Appendix A

Preliminary Development Plans

CONSERVATION DISTRICT SUBDIVISION PLAT DRAWINGS

ELMWOOD PRESERVE

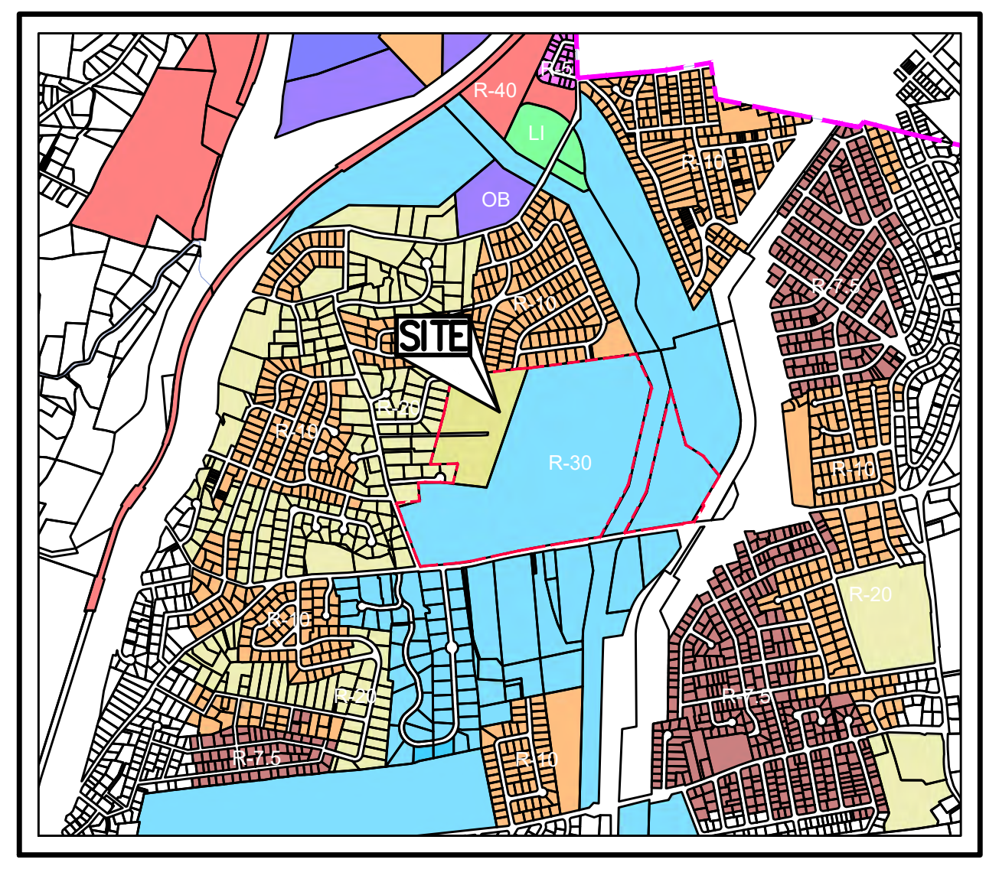
TAX MAP SECTION 7530| BLOCK 320 | LOT 1.SG
& SECTION 7530| BLOCK 320 | LOT 1.SE
WESTCHESTER COUNTY
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Applicant:
RIDGEWOOD ELMWOOD OWNER, LLC.
25A HANOVER ROAD, SUITE 310
FLORHAM PARK, NJ 07932
(973) 593-0003

Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

Attorney:
ZARIN & STEINMETZ
81 MAIN STREET, SUITE 415
WHITE PLAINS, NY 10601
(914) 682-7800

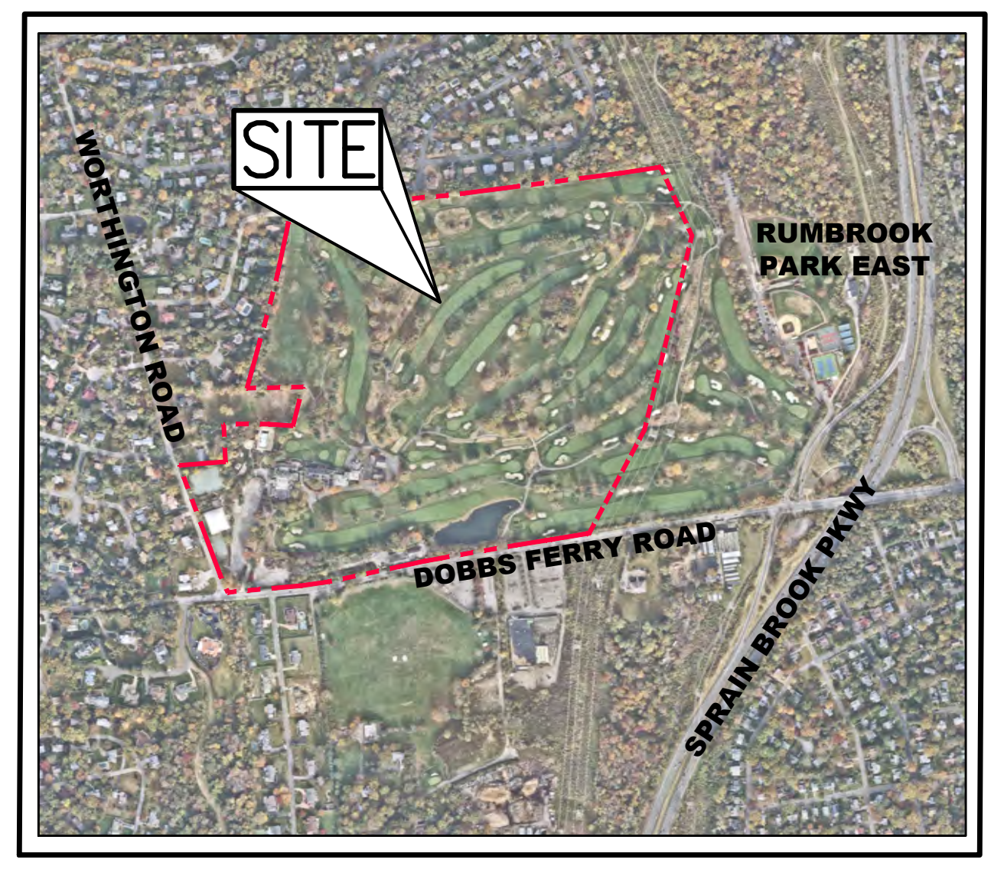
Geotechnical Engineer:
CARLIN SIMPSON & ASSOCIATES
61 MAIN STREET
SAYREVILLE, NEW JERSEY 08872
(732) 432-5757



ZONING MAP
SCALE: 1" = 2,000'

ZONING MAP LEGEND

— · · — · · —		SITE PROPERTY LINE
🟦	(R-30)	ONE–FAMILY RESIDENCE DISTRICT
🟨	(R-20)	ONE–FAMILY RESIDENCE DISTRICT
🟧	(R-10)	ONE–FAMILY RESIDENCE DISTRICT
🟪	(OB)	ONE–FAMILY RESIDENCE DISTRICT
🟩	(LI)	LIGHT INDUSTRIAL DISTRICT



VICINITY MAP
SCALE: 1" = 1,000'

Google Earth

AREA MAP
SCALE: N.T.S.

JMC Drawing List:

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C-313	WATER MAIN PROFILES
C-314	WATER MAIN PROFILES
C-315	WATER MAIN PROFILES
C-316	WATER MAIN PROFILES
C-320	SANITARY SEWER PROFILES
C-321	SANITARY SEWER PROFILES
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C-902	CONSTRUCTION DETAILS
C-903	CONSTRUCTION DETAILS
C-904	CONSTRUCTION DETAILS
C-905	CONSTRUCTION DETAILS
C-906	CONSTRUCTION DETAILS
C-907	CONSTRUCTION DETAILS
C-908	CONSTRUCTION DETAILS
C-909	CONSTRUCTION DETAILS
C-910	CONSTRUCTION DETAILS
C-911	CONSTRUCTION DETAILS
C-912	CONSTRUCTION DETAILS
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TABLE OF LAND USE

SECTION 7630, BLOCK 320, LOT 1.SG & SECTION 7630, BLOCK 320, LOT 1.SE (1)
ZONE "R–20" – "ONE FAMILY RESIDENCE DISTRICT" WITH CONSERVATION DISTRICT OVERLAY
ZONE "R–30" – "ONE FAMILY RESIDENCE DISTRICT" WITH CONSERVATION DISTRICT OVERLAY
PROPOSED USE: SINGLE FAMILY CONSERVATION SUBDIVISION
FIRE DISTRICT: FAIRVIEW FIRE DISTRICT
WATER DISTRICT: GREENBURGH CONSOLIDATED WD #1
SCHOOL DISTRICT: GREENBURGH AND ELMSFORD
SEWER DISTRICT: SAW MILL SEWER DISTRICT

DESCRIPTION		REQUIRED R–20/R–30	REQUIRED CD OVERLAY	EXISTING (1)	PROPOSED (2)
LOT AREA		20,000 SF/30,000 SF	10,000 SF/15,00 SF	4,036,476 SF (92.66 AC.)	18,000 SF MIN
LOT WIDTH	(FEET)	120/135	100/115	1,917	100/115
LOT FRONTAGE	(FEET)	25	N/A	1,898	N/A
LOT DEPTH	(FEET)	N/A	N/A	1,972	N/A
BUILDING HEIGHT	(FEET/STORIES)	30/2.5 / 30/2.5	30/2.5	N/A	27.2/2.0
GROSS FLOOR AREA	(SQUARE FEET)	N/A	N/A	N/A	N/A
LOT COVERAGE BY ALL BUILDINGS	(PERCENT)	22.5/20	N/A	1.73	7.33
LOT COVERAGE (ALL IMPERVIOUS SURFACES)	(PERCENT)	29/25	N/A	8.39	22.45
YARDS					
FRONT BUILDING SETBACK	(FEET)	30/35	30/35	29	30/35
REAR BUILDING SETBACK	(FEET)	32/34	16/17	1302	16/17
SIDE BUILDING SETBACK	(FEET)	18/40 TOTAL/20/45 TOTAL	9/20 TOTAL/10/22.5 TOTAL	258	9/20 TOTAL/10/22.5 TOTAL

(1) THE PROPERTY CONSISTS OF TWO PARCELS SEPARATED BY A 200'–WIDE UTILITY RIGHT–OF–WAY OWNED BY CONSOLIDATED EDISON. THE 14.2 ACRE PARCEL EAST OF THE CONSOLIDATED EDISON PROPERTY IS OFFERED TO THE TOWN OF GREENBURGH AS AN OPEN SPACE/PARKLAND DEDICATION AND IS NOT PART OF THIS CONSERVATION SUBDIVISION APPLICATION. THE 92.6 ACRE PARCEL LOCATED TO THE WEST OF THE CONSOLIDATED EDISON PROPERTY IS THE SUBJECT OF THIS PROPOSED ACTION.

(2) REFER TO THE TOWN OF GREENBURGH SUBDIVISION APPLICATION FOR TABLES OF LAND USE FOR EACH OF THE 113 PROPOSED SINGLE FAMILY LOTS.

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN :

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1–800–962–7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107–05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.
7. ALL WORK AND MATERIALS TO CONFORM TO TOWN OF GREENBURGH SPECIFICATIONS.
8. UPON REQUEST, THE TOWN WATER DEPARTMENT SHALL LOCATE EXISTING WATER MAINS AND SERVICES BUT SHALL NOT GUARANTEE LOCATIONS.
9. PROVIDE DESIGNED RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON TWO (2) FEET HORIZONTAL.
10. UNDERGROUND ELECTRIC SHALL BE ENCASED IN RIGID CASING FOR A MINIMUM OF SIX FEET (2–4–2) ACROSS ALL WATER MAINS.
11. THE BUILDER SHALL FURNISH AND INSTALL 6" PERFORATED PIPE ENCASED IN CRUSHED STONE IN BACK OF CURB WHEREVER DIRECTED BY THE ENGINEER.
12. THE TOWN HIGHWAY DEPARTMENT SHALL REGULATE AND ORDER WHAT OBSTRUCTIONS MUST BE REMOVED BY BUILDER FOR SIGHT DISTANCE.
13. THE APPLICANT / CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH ALL RULE AND REGULATIONS OF THE TOWN OF GREENBURGH CONSOLIDATED WATER DISTRICT NO. 1.
14. THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL UTILITY TRENCHES IN THE PUBLIC RIGHT OF WAY WITH 50 PSI CONTROLLED DENSITY BACKFILL (K–CRETE).
15. THE APPLICANT / CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL / DISPOSAL OF EXISTING SUBSURFACE STRUCTURE (ie, OIL TANKS, SEPTIC FIELDS, FIELDS, ETC) THEIR CONTENTS AND ANY REMEDIAL MEASURES THAT MAY BE REQUIRED.
16. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT / CONTRACTOR TO CALL IN CODE 53. NO WORK SHALL COMMENCE UNTIL A CODE 53 FIELD MARK OUT HAS BEEN PERFORMED.
17. THE USE OF ON–SITE BEDROCK WELLS FOR IRRIGATION IS NOT INCLUDED AS PART FOR THE APPROVAL OF THE OVERALL SUBDIVISION. SHOULD THE HOMEOWNERS ASSOCIATION SEEK APPROVAL OF THE USE OF THE BEDROCK WELLS FOR IRRIGATION PURPOSES IN THE FUTURE, A SEPARATE DESIGN WILL BE REQUIRED TO BE SUBMITTED TO THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND TOWN OF GREENBURGH ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. AT NO TIME SHALL THERE BE A CONNECTION BETWEEN THE MUNICIPAL WATER SYSTEM AND FUTURE IRRIGATION SYSTEMS.
18. CONTRACTOR IS RESPONSIBLE FOR REVIEWING, UNDERSTANDING, AND FOLLOWING THE REQUIREMENTS OF THE NYSDEC BROWNFIELD CLEANUP PROGRAM REMEDIAL ACTION WORK PLAN FOR THE PROJECT SITE WHICH SETS FORTH THE DESIGN OBJECTIVES, CONSTRUCTION SEQUENCE, PROJECT SCHEDULE AND SUPPORTING PLAN REQUIREMENTS FOR IMPLEMENTATION OF THE SELECTED REMEDY FOR THE PROJECT SITE. CONTRACTOR IS NOT TO PERFORM WORK WITHOUT A THOROUGH UNDERSTANDING OF THE PROJECT CONTAMINANTS OF CONCERN AND REQUIRED REMEDIAL MEASURES AS OUTLINED IN THE DOCUMENT.
19. ALL REMOVAL AND DISPOSAL OF GROUNDWATER ENCOUNTERED ON–SITE SHALL BE DONE IN ACCORDANCE WITH REQUIREMENTS OF THE NYSDEC BROWNFIELD CLEANUP PROGRAM
20. THIS SUBDIVISION IS SUBJECT TO ALL CONDITIONS OF APPROVAL RELATED TO CASE NO. PB 22–20. FOR MORE INFORMATION ABOUT THESE CONDITIONS, PLEASE CONTACT THE TOWN OF GREENBURGH DEPARTMENT OF COMMUNITY DEVELOPMENT AND CONSERVATION.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811® Know what's below. Call before you dig.

No.	Revision	Date	By
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	REVISED PER TOWN COMMENTS	03/18/2024	CDF
8.	REVISED PER TOWN COMMENTS	04/25/2024	CDF
9.	REVISED PER TOWN COMMENTS	06/04/2024	CDF
10.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
11.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
12.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
	Previous Editions Obsolete		

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Drawn:	EGK	Approved:	DV
Scale:	NOT TO SCALE		
Date:	11/11/2022		
Project No:	17099		
17099-COVER	COVER	COVER.scr	
Drawing No:	C–000		

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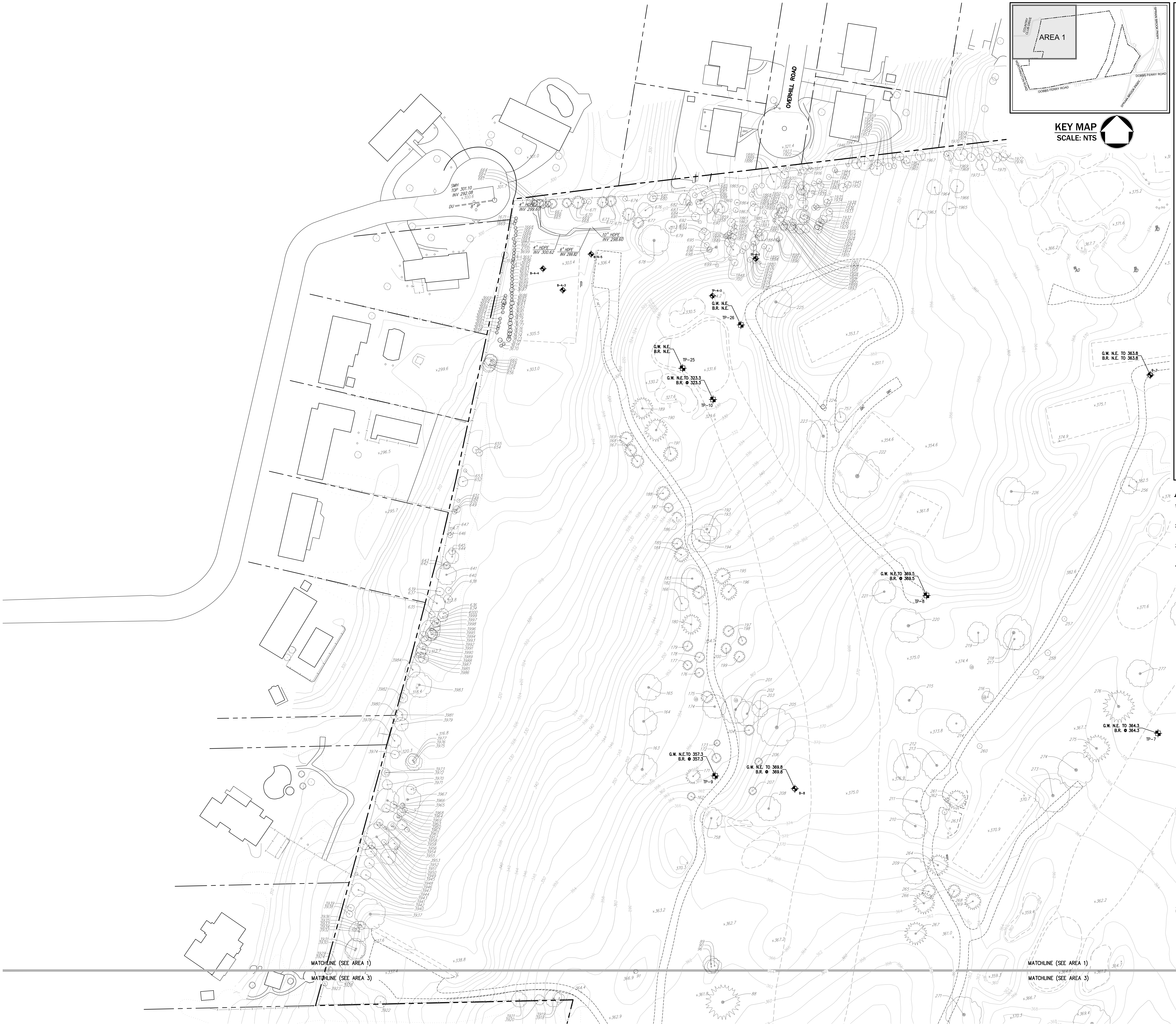
KEY MAP
SCALE: NTS
AREA 1
COUNTRY CLUB DRIVE
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
OVERHILL ROAD
SMH
TOP 301.10
INV 292.08
4" HDPE
INV 299.60
4" HDPE
INV 300.62
8" HDPE
INV 299.82
10" HDPE
INV 298.60
G.W. N.E.
B.R. N.E.
TP-26
G.W. N.E.
B.R. N.E.
TP-25
G.W. N.E.TO 323.3
B.R. 323.3
TP-10
G.W. N.E. TO 363.8
B.R. N.E. TO 363.8
B-7
G.W. N.E.TO 369.5
B.R. 369.5
TP-8
G.W. N.E. TO 364.3
B.R. 364.3
TP-7
G.W. N.E.TO 357.3
B.R. 357.3
TP-9
G.W. N.E. TO 369.8
B.R. 369.8
B-8
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 2)
MATCHLINE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- 172 EXISTING CONTOUR
- 170 EXISTING INDEX CONTOUR
- EXISTING WATER COURSE
- EXISTING WETLANDS
- 100' WETLAND / WATER COURSE BUFFER
- EXISTING SWALE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- T10 M EXISTING TREE AND DESIGNATION
- T10 M EXISTING TREE TO BE REMOVED
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- 5 EXISTING PARKING WITH NUMBER OF SPACES
- 2H EXISTING HANDICAP PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- 36" RCP EXISTING STORM DRAIN LINE AND SIZE
- 8" SAN EXISTING SANITARY LINE AND SIZE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- OHW EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- HYD EXISTING FIRE HYDRANT
- GV EXISTING GAS VALVE
- WV EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- DP-2 BORING LOCATION AND DESIGNATION
- TP-14 TEST PIT LOCATION AND DESIGNATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC, PLLC, DATED DECEMBER 2, 2019.
2. WETLANDS WERE EVALUATED IN A REPORT TITLED "POND AND WATERCOURSE FUNCTIONAL EVALUATION REPORT" PREPARED BY EVANS ASSOCIATES DECEMBER 10, 2019.
3. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "BORING & TEST PIT LOCATION PLAN", DATED 08/14/2018, PREPARED BY CARLIN-SIMPSON AND ASSOCIATES.
4. ABBREVIATIONS – G.W. N.E. TO XXX.X: GROUND WATER NOT ENCOUNTERED TO XXX.X
   B.R. N.E. TO XXX.X: BEDROCK NOT ENCOUNTERED TO XXX.X

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

Previous Editions Obsolete

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EXISTING CONDITIONS MAP
AREA 1

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-EXIST	C-010 (EXIST)	EXIST.scr	
Drawing No:	C-010		

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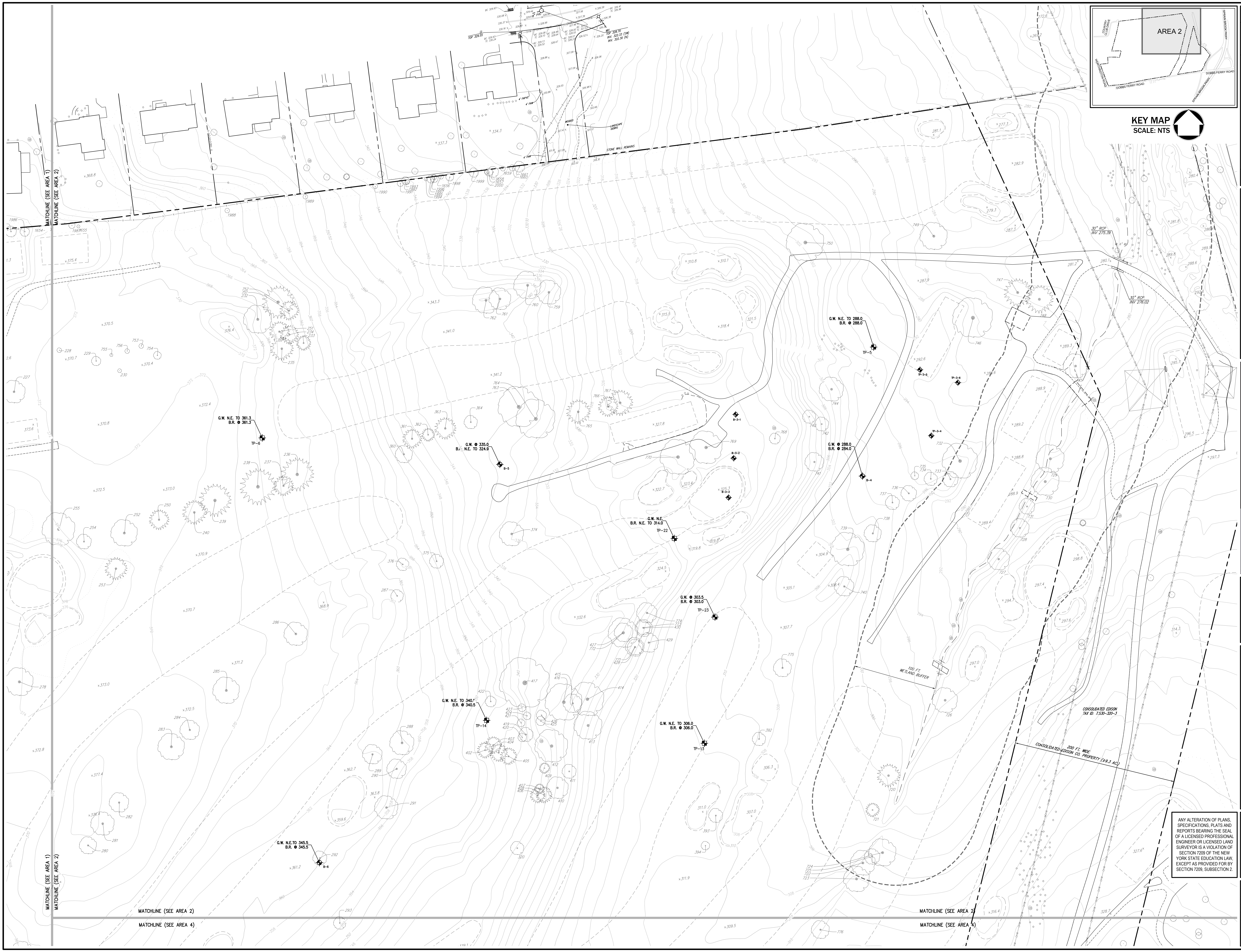
AREA 2
COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
SPRAIN BROOK PKWY
KEY MAP
SCALE: NTS
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 4)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 4)
STONE WALL REMAINS
30" RCP INV 275.39
30" RCP INV 276.02
G.W. N.E. TO 288.0 B.R. @ 288.0 TP-5
G.W. N.E. TO 361.3 B.R. @ 361.3 TP-6
G.W. @ 335.0 B.R. N.E. TO 324.9 B-5
G.W. @ 288.0 B.R. @ 284.0 B-4
G.W. N.E. B.R. N.E. TO 314.0 TP-22
G.W. @ 303.5 B.R. @ 303.0 TP-23
G.W. N.E. TO 340.5 B.R. @ 340.5 TP-14
G.W. N.E. TO 306.0 B.R. @ 306.0 TP-13
G.W. N.E.TO 345.5 B.R. @ 345.5 B-6
B-3-1
B-3-2
B-3-3
TP-3-3
TP-3-4
TP-3-5
100 FT. WETLAND BUFFER
CONSOLIDATED EDISON TAX ID: 7.530-320-3
200 FT. WIDE CONSOLIDATED EDISON CO. PROPERTY (49.3 AC)

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
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EXISTING CONDITIONS MAP AREA 2

ELMWOOD PRESERVE

850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099–EXIST	C–011 (EXIST)	EXIST.scr	

Drawing No:
C–011

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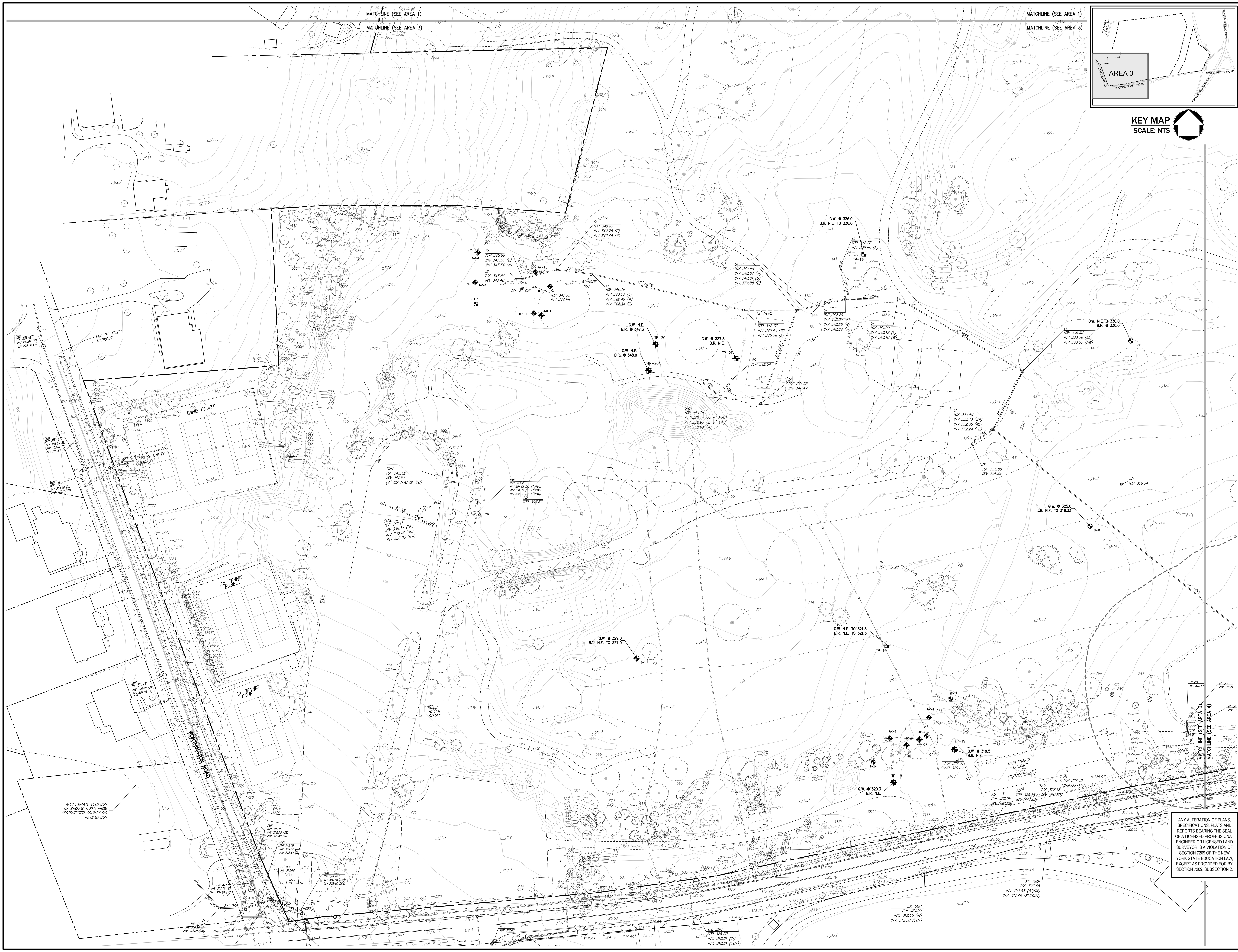
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
TENNIS COURT
EX. TENNIS BUBBLE
EX. TENNIS COURT
WORTHINGTON ROAD
END OF UTILITY MARKOUT
END OF UTILITY MARKOUT
APPROXIMATE LOCATION OF STREAM TAKEN FROM WESTCHESTER COUNTY GIS INFORMATION
HATCH DOORS
MAINTENANCE BUILDING 1 STY (DEMOLISHED)
FFE 326.52
SHED
12" HDPE
15" HDPE
24" HDPE
6" HDPE
8" PVC
G.W. @ 336.0 B.R. N.E. TO 336.0
G.W. N.E. B.R. @ 347.3
G.W. N.E. B.R. @ 348.0
G.W. @ 337.3 B.R. N.E.
G.W. N.E.TO 330.0 B.R. @ 330.0
G.W. @ 325.0 B.R. N.E. TO 319.33
G.W. @ 329.0 B.R. N.E. TO 327.0
G.W. N.E. TO 321.5 B.R. N.E. TO 321.5
G.W. @ 319.5 B.R. N.E.
G.W. @ 320.3 B.R. N.E.
TP-17
TP-18
TP-19
TP-20
TP-20A
TP-21
TP-16
B-9
B-11
B-1
DI TOP 336.93 INV 333.58 (SE) INV 333.55 (NW)
DI TOP 335.88 INV 334.9±
AD TOP 329.94
DI TOP 331.28
SMH TOP 343.18 INV 339.73 (E, 6" PVC) INV 338.93 (S, 8" CIP) INV 338.93 (W)
SMH TOP 345.62 INV 341.62 (4" CIP NVC OR DU)
SMH TOP 342.11 INV 338.37 (NE) INV 338.18 (SE) INV 338.03 (NW)
AD TOP 326.08 INV (FILLED)
AD TOP 326.18 INV (FILLED)
AD TOP 326.16 INV (FILLED)
AD TOP 326.19 INV (FILLED)
EX. SMH TOP 323.58 INV. 311.58 (8")(IN) INV. 311.48 (8")(OUT)
EX. SMH TOP 324.50 INV. 312.60 (IN) INV. 312.50 (OUT)
EX. SMH TOP 326.50 INV. 310.91 (IN) INV. 310.81 (OUT)
3" CIP INV 319.54
6" CIP INV 318.74
COUNTRY CLUB DRIVE
SPRAIN BROOK PKWY
SPRAIN BROOK PKWY
AREA 3
WORTHINGTON ROAD
DOBBS FERRY ROAD
DOBBS FERRY ROAD
KEY MAP
SCALE: NTS

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

Previous Editions Obsolete

OWNER:

RIDGEWOOD ELMWOOD OWNER, LLC.
25A HANOVER ROAD, SUITE 310
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JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
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voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

EXISTING CONDITIONS MAP
AREA 3

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-EXIST	C-012 (EXIST)	EXIST.scr	

Drawing No:
C-012

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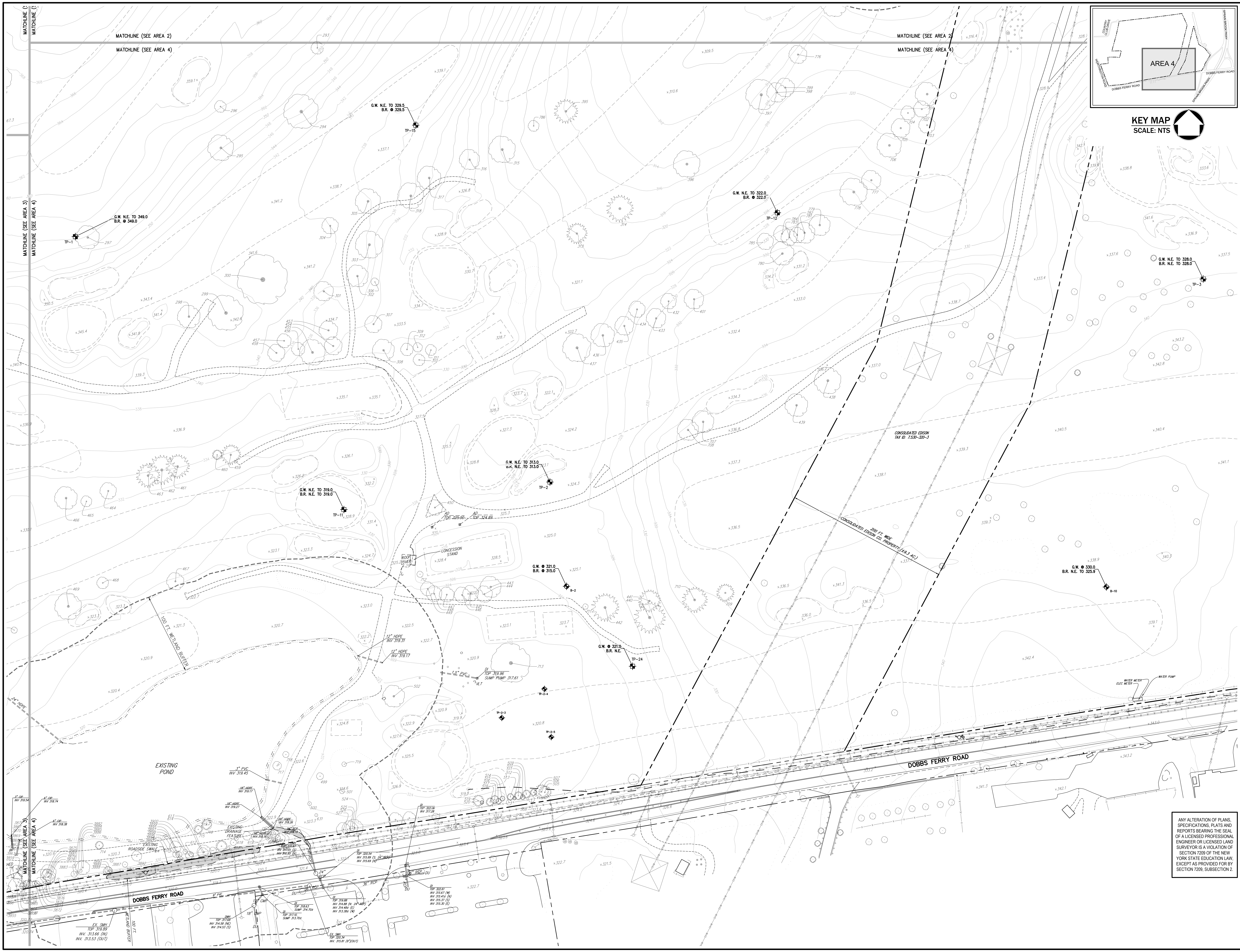
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 4)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
KEY MAP
SCALE: NTS
AREA 4
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
G.W. N.E. TO 349.0
B.R. @ 349.0
TP-1
G.W. N.E. TO 329.5
B.R. @ 329.5
TP-15
G.W. N.E. TO 322.0
B.R. @ 322.0
TP-12
G.W. N.E. TO 328.0
B.R. N.E. TO 328.0
TP-3
G.W. N.E. TO 313.0
B.R. N.E. TO 313.0
TP-2
G.W. N.E. TO 319.0
B.R. N.E. TO 319.0
TP-11
G.W. @ 321.0
B.R. @ 315.0
B-2
G.W. @ 330.0
B.R. N.E. TO 325.9
B-10
G.W. @ 321.0
B.R. N.E.
TP-24
TP-2-4
TP-2-3
TP-2-5
CONSOLIDATED EDISON
TAX ID: 7.530-320-3
200 FT. WIDE CONSOLIDATED EDISON CO. PROPERTY (49.3 AC.)
CONCESSION STAND
ROOF OVER
100 FT. WETLAND BUFFER
EXISTING POND
EXISTING DRAINAGE FEATURE
EXISTING ROADSIDE SWALE
DOBBS FERRY ROAD
WATER METER
ELEC METER
WATER PUMP
24" HDPE
12" HDPE INV 319.31
12" HDPE INV 319.17
12" PVC
DI TOP 319.96 SUMP PUMP 317.61
3" PVC INV 319.45
EX. SMH TOP 319.69 INV. 313.66 (IN) INV. 313.53 (OUT)

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No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
	Previous Editions Obsolete		

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JMC Site Development Consultants, LLC
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EXISTING CONDITIONS MAP
AREA 4

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-EXIST	C-013 (EXIST)	EXIST.scr	

Drawing No:
C-013

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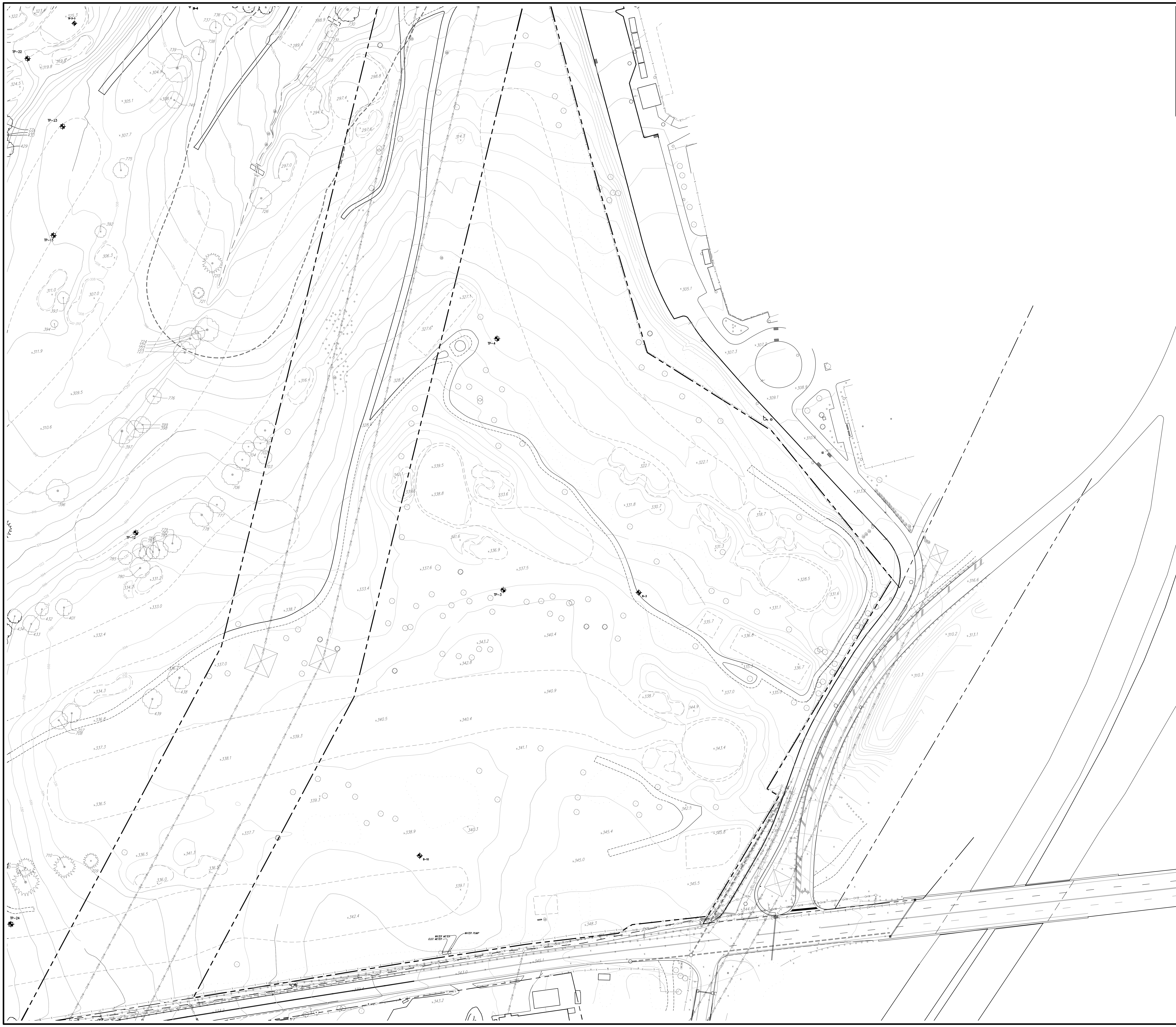
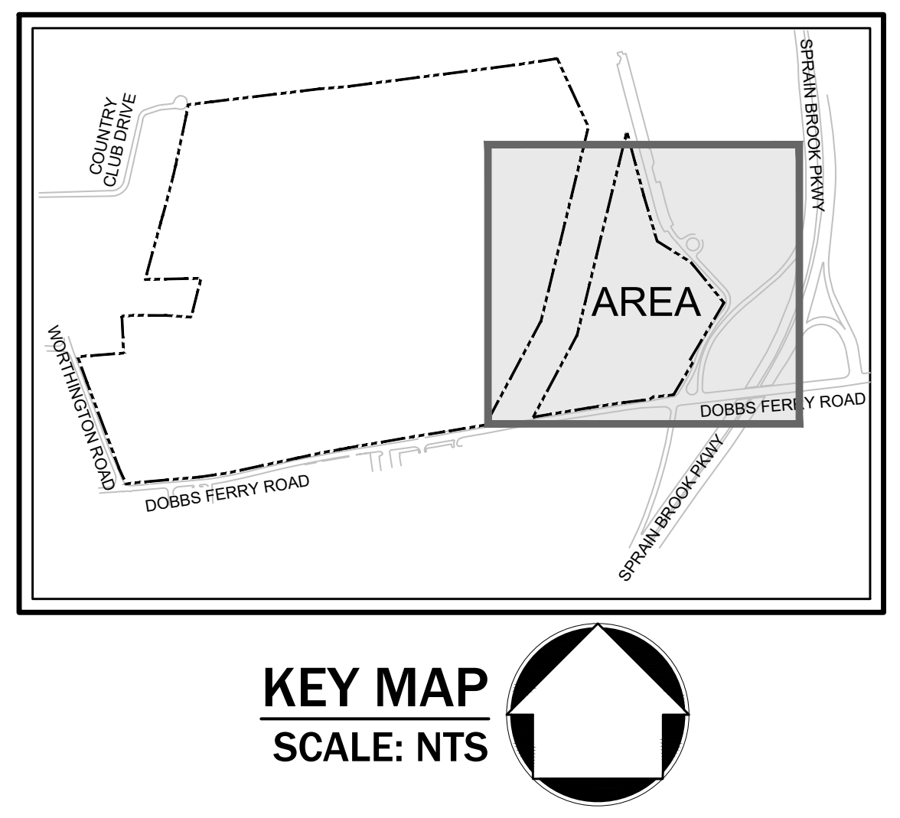

TP-22
TP-23
TP-13
TP-12
TP-24
TP-4
TP-3
B-3
B-10
WATER METER
ELEC METER
WATER PUMP


COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
AREA
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
SPRAIN BROOK PKWY

KEY MAP
SCALE: NTS

No.	Revision	Date	By
1.	ISSUED FOR STORMWATER PERMIT	10/31/2025	CDF
2.	REVISED PER TOWN ENGINEER COMMENTS	05/13/2026	FG

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EXISTING CONDITIONS MAP
(PARK PARCEL)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Date: 09/25/2025			
Project No: 17099			
17099-EXIST	PARK PARCEL	EXIST.scr	

Drawing No:
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Tree #	Common Name	CONSERVATION AREAS TREE REMOVE
1	larch, American	Y
2	maple, Norway	Y
3	maple, Norway	Y
4	maple, Norway	Y
14	pear, Callery	Y
17	spruce, blue	Y
18	spruce, blue	Y
19	spruce, blue	Y
20	spruce, blue	Y
21	spruce, blue	Y
22	spruce, blue	Y
23	maple, Norway	Y
32	linden, American	Y
33	dogwood, flowering	Y
34	maple, Norway	Y
35	maple, Norway	Y
36	oak, pin	Y
39	birch, sweet	Y
40	maple, Norway	Y
41	maple, Norway	Y
42	maple, Norway	Y
43	maple, Norway	Y
44	pine, eastern white	Y
45	maple, Norway	Y
46	maple, Norway	Y
47	pine, eastern white	Y
48	pine, eastern white	Y
49	pine, eastern white	Y
51	falsecypress, Japanese	Y
55	maple, Norway	Y
71	maple, Norway	Y
94	maple, silver	Y
97	maple, Norway	Y
98	pine, eastern white	Y
99	pine, eastern white	Y
101	walnut, black	Y
103	maple, sugar	Y
104	maple, Norway	Y
105	maple, Norway	Y
106	maple, Norway	Y
107	maple, Norway	Y
108	maple, Norway	Y
109	maple, Norway	Y
110	walnut, black	Y
111	pine, eastern white	Y
112	pine, eastern white	Y
113	pine, eastern white	Y
114	pine, eastern white	Y
115	pine, eastern white	Y
116	pine, eastern white	Y
117	pine, eastern white	Y
118	pine, eastern white	Y
119	pine, eastern white	Y
120	pine, eastern white	Y
121	pine, eastern white	Y
122	pine, eastern white	Y
123	pine, eastern white	Y
124	falsecypress, Japanese	Y
128	walnut, black	Y
130	walnut, black	Y
132	spruce, white	Y
133	spruce, Norway	Y
134	spruce, Norway	Y
147	arborvitae, eastern	Y
148	pine, eastern white	Y
149	pine, eastern white	Y
150	pine, eastern white	Y
151	arborvitae, eastern	Y
152	spruce, blue	Y
153	maple, Norway	Y
155	pine, eastern white	Y
186	pine, eastern white	Y
187	pine, eastern white	Y
188	pine, eastern white	Y
217	cherry, black	Y
218	cherry, black	Y
219	beech, American	Y
225	oak, northern red	Y
226	oak, white	Y
315	maple, Norway	Y
316	honeylocust	Y
320	maple, sugar	Y
323	pine, eastern white	Y
324	pine, eastern white	Y
325	pine, eastern white	Y
326	maple, Norway	Y
327	cherry, black	Y
328	cherry, black	Y
329	maple, Norway	Y
330	maple, Norway	Y
331	maple, Norway	Y
332	oak, pin	Y
333	maple, Norway	Y
334	maple, Norway	Y
335	maple, Norway	Y
336	maple, Norway	Y
337	maple, Norway	Y
338	maple, Norway	Y
406	arborvitae, eastern	Y
407	arborvitae, eastern	Y
408	arborvitae, eastern	Y
409	arborvitae, eastern	Y
410	oak, black	Y
411	cherry, black	Y
412	tuliptree	Y
413	oak, black	Y
414	oak, black	Y
415	oak, black	Y
416	oak, black	Y
419	maple, Norway	Y
425	maple, Norway	Y
426	maple, Norway	Y
427	sassafras	Y
428	sassafras	Y
429	sassafras	Y
430	sassafras	Y
445	birch, European white	Y
446	birch, European white	Y
447	birch, European white	Y
448	birch, European white	Y
449	birch, European white	Y
450	cherry, Japanese flowering	Y
451	honeylocust	Y
467	ash, green	Y
470	maple, Norway	Y
471	beech, American	Y
472	spruce, white	Y
473	spruce, white	Y
475	spruce, white	Y
476	spruce, white	Y
477	spruce, Norway	Y
478	locust, black	Y
479	locust, black	Y
480	locust, black	Y
481	locust, black	Y
482	locust, black	Y
483	locust, black	Y
484	locust, black	Y
485	arborvitae, eastern	Y
486	spruce, white	Y
487	beech, American	Y
488	beech, American	Y
489	spruce, white	Y
490	spruce, white	Y
491	spruce, white	Y
492	locust, black	Y
493	pine, eastern white	Y
494	spruce, white	Y
495	pine, eastern white	Y
496	pine, eastern white	Y
497	pine, eastern white	Y
498	maple, sugar	Y
499	pear, Callery	Y
500	plum, cherry	Y
504	maple, Norway	Y
505	pine, eastern white	Y
506	pine, eastern white	Y
507	pine, eastern white	Y
508	maple, red	Y
509	pine, eastern white	Y
510	pine, eastern white	Y
511	pine, eastern white	Y
512	pine, eastern white	Y
513	pine, eastern white	Y
514	maple, red	Y
515	pine, eastern white	Y
516	pine, eastern white	Y
517	pine, eastern white	Y
518	pine, eastern white	Y
519	pine, eastern white	Y
520	pine, eastern white	Y
521	tree of heaven	Y
522	maple, Norway	Y
523	walnut, black	Y
529	maple, Norway	Y
531	walnut, black	Y
532	tree of heaven	Y
535	locust, black	Y
536	walnut, black	Y
537	ZZ Unknown dead tree	Y
540	maple, Norway	Y
541	walnut, black	Y
544	locust, black	Y
545	maple, Norway	Y
547	walnut, black	Y
548	redcedar, eastern	Y
549	maple, Norway	Y
550	locust, black	Y
551	maple, Norway	Y
552	mulberry, white	Y
553	locust, black	Y
554	walnut, black	Y
555	maple, Norway	Y
556	maple, Norway	Y
557	maple, Norway	Y
558	elm, American	Y
559	elm, American	Y
561	spruce, white	Y
562	walnut, black	Y
565	walnut, black	Y
566	walnut, black	Y
567	walnut, black	Y
568	walnut, black	Y
569	ZZ Unknown dead tree	Y
570	spruce, white	Y
571	hemlock, eastern	Y
572	maple, Norway	Y
575	hemlock, eastern	Y
576	maple, Norway	Y
578	maple, Norway	Y
579	hemlock, eastern	Y
580	pine, eastern white	Y
581	hemlock, eastern	Y
582	hemlock, eastern	Y
583	spruce, white	Y
584	maple, Norway	Y
585	maple, Norway	Y
586	pine, eastern white	Y
587	maple, Norway	Y
589	maple, Norway	Y
590	maple, Norway	Y
591	maple, Norway	Y
592	maple, Norway	Y
593	maple, Norway	Y
594	maple, Norway	Y
595	maple, Norway	Y
597	maple, Norway	Y
599	pear, Callery	Y
605	maple, silver	Y
607	maple, Norway	Y
609	maple, Norway	Y
610	maple, Norway	Y
612	maple, red	Y
632	pine, eastern white	Y
633	pine, eastern white	Y
634	sassafras	Y
668	pine, eastern white	Y
669	pine, eastern white	Y
670	ZZ Unknown dead tree	Y
671	ZZ Unknown dead tree	Y
672	pine, eastern white	Y
673	pine, eastern white	Y
674	cherry, black	Y
675	pine, eastern white	Y
676	maple, Norway	Y
677	pine, eastern white	Y
678	sycamore, American	Y
679	maple, red	Y
680	maple, Norway	Y
681	cherry, black	Y
682	cherry, black	Y
683	locust, black	Y
684	maple, Norway	Y
685	maple, Freeman	Y
687	locust, black	Y
688	cherry, black	Y
689	maple, Norway	Y
691	maple, Norway	Y
692	maple, Norway	Y
693	cherry, black	Y
694	maple, Norway	Y
695	locust, black	Y
696	locust, black	Y
697	locust, black	Y
698	locust, black	Y
699	tree of heaven	Y
700	tree of heaven	Y
701	cherry, Japanese flowering	Y
702	cherry, Japanese flowering	Y
703	cherry, Japanese flowering	Y
704	cherry, Japanese flowering	Y
705	cherry, Japanese flowering	Y
706	elm, Siberian	Y
707	elm, Siberian	Y
710	pine, eastern white	Y
713	willow, weeping	Y
714	pine, eastern white	Y
721	arborvitae, eastern	Y
722	ash, green	Y
723	locust, black	Y
724	sassafras	Y
725	sassafras	Y
726	maple, red	Y
727	locust, black	Y
728	blackgum	Y
729	elm, American	Y
730	oak, northern red	Y
731	oak, northern red	Y
732	beech, European	Y
733	horsechestnut	Y
734	magnolia, Kobus	Y
735	crabapple, flowering	Y
736	honeylocust, thornless	Y
737	cherry, Japanese flowering	Y
738	maple, Norway	Y
742	cherry, black	Y
743	oak, white	Y
744	maple, red	Y
745	beech, American	Y
746	oak, northern red	Y
748	pine, eastern white	Y
749	willow, weeping	Y
751	arborvitae, eastern	Y
760	elm, Siberian	Y
761	elm, Siberian	Y
762	elm, Siberian	Y
763	oak, black	Y
769	oak, white	Y
770	oak, white	Y
771	oak, black	Y
772	oak, black	Y
773	oak, black	Y
774	oak, black	Y
775	linden, littleleaf	Y
778	locust, black	Y
779	honeylocust	Y
787	maple, Norway	Y
788	pine, eastern white	Y
789	pine, eastern white	Y
790	pine, eastern white	Y
791	locust, black	Y
792	locust, black	Y
793	locust, black	Y
794	maple, Japanese	Y
801	maple, Norway	Y
811	maple, silver	Y
812	ash, white	Y
813	maple, silver	Y
814	pine, eastern white	Y
815	pine, eastern white	Y
820	pine, eastern white	Y
821	pine, eastern white	Y
822	pine, eastern white	Y
823	pine, eastern white	Y
824	pine, eastern white	Y
825	pine, eastern white	Y
826	pine, eastern white	Y
827	pine, eastern white	Y
830	maple, Norway	Y
831	tree of heaven	Y
832	maple, Norway	Y
833	maple, Norway	Y
834	maple, Norway	Y
835	maple, Norway	Y
836	elm, American	Y
837	maple, Norway	Y
838	walnut, black	Y
839	maple, Norway	Y
840	maple, Norway	Y
841	maple, Norway	Y
842	sassafras	Y
843	maple, Norway	Y
844	maple, sugar	Y
845	ash, white	Y
846	maple, Norway	Y
847	maple, Norway	Y
849	maple, Norway	Y
850	maple, sugar	Y
852	maple, Norway	Y
853	sassafras	Y
854	maple, Norway	Y
855	cherry, black	Y
860	maple, Norway	Y
862	maple, Norway	Y
863	sassafras	Y
864	maple, Norway	Y
865	maple, sugar	Y
866	maple, Norway	Y
867	maple, Norway	Y
868	tuliptree	Y
874	maple, Norway	Y
875	birch, sweet	Y
876	birch, sweet	Y
877	maple, Norway	Y
879	birch, sweet	Y
880	birch, sweet	Y
881	maple, Norway	Y
882	maple, Norway	Y
883	maple, Norway	Y
884	maple, Norway	Y
885	birch, sweet	Y
886	birch, sweet	Y
887	maple, Norway	Y
888	birch, sweet	Y
889	maple, Norway	Y
890	maple, Norway	Y
891	birch, sweet	Y
892	maple, Norway	Y
896	maple, Norway	Y
897	maple, sugar	Y
898	maple, Norway	Y
899	maple, Norway	Y
900	maple, Norway	Y
901	dogwood, flowering	Y
951	maple, Norway	Y
952	maple, Norway	Y
953	maple, Norway	Y
954	maple, Norway	Y
955	maple, Norway	Y
956	maple, Norway	Y
957	hemlock, eastern	Y
958	maple, Norway	Y
959	dogwood, Kousa	Y
961	ZZ Unknown dead tree	Y
962	walnut, black	Y
963	redcedar, eastern	Y
964	redcedar, eastern	Y
965	redcedar, eastern	Y
966	redcedar, eastern	Y
967	redcedar, eastern	Y
968	ZZ Unknown dead tree	Y
970	spruce, Norway	Y
971	spruce, Norway	Y
972	spruce, Norway	Y
973	spruce, Norway	Y
974	spruce, Norway	Y
975	redcedar, eastern	Y
976	redcedar, eastern	Y
977	maple, Norway	Y
981	pine, eastern white	Y
998	falsecypress, Japanese	Y
999	pear, Callery	Y
1000	pear, Callery	Y
1652	maple, Norway	Y
1657	cherry, black	Y
1658	cherry, black	Y
1659	maple, Norway	Y
1660	maple, Norway	Y
1661	maple, Norway	Y
1662	arborvitae, eastern	Y
1663	arborvitae, eastern	Y
1664	arborvitae, eastern	Y
1665	arborvitae, eastern	Y
1674	maple, Norway	Y
1685	maple, Norway	Y
1691	tree of heaven	Y
1692	tree of heaven	Y
1693	maple, Norway	Y
1694	maple, Norway	Y
1848	tree of heaven	Y
1849	locust, black	Y
1850	maple, Norway	Y
1851	maple, Norway	Y
1852	maple, Norway	Y
1853	maple, Norway	Y
1854	maple, Norway	Y
1855	maple, Norway	Y
1856	maple, Norway	Y
1858	maple, Norway	Y
1859	walnut, black	Y
1860	maple, Norway	Y
1861	locust, black	Y
1862	maple, Norway	Y
1863	maple, Norway	Y
1864	cherry, black	Y
1865	maple, Norway	Y
1866	cherry, black	Y
1873	maple, Norway	Y
1874	cherry, black	Y
1875	locust, black	Y
1918	tree of heaven	Y
1937	maple, Norway	Y
1938	maple, Norway	Y
1939	maple, Norway	Y
1990	cherry, sweet	Y
1991	cherry, sweet	Y
1992	maple, Norway	Y
1993	maple, Norway	Y
1994	maple, Norway	Y
1995	maple, Norway	Y
1996	maple, Norway	Y
1997	maple, Norway	Y
1998	maple, Norway	Y
1999	cherry, black	Y
2000	maple, Norway	Y
3658	arborvitae, eastern	Y
3660	arborvitae, eastern	Y
3661	arborvitae, eastern	Y
3662	arborvitae, eastern	Y
3663	arborvitae, eastern	Y
3664	arborvitae, eastern	Y
3665	arborvitae, eastern	Y
3666	mulberry, white	Y
3667	arborvitae, eastern	Y
3668	arborvitae, eastern	Y
3669	arborvitae, eastern	Y
3670	arborvitae, eastern	Y
3677	arborvitae, eastern	Y
3678	arborvitae, eastern	Y
3679	arborvitae, eastern	Y
3680	arborvitae, eastern	Y
3681	arborvitae, eastern	Y
3682	arborvitae, eastern	Y
3683	arborvitae, eastern	Y
3684	arborvitae, eastern	Y
3685	arborvitae, eastern	Y
3686	arborvitae, eastern	Y
3687	arborvitae, eastern	Y
3688	arborvitae, eastern	Y
3689	arborvitae, eastern	Y
3690	arborvitae, eastern	Y
3691	arborvitae, eastern	Y
3692	arborvitae, eastern	Y
3693	arborvitae, eastern	Y
3694	arborvitae, eastern	Y
3695	arborvitae, eastern	Y
3696	arborvitae, eastern	Y
3697	arborvitae, eastern	Y
3698	sycamore, American	Y
3700	arborvitae, eastern	Y
3701	walnut, black	Y
3802	maple, silver	Y
3803	sycamore, American	Y
3804	maple, silver	Y
3808	walnut, black	Y
3810	tree of heaven	Y
3811	tree of heaven	Y
3812	tree of heaven	Y
3813	elm, American	Y
3814	tree of heaven	Y
3815	tree of heaven	Y
3816	maple, silver	Y
3817	tree of heaven	Y
3818	tree of heaven	Y
3819	tree of heaven	Y
3820	tree of heaven	Y
3821	tree of heaven	Y
3822	maple, silver	Y
3823	maple, silver	Y
3824	tree of heaven	Y
3828	tree of heaven	Y
3829	tree of heaven	Y
3830	tree of heaven	Y
3831	elm, American	Y
3833	ZZ Unknown tree	Y
3835	tree of heaven	Y
3836	maple, Norway	Y
3837	maple, Norway	Y
3839	maple, Norway	Y
3840	maple, red	Y
3841	maple, Norway	Y
3842	walnut, black	Y
3843	walnut, black	Y
3844	ash, green	Y
3845	walnut, black	Y
3846	maple, red	Y
3847	maple, red	Y
3848	ash, green	Y
3849	maple, Norway	Y
3850	maple, red	Y
3851	maple, red	Y
3852	elm, American	Y
3853	elm, American	Y
3854	ash, green	Y
3855	ash, green	Y
3856	elm, American	Y
3857	ash, green	Y
3858	maple, red	Y

TREE TOTALS

TOTAL # OF EXISTING TREES TO REMAIN = 283

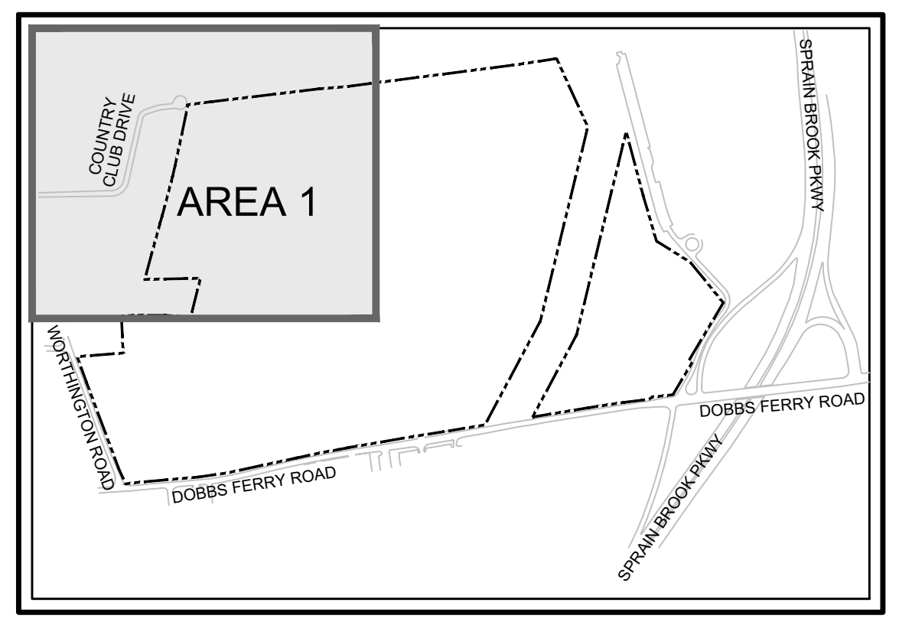
TOTAL # OF EXISTING TREES TO BE REMOVED = 1,147

TOTAL # OF CONSERVATION AREA TREES TO BE REMOVED = 556

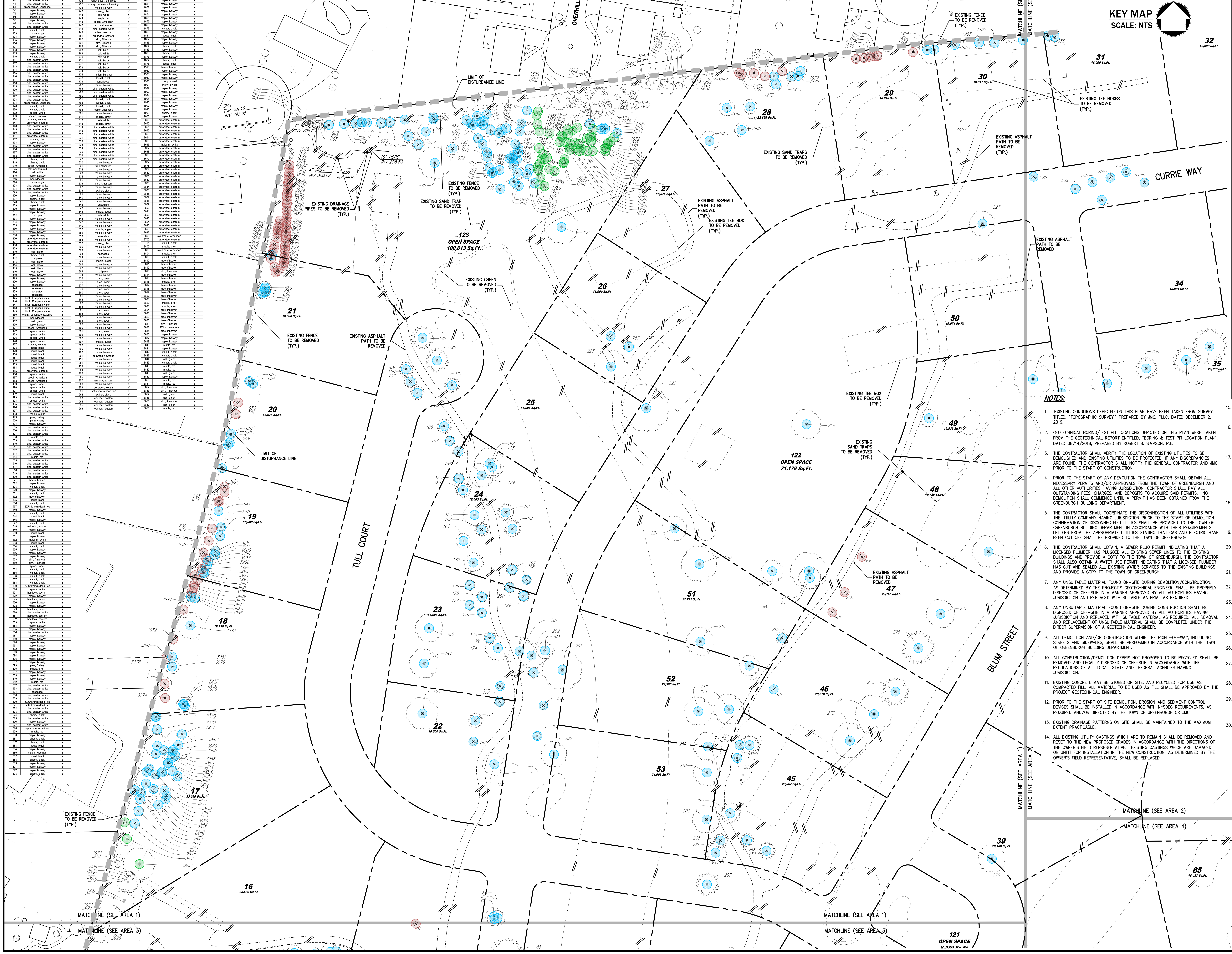
TOTAL # OF EXISTING TREES = 1,430

LEGEND

282	EXISTING TREE AND NUMBER
236 ✕	EXISTING TREE TO BE REMOVED
🔵	TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO BE REMOVED
🟢	TREE TO BE REMAIN, FORMERLY SHOWN AS TREE TO BE REMOVED
🔴	TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO REMAIN



KEY MAP
SCALE: NTS



LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
172	EXISTING CONTOUR
170	EXISTING INDEX CONTOUR
	EXISTING WATER COURSE
	EXISTING WETLANDS
	100' WETLAND / WATER COURSE BUFFER
	EXISTING SWALE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
—x—x—x—	EXISTING FENCE
T10 M	EXISTING TREE AND DESIGNATION
T10 M ✕	EXISTING TREE TO BE REMOVED
	EXISTING TREE LINE
⇧ ↶ ↷ ⇩	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
5	EXISTING PARKING WITH NUMBER OF SPACES
♿ 2H ♿	EXISTING HANDICAP PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
36" RCP	EXISTING STORM DRAIN LINE AND SIZE
8" SAN	EXISTING SANITARY LINE AND SIZE
—W—W—W—	EXISTING WATER LINE
—G—G—G—	EXISTING GAS LINE
—OHW—OHW—	EXISTING OVERHEAD WIRES
▥	EXISTING DRAIN INLET
○	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
GV ⋈	EXISTING GAS VALVE
WV ⋈	EXISTING WATER VALVE
—○—	EXISTING UTILITY POLE
☼	EXISTING LIGHT POLE
	EXISTING SIGN
DP-2	BORING LOCATION AND DESIGNATION
TP-14	TEST PIT LOCATION AND DESIGNATION
//	EXISTING FEATURE TO BE REMOVED
- - - - -	PROPOSED SAWCUT LINE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC, PLLC, DATED DECEMBER 2, 2019.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "BORING & TEST PIT LOCATION PLAN", DATED 08/14/2018, PREPARED BY ROBERT B. SIMPSON, P.E.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
4. PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF GREENBURGH AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE GREENBURGH BUILDING DEPARTMENT.
5. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE TOWN OF GREENBURGH BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE TOWN OF GREENBURGH.
6. THE CONTRACTOR SHALL OBTAIN, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDINGS AND PROVIDE A COPY TO THE TOWN OF GREENBURGH. THE CONTRACTOR SHALL ALSO OBTAIN A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICES TO THE EXISTING BUILDINGS AND PROVIDE A COPY TO THE TOWN OF GREENBURGH.
7. ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
8. ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
9. ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF GREENBURGH BUILDING DEPARTMENT.
10. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
11. EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
12. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH NYSDEC REQUIREMENTS, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF GREENBURGH OR JMC.
13. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
14. ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
15. ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
16. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
17. THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE STATE OF NEW YORK, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE STATE OF NEW YORK ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE TOWN OF GREENBURGH PRIOR TO OBTAINING A DEMOLITION PERMIT.
18. THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXITING BUILDING SHALL BE PROVIDED TO THE GREENBURGH DEPARTMENT OF BUILDINGS.
19. PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE TOWN OF GREENBURGH.
20. THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE TOWN OF GREENBURGH THAT FIVE (5) DAYS' PRIOR NOTIFICATION WAS GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION WAS GIVEN TO THE APPROPRIATE COMMUNITY BOARD PRIOR TO THE COMMENCEMENT OF DEMOLITION.
21. ALL WORK AND MATERIALS TO CONFORM TO TOWN OF GREENBURGH SPECIFICATIONS.
22. UPON REQUEST, THE TOWN WATER DEPARTMENT SHALL LOCATE EXISTING WATER MAINS AND SERVICES BUT SHALL NOT GUARANTEE LOCATIONS.
23. PROVIDE DESIGNED RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON TWO (2) FEET HORIZONTAL.
24. UNDERGROUND ELECTRIC SHALL BE ENCASED IN RIGID CASING FOR A MINIMUM OF SIX FEET (2-4-2) ACROSS ALL WATER MAINS.
25. THE BUILDER SHALL FURNISH AND INSTALL 6" PERFORATED PIPE ENCASED IN CRUSHED STONE IN BACK OF CURB WHEREVER DIRECTED BY THE ENGINEER.
26. THE TOWN HIGHWAY DEPARTMENT SHALL REGULATE AND ORDER WHAT OBSTRUCTIONS MUST BE REMOVED BY BUILDER FOR SIGHT DISTANCE.
27. THE APPLICANT / CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH ALL RULE AND REGULATIONS OF THE TOWN OF GREENBURGH CONSOLIDATED WATER DISTRICT NO. 1.
28. THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL UTILITY TRENCHES IN THE PUBLIC RIGHT OF WAY WITH 50 PSI CONTROLLED DENSITY BACKFILL (K-CRETE).
29. THE APPLICANT / CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL / DISPOSAL OF EXISTING SUBSURFACE STRUCTURE (ie, OIL TANKS, SEPTIC FIELDS, FIELDS, ETC) THEIR CONTENTS AND ANY REMEDIAL MEASURES THAT MAY BE REQUIRED.
30. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT / CONTRACTOR TO CALL IN CODE 53. NO WORK SHALL COMMENCE UNTIL A CODE 53 FIELD MARK OUT HAS BEEN PERFORMED.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
	Previous Editions Obsolete		

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JMC

SITE DEMOLITION & TREE REMOVAL PLAN AREA 1

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-DEMO	C-020 (DEMO)	DEMO.scr	
Drawing No:	C-020		

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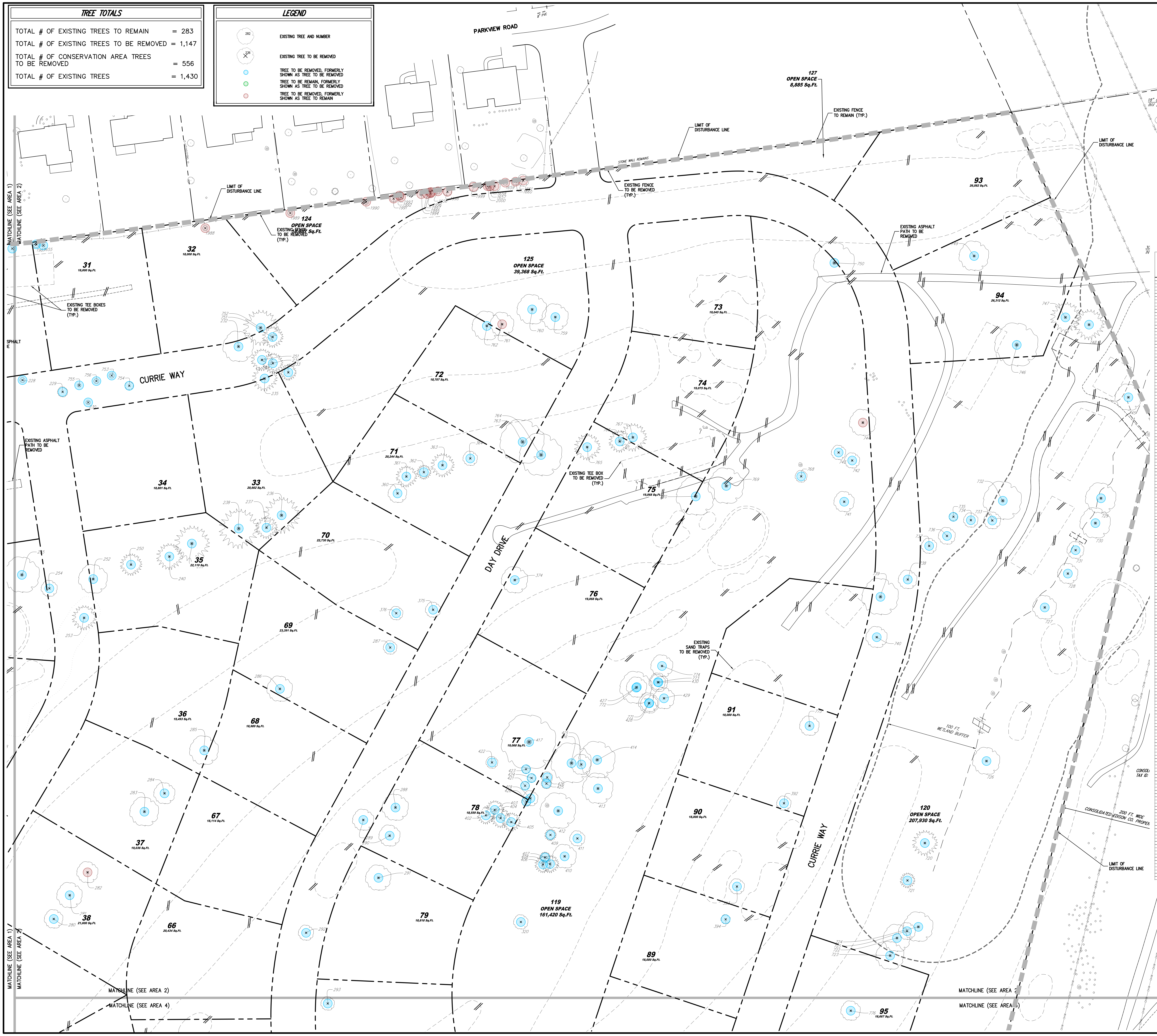
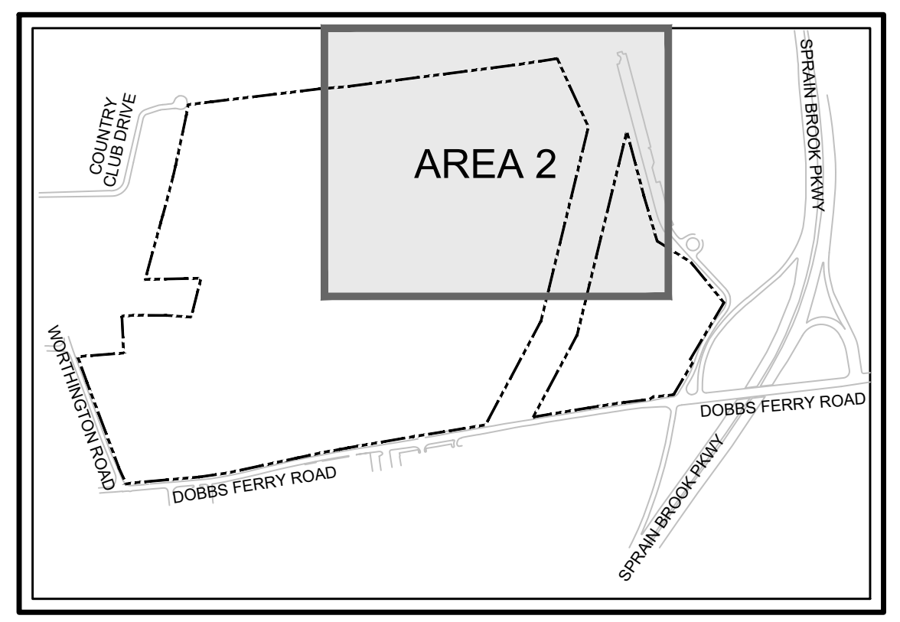
TREE TOTALS

TOTAL # OF EXISTING TREES TO REMAIN	= 283
TOTAL # OF EXISTING TREES TO BE REMOVED	= 1,147
TOTAL # OF CONSERVATION AREA TREES TO BE REMOVED	= 556
TOTAL # OF EXISTING TREES	= 1,430

LEGEND

282	EXISTING TREE AND NUMBER
✕ 236	EXISTING TREE TO BE REMOVED
●	TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO BE REMOVED
●	TREE TO BE REMAIN, FORMERLY SHOWN AS TREE TO BE REMOVED
●	TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO REMAIN





KEY MAP
SCALE: NTS

NOTE:

1. APPLICANT SHALL OBTAIN A CROSS ACCESS AGREEMENT FROM CONSOLIDATED EDISON

Tree #	Common Name	CONSERVATION AREAS TREE REMOVE
1	larch, American	Y
2	maple, Norway	Y
3	maple, Norway	Y
4	maple, Norway	Y
14	pear, Callery	Y
17	spruce, blue	Y
18	spruce, blue	Y
19	spruce, blue	Y
20	spruce, blue	Y
21	spruce, blue	Y
22	spruce, blue	Y
23	maple, Norway	Y
32	linden, American	Y
33	dogwood, flowering	Y
34	maple, Norway	Y
35	maple, Norway	Y
36	oak, pin	Y
39	birch, sweet	Y
40	maple, Norway	Y
41	maple, Norway	Y
42	maple, Norway	Y
43	maple, Norway	Y
44	pine, eastern white	Y
45	maple, Norway	Y
46	maple, Norway	Y
47	pine, eastern white	Y
48	pine, eastern white	Y
49	pine, eastern white	Y
51	falsecypress, Japanese	Y
55	maple, Norway	Y
71	maple, Norway	Y
94	maple, silver	Y
97	maple, Norway	Y
98	pine, eastern white	Y
99	pine, eastern white	Y
101	walnut, black	Y
103	maple, sugar	Y
104	maple, Norway	Y
105	maple, Norway	Y
106	maple, Norway	Y
107	maple, Norway	Y
108	maple, Norway	Y
109	maple, Norway	Y
110	walnut, black	Y
111	pine, eastern white	Y
112	pine, eastern white	Y
113	pine, eastern white	Y
114	pine, eastern white	Y
115	pine, eastern white	Y
116	pine, eastern white	Y
117	pine, eastern white	Y
118	pine, eastern white	Y
119	pine, eastern white	Y
120	pine, eastern white	Y
121	pine, eastern white	Y
122	pine, eastern white	Y
123	pine, eastern white	Y
124	falsecypress, Japanese	Y
128	walnut, black	Y
130	walnut, black	Y
132	spruce, white	Y
133	spruce, Norway	Y
134	spruce, Norway	Y
147	arborvitae, eastern	Y
148	pine, eastern white	Y
149	pine, eastern white	Y
150	pine, eastern white	Y
151	arborvitae, eastern	Y
152	spruce, blue	Y
153	maple, Norway	Y
155	pine, eastern white	Y
186	pine, eastern white	Y
187	pine, eastern white	Y
188	pine, eastern white	Y
217	cherry, black	Y
218	cherry, black	Y
219	beech, American	Y
225	oak, northern red	Y
226	oak, white	Y
315	maple, Norway	Y
316	honeylocust	Y
320	maple, sugar	Y
323	pine, eastern white	Y
324	pine, eastern white	Y
325	pine, eastern white	Y
326	maple, Norway	Y
327	cherry, black	Y
328	cherry, black	Y
329	maple, Norway	Y
330	maple, Norway	Y
331	maple, Norway	Y
332	oak, pin	Y
333	maple, Norway	Y
334	maple, Norway	Y
335	maple, Norway	Y
336	maple, Norway	Y
337	maple, Norway	Y
338	maple, Norway	Y
406	arborvitae, eastern	Y
407	arborvitae, eastern	Y
408	arborvitae, eastern	Y
409	arborvitae, eastern	Y
410	oak, black	Y
411	cherry, black	Y
412	tuliptree	Y
413	oak, black	Y
414	oak, black	Y
415	oak, black	Y
416	oak, black	Y
419	maple, Norway	Y
425	maple, Norway	Y
426	maple, Norway	Y
427	sassafras	Y
428	sassafras	Y
429	sassafras	Y
430	sassafras	Y
445	birch, European white	Y
446	birch, European white	Y
447	birch, European white	Y
448	birch, European white	Y
449	birch, European white	Y
450	cherry, Japanese flowering	Y
451	honeylocust	Y
467	ash, green	Y
470	maple, Norway	Y
471	beech, American	Y
472	spruce, white	Y
473	spruce, white	Y
475	spruce, white	Y
476	spruce, white	Y
477	spruce, Norway	Y
478	locust, black	Y
479	locust, black	Y
480	locust, black	Y
481	locust, black	Y
482	locust, black	Y
483	locust, black	Y
484	locust, black	Y
485	arborvitae, eastern	Y
486	spruce, white	Y
487	beech, American	Y
488	beech, American	Y
489	spruce, white	Y
490	spruce, white	Y
491	spruce, white	Y
492	locust, black	Y
493	pine, eastern white	Y
494	spruce, white	Y
495	pine, eastern white	Y
496	pine, eastern white	Y
497	pine, eastern white	Y
498	maple, sugar	Y
499	pear, Callery	Y
500	plum, cherry	Y
504	maple, Norway	Y
505	pine, eastern white	Y
506	pine, eastern white	Y
507	pine, eastern white	Y
508	maple, red	Y
509	pine, eastern white	Y
510	pine, eastern white	Y
511	pine, eastern white	Y
512	pine, eastern white	Y
513	pine, eastern white	Y
514	maple, red	Y
515	pine, eastern white	Y
516	pine, eastern white	Y
517	pine, eastern white	Y
518	pine, eastern white	Y
519	pine, eastern white	Y
520	pine, eastern white	Y
521	tree of heaven	Y
522	maple, Norway	Y
523	walnut, black	Y
529	maple, Norway	Y
531	walnut, black	Y
532	tree of heaven	Y
535	locust, black	Y
536	walnut, black	Y
537	ZZ Unknown dead tree	Y
540	maple, Norway	Y
541	walnut, black	Y
544	locust, black	Y
545	maple, Norway	Y
547	walnut, black	Y
548	redcedar, eastern	Y
549	maple, Norway	Y
550	locust, black	Y
551	maple, Norway	Y
552	mulberry, white	Y
553	locust, black	Y
554	walnut, black	Y
555	maple, Norway	Y
556	maple, Norway	Y
557	maple, Norway	Y
558	elm, American	Y
559	elm, American	Y
561	spruce, white	Y
562	walnut, black	Y
565	walnut, black	Y
566	walnut, black	Y
567	walnut, black	Y
568	walnut, black	Y
569	ZZ Unknown dead tree	Y
570	spruce, white	Y
571	hemlock, eastern	Y
572	maple, Norway	Y
575	hemlock, eastern	Y
576	maple, Norway	Y
578	maple, Norway	Y
579	hemlock, eastern	Y
580	pine, eastern white	Y
581	hemlock, eastern	Y
582	hemlock, eastern	Y
583	spruce, white	Y
584	maple, Norway	Y
585	maple, Norway	Y
586	pine, eastern white	Y
587	maple, Norway	Y
589	maple, Norway	Y
590	maple, Norway	Y
591	maple, Norway	Y
592	maple, Norway	Y
593	maple, Norway	Y
594	maple, Norway	Y
595	maple, Norway	Y
597	maple, Norway	Y
599	pear, Callery	Y
605	maple, silver	Y
607	maple, Norway	Y
609	maple, Norway	Y
610	maple, Norway	Y
612	maple, red	Y
632	pine, eastern white	Y
633	pine, eastern white	Y
634	sassafras	Y
668	pine, eastern white	Y
669	pine, eastern white	Y
670	ZZ Unknown dead tree	Y
671	ZZ Unknown dead tree	Y
672	pine, eastern white	Y
673	pine, eastern white	Y
674	cherry, black	Y
675	pine, eastern white	Y
676	maple, Norway	Y
677	pine, eastern white	Y
678	sycamore, American	Y
679	maple, red	Y
680	maple, Norway	Y
681	cherry, black	Y
682	cherry, black	Y
683	locust, black	Y
684	maple, Norway	Y
685	maple, Freeman	Y
687	locust, black	Y
688	cherry, black	Y
689	maple, Norway	Y
691	maple, Norway	Y
692	maple, Norway	Y
693	cherry, black	Y
694	maple, Norway	Y
695	locust, black	Y
696	locust, black	Y
697	locust, black	Y
698	locust, black	Y
699	tree of heaven	Y
700	tree of heaven	Y
701	cherry, Japanese flowering	Y
702	cherry, Japanese flowering	Y
703	cherry, Japanese flowering	Y
704	cherry, Japanese flowering	Y
705	cherry, Japanese flowering	Y
706	elm, Siberian	Y
707	elm, Siberian	Y
710	pine, eastern white	Y
713	willow, weeping	Y
714	pine, eastern white	Y
721	arborvitae, eastern	Y
722	ash, green	Y
723	locust, black	Y
724	sassafras	Y
725	sassafras	Y
726	maple, red	Y
727	locust, black	Y
728	blackgum	Y
729	elm, American	Y
730	oak, northern red	Y
731	oak, northern red	Y
732	beech, European	Y
733	horsechestnut	Y
734	magnolia, Kobus	Y
735	crabapple, flowering	Y
736	honeylocust, thornless	Y
737	cherry, Japanese flowering	Y
738	maple, Norway	Y
742	cherry, black	Y
743	oak, white	Y
744	maple, red	Y
745	beech, American	Y
746	oak, northern red	Y
748	pine, eastern white	Y
749	willow, weeping	Y
751	arborvitae, eastern	Y
760	elm, Siberian	Y
761	elm, Siberian	Y
762	elm, Siberian	Y
763	oak, black	Y
769	oak, white	Y
770	oak, white	Y
771	oak, black	Y
772	oak, black	Y
773	oak, black	Y
774	oak, black	Y
775	linden, littleleaf	Y
778	locust, black	Y
779	honeylocust	Y
787	maple, Norway	Y
788	pine, eastern white	Y
789	pine, eastern white	Y
790	pine, eastern white	Y
791	locust, black	Y
792	locust, black	Y
793	locust, black	Y
794	maple, Japanese	Y
801	maple, Norway	Y
811	maple, silver	Y
812	ash, white	Y
813	maple, silver	Y
814	pine, eastern white	Y
815	pine, eastern white	Y
820	pine, eastern white	Y
821	pine, eastern white	Y
822	pine, eastern white	Y
823	pine, eastern white	Y
824	pine, eastern white	Y
825	pine, eastern white	Y
826	pine, eastern white	Y
827	pine, eastern white	Y
830	maple, Norway	Y
831	tree of heaven	Y
832	maple, Norway	Y
833	maple, Norway	Y
834	maple, Norway	Y
835	maple, Norway	Y
836	elm, American	Y
837	maple, Norway	Y
838	walnut, black	Y
839	maple, Norway	Y
840	maple, Norway	Y
841	maple, Norway	Y
842	sassafras	Y
843	maple, Norway	Y
844	maple, sugar	Y
845	ash, white	Y
846	maple, Norway	Y
847	maple, Norway	Y
849	maple, Norway	Y
850	maple, sugar	Y
852	maple, Norway	Y
853	sassafras	Y
854	maple, Norway	Y
855	cherry, black	Y
860	maple, Norway	Y
862	maple, Norway	Y
863	sassafras	Y
864	maple, Norway	Y
865	maple, sugar	Y
866	maple, Norway	Y
867	maple, Norway	Y
868	tuliptree	Y
874	maple, Norway	Y
875	birch, sweet	Y
876	birch, sweet	Y
877	maple, Norway	Y
879	birch, sweet	Y
880	birch, sweet	Y
881	maple, Norway	Y
882	maple, Norway	Y
883	maple, Norway	Y
884	maple, Norway	Y
885	birch, sweet	Y
886	birch, sweet	Y
887	maple, Norway	Y
888	birch, sweet	Y
889	maple, Norway	Y
890	maple, Norway	Y
891	birch, sweet	Y
892	maple, Norway	Y
896	maple, Norway	Y
897	maple, sugar	Y
898	maple, Norway	Y
899	maple, Norway	Y
900	maple, Norway	Y
901	dogwood, flowering	Y
951	maple, Norway	Y
952	maple, Norway	Y
953	maple, Norway	Y
954	maple, Norway	Y
955	maple, Norway	Y
956	maple, Norway	Y
957	hemlock, eastern	Y
958	maple, Norway	Y
959	dogwood, Kousa	Y
961	ZZ Unknown dead tree	Y
962	walnut, black	Y
963	redcedar, eastern	Y
964	redcedar, eastern	Y
965	redcedar, eastern	Y
966	redcedar, eastern	Y
967	redcedar, eastern	Y
968	ZZ Unknown dead tree	Y
970	spruce, Norway	Y
971	spruce, Norway	Y
972	spruce, Norway	Y
973	spruce, Norway	Y
974	spruce, Norway	Y
975	redcedar, eastern	Y
976	redcedar, eastern	Y
977	maple, Norway	Y
981	pine, eastern white	Y
998	falsecypress, Japanese	Y
999	pear, Callery	Y
1000	pear, Callery	Y
1652	maple, Norway	Y
1657	cherry, black	Y
1658	cherry, black	Y
1659	maple, Norway	Y
1660	maple, Norway	Y
1661	maple, Norway	Y
1662	arborvitae, eastern	Y
1663	arborvitae, eastern	Y
1664	arborvitae, eastern	Y
1665	arborvitae, eastern	Y
1674	maple, Norway	Y
1685	maple, Norway	Y
1691	tree of heaven	Y
1692	tree of heaven	Y
1693	maple, Norway	Y
1694	maple, Norway	Y
1848	tree of heaven	Y
1849	locust, black	Y
1850	maple, Norway	Y
1851	maple, Norway	Y
1852	maple, Norway	Y
1853	maple, Norway	Y
1854	maple, Norway	Y
1855	maple, Norway	Y
1856	maple, Norway	Y
1858	maple, Norway	Y
1859	walnut, black	Y
1860	maple, Norway	Y
1861	locust, black	Y
1862	maple, Norway	Y
1863	maple, Norway	Y
1864	cherry, black	Y
1865	maple, Norway	Y
1866	cherry, black	Y
1873	maple, Norway	Y
1874	cherry, black	Y
1875	locust, black	Y
1918	tree of heaven	Y
1937	maple, Norway	Y
1938	maple, Norway	Y
1939	maple, Norway	Y
1990	cherry, sweet	Y
1991	cherry, sweet	Y
1992	maple, Norway	Y
1993	maple, Norway	Y
1994	maple, Norway	Y
1995	maple, Norway	Y
1996	maple, Norway	Y
1997	maple, Norway	Y
1998	maple, Norway	Y
1999	cherry, black	Y
2000	maple, Norway	Y
3658	arborvitae, eastern	Y
3660	arborvitae, eastern	Y
3661	arborvitae, eastern	Y
3662	arborvitae, eastern	Y
3663	arborvitae, eastern	Y
3664	arborvitae, eastern	Y
3665	arborvitae, eastern	Y
3666	mulberry, white	Y
3667	arborvitae, eastern	Y
3668	arborvitae, eastern	Y
3669	arborvitae, eastern	Y
3670	arborvitae, eastern	Y
3677	arborvitae, eastern	Y
3678	arborvitae, eastern	Y
3679	arborvitae, eastern	Y
3680	arborvitae, eastern	Y
3681	arborvitae, eastern	Y
3682	arborvitae, eastern	Y
3683	arborvitae, eastern	Y
3684	arborvitae, eastern	Y
3685	arborvitae, eastern	Y
3686	arborvitae, eastern	Y
3687	arborvitae, eastern	Y
3688	arborvitae, eastern	Y
3689	arborvitae, eastern	Y
3690	arborvitae, eastern	Y
3691	arborvitae, eastern	Y
3692	arborvitae, eastern	Y
3693	arborvitae, eastern	Y
3694	arborvitae, eastern	Y
3695	arborvitae, eastern	Y
3696	arborvitae, eastern	Y
3697	arborvitae, eastern	Y
3698	sycamore, American	Y
3700	arborvitae, eastern	Y
3701	walnut, black	Y
3802	maple, silver	Y
3803	sycamore, American	Y
3804	maple, silver	Y
3808	walnut, black	Y
3810	tree of heaven	Y
3811	tree of heaven	Y
3812	tree of heaven	Y
3813	elm, American	Y
3814	tree of heaven	Y
3815	tree of heaven	Y
3816	maple, silver	Y
3817	tree of heaven	Y
3818	tree of heaven	Y
3819	tree of heaven	Y
3820	tree of heaven	Y
3821	tree of heaven	Y
3822	maple, silver	Y
3823	maple, silver	Y
3824	tree of heaven	Y
3828	tree of heaven	Y
3829	tree of heaven	Y
3830	tree of heaven	Y
3831	elm, American	Y
3833	ZZ Unknown tree	Y
3835	tree of heaven	Y
3836	maple, Norway	Y
3837	maple, Norway	Y
3839	maple, Norway	Y
3840	maple, red	Y
3841	maple, Norway	Y
3842	walnut, black	Y
3843	walnut, black	Y
3844	ash, green	Y
3845	walnut, black	Y
3846	maple, red	Y
3847	maple, red	Y
3848	ash, green	Y
3849	maple, Norway	Y
3850	maple, red	Y
3851	maple, red	Y
3852	elm, American	Y
3853	elm, American	Y
3854	ash, green	Y
3855	ash, green	Y
3856	elm, American	Y
3857	ash, green	Y
3858	maple, red	Y

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
	Previous Editions Obsolete		

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www.jmcpllc.com

SITE DEMOLITION & TREE REMOVAL PLAN AREA 2

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-DEMO	C-021 (DEMO)	DEMO.scr	

Drawing No:
C-021

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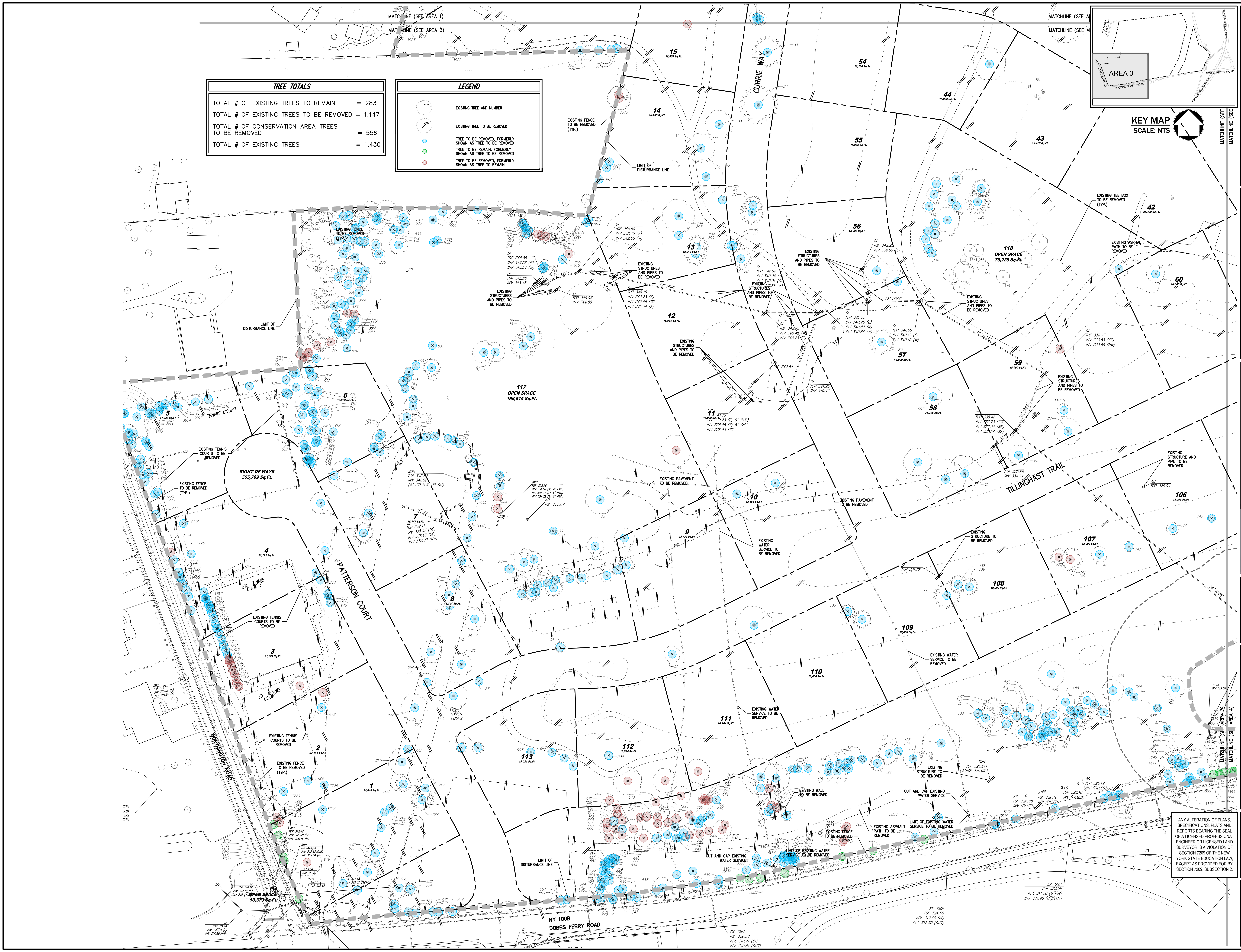
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
KEY MAP
SCALE: NTS
AREA 3
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
CURRIE WAY
TILLINGHAST TRAIL
PATTERSON COURT
WORTHINGTON ROAD
NY 100B
DOBBS FERRY ROAD
117
OPEN SPACE
166,514 Sq.Ft.
118
OPEN SPACE
70,228 Sq.Ft.
RIGHT OF WAYS
555,709 Sq.Ft.
OPEN SPACE
10,373 Sq.Ft.
TENNIS COURT
EX. TENNIS BUBBLE
EX. TENNIS COURT
EXISTING FENCE TO BE REMOVED (TYP.)
EXISTING TENNIS COURTS TO BE REMOVED
EXISTING STRUCTURES AND PIPES TO BE REMOVED
EXISTING PAVEMENT TO BE REMOVED
EXISTING WATER SERVICE TO BE REMOVED
EXISTING STRUCTURE TO BE REMOVED
EXISTING STRUCTURE AND PIPE TO BE REMOVED
EXISTING TEE BOX TO BE REMOVED (TYP.)
EXISTING ASPHALT PATH TO BE REMOVED
EXISTING WALL TO BE REMOVED
CUT AND CAP EXISTING WATER SERVICE
LIMIT OF EXISTING WATER SERVICE TO BE REMOVED
LIMIT OF DISTURBANCE LINE
HATCH DOORS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
42
43
44
54
55
56
57
58
59
60
106
107
108
109
110
111
112
113

TREE TOTALS

TOTAL # OF EXISTING TREES TO REMAIN	=	283
TOTAL # OF EXISTING TREES TO BE REMOVED	=	1,147
TOTAL # OF CONSERVATION AREA TREES TO BE REMOVED	=	556
TOTAL # OF EXISTING TREES	=	1,430

LEGEND

282	EXISTING TREE AND NUMBER
236 ✕	EXISTING TREE TO BE REMOVED
○	TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO BE REMOVED
○	TREE TO BE REMAIN, FORMERLY SHOWN AS TREE TO BE REMOVED
○	TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO REMAIN

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	Previous Editions Obsolete		

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SITE DEMOLITION & TREE REMOVAL PLAN AREA 3

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-DEMO	C-022 (DEMO)	DEMO.scr	

Drawing No:
C-022

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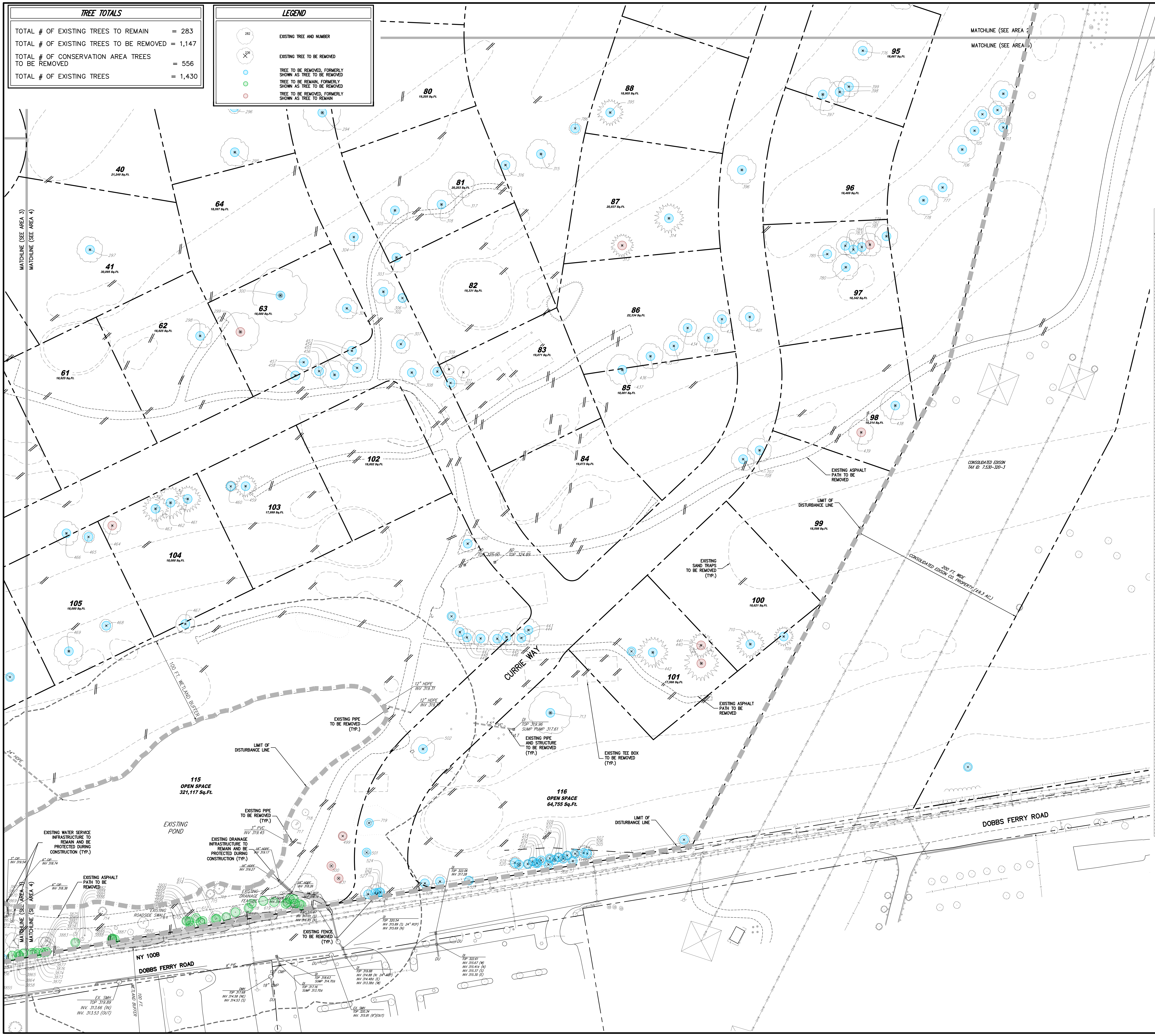
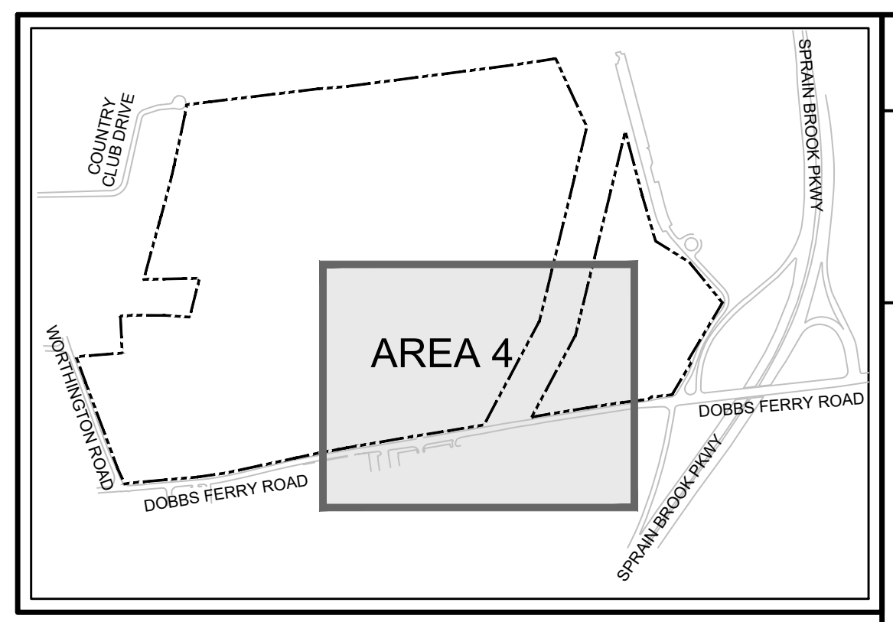
TREE TOTALS

TOTAL # OF EXISTING TREES TO REMAIN = 283
TOTAL # OF EXISTING TREES TO BE REMOVED = 1,147
TOTAL # OF CONSERVATION AREA TREES TO BE REMOVED = 556
TOTAL # OF EXISTING TREES = 1,430

LEGEND

282	EXISTING TREE AND NUMBER
236 ✕	EXISTING TREE TO BE REMOVED
○	TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO BE REMOVED
○	TREE TO BE REMAIN, FORMERLY SHOWN AS TREE TO BE REMOVED
○	TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO REMAIN


MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
40 21,249 Sq.Ft.
41 30,095 Sq.Ft.
61 18,925 Sq.Ft.
62 18,923 Sq.Ft.
63 18,000 Sq.Ft.
64 18,597 Sq.Ft.
80 18,205 Sq.Ft.
81 20,203 Sq.Ft.
82 18,331 Sq.Ft.
83 18,671 Sq.Ft.
84 19,073 Sq.Ft.
85 18,001 Sq.Ft.
86 22,334 Sq.Ft.
87 20,937 Sq.Ft.
88 18,905 Sq.Ft.
95 18,047 Sq.Ft.
96 18,469 Sq.Ft.
97 18,342 Sq.Ft.
98 18,214 Sq.Ft.
99 18,598 Sq.Ft.
100 18,621 Sq.Ft.
101 17,566 Sq.Ft.
102 18,002 Sq.Ft.
103 17,895 Sq.Ft.
104 18,000 Sq.Ft.
105 18,000 Sq.Ft.
115 OPEN SPACE 321,117 Sq.Ft.
116 OPEN SPACE 64,755 Sq.Ft.
CURRIE WAY
EXISTING POND
100 FT. WETLAND BUFFER
24" HDPE
12" HDPE INV 319.31
12" HDPE INV 319.1
EXISTING PIPE TO BE REMOVED (TYP.)
LIMIT OF DISTURBANCE LINE
3" PVC INV 319.45
EXISTING DRAINAGE INFRASTRUCTURE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION (TYP.)
18" HDPE INV 319.17
18" HDPE INV 319.27
18" HDPE INV 318.26
24" RCP INV 318.19
EXISTING WATER SERVICE INFRASTRUCTURE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION (TYP.)
3" CIP INV 319.54
6" CIP INV 318.74
6" CIP INV 318.38
EXISTING ASPHALT PATH TO BE REMOVED
EXISTING DRAINAGE FEATURE
EXISTING ROADSIDE SWALE
EXISTING FENCE TO BE REMOVED (TYP.)
NY 100B
DOBBS FERRY ROAD
8" PVC
12" CMP
18" CMP
EX. SMH TOP 319.89 INV. 313.66 (IN) INV. 313.53 (OUT)
DMH TOP 317.68 INV 314.58 (NE) INV 314.53 (S)
DI TOP 318.63 SUMP 314.70±
DI TOP 317.16 SUMP 313.70±
DI TOP 320.97 INV 317.01 (S) INV 316.85 (N)
DI TOP 320.54 INV 315.89 (S; 24" RCP) INV 315.69 (N)
DI TOP 319.88 INV 314.88 (N: 24" RCP) INV 314.48± (E) INV 313.38± (W)
EX. SMH TOP 320.34 INV. 315.81 (8")(OUT)
DI TOP 319.96 SUMP PUMP 317.61
EXISTING PIPE AND STRUCTURE TO BE REMOVED (TYP.)
EXISTING TEE BOX TO BE REMOVED (TYP.)
EXISTING ASPHALT PATH TO BE REMOVED
EXISTING SAND TRAPS TO BE REMOVED (TYP.)
LIMIT OF DISTURBANCE LINE
CONSOLIDATED EDISON TAX ID: 7.530-320-3
CONSOLIDATED EDISON CO. PROPERTY (49.1 AC.)
200 FT. WIDE
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 5)
DOBBS FERRY ROAD


AREA 4
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
COUNTRY CLUB DRIVE

KEY MAP
SCALE: NTS

NOTE:

1. APPLICANT SHALL OBTAIN A CROSS ACCESS AGREEMENT FROM CONSOLIDATED EDISON

Tree #	Common Name	CONSERVATION AREAS TREE REMOVE
1	larch, American	Y
2	maple, Norway	Y
3	maple, Norway	Y
4	maple, Norway	Y
14	pear, Callery	Y
17	spruce, blue	Y
18	spruce, blue	Y
19	spruce, blue	Y
20	spruce, blue	Y
21	spruce, blue	Y
22	spruce, blue	Y
23	maple, Norway	Y
32	linden, American	Y
33	dogwood, flowering	Y
34	maple, Norway	Y
35	maple, Norway	Y
36	oak, pin	Y
39	birch, sweet	Y
40	maple, Norway	Y
41	maple, Norway	Y
42	maple, Norway	Y
43	maple, Norway	Y
44	pine, eastern white	Y
45	maple, Norway	Y
46	maple, Norway	Y
47	pine, eastern white	Y
48	pine, eastern white	Y
49	pine, eastern white	Y
51	falsecypress, Japanese	Y
55	maple, Norway	Y
71	maple, Norway	Y
94	maple, silver	Y
97	maple, Norway	Y
98	pine, eastern white	Y
99	pine, eastern white	Y
101	walnut, black	Y
103	maple, sugar	Y
104	maple, Norway	Y
105	maple, Norway	Y
106	maple, Norway	Y
107	maple, Norway	Y
108	maple, Norway	Y
109	maple, Norway	Y
110	walnut, black	Y
111	pine, eastern white	Y
112	pine, eastern white	Y
113	pine, eastern white	Y
114	pine, eastern white	Y
115	pine, eastern white	Y
116	pine, eastern white	Y
117	pine, eastern white	Y
118	pine, eastern white	Y
119	pine, eastern white	Y
120	pine, eastern white	Y
121	pine, eastern white	Y
122	pine, eastern white	Y
123	pine, eastern white	Y
124	falsecypress, Japanese	Y
128	walnut, black	Y
130	walnut, black	Y
132	spruce, white	Y
133	spruce, Norway	Y
134	spruce, Norway	Y
147	arborvitae, eastern	Y
148	pine, eastern white	Y
149	pine, eastern white	Y
150	pine, eastern white	Y
151	arborvitae, eastern	Y
152	spruce, blue	Y
153	maple, Norway	Y
155	pine, eastern white	Y
186	pine, eastern white	Y
187	pine, eastern white	Y
188	pine, eastern white	Y
217	cherry, black	Y
218	cherry, black	Y
219	beech, American	Y
225	oak, northern red	Y
226	oak, white	Y
315	maple, Norway	Y
316	honeylocust	Y
320	maple, sugar	Y
323	pine, eastern white	Y
324	pine, eastern white	Y
325	pine, eastern white	Y
326	maple, Norway	Y
327	cherry, black	Y
328	cherry, black	Y
329	maple, Norway	Y
330	maple, Norway	Y
331	maple, Norway	Y
332	oak, pin	Y
333	maple, Norway	Y
334	maple, Norway	Y
335	maple, Norway	Y
336	maple, Norway	Y
337	maple, Norway	Y
338	maple, Norway	Y
406	arborvitae, eastern	Y
407	arborvitae, eastern	Y
408	arborvitae, eastern	Y
409	arborvitae, eastern	Y
410	oak, black	Y
411	cherry, black	Y
412	tuliptree	Y
413	oak, black	Y
414	oak, black	Y
415	oak, black	Y
416	oak, black	Y
419	maple, Norway	Y
425	maple, Norway	Y
426	maple, Norway	Y
427	sassafras	Y
428	sassafras	Y
429	sassafras	Y
430	sassafras	Y
445	birch, European white	Y
446	birch, European white	Y
447	birch, European white	Y
448	birch, European white	Y
449	birch, European white	Y
450	cherry, Japanese flowering	Y
451	honeylocust	Y
467	ash, green	Y
470	maple, Norway	Y
471	beech, American	Y
472	spruce, white	Y
473	spruce, white	Y
475	spruce, white	Y
476	spruce, white	Y
477	spruce, Norway	Y
478	locust, black	Y
479	locust, black	Y
480	locust, black	Y
481	locust, black	Y
482	locust, black	Y
483	locust, black	Y
484	locust, black	Y
485	arborvitae, eastern	Y
486	spruce, white	Y
487	beech, American	Y
488	beech, American	Y
489	spruce, white	Y
490	spruce, white	Y
491	spruce, white	Y
492	locust, black	Y
493	pine, eastern white	Y
494	spruce, white	Y
495	pine, eastern white	Y
496	pine, eastern white	Y
497	pine, eastern white	Y
498	maple, sugar	Y
499	pear, Callery	Y
500	plum, cherry	Y
504	maple, Norway	Y
505	pine, eastern white	Y
506	pine, eastern white	Y
507	pine, eastern white	Y
508	maple, red	Y
509	pine, eastern white	Y
510	pine, eastern white	Y
511	pine, eastern white	Y
512	pine, eastern white	Y
513	pine, eastern white	Y
514	maple, red	Y
515	pine, eastern white	Y
516	pine, eastern white	Y
517	pine, eastern white	Y
518	pine, eastern white	Y
519	pine, eastern white	Y
520	pine, eastern white	Y
521	tree of heaven	Y
522	maple, Norway	Y
523	walnut, black	Y
529	maple, Norway	Y
531	walnut, black	Y
532	tree of heaven	Y
535	locust, black	Y
536	walnut, black	Y
537	ZZ Unknown dead tree	Y
540	maple, Norway	Y
541	walnut, black	Y
544	locust, black	Y
545	maple, Norway	Y
547	walnut, black	Y
548	redcedar, eastern	Y
549	maple, Norway	Y
550	locust, black	Y
551	maple, Norway	Y
552	mulberry, white	Y
553	locust, black	Y
554	walnut, black	Y
555	maple, Norway	Y
556	maple, Norway	Y
557	maple, Norway	Y
558	elm, American	Y
559	elm, American	Y
561	spruce, white	Y
562	walnut, black	Y
565	walnut, black	Y
566	walnut, black	Y
567	walnut, black	Y
568	walnut, black	Y
569	ZZ Unknown dead tree	Y
570	spruce, white	Y
571	hemlock, eastern	Y
572	maple, Norway	Y
575	hemlock, eastern	Y
576	maple, Norway	Y
578	maple, Norway	Y
579	hemlock, eastern	Y
580	pine, eastern white	Y
581	hemlock, eastern	Y
582	hemlock, eastern	Y
583	spruce, white	Y
584	maple, Norway	Y
585	maple, Norway	Y
586	pine, eastern white	Y
587	maple, Norway	Y
589	maple, Norway	Y
590	maple, Norway	Y
591	maple, Norway	Y
592	maple, Norway	Y
593	maple, Norway	Y
594	maple, Norway	Y
595	maple, Norway	Y
597	maple, Norway	Y
599	pear, Callery	Y
605	maple, silver	Y
607	maple, Norway	Y
609	maple, Norway	Y
610	maple, Norway	Y
612	maple, red	Y
632	pine, eastern white	Y
633	pine, eastern white	Y
634	sassafras	Y
668	pine, eastern white	Y
669	pine, eastern white	Y
670	ZZ Unknown dead tree	Y
671	ZZ Unknown dead tree	Y
672	pine, eastern white	Y
673	pine, eastern white	Y
674	cherry, black	Y
675	pine, eastern white	Y
676	maple, Norway	Y
677	pine, eastern white	Y
678	sycamore, American	Y
679	maple, red	Y
680	maple, Norway	Y
681	cherry, black	Y
682	cherry, black	Y
683	locust, black	Y
684	maple, Norway	Y
685	maple, Freeman	Y
687	locust, black	Y
688	cherry, black	Y
689	maple, Norway	Y
691	maple, Norway	Y
692	maple, Norway	Y
693	cherry, black	Y
694	maple, Norway	Y
695	locust, black	Y
696	locust, black	Y
697	locust, black	Y
698	locust, black	Y
699	tree of heaven	Y
700	tree of heaven	Y
701	cherry, Japanese flowering	Y
702	cherry, Japanese flowering	Y
703	cherry, Japanese flowering	Y
704	cherry, Japanese flowering	Y
705	cherry, Japanese flowering	Y
706	elm, Siberian	Y
707	elm, Siberian	Y
710	pine, eastern white	Y
713	willow, weeping	Y
714	pine, eastern white	Y
721	arborvitae, eastern	Y
722	ash, green	Y
723	locust, black	Y
724	sassafras	Y
725	sassafras	Y
726	maple, red	Y
727	locust, black	Y
728	blackgum	Y
729	elm, American	Y
730	oak, northern red	Y
731	oak, northern red	Y
732	beech, European	Y
733	horsechestnut	Y
734	magnolia, Kobus	Y
735	crabapple, flowering	Y
736	honeylocust, thornless	Y
737	cherry, Japanese flowering	Y
738	maple, Norway	Y
742	cherry, black	Y
743	oak, white	Y
744	maple, red	Y
745	beech, American	Y
746	oak, northern red	Y
748	pine, eastern white	Y
749	willow, weeping	Y
751	arborvitae, eastern	Y
760	elm, Siberian	Y
761	elm, Siberian	Y
762	elm, Siberian	Y
763	oak, black	Y
769	oak, white	Y
770	oak, white	Y
771	oak, black	Y
772	oak, black	Y
773	oak, black	Y
774	oak, black	Y
775	linden, littleleaf	Y
778	locust, black	Y
779	honeylocust	Y
787	maple, Norway	Y
788	pine, eastern white	Y
789	pine, eastern white	Y
790	pine, eastern white	Y
791	locust, black	Y
792	locust, black	Y
793	locust, black	Y
794	maple, Japanese	Y
801	maple, Norway	Y
811	maple, silver	Y
812	ash, white	Y
813	maple, silver	Y
814	pine, eastern white	Y
815	pine, eastern white	Y
820	pine, eastern white	Y
821	pine, eastern white	Y
822	pine, eastern white	Y
823	pine, eastern white	Y
824	pine, eastern white	Y
825	pine, eastern white	Y
826	pine, eastern white	Y
827	pine, eastern white	Y
830	maple, Norway	Y
831	tree of heaven	Y
832	maple, Norway	Y
833	maple, Norway	Y
834	maple, Norway	Y
835	maple, Norway	Y
836	elm, American	Y
837	maple, Norway	Y
838	walnut, black	Y
839	maple, Norway	Y
840	maple, Norway	Y
841	maple, Norway	Y
842	sassafras	Y
843	maple, Norway	Y
844	maple, sugar	Y
845	ash, white	Y
846	maple, Norway	Y
847	maple, Norway	Y
849	maple, Norway	Y
850	maple, sugar	Y
852	maple, Norway	Y
853	sassafras	Y
854	maple, Norway	Y
855	cherry, black	Y
860	maple, Norway	Y
862	maple, Norway	Y
863	sassafras	Y
864	maple, Norway	Y
865	maple, sugar	Y
866	maple, Norway	Y
867	maple, Norway	Y
868	tuliptree	Y
874	maple, Norway	Y
875	birch, sweet	Y
876	birch, sweet	Y
877	maple, Norway	Y
879	birch, sweet	Y
880	birch, sweet	Y
881	maple, Norway	Y
882	maple, Norway	Y
883	maple, Norway	Y
884	maple, Norway	Y
885	birch, sweet	Y
886	birch, sweet	Y
887	maple, Norway	Y
888	birch, sweet	Y
889	maple, Norway	Y
890	maple, Norway	Y
891	birch, sweet	Y
892	maple, Norway	Y
896	maple, Norway	Y
897	maple, sugar	Y
898	maple, Norway	Y
899	maple, Norway	Y
900	maple, Norway	Y
901	dogwood, flowering	Y
951	maple, Norway	Y
952	maple, Norway	Y
953	maple, Norway	Y
954	maple, Norway	Y
955	maple, Norway	Y
956	maple, Norway	Y
957	hemlock, eastern	Y
958	maple, Norway	Y
959	dogwood, Kousa	Y
961	ZZ Unknown dead tree	Y
962	walnut, black	Y
963	redcedar, eastern	Y
964	redcedar, eastern	Y
965	redcedar, eastern	Y
966	redcedar, eastern	Y
967	redcedar, eastern	Y
968	ZZ Unknown dead tree	Y
970	spruce, Norway	Y
971	spruce, Norway	Y
972	spruce, Norway	Y
973	spruce, Norway	Y
974	spruce, Norway	Y
975	redcedar, eastern	Y
976	redcedar, eastern	Y
977	maple, Norway	Y
981	pine, eastern white	Y
998	falsecypress, Japanese	Y
999	pear, Callery	Y
1000	pear, Callery	Y
1652	maple, Norway	Y
1657	cherry, black	Y
1658	cherry, black	Y
1659	maple, Norway	Y
1660	maple, Norway	Y
1661	maple, Norway	Y
1662	arborvitae, eastern	Y
1663	arborvitae, eastern	Y
1664	arborvitae, eastern	Y
1665	arborvitae, eastern	Y
1674	maple, Norway	Y
1685	maple, Norway	Y
1691	tree of heaven	Y
1692	tree of heaven	Y
1693	maple, Norway	Y
1694	maple, Norway	Y
1848	tree of heaven	Y
1849	locust, black	Y
1850	maple, Norway	Y
1851	maple, Norway	Y
1852	maple, Norway	Y
1853	maple, Norway	Y
1854	maple, Norway	Y
1855	maple, Norway	Y
1856	maple, Norway	Y
1858	maple, Norway	Y
1859	walnut, black	Y
1860	maple, Norway	Y
1861	locust, black	Y
1862	maple, Norway	Y
1863	maple, Norway	Y
1864	cherry, black	Y
1865	maple, Norway	Y
1866	cherry, black	Y
1873	maple, Norway	Y
1874	cherry, black	Y
1875	locust, black	Y
1918	tree of heaven	Y
1937	maple, Norway	Y
1938	maple, Norway	Y
1939	maple, Norway	Y
1990	cherry, sweet	Y
1991	cherry, sweet	Y
1992	maple, Norway	Y
1993	maple, Norway	Y
1994	maple, Norway	Y
1995	maple, Norway	Y
1996	maple, Norway	Y
1997	maple, Norway	Y
1998	maple, Norway	Y
1999	cherry, black	Y
2000	maple, Norway	Y
3658	arborvitae, eastern	Y
3660	arborvitae, eastern	Y
3661	arborvitae, eastern	Y
3662	arborvitae, eastern	Y
3663	arborvitae, eastern	Y
3664	arborvitae, eastern	Y
3665	arborvitae, eastern	Y
3666	mulberry, white	Y
3667	arborvitae, eastern	Y
3668	arborvitae, eastern	Y
3669	arborvitae, eastern	Y
3670	arborvitae, eastern	Y
3677	arborvitae, eastern	Y
3678	arborvitae, eastern	Y
3679	arborvitae, eastern	Y
3680	arborvitae, eastern	Y
3681	arborvitae, eastern	Y
3682	arborvitae, eastern	Y
3683	arborvitae, eastern	Y
3684	arborvitae, eastern	Y
3685	arborvitae, eastern	Y
3686	arborvitae, eastern	Y
3687	arborvitae, eastern	Y
3688	arborvitae, eastern	Y
3689	arborvitae, eastern	Y
3690	arborvitae, eastern	Y
3691	arborvitae, eastern	Y
3692	arborvitae, eastern	Y
3693	arborvitae, eastern	Y
3694	arborvitae, eastern	Y
3695	arborvitae, eastern	Y
3696	arborvitae, eastern	Y
3697	arborvitae, eastern	Y
3698	sycamore, American	Y
3700	arborvitae, eastern	Y
3701	walnut, black	Y
3802	maple, silver	Y
3803	sycamore, American	Y
3804	maple, silver	Y
3808	walnut, black	Y
3810	tree of heaven	Y
3811	tree of heaven	Y
3812	tree of heaven	Y
3813	elm, American	Y
3814	tree of heaven	Y
3815	tree of heaven	Y
3816	maple, silver	Y
3817	tree of heaven	Y
3818	tree of heaven	Y
3819	tree of heaven	Y
3820	tree of heaven	Y
3821	tree of heaven	Y
3822	maple, silver	Y
3823	maple, silver	Y
3824	tree of heaven	Y
3828	tree of heaven	Y
3829	tree of heaven	Y
3830	tree of heaven	Y
3831	elm, American	Y
3833	ZZ Unknown tree	Y
3835	tree of heaven	Y
3836	maple, Norway	Y
3837	maple, Norway	Y
3839	maple, Norway	Y
3840	maple, red	Y
3841	maple, Norway	Y
3842	walnut, black	Y
3843	walnut, black	Y
3844	ash, green	Y
3845	walnut, black	Y
3846	maple, red	Y
3847	maple, red	Y
3848	ash, green	Y
3849	maple, Norway	Y
3850	maple, red	Y
3851	maple, red	Y
3852	elm, American	Y
3853	elm, American	Y
3854	ash, green	Y
3855	ash, green	Y
3856	elm, American	Y
3857	ash, green	Y
3858	maple, red	Y

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

Previous Editions Obsolete

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SITE DEMOLITION & TREE REMOVAL PLAN AREA 4

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TOWN OF GREENBURGH, NEW YORK

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Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-DEMO	C-023 (DEMO)	DEMO.scr	
Drawing No:	C-023		

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LEGEND

▬ ▬ ▬	EXISTING PROPERTY LINE
— — —	ADJACENT PROPERTY LINE
🟥 🟥 🟥	PROPOSED LIMIT OF DISTURBANCE
▨	PREVIOUS WETLAND LIMIT OF DISTURBANCE
▨	CURRENT WETLAND LIMIT OF DISTURBANCE

PREVIOUS SLOPE ANALYSIS WITHIN LIMIT OF DISTURBANCE

COLOR	RANGE	AREA (SF) OF LOD	AREA (AC) OF LOD
	0–15	2,972,703	74.6
🟦	15–25	478,309	11.0
🟦	25–35	153,336	3.5
🟪	35–VERTICAL	93,380	2.1
TOTALS:	–	3,697,728	91.2

CURRENT SLOPE ANALYSIS WITHIN LIMIT OF DISTURBANCE

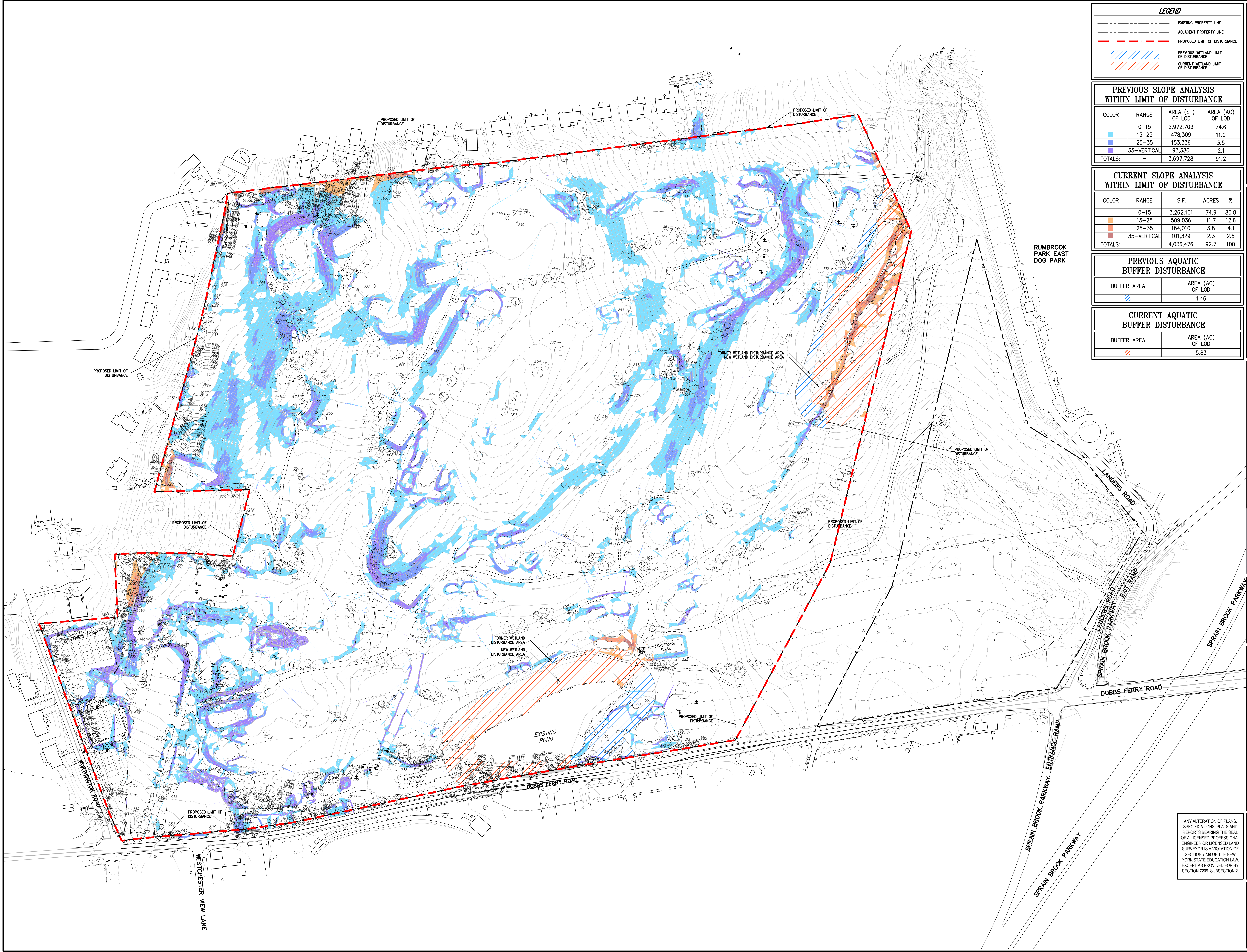
COLOR	RANGE	S.F.	ACRES	%
	0–15	3,262,101	74.9	80.8
🟧	15–25	509,036	11.7	12.6
🟧	25–35	164,010	3.8	4.1
🟫	35–VERTICAL	101,329	2.3	2.5
TOTALS:	–	4,036,476	92.7	100

PREVIOUS AQUATIC BUFFER DISTURBANCE

BUFFER AREA	AREA (AC) OF LOD
▨	1.46

CURRENT AQUATIC BUFFER DISTURBANCE

BUFFER AREA	AREA (AC) OF LOD
▨	5.83


PROPOSED LIMIT OF DISTURBANCE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED LIMIT OF DISTURBANCE
PROPOSED LIMIT OF DISTURBANCE
RUMBROOK PARK EAST DOG PARK
FORMER WETLAND DISTURBANCE AREA
NEW WETLAND DISTURBANCE AREA
FORMER WETLAND DISTURBANCE AREA
NEW WETLAND DISTURBANCE AREA
CONCESSION STAND
EXISTING POND
MAINTENANCE BUILDING
TENNIS COURT
TENNIS BUBBLE
DOBBS FERRY ROAD
DOBBS FERRY ROAD
WORTHINGTON ROAD
WESTCHESTER VIEW LANE
LANDERS ROAD
LANDERS ROAD
SPRAIN BROOK PARKWAY
SPRAIN BROOK PARKWAY EXIT RAMP
SPRAIN BROOK PARKWAY ENTRANCE RAMP
SPRAIN BROOK PARKWAY
SPRAIN BROOK PARKWAY

No.	Revision	Date	By
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
10.	REVISED PER TOWN COMMENTS	12/04/2025	NB

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EXISTING STEEP SLOPES DISTURBANCE MAP

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn:	EGK	Approved:	DV
Scale:	1" = 100'		
Date:	11/11/2022		
Project No:	17099		
17099–EXIST	C–030 (SLOPES)	SLOPES.scr	

Drawing No:
C–030

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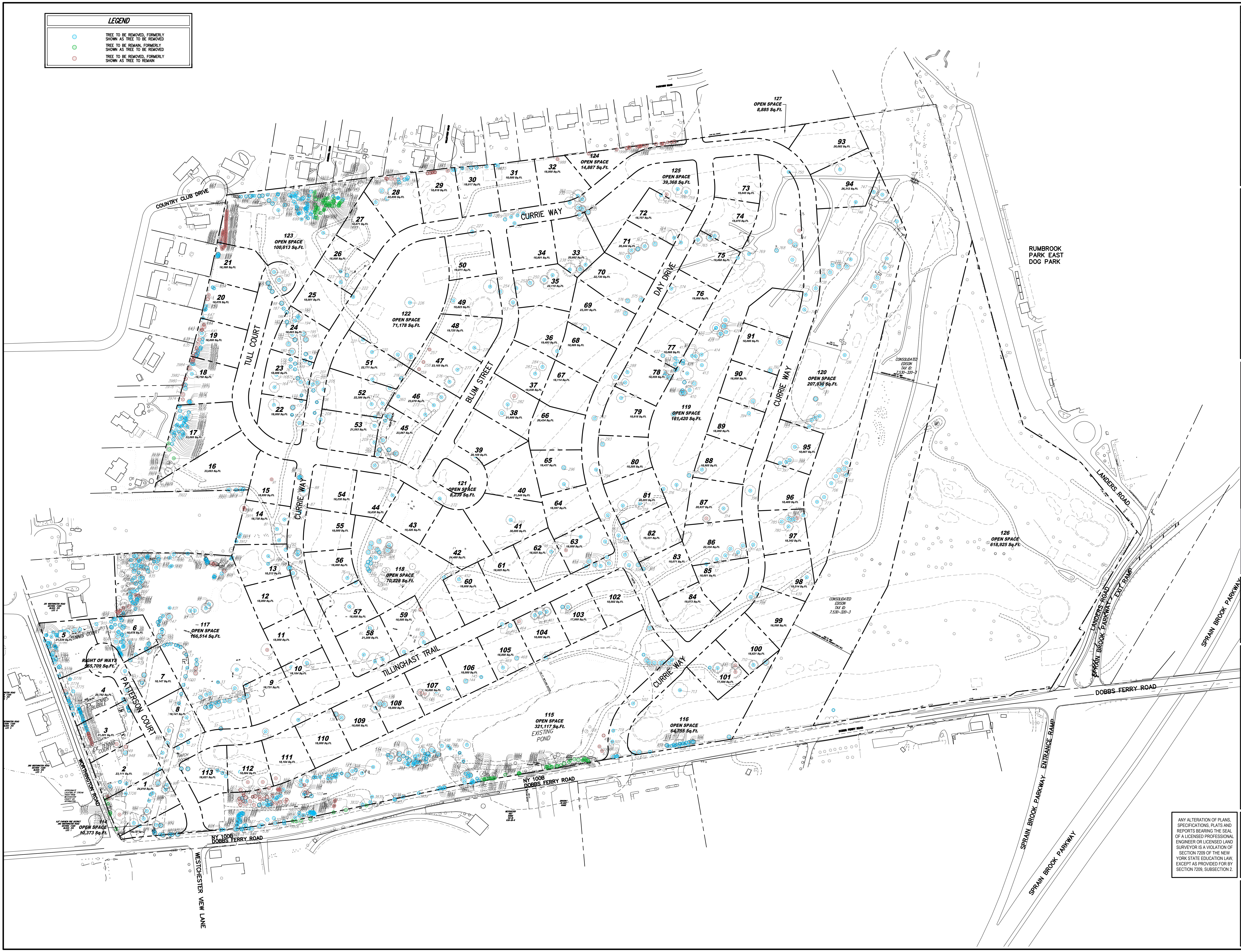
LEGEND
● TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO BE REMOVED
● TREE TO BE REMAIN, FORMERLY SHOWN AS TREE TO BE REMOVED
● TREE TO BE REMOVED, FORMERLY SHOWN AS TREE TO REMAIN
COUNTRY CLUB DRIVE
CURRIE WAY
TULL COURT
BLUM STREET
DAY DRIVE
TILLINGHAST TRAIL
PATTERSON COURT
NORTHINGTON ROAD
WESTCHESTER VIEW LANE
NY 100B DOBBS FERRY ROAD
DOBBS FERRY ROAD
LANDERS ROAD
SPRAIN BROOK PARKWAY
SPRAIN BROOK PARKWAY ENTRANCE RAMP
SPRAIN BROOK PARKWAY EXIT RAMP
SPRAIN BROOK PARKWAY
RUMBROOK PARK EAST DOG PARK
CONSOLIDATED EDISON TAX ID: 7.530-320-3
127 OPEN SPACE 8,885 Sq.Ft.
124 OPEN SPACE 14,887 Sq.Ft.
125 OPEN SPACE 39,368 Sq.Ft.
123 OPEN SPACE 100,613 Sq.Ft.
122 OPEN SPACE 71,178 Sq.Ft.
121 OPEN SPACE 8,239 Sq.Ft.
119 OPEN SPACE 161,420 Sq.Ft.
120 OPEN SPACE 207,930 Sq.Ft.
126 OPEN SPACE 618,925 Sq.Ft.
118 OPEN SPACE 70,228 Sq.Ft.
117 OPEN SPACE 166,514 Sq.Ft.
RIGHT OF WAYS 265,709 Sq.Ft.
115 OPEN SPACE 321,117 Sq.Ft.
EXISTING POND
116 OPEN SPACE 64,755 Sq.Ft.
114 OPEN SPACE 10,373 Sq.Ft.
TENNIS COURT
TENNIS BUBBLE

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
10.	REVISED PER TOWN COMMENTS	12/04/2025	NB
	Previous Editions Obsolete		

OWNER:

RIDGEWOOD ELMWOOD OWNER, LLC.
25A HANOVER ROAD, SUITE 310
FLORHAM PARK, NJ 07932

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JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

OVERALL TREE PLAN

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn: EGK		Approved: DV	
Scale: 1" = 100'			
Date: 12/11/2019			
Project No: 17099			
17099-DEMO	C-040 (OA)	TREE.scr	
Drawing No: C-040			

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NOT FOR CONSTRUCTION

Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Condition Rating	Dead Tree (Y/N)	REMOVE (Y/N)
1.00	8	larch, American	Dead	YES	Y
2.00	14	maple, Norway	Good	NO	Y
3.00	14	maple, Norway	Good	NO	Y
4.00	15	maple, Norway	Good	NO	Y
10.00	7	pear, Callery	Fair	NO	Y
11.00	32	oak, pin	Fair	NO	Y
12.00	7	pear, Callery	Fair	NO	Y
13.00	8	pear, Callery	Good	NO	Y
14.00	11	pear, Callery	Good	NO	Y
17.00	11	spruce, blue	Fair	NO	Y
18.00	11	spruce, blue	Good	NO	Y
19.00	11	spruce, blue	Good	NO	Y
20.00	11	spruce, blue	Good	NO	Y
21.00	11	spruce, blue	Good	NO	Y
22.00	11	spruce, blue	Fair	NO	Y
23.00	13	maple, Norway	Good	NO	Y
25.00	29	oak, pin	Fair	NO	Y
26.00	28	oak, pin	Fair	NO	Y
27.00	8	cherry, Higan	Fair	NO	Y
28.00	36	oak, pin	Fair	NO	Y
29.00	16,10,7,6	hemlock, eastern	Poor	NO	Y
30.00	15,12,12	hemlock, eastern	Fair	NO	Y
32.00	37	linden, American	Good	NO	Y
33.00	7	dogwood, flowering	Poor	NO	Y
34.00	25	maple, Norway	Good	NO	Y
35.00	22,22	maple, Norway	Poor	NO	Y
36.00	26	oak, pin	Good	NO	Y
38.00	22	spruce, Norway	Good	NO	Y
39.00	14	birch, sweet	Fair	NO	Y
40.00	17	maple, Norway	Fair	NO	Y
41.00	17,15	maple, Norway	Poor	NO	Y
42.00	10,7	maple, Norway	Fair	NO	Y
43.00	9	maple, Norway	Fair	NO	Y
44.00	24	pine, eastern white	Good	NO	Y
45.00	8	maple, Norway	Fair	NO	Y
46.00	15,16	maple, Norway	Fair	NO	Y
47.00	11	pine, eastern white	Fair	NO	Y
48.00	23	pine, eastern white	Good	NO	Y
49.00	14	pine, eastern white	Fair	NO	Y
51.00	13, 15	falsecypress, Japanese	Fair	NO	Y
52.00	21	beech, European	Good	NO	Y
53.00	48	oak, pin	Good	NO	Y
55.00	39	maple, Norway	Fair	NO	Y
56.00	27	maple, sugar	Fair	NO	Y
58.00	36	maple, sugar	Fair	NO	Y
60.00	36	maple, sugar	Good	NO	Y
61.00	52	maple, sugar	Good	NO	Y
62.00	46	maple, sugar	Fair	NO	Y
63.00	26	oak, pin	Fair	NO	Y
64.00	22,34	walnut, black	Fair	NO	Y
66.00	14,17	maple, Norway	Poor	NO	Y
69.00	34	pine, eastern white	Good	NO	Y
71.00	20,20	maple, Norway	Fair	NO	Y
76.00	33	maple, red	Fair	NO	Y
77.00	30	beech, European	Good	NO	Y
78.00	28	pine, eastern white	Fair	NO	Y
79.00	20,13	elm, American	Dead	YES	Y
80.00	17	elm, American	Dead	YES	Y
81.00	37	oak, pin	Good	NO	Y
82.00	43	oak, pin	Good	NO	Y
83.00	25	pine, eastern white	Good	NO	Y
84.00	32	pine, eastern white	Good	NO	Y
86.00	36	oak, pin	Fair	NO	Y
87.00	51	pine, eastern white	Fair	NO	Y
88.00	41	pine, eastern white	Fair	NO	Y
89.00	17	cherry, black	Fair	NO	Y
90.00	19	cherry, black	Fair	NO	Y
91.00	5	pear, Callery	Good	NO	Y
94.00	28	maple, silver	Good	NO	Y
96.00	16	cherry, black	Fair	NO	Y
97.00	25,22	maple, Norway	Poor	NO	Y
98.00	34	pine, eastern white	Fair	NO	Y
99.00	30	pine, eastern white	Fair	NO	Y
101.00	22	walnut, black	Good	NO	Y
103.00	14	maple, sugar	Fair	NO	Y
104.00	11,13	maple, Norway	Fair	NO	Y
105.00	21	maple, Norway	Critical	NO	Y
106.00	12,12	maple, Norway	Fair	NO	Y
107.00	7	maple, Norway	Poor	NO	Y
108.00	19	maple, Norway	Critical	NO	Y
109.00	47	maple, Norway	Fair	NO	Y
110.00	36	walnut, black	Good	NO	Y
111.00	8	pine, eastern white	Poor	NO	Y
112.00	8	pine, eastern white	Poor	NO	Y
113.00	6	pine, eastern white	Poor	NO	Y
114.00	7	pine, eastern white	Poor	NO	Y
115.00	7	pine, eastern white	Critical	NO	Y
116.00	6	pine, eastern white	Poor	NO	Y
117.00	9	pine, eastern white	Poor	NO	Y
118.00	9	pine, eastern white	Poor	NO	Y
119.00	5	pine, eastern white	Critical	NO	Y
120.00	5	pine, eastern white	Poor	NO	Y
121.00	8	pine, eastern white	Poor	NO	Y
122.00	21	pine, eastern white	Fair	NO	Y
123.00	30	pine, eastern white	Fair	NO	Y
124.00	12,9	falsecypress, Japanese	Poor	NO	Y
128.00	48	walnut, black	Critical	NO	Y
130.00	24	walnut, black	Fair	NO	Y
132.00	13	spruce, white	Fair	NO	Y
133.00	28	spruce, Norway	Fair	NO	Y
134.00	29	spruce, Norway	Good	NO	Y
135.00	19	arborvitae, eastern	Good	NO	Y
136.00	24	arborvitae, eastern	Fair	NO	Y
137.00	36	pine, eastern white	Good	NO	Y
138.00	24	arborvitae, eastern	Good	NO	Y
139.00	23	arborvitae, eastern	Good	NO	Y
140.00	24	arborvitae, eastern	Fair	NO	Y
141.00	32	arborvitae, eastern	Good	NO	Y
142.00	20	honeylocust	Fair	NO	Y
143.00	13,6	plum, cherry	Poor	NO	Y
144.00	16	linden, littleleaf	Fair	NO	Y
145.00	8	pear, Callery	Fair	NO	Y
147.00	24	arborvitae, eastern	Good	NO	Y
148.00	14	pine, eastern white	Fair	NO	Y
149.00	11	pine, eastern white	Fair	NO	Y
150.00	14	pine, eastern white	Fair	NO	Y
151.00	8,3,3	arborvitae, eastern	Good	NO	Y
152.00	10	spruce, blue	Good	NO	Y
153.00	23	maple, Norway	Critical	NO	Y
155.00	22	pine, eastern white	Excellent	NO	Y
157.00	25	pine, eastern white	Good	NO	Y
158.00	14	mulberry, white	Poor	NO	Y
159.00	11,13	maple, Norway	Fair	NO	Y
160.00	17	maple, Norway	Good	NO	Y
161.00	13	mulberry, white	Fair	NO	Y
162.00	10	pine, red	Fair	NO	Y
163.00	36	oak, pin	Fair	NO	Y
164.00	33	oak, pin	Fair	NO	Y
165.00	31	oak, northern red	Good	NO	Y
166.00	17	oak, northern red	Fair	NO	Y
167.00	16	pine, eastern white	Fair	NO	Y
168.00	15	pine, eastern white	Fair	NO	Y
169.00	17	pine, eastern white	Good	NO	Y
171.00	18	pine, eastern white	Fair	NO	Y
172.00	12	pine, red	Dead	YES	Y
173.00	8	pine, red	Dead	YES	Y
174.00	28	oak, pin	Fair	NO	Y
175.00	15	pine, eastern white	Good	NO	Y
176.00	12	pine, red	Fair	NO	Y
177.00	12	pine, red	Fair	NO	Y
178.00	13	pine, red	Fair	NO	Y
179.00	13	pine, red	Fair	NO	Y
180.00	24	pine, eastern white	Fair	NO	Y
182.00	16	pine, eastern white	Fair	NO	Y
183.00	25	oak, pin	Poor	NO	Y
184.00	18	pine, eastern white	Fair	NO	Y
185.00	14	pine, eastern white	Fair	NO	Y
186.00	14	pine, eastern white	Fair	NO	Y
187.00	12	pine, eastern white	Fair	NO	Y
188.00	17	pine, eastern white	Fair	NO	Y
189.00	26	pine, eastern white	Fair	NO	Y
190.00	27	pine, eastern white	Fair	NO	Y
191.00	18	pine, eastern white	Fair	NO	Y
192.00	34	sassafras	Fair	NO	Y
193.00	20	sassafras	Fair	NO	Y
194.00	27	oak, white	Fair	NO	Y
195.00	20	pine, eastern white	Good	NO	Y
196.00	20	pine, eastern white	Good	NO	Y
197.00	14	pine, red	Fair	NO	Y
198.00	11	pine, red	Fair	NO	Y
199.00	14	pine, red	Fair	NO	Y
200.00	13	pine, red	Fair	NO	Y
201.00	33	oak, pin	Fair	NO	Y
202.00	29	sassafras	Fair	NO	Y
203.00	19	cherry, black	Fair	NO	Y
204.00	13	pine, eastern white	Good	NO	Y
205.00	45	oak, pin	Fair	NO	Y
206.00	10	pine, red	Fair	NO	Y
207.00	10	pine, red	Fair	NO	Y
208.00	29	maple, Norway	Fair	NO	Y
209.00	31	maple, Norway	Fair	NO	Y
210.00	30	maple, Norway	Fair	NO	Y
211.00	32	oak, pin	Fair	NO	Y
212.00	32	maple, Norway	Fair	NO	Y
213.00	34	honeylocust, thornless	Fair	NO	Y
214.00	23	honeylocust, thornless	Fair	NO	Y
215.00	32	maple, Norway	Fair	NO	Y
216.00	14	cherry, black	Fair	NO	Y
217.00	25	cherry, black	Poor	NO	Y
218.00	42	cherry, black	Poor	NO	Y
219.00	25	beech, American	Fair	NO	Y
220.00	40	maple, Norway	Fair	NO	Y
221.00	28	oak, pin	Fair	NO	Y
222.00	53	oak, northern red	Fair	NO	Y
223.00	38	maple, Norway	Critical	NO	Y
224.00	6,6	falsecypress, Japanese	Fair	NO	Y
225.00	38,34,33	oak, northern red	Fair	NO	Y
226.00	33	oak, white	Fair	NO	Y
227.00	29	hickory, pignut	Good	NO	Y
228.00	6	dogwood, flowering	Fair	NO	Y
229.00	12	pear, Callery	Fair	NO	Y
230.00	5	dogwood, flowering	Poor	NO	Y
232.00	36	cherry, black	Poor	NO	Y
233.00	19,17	arborvitae, eastern	Fair	NO	Y
234.00	24	arborvitae, eastern	Fair	NO	Y
235.00	30	arborvitae, eastern	Fair	NO	Y
236.00	43	arborvitae, eastern	Fair	NO	Y
237.00	26	arborvitae, eastern	Fair	NO	Y
238.00	47	arborvitae, eastern	Fair	NO	Y
239.00	42	arborvitae, eastern	Fair	NO	Y
240.00	31	arborvitae, eastern	Fair	NO	Y
250.00	26	arborvitae, eastern	Fair	NO	Y
251.00	26	pine, eastern white	Fair	NO	Y
252.00	34	oak, black	Fair	NO	Y
253.00	29	pine, eastern white	Fair	NO	Y
254.00	19	linden, littleleaf	Good	NO	Y
255.00	42	oak, pin	Fair	NO	Y
256.00	20	maple, Norway	Fair	NO	Y
257.00	6, 6, 6, 5, 5	crabapple, flowering	Poor	NO	Y
258.00	7, 7, 5	crabapple, flowering	Poor	NO	Y
259.00	7, 5, 6, 5, 5, 5, 4	crabapple, flowering	Fair	NO	Y
260.00	6, 6, 6, 6, 5, 5, 5	crabapple, flowering	Poor	NO	Y
261.00	23	falsecypress, Japanese	Fair	NO	Y
262.00	4	mulberry, red	Poor	NO	Y
263.00	6	mulberry, red	Poor	NO	Y
264.00	25	arborvitae, eastern	Fair	NO	Y
265.00	9,17,10	falsecypress, Japanese	Fair	NO	Y
266.00	26	arborvitae, eastern	Good	NO	Y
267.00	27	redcedar, eastern	Good	NO	Y
268.00	16	pine, eastern white	Good	NO	Y
269.00	20	pine, eastern white	Good	NO	Y
271.00	42	walnut, black	Fair	NO	Y
272.00	44	oak, pin	Good	NO	Y
273.00	40	oak, pin	Fair	NO	Y
274.00	42	oak, pin	Fair	NO	Y
275.00	32	pine, eastern white	Good	NO	Y
276.00	38	pine, eastern white	Fair	NO	Y
277.00	32	maple, Norway	Fair	NO	Y
278.00	36	maple, Norway	Fair	NO	Y
279.00	31	maple, Norway	Fair	NO	Y
280.00	22	maple, Norway	Poor	NO	Y
281.00	30	maple, Norway	Fair	NO	Y
282.00	25	maple, Norway	Fair	NO	Y
283.00	34	maple, Norway	Poor	NO	Y
284.00	25	maple, Norway	Fair	NO	Y
285.00	34	maple, Norway	Fair	NO	Y
286.00	30	maple, Norway	Poor	NO	Y
287.00	16	elm, Chinese	Fair	NO	Y
288.00	31	oak, black	Fair	NO	Y
289.00	25	maple, Norway	Fair	NO	Y
290.00	25	maple, Norway	Fair	NO	Y
291.00	30	oak, black	Good	NO	Y
292.00	18	maple, Norway	Good	NO	Y
293.00	10, 16, 15	crabapple, flowering	Poor	NO	Y
294.00	44	oak, pin	Fair	NO	Y
295.00	33	beech, American	Fair	NO	Y
296.00	15	maple, Norway	Fair	NO	Y
297.00	30	maple, Norway	Good	NO	Y
298.00	29	maple, Norway	Fair	NO	Y
299.00	45	oak, northern red	Good	NO	Y
300.00	64	oak, northern red	Fair	NO	Y
301.00	25	oak, northern red	Good	NO	Y
302.00	28	oak, pin	Fair	NO	Y
303.00	35	oak, pin	Fair	NO	Y
304.00	21	maple, Norway	Good	NO	Y
305.00	32	elm, Siberian	Fair	NO	Y
306.00	7,10	ZZ Add 02	Fair	NO	Y
307.00	22	honeylocust, thornless	Fair	NO	Y
308.00	28	honeylocust	Fair	NO	Y
309.00	16, 11, 10	birch, paper	Fair	NO	Y
310.00	15	birch, paper	Poor	NO	Y
311.00	12, 14	birch, paper	Fair	NO	Y
312.00	12, 12	birch, paper	Fair	NO	Y
313.00	27	pine, eastern white	Good	NO	Y
314.00	35	arborvitae, eastern	Fair	NO	Y
315.00	34	maple, Norway	Critical	NO	Y
316.00	26	honeylocust	Fair	NO	Y
317.00	30	maple, Norway	Fair	NO	Y
318.00	33	maple, Norway	Fair	NO	Y
320.00	17	maple, sugar	Poor	NO	Y
323.00	25	pine, eastern white	Fair	NO	Y
324.00	23	pine, eastern white	Fair	NO	Y
325.00	34	pine, eastern white	Fair	NO	Y
326.00	14	maple, Norway	Good	NO	Y
327.00	16	cherry, black	Poor	NO	Y
328.00	17, 10	cherry, black	Fair	NO	Y
329.00	17	maple, Norway	Good	NO	Y
330.00	18	maple, Norway	Fair	NO	Y
331.00	16	maple, Norway	Good	NO	Y
332.00	32	oak, pin	Fair	NO	Y
333.00	12	maple, Norway	Good	NO	Y
334.00	12	maple, Norway	Fair	NO	Y
335.00	13	maple, Norway	Fair	NO	Y
336.00	15	maple, Norway	Good	NO	Y
337.00	14	maple, Norway	Good	NO	Y
338.00	14	maple, Norway	Fair	NO	Y
339.00	16	birch, sweet	Poor	NO	N
340.00	15	maple, Norway	Fair	NO	N
341.00	26	oak, northern red	Fair	NO	N
342.00	13	maple, Norway	Fair	NO	N
343.00	17	maple, Norway	Good	NO	N
344.00	16	maple, Norway	Good	NO	N
345.00	15	maple, Norway	Good	NO	N
346.00	17	sassafras	Good	NO	N
347.00	17	walnut, black	Fair	NO	N
348.00	21	oak, northern red	Fair	NO	N
360.00	22	maple, Norway	Fair	NO	Y
361.00	19,25	arborvitae, eastern	Poor	NO	Y
362.00	15,17	arborvitae, eastern	Critical	NO	Y
363.00	28	arborvitae, eastern	Good	NO	Y
364.00	17	maple, Norway	Good	NO	Y
374.00	313	maple, Norway	Fair	NO	Y
375.00	18	elm, Chinese	Fair	NO	Y
376.00	16	elm, Chinese	Fair	NO	Y
392.00	17	linden, littleleaf	Fair	NO	Y
393.00	18	linden, littleleaf	Fair	NO	Y
394.00	11	linden, littleleaf	Poor	NO	Y
395.00	31	pine, eastern white	Good	NO	Y
396.00	34	maple, Norway	Poor	NO	Y
397.00	39	maple, Norway	Fair	NO	Y
398.00	25	cherry, black	Fair	NO	Y
399.00	24	cherry, black	Fair	NO	Y
401.00	25	cherry, black	Poor	NO	Y
402.00	21	falsecypress, Japanese	Fair	NO	Y
403.00	22	arborvitae, eastern	Good	NO	Y
404.00	23	arborvitae, eastern	Fair	NO	Y
405.00	22	falsecypress, Japanese	Fair	NO	Y
406.00	20	arborvitae, eastern	Fair	NO	Y
407.00	13	arborvitae, eastern	Fair	NO	Y
408.00	21	arborvitae, eastern	Good	NO	Y
409.00	14, 10	arborvitae, eastern	Fair	NO	Y
410.00	28	oak, black	Fair	NO	Y
411.00	18	cherry, black	Fair	NO	Y
412.00	42	tuliptree	Fair	NO	Y
413.00	36	oak, black	Fair	NO	Y
414.00	43	oak, black	Fair	NO	Y
415.00	24	oak, black	Fair	NO	Y
416.00	47	oak, black	Fair	NO	Y
417.00	68	oak, black	Fair	NO	Y
419.00	18	maple, Norway	Good	NO	Y
420.00	11	sassafras	Fair	NO	Y
421.00	10	oak, pin	Fair	NO	Y
422.00	14	cherry, black	Fair	NO	Y
423.00	10	sassafras	Good	NO	Y
424.00	10	oak, northern red	Fair	NO	Y
425.00	12	maple, Norway	Fair	NO	Y
426.00	13	maple, Norway	Fair	NO	Y
427.00	24	sassafras	Good	NO	Y
428.00	20	sassafras	Good	NO	Y
429.00	25	sassafras	Good	NO	Y
430.00	22	sassafras	Fair	NO	Y
432.00	20	hickory, pignut	Fair	NO	Y
433.00	25	honeylocust	Fair	NO	Y
434.00	21	honeylocust, thornless	Fair	NO	Y
435.00	24	honeylocust	Fair	NO	Y
436.00	30	honeylocust	Fair	NO	Y
437.00	36	oak, northern red	Good	NO	Y
438.00	34	maple, Norway	Poor	NO	Y
439.00	29	maple, Norway	Poor	NO	Y
440.00	41	pine, eastern white	Fair	NO	Y
441.00	29,26	pine, eastern white	Fair	NO	Y
442.00	36	pine, eastern white	Fair	NO	Y
443.00	27	maple, Norway	Fair	NO	Y
444.00	21	birch, European white	Dead	YES	Y
445.00	20	birch, European white	Fair	NO	Y
446.00	20	birch, European white	Fair	NO	Y
447.00	19	birch, European white	Fair	NO	Y
448.00	20	birch, European white	Fair	NO	Y
449.00	18	birch, European white	Fair	NO	Y
450.00	20	cherry, Japanese flowering	Poor	NO	Y
451.00	24	honeylocust	Fair	NO	Y
452.00	23	goldenraintree	Fair	NO	Y
453.00	18	walnut, black	Fair	NO	Y
454.00	23	oak, northern red	Good	NO	Y
455.00	33	oak, pin	Fair	NO	Y
456.00	17	maple, Norway	Poor	NO	Y
457.00	18	maple, Norway	Fair	NO	Y
458.00	22	maple, Norway	Poor	NO	Y
459.00	26	arborvitae, eastern	Fair	NO	Y
460.00	8,13	arborvitae, eastern	Poor	NO	Y
461.00	31	arborvitae, eastern	Good	NO	Y
462.00	38	arborvitae, eastern	Good	NO	Y
463.00	31	redcedar, eastern	Fair	NO	Y
464.00	21	linden, littleleaf	Fair	NO	Y
465.00	11,14	birch, paper	Dead	YES	Y
466.00	29	oak, pin	Fair	NO	Y
467.00	22	ash, green	Poor	NO	Y
468.00	15	maple, Norway	Good	NO	Y
469.00	34	maple, Norway	Fair	NO	Y
470.00	34	maple, Norway	Fair	NO	Y
471.00	30	beech, American	Fair	NO	Y
472.00	20	spruce, white	Fair	NO	Y
473.00	17	spruce, white	Poor	NO	Y
475.00	14	spruce, white	Dead	YES	Y
476.00	12	spruce, white	Poor	NO	Y
477.00	18	spruce, Norway	Fair	NO	Y
478.00	19	locust, black	Good	NO	Y
479.00	23	locust, black	Good	NO	Y
480.00	9	locust, black	Fair	NO	Y
481.00	23	locust, black	Fair	NO	Y
482.00	16	locust, black	Fair	NO	Y
483.00	17	locust, black	Fair	NO	Y
484.00	20	locust, black	Poor	NO	Y
485.00	5, 5	arborvitae, eastern	Critical	NO	Y
486.00	12	spruce, white	Poor	NO	Y
487.00	19	beech, American	Fair	NO	Y
488.00	24	beech, American	Fair	NO	Y
489.00	8	spruce, white	Dead	YES	Y
490.00	14	spruce, white	Poor	NO	Y
491.00	14	spruce, white	Fair	NO	Y
492.00	7, 5	locust, black	Fair	NO	Y
493.00	6	pine, eastern white	Fair	NO	Y
494.00	15	spruce, white	Poor	NO	Y
495.00	24	pine, eastern white	Fair	NO	Y
496.00	6	pine, eastern white	Poor	NO	Y
497.00	20	pine, eastern white	Fair	NO	Y
498.00	28	maple, sugar	Fair	NO	Y
499.00	9	pear, Callery	Poor	NO	Y
500.00	5	plum, cherry	Poor	NO	Y
501.00	6	plum, cherry	Dead	YES	Y
502.00	21, 21, 28	maple, red	Poor	NO	Y
504.00	14	maple, Norway	Fair	NO	Y
505.00	17	pine, eastern white	Fair	NO	Y
506.00	19	pine, eastern white	Fair	NO	Y
507.00	9	pine, eastern white	Fair	NO	Y
508.00	8	maple, red	Fair	NO	Y
509.00	11	pine, eastern white	Fair	NO	Y
510.00	7	pine, eastern white	Fair	NO	Y
511.00	11, 8	pine, eastern white	Fair	NO	Y
512.00	5	pine, eastern white	Dead	YES	Y
513.00	9	pine, eastern white	Dead	YES	Y
514.00	7, 2	maple, red	Poor	NO	Y
515.00	7	pine, eastern white	Fair	NO	Y
516.00	8	pine, eastern white	Dead	YES	Y
517.00	11, 5, 2	pine, eastern white	Fair	NO	Y
518.00	11	pine, eastern white	Fair	NO	Y
519.00	5	pine, eastern white	Fair	NO	Y
520.00	15	pine, eastern white	Fair	NO	Y
521.00	10	tree of heaven	Fair	NO	Y
522.00	16	maple, Norway	Fair	NO	Y
523.00	18	walnut, black	Fair	NO	Y
524.00	22	ash, white	Dead	YES	Y
525.00	6	ash, white	Dead	YES	Y
526.00	20	ash, white	Dead	YES	Y
527.00	18	walnut, black	Poor	NO	Y
529.00	12	maple, Norway	Critical	NO	Y
530.00	8	maple, Norway	Poor	NO	Y
531.00	19	walnut, black	Fair	NO	Y
532.00	11	tree of heaven	Poor	NO	Y
535.00	11	locust, black	Poor	NO	Y
536.00	27	walnut, black	Good	NO	Y
537.00	16	ZZ Unknown dead tree	Dead	YES	Y
538.00	17	walnut, black	Good	NO	Y
539.00	9	locust, black	Critical	NO	Y
540.00	12	maple, Norway	Fair	NO	Y
541.00	11	walnut, black	Fair	NO	Y
542.00	11,5,4	elm, American	Poor	NO	Y
543.00	22	locust, black	Fair	NO	Y
544.00	22	locust, black	Fair	NO	Y
545.00	12	maple, Norway	Good	NO	Y
546.00	18	maple, Norway	Poor	NO	Y
547.00	13	walnut, black	Fair	NO	Y
548.00	6	redcedar, eastern	Dead	YES	Y
549.00	6	maple, Norway	Fair	NO	Y
550.00	22	locust, black	Fair	NO	Y
551.00	6	maple, Norway	Fair	NO	Y
552.00	8	mulberry, white	Poor	NO	Y
553.00	17	locust, black	Fair	NO	Y
554.00	11	walnut, black	Fair	NO	Y
555.00	8	maple, Norway	Good	NO	Y
556.00	9	maple, Norway	Fair	NO	Y
557.00	9	maple, Norway	Critical	NO	Y
558.00	12	elm, American	Good	NO	Y
559.00	12	elm, American	Fair	NO	Y
561.00	15	spruce, white	Fair	NO	Y
562.00	23	walnut, black	Fair	NO	Y
565.00	17	walnut, black	Fair	NO	Y
566.00	12	walnut, black	Fair	NO	Y
567.00	21	walnut, black	Fair	NO	Y
568.00	12	walnut, black	Fair	NO	Y
569.00	14	ZZ Unknown dead tree	Dead	YES	Y
570.00	16	spruce, white	Poor	NO	Y
571.00	10,7	hemlock, eastern	Critical	NO	Y
572.00	12	maple, Norway	Poor	NO	Y
573.00	36	linden, American	Good	NO	Y
574.00	8, 9	hemlock, eastern	Critical	NO	Y
575.00	14	hemlock, eastern	Poor	NO	Y
576.00	31	maple, Norway	Fair	NO	Y
577.00	16	ZZ Add 02	Poor	NO	Y
578.00	7	maple, Norway	Critical	NO	Y

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	06/09/2023	CS
4.	REVISED PER TOWN COMMENTS	07/21/2023	CS
5.	REVISED PER TOWN COMMENTS	08/07/2023	CS
6.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
7.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
8.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
9.	REVISED PER TOWN COMMENTS	12/04/2025	NB
	Previous Editions Obsolete		

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TREE REMOVAL CHART

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn: EGK Approved: DV
Scale: 1" = 40'
Date: 11/11/2022
Project No: 17099
17099-DEMO C-041 (CHART) .scr
Drawing No:
C-041

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Tree #	DBH (Diameter at 4.5 feet above grade)	Common Name	Condition Rating	Dead Tree (Y/N)	REMOVE (Y/N)
579.00	11	hemlock, eastern	Poor	NO	Y
580.00	27	pine, eastern white	Poor	NO	Y
581.00	13	hemlock, eastern	Poor	NO	Y
582.00	10, 5	hemlock, eastern	Poor	NO	Y
583.00	13	spruce, white	Poor	NO	Y
584.00	8	maple, Norway	Poor	NO	Y
585.00	10	maple, Norway	Poor	NO	Y
586.00	20	pine, eastern white	Poor	NO	Y
587.00	8	maple, Norway	Poor	NO	Y
589.00	10	maple, Norway	Fair	NO	Y
590.00	6	maple, Norway	Poor	NO	Y
591.00	11	maple, Norway	Fair	NO	Y
592.00	6	maple, Norway	Poor	NO	Y
593.00	15	maple, Norway	Fair	NO	Y
594.00	25	maple, Norway	Fair	NO	Y
595.00	31	maple, Norway	Fair	NO	Y
596.00	24	locust, black	Fair	NO	Y
597.00	8	maple, Norway	Poor	NO	Y
599.00	11	pear, Callery	Poor	NO	Y
601.00	11	pear, Callery	Poor	NO	Y
602.00	4, 4, 8, 6	dogwood, Kousa	Poor	NO	Y
603.00	7, 8, 7	dogwood, Kousa	Poor	NO	Y
604.00	11	mulberry, white	Fair	NO	Y
605.00	12	maple, silver	Fair	NO	Y
607.00	25	maple, Norway	Poor	NO	Y
608.00	7	maple, Norway	Fair	NO	Y
609.00	8	maple, Norway	Fair	NO	Y
610.00	7	maple, Norway	Fair	NO	Y
612.00	6	maple, red	Poor	NO	N
613.00	18,13	maple, red	Fair	NO	N
614.00	13,9	maple, red	Fair	NO	N
615.00	9	oak, swamp white	Fair	NO	N
616.00	15	pine, eastern white	Fair	NO	N
617.00	7,8	maple, Norway	Poor	NO	N
618.00	5	maple, Norway	Fair	NO	N
619.00	11	ash, white	Fair	NO	N
620.00	14,6	maple, red	Fair	NO	N
621.00	4	sycamore, American	Fair	NO	N
622.00	6	tree of heaven	Fair	NO	N
623.00	5	maple, Norway	Fair	NO	N
624.00	5	maple, Norway	Fair	NO	N
625.00	11,11,8,4	maple, red	Fair	NO	N
626.00	11,8	maple, red	Fair	NO	N
627.00	11	maple, red	Poor	NO	N
628.00	13	elm, American	Fair	NO	N
629.00	18,6	maple, red	Poor	NO	N
630.00	23	walnut, black	Good	NO	N
631.00	5,5,2	walnut, black	Fair	NO	Y
632.00	8	pine, eastern white	Critical	NO	Y
633.00	9	pine, eastern white	Dead	YES	Y
634.00	11	sassafras	Fair	NO	Y
635.00	7	sassafras	Fair	NO	Y
636.00	13	sassafras	Fair	NO	Y
637.00	20	oak, pin	Fair	NO	Y
638.00	7	cherry, black	Fair	NO	Y
639.00	9	sassafras	Poor	NO	Y
640.00	8	maple, Norway	Fair	NO	Y
641.00	24	pine, eastern white	Fair	NO	Y
642.00	8	sassafras	Fair	NO	Y
643.00	8	sassafras	Poor	NO	Y
644.00	15	locust, black	Fair	NO	Y
645.00	8	locust, black	Poor	NO	Y
646.00	8	sassafras	Poor	NO	Y
647.00	4	sassafras	Dead	YES	Y
648.00	5	maple, Norway	Fair	NO	Y
649.00	4	maple, Norway	Good	NO	Y
650.00	7	maple, Norway	Fair	NO	Y
651.00	6,4	maple, Norway	Fair	NO	Y
652.00	12	oak, northern red	Fair	NO	Y
653.00	4	sassafras	Fair	NO	Y
654.00	8	maple, Norway	Fair	NO	Y
655.00	8	maple, Norway	Fair	NO	Y
656.00	18	maple, Norway	Fair	NO	Y
657.00	16	maple, Norway	Fair	NO	Y
658.00	4	maple, Norway	Critical	NO	Y
659.00	18	maple, Norway	Fair	NO	Y
660.00	14	maple, Norway	Critical	NO	Y
661.00	11	maple, Norway	Fair	NO	N
662.00	7	pine, eastern white	Poor	NO	N
663.00	8	pine, eastern white	Fair	NO	N
664.00	17	locust, black	Fair	NO	N
665.00	9	pine, eastern white	Fair	NO	N
666.00	8	pine, eastern white	Fair	NO	N
667.00	12	pine, eastern white	Fair	NO	Y
668.00	11	pine, eastern white	Fair	NO	Y
669.00	19	pine, eastern white	Fair	NO	Y
670.00	6	ZZ Unknown dead tree	Dead	YES	Y
671.00	6	ZZ Unknown dead tree	Dead	YES	Y
672.00	15	pine, eastern white	Fair	NO	Y
673.00	13	pine, eastern white	Fair	NO	Y
674.00	6	cherry, black	Critical	NO	Y
675.00	18	pine, eastern white	Fair	NO	Y
676.00	18	maple, Norway	Poor	NO	Y
677.00	14	pine, eastern white	Fair	NO	Y
678.00	36	sycamore, American	Good	NO	Y
679.00	14,12	maple, red	Fair	NO	Y
680.00	6	maple, Norway	Fair	NO	Y
681.00	12	cherry, black	Fair	NO	Y
682.00	14	cherry, black	Fair	NO	Y
683.00	5	locust, black	Dead	YES	Y
684.00	4	maple, Norway	Fair	NO	Y
685.00	5	maple, Freeman	Fair	NO	Y
686.00	5	maple, Norway	Fair	NO	Y
687.00	44	locust, black	Fair	NO	Y
688.00	9	cherry, black	Fair	NO	Y
689.00	6	maple, Norway	Poor	NO	Y
690.00	11	cherry, black	Fair	NO	Y
691.00	10	maple, Norway	Good	NO	Y
692.00	4	maple, Norway	Good	NO	Y
693.00	6	cherry, black	Fair	NO	Y
694.00	14	maple, Norway	Good	NO	Y
695.00	6	locust, black	Fair	NO	Y
696.00	6	locust, black	Dead	YES	Y
697.00	7	locust, black	Fair	NO	Y
698.00	39	locust, black	Poor	NO	Y
699.00	5	tree of heaven	Poor	NO	Y
700.00	4	tree of heaven	Poor	NO	Y
701.00	30	cherry, Japanese flowering	Poor	NO	Y
702.00	21	cherry, Japanese flowering	Fair	NO	Y
703.00	21	cherry, Japanese flowering	Dead	YES	Y
704.00	18,13	cherry, Japanese flowering	Fair	NO	Y
705.00	24	cherry, Japanese flowering	Fair	NO	Y
706.00	31	elm, Siberian	Fair	NO	Y
707.00	28	elm, Siberian	Fair	NO	Y
708.00	27	elm, Siberian	Fair	NO	Y
709.00	23,23	pine, eastern white	Fair	NO	Y
710.00	33	pine, eastern white	Fair	NO	Y
711.00	7	royal paulownia	Fair	NO	Y
712.00	8	royal paulownia	Good	NO	Y
713.00	50	willow, weeping	Dead	YES	Y
714.00	11	pine, eastern white	Critical	NO	N
715.00	11	pine, eastern white	Poor	NO	N
716.00	14	pine, eastern white	Poor	NO	N
717.00	11	maple, Japanese	Fair	NO	N
718.00	8, 6, 5, 7, 7, 5	maple, Japanese	Poor	NO	N
719.00	6	plum, cherry	Poor	NO	Y
720.00	30	arborvitae, eastern	Fair	NO	Y
721.00	18,12	arborvitae, eastern	Fair	NO	Y
722.00	32	ash, green	Fair	NO	Y
723.00	33	locust, black	Poor	NO	Y
724.00	35	sassafras	Fair	NO	Y
725.00	20	sassafras	Good	NO	Y
726.00	32	maple, red	Fair	NO	Y
727.00	28	locust, black	Fair	NO	Y
728.00	22	blackgum	Fair	NO	Y
729.00	32	elm, American	Fair	NO	Y
730.00	40	oak, northern red	Fair	NO	Y
731.00	22	oak, northern red	Fair	NO	Y
732.00	45	beech, European	Fair	NO	Y
733.00	20, 9	horsechestnut	Fair	NO	Y
734.00	17	magnolia, Kobus	Fair	NO	Y
735.00	10	crabapple, flowering	Fair	NO	Y
736.00	20	honeylocust, thornless	Fair	NO	Y
737.00	18, 16, 12, 18	cherry, Japanese flowering	Fair	NO	Y
738.00	22	maple, Norway	Fair	NO	Y
739.00	43	maple, red	Fair	NO	Y
740.00	25	linden, littleleaf	Dead	YES	Y
741.00	24	hickory, pignut	Good	NO	Y
742.00	17, 18	cherry, black	Poor	NO	Y
743.00	17	oak, white	Fair	NO	Y
744.00	31	maple, red	Good	NO	Y
745.00	31, 14	beech, American	Fair	NO	Y
746.00	51	oak, northern red	Fair	NO	Y
747.00	36	pine, eastern white	Dead	YES	Y
748.00	36	pine, eastern white	Critical	NO	Y
749.00	35	willow, weeping	Fair	NO	Y
750.00	48	hickory, pignut	Fair	NO	Y
751.00	17,25	arborvitae, eastern	Fair	NO	Y
752.00	42	arborvitae, eastern	Good	NO	Y
753.00	6	dogwood, flowering	Fair	NO	Y
754.00	10	pear, Callery	Critical	NO	Y
755.00	4	dogwood, flowering	Fair	NO	Y
756.00	6	dogwood, flowering	Fair	NO	Y
757.00	5	maple, Japanese	Fair	NO	Y
758.00	26	maple, Norway	Fair	NO	Y
759.00	31	honeylocust	Fair	NO	Y
760.00	35	elm, Siberian	Poor	NO	Y
761.00	28	elm, Siberian	Fair	NO	Y
762.00	34	elm, Siberian	Fair	NO	Y
763.00	52	oak, black	Good	NO	Y
764.00	50	oak, black	Good	NO	Y
765.00	31	arborvitae, eastern	Good	NO	Y
766.00	26	arborvitae, eastern	Fair	NO	Y
767.00	33	arborvitae, eastern	Fair	NO	Y
768.00	11,8,9,16,9,14	birch, river	Fair	NO	Y
769.00	42	oak, white	Good	NO	Y
770.00	45	oak, white	Good	NO	Y
771.00	26	oak, black	Fair	NO	Y
772.00	38	oak, black	Good	NO	Y
773.00	20	oak, black	Fair	NO	Y
774.00	31	oak, black	Good	NO	Y
775.00	23	linden, littleleaf	Fair	NO	Y
776.00	23	walnut, black	Fair	NO	Y
777.00	25	honeylocust	Fair	NO	Y
778.00	35	locust, black	Poor	NO	Y
779.00	27	honeylocust	Good	NO	Y
780.00	30	locust, black	Poor	NO	Y
781.00	27	locust, black	Poor	NO	Y
782.00	20	locust, black	Poor	NO	Y
783.00	21	locust, black	Poor	NO	Y
784.00	24	locust, black	Fair	NO	Y
785.00	21	locust, black	Poor	NO	Y
786.00	14	plum, cherry	Dead	YES	Y
787.00	25	maple, Norway	Fair	NO	Y
788.00	5	pine, eastern white	Poor	NO	Y
789.00	6	pine, eastern white	Poor	NO	Y
790.00	4	pine, eastern white	Good	NO	Y
791.00	4, 2	locust, black	Fair	NO	Y
792.00	5	locust, black	Fair	NO	Y
793.00	4	locust, black	Fair	NO	Y
794.00	8, 10, 11, 13, 5	maple, Japanese	Fair	NO	Y
795.00	11	crabapple, flowering	Critical	NO	Y
796.00	42	oak, pin	Fair	NO	Y
797.00	7,6	dogwood, flowering	Fair	NO	Y
798.00	30	pine, eastern white	Good	NO	Y
799.00	30	pine, eastern white	Good	NO	Y
800.00	8	cherry, black	Fair	NO	Y
801.00	5	maple, Norway	Fair	NO	Y
802.00	4,2	maple, Norway	Fair	NO	Y
803.00	4,3,3	maple, Norway	Fair	NO	N
804.00	5	maple, Norway	Fair	NO	N
805.00	6,2	maple, Norway	Fair	NO	N
806.00	5,2	maple, Norway	Fair	NO	N
807.00	5,4	maple, Norway	Fair	NO	N
808.00	6	maple, Norway	Fair	NO	N
809.00	14,10,4	maple, Norway	Fair	NO	Y
810.00	10,8	maple, Norway	Fair	NO	Y
811.00	13	maple, silver	Fair	NO	Y
812.00	4	ash, white	Poor	NO	Y
813.00	13,12,9	maple, silver	Fair	NO	Y
814.00	16	pine, eastern white	Good	NO	Y
815.00	20	pine, eastern white	Good	NO	N
816.00	15	pine, eastern white	Good	NO	N
817.00	8	pine, eastern white	Fair	NO	N
818.00	12	pine, eastern white	Fair	NO	N
819.00	19	pine, eastern white	Fair	NO	Y
820.00	9	pine, eastern white	Fair	NO	Y
821.00	20	pine, eastern white	Good	NO	Y
822.00	12	pine, eastern white	Fair	NO	Y
823.00	14	pine, eastern white	Good	NO	Y
824.00	9	pine, eastern white	Fair	NO	Y
825.00	15	pine, eastern white	Good	NO	Y
826.00	15	pine, eastern white	Good	NO	Y
827.00	11	pine, eastern white	Fair	NO	N
828.00	11	pine, eastern white	Poor	NO	N
829.00	28	oak, swamp white	Critical	NO	Y
830.00	22	maple, Norway	Fair	NO	Y
831.00	4	tree of heaven	Good	NO	Y
832.00	8	maple, Norway	Fair	NO	Y
833.00	5	maple, Norway	Good	NO	Y
834.00	15	maple, Norway	Good	NO	Y
835.00	16, 10	maple, Norway	Fair	NO	Y
836.00	24, 19	elm, American	Good	NO	Y
837.00	8	maple, Norway	Fair	NO	Y
838.00	23	walnut, black	Good	NO	Y
839.00	12	maple, Norway	Fair	NO	Y
840.00	18	maple, Norway	Fair	NO	Y
841.00	6	maple, Norway	Fair	NO	Y
842.00	25	sassafras	Fair	NO	Y
843.00	30	maple, Norway	Critical	NO	Y
844.00	6	maple, sugar	Critical	NO	Y
845.00	19	ash, white	Fair	NO	Y
846.00	7	maple, Norway	Fair	NO	Y
847.00	4	maple, Norway	Good	NO	N
848.00	7	maple, Norway	Good	NO	Y
849.00	13	maple, Norway	Fair	NO	Y
850.00	9	maple, sugar	Good	NO	N
851.00	18	ash, white	Fair	NO	Y
852.00	7	maple, Norway	Fair	NO	Y
853.00	22	sassafras	Fair	NO	Y
854.00	16	maple, Norway	Good	NO	Y
855.00	17	cherry, black	Fair	NO	N
856.00	13	maple, Norway	Fair	NO	N
857.00	5	maple, Norway	Fair	NO	N
858.00	4	maple, sugar	Good	NO	N
859.00	11	maple, Norway	Good	NO	Y
860.00	18	maple, Norway	Fair	NO	N
861.00	6	maple, sugar	Good	NO	Y
862.00	13	maple, Norway	Fair	NO	Y
863.00	22	sassafras	Fair	NO	Y
864.00	23	maple, Norway	Good	NO	Y
865.00	9	maple, sugar	Fair	NO	Y
866.00	14	maple, Norway	Fair	NO	Y
867.00	14	maple, Norway	Good	NO	Y
868.00	20	tuliptree	Fair	NO	N
869.00	6	maple, Norway	Good	NO	N
870.00	7	maple, Norway	Good	NO	N
871.00	7	maple, Norway	Good	NO	N
872.00	21	oak, pin	Fair	NO	N
873.00	9	maple, Norway	Fair	NO	Y
874.00	10	maple, Norway	Good	NO	Y
875.00	19	birch, sweet	Fair	NO	Y
876.00	5	birch, sweet	Fair	NO	Y
877.00	5	maple, Norway	Fair	NO	N
878.00	6, 4	maple, Norway	Fair	NO	Y
879.00	14	birch, sweet	Fair	NO	Y
880.00	12	birch, sweet	Poor	NO	Y
881.00	4	maple, Norway	Fair	NO	Y
882.00	7	maple, Norway	Fair	NO	Y
883.00	20	maple, Norway	Fair	NO	Y
884.00	8	maple, Norway	Fair	NO	Y
885.00	14	birch, sweet	Good	NO	Y
886.00	10	birch, sweet	Fair	NO	Y
887.00	6	maple, Norway	Good	NO	Y
888.00	16	birch, sweet	Fair	NO	Y
889.00	9	maple, Norway	Good	NO	Y
890.00	9	maple, Norway	Fair	NO	Y
891.00	15	birch, sweet	Fair	NO	Y
892.00	5	maple, Norway	Fair	NO	N
893.00	5	maple, Norway	Poor	NO	N
894.00	29	tuliptree	Fair	NO	N
895.00	7	maple, Norway	Fair	NO	Y
896.00	7	maple, Norway	Poor	NO	Y
897.00	4	maple, sugar	Fair	NO	Y
898.00	6	maple, Norway	Good	NO	Y
899.00	4	maple, Norway	Poor	NO	Y
900.00	4	maple, Norway	Fair	NO	Y
901.00	11	dogwood, flowering	Poor	NO	Y
902.00	9	maple, Norway	Fair	NO	Y
903.00	15	maple, Norway	Fair	NO	Y
904.00	9	maple, Norway	Fair	NO	Y
905.00	24	tuliptree	Fair	NO	Y
906.00	13	tuliptree	Fair	NO	Y
907.00	15	maple, Norway	Fair	NO	Y
908.00	16	maple, Norway	Fair	NO	Y
909.00	14	maple, Norway	Fair	NO	Y
910.00	8	cherry, black	Dead	YES	Y
911.00	12	tuliptree	Fair	NO	Y
912.00	13	locust, black	Poor	NO	Y
913.00	18	oak, pin	Fair	NO	Y
914.00	1	maple, Norway	Fair	NO	Y
915.00	25	cherry, black	Good	NO	Y
916.00	12	maple, Norway	Fair	NO	Y
917.00	8	maple, Norway	Fair	NO	Y
918.00	19	maple, Norway	Fair	NO	Y
919.00	5,2,2	maple, Japanese	Fair	NO	Y
920.00	7	maple, Norway	Fair	NO	Y
921.00	19	locust, black	Fair	NO	Y
922.00	12	maple, Norway	Good	NO	Y
923.00	16,9	maple, Norway	Fair	NO	Y
924.00	32	oak, pin	Fair	NO	Y
925.00	6	cherry, black	Poor	NO	Y
926.00	10	maple, Norway	Fair	NO	Y
927.00	10	locust, black	Fair	NO	Y
928.00	7	locust, black	Fair	NO	Y
929.00	12	maple, Norway	Fair	NO	Y
930.00	13	locust, black	Fair	NO	Y
931.00	9	locust, black	Fair	NO	Y
932.00	11,7	maple, Norway	Fair	NO	Y
933.00	6	maple, Norway	Fair	NO	Y
934.00	10	maple, Norway	Fair	NO	Y
935.00	17	locust, black	Fair	NO	Y
936.00	11	hackberry, common	Fair	NO	Y
937.00	19	pine, eastern white	Fair	NO	Y
938.00	28	pine, eastern white	Fair	NO	Y
939.00	15	maple, Norway	Fair	NO	Y
940.00	27	maple, Norway	Poor	NO	Y
941.00	20	maple, Norway	Fair	NO	Y
942.00	4	redcedar, eastern	Good	NO	Y
943.00	21	maple, Norway	Good	NO	Y
944.00	10	cedar, Atlas	Good	NO	Y
945.00	8	cedar, Atlas	Fair	NO	Y
946.00	10	cedar, Atlas	Good	NO	Y
947.00	27	pine, eastern white	Good	NO	Y
948.00	17	maple, Norway	Fair	NO	Y
949.00	12	maple, Norway	Fair	NO	Y
950.00	5	pine, eastern white	Critical	NO	Y
951.00	4	maple, Norway	Poor	NO	Y
952.00	5	maple, Norway	Poor	NO	Y
953.00	4	maple, Norway	Poor	NO	Y
954.00	5	maple, Norway	Poor	NO	Y
955.00	4	maple, Norway	Poor	NO	Y
956.00	4	maple, Norway	Poor	NO	Y
957.00	11	hemlock, eastern	Dead	YES	Y
958.00	5	maple, Norway	Poor	NO	Y
959.00	4, 4, 5, 1, 1, 1	dogwood, Kousa	Poor	NO	Y
960.00	7	maple, Norway	Fair	NO	Y
961.00	10	ZZ Unknown dead tree	Dead	YES	Y
962.00	9	walnut, black	Fair	NO	Y
963.00	5	redcedar, eastern	Dead	YES	Y
964.00	4	redcedar, eastern	Dead	YES	Y
965.00	4	redcedar, eastern	Dead	YES	Y
966.00	4	redcedar, eastern	Dead	YES	Y
967.00	5	redcedar, eastern	Dead	YES	Y
968.00	15	ZZ Unknown dead tree	Dead	YES	Y
969.00	18	spruce, Norway	Good	NO	Y
970.00	14	spruce, Norway	Good	NO	Y
971.00	14	spruce, Norway	Good	NO	Y
972.00	18	spruce, Norway	Good	NO	Y
973.00	12	spruce, Norway	Dead	YES	Y
974.00	17	spruce, Norway	Good	NO	Y
975.00	17,12	redcedar, eastern	Good	NO	Y
976.00	14	redcedar, eastern	Good	NO	Y
977.00	26	maple, Norway	Poor	NO	N
978.00	36	oak, pin	Good	NO	Y
979.00	29	oak, pin	Good	NO	Y
980.00	29	pine, eastern white	Fair	NO	Y
981.00	30	pine, eastern white	Excellent	NO	Y
982.00	27	spruce, Norway	Good	NO	Y
983.00	4	tree of heaven	Good	NO	Y
984.00	6	tree of heaven	Good	NO	Y
985.00	4	tree of heaven	Fair	NO	Y
986.00	30	pine, eastern white	Fair	NO	Y
987.00	31	pine, eastern white	Fair	NO	Y
988.00	21	pine, eastern white	Good	NO	Y
989.00	34	oak, pin	Good	NO	Y
990.00	7,5,5,4	dogwood, Kousa	Good	NO	Y
991.00	5,5,4,4,3	dogwood, Kousa	Good	NO	Y
992.00	35	oak, pin	Fair	NO	Y
993.00	23	oak, pin	Fair	NO	Y
994.00	28	oak, pin	Good	NO	Y
996.00	6	royal paulownia	Good	NO	Y
997.00	5,4,3,3,3,2	falsecypress, Japanese	Good	NO	Y
998.00	5,4,4	falsecypress, Japanese	Good	NO	Y
999.00	6	pear, Callery	Critical	NO	Y
1000.00	14	pear, Callery	Fair	NO	Y
1652.00	4	maple, Norway	Fair	NO	Y
1653.00	5	sassafras	Fair	NO	Y
1654.00	5	maple, Norway	Fair	NO	Y
1655.00	4	maple, Norway	Poor	NO	Y
1656.00	4	maple, Norway	Fair	NO	Y
1657.00	10	cherry, black	Fair	NO	Y
1658.00	16	cherry, black	Fair	NO	Y
1659.00	5	maple, Norway	Good	NO	Y
1660.00	7	maple, Norway	Fair	NO	Y
1661.00	14	maple, Norway	Good	NO	Y
1662.00	5	arborvitae, eastern	Fair	NO	Y
1663.00	5	arborvitae, eastern	Fair	NO	Y
1664.00	5	arborvitae, eastern	Fair	NO	Y
1665.00	5	arborvitae, eastern	Fair	NO	N
1666.00	5	arborvitae, eastern	Fair	NO	N
1667.00	4	arborvitae, eastern	Fair	NO	N
1668.00	4	arborvitae, eastern	Fair	NO	N
1669.00	4	arborvitae, eastern	Fair	NO	N
1670.00	4	arborvitae, eastern	Fair	NO	N
1671.00	4	arborvitae, eastern	Fair	NO	N
1672.00	7	maple, Norway	Poor	NO	Y
1673.00	10	maple, Norway	Fair	NO	Y
1674.00	4	maple, Norway	Fair	NO	N
1675.00	13	maple, Norway	Fair	NO	N
1676.00	19	tuliptree	Fair	NO	N
1677.00	14	maple, Norway	Fair	NO	N
1678.00	14	maple, sugar	Fair	NO	N
1679.00	4	maple, sugar	Fair	NO	N
1680.00	25	tree of heaven	Fair	NO	N
1681.00	8	maple, Norway	Poor	NO	N
1682.00	11	maple, Norway	Fair	NO	N
1683.00	8	maple, Norway	Poor	NO	N
1684.00	23,15	maple, sugar	Fair	NO	Y
1685.00	7	maple, Norway	Fair	NO	N
1686.00	8	maple, sugar	Fair	NO	N
1687.00	21	oak, pin	Fair	NO	N
1688.00	10	maple, Norway	Fair	NO	N
1689.00	30,28	sassafras	Fair	NO	N
1690.00	4	tuliptree	Fair	NO	Y
1691.00	4	tree of heaven	Poor	NO	Y
1692.00	4,4,3	tree of heaven	Poor	NO	Y
1693.00	4	maple, Norway	Fair	NO	Y
1694.00	7	maple, Norway	Fair	NO	Y
1848.00	9	tree of heaven	Fair	NO	Y
1849.00	20	locust, black	Fair	NO	Y
1850.00	13	maple, Norway	Good	NO	Y
1851.00	4	maple, Norway	Good	NO	Y
1852.00	7	maple, Norway	Good	NO	Y
1853.00	4	maple, Norway	Good	NO	Y
1854.00	10	maple, Norway	Good	NO	Y
1855.00	5	maple, Norway	Good	NO	Y
1856.00	10,5	maple, Norway	Good	NO	Y
1858.00	4	maple, Norway	Good	NO	Y
1859.00	16	walnut, black	Fair	NO	Y
1860.00	16	maple, Norway	Good	NO	Y
1861.00	10	locust, black	Fair	NO	Y
1862.00	5	maple, Norway	Fair	NO	Y
1863.00	5	maple, Norway	Good	NO	Y
1864.00	7	cherry, black	Fair	NO	Y
1865.00	9	maple, Norway	Fair	NO	Y
1866.00	7	cherry, black	Dead	YES	N
1867.00	4	maple, Norway	Fair	NO	N
1868.00	5	maple, Norway	Fair	NO	N
1869.00	6	maple, Norway	Fair	NO	N

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	06/09/2023	CS
4.	REVISED PER TOWN COMMENTS	07/21/2023	CS
5.	REVISED PER TOWN COMMENTS	08/07/2023	CS
6.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
7.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
8.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
9.	REVISED PER TOWN COMMENTS	12/04/2025	NB

Previous Editions Obsolete

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TREE REMOVAL CHART

ELMWOOD PRESERVE

850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn:	EGK
Approved:	DV
Scale:	1" = 40'
Date:	11/11/2022
Project No:	17099
17099-DEMO	C-042 (CHART) .scr
Drawing No:	C-042

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Tree #	DBH	Common Name	Condition Rating	Dead Tree (Y/N)	REMOVE (Y/N)
	(Diameter at 4.5 feet above grade)				
1870.00	13	tree of heaven	Fair	NO	N
1871.00	16	locust, black	Fair	NO	N
1872.00	6,4,3	maple, Norway	Fair	NO	Y
1873.00	9	maple, Norway	Fair	NO	Y
1874.00	5,4	cherry, black	Dead	YES	Y
1875.00	6	locust, black	Dead	YES	N
1876.00	4	locust, black	Dead	YES	N
1877.00	8,7	maple, Norway	Fair	NO	N
1878.00	6	maple, Norway	Fair	NO	N
1879.00	5	maple, Norway	Good	NO	N
1880.00	10	locust, black	Fair	NO	N
1881.00	4	maple, Norway	Fair	NO	N
1882.00	12,9	locust, black	Fair	NO	N
1883.00	9	maple, Norway	Fair	NO	N
1884.00	16	locust, black	Poor	NO	N
1885.00	5	cherry, black	Fair	NO	N
1886.00	6	maple, Norway	Fair	NO	N
1889.00	19	maple, Norway	Good	NO	N
1890.00	8	sassafras	Fair	NO	N
1891.00	10	tree of heaven	Poor	NO	N
1892.00	7	tree of heaven	Poor	NO	N
1893.00	4	maple, Norway	Fair	NO	N
1894.00	6	tree of heaven	Fair	NO	N
1895.00	7	maple, Norway	Poor	NO	N
1896.00	4	maple, Norway	Poor	NO	N
1897.00	5,3	maple, Norway	Fair	NO	N
1898.00	8	tree of heaven	Fair	NO	N
1899.00	8	tree of heaven	Poor	NO	N
1900.00	9	tree of heaven	Fair	NO	N
1901.00	12	tree of heaven	Fair	NO	N
1902.00	6	tree of heaven	Fair	NO	N
1903.00	10	tree of heaven	Fair	NO	N
1904.00	11	tree of heaven	Fair	NO	N
1905.00	5	maple, Norway	Good	NO	N
1906.00	8	tree of heaven	Fair	NO	N
1907.00	7	tree of heaven	Fair	NO	N
1908.00	9	tree of heaven	Fair	NO	N
1909.00	4	maple, Norway	Good	NO	N
1910.00	9	tree of heaven	Fair	NO	N
1911.00	10	maple, Norway	Fair	NO	N
1912.00	12	tree of heaven	Fair	NO	N
1913.00	17	maple, Norway	Good	NO	N
1914.00	20	oak, northern red	Fair	NO	N
1915.00	10	tree of heaven	Fair	NO	N
1916.00	4	maple, Norway	Fair	NO	N
1917.00	12	tree of heaven	Dead	YES	Y
1918.00	18,17,14	tree of heaven	Fair	NO	N
1919.00	11	maple, Norway	Fair	NO	N
1920.00	14	tree of heaven	Dead	YES	N
1921.00	4	maple, Norway	Fair	NO	N
1922.00	9	maple, red	Fair	NO	N
1923.00	5	maple, Norway	Fair	NO	N
1924.00	5	maple, Norway	Fair	NO	N
1925.00	17	oak, northern red	Fair	NO	N
1926.00	10	tree of heaven	Fair	NO	N
1927.00	5	maple, Norway	Poor	NO	N
1928.00	11	tree of heaven	Fair	NO	N
1929.00	10,9	tree of heaven	Fair	NO	N
1930.00	4	maple, Norway	Fair	NO	N
1931.00	9,10	tree of heaven	Fair	NO	N
1932.00	17	locust, black	Poor	NO	N
1933.00	7	maple, Norway	Good	NO	Y
1934.00	7	tree of heaven	Poor	NO	N
1935.00	7	tree of heaven	Poor	NO	N
1936.00	4	oak, northern red	Fair	NO	Y
1937.00	4	maple, Norway	Fair	NO	Y
1938.00	4	maple, Norway	Fair	NO	Y
1939.00	4	maple, Norway	Fair	NO	N
1940.00	7	oak, northern red	Fair	NO	N
1941.00	5	oak, northern red	Fair	NO	N
1942.00	4	maple, Norway	Good	NO	N
1943.00	6	maple, Norway	Fair	NO	N
1944.00	4	maple, Norway	Poor	NO	N
1945.00	8	maple, Norway	Good	NO	N
1946.00	4	maple, Norway	Fair	NO	N
1947.00	10	oak, northern red	Fair	NO	N
1948.00	18	oak, northern red	Good	NO	N
1949.00	5	maple, Norway	Fair	NO	N
1950.00	4	tree of heaven	Dead	YES	N
1951.00	9	tree of heaven	Fair	NO	N
1952.00	7	cherry, black	Critical	NO	N
1953.00	4	maple, sugar	Good	NO	N
1954.00	17	locust, black	Fair	NO	N
1955.00	7	oak, northern red	Good	NO	N
1956.00	5	oak, northern red	Good	NO	N
1957.00	8,4	locust, black	Fair	NO	N
1958.00	6	locust, black	Fair	NO	N
1959.00	4	maple, Norway	Good	NO	N
1960.00	7	tree of heaven	Dead	YES	N
1961.00	4	cherry, black	Fair	NO	N
1962.00	6	cherry, black	Dead	YES	N
1963.00	21	maple, Norway	Poor	NO	Y
1964.00	20	maple, Norway	Fair	NO	Y
1965.00	16	maple, Norway	Fair	NO	Y
1966.00	17	maple, Norway	Fair	NO	Y
1967.00	12	oak, northern red	Fair	NO	N
1968.00	7	maple, Norway	Good	NO	Y
1969.00	12	oak, northern red	Fair	NO	Y
1970.00	18	oak, northern red	Fair	NO	Y
1971.00	9,8	cherry, black	Poor	NO	Y
1972.00	9	cherry, black	Critical	NO	Y
1973.00	12	cherry, black	Poor	NO	Y
1974.00	5	cherry, black	Poor	NO	Y
1975.00	13	maple, Norway	Good	NO	Y
1976.00	9	maple, Norway	Fair	NO	Y
1977.00	17,12	cherry, black	Poor	NO	Y
1978.00	9	pine, eastern white	Good	NO	Y
1979.00	9	pine, eastern white	Good	NO	Y
1980.00	8	pine, eastern white	Good	NO	Y
1981.00	4	pine, eastern white	Fair	NO	Y
1982.00	10	pine, eastern white	Good	NO	Y
1983.00	4,3,2	maple, Norway	Fair	NO	Y
1984.00	38	oak, white	Good	NO	Y
1985.00	16	maple, Norway	Fair	NO	Y
1986.00	14	maple, Norway	Fair	NO	Y
1987.00	7	maple, Norway	Poor	NO	Y
1988.00	6	cherry, black	Fair	NO	Y
1989.00	4	mulberry, white	Fair	NO	Y
1990.00	6	cherry, sweet	Poor	NO	Y
1991.00	8	cherry, sweet	Fair	NO	Y
1992.00	10	maple, Norway	Fair	NO	Y
1993.00	6,3	maple, Norway	Fair	NO	Y
1994.00	5	maple, Norway	Fair	NO	Y
1995.00	9,6	maple, Norway	Poor	NO	Y
1996.00	7	maple, Norway	Fair	NO	Y
1997.00	9,6	maple, Norway	Fair	NO	Y
1998.00	10,10	maple, Norway	Fair	NO	Y
1999.00	14	cherry, black	Critical	NO	Y
2000.00	5	maple, Norway	Fair	NO	Y
3658.00	5,3	arborvitae, eastern	Fair	NO	Y
3659.00	4	arborvitae, eastern	Dead	YES	Y
3660.00	5,4	arborvitae, eastern	Fair	NO	Y
3661.00	5,4	arborvitae, eastern	Poor	NO	Y
3662.00	4,1,1	arborvitae, eastern	Poor	NO	Y
3663.00	4,2,2,1	arborvitae, eastern	Poor	NO	Y
3664.00	4,3,2	arborvitae, eastern	Poor	NO	Y
3665.00	4	arborvitae, eastern	Poor	NO	Y
3666.00	4	mulberry, white	Poor	NO	Y
3667.00	6,1,4	arborvitae, eastern	Poor	NO	Y
3668.00	5,5,1	arborvitae, eastern	Poor	NO	Y
3669.00	5	arborvitae, eastern	Poor	NO	Y
3670.00	5	arborvitae, eastern	Fair	NO	Y
3671.00	6	arborvitae, eastern	Fair	NO	Y
3672.00	7	arborvitae, eastern	Fair	NO	Y
3673.00	7	arborvitae, eastern	Fair	NO	Y
3674.00	6	arborvitae, eastern	Fair	NO	Y
3675.00	6	arborvitae, eastern	Fair	NO	Y
3676.00	6	arborvitae, eastern	Fair	NO	Y
3677.00	5	arborvitae, eastern	Fair	NO	Y
3678.00	6	arborvitae, eastern	Fair	NO	Y
3679.00	5	arborvitae, eastern	Fair	NO	Y
3680.00	6	arborvitae, eastern	Fair	NO	Y
3681.00	5	arborvitae, eastern	Fair	NO	Y
3682.00	5	arborvitae, eastern	Fair	NO	Y
3683.00	6	arborvitae, eastern	Fair	NO	Y
3684.00	6	arborvitae, eastern	Fair	NO	Y
3685.00	6	arborvitae, eastern	Fair	NO	Y
3686.00	5	arborvitae, eastern	Fair	NO	Y
3687.00	5	arborvitae, eastern	Fair	NO	Y
3688.00	6	arborvitae, eastern	Fair	NO	Y
3689.00	5	arborvitae, eastern	Fair	NO	Y
3690.00	5	arborvitae, eastern	Poor	NO	Y
3691.00	6	arborvitae, eastern	Poor	NO	Y
3692.00	6	arborvitae, eastern	Poor	NO	Y
3693.00	6	arborvitae, eastern	Poor	NO	Y
3694.00	5	arborvitae, eastern	Poor	NO	Y
3695.00	5	arborvitae, eastern	Poor	NO	Y
3696.00	4	arborvitae, eastern	Fair	NO	Y
3697.00	6	arborvitae, eastern	Fair	NO	Y
3698.00	8	sycamore, American	Fair	NO	N
3699.00		arborvitae, eastern	Fair	NO	Y
3700.00	4	arborvitae, eastern	Fair	NO	Y
3701.00	10	walnut, black	Poor	NO	N
3702.00	4	walnut, black	Poor	NO	N
3703.00	10	maple, Norway	Fair	NO	N
3704.00	14	ZZ Unknown dead tree	Dead	YES	N
3705.00	32	ZZ Unknown dead tree	Dead	YES	N
3706.00	13	maple, Norway	Poor	NO	N
3707.00	10	maple, Norway	Poor	NO	N
3708.00	4	maple, Norway	Fair	NO	N
3709.00	5	maple, Norway	Poor	NO	N
3710.00	4	maple, Norway	Poor	NO	N
3711.00	4	maple, Norway	Fair	NO	N
3712.00	9	maple, Norway	Poor	NO	N
3713.00	9	maple, Norway	Fair	NO	N
3714.00	12	maple, Norway	Poor	NO	N
3715.00	7	ZZ Unknown dead tree	Dead	YES	N
3716.00	7	maple, Norway	Fair	NO	Y
3717.00	7	maple, Norway	Poor	NO	N
3718.00	7, 6	ZZ Unknown dead tree	Dead	YES	N
3719.00	11	maple, Norway	Fair	NO	N
3720.00	7	maple, Norway	Fair	NO	Y
3721.00	4	maple, Norway	Fair	NO	N
3722.00	11	hemlock, eastern	Poor	NO	N
3723.00	7	ZZ Unknown dead tree	Dead	YES	Y
3724.00	9	ZZ Unknown dead tree	Dead	YES	Y
3725.00	4	tree of heaven	Fair	NO	Y
3726.00	4	tree of heaven	Fair	NO	Y
3727.00	4	walnut, black	Fair	NO	N
3728.00	16	walnut, black	Fair	NO	N
3729.00	8, 6	walnut, black	Fair	NO	N
3730.00	14	walnut, black	Fair	NO	N
3731.00	4, 3, 2	willow, pussy	Fair	NO	N
3732.00	14	maple, red	Fair	NO	N
3733.00	26	elm, American	Fair	NO	N
3734.00	12	walnut, black	Fair	NO	N
3735.00	13	walnut, black	Fair	NO	N
3736.00	19	oak, white	Fair	NO	N
3737.00	18	walnut, black	Fair	NO	N
3738.00	4	honeylocust	Fair	NO	N
3739.00	10	tree of heaven	Fair	NO	Y
3740.00	16	mulberry, white	Fair	NO	Y
3741.00	8, 9	arborvitae, eastern	Good	NO	Y
3742.00	5, 4, 8	arborvitae, eastern	Fair	NO	Y
3743.00	6, 6, 5	arborvitae, eastern	Fair	NO	Y
3744.00	6	arborvitae, eastern	Fair	NO	Y
3745.00	10	arborvitae, eastern	Poor	NO	Y
3746.00	10	arborvitae, eastern	Good	NO	Y
3747.00	5	maple, Norway	Fair	NO	Y
3748.00	7	arborvitae, eastern	Fair	NO	Y
3749.00	10	arborvitae, eastern	Good	NO	Y
3750.00	7, 4	arborvitae, eastern	Fair	NO	Y
3751.00	5, 4	arborvitae, eastern	Fair	NO	Y
3752.00	5, 6	arborvitae, eastern	Fair	NO	Y
3753.00	9	arborvitae, eastern	Good	NO	Y
3754.00	6, 4	arborvitae, eastern	Fair	NO	Y
3755.00	4, 4	arborvitae, eastern	Fair	NO	Y
3756.00	4	arborvitae, eastern	Fair	NO	Y
3757.00	11	arborvitae, eastern	Fair	NO	Y
3758.00	6, 5, 4	arborvitae, eastern	Fair	NO	Y
3759.00	7, 5, 2	arborvitae, eastern	Fair	NO	Y
3760.00	5	arborvitae, eastern	Fair	NO	Y
3761.00	9	arborvitae, eastern	Good	NO	Y
3762.00	6	arborvitae, eastern	Fair	NO	Y
3763.00	5	arborvitae, eastern	Fair	NO	Y
3764.00	5	arborvitae, eastern	Fair	NO	Y
3765.00	6	arborvitae, eastern	Fair	NO	Y
3766.00	5	arborvitae, eastern	Fair	NO	Y
3767.00	11	arborvitae, eastern	Good	NO	Y
3768.00	14	mulberry, white	Fair	NO	Y
3769.00	7	mulberry, white	Fair	NO	Y
3770.00	5	walnut, black	Poor	NO	Y
3771.00	9	tree of heaven	Fair	NO	Y
3772.00	34	tuliptree	Good	NO	Y
3773.00	4, 3	ZZ Add 05	Fair	NO	Y
3774.00	23	walnut, black	Good	NO	Y
3775.00	10	willow, pussy	Fair	NO	Y
3776.00	6	dogwood, flowering	Good	NO	Y
3777.00	4	tree of heaven	Fair	NO	Y
3778.00	9, 8	tuliptree	Fair	NO	Y
3779.00	14	tuliptree	Fair	NO	Y
3780.00	20	walnut, black	Fair	NO	Y
3781.00	8, 9	maple, Norway	Fair	NO	Y
3782.00	13	walnut, black	Fair	NO	Y
3783.00	5	maple, Norway	Fair	NO	Y
3784.00	11	maple, Norway	Fair	NO	Y
3785.00	15	maple, Norway	Fair	NO	Y
3786.00	4	tree of heaven	Fair	NO	Y
3787.00	5	tree of heaven	Poor	NO	Y
3788.00	5	tree of heaven	Critical	NO	Y
3789.00	10	maple, sugar	Fair	NO	Y
3790.00	17	locust, black	Fair	NO	Y
3791.00	8	maple, Norway	Fair	NO	Y
3792.00	5, 3	elm, slippery	Fair	NO	Y
3793.00	20	locust, black	Good	NO	Y
3794.00	8	maple, Norway	Fair	NO	Y
3795.00	9	maple, Norway	Fair	NO	Y
3796.00	5	maple, Japanese	Fair	NO	Y
3797.00	4	maple, Norway	Fair	NO	Y
3798.00	6	maple, Norway	Fair	NO	Y
3799.00	13, 8	maple, Norway	Fair	NO	Y
3800.00	6	maple, Norway	Fair	NO	Y
3801.00	6	tree of heaven	Poor	NO	Y
3802.00	6	maple, silver	Poor	NO	Y
3803.00	4	sycamore, American	Poor	NO	Y
3804.00	6	maple, silver	Poor	NO	N
3805.00	5	elm, American	Poor	NO	N
3806.00	19	walnut, black	Poor	NO	N
3807.00	5	tree of heaven	Critical	NO	Y
3808.00	13	walnut, black	Critical	NO	N
3809.00	7	tree of heaven	Dead	YES	Y
3810.00	4	tree of heaven	Fair	NO	Y
3811.00	7	tree of heaven	Fair	NO	Y
3812.00	6	tree of heaven	Critical	NO	Y
3813.00	4	elm, American	Fair	NO	Y
3814.00	4	tree of heaven	Fair	NO	Y
3815.00	6	tree of heaven	Fair	NO	Y
3816.00	4	maple, silver	Fair	NO	Y
3817.00	6	tree of heaven	Poor	NO	Y
3818.00	5	tree of heaven	Poor	NO	Y
3819.00	8	tree of heaven	Fair	NO	Y
3820.00	5	tree of heaven	Poor	NO	Y
3821.00	9	tree of heaven	Fair	NO	Y
3822.00	4,1	maple, silver	Fair	NO	Y
3823.00	5	maple, silver	Fair	NO	Y
3824.00	5	tree of heaven	Good	NO	N
3825.00	6	tree of heaven	Good	NO	N
3826.00	8,6	maple, silver	Poor	NO	N
3827.00	5	tree of heaven	Fair	NO	Y
3828.00	4	tree of heaven	Fair	NO	Y
3829.00	5	tree of heaven	Fair	NO	Y
3830.00	7	tree of heaven	Fair	NO	Y
3831.00	24,10	elm, American	Poor	NO	N
3832.00	8	tree of heaven	Poor	NO	Y
3833.00	44	ZZ Unknown tree	Dead	YES	N
3834.00	5	locust, black	Critical	NO	Y
3835.00	4,3,3,2	tree of heaven	Critical	NO	Y
3836.00	14	maple, Norway	Fair	NO	Y
3837.00	5	maple, Norway	Fair	NO	Y
3838.00	11,10	maple, Norway	Fair	NO	Y
3839.00	7	maple, Norway	Poor	NO	Y
3840.00	11	maple, red	Critical	NO	Y
3841.00	7	maple, Norway	Fair	NO	Y
3842.00	10	walnut, black	Poor	NO	Y
3843.00	18	walnut, black	Critical	NO	Y
3844.00	19	ash, green	Dead	YES	Y
3845.00	11	walnut, black	Poor	NO	Y
3846.00	14	maple, red	Dead	YES	Y
3847.00	12,11	maple, red	Critical	NO	Y
3848.00	21	ash, green	Dead	YES	Y
3849.00	19	maple, Norway	Fair	NO	Y
3850.00	15	maple, red	Fair	NO	Y
3851.00	9	maple, red	Critical	NO	Y
3852.00	6	elm, American	Poor	NO	Y
3853.00	6,4	elm, American	Poor	NO	Y
3854.00	6	ash, green	Dead	YES	Y
3855.00	6	ash, green	Critical	NO	Y
3856.00	8	elm, American	Dead	YES	Y
3857.00	8	ash, green	Poor	NO	Y
3858.00	20,7,2	maple, red	Fair	NO	N
3859.00	18	maple, red	Fair	NO	N
3860.00	5	hemlock, eastern	Poor	NO	N
3861.00	12	maple, red	Fair	NO	N
3862.00	14	maple, red	Fair	NO	N
3863.00	21	maple, red	Fair	NO	N
3864.00	5	maple, red	Fair	NO	N
3865.00	8	maple, red	Poor	NO	N
3866.00	9	elm, American	Fair	NO	N
3867.00	8	maple, red	Fair	NO	N
3868.00	5	elm, American	Fair	NO	N
3869.00	13	maple, red	Fair	NO	N
3870.00	12	elm, American	Fair	NO	N
3871.00	8	maple, red	Fair	NO	N
3872.00	6	maple, red	Poor	NO	N
3873.00	6	maple, red	Fair	NO	N
3874.00	16	maple, red	Poor	NO	N
3875.00	21	maple, red	Fair	NO	N
3876.00	5	maple, red	Poor	NO	N
3877.00	6	ash, green	Poor	NO	N
3878.00	12	maple, red	Fair	NO	N
3879.00	19	maple, red	Fair	NO	N
3880.00	11	maple, red	Poor	NO	N
3881.00	20	tuliptree	Fair	NO	N
3882.00	4	elm, American	Fair	NO	N
3883.00	8	ash, green	Poor	NO	N
3884.00	4	ash, green	Poor	NO	N
3885.00	4	ash, green	Poor	NO	N
3886.00	18,16	maple, red	Poor	NO	N
3887.00	4	ash, white	Fair	NO	N
3888.00	12,11	elm, American	Poor	NO	N
3889.00	9	elm, American	Fair	NO	N
3890.00	5	elm, American	Poor	NO	N
3891.00	7	ash, white	Fair	NO	N
3892.00	13	maple, red	Fair	NO	N
3893.00	4	elm, American	Fair	NO	N
3894.00	5	elm, American	Dead	YES	N
3895.00	15	poplar, white	Fair	NO	N
3896.00	9	maple, red	Fair	NO	N
3897.00	8,5	maple, red	Fair	NO	N
3898.00	7	maple, red	Poor	NO	N
3899.00	6	maple, Norway	Poor	NO	N
3900.00	10	maple, red	Poor	NO	N
3901.00	6	maple, Norway	Fair	NO	Y
3902.00	13, 10	ZZ Unknown dead tree	Dead	YES	Y
3903.00	8, 8	maple, Norway	Fair	NO	Y
3904.00	7, 4	maple, Norway	Fair	NO	Y
3905.00	4	maple, Norway	Fair	NO	Y
3906.00	4	maple, Norway	Fair	NO	Y
3907.00	6, 4	maple, Norway	Poor	NO	Y
3908.00	27	tuliptree	Good	NO	Y
3909.00	19	walnut, black	Good	NO	Y
3910.00	12	ZZ Unknown dead tree	Dead	YES	Y
3911.00	10	locust, black	Fair	NO	Y
3912.00	12	cherry, black	Fair	NO	Y
3913.00	4, 5, 4	dogwood, Kousa	Good	NO	Y
3914.00	4, 4, 4	dogwood, Kousa	Good	NO	Y
3915.00	37	oak, pin	Good	NO	Y
3916.00	4	sassafras	Fair	NO	Y
3917.00	4	cherry, black	Fair	NO	N
3918.00	15	cherry, black	Fair	NO	Y
3919.00	18	maple, Norway	Fair	NO	Y
3920.00	14	maple, sugar	Fair	NO	Y
3921.00	19	maple, sugar	Fair	NO	Y
3922.00	9, 14	maple, Norway	Fair	NO	N
3923.00	6	maple, sugar	Fair	NO	N
3924.00	6	maple, Norway	Fair	NO	N
3925.00	18	oak, pin	Fair	NO	N
3928.00	4	maple, sugar	Good	NO	N
3929.00	4	maple, sugar	Good	NO	N
3930.00	12, 25	maple, Norway	Fair	NO	N
3931.00	25	tuliptree	Good	NO	N
3932.00	23	locust, black	Poor	NO	N
3933.00	4	maple, Norway	Fair	NO	N
3934.00	4	maple, Norway	Fair	NO	N
3935.00	4	maple, Norway	Fair	NO	N
3936.00	9	maple, Norway	Good	NO	N
3937.00	37	tuliptree	Critical	NO	N
3938.00	7	maple, Norway	Good	NO	N
3939.00	9	maple, Norway	Good	NO	N
3940.00	16	oak, pin	Fair	NO	N
3941.00	9	maple, Norway	Fair	NO	Y
3942.00	5	maple, Norway	Fair	NO	N
3943.00	11	maple, Norway	Good	NO	Y
3944.00	16	oak, pin	Dead	YES	Y
3945.00	19	oak, pin	Fair	NO	Y
3946.00	7	maple, Norway	Fair	NO	Y
3947.00	15	maple, Norway	Good	NO	Y
3948.00	30	oak, pin	Fair	NO	Y
3949.00	6	cherry, black	Fair	NO	Y
3950.00	5	tree of heaven	Fair	NO	Y
3951.00	6	locust, black	Fair	NO	Y
3952.00	18	oak, pin	Fair	NO	Y
3953.00	7	maple, sugar	Fair	NO	Y
3954.00	8	cherry, black	Dead	YES	Y
3955.00	4	cherry, black	Fair	NO	Y
3956.00	10	tuliptree	Good	NO	Y
3957.00	10	tuliptree	Fair	NO	Y
3958.00	7	locust, black	Fair	NO	Y
3959.00	5	maple, Norway	Good	NO	Y
3960.00	7	maple, Norway	Good	NO	Y
3961.00	8	maple, Norway	Good	NO	Y
3962.00	5	maple, Norway	Good	NO	Y
3963.00	8	sassafras	Good	NO	Y
3964.00	6	sassafras	Good	NO	Y
3965.00	6	sassafras	Good	NO	Y
3966.00	5	sassafras	Fair	NO	Y
3967.00	34	oak, pin	Good	NO	Y
3968.00	6	maple, Norway	Fair	NO	Y
3969.00	29	oak, pin	Good	NO	Y
3970.00	10	cherry, black	Poor	NO	Y
3971.00	13	tree of heaven	Fair	NO	Y
3972.00	9	maple, Norway	Fair	NO	Y
3973.00	6	maple, Norway	Fair	NO	Y
3974.00	8	maple, sugar	Fair	NO	Y
3975.00	20	maple, Norway	Fair	NO	Y
3976.00	18	maple, Norway	Fair	NO	Y
3977.00	10	maple, Norway	Fair	NO	Y
3978.00	13	cherry, black	Fair	NO	Y
3979.00	17	maple, sugar	Good	NO	Y
3980.00	15	sassafras	Good	NO	Y
3981.00	14	maple, sugar	Good	NO	Y
3982.00	10	birch, yellow	Good	NO	Y
3983.00	32	oak, northern red	Good	NO	Y
3984.00	19	maple, Norway	Good	NO	Y
3985.00	13	sassafras	Fair	NO	Y
3986.00	14	sassafras	Good	NO	Y
3987.00	5	maple, sugar	Good	NO	Y
3988.00	13	sassafras	Fair	NO	Y
3989.00	17	maple, Norway	Good	NO	Y
3990.00	7	sassafras	Fair	NO	Y
3991.00	11	sassafras	Good	NO	Y
3992.00	11	sassafras	Good	NO	Y
3993.00	14	sassafras	Good	NO	Y
3994.00	9	sassafras	Fair	NO	Y
3995.00	9	sassafras	Good	NO	Y
3996.00	28	sassafras	Fair	NO	Y
3997.00	6	oak, northern red	Fair	NO	Y
3998.00	10	sassafras	Good	NO	Y
3999.00	9	sassafras	Fair	NO	Y
4000.00	8	sassafras	Fair	NO	Y

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	06/09/2023	CS
4.	REVISED PER TOWN COMMENTS	07/21/2023	CS
5.	REVISED PER TOWN COMMENTS	08/07/2023	CS
6.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
7.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
8.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
9.	REVISED PER TOWN COMMENTS	12/04/2025	NB
	Previous Editions Obsolete		

OWNER:

RIDGEWOOD ELMWOOD OWNER, LLC.
25A HANOVER ROAD, SUITE 310
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JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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John Meyer Consulting, Inc.
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TREE REMOVAL CHART

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-DEMO	C-043 (CHART)	.scr	
Drawing No:	C-043		

NOT FOR CONSTRUCTION

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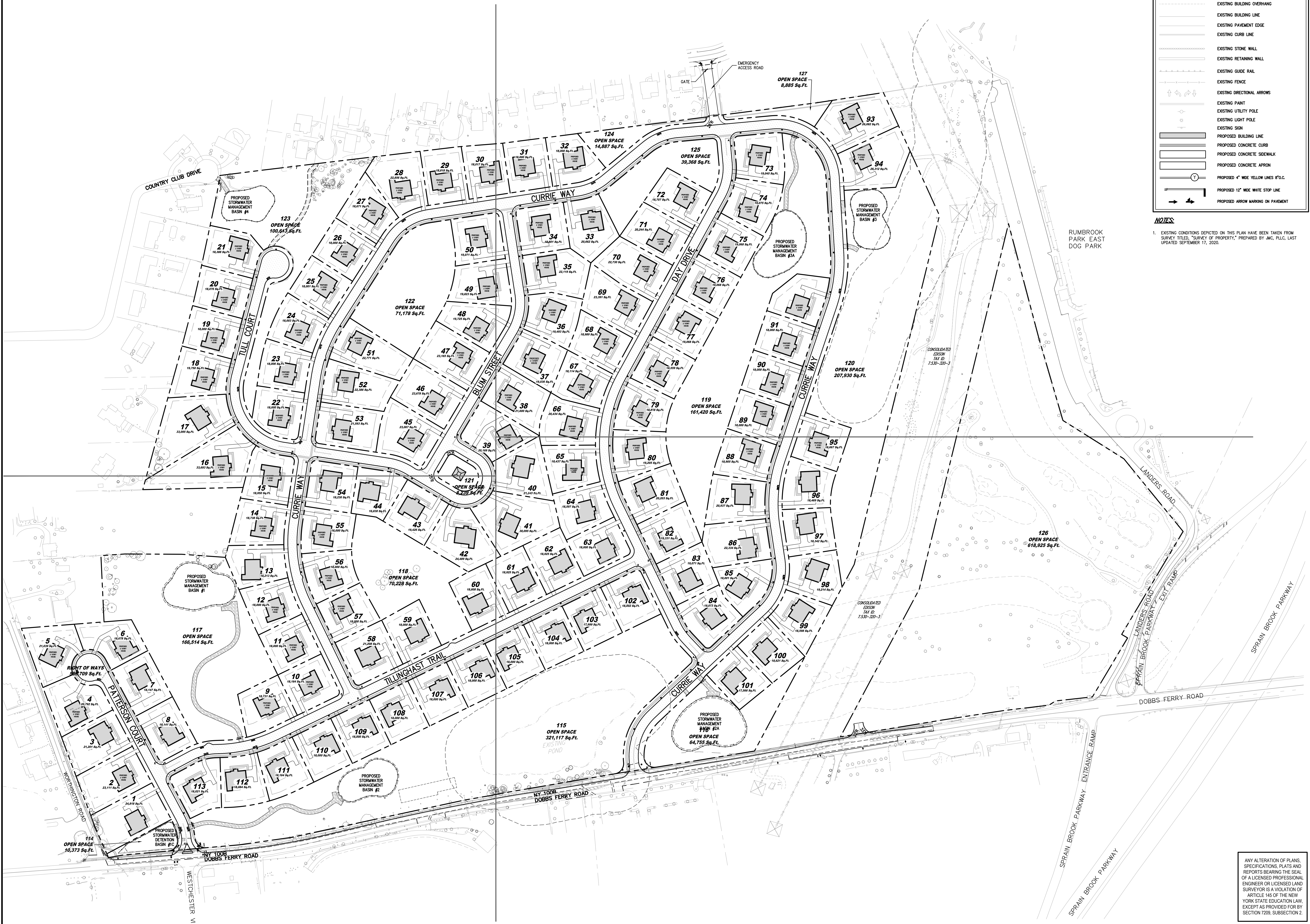
LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION (WLF-63, WLF-64, WLF-65)
- EXISTING WETLAND BUFFER
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE APRON
- PROPOSED 4" WIDE YELLOW LINES 8"O.C. (Y)
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, LAST UPDATED SEPTEMBER 17, 2020.


COUNTRY CLUB DRIVE
EMERGENCY ACCESS ROAD
GATE
STONE WALL REMAINS
PROPOSED STORMWATER MANAGEMENT BASIN #4
123 OPEN SPACE 100,613 Sq.Ft.
124 OPEN SPACE 14,887 Sq.Ft.
125 OPEN SPACE 39,368 Sq.Ft.
127 OPEN SPACE 8,885 Sq.Ft.
122 OPEN SPACE 71,178 Sq.Ft.
121 OPEN SPACE 8,239 Sq.Ft.
119 OPEN SPACE 161,420 Sq.Ft.
120 OPEN SPACE 207,930 Sq.Ft.
118 OPEN SPACE 70,228 Sq.Ft.
117 OPEN SPACE 166,514 Sq.Ft.
115 OPEN SPACE 321,117 Sq.Ft.
116 OPEN SPACE 64,755 Sq.Ft.
114 OPEN SPACE 10,373 Sq.Ft.
126 OPEN SPACE 618,925 Sq.Ft.
RIGHT OF WAYS 555,709 Sq.Ft.
PROPOSED STORMWATER MANAGEMENT BASIN #3
PROPOSED STORMWATER MANAGEMENT BASIN #3A
PROPOSED STORMWATER MANAGEMENT BASIN #1
PROPOSED STORMWATER MANAGEMENT BASIN #2
PROPOSED STORMWATER MANAGEMENT BASIN #2A
PROPOSED STORMWATER DETENTION BASIN #1C
EXISTING POND
PROPOSED 2 STORY HOUSE
CURRIE WAY
TULL COURT
BLUM STREET
DAY DRIVE
TILLINGHAST TRAIL
PATTERSON COURT
WORTHINGTON ROAD
WESTCHESTER VI
NY 100B DOBBS FERRY ROAD
DOBBS FERRY ROAD
LANDERS ROAD
SPRAIN BROOK PARKWAY
SPRAIN BROOK PARKWAY EXIT RAMP
SPRAIN BROOK PARKWAY ENTRANCE RAMP
RUMBROOK PARK EAST DOG PARK
CONSOLIDATED EDISON TAX ID: 7.530-320-3
1 24,818 Sq.Ft.
2 23,111 Sq.Ft.
3 21,201 Sq.Ft.
4 20,792 Sq.Ft.
5 21,039 Sq.Ft.
6 18,678 Sq.Ft.
7 18,147 Sq.Ft.
8 18,141 Sq.Ft.
9 18,731 Sq.Ft.
10 18,164 Sq.Ft.
11 18,000 Sq.Ft.
12 18,000 Sq.Ft.
13 18,213 Sq.Ft.
14 18,738 Sq.Ft.
15 18,950 Sq.Ft.
16 33,693 Sq.Ft.
17 33,095 Sq.Ft.
18 19,750 Sq.Ft.
19 18,000 Sq.Ft.
20 18,076 Sq.Ft.
21 18,388 Sq.Ft.
22 18,000 Sq.Ft.
23 18,006 Sq.Ft.
24 18,003 Sq.Ft.
25 18,001 Sq.Ft.
26 18,000 Sq.Ft.
27 18,671 Sq.Ft.
28 22,856 Sq.Ft.
29 18,818 Sq.Ft.
30 18,017 Sq.Ft.
31 18,000 Sq.Ft.
32 18,000 Sq.Ft.
33 20,662 Sq.Ft.
34 18,801 Sq.Ft.
35 22,119 Sq.Ft.
36 19,493 Sq.Ft.
37 19,036 Sq.Ft.
38 21,600 Sq.Ft.
39 20,169 Sq.Ft.
40 21,249 Sq.Ft.
41 30,095 Sq.Ft.
42 24,489 Sq.Ft.
43 19,426 Sq.Ft.
44 16,830 Sq.Ft.
45 23,067 Sq.Ft.
46 23,678 Sq.Ft.
47 23,165 Sq.Ft.
48 19,725 Sq.Ft.
49 19,823 Sq.Ft.
50 19,071 Sq.Ft.
51 22,771 Sq.Ft.
52 22,386 Sq.Ft.
53 21,593 Sq.Ft.
54 18,230 Sq.Ft.
55 18,000 Sq.Ft.
56 18,000 Sq.Ft.
57 18,000 Sq.Ft.
58 21,208 Sq.Ft.
59 18,000 Sq.Ft.
60 18,808 Sq.Ft.
61 18,925 Sq.Ft.
62 18,925 Sq.Ft.
63 18,000 Sq.Ft.
64 18,597 Sq.Ft.
65 18,437 Sq.Ft.
66 20,434 Sq.Ft.
67 18,114 Sq.Ft.
68 18,989 Sq.Ft.
69 23,391 Sq.Ft.
70 22,730 Sq.Ft.
71 20,244 Sq.Ft.
72 18,707 Sq.Ft.
73 19,045 Sq.Ft.
74 19,075 Sq.Ft.
75 19,068 Sq.Ft.
76 19,068 Sq.Ft.
77 19,068 Sq.Ft.
78 18,559 Sq.Ft.
79 18,818 Sq.Ft.
80 19,205 Sq.Ft.
81 20,203 Sq.Ft.
82 19,331 Sq.Ft.
83 19,071 Sq.Ft.
84 19,073 Sq.Ft.
85 18,001 Sq.Ft.
86 22,334 Sq.Ft.
87 20,937 Sq.Ft.
88 18,905 Sq.Ft.
89 18,000 Sq.Ft.
90 18,000 Sq.Ft.
91 18,000 Sq.Ft.
93 26,082 Sq.Ft.
94 26,312 Sq.Ft.
95 18,667 Sq.Ft.
96 18,469 Sq.Ft.
97 18,342 Sq.Ft.
98 19,214 Sq.Ft.
99 18,598 Sq.Ft.
100 18,621 Sq.Ft.
101 17,566 Sq.Ft.
102 18,002 Sq.Ft.
103 17,999 Sq.Ft.
104 18,000 Sq.Ft.
105 18,000 Sq.Ft.
106 18,000 Sq.Ft.
107 18,000 Sq.Ft.
108 18,000 Sq.Ft.
109 18,000 Sq.Ft.
110 18,000 Sq.Ft.
111 18,164 Sq.Ft.
112 18,084 Sq.Ft.
113 18,021 Sq.Ft.

No.	Revision	Date	By
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www.jmcpllc.com

CONSERVATION DISTRICT SUBDIVISION PLAN

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	EGK	Approved:	DV
Scale:	1" = 100'		
Date:	11/11/2022		
Project No:	17099		
17099-LAY-OVERALL	LAY	OLAY.scr	
Drawing No:	C-100		

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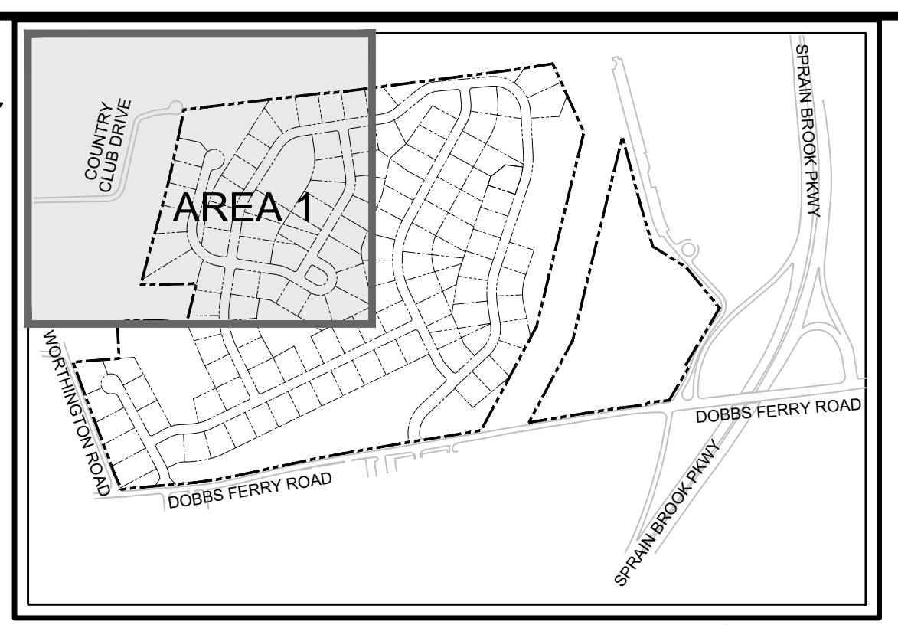
SIGN TABLE

DESIGNATION LETTER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'–0"	R1–1	X
B	⊘	24"X24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'–0"	R3–2	X
C	↱	24"X30"	BLACK ON WHITE	STEEL CHANNEL	7'–0"	R4–7	X
D	🚶	30"X30" 24"X12"	BLACK ON YELLOW	STEEL CHANNEL	7'–0"	W11–2 W16–7PL	X
E	DEAD END	30"X30"	BLACK ON YELLOW	STEEL CHANNEL	7'–0"	W14–1	X
F	STOP ⊘	30"X30" 24"X24"	WHITE ON RED BLACK AND RED ON WHITE	STEEL CHANNEL	5'–0"	R1–1 R3–2	X
G	FOR LEFT TURN ON TO NY 100B USE DAY DRIVE	24"X30"	WHITE ON GREEN	STEEL CHANNEL	7'–0"	D4–2 (MODIFIED)	X
H	STOP ALL WAY	30"X30" 18"X16"	WHITE ON RED	STEEL CHANNEL	7'–0"	R1–1 R1–3P	X


AREA 1
COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PARKWAY

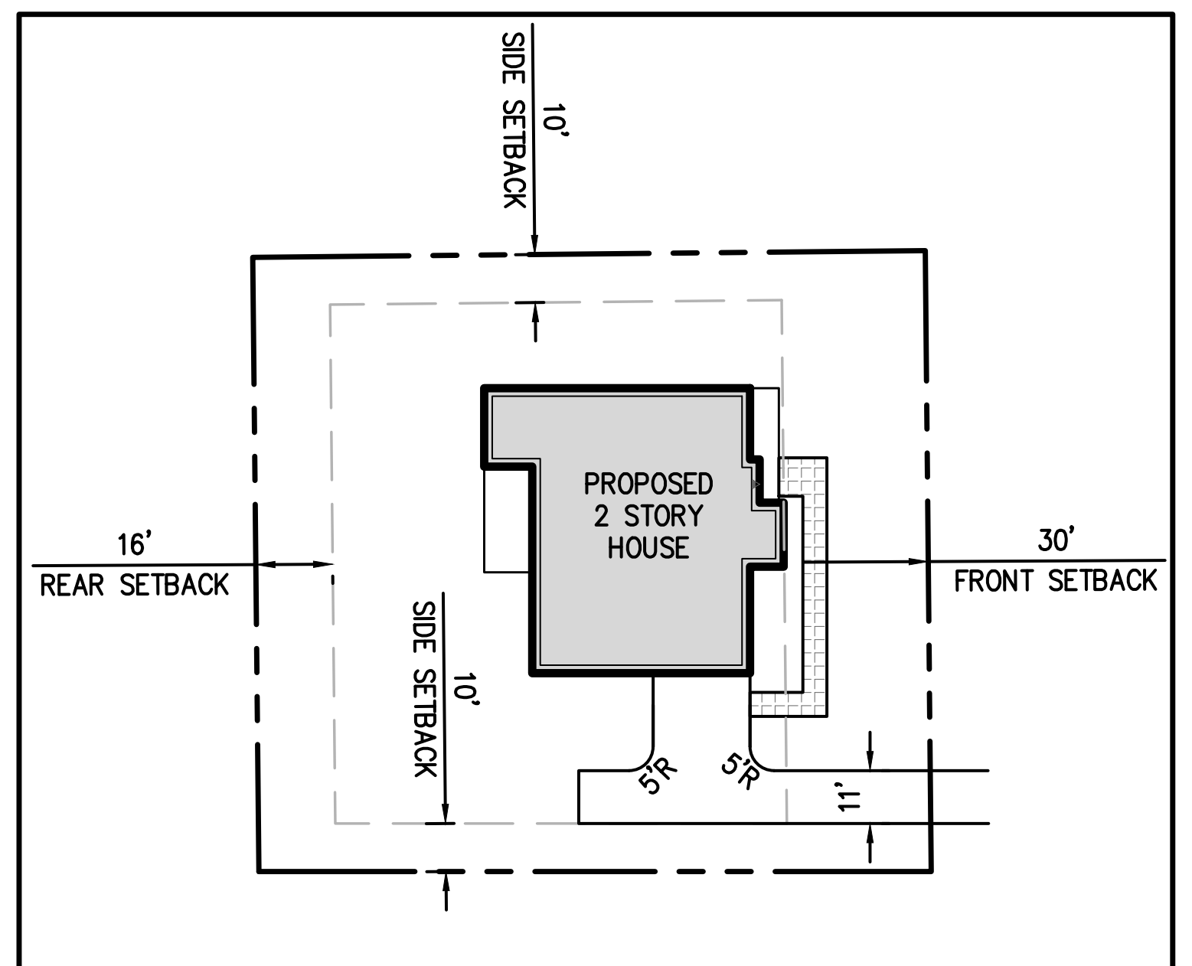
KEY MAP
SCALE: NTS

LEGEND

— — — — —	EXISTING PROPERTY LINE
— – – — – –	ADJACENT PROPERTY LINE
- - - - - - -	SETBACK LINE
//////////	EXISTING BUILDING LINE
———	EXISTING PAVEMENT EDGE
═══	EXISTING CURB LINE
∘∘∘∘∘∘	EXISTING GUIDE RAIL
—x—x—x—	EXISTING FENCE
T10 M	EXISTING TREE AND DESIGNATION
︶︶︶	EXISTING TREE LINE
═══	EXISTING PAINT
▥	EXISTING PEDESTRIAN CROSSING
○	EXISTING UTILITY POLE
⊙	EXISTING LIGHT POLE
∘	EXISTING SIGN
▭	PROPOSED BUILDING LINE
═══	PROPOSED CONCRETE CURB
═══	PROPOSED CONCRETE CURB
▬ ▬ ▬	PROPOSED STORMWATER BASIN
▦	PROPOSED CONCRETE SIDEWALK
⊓	PROPOSED DROP CURB & RAMP
▒	PROPOSED PAVEMENT
▨	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
▪▪▪▪▪	PROPOSED GUIDE RAIL
—x—x—x—	PROPOSED FENCE
✸	PROPOSED LIGHTING FIXTURE
▌	PROPOSED 24" WIDE WHITE STOP LINE
→ ↱	PROPOSED ARROW MARKING ON PAVEMENT
⇒	PROPOSED DIRECTIONAL ARROW MARKING
ONLY	PROPOSED WORD MARKING ON PAVEMENT
•Ⓐ	TRAFFIC SIGN LOCATION & DESIGNATION
‖‖‖‖‖‖	PEDESTRIAN CROSSING

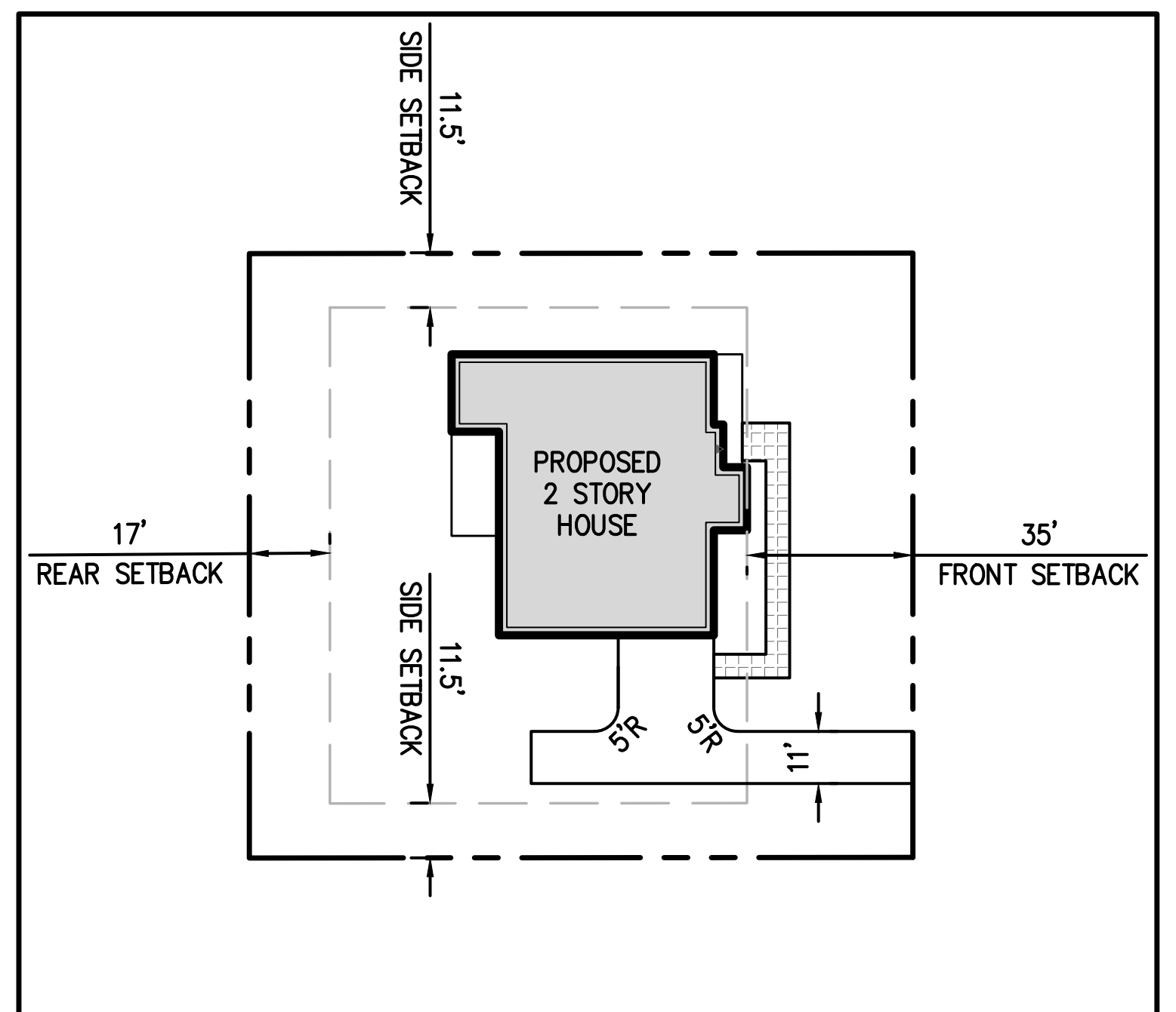
NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, LAST REVISED SEPTEMBER 17, 2020.
2. ALL WORK AND MATERIALS TO CONFORM TO TOWN OF GREENBURGH SPECIFICATIONS.
3. UPON REQUEST, THE TOWN WATER DEPARTMENT SHALL LOCATE EXISTING WATER MAINS AND SERVICES BUT SHALL NOT GUARANTEE LOCATIONS.
4. PROVIDE DESIGNED RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON TWO (2) FEET HORIZONTAL.
5. UNDERGROUND ELECTRIC SHALL BE ENCASED IN RIGID CASING FOR A MINIMUM OF SIX FEET (2–4–2) ACROSS ALL WATER MAINS.
6. THE BUILDER SHALL FURNISH AND INSTALL 6" PERFORATED PIPE ENCASED IN CRUSHED STONE IN BACK OF CURB WHEREVER DIRECTED BY THE ENGINEER.
7. THE TOWN HIGHWAY DEPARTMENT SHALL REGULATE AND ORDER WHAT OBSTRUCTIONS MUST BE REMOVED BY BUILDER FOR SIGHT DISTANCE.
8. THE APPLICANT / CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH ALL RULE AND REGULATIONS OF THE TOWN OF GREENBURGH CONSOLIDATED WATER DISTRICT NO. 1.
9. THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL UTILITY TRENCHES IN THE PUBLIC RIGHT OF WAY WITH 50 PSI CONTROLLED DENSITY BACKFILL (K–CRETE).
10. THE APPLICANT / CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL / DISPOSAL OF EXISTING SUBSURFACE STRUCTURE (ie, OIL TANKS, SEPTIC FIELDS, FIELDS, ETC) THEIR CONTENTS AND ANY REMEDIAL MEASURES THAT MAY BE REQUIRED.
11. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT / CONTRACTOR TO CALL IN CODE 53. NO WORK SHALL COMMENCE UNTIL A CODE 53 FIELD MARK OUT HAS BEEN PERFORMED.


SIDE SETBACK 10'
16'
REAR SETBACK
PROPOSED 2 STORY HOUSE
30'
FRONT SETBACK
SIDE SETBACK 10'
5'R
5'R
11'

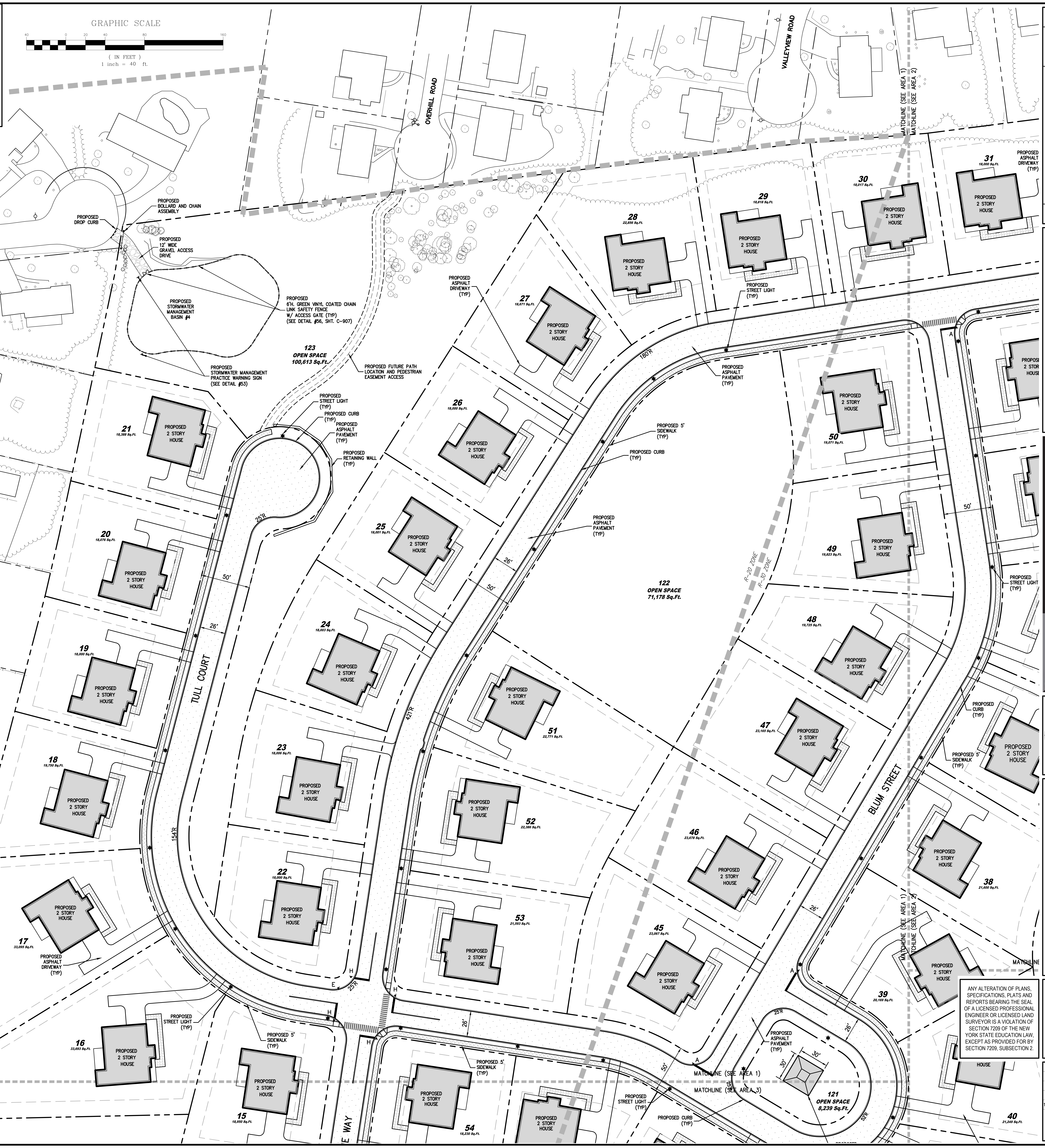
TYPICAL LOT CONFIGURATION (R-20)

SCALE: 1" = 40'


SIDE SETBACK 11.5'
17'
REAR SETBACK
PROPOSED 2 STORY HOUSE
35'
FRONT SETBACK
SIDE SETBACK 11.5'
5'R
5'R
11'

TYPICAL LOT CONFIGURATION (R-30)

SCALE: 1" = 40'


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
COUNTRY CLUB DRIVE
OVERHILL ROAD
VALLEYVIEW ROAD
TULL COURT
BLUM STREET
PROPOSED DROP CURB
PROPOSED BOLLARD AND CHAIN ASSEMBLY
PROPOSED 12' WIDE GRAVEL ACCESS DRIVE
PROPOSED STORMWATER MANAGEMENT BASIN #4
PROPOSED 6'H. GREEN VINYL COATED CHAIN LINK SAFETY FENCE W/ ACCESS GATE (TYP) (SEE DETAIL #56, SHT. C–907)
PROPOSED STORMWATER MANAGEMENT PRACTICE WARNING SIGN (SEE DETAIL #53)
123 OPEN SPACE 100,613 Sq.Ft.
PROPOSED FUTURE PATH LOCATION AND PEDESTRIAN EASEMENT ACCESS
PROPOSED STREET LIGHT (TYP)
PROPOSED CURB (TYP)
PROPOSED ASPHALT PAVEMENT (TYP)
PROPOSED RETAINING WALL (TYP)
PROPOSED ASPHALT DRIVEWAY (TYP)
PROPOSED 5' SIDEWALK (TYP)
PROPOSED 2 STORY HOUSE
122 OPEN SPACE 71,178 Sq.Ft.
121 OPEN SPACE 8,239 Sq.Ft.
R-20 ZONE
R-30 ZONE
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 3)
15 18,950 Sq.Ft.
16 33,693 Sq.Ft.
17 33,095 Sq.Ft.
18 19,750 Sq.Ft.
19 18,000 Sq.Ft.
20 18,076 Sq.Ft.
21 18,388 Sq.Ft.
22 18,000 Sq.Ft.
23 18,006 Sq.Ft.
24 18,003 Sq.Ft.
25 18,001 Sq.Ft.
26 18,000 Sq.Ft.
27 18,671 Sq.Ft.
28 22,856 Sq.Ft.
29 18,818 Sq.Ft.
30 18,017 Sq.Ft.
31 18,000 Sq.Ft.
38 21,600 Sq.Ft.
39 20,169 Sq.Ft.
40 21,249 Sq.Ft.
45 23,067 Sq.Ft.
46 23,678 Sq.Ft.
47 23,165 Sq.Ft.
48 19,725 Sq.Ft.
49 19,823 Sq.Ft.
50 19,071 Sq.Ft.
51 22,771 Sq.Ft.
52 22,386 Sq.Ft.
53 21,593 Sq.Ft.
54 18,230 Sq.Ft.
180'R
421'R
154'R
25'R
52'R
50'
26'
30'
A
E
H

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8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

Previous Editions Obsolete

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LAYOUT PLAN – AREA 1

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn: EGK	Approved: DV	
Scale: 1" = 40'		
Date: 11/11/2022		
Project No: 17099		
17099–LAYOUT	C–101 (LAY)	LAY.scr
Drawing No: C–101		

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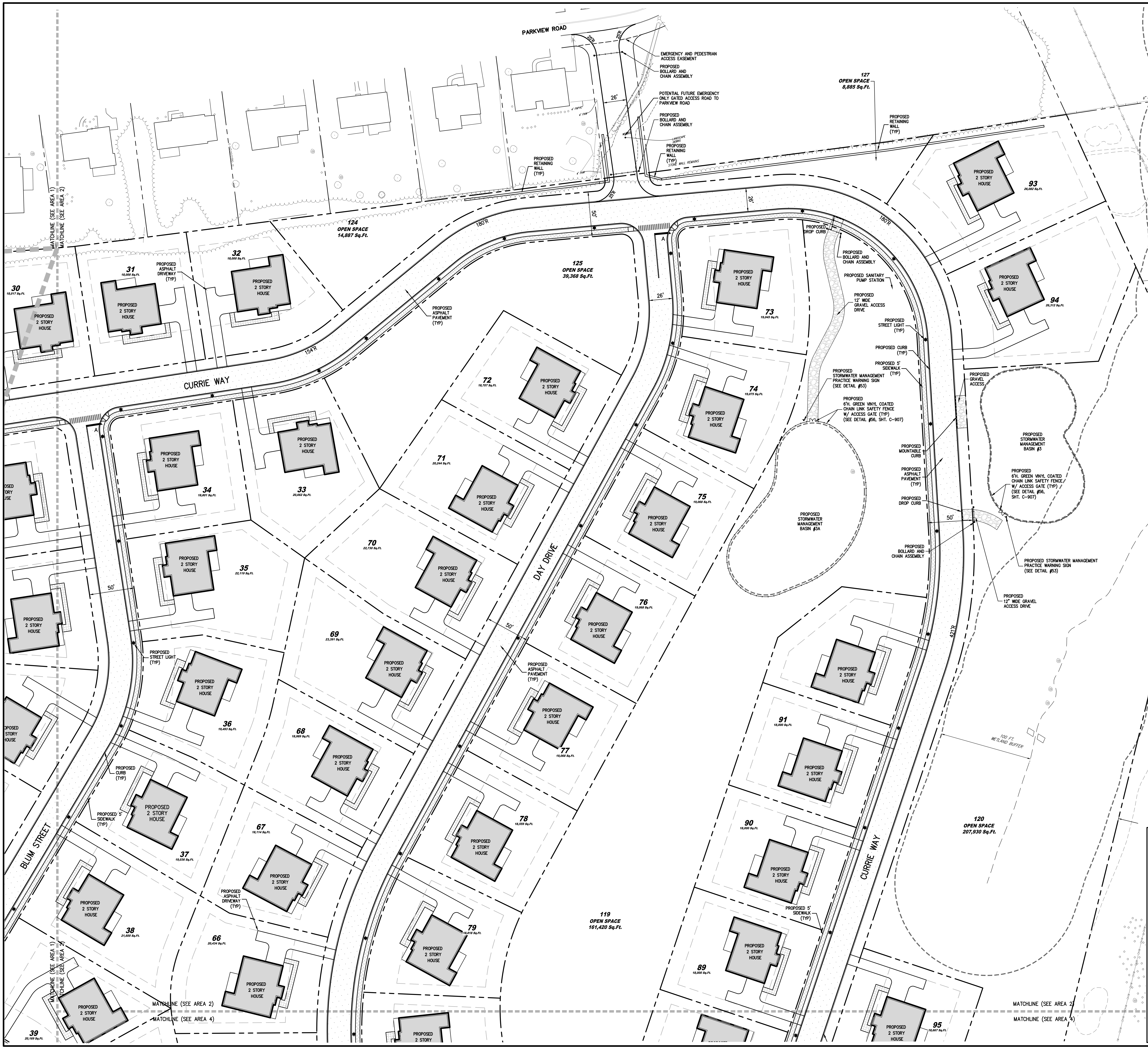
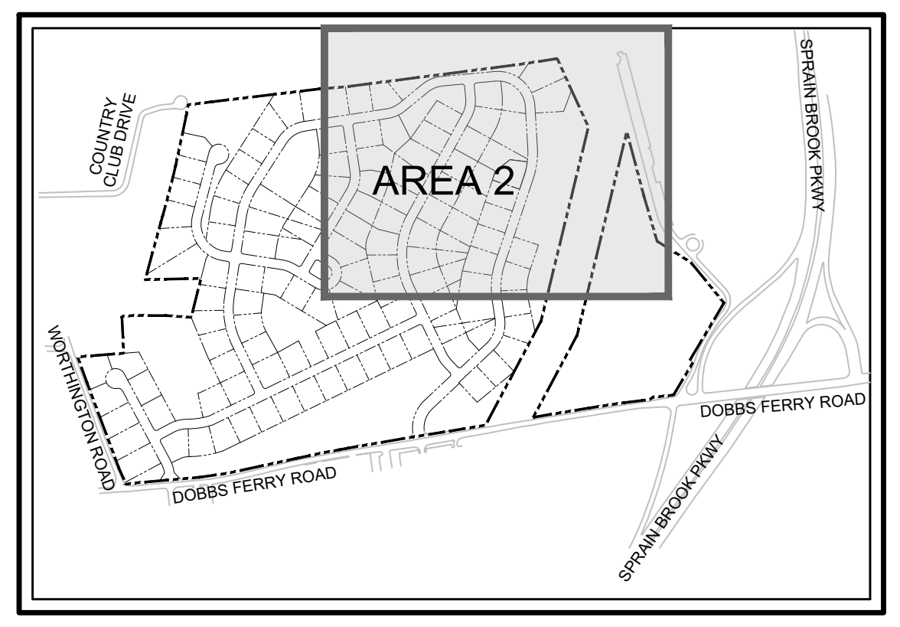

PARKVIEW ROAD
25'R
25'R
EMERGENCY AND PEDESTRIAN ACCESS EASEMENT
PROPOSED BOLLARD AND CHAIN ASSEMBLY
26'
POTENTIAL FUTURE EMERGENCY ONLY GATED ACCESS ROAD TO PARKVIEW ROAD
PROPOSED BOLLARD AND CHAIN ASSEMBLY
4' FNPVC
4' FNW
WOODED
LANDSCAPE DEBRIS
PROPOSED RETAINING WALL (TYP)
STONE WALL REMAINS
PROPOSED RETAINING WALL (TYP)
127
OPEN SPACE
8,885 Sq.Ft.
PROPOSED RETAINING WALL (TYP)
6" FNC
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 2)
124
OPEN SPACE
14,887 Sq.Ft.
180'R
50'
26'
180'R
125
OPEN SPACE
39,368 Sq.Ft.
30
18,017 Sq.Ft.
31
18,000 Sq.Ft.
32
18,000 Sq.Ft.
PROPOSED ASPHALT DRIVEWAY (TYP)
PROPOSED 2 STORY HOUSE
PROPOSED ASPHALT PAVEMENT (TYP)
154'R
CURRIE WAY
A
26'
73
19,045 Sq.Ft.
PROPOSED DROP CURB
PROPOSED BOLLARD AND CHAIN ASSEMBLY
PROPOSED SANITARY PUMP STATION
PROPOSED 12' WIDE GRAVEL ACCESS DRIVE
PROPOSED STREET LIGHT (TYP)
PROPOSED CURB (TYP)
PROPOSED 5' SIDEWALK (TYP)
PROPOSED STORMWATER MANAGEMENT PRACTICE WARNING SIGN (SEE DETAIL #53)
PROPOSED 6'H. GREEN VINYL COATED CHAIN LINK SAFETY FENCE W/ ACCESS GATE (TYP) (SEE DETAIL #56, SHT. C-907)
93
26,082 Sq.Ft.
94
26,312 Sq.Ft.
STONE MAS WALL
STONE MAS WALL
PROPOSED GRAVEL ACCESS
PROPOSED STORMWATER MANAGEMENT BASIN #3
PROPOSED 6'H. GREEN VINYL COATED CHAIN LINK SAFETY FENCE W/ ACCESS GATE (TYP) (SEE DETAIL #56, SHT. C-907)
PROPOSED MOUNTABLE CURB
PROPOSED ASPHALT PAVEMENT (TYP)
PROPOSED DROP CURB
50'
PROPOSED BOLLARD AND CHAIN ASSEMBLY
PROPOSED STORMWATER MANAGEMENT PRACTICE WARNING SIGN (SEE DETAIL #53)
PROPOSED 12" WIDE GRAVEL ACCESS DRIVE
PROPOSED STORMWATER MANAGEMENT BASIN #3A
72
18,707 Sq.Ft.
74
19,075 Sq.Ft.
A
34
18,801 Sq.Ft.
33
20,662 Sq.Ft.
71
20,244 Sq.Ft.
75
19,068 Sq.Ft.
70
22,730 Sq.Ft.
35
22,119 Sq.Ft.
50'
DAY DRIVE
50'
76
19,068 Sq.Ft.
69
23,391 Sq.Ft.
PROPOSED STREET LIGHT (TYP)
PROPOSED ASPHALT PAVEMENT (TYP)
36
19,493 Sq.Ft.
68
18,989 Sq.Ft.
77
19,068 Sq.Ft.
421'R
91
18,000 Sq.Ft.
100 FT. WETLAND BUFFER
PROPOSED CURB (TYP)
PROPOSED 5' SIDEWALK (TYP)
37
19,036 Sq.Ft.
67
18,114 Sq.Ft.
78
18,559 Sq.Ft.
90
18,000 Sq.Ft.
120
OPEN SPACE
207,930 Sq.Ft.
CURRIE WAY
BLUM STREET
PROPOSED ASPHALT DRIVEWAY (TYP)
38
21,600 Sq.Ft.
66
20,434 Sq.Ft.
119
OPEN SPACE
161,420 Sq.Ft.
79
18,818 Sq.Ft.
PROPOSED 5' SIDEWALK (TYP)
89
18,000 Sq.Ft.
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 4)
39
20,169 Sq.Ft.
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 4)
95
18,667 Sq.Ft.


AREA 2
COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
SPRAIN BROOK PKWY

KEY MAP

SCALE: NTS

NOTES:

1. FOR NOTES AND LEGEND SEE SHEET C-101.

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
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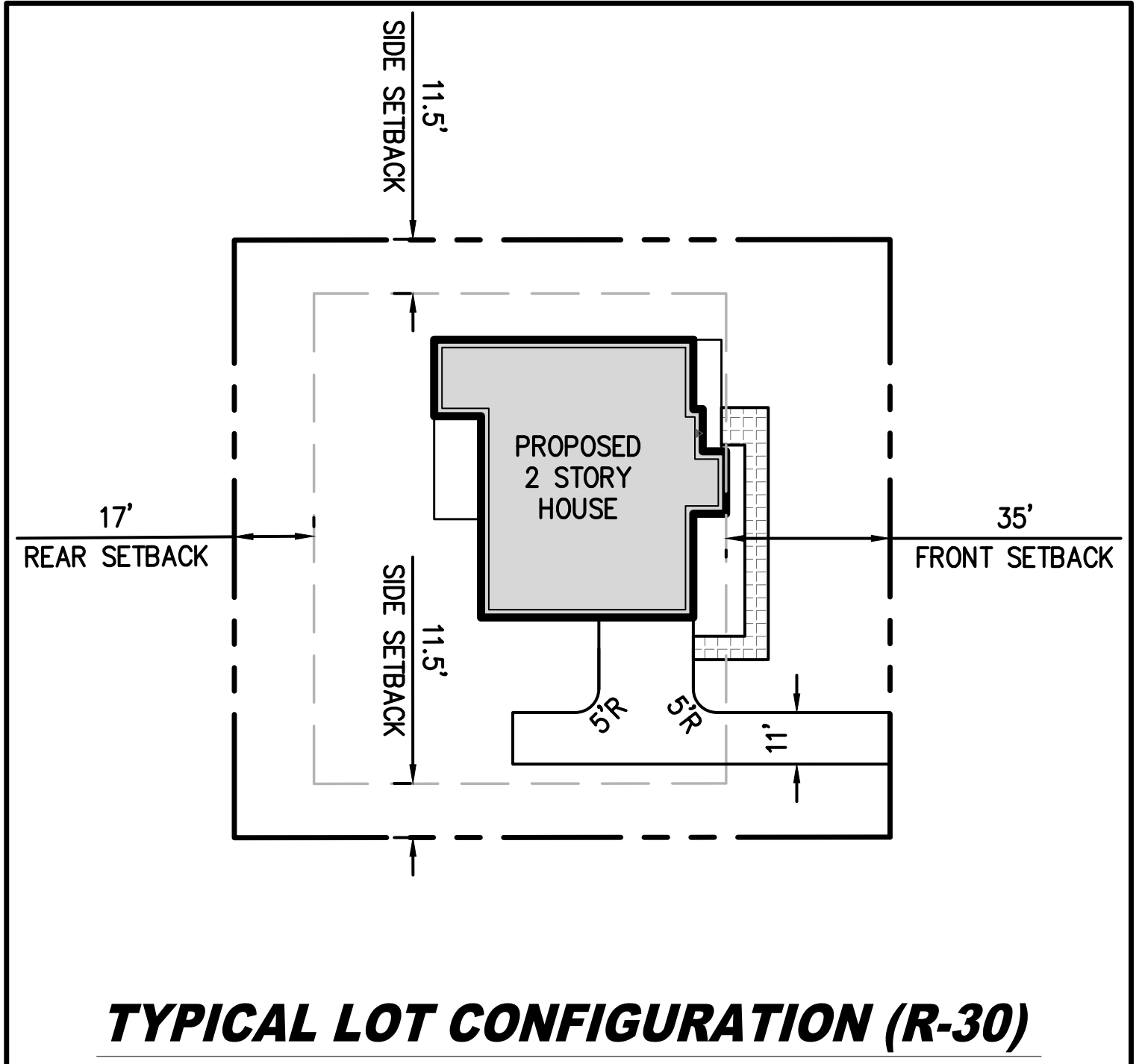
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LAYOUT PLAN – AREA 2

ELMWOOD PRESERVE

850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK


SIDE SETBACK
11.5'
17'
REAR SETBACK
PROPOSED 2 STORY HOUSE
35'
FRONT SETBACK
SIDE SETBACK
11.5'
5'R
5'R
11'

TYPICAL LOT CONFIGURATION (R-30)

SCALE: 1" = 40'

Drawn: EGK	Approved: DV	
Scale: 1" = 40'		
Date: 11/11/2022		
Project No: 17099		
17099-LAYOUT	C-102 (LAY)	LAY.scr
Drawing No: C-102		

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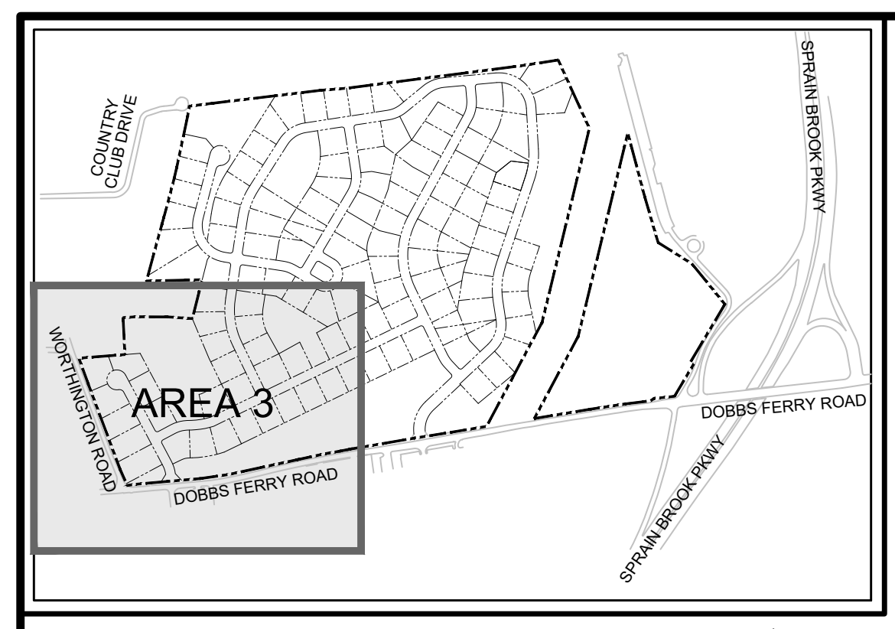
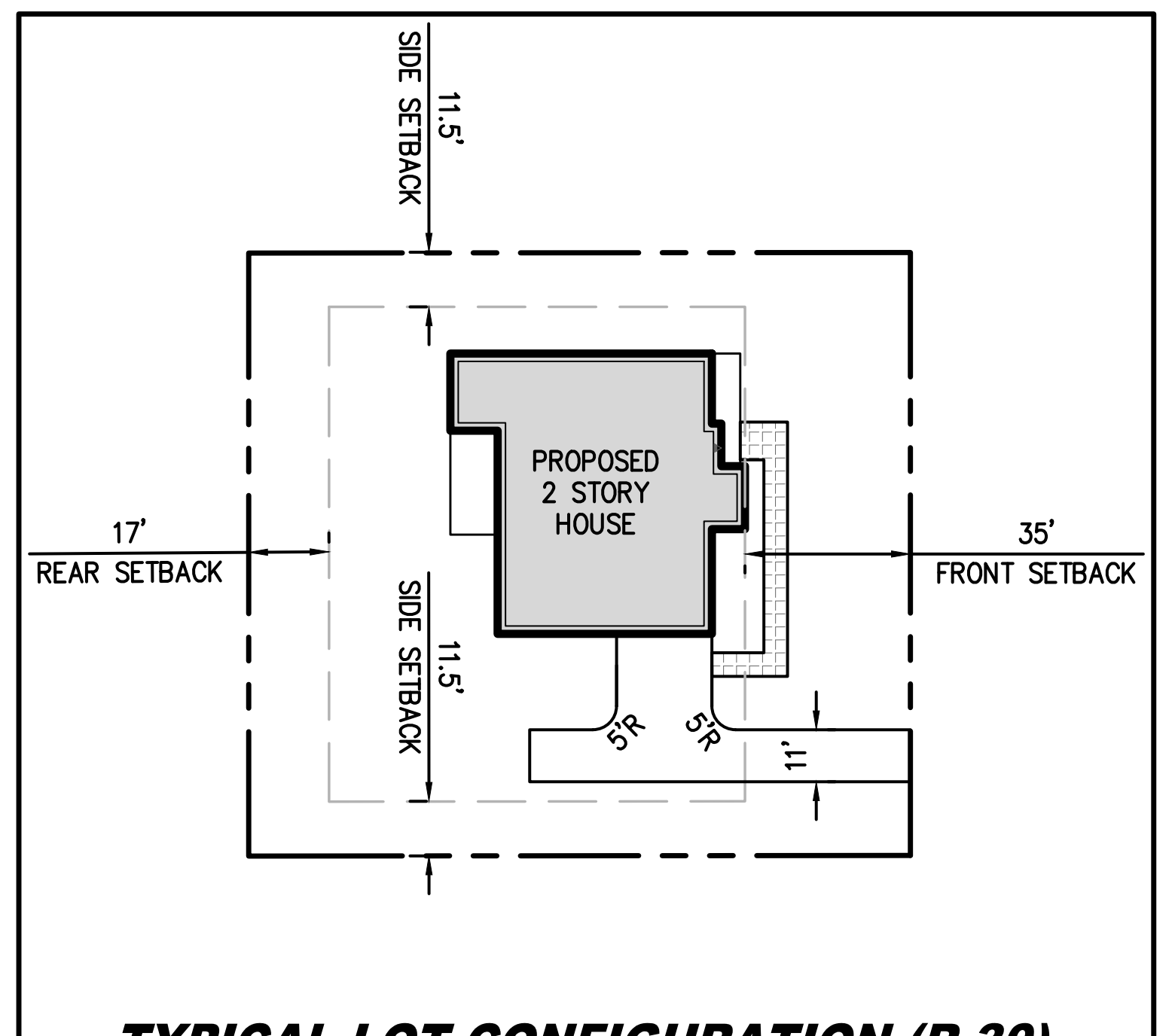

AREA 3
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
COUNTRY CLUB DRIVE

KEY MAP

SCALE: NTS

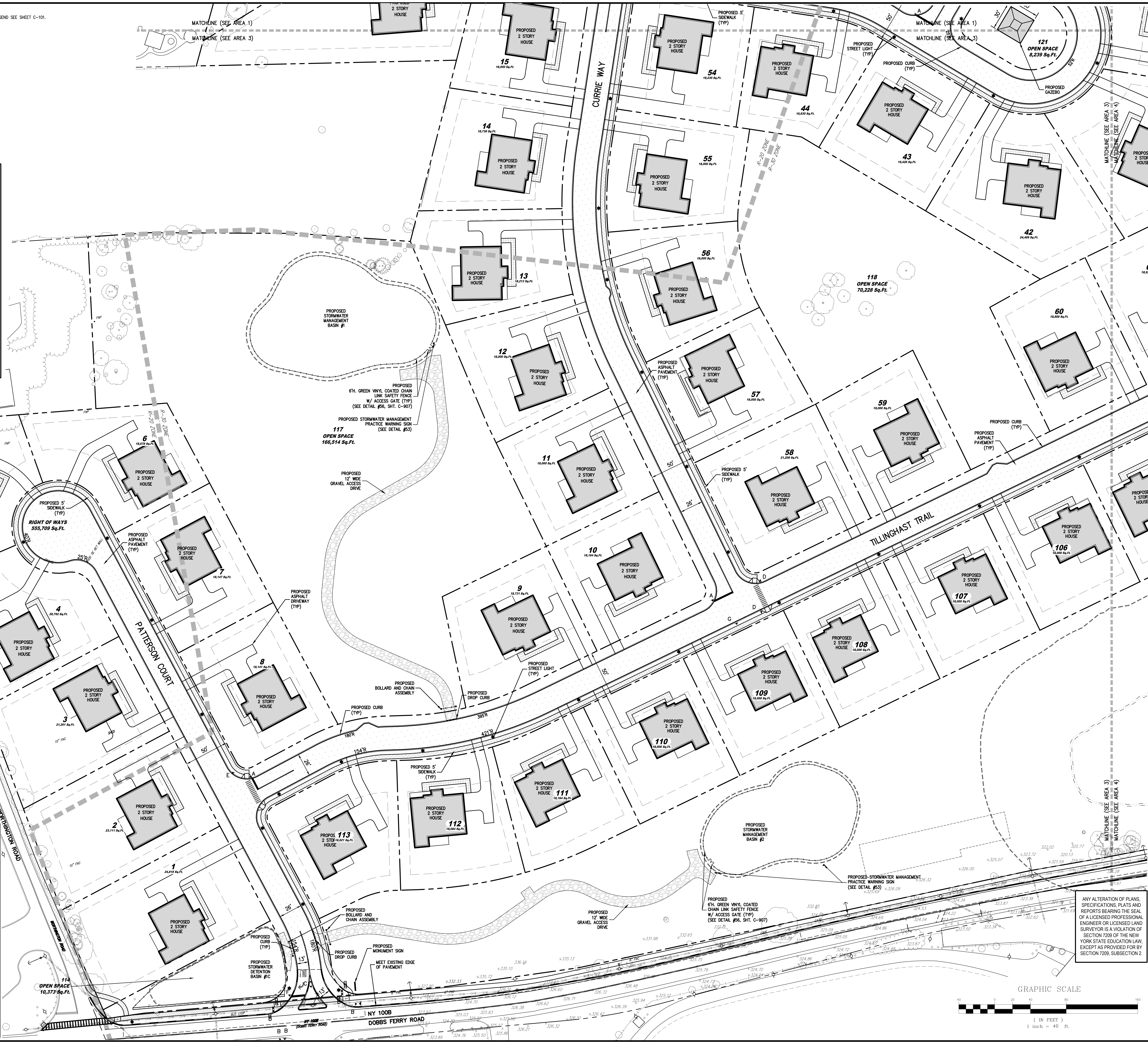
NOTES:

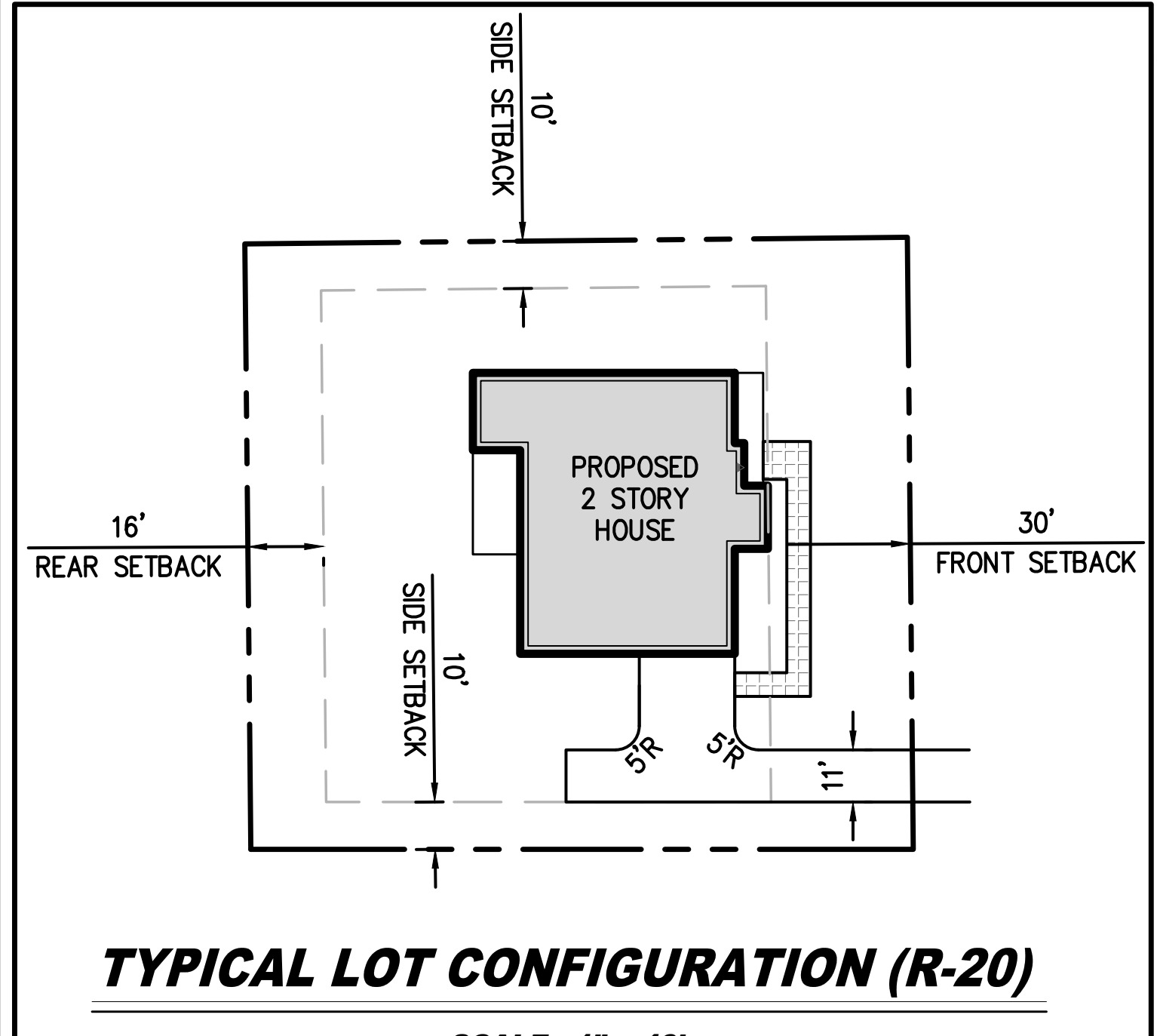
1. FOR NOTES AND LEGEND SEE SHEET C–101.


PROPOSED
2 STORY
HOUSE
11.5'
SIDE SETBACK
17'
REAR SETBACK
35'
FRONT SETBACK
5'R
11'

TYPICAL LOT CONFIGURATION (R-30)

SCALE: 1" = 40'


MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
CURRIE WAY
TILLINGHAST TRAIL
PATTERSON COURT
WORTHINGTON ROAD
NY 100B
DOBBS FERRY ROAD
121
OPEN SPACE
8,239 Sq.Ft.
PROPOSED GAZEBO
118
OPEN SPACE
70,228 Sq.Ft.
117
OPEN SPACE
166,514 Sq.Ft.
114
OPEN SPACE
10,373 Sq.Ft.
RIGHT OF WAYS
555,709 Sq.Ft.
PROPOSED STORMWATER MANAGEMENT BASIN #1
PROPOSED STORMWATER MANAGEMENT BASIN #2
PROPOSED STORMWATER DETENTION BASIN #1C
PROPOSED 6'H. GREEN VINYL COATED CHAIN LINK SAFETY FENCE W/ ACCESS GATE (TYP) (SEE DETAIL #56, SHT. C-907)
PROPOSED STORMWATER MANAGEMENT PRACTICE WARNING SIGN (SEE DETAIL #53)
PROPOSED 12' WIDE GRAVEL ACCESS DRIVE
PROPOSED BOLLARD AND CHAIN ASSEMBLY
PROPOSED DROP CURB
PROPOSED CURB (TYP)
PROPOSED ASPHALT PAVEMENT (TYP)
PROPOSED 5' SIDEWALK (TYP)
PROPOSED STREET LIGHT (TYP)
PROPOSED ASPHALT DRIVEWAY (TYP)
PROPOSED MONUMENT SIGN
MEET EXISTING EDGE OF PAVEMENT
PROPOSED 2 STORY HOUSE
R-20 ZONE
R-30 ZONE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
42
43
44
54
55
56
57
58
59
60
106
107
108
109
110
111
112
113
280 WORTHINGTON ROAD
LOT: 6
SECTION: 7.520
BLOCK: 319
LOT: 7
LOT: 5
50'
26'
180'R
154'R
395'R
421'R
40'R
25'R
GRAPHIC SCALE
0
40
80
160
(IN FEET)
1 inch = 40 ft.


PROPOSED
2 STORY
HOUSE
10'
SIDE SETBACK
16'
REAR SETBACK
30'
FRONT SETBACK
5'R
11'

TYPICAL LOT CONFIGURATION (R-20)

SCALE: 1" = 40'

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OWNER:

RIDGEWOOD ELMWOOD OWNER, LLC.
25A HANOVER ROAD, SUITE 310
FLORHAM PARK, NJ 07932

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

LAYOUT PLAN – AREA 3

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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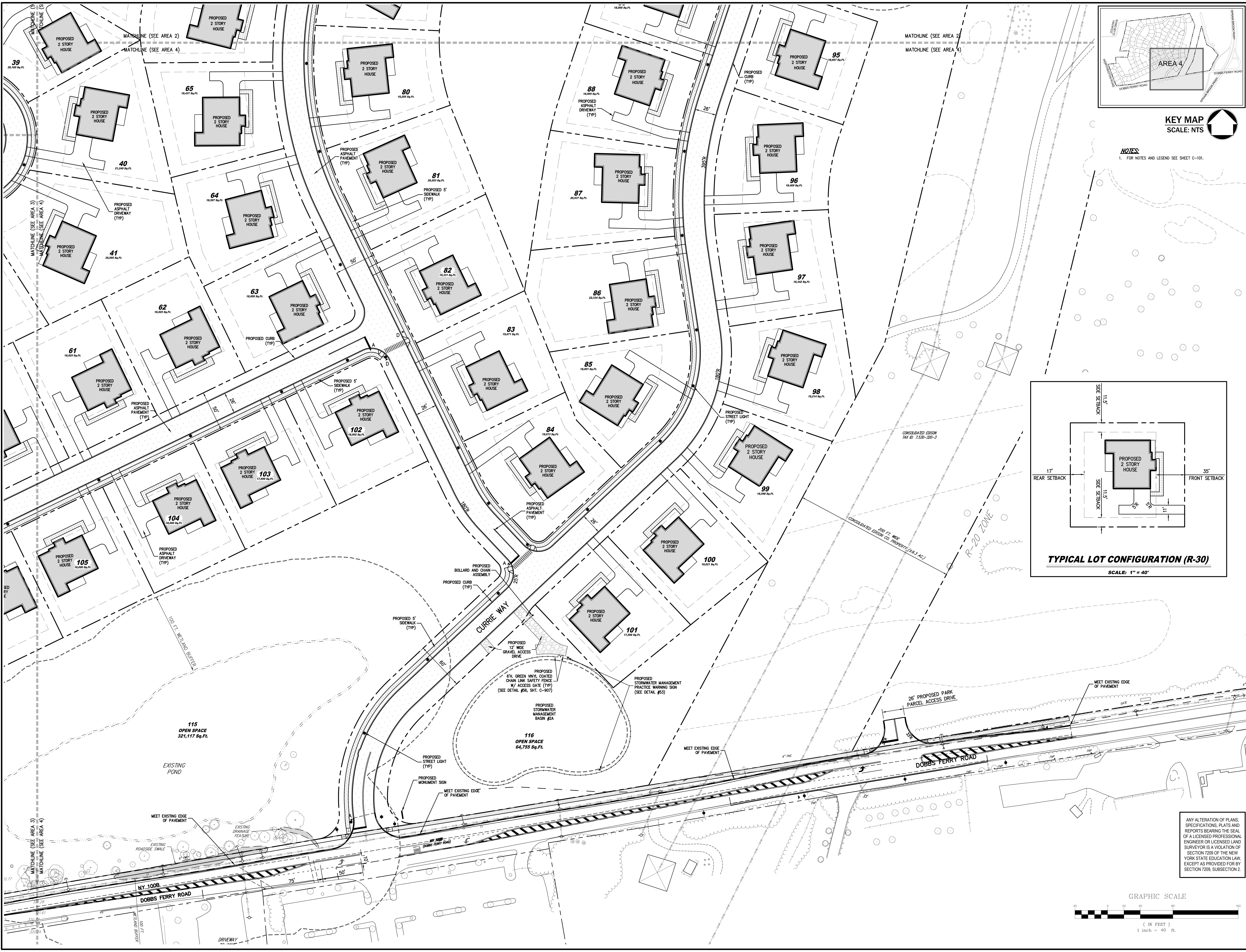
Drawn: EGK		Approved: DV
Scale: 1" = 40'		
Date: 11/11/2022		
Project No: 17099		
17099–LAYOUT	C–103 (LAY)	LAY.scr
Drawing No: C–103		


MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 4)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
PROPOSED 2 STORY HOUSE
39
20,169 Sq.Ft.
40
21,249 Sq.Ft.
41
30,095 Sq.Ft.
61
18,925 Sq.Ft.
62
18,925 Sq.Ft.
63
18,000 Sq.Ft.
64
18,597 Sq.Ft.
65
18,437 Sq.Ft.
80
19,205 Sq.Ft.
81
20,203 Sq.Ft.
82
19,331 Sq.Ft.
83
19,071 Sq.Ft.
84
19,073 Sq.Ft.
85
18,001 Sq.Ft.
86
22,334 Sq.Ft.
87
20,937 Sq.Ft.
88
18,905 Sq.Ft.
95
18,667 Sq.Ft.
96
18,469 Sq.Ft.
97
18,342 Sq.Ft.
98
19,214 Sq.Ft.
99
18,598 Sq.Ft.
100
18,621 Sq.Ft.
101
17,566 Sq.Ft.
102
18,002 Sq.Ft.
103
17,999 Sq.Ft.
104
18,000 Sq.Ft.
105
18,000 Sq.Ft.
115
OPEN SPACE
321,117 Sq.Ft.
116
OPEN SPACE
64,755 Sq.Ft.
EXISTING POND
PROPOSED ASPHALT DRIVEWAY (TYP)
PROPOSED ASPHALT PAVEMENT (TYP)
PROPOSED 5' SIDEWALK (TYP)
PROPOSED CURB (TYP)
PROPOSED STREET LIGHT (TYP)
PROPOSED BOLLARD AND CHAIN ASSEMBLY
CURRIE WAY
PROPOSED 12' WIDE GRAVEL ACCESS DRIVE
PROPOSED 6'H. GREEN VINYL COATED CHAIN LINK SAFETY FENCE W/ ACCESS GATE (TYP) (SEE DETAIL #56, SHT. C-907)
PROPOSED STORMWATER MANAGEMENT PRACTICE WARNING SIGN (SEE DETAIL #53)
PROPOSED STORMWATER MANAGEMENT BASIN #2A
PROPOSED MONUMENT SIGN
MEET EXISTING EDGE OF PAVEMENT
26' PROPOSED PARK PARCEL ACCESS DRIVE
33'R
EXISTING DRAINAGE FEATURE
EXISTING ROADSIDE SWALE
6" FNC
FNP
GATE
NY 100B
DOBBS FERRY ROAD
(DOBBS FERRY ROAD)
DRIVEWAY
100 FT. WETLAND BUFFER
CONSOLIDATED EDISON TAX ID: 7.530-320-3
200 FT. WIDE CONSOLIDATED EDISON CO. PROPERTY (±9.3 AC.)
R-20 ZONE
OHW
50'
26'
60'
10'
75'
395'R
180'R
25'R
A
D
320.77
321.28
321.61
320.74
COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
AREA 4
KEY MAP
SCALE: NTS
SIDE SETBACK
11.5'
17'
REAR SETBACK
35'
FRONT SETBACK
5'R
11'
PROPOSED 2 STORY HOUSE
TYPICAL LOT CONFIGURATION (R-30)
SCALE: 1" = 40'
GRAPHIC SCALE
0
20
40
80
160
(IN FEET)
1 inch = 40 ft.

NOTES:

1. FOR NOTES AND LEGEND SEE SHEET C–101.

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

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LAYOUT PLAN – AREA 4

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Date:	11/11/2022		
Project No:	17099		
17099–LAYOUT	C–104 (LAY)	LAY.scr	

Drawing No:

C–104

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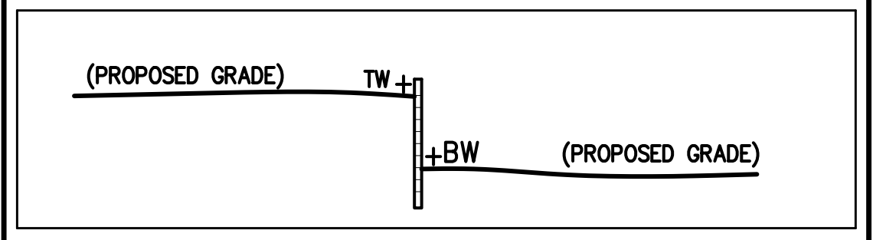
LEGEND

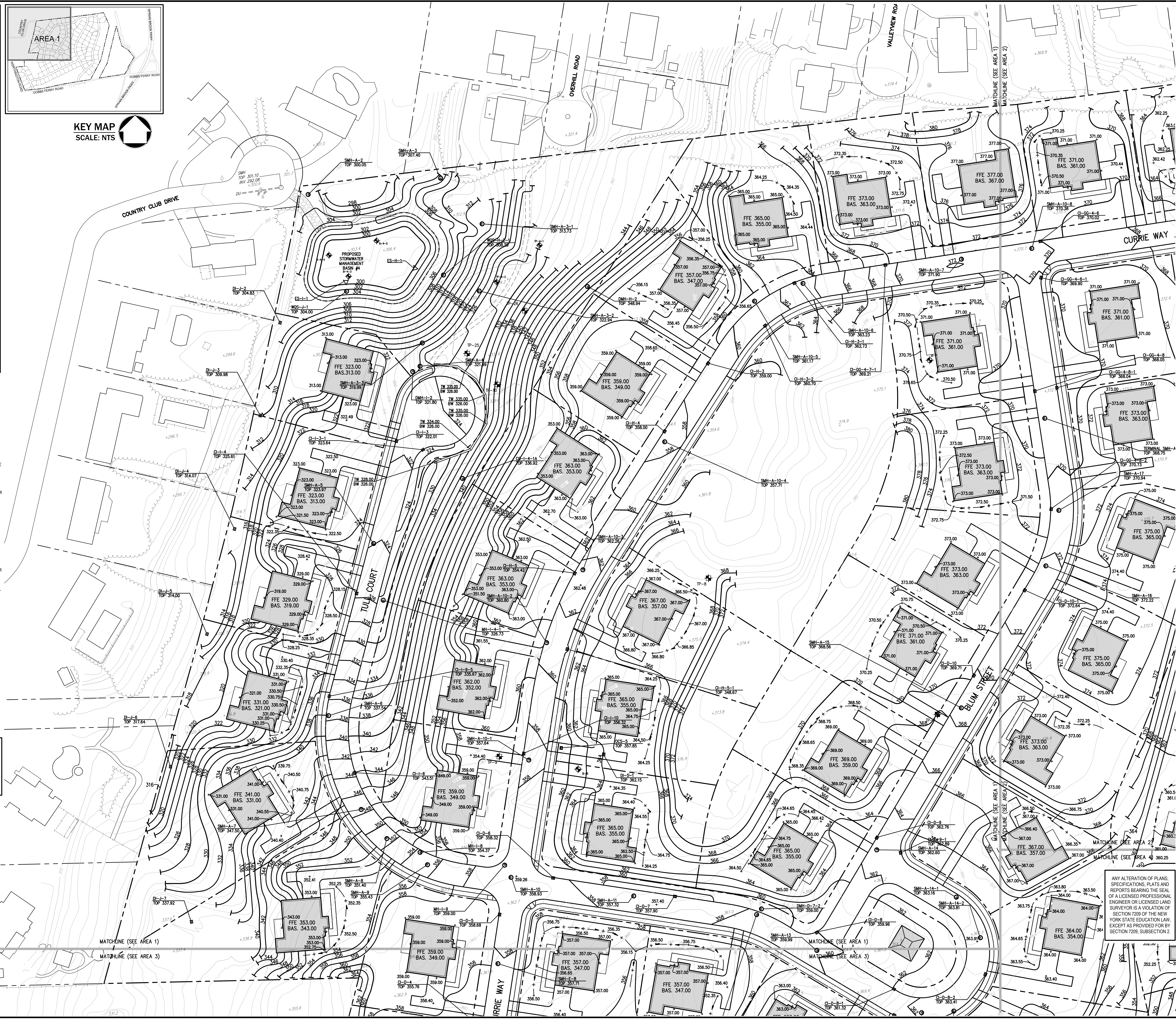
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
172	EXISTING CONTOUR
170	EXISTING INDEX CONTOUR
191.00 X	EXISTING SPOT GRADE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
—x—x—x—x—	EXISTING FENCE
	EXISTING DRAIN INLET
○	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
200	PROPOSED FINISHED GRADE
191.00+	PROPOSED SPOT GRADE
SMH	PROPOSED SANITARY SEWER MANHOLE
MH	PROPOSED STORM DRAIN MANHOLE
CI	PROPOSED TYPE CI DRAIN INLET
DI	PROPOSED TYPE DI DRAIN INLET
	PROPOSED RIP-RAP SUMP
HW	PROPOSED TYPE B HEADWALL
WQS	PROPOSED WATER QUALITY STRUCTURE
OCS	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
ES	PROPOSED END SECTION
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
DP-2	BORING LOCATION AND DESIGNATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC, PLLC, DATED DECEMBER 2, 2019.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "BORING & TEST PIT LOCATION PLAN", DATED AUGUST 14, 2018, PREPARED BY CARLIN-SIMPSON AND ASSOCIATES..
3. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
4. ALL WORK AND MATERIALS TO CONFORM TO TOWN OF GREENBURGH SPECIFICATIONS.
5. UPON REQUEST, THE TOWN WATER DEPARTMENT SHALL LOCATE EXISTING WATER MAINS AND SERVICES BUT SHALL NOT GUARANTEE LOCATIONS.
6. PROVIDE DESIGNED RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON TWO (2) FEET HORIZONTAL.
7. UNDERGROUND ELECTRIC SHALL BE ENCASED IN RIGID CASING FOR A MINIMUM OF SIX FEET (2-4-2) ACROSS ALL WATER MAINS.
8. THE BUILDER SHALL FURNISH AND INSTALL 6" PERFORATED PIPE ENCASED IN CRUSHED STONE IN BACK OF CURB WHEREVER DIRECTED BY THE ENGINEER.
9. THE TOWN HIGHWAY DEPARTMENT SHALL REGULATE AND ORDER WHAT OBSTRUCTIONS MUST BE REMOVED BY BUILDER FOR SIGHT DISTANCE
10. THE APPLICANT / CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH ALL RULES AND REGULATIONS OF THE TOWN OF GREENBURGH CONSOLIDATED WATER DISTRICT NO. 1.
11. THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL UTILITY TRENCHES IN THE PUBLIC RIGHT OF WAY WITH 50 PSI CONTROLLED DENSITY BACKFILL (K-CRETE).
12. THE APPLICANT / CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL / DISPOSAL OF EXISTING SUBSURFACE STRUCTURE (ie, OIL TANKS, SEPTIC FIELDS, FIELDS, ETC) THEIR CONTENTS AND ANY REMEDIAL MEASURES THAT MAY BE REQUIRED.
13. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT / CONTRACTOR TO CALL IN CODE 53. NO WORK SHALL COMMENCE UNTIL A CODE 53 FIELD MARK OUT HAS BEEN PERFORMED.
14. PROVIDE RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON TWO (2) FEET HORIZONTAL.
15. OWNER MUST GUARANTEE POSITIVE DRAINAGE ON ALL LOTS.
16. SWALES MAY BE REQUIRED ALONG ALL PROPERTY LINES TO MINIMIZE RAIN RUN-OFF.
17. ALL DRIVEWAYS SLOPING DOWN TO GARAGE OR HOUSE SHALL HAVE A DRAIN INLET WITH PIPE CONNECTED TO AN APPROVED STORMWATER DRAINAGE SYSTEM.
18. ALL DRIVEWAYS SLOPING DOWN SHALL RISE 6" THE FIRST 5' AND THEN SLOPE DOWN. DRIVEWAY GRADES BETWEEN THE CURBLINE AND THE RIGHT-OF-WAY LINE SHALL NOT EXCEED 10%.
19. SOILS THAT REMAIN IN-PLACE WILL BE DEMARCATED AND CAPPED BY THE BUILDING SLAB OR HAVE AN ORANGE GEOTEXTILE DEMARCATION MATERIAL INSTALLED WITH 12 INCHES OF CLEAN SOIL PLACED ABOVE. THIS SITE COVER WILL PREVENT HUMAN EXPOSURE TO RESIDUAL SOIL/FILL.



RETAINING WALL SPOT GRADE LEGEND



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7.	ISSUED FOR OWNER	09/17/2024	CDF
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10.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

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GRADING PLAN AREA 1

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-GRAD	C-200 GRAD	GRAD.scr	
Drawing No:	C-200		

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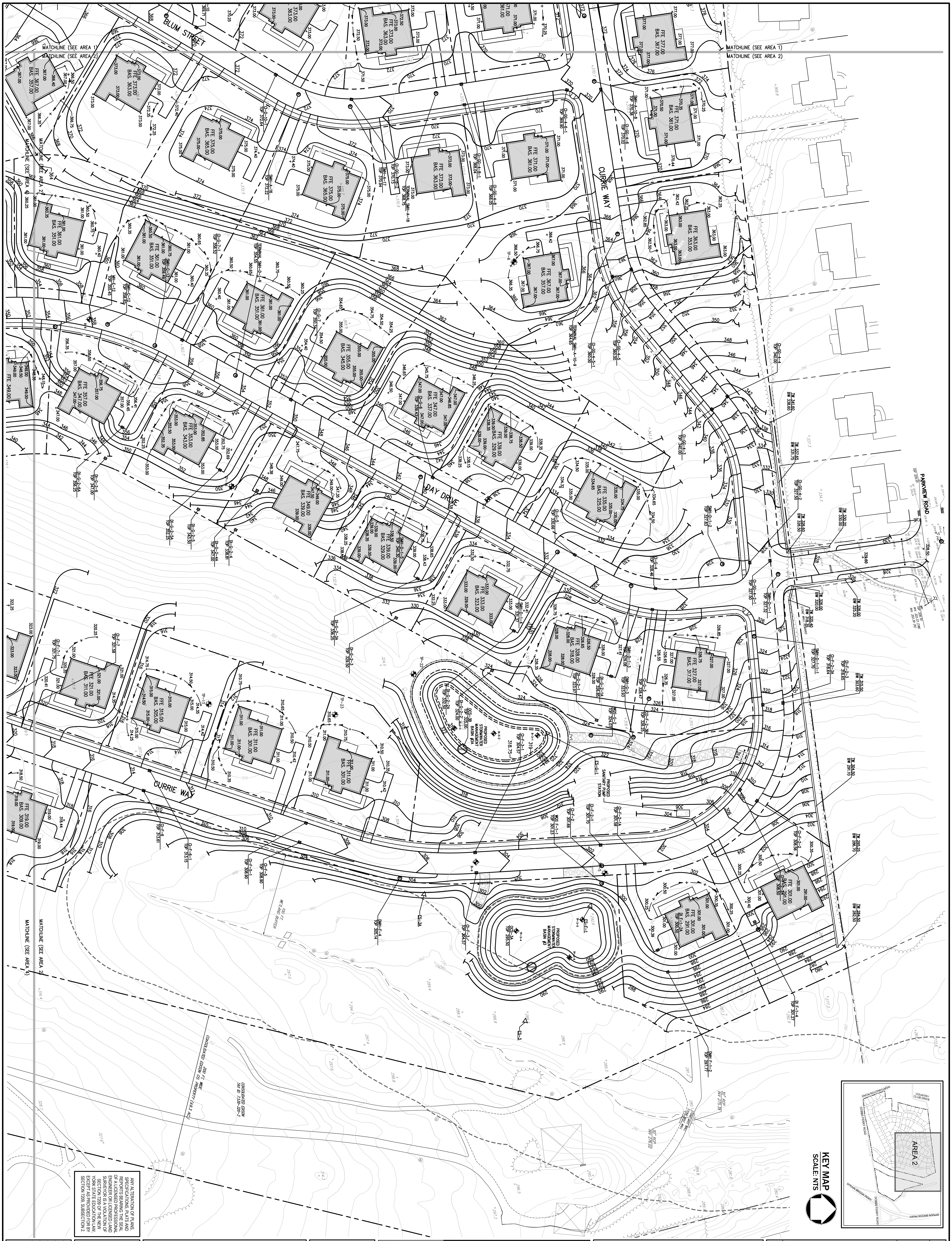
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 4)
BLUM STREET
CURRIE WAY
DAY DRIVE
PARKVIEW ROAD
PROPOSED STORMWATER MANAGEMENT BASIN #3A
PROPOSED STORMWATER MANAGEMENT BASIN #3
PROPOSED SANITARY PUMP STATION
100 FT. WETLAND BUFFER
CONSOLIDATED EDISON TAX ID: 7.530-320-3
200 FT. WIDE CONSOLIDATED EDISON CO. PROPERTY (±9.3 AC)
KEY MAP
SCALE: NTS
AREA 2
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
COUNTRY CLUB DRIVE
WORTHINGTON ROAD

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17099-GRAD	C-201 GRAD GRAD.scr
Drawing No:	C-201

GRADING PLAN AREA 2

ELMWOOD PRESERVE

850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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7.	ISSUED FOR OWNER	09/17/2024	CDF
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
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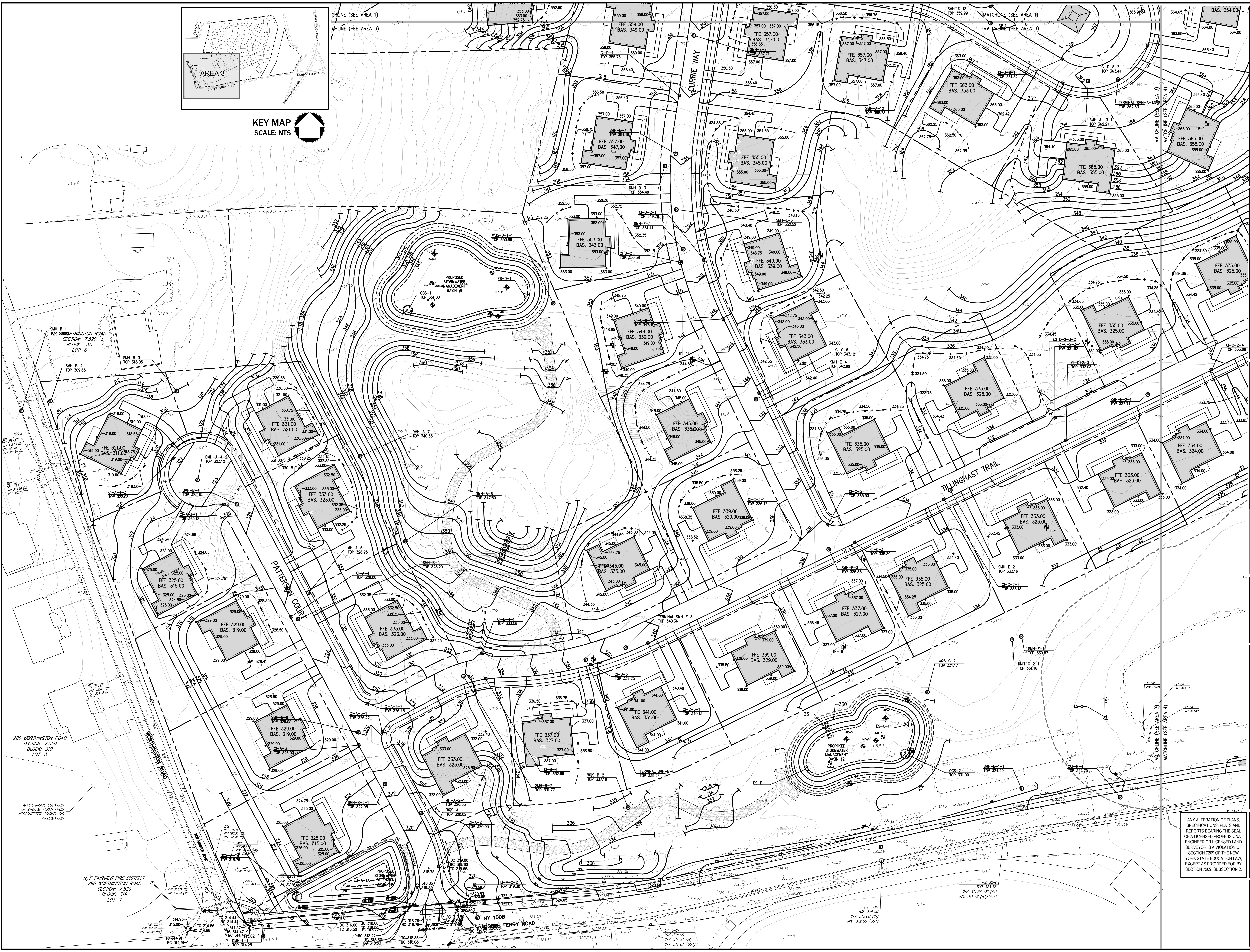
KEY MAP
SCALE: NTS
AREA 3
DOBBS FERRY ROAD
WORTHINGTON ROAD
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
CURRIE WAY
TILLINGHAST TRAIL
PATTERSON COURT
WORTHINGTON ROAD
NY 100B
DOBBS FERRY ROAD
PROPOSED STORMWATER MANAGEMENT BASIN #1
PROPOSED STORMWATER MANAGEMENT BASIN #2
PROPOSED STORMWATER DETENTION BASIN #3
280 WORTHINGTON ROAD
SECTION: 7.520
BLOCK: 319
LOT: 3
N/F FAIRVIEW FIRE DISTRICT
290 WORTHINGTON ROAD
SECTION: 7.520
BLOCK: 319
LOT: 1
WORTHINGTON ROAD
SECTION: 7.520
BLOCK: 315
LOT: 6
APPROXIMATE LOCATION OF STREAM TAKEN FROM WESTCHESTER COUNTY GIS INFORMATION
FFE 359.00 BAS. 349.00
FFE 357.00 BAS. 347.00
FFE 357.00 BAS. 347.00
FFE 363.00 BAS. 353.00
FFE 365.00 BAS. 355.00
FFE 365.00 BAS. 355.00
FFE 357.00 BAS. 347.00
FFE 355.00 BAS. 345.00
FFE 353.00 BAS. 343.00
FFE 349.00 BAS. 339.00
FFE 349.00 BAS. 339.00
FFE 343.00 BAS. 333.00
FFE 335.00 BAS. 325.00
FFE 335.00 BAS. 325.00
FFE 345.00 BAS. 335.00
FFE 335.00 BAS. 325.00
FFE 335.00 BAS. 325.00
FFE 334.00 BAS. 324.00
FFE 333.00 BAS. 323.00
FFE 333.00 BAS. 323.00
FFE 339.00 BAS. 329.00
FFE 345.00 BAS. 335.00
FFE 335.00 BAS. 325.00
FFE 337.00 BAS. 327.00
FFE 339.00 BAS. 329.00
FFE 341.00 BAS. 331.00
FFE 337.00 BAS. 327.00
FFE 333.00 BAS. 323.00
FFE 321.00 BAS. 311.00
FFE 331.00 BAS. 321.00
FFE 333.00 BAS. 323.00
FFE 325.00 BAS. 315.00
FFE 329.00 BAS. 319.00
FFE 333.00 BAS. 323.00
FFE 329.00 BAS. 319.00
FFE 325.00 BAS. 315.00
TERMINAL SMH-A-13-2 TOP 362.63
CI-D-8-2 TOP 363.41
WQS-D-1-1 TOP 350.86
OCS-1 TOP 351.00
OCS-2 TOP 331.00
TP-1
TP-16
TP-21
ES-D-1
ES-B-1
ES-C-1
ES-2
TERMINAL SMH-E-3-1 TOP 340.36
TERMINAL SMH-B-8 TOP 339.24
WQS-C-2 TOP 331.17
WQS-B-2 TOP 337.19
WQS-A-1 TOP 320.02
EX. SMH

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Drawing No:

C-202

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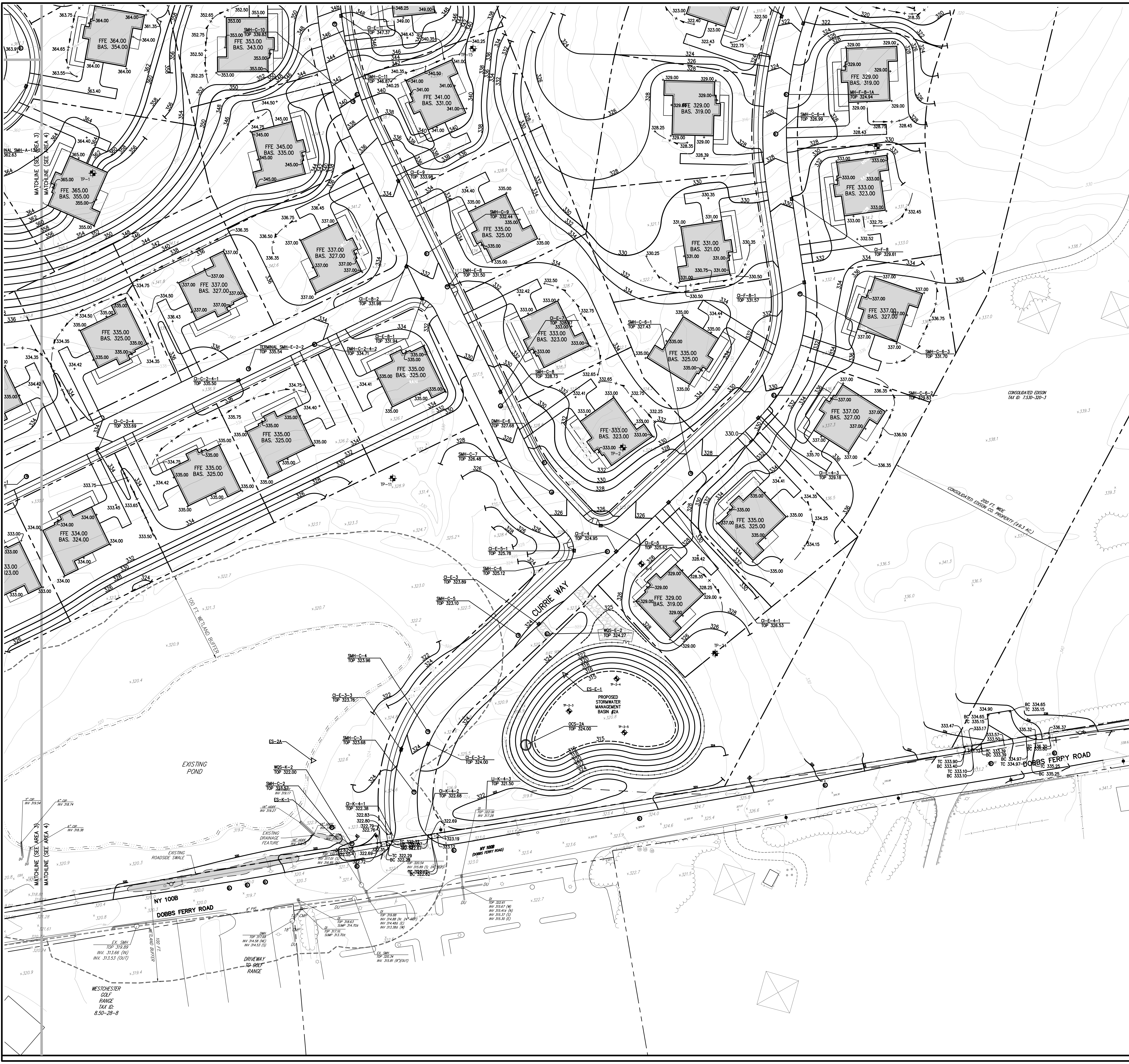
CURRIE WAY
DOBBS FERRY ROAD
NY 100B
EXISTING POND
PROPOSED STORMWATER MANAGEMENT BASIN #2A
WESTCHESTER GOLF RANGE TAX ID: 8.50-28-8
CONSOLIDATED EDISON TAX ID: 7.530-320-3
200 FT. WIDE CONSOLIDATED EDISON CO. PROPERTY (49.7 AC.)
100 FT. WETLAND BUFFER
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
EXISTING ROADSIDE SWALE
EXISTING DRAINAGE FEATURE
DRIVEWAY TO GOLF RANGE
ELEC METER
FFE 364.00 BAS. 354.00
FFE 353.00 BAS. 343.00
FFE 365.00 BAS. 355.00
FFE 345.00 BAS. 335.00
FFE 341.00 BAS. 331.00
FFE 337.00 BAS. 327.00
FFE 335.00 BAS. 325.00
FFE 333.00 BAS. 323.00
FFE 334.00 BAS. 324.00
FFE 329.00 BAS. 319.00
FFE 331.00 BAS. 321.00
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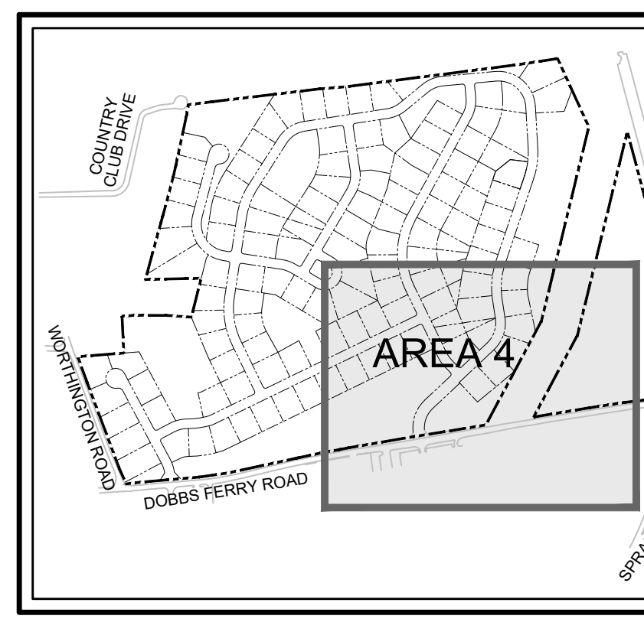
ES-2A
WQS-K-2
WQS-E-2


COUNTRY CLUB DRIVE
SPRAIN BROOK PKWY
AREA 4
WORTHINGTON ROAD
DOBBS FERRY ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PKWY

KEY MAP
SCALE: NTS

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FLORHAM PARK, NJ 07932

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JMC

GRADING PLAN AREA 4

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-GRAD	C-203 GRAD	GRAD.scr	

Drawing No:
C-203

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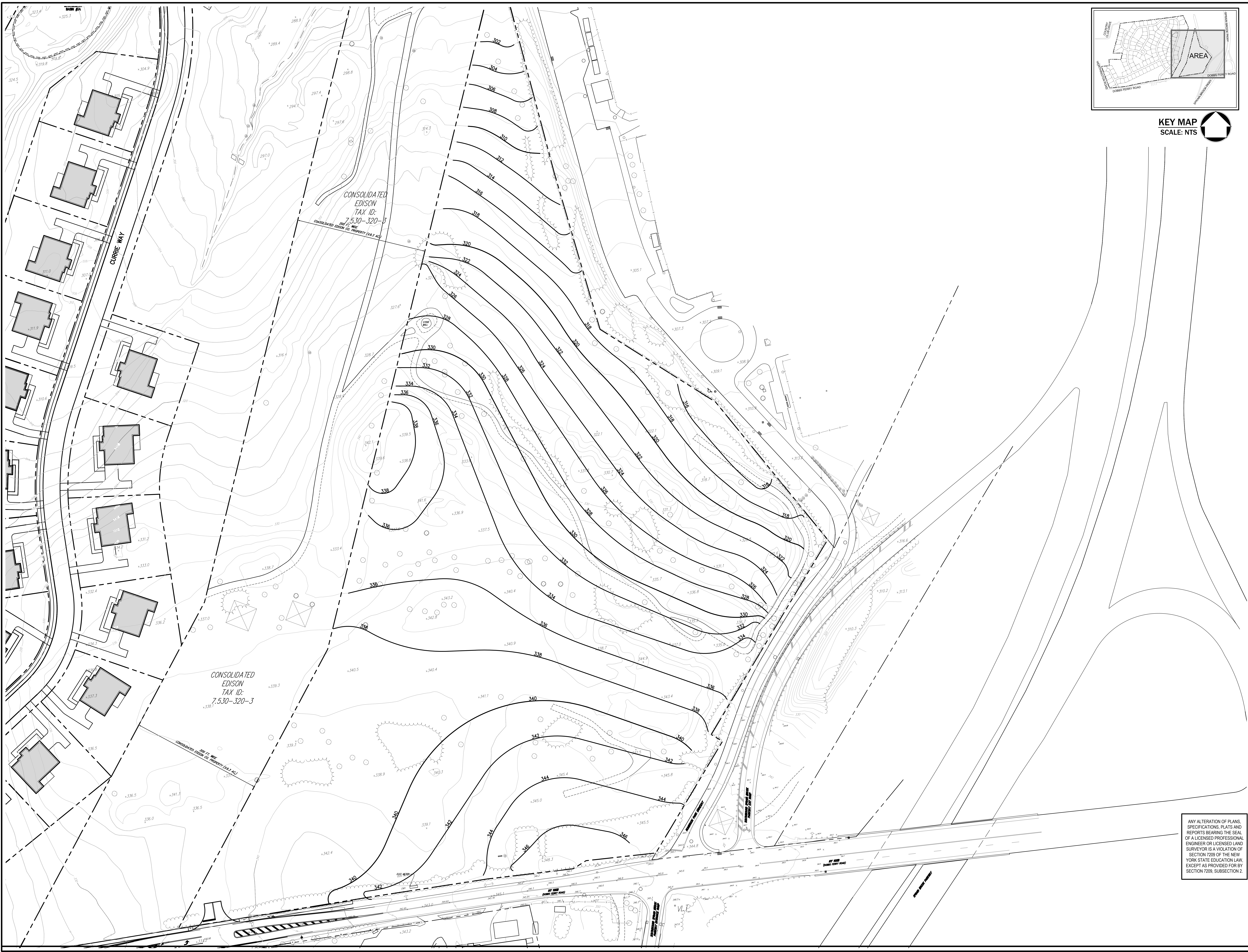
CONSOLIDATED
EDISON
TAX ID:
7.530-320-3
200 FT. WIDE
CONSOLIDATED EDISON CO. PROPERTY (49.3 AC)
CURRIE WAY
STONE WALL
302
304
306
308
310
312
314
316
318
320
322
324
326
328
330
332
334
336
338
340
342
344
346
SPRAIN BROOK PARK DRIVEWAY
SOUTHBOUND SPRAIN BROOK PARKWAY EXIT RAMP
SOUTHBOUND SPRAIN BROOK PARKWAY ENTRANCE RAMP
NY 100B
(DOBBS FERRY ROAD)
VLT
EBX
COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
AREA
KEY MAP
SCALE: NTS

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No.	Revision	Date	By
1.	ISSUED FOR STORMWATER PERMIT	10/31/2025	CDF
2.	REVISED PER TOWN ENGINEER COMMENTS	05/13/2026	FG

Previous Editions Obsolete

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FINAL GRADING PLAN
(PARK PARCEL)

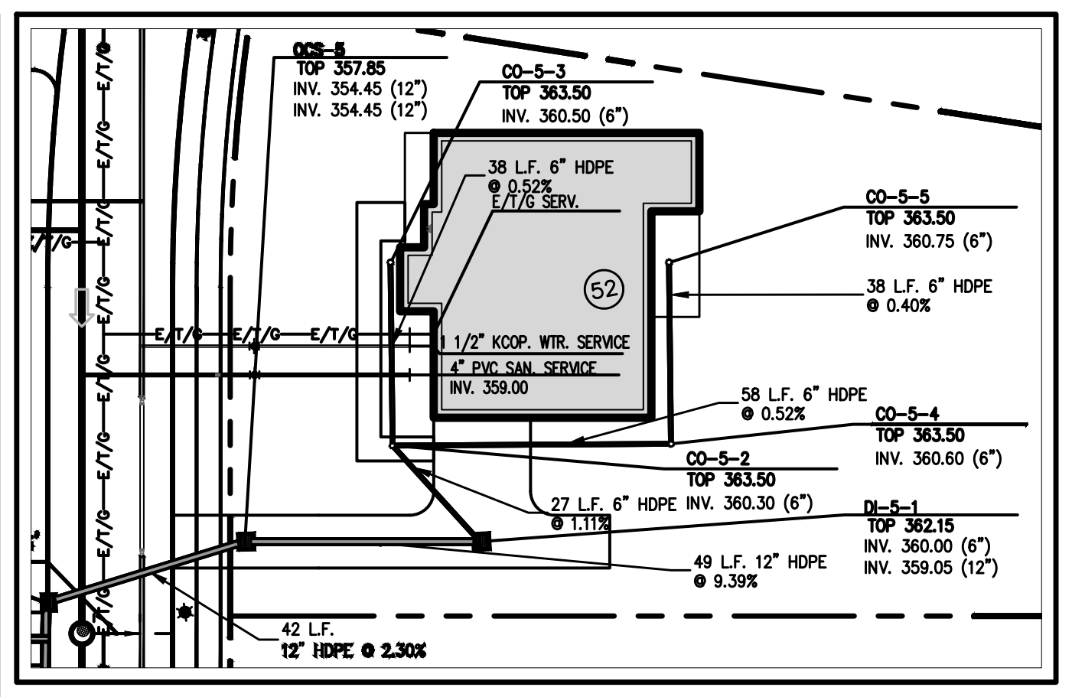
ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	1" = 50'		
Date:	09/25/2025		
Project No:	17099		
17099-GRAD	PARK PARCEL	GRAD.scr	

Drawing No:
C-210

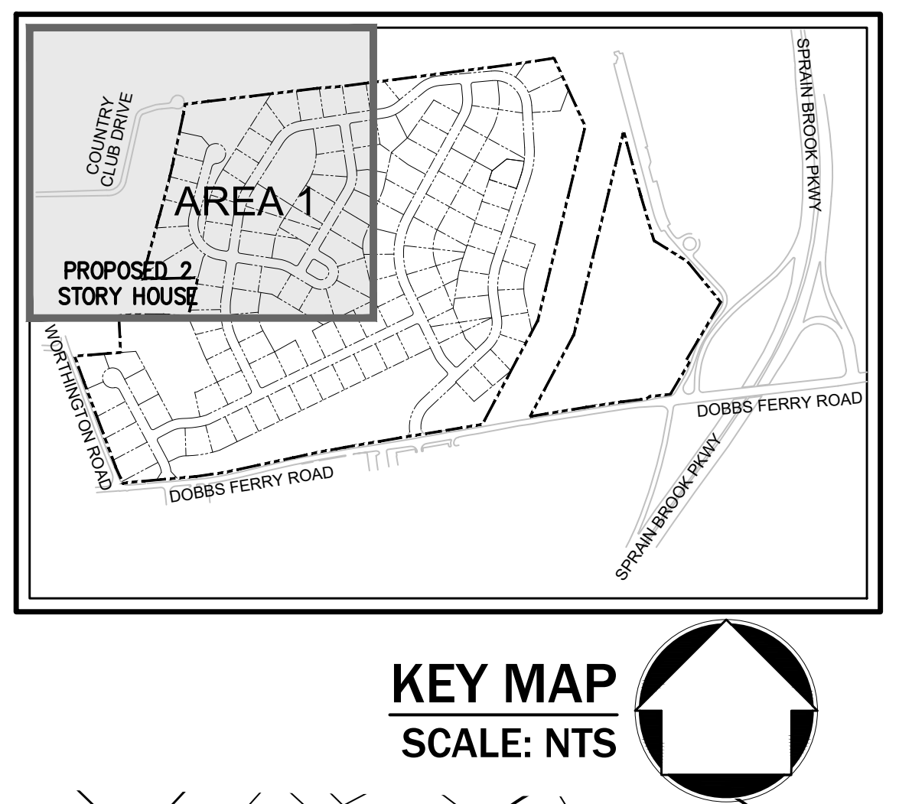
LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
WLF-63 WLF-64 WLF-65	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
x x x x	EXISTING FENCE
36" RCP	EXISTING STORM DRAIN LINE AND SIZE
8" SAN	EXISTING SANITARY LINE AND SIZE
W W W W W W	EXISTING WATER LINE
G G G G G G	EXISTING GAS LINE
OHW OHW OHW OHW	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
○	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
	EXISTING UTILITY POLE
☼	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED EASEMENT LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
SMH	PROPOSED SANITARY SEWER MANHOLE
MH	PROPOSED STORM DRAIN MANHOLE
CI	PROPOSED TYPE CI DRAIN INLET
DI	PROPOSED TYPE DI DRAIN INLET
	PROPOSED RIP-RAP SUMP
	PROPOSED HEADWALL
ES	PROPOSED END SECTION
WQS	PROPOSED WATER QUALITY STRUCTURE
OCS	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED HYDRANT
15" HDPE	PROPOSED STORM DRAIN LINE & SIZE
8" DIP	PROPOSED SANITARY SEWER LINE & SIZE
6" WATER	PROPOSED WATER LINE & SIZE
	PROPOSED WATER VALVE, CURB STOP, CLEANOUT
	PROPOSED RIP-RAP APRON
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED K-CRETE ENCASEMENT (SEE DETAIL No. 73)


CO-5-3
TOP 357.85
INV. 354.45 (12")
INV. 354.45 (12")
CO-5-3
TOP 363.50
INV. 360.75 (6")
38 L.F. 6" HDPE
@ 0.52%
38 L.F. 6" HDPE
@ 0.40%
52
CO-5-4
TOP 363.50
INV. 360.60 (6")
27 L.F. 6" HDPE
49 L.F. 12" HDPE
12" HDPE @ 3.30%

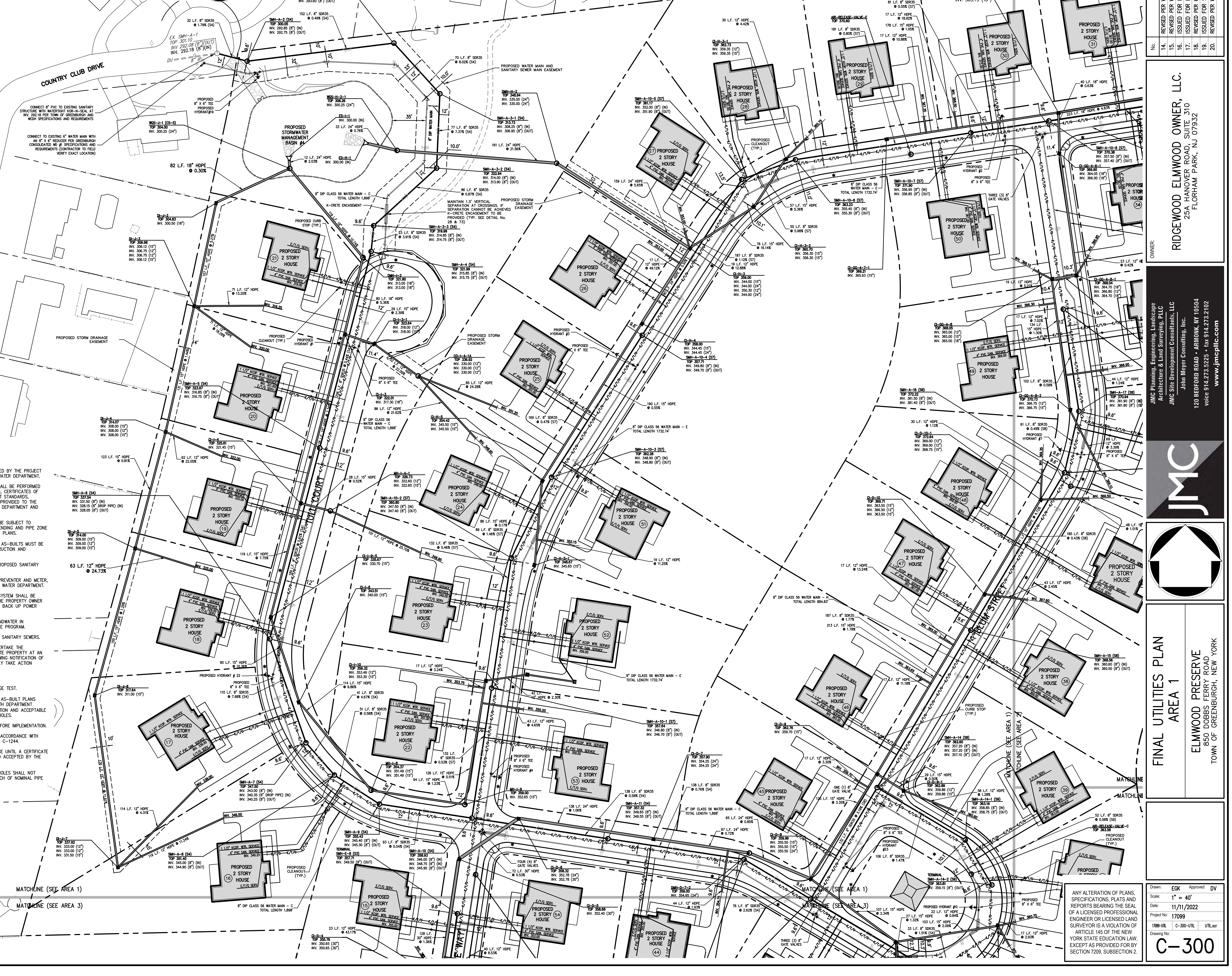
TYPICAL LOT STORMWATER DETENTION SYSTEM

SCALE: 1" = 40'


AREA 1
PROPOSED 2 STORY HOUSE
COUNTRY CLUB DRIVE
DOBBS FERRY ROAD
SPRAIN BROOK PARKWAY

KEY MAP

SCALE: NTS


COUNTRY CLUB DRIVE
OVERHILL ROAD
VALLEYVIEW ROAD
ELM STREET
ELM COURT
EX. SMH-A-1
TOP 301.10
INV. 292.08 (8"(IN))
INV. 292.18 (8")(IN)
CONNECT 8" PVC TO EXISTING SANITARY STRUCTURE WITH WATERTIGHT KOR-N-SEAL AT INV. 292.18 PER TOWN OF GREENBURGH AND WCDH SPECIFICATIONS AND REQUIREMENTS
CONNECT TO EXISTING 6" WATER MAIN WITH AN 8" X 6" REDUCER PER GREENBURGH CONSOLIDATED WD #1 SPECIFICATIONS AND REQUIREMENTS (CONTRACTOR TO FIELD VERIFY EXACT LOCATION)
PROPOSED STORMWATER MANAGEMENT BASIN #4
PROPOSED WATER MAIN AND SANITARY SEWER MAIN EASEMENT
PROPOSED STORM DRAINAGE EASEMENT
MAINTAIN 1.5' VERTICAL SEPARATION AT CROSSINGS. IF SEPARATION CANNOT BE ACHIEVED K-CRETE ENCASEMENT TO BE PROVIDED (TYP. SEE DETAIL No. 28 & 73)
K-CRETE ENCASEMENT
8" DIP CLASS 56 WATER MAIN - C TOTAL LENGTH 1,898'
8" DIP CLASS 56 WATER MAIN - E TOTAL LENGTH 1732.74'
8" DIP CLASS 56 WATER MAIN - H TOTAL LENGTH 884.83'
82 L.F. 18" HDPE @ 0.30%
63 L.F. 12" HDPE @ 24.73%
PROPOSED CURB STOP (TYP.)
PROPOSED CLEANOUT (TYP.)
PROPOSED 8" X 6" TEE
THREE (3) 8" GATE VALVES
FOUR (4) 8" GATE VALVES
ONE (1) 8" GATE VALVE
PROPOSED HYDRANT #2
PROPOSED HYDRANT #7
PROPOSED HYDRANT #10
PROPOSED HYDRANT #23
AIR-RELEASE-VALVE-E
TOP 370.60
AIR-RELEASE-VALVE-C
TOP 363.58
TERMINAL SMH-A-14-2 (S9)
TOP 363.81
INV. 359.15 (8") (OUT)
CI-GG-4-6
TOP 370.02
INV. 363.75 (18")
SMH-A-10-7 (S7)
TOP 371.90
INV. 356.95 (8") (IN)
INV. 356.85 (8") (OUT)
SMH-A-10-8 (S7)
TOP 370.38
INV. 357.50 (8") (IN)
INV. 357.40 (8") (OUT)
SMH-A-16 (S8)
TOP 372.22
INV. 361.50 (8") (IN)
INV. 361.40 (8") (OUT)
SMH-A-17 (S8)
TOP 370.94
INV. 361.90 (8") (IN)
INV. 361.80 (8") (OUT)
SMH-A-15 (S8)
TOP 368.56
INV. 360.60 (8") (IN)
INV. 360.50 (8") (OUT)
SMH-A-14 (S8)
TOP 362.60
INV. 357.20 (8") (IN)
INV. 357.20 (8") (IN)
INV. 357.10 (8") (OUT)
SMH-A-14-1 (S9)
TOP 363.16
INV. 358.85 (8") (IN)
INV. 358.75 (8") (OUT)
PROPOSED 2 STORY HOUSE
15
16
17
18
19
20
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44
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48
49
50
51
52
53
54
1 1/2" KOOP. WTR. SERVICE
4" PVC SAN. SERVICE
E/T/G SERV.
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 3)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED SEPTEMBER 17, 2020.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS 4, WITH ELASTOMERIC GASKET JOINTS IN ACCORDANCE WITH ASTM C-76 AND C-443.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
6. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER FORCE MAINS SHALL BE HIGH DENSITY POLYETHYLENE DR 11, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151 AND C-111.
7. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 56, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111. JOINING OF PIPES SHALL EMPLOY THE USE OF FIELD LOK GASKETS, MECHANICAL JOINT RESTRAINTS, MEGA LUG CONNECTIONS, OR ALTERNATIVE AS SPECIFIED BY THE TOWN OF GREENBURGH WATER DEPARTMENT.
8. ALL WATER FITTINGS AND TEES ARE TO BE RESTRAINED WITH MECHANICAL JOINT RESTRAINTS OR MEGA LUG FITTINGS AND THRUST BLOCKS.
9. THE CONTRACTORS SHALL HAND DIG TESTS PITS TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR EXCAVATION. IF ANY DISCREPANCIES EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SITE ENGINEER AND THE OWNER'S FIELD REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE CAUSED BY CONSTRUCTION OR EXCAVATION.
10. THIS DRAWING DEPICTS THE POSSIBLE LOCATION OF UTILITIES PER RECORD PLANS, MARKINGS AND STRUCTURES FOUND. UTILITIES MAY BE IN LOCATIONS OTHER THAN IS DEPICTED HEREON. CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL LOCATIONS SHOWN PRIOR TO EXCAVATION OR CONSTRUCTION.
11. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
12. ALL WORK AND MATERIALS TO CONFORM TO TOWN OF GREENBURGH SPECIFICATIONS.
13. ALL LEAKAGE AND PRESSURE TESTING OF DUCTILE IRON PIPE (DIP) SHALL BE PERFORMED IN ACCORDANCE WITH AWWA STANDARD C-600.
14. ALL LEAKAGE AND PRESSURE TESTING OF SANITARY FORCEMAINS SHALL BE PERFORMED IN ACCORDANCE WITH AWWA STANDARD C-605 AND SHALL BE PRESSURE TESTED AT 2.5 TIMES THE OPERATING PRESSURE; THE MINIMUM TEST PRESSURE SHALL BE 50 PSI FOR 2 HOURS.
15. ALL DISINFECTION AND BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-651, EXCEPT SECTION 4.4.2 - "TABLET METHOD". BACTI RESULTS MUST BE SUBMITTED TO WCDOH AS PART OF CERTIFICATION OF CONSTRUCTION. RESULTS MUST BE ACCEPTED BY WCDOH PRIOR TO THE USE OF THE MAIN.
16. ALL TANKAGE AND EXISTING SANITARY MANHOLES WITH PROPOSED PENETRATIONS SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244.
17. CONTRACTOR SHALL TEST ALL SEWER MAIN PIPES FOR MAXIMUM DEFLECTION OF 5% OF OUTSIDE DIAMETER. DEFLECTION TESTS SHALL BE PERFORMED USING A CIRCULAR STEEL BALL ON A SLED 1/16 INCH IN DIAMETER SMALLER THAN ALLOWABLE INSIDE DIAMETER OF SEWER MAIN PIPE WHEN DEFLECTED TO A MAXIMUM OF 5% OF OUTSIDE DIAMETER. DEFLECTION OF ANY PIPE WITHIN AN AREA OF CUT SHALL BE DONE NO SOONER THAN 30 DAYS AFTER THE DATE OF INSTALLATION OF THE PIPE; AND WITHIN AN AREA OF FILL SHALL BE DONE NO SOONER THAN 60 DAYS AFTER THE DATE OF INSTALLATION OF THE PIPE.
18. CONTRACTOR TO SCHEDULE START-UP TESTING WITH E-ONE LOW PRESSURE PUMPS MANUFACTURER TO ENSURE WATER TIGHTNESS OF SYSTEM AFTER SEWER CONNECTIONS ARE MADE.
19. A 48 HOUR ADVANCE NOTIFICATION WILL BE GIVEN TO WESTCHESTER COUNTY BEFORE ANY TESTING OF WATER MAIN AND SANITARY SEWER.
20. WATER AND SANITARY SEWER TESTING SHALL BE WITNESSED BY THE PROJECT ENGINEER, TOWN ENGINEER, AND TOWN OF GREENBURGH WATER DEPARTMENT.
21. ALL SANITARY AND WATER INSTALLATION AND TESTING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ENGINEER, AND, CERTIFICATES OF COMPLIANCE WITH THE INSTALLATION SPECIFICATIONS, TEST STANDARDS, APPROVED PLANS OR APPROVED AMENDMENTS SHALL BE PROVIDED TO THE TOWN ENGINEER, TOWN WATER DEPARTMENT, TOWN SEWER DEPARTMENT AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
22. ALL SANITARY SEWER AND WATER CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE TOWN PRIOR TO BACKFILLING. PIPE BENDING AND PIPE ZONE MATERIAL SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS.
23. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILTS MUST BE SUBMITTED TOGETHER WITH P.E. CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF BACTERIOLOGICAL TESTING.
24. THERE ARE NO WELLS WITHIN 25 FEET OF EXISTING OR PROPOSED SANITARY SEWER.
25. EACH RESIDENCE IS TO BE PROVIDED WITH A BACKFLOW PREVENTER AND METER, REQUIRING THE APPROVAL OF THE TOWN OF GREENBURGH WATER DEPARTMENT.
26. EACH RESIDENCE WITH AN E-ONE LOW PRESSURE PUMP SYSTEM SHALL BE FITTED WITH BACK UP POWER FOR THE PUMP STATION. THE PROPERTY OWNER SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING THEIR BACK UP POWER UNIT.
27. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY GROUNDWATER IN ACCORDANCE WITH THE REQUIREMENTS OUTLINE WITHIN THE PROGRAM.
28. THERE ARE NO WELLS WITHIN 25 FEET OF THE PROPOSED SANITARY SEWERS.
29. THE TOWN OF GREENBURGH HAS THE AUTHORITY TO UNDERTAKE THE REPLACEMENT OF NON-WORKING SEWER PUMPS ON PRIVATE PROPERTY AT AN EXPENSE TO BE BORNE BY THE PROPERTY OWNER FOLLOWING NOTIFICATION OF THE PROPERTY OWNER AND THEIR FAILURE TO IMMEDIATELY TAKE ACTION THEMSELVES.

WESTCHESTER COUNTY DEPARTMENT OF HEALTH NOTES:

1. WCHD MUST BE NOTIFIED MIN 48 HOURS PRIOR TO LEAKAGE TEST.
2. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS MUST BE SUBMITTED TO THE WESTCHESTER COUNTY HEALTH DEPARTMENT (WCHD) TOGETHER WITH P.E. CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF AIR OR WATER TESTING OF SEWER AND MANHOLES.
3. ALL CHANGES REQUIRE PRIOR APPROVAL FROM WCDOH BEFORE IMPLEMENTATION.
4. LEAKAGE AND TESTING OF GRAVITY SEWERS SHALL BE IN ACCORDANCE WITH ASTM F-1417 AND MANHOLES IN ACCORDANCE WITH ASTM C-1244.
5. THE SANITARY SEWER SHALL NOT BE PLACED INTO SERVICE UNTIL A CERTIFICATE OF CONSTRUCTION COMPLIANCE HAS BEEN SUBMITTED AND ACCEPTED BY THE WCDOH.
6. EXFILTRATION OR INFILTRATION FROM PIPES AND/OR MANHOLES SHALL NOT EXCEED 100 GALLONS PER MILE OF PIPE PER DAY PER INCH OF NOMINAL PIPE DIAMETER.

No.	Revision	Date	By
14.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
15.	REVISED PER WCHD COMMENTS	05/08/2025	FG
16.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
17.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
18.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
19.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
20.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

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JMC

FINAL UTILITIES PLAN
AREA 1

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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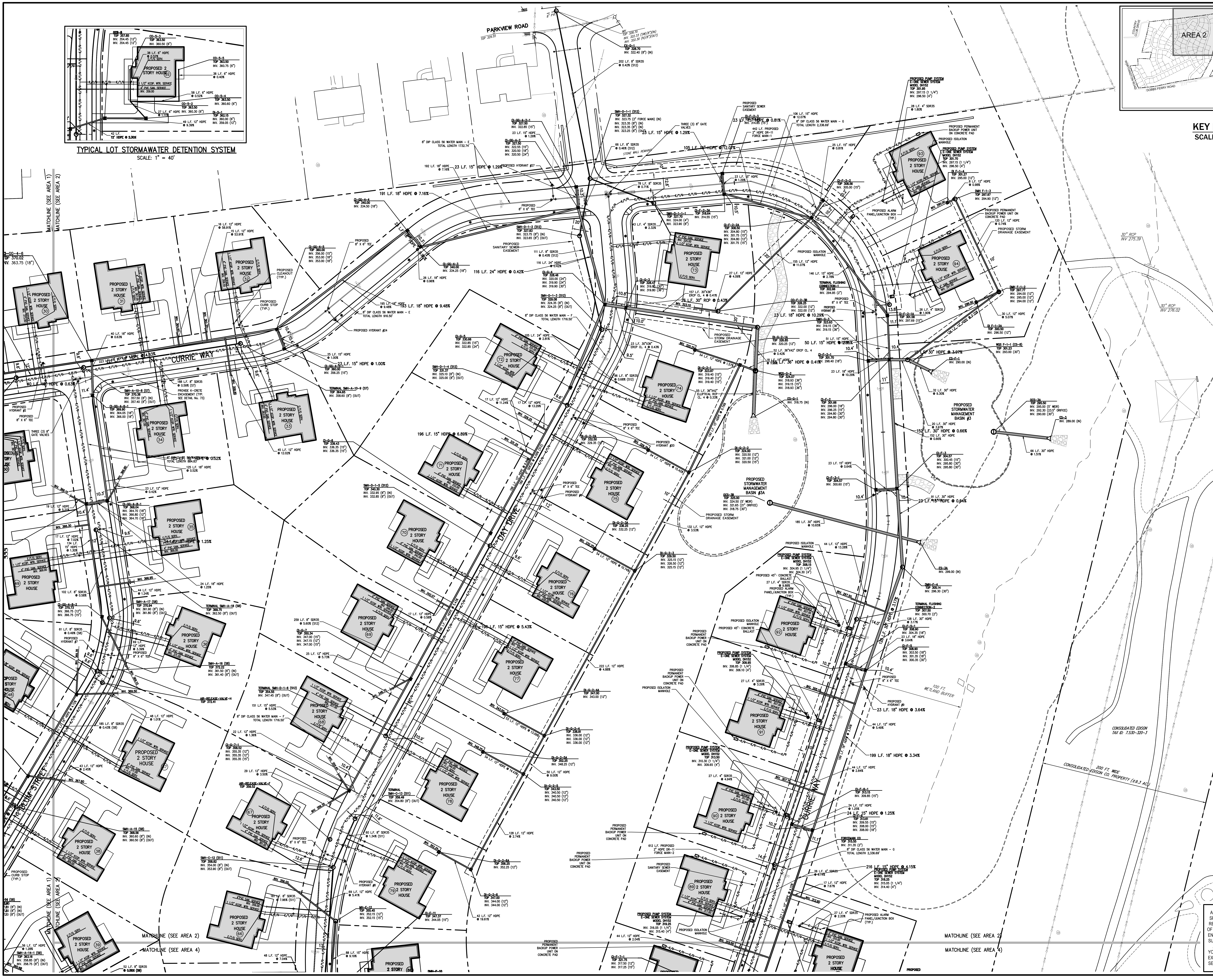
TYPICAL LOT STORMAWATER DETENTION SYSTEM
SCALE: 1" = 40'
OCS-5 TOP 357.85 INV. 354.45 (12") INV. 354.45 (12")
CO-5-3 TOP 363.50 INV. 360.50 (6")
38 L.F. 6" HDPE @ 0.52%
E/T/G SERV.
PROPOSED 2 STORY HOUSE 52
1 1/2" KCOP. WTR. SERVICE
4" PVC SAN. SERVICE INV. 359.00
CO-5-5 TOP 363.50 INV. 360.75 (6")
38 L.F. 6" HDPE @ 0.40%
58 L.F. 6" HDPE @ 0.52%
CO-5-4 TOP 363.50 INV. 360.60 (6")
CO-5-2 TOP 363.50 INV. 360.30 (6")
27 L.F. 6" HDPE @ 1.11%
DI-5-1 TOP 362.15 INV. 360.00 (6") INV. 359.05 (12")
49 L.F. 12" HDPE @ 9.39%
42 L.F. 12" HDPE @ 2.30%
KEY MAP
SCALE: NTS
AREA 2
COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
PARKVIEW ROAD
CI TOP 329.55
8" PVC
MH TOP 328.70 INV. 322.33 (SW)(8")(IN) INV. 322.30 (N)(8")(OUT)
EX-D-1 TOP 328.70 INV. 322.40 (8") (IN)
202 L.F. 8" SDR35 @ 0.42% (S12)
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 4)
CI-GG-4-2-1 TOP 327.50 INV. 322.85 (15")
23 L.F. 15" HDPE @ 1.29%
CI-GG-4-2 TOP 327.50 INV. 322.55 (15") INV. 320.50 (18") INV. 320.50 (24")
8" DIP CLASS 56 WATER MAIN – E TOTAL LENGTH 1732.74'
192 L.F. 18" HDPE @ 7.16%
PROPOSED HYDRANT #27
SMH-D-1-1 (S12) TOP 327.32 INV. 323.75 (2" FORCE MAIN) (IN) INV. 323.35 (8") (IN) INV. 323.35 (8") (IN) INV. 323.25 (8") (OUT)
THREE (3) 8" GATE VALVES
66 L.F. 8" SDR35 @ 0.46% (S12)
STONE WALL REMAINS
105 L.F. 15" HDPE @ 12.07%
PROPOSED SANITARY SEWER EASEMENT
CI-F-2-3 TOP 318.85 INV. 314.85 (15")
23 L.F. 15" HDPE @ 0.81%
442 L.F. PROPOSED 2" HDPE DR-11 FORCE MAIN-1
106 L.F. 15" HDPE @ 12.07%
8" DIP CLASS 56 WATER MAIN – G TOTAL LENGTH 2,336.69'
191 L.F. 18" HDPE @ 7.16%
CI-GG-4-4 TOP 340.00 INV. 334.50 (18")
PROPOSED 8" X 6" TEE
78 L.F. 8" SDR35 @ 0.71%
SMH-D-1-1-1 TOP 327.70 INV. 324.00 (4") INV. 323.90 (8")
CI-F-2-3A TOP 318.64 INV. 314.55 (15")
43 L.F. 4" SDR35 @ 2.32%
SMH-D-1-2 (S12) TOP 327.83 INV. 323.75 (8") (IN) INV. 323.65 (8") (OUT)
PROPOSED SANITARY SEWER EASEMENT
111 L.F. 8" SDR35 @ 0.45% (S12)
116 L.F. 24" HDPE @ 0.42%
CI-GG-4-3 TOP 340.00 INV. 334.25 (18")
26 L.F. 18" HDPE @ 0.96%
CI-F-2-2A TOP 308.50 INV. 304.80 (15") INV. 301.75 (15") INV. 304.80 (12") INV. 301.75 (15")
PROPOSED 2 STORY HOUSE 73
CI-G-4 TOP 328.46 INV. 320.00 (24") INV. 319.90 (24") INV. 319.90 (30")
CI-G-3 TOP 328.47 INV. 319.80 (30") INV. 319.80 (36")
27 L.F. 12" HDPE @ 4.09%
157 L.F. 30"X36" ERCP CL. 4 @ 0.41%
23 L.F. 30" RCP @ 0.43%
SMH-D-1-3 (S12) TOP 329.08 INV. 324.35 (8") (IN) INV. 324.25 (8") (OUT)
8" DIP CLASS 56 WATER MAIN – F TOTAL LENGTH 1716.50'
195 L.F. 18" HDPE @ 9.48%
193 L.F. 18" HDPE @ 9.48%
8" DIP CLASS 56 WATER MAIN – E TOTAL LENGTH 916.50'
PROPOSED HYDRANT #24
CI-GG-4-5 TOP 360.00 INV. 356.00 (15") INV. 353.00 (18") INV. 353.00 (18")
16 L.F. 12" HDPE @ 58.91%
15 L.F. 12" HDPE @ 53.91%
PROPOSED CLEANOUT (TYP.)
PROPOSED CURB STOP (TYP.)
CI-GG-4-6 TOP 370.02 INV. 363.75 (18")
PROPOSED 2 STORY HOUSE 30
PROPOSED 2 STORY HOUSE 31
PROPOSED 2 STORY HOUSE 32
40 L.F. 18" HDPE @ 0.63%
CURRIE WAY
221 L.F. 18" HDPE @ 4.83%
25 L.F. 15" HDPE @ 1.00%
23 L.F. 15" HDPE @ 1.00%
CI-GG-4-5-1 TOP 360.00 INV. 356.25 (15")
188 L.F. 8" SDR35 @ 0.59% (S7)
PROVIDE K-CRETE ENCASEMENT (TYP. SEE DETAIL No. 73)
SMH-A-10-8 (S7) TOP 370.38 INV. 357.50 (8") (IN) INV. 357.40 (8") (OUT)
TERMINAL SMH-A-10-9 (S7) TOP 364.65 INV. 358.60 (8") (OUT)
CI-GG-4-6-1 TOP 369.90 INV. 364.05 (18") INV. 366.00 (18")
PROPOSED HYDRANT #2
PROPOSED 8" X 6" TEE
THREE (3) 8" GATE VALVES
PROPOSED 2 STORY HOUSE 33
PROPOSED 2 STORY HOUSE 34
45 L.F. 12" HDPE @ 12.02%
CI-G-6 TOP 339.43 INV. 336.35 (15") INV. 336.35 (15")
8" DIP CLASS 56 WATER MAIN – D TOTAL LENGTH 884.83'
25 L.F. 18" HDPE @ 0.52%
125 L.F. 18" HDPE @ 0.52%
23 L.F. 12" HDPE @ 0.42%
19 L.F. 12" HDPE @ 5.21%
CI-GG-4-8-1 TOP 368.04 INV. 364.70 (18") INV. 366.80 (12") INV. 364.70 (18")
PROPOSED 2 STORY HOUSE 35
24 L.F. 18" HDPE @ 1.25%
17 L.F. 12" HDPE @ 7.02%
134 L.F. 15" HDPE @ 1.30%
PROPOSED 2 STORY HOUSE 49
102 L.F. 8" SDR35 @ 0.58%
44 L.F. 12" HDPE @ 1.24%
CI-GG-4-8-2 TOP 370.73 INV. 366.75 (12") INV. 366.75 (15")
SMH-A-17 (S8) TOP 370.94 INV. 361.90 (8") (IN) INV. 361.80 (8") (OUT)
TERMINAL SMH-A-18 (S8) TOP 368.75 INV. 362.50 (8") (OUT)
61 L.F. 8" SDR35 @ 0.49% (S8)
PROPOSED HYDRANT #7
69 L.F. 12" HDPE @ 3.39%
PROPOSED 8" X 6" TEE
PROPOSED 2 STORY HOUSE 36
SMH-A-16 (S8) TOP 372.22 INV. 361.50 (8") (IN) INV. 361.40 (8") (OUT)
AIR-RELEASE-VALVE-H TOP 372.41
PROPOSED 2 STORY HOUSE 48
185 L.F. 8" SDR35 @ 0.43% (S8)
48 L.F. 12" HDPE @ 1.01%
PROPOSED 2 STORY HOUSE 37
43 L.F. 12" HDPE @ 2.45%
PLUM STREET
SMH-A-15 (S8) TOP 368.56 INV. 360.60 (8") (IN) INV. 360.50 (8") (OUT)
PROPOSED 2 STORY HOUSE 38
PROPOSED CURB STOP (TYP.)
PROPOSED 2 STORY HOUSE 39
56 L.F. 12" HDPE @ 1.28%
SMH-A-14-1 (S9) TOP 363.16 INV. 358.85 (8") (IN) INV. 358.75 (8") (OUT)
52 L.F. 8" SDR35 @ 0.58% (S9)
CI-G-5 TOP 330.66 INV. 322.85 (15") INV. 322.85 (24")
105 L.F. 24" HDPE @ 2.81%
PROPOSED 2 STORY HOUSE 72
SMH-D-1-4 (S12) TOP 331.37 INV. 325.10 (8") (IN) INV. 325.00 (8") (OUT)
17 L.F. 12" HDPE @ 11.24%
17 L.F. 12" HDPE @ 13.29%
196 L.F. 15" HDPE @ 6.89%
189 L.F. 8" SDR35 @ 4.09% (S12)
PROPOSED 2 STORY HOUSE 71
SMH-D-1-5 (S12) TOP 340.30 INV. 332.95 (8") (IN) INV. 332.85 (8") (OUT)
PROPOSED 8" X 6" TEE
PROPOSED HYDRANT #6
DAY DRIVE
PROPOSED 2 STORY HOUSE 70
PROPOSED 2 STORY HOUSE 76
259 L.F. 8" SDR35 @ 5.60% (S12)
CI-G-7 TOP 350.34 INV. 347.00 (15") INV. 347.15 (12") INV. 347.00 (15")
PROPOSED 2 STORY HOUSE 69
17 L.F. 12" HDPE @ 0.58%
196 L.F. 15" HDPE @ 5.43%
25 L.F. 12" HDPE @ 5.73%
PROPOSED 2 STORY HOUSE 77
TERMINAL SMH-D-1-6 (S12) TOP 354.55 INV. 347.45 (8") (OUT)
151 L.F. 15" HDPE @ 5.53%
PROPOSED 2 STORY HOUSE 68
22 L.F. 12" HDPE @ 1.36%
CI-G-7-1 TOP 358.52 INV. 355.35 (12") INV. 355.35 (12") INV. 355.35 (15")
29 L.F. 12" HDPE @ 3.50%
AIR-RELEASE-VALVE-F TOP 359.52
PROPOSED 2 STORY HOUSE 67
TERMINAL SMH-C-13 (S11) TOP 359.49 INV. 354.80 (8") (OUT)
60 L.F. 8" SDR35 @ 1.34% (S11)
PROPOSED 8" X 6" TEE
SMH-C-12 (S11) TOP 358.82 INV. 354.00 (8") (IN) INV. 353.90 (8") (OUT)
PROPOSED HYDRANT #8
161 L.F. 8" SDR35 @ 7.96% (S11)
69 L.F. 12" HDPE @ 5.41%
MH-E-12 TOP 355.45 INV. 352.15 (12") INV. 352.15 (15")
CI-E-11 TOP 347.37 INV. 344.05 (15")
PROPOSED 2 STORY HOUSE 66
PROPOSED 2 STORY HOUSE 79
48 L.F. 12" HDPE @ 7.04%
88 L.F. 15" HDPE @ 9.19%
PROPOSED 2 STORY HOUSE 80
53 L.F. 12" HDPE @ 13.09%
DI-G-2-4 TOP 338.81 INV. 336.00 (12") INV. 336.00 (12") INV. 336.00 (12")
54 L.F. 12" HDPE @ 14.43%
DI-G-2-5A TOP 352.25 INV. 348.25 (12")
50 L.F. 12" HDPE @ 9.00%
DI-G-2-5 TOP 343.50 INV. 340.50 (12") INV. 340.50 (12") INV. 340.50 (12")
PROPOSED 2 STORY HOUSE 78
128 L.F. 12" HDPE @ 2.74%
DI-G-2-6A TOP 356.25 INV. 352.25 (12")
DI-G-2-6 TOP 347.00 INV. 344.00 (12") INV. 344.00 (12")
42 L.F. 12" HDPE @ 19.61%
23 L.F. 30"X36" ERCP CL. 4 @ 0.43%
96 L.F. 8" SDR35 @ 0.68% (S12)
54 L.F. 12" HDPE @ 1.57%
DI-G-2-1 TOP 323.97 INV. 319.40 (15") INV. 319.40 (12") INV. 319.40 (15")
PROPOSED 2 STORY HOUSE 74
55 L.F. 36"X42" ELLIPTICAL RCP CL. 4 @ 0.33%
DI-G-2-2A TOP 332.50 INV. 329.35 (12")
PROPOSED HYDRANT #20
54 L.F. 12" HDPE @ 15.42%
PROPOSED 2 STORY HOUSE 75
DI-G-2-3A TOP 336.25 INV. 332.25 (12")
54 L.F. 12" HDPE @ 10.74%
DI-G-2-3 TOP 329.50 INV. 325.15 (12") INV. 326.50 (12") INV. 325.15 (12")
222 L.F. 12" HDPE @ 4.88%
DI-G-2-4A TOP 347.00 INV. 343.00 (12")
140 L.F. 15" HDPE @ 0.79%
DI-G-2-2 TOP 324.00 INV. 320.50 (12") INV. 321.00 (12") INV. 320.50 (15")
PROPOSED STORMWATER MANAGEMENT BASIN #3A
OCS-3B TOP 325.00 INV. 324.50 (5' WEIR) INV. 321.65 (21" ORIFICE) INV. 318.75 (30")
PROPOSED STORM DRAINAGE EASEMENT
132 L.F. 12" HDPE @ 3.53%
185 L.F. 30" HDPE @ 10.65%
ES-G-1 INV. 318.75 (IN)
WQS-G-2 TOP 324.07 INV. 318.93 (36") INV. 319.15 (15") INV. 318.93 (36")
18 L.F. 15" HDPE @ 1.30%
155 L.F. 36" HDPE @ 0.41%
52 L.F. 36"X42" ERCP CL. 4 @ 0.42%
DI-G-2-1A TOP 326.85 INV. 320.25 (12")
DMH-G-3 TOP 323.93 INV. 319.15 (36") INV. 319.15 (36")
23 L.F. 18" HDPE @ 10.29%
CO-F-2-3B TOP 326.25 INV. 322.00 (12") INV. 322.00 (12")
50 L.F. 15" HDPE @ 2.56%
51 L.F. 15" HDPE @ 2.56%
PROPOSED HYDRANT #5
PROPOSED 8" X 6" TEE
TERMINAL FLUSHING CONNECTION-1 TOP 302.66 INV. 294.95 (2")
CI-F-2-1A TOP 301.58 INV. 297.69 (15")
CI-F-2-1 TOP 301.70 INV. 298.40 (18")
23 L.F. 18" HDPE @ 10.29%
CI-F-2 TOP 301.66 INV. 296.00 (18") INV. 296.25 (15") INV. 294.80 (30") INV. 294.80 (30")
146 L.F. 15" HDPE @ 2.78%
155 L.F. 12" HDPE @ 11.07%
PROPOSED ISOLATION MANHOLE
CI-F-2-2 TOP 308.56 INV. 305.00 (15")
25 L.F. 15" HDPE @ 0.81%
PROPOSED PUMP SYSTEM E-ONE SEWER SYSTEM MODEL DH152 TOP 301.95 INV. 297.15 (1 1/4") INV. 296.50 (4")
28 L.F. 4" SDR35 @ 1.80%
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
PROPOSED ISOLATION MANHOLE
PROPOSED 2 STORY HOUSE 93
PROPOSED PUMP SYSTEM E-ONE SEWER SYSTEM MODEL DH152 TOP 301.70 INV. 297.15 (1 1/4") INV. 296.50 (4")
DI F-1-4 TOP 301.27 INV. 295.00 (12")
8 L.F. 12" HDPE @ 0.98%
DMH F-1-3 TOP 297.97 INV. 294.90 (12")
PROPOSED ALARM PANEL/JUNCTION BOX (TYP.)
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
120 L.F. 12" HDPE @ 0.74%
PROPOSED STORM DRAINAGE EASEMENT
PROPOSED 2 STORY HOUSE 94
26 L.F. 4" SDR35 @ 1.90%
DMH F-1-2 TOP 297.77 INV. 294.00 (12") INV. 295.00 (12") INV. 294.00 (12")
30 L.F. 12" HDPE @ 5.07%
134 L.F. 12" HDPE @ 0.75%
DI F-1-2A TOP 300.50 INV. 296.50 (12")
WQS F-1-1 (CS-8) TOP 301.23 INV. 293.00 (30")
18 L.F. 30" HDPE @ 3.97%
ES-F-1 INV. 290.00 (IN)
32 L.F. 30" HDPE @ 9.30%
PROPOSED STORMWATER MANAGEMENT BASIN #3
20 L.F. 30" HDPE @ 3.97%
152 L.F. 30" HDPE @ 0.66%
OCS-3A TOP 295.50 INV. 295.00 (5' WEIR) INV. 292.30 (23.5" ORIFICE) INV. 290.00 (30")
ES-3 INV. 289.00 (IN)
66 L.F. 30" HDPE @ 1.51%
30" RCP INV 275.39
CI-F-3 TOP 304.57 INV. 300.45 (15") INV. 295.80 (30") INV. 295.80 (30")
23 L.F. 15" HDPE @ 0.64%
CI-F-3-1 TOP 304.57 INV. 300.60 (15")
91 L.F. 30" HDPE @ 0.55%
ES-3A INV. 299.00 (IN)
DMH-F-4 TOP 305.14 INV. 296.30 (30")
44 L.F. 12" HDPE @ 13.28%
PROPOSED PUMP SYSTEM E-ONE SEWER SYSTEM MODEL DH152 TOP 308.15 INV. 304.95 (1 1/4") INV. 304.30 (4")
PROPOSED 45° CONCRETE BALLAST
27 L.F. 4" SDR35 @ 9.88%
PROPOSED ALARM PANEL/JUNCTION BOX (TYP.)
TERMINAL FLUSHING CONNECTION-2 TOP 307.50 INV. 300.70 (2")
128 L.F. 30" HDPE @ 3.17%
CI-F-5-1 TOP 308.90 INV. 304.35 (18")
23 L.F. 18" HDPE @ 3.64%
CI-F-5 TOP 308.90 INV. 303.50 (18") INV. 301.35 (18") INV. 300.35 (30")
PROPOSED 2 STORY HOUSE 92
PROPOSED PUMP SYSTEM E-ONE SEWER SYSTEM MODEL DH152 TOP 309.95 INV. 306.85 (1 1/4") INV. 306.10 (4")
27 L.F. 4" SDR35 @ 3.29%
PROPOSED HYDRANT #9
23 L.F. 18" HDPE @ 3.64%
100 FT. WETLAND BUFFER
44 L.F. 12" HDPE @ 5.49%
PROPOSED 2 STORY HOUSE 91
199 L.F. 18" HDPE @ 3.34%
PROPOSED PUMP SYSTEM E-ONE SEWER SYSTEM MODEL DH152 TOP 313.50 INV. 310.30 (1 1/4") INV. 309.65 (4")
27 L.F. 4" SDR35 @ 4.94%
44 L.F. 12" HDPE @ 2.84%
CI-F-6-1 TOP 313.15 INV. 309.85 (15")
24 L.F. 15" HDPE @ 1.25%
CI-F-6 TOP 313.61 INV. 309.55 (15") INV. 308.00 (15") INV. 308.00 (18")
PROPOSED 2 STORY HOUSE 90
FORCEMAIN CO TOP 315.55 INV. 311.35 (2")
612 L.F. PROPOSED 2" HDPE DR-11 FORCE MAIN-2
216 L.F. 15" HDPE @ 4.15%
PROPOSED PUMP SYSTEM E-ONE SEWER SYSTEM MODEL DH152 TOP 318.25 INV. 315.05 (1 1/4") INV. 314.40 (4")
26 L.F. 4" SDR35 @ 6.14%
17 L.F. 12" HDPE @ 7.67%
PROPOSED 2 STORY HOUSE 89
PROPOSED PUMP SYSTEM E-ONE SEWER SYSTEM MODEL DH152 TOP 319.25 INV. 316.05 (1 1/4") INV. 315.40 (4")
27 L.F. 4" SDR35 @ 2.20%
44 L.F. 12" HDPE @ 2.04%
CI-F-7-1 TOP 321.75 INV. 317.50 (12") INV. 317.25 (15")
CONSOLIDATED EDISON TAX ID: 7.530-320-3
200 FT. WIDE CONSOLIDATED EDISON CO. PROPERTY (±9.3 AC.)
OHW

FINAL UTILITIES PLAN AREA 2

ELMWOOD PRESERVE

850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

OWNER:

RIDGEWOOD ELMWOOD OWNER, LLC.
25A HANOVER ROAD, SUITE 310
FLORHAM PARK, NJ 07932

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
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120 BEDFORD ROAD • ARMONK, NY 10504
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www.jmcpllc.com

No.	Revision	Date	By
14.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
15.	REVISED PER WCHD COMMENTS	05/08/2025	FG
16.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
17.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
18.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
19.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
20.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

Previous Editions Obsolete

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-UTIL	C-301-UTIL	UTIL.scr	

Drawing No:
C-301

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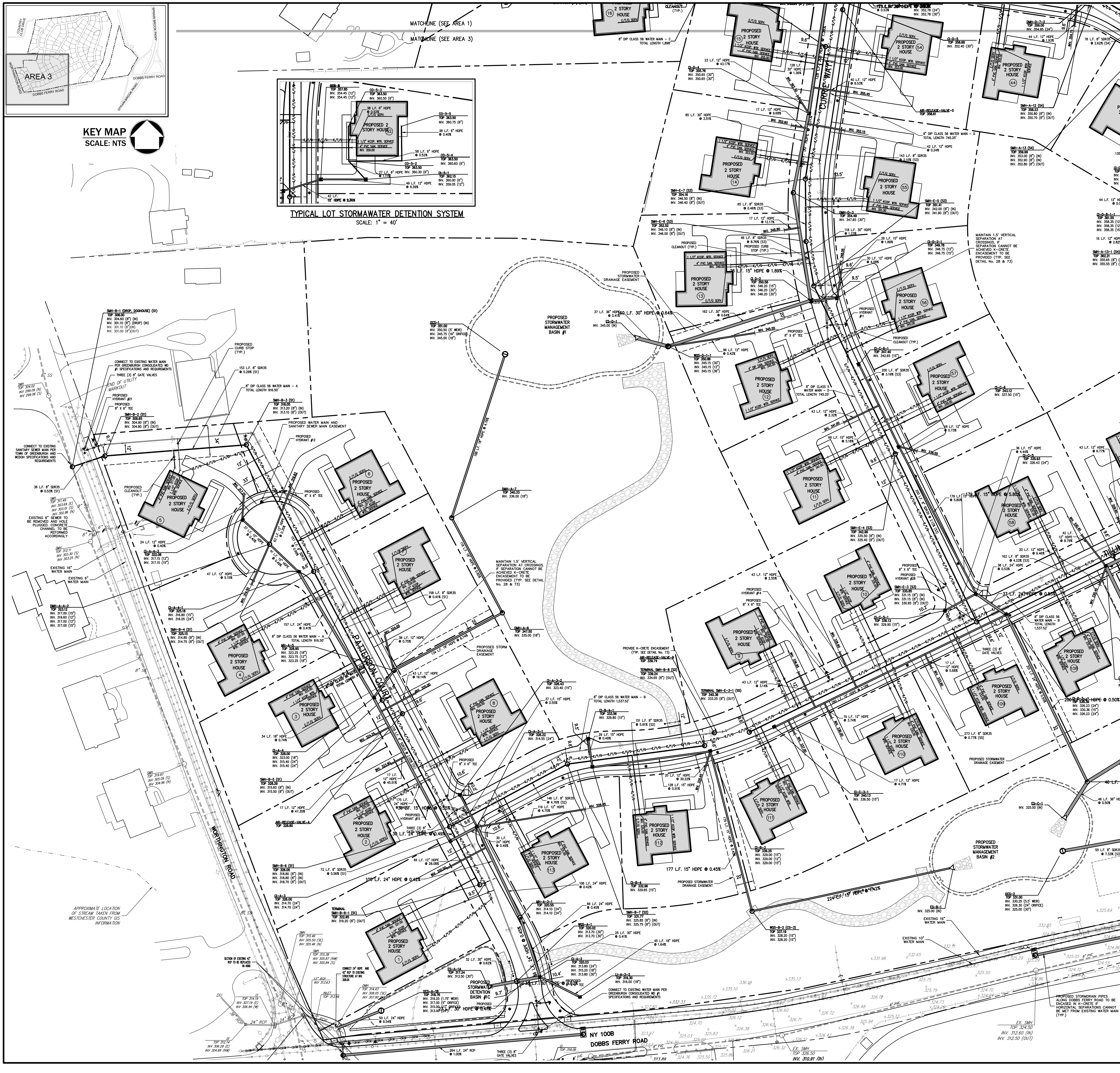
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
AREA 3
DOBBS FERRY ROAD
PROPOSED STORMWATER MANAGEMENT BASIN #1
PROPOSED STORMWATER MANAGEMENT BASIN #2
PROPOSED STORMWATER DETENTION BASIN #1C
PATTERSON COURT
CURRIE WAY
TILLINGHAST TRAIL
WORTHINGTON ROAD
NY 100B
DOBBS FERRY ROAD
PROPOSED 2 STORY HOUSE
APPROXIMATE LOCATION OF STREAM TAKEN FROM WESTCHESTER COUNTY GIS
CONNECT 8" PVC TO EXISTING SANITARY STRUCTURE WITH WATERTIGHT KOR-N-SEAL AT INV. 311.58 PER TOWN OF GREENBURGH AND WCDOH SPECIFICATIONS AND REQUIREMENTS
MAINTAIN 1.5' VERTICAL SEPARATION AT CROSSINGS. IF SEPARATION CANNOT BE ACHIEVED K-CRETE ENCASEMENT TO BE PROVIDED (TYP. SEE DETAIL No. 28 & 73)

KEY MAP
SCALE: NTS

TYPICAL LOT STORMWATER DETENTION SYSTEM
SCALE: 1" = 40'

No.	Revision	Date	By
13.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
14.	REVISED PER WCHD COMMENTS	05/08/2025	FG
15.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
16.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
17.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
18.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
19.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

Previous Editions Obsolete

OWNER:

RIDGEWOOD ELMWOOD OWNER, LLC.
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FINAL UTILITIES PLAN
AREA 3

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-UTIL	C-302-UTIL	UTIL.scr	
Drawing No:	C-302		

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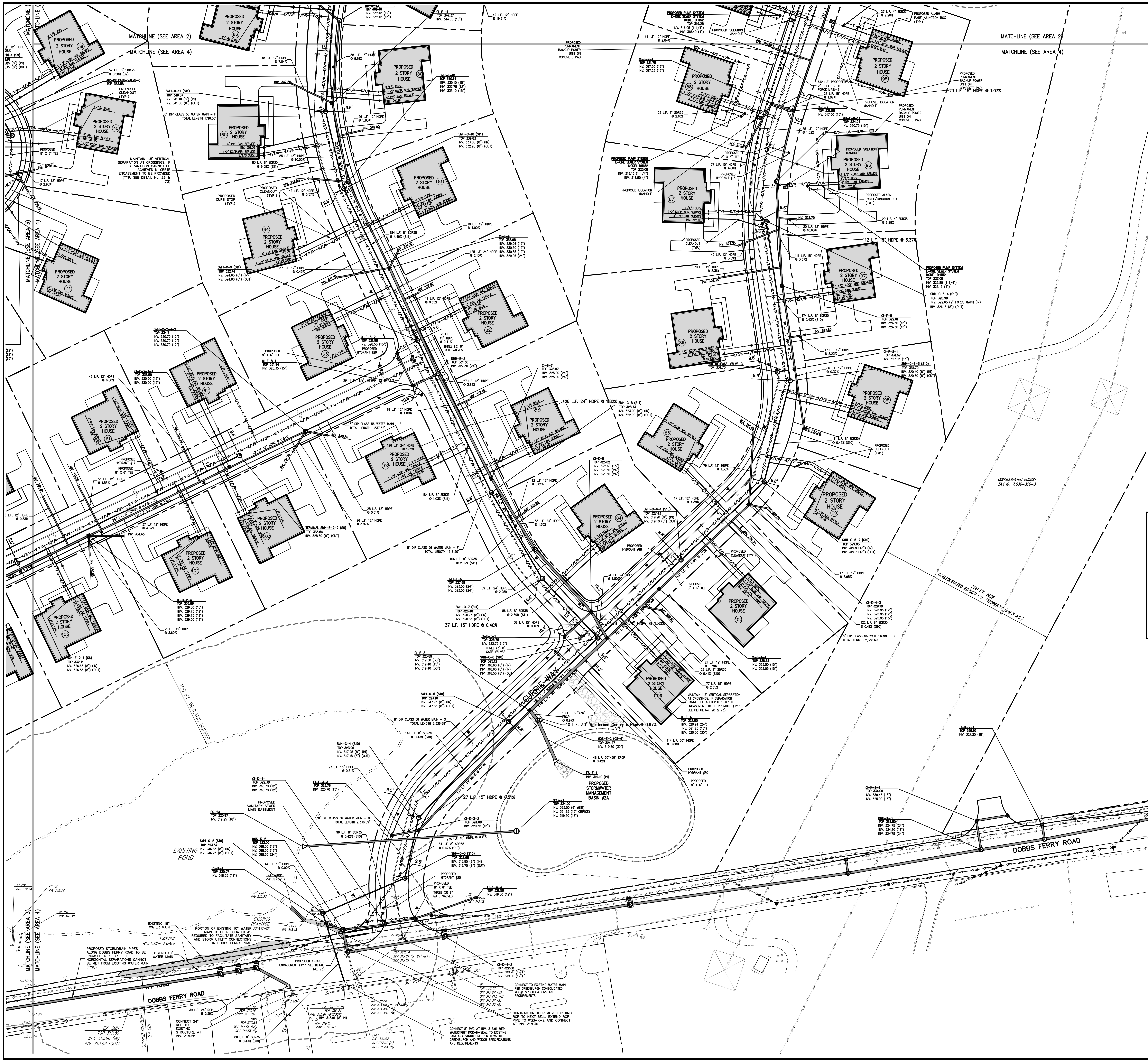
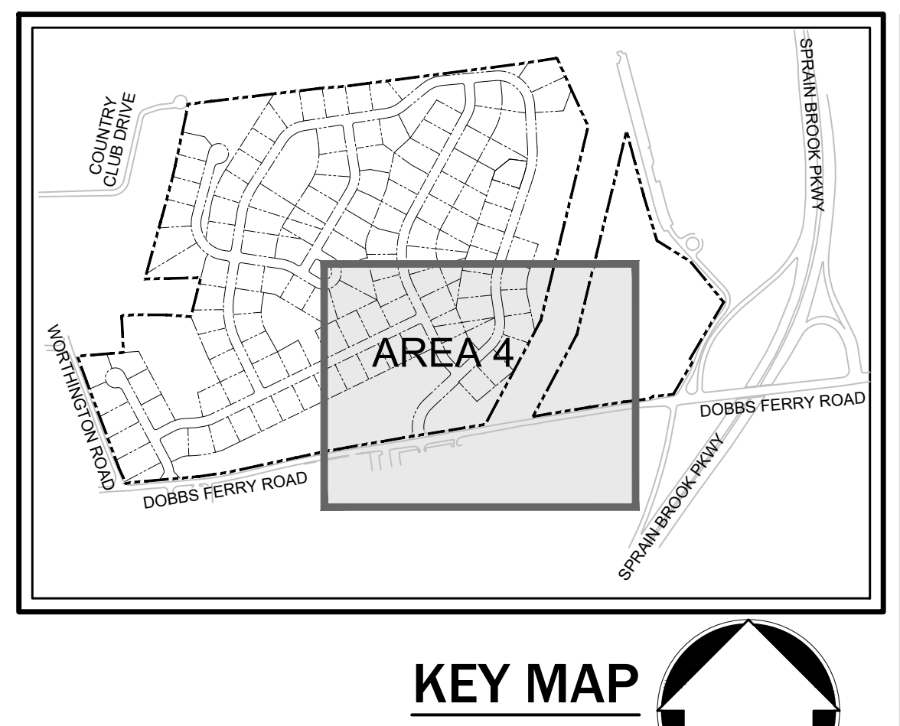
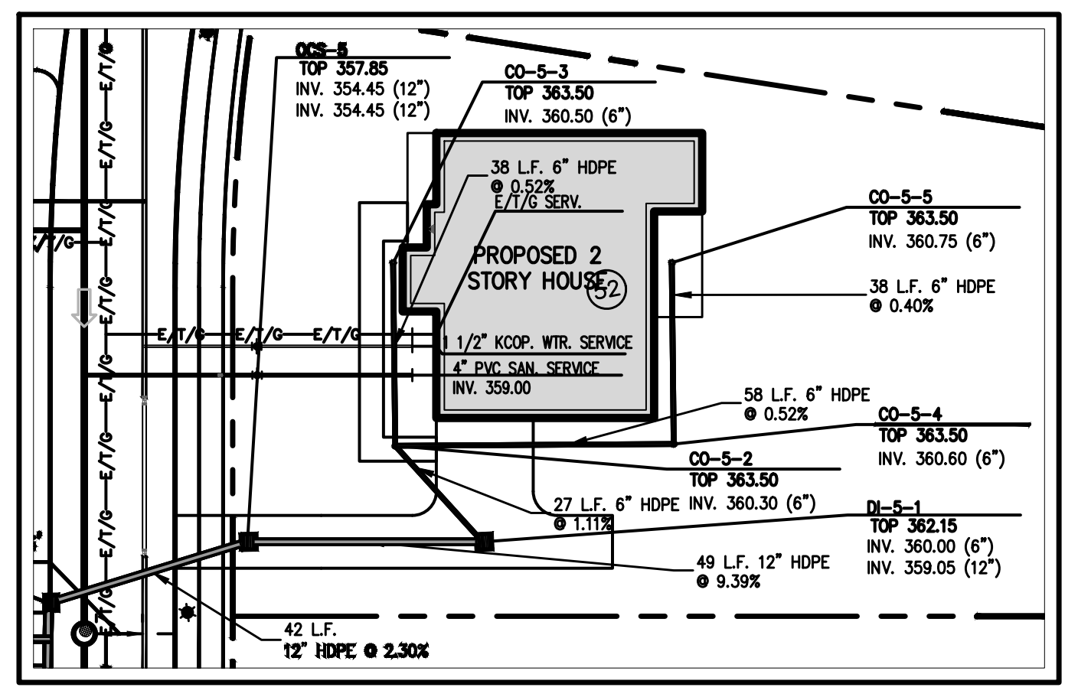

MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 4)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
PROPOSED 2 STORY HOUSE
CURRIE WAY
DOBBS FERRY ROAD
CONSOLIDATED EDISON TAX ID: 7.530-320-3
CONSOLIDATED EDISON CO. PROPERTY 200 FT. WIDE (49.3 AC.)
100 FT. WETLAND BUFFER
EXISTING POND
PROPOSED STORMWATER MANAGEMENT BASIN #2A
10 L.F. 30" Reinforced Concrete Pipe @ 0.97%
8" DIP CLASS 56 WATER MAIN – G TOTAL LENGTH 2,336.69'
8" DIP CLASS 56 WATER MAIN – F TOTAL LENGTH 1716.50'
8" DIP CLASS 56 WATER MAIN – B TOTAL LENGTH 1,537.52'
MAINTAIN 1.5' VERTICAL SEPARATION AT CROSSINGS. IF SEPARATION CANNOT BE ACHIEVED K-CRETE ENCASEMENT TO BE PROVIDED (TYP. SEE DETAIL No. 28 & 73)
PROPOSED STORMDRAIN PIPES ALONG DOBBS FERRY ROAD TO BE ENCASED IN K-CRETE IF HORIZONTAL SEPARATIONS CANNOT BE MET FROM EXISTING WATER MAIN (TYP.)
PORTION OF EXISTING 10" WATER MAIN TO BE RELOCATED AS REQUIRED TO FACILITATE SANITARY AND STORM UTILITY CONNECTIONS IN DOBBS FERRY ROAD
CONNECT TO EXISTING WATER MAIN PER GREENBURGH CONSOLIDATED WD #1 SPECIFICATIONS AND REQUIREMENTS
CONTRACTOR TO REMOVE EXISTING RCP TO NEXT BELL. EXTEND RCP PIPE TO WQS-K-2 AND CONNECT AT INV. 318.30
CONNECT 8" PVC AT INV. 315.91 WITH WATERTIGHT KOR-N-SEAL TO EXISTING SANITARY STRUCTURE PER TOWN OF GREENBURGH AND WCDOH SPECIFICATIONS AND REQUIREMENTS
PROPOSED SANITARY SEWER MAIN EASEMENT
PROPOSED K-CRETE ENCASEMENT (TYP. SEE DETAIL NO. 73)
EXISTING 16" WATER MAIN
EXISTING 10" WATER MAIN
EXISTING ROADSIDE SWALE
EXISTING DRAINAGE FEATURE
WATER METER
ELEC METER
WATER PUMP


COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
SPRAIN BROOK PKWY
AREA 4

KEY MAP
SCALE: NTS


OCS-5
TOP 357.85
INV. 354.45 (12")
INV. 354.45 (12")
CO-5-3
TOP 363.50
INV. 360.50 (6")
38 L.F. 6" HDPE @ 0.52%
E/T/G SERV.
PROPOSED 2 STORY HOUSE
52
1/2" KCOP. WTR. SERVICE
4" PVC SAN. SERVICE
INV. 359.00
CO-5-5
TOP 363.50
INV. 360.75 (6")
38 L.F. 6" HDPE @ 0.40%
58 L.F. 6" HDPE @ 0.52%
CO-5-4
TOP 363.50
INV. 360.60 (6")
CO-5-2
TOP 363.50
INV. 360.30 (6")
27 L.F. 6" HDPE @ 1.11%
DI-5-1
TOP 362.15
INV. 360.00 (6")
INV. 359.05 (12")
49 L.F. 12" HDPE @ 9.39%
42 L.F. 12" HDPE @ 2.30%

TYPICAL LOT STORMAWATER DETENTION SYSTEM
SCALE: 1" = 40'

No.	Revision	Date	By
14.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
15.	REVISED PER WCHD COMMENTS	05/08/2025	FG
16.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
17.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
18.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
19.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
20.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

Previous Editions Obsolete

OWNER:

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FLORHAM PARK, NJ 07932

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JMC

FINAL UTILITIES PLAN
AREA 4

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn:	EGK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-UTIL	C-303-UTIL	UTIL.scr	
Drawing No:	C-303		

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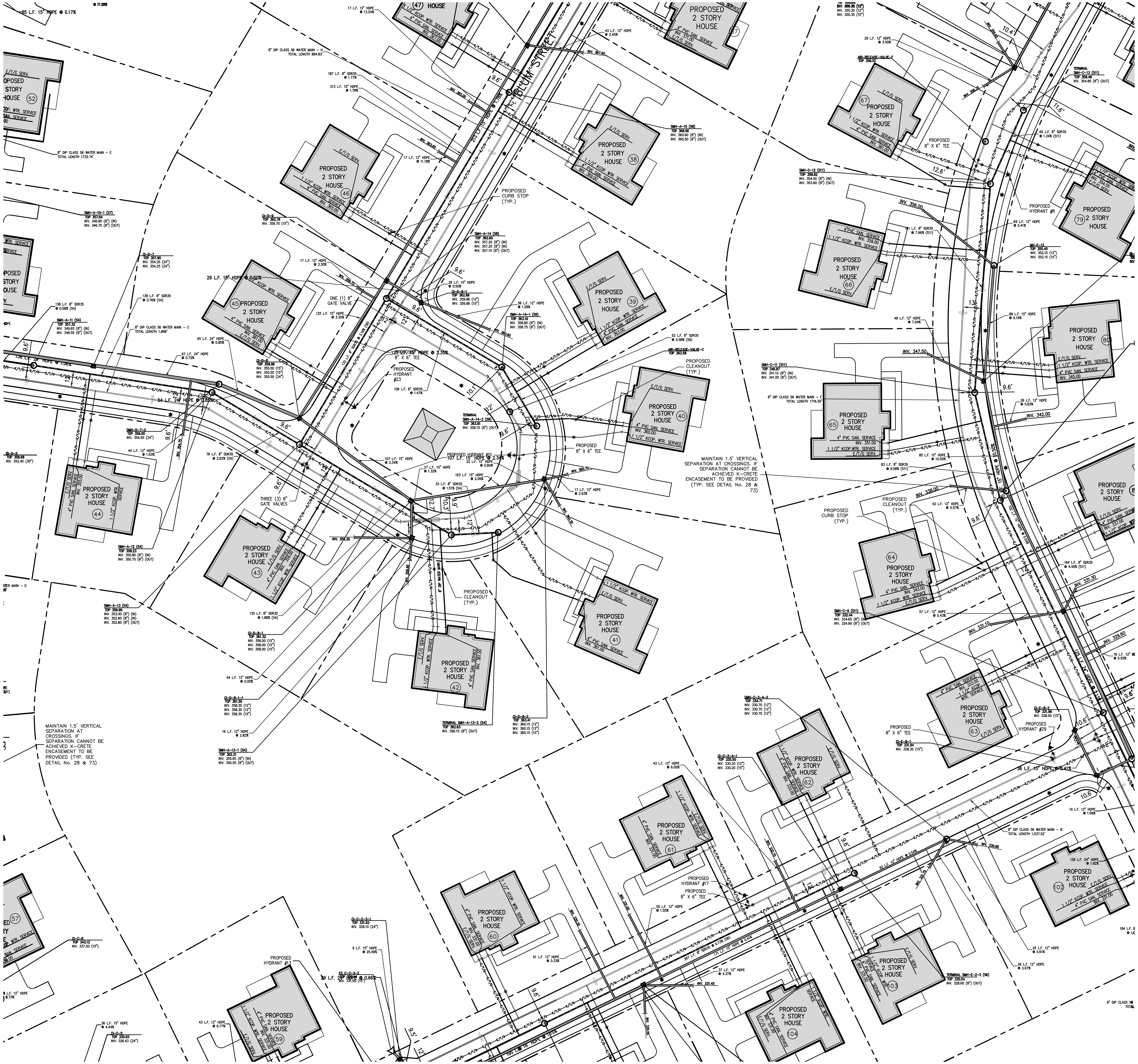
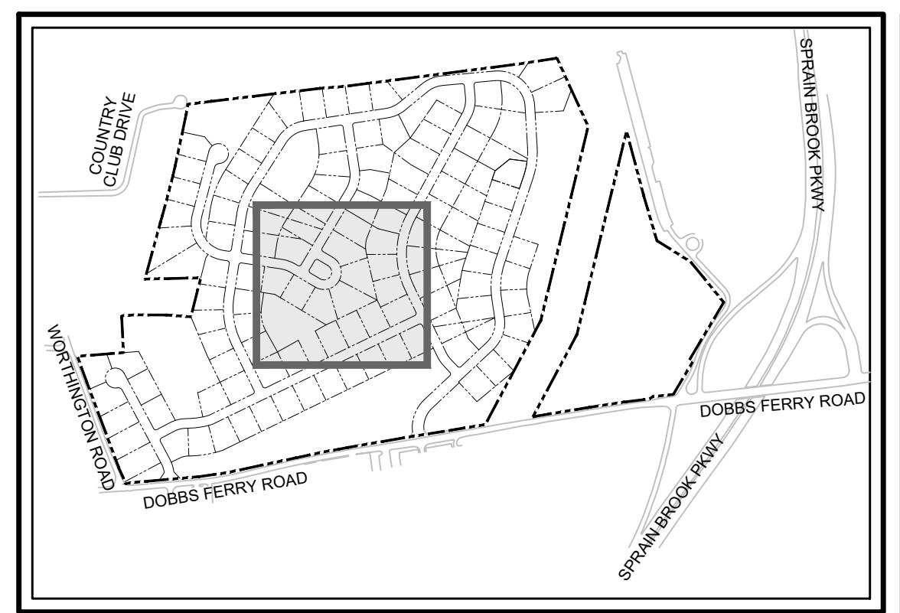

BLUM STREET
PROPOSED 2 STORY HOUSE
E/T/G SERV.
1 1/2" KCOP. WTR. SERVICE
4" PVC SAN. SERVICE
INV. 365.00
INV. 361.00
INV. 363.00
INV. 360.00
INV. 355.00
8" DIP CLASS 56 WATER MAIN – E
TOTAL LENGTH 1732.74'
8" DIP CLASS 56 WATER MAIN – C
TOTAL LENGTH 1,898'
8" DIP CLASS 56 WATER MAIN – H
TOTAL LENGTH 884.62'
8" DIP CLASS 56 WATER MAIN – F
TOTAL LENGTH 1716.50'
8" DIP CLASS 56 WATER MAIN – B
TOTAL LENGTH 1,537.52'
SMH-A-10-1 (S7)
TOP 357.64
INV. 346.80 (8") (IN)
INV. 346.70 (8") (OUT)
CI-D-7
TOP 357.90
INV. 354.25 (24")
INV. 354.25 (24")
CI-D-9
TOP 362.76
INV. 359.70 (15")
SMH-A-11 (S4)
TOP 357.32
INV. 349.65 (8") (IN)
INV. 349.55 (8") (OUT)
138 L.F. 8" SDR35
@ 0.58% (S4)
138 L.F. 8" SDR35
@ 0.76% (S4)
29 L.F. 15" HDPE @ 0.50%
17 L.F. 12" HDPE
@ 3.30%
ONE (1) 8"
GATE VALVE
125 L.F. 15" HDPE
@ 3.35%
65 L.F. 24" HDPE
@ 0.85%
97 L.F. 24" HDPE
@ 0.72%
CI-D-8
TOP 359.96
INV. 355.50 (15")
INV. 355.50 (15")
INV. 355.50 (24")
138 L.F. 24" HDPE @ 1.06%
64 L.F. 24" HDPE @ 0.85%
DMH-D-7-2
TOP 359.00
INV. 354.95 (24")
44 L.F. 12" HDPE
@ 1.93%
76 L.F. 8" SDR35
@ 2.62% (S4)
CI-D-5
TOP 358.68
INV. 352.40 (30")
THREE (3) 8"
GATE VALVES
SMH-A-12 (S4)
TOP 358.23
SMH-A-13 (S4)
PROPOSED
CURB STOP
(TYP.)
SMH-A-14 (S8)
TOP 362.60
INV. 357.20 (8") (IN)
INV. 357.20 (8") (IN)
INV. 357.10 (8") (OUT)
29 L.F. 15" HDPE
@ 0.50%
CI-D-9-1
TOP 362.89
INV. 359.86 (12")
INV. 359.86 (15")
56 L.F. 12" HDPE
@ 1.28%
SMH-A-14-1 (S9)
TOP 363.16
INV. 358.85 (8") (IN)
INV. 358.75 (8") (OUT)
INV. 360.60
52 L.F. 8" SDR35
@ 0.58% (S9)
AIR-RELEASE-VALVE-C
TOP 363.58
PROPOSED
CLEANOUT
(TYP.)
PROPOSED
8" X 6" TEE
PROPOSED
HYDRANT
#23
106 L.F. 8" SDR35
@ 1.47%
132 L.F. 8" SDR35 @ 3.19% (S8)
TERMINAL
SMH-A-14-2 (S9)
TOP 363.81
INV. 359.15 (8") (OUT)
PROPOSED HYDRANT #10
107 L.F. 15" HDPE @ 2.34%
22 L.F. 12" HDPE
@ 0.84%
27 L.F. 15" HDPE
@ 1.32%
103 L.F. 15" HDPE
@ 2.09%
33 L.F. 8" SDR35
@ 1.51% (S4)
17 L.F. 12" HDPE
@ 2.93%
INV. 360.70
INV. 360.35
INV. 358.35
INV. 359.70
MAINTAIN 1.5' VERTICAL SEPARATION AT CROSSINGS. IF SEPARATION CANNOT BE ACHIEVED K-CRETE ENCASEMENT TO BE PROVIDED (TYP. SEE DETAIL No. 28 & 73)
SMH-C-11 (S11)
TOP 346.87
INV. 341.10 (8") (IN)
INV. 341.00 (8") (OUT)
TERMINAL
SMH-C-13 (S11)
TOP 359.49
INV. 354.80 (8") (OUT)
SMH-C-12 (S11)
SMH-C-9 (S11)
PROPOSED
HYDRANT #8
PROPOSED
HYDRANT #17
PROPOSED
HYDRANT #29
PROPOSED
HYDRANT #13
INV. 347.50
INV. 342.00
INV. 338.00
INV. 331.30
INV. 331.10
INV. 329.60
INV. 331.45
184 L.F. 8" SDR35
@ 4.49% (S11)
125 L.F. 24" HDPE @ 2.13%
18 L.F. 12" HDPE
@ 0.55%
19 L.F. 12" HDPE
@ 1.09%
126 L.F. 24" HDPE
@ 1.82%
36 L.F. 15" HDPE @ 0.41%
TERMINAL SMH-C-2-2 (S6)
TOP 335.54
INV. 328.60 (8") (OUT)
9.6'
10.1'
10.3'
10.6'
11.6'
12.6'
12.7'
12'
38
39
40
41
42
43
44
45
46
47
52
57
59
60
61
62
63
64
65
66
67
79
80
102
103
104

MAINTAIN 1.5' VERTICAL SEPARATION AT CROSSINGS. IF SEPARATION CANNOT BE ACHIEVED K-CRETE ENCASEMENT TO BE PROVIDED (TYP. SEE DETAIL No. 28 & 73)


COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
SPRAIN BROOK PKWY

KEY MAP
SCALE: NTS

No.	Revision	Date	By
1.	REVISED PER WCHD COMMENTS	05/08/2025	FG
2.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
3.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
4.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
5.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
6.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

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FINAL UTILITES PLAN – BLUM STREET LOOP

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn: EGK	Approved: DV	
Scale: 1" = 30'		
Date: 01/17/2025		
Project No: 17099		
17099-UTIL	C-304-UTIL	UTIL.scr
Drawing No: C-304		

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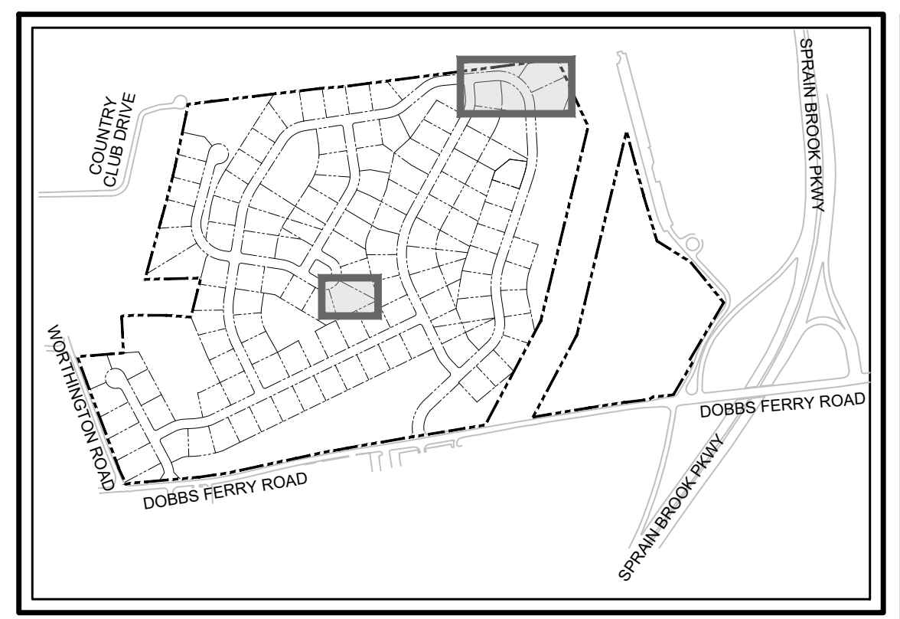
COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
SPRAIN BROOK PKWY

KEY MAP
SCALE: NTS

No.	Revision	Date	By
1.	REVISED PER WCHD COMMENTS	05/08/2025	FG
2.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
3.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
4.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
5.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
6.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

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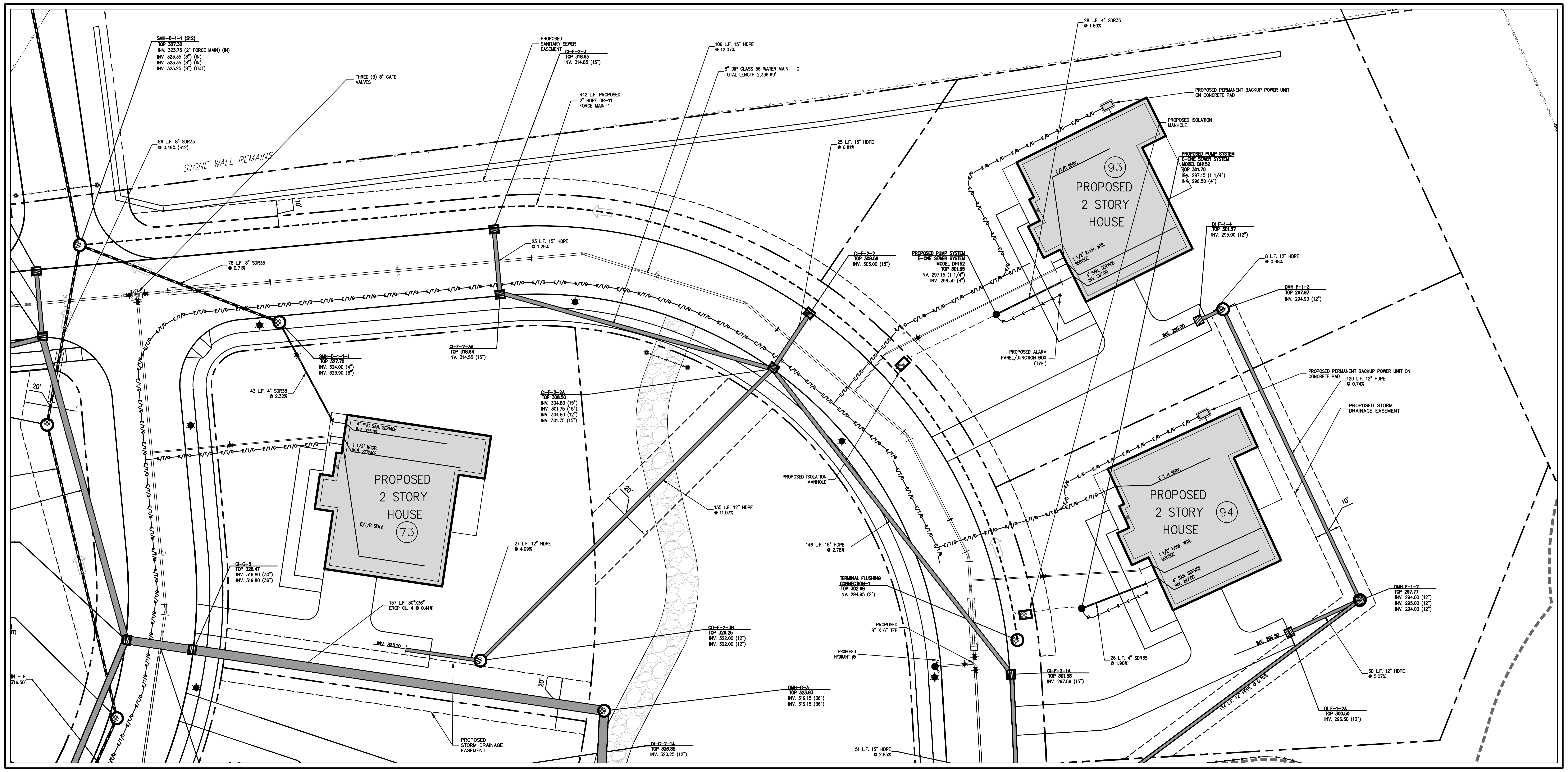
LOW-PRESSURE SYSTEM FORCE MAIN-1

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK


SMH-D-1-1 (S12)
TOP 327.32
INV. 323.75 (2" FORCE MAIN) (IN)
INV. 323.35 (8") (IN)
INV. 323.35 (8") (IN)
INV. 323.25 (8") (OUT)
THREE (3) 8" GATE VALVES
66 L.F. 8" SDR35 @ 0.46% (S12)
STONE WALL REMAINS
10'
PROPOSED SANITARY SEWER EASEMENT
CI-F-2-3
TOP 318.65
INV. 314.85 (15")
442 L.F. PROPOSED 2" HDPE DR-11 FORCE MAIN-1
106 L.F. 15" HDPE @ 12.07%
8" DIP CLASS 56 WATER MAIN - G TOTAL LENGTH 2,336.69'
25 L.F. 15" HDPE @ 0.81%
23 L.F. 15" HDPE @ 1.29%
78 L.F. 8" SDR35 @ 0.71%
SMH-D-1-1-1
TOP 327.70
INV. 324.00 (4")
INV. 323.90 (8")
43 L.F. 4" SDR35 @ 2.32%
CI-F-2-3A
TOP 318.64
INV. 314.55 (15")
CI-F-2-2A
TOP 308.50
INV. 304.80 (15")
INV. 301.75 (15")
INV. 304.80 (12")
INV. 301.75 (15")
CI-F-2-2
TOP 308.56
INV. 305.00 (15")
PROPOSED PUMP SYSTEM
E-ONE SEWER SYSTEM
MODEL DH152
TOP 301.95
INV. 297.15 (1 1/4")
INV. 296.50 (4")
PROPOSED ALARM PANEL/JUNCTION BOX (TYP.)
28 L.F. 4" SDR35 @ 1.80%
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
PROPOSED ISOLATION MANHOLE
PROPOSED PUMP SYSTEM
E-ONE SEWER SYSTEM
MODEL DH152
TOP 301.70
INV. 297.15 (1 1/4")
INV. 296.50 (4")
93
PROPOSED 2 STORY HOUSE
E/T/G SERV.
1 1/2" KCOP. WTR. SERVICE
4" SAN. SERVICE INV. 297.00
DI F-1-4
TOP 301.27
INV. 295.00 (12")
8 L.F. 12" HDPE @ 0.98%
DMH F-1-3
TOP 297.97
INV. 294.90 (12")
INV. 295.00
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
120 L.F. 12" HDPE @ 0.74%
PROPOSED STORM DRAINAGE EASEMENT
20'
4" PVC SAN. SERVICE INV. 325.00
1 1/2" KCOP. WTR. SERVICE
PROPOSED 2 STORY HOUSE
E/T/G SERV.
73
CI-G-3
TOP 328.47
INV. 319.80 (30")
INV. 319.80 (36")
157 L.F. 30"X36" ERCP CL. 4 @ 0.41%
INV. 323.10
27 L.F. 12" HDPE @ 4.09%
20'
PROPOSED STORM DRAINAGE EASEMENT
20'
155 L.F. 12" HDPE @ 11.07%
PROPOSED ISOLATION MANHOLE
146 L.F. 15" HDPE @ 2.78%
TERMINAL FLUSHING CONNECTION-1
TOP 302.66
INV. 294.95 (2")
PROPOSED 8" X 6" TEE
PROPOSED HYDRANT #5
CO-F-2-3B
TOP 326.25
INV. 322.00 (12")
INV. 322.00 (12")
DMH-G-3
TOP 323.93
INV. 319.15 (36")
INV. 319.15 (36")
DI-G-2-1A
TOP 326.85
INV. 320.25 (12")
51 L.F. 15" HDPE @ 2.85%
CI-F-2-1A
TOP 301.58
INV. 297.69 (15")
26 L.F. 4" SDR35 @ 1.90%
PROPOSED 2 STORY HOUSE
94
E/T/G SERV.
1 1/2" KCOP. WTR. SERVICE
4" SAN. SERVICE INV. 297.00
10'
DMH F-1-2
TOP 297.77
INV. 294.00 (12")
INV. 295.00 (12")
INV. 294.00 (12")
INV. 296.50
30 L.F. 12" HDPE @ 5.07%
134 L.F. 12" HDPE @ 0.75%
DI F-1-2A
TOP 300.50
INV. 296.50 (12")
E/T/G
E/G
OHW

LOTS 93, 94

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Scale:	1" = 20'		
Date:	01/17/2025		
Project No:	17099		
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Drawing No:
C-305

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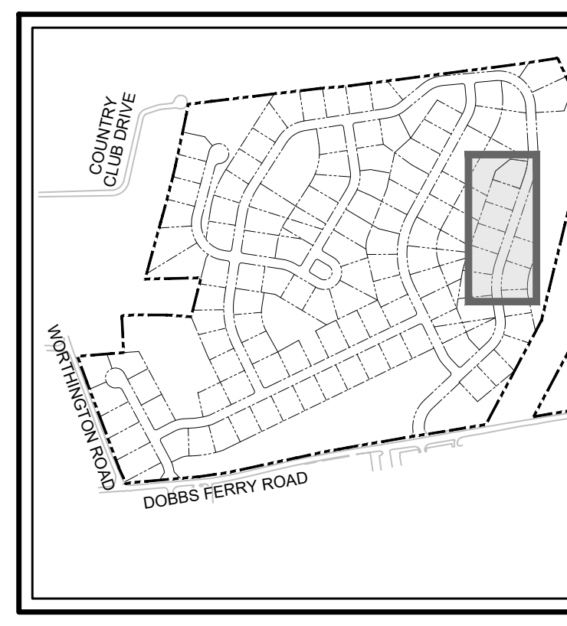
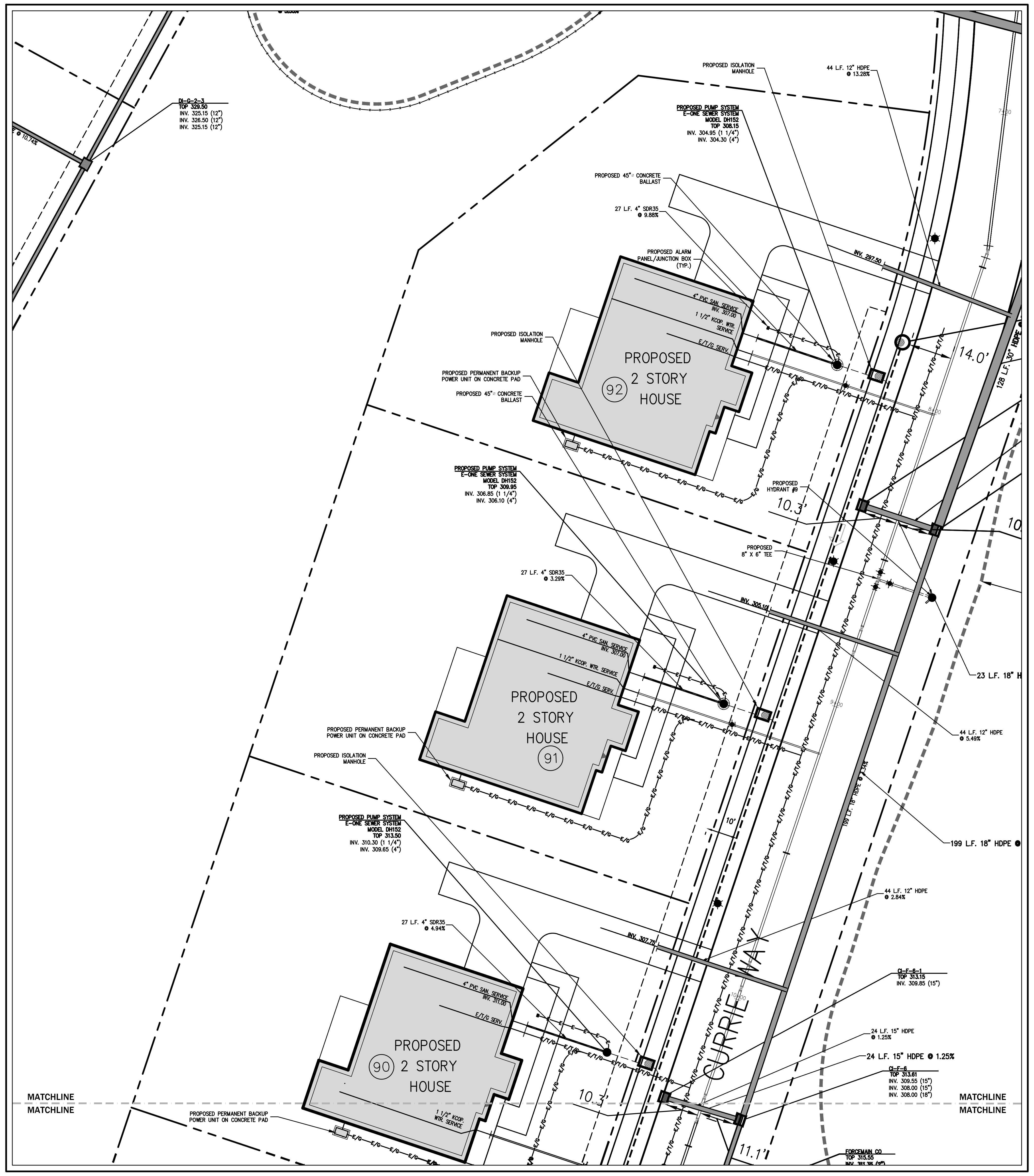
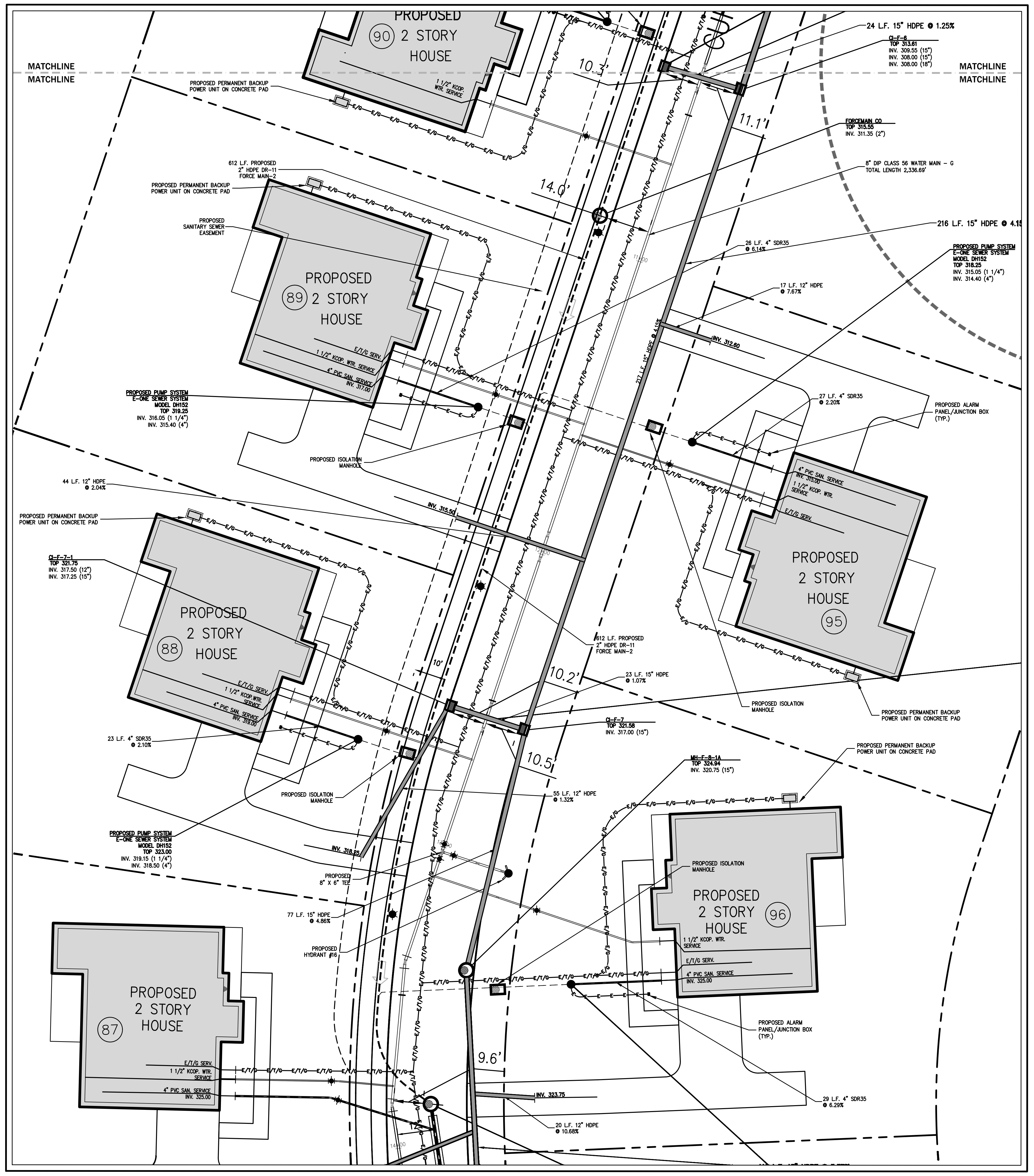

COUNTRY CLUB DRIVE
WORTHINGTON ROAD
DOBBS FERRY ROAD
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
SPRAIN BROOK PKWY

KEY MAP
SCALE: NTS


DI-G-2-3
TOP 329.50
INV. 325.15 (12")
INV. 326.50 (12")
INV. 325.15 (12")
@ 10.74%
PROPOSED ISOLATION MANHOLE
44 L.F. 12" HDPE @ 13.28%
PROPOSED PUMP SYSTEM
E-ONE SEWER SYSTEM
MODEL DH152
TOP 308.15
INV. 304.95 (1 1/4")
INV. 304.30 (4")
PROPOSED 45"⌀ CONCRETE BALLAST
27 L.F. 4" SDR35 @ 9.88%
PROPOSED ALARM PANEL/JUNCTION BOX (TYP.)
INV. 297.50
4" PVC SAN. SERVICE
INV. 307.00
1 1/2" KCOP. WTR. SERVICE
E/T/G SERV.
PROPOSED ISOLATION MANHOLE
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
PROPOSED 45"⌀ CONCRETE BALLAST
PROPOSED 2 STORY HOUSE
92
14.0'
128 L.F. 30" HDPE
PROPOSED PUMP SYSTEM
E-ONE SEWER SYSTEM
MODEL DH152
TOP 309.95
INV. 306.85 (1 1/4")
INV. 306.10 (4")
PROPOSED HYDRANT #9
10.3'
PROPOSED 8" X 6" TEE
27 L.F. 4" SDR35 @ 3.29%
INV. 305.10
23 L.F. 18" H
4" PVC SAN. SERVICE
INV. 307.00
1 1/2" KCOP. WTR. SERVICE
E/T/G SERV.
PROPOSED 2 STORY HOUSE
91
44 L.F. 12" HDPE @ 5.49%
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
PROPOSED ISOLATION MANHOLE
199 L.F. 18" HDPE
PROPOSED PUMP SYSTEM
E-ONE SEWER SYSTEM
MODEL DH152
TOP 313.50
INV. 310.30 (1 1/4")
INV. 309.65 (4")
10'
44 L.F. 12" HDPE @ 2.84%
27 L.F. 4" SDR35 @ 4.94%
INV. 307.75
CURRIE WAY
CI-F-6-1
TOP 313.15
INV. 309.85 (15")
4" PVC SAN. SERVICE
INV. 311.00
E/T/G SERV.
24 L.F. 15" HDPE @ 1.25%
24 L.F. 15" HDPE @ 1.25%
CI-F-6
TOP 313.61
INV. 309.55 (15")
INV. 308.00 (15")
INV. 308.00 (18")
PROPOSED 2 STORY HOUSE
90
10.3'
1 1/2" KCOP. WTR. SERVICE
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
11.1'
FORCEMAIN CO
TOP 315.55
E/T/G
E/G
E

LOW-PRESSURE FORCE MAIN-2 (LOTS 90, 91, 92)


PROPOSED 2 STORY HOUSE
90
1 1/2" KCOP. WTR. SERVICE
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
10.3'
24 L.F. 15" HDPE @ 1.25%
CI-F-6
TOP 313.61
INV. 309.55 (15")
INV. 308.00 (15")
INV. 308.00 (18")
11.1'
FORCEMAIN CO
TOP 315.55
INV. 311.35 (2")
8" DIP CLASS 56 WATER MAIN - G
TOTAL LENGTH 2,336.69'
612 L.F. PROPOSED 2" HDPE DR-11 FORCE MAIN-2
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
PROPOSED SANITARY SEWER EASEMENT
14.0'
216 L.F. 15" HDPE @ 4.15
217 L.F. 15" HDPE @ 4.15%
26 L.F. 4" SDR35 @ 6.14%
PROPOSED PUMP SYSTEM
E-ONE SEWER SYSTEM
MODEL DH152
TOP 318.25
INV. 315.05 (1 1/4")
INV. 314.40 (4")
17 L.F. 12" HDPE @ 7.67%
PROPOSED 2 STORY HOUSE
89
E/T/G SERV.
1 1/2" KCOP. WTR. SERVICE
4" PVC SAN. SERVICE
INV. 317.00
INV. 312.60
PROPOSED PUMP SYSTEM
E-ONE SEWER SYSTEM
MODEL DH152
TOP 319.25
INV. 316.05 (1 1/4")
INV. 315.40 (4")
27 L.F. 4" SDR35 @ 2.20%
PROPOSED ALARM PANEL/JUNCTION BOX (TYP.)
PROPOSED ISOLATION MANHOLE
44 L.F. 12" HDPE @ 2.04%
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
INV. 315.50
4" PVC SAN. SERVICE
INV. 315.00
1 1/2" KCOP. WTR. SERVICE
E/T/G SERV.
PROPOSED 2 STORY HOUSE
95
CI-F-7-1
TOP 321.75
INV. 317.50 (12")
INV. 317.25 (15")
PROPOSED 2 STORY HOUSE
88
612 L.F. PROPOSED 2" HDPE DR-11 FORCE MAIN-2
E/T/G SERV.
1 1/2" KCOP. WTR. SERVICE
4" PVC SAN. SERVICE
INV. 319.00
10'
10.2'
23 L.F. 15" HDPE @ 1.07%
PROPOSED ISOLATION MANHOLE
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
23 L.F. 4" SDR35 @ 2.10%
CI-F-7
TOP 321.58
INV. 317.00 (15")
10.5'
PROPOSED ISOLATION MANHOLE
PROPOSED PERMANENT BACKUP POWER UNIT ON CONCRETE PAD
MH-F-8-1A
TOP 324.94
INV. 320.75 (15")
55 L.F. 12" HDPE @ 1.32%
PROPOSED PUMP SYSTEM
E-ONE SEWER SYSTEM
MODEL DH152
TOP 323.00
INV. 319.15 (1 1/4")
INV. 318.50 (4")
INV. 318.25
PROPOSED 8" X 6" TEE
77 L.F. 15" HDPE @ 4.86%
PROPOSED HYDRANT #16
PROPOSED ISOLATION MANHOLE
PROPOSED 2 STORY HOUSE
96
1 1/2" KCOP. WTR. SERVICE
E/T/G SERV.
4" PVC SAN. SERVICE
INV. 325.00
PROPOSED 2 STORY HOUSE
87
E/T/G SERV.
1 1/2" KCOP. WTR. SERVICE
4" PVC SAN. SERVICE
INV. 325.00
PROPOSED ALARM PANEL/JUNCTION BOX (TYP.)
9.6'
INV. 323.75
20 L.F. 12" HDPE @ 10.68%
29 L.F. 4" SDR35 @ 6.29%
E/T/G
E/G
E

LOW-PRESSURE FORCE MAIN-2 (LOTS 88, 89, 90, 95, 96)

No.	Revision	Date	By
1.	REVISED PER WCHD COMMENTS	05/08/2025	FG
2.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
3.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
4.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
5.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
6.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

Previous Editions Obsolete

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LOW-PRESSURE SYSTEM FORCE MAIN-2

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn:	CDF	Approved:	DV
Scale:	1" = 20'		
Date:	01/17/2025		
Project No:	17099		
17099-UTIL	C-306-UTIL	UTIL.scr	

Drawing No:
C-306

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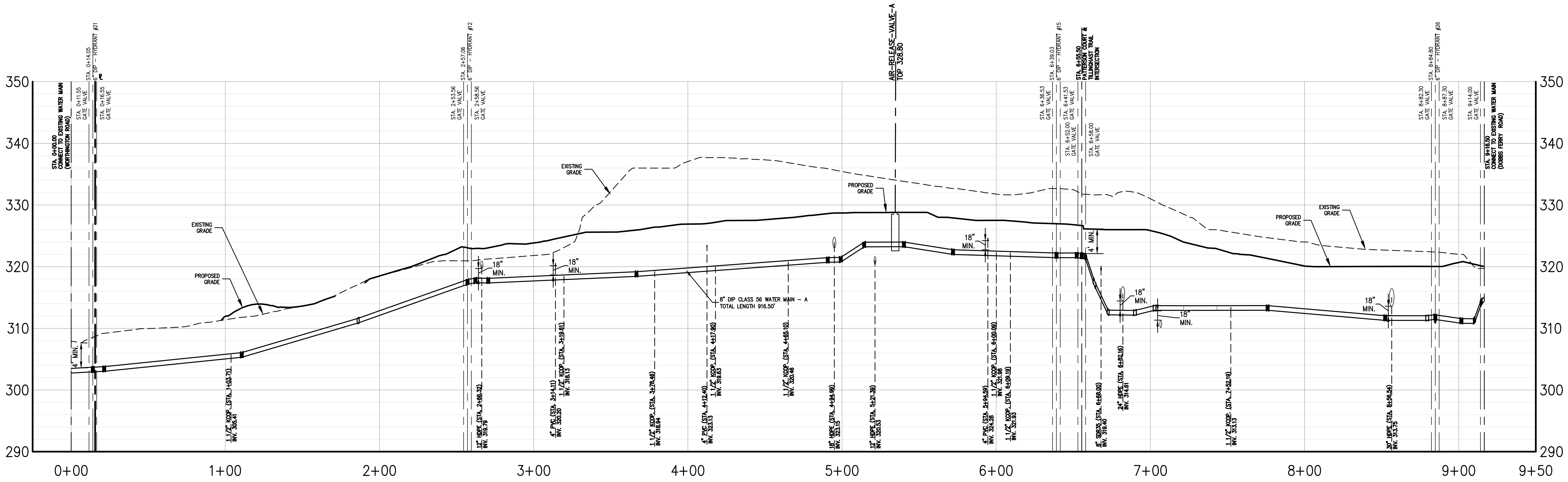
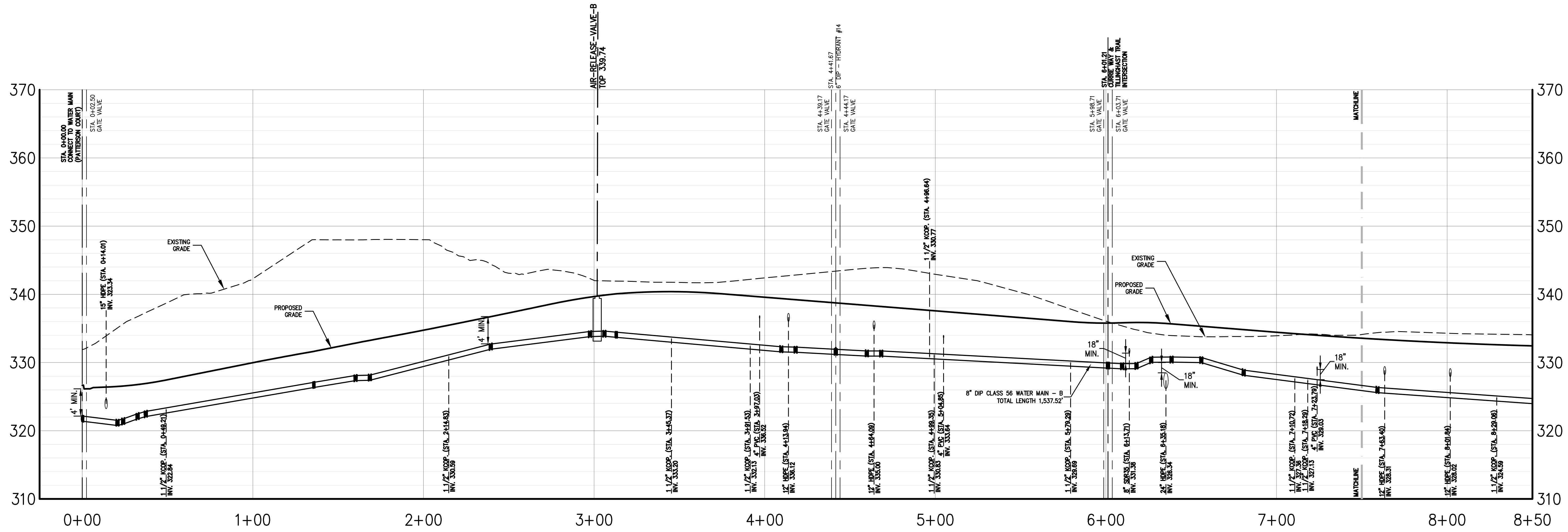

AIR-RELEASE-VALVE-A
TOP 328.80
STA. 6+36.53 GATE VALVE
STA. 6+39.03
6" DIP – HYDRANT #15
STA. 6+41.53 GATE VALVE
STA. 6+52.00 GATE VALVE
STA. 6+55.50
PATTERSON COURT &
TILLINGHAST TRAIL
INTERSECTION
STA. 6+58.00 GATE VALVE
EXISTING GRADE
PROPOSED GRADE
18" MIN.
4' MIN.
8" DIP CLASS 56 WATER MAIN – A
TOTAL LENGTH 916.50'
1 1/2" KCOP. (STA. 4+17.90) INV. 319.63
1 1/2" KCOP. (STA. 4+65.10) INV. 320.46
1 1/2" KCOP. (STA. 6+00.09) INV. 321.98
24" HDPE (STA. 6+82.16) INV. 314.61
350
340
330
320
310
300
290
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
9+50

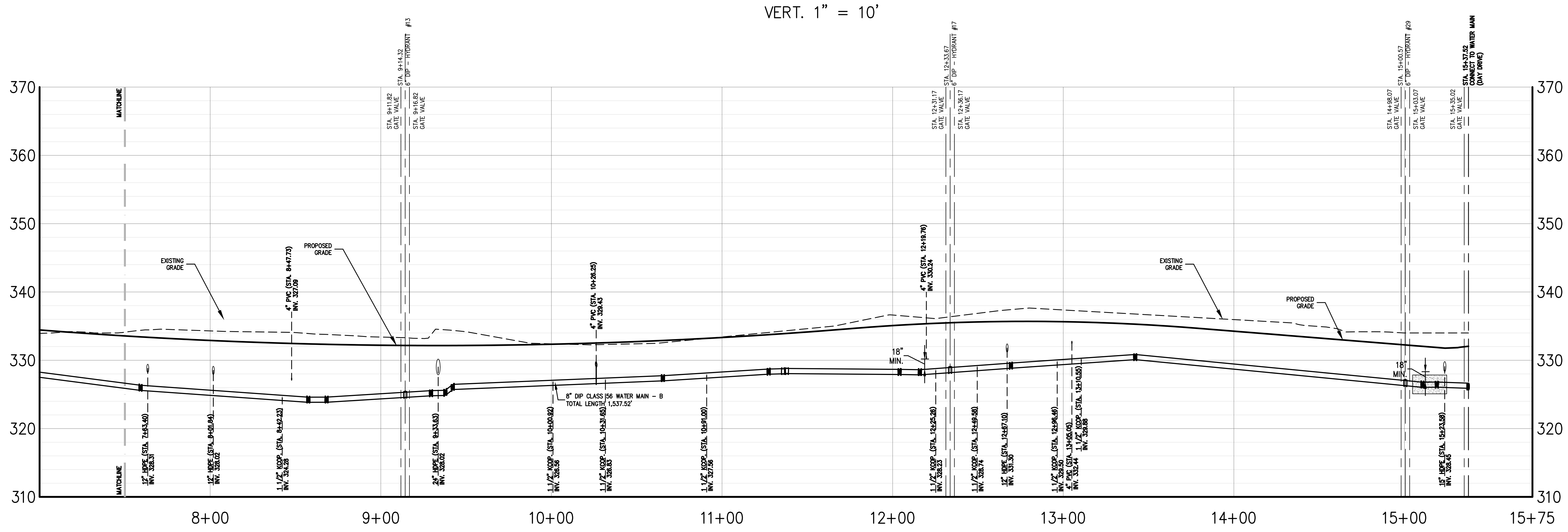
WATER MAIN – A

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


AIR-RELEASE-VALVE-B
EXISTING GRADE
PROPOSED GRADE
18" MIN.
4' MIN.
8" DIP CLASS 56 WATER MAIN – B
TOTAL LENGTH 1,537.52'
MATCHLINE
370
360
350
340
330
320
310
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
8+50

WATER MAIN – B

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


MATCHLINE
EXISTING GRADE
PROPOSED GRADE
18" MIN.
8" DIP CLASS 56 WATER MAIN – B
TOTAL LENGTH 1,537.52'
370
360
350
340
330
320
310
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
15+75

WATER MAIN – B

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'

No.	Revision	Date	By
12.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
13.	REVISED PER WCHD COMMENTS	05/08/2025	FG
14.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
15.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
16.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
17.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
18.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

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WATER MAIN PROFILES

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn:	EGK	Approved:	DV
Scale:	AS SHOWN		
Date:	11/11/2022		
Project No:	17099		
17099-UTIL	WATER-01	UTIL.scr	

Drawing No:
C-310

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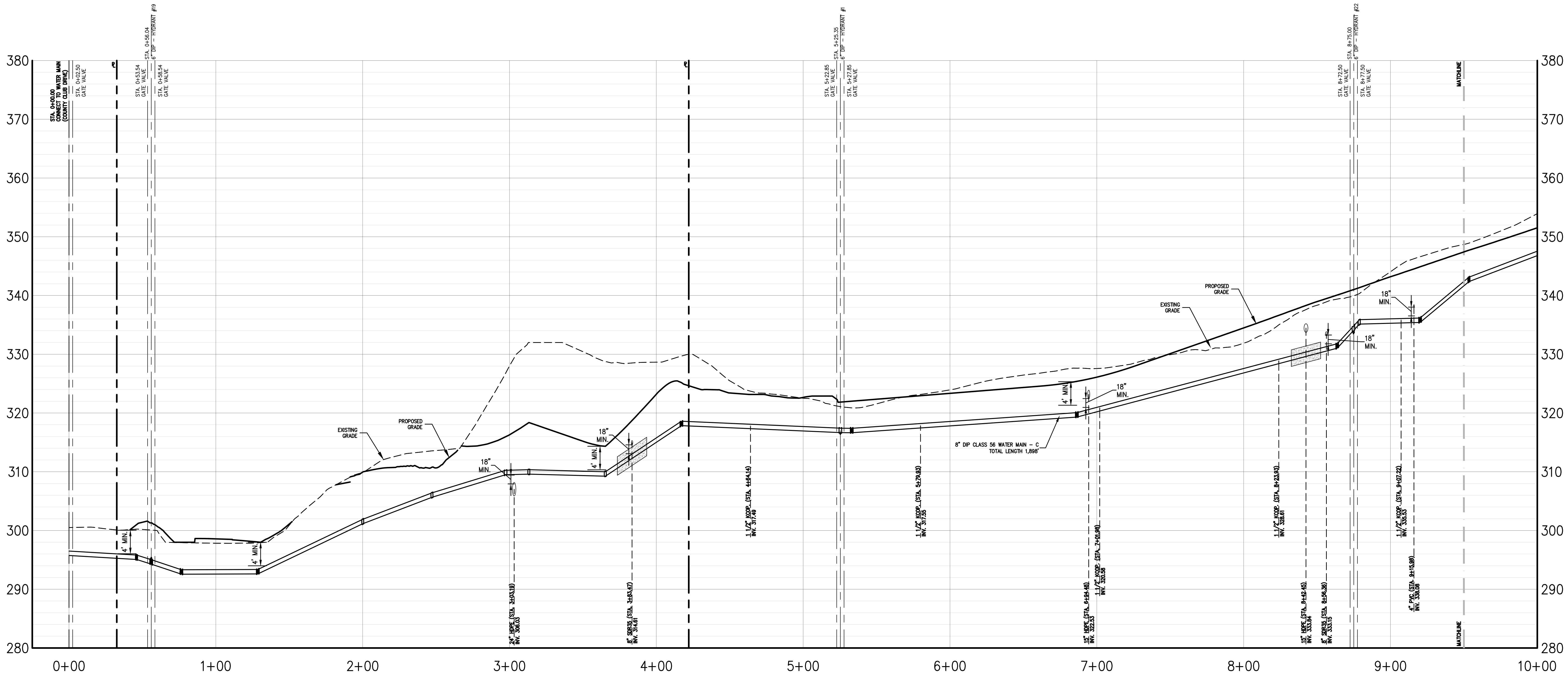
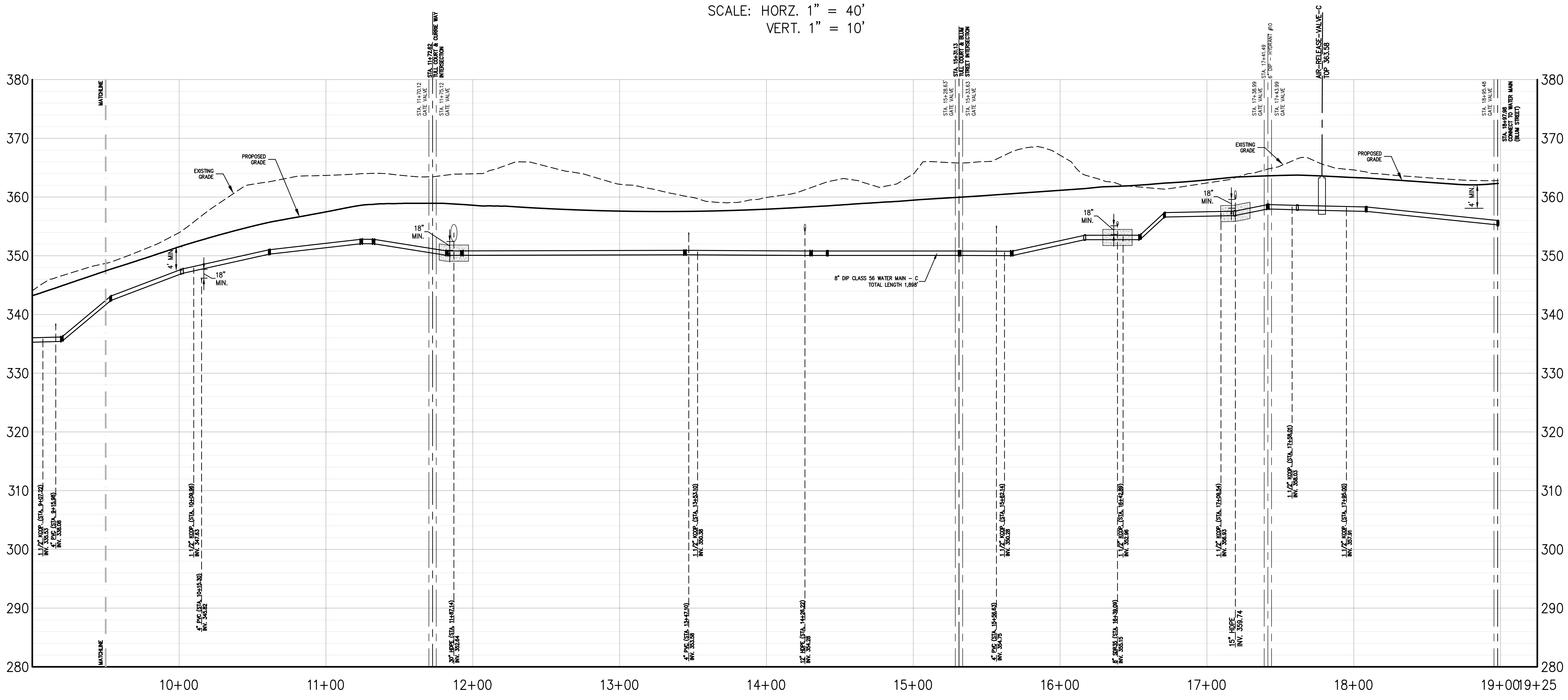

STA. 0+00.00
CONNECT TO WATER MAIN
(COUNTY CLUB DRIVE)
STA. 0+02.50
GATE VALVE
STA. 0+53.54
GATE VALVE
STA. 0+56.04
6" DIP – HYDRANT #19
STA. 0+58.54
GATE VALVE
STA. 5+22.85
GATE VALVE
STA. 5+25.35
6" DIP – HYDRANT #1
STA. 5+27.85
GATE VALVE
STA. 8+72.50
GATE VALVE
STA. 8+75.00
6" DIP – HYDRANT #22
STA. 8+77.50
GATE VALVE
MATCHLINE
EXISTING
GRADE
PROPOSED
GRADE
18"
MIN.
4' MIN.
8" DIP CLASS 56 WATER MAIN – C
TOTAL LENGTH 1,898
380
370
360
350
340
330
320
310
300
290
280
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00

WATER MAIN – C

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


MATCHLINE
STA. 11+70.12
GATE VALVE
STA. 11+72.62
TULL COURT & CURRIE WAY
INTERSECTION
STA. 11+75.12
GATE VALVE
STA. 15+28.63'
GATE VALVE
STA. 15+31.13
TULL COURT & BLUM
STREET INTERSECTION
STA. 15+33.63
GATE VALVE
STA. 17+38.99
GATE VALVE
STA. 17+41.49
6" DIP – HYDRANT #10
STA. 17+43.99
GATE VALVE
AIR–RELEASE–VALVE–C
TOP 363.58
STA. 18+95.48
GATE VALVE
STA. 18+97.98
CONNECT TO WATER MAIN
(BLUM STREET)
EXISTING
GRADE
PROPOSED
GRADE
18"
MIN.
4' MIN.
8" DIP CLASS 56 WATER MAIN – C
TOTAL LENGTH 1,898
380
370
360
350
340
330
320
310
300
290
280
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
19+25

WATER MAIN – C

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'

No.	Revision	Date	By
6.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
7.	REVISED PER WCHD COMMENTS	05/08/2025	FG
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
11.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
12.	REVISED PER WCHD COMMENTS	05/13/2026	CDF
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WATER MAIN PROFILES

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
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Drawn:	EGK	Approved:	DV
Scale:	AS SHOWN		
Date:	09/22/2023		
Project No:	17099		
17099-UTIL	WATER-02	UTIL.scr	

Drawing No:
C–311

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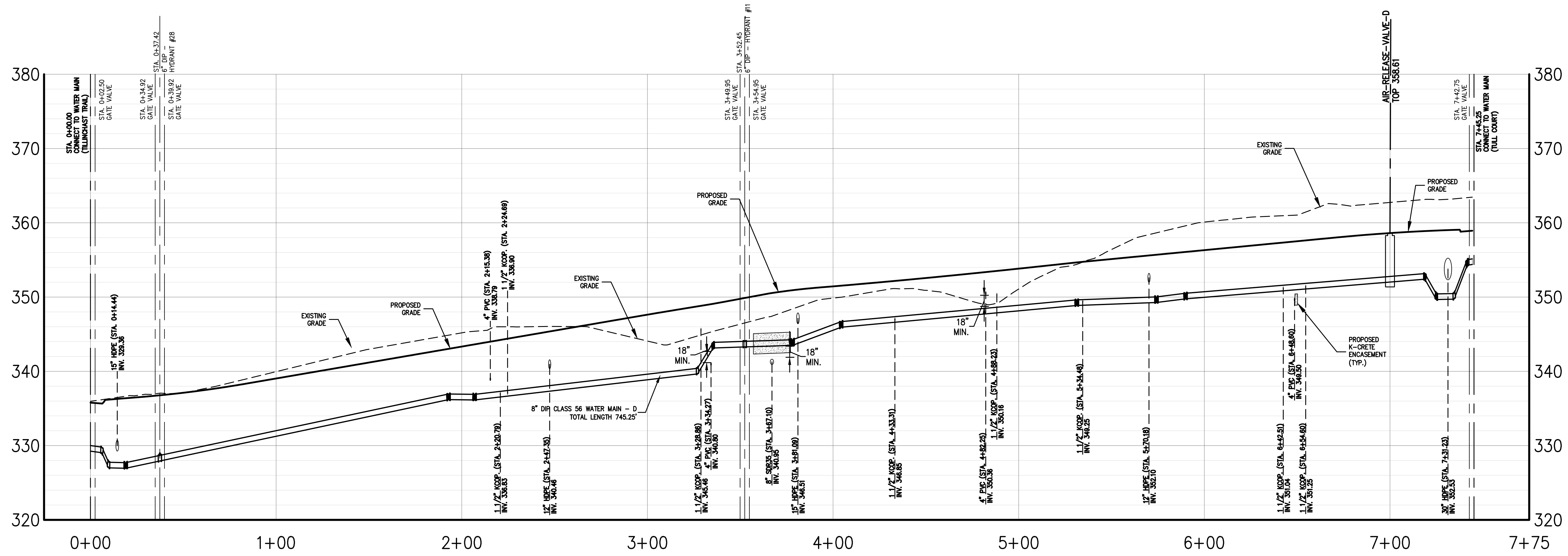
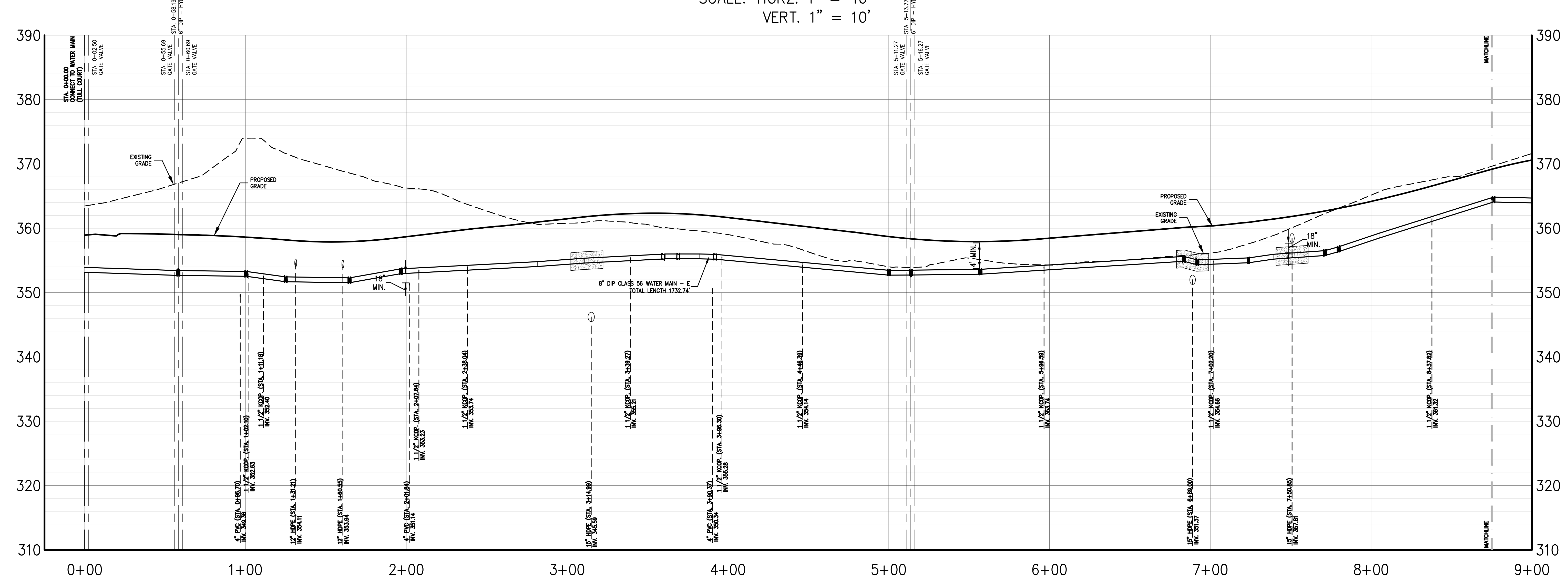


STA. 0+00.00 CONNECT TO WATER MAIN (TILLINGHAST TRAIL)
STA. 0+02.50 GATE VALVE
STA. 0+34.92 GATE VALVE
STA. 0+37.42 6" DIP - HYDRANT #28
STA. 0+39.92 GATE VALVE
STA. 3+49.95 GATE VALVE
STA. 3+52.45 6" DIP - HYDRANT #11
STA. 3+54.95 GATE VALVE
AIR-RELEASE-VALVE-D TOP 358.61
STA. 7+42.75 GATE VALVE
STA. 7+45.25 CONNECT TO WATER MAIN (TULL COURT)
EXISTING GRADE
PROPOSED GRADE
15" HDPE (STA. 0+14.44) INV. 329.36
4" PVC (STA. 2+15.38) INV. 338.79
1 1/2" KCOP. (STA. 2+24.69) INV. 336.90
1 1/2" KCOP. (STA. 2+20.79) INV. 336.83
12" HDPE (STA. 2+47.35) INV. 340.46
8" DIP CLASS 56 WATER MAIN – D TOTAL LENGTH 745.25'
18" MIN.
1 1/2" KCOP. (STA. 3+28.86) INV. 345.46
4" PVC (STA. 3+34.27) INV. 340.80
8" SDR35 (STA. 3+67.10) INV. 340.95
15" HDPE (STA. 3+81.09) INV. 346.51
1 1/2" KCOP. (STA. 4+33.31) INV. 346.85
4" PVC (STA. 4+82.25) INV. 350.36
1 1/2" KCOP. (STA. 4+88.23) INV. 350.16
1 1/2" KCOP. (STA. 5+34.48) INV. 349.25
12" HDPE (STA. 5+70.18) INV. 352.10
1 1/2" KCOP. (STA. 6+42.51) INV. 351.04
4" PVC (STA. 6+48.60) INV. 349.50
1 1/2" KCOP. (STA. 6+54.60) INV. 351.25
PROPOSED K-CRETE ENCASEMENT (TYP.)
30" HDPE (STA. 7+31.23) INV. 352.53
320
330
340
350
360
370
380
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
7+75

WATER MAIN – D

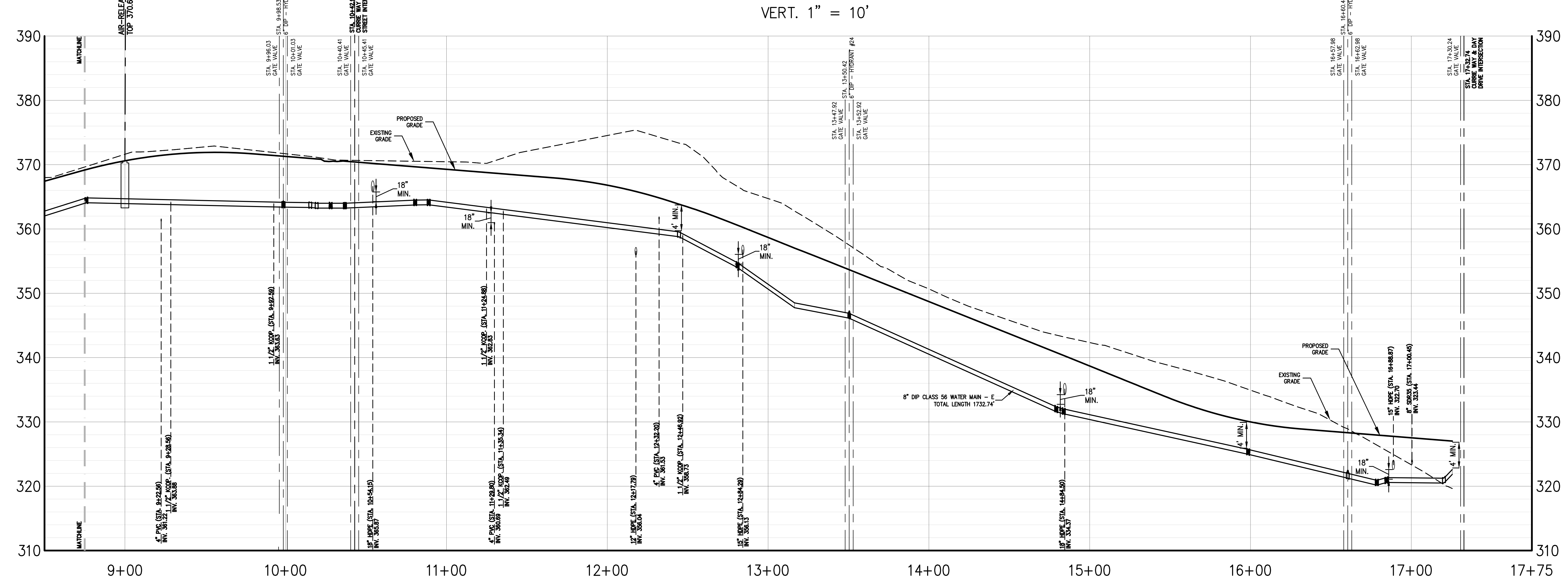
SCALE: HORZ. 1" = 40'
VERT. 1" = 10'



STA. 0+00.00 CONNECT TO WATER MAIN (TULL COURT)
STA. 0+02.50 GATE VALVE
STA. 0+55.69 GATE VALVE
STA. 0+58.19 6" DIP - HYDRANT #4
STA. 0+60.69 GATE VALVE
STA. 5+11.27 GATE VALVE
STA. 5+13.77 6" DIP - HYDRANT #3
STA. 5+16.27 GATE VALVE
MATCHLINE
EXISTING GRADE
PROPOSED GRADE
18" MIN.
4' MIN.
8" DIP CLASS 56 WATER MAIN – E TOTAL LENGTH 1732.74'
4" PVC (STA. 0+98.70) INV. 349.38
1 1/2" KCOP. (STA. 1+02.10) INV. 352.63
1 1/2" KCOP. (STA. 1+11.18) INV. 352.40
12" HDPE (STA. 1+31.21) INV. 354.11
12" HDPE (STA. 1+60.55) INV. 353.94
4" PVC (STA. 2+01.84) INV. 351.14
1 1/2" KCOP. (STA. 2+07.84) INV. 353.23
1 1/2" KCOP. (STA. 2+38.04) INV. 353.74
15" HDPE (STA. 3+14.99) INV. 345.59
1 1/2" KCOP. (STA. 3+39.27) INV. 355.21
4" PVC (STA. 3+90.37) INV. 350.34
1 1/2" KCOP. (STA. 3+96.30) INV. 355.28
1 1/2" KCOP. (STA. 4+46.39) INV. 354.14
1 1/2" KCOP. (STA. 5+96.59) INV. 353.74
15" HDPE (STA. 6+89.00) INV. 351.37
1 1/2" KCOP. (STA. 7+02.20) INV. 354.66
15" HDPE (STA. 7+50.85) INV. 357.81
1 1/2" KCOP. (STA. 8+37.82) INV. 361.32
310
320
330
340
350
360
370
380
390
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00

WATER MAIN – E

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'



MATCHLINE
AIR-RELEASE-VALVE-E TOP 370.60
STA. 9+96.03 GATE VALVE
STA. 9+98.53 6" DIP - HYDRANT #2
STA. 10+01.03 GATE VALVE
STA. 10+40.41 GATE VALVE
STA. 10+42.91 CURRIE WAY & BLUM STREET INTERSECTION
STA. 10+45.41 GATE VALVE
STA. 13+47.92 GATE VALVE
STA. 13+50.42 6" DIP - HYDRANT #24
STA. 13+52.92 GATE VALVE
STA. 16+57.98 GATE VALVE
STA. 16+60.48 6" DIP - HYDRANT #27
STA. 16+62.98 GATE VALVE
STA. 17+30.24 GATE VALVE
STA. 17+32.74 CURRIE WAY & DAY DRIVE INTERSECTION
PROPOSED GRADE
EXISTING GRADE
18" MIN.
4' MIN.
4" PVC (STA. 9+22.56) INV. 361.22
1 1/2" KCOP. (STA. 9+28.56) INV. 363.88
1 1/2" KCOP. (STA. 9+92.59) INV. 363.63
18" HDPE (STA. 10+54.15) INV. 365.87
1 1/2" KCOP. (STA. 11+24.88) INV. 362.83
4" PVC (STA. 11+29.80) INV. 360.69
1 1/2" KCOP. (STA. 11+35.34) INV. 362.49
12" HDPE (STA. 12+17.79) INV. 356.04
4" PVC (STA. 12+32.20) INV. 361.53
1 1/2" KCOP. (STA. 12+46.92) INV. 358.73
15" HDPE (STA. 12+84.29) INV. 356.13
8" DIP CLASS 56 WATER MAIN – E TOTAL LENGTH 1732.74'
18" HDPE (STA. 14+84.50) INV. 334.37
15" HDPE (STA. 16+88.87) INV. 322.70
8" SDR35 (STA. 17+00.45) INV. 323.44
310
320
330
340
350
360
370
380
390
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
17+75

WATER MAIN – E

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'

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6.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
7.	REVISED PER WCHD COMMENTS	05/08/2025	FG
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
11.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
12.	REVISED PER WCHD COMMENTS	05/13/2026	CDF
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WATER MAIN PROFILES

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	AS SHOWN		
Date:	09/22/2023		
Project No:	17099		
17099-UTIL	WATER-03	UTIL.scr	

Drawing No:
C-312

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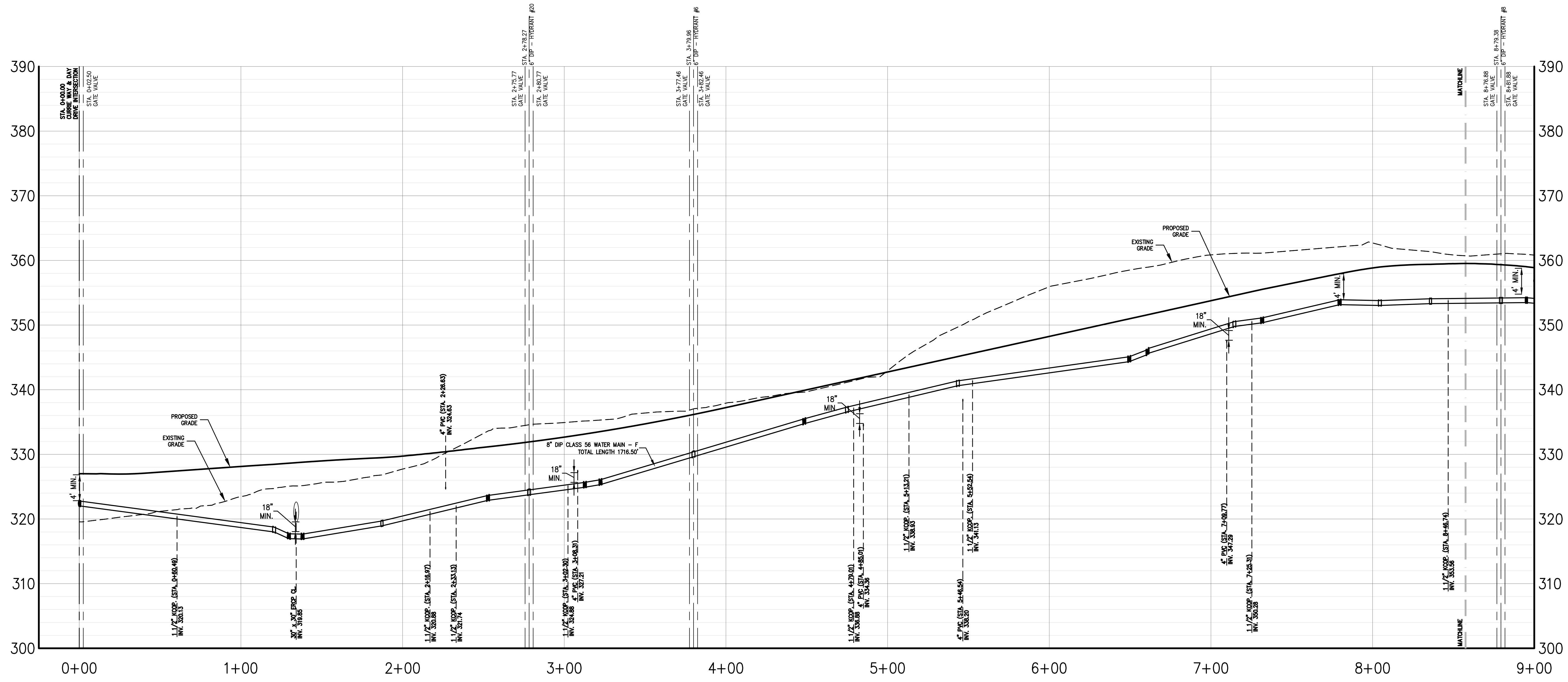
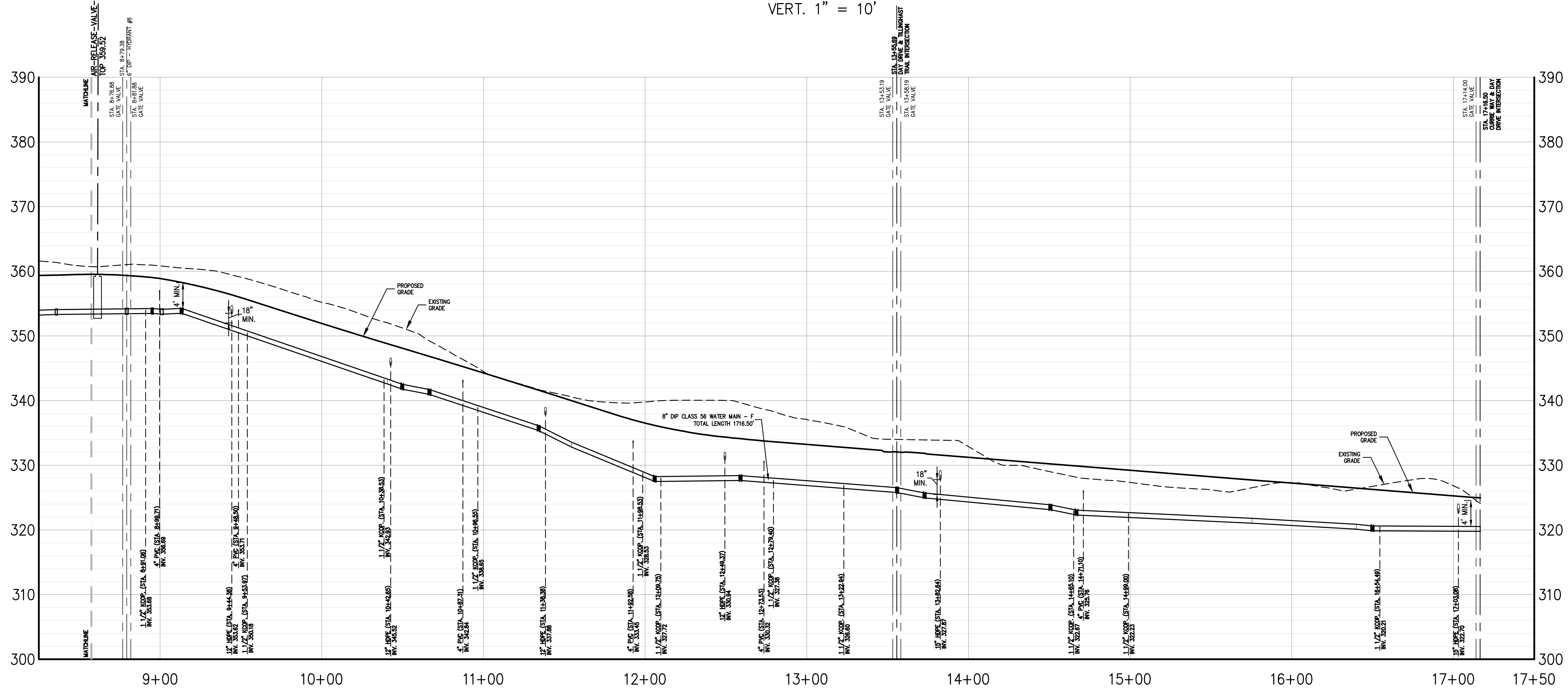

390
380
370
360
350
340
330
320
310
300
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
PROPOSED GRADE
EXISTING GRADE
8" DIP CLASS 56 WATER MAIN – F
TOTAL LENGTH 1716.50'
18" MIN.
4' MIN.
MATCHLINE

WATER MAIN – F

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


390
380
370
360
350
340
330
320
310
300
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
17+50
MATCHLINE
AIR-RELEASE-VALVE-F
PROPOSED GRADE
EXISTING GRADE
8" DIP CLASS 56 WATER MAIN – F
TOTAL LENGTH 1716.50'
18" MIN.
4' MIN.

WATER MAIN – F

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'

No.	Revision	Date	By
6.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
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11.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
12.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

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WATER MAIN PROFILES

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Drawn:	EGK	Approved:	DV
Scale:	AS SHOWN		
Date:	09/22/2023		
Project No:	17099		
17099-UTIL	WATER-04	UTIL.scr	

Drawing No:
C-313

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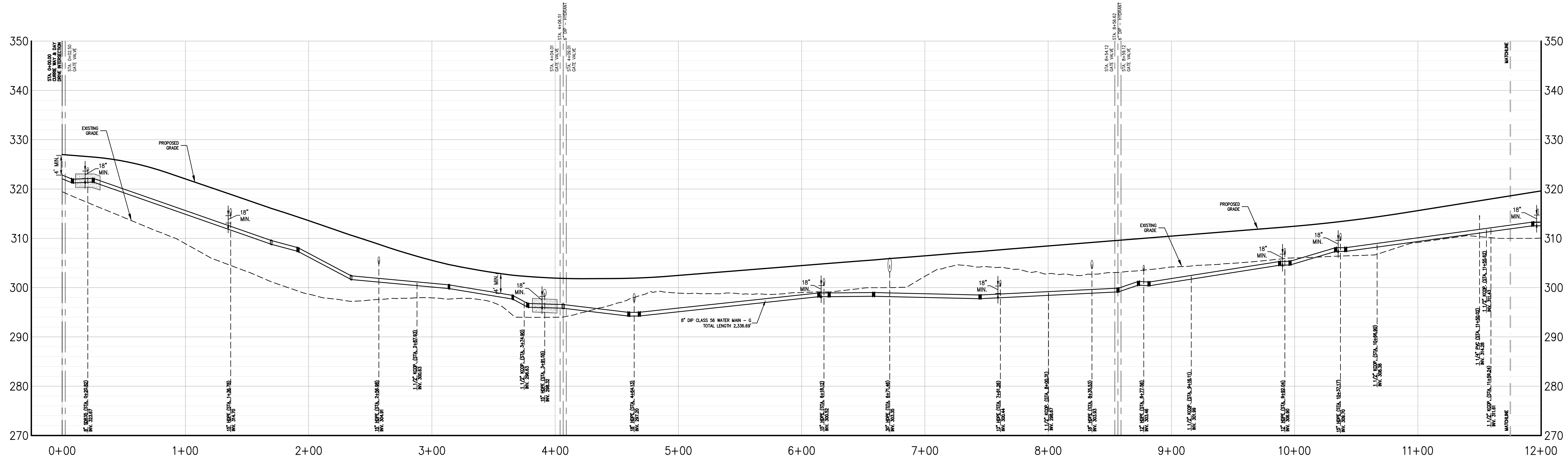
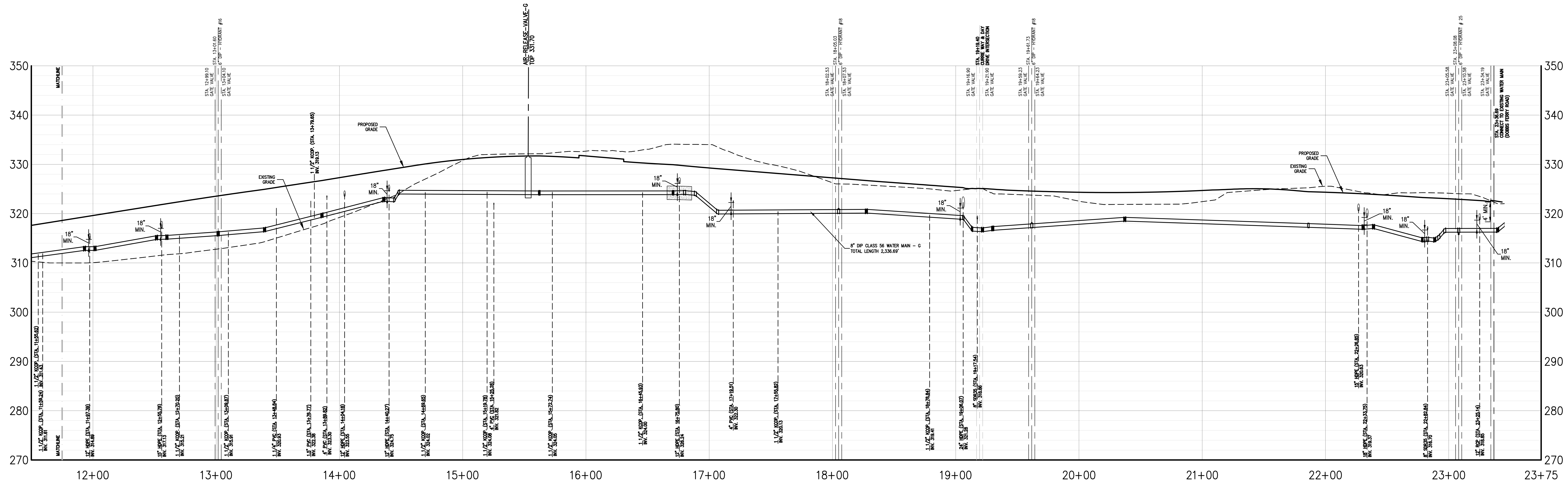

350
340
330
320
310
300
290
280
270
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
EXISTING GRADE
PROPOSED GRADE
4" MIN.
18" MIN.
8" DIP CLASS 56 WATER MAIN – G
TOTAL LENGTH 2,336.69'
MATCHLINE

WATER MAIN – G

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


350
340
330
320
310
300
290
280
270
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
23+75
MATCHLINE
AIR-RELEASE-VALVE-G
TOP 333.70
PROPOSED GRADE
EXISTING GRADE
18" MIN.
8" DIP CLASS 56 WATER MAIN – G
TOTAL LENGTH 2,336.69'

WATER MAIN – G

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'

No.	Revision	Date	By
6.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
7.	REVISED PER WCHD COMMENTS	05/08/2025	FG
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
11.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
12.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

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Date:	09/22/2023		
Project No:	17099		
17099-UTIL	WATER-05	UTIL.scr	

Drawing No:
C-314

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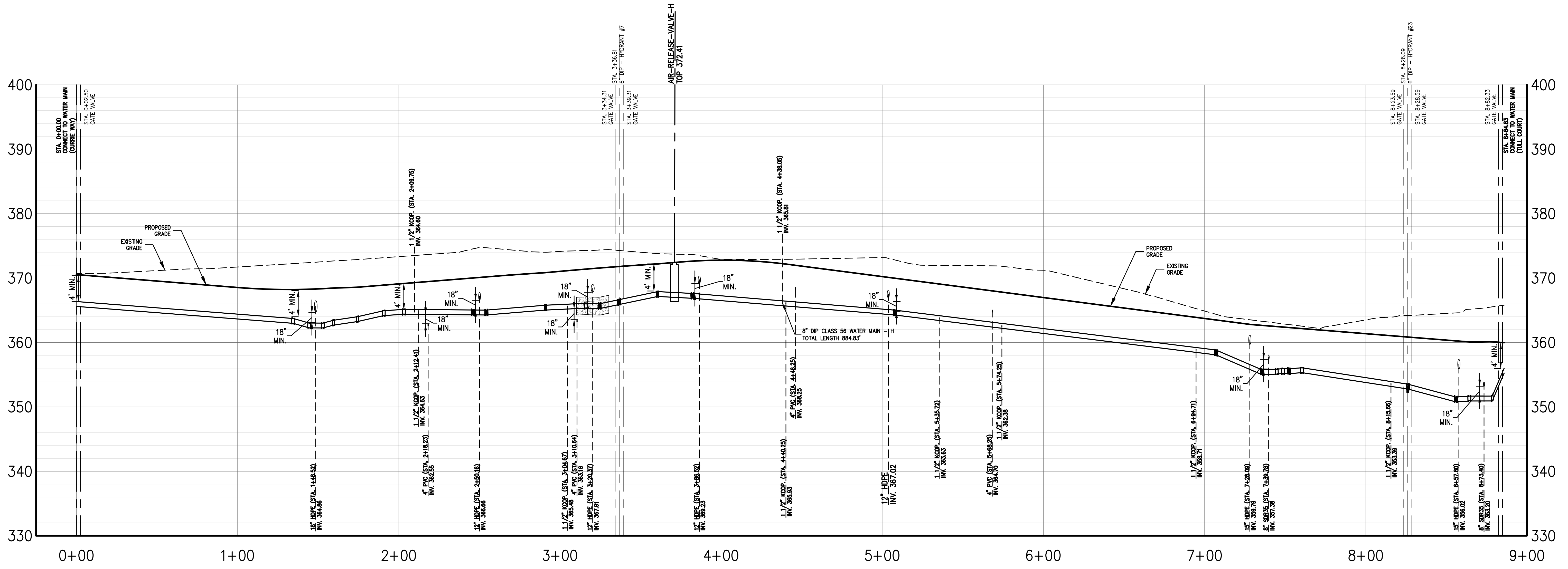
400
390
380
370
360
350
340
330
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
STA. 0+00.00 CONNECT TO WATER MAIN (CURRIE WAY)
STA. 0+02.50 GATE VALVE
PROPOSED GRADE
EXISTING GRADE
4' MIN.
18" MIN.
1 1/2" KCOP. (STA. 2+09.75) INV. 364.60
18" HDPE (STA. 1+48.52) INV. 364.86
1 1/2" KCOP. (STA. 2+12.41) INV. 364.63
4" PVC (STA. 2+18.23) INV. 362.55
12" HDPE (STA. 2+50.16) INV. 366.66
1 1/2" KCOP. (STA. 3+04.67) INV. 365.48
4" PVC (STA. 3+10.64) INV. 363.16
12" HDPE (STA. 3+20.37) INV. 367.91
STA. 3+34.31 GATE VALVE
STA. 3+36.81 6" DIP – HYDRANT #7
STA. 3+39.31 GATE VALVE
AIR-RELEASE-VALVE-H TOP 372.41
12" HDPE (STA. 3+86.52) INV. 369.23
1 1/2" KCOP. (STA. 4+38.05) INV. 365.81
8" DIP CLASS 56 WATER MAIN – H
TOTAL LENGTH 884.83'
1 1/2" KCOP. (STA. 4+40.25) INV. 365.93
4" PVC (STA. 4+46.25) INV. 368.25
12" HDPE INV. 367.02
1 1/2" KCOP. (STA. 5+35.72) INV. 363.63
4" PVC (STA. 5+68.25) INV. 364.70
1 1/2" KCOP. (STA. 5+74.25) INV. 362.38
1 1/2" KCOP. (STA. 6+94.71) INV. 358.71
15" HDPE (STA. 7+28.09) INV. 359.79
8" SDR35 (STA. 7+39.78) INV. 357.38
STA. 8+23.59 GATE VALVE
STA. 8+26.09 6" DIP – HYDRANT #23
STA. 8+28.59 GATE VALVE
1 1/2" KCOP. (STA. 8+15.66) INV. 353.39
15" HDPE (STA. 8+57.80) INV. 356.02
8" SDR35 (STA. 8+73.40) INV. 353.20
STA. 8+82.33 GATE VALVE
STA. 8+84.83 CONNECT TO WATER MAIN (TULL COURT)

WATER MAIN – H

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'

No.	Revision	Date	By
6.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
7.	REVISED PER WCHD COMMENTS	05/08/2025	FG
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
11.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
12.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

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Scale:	AS SHOWN		
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Project No:	17099		
17099-UTIL	WATER-06	UTIL.scr	

Drawing No:
C-315

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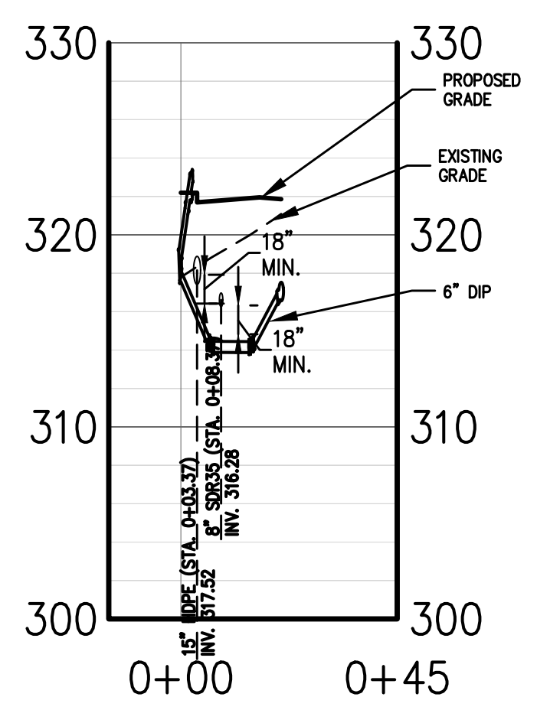
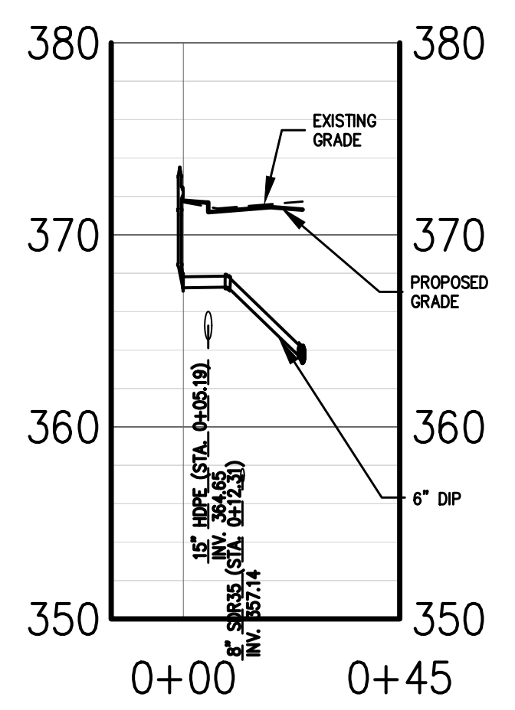

330
320
310
300
PROPOSED GRADE
EXISTING GRADE
18" MIN.
18" MIN.
6" DIP
15" HDPE (STA. 0+03.37) INV. 317.52
8" SDR35 (STA. 0+08.37) INV. 316.28
0+00
0+45

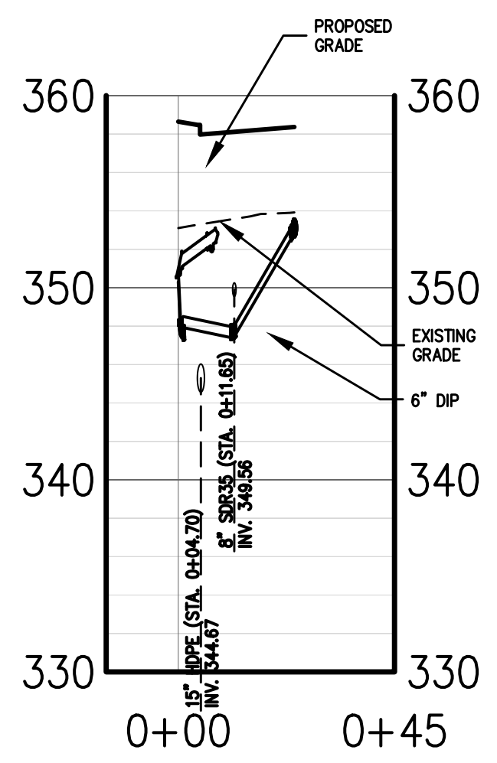
Hydrant #1

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


380
370
360
350
EXISTING GRADE
PROPOSED GRADE
6" DIP
15" HDPE (STA. 0+05.19) INV. 364.65
8" SDR35 (STA. 0+12.31) INV. 357.14
0+00
0+45

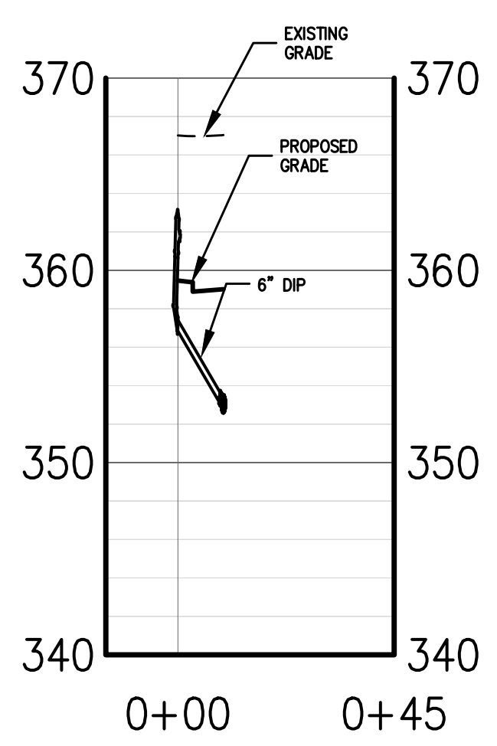
Hydrant #2

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


PROPOSED GRADE
360
350
340
330
EXISTING GRADE
6" DIP
15" HDPE (STA. 0+04.70) INV. 344.67
8" SDR35 (STA. 0+11.65) INV. 349.56
0+00
0+45

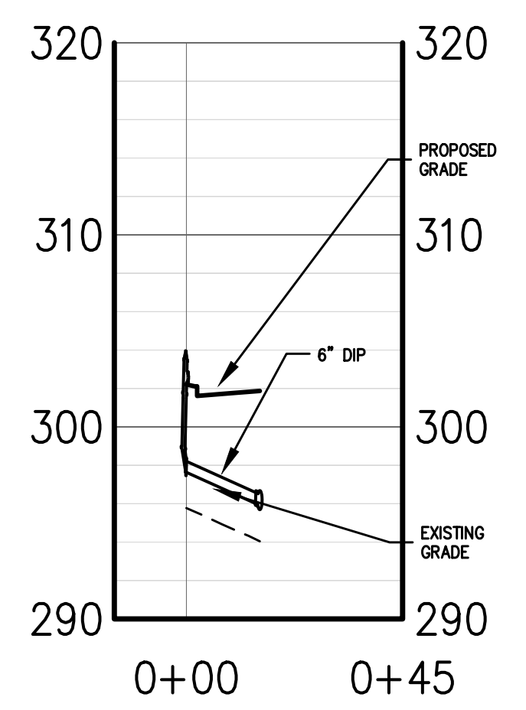
Hydrant #3

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


EXISTING GRADE
370
360
350
340
PROPOSED GRADE
6" DIP
0+00
0+45

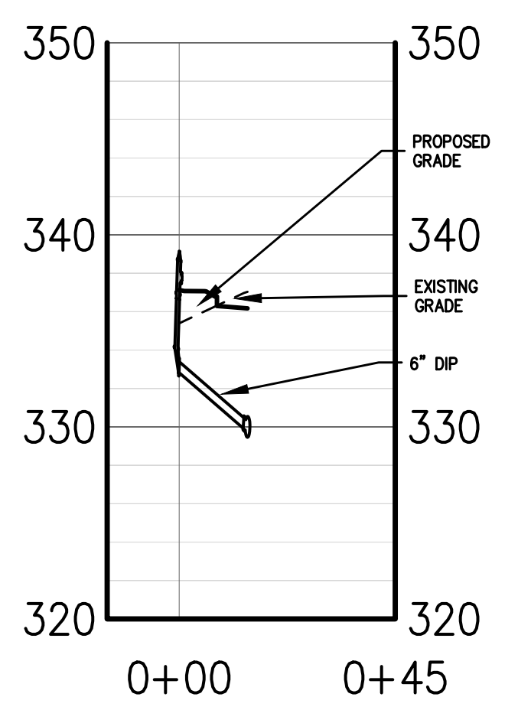
Hydrant #4

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


320
310
300
290
PROPOSED GRADE
6" DIP
EXISTING GRADE
0+00
0+45

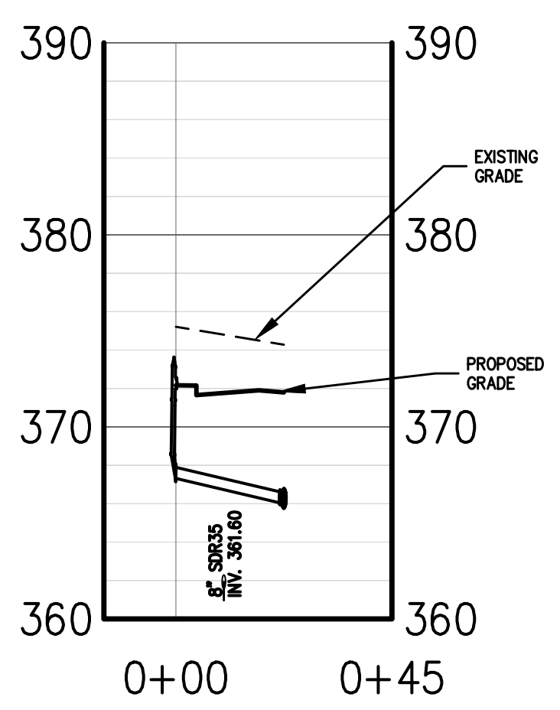
Hydrant #5

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


350
340
330
320
PROPOSED GRADE
EXISTING GRADE
6" DIP
0+00
0+45

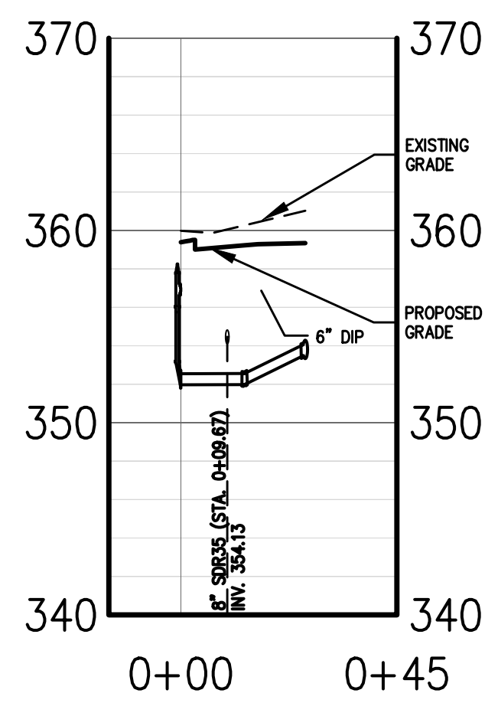
Hydrant #6

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


390
380
370
360
EXISTING GRADE
PROPOSED GRADE
8" SDR35 INV. 361.60
0+00
0+45

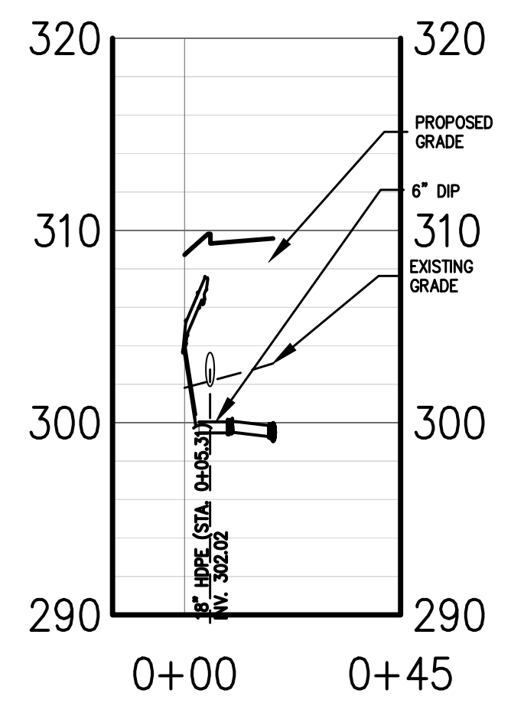
Hydrant #7

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


370
360
350
340
EXISTING GRADE
PROPOSED GRADE
6" DIP
8" SDR35 (STA. 0+09.67) INV. 354.13
0+00
0+45

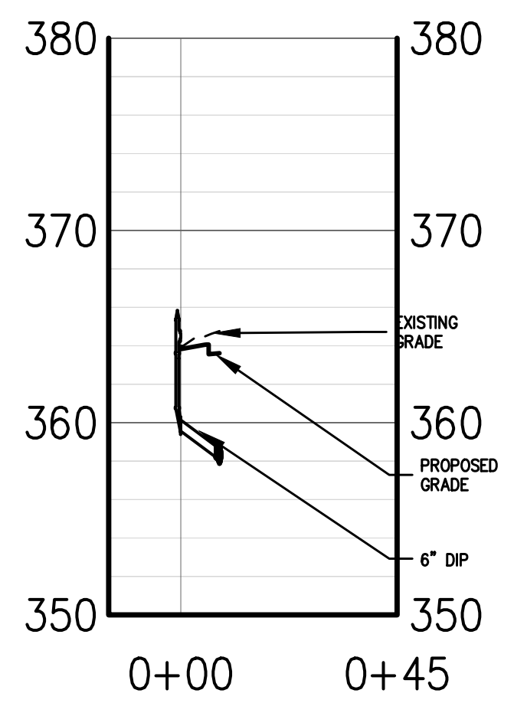
Hydrant #8

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


320
310
300
290
PROPOSED GRADE
6" DIP
EXISTING GRADE
18" HDPE (STA. 0+05.31) INV. 302.02
0+00
0+45

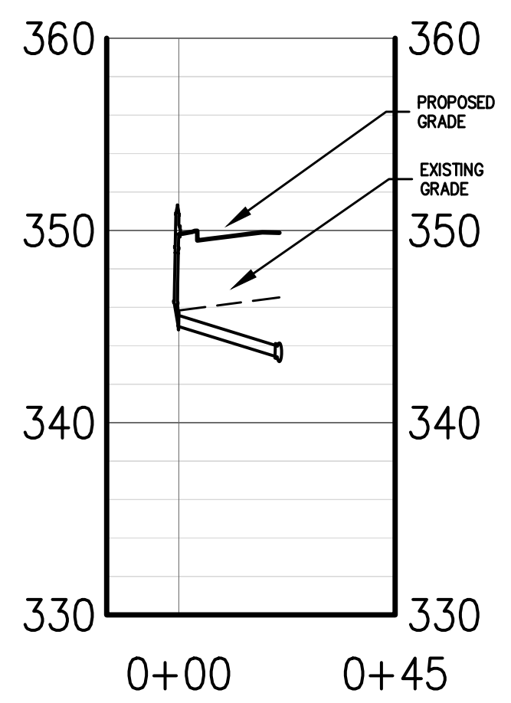
Hydrant #9

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


380
370
360
350
EXISTING GRADE
PROPOSED GRADE
6" DIP
0+00
0+45

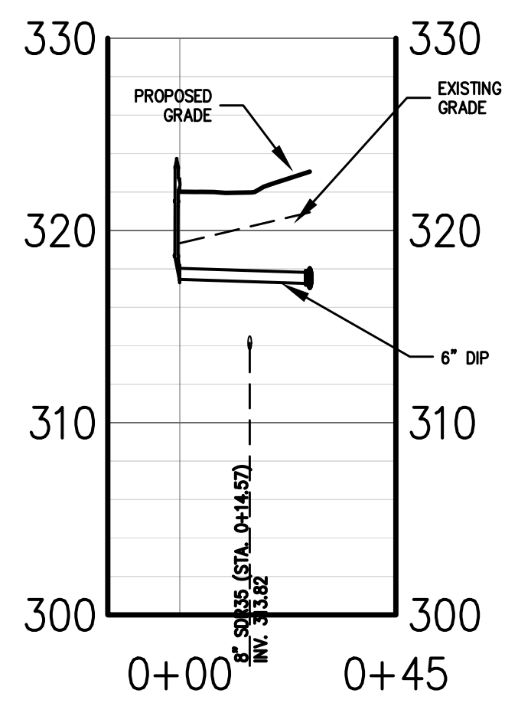
Hydrant #10

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


360
350
340
330
PROPOSED GRADE
EXISTING GRADE
0+00
0+45

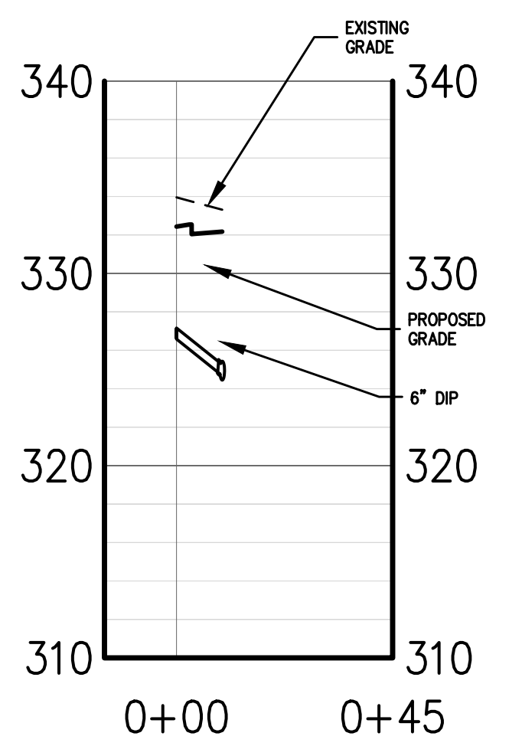
Hydrant #11

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


330
320
310
300
PROPOSED GRADE
EXISTING GRADE
6" DIP
8" SDR35 (STA. 0+14.57) INV. 313.82
0+00
0+45

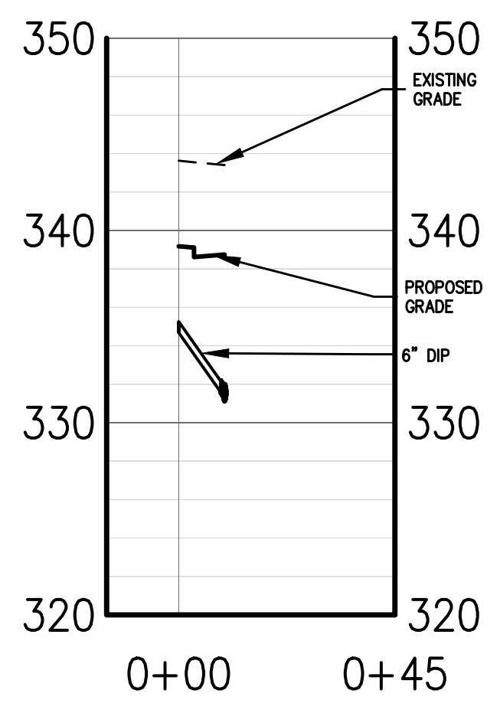
Hydrant #12

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


EXISTING GRADE
340
330
320
310
PROPOSED GRADE
6" DIP
0+00
0+45

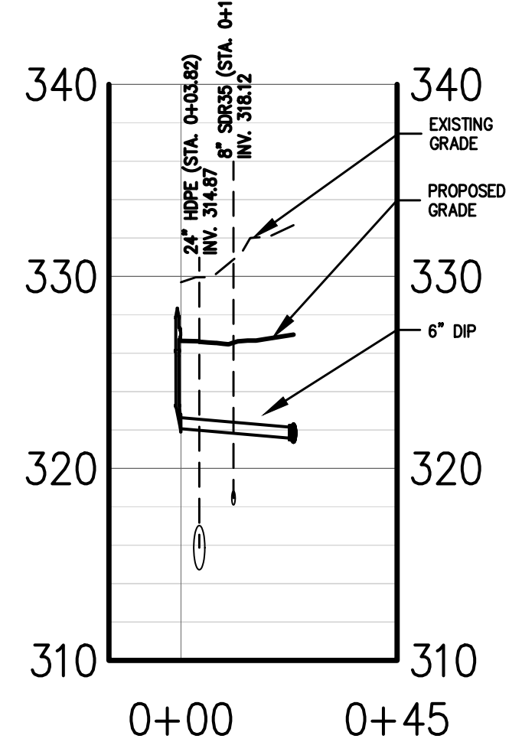
Hydrant #13

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


350
340
330
320
EXISTING GRADE
PROPOSED GRADE
6" DIP
0+00
0+45

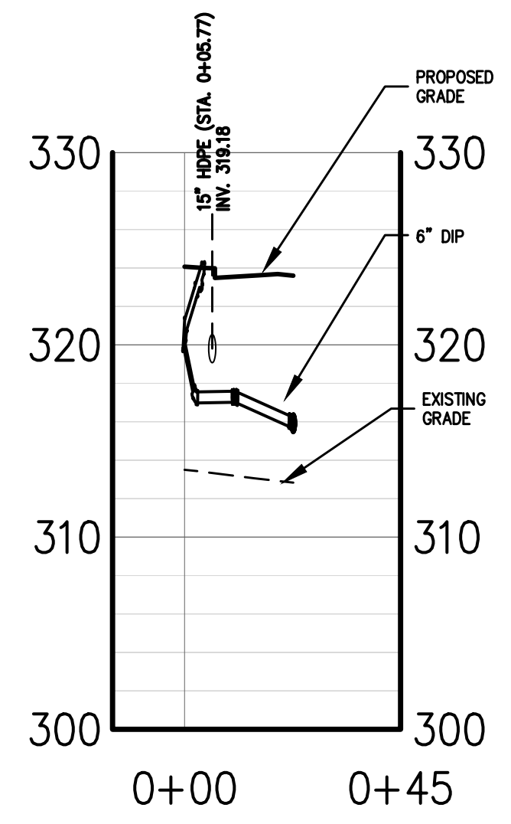
Hydrant #14

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


340
330
320
310
24" HDPE (STA. 0+03.82) INV. 314.87
8" SDR35 (STA. 0+10.94) INV. 318.12
EXISTING GRADE
PROPOSED GRADE
6" DIP
0+00
0+45

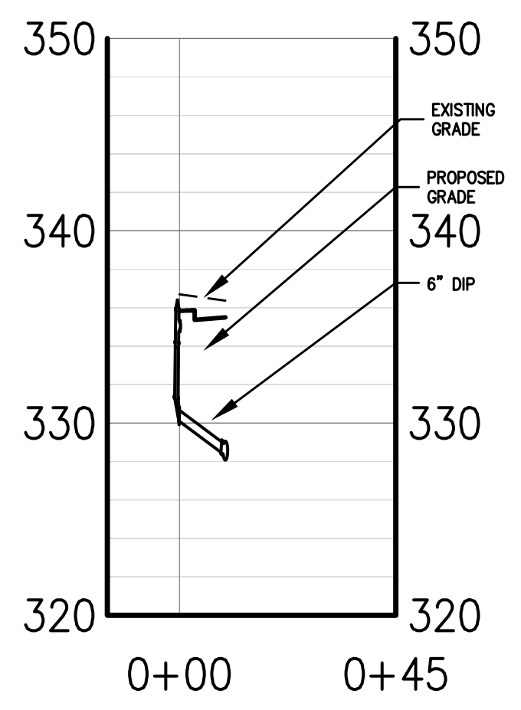
Hydrant #15

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


15" HDPE (STA. 0+05.77) INV. 319.18
PROPOSED GRADE
330
320
310
300
6" DIP
EXISTING GRADE
0+00
0+45

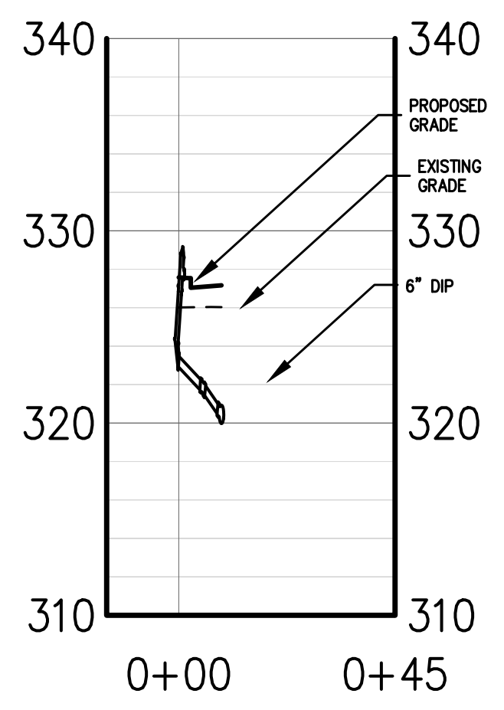
Hydrant #16

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


350
340
330
320
EXISTING GRADE
PROPOSED GRADE
6" DIP
0+00
0+45

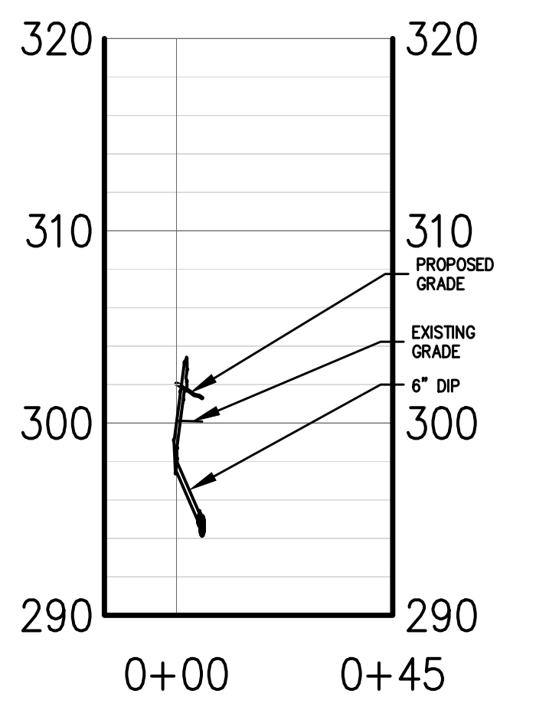
Hydrant #17

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


340
330
320
310
PROPOSED GRADE
EXISTING GRADE
6" DIP
0+00
0+45

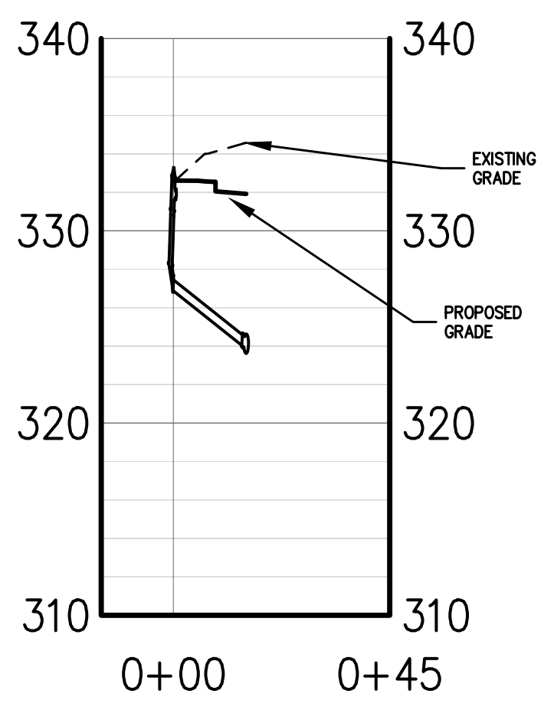
Hydrant #18

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


320
310
300
290
PROPOSED GRADE
EXISTING GRADE
6" DIP
0+00
0+45

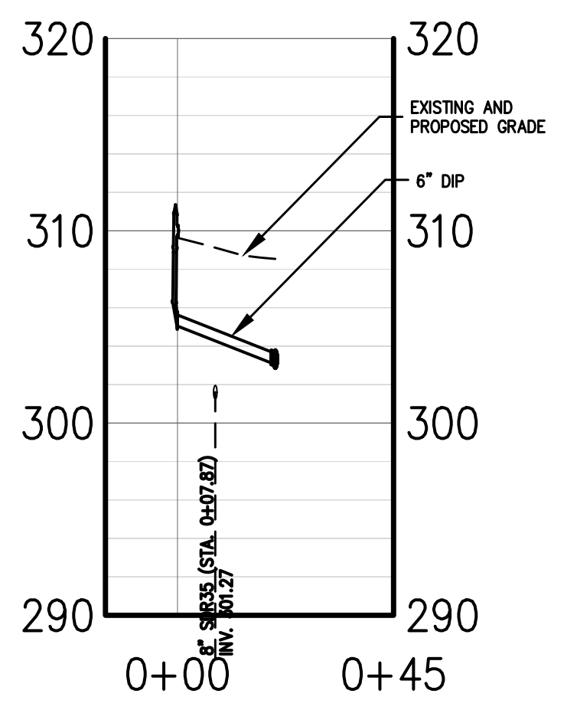
Hydrant #19

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


340
330
320
310
EXISTING GRADE
PROPOSED GRADE
0+00
0+45

Hydrant #20

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'


320
310
300
290
EXISTING AND PROPOSED GRADE
6" DIP
8" SDR35 (STA. 0+07.87) INV. 301.27
0+00
0+45

Hydrant #21

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'

No.	Revision	Date	By
1.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

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Drawing No:
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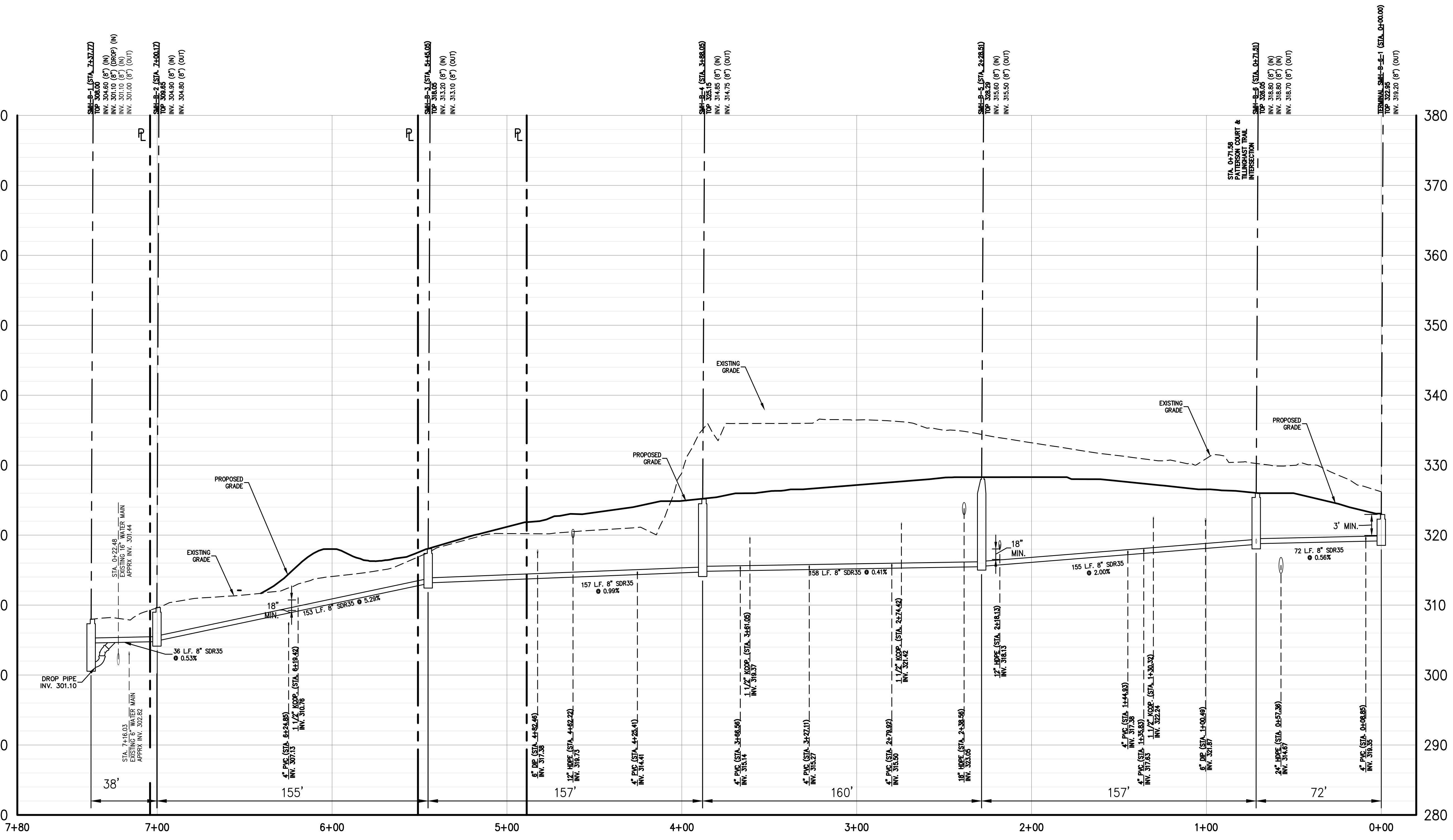
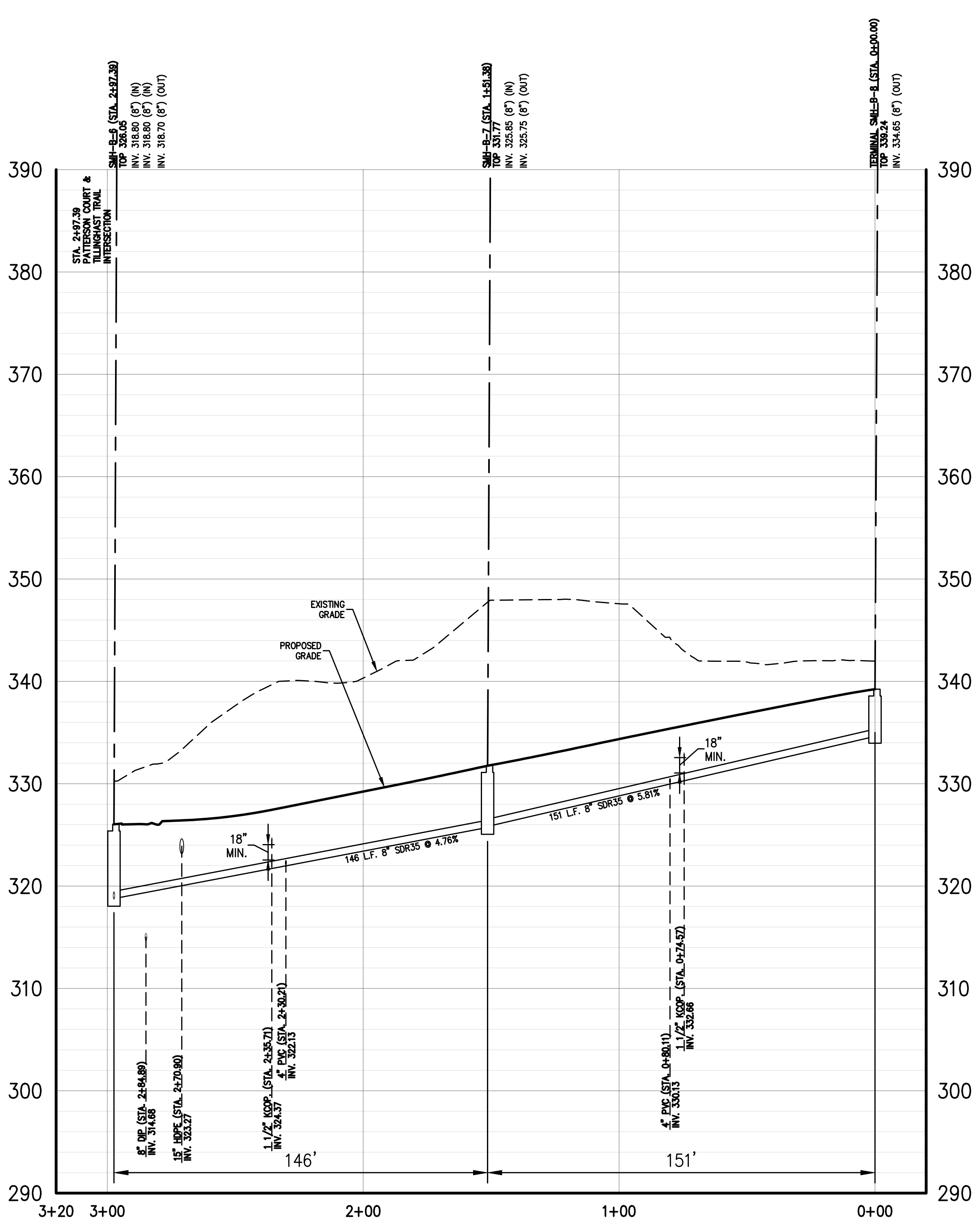

PROPOSED GRADE
EXISTING GRADE
STA. 0+22.48 EXISTING 16" WATER MAIN APPRX INV. 301.44
STA. 7+16.03 EXISTING 6" WATER MAIN APPRX INV. 302.82
DROP PIPE INV. 301.10
36 L.F. 8" SDR35 @ 0.53%
18" MIN.
153 L.F. 8" SDR35 @ 5.29%
157 L.F. 8" SDR35 @ 0.99%
158 L.F. 8" SDR35 @ 0.41%
155 L.F. 8" SDR35 @ 2.00%
72 L.F. 8" SDR35 @ 0.56%
3' MIN.
4" PVC (STA. 6+24.85) INV. 307.13
1 1/2" KCOP. (STA. 6+19.42) INV. 310.76
6" DIP (STA. 4+82.46) INV. 317.38
12" HDPE (STA. 4+62.22) INV. 319.73
4" PVC (STA. 4+25.41) INV. 314.41
4" PVC (STA. 3+66.56) INV. 315.14
1 1/2" KCOP. (STA. 3+61.05) INV. 319.37
4" PVC (STA. 3+27.11) INV. 315.27
4" PVC (STA. 2+79.92) INV. 315.50
1 1/2" KCOP. (STA. 2+74.42) INV. 321.42
18" HDPE (STA. 2+38.56) INV. 323.05
12" HDPE (STA. 2+18.13) INV. 318.13
4" PVC (STA. 1+44.93) INV. 317.38
4" PVC (STA. 1+35.83) INV. 317.63
1 1/2" KCOP. (STA. 1+30.32) INV. 322.24
6" DIP (STA. 1+00.49) INV. 321.87
24" HDPE (STA. 0+57.36) INV. 314.67
4" PVC (STA. 0+08.85) INV. 319.35
38'
155'
157'
160'
157'
72'
280
290
300
310
320
330
340
350
360
370
380
7+80
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00

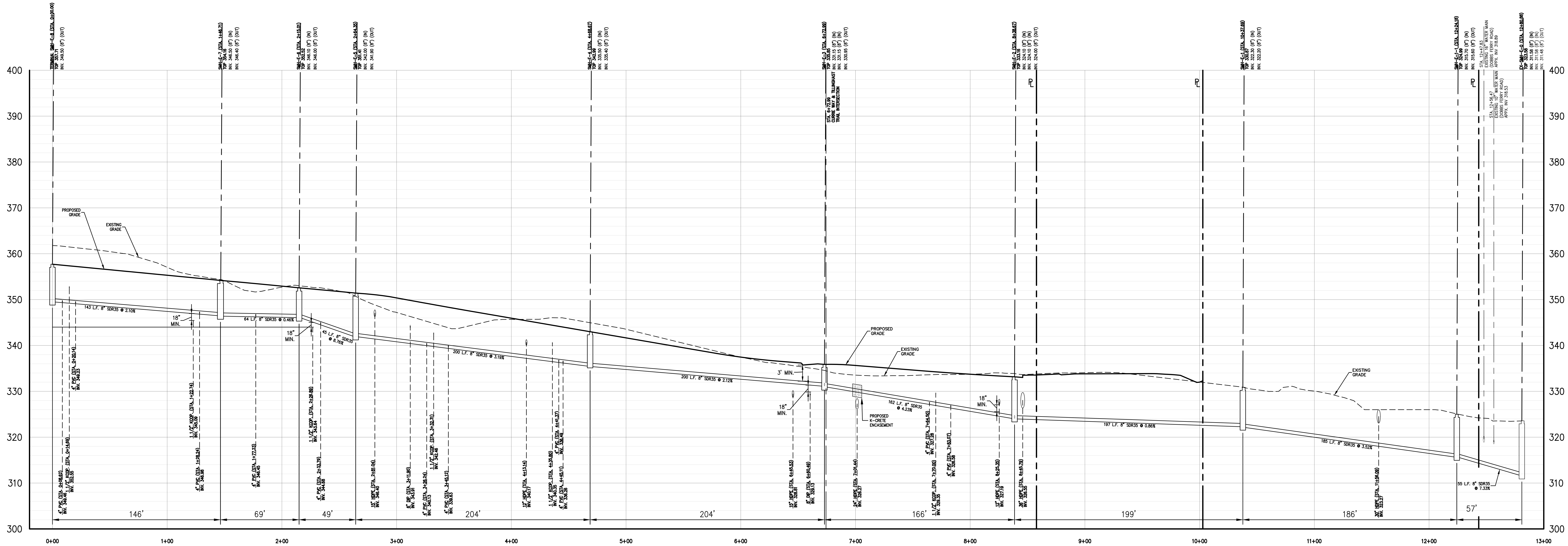
SANITARY SEWER MAIN – 1

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C–302)


EXISTING GRADE
PROPOSED GRADE
18" MIN.
146 L.F. 8" SDR35 @ 4.76%
151 L.F. 8" SDR35 @ 5.81%
8" DIP (STA. 2+84.89) INV. 314.68
15" HDPE (STA. 2+70.90) INV. 323.27
1 1/2" KCOP. (STA. 2+35.71) INV. 324.37
4" PVC (STA. 2+30.21) INV. 322.13
4" PVC (STA. 0+80.11) INV. 330.13
1 1/2" KCOP. (STA. 0+74.57) INV. 332.66
146'
151'
290
300
310
320
330
340
350
360
370
380
390
3+20
3+00
2+00
1+00
0+00

SANITARY SEWER MAIN – 2

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C–302)


PROPOSED GRADE
EXISTING GRADE
143 L.F. 8" SDR35 @ 2.10%
18" MIN.
64 L.F. 8" SDR35 @ 0.46%
45 L.F. 8" SDR35 @ 8.76%
200 L.F. 8" SDR35 @ 3.19%
200 L.F. 8" SDR35 @ 2.12%
3' MIN.
162 L.F. 8" SDR35 @ 4.23%
PROPOSED K-CRETE ENCASEMENT
197 L.F. 8" SDR35 @ 0.86%
185 L.F. 8" SDR35 @ 3.52%
55 L.F. 8" SDR35 @ 7.33%
4" PVC (STA. 0+08.62) INV. 349.46
1 1/2" KCOP. (STA. 0+14.69) INV. 352.55
4" PVC (STA. 0+20.14) INV. 349.23
1 1/2" KCOP. (STA. 1+22.74) INV. 345.09
4" PVC (STA. 1+28.24) INV. 346.98
4" PVC (STA. 1+77.23) INV. 346.45
1 1/2" KCOP. (STA. 2+28.89) INV. 343.64
4" PVC (STA. 2+33.79) INV. 344.68
15" HDPE (STA. 2+81.04) INV. 346.40
6" DIP (STA. 3+11.90) INV. 343.91
4" PVC (STA. 3+26.24) INV. 340.13
1 1/2" KCOP. (STA. 3+32.31) INV. 342.46
4" PVC (STA. 3+45.12) INV. 339.63
12" HDPE (STA. 4+13.14) INV. 340.17
1 1/2" KCOP. (STA. 4+35.80) INV. 340.35
4" PVC (STA. 4+41.37) INV. 336.49
4" PVC (STA. 4+45.11) INV. 336.26
15" HDPE (STA. 6+45.53) INV. 328.81
8" DIP (STA. 6+60.49) INV. 329.13
24" HDPE (STA. 7+01.44) INV. 326.27
4" PVC (STA. 7+64.50) INV. 327.28
1 1/2" KCOP. (STA. 7+70.00) INV. 329.35
4" PVC (STA. 7+83.07) INV. 326.58
12" HDPE (STA. 8+25.35) INV. 327.19
36" HDPE (STA. 8+45.79) INV. 326.55
30" HDPE (STA. 11+56.09) INV. 323.27
146'
69'
49'
204'
204'
166'
199'
186'
57'
300
310
320
330
340
350
360
370
380
390
400
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00

SANITARY SEWER MAIN – 3

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C–302)

No.	Revision	Date	By
13.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
14.	REVISED PER WCHD COMMENTS	05/08/2025	FG
15.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
16.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
17.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
18.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
19.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

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Drawn: EGK		Approved: DV	
Scale: AS SHOWN			
Date: 11/11/2022			
Project No: 17099			
17099-UTIL	SAN-01	UTIL.scr	
Drawing No: C-320			

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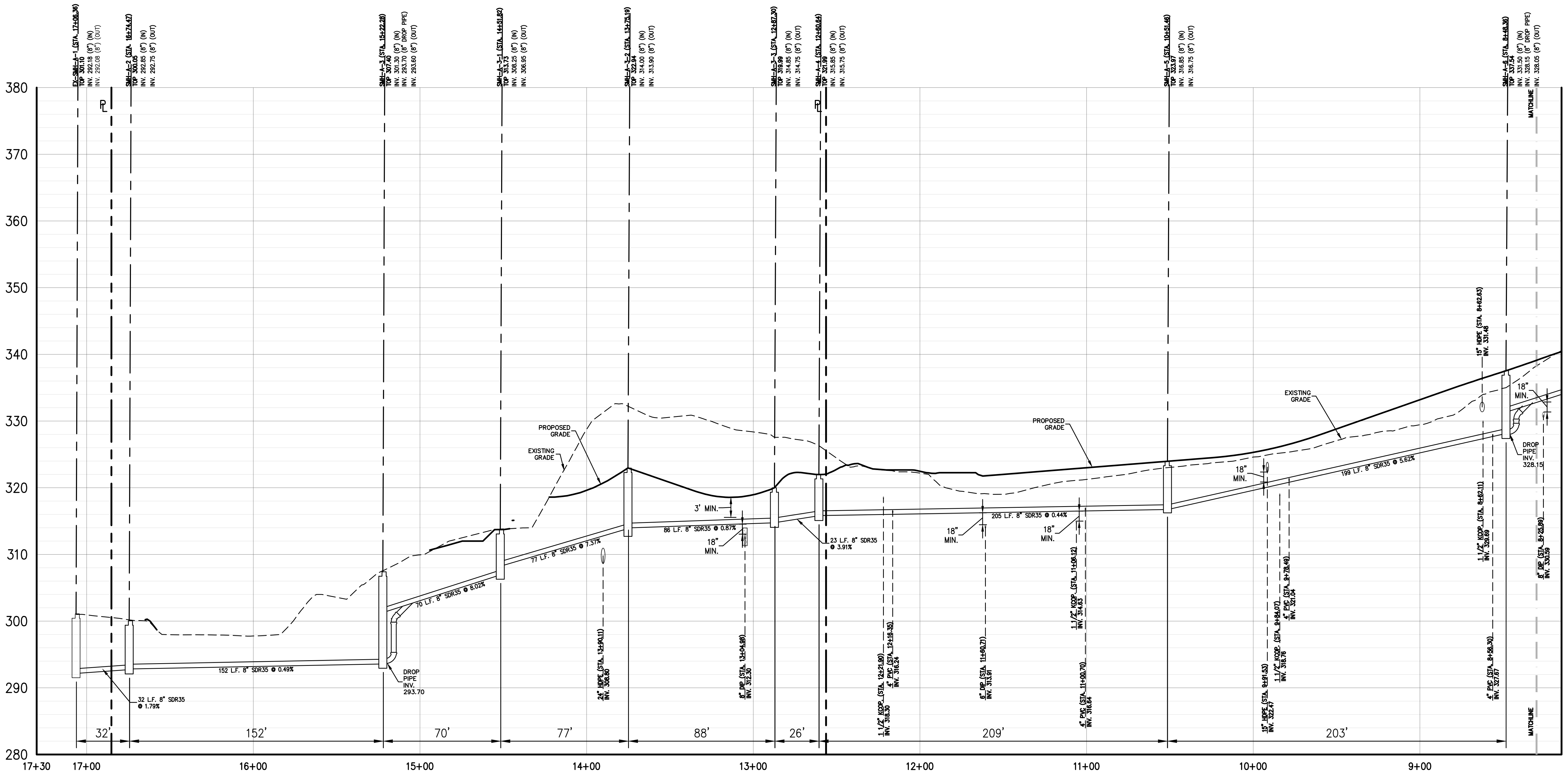
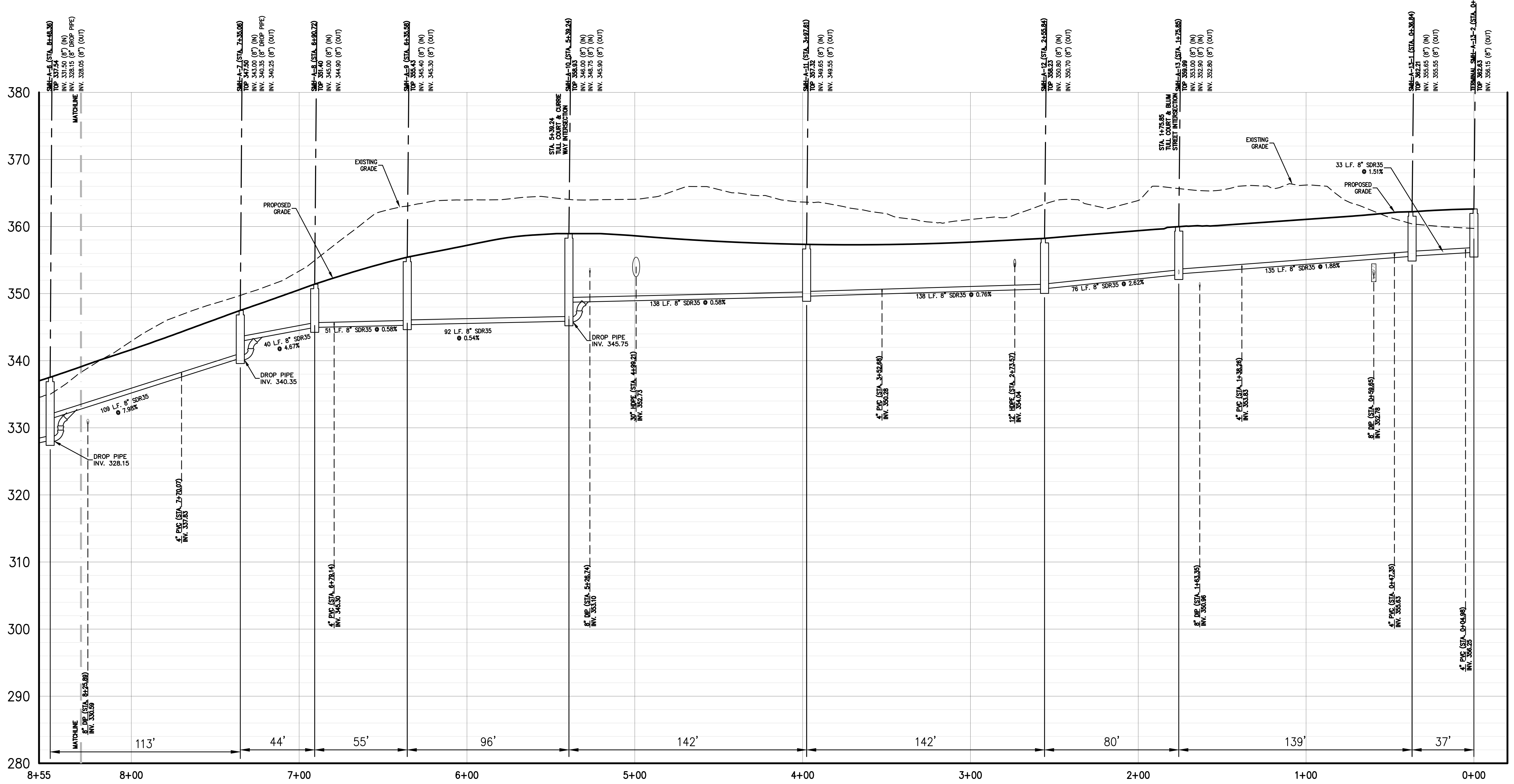

380
370
360
350
340
330
320
310
300
290
280
PROPOSED GRADE
EXISTING GRADE
3' MIN.
18" MIN.
DROP PIPE INV. 293.70
DROP PIPE INV. 328.15
32 L.F. 8" SDR35 @ 1.79%
152 L.F. 8" SDR35 @ 0.49%
70 L.F. 8" SDR35 @ 8.05%
77 L.F. 8" SDR35 @ 7.37%
86 L.F. 8" SDR35 @ 0.87%
33 L.F. 8" SDR35 @ 3.91%
205 L.F. 8" SDR35 @ 0.44%
199 L.F. 8" SDR35 @ 0.62%
32'
152'
70'
77'
88'
26'
209'
203'
17+30
17+00
16+00
15+00
14+00
13+00
12+00
11+00
10+00
9+00
MATCHLINE

SANITARY SEWER MAIN – 4

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C-300)


380
370
360
350
340
330
320
310
300
290
280
EXISTING GRADE
PROPOSED GRADE
DROP PIPE INV. 328.15
DROP PIPE INV. 340.35
DROP PIPE INV. 345.75
109 L.F. 8" SDR35 @ 7.96%
40 L.F. 8" SDR35 @ 4.67%
51 L.F. 8" SDR35 @ 0.58%
92 L.F. 8" SDR35 @ 0.54%
138 L.F. 8" SDR35 @ 0.58%
138 L.F. 8" SDR35 @ 0.76%
76 L.F. 8" SDR35 @ 2.62%
135 L.F. 8" SDR35 @ 1.88%
33 L.F. 8" SDR35 @ 1.51%
113'
44'
55'
96'
142'
142'
80'
139'
37'
8+55
8+00
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00
MATCHLINE

SANITARY SEWER MAIN – 4

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(2+00–8+55: C-300
0+00–2+00 C-302)

No.	Revision	Date	By
12.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
13.	REVISED PER WCHD COMMENTS	05/08/2025	FG
14.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
15.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
16.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
17.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
18.	REVISED PER WCHD COMMENTS	05/13/2026	CDF
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Scale: AS SHOWN
Date: 11/11/2022
Project No: 17099
17099-UTIL SAN-02 UTIL.scr
Drawing No:
C-321

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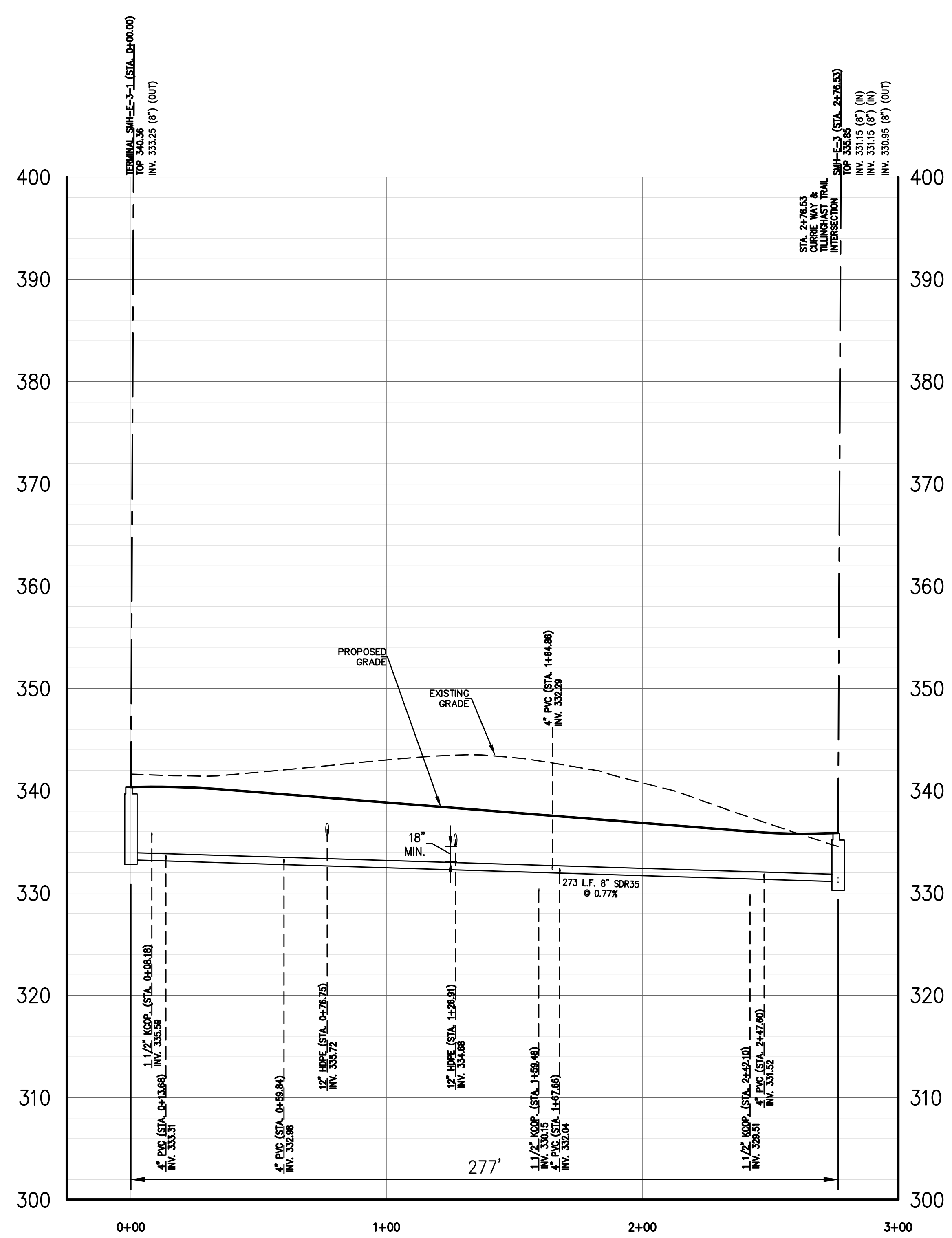
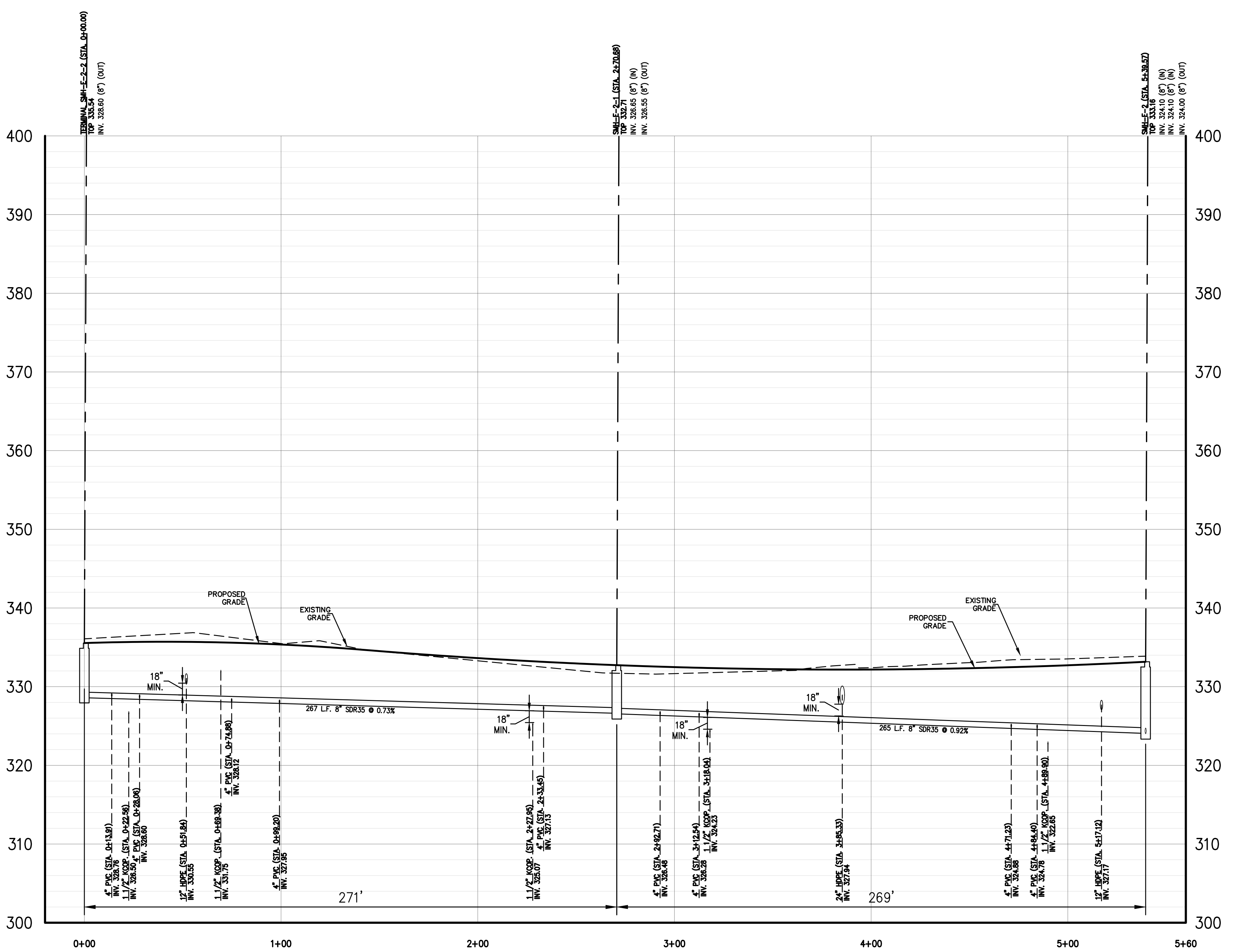

TERMINAL SMH-E-3-1 (STA. 0+00.00)
TOP 340.36
INV. 333.25 (8") (OUT)
SMH-E-3 (STA. 2+76.53)
TOP 335.85
INV. 331.15 (8") (IN)
INV. 331.15 (8") (IN)
INV. 330.95 (8") (OUT)
STA. 2+76.53
CURRIE WAY &
TILLINGHAST TRAIL
INTERSECTION
PROPOSED GRADE
EXISTING GRADE
4" PVC (STA. 1+64.86) INV. 332.29
18" MIN.
273 L.F. 8" SDR35 @ 0.77%
1 1/2" KCOP. (STA. 0+08.18) INV. 335.59
4" PVC (STA. 0+13.68) INV. 333.31
4" PVC (STA. 0+59.84) INV. 332.98
12" HDPE (STA. 0+76.75) INV. 335.72
12" HDPE (STA. 1+26.91) INV. 334.68
1 1/2" KCOP. (STA. 1+59.46) INV. 330.15
4" PVC (STA. 1+67.66) INV. 332.04
1 1/2" KCOP. (STA. 2+42.10) INV. 329.51
4" PVC (STA. 2+47.60) INV. 331.52
277'
400
390
380
370
360
350
340
330
320
310
300
0+00
1+00
2+00
3+00

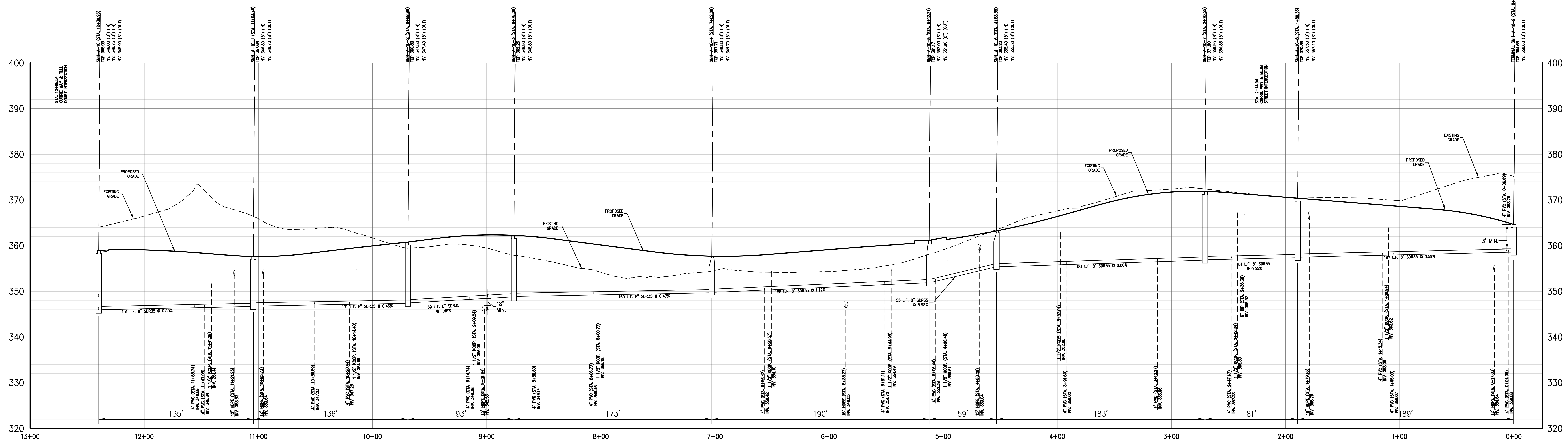
SANITARY SEWER MAIN – 5

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C-302)


TERMINAL SMH-E-2-2 (STA. 0+00.00)
TOP 335.54
INV. 328.60 (8") (OUT)
SMH-E-2-1 (STA. 2+70.68)
TOP 332.71
INV. 326.65 (8") (IN)
INV. 326.55 (8") (OUT)
SMH-E-2 (STA. 5+39.57)
TOP 333.16
INV. 324.10 (8") (IN)
INV. 324.10 (8") (IN)
INV. 324.00 (8") (OUT)
PROPOSED GRADE
EXISTING GRADE
18" MIN.
267 L.F. 8" SDR35 @ 0.73%
265 L.F. 8" SDR35 @ 0.92%
4" PVC (STA. 0+13.91) INV. 328.76
1 1/2" KCOP. (STA. 0+22.56) INV. 326.50
4" PVC (STA. 0+28.06) INV. 328.60
12" HDPE (STA. 0+51.84) INV. 330.55
1 1/2" KCOP. (STA. 0+69.38) INV. 331.75
4" PVC (STA. 0+74.88) INV. 328.12
4" PVC (STA. 0+99.20) INV. 327.95
1 1/2" KCOP. (STA. 2+27.95) INV. 325.07
4" PVC (STA. 2+33.45) INV. 327.13
4" PVC (STA. 2+92.71) INV. 326.48
4" PVC (STA. 3+12.54) INV. 326.28
1 1/2" KCOP. (STA. 3+18.04) INV. 324.23
24" HDPE (STA. 3+85.33) INV. 327.94
4" PVC (STA. 4+71.23) INV. 324.88
4" PVC (STA. 4+84.40) INV. 324.78
1 1/2" KCOP. (STA. 4+89.90) INV. 322.65
12" HDPE (STA. 5+17.12) INV. 327.17
271'
269'
400
390
380
370
360
350
340
330
320
310
300
0+00
1+00
2+00
3+00
4+00
5+00
5+60

SANITARY SEWER MAIN – 6

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(0+00–2+50: C-303
2+50–5+60: C-302)


STA. 12+65.54
CURRIE WAY & TULL
COURT INTERSECTION
SMH-A-10 (STA. 12+39.93)
TOP 358.93
INV. 346.00 (8") (IN)
INV. 348.75 (8") (IN)
INV. 345.90 (8") (OUT)
SMH-A-10-1 (STA. 11+04.46)
TOP 357.64
INV. 346.80 (8") (IN)
INV. 346.70 (8") (OUT)
SMH-A-10-2 (STA. 9+68.98)
TOP 360.80
INV. 347.50 (8") (IN)
INV. 347.40 (8") (OUT)
SMH-A-10-3 (STA. 8+76.08)
TOP 362.26
INV. 348.90 (8") (IN)
INV. 348.80 (8") (OUT)
SMH-A-10-4 (STA. 7+02.68)
TOP 357.71
INV. 349.80 (8") (IN)
INV. 349.70 (8") (OUT)
SMH-A-10-5 (STA. 5+12.21)
TOP 361.17
INV. 352.00 (8") (IN)
INV. 351.90 (8") (OUT)
SMH-A-10-6 (STA. 4+53.35)
TOP 363.23
INV. 355.40 (8") (IN)
INV. 355.30 (8") (OUT)
SMH-A-10-7 (STA. 2+70.55)
TOP 371.90
INV. 356.95 (8") (IN)
INV. 356.85 (8") (OUT)
STA. 2+14.94
CURRIE WAY & BLUM
STREET INTERSECTION
SMH-A-10-8 (STA. 1+89.33)
TOP 370.38
INV. 357.50 (8") (IN)
INV. 357.40 (8") (OUT)
TERMINAL SMH-A-10-9 (STA. 0+00.00)
TOP 364.65
INV. 358.60 (8") (OUT)
PROPOSED GRADE
EXISTING GRADE
131 L.F. 8" SDR35 @ 0.53%
131 L.F. 8" SDR35 @ 0.46%
89 L.F. 8" SDR35 @ 1.46%
18" MIN.
169 L.F. 8" SDR35 @ 0.47%
186 L.F. 8" SDR35 @ 1.12%
55 L.F. 8" SDR35 @ 5.98%
181 L.F. 8" SDR35 @ 0.80%
81 L.F. 8" SDR35 @ 0.55%
187 L.F. 8" SDR35 @ 0.59%
3' MIN.
4" PVC (STA. 11+55.74) INV. 346.59
4" PVC (STA. 11+47.05) INV. 346.64
1 1/2" KCOP. (STA. 11+41.26) INV. 351.41
12" HDPE (STA. 11+21.23) INV. 353.53
12" HDPE (STA. 10+95.73) INV. 353.64
4" PVC (STA. 10+50.59) INV. 347.23
4" PVC (STA. 10+20.44) INV. 347.28
1 1/2" KCOP. (STA. 10+14.40) INV. 354.65
4" PVC (STA. 9+14.74) INV. 348.38
1 1/2" KCOP. (STA. 9+09.24) INV. 356.06
15" HDPE (STA. 9+01.94) INV. 345.53
4" PVC (STA. 8+56.80) INV. 349.14
4" PVC (STA. 8+06.77) INV. 349.46
1 1/2" KCOP. (STA. 8+00.77) INV. 355.18
4" PVC (STA. 6+56.42) INV. 350.42
1 1/2" KCOP. (STA. 6+50.57) INV. 354.10
15" HDPE (STA. 5+85.27) INV. 346.55
4" PVC (STA. 5+51.11) INV. 351.70
1 1/2" KCOP. (STA. 5+44.95) INV. 354.49
4" PVC (STA. 5+06.44) INV. 352.38
1 1/2" KCOP. (STA. 4+96.48) INV. 356.61
15" HDPE (STA. 4+68.28) INV. 359.04
1 1/2" KCOP. (STA. 3+97.01) INV. 362.80
4" PVC (STA. 3+91.60) INV. 356.02
4" PVC (STA. 3+12.27) INV. 356.66
4" PVC (STA. 2+47.67) INV. 357.28
1 1/2" KCOP. (STA. 2+42.24) INV. 366.89
6" DIP (STA. 2+36.30) INV. 366.57
18" HDPE (STA. 1+79.16) INV. 365.79
4" PVC (STA. 1+15.34) INV. 358.05
1 1/2" KCOP. (STA. 1+09.94) INV. 363.62
4" PVC (STA. 1+05.03) INV. 358.07
12" HDPE (STA. 0+17.03) INV. 354.54
4" PVC (STA. 0+06.69) INV. 358.79
4" PVC (STA. 0+04.38) INV. 358.68
135'
136'
93'
173'
190'
59'
183'
81'
189'
400
390
380
370
360
350
340
330
320
13+00
12+00
11+00
10+00
9+00
8+00
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00

SANITARY SEWER MAIN – 7

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(0+00–2+00: C-301
2+00–13+00: C-300)

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6.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
7.	REVISED PER WCHD COMMENTS	05/08/2025	FG
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
11.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
12.	REVISED PER WCHD COMMENTS	05/13/2026	CDF
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Drawn:	EGK	Approved:	DV
Scale:	AS SHOWN		
Date:	09/22/2023		
Project No:	17099		
17099-UTIL	SAN-03	UTIL.scr	

Drawing No:
C-322

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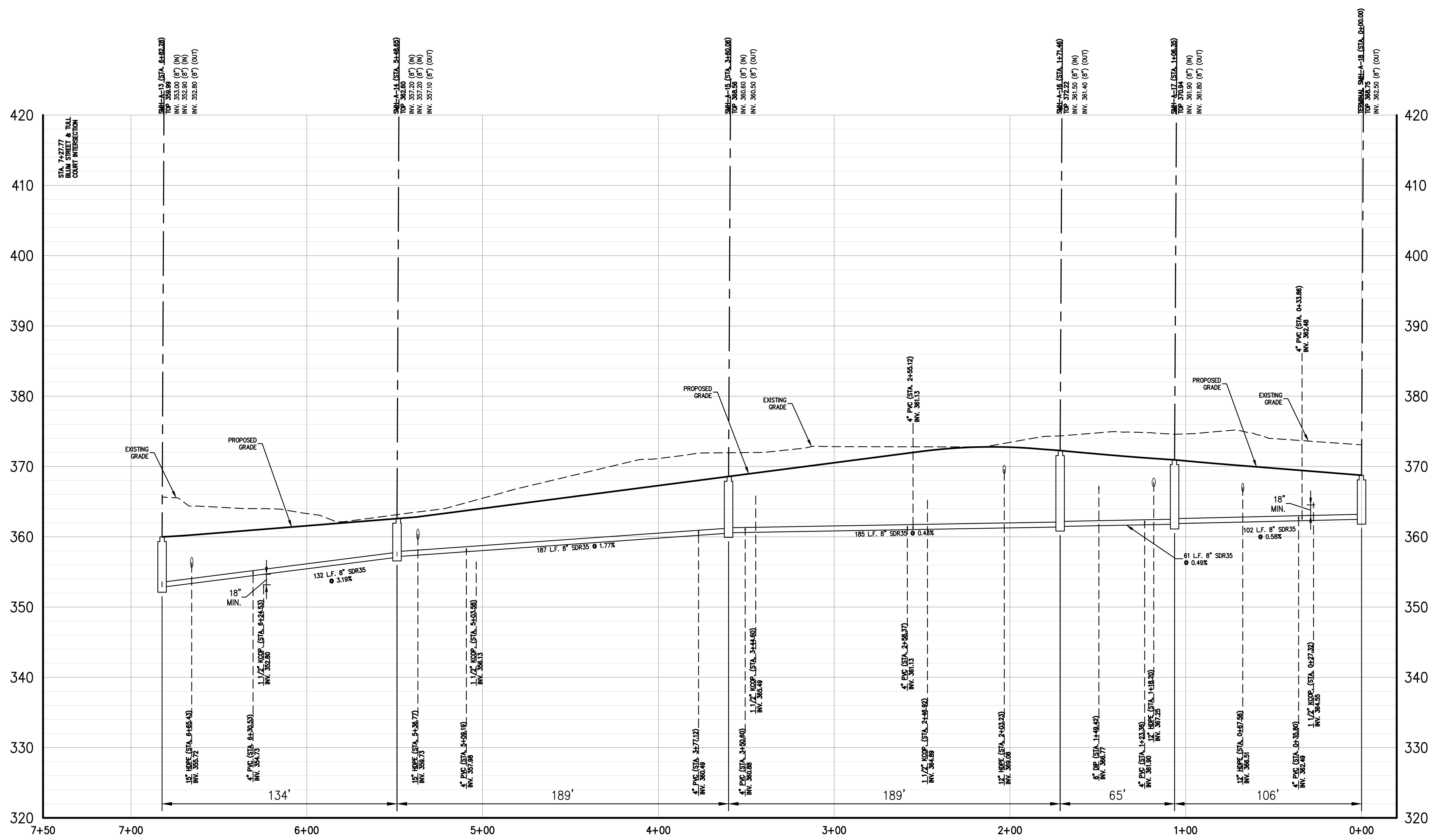
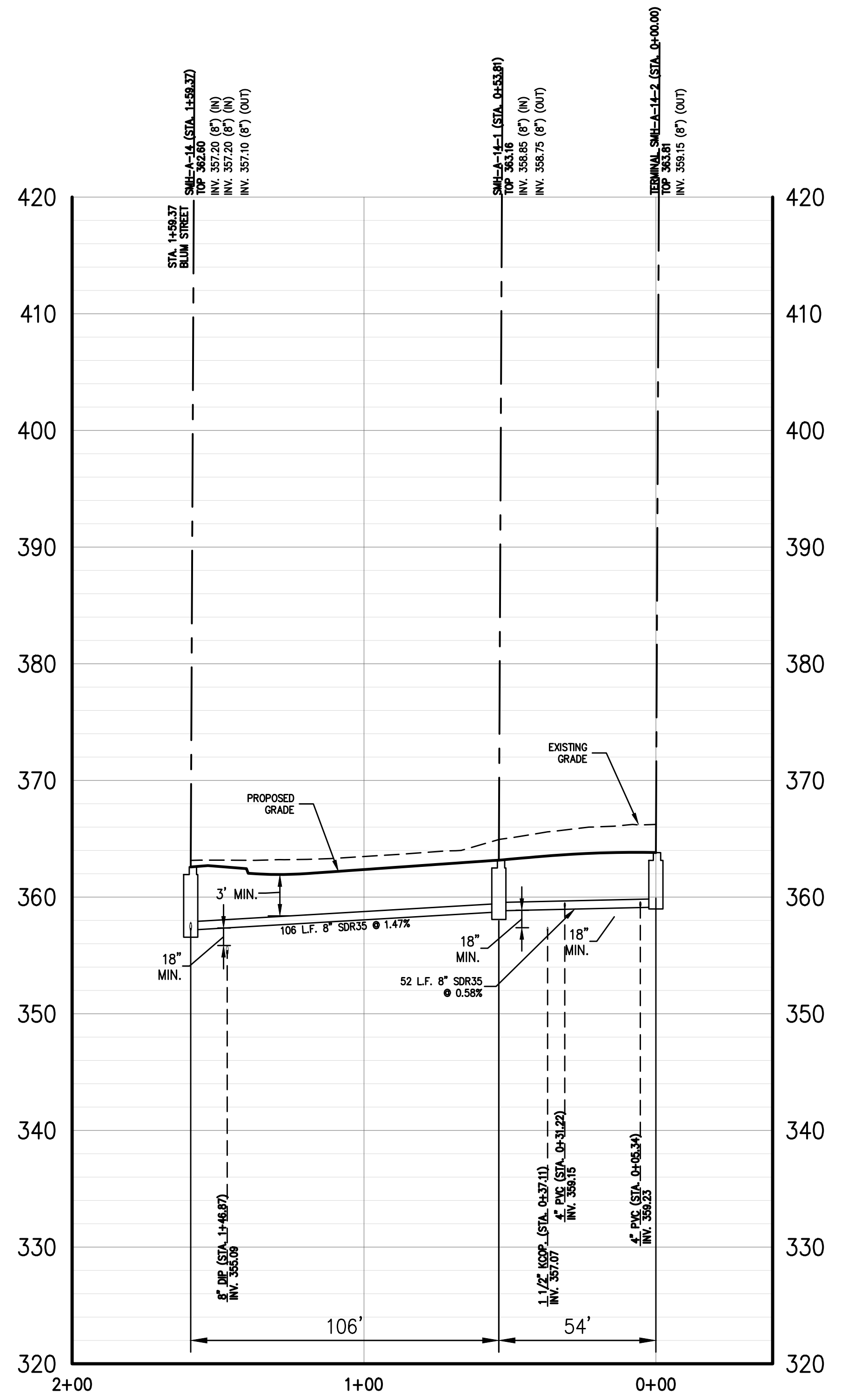

420
410
400
390
380
370
360
350
340
330
320
7+50
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00
EXISTING GRADE
PROPOSED GRADE
18" MIN.
132 L.F. 8" SDR35 @ 3.19%
187 L.F. 8" SDR35 @ 1.77%
185 L.F. 8" SDR35 @ 0.43%
61 L.F. 8" SDR35 @ 0.49%
102 L.F. 8" SDR35 @ 0.58%
1 1/2" KCOP. (STA. 6+24.53) INV. 352.80
1 1/2" KCOP. (STA. 5+03.58) INV. 356.13
1 1/2" KCOP. (STA. 3+44.60) INV. 365.49
4" PVC (STA. 2+55.12) INV. 361.13
4" PVC (STA. 2+58.37) INV. 361.13
4" PVC (STA. 0+33.86) INV. 362.48
134'
189'
189'
65'
106'

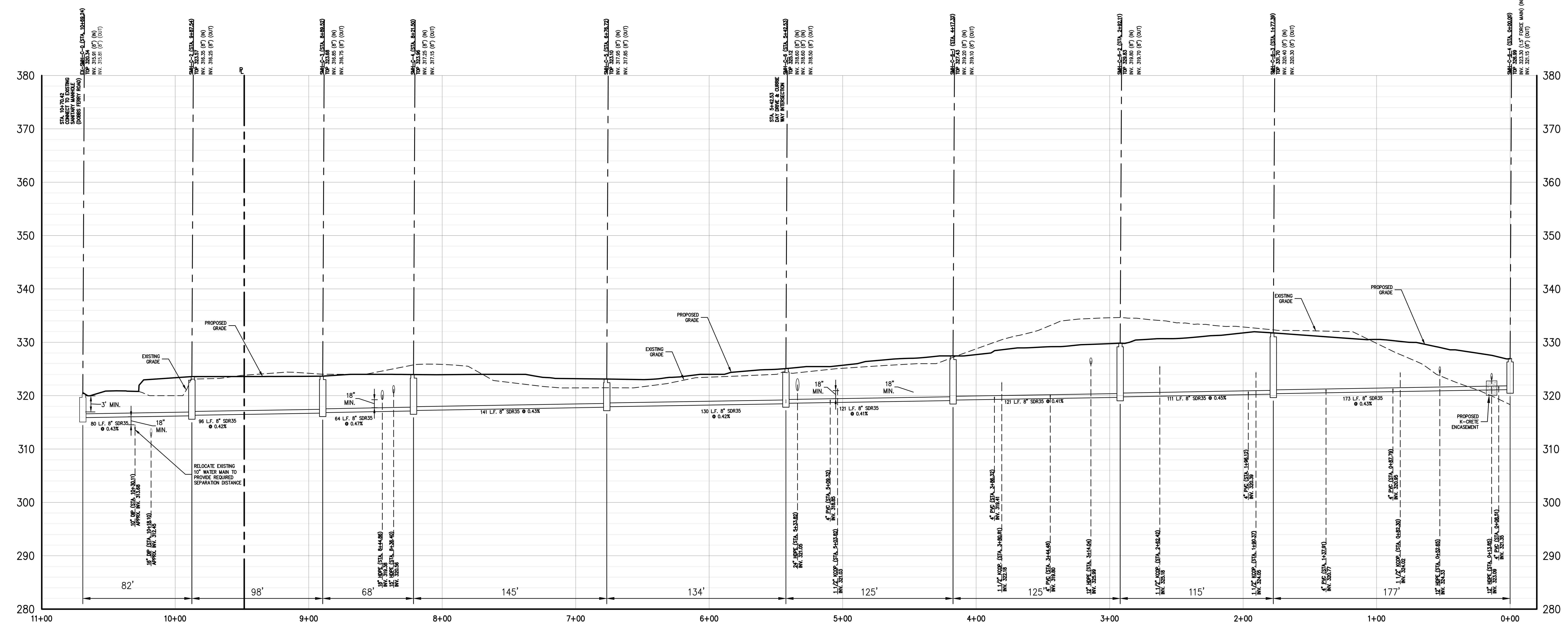
SANITARY SEWER MAIN – 8

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C-300)


420
410
400
390
380
370
360
350
340
330
320
2+00
1+00
0+00
PROPOSED GRADE
EXISTING GRADE
3' MIN.
18" MIN.
106 L.F. 8" SDR35 @ 1.47%
52 L.F. 8" SDR35 @ 0.58%
106'
54'

SANITARY SEWER MAIN – 9

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C-300)


380
370
360
350
340
330
320
310
300
290
280
11+00
10+00
9+00
8+00
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00
EXISTING GRADE
PROPOSED GRADE
3' MIN.
18" MIN.
80 L.F. 8" SDR35 @ 0.43%
96 L.F. 8" SDR35 @ 0.42%
64 L.F. 8" SDR35 @ 0.47%
141 L.F. 8" SDR35 @ 0.43%
130 L.F. 8" SDR35 @ 0.42%
121 L.F. 8" SDR35 @ 0.41%
121 L.F. 8" SDR35 @ 0.41%
111 L.F. 8" SDR35 @ 0.45%
173 L.F. 8" SDR35 @ 0.43%
RELOCATE EXISTING 10" WATER MAIN TO PROVIDE REQUIRED SEPARATION DISTANCE
10" DIP (STA. 10+30.11) APPRX. INV. 313.68
16" DIP (STA. 10+18.10) APPRX. INV. 312.45
24" HDPE (STA. 5+33.82) INV. 321.05
4" PVC (STA. 5+09.32) INV. 318.85
4" PVC (STA. 3+86.32) INV. 319.41
4" PVC (STA. 1+96.12) INV. 320.39
4" PVC (STA. 0+87.79) INV. 320.95
4" PVC (STA. 0+08.51) INV. 321.35
PROPOSED K-CRETE ENCASEMENT
82'
98'
68'
145'
134'
125'
125'
115'
177'

SANITARY SEWER MAIN – 10

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C-303)

No.	Revision	Date	By
6.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
7.	REVISED PER WCHD COMMENTS	05/08/2025	FG
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
11.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
12.	REVISED PER WCHD COMMENTS	05/13/2026	CDF
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Date:	09/22/2023		
Project No:	17099		
17099-UTIL	SAN-04	UTIL.scr	

Drawing No:
C-323

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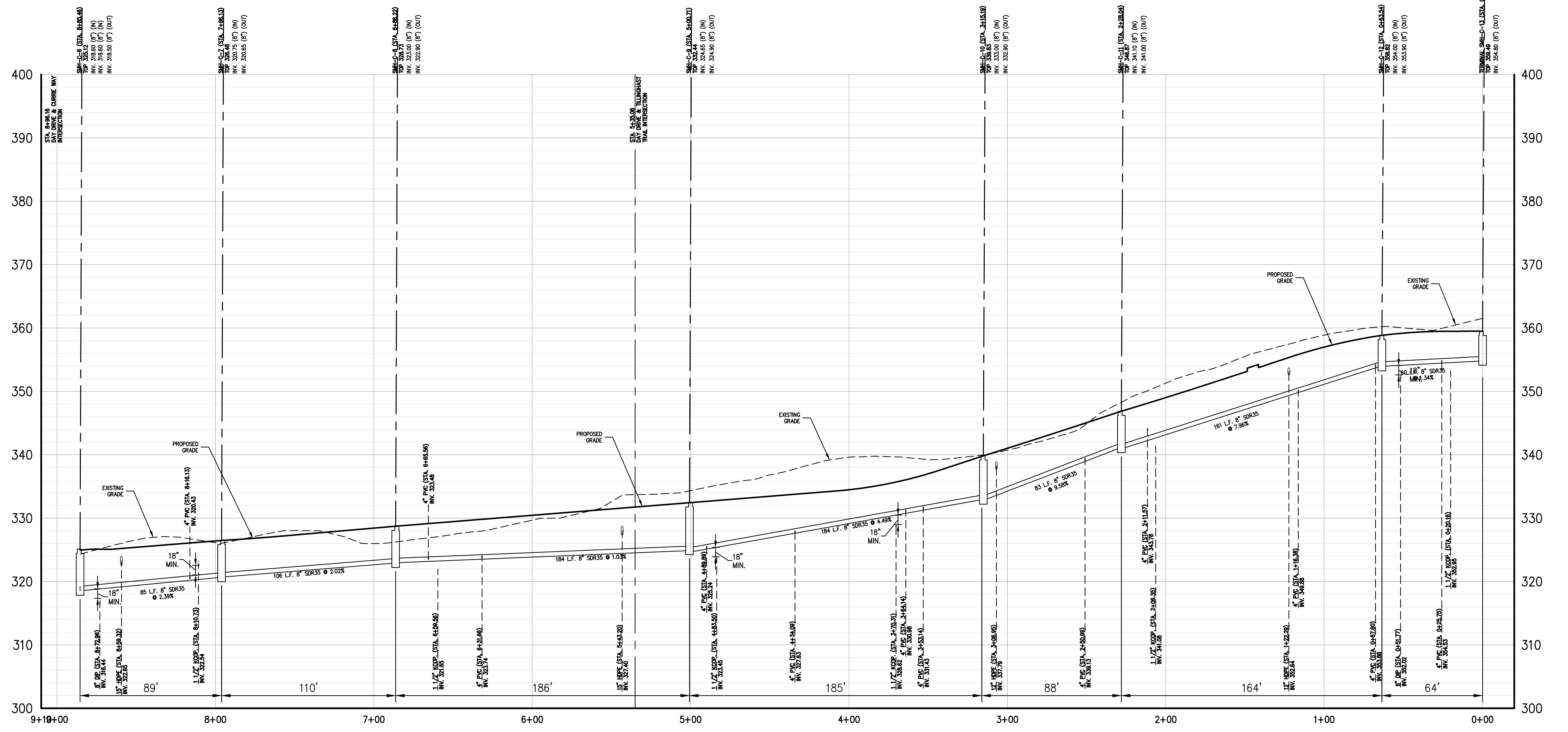
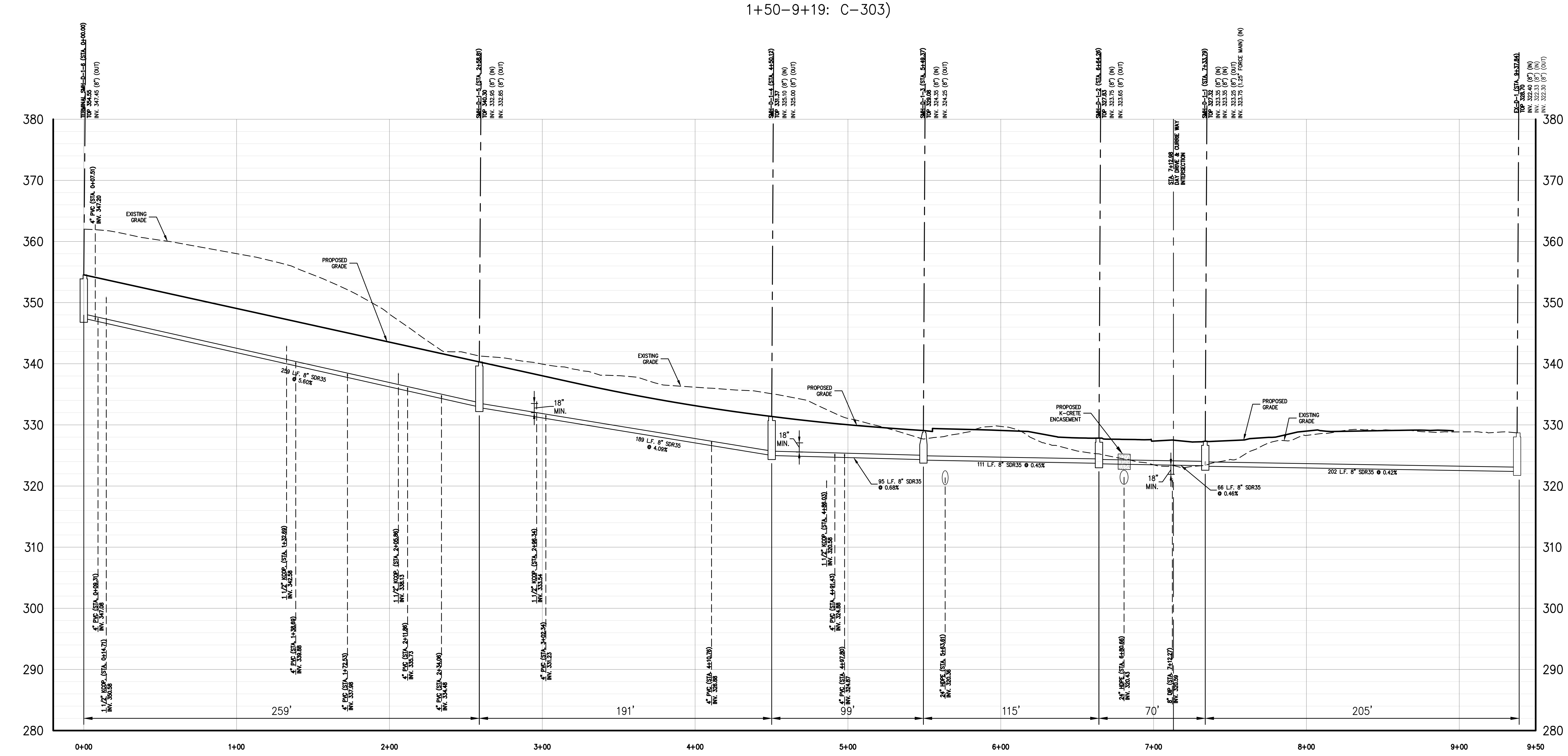

400
390
380
370
360
350
340
330
320
310
300
PROPOSED GRADE
EXISTING GRADE
85 L.F. 8" SDR35 @ 2.39%
106 L.F. 8" SDR35 @ 2.02%
184 L.F. 8" SDR35 @ 1.03%
184 L.F. 8" SDR35 @ 4.49%
83 L.F. 8" SDR35 @ 9.58%
161 L.F. 8" SDR35 @ 7.96%
60 L.F. 8" SDR35 @ 1.34%
18" MIN.
8" DIP (STA. 8+72.96) INV. 316.44
15" HDPE (STA. 8+59.32) INV. 322.65
4" PVC (STA. 8+16.13) INV. 320.43
1 1/2" KCOP (STA. 8+10.73) INV. 322.54
4" PVC (STA. 6+65.56) INV. 323.48
1 1/2" KCOP (STA. 6+59.56) INV. 321.65
4" PVC (STA. 6+31.66) INV. 323.74
15" HDPE (STA. 5+43.20) INV. 327.40
4" PVC (STA. 4+89.89) INV. 325.24
1 1/2" KCOP (STA. 4+83.50) INV. 323.45
4" PVC (STA. 4+34.09) INV. 327.63
1 1/2" KCOP (STA. 3+70.31) INV. 328.62
4" PVC (STA. 3+64.14) INV. 330.98
4" PVC (STA. 3+53.14) INV. 331.43
12" HDPE (STA. 3+06.95) INV. 337.79
4" PVC (STA. 2+50.99) INV. 339.13
4" PVC (STA. 2+11.57) INV. 343.78
1 1/2" KCOP (STA. 2+06.35) INV. 341.08
12" HDPE (STA. 1+22.29) INV. 352.64
4" PVC (STA. 1+16.38) INV. 349.88
4" PVC (STA. 0+67.60) INV. 353.88
6" DIP (STA. 0+51.77) INV. 352.02
4" PVC (STA. 0+25.75) INV. 354.53
1 1/2" KCOP (STA. 0+20.16) INV. 352.95
89'
110'
186'
185'
88'
164'
64'
9+19
9+00
8+00
7+00
6+00
5+00
4+00
3+00
2+00
1+00
0+00

SANITARY SEWER MAIN – 11

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(0+00–1+50: C-301
1+50–9+19: C-303)


380
370
360
350
340
330
320
310
300
290
280
EXISTING GRADE
PROPOSED GRADE
PROPOSED K-CRETE ENCASEMENT
259 L.F. 8" SDR35 @ 5.60%
189 L.F. 8" SDR35 @ 4.09%
95 L.F. 8" SDR35 @ 0.68%
111 L.F. 8" SDR35 @ 0.45%
66 L.F. 8" SDR35 @ 0.46%
202 L.F. 8" SDR35 @ 0.42%
18" MIN.
1 1/2" KCOP (STA. 1+32.69) INV. 342.58
1 1/2" KCOP (STA. 2+05.86) INV. 338.13
1 1/2" KCOP (STA. 2+98.34) INV. 333.54
1 1/2" KCOP (STA. 4+86.03) INV. 320.58
259'
191'
99'
115'
70'
205'
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
9+50

SANITARY SEWER MAIN – 12

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C-301)

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No.	Revision	Date	By
6.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
7.	REVISED PER WCHD COMMENTS	05/08/2025	FG
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
11.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
12.	REVISED PER WCHD COMMENTS	05/13/2026	CDF

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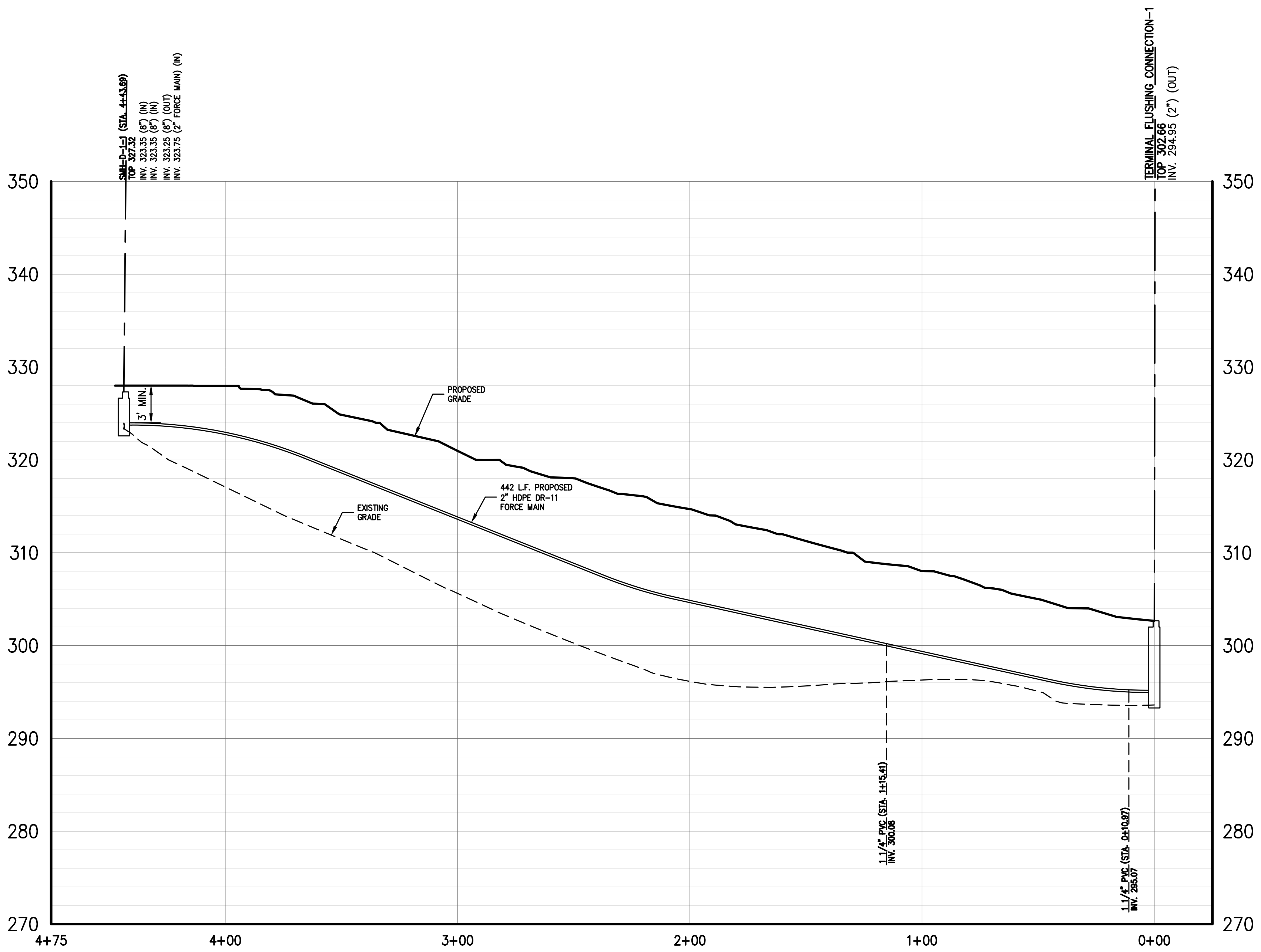
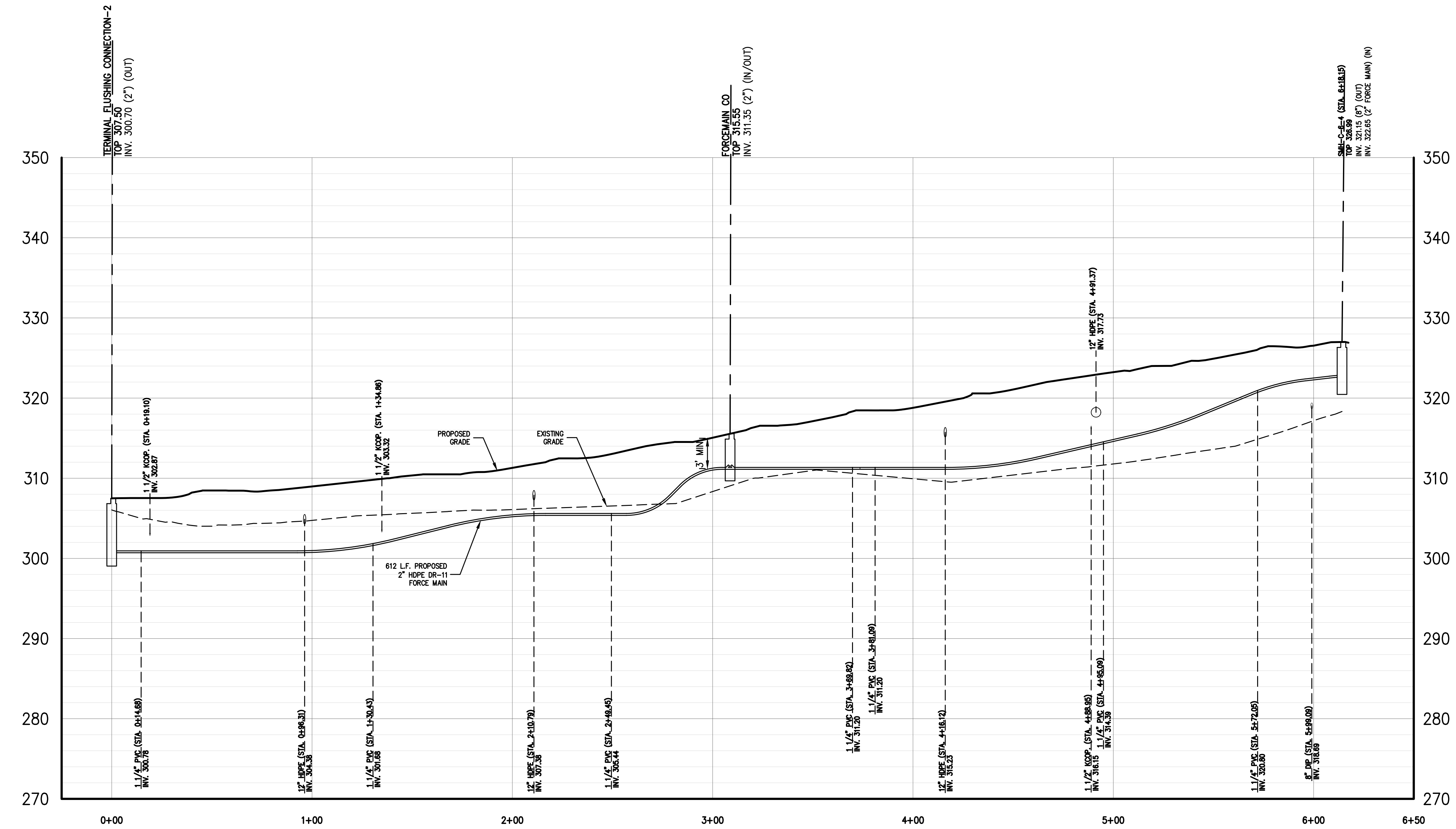
Scale: AS SHOWN
Date: 09/22/2023
Project No: 17099
17099-UTIL SAN-05 UTIL.scr
Drawing No:
C-324


SMH-D-1-1 (STA. 4+43.69)
TOP 327.32
INV. 323.35 (8") (IN)
INV. 323.35 (8") (IN)
INV. 323.25 (8") (OUT)
INV. 323.75 (2" FORCE MAIN) (IN)
TERMINAL FLUSHING CONNECTION-1
TOP 302.66
INV. 294.95 (2") (OUT)
3' MIN.
PROPOSED GRADE
EXISTING GRADE
442 L.F. PROPOSED 2" HDPE DR-11 FORCE MAIN
1 1/4" PVC (STA. 1+15.41)
INV. 300.08
1 1/4" PVC (STA. 0+10.97)
INV. 295.07
350
340
330
320
310
300
290
280
270
4+75
4+00
3+00
2+00
1+00
0+00

LP FORCE MAIN-1

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(C-301)


TERMINAL FLUSHING CONNECTION-2
TOP 307.50
INV. 300.70 (2") (OUT)
FORCEMAIN CO
TOP 315.55
INV. 311.35 (2") (IN/OUT)
SMH-C-6-4 (STA. 6+18.15)
TOP 326.99
INV. 321.15 (8") (OUT)
INV. 322.65 (2" FORCE MAIN) (IN)
PROPOSED GRADE
EXISTING GRADE
3' MIN.
612 L.F. PROPOSED 2" HDPE DR-11 FORCE MAIN
1 1/2" KCOP. (STA. 0+19.10)
INV. 302.87
1 1/2" KCOP. (STA. 1+34.86)
INV. 303.32
12" HDPE (STA. 4+91.37)
INV. 317.73
1 1/4" PVC (STA. 0+14.68)
INV. 300.78
12" HDPE (STA. 0+96.31)
INV. 304.38
1 1/4" PVC (STA. 1+30.43)
INV. 301.68
12" HDPE (STA. 2+10.79)
INV. 307.38
1 1/4" PVC (STA. 2+49.45)
INV. 305.44
1 1/4" PVC (STA. 3+69.82)
INV. 311.20
1 1/4" PVC (STA. 3+81.09)
INV. 311.20
12" HDPE (STA. 4+16.12)
INV. 315.23
1 1/2" KCOP. (STA. 4+88.95)
INV. 316.15
1 1/4" PVC (STA. 4+95.09)
INV. 314.39
1 1/4" PVC (STA. 5+72.05)
INV. 320.80
8" DIP (STA. 5+99.09)
INV. 318.69
350
340
330
320
310
300
290
280
270
0+00
1+00
2+00
3+00
4+00
5+00
6+00
6+50

LP FORCE MAIN-2

SCALE: HORZ. 1" = 40'
VERT. 1" = 10'
(0+00-4+00: C-301
4+00-6+50: C-303)

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No.	Revision	Date	By
6.	REVISED PER WCHD COMMENTS	01/17/2025	CDF
7.	REVISED PER WCHD COMMENTS	03/10/2025	FG
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	REVISED PER WCHD COMMENTS	10/03/2025	CDF
11.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
12.	REVISED PER WCHD COMMENTS	05/13/2026	CDF
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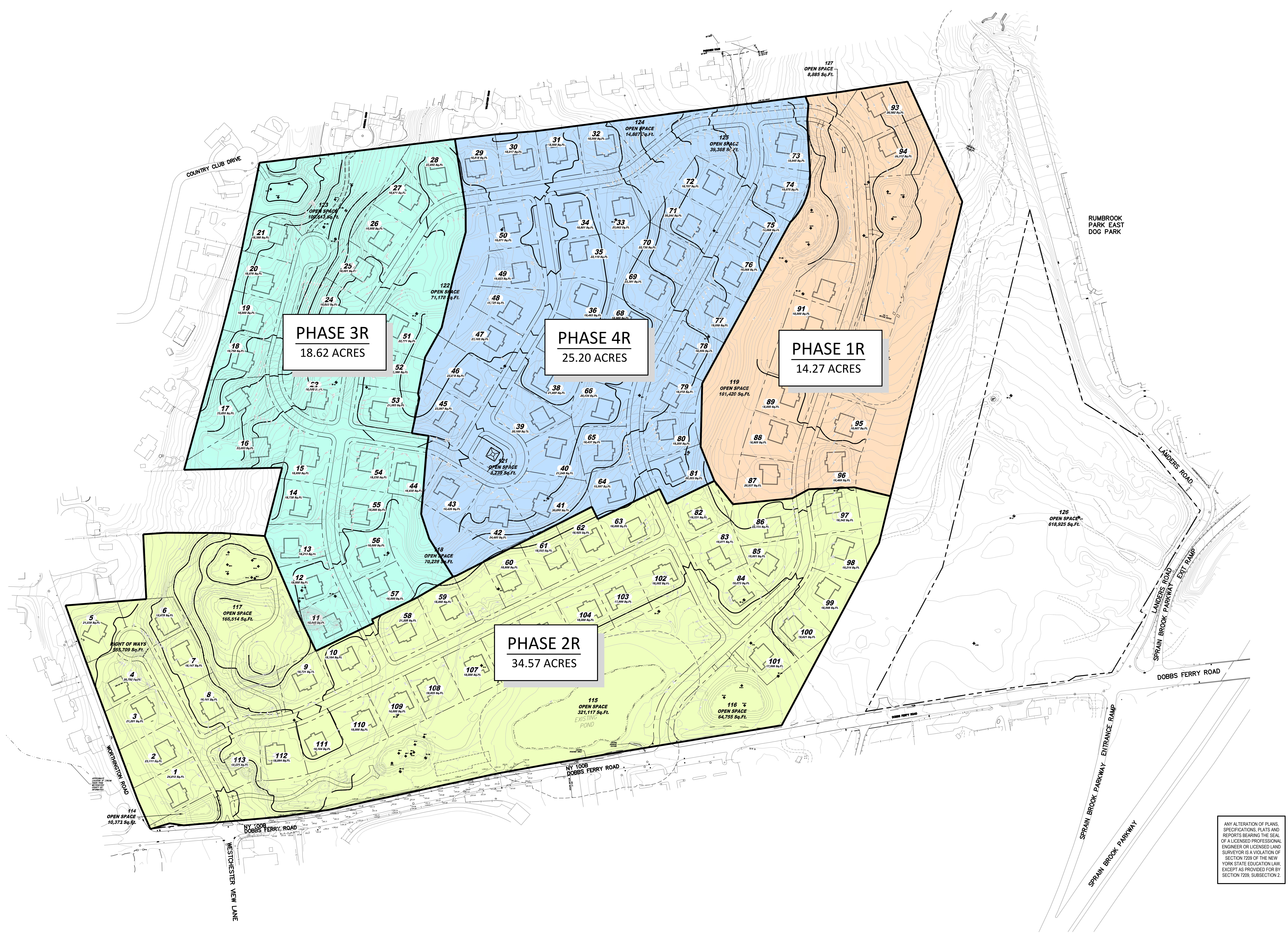
Scale:	AS SHOWN		
Date:	04/25/2024		
Project No:	17099		
17099-UTIL	SAN-06	UTIL.scr	

Drawing No:
C-325


PHASE 3R
18.62 ACRES
PHASE 4R
25.20 ACRES
PHASE 1R
14.27 ACRES
PHASE 2R
34.57 ACRES
127 OPEN SPACE 8,885 Sq.Ft.
124 OPEN SPACE 14,887 Sq.Ft.
125 OPEN SPACE 39,368 Sq.Ft.
123 OPEN SPACE 100,613 Sq.Ft.
122 OPEN SPACE 71,178 Sq.Ft.
121 OPEN SPACE 3,239 Sq.Ft.
118 OPEN SPACE 70,228 Sq.Ft.
119 OPEN SPACE 151,420 Sq.Ft.
126 OPEN SPACE 618,925 Sq.Ft.
117 OPEN SPACE 165,514 Sq.Ft.
RIGHT OF WAYS 355,709 Sq.Ft.
115 OPEN SPACE 321,117 Sq.Ft.
EXISTING POND
116 OPEN SPACE 64,755 Sq.Ft.
114 OPEN SPACE 10,373 Sq.Ft.
COUNTRY CLUB DRIVE
RUMBROOK PARK EAST DOG PARK
LANDERS ROAD
SPRAIN BROOK PARKWAY EXIT RAMP
DOBBS FERRY ROAD
SPRAIN BROOK PARKWAY ENTRANCE RAMP
SPRAIN BROOK PARKWAY
NY 100B DOBBS FERRY ROAD
WORTHINGTON ROAD
WESTCHESTER VIEW LANE

No.	Revision	Date	By
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR OWNER	09/17/2024	CDF
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
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REMEDIATION PHASING PLAN

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Scale:	1" = 100'		
Date:	11/11/2022		
Project No:	17099		
17099-REMEDIATION	C-400	PH 1.ls	

Drawing No:

C-400

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LEGEND

⊞	PROPOSED INLET PROTECTION
▬ ▬ ▬	PROPOSED SILT FENCE
━━━	PROPOSED LIMIT OF DISTURBANCE / PROPOSED CONSTRUCTION FENCE
▦	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
▨	PROPOSED STOCKPILE AREA
🟦	PROPOSED TEMPORARY SEDIMENT TRAP
→ → →	PROPOSED TEMPORARY SWALE
→ → →	PROPOSED TEMPORARY DIKE AREA
🟪	PROPOSED EARTHWORK – CUT AREA
🟩	PROPOSED EARTHWORK – FILL AREA

PHASE 1A (APPROXIMATELY 30.31 ACRES)

1. A PRECONSTRUCTION SITE MEETING SHALL OCCUR WITH REPRESENTATIVES OF THE TOWN OF GREENBURGH, A QUALIFIED INSPECTOR IN SEDIMENT AND EROSION CONTROL, THE APPLICANT AND CONTRACTOR.
2. UTILIZE THE EXISTING SITE DRIVEWAY TO INITIALLY STAGE EQUIPMENT, PARKING AND MATERIAL.
3. INSTALL ALL SILT FENCES AND EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLANS AND ESTABLISH STABILIZED CONSTRUCTION ENTRANCES AT THE TWO PROPOSED SITE DRIVEWAYS ON DOBBS FERRY ROAD.
4. FOLLOWING THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND FLAGGING OF LIMITS OF DISTURBANCE, THE TOWN REPRESENTATIVE AND QUALIFIED INSPECTOR IN EROSION AND SEDIMENT CONTROL SHALL PROVIDE AN INSPECTION AND WRITTEN APPROVAL OF INSTALLATION OF THE EROSION AND SEDIMENT CONTROL MEASURES FOR THE SITE PRIOR TO ANY CLEARING OR GRADING ACTIVITIES TAKING PLACE.
5. STAKE OUT LIMITS OF DISTURBANCE FOR PHASE 1A AND INFILTRATION BASINS #1 AND #2 AND INSTALL ORANGE CONSTRUCTION FENCE AROUND BASIN LIMITS TO PREVENT CONSTRUCTION VEHICLES FROM DRIVING WITHIN THE BASIN PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. CLEAR THE AREA OF TREES AND VEGETATION TO BE CONSTRUCTED IN PHASE 1A. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
7. REMOVE ANY REMAINING ASPHALT PATHS AND OTHER STRUCTURES LOCATED WITHIN PHASE 1A.
8. CONSTRUCT TEMPORARY SEDIMENT TRAP NUMBERS 1A-1 THROUGH 1A-7 AND TEMPORARY SEDIMENT DIKES 1A-8 THROUGH 1A-13. CONSTRUCT TEMPORARY DRAINAGE SWALES TO DIRECT DRAINAGE TO TRAPS AS EARTHWORK PROGRESSES.
9. COMMENCE MASS GRADING EARTHWORK ACTIVITIES. REMOVE AND RELOCATE EARTHWORK WITHIN DISTURBANCE AREA ON PHASE 1A. THE APPROXIMATE 45,344 CUBIC YARDS OF CUT FROM PHASE 1A SHALL BE UTILIZED AS MASS GRADING FOR THE APPROXIMATELY 13,071 CUBIC YARDS OF FILL NEEDED FOR PHASE 1B. THE REMAINING ±32,273 CUBIC YARDS OF FILL FROM PHASE 1A SHALL BE USED IN PHASE 1D. EARTHWORK ACTIVITIES WILL BE SIMULTANEOUS AND COORDINATED ACROSS EACH PHASE. STABILIZATION OF AREAS IDLE FOR MORE THAN 7 DAYS SHALL BE CONTINUOUS AND ONGOING AS THE AREAS ARE BROUGHT UP TO GRADE.
10. PROCEED WITH ROUGH GRADING OF THE AREAS UNDER ACTIVE CONSTRUCTION, BEGIN ROADWAY CONSTRUCTION OF PATTERSON COURT AND TILLINGHAST TRAIL AND SOUTHERN PORTION OF CURRIE WAY.
11. COMMENCE BUILDING FOUNDATION EXCAVATIONS FOR LOTS 1-10, 58-63, 82-86, AND 97-113. BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF 9.5' FOR A "WALKOUT" BASEMENT CONDITION AND 6.5' FOR A "WALKUP" BASEMENT CONDITION.
12. INSTALL STORMWATER DRAINAGE SYSTEMS LOCATED WITHIN PHASE 1A ROADWAYS. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS AS COMPLETED. ALL INFILTRATION BASIN INLETS SHALL BE PLUGGED DURING CONSTRUCTION AND KEPT OFFLINE UNTIL THE TRIBUTARY AREA IS SUFFICIENTLY STABILIZED.
13. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, SEWER, ELECTRIC, DATA).
14. INSTALL ASPHALT PAVEMENT.
15. SEED, MULCH, AND INSTALL SILT FENCING AROUND ANY TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES FOR AREAS LEFT IDLE FOR MORE THAN 7 DAYS.
16. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
17. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION. TEMPORARY SEDIMENT TRAP NUMBERS 1A-1, 1A-4 AND 1A-5 CAN BE TRANSITIONED TO PERMANENT STORMWATER MANAGEMENT BASINS WHEN 80% GERMINATION OF DISTURBED CONTRIBUTING AREAS HAS BEEN CONFIRMED BY TOWN REPRESENTATIVES, THE QUALIFIED INSPECTOR IN EROSION & SEDIMENT CONTROL, APPLICANT AND CONTRACTOR. DEWATERING, DE-MUCKING AND REMOVING ACCUMULATED SEDIMENT AS NECESSARY SHALL OCCUR DURING THE TRANSITION AND FINAL STABILIZATION.

WAIVER OF 5-ACRE DISTURBANCE NOTES:

THE PROVISIONS FOR DISTURBANCE BEYOND THE FIVE-ACRE THRESHOLD ARE OUTLINED IN THE GENERAL PERMIT 0-20-001, PART II, PERMIT COVERAGE – D. GENERAL REQUIREMENTS FOR OWNERS OR OPERATORS WITH PERMIT COVERAGE, 3. AND PART IV. INSPECTION AND MAINTENANCE REQUIREMENTS, C. QUALIFIED INSPECTOR INSPECTION REQUIREMENTS. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING GP-0-20-001 REQUIREMENTS:

- §1.0 – THE PROJECT DESCRIPTION INCLUDES THE NEED FOR THE DISTURBANCE OF GREATER THAN 5-ACRES AT ONE TIME. ACCORDINGLY, A WAIVER WILL BE REQUESTED FOR EACH PHASE OF CONSTRUCTION.
- §3.0 – EROSION AND SEDIMENT CONTROLS PROVIDES A DESCRIPTION OF THE PHASING PLAN FOR THE PROJECT ALONG WITH THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED AND STABILIZATION MEASURES TO BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- §3.2 – THE CONSTRUCTION SEQUENCING PROVIDES A TABLE SHOWING THE MAXIMUM DISTURBED AREA OF EACH CONSTRUCTION PHASE WITH THE CORRESPONDING CUT AND FILL VOLUMES REQUIRED.
- §4.0 – INSPECTION AND MAINTENANCE PROVIDES THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED.
- DRAWINGS C-400 THROUGH C-403 EROSION AND SEDIMENT CONTROL PLANS (PHASE 1A -1D) PROVIDES NOTES ASSOCIATED WITH THE DISTURBANCE OF GREATER THAN FIVE ACRES.

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

A WAIVER SHALL BE REQUIRED FROM THE TOWN OF GREENBURGH MS4 OFFICER TO DISTURB MORE THAN 5 ACRES AT ONE TIME DURING THE SUBDIVISION CONSTRUCTION.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

MASS GRADING, EARTHWORK AND STABILIZATION OPERATIONS SHALL BE UNDERTAKEN ON A CONTINUOUS AND SIMULTANEOUS BASIS ACROSS EACH PHASE TO ACHIEVE THE SUBDIVISION DESIGN. THE AREAS OF EACH PHASE SHALL BE COORDINATED AND UTILIZED FOR DEPOSITING OF CUTS AND FILLS ON AN ONGOING BASS AS WORK PROGRESSES.

ANY AREA THAT IS IDLE FOR MORE THAN SEVEN CALENDAR DAYS SHALL BE IMMEDIATELY STABILIZED USING TEMPORARY STABILIZATION METHODS WHICH MAY INCLUDE MULCHING, HYDROSEEDING OR OTHER APPROVED METHODS AND SURROUNDED BY A SEDIMENT CONTROL MEASURE (SILT FENCE, WATTLE, ETC.).

ROADWAYS SHALL BE CLEANED WITH A STREET SWEEPER DAILY AS NEEDED AS CONSTRUCTION TRAFFIC TRAVERSES ASPHALT ROADS FROM PREVIOUS PHASES.

THESE PLANS TAKE THE FOLLOWING DESIGN ASSUMPTIONS INTO CONSIDERATION:

- PER THE GEOTECHNICAL REPORT PREPARED BY CARLIN SIMPSON & ASSOCIATES, IT IS ASSUMED THAT AN AVERAGE OF 2 FEET OF EXISTING FILL EXISTS SPORADICALLY IN POCKETS AROUND THE SITE. IN AREAS OF BUILDING AND ROADWAY CONSTRUCTION WHERE THIS EXISTING FILL IS ENCOUNTERED, IT SHALL BE TESTED, STRIPED & REMOVED AND UTILIZED IN AN AREA OF THE SITE DEEMED SUITABLE.
- PER THE ROUX ASSOCIATES, INC. BROWNFIELD CLEANUP PROGRAM APPLICATION AND SOILS MANAGEMENT PLAN, APPROXIMATELY 94,000 CUBIC YARDS OF IMPACTED SOILS COULD BE PRESENT ON THE SITE. THIS IS SUBJECT TO FURTHER TESTING BY ROUX ASSOCIATES. IF IMPACTED SOILS ARE ENCOUNTERED, THE TOP 2-3 FEET OF MATERIAL WILL BE FURTHER TESTED AND CHARACTERIZED FOR REUSE AND/OR DISPOSAL. WHEN SOILS ARE CHARACTERIZED THEY WILL BE UTILIZED IN A SUITABLE AREA ON-SITE OR IF NECESSARY, REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS. FINE GRADING REQUIREMENTS WILL BE DETERMINED AFTER SAMPLING BY ROUX ASSOCIATES TO DETERMINE HOW MUCH SOIL MAY NEED TO BE EXPORTED. CLEAN FILL (TOPSOIL) MAY BE ADDED TO THE INDIVIDUAL LOTS FOR LANDSCAPING PURPOSES.

EROSION & SEDIMENT CONTROL TABLE

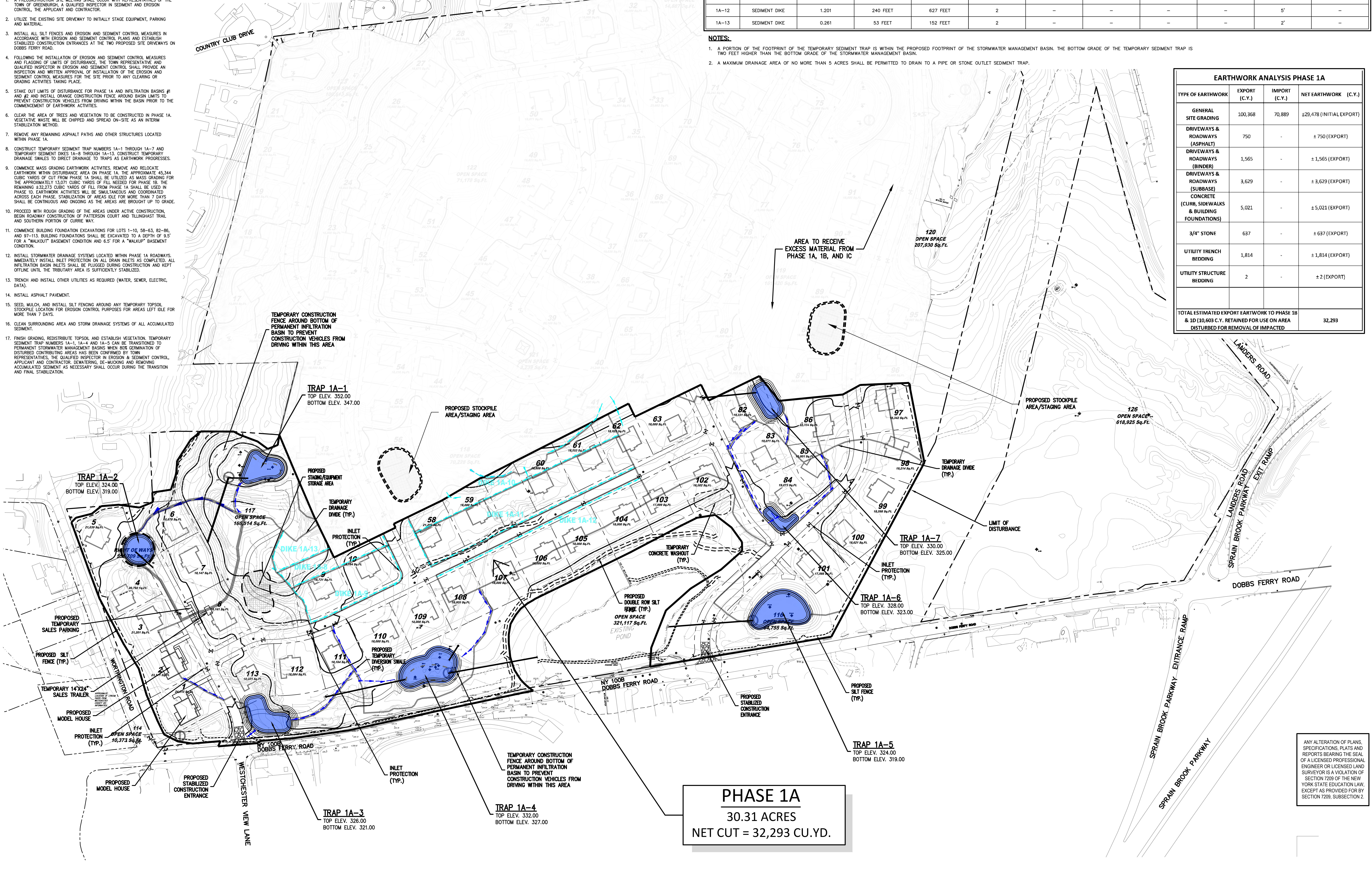
TRAP No.	TYPE OF TRAP	DRAINAGE AREA (ACRES)	STORAGE REQUIRED (CUBIC FEET)	STORAGE PROVIDED (CUBIC FEET)	STORAGE DEPTH BELOW PIPED OUTLET RISER OR STONE WEIR OUTLET (FEET)	ELEVATION AND EMBANKMENT HEIGHT	BOTTOM ELEVATION OF BASIN	HEIGHT OF EMERGENCY SPILLWAY/TEMPORARY RISER	BARREL DIAMETER/RISER DIAMETER	STONE OUTLET WIDTH	CLEANOUT ELEVATION
1A-1 (1)	I-PIPE OUTLET	2.805	10098	10144	3.5	352/5'	347	350.5	18"/21"	–	348.75
1A-2	I-PIPE OUTLET	1.696	6106	8244	3.5	324/5'	319	322.5	15"/18"	–	320.75
1A-3	II-STONE OUTLET	3.606	12982	13616	4	326/3.5'	321	325	–	15'	323.00
1A-4 (1)	I-PIPE OUTLET	4.758	17129	17368	3	332/5'	327	330	30"/27"	–	328.50
1A-5 (1)	I-PIPE OUTLET	4.950	17820	18339	4	324.5/2.5'	319	323	21"/27"	–	321.00
1A-6	II-STONE OUTLET	1.668	6005	6088	4	328/3'	323	327	–	7'	325.00
1A-7	II-STONE OUTLET	2.286	8230	8656	4	330/5'	325	329	–	10'	327.00
1A-8	SEDIMENT DIKE	0.317	64 FEET	275 FEET	2	–	–	–	–	2'	–
1A-9	SEDIMENT DIKE	0.725	145 FEET	281 FEET	2	–	–	–	–	3'	–
1A-10	SEDIMENT DIKE	0.782	156 FEET	625 FEET	2	–	–	–	–	4'	–
1A-11	SEDIMENT DIKE	1.461	292 FEET	627 FEET	2	–	–	–	–	6'	–
1A-12	SEDIMENT DIKE	1.201	240 FEET	627 FEET	2	–	–	–	–	5'	–
1A-13	SEDIMENT DIKE	0.261	53 FEET	152 FEET	2	–	–	–	–	2'	–

NOTES:

1. A PORTION OF THE FOOTPRINT OF THE TEMPORARY SEDIMENT TRAP IS WITHIN THE PROPOSED FOOTPRINT OF THE STORMWATER MANAGEMENT BASIN. THE BOTTOM GRADE OF THE TEMPORARY SEDIMENT TRAP IS TWO FEET HIGHER THAN THE BOTTOM GRADE OF THE STORMWATER MANAGEMENT BASIN.
2. A MAXIMUM DRAINAGE AREA OF NO MORE THAN 5 ACRES SHALL BE PERMITTED TO DRAIN TO A PIPE OR STONE OUTLET SEDIMENT TRAP.

EARTHWORK ANALYSIS PHASE 1A

TYPE OF EARTHWORK	EXPORT (C.Y.)	IMPORT (C.Y.)	NET EARTHWORK (C.Y.)
GENERAL SITE GRADING	100,368	70,889	±29,478 (INITIAL EXPORT)
DRIVEWAYS & ROADWAYS (ASPHALT)	750	-	± 750 (EXPORT)
DRIVEWAYS & ROADWAYS (BINDER)	1,565	-	± 1,565 (EXPORT)
DRIVEWAYS & ROADWAYS (SUBBASE)	3,629	-	± 3,629 (EXPORT)
CONCRETE (CURB, SIDEWALKS & BUILDING FOUNDATIONS)	5,021	-	± 5,021 (EXPORT)
3/4" STONE	637	-	± 637 (EXPORT)
UTILITY TRENCH BEDDING	1,814	-	± 1,814 (EXPORT)
UTILITY STRUCTURE BEDDING	2	-	± 2 (EXPORT)
TOTAL ESTIMATED EXPORT EARTWORK TO PHASE 1B & 1D (10,603 C.Y. RETAINED FOR USE ON AREA DISTURBED FOR REMOVAL OF IMPACTED			32,293


COUNTRY CLUB DRIVE
TRAP 1A-1
TOP ELEV. 352.00
BOTTOM ELEV. 347.00
TRAP 1A-2
TOP ELEV. 324.00
BOTTOM ELEV. 319.00
TRAP 1A-3
TOP ELEV. 326.00
BOTTOM ELEV. 321.00
TRAP 1A-4
TOP ELEV. 332.00
BOTTOM ELEV. 327.00
TRAP 1A-5
TOP ELEV. 324.00
BOTTOM ELEV. 319.00
TRAP 1A-6
TOP ELEV. 328.00
BOTTOM ELEV. 323.00
TRAP 1A-7
TOP ELEV. 330.00
BOTTOM ELEV. 325.00
TEMPORARY CONSTRUCTION FENCE AROUND BOTTOM OF PERMANENT INFILTRATION BASIN TO PREVENT CONSTRUCTION VEHICLES FROM DRIVING WITHIN THIS AREA
PROPOSED STOCKPILE AREA/STAGING AREA
PROPOSED STAGING/EQUIPMENT STORAGE AREA
TEMPORARY DRAINAGE DIVIDE (TYP.)
INLET PROTECTION (TYP.)
PROPOSED TEMPORARY SALES PARKING
PROPOSED SILT FENCE (TYP.)
TEMPORARY 14'X24" SALES TRAILER
PROPOSED MODEL HOUSE
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
PROPOSED TEMPORARY DIVERSION SWALE (TYP.)
TEMPORARY CONCRETE WASHOUT (TYP.)
PROPOSED DOUBLE ROW SILT FENCE (TYP.)
LIMIT OF DISTURBANCE
AREA TO RECEIVE EXCESS MATERIAL FROM PHASE 1A, 1B, AND 1C
117 OPEN SPACE 166,514 Sq.Ft.
114 OPEN SPACE 10,373 Sq.Ft.
OPEN SPACE 321,117 Sq.Ft.
EXISTING POND
116 OPEN SPACE 64,755 Sq.Ft.
120 OPEN SPACE 207,930 Sq.Ft.
126 OPEN SPACE 616,925 Sq.Ft.
RIGHT OF WAYS
DIKE 1A-8
DIKE 1A-9
DIKE 1A-10
DIKE 1A-11
DIKE 1A-12
DIKE 1A-13
WORTHINGTON ROAD
WESTCHESTER VIEW LANE
NY 100B DOBBS FERRY ROAD
DOBBS FERRY ROAD
LANDERS ROAD
SPRAIN BROOK PARKWAY
SPRAIN BROOK PARKWAY ENTRANCE RAMP
SPRAIN BROOK PARKWAY EXIT RAMP

PHASE 1A
30.31 ACRES
NET CUT = 32,293 CU.YD.

No.	Revision	Date	By
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR OWNER	09/17/2024	CDF
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

Previous Editions Obsolete

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EROSION AND SEDIMENT CONTROL PLAN (PHASE 1A)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Date:	11/11/2022		
Project No:	17099		
17099-SE	C-401 (PH 1A)	PH 1.ls	

Drawing No:
C-401

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LEGEND

⊞	PROPOSED INLET PROTECTION
▪▪▪▪	PROPOSED SILT FENCE
▬	PROPOSED LIMIT OF DISTURBANCE / PROPOSED CONSTRUCTION FENCE
▨	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
▨	PROPOSED STOCKPILE AREA
🟦	PROPOSED TEMPORARY SEDIMENT TRAP
→ → →	PROPOSED TEMPORARY SWALE
→ → →	PROPOSED TEMPORARY DIKE AREA
🟪	PROPOSED EARTHWORK – CUT AREA
🟩	PROPOSED EARTHWORK – FILL AREA

PHASE 1B (APPROXIMATELY 18.13 ACRES)

1. A PRECONSTRUCTION SITE MEETING SHALL OCCUR WITH REPRESENTATIVES OF THE TOWN OF GREENBURGH, A QUALIFIED INSPECTOR IN SEDIMENT AND EROSION CONTROL, THE APPLICANT AND CONTRACTOR.
2. INSTALL ALL SILT FENCES AND EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLANS AND ESTABLISH STABILIZED CONSTRUCTION ENTRANCE AT THE SOUTHERN END OF CURRIE WAY.
3. STAKE OUT LIMITS OF DISTURBANCE FOR PHASE 1B AND INFILTRATION BASIN #4 AND INSTALL ORANGE CONSTRUCTION FENCE AROUND BASIN LIMITS PRIOR TO THE COMMENCEMENT OF EARTHWORK. THE EXCESS FILL MATERIAL FROM PHASE 1A WILL BE UTILIZED TO ACHIEVE THE FILLS NEEDED IN PHASE 1B.
4. FOLLOWING THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND FLAGGING OF LIMITS OF DISTURBANCE, THE TOWN REPRESENTATIVE AND QUALIFIED INSPECTOR IN EROSION AND SEDIMENT CONTROL SHALL PROVIDE AN INSPECTION AND WRITTEN APPROVAL OF INSTALLATION OF THE EROSION AND SEDIMENT CONTROL MEASURES FOR THE SITE PRIOR TO ANY CLEARING OR GRADING ACTIVITIES TAKING PLACE.
5. CLEAR THE AREA OF TREES AND VEGETATION TO BE CONSTRUCTED IN PHASE 1B. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON–SITE AS AN INTERIM STABILIZATION METHOD.
6. REMOVE ANY REMAINING ASPHALT PATHS OR OTHER STRUCTURES LOCATED WITHIN PHASE 1B.
7. CONTINUE MASS GRADING ACTIVITIES UTILIZING THE APPROXIMATE 13,071 CUBIC YARDS OF IMPORT FROM PHASE 1A. STABILIZATION OF AREAS IDLE FOR MORE THAN 7 DAYS SHALL BE CONTINUOUS AND ONGOING AS THE AREAS ARE BROUGHT UP TO GRADE.
8. CONSTRUCT TEMPORARY SEDIMENT TRAP NUMBERS 1B–1 THROUGH 1B–6 AND TEMPORARY DIVERSION SWALES TO DIRECT DRAINAGE TO TRAPS AS EARTHWORK PROGRESSES. TEMPORARY SEDIMENT TRAP 1A–1 FROM PHASE 1A SHALL BE MAINTAINED DURING PHASE 1B.
9. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION, BEGIN ROADWAY CONSTRUCTION OF TULL COURT AND BLUM STREET AND NORTHERN PORTION OF CURRIE WAY.
10. COMMENCE BUILDING FOUNDATION EXCAVATIONS FOR LOTS 11–28, 44 AND 51–57. BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF 9.5' FOR A "WALKOUT" BASEMENT CONDITION AND 6.5' FOR A "WALKUP" BASEMENT CONDITION.
11. INSTALL STORMWATER DRAINAGE SYSTEMS LOCATED WITHIN PHASE 1B ROADWAYS. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS AS COMPLETED. ALL INFILTRATION BASIN INLETS SHALL BE PLUGGED DURING CONSTRUCTION AND KEPT OFFLINE UNTIL THE TRIBUTARY AREA IS SUFFICIENTLY STABILIZED.
12. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, SEWER, ELECTRIC, DATA).
13. INSTALL ASPHALT PAVEMENT.
14. SEED, MULCH, AND INSTALL SILT FENCING AROUND ANY TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES FOR AREAS LEFT IDLE FOR MORE THAN 7 DAYS.
15. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
16. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION. TEMPORARY SEDIMENT TRAP NUMBER 1C–8 CAN BE TRANSITIONED TO PERMANENT STORMWATER MANAGEMENT BASINS WHEN 80% GERMINATION OF DISTURBED CONTRIBUTING AREAS HAS BEEN CONFIRMED BY TOWN REPRESENTATIVES, THE QUALIFIED INSPECTOR IN EROSION & SEDIMENT CONTROL, APPLICANT AND CONTRACTOR. DEWATERING, DE–MUCKING AND REMOVING ACCUMULATED SEDIMENT AS NECESSARY SHALL OCCUR DURING THE TRANSITION AND FINAL STABILIZATION.
17. COMPLETE PHASE 1B CONSTRUCTION.

WAIVER OF 5–ACRE DISTURBANCE NOTES:

THE PROVISIONS FOR DISTURBANCE BEYOND THE FIVE–ACRE THRESHOLD ARE OUTLINED IN THE GENERAL PERMIT 0–20–001, PART II, PERMIT COVERAGE – D. GENERAL REQUIREMENTS FOR OWNERS OR OPERATORS WITH PERMIT COVERAGE, 3. AND PART IV. INSPECTION AND MAINTENANCE REQUIREMENTS, C. QUALIFIED INSPECTOR INSPECTION REQUIREMENTS. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING GP–0–20–001 REQUIREMENTS:

- §1.0 – THE PROJECT DESCRIPTION INCLUDES THE NEED FOR THE DISTURBANCE OF GREATER THAN 5–ACRES AT ONE TIME. ACCORDINGLY, A WAIVER WILL BE REQUESTED FOR EACH PHASE OF CONSTRUCTION.
- §3.0 – EROSION AND SEDIMENT CONTROLS PROVIDES A DESCRIPTION OF THE PHASING PLAN FOR THE PROJECT ALONG WITH THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED AND STABILIZATION MEASURES TO BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- §3.2 – THE CONSTRUCTION SEQUENCING PROVIDES A TABLE SHOWING THE MAXIMUM DISTURBED AREA OF EACH CONSTRUCTION PHASE WITH THE CORRESPONDING CUT AND FILL VOLUMES REQUIRED.
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- DRAWINGS C–400 THROUGH C–403 EROSION AND SEDIMENT CONTROL PLANS (PHASE 1A –1D) PROVIDES NOTES ASSOCIATED WITH THE DISTURBANCE OF GREATER THAN FIVE ACRES.

CONSTRUCTION PHASING AND EROSION & SEDIMENT CONTROL NOTES

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

A WAIVER SHALL BE REQUIRED FROM THE TOWN OF GREENBURGH MS4 OFFICER TO DISTURB MORE THAN 5 ACRES AT ONE TIME DURING THE SUBDIVISION CONSTRUCTION.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

MASS GRADING, EARTHWORK AND STABILIZATION OPERATIONS SHALL BE UNDERTAKEN ON A CONTINUOUS AND SIMULTANEOUS BASIS ACROSS EACH PHASE TO ACHIEVE THE SUBDIVISION DESIGN. THE AREAS OF EACH PHASE SHALL BE COORDINATED AND UTILIZED FOR DEPOSITING OF CUTS AND FILLS ON AN ONGOING BASS AS WORK PROGRESSES.

ANY AREA THAT IS IDLE FOR MORE THAN SEVEN CALENDAR DAYS SHALL BE IMMEDIATELY STABILIZED USING TEMPORARY STABILIZATION METHODS WHICH MAY INCLUDE MULCHING, HYDROSEEDING OR OTHER APPROVED METHODS AND SURROUNDED BY A SEDIMENT CONTROL MEASURE (SILT FENCE, WATTLE, ETC.).

ROADWAYS SHALL BE CLEANED WITH A STREET SWEEPER DAILY AS NEEDED AS CONSTRUCTION TRAFFIC TRAVERSES ASPHALT ROADS FROM PREVIOUS PHASES.

THESE PLANS TAKE THE FOLLOWING DESIGN ASSUMPTIONS INTO CONSIDERATION:

- PER THE GEOTECHNICAL REPORT PREPARED BY CARLIN SIMPSON & ASSOCIATES, IT IS ASSUMED THAT AN AVERAGE OF 2 FEET OF EXISTING FILL EXISTS SPORADICALLY IN POCKETS AROUND THE SITE. IN AREAS OF BUILDING AND ROADWAY CONSTRUCTION WHERE THIS EXISTING FILL IS ENCOUNTERED, IT SHALL BE TESTED, STRIPED & REMOVED AND UTILIZED IN AN AREA OF THE SITE DEEMED SUITABLE.
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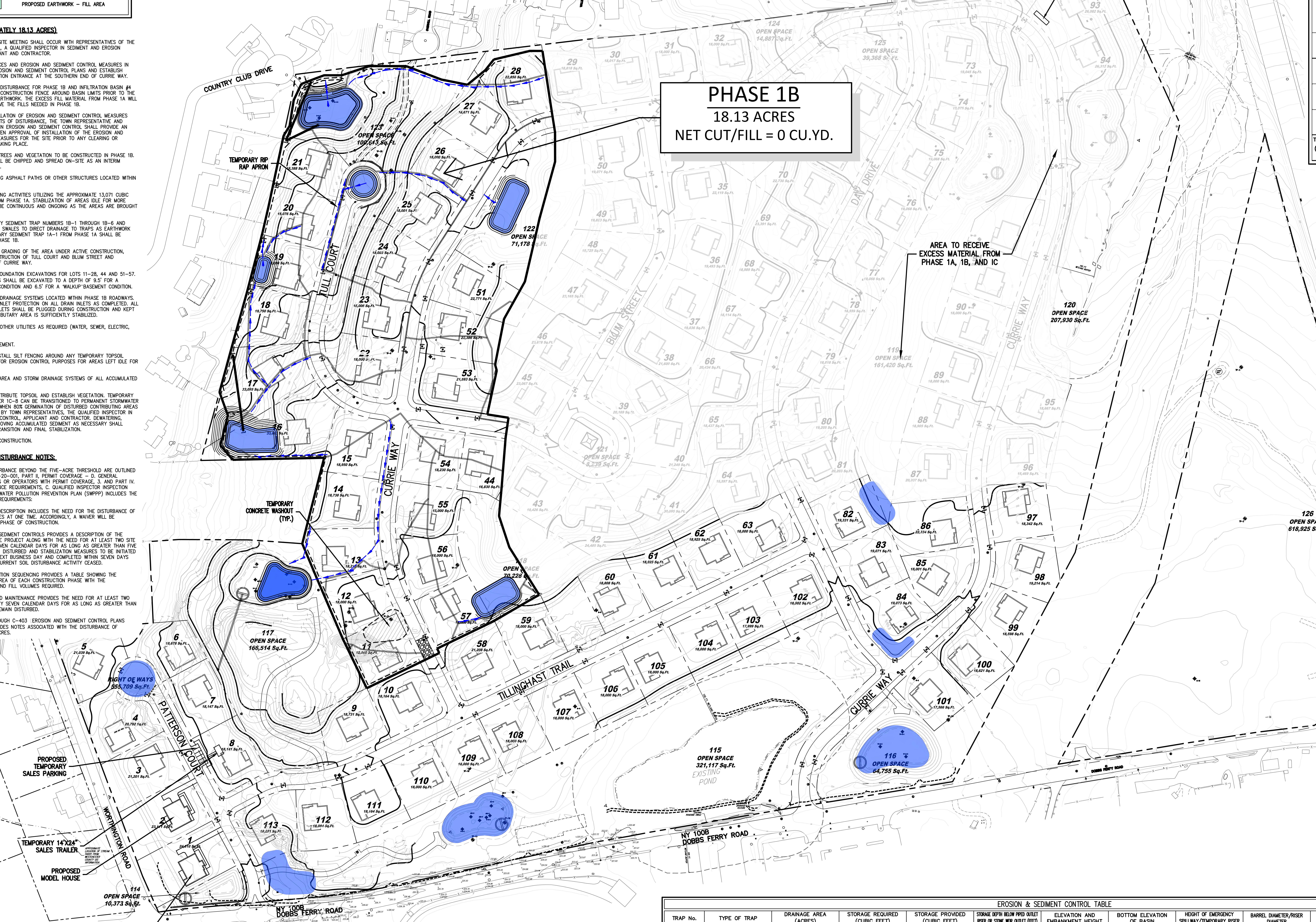
PHASE 1B
18.13 ACRES
NET CUT/FILL = 0 CU.YD.
COUNTRY CLUB DRIVE
TEMPORARY RIP RAP APRON
TULL COURT
CURRIE WAY
BLUM STREET
DALY DRIVE
TILLINGHAST TRAIL
PATTERSON COURT
NORTHINGTON ROAD
WESTCHESTER VIEW LANE
NY 100B DOBBS FERRY ROAD
DOBBS FERRY ROAD
LANDERS ROAD
SPRAIN BROOK PARKWAY EXIT RAMP
SPRAIN BROOK PARKWAY ENTRANCE RAMP
TEMPORARY CONCRETE WASHOUT (TYP.)
TEMPORARY SALES TRAILER
AREA TO RECEIVE EXCESS MATERIAL FROM PHASE 1A, 1B, AND 1C
PROPOSED TEMPORARY SALES PARKING
TEMPORARY 14'X24' SALES TRAILER
PROPOSED MODEL HOUSE
PROPOSED MODEL HOUSE
RIGHT OF WAYS 555,709 Sq.Ft.
117 OPEN SPACE 165,514 Sq.Ft.
115 OPEN SPACE 321,117 Sq.Ft.
EXISTING POND
116 OPEN SPACE 64,755 Sq.Ft.
114 OPEN SPACE 10,373 Sq.Ft.
119 OPEN SPACE 161,420 Sq.Ft.
120 OPEN SPACE 207,930 Sq.Ft.
126 OPEN SPACE 618,925 Sq.Ft.
127 OPEN SPACE 8,885 Sq.Ft.
122 OPEN SPACE 71,178 Sq.Ft.
123 OPEN SPACE 100,613 Sq.Ft.
124 OPEN SPACE 14,887 Sq.Ft.
125 OPEN SPACE 39,368 Sq.Ft.

EARTHWORK ANALYSIS PHASE 1B

TYPE OF EARTHWORK	EXPORT (C.Y.)	IMPORT (C.Y.)	NET EARTHWORK (C.Y.)
GENERAL SITE GRADING	61,566	74,069	±12,503 (INITIAL IMPORT)
DRIVEWAYS & ROADWAYS (ASPHALT)	490	-	± 490 (EXPORT)
DRIVEWAYS & ROADWAYS (BINDER)	1,018	-	± 1,018 (EXPORT)
DRIVEWAYS & ROADWAYS (SUBBASE)	2,363	-	± 2,363 (EXPORT)
CONCRETE (CURB, SIDEWALKS & BUILDING FOUNDATIONS)	3,387	-	± 3387 (EXPORT)
3/4" STONE	336	-	± 336 (EXPORT)
UTILITY TRENCH BEDDING	1,125	-	± 1,125 (EXPORT)
UTILITY STRUCTURE BEDDING	2	-	± 2 (EXPORT)
IMPORT FROM PHASE 1A	-	5,372	± 5,372 (EXPORT)
TOTAL ESTIMATED EXPORT EARTWORK TO PHASE 1D (1,590 C.Y. RETAINED FOR USE ON AREA DISTURBED FOR REMOVAL OF IMPACTED MATERIAL)			0

EROSION & SEDIMENT CONTROL TABLE

TRAP No.	TYPE OF TRAP	DRAINAGE AREA (ACRES)	STORAGE REQUIRED (CUBIC FEET)	STORAGE PROVIDED (CUBIC FEET)	STORAGE DEPTH BELOW PIPED OUTLET RISER OR STONE WEIR OUTLET (FEET)	ELEVATION AND EMBANKMENT HEIGHT	BOTTOM ELEVATION OF BASIN	HEIGHT OF EMERGENCY SPILLWAY/TEMPORARY RISER	BARREL DIAMETER/RISER DIAMETER	STONE OUTLET WIDTH	CLEANOUT ELEVATION
1A–1 (1)	I–PIPE OUTLET	2.805	10098	10144	3.5	352/5'	347	350.5	18"/21"	–	348.75
1B–1	II–STONE OUTLET	1.863	6707	10504	4	344/4'	339	343	–	8'	341.00
1B–2	I–PIPE OUTLET	3.096	11146	11292	3.5	342/5'	337	340.5	21"/24"	–	338.75
1B–3	II–STONE OUTLET	0.904	3255	3308	4	312/1'	307	311	–	4'	309.00
1B–4 (1)	II–STONE OUTLET	4.111	14800	14913	4	307/5'	302	306	–	17'	304.00
1B–5	II–STONE OUTLET	1.601	5764	5884	4	326/4'	321	325	–	7'	323.00
1B–6	II–STONE OUTLET	3.805	13698	13707	4	360/5'	355	359	–	16'	357.00

NOTES:

1. A PORTION OF THE FOOTPRINT OF THE TEMPORARY SEDIMENT TRAP IS WITHIN THE PROPOSED FOOTPRINT OF THE STORMWATER MANAGEMENT BASIN. THE BOTTOM GRADE OF THE TEMPORARY SEDIMENT TRAP IS TWO FEET HIGHER THAN THE BOTTOM GRADE OF THE STORMWATER MANAGEMENT BASIN.
2. A MAXIMUM DRAINAGE AREA OF NO MORE THAN 5 ACRES SHALL BE PERMITTED TO DRAIN TO A PIPE OR STONE OUTLET SEDIMENT TRAP.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

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7.	ISSUED FOR OWNER	09/17/2024	CDF
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
	Previous Editions Obsolete		

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EROSION AND SEDIMENT CONTROL PLAN (PHASE 1B)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	1" = 100'		
Date:	11/11/2022		
Project No:	17099		
17099-SE	C–402 (PH 1B)	PH 2.ls	

Drawing No:
C–402

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LEGEND

⊞	PROPOSED INLET PROTECTION
▬ ▬ ▬	PROPOSED SILT FENCE
━━━	PROPOSED LIMIT OF DISTURBANCE / PROPOSED CONSTRUCTION FENCE
▨	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
▨	PROPOSED STOCKPILE AREA
🟦	PROPOSED TEMPORARY SEDIMENT TRAP
→ → →	PROPOSED TEMPORARY SWALE
→ → →	PROPOSED TEMPORARY DIKE AREA
🟪	PROPOSED EARTHWORK – CUT AREA
🟩	PROPOSED EARTHWORK – FILL AREA

PHASE 1C (APPROXIMATELY 25.35 ACRES)

1. A PRECONSTRUCTION SITE MEETING SHALL OCCUR WITH REPRESENTATIVES OF THE TOWN OF GREENBURGH, A QUALIFIED INSPECTOR IN SEDIMENT AND EROSION CONTROL, THE APPLICANT AND CONTRACTOR.
2. INSTALL ALL SILT FENCES AND EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLANS AND ESTABLISH STABILIZED CONSTRUCTION ENTRANCES ON CURRIE WAY, BLUM STREET AND DAY DRIVE.
3. STAKEOUT LIMITS OF DISTURBANCE FOR PHASE 1C.
4. FOLLOWING THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND FLAGGING OF LIMITS OF DISTURBANCE, THE TOWN REPRESENTATIVE AND QUALIFIED INSPECTOR IN EROSION AND SEDIMENT CONTROL SHALL PROVIDE AN INSPECTION AND WRITTEN APPROVAL OF INSTALLATION OF THE EROSION AND SEDIMENT CONTROL MEASURES FOR THE SITE PRIOR TO ANY CLEARING OR GRADING ACTIVITIES TAKING PLACE.
5. CLEAR THE AREA OF TREES AND VEGETATION TO BE CONSTRUCTED IN PHASE 1C. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON–SITE AS AN INTERIM STABILIZATION METHOD.
6. REMOVE ANY REMAINING ASPHALT PATHS OR OTHER STRUCTURES LOCATED WITHIN PHASE 1C.
7. APPROXIMATELY 32,797 CUBIC YARDS OF EXCESS EARTHWORK FROM MASS GRADING ACTIVITIES IN PHASE 1C WILL CONTINUOUSLY AND SIMULTANEOUSLY MOVED AS NEEDED FOR USE IN PHASE 1D. STABILIZATION OF AREAS IDLE FOR MORE THAN 7 DAYS SHALL BE CONTINUOUS AND ONGOING AS THE AREAS ARE BROUGHT UP TO GRADE.
8. CONSTRUCT TEMPORARY SEDIMENT TRAP NUMBERS 1C–1 THROUGH 1C–10 AND TEMPORARY DIVERSION SWALES TO DIRECT DRAINAGE TO TRAPS AS EARTHWORK PROGRESSES. TEMPORARY SEDIMENT TRAP 1B–1 FROM PHASE 1B SHALL BE MAINTAINED DURING PHASE 1B.
9. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION, CONTINUE ROADWAY CONSTRUCTION OF DAY DRIVE AND BLUM STREET AND NORTHERN PORTION OF CURRIE WAY. CONSTRUCT RETAINING WALLS ALONG NORTHERN PROPERTY BOUNDARY.
10. CONSTRUCT EMERGENCY ACCESS DRIVEWAY CONNECTION TO VALLEYVIEW ROAD. COMMENCE BUILDING FOUNDATION EXCAVATIONS FOR LOTS 29–43, 45–50 AND 63–82. BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF 9.5' FOR A "WALKOUT"BASEMENT CONDITION AND 6.5' FOR A "WALKUP"BASEMENT CONDITION.
11. INSTALL STORMWATER DRAINAGE SYSTEMS LOCATED WITHIN PHASE 1C ROADWAYS. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS AS COMPLETED. ALL INFILTRATION BASIN INLETS SHALL BE PLUGGED DURING CONSTRUCTION AND KEPT OFFLINE UNTIL THE TRIBUTARY AREA IS SUFFICIENTLY STABILIZED.
12. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, SEWER, ELECTRIC, DATA).
13. INSTALL ASPHALT PAVEMENT.
14. SEED, MULCH, AND INSTALL SILT FENCING AROUND ANY TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES FOR AREAS LEFT IDLE FOR MORE THAN 7 DAYS.
15. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
16. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION. TEMPORARY SEDIMENT TRAP NUMBER 1C–8 CAN BE TRANSITIONED TO PERMANENT STORMWATER MANAGEMENT BASINS WHEN 80% GERMINATION OF DISTURBED CONTRIBUTING AREAS HAS BEEN CONFIRMED BY TOWN REPRESENTATIVES, THE QUALIFIED INSPECTOR IN EROSION & SEDIMENT CONTROL, APPLICANT AND CONTRACTOR. DEWATERING, DE–MUCKING AND REMOVING ACCUMULATED SEDIMENT AS NECESSARY SHALL OCCUR DURING THE TRANSITION AND FINAL STABILIZATION.
17. COMPLETE PHASE 1C CONSTRUCTION.

WAIVER OF 5–ACRE DISTURBANCE NOTES:

THE PROVISIONS FOR DISTURBANCE BEYOND THE FIVE–ACRE THRESHOLD ARE OUTLINED IN THE GENERAL PERMIT 0–20–001, PART II, PERMIT COVERAGE – D. GENERAL REQUIREMENTS FOR OWNERS OR OPERATORS WITH PERMIT COVERAGE, 3. AND PART IV. INSPECTION AND MAINTENANCE REQUIREMENTS, C. QUALIFIED INSPECTOR INSPECTION REQUIREMENTS. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING GP–0–20–001 REQUIREMENTS:

- §1.0 – THE PROJECT DESCRIPTION INCLUDES THE NEED FOR THE DISTURBANCE OF GREATER THAN 5–ACRES AT ONE TIME. ACCORDINGLY, A WAIVER WILL BE REQUESTED FOR EACH PHASE OF CONSTRUCTION.
- §3.0 – EROSION AND SEDIMENT CONTROLS PROVIDES A DESCRIPTION OF THE PHASING PLAN FOR THE PROJECT ALONG WITH THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED AND STABILIZATION MEASURES TO BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- §3.2 – THE CONSTRUCTION SEQUENCING PROVIDES A TABLE SHOWING THE MAXIMUM DISTURBED AREA OF EACH CONSTRUCTION PHASE WITH THE CORRESPONDING CUT AND FILL VOLUMES REQUIRED.
- §4.0 – INSPECTION AND MAINTENANCE PROVIDES THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED.
- DRAWINGS C–400 THROUGH C–403 EROSION AND SEDIMENT CONTROL PLANS (PHASE 1A –1D) PROVIDES NOTES ASSOCIATED WITH THE DISTURBANCE OF GREATER THAN FIVE ACRES.

CONSTRUCTION PHASING AND EROSION & SEDIMENT CONTROL NOTES

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

A WAIVER SHALL BE REQUIRED FROM THE TOWN OF GREENBURGH MS4 OFFICER TO DISTURB MORE THAN 5 ACRES AT ONE TIME DURING THE SUBDIVISION CONSTRUCTION.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

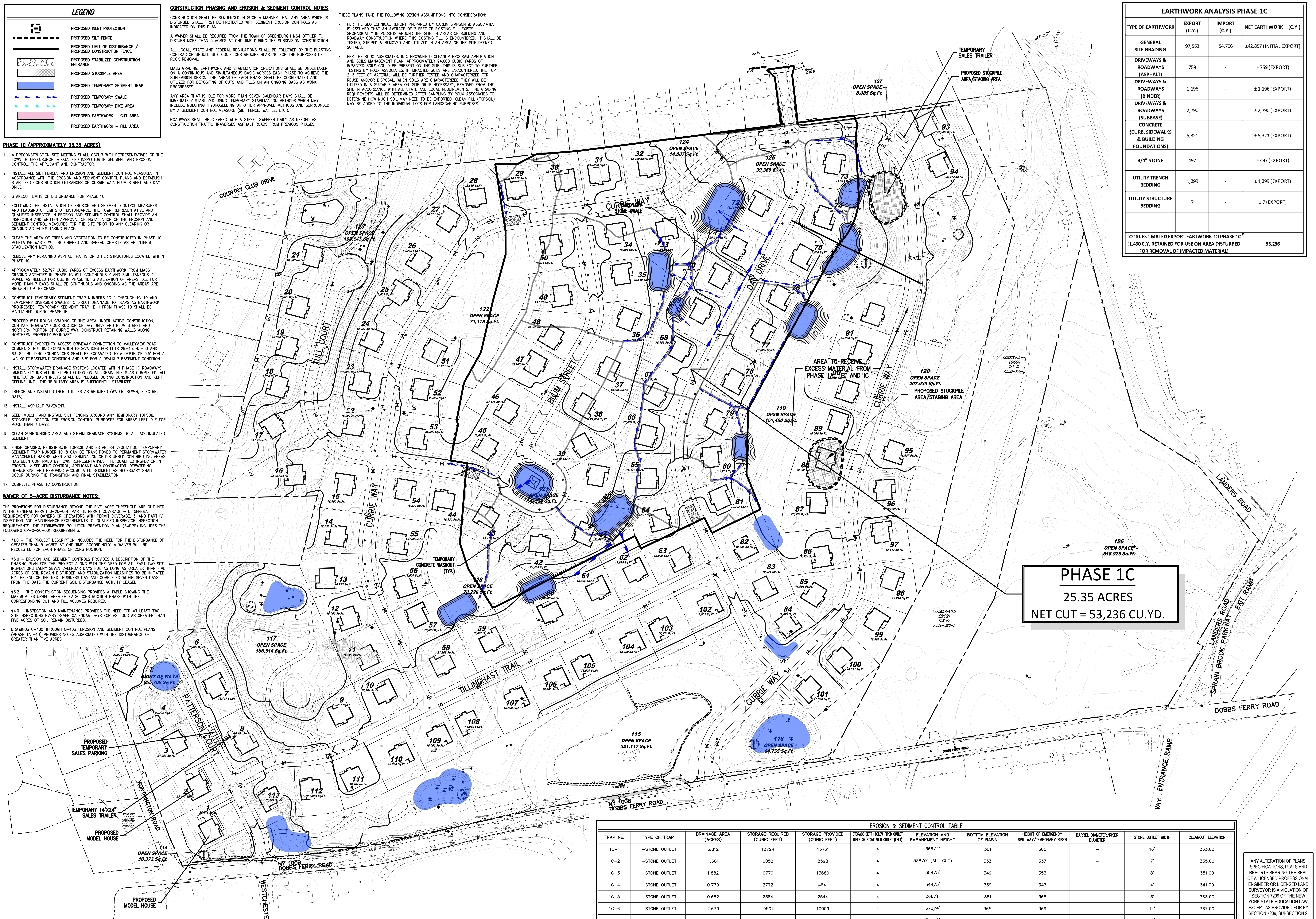
MASS GRADING, EARTHWORK AND STABILIZATION OPERATIONS SHALL BE UNDERTAKEN ON A CONTINUOUS AND SIMULTANEOUS BASIS ACROSS EACH PHASE TO ACHIEVE THE SUBDIVISION DESIGN. THE AREAS OF EACH PHASE SHALL BE COORDINATED AND UTILIZED FOR DEPOSITING OF CUTS AND FILLS ON AN ONGOING BASS AS WORK PROGRESSES.

ANY AREA THAT IS IDLE FOR MORE THAN SEVEN CALENDAR DAYS SHALL BE IMMEDIATELY STABILIZED USING TEMPORARY STABILIZATION METHODS WHICH MAY INCLUDE MULCHING, HYDROSEEDING OR OTHER APPROVED METHODS AND SURROUNDED BY A SEDIMENT CONTROL MEASURE (SILT FENCE, WATTLE, ETC.).

ROADWAYS SHALL BE CLEANED WITH A STREET SWEEPER DAILY AS NEEDED AS CONSTRUCTION TRAFFIC TRAVERSES ASPHALT ROADS FROM PREVIOUS PHASES.

THESE PLANS TAKE THE FOLLOWING DESIGN ASSUMPTIONS INTO CONSIDERATION:

- PER THE GEOTECHNICAL REPORT PREPARED BY CARLIN SIMPSON & ASSOCIATES, IT IS ASSUMED THAT AN AVERAGE OF 2 FEET OF EXISTING FILL EXISTS SPORADICALLY IN POCKETS AROUND THE SITE. IN AREAS OF BUILDING AND ROADWAY CONSTRUCTION WHERE THIS EXISTING FILL IS ENCOUNTERED, IT SHALL BE TESTED, STRIPED & REMOVED AND UTILIZED IN AN AREA OF THE SITE DEEMED SUITABLE.
- PER THE ROUX ASSOCIATES, INC. BROWNFIELD CLEANUP PROGRAM APPLICATION AND SOILS MANAGEMENT PLAN, APPROXIMATELY 94,000 CUBIC YARDS OF IMPACTED SOILS COULD BE PRESENT ON THE SITE. THIS IS SUBJECT TO FURTHER TESTING BY ROUX ASSOCIATES. IF IMPACTED SOILS ARE ENCOUNTERED, THE TOP 2–3 FEET OF MATERIAL WILL BE FURTHER TESTED AND CHARACTERIZED FOR REUSE AND/OR DISPOSAL. WHEN SOILS ARE CHARACTERIZED THEY WILL BE UTILIZED IN A SUITABLE AREA ON–SITE OR IF NECESSARY, REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS. FINE GRADING REQUIREMENTS WILL BE DETERMINED AFTER SAMPLING BY ROUX ASSOCIATES TO DETERMINE HOW MUCH SOIL MAY NEED TO BE EXPORTED. CLEAN FILL (TOPSOIL) MAY BE ADDED TO THE INDIVIDUAL LOTS FOR LANDSCAPING PURPOSES.


PHASE 1C
25.35 ACRES
NET CUT = 53,236 CU.YD.
COUNTRY CLUB DRIVE
CURRIE WAY
DAY DRIVE
BLUM STREET
TULL COURT
TILLINGHAST TRAIL
PATTERSON COURT
NORTHINGTON ROAD
WESTCHESTER VIEW LANE
NY 100B DOBBS FERRY ROAD
DOBBS FERRY ROAD
LANDERS ROAD
SPRAIN BROOK PARKWAY
EXIT RAMP
ENTRANCE RAMP
TEMPORARY SALES TRAILER
PROPOSED STOCKPILE AREA/STAGING AREA
TEMPORARY STONE SWALE
AREA TO RECEIVE EXCESS MATERIAL FROM PHASE 1A, 1B, AND 1C
PROPOSED STOCKPILE AREA/STAGING AREA
TEMPORARY CONCRETE WASHOUT (TYP.)
PROPOSED TEMPORARY SALES PARKING
TEMPORARY 14'X24' SALES TRAILER
PROPOSED MODEL HOUSE
PROPOSED MODEL HOUSE
CONSOLIDATED EDISON TAX ID: 7.530–320–3
CONSOLIDATED EDISON TAX ID: 7.530–320–3
117 OPEN SPACE 165,514 Sq.Ft.
115 OPEN SPACE 321,117 Sq.Ft.
EXISTING POND
116 OPEN SPACE 64,755 Sq.Ft.
114 OPEN SPACE 10,373 Sq.Ft.
119 OPEN SPACE 161,420 Sq.Ft.
120 OPEN SPACE 207,930 Sq.Ft.
122 OPEN SPACE 71,178 Sq.Ft.
123 OPEN SPACE 100,643 Sq.Ft.
124 OPEN SPACE 14,887 Sq.Ft.
125 OPEN SPACE 39,368 Sq.Ft.
126 OPEN SPACE 618,925 Sq.Ft.
127 OPEN SPACE 8,885 Sq.Ft.
RIGHT OF WAYS 555,709 Sq.Ft.

EARTHWORK ANALYSIS PHASE 1C			
TYPE OF EARTHWORK	EXPORT (C.Y.)	IMPORT (C.Y.)	NET EARTHWORK (C.Y.)
GENERAL SITE GRADING	97,563	54,706	±42,857 (INITIAL EXPORT)
DRIVEWAYS & ROADWAYS (ASPHALT)	759	-	± 759 (EXPORT)
DRIVEWAYS & ROADWAYS (BINDER)	1,196	-	± 1,196 (EXPORT)
DRIVEWAYS & ROADWAYS (SUBBASE)	2,790	-	± 2,790 (EXPORT)
CONCRETE (CURB, SIDEWALKS & BUILDING FOUNDATIONS)	5,321	-	± 5,321 (EXPORT)
3/4" STONE	497	-	± 497 (EXPORT)
UTILITY TRENCH BEDDING	1,299	-	± 1,299 (EXPORT)
UTILITY STRUCTURE BEDDING	7	-	± 7 (EXPORT)
TOTAL ESTIMATED EXPORT EARTWORK TO PHASE 1C (1,490 C.Y. RETAINED FOR USE ON AREA DISTURBED FOR REMOVAL OF IMPACTED MATERIAL)			53,236

EROSION & SEDIMENT CONTROL TABLE

TRAP No.	TYPE OF TRAP	DRAINAGE AREA (ACRES)	STORAGE REQUIRED (CUBIC FEET)	STORAGE PROVIDED (CUBIC FEET)	STORAGE DEPTH BELOW PIPED OUTLET RISER OR STONE WEIR OUTLET (FEET)	ELEVATION AND EMBANKMENT HEIGHT	BOTTOM ELEVATION OF BASIN	HEIGHT OF EMERGENCY SPILLWAY/TEMPORARY RISER	BARREL DIAMETER/RISER DIAMETER	STONE OUTLET WIDTH	CLEANOUT ELEVATION
1C–1	II–STONE OUTLET	3.812	13724	13761	4	366/4'	361	365	–	16'	363.00
1C–2	II–STONE OUTLET	1.681	6052	8598	4	338/0' (ALL CUT)	333	337	–	7'	335.00
1C–3	II–STONE OUTLET	1.882	6776	13680	4	354/5'	349	353	–	8'	351.00
1C–4	II–STONE OUTLET	0.770	2772	4641	4	344/5'	339	343	–	4'	341.00
1C–5	II–STONE OUTLET	0.662	2384	2544	4	366/1'	361	365	–	3'	363.00
1C–6	II–STONE OUTLET	2.639	9501	10009	4	370/4'	365	369	–	14'	367.00
1C–7	II–STONE OUTLET	3.100	11160	17841	4	346/5'	341	345	–	13'	343.00
1C–8(1)	I–PIPE OUTLET	4.051	14584	14627	3.5	326/3'	321	324.5	21"/27"	–	323.00
1C–9	II–STONE OUTLET	0.645	2322	7788	4	322/4'	317	321	–	3'	319.00
1C–10	II–STONE OUTLET	1.413	5087	10,116	4	334/5'	329	333	–	6'	331.00

NOTES:

1. A PORTION OF THE FOOTPRINT OF THE TEMPORARY SEDIMENT TRAP IS WITHIN THE PROPOSED FOOTPRINT OF THE STORMWATER MANAGEMENT BASIN. THE BOTTOM GRADE OF THE TEMPORARY SEDIMENT TRAP IS TWO FEET HIGHER THAN THE BOTTOM GRADE OF THE STORMWATER MANAGEMENT BASIN.
2. A MAXIMUM DRAINAGE AREA OF NO MORE THAN 5 ACRES SHALL BE PERMITTED TO DRAIN TO A PIPE OR STONE OUTLET SEDIMENT TRAP.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

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9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
	Previous Editions Obsolete		

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EROSION AND SEDIMENT CONTROL PLAN (PHASE 1C)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	1" = 100'		
Date:	11/11/2022		
Project No:	17099		
17099-SE	C-403 (PH 1C)	PH 3.ls	
Drawing No:	C–403		

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LEGEND

⊞	PROPOSED INLET PROTECTION
▪ ▪ ▪ ▪ ▪	PROPOSED SILT FENCE
━━━	PROPOSED LIMIT OF DISTURBANCE / PROPOSED CONSTRUCTION FENCE
▨	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
▩	PROPOSED STOCKPILE AREA
🟦	PROPOSED TEMPORARY SEDIMENT TRAP
→ → →	PROPOSED TEMPORARY SWALE
→ → →	PROPOSED TEMPORARY DIKE AREA
🟪	PROPOSED EARTHWORK – CUT AREA
🟩	PROPOSED EARTHWORK – FILL AREA

CONSTRUCTION PHASING AND EROSION & SEDIMENT CONTROL NOTES

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

A WAIVER SHALL BE REQUIRED FROM THE TOWN OF GREENBURGH MS4 OFFICER TO DISTURB MORE THAN 5 ACRES AT ONE TIME DURING THE SUBDIVISION CONSTRUCTION.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

MASS GRADING, EARTHWORK AND STABILIZATION OPERATIONS SHALL BE UNDERTAKEN ON A CONTINUOUS AND SIMULTANEOUS BASIS ACROSS EACH PHASE TO ACHIEVE THE SUBDIVISION DESIGN. THE AREAS OF EACH PHASE SHALL BE COORDINATED AND UTILIZED FOR DEPOSITING OF CUTS AND FILLS ON AN ONGOING BASS AS WORK PROGRESSES.

ANY AREA THAT IS IDLE FOR MORE THAN SEVEN CALENDAR DAYS SHALL BE IMMEDIATELY STABILIZED USING TEMPORARY STABILIZATION METHODS WHICH MAY INCLUDE MULCHING, HYDROSEEDING OR OTHER APPROVED METHODS AND SURROUNDED BY A SEDIMENT CONTROL MEASURE (SILT FENCE, WATTLE, ETC.).

ROADWAYS SHALL BE CLEANED WITH A STREET SWEEPER DAILY AS NEEDED AS CONSTRUCTION TRAFFIC TRAVERSES ASPHALT ROADS FROM PREVIOUS PHASES.

THESE PLANS TAKE THE FOLLOWING DESIGN ASSUMPTIONS INTO CONSIDERATION:

- PER THE GEOTECHNICAL REPORT PREPARED BY CARLIN SIMPSON & ASSOCIATES, IT IS ASSUMED THAT AN AVERAGE OF 2 FEET OF EXISTING FILL EXISTS SPORADICALLY IN POCKETS AROUND THE SITE. IN AREAS OF BUILDING AND ROADWAY CONSTRUCTION WHERE THIS EXISTING FILL IS ENCOUNTERED, IT SHALL BE TESTED, STRIPED & REMOVED AND UTILIZED IN AN AREA OF THE SITE DEEMED SUITABLE.
- PER THE ROUX ASSOCIATES, INC. BROWNFIELD CLEANUP PROGRAM APPLICATION AND SOILS MANAGEMENT PLAN, APPROXIMATELY 94,000 CUBIC YARDS OF IMPACTED SOILS COULD BE PRESENT ON THE SITE. THIS IS SUBJECT TO FURTHER TESTING BY ROUX ASSOCIATES. IF IMPACTED SOILS ARE ENCOUNTERED, THE TOP 2–3 FEET OF MATERIAL WILL BE FURTHER TESTED AND CHARACTERIZED FOR REUSE AND/OR DISPOSAL. WHEN SOILS ARE CHARACTERIZED THEY WILL BE UTILIZED IN A SUITABLE AREA ON–SITE OR IF NECESSARY, REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS. FINE GRADING REQUIREMENTS WILL BE DETERMINED AFTER SAMPLING BY ROUX ASSOCIATES TO DETERMINE HOW MUCH SOIL MAY NEED TO BE EXPORTED. CLEAN FILL (TOPSOIL) MAY BE ADDED TO THE INDIVIDUAL LOTS FOR LANDSCAPING PURPOSES.

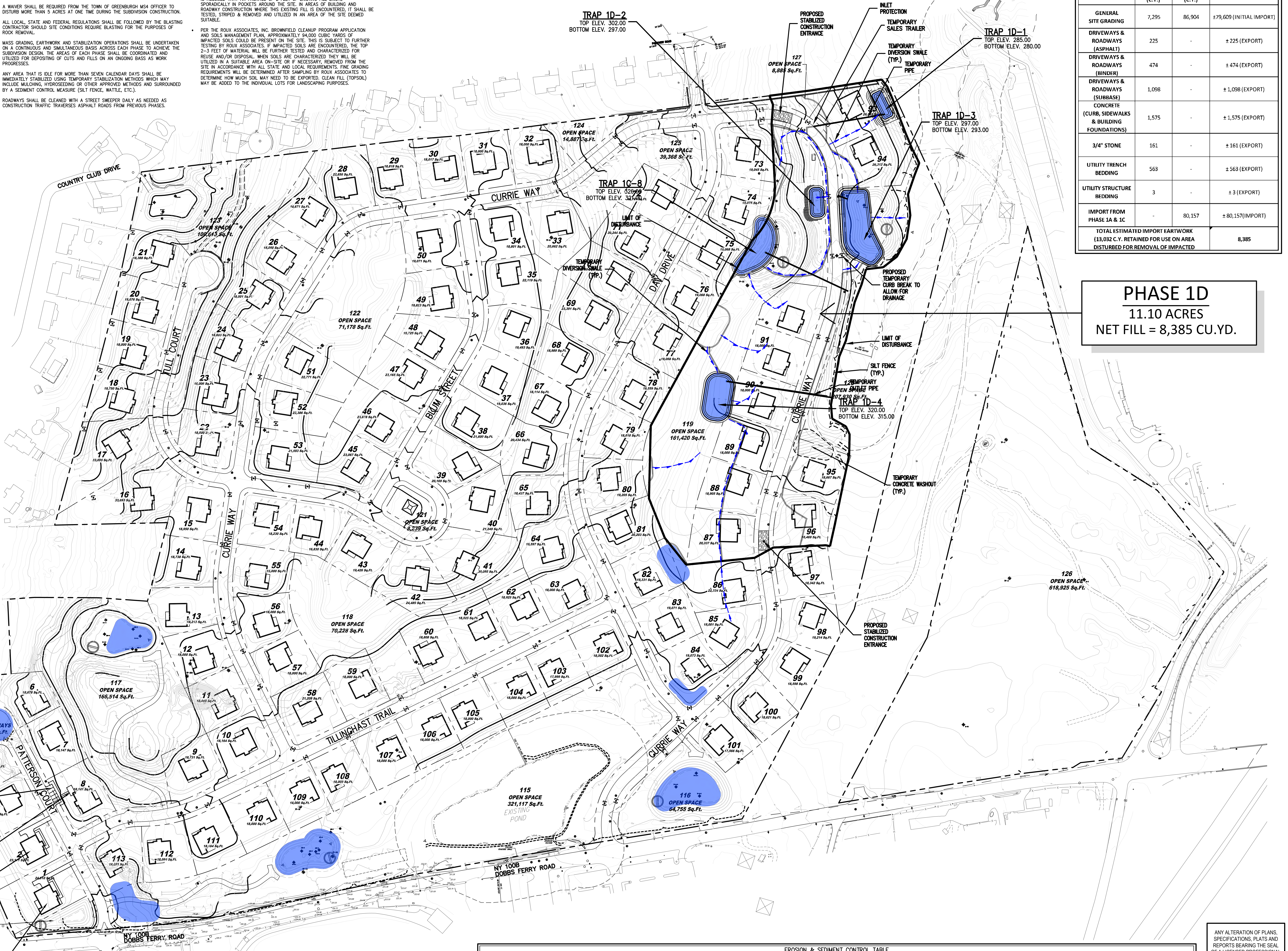
PHASE 1D (APPROXIMATELY 11.10 ACRES)

1. A PRECONSTRUCTION SITE MEETING SHALL OCCUR WITH REPRESENTATIVES OF THE TOWN OF GREENBURGH, A QUALIFIED INSPECTOR IN SEDIMENT AND EROSION CONTROL, THE APPLICANT AND CONTRACTOR.
2. INSTALL ALL SILT FENCES AND EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLANS AND ESTABLISH STABILIZED CONSTRUCTION ENTRANCES ON THE NORTHERN AND SOUTHERN ENDS OF CURRIE WAY.
3. STAKEOUT LIMITS OF DISTURBANCE FOR PHASE 1D.
4. FOLLOWING THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND FLAGGING OF LIMITS OF DISTURBANCE, THE TOWN REPRESENTATIVE AND QUALIFIED INSPECTOR IN EROSION AND SEDIMENT CONTROL SHALL PROVIDE AN INSPECTION AND WRITTEN APPROVAL OF INSTALLATION OF THE EROSION AND SEDIMENT CONTROL MEASURES FOR THE SITE PRIOR TO ANY CLEARING OR GRADING ACTIVITIES TAKING PLACE.
5. CLEAR THE AREA OF TREES AND VEGETATION TO BE CONSTRUCTED IN PHASE 1D. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON–SITE AS AN INTERIM STABILIZATION METHOD.
6. REMOVE ANY REMAINING ASPHALT PATHS OR OTHER STRUCTURES LOCATED WITHIN PHASE 1D.
7. APPROXIMATELY 32,797 CUBIC YARDS OF EXCESS EARTHWORK FROM MASS GRADING ACTIVITIES IN PHASE 1C WILL BE CONTINUOUSLY MOVED AS NEEDED FOR USE IN PHASE 1D TO ACHIEVE THE FILLS REQUIRED. THESE EARTHWORK ACTIVITIES SHALL BE SIMULTANEOUS AND CONTINUOUS DURING EACH PHASE OF WORK TO MAXIMIZE THE EFFICIENCY OF IMPLEMENTING THE SUBDIVISION DESIGN. STABILIZATION OF AREAS IDLE FOR MORE THAN 7 DAYS SHALL BE CONTINUOUS AND ONGOING AS THE AREAS ARE BROUGHT UP TO GRADE.
8. CONSTRUCT TEMPORARY SEDIMENT TRAP NUMBERS 1D–1 THROUGH 1D–4 AND TEMPORARY DIVERSION SWALES TO DIRECT DRAINAGE TO TRAPS AS EARTHWORK PROGRESSES. SEDIMENT TRAP 1C–8 SHALL BE MAINTAINED DURING PHASE 1D.
9. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION, COMPLETE ROADWAY CONSTRUCTION OF CURRIE WAY.
10. COMMENCE BUILDING FOUNDATION EXCAVATIONS FOR LOTS 86–96. BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF 9.5' FOR A "WALKOUT" BASEMENT CONDITION AND 6.5' FOR A "WALKUP" BASEMENT CONDITION.
11. INSTALL STORMWATER DRAINAGE SYSTEMS LOCATED WITHIN PHASE 1D ROADWAYS. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS AS COMPLETED. ALL INFILTRATION BASIN INLETS SHALL BE PLUGGED DURING CONSTRUCTION AND KEPT OFFLINE UNTIL THE TRIBUTARY AREA IS SUFFICIENTLY STABILIZED.
12. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, SEWER, ELECTRIC, DATA).
13. INSTALL ASPHALT PAVEMENT.
14. SEED, MULCH, AND INSTALL SILT FENCING AROUND ANY TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES FOR AREAS LEFT IDLE FOR MORE THAN 7 DAYS.
15. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
16. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION. TEMPORARY SEDIMENT TRAP NUMBERS 1C–8 AND 1D–3 CAN BE TRANSITIONED TO PERMANENT STORMWATER MANAGEMENT BASINS WHEN 80% GERMINATION OF DISTURBED CONTRIBUTING AREAS HAS BEEN CONFIRMED BY TOWN REPRESENTATIVES, THE QUALIFIED INSPECTOR IN EROSION & SEDIMENT CONTROL, APPLICANT AND CONTRACTOR. DEWATERING, DE–MUCKING AND REMOVING ACCUMULATED SEDIMENT AS NECESSARY SHALL OCCUR DURING THE TRANSITION AND FINAL STABILIZATION.
17. COMPLETE PHASE 1D CONSTRUCTION.

WAIVER OF 5–ACRE DISTURBANCE NOTES:

THE PROVISIONS FOR DISTURBANCE BEYOND THE FIVE–ACRE THRESHOLD ARE OUTLINED IN THE GENERAL PERMIT 0–20–001, PART II, PERMIT COVERAGE – D. GENERAL REQUIREMENTS FOR OWNERS OR OPERATORS WITH PERMIT COVERAGE, 3. AND PART IV. INSPECTION AND MAINTENANCE REQUIREMENTS, C. QUALIFIED INSPECTOR INSPECTION REQUIREMENTS. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING GP–0–20–001 REQUIREMENTS:

- §1.0 – THE PROJECT DESCRIPTION INCLUDES THE NEED FOR THE DISTURBANCE OF GREATER THAN 5–ACRES AT ONE TIME. ACCORDINGLY, A WAIVER WILL BE REQUESTED FOR EACH PHASE OF CONSTRUCTION.
- §3.0 – EROSION AND SEDIMENT CONTROLS PROVIDES A DESCRIPTION OF THE PHASING PLAN FOR THE PROJECT ALONG WITH THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED AND STABILIZATION MEASURES TO BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- §3.2 – THE CONSTRUCTION SEQUENCING PROVIDES A TABLE SHOWING THE MAXIMUM DISTURBED AREA OF EACH CONSTRUCTION PHASE WITH THE CORRESPONDING CUT AND FILL VOLUMES REQUIRED.
- §4.0 – INSPECTION AND MAINTENANCE PROVIDES THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED.
- DRAWINGS C–400 THROUGH C–403 EROSION AND SEDIMENT CONTROL PLANS (PHASE 1A –1D) PROVIDES NOTES ASSOCIATED WITH THE DISTURBANCE OF GREATER THAN FIVE ACRES.


TRAP 1D–2
TOP ELEV. 302.00
BOTTOM ELEV. 297.00
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
INLET PROTECTION
TEMPORARY SALES TRAILER
TEMPORARY DIVERSION SWALE (TYP.)
TEMPORARY PIPE
TRAP 1D–1
TOP ELEV. 285.00
BOTTOM ELEV. 280.00
TRAP 1D–3
TOP ELEV. 297.00
BOTTOM ELEV. 293.00
TRAP 1C–8
TOP ELEV. 326.00
BOTTOM ELEV. 321.00
LIMIT OF DISTURBANCE
TEMPORARY DIVERSION SWALE (TYP.)
PROPOSED TEMPORARY CURB BREAK TO ALLOW FOR DRAINAGE
LIMIT OF DISTURBANCE
SILT FENCE (TYP.)
TEMPORARY OUTLET PIPE
TRAP 1D–4
TOP ELEV. 320.00
BOTTOM ELEV. 315.00
TEMPORARY CONCRETE WASHOUT (TYP.)
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
PROPOSED TEMPORARY SALES PARKING
TEMPORARY 14'X24' SALES TRAILER
PROPOSED MODEL HOUSE
PROPOSED MODEL HOUSE
COUNTRY CLUB DRIVE
CURRIE WAY
DALY DRIVE
BLUM STREET
TULL COURT
TILLINGHAST TRAIL
PATTERSON COURT
NY 100B DOBBS FERRY ROAD
124 OPEN SPACE 14,887 Sq.Ft.
125 OPEN SPACE 39,368 Sq.Ft.
127 OPEN SPACE 8,885 Sq.Ft.
123 OPEN SPACE 100,613 Sq.Ft.
122 OPEN SPACE 71,178 Sq.Ft.
121 OPEN SPACE 8,239 Sq.Ft.
119 OPEN SPACE 161,420 Sq.Ft.
118 OPEN SPACE 70,228 Sq.Ft.
117 OPEN SPACE 165,514 Sq.Ft.
116 OPEN SPACE 64,755 Sq.Ft.
115 OPEN SPACE 321,117 Sq.Ft.
114 OPEN SPACE 10,373 Sq.Ft.
126 OPEN SPACE 618,925 Sq.Ft.
RIGHT OF WAYS 555,709 Sq.Ft.
EXISTING POND

PHASE 1D
11.10 ACRES
NET FILL = 8,385 CU.YD.

EARTHWORK ANALYSIS PHASE 1D

TYPE OF EARTHWORK	EXPORT (C.Y.)	IMPORT (C.Y.)	NET EARTHWORK (C.Y.)
GENERAL SITE GRADING	7,295	86,904	±79,609 (INITIAL IMPORT)
DRIVEWAYS & ROADWAYS (ASPHALT)	225	-	± 225 (EXPORT)
DRIVEWAYS & ROADWAYS (BINDER)	474	-	± 474 (EXPORT)
DRIVEWAYS & ROADWAYS (SUBBASE)	1,098	-	± 1,098 (EXPORT)
CONCRETE (CURB, SIDEWALKS & BUILDING FOUNDATIONS)	1,575	-	± 1,575 (EXPORT)
3/4" STONE	161	-	± 161 (EXPORT)
UTILITY TRENCH BEDDING	563	-	± 563 (EXPORT)
UTILITY STRUCTURE BEDDING	3	-	± 3 (EXPORT)
IMPORT FROM PHASE 1A & 1C	-	80,157	± 80,157(IMPORT)
TOTAL ESTIMATED IMPORT EARTWORK (13,032 C.Y. RETAINED FOR USE ON AREA DISTURBED FOR REMOVAL OF IMPACTED			8,385

EROSION & SEDIMENT CONTROL TABLE

TRAP No.	TYPE OF TRAP	DRAINAGE AREA (ACRES)	STORAGE REQUIRED (CUBIC FEET)	STORAGE PROVIDED (CUBIC FEET)	STORAGE DEPTH BELOW PIPED OUTLET RISER OR STONE WEIR OUTLET (FEET)	ELEVATION AND EMBANKMENT HEIGHT	BOTTOM ELEVATION OF BASIN	HEIGHT OF EMERGENCY SPILLWAY/TEMPORARY RISER	BARREL DIAMETER/RISER DIAMETER	STONE OUTLET WIDTH	CLEANOUT ELEVATION
1C–8(1)	I–PIPE OUTLET	4.051	14584	14627	3.5	326/3'	321	324.5	21"/27"	–	323.00
1D–1	II–STONE OUTLET	0.843	3035	3513	4	285/5'	280	284	–	4'	282.00
1D–2	II–STONE OUTLET	1.134	4083	4144	4	302/4'	297	301	–	5'	299.00
1D–3(1)	II–STONE OUTLET	4.900	17640	20036	3	298/5'	293	296	–	20'	294.50
1D–4	I–PIPE OUTLET	2.597	9350	9604	3.5	320/5'	315	318.5	18"/21"	–	317.00

NOTES:

1. A PORTION OF THE FOOTPRINT OF THE TEMPORARY SEDIMENT TRAP IS WITHIN THE PROPOSED FOOTPRINT OF THE STORMWATER MANAGEMENT BASIN. THE BOTTOM GRADE OF THE TEMPORARY SEDIMENT TRAP IS TWO FEET HIGHER THAN THE BOTTOM GRADE OF THE STORMWATER MANAGEMENT BASIN.
2. A MAXIMUM DRAINAGE AREA OF NO MORE THAN 5 ACRES SHALL BE PERMITTED TO DRAIN TO A PIPE OR STONE OUTLET SEDIMENT TRAP.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR OWNER	09/17/2024	CDF
8.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
9.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
10.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

Previous Editions Obsolete

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EROSION AND SEDIMENT CONTROL PLAN (PHASE 1D)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	EGK	Approved:	DV
Scale:	1" = 100'		
Date:	11/11/2022		
Project No:	17099		
17099-SE	C-404 (PH 1D)	PH 4.ls	

Drawing No:
C-404

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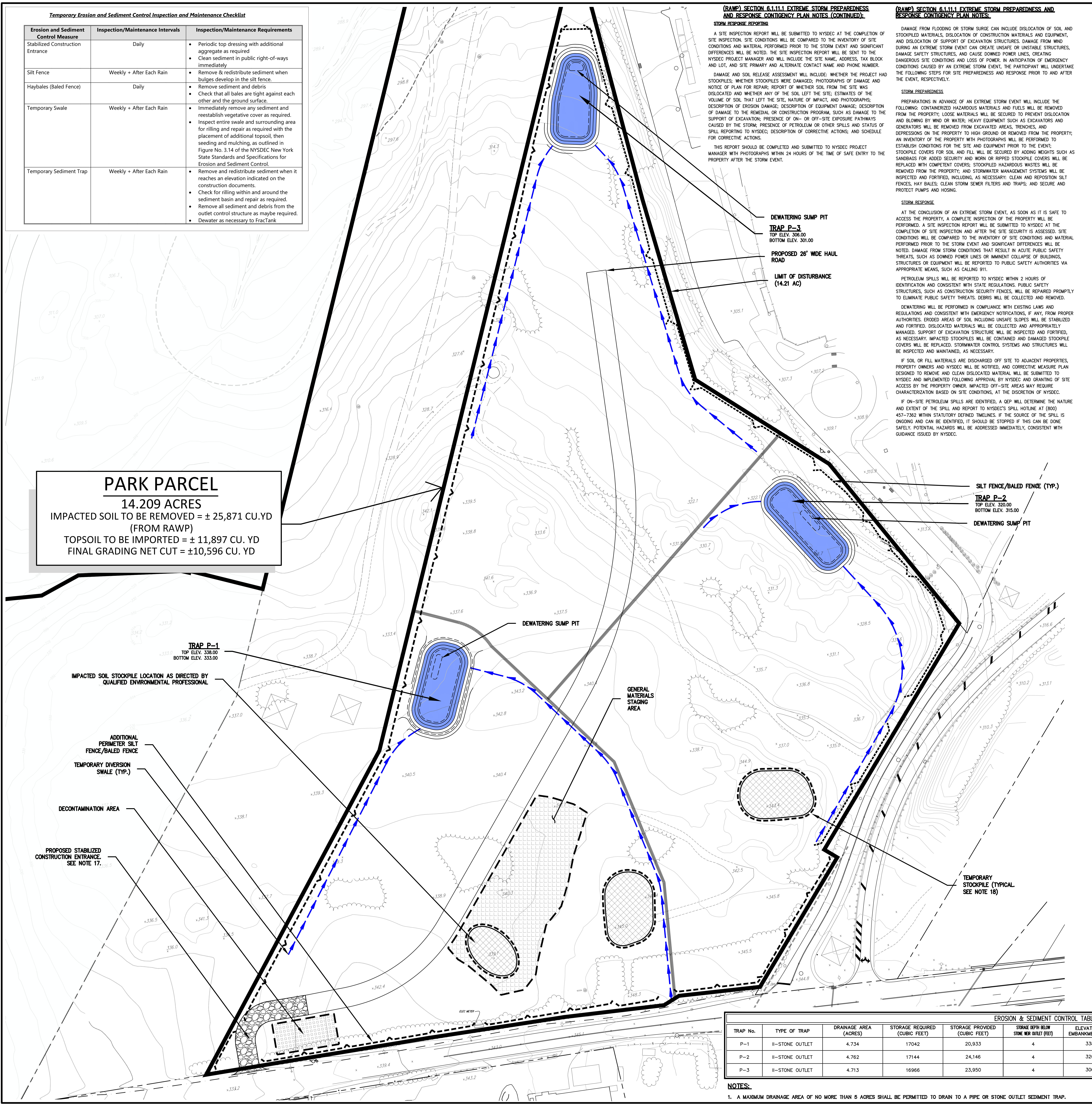
Temporary Erosion and Sediment Control Inspection and Maintenance Checklist

Erosion and Sediment Control Measure	Inspection/Maintenance Intervals	Inspection/Maintenance Requirements
Stabilized Construction Entrance	Daily	• Periodic top dressing with additional aggregate as required • Clean sediment in public right-of-ways immediately
Silt Fence	Weekly + After Each Rain	• Remove & redistribute sediment when bulges develop in the silt fence.
Haybales (Baled Fence)	Daily	• Remove sediment and debris • Check that all bales are tight against each other and the ground surface.
Temporary Swale	Weekly + After Each Rain	• Immediately remove any sediment and reestablish vegetative cover as required. • Inspect entire swale and surrounding area for rilling and repair as required with the placement of additional topsoil, then seeding and mulching, as outlined in Figure No. 3.14 of the NYSDEC New York State Standards and Specifications for Erosion and Sediment Control.
Temporary Sediment Trap	Weekly + After Each Rain	• Remove and redistribute sediment when it reaches an elevation indicated on the construction documents. • Check for rilling within and around the sediment basin and repair as required. • Remove all sediment and debris from the outlet control structure as maybe required. • Dewater as necessary to FracTank


PARK PARCEL
14.209 ACRES
IMPACTED SOIL TO BE REMOVED = ± 25,871 CU.YD
(FROM RAWP)
TOPSOIL TO BE IMPORTED = ± 11,897 CU. YD
FINAL GRADING NET CUT = ±10,596 CU. YD
DEWATERING SUMP PIT
TRAP P-3
TOP ELEV. 306.00
BOTTOM ELEV. 301.00
PROPOSED 26' WIDE HAUL ROAD
LIMIT OF DISTURBANCE (14.21 AC)
SILT FENCE/BALED FENCE (TYP.)
TRAP P-2
TOP ELEV. 320.00
BOTTOM ELEV. 315.00
DEWATERING SUMP PIT
DEWATERING SUMP PIT
TRAP P-1
TOP ELEV. 338.00
BOTTOM ELEV. 333.00
IMPACTED SOIL STOCKPILE LOCATION AS DIRECTED BY QUALIFIED ENVIRONMENTAL PROFESSIONAL
GENERAL MATERIALS STAGING AREA
ADDITIONAL PERIMETER SILT FENCE/BALED FENCE
TEMPORARY DIVERSION SWALE (TYP.)
DECONTAMINATION AREA
PROPOSED STABILIZED CONSTRUCTION ENTRANCE. SEE NOTE 17.
TEMPORARY STOCKPILE (TYPICAL. SEE NOTE 18)

(RAWP) SECTION 6.1.11.1 EXTREME STORM PREPAREDNESS AND RESPONSE CONTIGENCY PLAN NOTES:

DAMAGE FROM FLOODING OR STORM SURGE CAN INCLUDE DISLOCATION OF SOIL AND STOCKPILED MATERIALS, DISLOCATION OF CONSTRUCTION MATERIALS AND EQUIPMENT, AND DISLOCATION OF SUPPORT OF EXCAVATION STRUCTURES. DAMAGE FROM WIND DURING AN EXTREME STORM EVENT CAN CREATE UNSAFE OR UNSTABLE STRUCTURES, DAMAGE SAFETY STRUCTURES, AND CAUSE DOWNED POWER LINES, CREATING DANGEROUS SITE CONDITIONS AND LOSS OF POWER. IN ANTICIPATION OF EMERGENCY CONDITIONS CAUSED BY AN EXTREME STORM EVENT, THE PARTICIPANT WILL UNDERTAKE THE FOLLOWING STEPS FOR SITE PREPAREDNESS AND RESPONSE PRIOR TO AND AFTER THE EVENT, RESPECTIVELY.

STORM PREPAREDNESS

PREPARATIONS IN ADVANCE OF AN EXTREME STORM EVENT WILL INCLUDE THE FOLLOWING: CONTAINERIZED HAZARDOUS MATERIALS AND FUELS WILL BE REMOVED FROM THE PROPERTY; LOOSE MATERIALS WILL BE SECURED TO PREVENT DISLOCATION AND BLOWING BY WIND OR WATER; HEAVY EQUIPMENT SUCH AS EXCAVATORS AND GENERATORS WILL BE REMOVED FROM EXCAVATED AREAS, TRENCHES, AND DEPRESSIONS ON THE PROPERTY TO HIGH GROUND OR REMOVED FROM THE PROPERTY; AN INVENTORY OF THE PROPERTY WITH PHOTOGRAPHS WILL BE PERFORMED TO ESTABLISH CONDITIONS FOR THE SITE AND EQUIPMENT PRIOR TO THE EVENT; STOCKPILE COVERS FOR SOIL AND FILL WILL BE SECURED BY ADDING WEIGHTS SUCH AS SANDBAGS FOR ADDED SECURITY AND WORN OR RIPPED STOCKPILE COVERS WILL BE REPLACED WITH COMPETENT COVERS; STOCKPILED HAZARDOUS WASTES WILL BE REMOVED FROM THE PROPERTY; AND STORMWATER MANAGEMENT SYSTEMS WILL BE INSPECTED AND FORTIFIED, INCLUDING, AS NECESSARY: CLEAN AND REPOSITION SILT FENCES, HAY BALES; CLEAN STORM SEWER FILTERS AND TRAPS; AND SECURE AND PROTECT PUMPS AND HOSING.

STORM RESPONSE

AT THE CONCLUSION OF AN EXTREME STORM EVENT, AS SOON AS IT IS SAFE TO ACCESS THE PROPERTY, A COMPLETE INSPECTION OF THE PROPERTY WILL BE PERFORMED. A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION AND AFTER THE SITE SECURITY IS ASSESSED. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. DAMAGE FROM STORM CONDITIONS THAT RESULT IN ACUTE PUBLIC SAFETY THREATS, SUCH AS DOWNED POWER LINES OR IMMINENT COLLAPSE OF BUILDINGS, STRUCTURES OR EQUIPMENT WILL BE REPORTED TO PUBLIC SAFETY AUTHORITIES VIA APPROPRIATE MEANS, SUCH AS CALLING 911.

PETROLEUM SPILLS WILL BE REPORTED TO NYSDEC WITHIN 2 HOURS OF IDENTIFICATION AND CONSISTENT WITH STATE REGULATIONS. PUBLIC SAFETY STRUCTURES, SUCH AS CONSTRUCTION SECURITY FENCES, WILL BE REPAIRED PROMPTLY TO ELIMINATE PUBLIC SAFETY THREATS. DEBRIS WILL BE COLLECTED AND REMOVED.

DEWATERING WILL BE PERFORMED IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS AND CONSISTENT WITH EMERGENCY NOTIFICATIONS, IF ANY, FROM PROPER AUTHORITIES. ERODED AREAS OF SOIL INCLUDING UNSAFE SLOPES WILL BE STABILIZED AND FORTIFIED. DISLOCATED MATERIALS WILL BE COLLECTED AND APPROPRIATELY MANAGED. SUPPORT OF EXCAVATION STRUCTURE WILL BE INSPECTED AND FORTIFIED, AS NECESSARY. IMPACTED STOCKPILES WILL BE CONTAINED AND DAMAGED STOCKPILE COVERS WILL BE REPLACED. STORMWATER CONTROL SYSTEMS AND STRUCTURES WILL BE INSPECTED AND MAINTAINED, AS NECESSARY.

IF SOIL OR FILL MATERIALS ARE DISCHARGED OFF SITE TO ADJACENT PROPERTIES, PROPERTY OWNERS AND NYSDEC WILL BE NOTIFIED, AND CORRECTIVE MEASURE PLAN DESIGNED TO REMOVE AND CLEAN DISLOCATED MATERIAL WILL BE SUBMITTED TO NYSDEC AND IMPLEMENTED FOLLOWING APPROVAL BY NYSDEC AND GRANTING OF SITE ACCESS BY THE PROPERTY OWNER. IMPACTED OFF-SITE AREAS MAY REQUIRE CHARACTERIZATION BASED ON SITE CONDITIONS, AT THE DISCRETION OF NYSDEC.

IF ON-SITE PETROLEUM SPILLS ARE IDENTIFIED, A QEP WILL DETERMINE THE NATURE AND EXTENT OF THE SPILL AND REPORT TO NYSDEC'S SPILL HOTLINE AT (800) 457-7362 WITHIN STATUTORY DEFINED TIMELINES. IF THE SOURCE OF THE SPILL IS ONGOING AND CAN BE IDENTIFIED, IT SHOULD BE STOPPED IF THIS CAN BE DONE SAFELY. POTENTIAL HAZARDS WILL BE ADDRESSED IMMEDIATELY, CONSISTENT WITH GUIDANCE ISSUED BY NYSDEC.

(RAWP) SECTION 6.1.11.1 EXTREME STORM PREPAREDNESS AND RESPONSE CONTIGENCY PLAN NOTES (CONTINUED):

STORM RESPONSE REPORTING

A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. THE SITE INSPECTION REPORT WILL BE SENT TO THE NYSDEC PROJECT MANAGER AND WILL INCLUDE THE SITE NAME, ADDRESS, TAX BLOCK AND LOT, AND SITE PRIMARY AND ALTERNATE CONTACT NAME AND PHONE NUMBER.

DAMAGE AND SOIL RELEASE ASSESSMENT WILL INCLUDE: WHETHER THE PROJECT HAD STOCKPILES; WHETHER STOCKPILES WERE DAMAGED; PHOTOGRAPHS OF DAMAGE AND NOTICE OF PLAN FOR REPAIR; REPORT OF WHETHER SOIL FROM THE SITE WAS DISLOCATED AND WHETHER ANY OF THE SOIL LEFT THE SITE; ESTIMATES OF THE VOLUME OF SOIL THAT LEFT THE SITE, NATURE OF IMPACT, AND PHOTOGRAPHS; DESCRIPTION OF EROSION DAMAGE; DESCRIPTION OF EQUIPMENT DAMAGE; DESCRIPTION OF DAMAGE TO THE REMEDIAL OR CONSTRUCTION PROGRAM, SUCH AS DAMAGE TO THE SUPPORT OF EXCAVATION; PRESENCE OF ON- OR OFF-SITE EXPOSURE PATHWAYS CAUSED BY THE STORM; PRESENCE OF PETROLEUM OR OTHER SPILLS AND STATUS OF SPILL REPORTING TO NYSDEC; DESCRIPTION OF CORRECTIVE ACTIONS; AND SCHEDULE FOR CORRECTIVE ACTIONS.

THIS REPORT SHOULD BE COMPLETED AND SUBMITTED TO NYSDEC PROJECT MANAGER WITH PHOTOGRAPHS WITHIN 24 HOURS OF THE TIME OF SAFE ENTRY TO THE PROPERTY AFTER THE STORM EVENT.

LEGEND

▬ ▬ ▬	PROPOSED SILT FENCE/BALED FENCE
▬▬▬	PROPOSED LIMIT OF DISTURBANCE / PROPOSED CONSTRUCTION FENCE
▨	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
▨	PROPOSED STAGING AREA
▨	PROPOSED DECONTAMINATION AREA
🟦	PROPOSED TEMPORARY SEDIMENT TRAP
➤ ➤ ➤	PROPOSED TEMPORARY SWALE

REMEDIATION SEQUENCE OF CONSTRUCTION PARK PARCEL (RAWP PHASE 5/6)

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. PRIOR TO SITE MOBILIZATION A PRE-CONSTRUCTION KICK-OFF MEETING SHALL BE CONDUCTED WITH REPRESENTATIVES OF THE TOWN OF GREENBURGH, NYSDEC, THE APPLICANT, THE REMEDIAL ENGINEER, AND THE REMEDIAL CONTRACTOR.
2. PERFORM PUBLIC AND PRIVATE UTILITY INVESTIGATION AND MARK-OUTS PRIOR TO ANY GROUND-INTRUSIVE ACTIVITIES. UTILITY MARK-OUTS SHALL BE MAINTAINED THROUGHOUT THE REMEDIATION PROCESS.
3. CONTRACTOR SHALL NOTIFY NYS 811 A MINIMUM OF THREE (3) DAYS IN ADVANCE BEFORE INITIATING GROUND-INTRUSIVE WORK.
4. CLEAR AND REMOVE TREES THROUGHOUT THE SITE. ALL EFFORTS SHALL BE MADE TO MITIGATE GROUND DISTURBANCE DURING TREE CLEARING ACTIVITIES. VEGETATIVE WASTE SHALL BE MULCHED, GROUND, OR CHIPPED TO BE REUSED ON-SITE OR RECYCLED OFF-SITE AS DIRECTED BY THE REMEDIAL ENGINEER.
5. INSTALL SILT FENCES AND HAY BALES, ESTABLISH STABILIZED CONSTRUCTION ENTRANCE, DECONTAMINATION AREAS, ACCESS ROADS, AND EQUIPMENT AND MATERIAL STAGING AREA AS SHOWN ON THIS PLAN AND IN ACCORDANCE WITH THE SWPPP AND REMEDIAL ACTION WORK PLAN (RAWP). LOCATIONS OF EROSION AND SEDIMENT CONTROL MEASURES TO BE CONFIRMED IN THE FIELD BY THE REMEDIAL CONTRACTOR AND REMEDIAL ENGINEER, PRIOR TO INSTALLATION.
6. MOBILIZATION OF EQUIPMENT FOR THE PLANNED REMEDIAL ACTIVITIES SHALL OCCUR CONCURRENTLY WITH CLEARING, GRUBBING, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
7. A NYS LICENSED LAND SURVEYOR SHALL DEFINE THE EXTENTS OF THE PROPOSED EXCAVATION GRID IN ACCORDANCE WITH SECTION 3.2.2.8 IF OF THE REMEDIAL ACTION WORK PLAN (RAWP). LIMITS OF THE DEFINED EXCAVATION GRIDS SHALL BE VERIFIED BY THE REMEDIAL ENGINEER.
8. GRUB THE AREA, OR PORTION THEREOF, IN PREPARATION FOR SOIL EXCAVATION AND SAMPLING.
9. CONDUCT END-POINT SAMPLING WITHIN GRIDS THAT ARE NOT DESIGNATED FOR EXCAVATION BASED ON THE REMEDIAL INVESTIGATION DATA TO CONFIRM THE SOIL WITHIN THE GRID MEETS THE APPLICABLE SCO. SEE SECTION 3.2.3 OF THE RAWP.
10. INSTALL / CONSTRUCT ADDITIONAL EROSION AND SEDIMENT CONTROLS, AS NEEDED, AND PER THE SWPPP IN THE DISTURBED AREA, OR PORTION THREREOF, TO ENSURE SUFFICIENT MITIGATION OF POTENTIAL STORMWATER EROSION.
11. BEGIN EXCAVATION OF IMPACTED SOILS AS DIRECTED BY THE REMEDIAL ENGINEER AND IN ACCORDANCE WITH SECTION 3.2.4 OF THE RAWP. EXCAVATION TO BEING IN THE NORTHERN PORTION OF THE AREA AND PROGRESS SOUTH / SOUTHWEST TOWARDS THE MSA.
12. UPON COMPLETION OF REMEDICAL EXCAVATION OF A GRID CELL, ALL ACCESS SHAL BE RESTRICTED FROM EQUIPMENT AND PERSONNEL EXCEPT FOR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL TO COLLECT END-POINT SAMPLES.
13. THE REMEDIAL ENGINEER WILL REVIEW END-POINT SAMPLING RESULTS AND DIRECT THE REMEDIAL CONTRACTOR ON ADDITIONAL EXCAVATION, IF NEEDED.
14. ONCE END-POINT SAMPLING CONFIRMS ALL IMPACTED SOILS HAVE BEEN REMOVED, GRADING SHALL BE PERFORMED TO BRING DISTURBED AREAS TO EXISTING GRADE.
15. TEMPORARY STABILIZATION SUCH AS SEEDING, EROSION CONTROL MATTING, ETC. SHALL BE PROMPTLY APPLIED TO DISTURBED AREAS AND MAINTAINED UNTIL FINAL DEVELOPMENT OF THE SITE IS SET TO OCCUR.
16. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERFORMED AFTER TEMPORARY STABILIZATION UNDER DIRECTION OF THE REMEDIAL CONTRACTOR AND IN ACCORDANCE WITH THE RAWP INCLUDING ACCUMULATED MATERIAL MANAGEMENT AND POST-REMOVAL END-POINT SAMPLING IF THE CONTROL(S) HAD THE POTENTIAL TO RECEIVE CONTAMINATED MATERIAL.

WAIVER OF 5-ACRE DISTURBANCE NOTES:

THE PROVISIONS FOR DISTURBANCE BEYOND THE FIVE-ACRE THRESHOLD ARE OUTLINED IN THE GENERAL PERMIT 0-25-001, PART I. HOW TO OBTAIN COVERAGE AND GENERAL REQUIREMENTS- E. GENERAL REQUIREMENTS FOR OWNERS OR OPERATORS WITH PERMIT COVERAGE, PART III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND PART IV. INSPECTION AND MAINTENANCE REQUIREMENTS- C. QUALIFIED INSPECTOR INSPECTION REQUIREMENTS. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING GP-0-25-001 REQUIREMENTS:

- §1.0 – THE PROJECT DESCRIPTION INCLUDES THE NEED FOR THE DISTURBANCE OF GREATER THAN 5-ACRES AT ONE TIME. ACCORDINGLY, A WAIVER WILL BE REQUESTED FOR EACH PHASE OF CONSTRUCTION.
- §3.0 – EROSION AND SEDIMENT CONTROLS PROVIDES A DESCRIPTION OF THE PHASING PLAN FOR THE PROJECT ALONG WITH THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED AND STABILIZATION MEASURES TO BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- §3.2 – THE CONSTRUCTION SEQUENCING PROVIDES A TABLE SHOWING THE MAXIMUM DISTURBED AREA OF EACH CONSTRUCTION PHASE WITH THE CORRESPONDING CUT AND FILL VOLUMES REQUIRED.
- §4.0 – INSPECTION AND MAINTENANCE PROVIDES THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED.
- THE OWNER OR OPERATOR OF A CONSTRUCTION ACTIVITY SHALL NOT DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DEPARTMENT OR, IN AREAS UNDER THE JURISDICTION OF A REGULATED, TRADITIONAL LAND USE CONTROL MS4, THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 (PROVIDED THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 IS NOT THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY). AT A MINIMUM, THE OWNER OR OPERATOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS IN ORDER TO BE AUTHORIZED TO DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME:

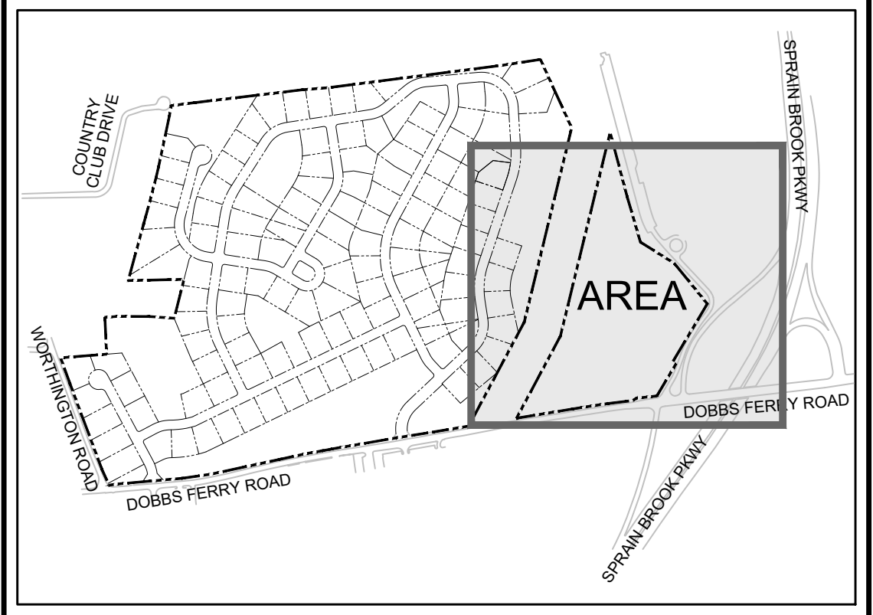
A. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR CONDUCT AT LEAST TWO (2) SITE INSPECTIONS IN ACCORDANCE WITH PART IV.C. OF THE PERMIT EVERY SEVEN (7) CALENDAR DAYS, FOR AS LONG AS GREATER THAN FIVE (5) ACRES OF SOIL REMAIN DISTURBED. THE TWO (2) INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF 2 FULL CALENDAR DAYS.

B. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AMD COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.

C. THE OWNER OR OPERATOR SHALL PREPARE A PHASING PLAN THAT DEFINES MAXIMUM DISTURBED AREA PER PHASE AND SHOWS REQUIRED CUTS AND FILLS.

D. THE OWNER OR OPERATOR SHALL INSTALL ANY ADDITIONAL SITE-SPECIFIC PRACTICES NEEDED TO PROTECT WATER QUALITY.

E. THE OWNER OR OPERATOR SHALL INCLUDE THE REQUIREMENTS ABOVE IN THEIR **SWPPP.**



KEY MAP
SCALE: NTS

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED SEPTEMBER 17, 2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE AS APPROVED BY THE REMEDIAL ENGINEER AND/OR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. STOCKPILING OF IMPACTED CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE AS APPROVED BY THE REMEDIAL ENGINEER AND/OR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIALS SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS TO NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES. THE STOCKPILE SHALL ALSO INCLUDE THE FOLLOWING:
   A. THE IMPACTED STOCKPILE SHALL BE COVERED WITH APPROPRIATELY ANCHORED TARPS WHEN NOT IN USE
   B. A MINIMUM 6-MIL THICK POLY LINER (OR APPROVED EQUIVALENT) SHALL BE LAID UNDERNEATH THE IMPACTED STOCKPILE.
   C. THE IMPACTED STOCKPILE SHALL BE SEPARATED FROM STOCKPILES OF CLEAN MATERIAL
9. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
10. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER
11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. THE FOLLOWING PERMANENT SEED MIXTURE SHALL BE PLACED: LESCO TALL FESCUE SELECT BLEND GRASS SEED.
12. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 7 CALENDAR DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
   A. SEED MIXTURE AND RATE OF APPLICATION:
      A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
      A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
   B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
   C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
13. ALL WORK AND MATERIALS TO CONFORM TO TOWN OF GREENBURGH SPECIFICATIONS.
14. THE APPLICANT / CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL / DISPOSAL OF EXISTING SUBSURFACE STRUCTURES (ie. OIL TANKS, SEPTIC FIELDS, FIELDS, ETC.) THEIR CONTENTS AND ANY REMEDIAL MEASURE THAT MAY BE REQUIRED.
15. THE APPLICANT SHALL BE REQUIRED TO CLEAN ROADWAYS AND EXISTING DOWNSTREAM DRAINAGE UTILITIES FROM ALL SILTATION AND CONSTRUCTION DEBRIS AS REQUIRED AND UPON COMPLETION OF WORK.
16. ALL PLANS SHOULD FULLY INCORPORATE THE APPROPRIATE RECOMMENDATIONS FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL DATED AUGUST 2005, OR THE MOST CURRENT VERSION OR ITS SUCCESSOR. THE PLAN AND ITS IMPLEMENTATION SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER.
17. THE REMEDIAL ENGINEER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL OUTBOUND TRUCKS WILL BE DECONTAMINATED AND FREE OF SOIL BEFORE LEAVING THE SITE UNTIL THE REMEDIAL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH SECTION 4.3.8 OF THE REMEDIAL ACTION WORK PLAN.
18. SOIL SHALL BE TEMPORARILY STOCKPILED WITHIN EACH REMEDIATION GRID IN ACCORDANCE WITH THE REMEDIAL ACTION WORK PLAN AND THE DIRECTION OF THE REMEDIAL ENGINEER AND QUALIFIED ENVIRONMENTAL PROFESSIONAL.
19. EROSION CONTROL MATTING TO BE APPLIED ACCORDING TO FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE AND/OR REMEDIAL ENGINEER
20. PROJECT SHALL ALWAYS HAVE A DEDICATED ON-SITE WATER TRUCK FULL FOR DUST SUPPRESSION IN ACCORDANCE WITH REMEDIAL ACTION WORK PLAN.
21. TREE STUMPS AND THE ASSOCIATED ROOT BALLS SHALL BE REMOVED, EXCESS SOIL SHAKEN OFF, AND TEMPORARILY STOCKPILED. SOIL REMAINING WITHIN THE ROOT BALLS WILL BE ALLOWED TO DRY, SHAKEN OFF AGAIN, AND SOIL FREE ROOT BALLS STOCKPILED FOR INSPECTION AND SAMPLING TO DEMONSTRATE THEY ARE NON-HAZARDOUS PRIOR TO CHIPPING AND FOR ON-SITE REUSE OR OFF-SITE RECYCLING.
22. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ELMWOOD **PRESERVE REMEDIAL ACTION WORK PLAN NYSDEC BCP C360239.**

EROSION & SEDIMENT CONTROL TABLE

TRAP No.	TYPE OF TRAP	DRAINAGE AREA (ACRES)	STORAGE REQUIRED (CUBIC FEET)	STORAGE PROVIDED (CUBIC FEET)	STORAGE DEPTH BELOW STONE WEIR OUTLET (FEET)	ELEVATION AND EMBANKMENT HEIGHT	BOTTOM ELEVATION OF BASIN	HEIGHT OF EMERGENCY SPILLWAY	STONE OUTLET WIDTH	CLEANOUT ELEVATION
P-1	II-STONE OUTLET	4.734	17042	20,933	4	338/5'	333	337	20'	335.00
P-2	II-STONE OUTLET	4.762	17144	24,146	4	320/5'	315	319	20'	317.00
P-3	II-STONE OUTLET	4.713	16966	23,950	4	306/5'	301	305	20'	303.00

NOTES:

1. A MAXIMUM DRAINAGE AREA OF NO MORE THAN 5 ACRES SHALL BE PERMITTED TO DRAIN TO A PIPE OR STONE OUTLET SEDIMENT TRAP.

No.	Revision	Date	By
1.	ISSUED FOR STORMWATER PERMIT	10/31/2025	CDF
2.	REVISED PER TOWN ENGINEER COMMENTS	05/13/2026	FG

Previous Editions Obsolete

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REMEDIATION EROSION AND SEDIMENT CONTROL PLAN (PARK PARCEL)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: CDF
Approved: DV
Scale: 1" = 50'
Date: 09/25/2025
Project No: 17099
17099-SE-REMEDIATION C-410 (PARK PARCEL) --
Drawing No:
C-410

NOT FOR CONSTRUCTION

LEGEND

▬ ▬ ▬	PROPOSED SILT FENCE/BALED FENCE
━━━	PROPOSED LIMIT OF DISTURBANCE / PROPOSED CONSTRUCTION FENCE
▨	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
▨	PROPOSED STAGING AREA
▨	PROPOSED DECONTAMINATION AREA
🟦	PROPOSED TEMPORARY SEDIMENT TRAP
➝ ➝ ➝	PROPOSED TEMPORARY SWALE

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      A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
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17. THE REMEDIAL ENGINEER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL OUTBOUND TRUCKS WILL BE DECONTAMINATED AND FREE OF SOIL BEFORE LEAVING THE SITE UNTIL THE REMEDIAL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH SECTION 4.3.8 OF THE REMEDIAL ACTION WORK PLAN.
18. SOIL SHALL BE TEMPORARILY STOCKPILED WITHIN EACH REMEDIATION GRID IN ACCORDANCE WITH THE REMEDIAL ACTION WORK PLAN AND THE DIRECTION OF THE REMEDIAL ENGINEER AND QUALIFIED ENVIRONMENTAL PROFESSIONAL.
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20. PROJECT SHALL ALWAYS HAVE A DEDICATED ON-SITE WATER TRUCK FULL FOR DUST SUPPRESSION IN ACCORDANCE WITH REMEDIAL ACTION WORK PLAN.
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22. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ELMWOOD **PRESERVE REMEDIAL ACTION WORK PLAN NYSDEC BCP C360239.**

CONSTRUCTION PHASING AND EROSION & SEDIMENT CONTROL NOTES

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

A WAIVER SHALL BE REQUIRED FROM THE TOWN OF GREENBURGH MS4 OFFICER TO DISTURB MORE THAN 5 ACRES AT ONE TIME DURING THE SUBDIVISION CONSTRUCTION.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

MASS GRADING, EARTHWORK AND STABILIZATION OPERATIONS SHALL BE UNDERTAKEN ON A CONTINUOUS AND SIMULTANEOUS BASIS ACROSS EACH PHASE TO ACHIEVE THE SUBDIVISION DESIGN. THE AREAS OF EACH PHASE SHALL BE COORDINATED AND UTILIZED FOR DEPOSITING OF CUTS AND FILLS ON AN ONGOING BASS AS WORK PROGRESSES.

ANY AREA THAT IS IDLE FOR MORE THAN SEVEN CALENDAR DAYS SHALL BE IMMEDIATELY STABILIZED USING TEMPORARY STABILIZATION METHODS WHICH MAY INCLUDE MULCHING, HYDROSEEDING OR OTHER APPROVED METHODS AND SURROUNDED BY A SEDIMENT CONTROL MEASURE (SILT FENCE, WATTLE, ETC.).

ROADWAYS SHALL BE CLEANED WITH A STREET SWEEPER DAILY AS NEEDED AS CONSTRUCTION TRAFFIC TRAVERSES ASPHALT ROADS FROM PREVIOUS PHASES.

THESE PLANS TAKE THE FOLLOWING DESIGN ASSUMPTIONS INTO CONSIDERATION:

- PER THE GEOTECHNICAL REPORT PREPARED BY CARLIN SIMPSON & ASSOCIATES, IT IS ASSUMED THAT AN AVERAGE OF 2 FEET OF EXISTING FILL EXISTS SPORADICALLY IN POCKETS AROUND THE SITE. IN AREAS OF BUILDING AND ROADWAY CONSTRUCTION WHERE THIS EXISTING FILL IS ENCOUNTERED, IT SHALL BE TESTED, STRIPED & REMOVED AND UTILIZED IN AN AREA OF THE SITE DEEMED SUITABLE.
- PER THE ROUX ASSOCIATES, INC. BROWNFIELD CLEANUP PROGRAM APPLICATION AND SOILS MANAGEMENT PLAN, APPROXIMATELY 90,000 CUBIC YARDS OF IMPACTED SOILS COULD BE PRESENT ON THE SITE. THIS IS SUBJECT TO FURTHER TESTING BY ROUX ASSOCIATES. IF IMPACTED SOILS ARE ENCOUNTERED, THE TOP 2-3 FEET OF MATERIAL WILL BE FURTHER TESTED AND CHARACTERIZED FOR REUSE AND/OR DISPOSAL. WHEN SOILS ARE CHARACTERIZED THEY WILL BE UTILIZED IN A SUITABLE AREA ON-SITE OR IF NECESSARY, REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS. FINE GRADING REQUIREMENTS WILL BE DETERMINED AFTER SAMPLING BY ROUX ASSOCIATES TO DETERMINE HOW MUCH SOIL MAY NEED TO BE EXPORTED. CLEAN FILL (TOPSOIL) MAY BE ADDED TO THE INDIVIDUAL LOTS FOR LANDSCAPING PURPOSES.

REMEDIATION SEQUENCE OF CONSTRUCTION PHASE 1R (RAWP PHASE 1)

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. PRIOR TO SITE MOBILIZATION A PRE-CONSTRUCTION KICK-OFF MEETING SHALL BE CONDUCTED WITH REPRESENTATIVES OF THE TOWN OF GREENBURGH, NYSDEC, THE APPLICANT, THE REMEDIAL ENGINEER, AND THE REMEDIAL CONTRACTOR.
2. PERFORM PUBLIC AND PRIVATE UTILITY INVESTIGATION AND MARK-OUTS PRIOR TO ANY GROUND-INTRUSIVE ACTIVITIES. UTILITY MARK-OUTS SHALL BE MAINTAINED THROUGHOUT THE REMEDIATION PROCESS.
3. CONTRACTOR SHALL NOTIFY NYS 811 A MINIMUM OF THREE (3) DAYS IN ADVANCE BEFORE INITIATING GROUND-INTRUSIVE WORK.
4. CLEAR AND REMOVE TREES THROUGHOUT THE SITE. ALL EFFORTS SHALL BE MADE TO MITIGATE GROUND DISTURBANCE DURING TREE CLEARING ACTIVITIES. VEGETATIVE WASTE SHALL BE MULCHED, GROUND, OR CHIPPED TO BE REUSED ON-SITE OR RECYCLED OFF-SITE AS DIRECTED BY THE REMEDIAL ENGINEER.
5. INSTALL SILT FENCES AND HAY BALES, ESTABLISH STABILIZED CONSTRUCTION ENTRANCE, DECONTAMINATION AREAS, ACCESS ROADS, AND EQUIPMENT AND MATERIAL STAGING AREA AS SHOWN ON THIS PLAN AND IN ACCORDANCE WITH THE SWPPP AND REMEDIAL ACTION WORK PLAN (RAWP). LOCATIONS OF EROSION AND SEDIMENT CONTROL MEASURES TO BE CONFIRMED IN THE FIELD BY THE REMEDIAL CONTRACTOR AND REMEDIAL ENGINEER, PRIOR TO INSTALLATION.
6. MOBILIZATION OF EQUIPMENT FOR THE PLANNED REMEDIAL ACTIVITIES SHALL OCCUR CONCURRENTLY WITH CLEARING, GRUBBING, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
7. A NYS LICENSED LAND SURVEYOR SHALL DEFINE THE EXTENTS OF THE PROPOSED EXCAVATION GRID IN ACCORDANCE WITH SECTION 3.2.2.8 OF THE REMEDIAL ACTION WORK PLAN (RAWP). LIMITS OF THE DEFINED EXCAVATION GRIDS SHALL BE VERIFIED BY THE REMEDIAL ENGINEER.
8. GRUB THE AREA, OR PORTION THEREOF, IN PREPARATION FOR SOIL EXCAVATION AND SAMPLING.
9. CONDUCT END-POINT SAMPLING WITHIN GRIDS THAT ARE NOT DESIGNATED FOR EXCAVATION BASED ON THE REMEDIAL INVESTIGATION DATA TO CONFIRM THE SOIL WITHIN THE GRID MEETS THE APPLICABLE SCO. SEE SECTION 3.2.3 OF THE RAWP.
10. INSTALL / CONSTRUCT ADDITIONAL EROSION AND SEDIMENT CONTROLS, AS NEEDED, AND PER THE SWPPP IN THE DISTURBED AREA, OR PORTION THEREOF, TO ENSURE SUFFICIENT MITIGATION OF POTENTIAL STORMWATER EROSION.
11. BEGIN EXCAVATION OF IMPACTED SOILS AS DIRECTED BY THE REMEDIAL ENGINEER AND IN ACCORDANCE WITH SECTION 3.2.4 OF THE RAWP. EXCAVATION TO BEGIN IN THE NORTHERN PORTION OF THE AREA AND PROGRESS SOUTH / SOUTHWEST TOWARDS THE MSA.
12. UPON COMPLETION OF REMEDIAL EXCAVATION OF A GRID CELL, ALL ACCESS SHALL BE RESTRICTED FORM EQUIPMENT AND PERSONNEL EXCEPT FOR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL TO COLLECT END-POINT SAMPLES.
13. THE REMEDIAL ENGINEER WILL REVIEW END-POINT SAMPLING RESULTS AND DIRECT THE REMEDIAL CONTRACTOR ON ADDITIONAL EXCAVATION, IF NEEDED.
14. ONCE END-POINT SAMPLING CONFIRMS ALL IMPACTED SOILS HAVE BEEN REMOVED, GRADING SHALL BE PERFORMED TO BRING DISTURBED AREAS TO EXISTING GRADE.
15. TEMPORARY STABILIZATION SUCH AS SEEDING, EROSION CONTROL MATTING, ETC. SHALL BE PROMPTLY APPLIED TO DISTURBED AREAS AND MAINTAINED UNTIL FINAL DEVELOPMENT OF THE SITE IS SET TO OCCUR.
16. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERFORMED AFTER TEMPORARY STABILIZATION UNDER DIRECTION OF THE REMEDIAL CONTRACTOR AND IN ACCORDANCE WITH THE RAWP INCLUDING ACCUMULATED MATERIAL MANAGEMENT AND POST-REMOVAL END-POINT SAMPLING IF THE CONTROL(S) HAD THE POTENTIAL TO RECEIVE CONTAMINATED MATERIAL.

WAIVER OF 5-ACRE DISTURBANCE NOTES:

THE PROVISIONS FOR DISTURBANCE BEYOND THE FIVE-ACRE THRESHOLD ARE OUTLINED IN THE GENERAL PERMIT 0-25-001, PART I. HOW TO OBTAIN COVERAGE AND GENERAL REQUIREMENTS- E. GENERAL REQUIREMENTS FOR OWNERS OR OPERATORS WITH PERMIT COVERAGE, PART III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND PART IV. INSPECTION AND MAINTENANCE REQUIREMENTS- C. QUALIFIED INSPECTOR INSPECTION REQUIREMENTS. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING GP-0-25-001 REQUIREMENTS:

- §1.0 – THE PROJECT DESCRIPTION INCLUDES THE NEED FOR THE DISTURBANCE OF GREATER THAN 5-ACRES AT ONE TIME. ACCORDINGLY, A WAIVER WILL BE REQUESTED FOR EACH PHASE OF CONSTRUCTION.
- §3.0 – EROSION AND SEDIMENT CONTROLS PROVIDES A DESCRIPTION OF THE PHASING PLAN FOR THE PROJECT ALONG WITH THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED AND STABILIZATION MEASURES TO BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- §3.2 – THE CONSTRUCTION SEQUENCING PROVIDES A TABLE SHOWING THE MAXIMUM DISTURBED AREA OF EACH CONSTRUCTION PHASE WITH THE CORRESPONDING CUT AND FILL VOLUMES REQUIRED.
- §4.0 – INSPECTION AND MAINTENANCE PROVIDES THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED.
- THE OWNER OR OPERATOR OF A CONSTRUCTION ACTIVITY SHALL NOT DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DEPARTMENT OR, IN AREAS UNDER THE JURISDICTION OF A REGULATED, TRADITIONAL LAND USE CONTROL MS4, THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 (PROVIDED THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 IS NOT THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY). AT A MINIMUM, THE OWNER OR OPERATOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS IN ORDER TO BE AUTHORIZED TO DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME:

A. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR CONDUCT AT LEAST TWO (2) SITE INSPECTIONS IN ACCORDANCE WITH PART IV.C. OF THE PERMIT EVERY SEVEN (7) CALENDAR DAYS, FOR AS LONG AS GREATER THAN FIVE (5) ACRES OF SOIL REMAIN DISTURBED. THE TWO (2) INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF 2 FULL CALENDAR DAYS.

B. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AMD COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.

C. THE OWNER OR OPERATOR SHALL PREPARE A PHASING PLAN THAT DEFINES MAXIMUM DISTURBED AREA PER PHASE AND SHOWS REQUIRED CUTS AND FILLS.

D. THE OWNER OR OPERATOR SHALL INSTALL ANY ADDITIONAL SITE-SPECIFIC PRACTICES NEEDED TO PROTECT WATER QUALITY.

E. THE OWNER OR OPERATOR SHALL INCLUDE THE REQUIREMENTS ABOVE IN THEIR **SWPPP.**

(RAWP) SECTION 6.1.11.1 EXTREME STORM PREPAREDNESS AND RESPONSE CONTIGENCY PLAN NOTES:

DAMAGE FROM FLOODING OR STORM SURGE CAN INCLUDE DISLOCATION OF SOIL AND STOCKPILED MATERIALS, DISLOCATION OF CONSTRUCTION MATERIALS AND EQUIPMENT, AND DISLOCATION OF SUPPORT OF EXCAVATION STRUCTURES. DAMAGE FROM WIND DURING AN EXTREME STORM EVENT CAN CREATE UNSAFE OR UNSTABLE STRUCTURES, DAMAGE SAFETY STRUCTURES, AND CAUSE DOWNED POWER LINES, CREATING DANGEROUS SITE CONDITIONS AND LOSS OF POWER. IN ANTICIPATION OF EMERGENCY CONDITIONS CAUSED BY AN EXTREME STORM EVENT, THE PARTICIPANT WILL UNDERTAKE THE FOLLOWING STEPS FOR SITE PREPAREDNESS AND RESPONSE PRIOR TO AND AFTER THE EVENT, RESPECTIVELY.

STORM PREPAREDNESS

PREPARATIONS IN ADVANCE OF AN EXTREME STORM EVENT WILL INCLUDE THE FOLLOWING: CONTAINERIZED HAZARDOUS MATERIALS AND FUELS WILL BE REMOVED FROM THE PROPERTY; LOOSE MATERIALS WILL BE SECURED TO PREVENT DISLOCATION AND BLOWING BY WIND OR WATER; HEAVY EQUIPMENT SUCH AS EXCAVATORS AND GENERATORS WILL BE REMOVED FROM EXCAVATED AREAS, TRENCHES, AND DEPRESSIONS ON THE PROPERTY TO HIGH GROUND OR REMOVED FROM THE PROPERTY; AN INVENTORY OF THE PROPERTY WITH PHOTOGRAPHS WILL BE PERFORMED TO ESTABLISH CONDITIONS FOR THE SITE AND EQUIPMENT PRIOR TO THE EVENT; STOCKPILE COVERS FOR SOIL AND FILL WILL BE SECURED BY ADDING WEIGHTS SUCH AS SANDBAGS FOR ADDED SECURITY AND WORN OR RIPPED STOCKPILE COVERS WILL BE REPLACED WITH COMPETENT COVERS; STOCKPILED HAZARDOUS WASTES WILL BE REMOVED FROM THE PROPERTY; AND STORMWATER MANAGEMENT SYSTEMS WILL BE INSPECTED AND FORTIFIED, INCLUDING, AS NECESSARY: CLEAN AND REPOSITION SILT FENCES, HAY BALES; CLEAN STORM SEWER FILTERS AND TRAPS; AND SECURE AND PROTECT PUMPS AND HOSING.

STORM RESPONSE

AT THE CONCLUSION OF AN EXTREME STORM EVENT, AS SOON AS IT IS SAFE TO ACCESS THE PROPERTY, A COMPLETE INSPECTION OF THE PROPERTY WILL BE PERFORMED. A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION AND AFTER THE SITE SECURITY IS ASSESSED. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. DAMAGE FROM STORM CONDITIONS THAT RESULT IN ACUTE PUBLIC SAFETY THREATS, SUCH AS DOWNED POWER LINES OR IMMINENT COLLAPSE OF BUILDINGS, STRUCTURES OR EQUIPMENT WILL BE REPORTED TO PUBLIC SAFETY AUTHORITIES VIA APPROPRIATE MEANS, SUCH AS CALLING 911.

PETROLEUM SPILLS WILL BE REPORTED TO NYSDEC WITHIN 2 HOURS OF IDENTIFICATION AND CONSISTENT WITH STATE REGULATIONS. PUBLIC SAFETY STRUCTURES, SUCH AS CONSTRUCTION SECURITY FENCES, WILL BE REPAIRED PROMPTLY TO ELIMINATE PUBLIC SAFETY THREATS. DEBRIS WILL BE COLLECTED AND REMOVED.

DEWATERING WILL BE PERFORMED IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS AND CONSISTENT WITH EMERGENCY NOTIFICATIONS, IF ANY, FROM PROPER AUTHORITIES. ERODED AREAS OF SOIL INCLUDING UNSAFE SLOPES WILL BE STABILIZED AND FORTIFIED. DISLOCATED MATERIALS WILL BE COLLECTED AND APPROPRIATELY MANAGED. SUPPORT OF EXCAVATION STRUCTURE WILL BE INSPECTED AND FORTIFIED, AS NECESSARY. IMPACTED STOCKPILES WILL BE CONTAINED AND DAMAGED STOCKPILE COVERS WILL BE REPLACED. STORMWATER CONTROL SYSTEMS AND STRUCTURES WILL BE INSPECTED AND MAINTAINED, AS NECESSARY.

IF SOIL OR FILL MATERIALS ARE DISCHARGED OFF SITE TO ADJACENT PROPERTIES, PROPERTY OWNERS AND NYSDEC WILL BE NOTIFIED, AND CORRECTIVE MEASURE PLAN DESIGNED TO REMOVE AND CLEAN DISLOCATED MATERIAL WILL BE SUBMITTED TO NYSDEC AND IMPLEMENTED FOLLOWING APPROVAL BY NYSDEC AND GRANTING OF SITE ACCESS BY THE PROPERTY OWNER. IMPACTED OFF-SITE AREAS MAY REQUIRE CHARACTERIZATION BASED ON SITE CONDITIONS, AT THE DISCRETION OF NYSDEC.

IF ON-SITE PETROLEUM SPILLS ARE IDENTIFIED, A QEP WILL DETERMINE THE NATURE AND EXTENT OF THE SPILL AND REPORT TO NYSDEC'S SPILL HOTLINE AT (800) 457-7362 WITHIN STATUTORY DEFINED TIMELINES. IF THE SOURCE OF THE SPILL IS ONGOING AND CAN BE IDENTIFIED, IT SHOULD BE STOPPED IF THIS CAN BE DONE SAFELY. POTENTIAL HAZARDS WILL BE ADDRESSED IMMEDIATELY, CONSISTENT WITH GUIDANCE ISSUED BY NYSDEC.

STORM RESPONSE REPORTING

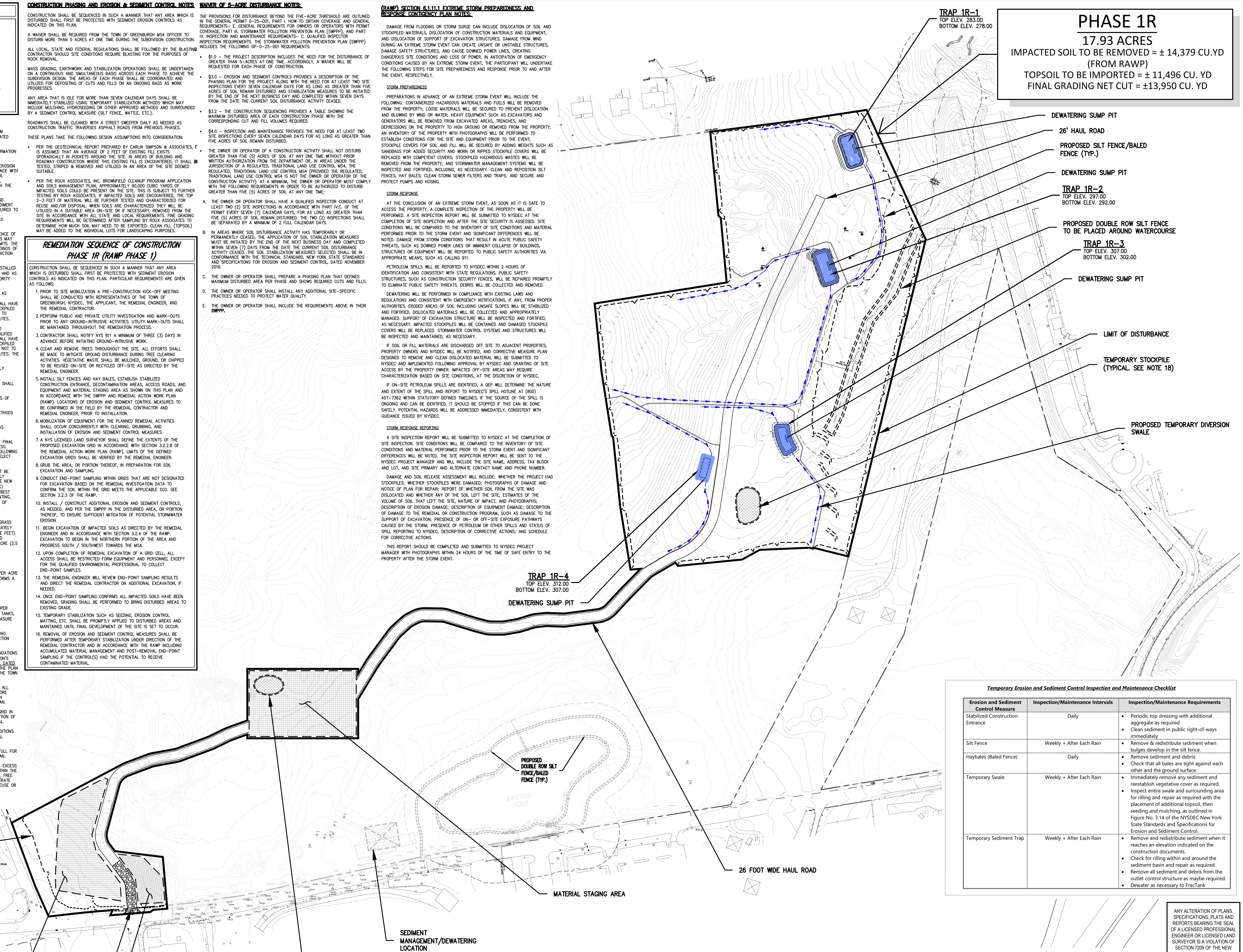
A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. THE SITE INSPECTION REPORT WILL BE SENT TO THE NYSDEC PROJECT MANAGER AND WILL INCLUDE THE SITE NAME, ADDRESS, TAX BLOCK AND LOT, AND SITE PRIMARY AND ALTERNATE CONTACT NAME AND PHONE NUMBER.

DAMAGE AND SOIL RELEASE ASSESSMENT WILL INCLUDE: WHETHER THE PROJECT HAD STOCKPILES; WHETHER STOCKPILES WERE DAMAGED; PHOTOGRAPHS OF DAMAGE AND NOTICE OF PLAN FOR REPAIR; REPORT OF WHETHER SOIL FROM THE SITE WAS DISLOCATED AND WHETHER ANY OF THE SOIL LEFT THE SITE; ESTIMATES OF THE VOLUME OF SOIL THAT LEFT THE SITE, NATURE OF IMPACT, AND PHOTOGRAPHS; DESCRIPTION OF EROSION DAMAGE; DESCRIPTION OF EQUIPMENT DAMAGE; DESCRIPTION OF DAMAGE TO THE REMEDIAL OR CONSTRUCTION PROGRAM, SUCH AS DAMAGE TO THE SUPPORT OF EXCAVATION; PRESENCE OF ON- OR OFF-SITE EXPOSURE PATHWAYS CAUSED BY THE STORM; PRESENCE OF PETROLEUM OR OTHER SPILLS AND STATUS OF SPILL REPORTING TO NYSDEC; DESCRIPTION OF CORRECTIVE ACTIONS; AND SCHEDULE FOR CORRECTIVE ACTIONS.

THIS REPORT SHOULD BE COMPLETED AND SUBMITTED TO NYSDEC PROJECT MANAGER WITH PHOTOGRAPHS WITHIN 24 HOURS OF THE TIME OF SAFE ENTRY TO THE PROPERTY AFTER THE STORM EVENT.

PHASE 1R

17.93 ACRES
IMPACTED SOIL TO BE REMOVED = ± 14,379 CU.YD
(FROM RAWP)
TOPSOIL TO BE IMPORTED = ± 11,496 CU. YD
FINAL GRADING NET CUT = ±13,950 CU. YD


TRAP 1R-1
TOP ELEV. 283.00
BOTTOM ELEV. 278.00
DEWATERING SUMP PIT
26' HAUL ROAD
PROPOSED SILT FENCE/BALED FENCE (TYP.)
DEWATERING SUMP PIT
TRAP 1R-2
TOP ELEV. 297.00
BOTTOM ELEV. 292.00
PROPOSED DOUBLE ROW SILT FENCE TO BE PLACED AROUND WATERCOURSE
TRAP 1R-3
TOP ELEV. 307.00
BOTTOM ELEV. 302.00
DEWATERING SUMP PIT
LIMIT OF DISTURBANCE
TEMPORARY STOCKPILE (TYPICAL. SEE NOTE 18)
PROPOSED TEMPORARY DIVERSION SWALE
TRAP 1R-4
TOP ELEV. 312.00
BOTTOM ELEV. 307.00
DEWATERING SUMP PIT
PROPOSED DOUBLE ROW SILT FENCE/BALED FENCE (TYP.)
EXISTING POND
26 FOOT WIDE HAUL ROAD
MATERIAL STAGING AREA
PROPOSED SILT FENCE/BALED FENCE (TYP.)
APPROXIMATE LOCATION OF STREAM TAKEN FROM WESTCHESTER
SEDIMENT MANAGEMENT/DEWATERING LOCATION
IMPACTED SOIL STOCKPILE LOCATION AS DIRECTED BY QUALIFIED ENVIRONMENTAL PROFESSIONAL
PROPOSED EQUIPMENT STAGING AREA
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
DECONTAMINATION AREA

Temporary Erosion and Sediment Control Inspection and Maintenance Checklist

Erosion and Sediment Control Measure	Inspection/Maintenance Intervals	Inspection/Maintenance Requirements
Stabilized Construction Entrance	Daily	• Periodic top dressing with additional aggregate as required • Clean sediment in public right-of-ways immediately
Silt Fence	Weekly + After Each Rain	• Remove & redistribute sediment when bulges develop in the silt fence.
Haybales (Baled Fence)	Daily	• Remove sediment and debris • Check that all bales are tight against each other and the ground surface.
Temporary Swale	Weekly + After Each Rain	• Immediately remove any sediment and reestablish vegetative cover as required. • Inspect entire swale and surrounding area for rilling and repair as required with the placement of additional topsoil, then seeding and mulching, as outlined in Figure No. 3.14 of the NYSDEC New York State Standards and Specifications for Erosion and Sediment Control.
Temporary Sediment Trap	Weekly + After Each Rain	• Remove and redistribute sediment when it reaches an elevation indicated on the construction documents. • Check for rilling within and around the sediment basin and repair as required. • Remove all sediment and debris from the outlet control structure as maybe required. • Dewater as necessary to FracTank

EROSION & SEDIMENT CONTROL TABLE

TRAP No.	TYPE OF TRAP	DRAINAGE AREA (ACRES)	STORAGE REQUIRED (CUBIC FEET)	STORAGE PROVIDED (CUBIC FEET)	STORAGE DEPTH BELOW PIPED OUTLET RISER OR STONE WEIR OUTLET (FEET)	ELEVATION AND EMBANKMENT HEIGHT	BOTTOM ELEVATION OF BASIN	HEIGHT OF EMERGENCY SPILLWAY/TEMPORARY RISER	BARREL DIAMETER/RISER DIAMETER	STONE OUTLET WIDTH	CLEANOUT ELEVATION
1R-1	II-STONE OUTLET	3.71	13,359	14,660	4	283/5'	278	282	–	20'	280.50
1R-2	II-STONE OUTLET	4.86	17,486	18,193	4	302/5'	297	301	–	15'	299
1R-3	II-STONE OUTLET	2.93	10,536	22,811	4	307/5'	302	306	–	20'	304
1R-4	II-STONE OUTLET	2.21	7,943	19,073	4	310/5'	305	309	–	20'	307

NOTES:

1. A MAXIMUM DRAINAGE AREA OF NO MORE THAN 5 ACRES SHALL BE PERMITTED TO DRAIN TO A PIPE OR STONE OUTLET SEDIMENT TRAP.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER COMMENTS	05/13/2026	FG

Previous Editions Obsolete

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REMEDIATION EROSION AND SEDIMENT CONTROL PLAN (PHASE 1R)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	CDF	Approved:	DV
Scale:	1" = 100'		
Date:	02/13/2026		
Project No:	17099		
17099-SE-REMEDIATION	C-411 (PH R-1)	--	

Drawing No:
C-411

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LEGEND

▬ ▬ ▬	PROPOSED SILT FENCE/BALED FENCE
▬	PROPOSED LIMIT OF DISTURBANCE / PROPOSED CONSTRUCTION FENCE
▨	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
▨	PROPOSED STAGING AREA
▨	PROPOSED DECONTAMINATION AREA
🟦	PROPOSED TEMPORARY SEDIMENT TRAP
➤ ➤ ➤	PROPOSED TEMPORARY SWALE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED SEPTEMBER 17, 2020.

2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.

3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.

4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.

5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.

6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.

7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE AS APPROVED BY THE REMEDIAL ENGINEER AND/OR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.

8. STOCKPILING OF IMPACTED CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE AS APPROVED BY THE REMEDIAL ENGINEER AND/OR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIALS SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS TO NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES. THE STOCKPILE SHALL ALSO INCLUDE THE FOLLOWING:

   A. THE IMPACTED STOCKPILE SHALL BE COVERED WITH APPROPRIATELY ANCHORED TARPS WHEN NOT IN USE

   B. A MINIMUM 6-MIL THICK POLY LINER (OR APPROVED EQUIVALENT) SHALL BE LAID UNDERNEATH THE IMPACTED STOCKPILE.

   C. THE IMPACTED STOCKPILE SHALL BE SEPARATED FROM STOCKPILES OF CLEAN MATERIAL

9. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.

10. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER

11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. THE FOLLOWING PERMANENT SEED MIXTURE SHALL BE PLACED: LESCO TALL FESCUE SELECT **BLEND GRASS SEED.**

NOTES (CONTINUED):

12. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 7 CALENDAR DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    A. SEED MIXTURE AND RATE OF APPLICATION:
       A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
       A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).

    B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.

    C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.

13. ALL WORK AND MATERIALS TO CONFORM TO TOWN OF GREENBURGH SPECIFICATIONS.

14. THE APPLICANT / CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL / DISPOSAL OF EXISTING SUBSURFACE STRUCTURES (ie. OIL TANKS, SEPTIC FIELDS, FIELDS, ETC.) THEIR CONTENTS AND ANY REMEDIAL MEASURE THAT MAY BE REQUIRED.

15. THE APPLICANT SHALL BE REQUIRED TO CLEAN ROADWAYS AND EXISTING DOWNSTREAM DRAINAGE UTILITIES FROM ALL SILTATION AND CONSTRUCTION DEBRIS AS REQUIRED AND UPON COMPLETION OF WORK.

16. ALL PLANS SHOULD FULLY INCORPORATE THE APPROPRIATE RECOMMENDATIONS FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL DATED AUGUST 2005, OR THE MOST CURRENT VERSION OR ITS SUCCESSOR. THE PLAN AND ITS IMPLEMENTATION SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER.

17. THE REMEDIAL ENGINEER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL OUTBOUND TRUCKS WILL BE DECONTAMINATED AND FREE OF SOIL BEFORE LEAVING THE SITE UNTIL THE REMEDIAL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH SECTION 4.3.8 OF THE REMEDIAL ACTION WORK PLAN.

18. SOIL SHALL BE TEMPORARILY STOCKPILED WITHIN EACH REMEDIATION GRID IN ACCORDANCE WITH THE REMEDIAL ACTION WORK PLAN AND THE DIRECTION OF THE REMEDIAL ENGINEER AND QUALIFIED ENVIRONMENTAL PROFESSIONAL.

19. EROSION CONTROL MATTING TO BE APPLIED ACCORDING TO FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE AND/OR REMEDIAL ENGINEER

20. PROJECT SHALL ALWAYS HAVE A DEDICATED ON-SITE WATER TRUCK FULL FOR DUST SUPPRESSION IN ACCORDANCE WITH REMEDIAL ACTION WORK PLAN.

21. TREE STUMPS AND THE ASSOCIATED ROOT BALLS SHALL BE REMOVED, EXCESS SOIL SHAKEN OFF, AND TEMPORARILY STOCKPILED. SOIL REMAINING WITHIN THE ROOT BALLS WILL BE ALLOWED TO DRY, SHAKEN OFF AGAIN, AND SOIL FREE ROOT BALLS STOCKPILED FOR INSPECTION AND SAMPLING TO DEMONSTRATE THEY ARE NON-HAZARDOUS PRIOR TO CHIPPING AND FOR ON-SITE REUSE OR OFF-SITE RECYCLING.

22. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ELMWOOD PRESERVE REMEDIAL ACTION WORK PLAN NYSDEC BCP C360239.

CONSTRUCTION PHASING AND EROSION & SEDIMENT CONTROL NOTES

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

A WAIVER SHALL BE REQUIRED FROM THE TOWN OF GREENBURGH MS4 OFFICER TO DISTURB MORE THAN 5 ACRES AT ONE TIME DURING THE SUBDIVISION CONSTRUCTION.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

MASS GRADING, EARTHWORK AND STABILIZATION OPERATIONS SHALL BE UNDERTAKEN ON A CONTINUOUS AND SIMULTANEOUS BASIS ACROSS EACH PHASE TO ACHIEVE THE SUBDIVISION DESIGN. THE AREAS OF EACH PHASE SHALL BE COORDINATED AND UTILIZED FOR DEPOSITING OF CUTS AND FILLS ON AN ONGOING BASS AS WORK PROGRESSES.

ANY AREA THAT IS IDLE FOR MORE THAN SEVEN CALENDAR DAYS SHALL BE IMMEDIATELY STABILIZED USING TEMPORARY STABILIZATION METHODS WHICH MAY INCLUDE MULCHING, HYDROSEEDING OR OTHER APPROVED METHODS AND SURROUNDED BY A SEDIMENT CONTROL MEASURE (SILT FENCE, WATTLE, ETC.).

ROADWAYS SHALL BE CLEANED WITH A STREET SWEEPER DAILY AS NEEDED AS CONSTRUCTION TRAFFIC TRAVERSES ASPHALT ROADS FROM PREVIOUS PHASES.

THESE PLANS TAKE THE FOLLOWING DESIGN ASSUMPTIONS INTO CONSIDERATION:

- PER THE GEOTECHNICAL REPORT PREPARED BY CARLIN SIMPSON & ASSOCIATES, IT IS ASSUMED THAT AN AVERAGE OF 2 FEET OF EXISTING FILL EXISTS SPORADICALLY IN POCKETS AROUND THE SITE. IN AREAS OF BUILDING AND ROADWAY CONSTRUCTION WHERE THIS EXISTING FILL IS ENCOUNTERED, IT SHALL BE TESTED, STRIPED & REMOVED AND UTILIZED IN AN AREA OF THE SITE DEEMED SUITABLE.
- PER THE ROUX ASSOCIATES, INC. BROWNFIELD CLEANUP PROGRAM APPLICATION AND SOILS MANAGEMENT PLAN, APPROXIMATELY 90,000 CUBIC YARDS OF IMPACTED SOILS COULD BE PRESENT ON THE SITE. THIS IS SUBJECT TO FURTHER TESTING BY ROUX ASSOCIATES. IF IMPACTED SOILS ARE ENCOUNTERED, THE TOP 2-3 FEET OF MATERIAL WILL BE FURTHER TESTED AND CHARACTERIZED FOR REUSE AND/OR DISPOSAL. WHEN SOILS ARE CHARACTERIZED THEY WILL BE UTILIZED IN A SUITABLE AREA ON-SITE OR IF NECESSARY, REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS. FINE GRADING REQUIREMENTS WILL BE DETERMINED AFTER SAMPLING BY ROUX ASSOCIATES TO DETERMINE HOW MUCH SOIL MAY NEED TO BE EXPORTED. CLEAN FILL (TOPSOIL) MAY BE ADDED TO THE INDIVIDUAL LOTS FOR LANDSCAPING PURPOSES.

WAIVER OF 5-ACRE DISTURBANCE NOTES:

THE PROVISIONS FOR DISTURBANCE BEYOND THE FIVE-ACRE THRESHOLD ARE OUTLINED IN THE GENERAL PERMIT 0-25-001, PART I. HOW TO OBTAIN COVERAGE AND GENERAL REQUIREMENTS- E. GENERAL REQUIREMENTS FOR OWNERS OR OPERATORS WITH PERMIT COVERAGE, PART III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND PART IV. INSPECTION AND MAINTENANCE REQUIREMENTS- C. QUALIFIED INSPECTOR INSPECTION REQUIREMENTS. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING GP-0-25-001 REQUIREMENTS:

- §1.0 – THE PROJECT DESCRIPTION INCLUDES THE NEED FOR THE DISTURBANCE OF GREATER THAN 5-ACRES AT ONE TIME. ACCORDINGLY, A WAIVER WILL BE REQUESTED FOR EACH PHASE OF CONSTRUCTION.
- §3.0 – EROSION AND SEDIMENT CONTROLS PROVIDES A DESCRIPTION OF THE PHASING PLAN FOR THE PROJECT ALONG WITH THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED AND STABILIZATION MEASURES TO BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- §3.2 – THE CONSTRUCTION SEQUENCING PROVIDES A TABLE SHOWING THE MAXIMUM DISTURBED AREA OF EACH CONSTRUCTION PHASE WITH THE CORRESPONDING CUT AND FILL VOLUMES REQUIRED.
- §4.0 – INSPECTION AND MAINTENANCE PROVIDES THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED.
- THE OWNER OR OPERATOR OF A CONSTRUCTION ACTIVITY SHALL NOT DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DEPARTMENT OR, IN AREAS UNDER THE JURISDICTION OF A REGULATED, TRADITIONAL LAND USE CONTROL MS4, THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 (PROVIDED THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 IS NOT THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY). AT A MINIMUM, THE OWNER OR OPERATOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS IN ORDER TO BE AUTHORIZED TO DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME:

A. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR CONDUCT AT LEAST TWO (2) SITE INSPECTIONS IN ACCORDANCE WITH PART IV.C. OF THE PERMIT EVERY SEVEN (7) CALENDAR DAYS, FOR AS LONG AS GREATER THAN FIVE (5) ACRES OF SOIL REMAIN DISTURBED. THE TWO (2) INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF 2 FULL CALENDAR DAYS.

B. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AMD COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.

C. THE OWNER OR OPERATOR SHALL PREPARE A PHASING PLAN THAT DEFINES MAXIMUM DISTURBED AREA PER PHASE AND SHOWS REQUIRED CUTS AND FILLS.

D. THE OWNER OR OPERATOR SHALL INSTALL ANY ADDITIONAL SITE-SPECIFIC PRACTICES NEEDED TO PROTECT WATER QUALITY.

E. THE OWNER OR OPERATOR SHALL INCLUDE THE REQUIREMENTS ABOVE IN THEIR SWPPP.

EROSION & SEDIMENT CONTROL TABLE

TRAP No.	TYPE OF TRAP	DRAINAGE AREA (ACRES)	STORAGE REQUIRED (CUBIC FEET)	STORAGE PROVIDED (CUBIC FEET)	STORAGE DEPTH BELOW PIPED OUTLET RISER OR STONE WEIR OUTLET (FEET)	ELEVATION AND EMBANKMENT HEIGHT	BOTTOM ELEVATION OF BASIN	HEIGHT OF EMERGENCY SPILLWAY/TEMPORARY RISER	BARREL DIAMETER/RISER DIAMETER	STONE OUTLET WIDTH	CLEANOUT ELEVATION
2R-1	II-STONE OUTLET	1.34	4,820	5,633	4	335/5'	330	334	–	20'	332.00
2R-2	II-STONE OUTLET	1.57	5,668	6,702	4	317/5'	312	316	–	20	314.00
2R-3	II-STONE OUTLET	1.72	6,186	7,470	3	327/4'	323	326	–	20'	325.00
2R-4	II-STONE OUTLET	3.97	14,291	15,965	4	329/5'	324	328	–	20	326.00
2R-5	II-STONE OUTLET	4.20	15,113	16,930	4	331/5'	326	330	–	20'	328.00
2R-6	II-STONE OUTLET	4.26	15,336	16,984	4	327/5'	322	326	–	20'	324.00
2R-7	II-STONE OUTLET	4.27	15,365	15,843	4	323/5'	318	322	–	20'	320.00
2R-8	SEDIMENT DIKE	3.94	14,176	16,141	4	321/5'	316	320	–	20'	318.00

NOTES:

1. A MAXIMUM DRAINAGE AREA OF NO MORE THAN 5 ACRES SHALL BE PERMITTED TO DRAIN TO A PIPE OR STONE OUTLET SEDIMENT TRAP.

Temporary Erosion and Sediment Control Inspection and Maintenance Checklist

Erosion and Sediment Control Measure	Inspection/Maintenance Intervals	Inspection/Maintenance Requirements
Stabilized Construction Entrance	Daily	• Periodic top dressing with additional aggregate as required • Clean sediment in public right-of-ways immediately
Silt Fence	Weekly + After Each Rain	• Remove & redistribute sediment when bulges develop in the silt fence.
Haybales (Baled Fence)	Daily	• Remove sediment and debris • Check that all bales are tight against each other and the ground surface.
Temporary Swale	Weekly + After Each Rain	• Immediately remove any sediment and reestablish vegetative cover as required. • Inspect entire swale and surrounding area for rilling and repair as required with the placement of additional topsoil, then seeding and mulching, as outlined in Figure No. 3.14 of the NYSDEC New York State Standards and Specifications for Erosion and Sediment Control.
Temporary Sediment Trap	Weekly + After Each Rain	• Remove and redistribute sediment when it reaches an elevation indicated on the construction documents. • Check for rilling within and around the sediment basin and repair as required. • Remove all sediment and debris from the outlet control structure as maybe required. • Dewater as necessary to FracTank

(RAWP) SECTION 6.1.11.1 EXTREME STORM PREPAREDNESS AND RESPONSE CONTIGENCY PLAN NOTES:

DAMAGE FROM FLOODING OR STORM SURGE CAN INCLUDE DISLOCATION OF SOIL AND STOCKPILED MATERIALS, DISLOCATION OF CONSTRUCTION MATERIALS AND EQUIPMENT, AND DISLOCATION OF SUPPORT OF EXCAVATION STRUCTURES. DAMAGE FROM WIND DURING AN EXTREME STORM EVENT CAN CREATE UNSAFE OR UNSTABLE STRUCTURES, DAMAGE SAFETY STRUCTURES, AND CAUSE DOWNED POWER LINES, CREATING DANGEROUS SITE CONDITIONS AND LOSS OF POWER. IN ANTICIPATION OF EMERGENCY CONDITIONS CAUSED BY AN EXTREME STORM EVENT, THE PARTICIPANT WILL UNDERTAKE THE FOLLOWING STEPS FOR SITE PREPAREDNESS AND RESPONSE PRIOR TO AND AFTER THE EVENT, RESPECTIVELY.

STORM PREPAREDNESS

PREPARATIONS IN ADVANCE OF AN EXTREME STORM EVENT WILL INCLUDE THE FOLLOWING: CONTAINERIZED HAZARDOUS MATERIALS AND FUELS WILL BE REMOVED FROM THE PROPERTY; LOOSE MATERIALS WILL BE SECURED TO PREVENT DISLOCATION AND BLOWING BY WIND OR WATER; HEAVY EQUIPMENT SUCH AS EXCAVATORS AND GENERATORS WILL BE REMOVED FROM EXCAVATED AREAS, TRENCHES, AND DEPRESSIONS ON THE PROPERTY TO HIGH GROUND OR REMOVED FROM THE PROPERTY; AN INVENTORY OF THE PROPERTY WITH PHOTOGRAPHS WILL BE PERFORMED TO ESTABLISH CONDITIONS FOR THE SITE AND EQUIPMENT PRIOR TO THE EVENT; STOCKPILE COVERS FOR SOIL AND FILL WILL BE SECURED BY ADDING WEIGHTS SUCH AS SANDBAGS FOR ADDED SECURITY AND WORN OR RIPPED STOCKPILE COVERS WILL BE REPLACED WITH COMPETENT COVERS; STOCKPILED HAZARDOUS WASTES WILL BE REMOVED FROM THE PROPERTY; AND STORMWATER MANAGEMENT SYSTEMS WILL BE INSPECTED AND FORTIFIED, INCLUDING, AS NECESSARY: CLEAN AND REPOSITION SILT FENCES, HAY BALES; CLEAN STORM SEWER FILTERS AND TRAPS; AND SECURE AND PROTECT PUMPS AND HOSING.

STORM RESPONSE

AT THE CONCLUSION OF AN EXTREME STORM EVENT, AS SOON AS IT IS SAFE TO ACCESS THE PROPERTY, A COMPLETE INSPECTION OF THE PROPERTY WILL BE PERFORMED. A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION AND AFTER THE SITE SECURITY IS ASSESSED. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. DAMAGE FROM STORM CONDITIONS THAT RESULT IN ACUTE PUBLIC SAFETY THREATS, SUCH AS DOWNED POWER LINES OR IMMINENT COLLAPSE OF BUILDINGS, STRUCTURES OR EQUIPMENT WILL BE REPORTED TO PUBLIC SAFETY AUTHORITIES VIA APPROPRIATE MEANS, SUCH AS CALLING 911.

PETROLEUM SPILLS WILL BE REPORTED TO NYSDEC WITHIN 2 HOURS OF IDENTIFICATION AND CONSISTENT WITH STATE REGULATIONS. PUBLIC SAFETY STRUCTURES, SUCH AS CONSTRUCTION SECURITY FENCES, WILL BE REPAIRED PROMPTLY TO ELIMINATE PUBLIC SAFETY THREATS. DEBRIS WILL BE COLLECTED AND REMOVED.

DEWATERING WILL BE PERFORMED IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS AND CONSISTENT WITH EMERGENCY NOTIFICATIONS, IF ANY, FROM PROPER AUTHORITIES. ERODED AREAS OF SOIL INCLUDING UNSAFE SLOPES WILL BE STABILIZED AND FORTIFIED. DISLOCATED MATERIALS WILL BE COLLECTED AND APPROPRIATELY MANAGED. SUPPORT OF EXCAVATION STRUCTURE WILL BE INSPECTED AND FORTIFIED, AS NECESSARY. IMPACTED STOCKPILES WILL BE CONTAINED AND DAMAGED STOCKPILE COVERS WILL BE REPLACED. STORMWATER CONTROL SYSTEMS AND STRUCTURES WILL BE INSPECTED AND MAINTAINED, AS NECESSARY.

IF SOIL OR FILL MATERIALS ARE DISCHARGED OFF SITE TO ADJACENT PROPERTIES, PROPERTY OWNERS AND NYSDEC WILL BE NOTIFIED, AND CORRECTIVE MEASURE PLAN DESIGNED TO REMOVE AND CLEAN DISLOCATED MATERIAL WILL BE SUBMITTED TO NYSDEC AND IMPLEMENTED FOLLOWING APPROVAL BY NYSDEC AND GRANTING OF SITE ACCESS BY THE PROPERTY OWNER. IMPACTED OFF-SITE AREAS MAY REQUIRE CHARACTERIZATION BASED ON SITE CONDITIONS, AT THE DISCRETION OF NYSDEC.

IF ON-SITE PETROLEUM SPILLS ARE IDENTIFIED, A QEP WILL DETERMINE THE NATURE AND EXTENT OF THE SPILL AND REPORT TO NYSDEC'S SPILL HOTLINE AT (800) 457-7362 WITHIN STATUTORY DEFINED TIMELINES. IF THE SOURCE OF THE SPILL IS ONGOING AND CAN BE IDENTIFIED, IT SHOULD BE STOPPED IF THIS CAN BE DONE SAFELY. POTENTIAL HAZARDS WILL BE ADDRESSED IMMEDIATELY, CONSISTENT WITH GUIDANCE ISSUED BY NYSDEC.

STORM RESPONSE REPORTING

A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. THE SITE INSPECTION REPORT WILL BE SENT TO THE NYSDEC PROJECT MANAGER AND WILL INCLUDE THE SITE NAME, ADDRESS, TAX BLOCK AND LOT, AND SITE PRIMARY AND ALTERNATE CONTACT NAME AND PHONE NUMBER.

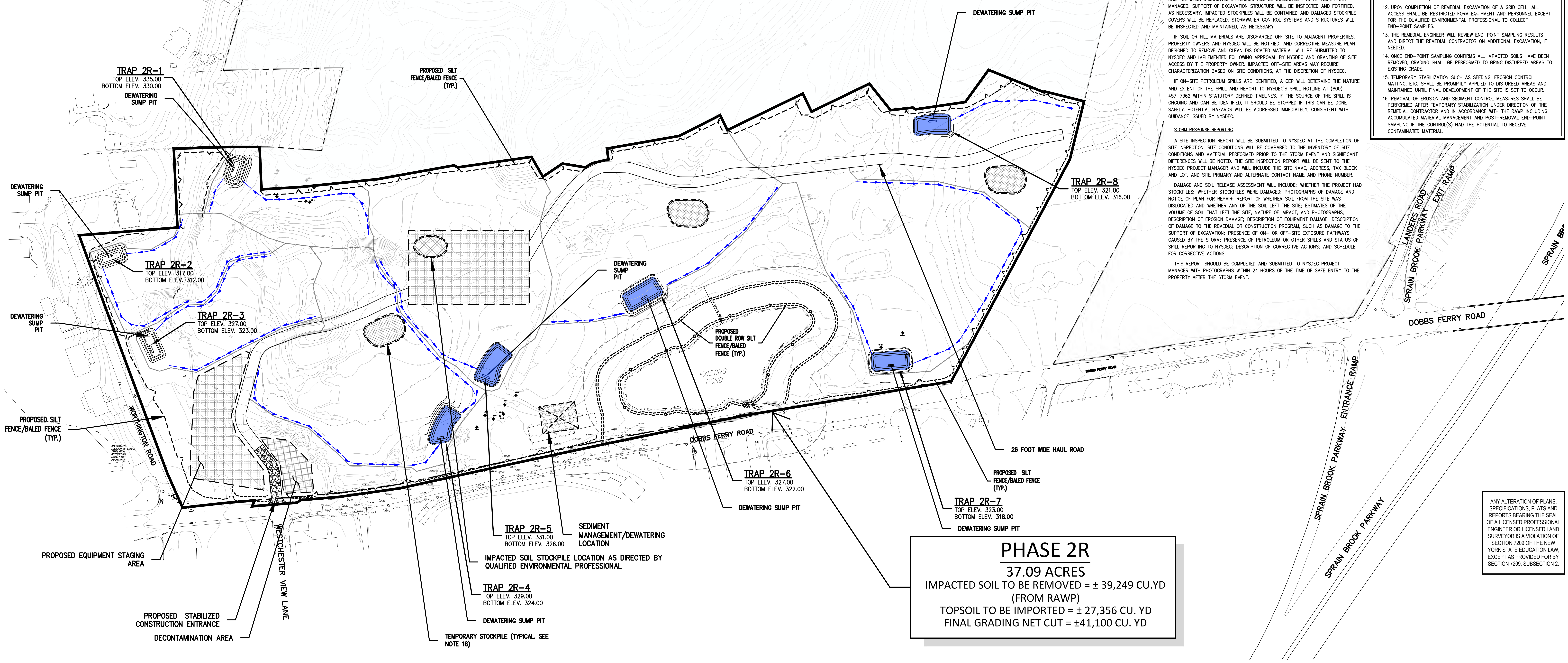
DAMAGE AND SOIL RELEASE ASSESSMENT WILL INCLUDE: WHETHER THE PROJECT HAD STOCKPILES; WHETHER STOCKPILES WERE DAMAGED; PHOTOGRAPHS OF DAMAGE AND NOTICE OF PLAN FOR REPAIR; REPORT OF WHETHER SOIL FROM THE SITE WAS DISLOCATED AND WHETHER ANY OF THE SOIL LEFT THE SITE; ESTIMATES OF THE VOLUME OF SOIL THAT LEFT THE SITE, NATURE OF IMPACT, AND PHOTOGRAPHS; DESCRIPTION OF EROSION DAMAGE; DESCRIPTION OF EQUIPMENT DAMAGE; DESCRIPTION OF DAMAGE TO THE REMEDIAL OR CONSTRUCTION PROGRAM, SUCH AS DAMAGE TO THE SUPPORT OF EXCAVATION; PRESENCE OF ON- OR OFF-SITE EXPOSURE PATHWAYS CAUSED BY THE STORM; PRESENCE OF PETROLEUM OR OTHER SPILLS AND STATUS OF SPILL REPORTING TO NYSDEC; DESCRIPTION OF CORRECTIVE ACTIONS; AND SCHEDULE FOR CORRECTIVE ACTIONS.

THIS REPORT SHOULD BE COMPLETED AND SUBMITTED TO NYSDEC PROJECT MANAGER WITH PHOTOGRAPHS WITHIN 24 HOURS OF THE TIME OF SAFE ENTRY TO THE PROPERTY AFTER THE STORM EVENT.

REMEDIATION SEQUENCE OF CONSTRUCTION PHASE 2R (RAWP PHASE 2)

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. PRIOR TO SITE MOBILIZATION A PRE-CONSTRUCTION KICK-OFF MEETING SHALL BE CONDUCTED WITH REPRESENTATIVES OF THE TOWN OF GREENBURGH, NYSDEC, THE APPLICANT, THE REMEDIAL ENGINEER, AND THE REMEDIAL CONTRACTOR.
2. PERFORM PUBLIC AND PRIVATE UTILITY INVESTIGATION AND MARK-OUTS PRIOR TO ANY GROUND-INTRUSIVE ACTIVITIES. UTILITY MARK-OUTS SHALL BE MAINTAINED THROUGHOUT THE REMEDIATION PROCESS.
3. CONTRACTOR SHALL NOTIFY NYS 811 A MINIMUM OF THREE (3) DAYS IN ADVANCE BEFORE INITIATING GROUND-INTRUSIVE WORK.
4. CLEAR AND REMOVE TREES THROUGHOUT THE SITE. ALL EFFORTS SHALL BE MADE TO MITIGATE GROUND DISTURBANCE DURING TREE CLEARING ACTIVITIES. VEGETATIVE WASTE SHALL BE MULCHED, GROUND, OR CHIPPED TO BE REUSED ON-SITE OR RECYCLED OFF-SITE AS DIRECTED BY THE REMEDIAL ENGINEER.
5. INSTALL SILT FENCES AND HAY BALES, ESTABLISH STABILIZED CONSTRUCTION ENTRANCE, DECONTAMINATION AREAS, ACCESS ROADS, AND EQUIPMENT AND MATERIAL STAGING AREA AS SHOWN ON THIS PLAN AND IN ACCORDANCE WITH THE SWPPP AND REMEDIAL ACTION WORK PLAN (RAWP). LOCATIONS OF EROSION AND SEDIMENT CONTROL MEASURES TO BE CONFIRMED IN THE FIELD BY THE REMEDIAL CONTRACTOR AND REMEDIAL ENGINEER, PRIOR TO INSTALLATION.
6. MOBILIZATION OF EQUIPMENT FOR THE PLANNED REMEDIAL ACTIVITIES SHALL OCCUR CONCURRENTLY WITH CLEARING, GRUBBING, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
7. A NYS LICENSED LAND SURVEYOR SHALL DEFINE THE EXTENTS OF THE PROPOSED EXCAVATION GRID IN ACCORDANCE WITH SECTION 3.2.2.8 OF THE REMEDIAL ACTION WORK PLAN (RAWP). LIMITS OF THE DEFINED EXCAVATION GRIDS SHALL BE VERIFIED BY THE REMEDIAL ENGINEER.
8. GRUB THE AREA, OR PORTION THEREOF, IN PREPARATION FOR SOIL EXCAVATION AND SAMPLING.
9. CONDUCT END-POINT SAMPLING WITHIN GRIDS THAT ARE NOT DESIGNATED FOR EXCAVATION BASED ON THE REMEDIAL INVESTIGATION DATA TO CONFIRM THE SOIL WITHIN THE GRID MEETS THE APPLICABLE SCO. SEE SECTION 3.2.3 OF THE RAWP.
10. INSTALL / CONSTRUCT ADDITIONAL EROSION AND SEDIMENT CONTROLS, AS NEEDED, AND PER THE SWPPP IN THE DISTURBED AREA, OR PORTION THEREOF, TO ENSURE SUFFICIENT MITIGATION OF POTENTIAL STORMWATER EROSION.
11. BEGIN EXCAVATION OF IMPACTED SOILS AS DIRECTED BY THE REMEDIAL ENGINEER AND IN ACCORDANCE WITH SECTION 3.2.4 OF THE RAWP. EXCAVATION TO BEGIN IN THE NORTHERN PORTION OF THE AREA AND PROGRESS SOUTH / SOUTHWEST TOWARDS THE MSA.
12. UPON COMPLETION OF REMEDIAL EXCAVATION OF A GRID CELL, ALL ACCESS SHALL BE RESTRICTED FORM EQUIPMENT AND PERSONNEL EXCEPT FOR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL TO COLLECT END-POINT SAMPLES.
13. THE REMEDIAL ENGINEER WILL REVIEW END-POINT SAMPLING RESULTS AND DIRECT THE REMEDIAL CONTRACTOR ON ADDITIONAL EXCAVATION, IF NEEDED.
14. ONCE END-POINT SAMPLING CONFIRMS ALL IMPACTED SOILS HAVE BEEN REMOVED, GRADING SHALL BE PERFORMED TO BRING DISTURBED AREAS TO EXISTING GRADE.
15. TEMPORARY STABILIZATION SUCH AS SEEDING, EROSION CONTROL MATTING, ETC. SHALL BE PROMPTLY APPLIED TO DISTURBED AREAS AND MAINTAINED UNTIL FINAL DEVELOPMENT OF THE SITE IS SET TO OCCUR.
16. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERFORMED AFTER TEMPORARY STABILIZATION UNDER DIRECTION OF THE REMEDIAL CONTRACTOR AND IN ACCORDANCE WITH THE RAWP INCLUDING ACCUMULATED MATERIAL MANAGEMENT AND POST-REMOVAL END-POINT SAMPLING IF THE CONTROL(S) HAD THE POTENTIAL TO RECEIVE CONTAMINATED MATERIAL.



PHASE 2R

37.09 ACRES
IMPACTED SOIL TO BE REMOVED = ± 39,249 CU.YD
(FROM RAWP)
TOPSOIL TO BE IMPORTED = ± 27,356 CU. YD
FINAL GRADING NET CUT = ±41,100 CU. YD

No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER COMMENTS	05/13/2026	FG

Previous Editions Obsolete

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REMEDIATION EROSION AND SEDIMENT CONTROL PLAN (PHASE 2R)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn:	EGK	Approved:	DV
Scale:	1" = 100'		
Date:	1/12/2026		
Project No:	17099		
17099-SE-REMEDIATION	C-412 (PH 2R)	--	

Drawing No:
C-412

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LEGEND

■ ■ ■ ■	PROPOSED SILT FENCE/BALED FENCE
━━━━	PROPOSED LIMIT OF DISTURBANCE / PROPOSED CONSTRUCTION FENCE
▨	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
▨	PROPOSED STAGING AREA
▨	PROPOSED DECONTAMINATION AREA
🟦	PROPOSED TEMPORARY SEDIMENT TRAP
➝ ➝ ➝	PROPOSED TEMPORARY SWALE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED SEPTEMBER 17, 2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE AS APPROVED BY THE REMEDIAL ENGINEER AND/OR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. STOCKPILING OF IMPACTED CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE AS APPROVED BY THE REMEDIAL ENGINEER AND/OR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIALS SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS TO NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES. THE STOCKPILE SHALL ALSO INCLUDE THE FOLLOWING:
   A. THE IMPACTED STOCKPILE SHALL BE COVERED WITH APPROPRIATELY ANCHORED TARPS WHEN NOT IN USE
   B. A MINIMUM 6-MIL THICK POLY LINER (OR APPROVED EQUIVALENT) SHALL BE LAID UNDERNEATH THE IMPACTED STOCKPILE.
   C. THE IMPACTED STOCKPILE SHALL BE SEPARATED FROM STOCKPILES OF CLEAN MATERIAL
9. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
10. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER
11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. THE FOLLOWING PERMANENT SEED MIXTURE SHALL BE PLACED: LESCO TALL FESCUE SELECT BLEND GRASS SEED.
12. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 7 CALENDAR DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
   A. SEED MIXTURE AND RATE OF APPLICATION:
      A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
      A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
   B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
   C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
13. ALL WORK AND MATERIALS TO CONFORM TO TOWN OF GREENBURGH SPECIFICATIONS.
14. THE APPLICANT / CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL / DISPOSAL OF EXISTING SUBSURFACE STRUCTURES (ie. OIL TANKS, SEPTIC FIELDS, FIELDS, ETC.) THEIR CONTENTS AND ANY REMEDIAL MEASURE THAT MAY BE REQUIRED.
15. THE APPLICANT SHALL BE REQUIRED TO CLEAN ROADWAYS AND EXISTING DOWNSTREAM DRAINAGE UTILITIES FROM ALL SILTATION AND CONSTRUCTION DEBRIS AS REQUIRED AND UPON COMPLETION OF WORK.
16. ALL PLANS SHOULD FULLY INCORPORATE THE APPROPRIATE RECOMMENDATIONS FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL DATED AUGUST 2005, OR THE MOST CURRENT VERSION OR ITS SUCCESSOR. THE PLAN AND ITS IMPLEMENTATION SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER.
17. THE REMEDIAL ENGINEER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL OUTBOUND TRUCKS WILL BE DECONTAMINATED AND FREE OF SOIL BEFORE LEAVING THE SITE UNTIL THE REMEDIAL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH SECTION 4.3.8 OF THE REMEDIAL ACTION WORK PLAN.
18. SOIL SHALL BE TEMPORARILY STOCKPILED WITHIN EACH REMEDIATION GRID IN ACCORDANCE WITH THE REMEDIAL ACTION WORK PLAN AND THE DIRECTION OF THE REMEDIAL ENGINEER AND QUALIFIED ENVIRONMENTAL PROFESSIONAL.
19. EROSION CONTROL MATTING TO BE APPLIED ACCORDING TO FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE AND/OR REMEDIAL ENGINEER
20. PROJECT SHALL ALWAYS HAVE A DEDICATED ON-SITE WATER TRUCK FULL FOR DUST SUPPRESSION IN ACCORDANCE WITH REMEDIAL ACTION WORK PLAN.
21. TREE STUMPS AND THE ASSOCIATED ROOT BALLS SHALL BE REMOVED, EXCESS SOIL SHAKEN OFF, AND TEMPORARILY STOCKPILED. SOIL REMAINING WITHIN THE ROOT BALLS WILL BE ALLOWED TO DRY, SHAKEN OFF AGAIN, AND SOIL FREE ROOT BALLS STOCKPILED FOR INSPECTION AND SAMPLING TO DEMONSTRATE THEY ARE NON-HAZARDOUS PRIOR TO CHIPPING AND FOR ON-SITE REUSE OR OFF-SITE RECYCLING.
22. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ELMWOOD **PRESERVE REMEDIAL ACTION WORK PLAN NYSDEC BCP C360239.**

CONSTRUCTION PHASING AND EROSION & SEDIMENT CONTROL NOTES

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

A WAIVER SHALL BE REQUIRED FROM THE TOWN OF GREENBURGH MS4 OFFICER TO DISTURB MORE THAN 5 ACRES AT ONE TIME DURING THE SUBDIVISION CONSTRUCTION.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

MASS GRADING, EARTHWORK AND STABILIZATION OPERATIONS SHALL BE UNDERTAKEN ON A CONTINUOUS AND SIMULTANEOUS BASIS ACROSS EACH PHASE TO ACHIEVE THE SUBDIVISION DESIGN. THE AREAS OF EACH PHASE SHALL BE COORDINATED AND UTILIZED FOR DEPOSITING OF CUTS AND FILLS ON AN ONGOING BASS AS WORK PROGRESSES.

ANY AREA THAT IS IDLE FOR MORE THAN SEVEN CALENDAR DAYS SHALL BE IMMEDIATELY STABILIZED USING TEMPORARY STABILIZATION METHODS WHICH MAY INCLUDE MULCHING, HYDROSEEDING OR OTHER APPROVED METHODS AND SURROUNDED BY A SEDIMENT CONTROL MEASURE (SILT FENCE, WATTLE, ETC.).

ROADWAYS SHALL BE CLEANED WITH A STREET SWEEPER DAILY AS NEEDED AS **CONSTRUCTION TRAFFIC TRAVERSES ASPHALT ROADS FROM PREVIOUS PHASES.**

THESE PLANS TAKE THE FOLLOWING DESIGN ASSUMPTIONS INTO CONSIDERATION:

- PER THE GEOTECHNICAL REPORT PREPARED BY CARLIN SIMPSON & ASSOCIATES, IT IS ASSUMED THAT AN AVERAGE OF 2 FEET OF EXISTING FILL EXISTS SPORADICALLY IN POCKETS AROUND THE SITE. IN AREAS OF BUILDING AND ROADWAY CONSTRUCTION WHERE THIS EXISTING FILL IS ENCOUNTERED, IT SHALL BE TESTED, STRIPED & REMOVED AND UTILIZED IN AN AREA OF THE SITE DEEMED SUITABLE.
- PER THE ROUX ASSOCIATES, INC. BROWNFIELD CLEANUP PROGRAM APPLICATION AND SOILS MANAGEMENT PLAN, APPROXIMATELY 90,000 CUBIC YARDS OF IMPACTED SOILS COULD BE PRESENT ON THE SITE. THIS IS SUBJECT TO FURTHER TESTING BY ROUX ASSOCIATES. IF IMPACTED SOILS ARE ENCOUNTERED, THE TOP 2-3 FEET OF MATERIAL WILL BE FURTHER TESTED AND CHARACTERIZED FOR REUSE AND/OR DISPOSAL. WHEN SOILS ARE CHARACTERIZED THEY WILL BE UTILIZED IN A SUITABLE AREA ON-SITE OR IF NECESSARY, REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS. FINE GRADING REQUIREMENTS WILL BE DETERMINED AFTER SAMPLING BY ROUX ASSOCIATES TO DETERMINE HOW MUCH SOIL MAY NEED TO BE EXPORTED. CLEAN FILL (TOPSOIL) MAY BE ADDED TO THE INDIVIDUAL LOTS FOR LANDSCAPING PURPOSES.

WAIVER OF 5-ACRE DISTURBANCE NOTES:

THE PROVISIONS FOR DISTURBANCE BEYOND THE FIVE-ACRE THRESHOLD ARE OUTLINED IN THE GENERAL PERMIT 0-25-001, PART I. HOW TO OBTAIN COVERAGE AND GENERAL REQUIREMENTS- E. GENERAL REQUIREMENTS FOR OWNERS OR OPERATORS WITH PERMIT COVERAGE, PART III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND PART IV. INSPECTION AND MAINTENANCE REQUIREMENTS- C. QUALIFIED INSPECTOR INSPECTION REQUIREMENTS. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING GP-0-25-001 REQUIREMENTS:

- §1.0 – THE PROJECT DESCRIPTION INCLUDES THE NEED FOR THE DISTURBANCE OF GREATER THAN 5-ACRES AT ONE TIME. ACCORDINGLY, A WAIVER WILL BE REQUESTED FOR EACH PHASE OF CONSTRUCTION.
- §3.0 – EROSION AND SEDIMENT CONTROLS PROVIDES A DESCRIPTION OF THE PHASING PLAN FOR THE PROJECT ALONG WITH THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED AND STABILIZATION MEASURES TO BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- §3.2 – THE CONSTRUCTION SEQUENCING PROVIDES A TABLE SHOWING THE MAXIMUM DISTURBED AREA OF EACH CONSTRUCTION PHASE WITH THE CORRESPONDING CUT AND FILL VOLUMES REQUIRED.
- §4.0 – INSPECTION AND MAINTENANCE PROVIDES THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN **FIVE ACRES OF SOIL REMAIN DISTURBED.**
- THE OWNER OR OPERATOR OF A CONSTRUCTION ACTIVITY SHALL NOT DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DEPARTMENT OR, IN AREAS UNDER THE JURISDICTION OF A REGULATED, TRADITIONAL LAND USE CONTROL MS4, THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 (PROVIDED THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 IS NOT THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY). AT A MINIMUM, THE OWNER OR OPERATOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS IN ORDER TO BE AUTHORIZED TO DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME:

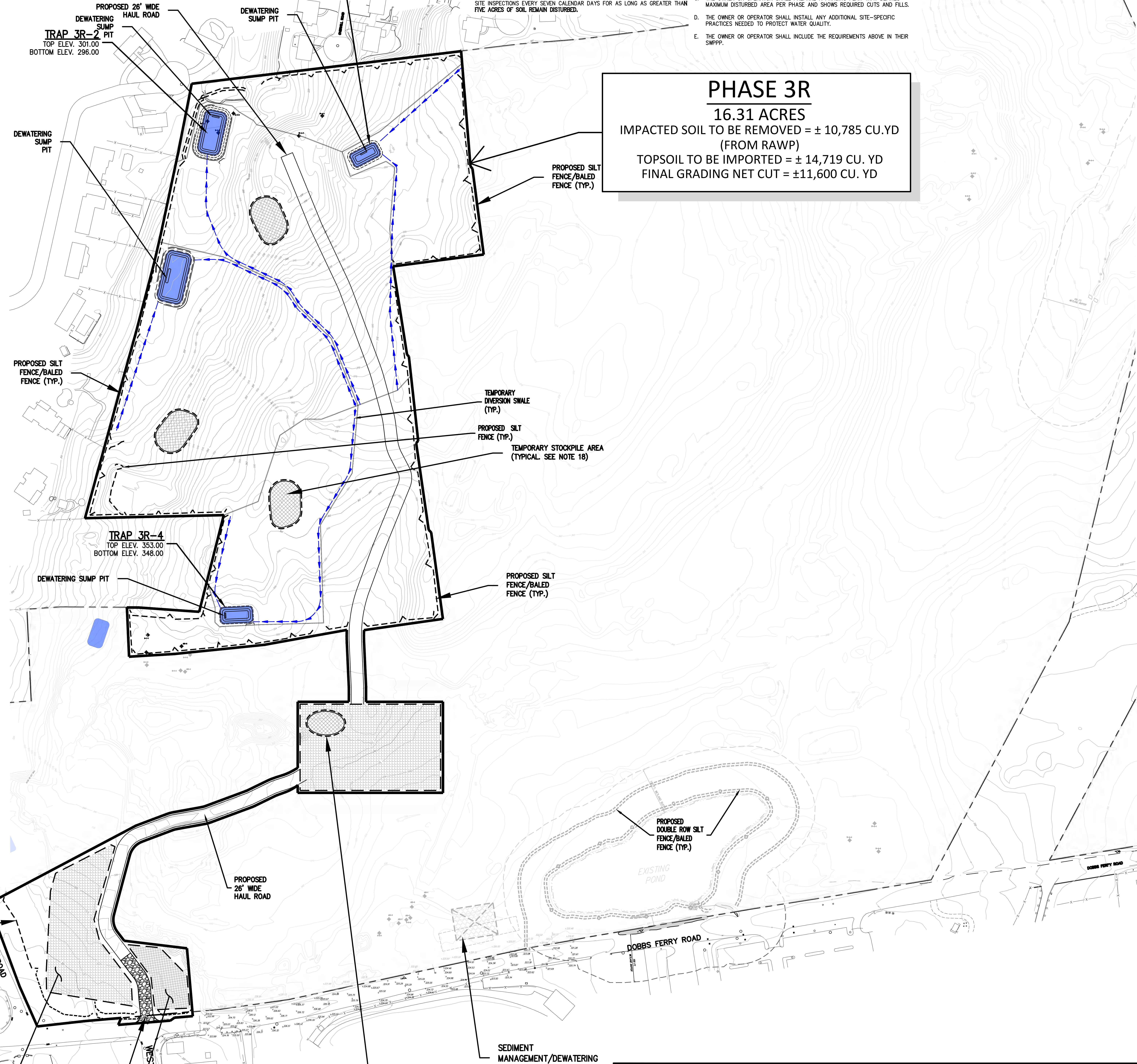
A. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR CONDUCT AT LEAST TWO (2) SITE INSPECTIONS IN ACCORDANCE WITH PART IV.C. OF THE PERMIT EVERY SEVEN (7) CALENDAR DAYS, FOR AS LONG AS GREATER THAN FIVE (5) ACRES OF SOIL REMAIN DISTURBED. THE TWO (2) INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF 2 FULL CALENDAR DAYS.

B. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AMD COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.

C. THE OWNER OR OPERATOR SHALL PREPARE A PHASING PLAN THAT DEFINES MAXIMUM DISTURBED AREA PER PHASE AND SHOWS REQUIRED CUTS AND FILLS.

D. THE OWNER OR OPERATOR SHALL INSTALL ANY ADDITIONAL SITE-SPECIFIC PRACTICES NEEDED TO PROTECT WATER QUALITY.

E. THE OWNER OR OPERATOR SHALL INCLUDE THE REQUIREMENTS ABOVE IN THEIR SWPPP.



PHASE 3R

16.31 ACRES

IMPACTED SOIL TO BE REMOVED = ± 10,785 CU.YD
(FROM RAWP)
TOPSOIL TO BE IMPORTED = ± 14,719 CU. YD
FINAL GRADING NET CUT = ±11,600 CU. YD

TRAP 3R-1
TOP ELEV. 351.00
BOTTOM ELEV. 346.00
DEWATERING SUMP PIT
PROPOSED 26' WIDE HAUL ROAD
DEWATERING SUMP PIT
TRAP 3R-2
TOP ELEV. 301.00
BOTTOM ELEV. 296.00
DEWATERING SUMP PIT
PROPOSED SILT FENCE/BALED FENCE (TYP.)
PROPOSED SILT FENCE/BALED FENCE (TYP.)
TEMPORARY DIVERSION SWALE (TYP.)
PROPOSED SILT FENCE (TYP.)
TEMPORARY STOCKPILE AREA (TYPICAL SEE NOTE 18)
TRAP 3R-4
TOP ELEV. 353.00
BOTTOM ELEV. 348.00
DEWATERING SUMP PIT
PROPOSED SILT FENCE/BALED FENCE (TYP.)
PROPOSED DOUBLE ROW SILT FENCE/BALED FENCE (TYP.)
EXISTING POND
DOBBS FERRY ROAD
PROPOSED 26' WIDE HAUL ROAD
PROPOSED SILT FENCE/BALED FENCE (TYP.)
WORTHINGTON ROAD
APPROXIMATE LOCATION OF STREAM TAKEN FROM WESTCHESTER
WESTCHESTER VIEW LANE
LANDERS ROAD
SPRAIN BROOK PARKWAY EXIT RAMP
SEDIMENT MANAGEMENT/DEWATERING LOCATION
IMPACTED SOIL STOCKPILE LOCATION AS DIRECTED BY QUALIFIED ENVIRONMENTAL PROFESSIONAL
PROPOSED EQUIPMENT STAGING AREA
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
DECONTAMINATION AREA

(RAWP) SECTION 6.1.11.1 EXTREME STORM PREPAREDNESS AND RESPONSE CONTIGENCY PLAN NOTES:

DAMAGE FROM FLOODING OR STORM SURGE CAN INCLUDE DISLOCATION OF SOIL AND STOCKPILED MATERIALS, DISLOCATION OF CONSTRUCTION MATERIALS AND EQUIPMENT, AND DISLOCATION OF SUPPORT OF EXCAVATION STRUCTURES. DAMAGE FROM WIND DURING AN EXTREME STORM EVENT CAN CREATE UNSAFE OR UNSTABLE STRUCTURES, DAMAGE SAFETY STRUCTURES, AND CAUSE DOWNED POWER LINES, CREATING DANGEROUS SITE CONDITIONS AND LOSS OF POWER. IN ANTICIPATION OF EMERGENCY CONDITIONS CAUSED BY AN EXTREME STORM EVENT, THE PARTICIPANT WILL UNDERTAKE THE FOLLOWING STEPS FOR SITE PREPAREDNESS AND RESPONSE PRIOR TO AND AFTER THE EVENT, RESPECTIVELY.

STORM PREPAREDNESS

PREPARATIONS IN ADVANCE OF AN EXTREME STORM EVENT WILL INCLUDE THE FOLLOWING: CONTAINERIZED HAZARDOUS MATERIALS AND FUELS WILL BE REMOVED FROM THE PROPERTY; LOOSE MATERIALS WILL BE SECURED TO PREVENT DISLOCATION AND BLOWING BY WIND OR WATER; HEAVY EQUIPMENT SUCH AS EXCAVATORS AND GENERATORS WILL BE REMOVED FROM EXCAVATED AREAS, TRENCHES, AND DEPRESSIONS ON THE PROPERTY TO HIGH GROUND OR REMOVED FROM THE PROPERTY; AN INVENTORY OF THE PROPERTY WITH PHOTOGRAPHS WILL BE PERFORMED TO ESTABLISH CONDITIONS FOR THE SITE AND EQUIPMENT PRIOR TO THE EVENT; STOCKPILE COVERS FOR SOIL AND FILL WILL BE SECURED BY ADDING WEIGHTS SUCH AS SANDBAGS FOR ADDED SECURITY AND WORN OR RIPPED STOCKPILE COVERS WILL BE REPLACED WITH COMPETENT COVERS; STOCKPILED HAZARDOUS WASTES WILL BE REMOVED FROM THE PROPERTY; AND STORMWATER MANAGEMENT SYSTEMS WILL BE INSPECTED AND FORTIFIED, INCLUDING, AS NECESSARY: CLEAN AND REPOSITION SILT FENCES, HAY BALES; CLEAN STORM SEWER FILTERS AND TRAPS; AND SECURE AND PROTECT PUMPS AND HOSING.

STORM RESPONSE

AT THE CONCLUSION OF AN EXTREME STORM EVENT, AS SOON AS IT IS SAFE TO ACCESS THE PROPERTY, A COMPLETE INSPECTION OF THE PROPERTY WILL BE PERFORMED. A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION AND AFTER THE SITE SECURITY IS ASSESSED. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. DAMAGE FROM STORM CONDITIONS THAT RESULT IN ACUTE PUBLIC SAFETY THREATS, SUCH AS DOWNED POWER LINES OR IMMINENT COLLAPSE OF BUILDINGS, STRUCTURES OR EQUIPMENT WILL BE REPORTED TO PUBLIC SAFETY AUTHORITIES VIA APPROPRIATE MEANS, SUCH AS CALLING 911.

PETROLEUM SPILLS WILL BE REPORTED TO NYSDEC WITHIN 2 HOURS OF IDENTIFICATION AND CONSISTENT WITH STATE REGULATIONS. PUBLIC SAFETY STRUCTURES, SUCH AS CONSTRUCTION SECURITY FENCES, WILL BE REPAIRED PROMPTLY TO ELIMINATE PUBLIC SAFETY THREATS. DEBRIS WILL BE COLLECTED AND REMOVED.

DEWATERING WILL BE PERFORMED IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS AND CONSISTENT WITH EMERGENCY NOTIFICATIONS, IF ANY, FROM PROPER AUTHORITIES. ERODED AREAS OF SOIL INCLUDING UNSAFE SLOPES WILL BE STABILIZED AND FORTIFIED. DISLOCATED MATERIALS WILL BE COLLECTED AND APPROPRIATELY MANAGED. SUPPORT OF EXCAVATION STRUCTURE WILL BE INSPECTED AND FORTIFIED, AS NECESSARY. IMPACTED STOCKPILES WILL BE CONTAINED AND DAMAGED STOCKPILE COVERS WILL BE REPLACED. STORMWATER CONTROL SYSTEMS AND STRUCTURES WILL BE INSPECTED AND MAINTAINED, AS NECESSARY.

IF SOIL OR FILL MATERIALS ARE DISCHARGED OFF SITE TO ADJACENT PROPERTIES, PROPERTY OWNERS AND NYSDEC WILL BE NOTIFIED, AND CORRECTIVE MEASURE PLAN DESIGNED TO REMOVE AND CLEAN DISLOCATED MATERIAL WILL BE SUBMITTED TO NYSDEC AND IMPLEMENTED FOLLOWING APPROVAL BY NYSDEC AND GRANTING OF SITE ACCESS BY THE PROPERTY OWNER. IMPACTED OFF-SITE AREAS MAY REQUIRE CHARACTERIZATION BASED ON SITE CONDITIONS, AT THE DISCRETION OF NYSDEC.

IF ON-SITE PETROLEUM SPILLS ARE IDENTIFIED, A QEP WILL DETERMINE THE NATURE AND EXTENT OF THE SPILL AND REPORT TO NYSDEC'S SPILL HOTLINE AT (800) 457-7362 WITHIN STATUTORY DEFINED TIMELINES. IF THE SOURCE OF THE SPILL IS ONGOING AND CAN BE IDENTIFIED, IT SHOULD BE STOPPED IF THIS CAN BE DONE SAFELY. POTENTIAL HAZARDS WILL BE ADDRESSED IMMEDIATELY, CONSISTENT WITH GUIDANCE ISSUED BY NYSDEC.

STORM RESPONSE REPORTING

A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. THE SITE INSPECTION REPORT WILL BE SENT TO THE NYSDEC PROJECT MANAGER AND WILL INCLUDE THE SITE NAME, ADDRESS, TAX BLOCK AND LOT, AND SITE PRIMARY AND ALTERNATE CONTACT NAME AND PHONE NUMBER.

DAMAGE AND SOIL RELEASE ASSESSMENT WILL INCLUDE: WHETHER THE PROJECT HAD STOCKPILES; WHETHER STOCKPILES WERE DAMAGED; PHOTOGRAPHS OF DAMAGE AND NOTICE OF PLAN FOR REPAIR; REPORT OF WHETHER SOIL FROM THE SITE WAS DISLOCATED AND WHETHER ANY OF THE SOIL LEFT THE SITE; ESTIMATES OF THE VOLUME OF SOIL THAT LEFT THE SITE, NATURE OF IMPACT, AND PHOTOGRAPHS; DESCRIPTION OF EROSION DAMAGE; DESCRIPTION OF EQUIPMENT DAMAGE; DESCRIPTION OF DAMAGE TO THE REMEDIAL OR CONSTRUCTION PROGRAM, SUCH AS DAMAGE TO THE SUPPORT OF EXCAVATION; PRESENCE OF ON- OR OFF-SITE EXPOSURE PATHWAYS CAUSED BY THE STORM; PRESENCE OF PETROLEUM OR OTHER SPILLS AND STATUS OF SPILL REPORTING TO NYSDEC; DESCRIPTION OF CORRECTIVE ACTIONS; AND SCHEDULE FOR CORRECTIVE ACTIONS.

THIS REPORT SHOULD BE COMPLETED AND SUBMITTED TO NYSDEC PROJECT MANAGER WITH PHOTOGRAPHS WITHIN 24 HOURS OF THE TIME OF SAFE ENTRY TO THE **PROPERTY AFTER THE STORM EVENT.**

REMEDIATION SEQUENCE OF CONSTRUCTION PHASE 3R (RAWP PHASE 3)

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. PRIOR TO SITE MOBILIZATION A PRE-CONSTRUCTION KICK-OFF MEETING SHALL BE CONDUCTED WITH REPRESENTATIVES OF THE TOWN OF GREENBURGH, NYSDEC, THE APPLICANT, THE REMEDIAL ENGINEER, AND THE REMEDIAL CONTRACTOR.
2. PERFORM PUBLIC AND PRIVATE UTILITY INVESTIGATION AND MARK-OUTS PRIOR TO ANY GROUND-INTRUSIVE ACTIVITIES. UTILITY MARK-OUTS SHALL BE MAINTAINED THROUGHOUT THE REMEDIATION PROCESS.
3. CONTRACTOR SHALL NOTIFY NYS 811 A MINIMUM OF THREE (3) DAYS IN ADVANCE BEFORE INITIATING GROUND-INTRUSIVE WORK.
4. CLEAR AND REMOVE TREES THROUGHOUT THE SITE. ALL EFFORTS SHALL BE MADE TO MITIGATE GROUND DISTURBANCE DURING TREE CLEARING ACTIVITIES. VEGETATIVE WASTE SHALL BE MULCHED, GROUND, OR CHIPPED TO BE REUSED ON-SITE OR RECYCLED OFF-SITE AS DIRECTED BY THE REMEDIAL ENGINEER.
5. INSTALL SILT FENCES AND HAY BALES, ESTABLISH STABILIZED CONSTRUCTION ENTRANCE, DECONTAMINATION AREAS, ACCESS ROADS, AND EQUIPMENT AND MATERIAL STAGING AREA AS SHOWN ON THIS PLAN AND IN ACCORDANCE WITH THE SWPPP AND REMEDIAL ACTION WORK PLAN (RAWP). LOCATIONS OF EROSION AND SEDIMENT CONTROL MEASURES TO BE CONFIRMED IN THE FIELD BY THE REMEDIAL CONTRACTOR AND REMEDIAL ENGINEER, PRIOR TO INSTALLATION.
6. MOBILIZATION OF EQUIPMENT FOR THE PLANNED REMEDIAL ACTIVITIES SHALL OCCUR CONCURRENTLY WITH CLEARING, GRUBBING, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
7. A NYS LICENSED LAND SURVEYOR SHALL DEFINE THE EXTENTS OF THE PROPOSED EXCAVATION GRID IN ACCORDANCE WITH SECTION 3.2.2.8 OF THE REMEDIAL ACTION WORK PLAN (RAWP). LIMITS OF THE DEFINED EXCAVATION GRIDS SHALL BE VERIFIED BY THE REMEDIAL ENGINEER.
8. GRUB THE AREA, OR PORTION THEREOF, IN PREPARATION FOR SOIL EXCAVATION AND SAMPLING.
9. CONDUCT END-POINT SAMPLING WITHIN GRIDS THAT ARE NOT DESIGNATED FOR EXCAVATION BASED ON THE REMEDIAL INVESTIGATION DATA TO CONFIRM THE SOIL WITHIN THE GRID MEETS THE APPLICABLE SCO. SEE SECTION 3.2.3 OF THE RAWP.
10. INSTALL / CONSTRUCT ADDITIONAL EROSION AND SEDIMENT CONTROLS, AS NEEDED, AND PER THE SWPPP IN THE DISTURBED AREA, OR PORTION THEREOF, TO ENSURE SUFFICIENT MITIGATION OF POTENTIAL STORMWATER EROSION.
11. BEGIN EXCAVATION OF IMPACTED SOILS AS DIRECTED BY THE REMEDIAL ENGINEER AND IN ACCORDANCE WITH SECTION 3.2.4 OF THE RAWP. EXCAVATION TO BEGIN IN THE NORTHERN PORTION OF THE AREA AND PROGRESS SOUTH / SOUTHWEST TOWARDS THE MSA.
12. UPON COMPLETION OF REMEDIAL EXCAVATION OF A GRID CELL, ALL ACCESS SHALL BE RESTRICTED FORM EQUIPMENT AND PERSONNEL EXCEPT FOR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL TO COLLECT END-POINT SAMPLES.
13. THE REMEDIAL ENGINEER WILL REVIEW END-POINT SAMPLING RESULTS AND DIRECT THE REMEDIAL CONTRACTOR ON ADDITIONAL EXCAVATION, IF NEEDED.
14. ONCE END-POINT SAMPLING CONFIRMS ALL IMPACTED SOILS HAVE BEEN REMOVED, GRADING SHALL BE PERFORMED TO BRING DISTURBED AREAS TO EXISTING GRADE.
15. TEMPORARY STABILIZATION SUCH AS SEEDING, EROSION CONTROL MATTING, ETC. SHALL BE PROMPTLY APPLIED TO DISTURBED AREAS AND MAINTAINED UNTIL FINAL DEVELOPMENT OF THE SITE IS SET TO OCCUR.
16. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERFORMED AFTER TEMPORARY STABILIZATION UNDER DIRECTION OF THE REMEDIAL CONTRACTOR AND IN ACCORDANCE WITH THE RAWP INCLUDING ACCUMULATED MATERIAL MANAGEMENT AND POST-REMOVAL END-POINT SAMPLING IF THE CONTROL(S) HAD THE POTENTIAL TO RECEIVE CONTAMINATED MATERIAL.

Temporary Erosion and Sediment Control Inspection and Maintenance Checklist

Erosion and Sediment Control Measure	Inspection/Maintenance Intervals	Inspection/Maintenance Requirements
Stabilized Construction Entrance	Daily	• Periodic top dressing with additional aggregate as required • Clean sediment in public right-of-ways immediately
Silt Fence	Weekly + After Each Rain	• Remove & redistribute sediment when bulges develop in the silt fence.
Haybales (Baled Fence)	Daily	• Remove sediment and debris • Check that all bales are tight against each other and the ground surface.
Temporary Swale	Weekly + After Each Rain	• Immediately remove any sediment and reestablish vegetative cover as required. • Inspect entire swale and surrounding area for rilling and repair as required with the placement of additional topsoil, then seeding and mulching, as outlined in Figure No. 3.14 of the NYSDEC New York State Standards and Specifications for Erosion and Sediment Control.
Temporary Sediment Trap	Weekly + After Each Rain	• Remove and redistribute sediment when it reaches an elevation indicated on the construction documents. • Check for rilling within and around the sediment basin and repair as required. • Remove all sediment and debris from the outlet control structure as maybe required. • Dewater as necessary to FracTank

EROSION & SEDIMENT CONTROL TABLE

TRAP No.	TYPE OF TRAP	DRAINAGE AREA (ACRES)	STORAGE REQUIRED (CUBIC FEET)	STORAGE PROVIDED (CUBIC FEET)	STORAGE DEPTH BELOW PIPED OUTLET RISER OR STONE WEIR OUTLET (FEET)	ELEVATION AND EMBANKMENT HEIGHT	BOTTOM ELEVATION OF BASIN	HEIGHT OF EMERGENCY SPILLWAY/TEMPORARY RISER	BARREL DIAMETER/RISER DIAMETER	STONE OUTLET WIDTH	CLEANOUT ELEVATION
3R-1	II-STONE OUTLET	1.53	5,515	6,286	4	351/5'	346	350	–	20'	348
3R-2	II-STONE OUTLET	3.93	14,146	16,001	4	301/5'	296	297	–	20'	298
3R-3	II-STONE OUTLET	4.68	16,835	18,634	4	313/5'	308	312	–	20'	310
3R-4	II-STONE OUTLET	1.98	7,113	7,983	4	353/5'	348	352	–	20'	350

NOTES:

1. A MAXIMUM DRAINAGE AREA OF NO MORE THAN 5 ACRES SHALL BE PERMITTED TO DRAIN TO A PIPE OR STONE OUTLET SEDIMENT TRAP.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER COMMENTS	05/13/2026	FG

Previous Editions Obsolete

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REMEDIATION EROSION AND SEDIMENT CONTROL PLAN (PHASE 3R)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn: CDF	Approved: DV
Scale: 1" = 100'	
Date: 1/12/2026	
Project No: 17099	
17099-SE-REMEDIATION	C-413 (PH 3R) --
Drawing No: C-413	

NOT FOR CONSTRUCTION

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LEGEND

▬ ▬ ▬	PROPOSED SILT FENCE/BALED FENCE
▬▬▬	PROPOSED LIMIT OF DISTURBANCE / PROPOSED CONSTRUCTION FENCE
▨	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
▨	PROPOSED STAGING AREA
▨	PROPOSED DECONTAMINATION AREA
🟦	PROPOSED TEMPORARY SEDIMENT TRAP
→ → →	PROPOSED TEMPORARY SWALE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, PLLC, DATED SEPTEMBER 17, 2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE AS APPROVED BY THE REMEDIAL ENGINEER AND/OR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. STOCKPILING OF IMPACTED CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE AS APPROVED BY THE REMEDIAL ENGINEER AND/OR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIALS SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS TO NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES. THE STOCKPILE SHALL ALSO INCLUDE THE FOLLOWING:
   - A. THE IMPACTED STOCKPILE SHALL BE COVERED WITH APPROPRIATELY ANCHORED TARPS WHEN NOT IN USE
   - B. A MINIMUM 6-MIL THICK POLY LINER (OR APPROVED EQUIVALENT) SHALL BE LAID UNDERNEATH THE IMPACTED STOCKPILE.
   - C. THE IMPACTED STOCKPILE SHALL BE SEPARATED FROM STOCKPILES OF CLEAN MATERIAL
9. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
10. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER
11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. THE FOLLOWING PERMANENT SEED MIXTURE SHALL BE PLACED: LESCO TALL FESCUE SELECT BLEND GRASS SEED.
12. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 7 CALENDAR DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
   - A. SEED MIXTURE AND RATE OF APPLICATION:
     - A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
     - A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
   - B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
   - C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
13. ALL WORK AND MATERIALS TO CONFORM TO TOWN OF GREENBURGH SPECIFICATIONS.
14. THE APPLICANT / CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL / DISPOSAL OF EXISTING SUBSURFACE STRUCTURES (ie. OIL TANKS, SEPTIC FIELDS, FIELDS, ETC.) THEIR CONTENTS AND ANY REMEDIAL MEASURE THAT MAY BE REQUIRED.
15. THE APPLICANT SHALL BE REQUIRED TO CLEAN ROADWAYS AND EXISTING DOWNSTREAM DRAINAGE UTILITIES FROM ALL SILTATION AND CONSTRUCTION DEBRIS AS REQUIRED AND UPON COMPLETION OF WORK.
16. ALL PLANS SHOULD FULLY INCORPORATE THE APPROPRIATE RECOMMENDATIONS FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL DATED AUGUST 2005, OR THE MOST CURRENT VERSION OR ITS SUCCESSOR. THE PLAN AND ITS IMPLEMENTATION SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER.
17. THE REMEDIAL ENGINEER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL OUTBOUND TRUCKS WILL BE DECONTAMINATED AND FREE OF SOIL BEFORE LEAVING THE SITE UNTIL THE REMEDIAL CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH SECTION 4.3.8 OF THE REMEDIAL ACTION WORK PLAN.
18. SOIL SHALL BE TEMPORARILY STOCKPILED WITHIN EACH REMEDIATION GRID IN ACCORDANCE WITH THE REMEDIAL ACTION WORK PLAN AND THE DIRECTION OF THE REMEDIAL ENGINEER AND QUALIFIED ENVIRONMENTAL PROFESSIONAL.
19. EROSION CONTROL MATTING TO BE APPLIED ACCORDING TO FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE AND/OR REMEDIAL ENGINEER
20. PROJECT SHALL ALWAYS HAVE A DEDICATED ON-SITE WATER TRUCK FULL FOR DUST SUPPRESSION IN ACCORDANCE WITH REMEDIAL ACTION WORK PLAN.
21. TREE STUMPS AND THE ASSOCIATED ROOT BALLS SHALL BE REMOVED, EXCESS SOIL SHAKEN OFF, AND TEMPORARILY STOCKPILED. SOIL REMAINING WITHIN THE ROOT BALLS WILL BE ALLOWED TO DRY, SHAKEN OFF AGAIN, AND SOIL FREE ROOT BALLS STOCKPILED FOR INSPECTION AND SAMPLING TO DEMONSTRATE THEY ARE NON-HAZARDOUS PRIOR TO CHIPPING AND FOR ON-SITE REUSE OR OFF-SITE RECYCLING.
22. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ELMWOOD **PRESERVE REMEDIAL ACTION WORK PLAN NYSDEC BCP C360239.**

(RAWP) SECTION 6.1.11.1 EXTREME STORM PREPAREDNESS AND RESPONSE CONTIGENCY PLAN NOTES:

DAMAGE FROM FLOODING OR STORM SURGE CAN INCLUDE DISLOCATION OF SOIL AND STOCKPILED MATERIALS, DISLOCATION OF CONSTRUCTION MATERIALS AND EQUIPMENT, AND DISLOCATION OF SUPPORT OF EXCAVATION STRUCTURES. DAMAGE FROM WIND DURING AN EXTREME STORM EVENT CAN CREATE UNSAFE OR UNSTABLE STRUCTURES, DAMAGE SAFETY STRUCTURES, AND CAUSE DOWNED POWER LINES, CREATING DANGEROUS SITE CONDITIONS AND LOSS OF POWER. IN ANTICIPATION OF EMERGENCY CONDITIONS CAUSED BY AN EXTREME STORM EVENT, THE PARTICIPANT WILL UNDERTAKE THE FOLLOWING STEPS FOR SITE PREPAREDNESS AND RESPONSE PRIOR TO AND AFTER THE EVENT, RESPECTIVELY.

STORM PREPAREDNESS

PREPARATIONS IN ADVANCE OF AN EXTREME STORM EVENT WILL INCLUDE THE FOLLOWING: CONTAINERIZED HAZARDOUS MATERIALS AND FUELS WILL BE REMOVED FROM THE PROPERTY; LOOSE MATERIALS WILL BE SECURED TO PREVENT DISLOCATION AND BLOWING BY WIND OR WATER; HEAVY EQUIPMENT SUCH AS EXCAVATORS AND GENERATORS WILL BE REMOVED FROM EXCAVATED AREAS, TRENCHES, AND DEPRESSIONS ON THE PROPERTY TO HIGH GROUND OR REMOVED FROM THE PROPERTY; AN INVENTORY OF THE PROPERTY WITH PHOTOGRAPHS WILL BE PERFORMED TO ESTABLISH CONDITIONS FOR THE SITE AND EQUIPMENT PRIOR TO THE EVENT; STOCKPILE COVERS FOR SOIL AND FILL WILL BE SECURED BY ADDING WEIGHTS SUCH AS SANDBAGS FOR ADDED SECURITY AND WORN OR RIPPED STOCKPILE COVERS WILL BE REPLACED WITH COMPETENT COVERS; STOCKPILED HAZARDOUS WASTES WILL BE REMOVED FROM THE PROPERTY; AND STORMWATER MANAGEMENT SYSTEMS WILL BE INSPECTED AND FORTIFIED, INCLUDING, AS NECESSARY: CLEAN AND REPOSITION SILT FENCES, HAY BALES; CLEAN STORM SEWER FILTERS AND TRAPS; AND SECURE AND PROTECT PUMPS AND HOSING.

STORM RESPONSE

AT THE CONCLUSION OF AN EXTREME STORM EVENT, AS SOON AS IT IS SAFE TO ACCESS THE PROPERTY, A COMPLETE INSPECTION OF THE PROPERTY WILL BE PERFORMED. A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION AND AFTER THE SITE SECURITY IS ASSESSED. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. DAMAGE FROM STORM CONDITIONS THAT RESULT IN ACUTE PUBLIC SAFETY THREATS, SUCH AS DOWNED POWER LINES OR IMMINENT COLLAPSE OF BUILDINGS, STRUCTURES OR EQUIPMENT WILL BE REPORTED TO PUBLIC SAFETY AUTHORITIES VIA APPROPRIATE MEANS, SUCH AS CALLING 911.

PETROLEUM SPILLS WILL BE REPORTED TO NYSDEC WITHIN 2 HOURS OF IDENTIFICATION AND CONSISTENT WITH STATE REGULATIONS. PUBLIC SAFETY STRUCTURES, SUCH AS CONSTRUCTION SECURITY FENCES, WILL BE REPAIRED PROMPTLY TO ELIMINATE PUBLIC SAFETY THREATS. DEBRIS WILL BE COLLECTED AND REMOVED.

DEWATERING WILL BE PERFORMED IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS AND CONSISTENT WITH EMERGENCY NOTIFICATIONS, IF ANY, FROM PROPER AUTHORITIES. ERODED AREAS OF SOIL INCLUDING UNSAFE SLOPES WILL BE STABILIZED AND FORTIFIED. DISLOCATED MATERIALS WILL BE COLLECTED AND APPROPRIATELY MANAGED. SUPPORT OF EXCAVATION STRUCTURE WILL BE INSPECTED AND FORTIFIED, AS NECESSARY. IMPACTED STOCKPILES WILL BE CONTAINED AND DAMAGED STOCKPILE COVERS WILL BE REPLACED. STORMWATER CONTROL SYSTEMS AND STRUCTURES WILL BE INSPECTED AND MAINTAINED, AS NECESSARY.

IF SOIL OR FILL MATERIALS ARE DISCHARGED OFF SITE TO ADJACENT PROPERTIES, PROPERTY OWNERS AND NYSDEC WILL BE NOTIFIED, AND CORRECTIVE MEASURE PLAN DESIGNED TO REMOVE AND CLEAN DISLOCATED MATERIAL WILL BE SUBMITTED TO NYSDEC AND IMPLEMENTED FOLLOWING APPROVAL BY NYSDEC AND GRANTING OF SITE ACCESS BY THE PROPERTY OWNER. IMPACTED OFF-SITE AREAS MAY REQUIRE CHARACTERIZATION BASED ON SITE CONDITIONS, AT THE DISCRETION OF NYSDEC.

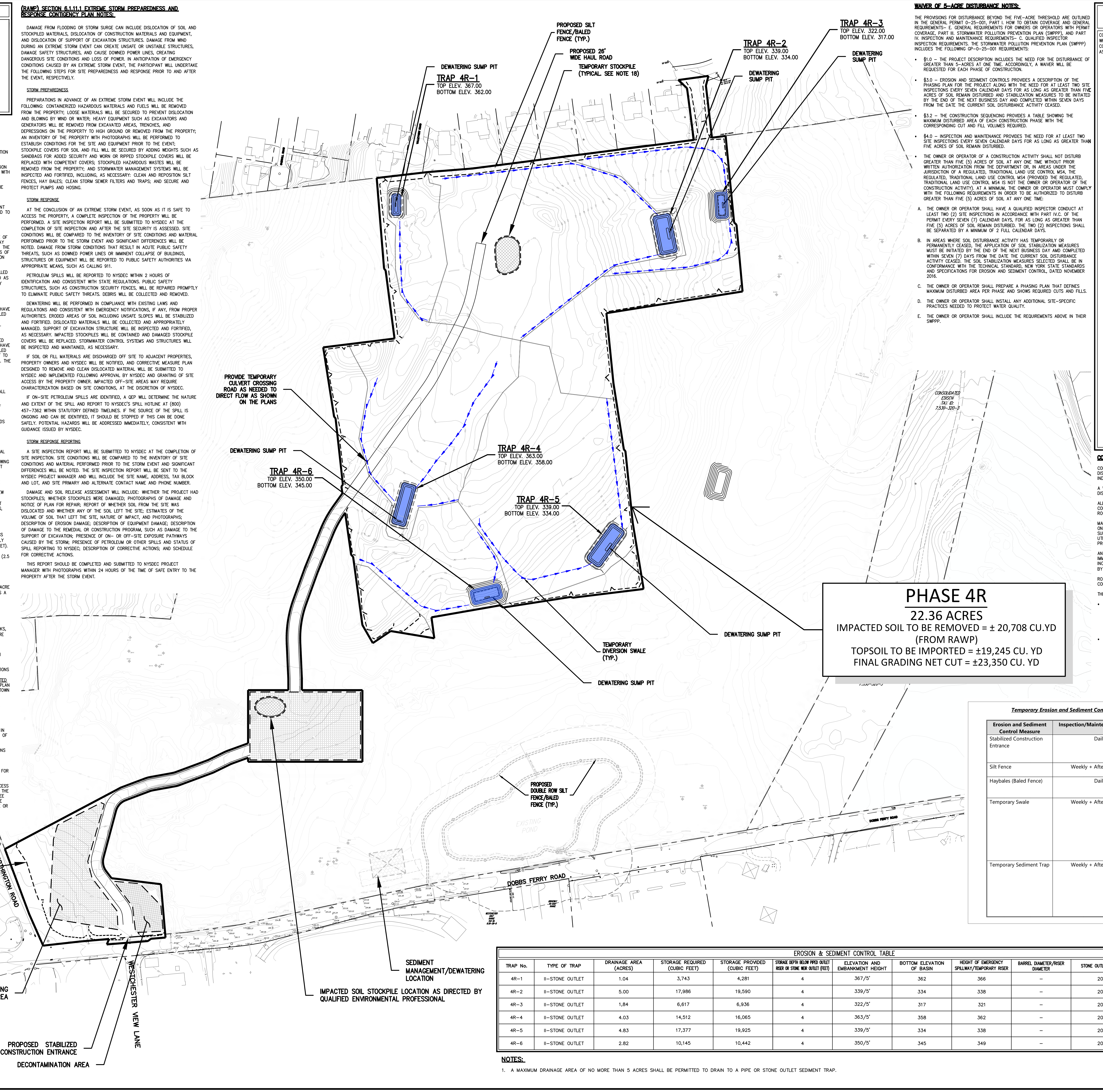
IF ON-SITE PETROLEUM SPILLS ARE IDENTIFIED, A QEP WILL DETERMINE THE NATURE AND EXTENT OF THE SPILL AND REPORT TO NYSDEC'S SPILL HOTLINE AT (800) 457-7362 WITHIN STATUTORY DEFINED TIMELINES. IF THE SOURCE OF THE SPILL IS ONGOING AND CAN BE IDENTIFIED, IT SHOULD BE STOPPED IF THIS CAN BE DONE SAFELY. POTENTIAL HAZARDS WILL BE ADDRESSED IMMEDIATELY, CONSISTENT WITH GUIDANCE ISSUED BY NYSDEC.

STORM RESPONSE REPORTING

A SITE INSPECTION REPORT WILL BE SUBMITTED TO NYSDEC AT THE COMPLETION OF SITE INSPECTION. SITE CONDITIONS WILL BE COMPARED TO THE INVENTORY OF SITE CONDITIONS AND MATERIAL PERFORMED PRIOR TO THE STORM EVENT AND SIGNIFICANT DIFFERENCES WILL BE NOTED. THE SITE INSPECTION REPORT WILL BE SENT TO THE NYSDEC PROJECT MANAGER AND WILL INCLUDE THE SITE NAME, ADDRESS, TAX BLOCK AND LOT, AND SITE PRIMARY AND ALTERNATE CONTACT NAME AND PHONE NUMBER.

DAMAGE AND SOIL RELEASE ASSESSMENT WILL INCLUDE: WHETHER THE PROJECT HAD STOCKPILES; WHETHER STOCKPILES WERE DAMAGED; PHOTOGRAPHS OF DAMAGE AND NOTICE OF PLAN FOR REPAIR; REPORT OF WHETHER SOIL FROM THE SITE WAS DISLOCATED AND WHETHER ANY OF THE SOIL LEFT THE SITE; ESTIMATES OF THE VOLUME OF SOIL THAT LEFT THE SITE, NATURE OF IMPACT, AND PHOTOGRAPHS; DESCRIPTION OF EROSION DAMAGE; DESCRIPTION OF EQUIPMENT DAMAGE; DESCRIPTION OF DAMAGE TO THE REMEDIAL OR CONSTRUCTION PROGRAM, SUCH AS DAMAGE TO THE SUPPORT OF EXCAVATION; PRESENCE OF ON- OR OFF-SITE EXPOSURE PATHWAYS CAUSED BY THE STORM; PRESENCE OF PETROLEUM OR OTHER SPILLS AND STATUS OF SPILL REPORTING TO NYSDEC; DESCRIPTION OF CORRECTIVE ACTIONS; AND SCHEDULE FOR CORRECTIVE ACTIONS.

THIS REPORT SHOULD BE COMPLETED AND SUBMITTED TO NYSDEC PROJECT MANAGER WITH PHOTOGRAPHS WITHIN 24 HOURS OF THE TIME OF SAFE ENTRY TO THE PROPERTY AFTER THE STORM EVENT.


TRAP 4R-1
TOP ELEV. 367.00
BOTTOM ELEV. 362.00
DEWATERING SUMP PIT
PROPOSED SILT FENCE/BALED FENCE (TYP.)
PROPOSED 26' WIDE HAUL ROAD
TEMPORARY STOCKPILE (TYPICAL SEE NOTE 18)
TRAP 4R-2
TOP ELEV. 339.00
BOTTOM ELEV. 334.00
DEWATERING SUMP PIT
TRAP 4R-3
TOP ELEV. 322.00
BOTTOM ELEV. 317.00
DEWATERING SUMP PIT
PROVIDE TEMPORARY CULVERT CROSSING ROAD AS NEEDED TO DIRECT FLOW AS SHOWN ON THE PLANS
CONSOLIDATED EDISON TAX ID: 7.530-320-3
DEWATERING SUMP PIT
TRAP 4R-4
TOP ELEV. 363.00
BOTTOM ELEV. 358.00
TRAP 4R-6
TOP ELEV. 350.00
BOTTOM ELEV. 345.00
TRAP 4R-5
TOP ELEV. 339.00
BOTTOM ELEV. 334.00
DEWATERING SUMP PIT
TEMPORARY DIVERSION SWALE (TYP.)
DEWATERING SUMP PIT
PROPOSED DOUBLE ROW SILT FENCE/BALED FENCE (TYP.)
DOBBS FERRY ROAD
WORTHINGTON ROAD
APPROXIMATE LOCATION OF STREAM TAKEN FROM WESTCHESTER COUNTY GIS INFORMATION
PROPOSED SILT FENCE/BALED FENCE (TYP.)
PROPOSED EQUIPMENT STAGING AREA
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
DECONTAMINATION AREA
WESTCHESTER VIEW LANE
SEDIMENT MANAGEMENT/DEWATERING LOCATION
IMPACTED SOIL STOCKPILE LOCATION AS DIRECTED BY QUALIFIED ENVIRONMENTAL PROFESSIONAL
WESTCHESTER GOLF RANGE TAX ID: 8.50-28-8
DRIVEWAY TO GOLF RANGE

PHASE 4R

22.36 ACRES
IMPACTED SOIL TO BE REMOVED = ± 20,708 CU.YD
(FROM RAWP)
TOPSOIL TO BE IMPORTED = ±19,245 CU. YD
FINAL GRADING NET CUT = ±23,350 CU. YD

WAIVER OF 5-ACRE DISTURBANCE NOTES:

THE PROVISIONS FOR DISTURBANCE BEYOND THE FIVE-ACRE THRESHOLD ARE OUTLINED IN THE GENERAL PERMIT 0-25-001, PART I. HOW TO OBTAIN COVERAGE AND GENERAL REQUIREMENTS- E. GENERAL REQUIREMENTS FOR OWNERS OR OPERATORS WITH PERMIT COVERAGE, PART III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND PART IV. INSPECTION AND MAINTENANCE REQUIREMENTS- C. QUALIFIED INSPECTOR INSPECTION REQUIREMENTS. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDES THE FOLLOWING GP-0-25-001 REQUIREMENTS:

- §1.0 – THE PROJECT DESCRIPTION INCLUDES THE NEED FOR THE DISTURBANCE OF GREATER THAN 5-ACRES AT ONE TIME. ACCORDINGLY, A WAIVER WILL BE REQUESTED FOR EACH PHASE OF CONSTRUCTION.
- §3.0 – EROSION AND SEDIMENT CONTROLS PROVIDES A DESCRIPTION OF THE PHASING PLAN FOR THE PROJECT ALONG WITH THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED AND STABILIZATION MEASURES TO BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
- §3.2 – THE CONSTRUCTION SEQUENCING PROVIDES A TABLE SHOWING THE MAXIMUM DISTURBED AREA OF EACH CONSTRUCTION PHASE WITH THE CORRESPONDING CUT AND FILL VOLUMES REQUIRED.
- §4.0 – INSPECTION AND MAINTENANCE PROVIDES THE NEED FOR AT LEAST TWO SITE INSPECTIONS EVERY SEVEN CALENDAR DAYS FOR AS LONG AS GREATER THAN FIVE ACRES OF SOIL REMAIN DISTURBED.
- THE OWNER OR OPERATOR OF A CONSTRUCTION ACTIVITY SHALL NOT DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DEPARTMENT OR, IN AREAS UNDER THE JURISDICTION OF A REGULATED, TRADITIONAL LAND USE CONTROL MS4, THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 (PROVIDED THE REGULATED, TRADITIONAL LAND USE CONTROL MS4 IS NOT THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY). AT A MINIMUM, THE OWNER OR OPERATOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS IN ORDER TO BE AUTHORIZED TO DISTURB GREATER THAN FIVE (5) ACRES OF SOIL AT ANY ONE TIME:

A. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR CONDUCT AT LEAST TWO (2) SITE INSPECTIONS IN ACCORDANCE WITH PART IV.C. OF THE PERMIT EVERY SEVEN (7) CALENDAR DAYS, FOR AS LONG AS GREATER THAN FIVE (5) ACRES OF SOIL REMAIN DISTURBED. THE TWO (2) INSPECTIONS SHALL BE SEPARATED BY A MINIMUM OF 2 FULL CALENDAR DAYS.

B. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AMD COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.

C. THE OWNER OR OPERATOR SHALL PREPARE A PHASING PLAN THAT DEFINES MAXIMUM DISTURBED AREA PER PHASE AND SHOWS REQUIRED CUTS AND FILLS.

D. THE OWNER OR OPERATOR SHALL INSTALL ANY ADDITIONAL SITE-SPECIFIC PRACTICES NEEDED TO PROTECT WATER QUALITY.

E. THE OWNER OR OPERATOR SHALL INCLUDE THE REQUIREMENTS ABOVE IN THEIR SWPPP.

REMEDIATION SEQUENCE OF CONSTRUCTION PHASE 4R (RAWP PHASE 4)

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. PRIOR TO SITE MOBILIZATION A PRE-CONSTRUCTION KICK-OFF MEETING SHALL BE CONDUCTED WITH REPRESENTATIVES OF THE TOWN OF GREENBURGH, NYSDEC, THE APPLICANT, THE REMEDIAL ENGINEER, AND THE REMEDIAL CONTRACTOR.
2. PERFORM PUBLIC AND PRIVATE UTILITY INVESTIGATION AND MARK-OUTS PRIOR TO ANY GROUND-INTRUSIVE ACTIVITIES. UTILITY MARK-OUTS SHALL BE MAINTAINED THROUGHOUT THE REMEDIATION PROCESS.
3. CONTRACTOR SHALL NOTIFY NYS 811 A MINIMUM OF THREE (3) DAYS IN ADVANCE BEFORE INITIATING GROUND-INTRUSIVE WORK.
4. CLEAR AND REMOVE TREES THROUGHOUT THE SITE. ALL EFFORTS SHALL BE MADE TO MITIGATE GROUND DISTURBANCE DURING TREE CLEARING ACTIVITIES. VEGETATIVE WASTE SHALL BE MULCHED, GROUND, OR CHIPPED TO BE REUSED ON-SITE OR RECYCLED OFF-SITE AS DIRECTED BY THE REMEDIAL ENGINEER.
5. INSTALL SILT FENCES AND HAY BALES, ESTABLISH STABILIZED CONSTRUCTION ENTRANCE, DECONTAMINATION AREAS, ACCESS ROADS, AND EQUIPMENT AND MATERIAL STAGING AREA AS SHOWN ON THIS PLAN AND IN ACCORDANCE WITH THE SWPPP AND REMEDIAL ACTION WORK PLAN (RAWP). LOCATIONS OF EROSION AND SEDIMENT CONTROL MEASURES TO BE CONFIRMED IN THE FIELD BY THE REMEDIAL CONTRACTOR AND REMEDIAL ENGINEER, PRIOR TO INSTALLATION.
6. MOBILIZATION OF EQUIPMENT FOR THE PLANNED REMEDIAL ACTIVITIES SHALL OCCUR CONCURRENTLY WITH CLEARING, GRUBBING, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
7. A NYS LICENSED LAND SURVEYOR SHALL DEFINE THE EXTENTS OF THE PROPOSED EXCAVATION GRID IN ACCORDANCE WITH SECTION 3.2.2.8 OF THE REMEDIAL ACTION WORK PLAN (RAWP). LIMITS OF THE DEFINED EXCAVATION GRIDS SHALL BE VERIFIED BY THE REMEDIAL ENGINEER.
8. GRUB THE AREA, OR PORTION THEREOF, IN PREPARATION FOR SOIL EXCAVATION AND SAMPLING.
9. CONDUCT END-POINT SAMPLING WITHIN GRIDS THAT ARE NOT DESIGNATED FOR EXCAVATION BASED ON THE REMEDIAL INVESTIGATION DATA TO CONFIRM THE SOIL WITHIN THE GRID MEETS THE APPLICABLE SCO. SEE SECTION 3.2.3 OF THE RAWP.
10. INSTALL / CONSTRUCT ADDITIONAL EROSION AND SEDIMENT CONTROLS, AS NEEDED, AND PER THE SWPPP IN THE DISTURBED AREA, OR PORTION THEREOF, TO ENSURE SUFFICIENT MITIGATION OF POTENTIAL STORMWATER EROSION.
11. BEGIN EXCAVATION OF IMPACTED SOILS AS DIRECTED BY THE REMEDIAL ENGINEER AND IN ACCORDANCE WITH SECTION 3.2.4 OF THE RAWP. EXCAVATION TO BEGIN IN THE NORTHERN PORTION OF THE AREA AND PROGRESS SOUTH / SOUTHWEST TOWARDS THE MSA.
12. UPON COMPLETION OF REMEDIAL EXCAVATION OF A GRID CELL, ALL ACCESS SHALL BE RESTRICTED FORM EQUIPMENT AND PERSONNEL EXCEPT FOR THE QUALIFIED ENVIRONMENTAL PROFESSIONAL TO COLLECT END-POINT SAMPLES.
13. THE REMEDIAL ENGINEER WILL REVIEW END-POINT SAMPLING RESULTS AND DIRECT THE REMEDIAL CONTRACTOR ON ADDITIONAL EXCAVATION, IF NEEDED.
14. ONCE END-POINT SAMPLING CONFIRMS ALL IMPACTED SOILS HAVE BEEN REMOVED, GRADING SHALL BE PERFORMED TO BRING DISTURBED AREAS TO EXISTING GRADE.
15. TEMPORARY STABILIZATION SUCH AS SEEDING, EROSION CONTROL MATTING, ETC. SHALL BE PROMPTLY APPLIED TO DISTURBED AREAS AND MAINTAINED UNTIL FINAL DEVELOPMENT OF THE SITE IS SET TO OCCUR.
16. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERFORMED AFTER TEMPORARY STABILIZATION UNDER DIRECTION OF THE REMEDIAL CONTRACTOR AND IN ACCORDANCE WITH THE RAWP INCLUDING ACCUMULATED MATERIAL MANAGEMENT AND POST-REMOVAL END-POINT SAMPLING IF THE CONTROL(S) HAD THE POTENTIAL TO RECEIVE CONTAMINATED MATERIAL.

CONSTRUCTION PHASING AND EROSION & SEDIMENT CONTROL NOTES

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

A WAIVER SHALL BE REQUIRED FROM THE TOWN OF GREENBURGH MS4 OFFICER TO DISTURB MORE THAN 5 ACRES AT ONE TIME DURING THE SUBDIVISION CONSTRUCTION.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

MASS GRADING, EARTHWORK AND STABILIZATION OPERATIONS SHALL BE UNDERTAKEN ON A CONTINUOUS AND SIMULTANEOUS BASIS ACROSS EACH PHASE TO ACHIEVE THE SUBDIVISION DESIGN. THE AREAS OF EACH PHASE SHALL BE COORDINATED AND UTILIZED FOR DEPOSITING OF CUTS AND FILLS ON AN ONGOING BASS AS WORK PROGRESSES.

ANY AREA THAT IS IDLE FOR MORE THAN SEVEN CALENDAR DAYS SHALL BE IMMEDIATELY STABILIZED USING TEMPORARY STABILIZATION METHODS WHICH MAY INCLUDE MULCHING, HYDROSEEDING OR OTHER APPROVED METHODS AND SURROUNDED BY A SEDIMENT CONTROL MEASURE (SILT FENCE, WATTLE, ETC.).

ROADWAYS SHALL BE CLEANED WITH A STREET SWEEPER DAILY AS NEEDED AS CONSTRUCTION TRAFFIC TRAVERSES ASPHALT ROADS FROM PREVIOUS PHASES.

THESE PLANS TAKE THE FOLLOWING DESIGN ASSUMPTIONS INTO CONSIDERATION:

- PER THE GEOTECHNICAL REPORT PREPARED BY CARLIN SIMPSON & ASSOCIATES, IT IS ASSUMED THAT AN AVERAGE OF 2 FEET OF EXISTING FILL EXISTS SPORADICALLY IN POCKETS AROUND THE SITE. IN AREAS OF BUILDING AND ROADWAY CONSTRUCTION WHERE THIS EXISTING FILL IS ENCOUNTERED, IT SHALL BE TESTED, STRIPED & REMOVED AND UTILIZED IN AN AREA OF THE SITE DEEMED SUITABLE.
- PER THE ROUX ASSOCIATES, INC. BROWNFIELD CLEANUP PROGRAM APPLICATION AND SOILS MANAGEMENT PLAN, APPROXIMATELY 90,000 CUBIC YARDS OF IMPACTED SOILS COULD BE PRESENT ON THE SITE. THIS IS SUBJECT TO FURTHER TESTING BY ROUX ASSOCIATES. IF IMPACTED SOILS ARE ENCOUNTERED, THE TOP 2-3 FEET OF MATERIAL WILL BE FURTHER TESTED AND CHARACTERIZED FOR REUSE AND/OR DISPOSAL. WHEN SOILS ARE CHARACTERIZED THEY WILL BE UTILIZED IN A SUITABLE AREA ON-SITE OR IF NECESSARY, REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS. FINE GRADING REQUIREMENTS WILL BE DETERMINED AFTER SAMPLING BY ROUX ASSOCIATES TO DETERMINE HOW MUCH SOIL MAY NEED TO BE EXPORTED. CLEAN FILL (TOPSOIL) MAY BE ADDED TO THE INDIVIDUAL LOTS FOR LANDSCAPING PURPOSES.

Temporary Erosion and Sediment Control Inspection and Maintenance Checklist

Erosion and Sediment Control Measure	Inspection/Maintenance Intervals	Inspection/Maintenance Requirements
Stabilized Construction Entrance	Daily	• Periodic top dressing with additional aggregate as required • Clean sediment in public right-of-ways immediately
Silt Fence	Weekly + After Each Rain	• Remove & redistribute sediment when bulges develop in the silt fence.
Haybales (Baled Fence)	Daily	• Remove sediment and debris • Check that all bales are tight against each other and the ground surface.
Temporary Swale	Weekly + After Each Rain	• Immediately remove any sediment and reestablish vegetative cover as required. • Inspect entire swale and surrounding area for rilling and repair as required with the placement of additional topsoil, then seeding and mulching, as outlined in Figure No. 3.14 of the NYSDEC New York State Standards and Specifications for Erosion and Sediment Control.
Temporary Sediment Trap	Weekly + After Each Rain	• Remove and redistribute sediment when it reaches an elevation indicated on the construction documents. • Check for rilling within and around the sediment basin and repair as required. • Remove all sediment and debris from the outlet control structure as maybe required. • Dewater as necessary to FracTank

EROSION & SEDIMENT CONTROL TABLE

TRAP No.	TYPE OF TRAP	DRAINAGE AREA (ACRES)	STORAGE REQUIRED (CUBIC FEET)	STORAGE PROVIDED (CUBIC FEET)	STORAGE DEPTH BELOW PIPED OUTLET RISER OR STONE WEIR OUTLET (FEET)	ELEVATION AND EMBANKMENT HEIGHT	BOTTOM ELEVATION OF BASIN	HEIGHT OF EMERGENCY SPILLWAY/TEMPORARY RISER	BARREL DIAMETER/RISER DIAMETER	STONE OUTLET WIDTH	CLEANOUT ELEVATION
4R-1	II-STONE OUTLET	1.04	3,743	4,281	4	367/5'	362	366	–	20'	364
4R-2	II-STONE OUTLET	5.00	17,986	19,590	4	339/5'	334	338	–	20'	336
4R-3	II-STONE OUTLET	1,84	6,617	6,936	4	322/5'	317	321	–	20'	319
4R-4	II-STONE OUTLET	4.03	14,512	16,065	4	363/5'	358	362	–	20'	360
4R-5	II-STONE OUTLET	4.83	17,377	19,925	4	339/5'	334	338	–	20'	336
4R-6	II-STONE OUTLET	2.82	10,145	10,442	4	350/5'	345	349	–	20'	347

NOTES:

1. A MAXIMUM DRAINAGE AREA OF NO MORE THAN 5 ACRES SHALL BE PERMITTED TO DRAIN TO A PIPE OR STONE OUTLET SEDIMENT TRAP.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER COMMENTS	05/13/2026	FG

Previous Editions Obsolete

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REMEDIATION EROSION AND SEDIMENT CONTROL PLAN (PHASE 4R)

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	CDF	Approved:	DV
Scale:	1" = 100'		
Date:	1/12/226		
Project No:	17099		
17099-SE-REMEDIATION	C-414 (PH 4R)	--	

Drawing No:
C-414

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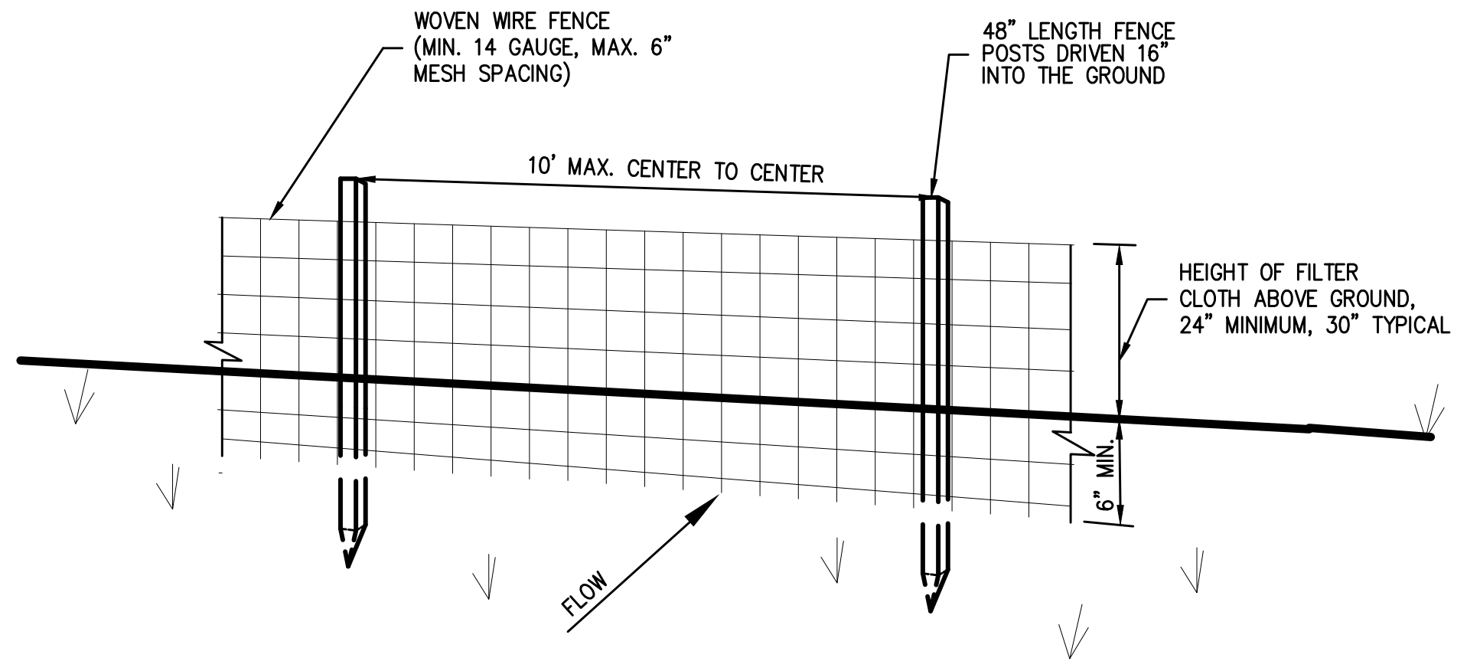
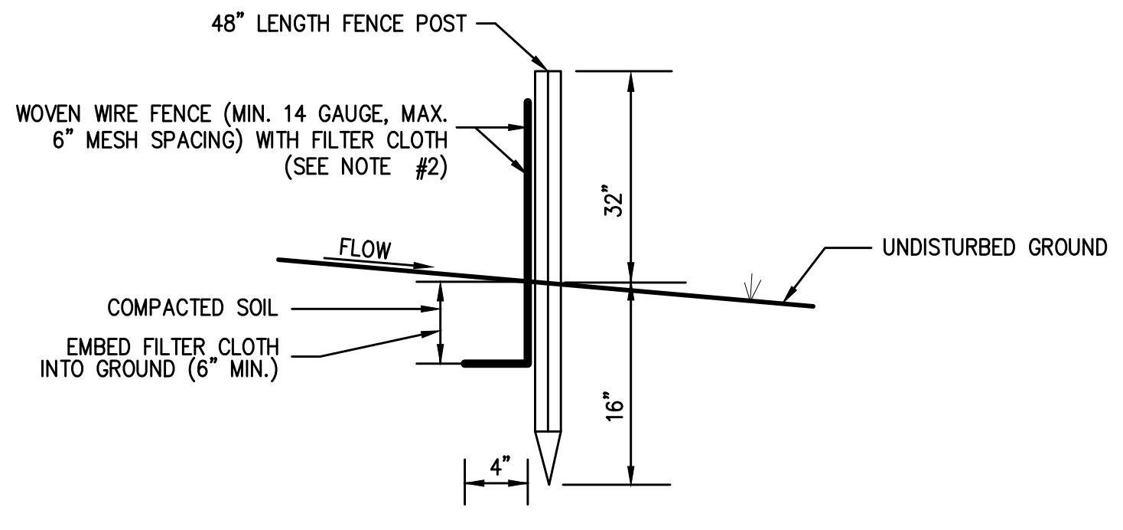

WOVEN WIRE FENCE (MIN. 14 GAUGE, MAX. 6" MESH SPACING)
48" LENGTH FENCE POSTS DRIVEN 16" INTO THE GROUND
10' MAX. CENTER TO CENTER
HEIGHT OF FILTER CLOTH ABOVE GROUND, 24" MINIMUM, 30" TYPICAL
6" MIN.
FLOW

PERSPECTIVE VIEW


48" LENGTH FENCE POST
WOVEN WIRE FENCE (MIN. 14 GAUGE, MAX. 6" MESH SPACING) WITH FILTER CLOTH (SEE NOTE #2)
32"
FLOW
UNDISTURBED GROUND
COMPACTED SOIL
EMBED FILTER CLOTH INTO GROUND (6" MIN.)
16"
4"

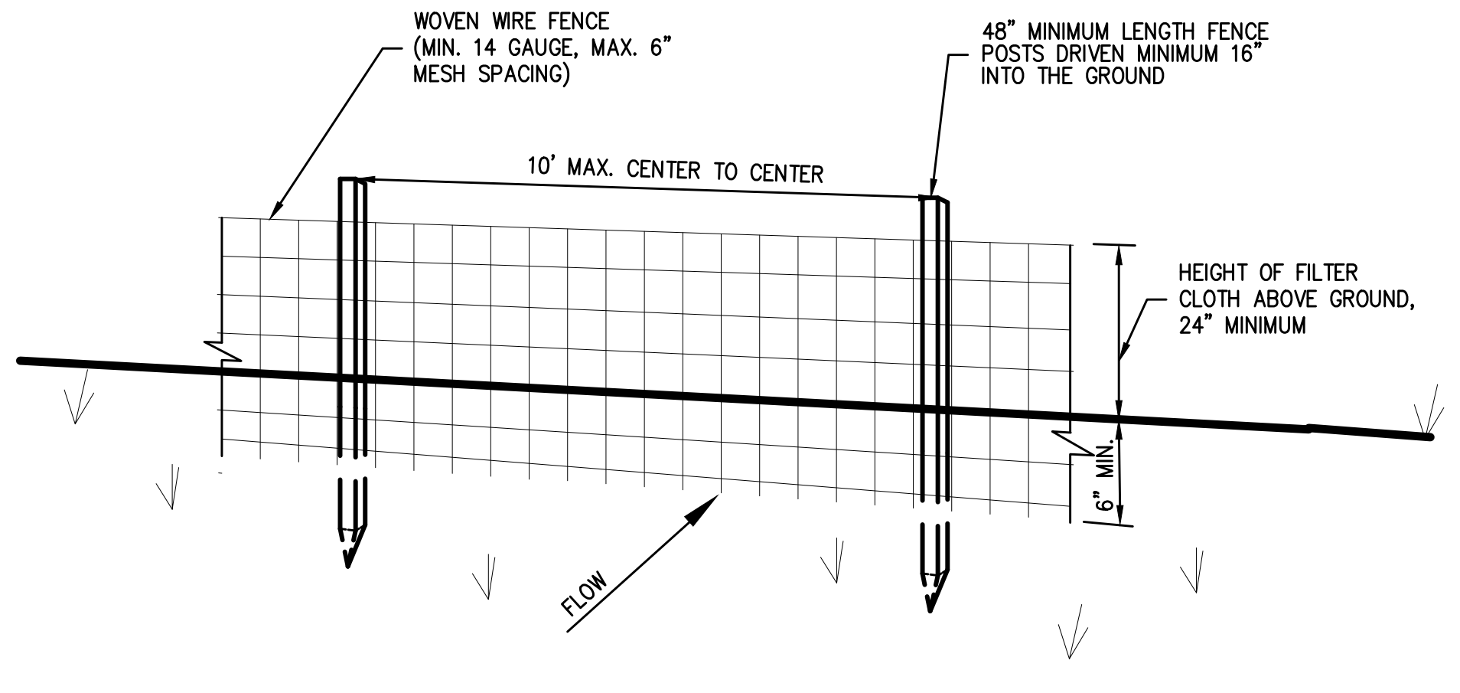
SECTION

NOTES:

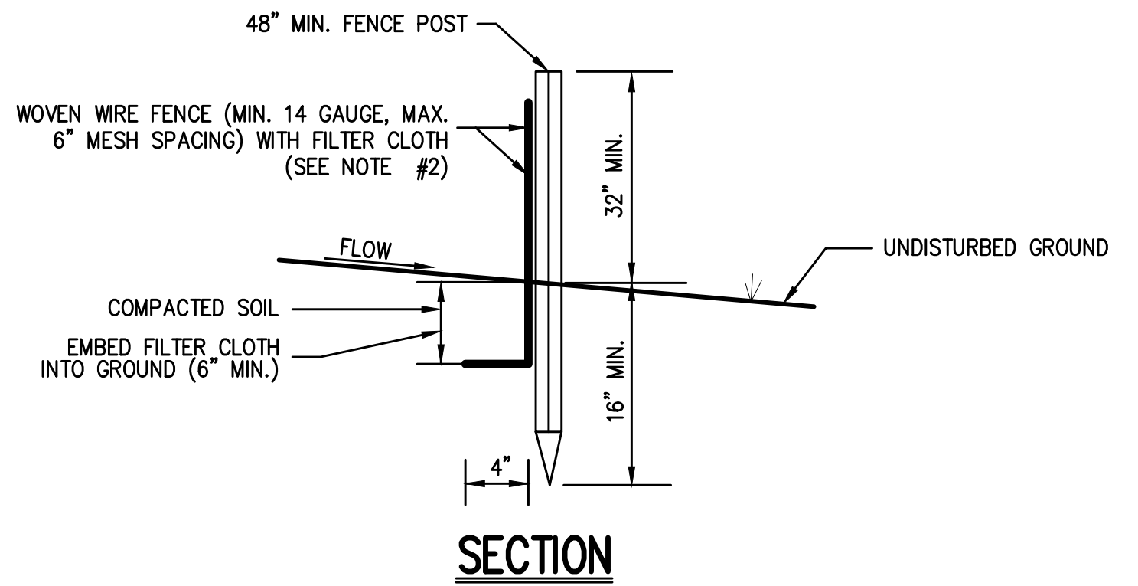
1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

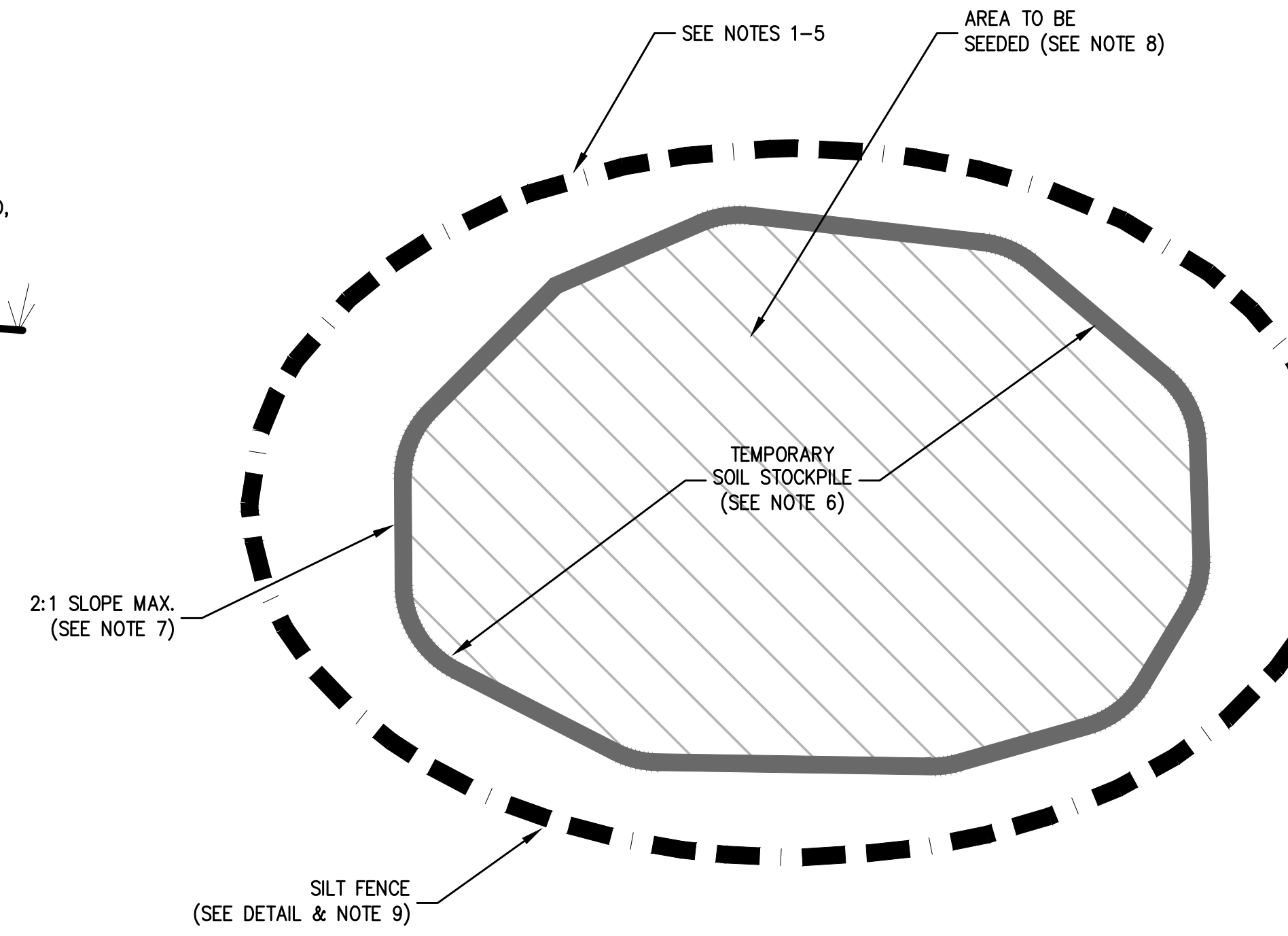
1


WOVEN WIRE FENCE (MIN. 14 GAUGE, MAX. 6" MESH SPACING)
48" MINIMUM LENGTH FENCE POSTS DRIVEN MINIMUM 16" INTO THE GROUND
10' MAX. CENTER TO CENTER
HEIGHT OF FILTER CLOTH ABOVE GROUND, 24" MINIMUM
6" MIN.
FLOW

PERSPECTIVE VIEW


48" MIN. FENCE POST
WOVEN WIRE FENCE (MIN. 14 GAUGE, MAX. 6" MESH SPACING) WITH FILTER CLOTH (SEE NOTE #2)
32" MIN.
FLOW
UNDISTURBED GROUND
COMPACTED SOIL
EMBED FILTER CLOTH INTO GROUND (6" MIN.)
16" MIN.
4"

SECTION


SEE NOTES 1–5
AREA TO BE SEEDED (SEE NOTE 8)
TEMPORARY SOIL STOCKPILE (SEE NOTE 6)
2:1 SLOPE MAX. (SEE NOTE 7)
SILT FENCE (SEE DETAIL & NOTE 9)

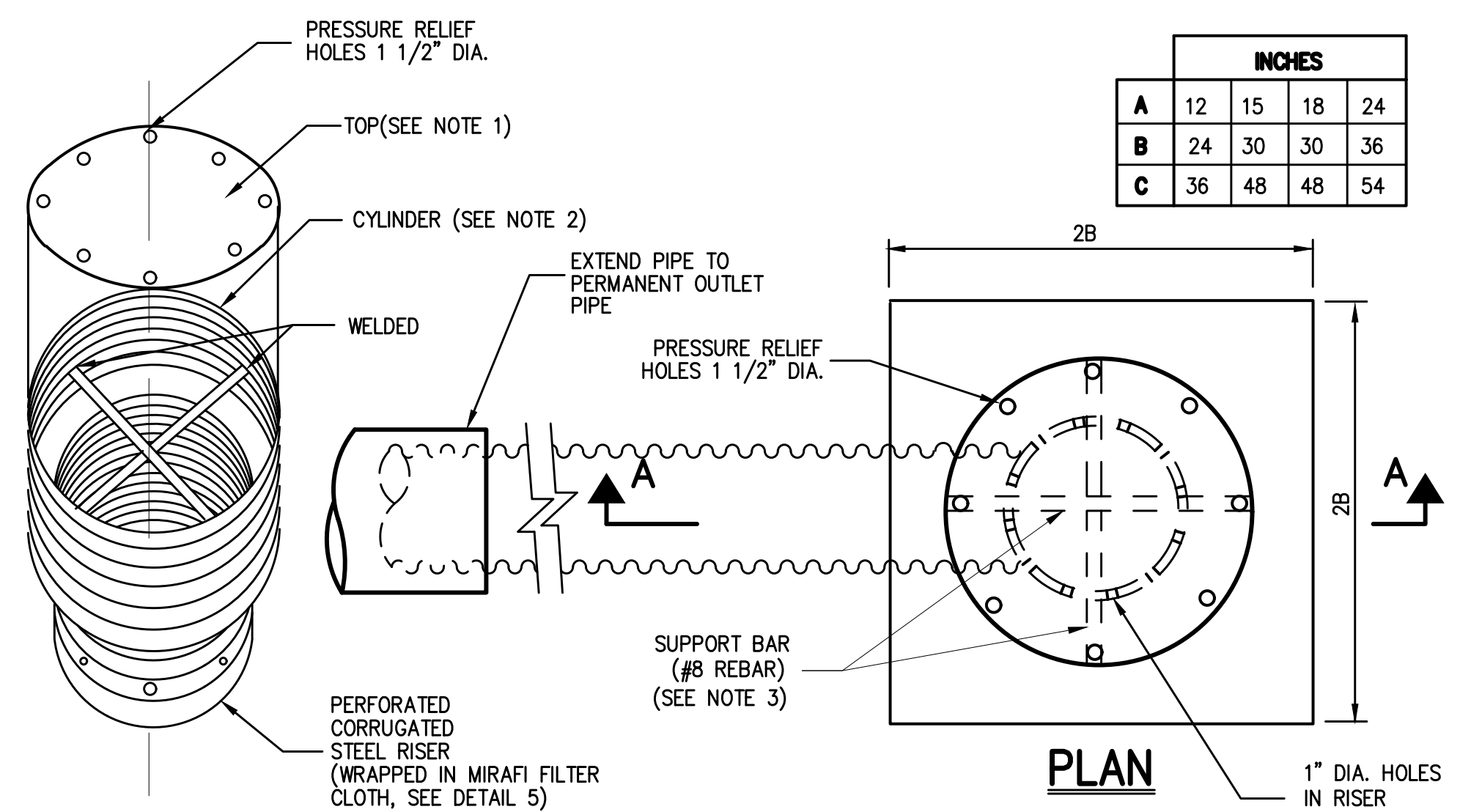
PLAN VIEW

NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

TEMPORARY SOIL STOCKPILE WITH SILT FENCE

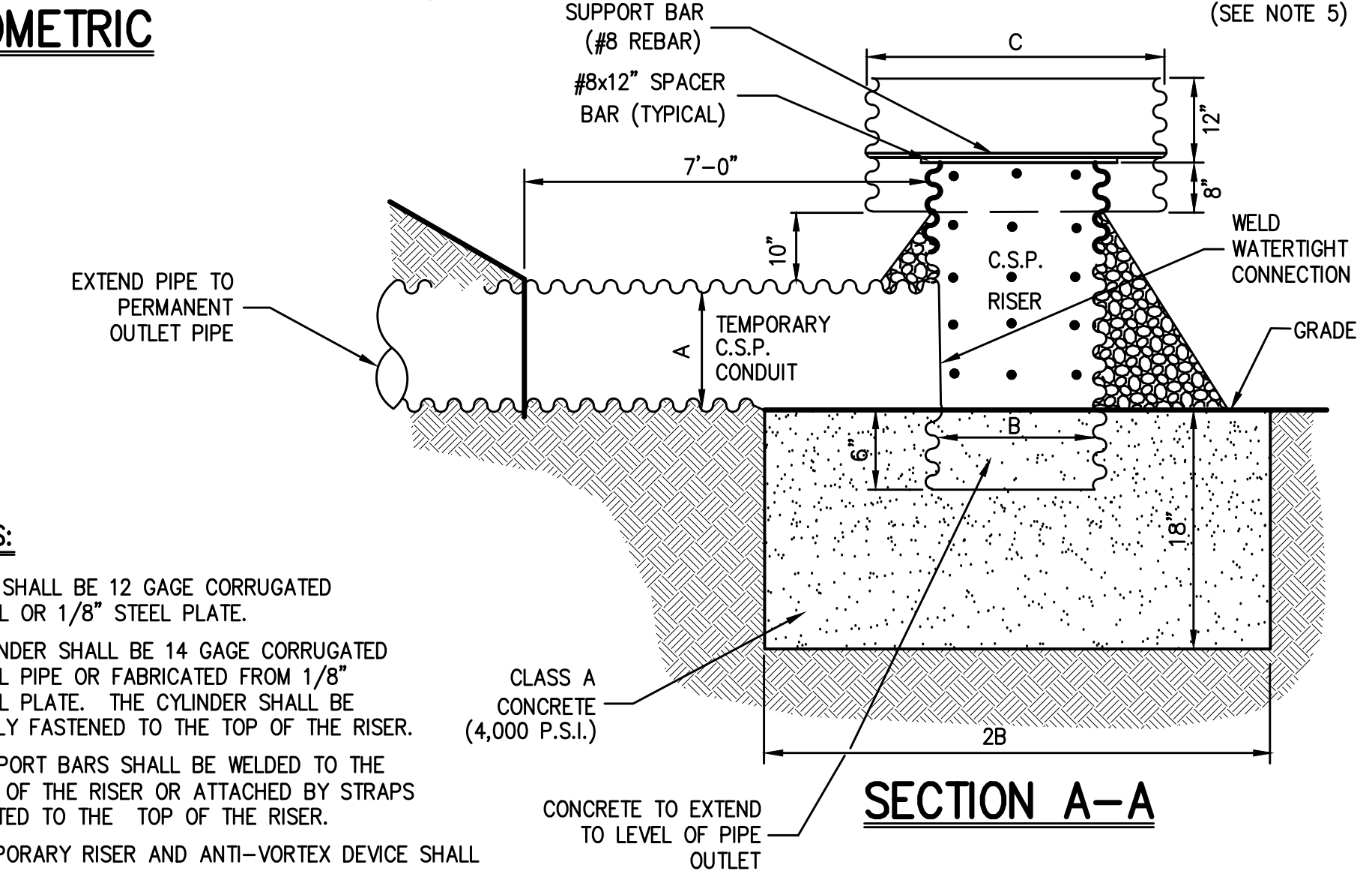
2


PRESSURE RELIEF HOLES 1 1/2" DIA.
TOP(SEE NOTE 1)
CYLINDER (SEE NOTE 2)
WELDED
PERFORATED CORRUGATED STEEL RISER (WRAPPED IN MIRAFI FILTER CLOTH, SEE DETAIL 5)
EXTEND PIPE TO PERMANENT OUTLET PIPE
PRESSURE RELIEF HOLES 1 1/2" DIA.
2B
2B
A
A
SUPPORT BAR (#8 REBAR) (SEE NOTE 3)
1" DIA. HOLES IN RISER (SEE NOTE 5)

ISOMETRIC

PLAN

	INCHES			
A	12	15	18	24
B	24	30	30	36
C	36	48	48	54


SUPPORT BAR (#8 REBAR)
#8x12" SPACER BAR (TYPICAL)
C
12"
8"
7'-0"
10"
EXTEND PIPE TO PERMANENT OUTLET PIPE
A
TEMPORARY C.S.P. CONDUIT
C.S.P. RISER
WELD WATERTIGHT CONNECTION
GRADE
B
6"
18"
CLASS A CONCRETE (4,000 P.S.I.)
2B
CONCRETE TO EXTEND TO LEVEL OF PIPE OUTLET

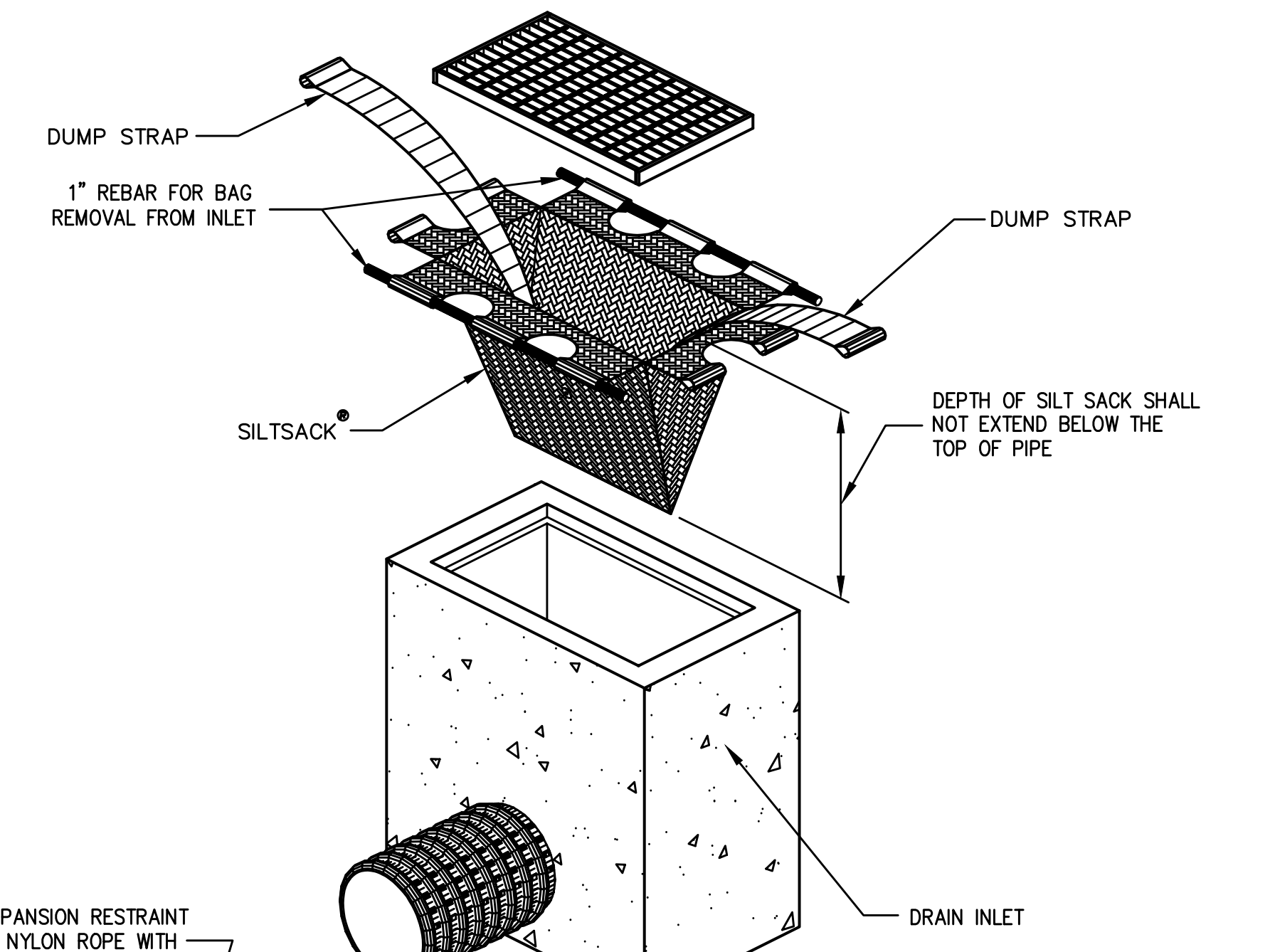
SECTION A–A

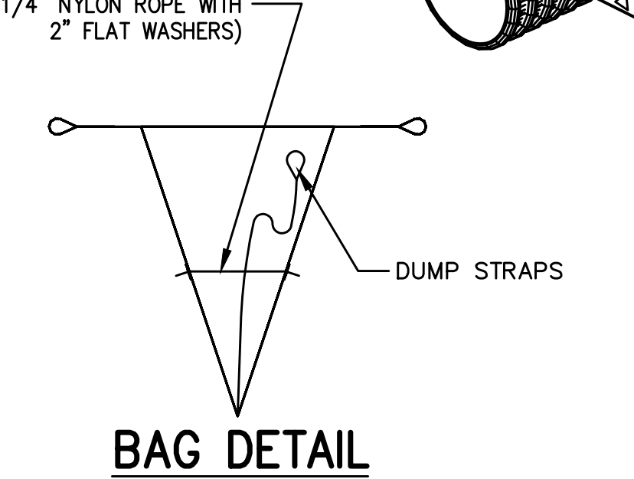
NOTES:

1. TOP SHALL BE 12 GAGE CORRUGATED STEEL OR 1/8" STEEL PLATE.
2. CYLINDER SHALL BE 14 GAGE CORRUGATED STEEL PIPE OR FABRICATED FROM 1/8" STEEL PLATE. THE CYLINDER SHALL BE FIRMLY FASTENED TO THE TOP OF THE RISER.
3. SUPPORT BARS SHALL BE WELDED TO THE TOP OF THE RISER OR ATTACHED BY STRAPS BOLTED TO THE TOP OF THE RISER.
4. TEMPORARY RISER AND ANTI–VORTEX DEVICE SHALL BE REMOVED UPON COMPLETION OF PAVEMENT AND ESTABLISHMENT OF SEEDED AREAS.
5. RISER TO BE PERFORATED WITH 1" HOLES SPACED 12" HORIZ. AND VERT. AND LOCATED IN CONCAVE PORTION OF CORRUGATIONS. PERFORATIONS SHALL NOT EXTEND BELOW INVERT ELEVATIONS OF OUTLET PIPE. WRAP RISER IN MIRAFI FW404 FILTER FABRIC OR APPROVED EQUAL AND SURROUND RISER WITH 1 1/2"–2" SIZE CRUSHED STONE.

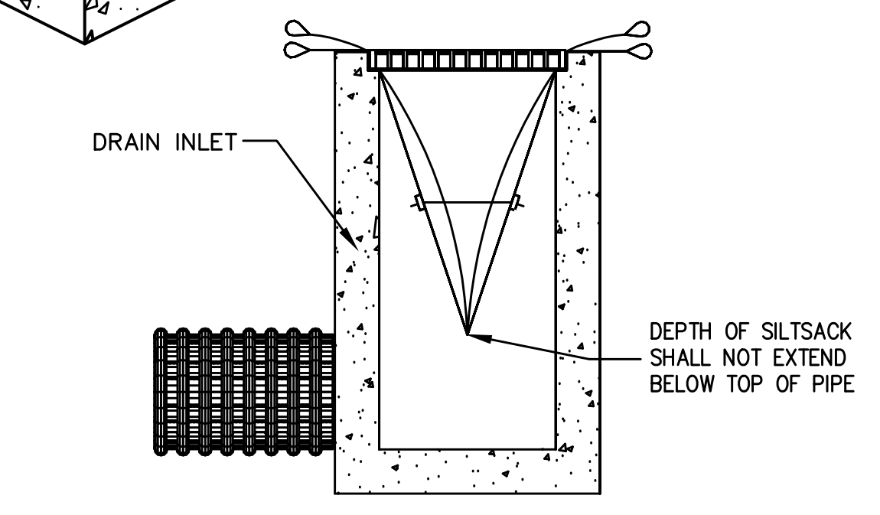
TEMPORARY RISER & ANTI–VORTEX DEVICE

3


DUMP STRAP
1" REBAR FOR BAG REMOVAL FROM INLET
DUMP STRAP
SILTSACK®
DEPTH OF SILT SACK SHALL NOT EXTEND BELOW THE TOP OF PIPE
DRAIN INLET


EXPANSION RESTRAINT (1/4" NYLON ROPE WITH 2" FLAT WASHERS)
DUMP STRAPS

BAG DETAIL


DRAIN INLET
DEPTH OF SILTSACK SHALL NOT EXTEND BELOW TOP OF PIPE

INSTALLATION DETAIL

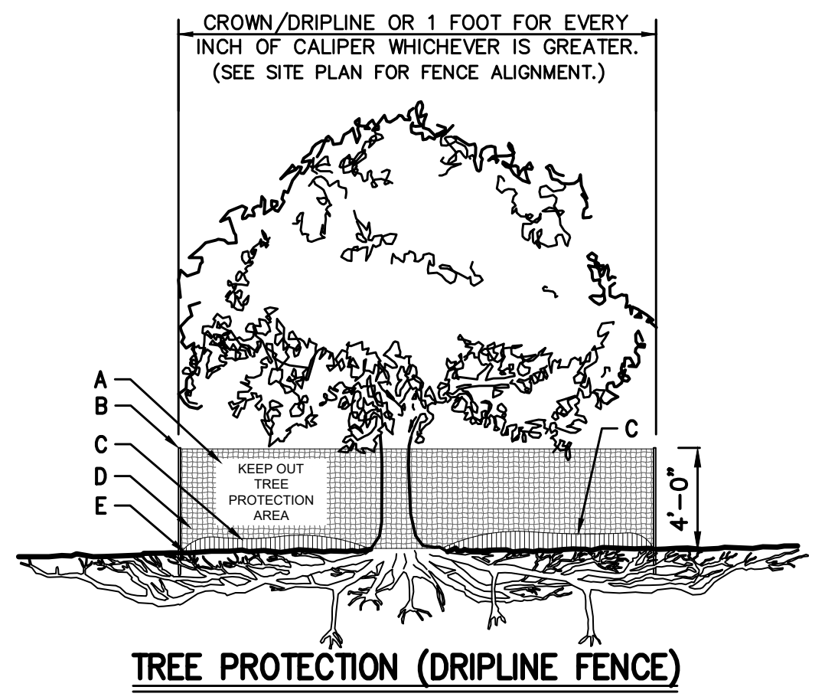
HI–FLOW SILT SACK AS MANUFACTURED BY
ACF ENVIRONMENTAL OR APPROVED EQUAL®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN–OFF)

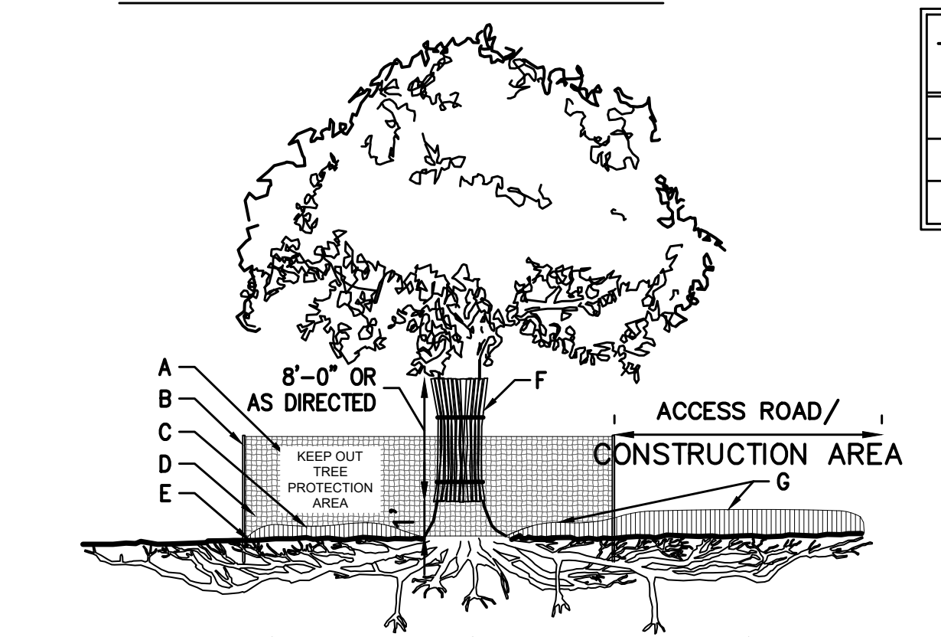
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

SILT SACK

4


CROWN/DRIPLINE OR 1 FOOT FOR EVERY INCH OF CALIPER WHICHEVER IS GREATER. (SEE SITE PLAN FOR FENCE ALIGNMENT.)
A
B
C
D
E
C
KEEP OUT TREE PROTECTION AREA
4'–0"

TREE PROTECTION (DRIPLINE FENCE)


A
B
C
D
E
8'–0" OR AS DIRECTED
F
KEEP OUT TREE PROTECTION AREA
ACCESS ROAD/ CONSTRUCTION AREA
G

TREE PROTECTION W/ ACCESS ROAD/CONSTRUCTION AREA (DRIPLINE FENCE)

A	8.5"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE
B	2"X6' STEEL POSTS OR APPROVED EQUAL.
C	5" THICK LAYER OF MULCH.
D	TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR ORANGE. STEEL POSTS INSTALLED AT 8' O.C.
E	MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.
F	INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BOUND WITH 9 GAUGE WIRE.
G	8"–12" THICK LAYER OF MULCH ON MAINTENANCE ROAD. 5" THICK LAYER INSIDE TREE PROTECTION AREA.

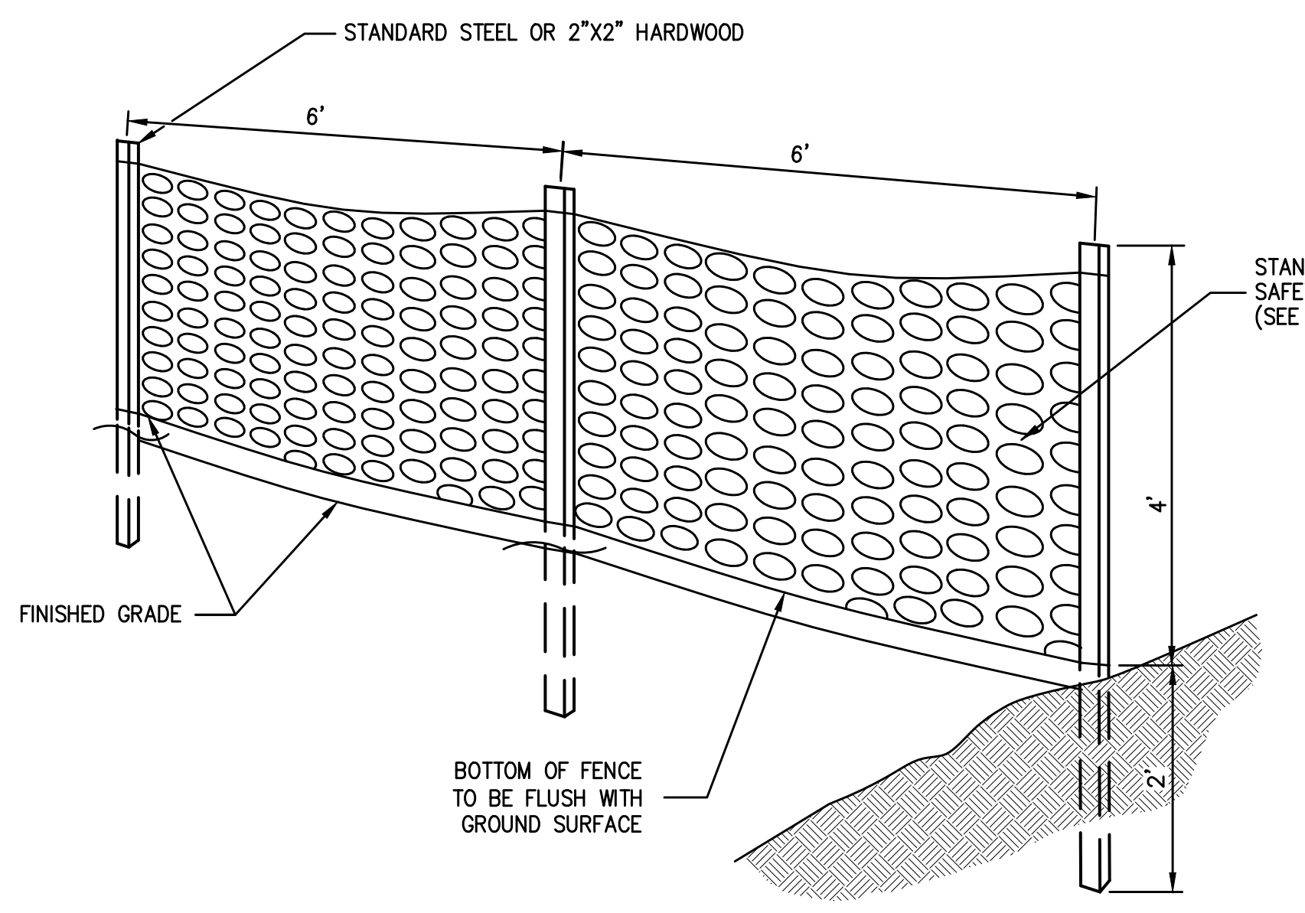
TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"X2"
13"–24"	2"X4"
>25"	2"X6"

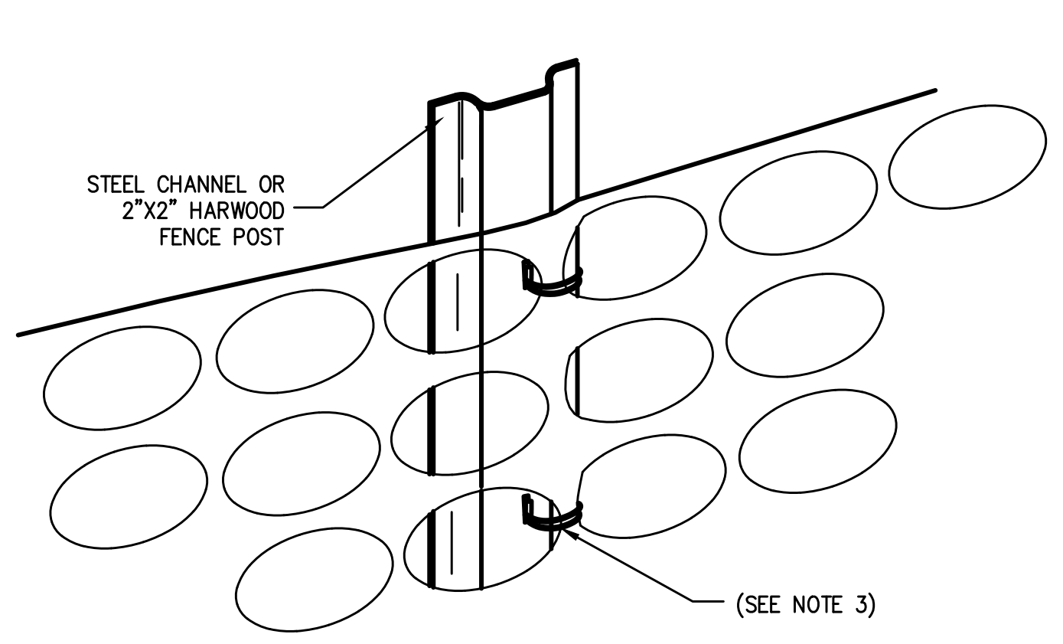
NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

TREE PROTECTION

5


STANDARD STEEL OR 2"X2" HARDWOOD
6'
6'
STANDARD 48" SAFETY FENCE (SEE NOTE 5)
4'
FINISHED GRADE
BOTTOM OF FENCE TO BE FLUSH WITH GROUND SURFACE
2'

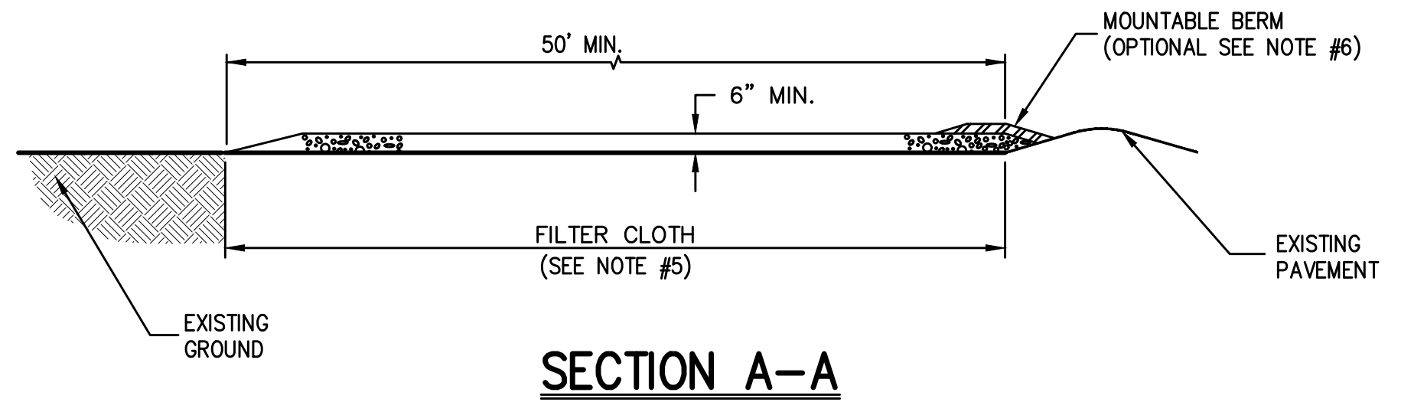

STEEL CHANNEL OR 2"X2" HARWOOD FENCE POST
(SEE NOTE 3)

NOTES:

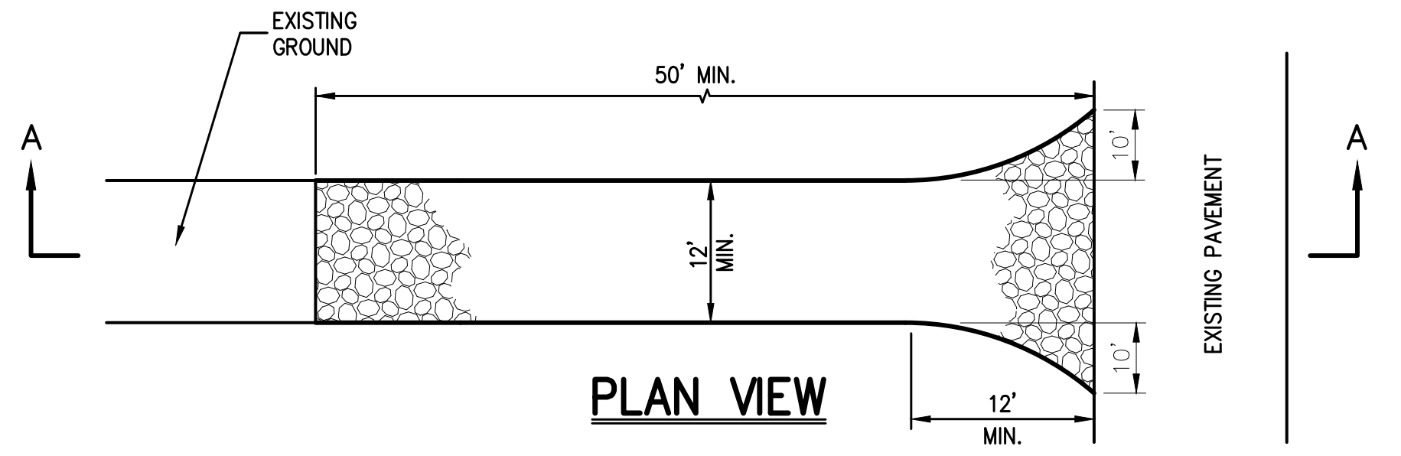
1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

CONSTRUCTION FENCE

6


50' MIN.
6" MIN.
MOUNTABLE BERM (OPTIONAL SEE NOTE #6)
FILTER CLOTH (SEE NOTE #5)
EXISTING PAVEMENT
EXISTING GROUND

SECTION A–A


EXISTING GROUND
50' MIN.
A
A
10'
12' MIN.
10'
EXISTING PAVEMENT
12' MIN.

PLAN VIEW

NOTES

1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. 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

7

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB

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CONSTRUCTION DETAILS

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	EGK	Approved:	DV
Scale:	NOT TO SCALE		
Date:	11/11/2022		
Project No:	17099		
17099–DETAILS	C–900	–	

Drawing No:
C–900

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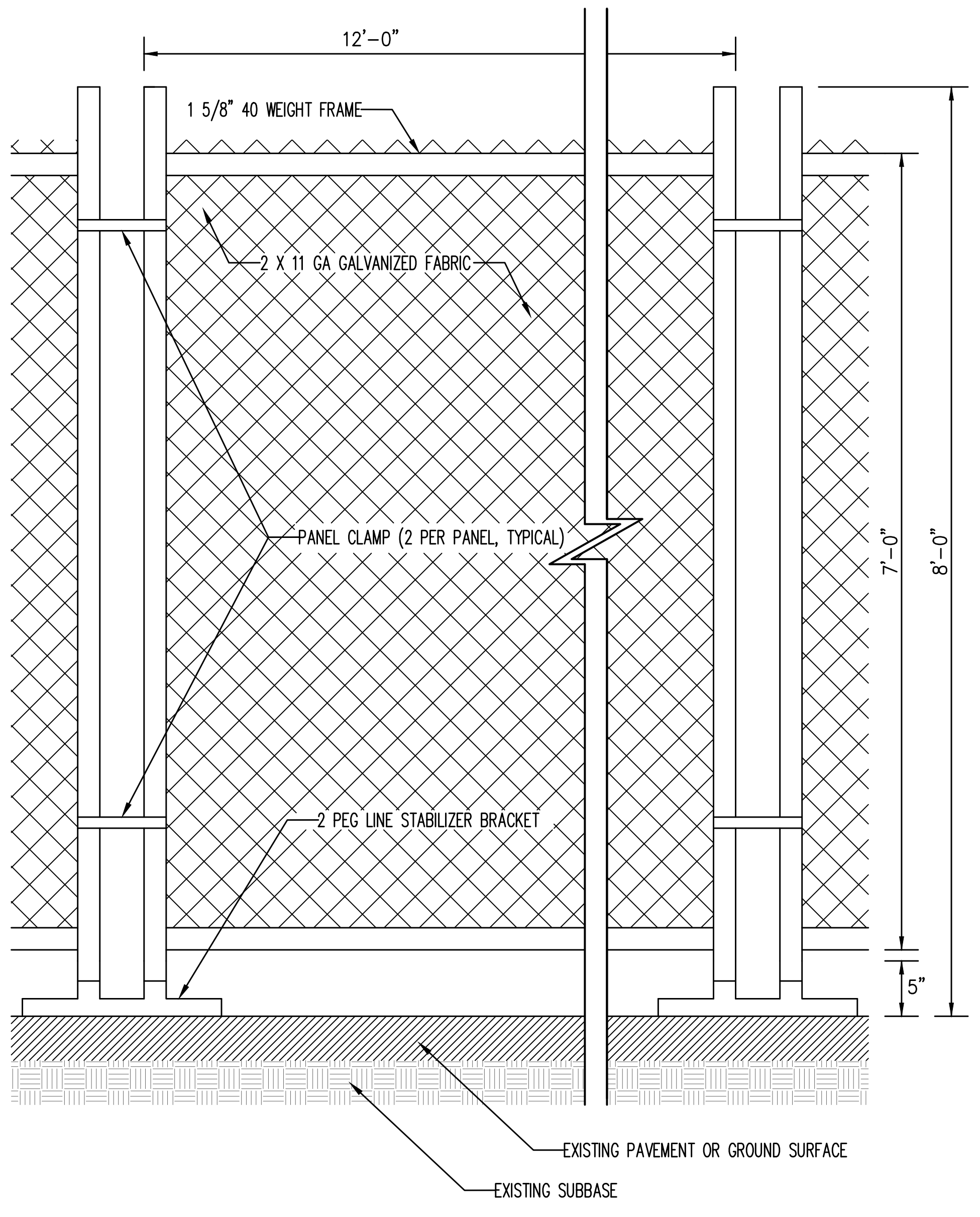
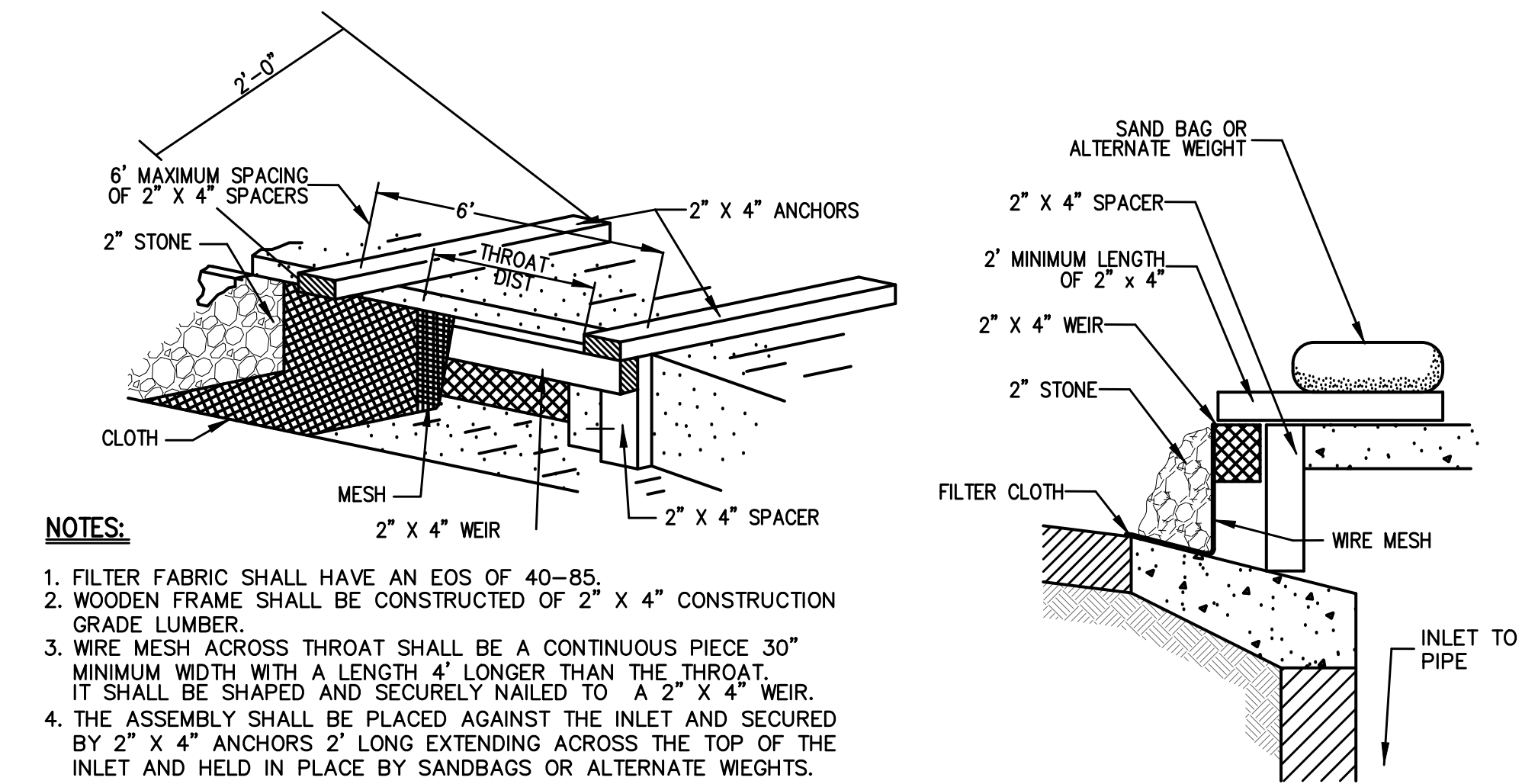

12'-0"
1 5/8" 40 WEIGHT FRAME
2 X 11 GA GALVANIZED FABRIC
PANEL CLAMP (2 PER PANEL, TYPICAL)
2 PEG LINE STABILIZER BRACKET
7'-0"
8'-0"
5"
EXISTING PAVEMENT OR GROUND SURFACE
EXISTING SUBBASE

NOTE:
STABILIZED BRACKET TO BE
HOT DIPPED GALVANIZED
STEEL PIPE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE

8


2'-0"
6" MAXIMUM SPACING OF 2" X 4" SPACERS
6"
2" X 4" ANCHORS
2" STONE
THROAT DIST.
CLOTH
MESH
2" X 4" WEIR
2" X 4" SPACER
SAND BAG OR ALTERNATE WEIGHT
2" X 4" SPACER
2' MINIMUM LENGTH OF 2" X 4"
2" X 4" WEIR
2" STONE
FILTER CLOTH
WIRE MESH
INLET TO PIPE

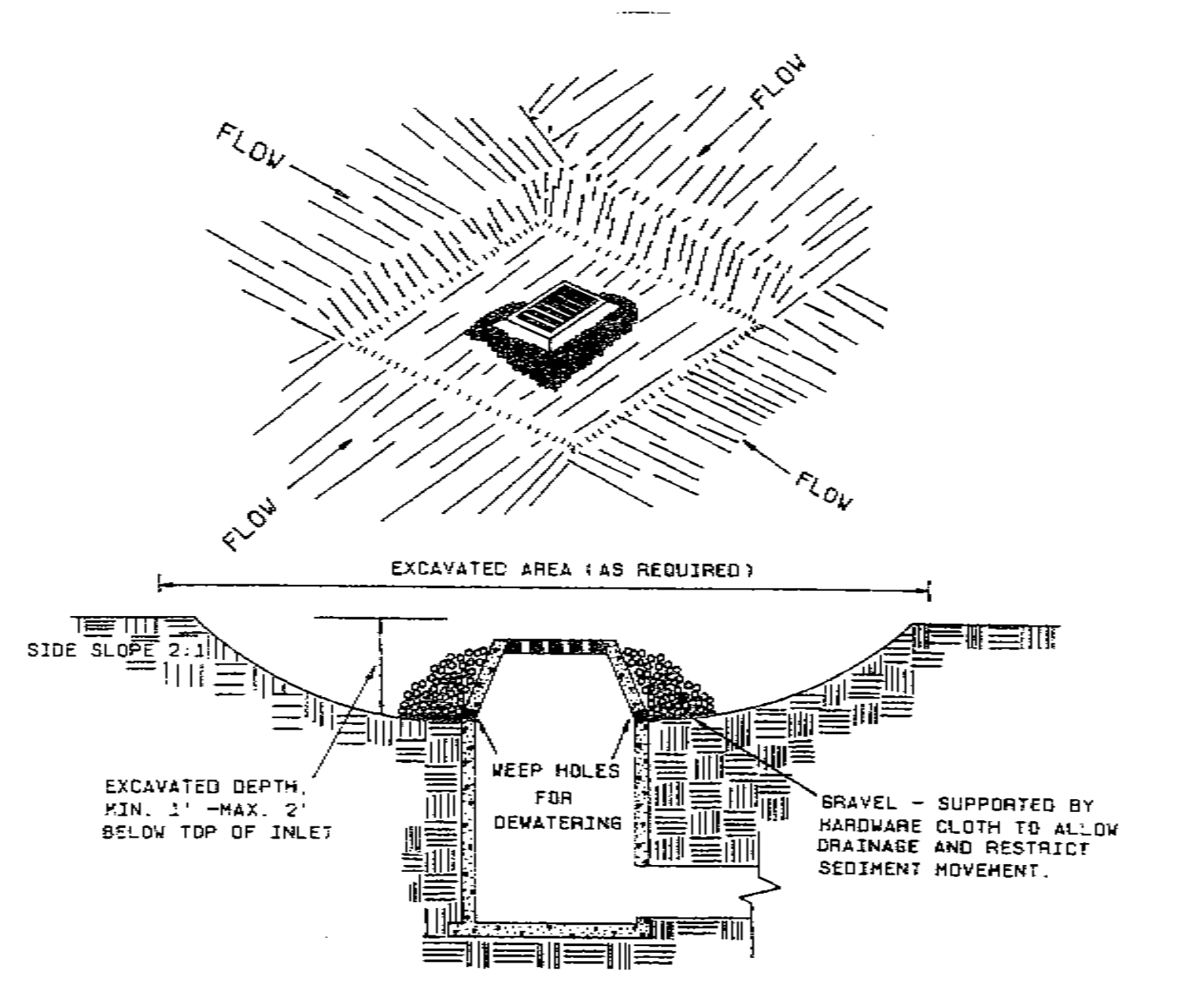
NOTES:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30" MINIMUM WIDTH WITH A LENGTH 4' LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2' LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WIEGHTS.
5. INLET PROTECTION SHALL BE INSPECTED FREQUENTLY, MAINTAINED, REPAIRED OR REPLACED TO MAINTAIN EFFECTIVENESS OF INSTALLATION.
6. INLET PROTECTION SHALL BE REMOVED WHEN DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
7. IF A SIDEWALK EXISTS, THE CONTRACTOR SHALL PROVIDE PROTECTIVE FENCING (SEE DETAIL) TO PROTECT THE PUBLIC.
8. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.

MAXIMUM DRAINAGE AREA 1 ACRE

CURB DROP INLET PROTECTION STRUCTURE

9

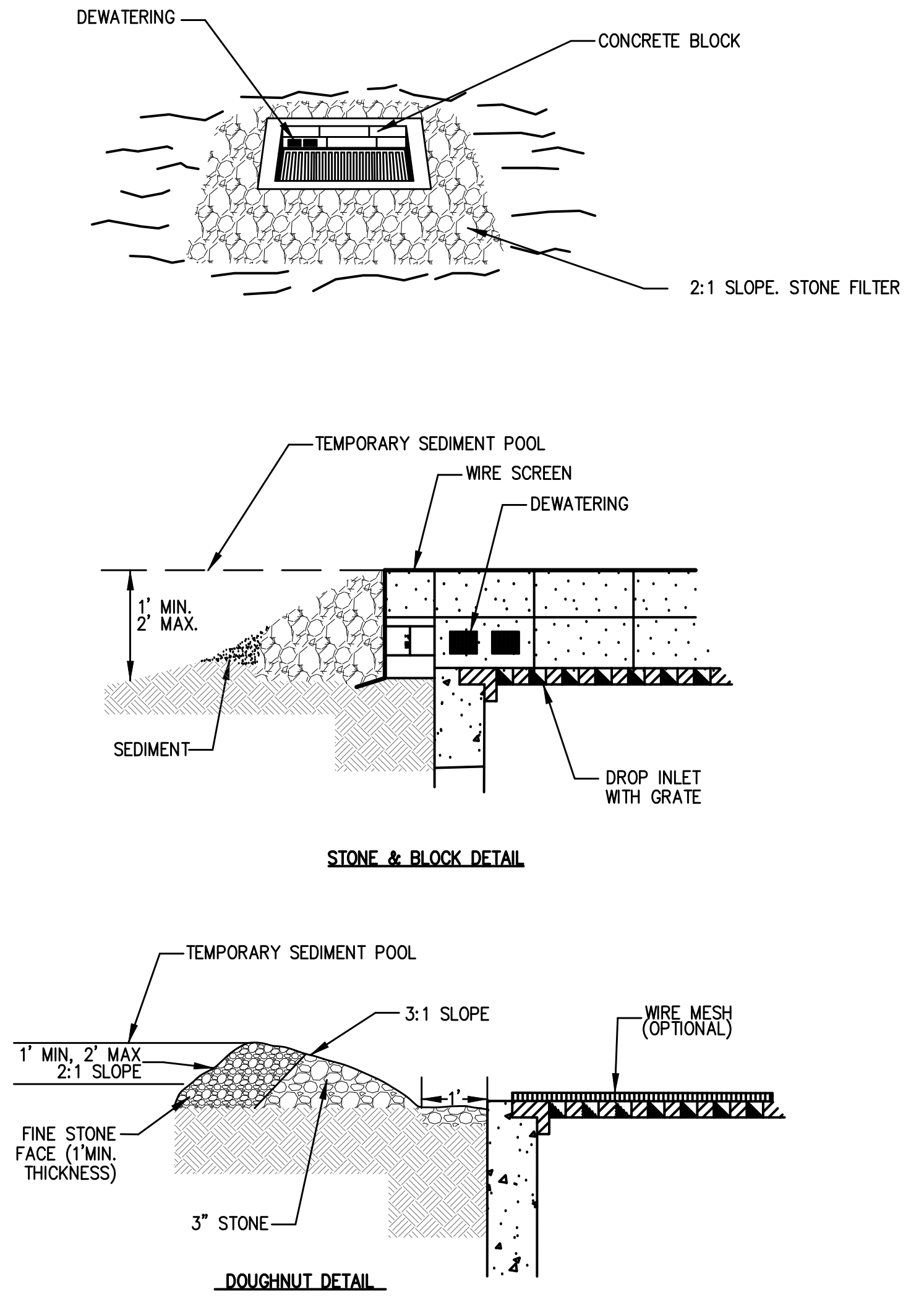

FLOW
FLOW
FLOW
FLOW
EXCAVATED AREA (AS REQUIRED)
SIDE SLOPE 2:1
EXCAVATED DEPTH, MIN. 1' – MAX. 2' BELOW TOP OF INLET
WEEP HOLES FOR DEWATERING
GRAVEL – SUPPORTED BY HARDWARE CLOTH TO ALLOW DRAINAGE AND RESTRICT SEDIMENT MOVEMENT.

NOTES:

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 PROCTECTED BY/STONE.
4. PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR OR REPLACE INLET PROTECTION TO MAINTAIN EFFECTIVENESS OF THE INSTALLATION.
5. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA. SEAL WEEP HOLES FILL BASIN WITH STABLE SOIL TO FINAL GRADE. COMPACT IT PROPERLY AND STABILIZE WITH PERMANET SEEDING.

EXCAVATED DROP INLET PROTECTION

10

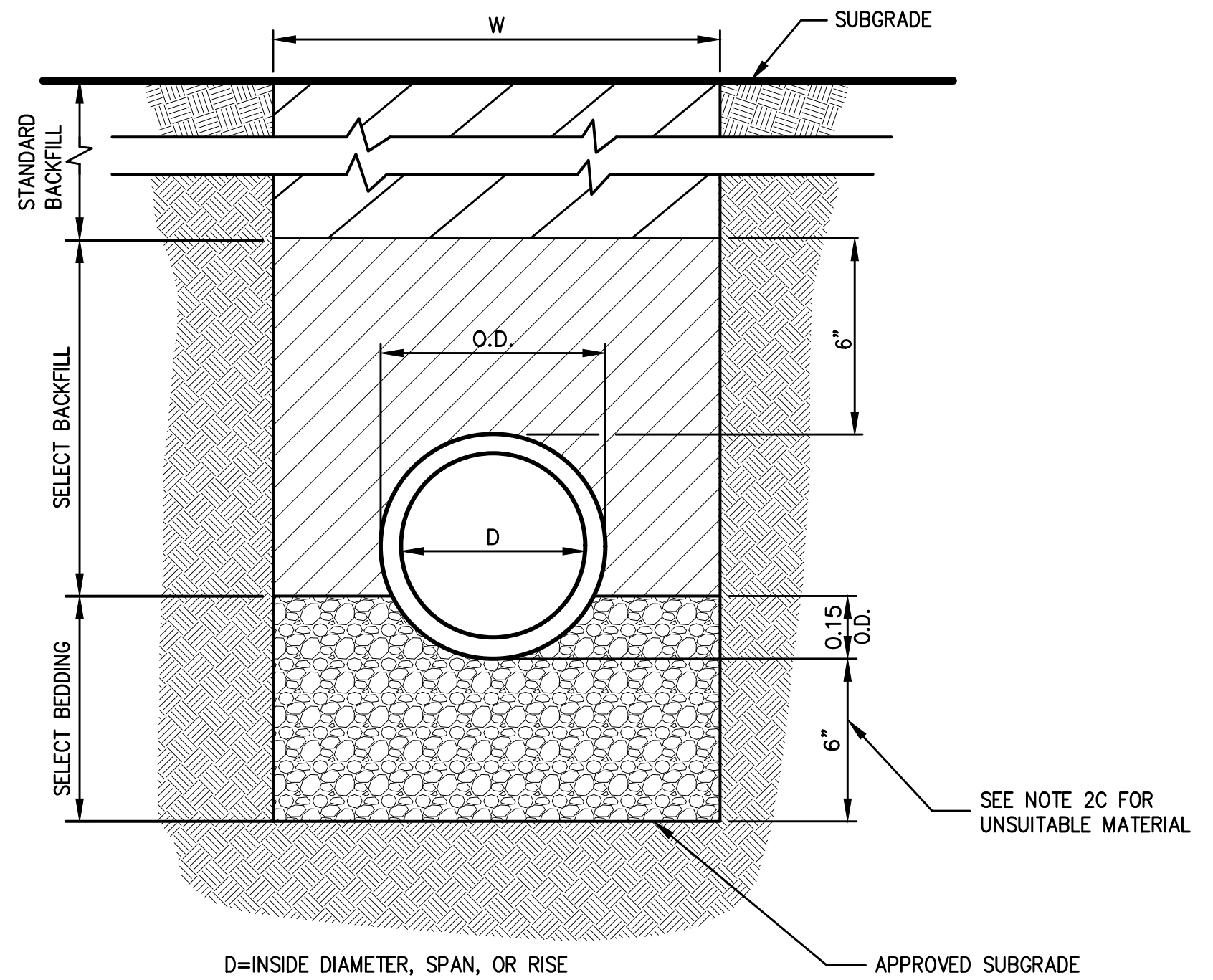

DEWATERING
CONCRETE BLOCK
2:1 SLOPE, STONE FILTER
TEMPORARY SEDIMENT POOL
WIRE SCREEN
DEWATERING
1' MIN. 2' MAX.
SEDIMENT
DROP INLET WITH GRATE
STONE & BLOCK DETAIL
TEMPORARY SEDIMENT POOL
3:1 SLOPE
WIRE MESH (OPTIONAL)
1' MIN. 2' MAX. 2:1 SLOPE
1'
FINE STONE FACE (1'MIN. THICKNESS)
3" STONE
DOUGHNUT DETAIL

NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE 1/2" TO 3/4" IN DIAMETER PLACED 2" BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY. A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3" STONE AS SHOWN ON THE DRAWINGS.

STONE & BLOCK DROP INLET PROTECTION

11


W
SUBGRADE
STANDARD BACKFILL
SELECT BACKFILL
SELECT BEDDING
O.D.
D
6"
0.15 O.D.
6"
SEE NOTE 2C FOR UNSUITABLE MATERIAL
APPROVED SUBGRADE

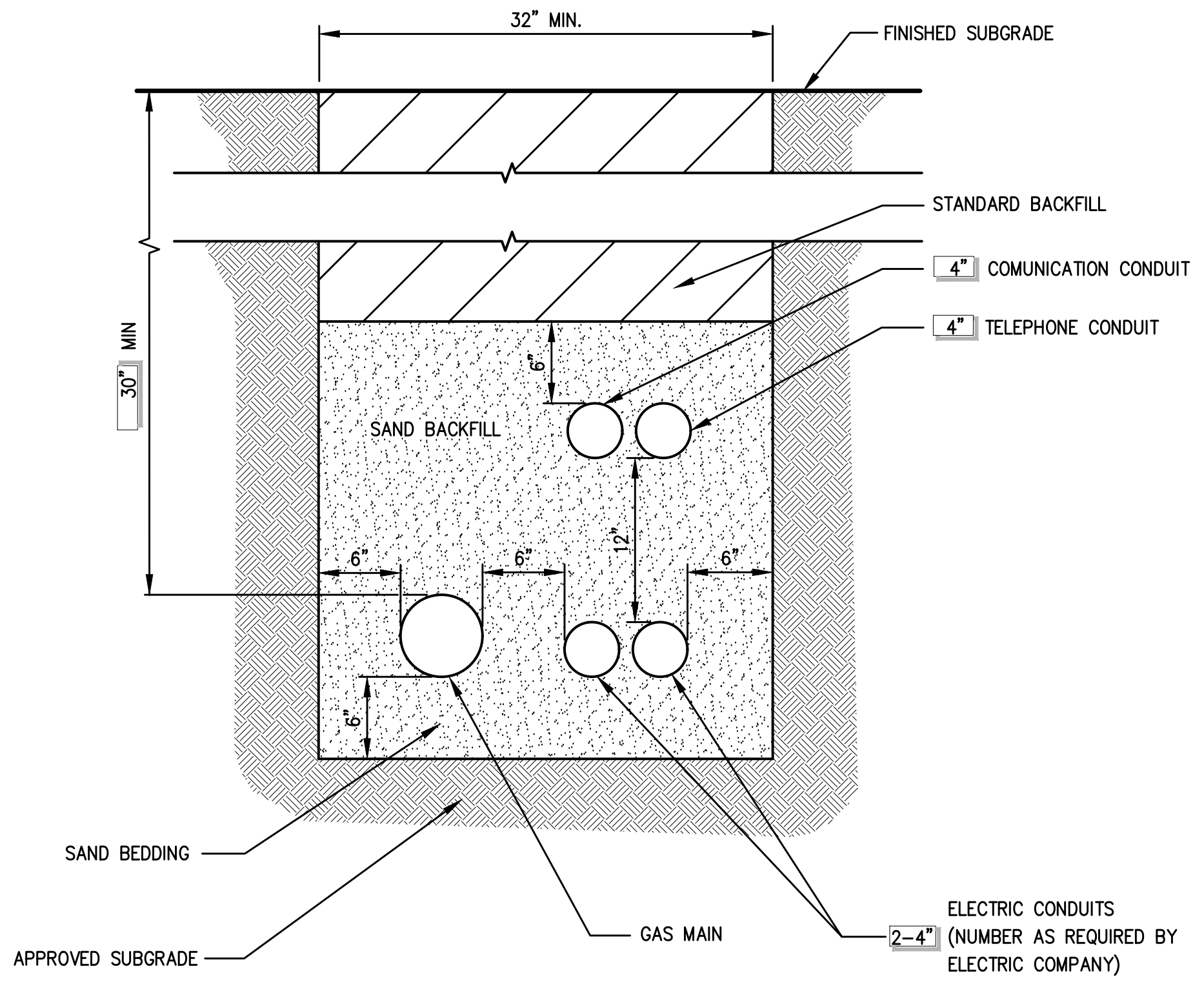
D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
   - A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
   - B. 3/4"CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
   - A. FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
   - B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
   - C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
4. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D–1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH

12

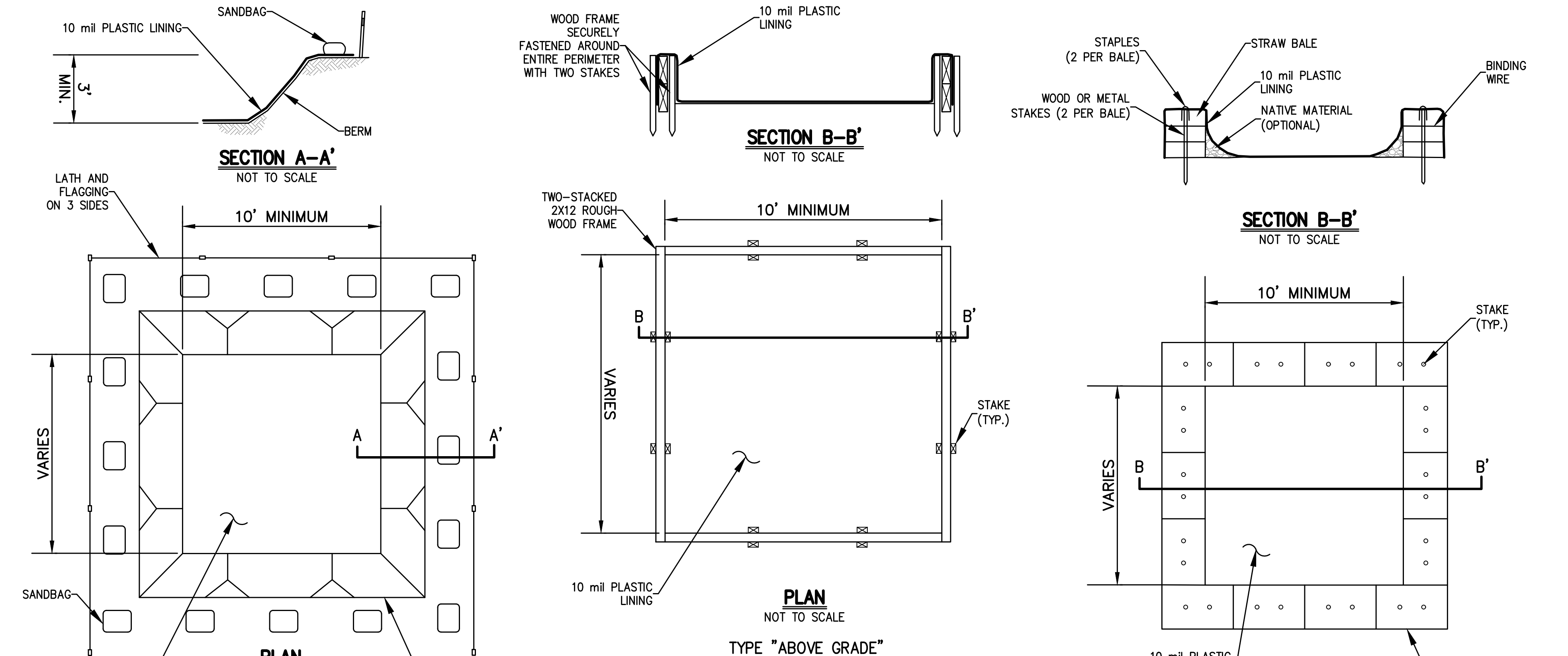

32" MIN.
FINISHED SUBGRADE
STANDARD BACKFILL
4" COMMUNICATION CONDUIT
4" TELEPHONE CONDUIT
30" MIN
SAND BACKFILL
6"
6"
6"
6"
12"
6"
SAND BEDDING
APPROVED SUBGRADE
GAS MAIN
2–4" ELECTRIC CONDUITS (NUMBER AS REQUIRED BY ELECTRIC COMPANY)

NOTES:

1. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
2. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPESIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D–1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

UTILITY TRENCH DETAIL

13

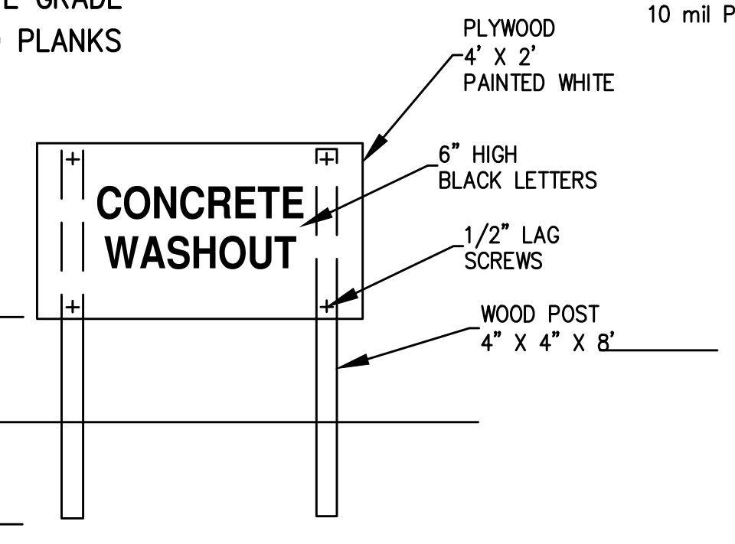

SANDBAG
10 mil PLASTIC LINING
3' MIN.
BERM
SECTION A–A'
NOT TO SCALE
LATH AND FLAGGING ON 3 SIDES
10' MINIMUM
VARIES
A
A'
SANDBAG
10 mil PLASTIC LINING
PLAN
NOT TO SCALE
BERM
TYPE "BELOW GRADE"
WOOD FRAME SECURELY FASTENED AROUND ENTIRE PERIMETER WITH TWO STAKES
10 mil PLASTIC LINING
SECTION B–B'
NOT TO SCALE
TWO–STACKED 2X12 ROUGH WOOD FRAME
10' MINIMUM
B
B'
VARIES
STAKE (TYP.)
10 mil PLASTIC LINING
PLAN
NOT TO SCALE
TYPE "ABOVE GRADE" WITH WOOD PLANKS
STAPLES (2 PER BALE)
STRAW BALE
10 mil PLASTIC LINING
WOOD OR METAL STAKES (2 PER BALE)
NATIVE MATERIAL (OPTIONAL)
BINDING WIRE
SECTION B–B'
NOT TO SCALE
10' MINIMUM
STAKE (TYP.)
VARIES
B
B'

10 mil PLASTIC LINING

HAY BALE (TYP.)

PLAN
NOT TO SCALE

TYPE "ABOVE GRADE" WITH HAY BALES


CONCRETE WASHOUT
PLYWOOD 4' X 2' PAINTED WHITE
6" HIGH BLACK LETTERS
1/2" LAG SCREWS
WOOD POST 4" X 4" X 8'
3'
3'

CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE AREAS SUCH AS STORM DRAINS, OPEN DITCHES, OR WATER BODIES, INCLUDING WETLANDS.
3. THE CONSTRUCTION STORMWATER GENERAL PERMIT DOES NOT ALLOW OPERATORS TO DISCHARGE CONCRETE WASH WATER TO WATERWAYS, STORM DRAINS OR GROUNDWATER. OPERATORS MUST MANAGE AND CONTAIN THIS WATER TO PREVENT SPILLS, LEAKS OR DISCHARGES. DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL.
4. WASHOUT FACILITIES SHALL BE SIZED TO CONTAIN ALL LIQUIDS AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. APPROXIMATELY 7 GALLONS OF WASH WATER ARE USED TO WASH ONE TRUCK CHUTE AND APPROXIMATELY 50 GALLONS OF WASH WATER ARE USED TO WASH OUT THE HOPPER OF A CONCRETE PUMP TRUCK.
5. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
6. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH CONCRETE WASHOUT FACILITY.
7. THE FACILITY NEEDS TO BE INSPECTED DAILY TO ENSURE PLASTIC LININGS ARE STILL INTACT AND SIDEWALLS ARE NOT DAMAGED.
8. THE FACILITY NEEDS TO BE CLEANED OR CHANGED WHEN 75% FULL.
9. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER AND INSTALL A NEW PLASTIC LINING AFTER EVERY CLEANING.
10. PLACE A SECURE, NON–COLLAPSING, NON–WATER COLLECTING COVER OVER THE CONCRETE WASHOUT FACILITY PRIOR TO PREDICTED WET WEATHER.

CONCRETE WASHOUT

14

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

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Scale: NOT TO SCALE
Date: 11/11/2022
Project No: 17099
17099-DETAILS C-901 –
Drawing No: C-901

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NOTES PERTAINING TO DRAIN INLETS

A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE). STEPS WILL BE REQUIRED IN ALL MANHOLES OF ALL DEPTHS.

A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE THE STRUCTURE.

A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKA-SET AS MANUFACTURED BY THE SIKA CHEMICAL CORP.

A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF TWELVE (12) INCHES.

A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

B-1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.

B-2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B-3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B-4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B-5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

B-6 NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

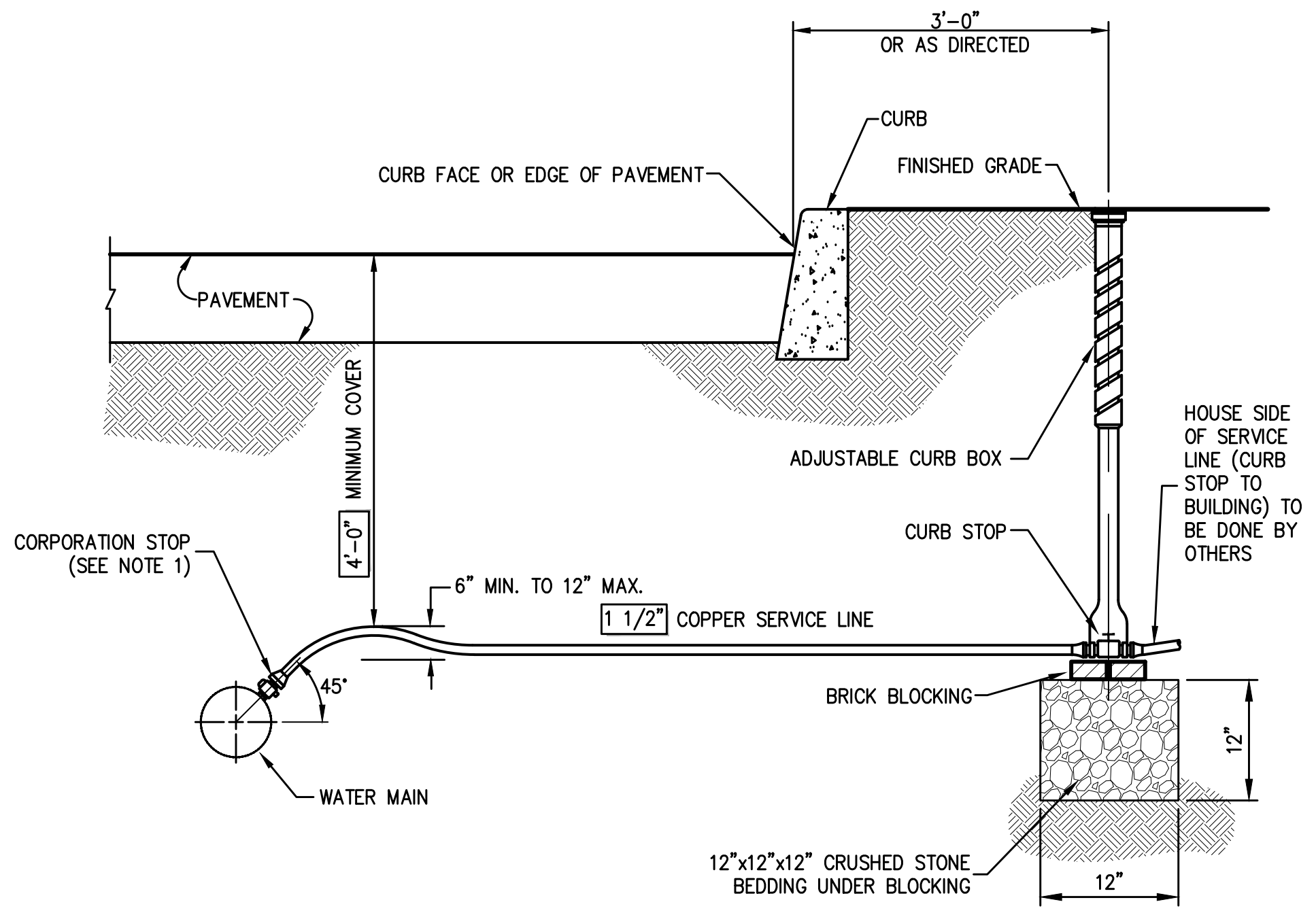
NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

C-1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

C-2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

UTILITY NOTES

15


3'-0"
OR AS DIRECTED
CURB
CURB FACE OR EDGE OF PAVEMENT
FINISHED GRADE
PAVEMENT
4'-0" MINIMUM COVER
ADJUSTABLE CURB BOX
HOUSE SIDE OF SERVICE LINE (CURB STOP TO BUILDING) TO BE DONE BY OTHERS
CURB STOP
CORPORATION STOP (SEE NOTE 1)
6" MIN. TO 12" MAX.
1 1/2" COPPER SERVICE LINE
45°
BRICK BLOCKING
WATER MAIN
12"
12"x12"x12" CRUSHED STONE BEDDING UNDER BLOCKING
12"

SERVICE LINE REQUIREMENTS

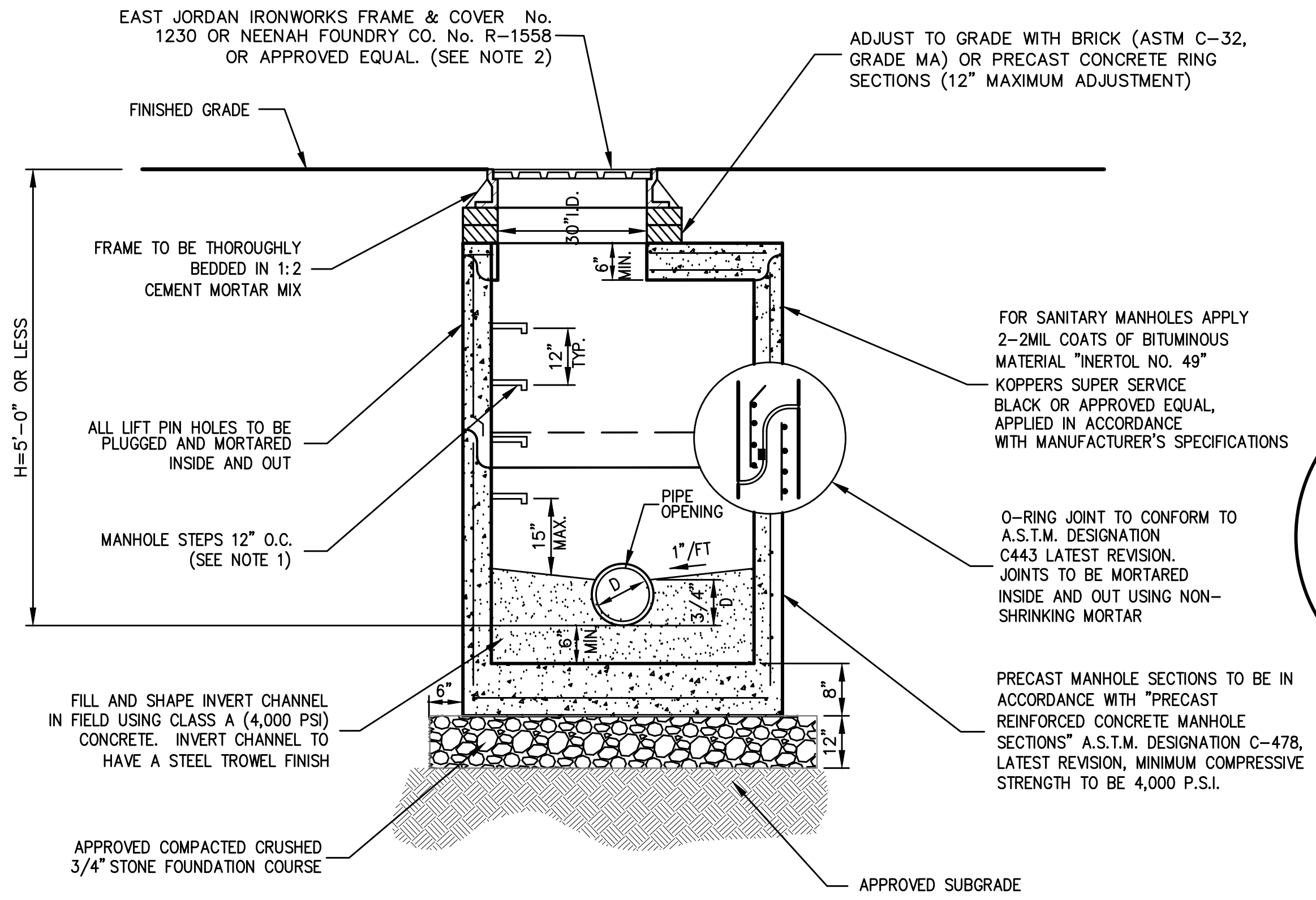
SIZE	SERVICE LINE(MATERIALS)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER, TYPE K	H-15008 N	H-15214 N	H-10308	Not Applicable
1"	COPPER, TYPE K	H-15008 N	H-15214 N	H-10308	Not Applicable
1-1/2"	COPPER, TYPE K	H-15013 N	H-15214 N	H-10310	Not Applicable
2"	COPPER, TYPE K	H-15013 N	H-15214 N	H-10310	H-10349

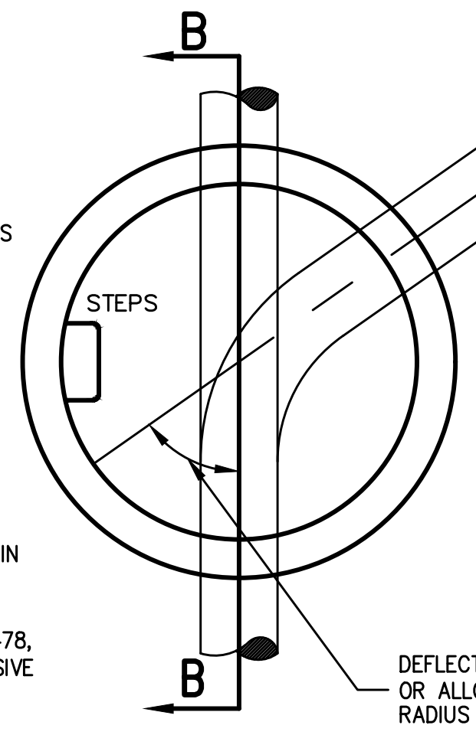
NOTES:

1. INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT, BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB STOP.
3. CORPORATION STOP, CURB STOP, CURB BOX AND ENLARGED BASE FOR CURB BOX SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.
4. ALL SERVICE BRASS SHALL COMPLY WITH AWWA C-800. COMPONENTS IN CONTACT WITH POTABLE WATER SHALL ALSO COMPLY WITH LATEST REQUIREMENTS OF THE FEDERAL SAFE DRINKING WATER ACT.

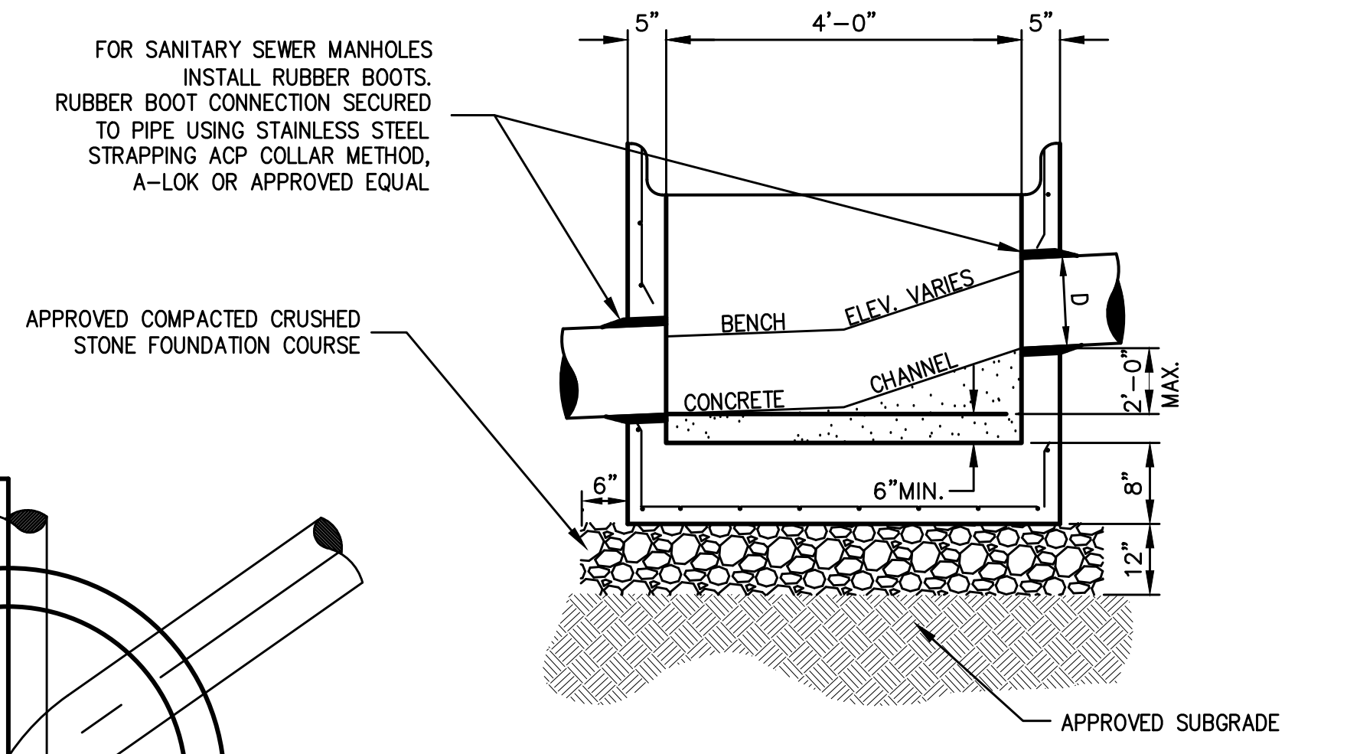
WATER SERVICE CONNECTION

16

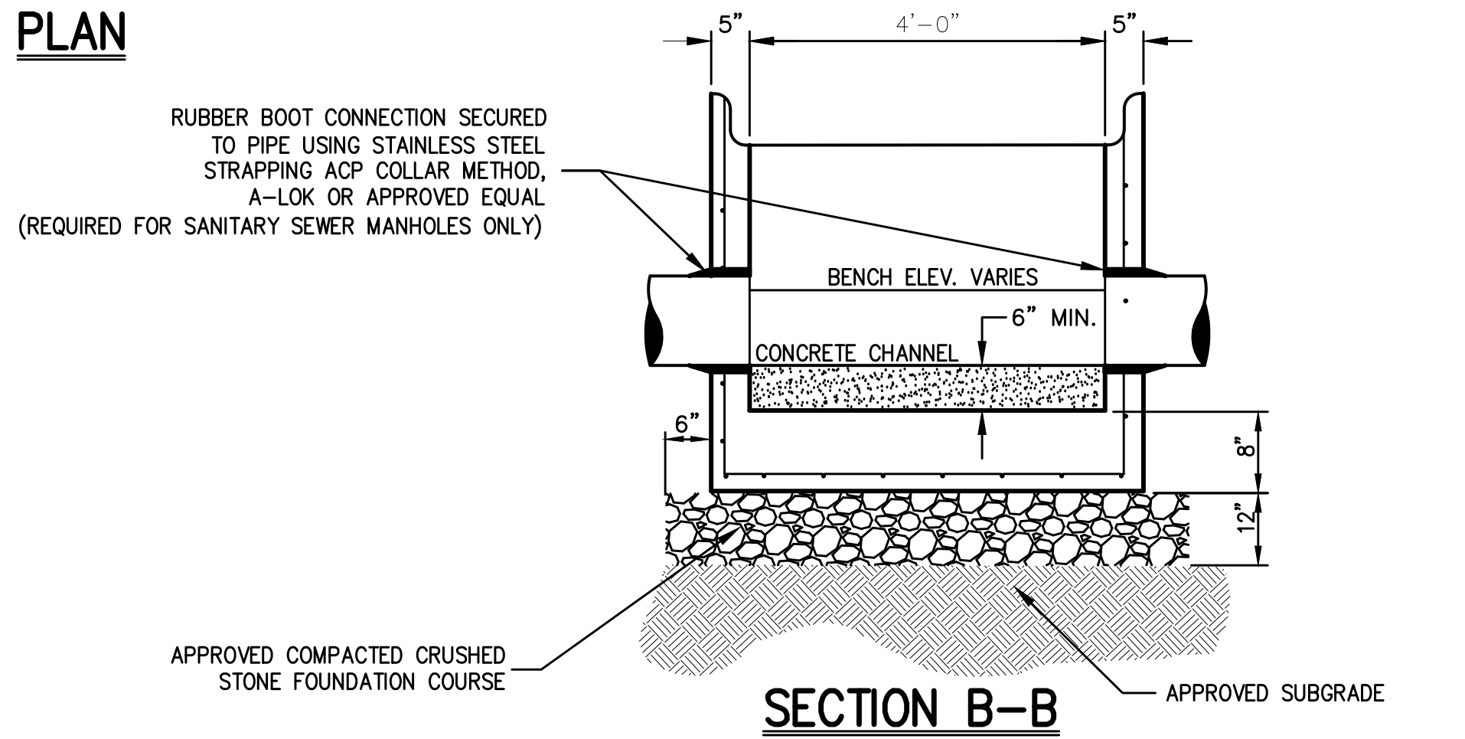

EAST JORDAN IRONWORKS FRAME & COVER No. 1230 OR NEENAH FOUNDRY CO. No. R-1558 OR APPROVED EQUAL. (SEE NOTE 2)
ADJUST TO GRADE WITH BRICK (ASTM C-32, GRADE MA) OR PRECAST CONCRETE RING SECTIONS (12" MAXIMUM ADJUSTMENT)
FINISHED GRADE
30" I.D.
6" MIN.
FRAME TO BE THOROUGHLY BEDDED IN 1:2 CEMENT MORTAR MIX
H=5'-0" OR LESS
12" TYP.
FOR SANITARY MANHOLES APPLY 2-2MIL COATS OF BITUMINOUS MATERIAL "INERTOL NO. 49" KOPPERS SUPER SERVICE BLACK OR APPROVED EQUAL, APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
ALL LIFT PIN HOLES TO BE PLUGGED AND MORTARED INSIDE AND OUT
PIPE OPENING
MANHOLE STEPS 12" O.C. (SEE NOTE 1)
15" MAX.
1"/FT
D
3/4" D
O-RING JOINT TO CONFORM TO A.S.T.M. DESIGNATION C443 LATEST REVISION. JOINTS TO BE MORTARED INSIDE AND OUT USING NON-SHRINKING MORTAR
6" MIN.
6"
8"
12"
FILL AND SHAPE INVERT CHANNEL IN FIELD USING CLASS A (4,000 PSI) CONCRETE. INVERT CHANNEL TO HAVE A STEEL TROWEL FINISH
PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" A.S.T.M. DESIGNATION C-478, LATEST REVISION, MINIMUM COMPRESSIVE STRENGTH TO BE 4,000 P.S.I.
APPROVED COMPACTED CRUSHED 3/4" STONE FOUNDATION COURSE
APPROVED SUBGRADE


B
STEPS
B
DEFLECTION ANGLE AS REQUIRED OR ALLOWED BY OPENING SIZE, RADIUS TO BE MAXIMUM POSSIBLE

PLAN


5"
4'-0"
5"
FOR SANITARY SEWER MANHOLES INSTALL RUBBER BOOTS. RUBBER BOOT CONNECTION SECURED TO PIPE USING STAINLESS STEEL STRAPPING ACP COLLAR METHOD, A-LOK OR APPROVED EQUAL
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
BENCH ELEV. VARIES
D
CONCRETE CHANNEL
2'-0" MAX.
6"
6"MIN.
8"
12"
APPROVED SUBGRADE

SECTION B-B
(Chute Manhole Base)


5"
4'-0"
5"
RUBBER BOOT CONNECTION SECURED TO PIPE USING STAINLESS STEEL STRAPPING ACP COLLAR METHOD, A-LOK OR APPROVED EQUAL (REQUIRED FOR SANITARY SEWER MANHOLES ONLY)
BENCH ELEV. VARIES
6" MIN.
CONCRETE CHANNEL
6"
8"
12"
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
APPROVED SUBGRADE

SECTION B-B
(Standard Manhole Base)

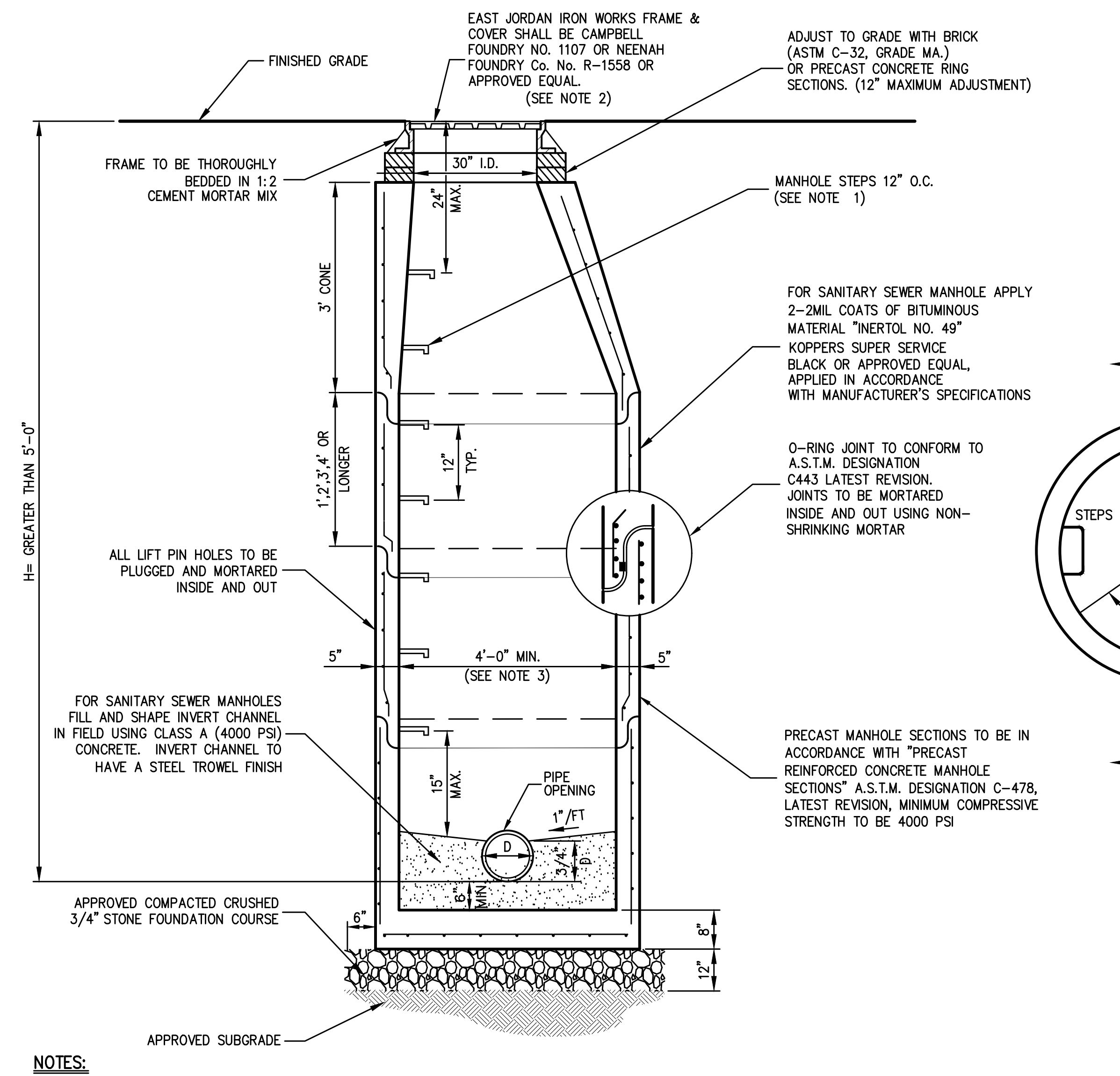
NOTES:

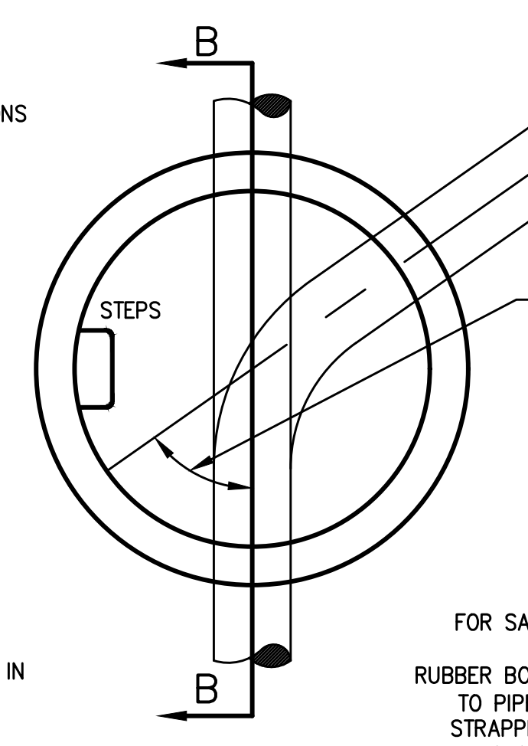
1. MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-902
5. ALL MANHOLES AND CASTINGS (FRAMES AND COVERS) SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS"
6. A 1-INCH MINIMUM BUTYL ROPE SEALER SHALL BE USED WHEN SEALING 4-FOOT DIAMETER MANHOLES AND A 1.5-INCH MINIMUM BUTYL ROPE SHALL BE USED ON 5-FOOT DIAMETER MANHOLES.

MANHOLE (TYPE A)

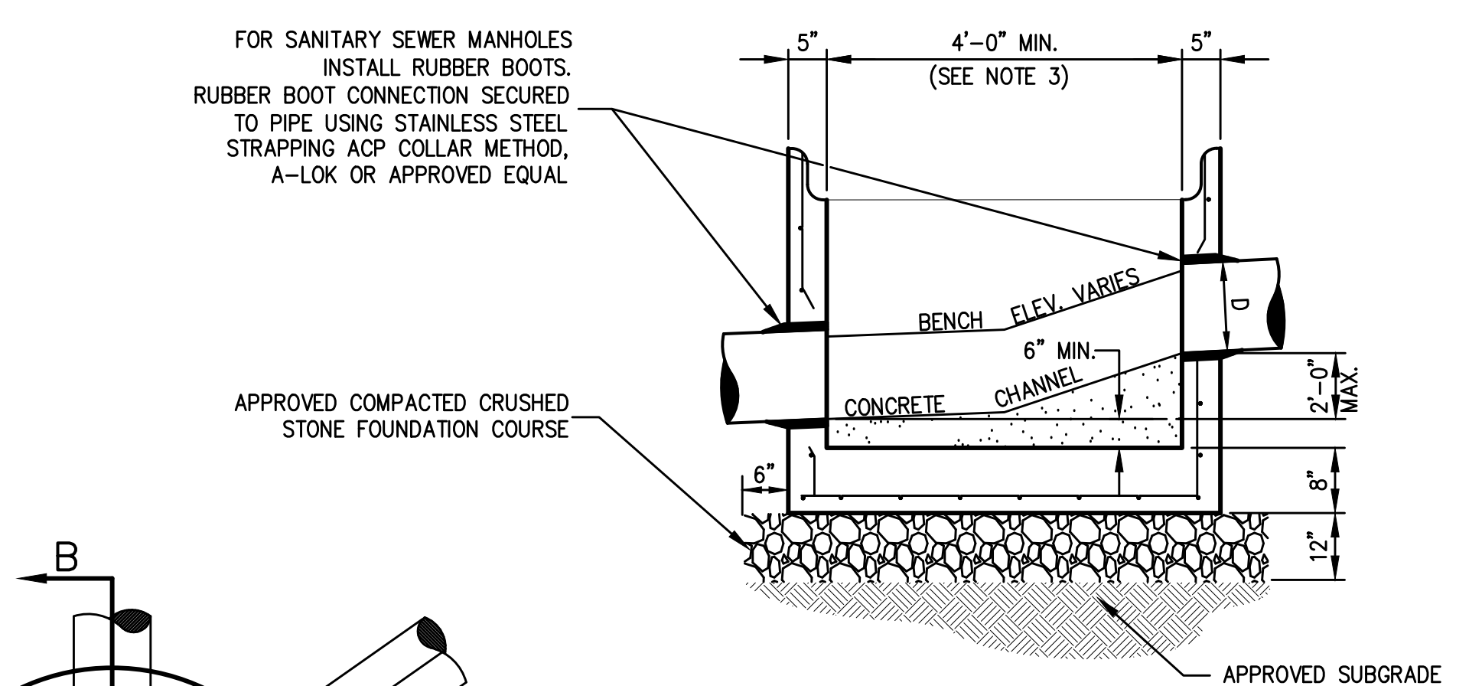
(H < 5'-0")

17

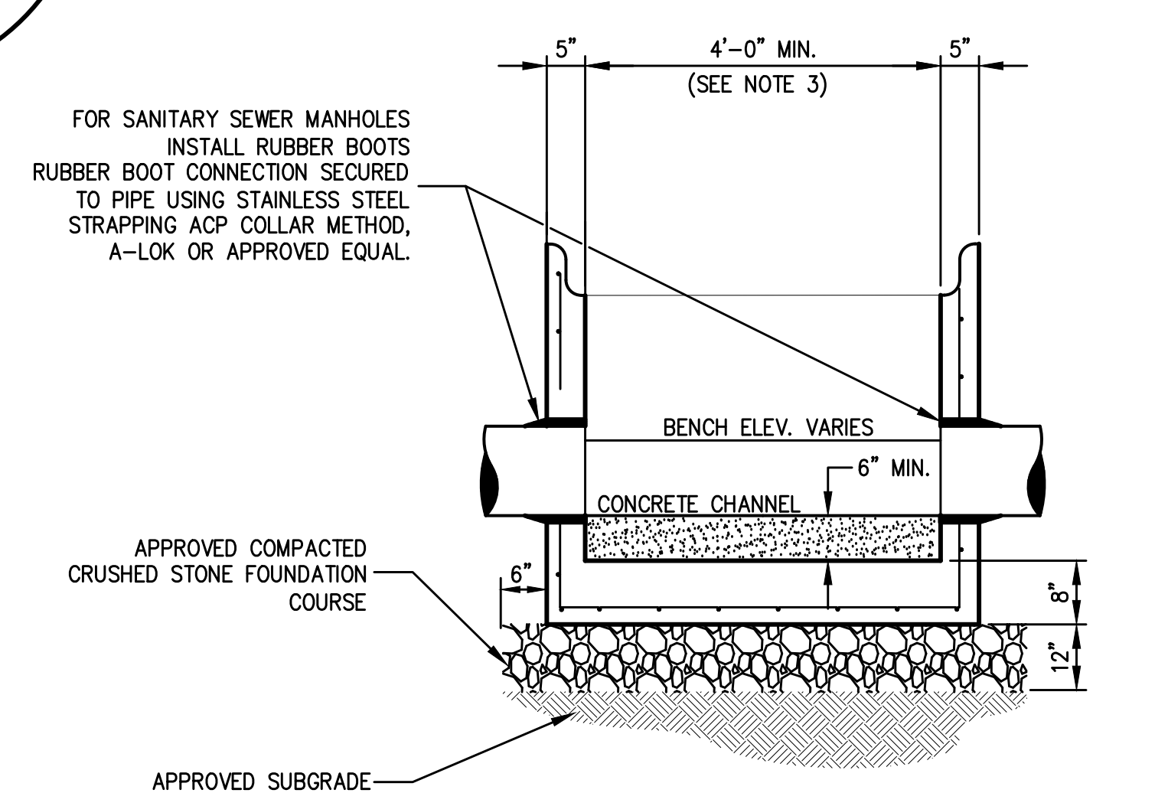

EAST JORDAN IRON WORKS FRAME & COVER SHALL BE CAMPBELL FOUNDRY NO. 1107 OR NEENAH FOUNDRY Co. No. R-1558 OR APPROVED EQUAL. (SEE NOTE 2)
FINISHED GRADE
ADJUST TO GRADE WITH BRICK (ASTM C-32, GRADE MA.) OR PRECAST CONCRETE RING SECTIONS. (12" MAXIMUM ADJUSTMENT)
FRAME TO BE THOROUGHLY BEDDED IN 1:2 CEMENT MORTAR MIX
30" I.D.
24" MAX.
MANHOLE STEPS 12" O.C. (SEE NOTE 1)
3' CONE
FOR SANITARY SEWER MANHOLE APPLY 2-2MIL COATS OF BITUMINOUS MATERIAL "INERTOL NO. 49" KOPPERS SUPER SERVICE BLACK OR APPROVED EQUAL, APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
H= GREATER THAN 5'-0"
1',2',3',4' OR LONGER
12" TYP.
O-RING JOINT TO CONFORM TO A.S.T.M. DESIGNATION C443 LATEST REVISION. JOINTS TO BE MORTARED INSIDE AND OUT USING NON-SHRINKING MORTAR
ALL LIFT PIN HOLES TO BE PLUGGED AND MORTARED INSIDE AND OUT
5"
4'-0" MIN. (SEE NOTE 3)
5"
FOR SANITARY SEWER MANHOLES FILL AND SHAPE INVERT CHANNEL IN FIELD USING CLASS A (4000 PSI) CONCRETE. INVERT CHANNEL TO HAVE A STEEL TROWEL FINISH
PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" A.S.T.M. DESIGNATION C-478, LATEST REVISION, MINIMUM COMPRESSIVE STRENGTH TO BE 4000 PSI
15" MAX.
PIPE OPENING
1"/FT
D
3/4" D
6" MIN
APPROVED COMPACTED CRUSHED 3/4" STONE FOUNDATION COURSE
6"
8"
12"
APPROVED SUBGRADE


B
STEPS
B
DEFLECTION ANGLE AS REQUIRED OR ALLOWED BY OPENING SIZE, RADIUS TO BE MAXIMUM POSSIBLE

PLAN


5"
4'-0" MIN. (SEE NOTE 3)
5"
FOR SANITARY SEWER MANHOLES INSTALL RUBBER BOOTS. RUBBER BOOT CONNECTION SECURED TO PIPE USING STAINLESS STEEL STRAPPING ACP COLLAR METHOD, A-LOK OR APPROVED EQUAL
BENCH ELEV. VARIES
D
6" MIN.
CONCRETE CHANNEL
2'-0" MAX.
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
6"
8"
12"
APPROVED SUBGRADE

SECTION B-B
(Chute Manhole Base)


5"
4'-0" MIN. (SEE NOTE 3)
5"
FOR SANITARY SEWER MANHOLES INSTALL RUBBER BOOTS RUBBER BOOT CONNECTION SECURED TO PIPE USING STAINLESS STEEL STRAPPING ACP COLLAR METHOD, A-LOK OR APPROVED EQUAL.
BENCH ELEV. VARIES
6" MIN.
CONCRETE CHANNEL
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
6"
8"
12"
APPROVED SUBGRADE

SECTION B-B
(Standard Manhole Base)

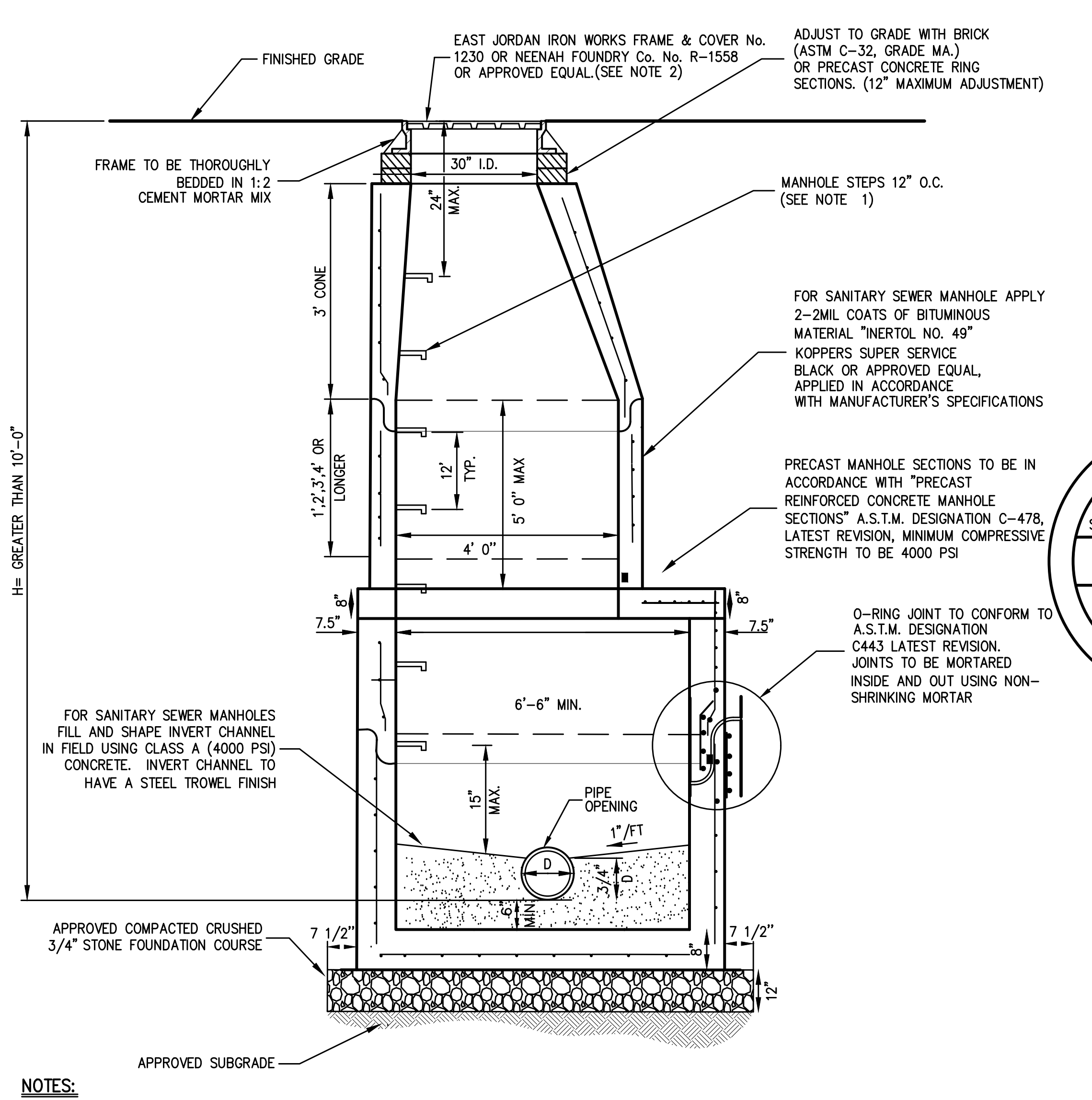
NOTES:

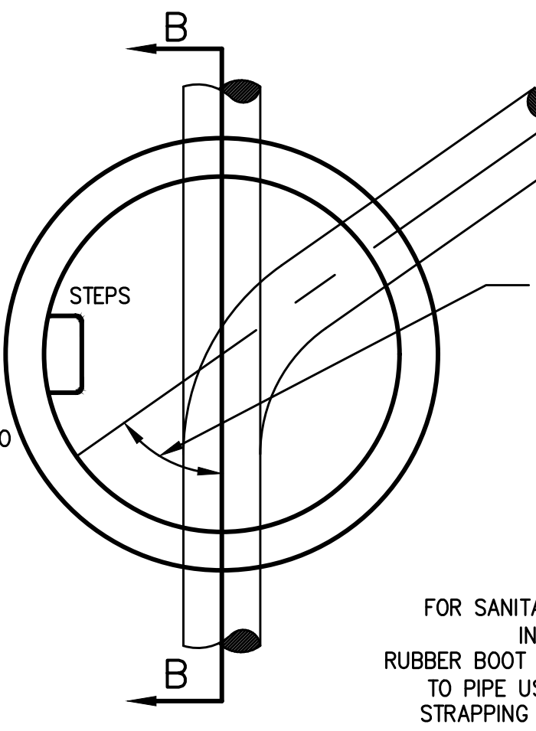
1. MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES WITH DEPTH (h) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-902
6. ALL MANHOLES AND CASTINGS (FRAMES AND COVERS) SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS"
7. A 1-INCH MINIMUM BUTYL ROPE SEALER SHALL BE USED WHEN SEALING 4-FOOT DIAMETER MANHOLES AND A 1.5-INCH MINIMUM BUTYL ROPE SHALL BE USED ON 5-FOOT DIAMETER MANHOLES.

MANHOLE (TYPE B)

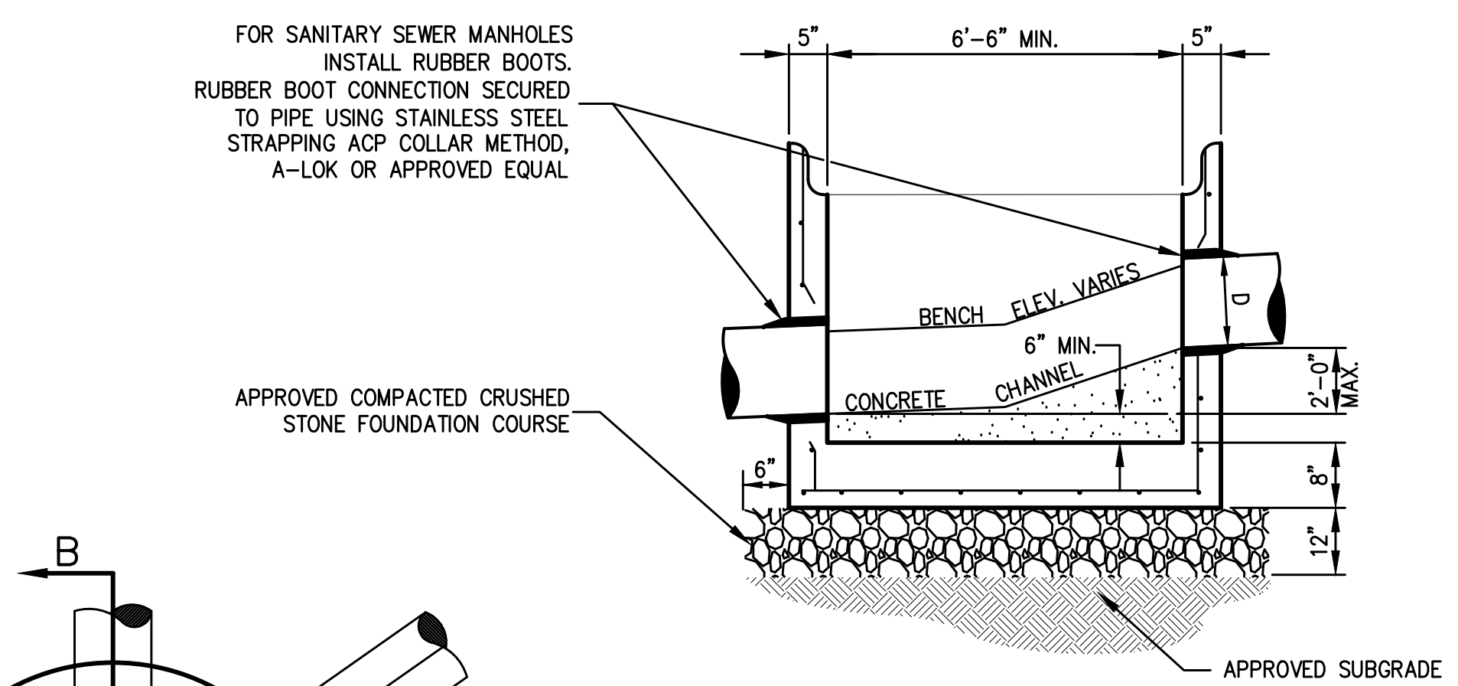
(H > 5'-0")<10'-0")

18

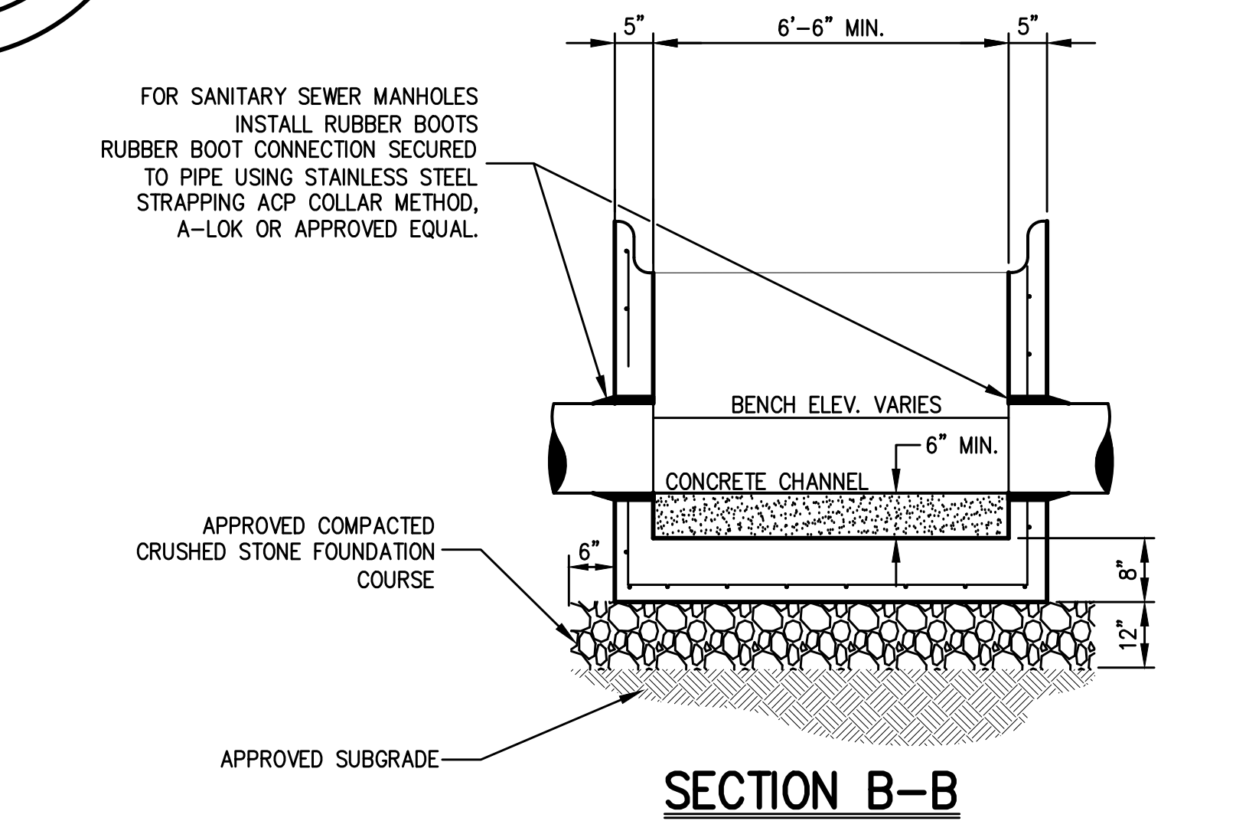

EAST JORDAN IRON WORKS FRAME & COVER No. 1230 OR NEENAH FOUNDRY Co. No. R-1558 OR APPROVED EQUAL.(SEE NOTE 2)
FINISHED GRADE
ADJUST TO GRADE WITH BRICK (ASTM C-32, GRADE MA.) OR PRECAST CONCRETE RING SECTIONS. (12" MAXIMUM ADJUSTMENT)
FRAME TO BE THOROUGHLY BEDDED IN 1:2 CEMENT MORTAR MIX
30" I.D.
24" MAX.
MANHOLE STEPS 12" O.C. (SEE NOTE 1)
3' CONE
FOR SANITARY SEWER MANHOLE APPLY 2-2MIL COATS OF BITUMINOUS MATERIAL "INERTOL NO. 49" KOPPERS SUPER SERVICE BLACK OR APPROVED EQUAL, APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
H= GREATER THAN 10'-0"
1',2',3',4' OR LONGER
12' TYP.
5' 0" MAX
4' 0"
PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" A.S.T.M. DESIGNATION C-478, LATEST REVISION, MINIMUM COMPRESSIVE STRENGTH TO BE 4000 PSI
8"
7.5"
7.5"
8"
O-RING JOINT TO CONFORM TO A.S.T.M. DESIGNATION C443 LATEST REVISION. JOINTS TO BE MORTARED INSIDE AND OUT USING NON-SHRINKING MORTAR
6'-6" MIN.
FOR SANITARY SEWER MANHOLES FILL AND SHAPE INVERT CHANNEL IN FIELD USING CLASS A (4000 PSI) CONCRETE. INVERT CHANNEL TO HAVE A STEEL TROWEL FINISH
15" MAX.
PIPE OPENING
1"/FT
D
3/4" D
6" MIN
APPROVED COMPACTED CRUSHED 3/4" STONE FOUNDATION COURSE
7 1/2"
7 1/2"
8"
12"
APPROVED SUBGRADE


B
STEPS
B
DEFLECTION ANGLE AS REQUIRED OR ALLOWED BY OPENING SIZE, RADIUS TO BE MAXIMUM POSSIBLE

PLAN


5"
6'-6" MIN.
5"
FOR SANITARY SEWER MANHOLES INSTALL RUBBER BOOTS. RUBBER BOOT CONNECTION SECURED TO PIPE USING STAINLESS STEEL STRAPPING ACP COLLAR METHOD, A-LOK OR APPROVED EQUAL
BENCH ELEV. VARIES
D
6" MIN.
CONCRETE CHANNEL
2'-0" MAX.
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
6"
8"
12"
APPROVED SUBGRADE

SECTION B-B
(Chute Manhole Base)


5"
6'-6" MIN.
5"
FOR SANITARY SEWER MANHOLES INSTALL RUBBER BOOTS RUBBER BOOT CONNECTION SECURED TO PIPE USING STAINLESS STEEL STRAPPING ACP COLLAR METHOD, A-LOK OR APPROVED EQUAL.
BENCH ELEV. VARIES
6" MIN.
CONCRETE CHANNEL
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
6"
8"
12"
APPROVED SUBGRADE

SECTION B-B
(Standard Manhole Base)

NOTES:

1. MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-902
5. ALL MANHOLES AND CASTINGS (FRAMES AND COVERS) SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS"
6. A 1-INCH MINIMUM BUTYL ROPE SEALER SHALL BE USED WHEN SEALING 4-FOOT DIAMETER MANHOLES AND A 1.5-INCH MINIMUM BUTYL ROPE SHALL BE USED ON 5-FOOT DIAMETER MANHOLES.

MANHOLE (TYPE D)

(H > 10'-0")

19

No.	Revision	Date	By
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	REVISED PER TOWN COMMENTS	03/18/2024	CDF
8.	REVISED PER TOWN COMMENTS	04/25/2024	CDF
9.	REVISED PER TOWN COMMENTS	06/04/2024	CDF
10.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
11.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
12.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

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CONSTRUCTION DETAILS

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Drawn:	EGK	Approved:	DV
Scale:	NOT TO SCALE		
Date:	11/11/2022		
Project No:	17099		
17099-DETAILS	C-902	-	
Drawing No:	C-902		

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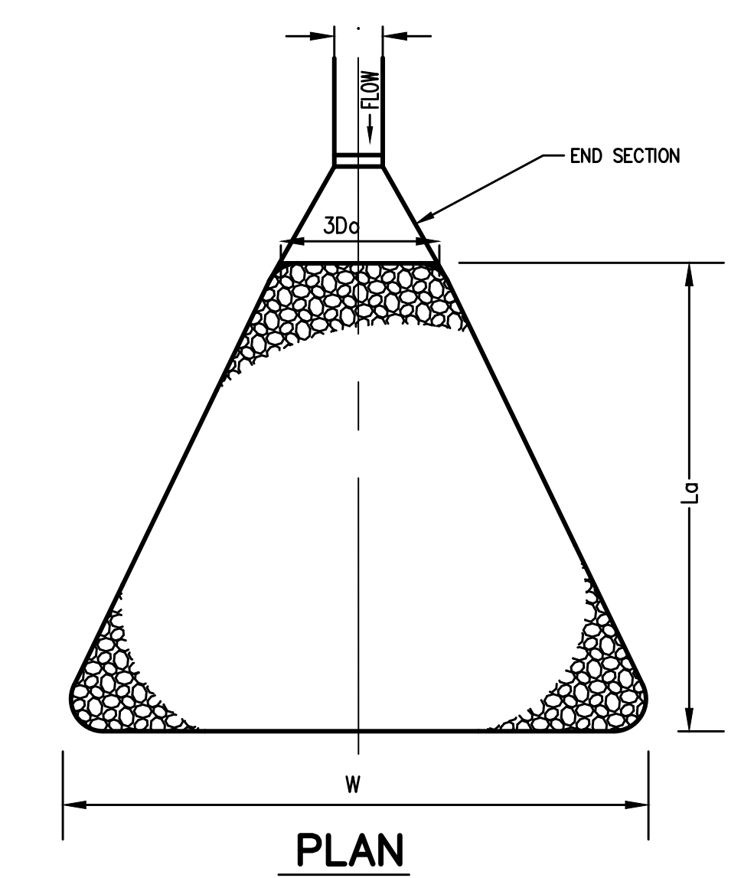
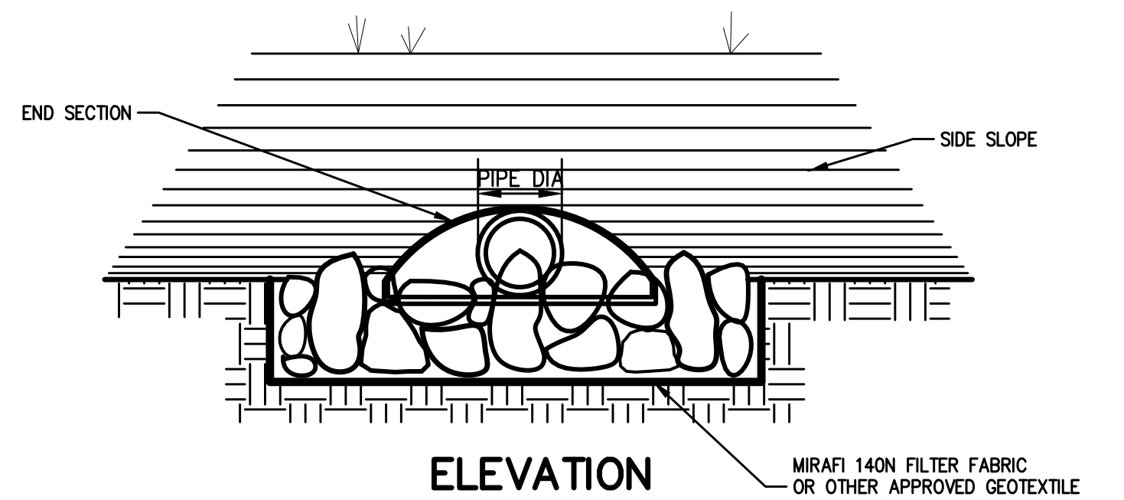
W = WIDTH (feet)
La = LENGTH (feet)
Do = DIAMETER (feet)
d50 = MEDIAN STONE DIAMETER (feet)
TW = TAILWATER (feet)
Q = DISCHARGE (cfs)
T = THICKNESS OF APRON (feet)

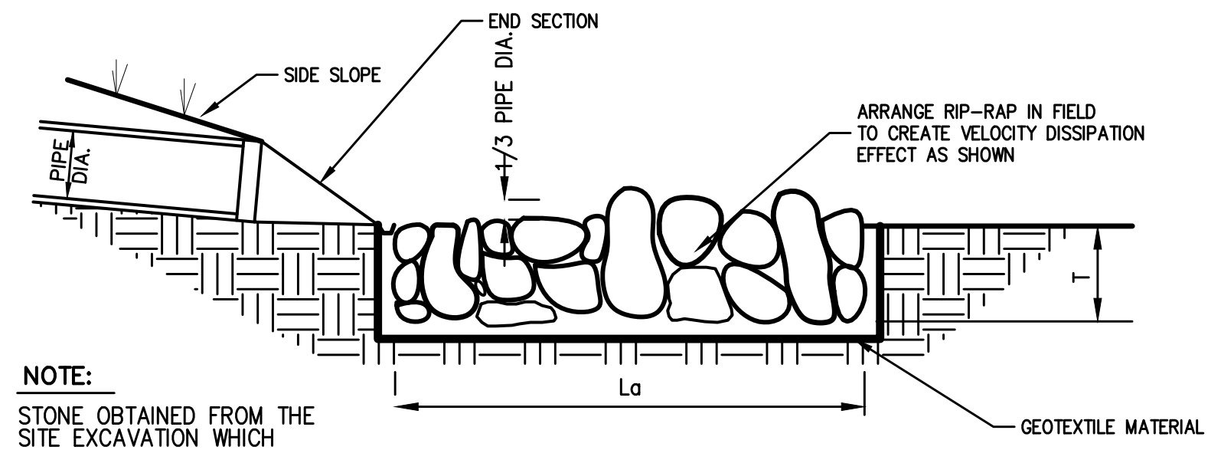
STRUCTURE	Q	Do	TW	W	La	d50	T
XX	XX	XX	6	XX	XX	R-4	1.5


FLOW
END SECTION
3Do
La
W

PLAN


END SECTION
SIDE SLOPE
PIPE DIA
MIRAFI 140N FILTER FABRIC OR OTHER APPROVED GEOTEXTILE MATERIAL

ELEVATION


SIDE SLOPE
END SECTION
PIPE DIA.
1/3 PIPE DIA.
ARRANGE RIP-RAP IN FIELD TO CREATE VELOCITY DISSIPATION EFFECT AS SHOWN
T
La
GEOTEXTILE MATERIAL

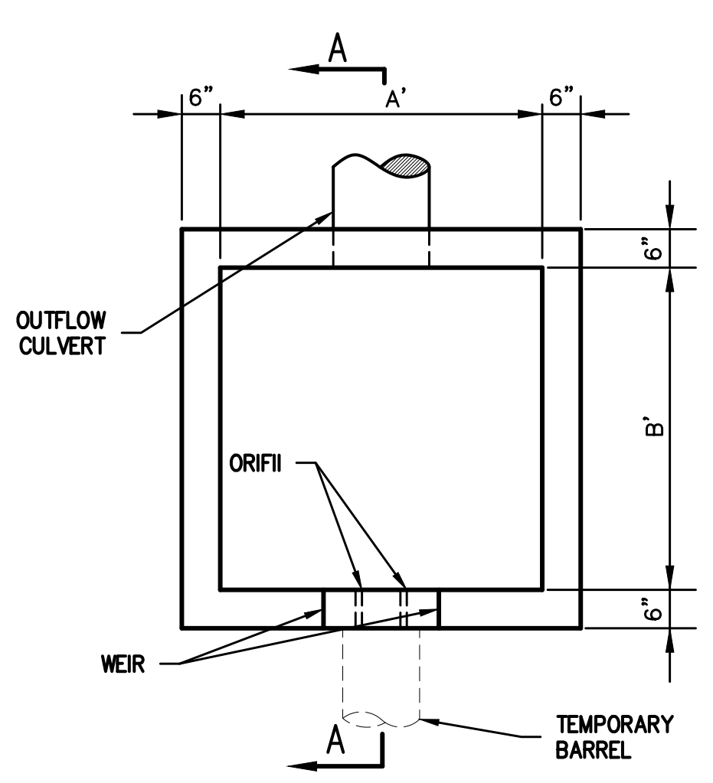
NOTE:
STONE OBTAINED FROM THE SITE EXCAVATION WHICH CONFORMS TO THE SPECIFICATIONS MAY BE USED AS RIP-RAP.

SECTION

20

RIP-RAP APRON/ENERGY DISSIPATOR

21


A
A'
6"
6"
B'
OUTFLOW CULVERT
ORIFII
WEIR
TEMPORARY BARREL
A

PLAN VIEW

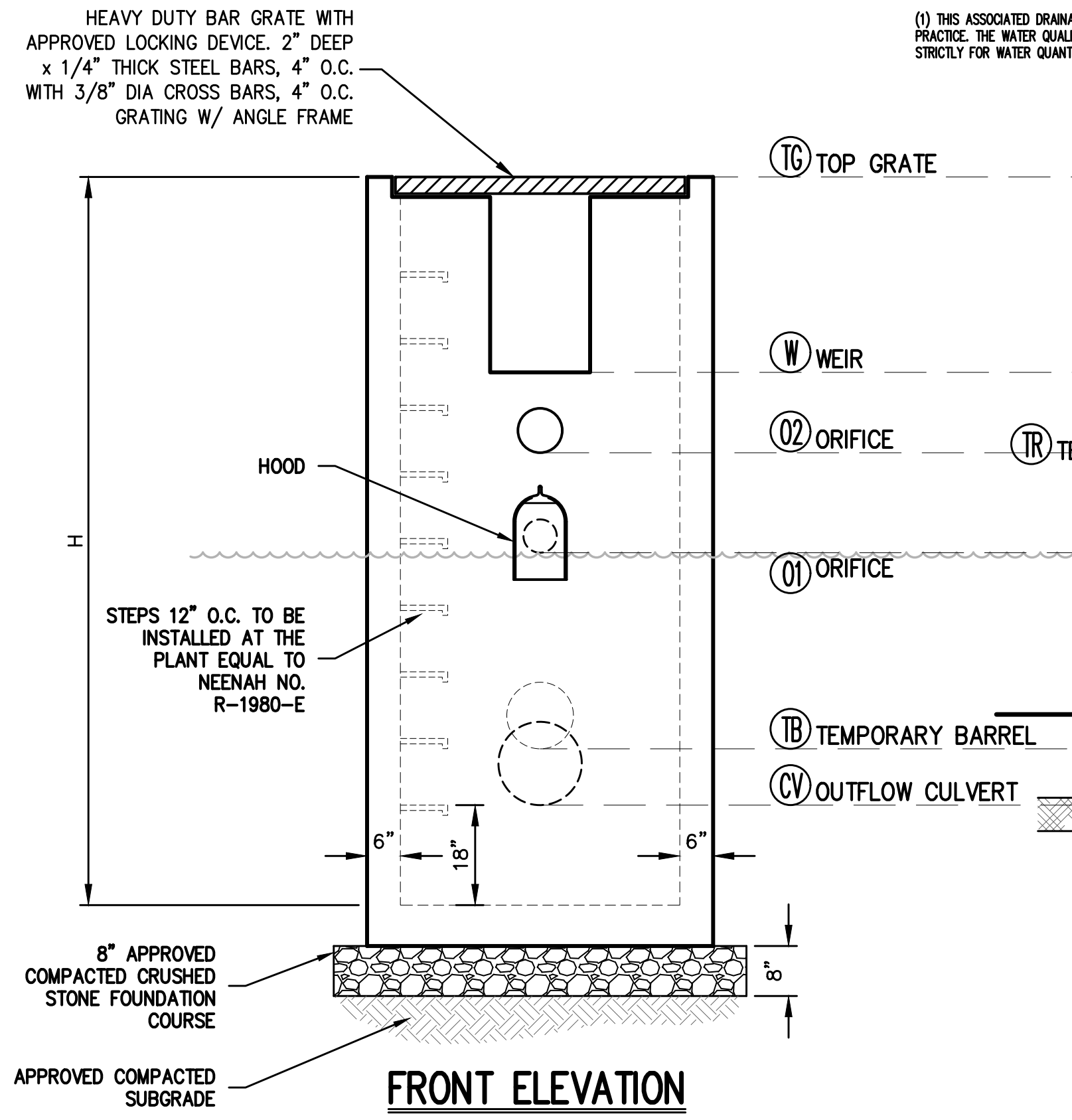
STRUCTURE CHART

BASIN	STRUCTURE	STRUCTURE			RECT. WEIR		CIRCULAR ORIFICE						OUTLET CULVERT		PERMANENT WATER ELEVATION
		SIZE	HEIGHT	(TG)	(W)		(01)		(02)		(03)		(CV)		(PW)
No.	No.	A' x B'	H'	TOP GRATE	LENGTH	ELEV.	DIA.	INVERT ELEV.	DIA.	INVERT ELEV.	DIA.	INVERT ELEV.	DIA.	INVERT ELEV.	ELEVATION
1	OCS 1	6.00'X6.00'	7.50	351.00	5.0'	350.50	16"	345.75	N/A	N/A	N/A	N/A	18"	345.00	N/A
1C	OCS-A-1B	6.00'X6.00'	7.50	319.50	1.75'	319.25	17"	315.00	5"	317.00	N/A	N/A	24"	315.00	N/A
2	OCS 2	6.00'X6.00'	7.50	331.00	5.5'	330.25	24"	326.20	N/A	N/A	N/A	N/A	30"	325.00	N/A
2A	OCS 2A	7.00'X7.00'	6.00	324.00	6.0'	323.50	15"	321.60	15"	321.60	15"	321.60	18"	319.50	320.00
3	OCS 3	6.00'X6.00'	7.00	295.50	5.0'	295.00	23.5"	292.30	23.5"	292.30	N/A	N/A	30"	290.00	N/A
3A	OCS 3A	6.00'X6.00'	15.50	325.00	5.0'	324.50	21"	321.65	21"	321.65	N/A	N/A	30"	318.75	N/A
4	EARTHEN WEIR	SEE JMC GRADING PLANS													N/A

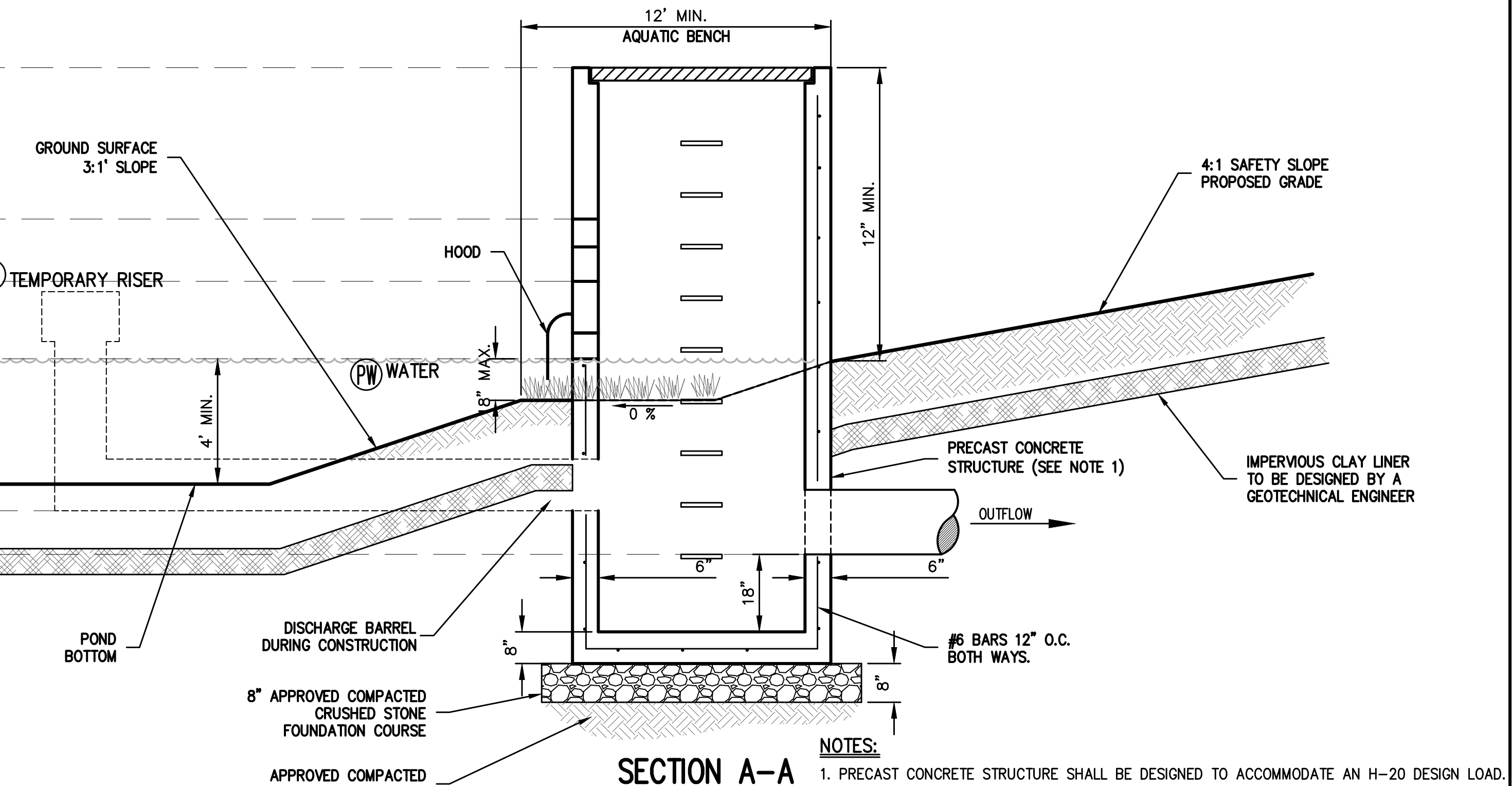
WATER ELEVATION CHART

BASIN	STRUCTURE	1 YEAR STORM EVENT ELEVATION	10 YEAR STORM EVENT ELEVATION	100 YEAR STORM EVENT ELEVATION	WATER QUALITY ELEVATION ELEVATION
No.	No.				
1	OCS 1	345.73	347.24	349.99	345.73
1C	OCS A-1B	316.13 (1)	317.51	319.77	316.13
2	OCS 2	326.18	328.06	330.98	326.18
2A	OCS 2A	321.59	322.24	324.44	321.59
3	OCS 3	291.97	293.56	295.77	291.97
3A	OCS 3A	321.62	323.20	325.23	321.62
4	EARTHEN WEIR	300.68	303.92	305.84	300.68

(1) THIS ASSOCIATED DRAINAGE AREA IS CONSIDERED REDEVELOPMENT AND THE WATER QUALITY VOLUME CAN BE TREATED USING AN ALTERNATIVE PRACTICE. THE WATER QUALITY VOLUME REQUIREMENT WILL BE MET USING A WATER QUALITY STRUCTURE AND THE PURPOSE OF THIS BASIN IS STRICTLY FOR WATER QUANTITY, NOT WATER QUALITY.


HEAVY DUTY BAR GRATE WITH APPROVED LOCKING DEVICE. 2" DEEP x 1/4" THICK STEEL BARS, 4" O.C. WITH 3/8" DIA CROSS BARS, 4" O.C. GRATING W/ ANGLE FRAME
(TG) TOP GRATE
(W) WEIR
(02) ORIFICE
(01) ORIFICE
(TB) TEMPORARY BARREL
(CV) OUTFLOW CULVERT
H
HOOD
STEPS 12" O.C. TO BE INSTALLED AT THE PLANT EQUAL TO NEENAH NO. R-1980-E
6"
18"
6"
8"
8" APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
APPROVED COMPACTED SUBGRADE

FRONT ELEVATION

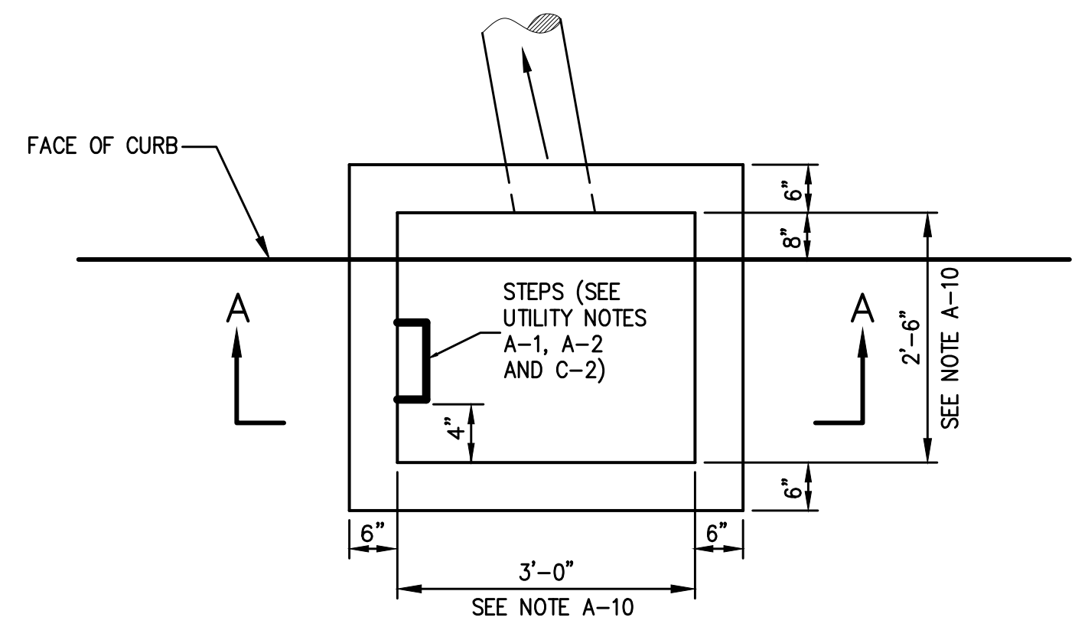

12' MIN.
AQUATIC BENCH
GROUND SURFACE 3:1' SLOPE
(TR) TEMPORARY RISER
(PW) WATER
4' MIN.
8" MAX.
0 %
HOOD
12" MIN.
4:1 SAFETY SLOPE PROPOSED GRADE
PRECAST CONCRETE STRUCTURE (SEE NOTE 1)
IMPERVIOUS CLAY LINER TO BE DESIGNED BY A GEOTECHNICAL ENGINEER
OUTFLOW
6"
18"
6"
8"
8"
#6 BARS 12" O.C. BOTH WAYS.
POND BOTTOM
DISCHARGE BARREL DURING CONSTRUCTION
8" APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
APPROVED COMPACTED SUBGRADE

SECTION A-A

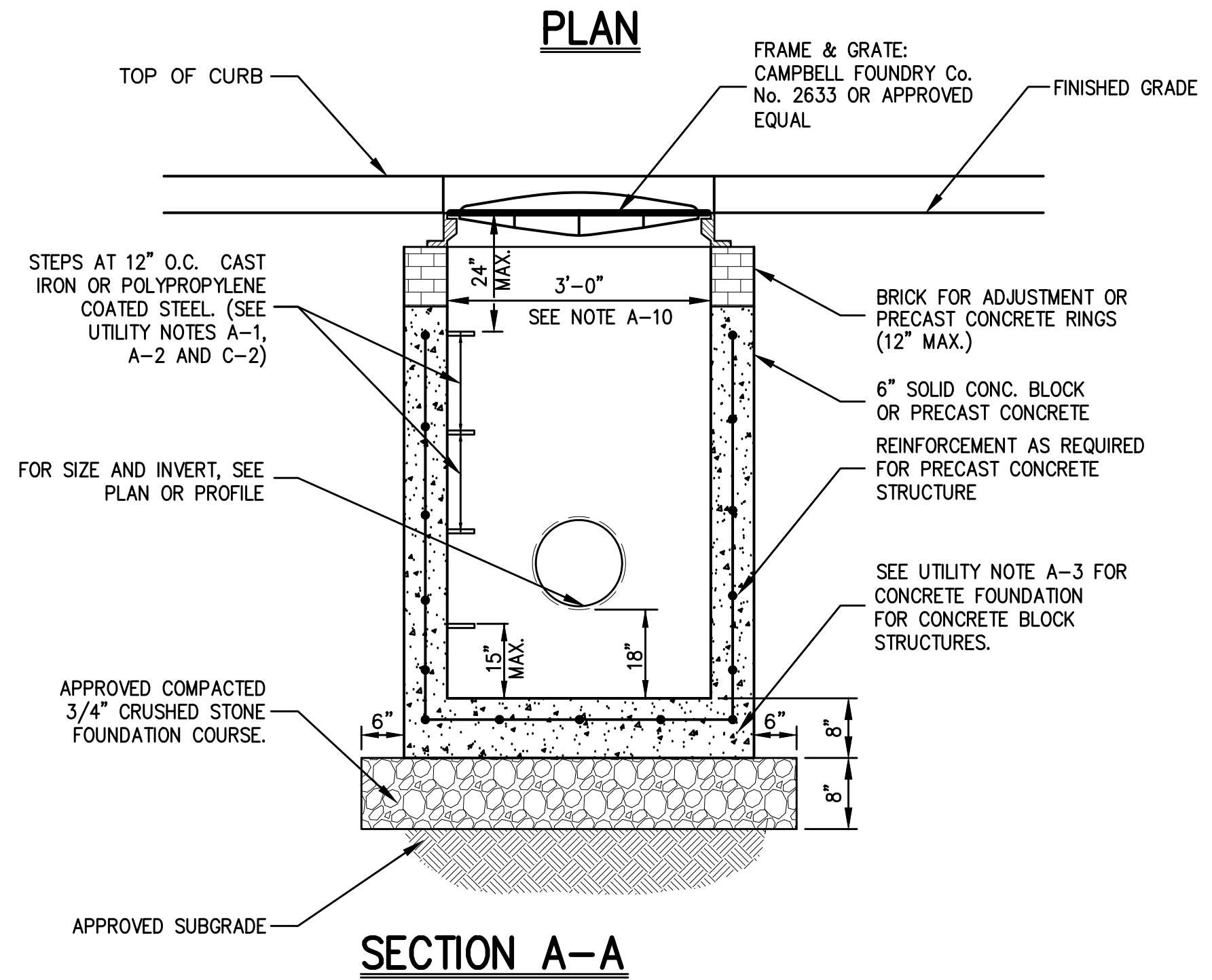
NOTES:
1. PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
2. SEE UTILITY NOTES A-4 TO A-7.

OUTLET CONTROL STRUCTURE

22


FACE OF CURB
STEPS (SEE UTILITY NOTES A-1, A-2 AND C-2)
A
A
6"
8"
2'-6"
SEE NOTE A-10
4"
6"
6"
6"
3'-0"
SEE NOTE A-10

PLAN

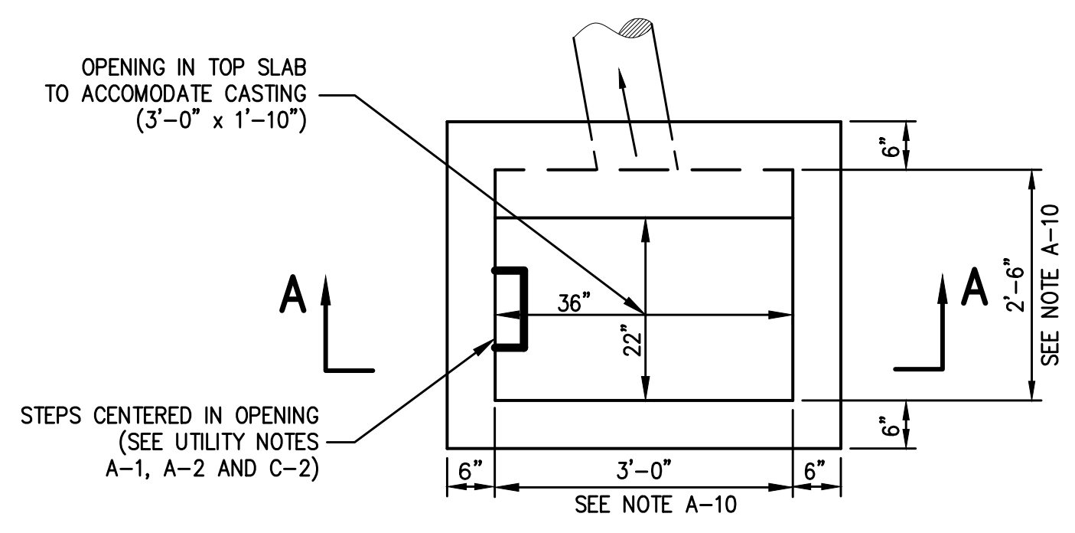

TOP OF CURB
FRAME & GRATE: CAMPBELL FOUNDRY Co. No. 2633 OR APPROVED EQUAL
FINISHED GRADE
STEPS AT 12" O.C. CAST IRON OR POLYPROPYLENE COATED STEEL. (SEE UTILITY NOTES A-1, A-2 AND C-2)
24" MAX.
3'-0"
SEE NOTE A-10
BRICK FOR ADJUSTMENT OR PRECAST CONCRETE RINGS (12" MAX.)
6" SOLID CONC. BLOCK OR PRECAST CONCRETE
REINFORCEMENT AS REQUIRED FOR PRECAST CONCRETE STRUCTURE
FOR SIZE AND INVERT, SEE PLAN OR PROFILE
SEE UTILITY NOTE A-3 FOR CONCRETE FOUNDATION FOR CONCRETE BLOCK STRUCTURES.
15" MAX.
18"
6"
6"
8"
8"
APPROVED COMPACTED 3/4" CRUSHED STONE FOUNDATION COURSE.
APPROVED SUBGRADE

SECTION A-A

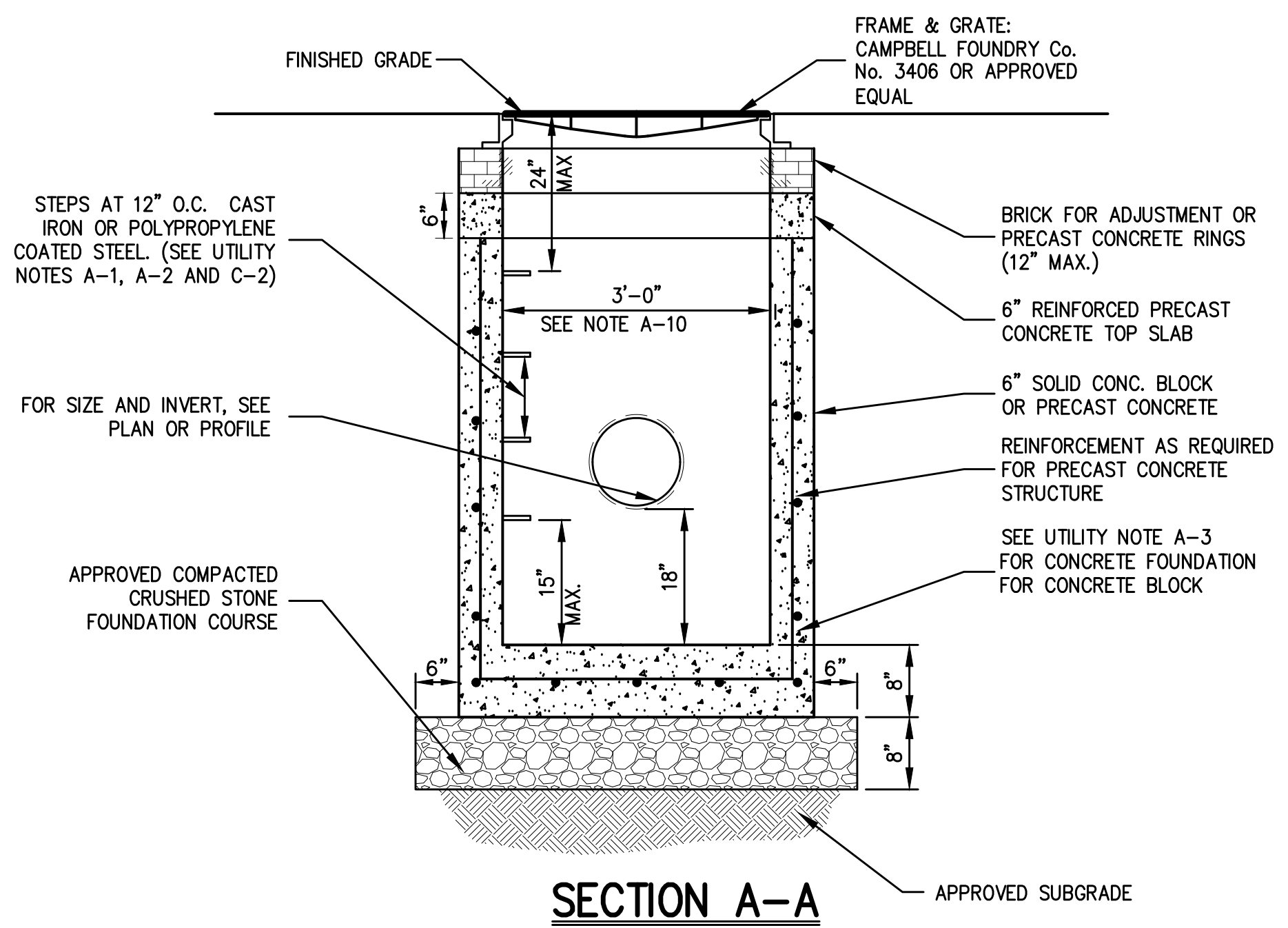
NOTE:
1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING SP-06

DRAIN INLET (TYPE CI)

23


OPENING IN TOP SLAB TO ACCOMODATE CASTING (3'-0" x 1'-10")
A
A
36"
22"
6"
2'-6"
SEE NOTE A-10
6"
STEPS CENTERED IN OPENING (SEE UTILITY NOTES A-1, A-2 AND C-2)
6"
3'-0"
6"
SEE NOTE A-10

PLAN

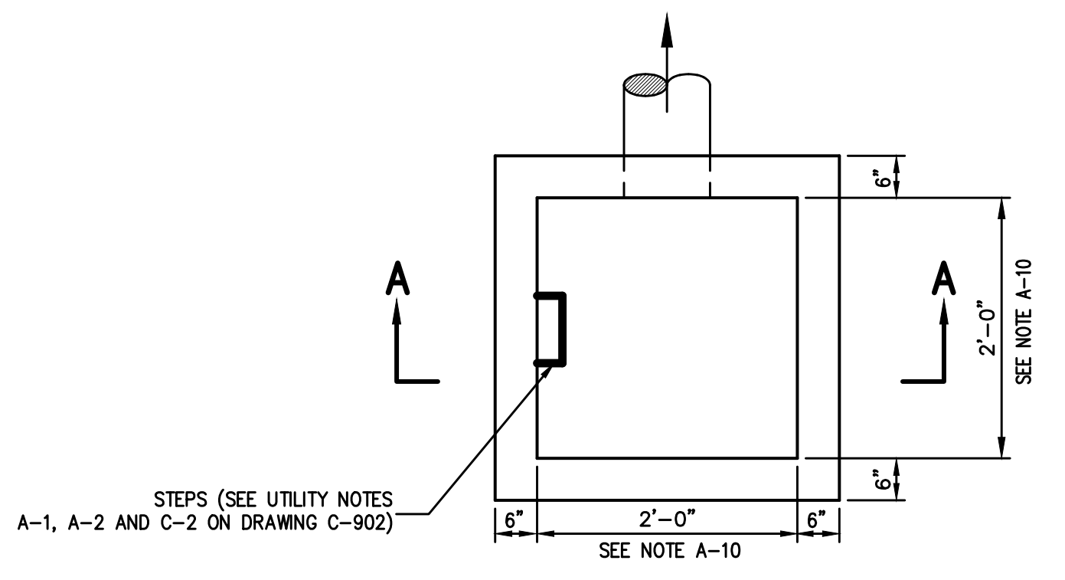

FINISHED GRADE
FRAME & GRATE: CAMPBELL FOUNDRY Co. No. 3406 OR APPROVED EQUAL
STEPS AT 12" O.C. CAST IRON OR POLYPROPYLENE COATED STEEL. (SEE UTILITY NOTES A-1, A-2 AND C-2)
24" MAX
6"
3'-0"
SEE NOTE A-10
BRICK FOR ADJUSTMENT OR PRECAST CONCRETE RINGS (12" MAX.)
6" REINFORCED PRECAST CONCRETE TOP SLAB
6" SOLID CONC. BLOCK OR PRECAST CONCRETE
REINFORCEMENT AS REQUIRED FOR PRECAST CONCRETE STRUCTURE
FOR SIZE AND INVERT, SEE PLAN OR PROFILE
SEE UTILITY NOTE A-3 FOR CONCRETE FOUNDATION FOR CONCRETE BLOCK
15" MAX.
18"
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
6"
6"
8"
8"
APPROVED SUBGRADE

SECTION A-A

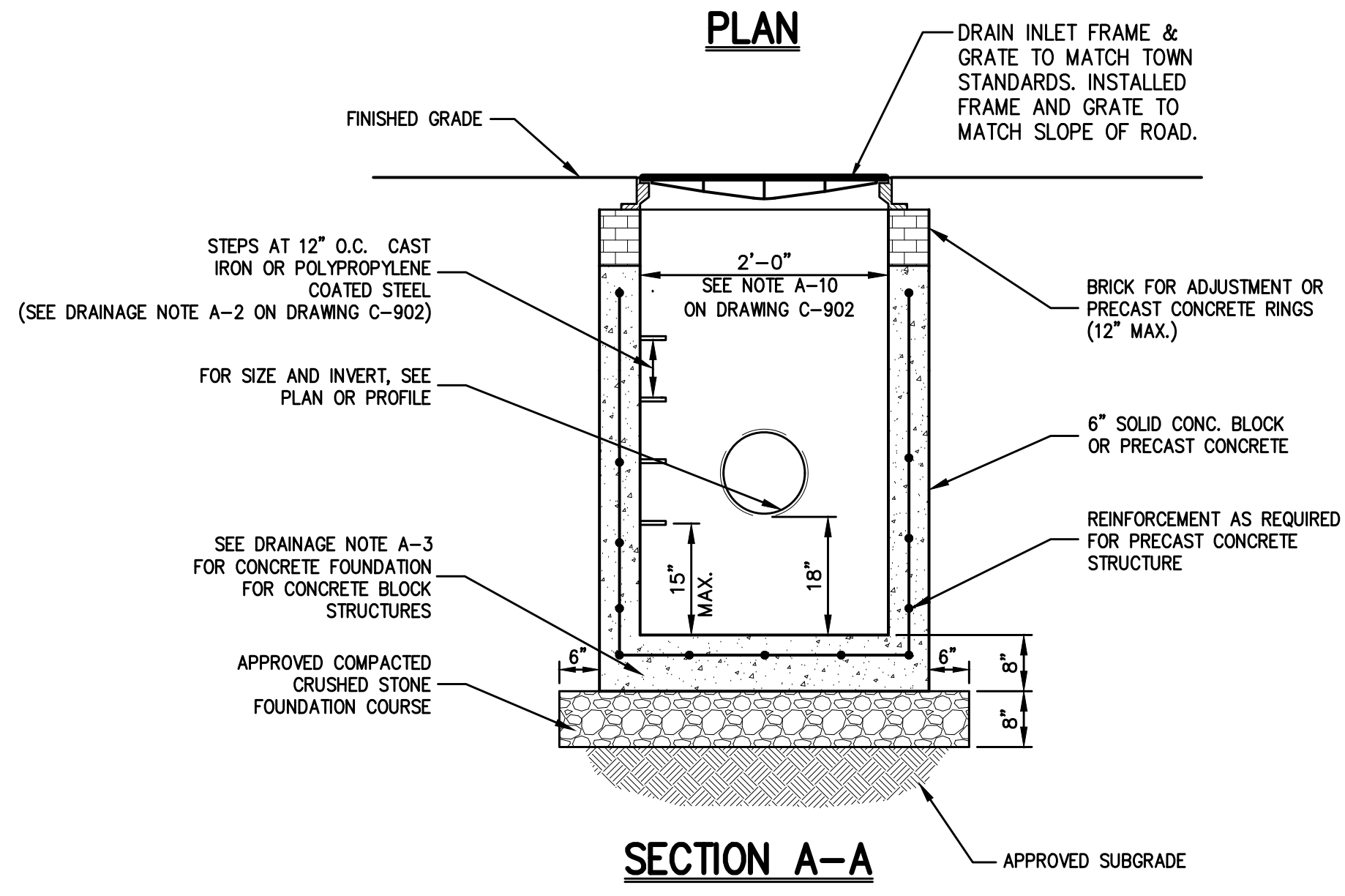
NOTE
1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
2. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING #XX

DRAIN INLET (TYPE DI)

24


A
A
6"
2'-0"
SEE NOTE A-10
6"
STEPS (SEE UTILITY NOTES A-1, A-2 AND C-2 ON DRAWING C-902)
6"
2'-0"
6"
SEE NOTE A-10

PLAN

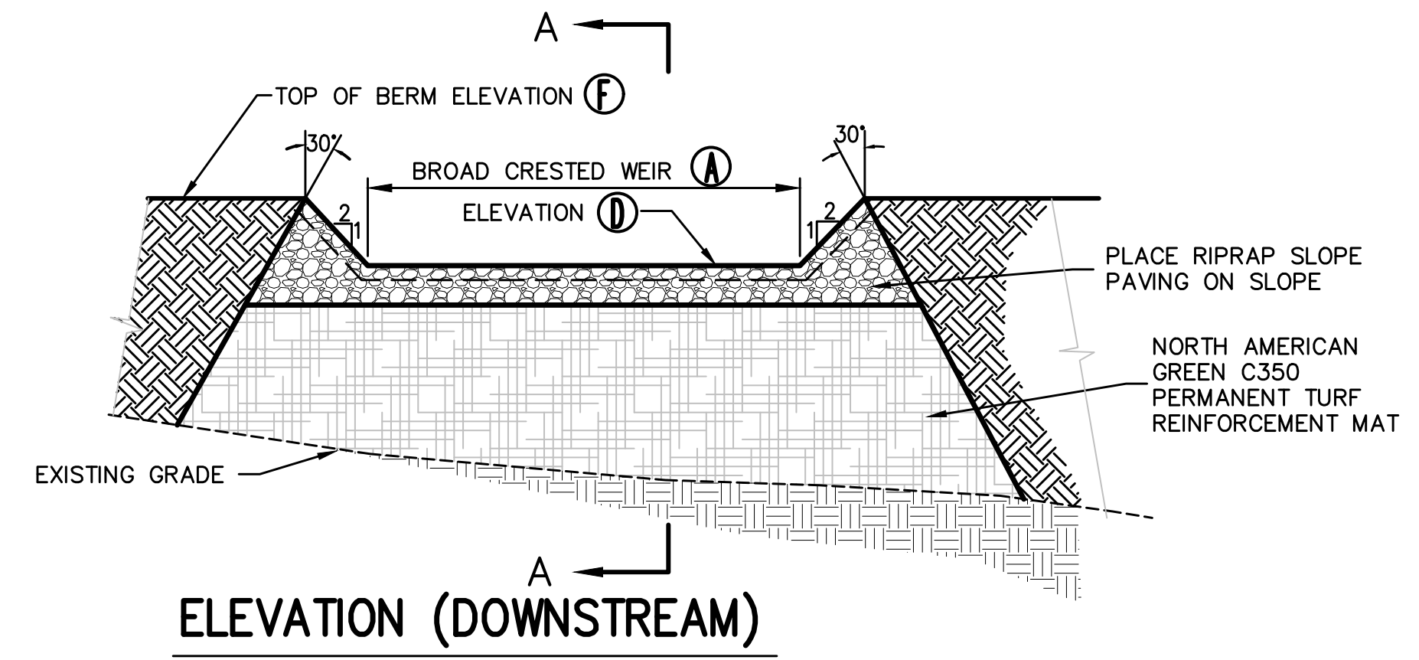

DRAIN INLET FRAME & GRATE TO MATCH TOWN STANDARDS. INSTALLED FRAME AND GRATE TO MATCH SLOPE OF ROAD.
FINISHED GRADE
STEPS AT 12" O.C. CAST IRON OR POLYPROPYLENE COATED STEEL (SEE DRAINAGE NOTE A-2 ON DRAWING C-902)
2'-0"
SEE NOTE A-10 ON DRAWING C-902
BRICK FOR ADJUSTMENT OR PRECAST CONCRETE RINGS (12" MAX.)
FOR SIZE AND INVERT, SEE PLAN OR PROFILE
6" SOLID CONC. BLOCK OR PRECAST CONCRETE
REINFORCEMENT AS REQUIRED FOR PRECAST CONCRETE STRUCTURE
SEE DRAINAGE NOTE A-3 FOR CONCRETE FOUNDATION FOR CONCRETE BLOCK STRUCTURES
15" MAX.
18"
6"
6"
8"
8"
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
APPROVED SUBGRADE

SECTION A-A

NOTE
1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON THIS DRAWING C-902.

LAWN INLET (TYPE LI)

25


A
TOP OF BERM ELEVATION (F)
30°
BROAD CRESTED WEIR (A)
ELEVATION (D)
30°
2
1
1
2
PLACE RIPRAP SLOPE PAVING ON SLOPE
NORTH AMERICAN GREEN C350 PERMANENT TURF REINFORCEMENT MAT
EXISTING GRADE
A

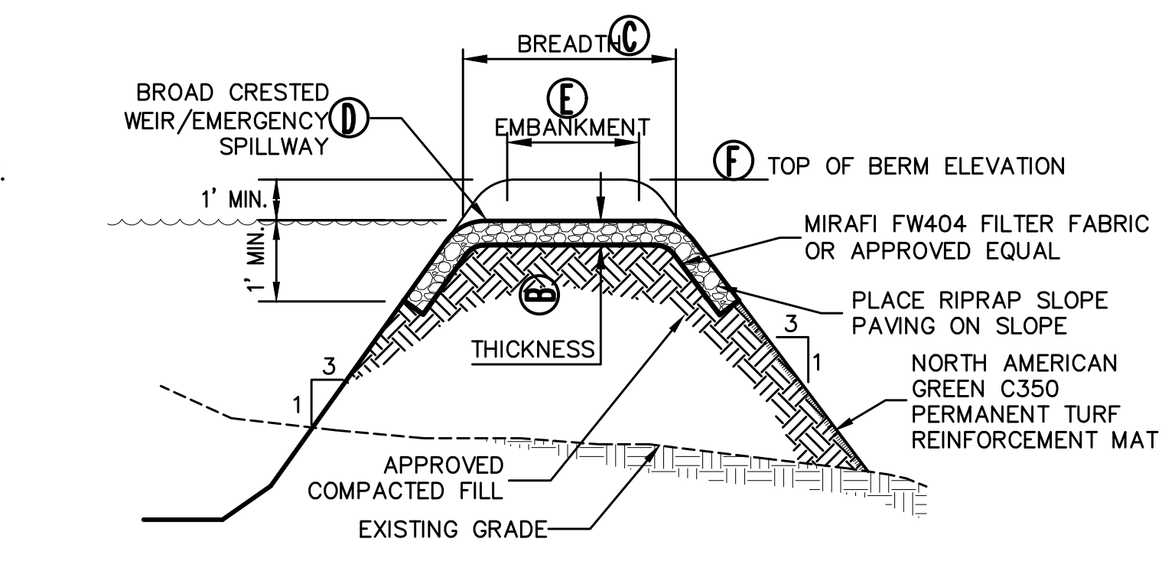
ELEVATION (DOWNSTREAM)

SPECIFICATION FOR BERM CONSTRUCTION

A. SURFACE OF AREA TO RECEIVE FILL SHOULD BE STRIPPED OF SURFACE TOPSOIL, BRUSH, ETC., PRIOR TO ANY FILL PLACEMENT.

B. EMBANKMENT FILL TO BE SPREAD IN MAXIMUM 12-INCH THICK LIFTS AND COMPACTED TO 95 PERCENT OF MODIFIED PROCTOR DENSITY (ASTM 1557) AT PLUS OR MINUS 2 PERCENT OF OPTIMUM MOISTURE CONTENT.

C. FILL CONSTRUCTION TO BE DONE UNDER THE INSPECTION OF A QUALIFIED SOILS ENGINEER. IN-PLACE FIELD DENSITY TESTS SHOULD BE DONE ON EACH LIFT TO DETERMINE THAT THE SPECIFICATIONS ARE BEING MET.


BREADTH (C)
BROAD CRESTED WEIR/EMERGENCY (D) SPILLWAY
(E) EMBANKMENT
(F) TOP OF BERM ELEVATION
1' MIN.
1' MIN.
MIRAFI FW404 FILTER FABRIC OR APPROVED EQUAL
(B)
THICKNESS
PLACE RIPRAP SLOPE PAVING ON SLOPE
3
1
3
1
NORTH AMERICAN GREEN C350 PERMANENT TURF REINFORCEMENT MAT
APPROVED COMPACTED FILL
EXISTING GRADE

SECTION 'A-A'

EMERGENCY SPILLWAY

26

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
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8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
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Drawn:	EGK	Approved:	DV
Scale:	NOT TO SCALE		
Date:	11/11/2022		
Project No:	17099		
17099-DETAILS	C-903	–	

Drawing No:
C-903

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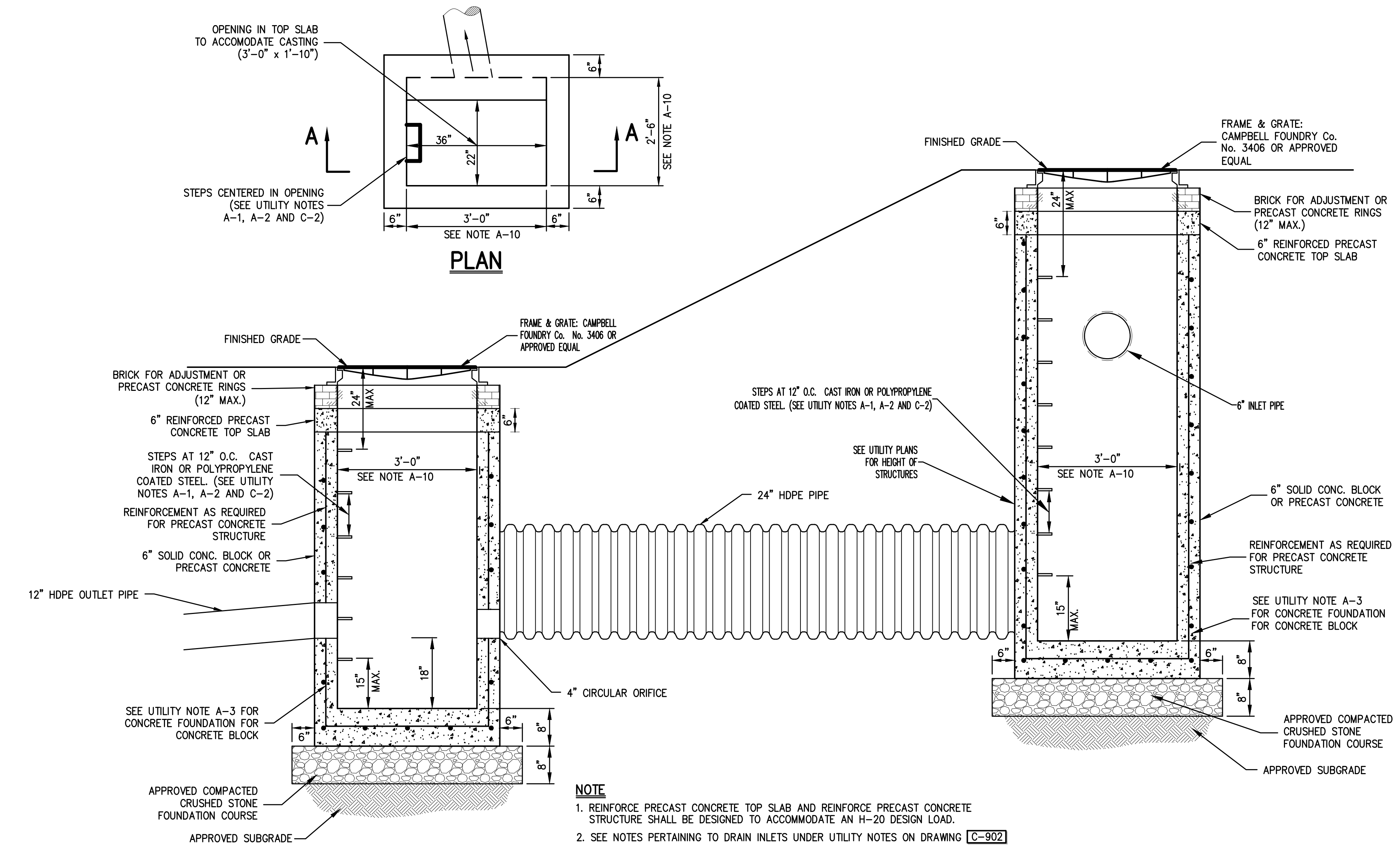
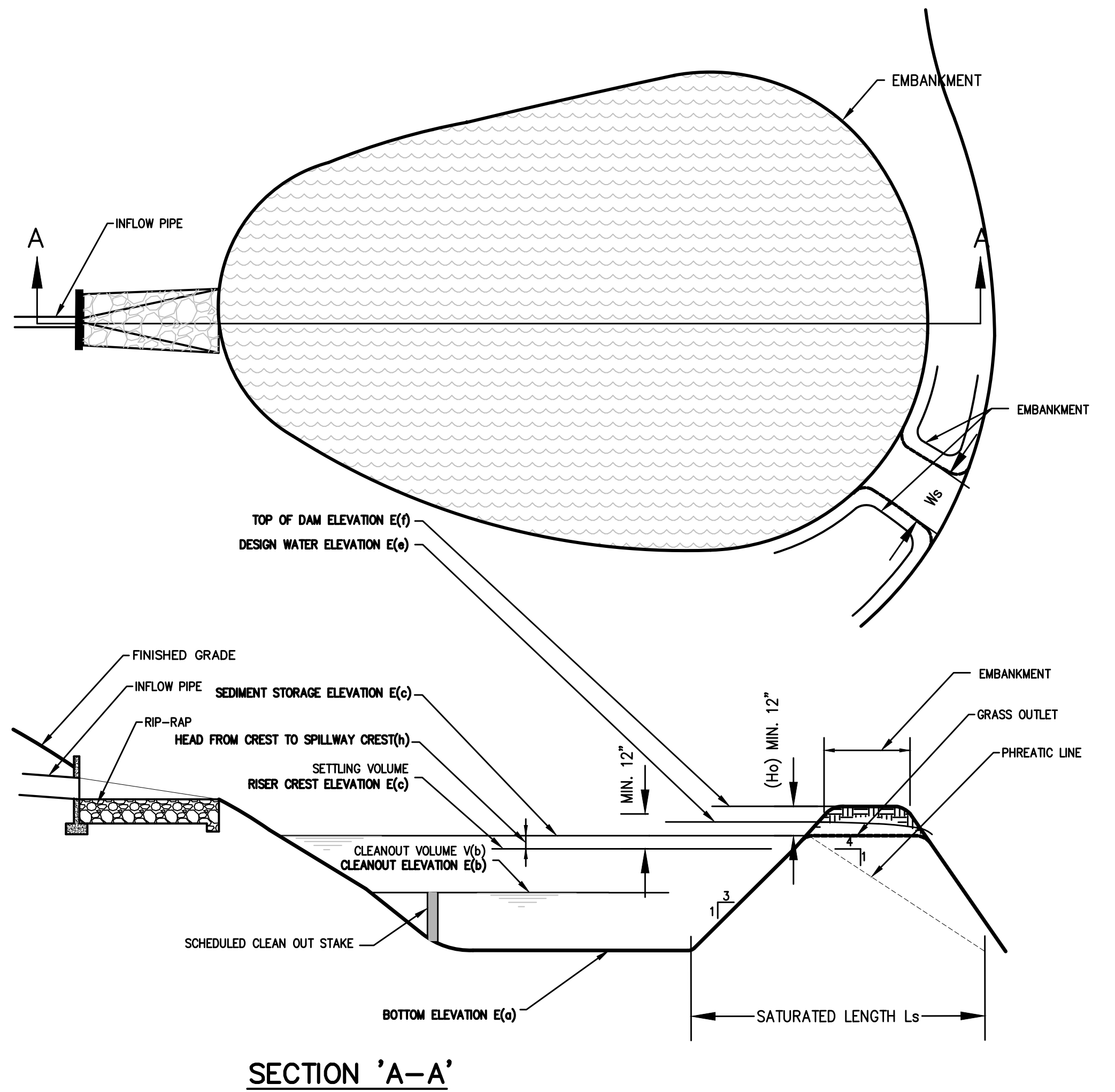

OPENING IN TOP SLAB TO ACCOMODATE CASTING (3'-0" x 1'-10")
STEPS CENTERED IN OPENING (SEE UTILITY NOTES A-1, A-2 AND C-2)
A
36"
22"
6"
2'-6"
SEE NOTE A-10
3'-0"
SEE NOTE A-10
PLAN
FINISHED GRADE
FRAME & GRATE: CAMPBELL FOUNDRY Co. No. 3406 OR APPROVED EQUAL
BRICK FOR ADJUSTMENT OR PRECAST CONCRETE RINGS (12" MAX.)
24" MAX
6" REINFORCED PRECAST CONCRETE TOP SLAB
STEPS AT 12" O.C. CAST IRON OR POLYPROPYLENE COATED STEEL. (SEE UTILITY NOTES A-1, A-2 AND C-2)
REINFORCEMENT AS REQUIRED FOR PRECAST CONCRETE STRUCTURE
6" SOLID CONC. BLOCK OR PRECAST CONCRETE
12" HDPE OUTLET PIPE
24" HDPE PIPE
15" MAX.
18"
4" CIRCULAR ORIFICE
SEE UTILITY NOTE A-3 FOR CONCRETE FOUNDATION FOR CONCRETE BLOCK
8"
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
APPROVED SUBGRADE
SEE UTILITY PLANS FOR HEIGHT OF STRUCTURES
6" INLET PIPE

NOTE

1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
2. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-902

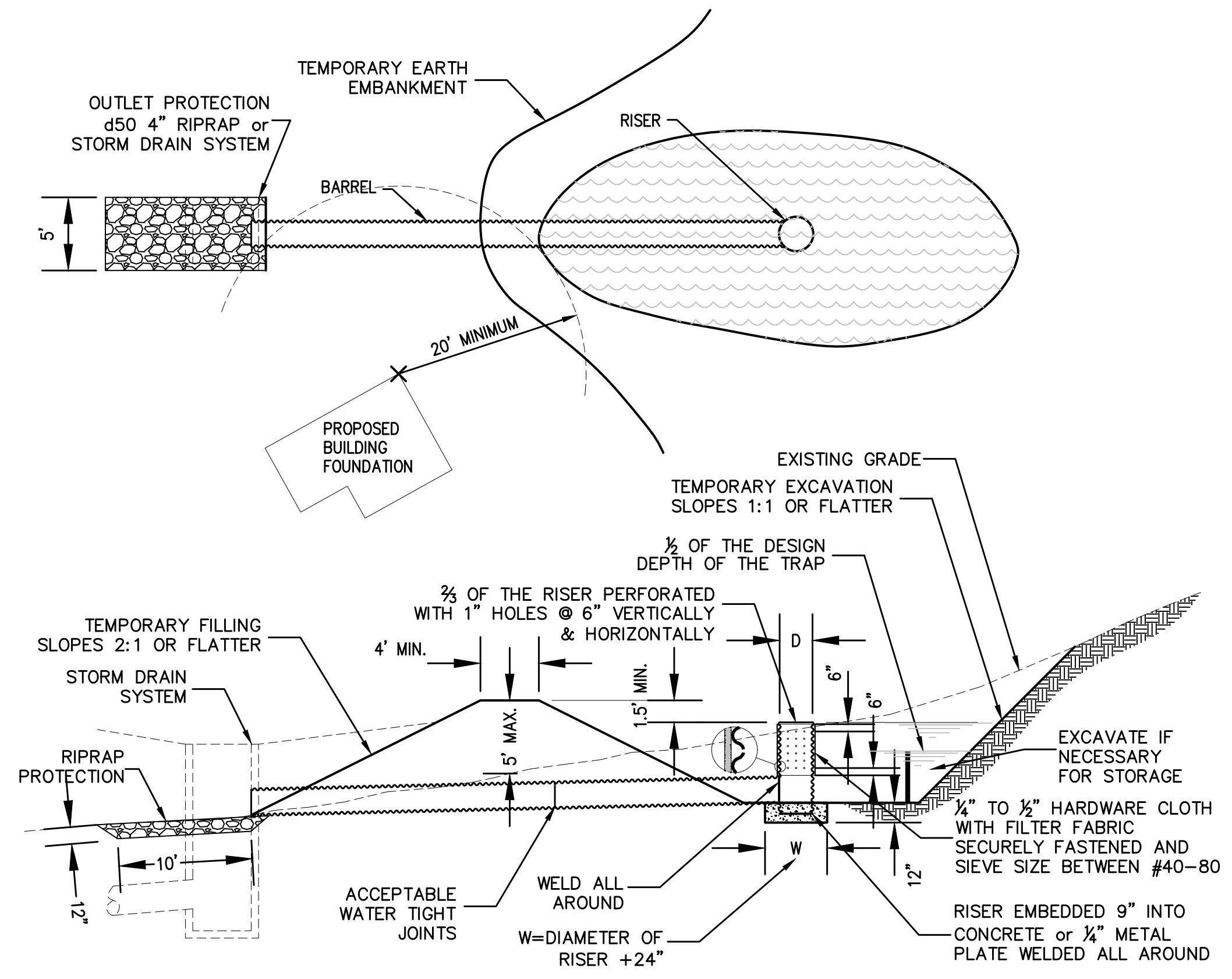
TYPICAL ON-SITE STORMWATER MANAGEMENT SYSTEM

27


EMBANKMENT
INFLOW PIPE
A
Ws
TOP OF DAM ELEVATION E(f)
DESIGN WATER ELEVATION E(e)
FINISHED GRADE
INFLOW PIPE
RIP-RAP
SEDIMENT STORAGE ELEVATION E(c)
HEAD FROM CREST TO SPILLWAY CREST(h)
SETTLING VOLUME
RISER CREST ELEVATION E(c)
CLEANOUT VOLUME V(b)
CLEANOUT ELEVATION E(b)
SCHEDULED CLEAN OUT STAKE
BOTTOM ELEVATION E(a)
MIN. 12"
(Ho) MIN. 12"
GRASS OUTLET
PHREATIC LINE
SATURATED LENGTH Ls
SECTION 'A-A'

GRASS OUTLET SEDIMENT TRAP ST-II

27A


OUTLET PROTECTION d50 4" RIPRAP or STORM DRAIN SYSTEM
TEMPORARY EARTH EMBANKMENT
RISER
BARREL
5'
20' MINIMUM
PROPOSED BUILDING FOUNDATION
EXISTING GRADE
TEMPORARY EXCAVATION SLOPES 1:1 OR FLATTER
½ OF THE DESIGN DEPTH OF THE TRAP
⅔ OF THE RISER PERFORATED WITH 1" HOLES @ 6" VERTICALLY & HORIZONTALLY
TEMPORARY FILLING SLOPES 2:1 OR FLATTER
4' MIN.
STORM DRAIN SYSTEM
1.5' MIN.
D
6"
5' MAX.
RIPRAP PROTECTION
EXCAVATE IF NECESSARY FOR STORAGE
¼" TO ½" HARDWARE CLOTH WITH FILTER FABRIC SECURELY FASTENED AND SIEVE SIZE BETWEEN #40-80
10'
12"
W
ACCEPTABLE WATER TIGHT JOINTS
WELD ALL AROUND
W=DIAMETER OF RISER +24"
RISER EMBEDDED 9" INTO CONCRETE or ¼" METAL PLATE WELDED ALL AROUND

NOTE:

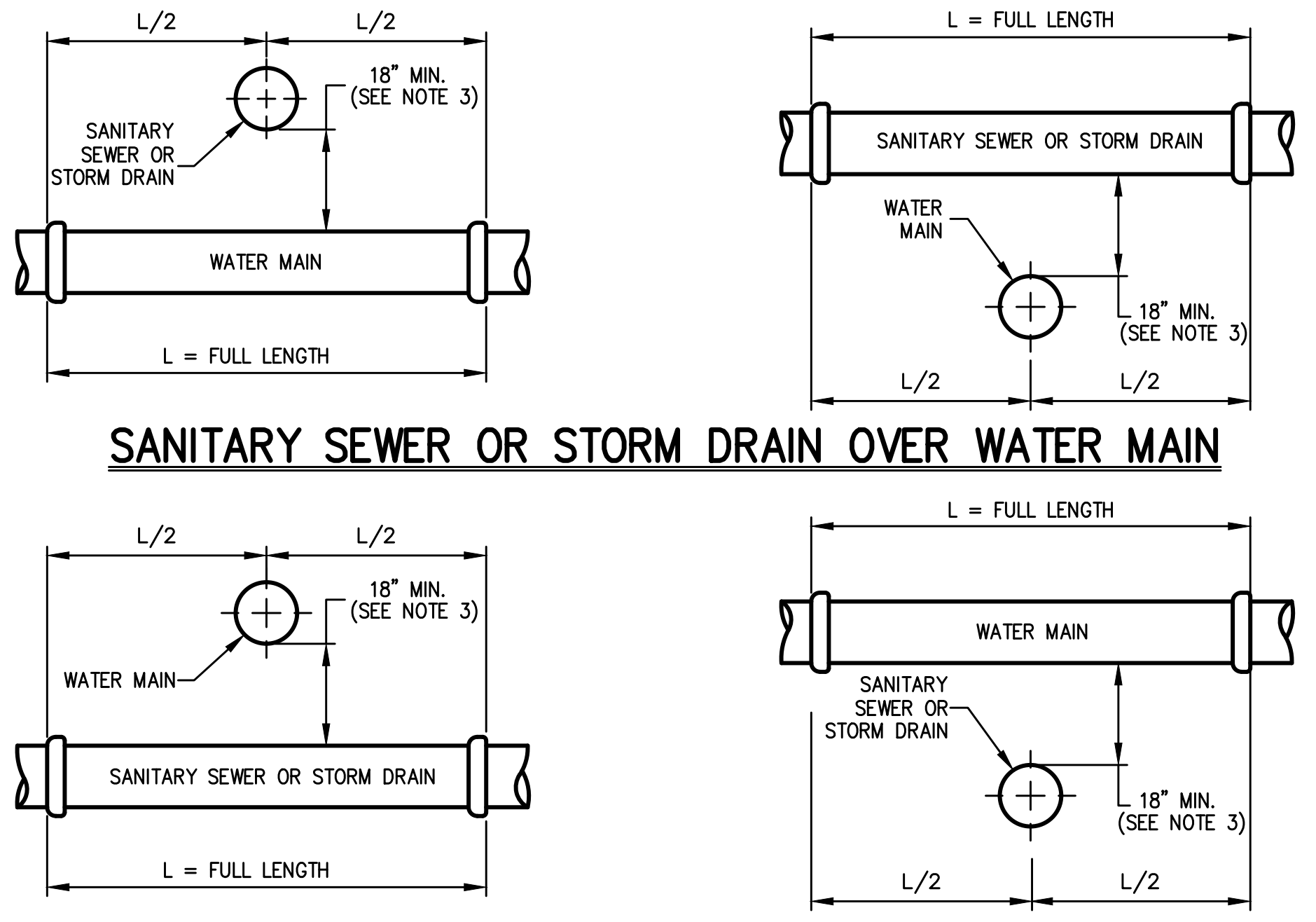
1. MAXIMUM DRAINAGE AREA 5 ACRES.
2. W = DIAMETER OF RISER + 24"
3. FOR THE RISER DIAMETER 15" & 18" THE NUMBER OF ORIFI BY ROW WILL BE 8 AND RISER DIAMETER 21", 24" & 27" WILL BE 12.

S\DA-STANDART\ACAD\DA-S&E-DETAIL.dwg

EMBANKMENT SECTION THRU RISER

PIPE OUTLET SEDIMENT TRAP ST-I

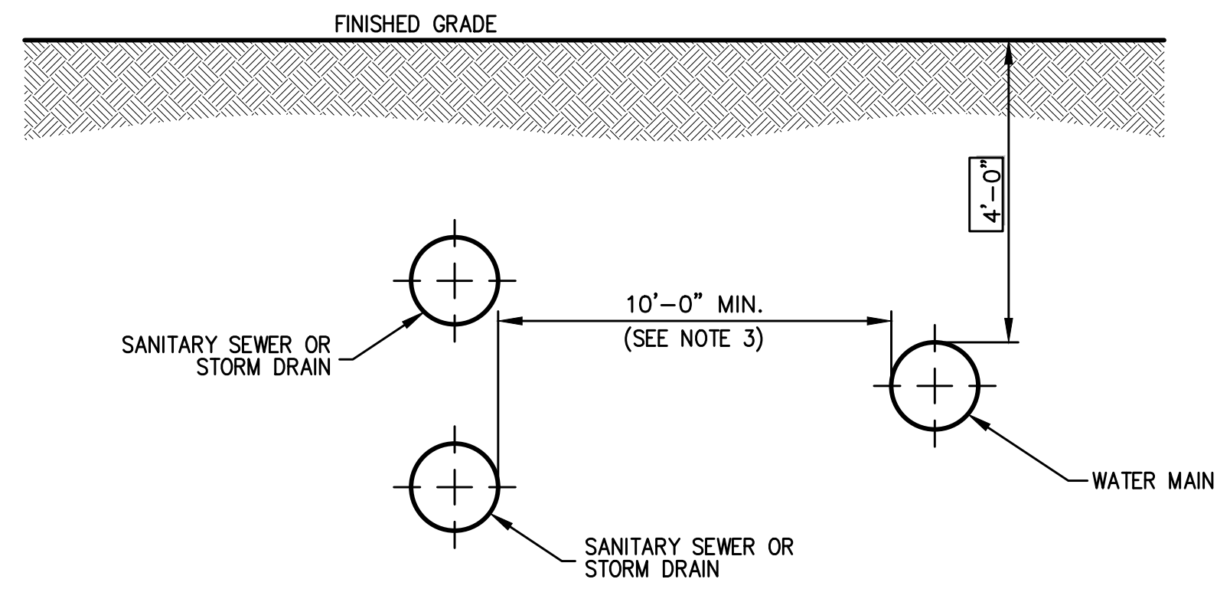
27B


L/2
18" MIN. (SEE NOTE 3)
SANITARY SEWER OR STORM DRAIN
WATER MAIN
L = FULL LENGTH
SANITARY SEWER OR STORM DRAIN
WATER MAIN

SANITARY SEWER OR STORM DRAIN OVER WATER MAIN

WATER MAIN OVER SANITARY SEWER OR STORM DRAIN

VERTICAL SEPARATION


FINISHED GRADE
4'-0"
SANITARY SEWER OR STORM DRAIN
10'-0" MIN. (SEE NOTE 3)
WATER MAIN
SANITARY SEWER OR STORM DRAIN

HORIZONTAL SEPARATION

NOTES:

1. NORMAL CONDITIONS:
   - A. WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   - B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER MAIN CROSSING UNDER SANITARY SEWERS:
   - A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   - B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   - C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JOHN MEYER CONSULTING OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE TOWN OF GREENBURGH PRIOR TO INSTALLATION.

SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES

28

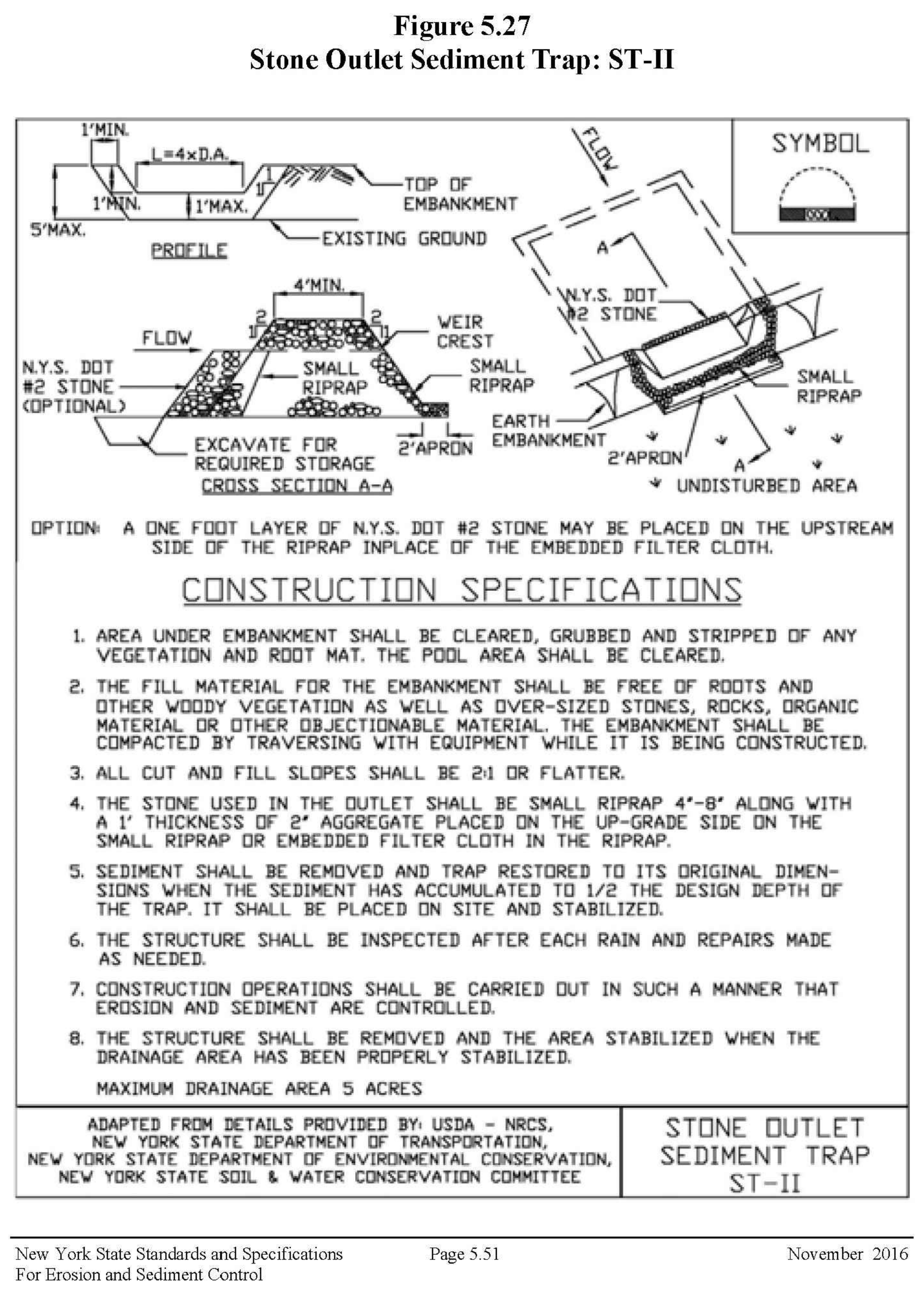


Figure 5.27
Stone Outlet Sediment Trap: ST-II

1'MIN.
L=4×D.A.
1'MIN.
1'MAX.
5'MAX.
TOP OF EMBANKMENT
EXISTING GROUND
PROFILE
SYMBOL
FLOW
4'MIN.
2
1
WEIR CREST
N.Y.S. DOT #2 STONE (OPTIONAL)
SMALL RIPRAP
SMALL RIPRAP
EXCAVATE FOR REQUIRED STORAGE
2'APRON
CROSS SECTION A-A
A
N.Y.S. DOT #2 STONE
SMALL RIPRAP
EARTH EMBANKMENT
2'APRON
UNDISTURBED AREA

OPTION: A ONE FOOT LAYER OF N.Y.S. DOT #2 STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP INPLACE OF THE EMBEDDED FILTER CLOTH.

CONSTRUCTION SPECIFICATIONS

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

MAXIMUM DRAINAGE AREA 5 ACRES

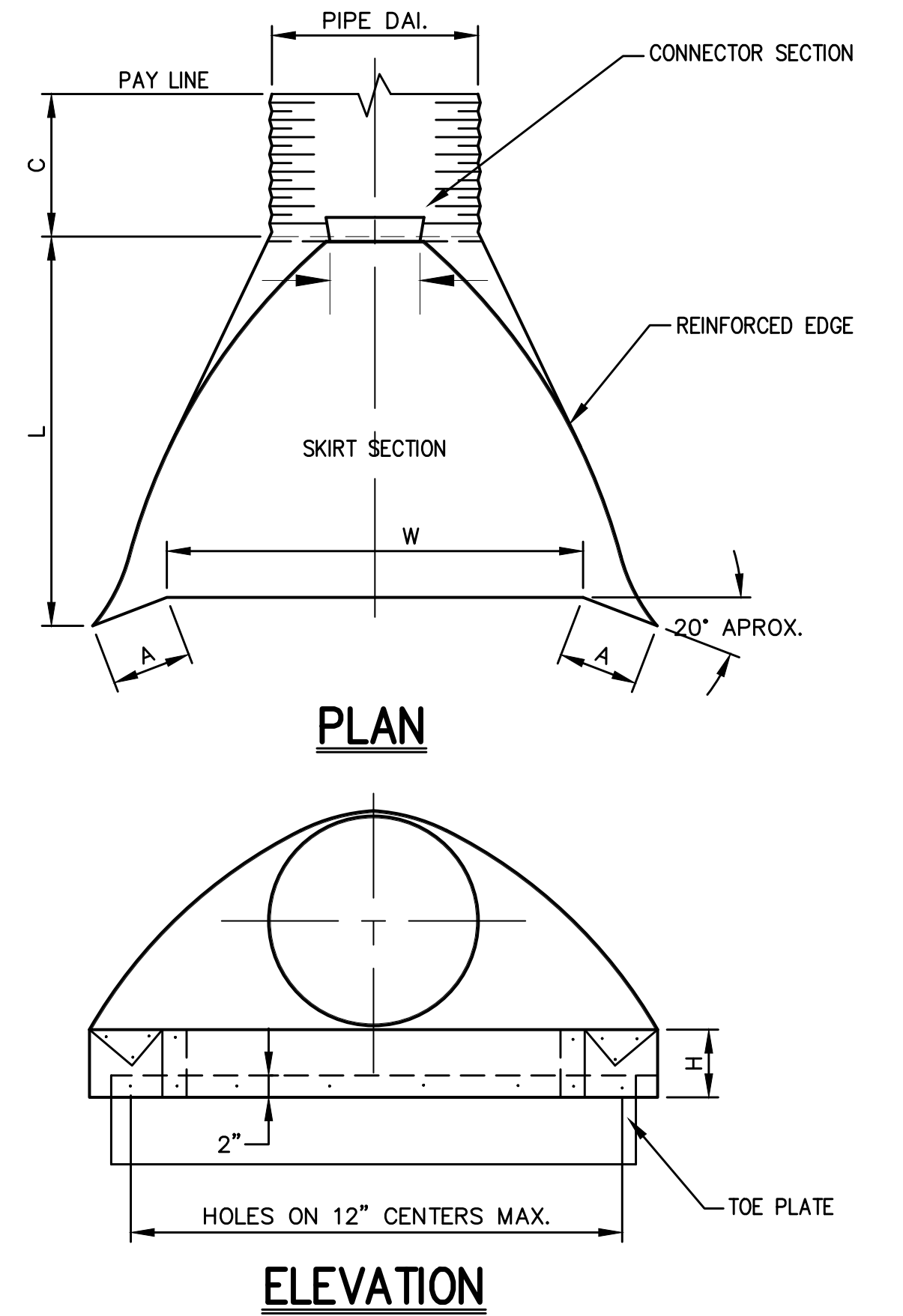
ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STONE OUTLET SEDIMENT TRAP ST-II

New York State Standards and Specifications For Erosion and Sediment Control — Page 5.51 — November 2016

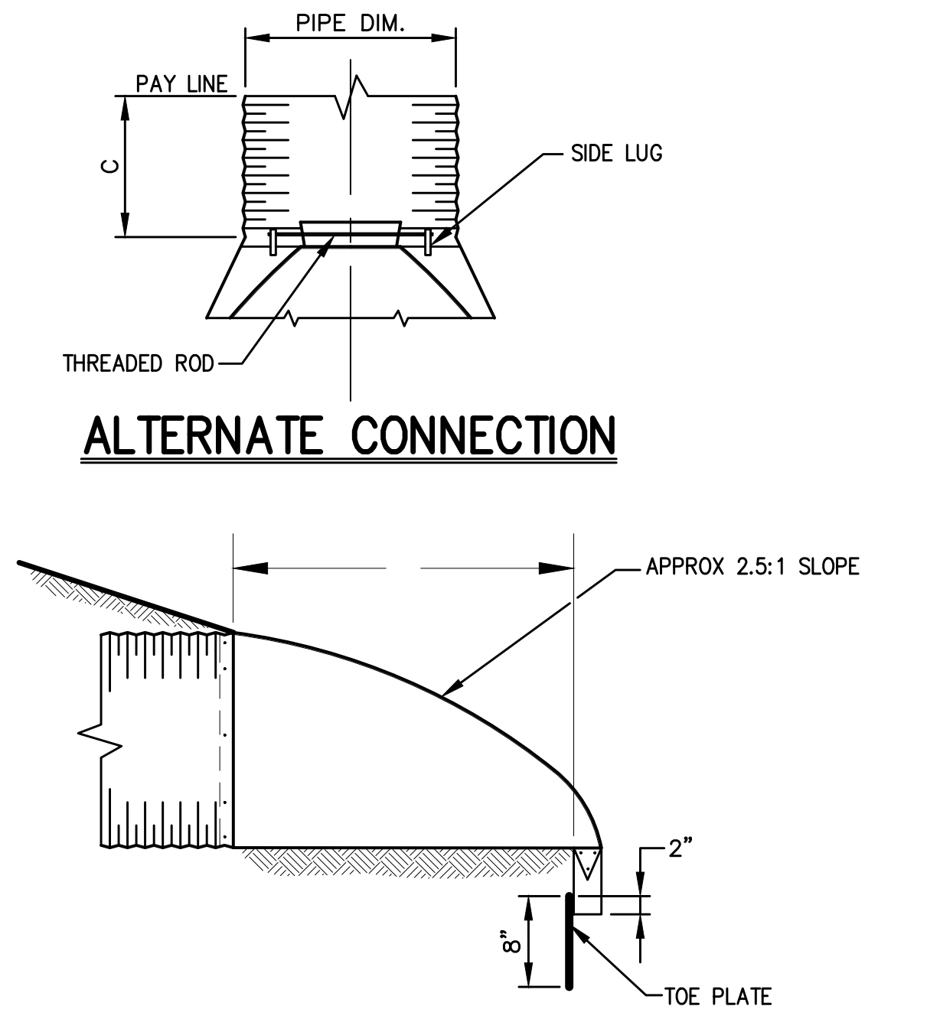
STONE OUTLET SEDIMENT TRAP

28A


PIPE DAI.
PAY LINE
CONNECTOR SECTION
C
L
REINFORCED EDGE
SKIRT SECTION
W
20° APROX.
A
PLAN
H
2"
HOLES ON 12" CENTERS MAX.
TOE PLATE
ELEVATION

NOTES:

1. TOE PLATE TO BE PUNCHED TO MATCH HOLES IN SKIRT LIP. 3/8" GALV BOLTS TO BE FURNISHED. LENGTH OF TOE PLATE IS W+10" FOR 12" TO 30" DIA. PIPE AND W+22" FOR 36" TO 60" DIA. PIPE.
2. SKIRT SECTION FOR 12" TO 30" DIA. PIPE TO BE MADE IN ONE PIECE.
3. SKIRT SECTION OF 36" TO 54" DIA. PIPE MAY BE MADE FROM TWO SHEETS JOINED BY RIVETING OR BOLTING ON CENTER LINE, 60" MAY BE CONSTRUCTED IN 3 PIECES.
4. CONNECTOR SECTION, CORNER PLATE AND TOE PLATE TO BE SAME SHEET THICKNESS AS SKIRT.
5. END-SECTIONS AND FITTINGS ARE TO BE GALVANIZED STEEL OR ALUMINIUM ALLOY FOR USE WITH LIKE PIPE.
6. WHERE FLARED END-SECTIONS ARE TO BE USED WITH BITUMINOUS COATED AND PAVED METAL PIPE, THEY ARE TO BE GALVANIZED ONLY.


PIPE DIM.
PAY LINE
C
SIDE LUG
THREADED ROD
ALTERNATE CONNECTION
APPROX 2.5:1 SLOPE
2"
8"
TOE PLATE

TYPICAL CROSS-SECTION

PIPE DIA.	SHEET THICKNESS		DIMENSIONS					
	STEEL	ALUMINIUM	A 1" TOL	B MAX	H 1" TOL	L 1.5" TOL	W 2" TOL	C
12"	0.064"	0.060"	6"	6"	6"	21"	24"	24"
15"	0.064"	0.060"	7"	8"	6"	26"	30"	24"
18"	0.064"	0.060"	8"	10"	6"	31"	36"	24"
21"	0.064"	0.060"	10"	12"	6"	36"	42"	24"
24"	0.064"	0.060"	10"	13"	6"	41"	48"	24"
27/30"	0.064"	0.075"	12"	16"	8"	51"	60"	24"
36"	0.064"	0.105"	14"	19"	9"	60"	72"	36"
42"	0.064"	0.105"	16"	22"	11"	69"	84"	36"
48"	0.064"	0.105"	18"	27"	12"	78"	90"	24"
54"	0.064/0.079"	0.105"	18"	30"	12"	84"	102"	36"
60"	0.064/0.109"	0.105/0.135"	18"	33"	12"	87"	114"	36"

END SECTION

(METAL - FLARED END)

29

No.	Revision	Date	By
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
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9.	REVISED PER TOWN COMMENTS	06/04/2024	CDF
10.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
11.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
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No. Revision

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Project No: 17099
17099-DETAILS C-904 -
Drawing No: C-904

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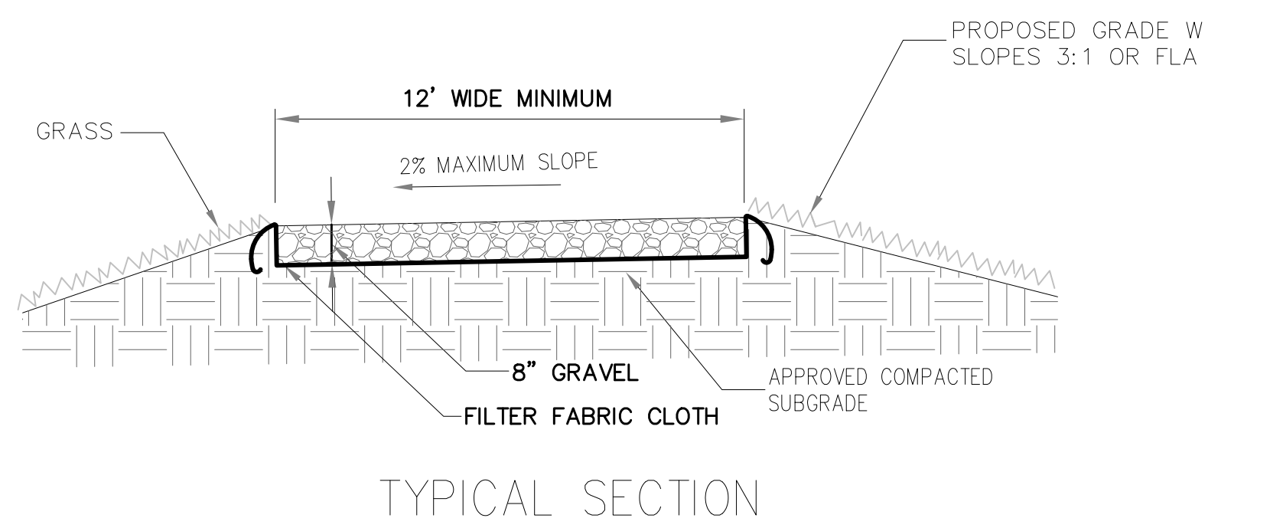

GRASS
12' WIDE MINIMUM
2% MAXIMUM SLOPE
PROPOSED GRADE W SLOPES 3:1 OR FLA
8" GRAVEL
FILTER FABRIC CLOTH
APPROVED COMPACTED SUBGRADE

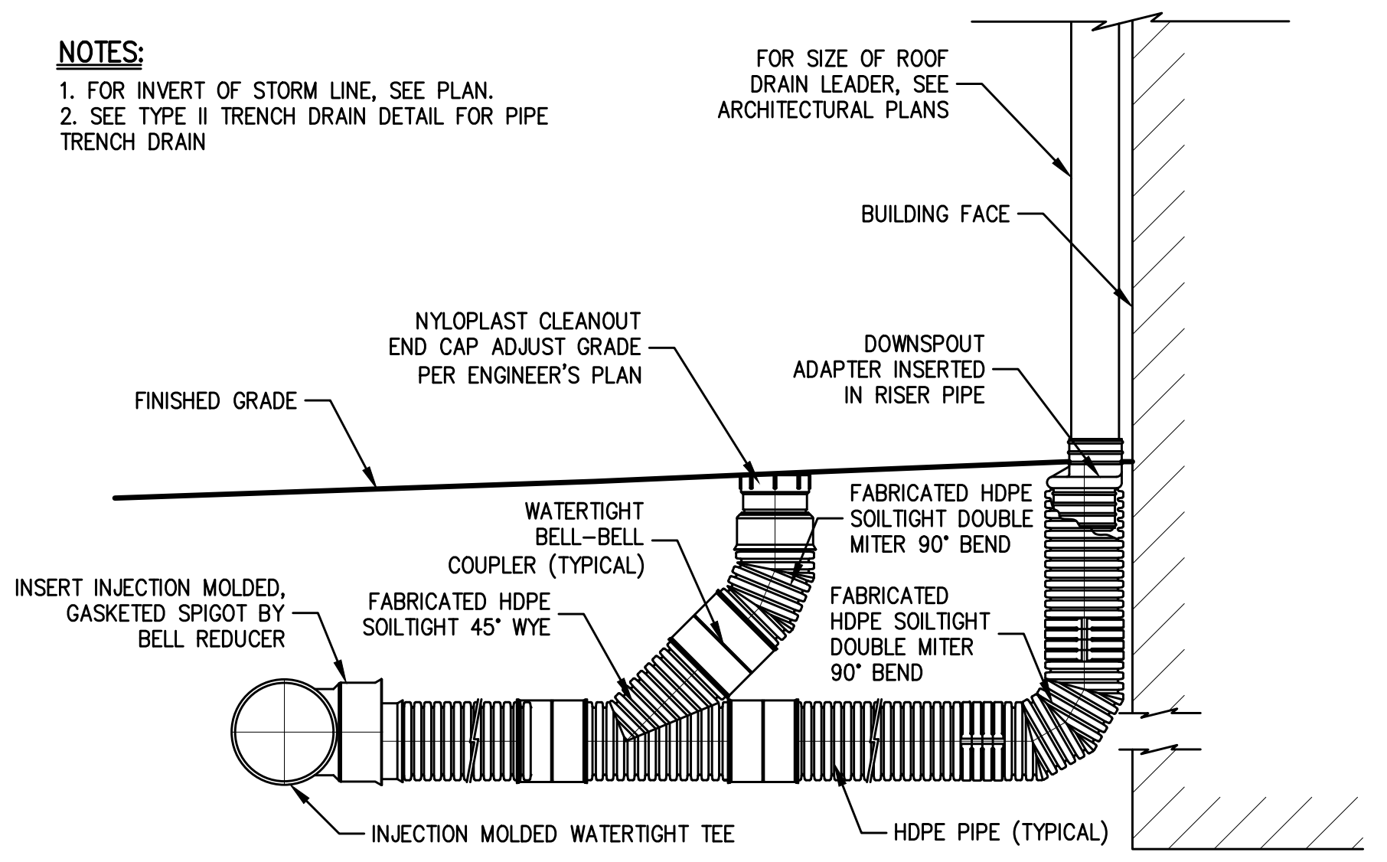
TYPICAL SECTION

NOTES:

1. IMMEDIATELY AFTER GRADING OPERATIONS, THE ACCESS ROUTE SHALL BE STABILIZED
2. MAXIMUM SLOPE OF NO MORE THAN 15%, AND BE APPROPRIATELY STABILIZED TO WITHSTAND MAINTENCE EQUIPMENT AND VEHICLES.
3. AREA ADJACENT TO ACCESS ROUTE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.

STORMWATER BASIN GRAVEL ACCESSWAY

30

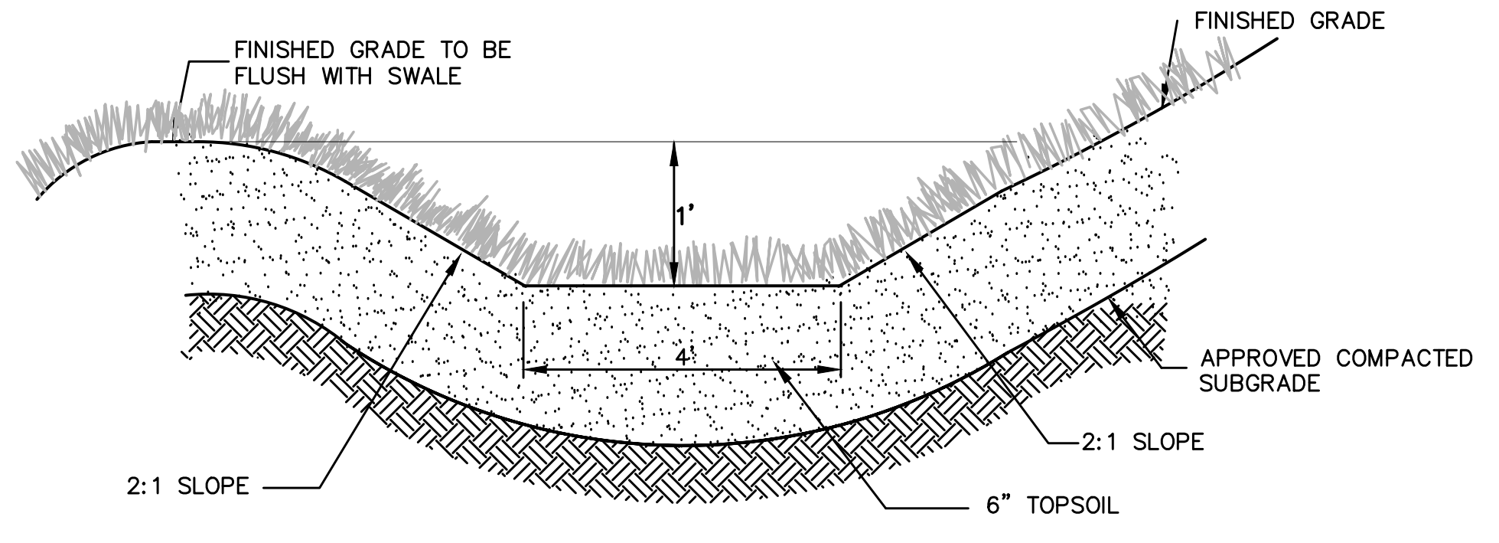

FOR SIZE OF ROOF DRAIN LEADER, SEE ARCHITECTURAL PLANS
BUILDING FACE
NYLOPLAST CLEANOUT END CAP ADJUST GRADE PER ENGINEER'S PLAN
DOWNSPOUT ADAPTER INSERTED IN RISER PIPE
FINISHED GRADE
WATERTIGHT BELL–BELL COUPLER (TYPICAL)
FABRICATED HDPE SOILTIGHT DOUBLE MITER 90° BEND
INSERT INJECTION MOLDED, GASKETED SPIGOT BY BELL REDUCER
FABRICATED HDPE SOILTIGHT 45° WYE
FABRICATED HDPE SOILTIGHT DOUBLE MITER 90° BEND
INJECTION MOLDED WATERTIGHT TEE
HDPE PIPE (TYPICAL)

NOTES:

1. FOR INVERT OF STORM LINE, SEE PLAN.
2. SEE TYPE II TRENCH DRAIN DETAIL FOR PIPE TRENCH DRAIN

ROOF DRAIN CLEANOUT

31


FINISHED GRADE TO BE FLUSH WITH SWALE
FINISHED GRADE
1'
4'
APPROVED COMPACTED SUBGRADE
2:1 SLOPE
2:1 SLOPE
6" TOPSOIL

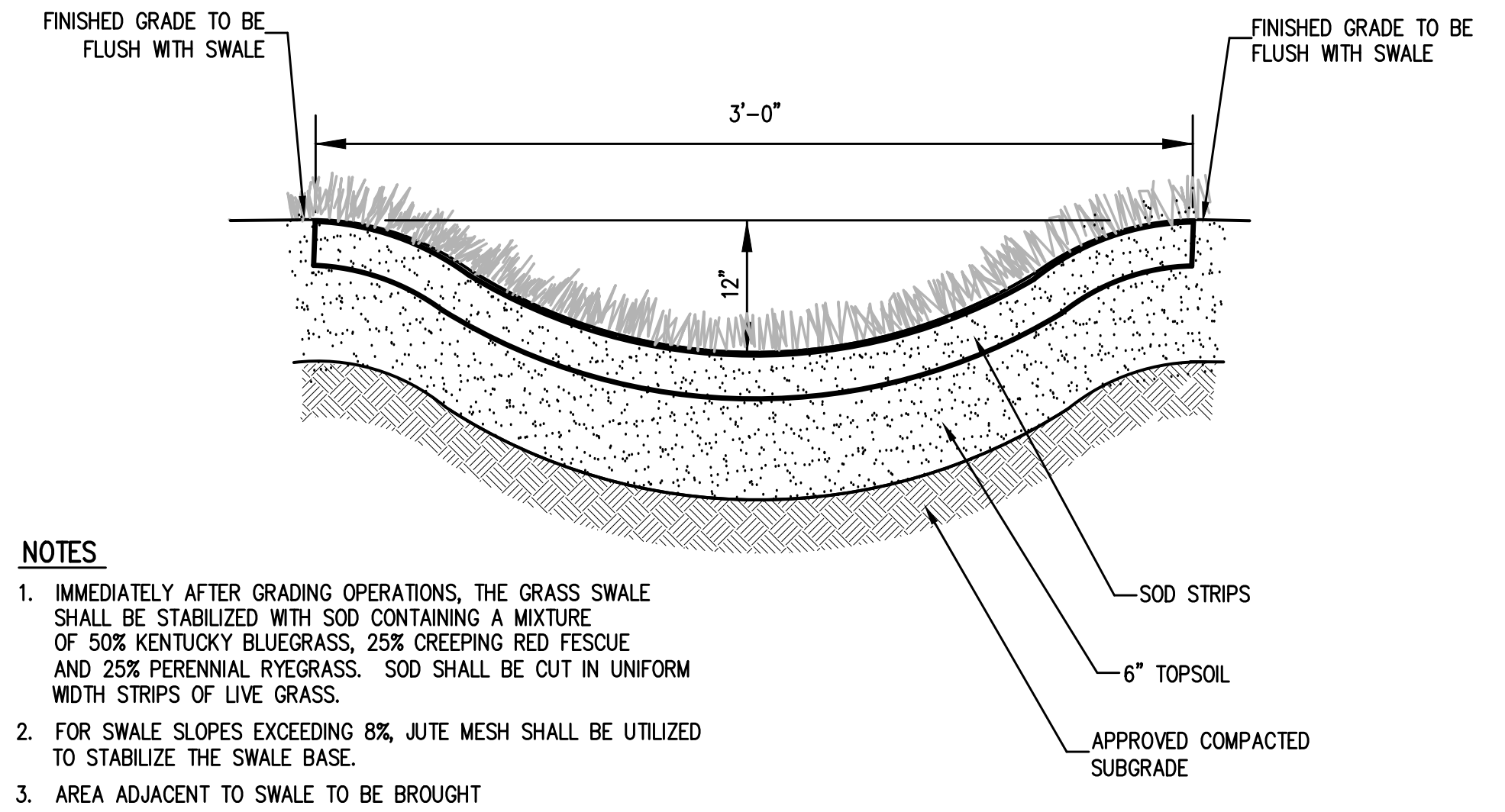
TYPE OF TREATMENT	CHANNEL GRADE (%)	FLOW CHANNEL
1	0.5–3.0	SEED & STRAW MULCH
2	3.1–5.0	SEED & STRAW MULCH
3	5.1–8.0	SEED & COVER WITH RECP, SOD, OR LINE WITH PLASTIC OR 2 IN. STONE
4	8.1–20	LINE WITH 4–8 IN. STONE OR RECYCLED CONCRETE EQUIVALENT OR GEOTEXTILE

NOTES:

1. IMMEDIATELY AFTER GRADING OPERATIONS, THE GRASS SWALE SHALL BE STABILIZED WITH SEED MIX AND MULCHED.
2. FOR SWALE SLOPES EXCEEDING 8%, JUTE MESH SHALL BE UTILIZED TO STABILIZE THE SWALE BASE.
3. AREA ADJACENT TO SWALE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.
4. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT

TEMPORARY GRASS DIVERSION SWALE/ INTERCEPTOR SWALE

32

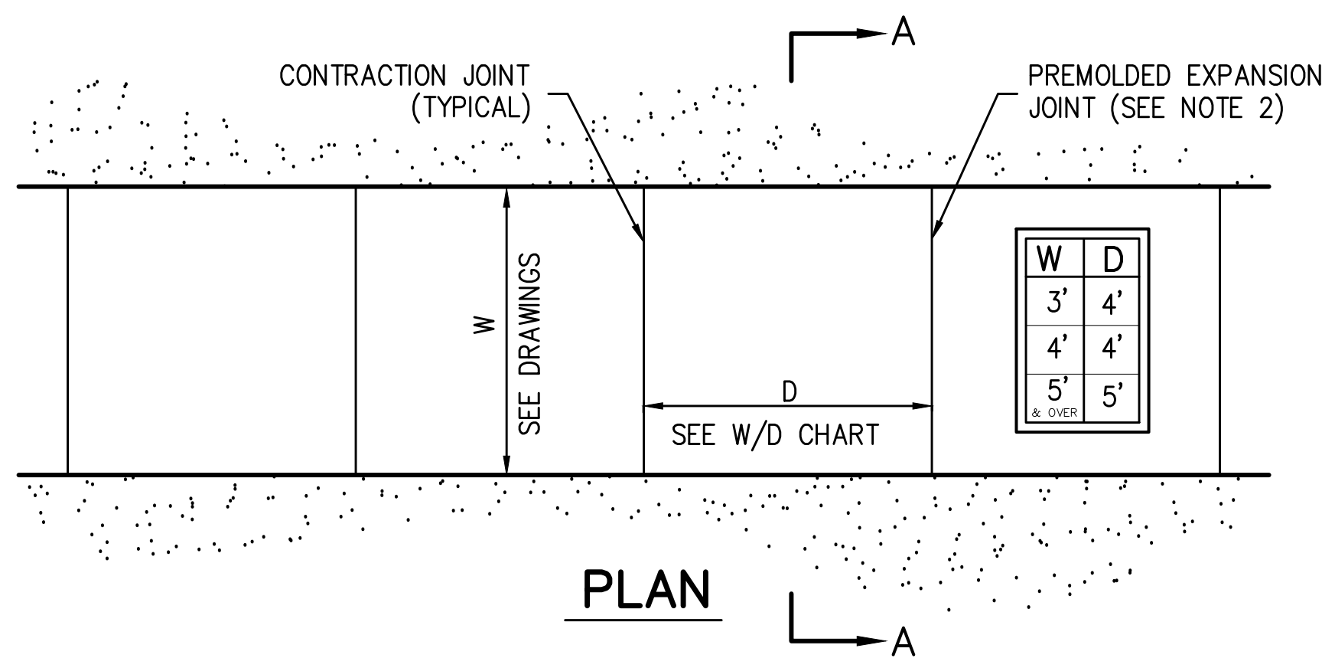

FINISHED GRADE TO BE FLUSH WITH SWALE
FINISHED GRADE TO BE FLUSH WITH SWALE
3'–0"
12"
SOD STRIPS
6" TOPSOIL
APPROVED COMPACTED SUBGRADE

NOTES

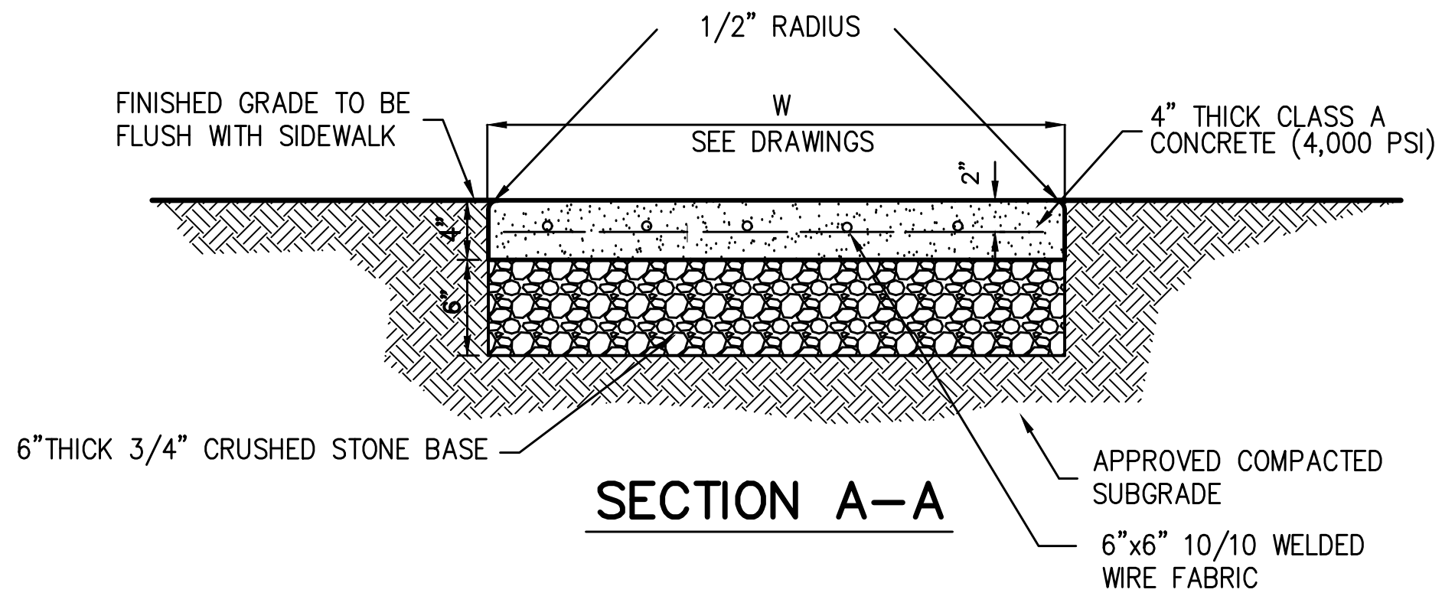
1. IMMEDIATELY AFTER GRADING OPERATIONS, THE GRASS SWALE SHALL BE STABILIZED WITH SOD CONTAINING A MIXTURE OF 50% KENTUCKY BLUEGRASS, 25% CREEPING RED FESCUE AND 25% PERENNIAL RYEGRASS. SOD SHALL BE CUT IN UNIFORM WIDTH STRIPS OF LIVE GRASS.
2. FOR SWALE SLOPES EXCEEDING 8%, JUTE MESH SHALL BE UTILIZED TO STABILIZE THE SWALE BASE.
3. AREA ADJACENT TO SWALE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.

GRASS SWALE

33


A
CONTRACTION JOINT (TYPICAL)
PREMOLDED EXPANSION JOINT (SEE NOTE 2)
W
SEE DRAWINGS
D
SEE W/D CHART
W D
3' 4'
4' 4'
5' & OVER 5'
A

PLAN


1/2" RADIUS
FINISHED GRADE TO BE FLUSH WITH SIDEWALK
W
SEE DRAWINGS
4" THICK CLASS A CONCRETE (4,000 PSI)
2"
4"
6"
6"THICK 3/4" CRUSHED STONE BASE
APPROVED COMPACTED SUBGRADE
6"x6" 10/10 WELDED WIRE FABRIC

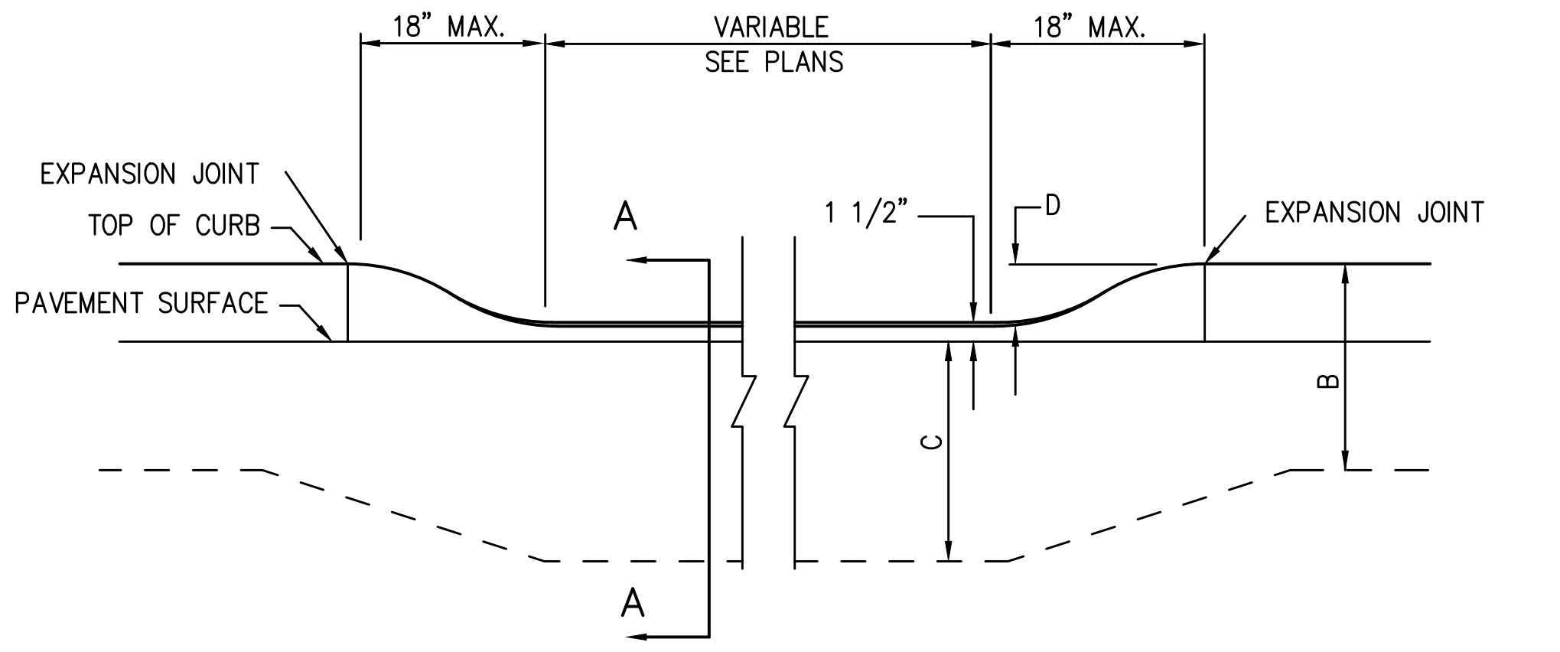
SECTION A–A

NOTES:

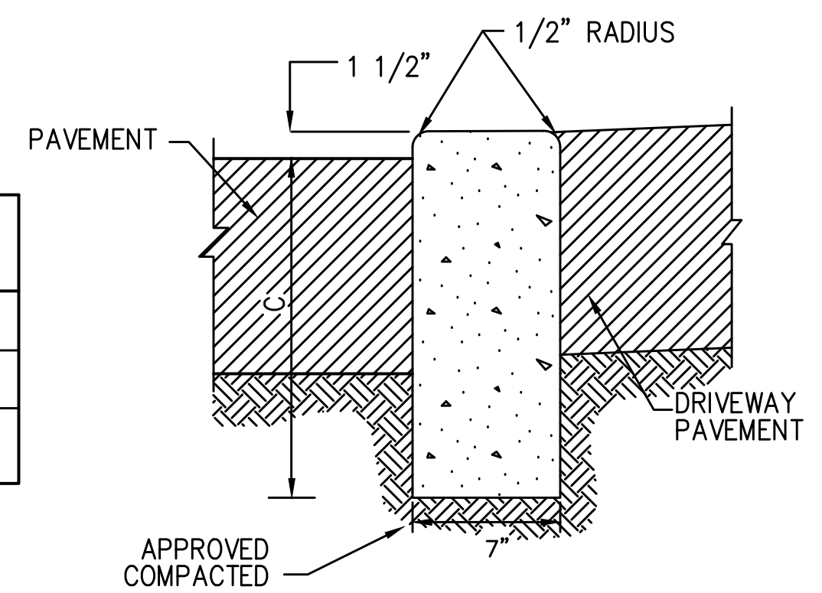
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH

CONCRETE SIDEWALK

34


18" MAX.
VARIABLE
SEE PLANS
18" MAX.
EXPANSION JOINT
TOP OF CURB
PAVEMENT SURFACE
A
1 1/2"
D
EXPANSION JOINT
B
C
A

CURB SIZE	DIM. B	DIM. C	DIM. D
7" X 18"	18"	16"	4 1/2"
9" X 20"	20"	18"	4 1/2"
9" X 22"	22"	20"	4 1/2"

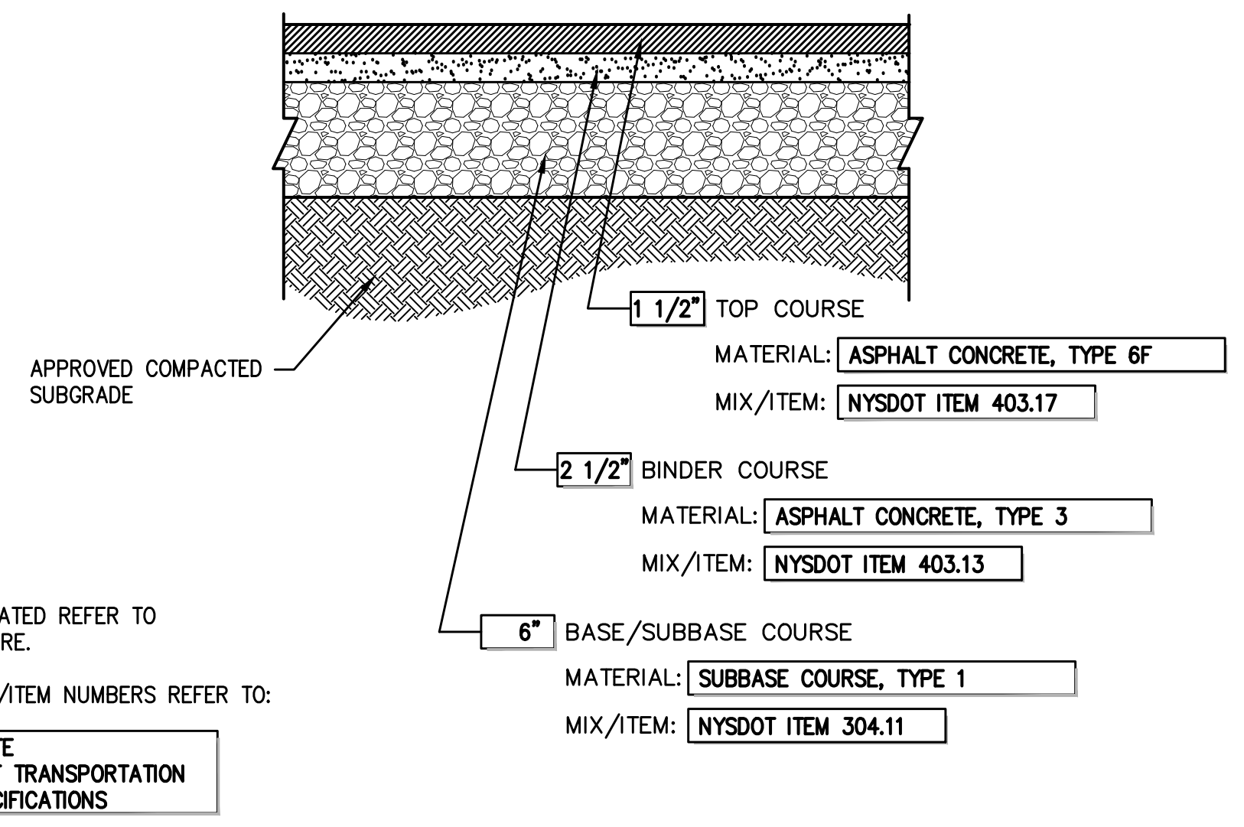

1 1/2"
1/2" RADIUS
PAVEMENT
C
DRIVEWAY PAVEMENT
APPROVED COMPACTED SUBGRADE
7"

SECTION A–A

METHOD OF DEPRESSING CURB AT DRIVEWAYS

DEPRESSED CONCRETE CURB

35


APPROVED COMPACTED SUBGRADE
1 1/2" TOP COURSE
MATERIAL: ASPHALT CONCRETE, TYPE 6F
MIX/ITEM: NYSDOT ITEM 403.17
2 1/2" BINDER COURSE
MATERIAL: ASPHALT CONCRETE, TYPE 3
MIX/ITEM: NYSDOT ITEM 403.13
6" BASE/SUBBASE COURSE
MATERIAL: SUBBASE COURSE, TYPE 1
MIX/ITEM: NYSDOT ITEM 304.11

NOTES:

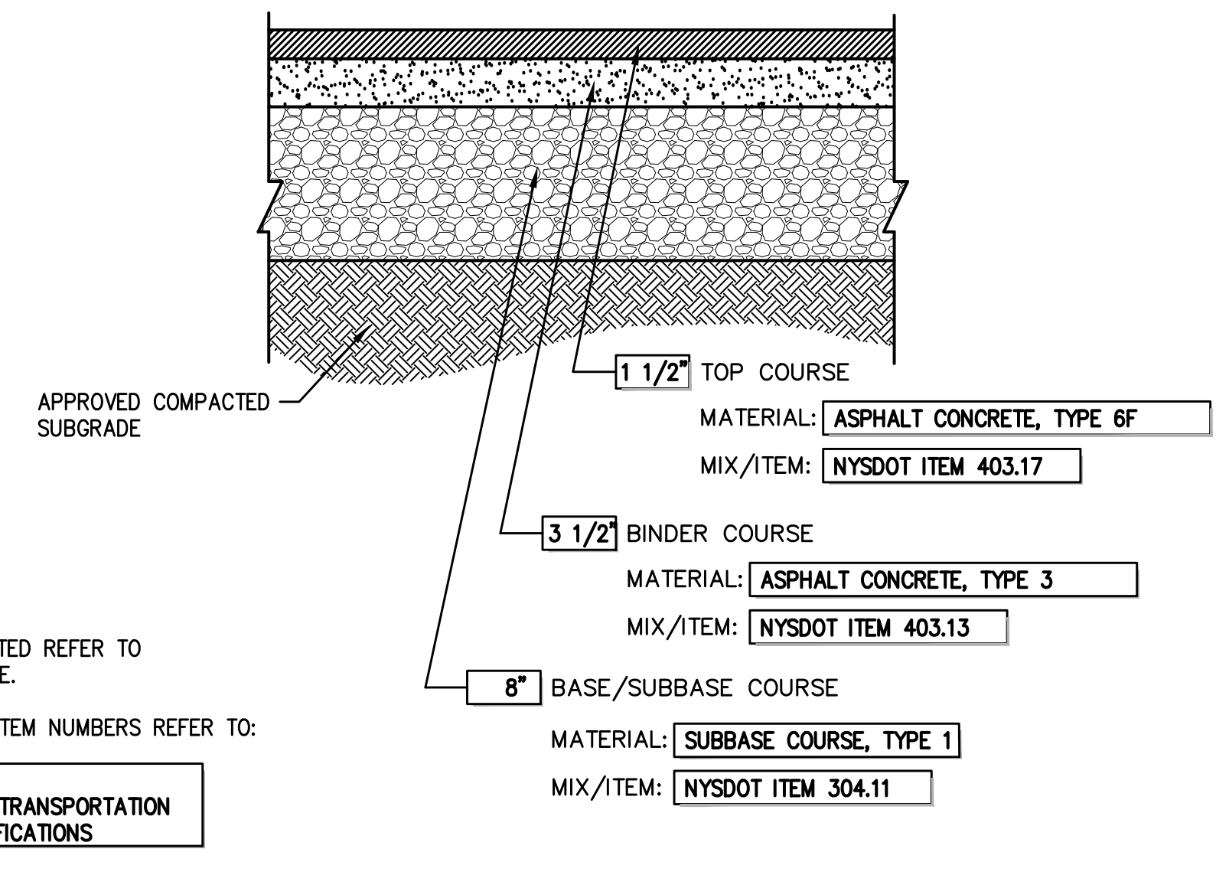
1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO:

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS

SITE PAVEMENT

(Light Duty)

36


APPROVED COMPACTED SUBGRADE
1 1/2" TOP COURSE
MATERIAL: ASPHALT CONCRETE, TYPE 6F
MIX/ITEM: NYSDOT ITEM 403.17
3 1/2" BINDER COURSE
MATERIAL: ASPHALT CONCRETE, TYPE 3
MIX/ITEM: NYSDOT ITEM 403.13
8" BASE/SUBBASE COURSE
MATERIAL: SUBBASE COURSE, TYPE 1
MIX/ITEM: NYSDOT ITEM 304.11

NOTES:

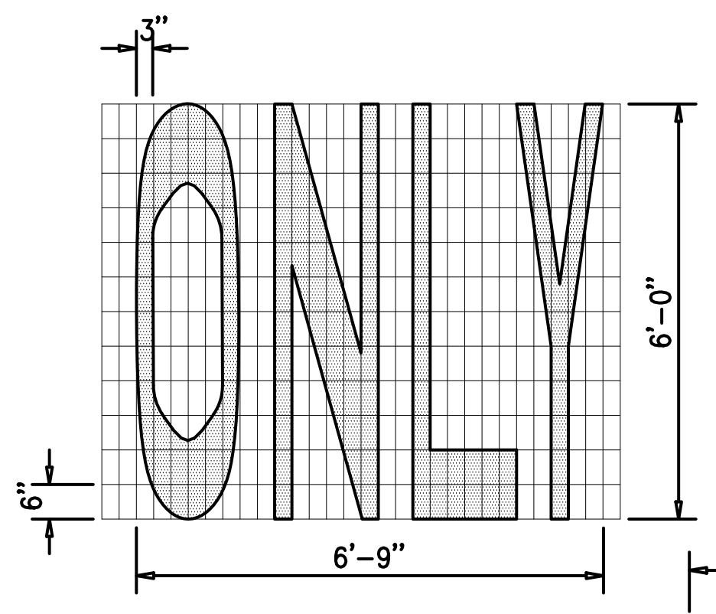
1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO:

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS

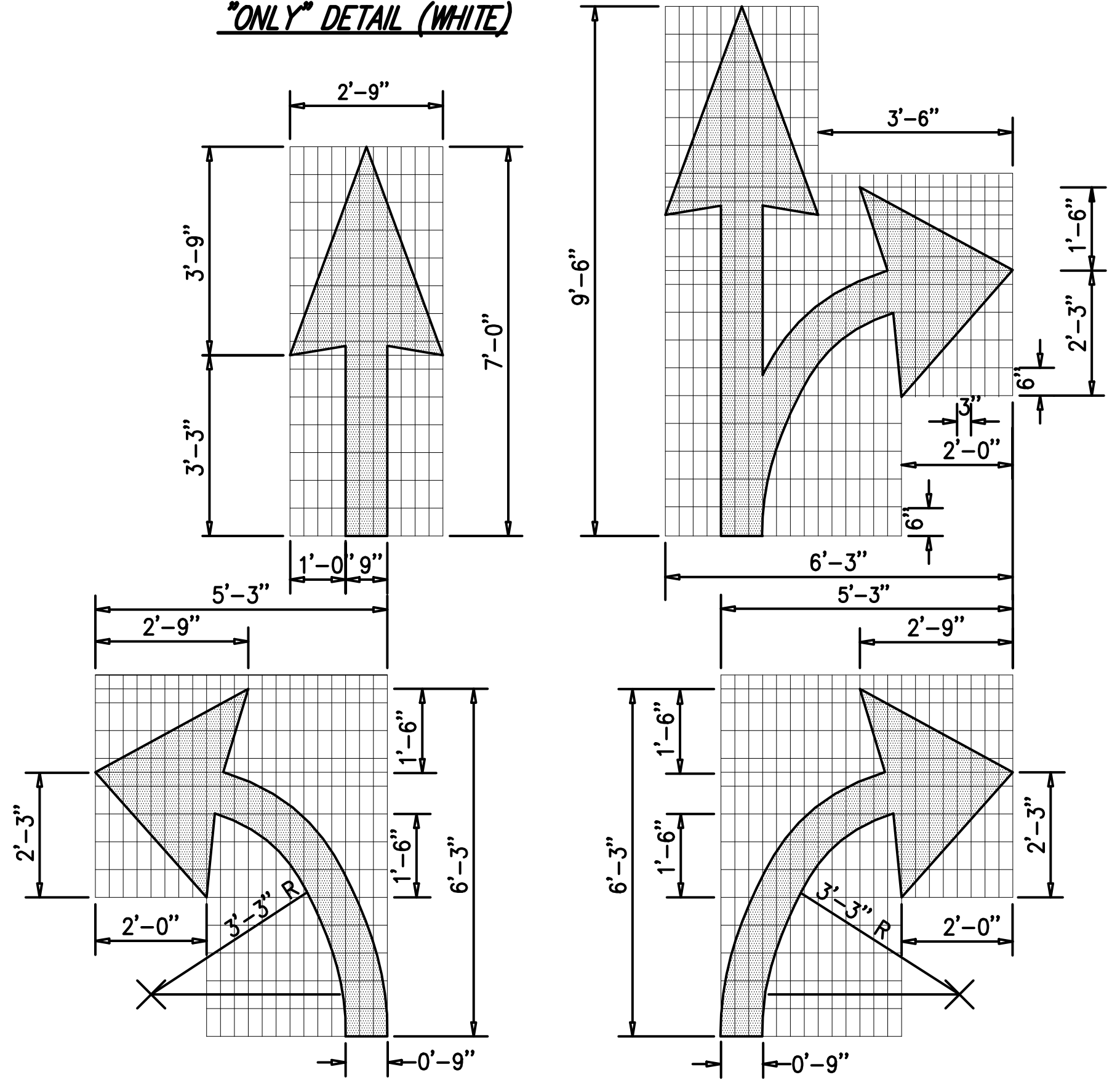
SITE PAVEMENT

(Heavy Duty)

37


3"
ONLY
6'–0"
6"
6'–9"

"ONLY" DETAIL (WHITE)

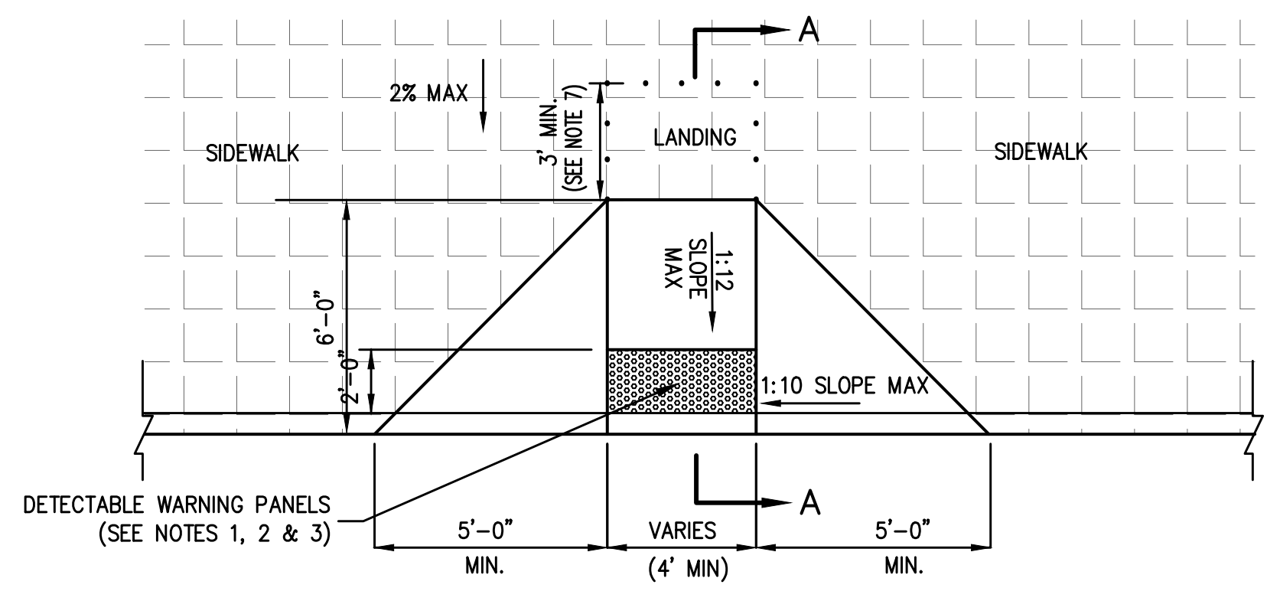

2'–9"
2'–9"
3'–6"
3'–9"
7'–0"
9'–6"
3'–3"
1'–6"
2'–3"
6"
2'–0"
1'–0" 9"
6'–3"
5'–3"
5'–3"
2'–9"
2'–9"
1'–6"
1'–6"
2'–3"
6'–3"
6'–3"
2'–3"
3'–3" R
3'–3" R
2'–0"
2'–0"
0'–9"
0'–9"

ELONGATED ARROWS FOR PAVEMENT MARKINGS

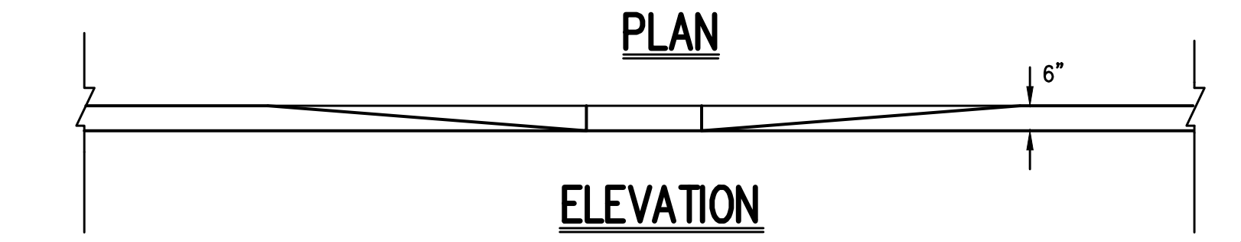
PAVEMENT TEXT & ARROWS

(ON-SITE)

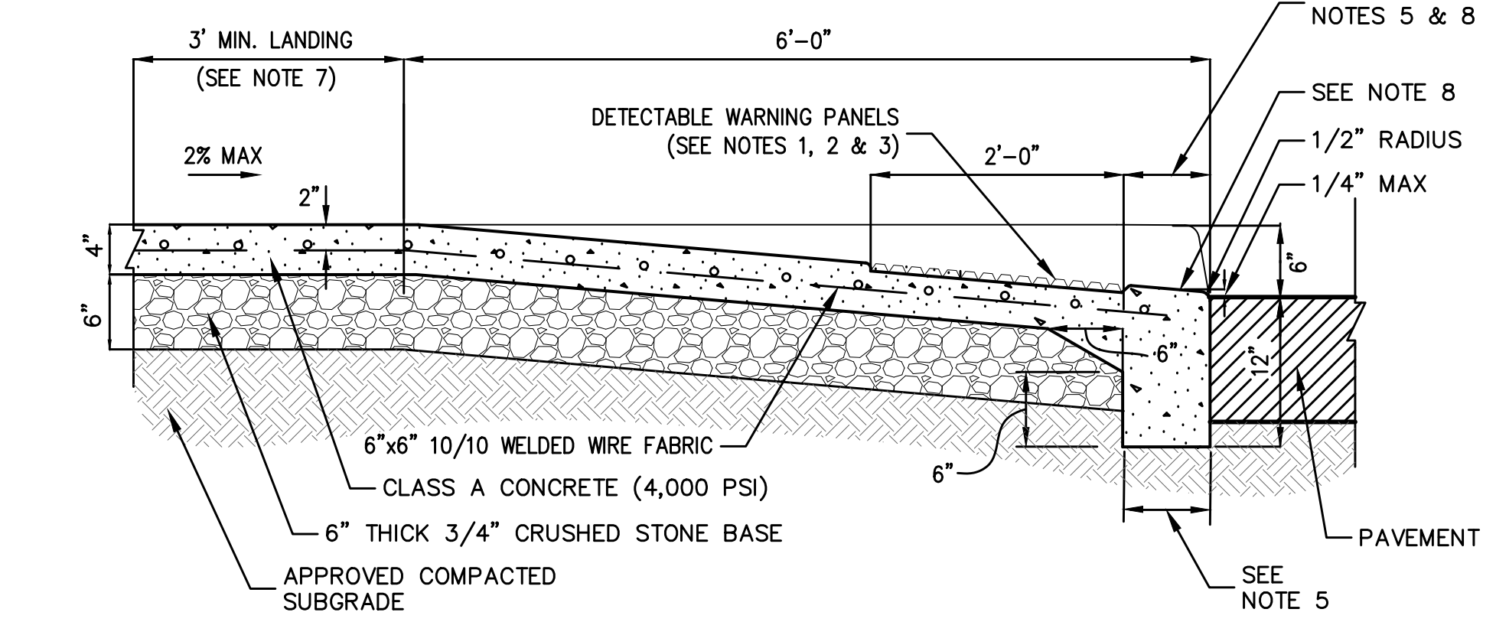
38


A
2% MAX
3' MIN. (SEE NOTE 7)
LANDING
SIDEWALK
SIDEWALK
1:12 SLOPE MAX
6'–0"
2'–0"
1:10 SLOPE MAX
DETECTABLE WARNING PANELS (SEE NOTES 1, 2 & 3)
5'–0" MIN.
VARIES (4' MIN)
5'–0" MIN.
A

PLAN



ELEVATION


3' MIN. LANDING (SEE NOTE 7)
6'–0"
SEE NOTES 5 & 8
SEE NOTE 8
1/2" RADIUS
1/4" MAX
DETECTABLE WARNING PANELS (SEE NOTES 1, 2 & 3)
2% MAX
2"
2'–0"
4"
6"
6"
12"
6"
6"x6" 10/10 WELDED WIRE FABRIC
CLASS A CONCRETE (4,000 PSI)
6" THICK 3/4" CRUSHED STONE BASE
APPROVED COMPACTED SUBGRADE
6"
PAVEMENT
SEE NOTE 5

SECTION A–A

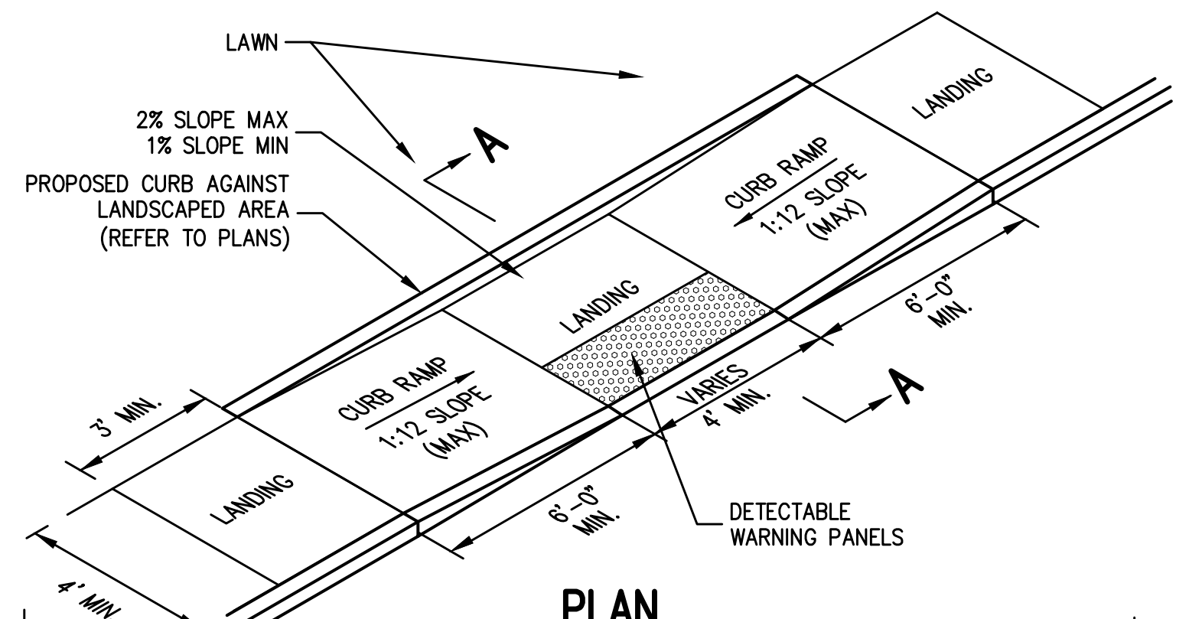
NOTES:

1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR–TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 – STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:
   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

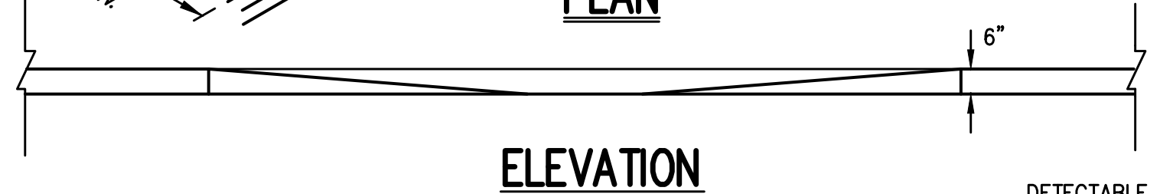
DROP CURB & RAMP (TYPE A)

WITH DETECTABLE WARNING

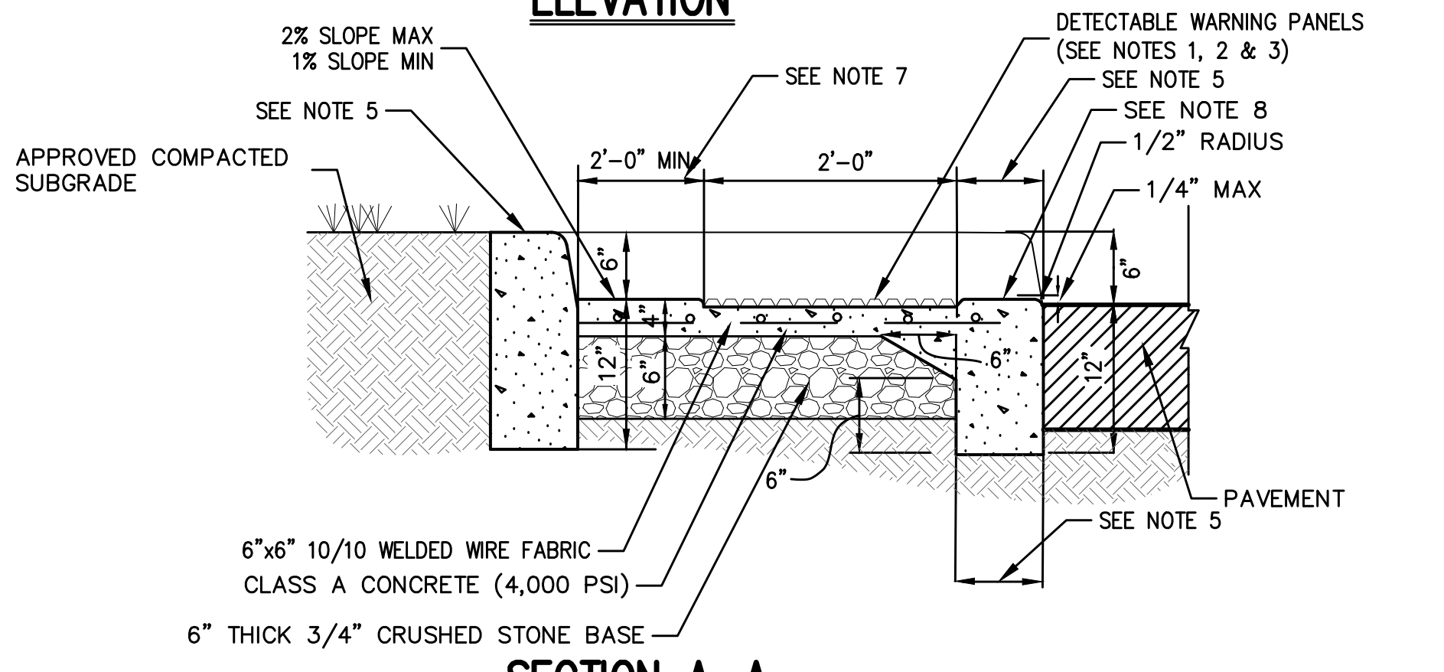
39


LAWN
2% SLOPE MAX
1% SLOPE MIN
PROPOSED CURB AGAINST LANDSCAPED AREA (REFER TO PLANS)
A
LANDING
CURB RAMP 1:12 SLOPE (MAX)
LANDING
CURB RAMP 1:12 SLOPE (MAX)
LANDING
3' MIN.
4' MIN.
6'–0" MIN.
VARIES 4' MIN.
6'–0" MIN.
A
DETECTABLE WARNING PANELS

PLAN



ELEVATION


2% SLOPE MAX
1% SLOPE MIN
SEE NOTE 5
APPROVED COMPACTED SUBGRADE
SEE NOTE 7
2'–0" MIN
2'–0"
DETECTABLE WARNING PANELS (SEE NOTES 1, 2 & 3)
SEE NOTE 5
SEE NOTE 8
1/2" RADIUS
1/4" MAX
6"
4"
12"
6"
6"
12"
6"
6"x6" 10/10 WELDED WIRE FABRIC
CLASS A CONCRETE (4,000 PSI)
6" THICK 3/4" CRUSHED STONE BASE
PAVEMENT
SEE NOTE 5

SECTION A–A

NOTES:

1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR–TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 – STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:
   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE B)

WITH DETECTABLE WARNING

40

3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
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C-905

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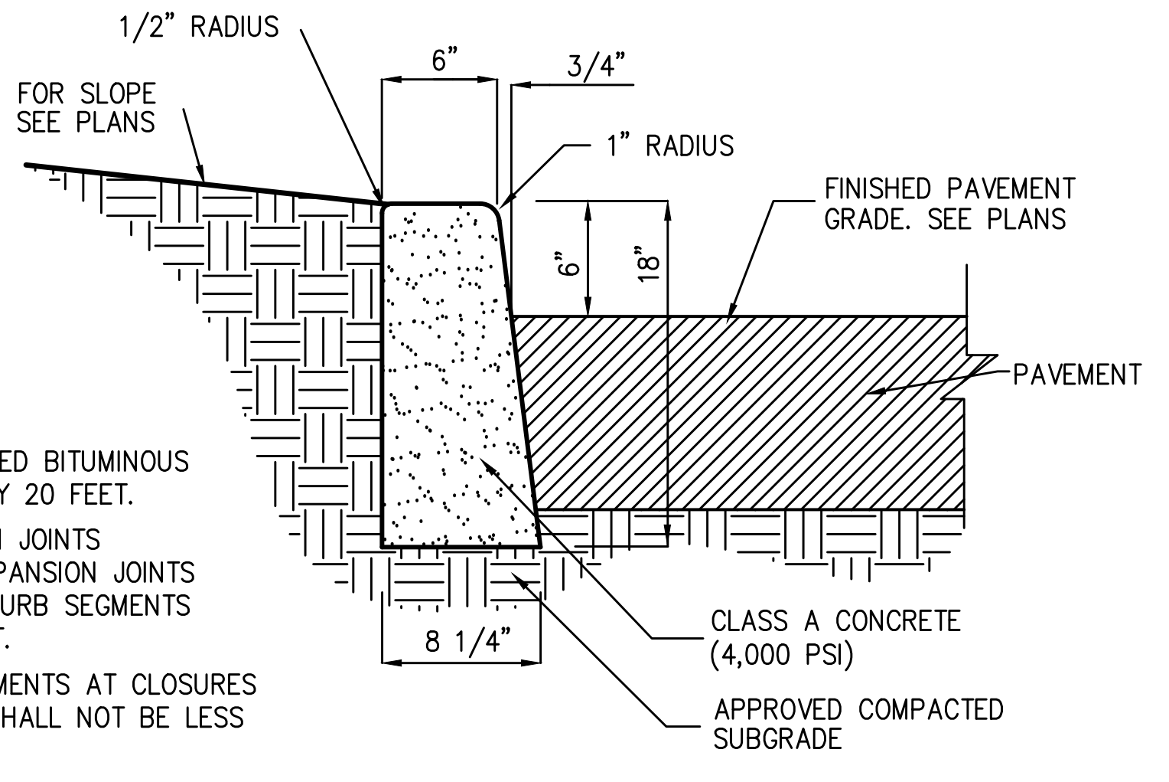
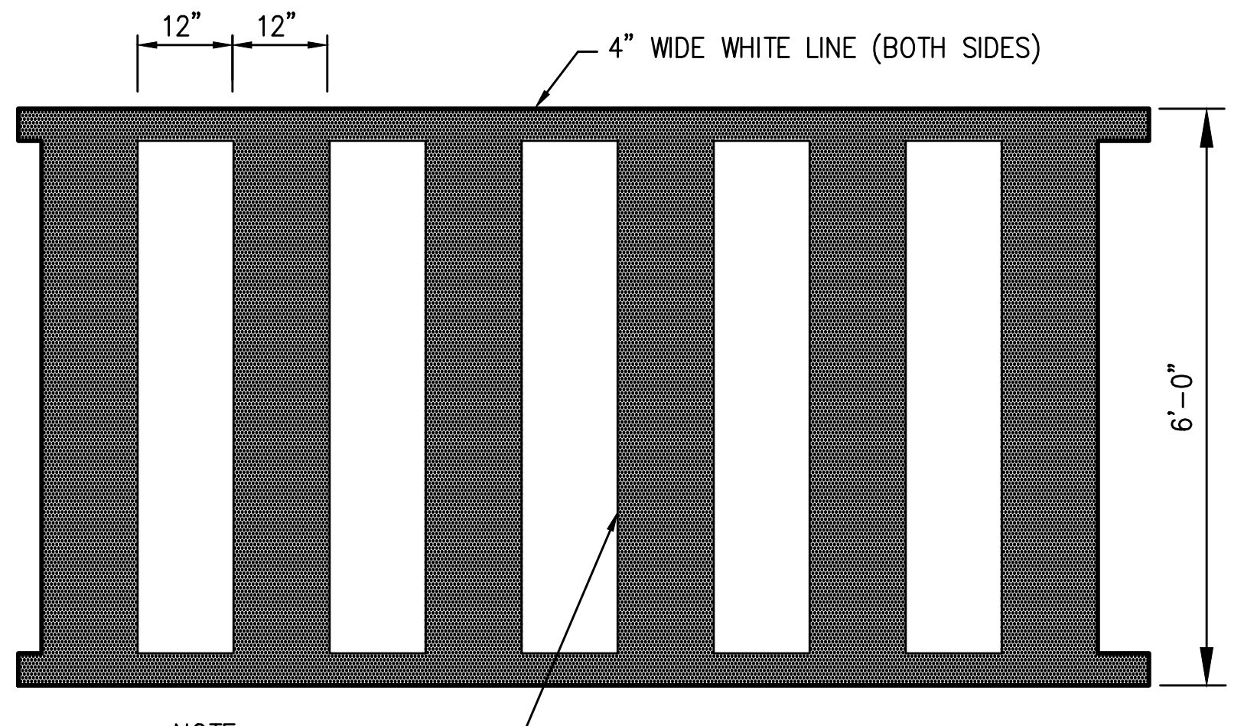

1/2" RADIUS
6"
3/4"
FOR SLOPE SEE PLANS
1" RADIUS
FINISHED PAVEMENT GRADE. SEE PLANS
6"
18"
PAVEMENT
8 1/4"
CLASS A CONCRETE (4,000 PSI)
APPROVED COMPACTED SUBGRADE

NOTES:

1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
2. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
3. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
4. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.

CAST-IN-PLACE CONCRETE CURB

41

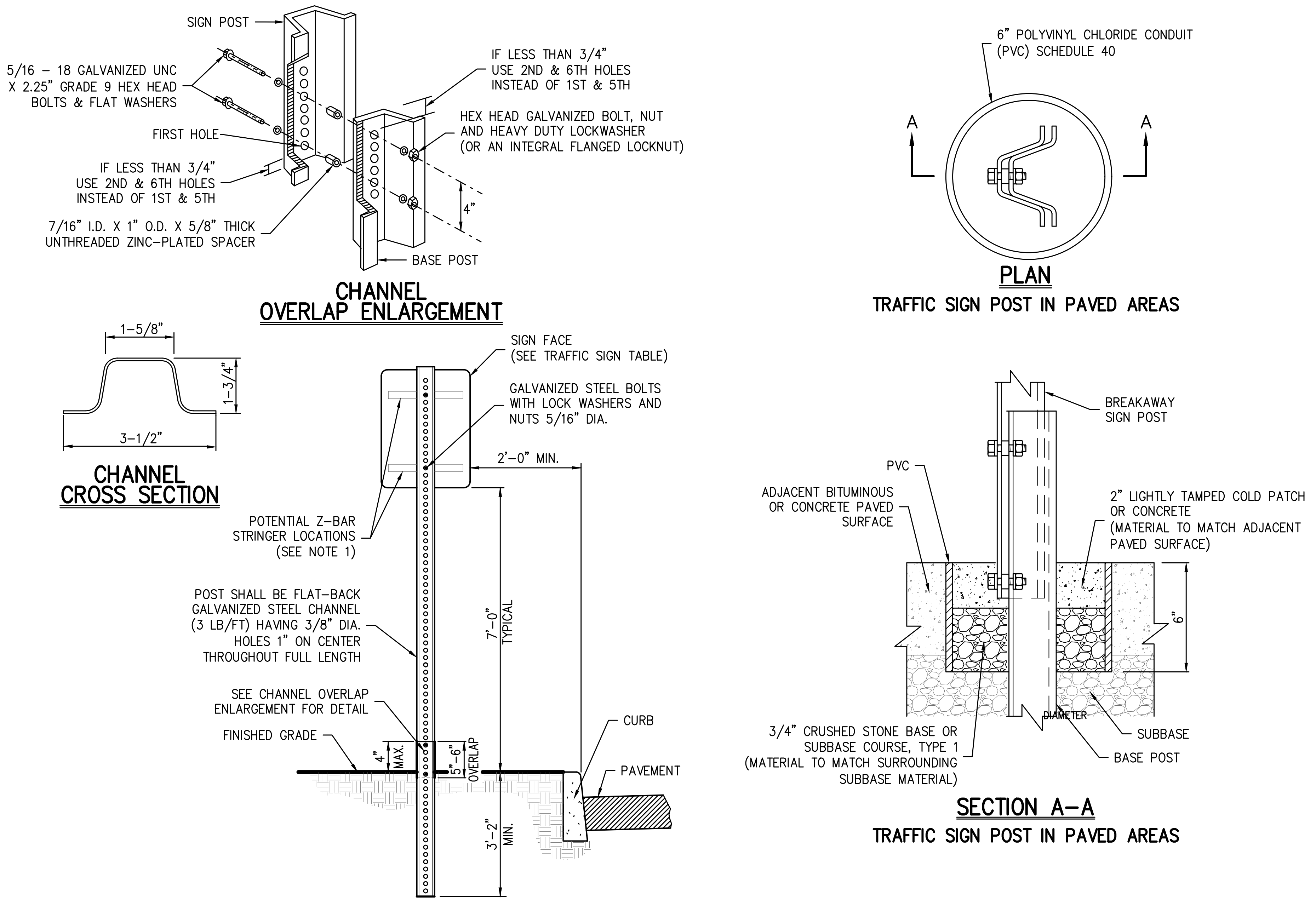

12"
12"
4" WIDE WHITE LINE (BOTH SIDES)
6'-0"
12" WIDE WHITE LINE

NOTE:

1. WHEN BACK TO BACK SIGNS ARE DESIGNATED TO SHARE ONE POST, SIGNS SHALL BE AFFIXED TO POST USING ALUMINUM OR STAINLESS STEEL Z-BAR STRINGER.

PEDESTRIAN CROSSING

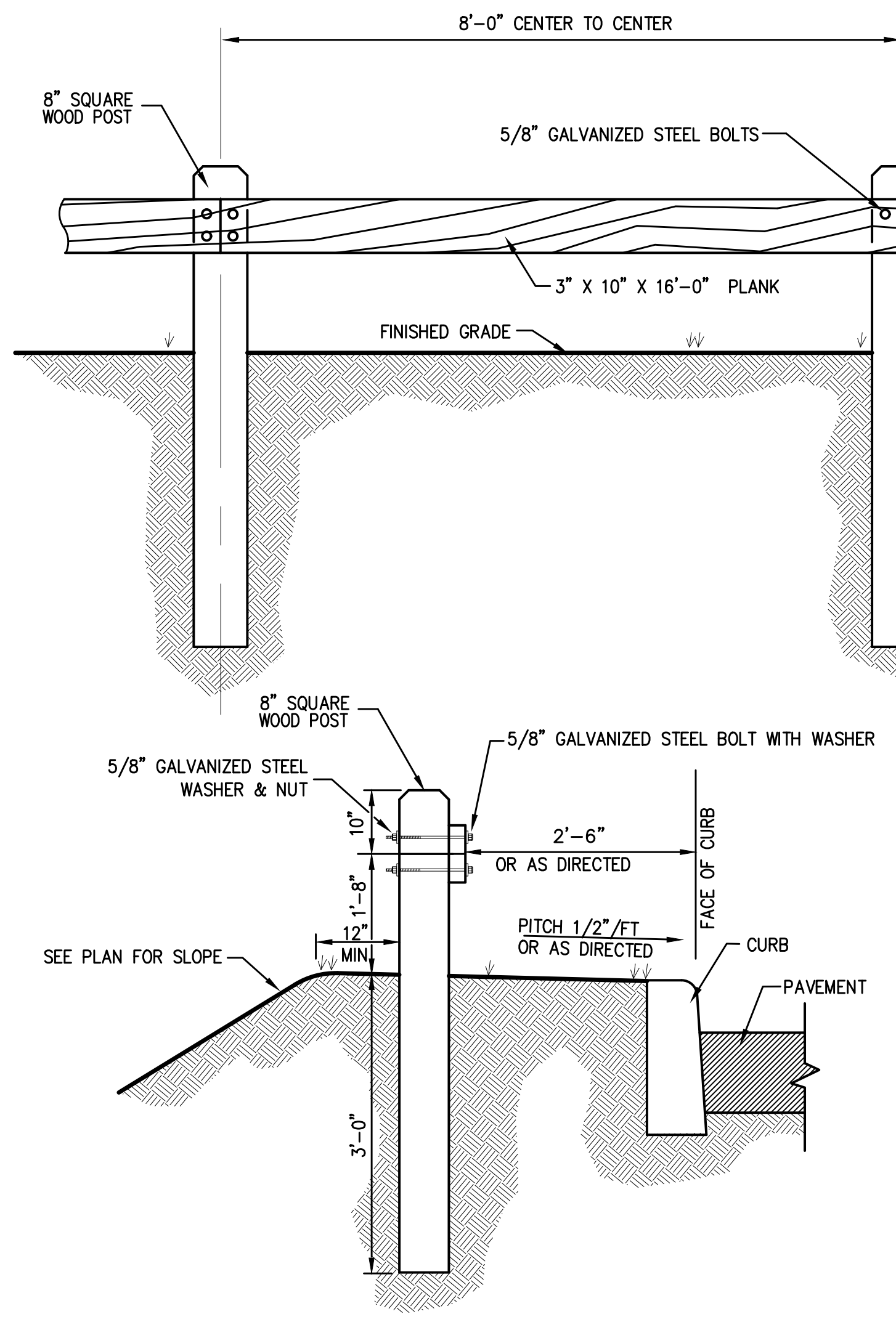
42


SIGN POST
5/16 – 18 GALVANIZED UNC X 2.25" GRADE 9 HEX HEAD BOLTS & FLAT WASHERS
FIRST HOLE
IF LESS THAN 3/4" USE 2ND & 6TH HOLES INSTEAD OF 1ST & 5TH
7/16" I.D. X 1" O.D. X 5/8" THICK UNTHREADED ZINC-PLATED SPACER
IF LESS THAN 3/4" USE 2ND & 6TH HOLES INSTEAD OF 1ST & 5TH
HEX HEAD GALVANIZED BOLT, NUT AND HEAVY DUTY LOCKWASHER (OR AN INTEGRAL FLANGED LOCKNUT)
4"
BASE POST
CHANNEL OVERLAP ENLARGEMENT
1-5/8"
1-3/4"
3-1/2"
CHANNEL CROSS SECTION
SIGN FACE (SEE TRAFFIC SIGN TABLE)
GALVANIZED STEEL BOLTS WITH LOCK WASHERS AND NUTS 5/16" DIA.
2'-0" MIN.
POTENTIAL Z-BAR STRINGER LOCATIONS (SEE NOTE 1)
POST SHALL BE FLAT-BACK GALVANIZED STEEL CHANNEL (3 LB/FT) HAVING 3/8" DIA. HOLES 1" ON CENTER THROUGHOUT FULL LENGTH
7'-0" TYPICAL
SEE CHANNEL OVERLAP ENLARGEMENT FOR DETAIL
FINISHED GRADE
4" MAX.
5"-6" OVERLAP
3'-2" MIN.
CURB
PAVEMENT
6" POLYVINYL CHLORIDE CONDUIT (PVC) SCHEDULE 40
A
A
PLAN
TRAFFIC SIGN POST IN PAVED AREAS
BREAKAWAY SIGN POST
PVC
ADJACENT BITUMINOUS OR CONCRETE PAVED SURFACE
2" LIGHTLY TAMPED COLD PATCH OR CONCRETE (MATERIAL TO MATCH ADJACENT PAVED SURFACE)
6"
DIAMETER
3/4" CRUSHED STONE BASE OR SUBBASE COURSE, TYPE 1 (MATERIAL TO MATCH SURROUNDING SUBBASE MATERIAL)
SUBBASE
BASE POST
SECTION A–A
TRAFFIC SIGN POST IN PAVED AREAS

TRAFFIC SIGN POST

(BREAKAWAY STEEL CHANNEL)

43

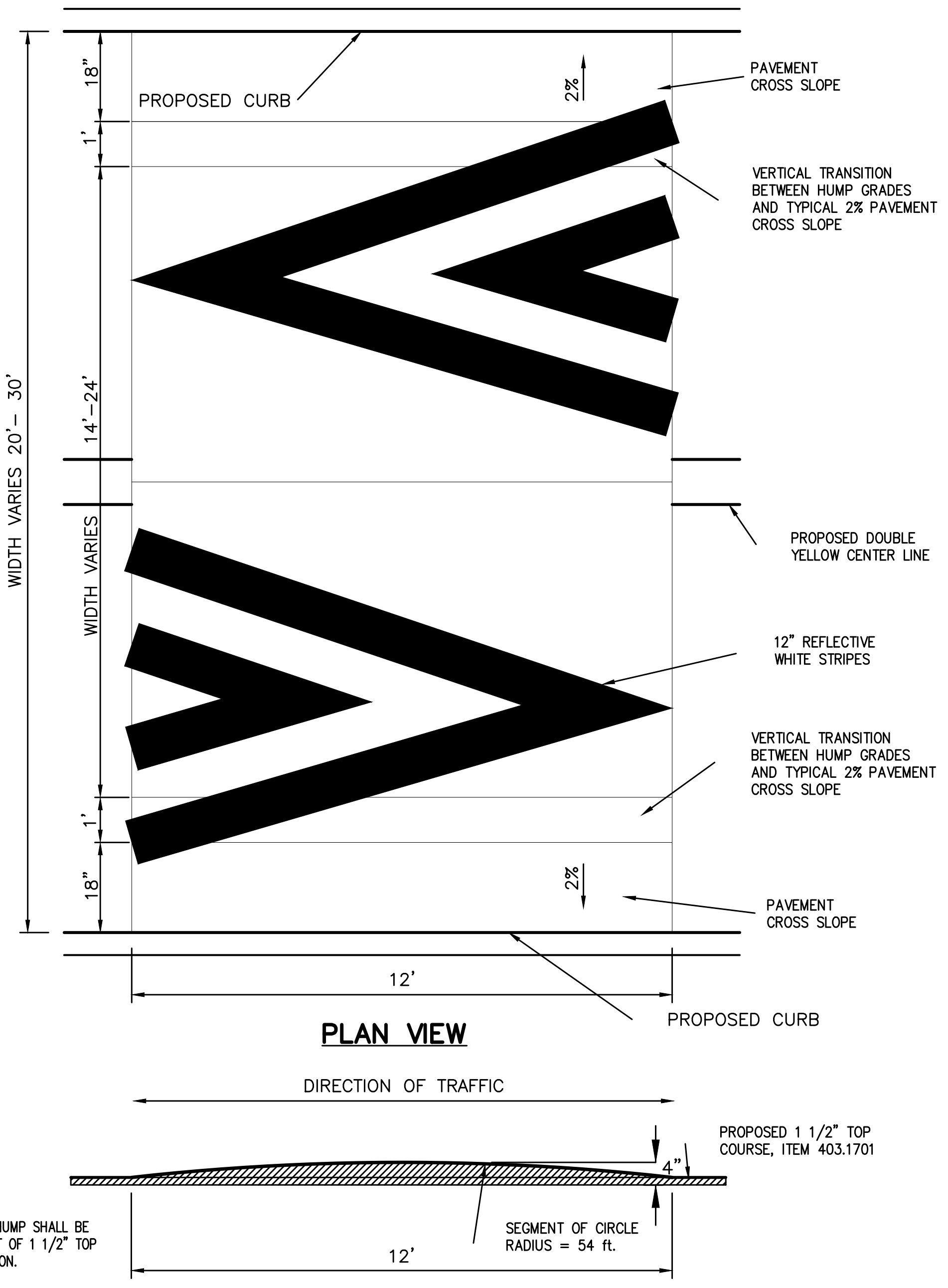

8'-0" CENTER TO CENTER
8" SQUARE WOOD POST
5/8" GALVANIZED STEEL BOLTS
1" CHAMFER (ALL AROUND)
3" X 10" X 16'-0" PLANK
FINISHED GRADE
8" SQUARE WOOD POST
5/8" GALVANIZED STEEL WASHER & NUT
5/8" GALVANIZED STEEL BOLT WITH WASHER
10"
1'-8"
2'-6" OR AS DIRECTED
FACE OF CURB
PITCH 1/2"/FT OR AS DIRECTED
12" MIN
SEE PLAN FOR SLOPE
CURB
PAVEMENT
3'-0"

NOTES

1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. GALVANIZED BOLT AND NUT TO BE 4000# MIN., 5400# MAX. TENSILE STRENGTH. AFTER GALVANIZING BOLT AND NUT, THE NUT SHALL BE FREE RUNNING ON THE BOLT.

WOOD GUIDE RAIL

44

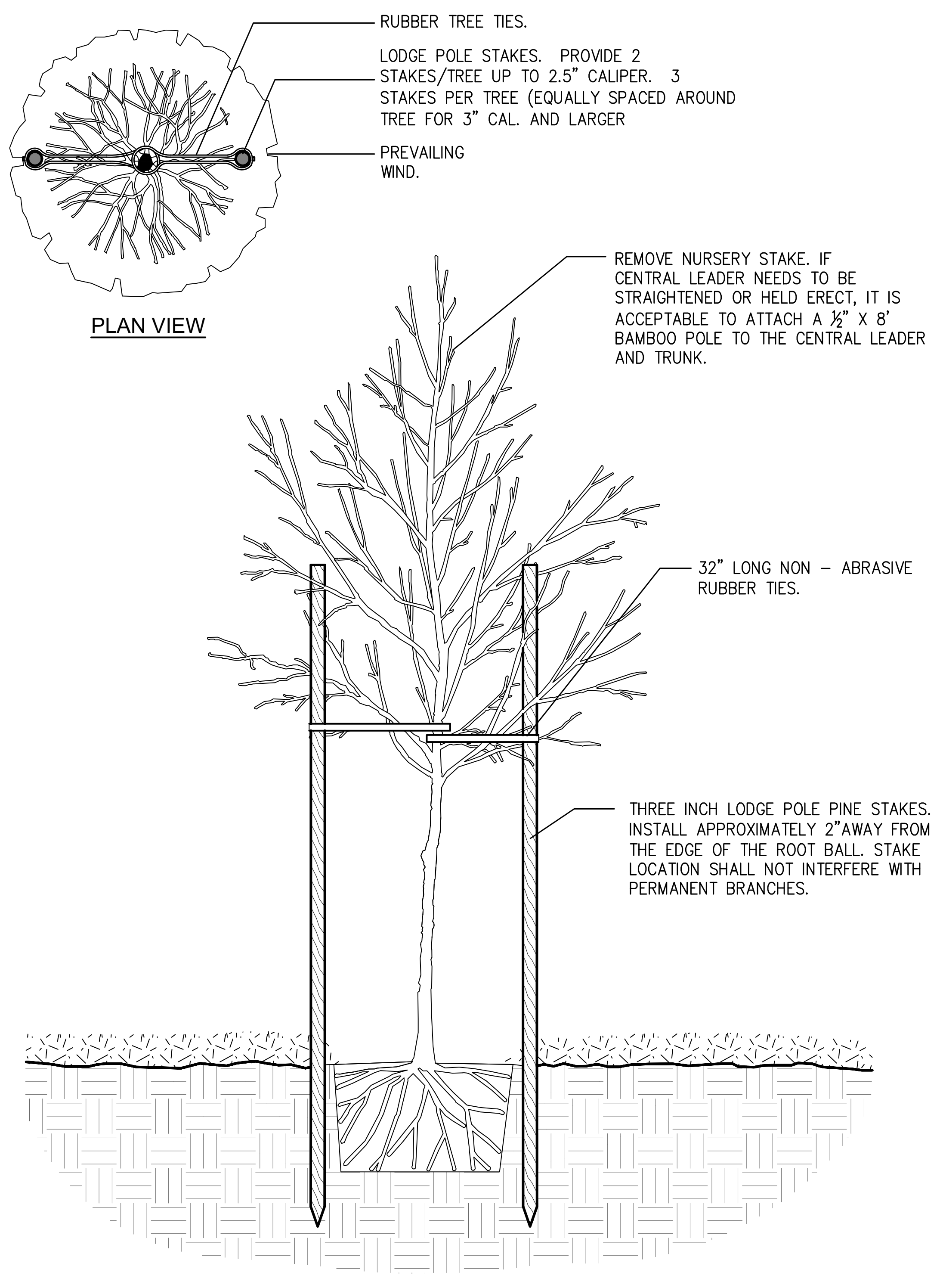

PROPOSED CURB
PAVEMENT CROSS SLOPE
2%
18"
1'
14'-24'
WIDTH VARIES 20'– 30'
WIDTH VARIES
VERTICAL TRANSITION BETWEEN HUMP GRADES AND TYPICAL 2% PAVEMENT CROSS SLOPE
PROPOSED DOUBLE YELLOW CENTER LINE
12" REFLECTIVE WHITE STRIPES
VERTICAL TRANSITION BETWEEN HUMP GRADES AND TYPICAL 2% PAVEMENT CROSS SLOPE
1'
18"
2%
PAVEMENT CROSS SLOPE
12'
PROPOSED CURB
PLAN VIEW
DIRECTION OF TRAFFIC
PROPOSED 1 1/2" TOP COURSE, ITEM 403.1701
4"
SEGMENT OF CIRCLE RADIUS = 54 ft.
12'
CROSS SECTION

NOTES:

1. PROPOSED SPEED HUMP SHALL BE INSTALLED AS PART OF 1 1/2" TOP COURSE INSTALLATION.

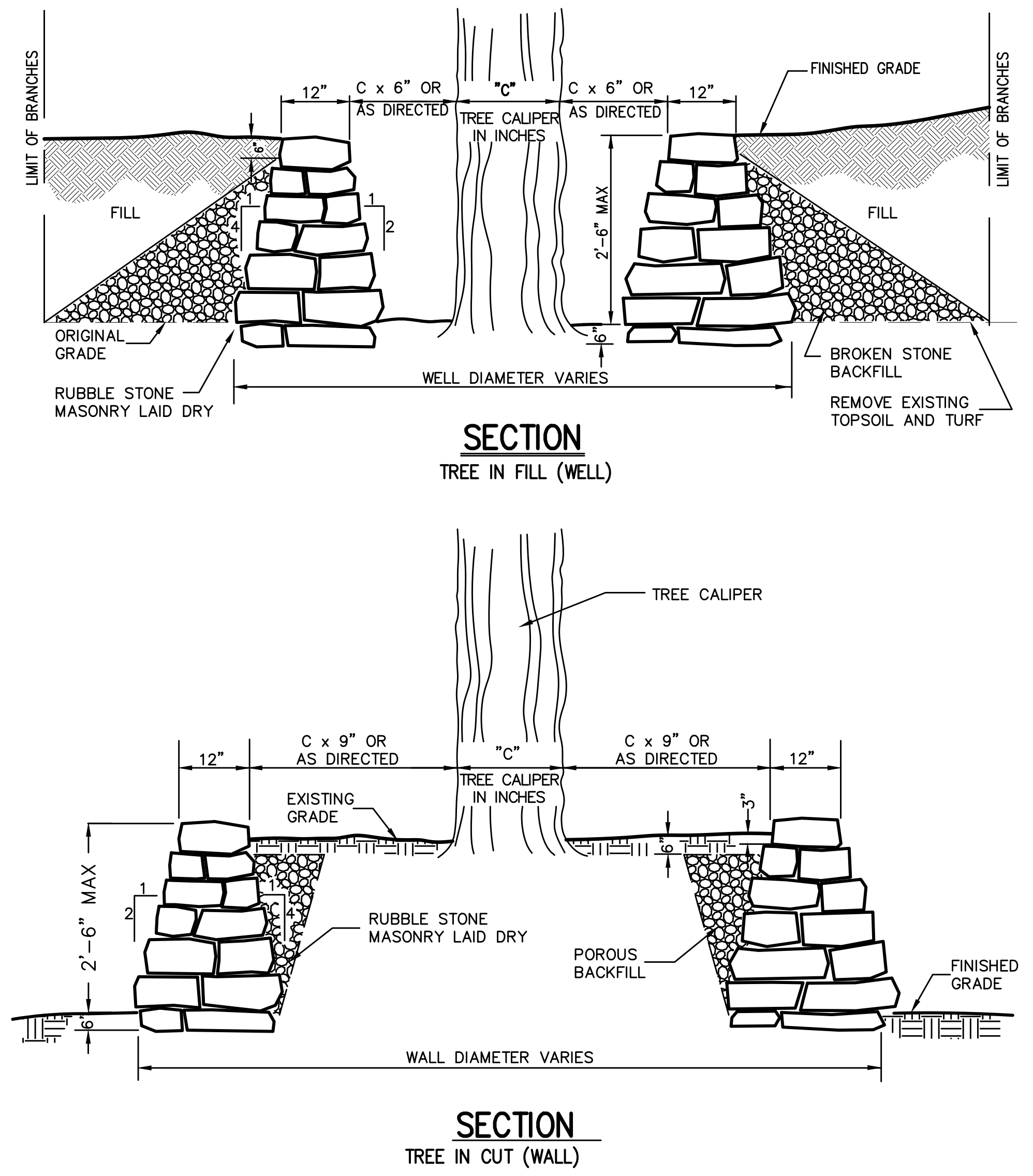
SPEED HUMP

45


RUBBER TREE TIES.
LODGE POLE STAKES. PROVIDE 2 STAKES/TREE UP TO 2.5" CALIPER. 3 STAKES PER TREE (EQUALLY SPACED AROUND TREE FOR 3" CAL. AND LARGER
PREVAILING WIND.
PLAN VIEW
REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS TO BE STRAIGHTENED OR HELD ERECT, IT IS ACCEPTABLE TO ATTACH A ½" X 8' BAMBOO POLE TO THE CENTRAL LEADER AND TRUNK.
32" LONG NON – ABRASIVE RUBBER TIES.
THREE INCH LODGE POLE PINE STAKES. INSTALL APPROXIMATELY 2"AWAY FROM THE EDGE OF THE ROOT BALL. STAKE LOCATION SHALL NOT INTERFERE WITH PERMANENT BRANCHES.
SECTION VIEW

TREE STAKING

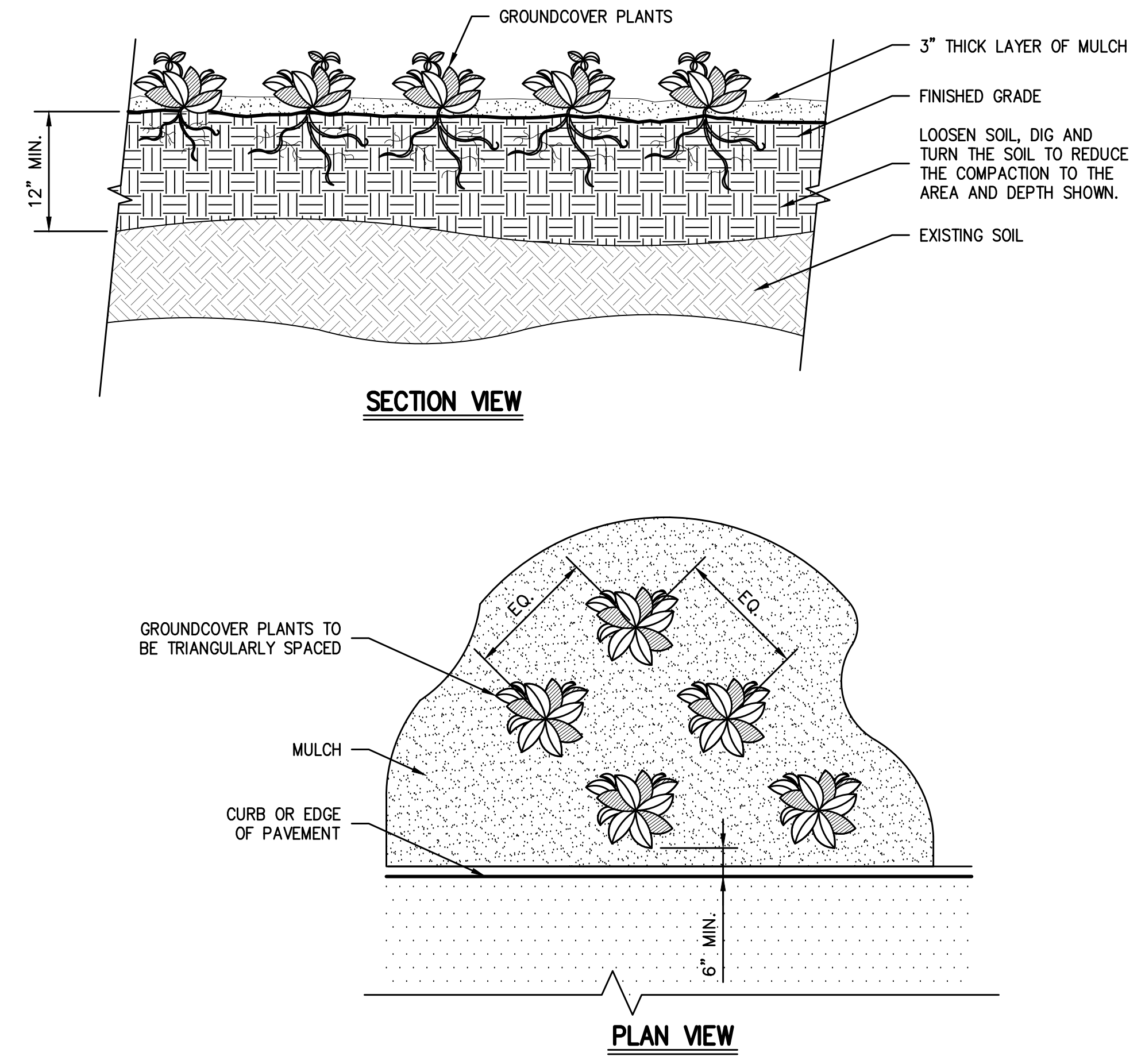
46


LIMIT OF BRANCHES
12"
C x 6" OR AS DIRECTED
"C"
TREE CALIPER IN INCHES
C x 6" OR AS DIRECTED
12"
FINISHED GRADE
LIMIT OF BRANCHES
6"
FILL
1
4
1
2
2'-6" MAX
FILL
ORIGINAL GRADE
6"
RUBBLE STONE MASONRY LAID DRY
WELL DIAMETER VARIES
BROKEN STONE BACKFILL
REMOVE EXISTING TOPSOIL AND TURF
SECTION
TREE IN FILL (WELL)
TREE CALIPER
12"
C x 9" OR AS DIRECTED
"C"
TREE CALIPER IN INCHES
C x 9" OR AS DIRECTED
12"
EXISTING GRADE
3"
6"
2'-6" MAX
1
2
1
4
RUBBLE STONE MASONRY LAID DRY
POROUS BACKFILL
FINISHED GRADE
6"
WALL DIAMETER VARIES
SECTION
TREE IN CUT (WALL)

1. THE CONTRACTOR SHALL PROTECT ALL EXPOSED AND DISTURBED ROOT STRUCTURE AS DIRECTED UNTIL THE WALLS ARE CONSTRUCTED.
2. THE CONTRACTOR MAY LAY RUBBLE STONE AVAILABLE FROM THE JOB SITE, PROVIDED THE STONE MEETS THE APPROVAL OF THE OWNERS FIELD REPRESENTATIVE.

TREE WELL AND WALL

47


GROUNDCOVER PLANTS
3" THICK LAYER OF MULCH
FINISHED GRADE
LOOSEN SOIL, DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
EXISTING SOIL
12" MIN.
SECTION VIEW
EQ.
EQ.
GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
MULCH
CURB OR EDGE OF PAVEMENT
6" MIN.
PLAN VIEW

NOTES:

1. SEE PLANTING PLAN FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLANT PRIOR TO MULCHING.
3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

GROUNDCOVER

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No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

Previous Editions Obsolete

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CONSTRUCTION DETAILS

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TOWN OF GREENBURGH, NEW YORK

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Drawn:	EGK	Approved:	DV
Scale:	NOT TO SCALE		
Date:	11/11/2022		
Project No:	17099		
17099-DETAILS	C-906	-	
Drawing No:	C-906		

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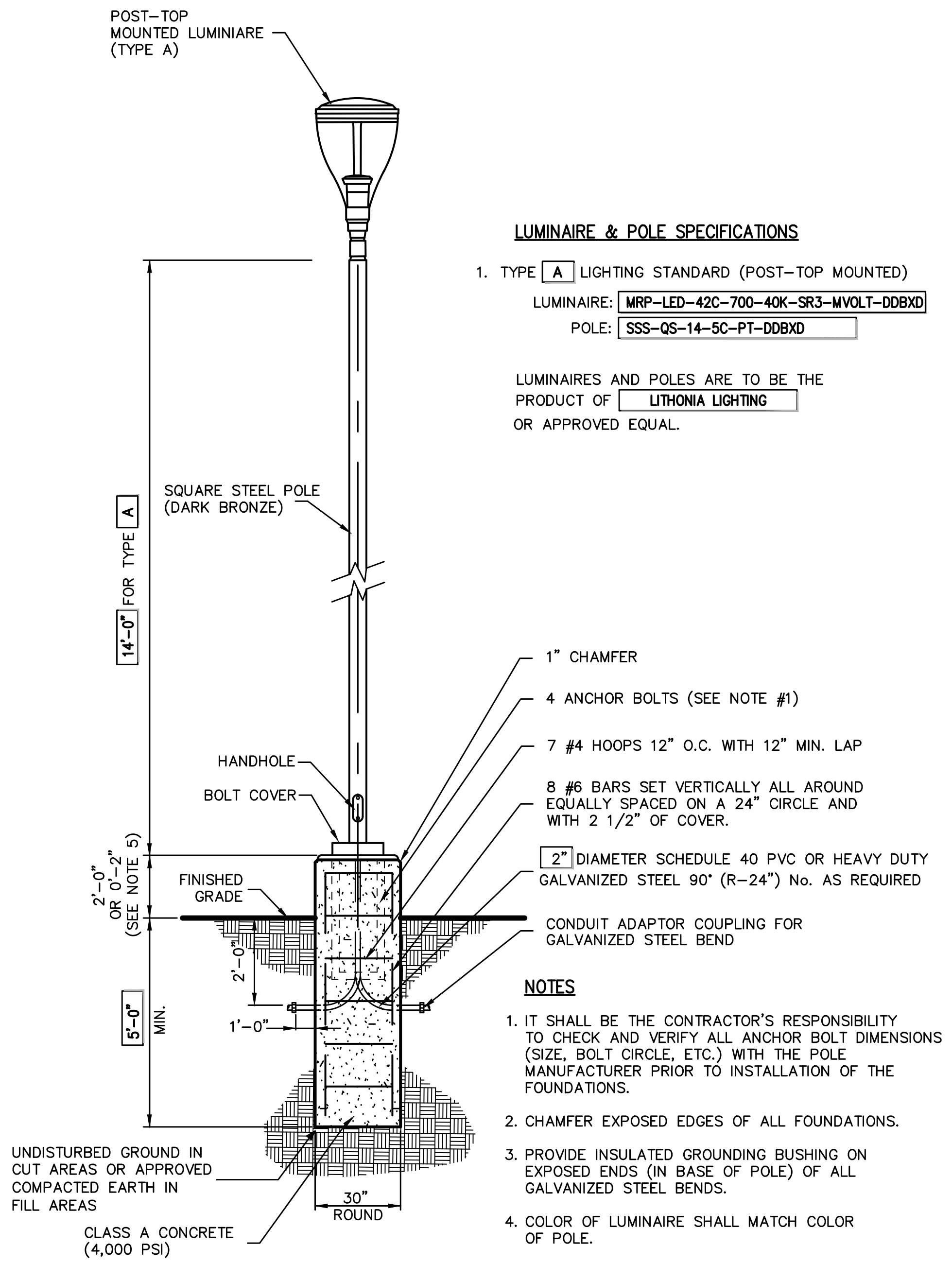
POST–TOP MOUNTED LUMINIARE (TYPE A)
SQUARE STEEL POLE (DARK BRONZE)
14'–0" FOR TYPE A
HANDHOLE
BOLT COVER
FINISHED GRADE
2'–0" OR 0'–2" (SEE NOTE 5)
2'–0"
1'–0"
5'–0" MIN.
UNDISTURBED GROUND IN CUT AREAS OR APPROVED COMPACTED EARTH IN FILL AREAS
CLASS A CONCRETE (4,000 PSI)
30" ROUND
1" CHAMFER
4 ANCHOR BOLTS (SEE NOTE #1)
7 #4 HOOPS 12" O.C. WITH 12" MIN. LAP
8 #6 BARS SET VERTICALLY ALL AROUND EQUALLY SPACED ON A 24" CIRCLE AND WITH 2 1/2" OF COVER.
2" DIAMETER SCHEDULE 40 PVC OR HEAVY DUTY GALVANIZED STEEL 90° (R–24") No. AS REQUIRED
CONDUIT ADAPTOR COUPLING FOR GALVANIZED STEEL BEND

LUMINAIRE & POLE SPECIFICATIONS

1. TYPE A LIGHTING STANDARD (POST–TOP MOUNTED)
   LUMINAIRE: MRP–LED–42C–700–40K–SR3–MVOLT–DDBXD
   POLE: SSS–QS–14–5C–PT–DDBXD

LUMINAIRES AND POLES ARE TO BE THE PRODUCT OF LITHONIA LIGHTING OR APPROVED EQUAL.

NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
5. CONCRETE BASE SHALL EXTEND 2'–0"ABOVE FINISHED GRADE FOR LIGHT TYPES A & B, AND EXTEND 0'–2" ABOVE FINISHED GRADE FOR LIGHT TYPES A–1 & B–1.

LIGHTING STANDARD
(Post–Top & Arm Mounted)

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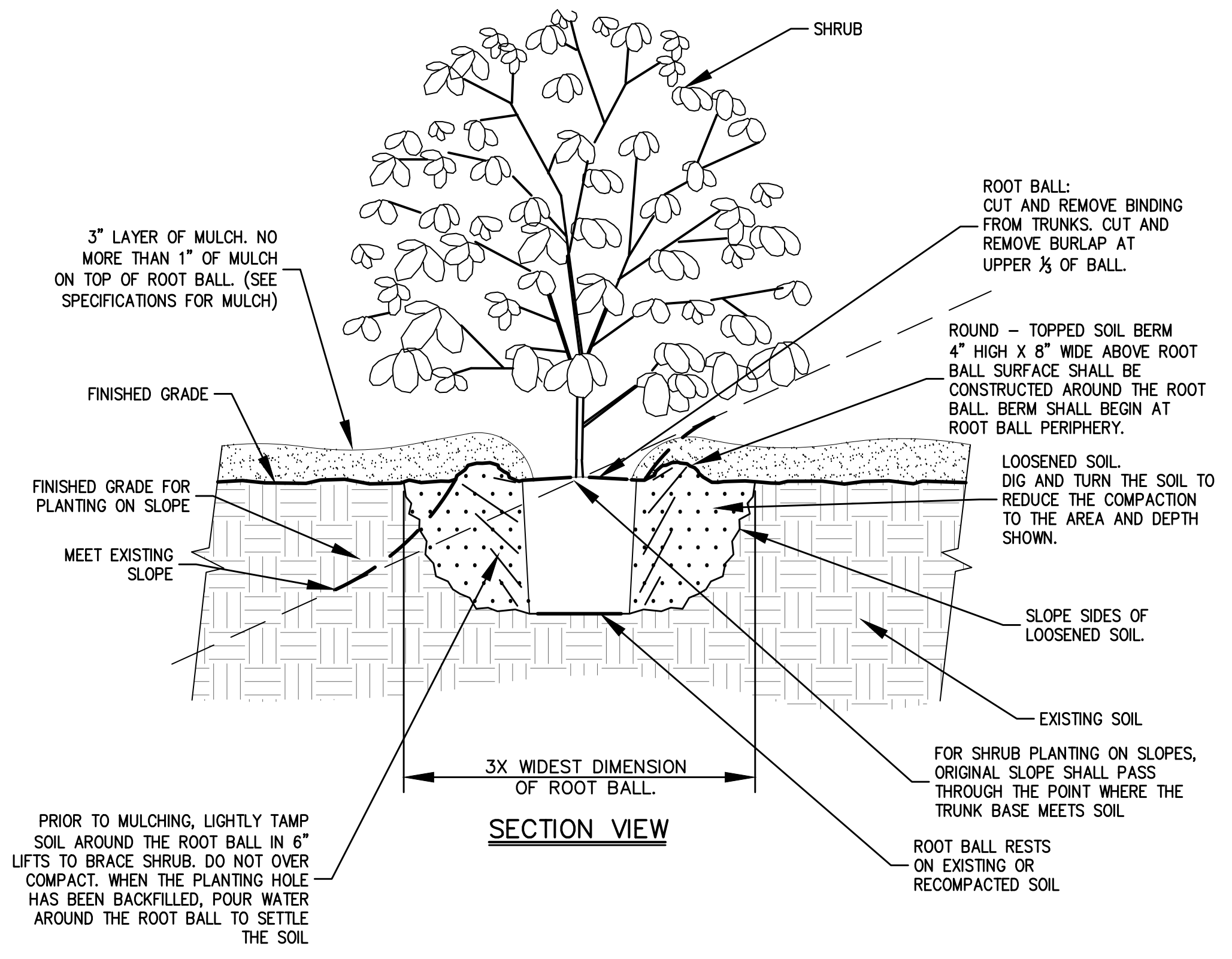
SHRUB
3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH)
FINISHED GRADE
FINISHED GRADE FOR PLANTING ON SLOPE
MEET EXISTING SLOPE
ROOT BALL: CUT AND REMOVE BINDING FROM TRUNKS. CUT AND REMOVE BURLAP AT UPPER ⅓ OF BALL.
ROUND – TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
SLOPE SIDES OF LOOSENED SOIL.
EXISTING SOIL
FOR SHRUB PLANTING ON SLOPES, ORIGINAL SLOPE SHALL PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SOIL
ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL
3X WIDEST DIMENSION OF ROOT BALL.
PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL

SECTION VIEW

NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING

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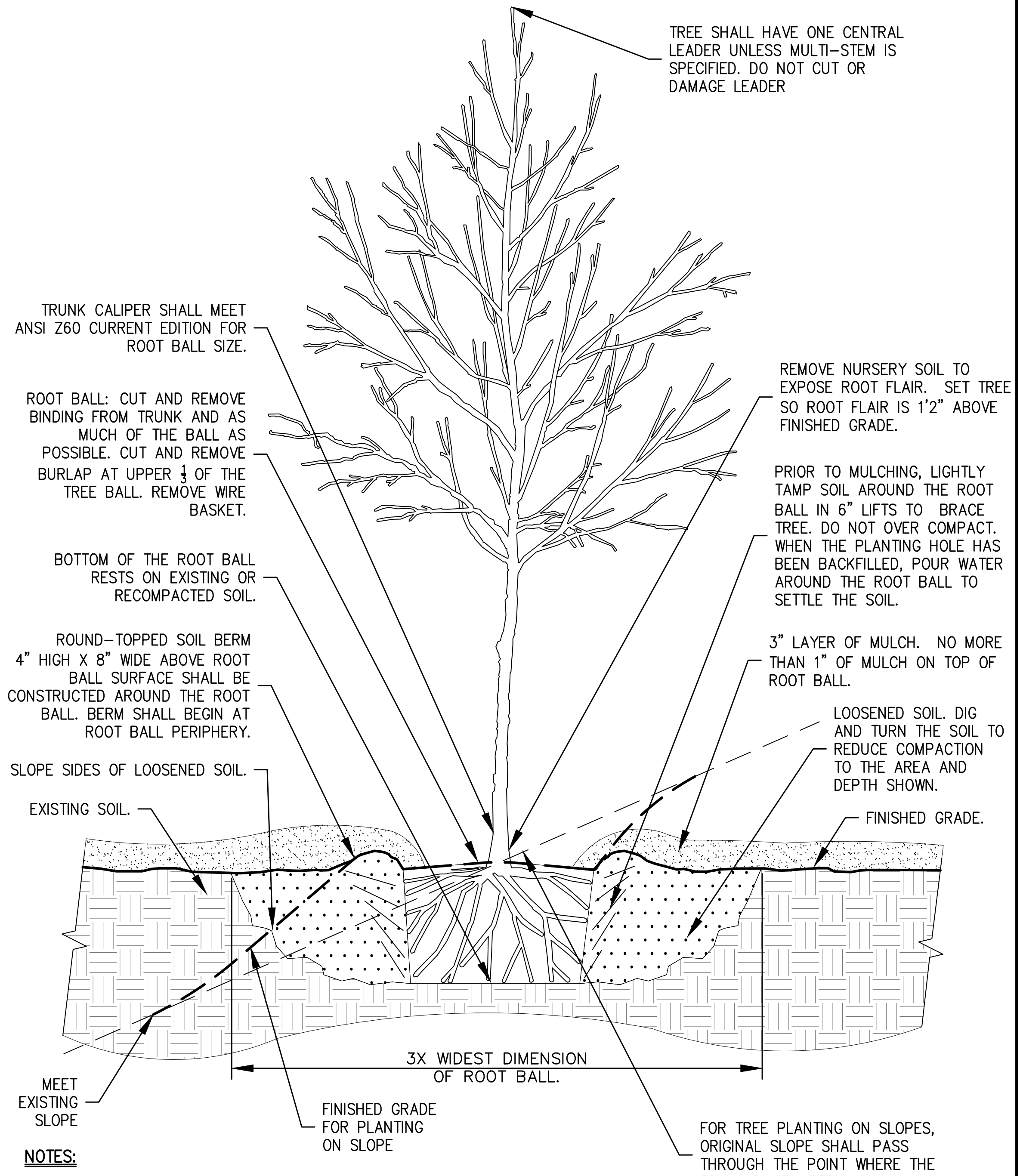
TREE SHALL HAVE ONE CENTRAL LEADER UNLESS MULTI–STEM IS SPECIFIED. DO NOT CUT OR DAMAGE LEADER
TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
ROOT BALL: CUT AND REMOVE BINDING FROM TRUNK AND AS MUCH OF THE BALL AS POSSIBLE. CUT AND REMOVE BURLAP AT UPPER ⅓ OF THE TREE BALL. REMOVE WIRE BASKET.
BOTTOM OF THE ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
ROUND–TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
SLOPE SIDES OF LOOSENED SOIL.
EXISTING SOIL.
REMOVE NURSERY SOIL TO EXPOSE ROOT FLAIR. SET TREE SO ROOT FLAIR IS 1'2" ABOVE FINISHED GRADE.
PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN.
FINISHED GRADE.
3X WIDEST DIMENSION OF ROOT BALL.
MEET EXISTING SLOPE
FINISHED GRADE FOR PLANTING ON SLOPE
FOR TREE PLANTING ON SLOPES, ORIGINAL SLOPE SHALL PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SOIL

NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

TREE PLANTING
(DECIDUOUS AND EVERGREEN)

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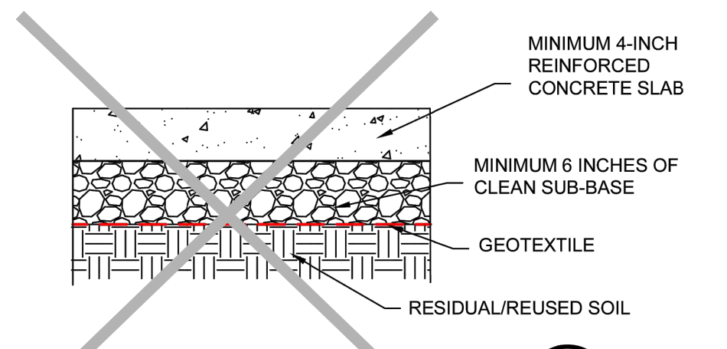
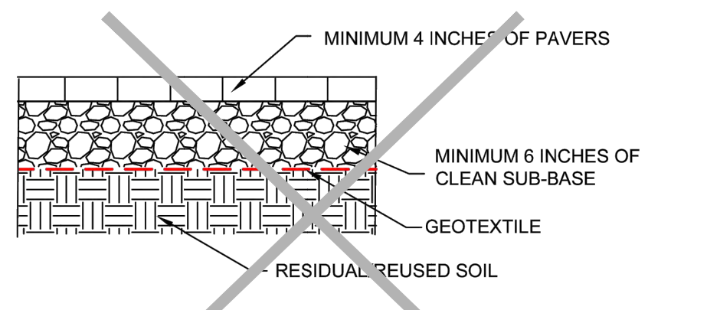
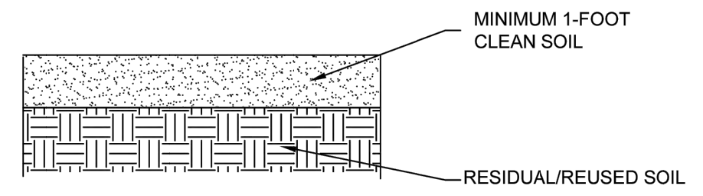

MINIMUM 4-INCH REINFORCED CONCRETE SLAB
MINIMUM 6 INCHES OF CLEAN SUB-BASE
GEOTEXTILE
RESIDUAL/REUSED SOIL

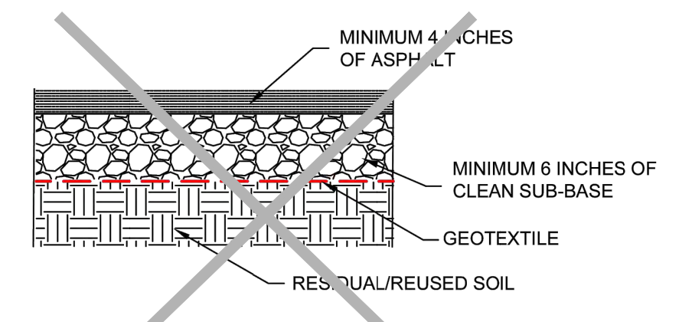
~~COMPOSITE COVER SYSTEM DETAIL~~
~~(CONCRETE)~~
N.T.S.
①


MINIMUM 4 INCHES OF PAVERS
MINIMUM 6 INCHES OF CLEAN SUB-BASE
GEOTEXTILE
RESIDUAL/REUSED SOIL

~~COMPOSITE COVER SYSTEM DETAIL~~
~~(PAVERS)~~
N.T.S.
②


MINIMUM 1-FOOT CLEAN SOIL
RESIDUAL/REUSED SOIL

COMPOSITE COVER SYSTEM DETAIL
(LANDSCAPING AREA)
N.T.S.
③


MINIMUM 4 INCHES OF ASPHALT
MINIMUM 6 INCHES OF CLEAN SUB-BASE
GEOTEXTILE
RESIDUAL/REUSED SOIL

~~COMPOSITE COVER SYSTEM DETAIL~~
~~(ASPHALT)~~
N.T.S.
④

SOIL CAPPING

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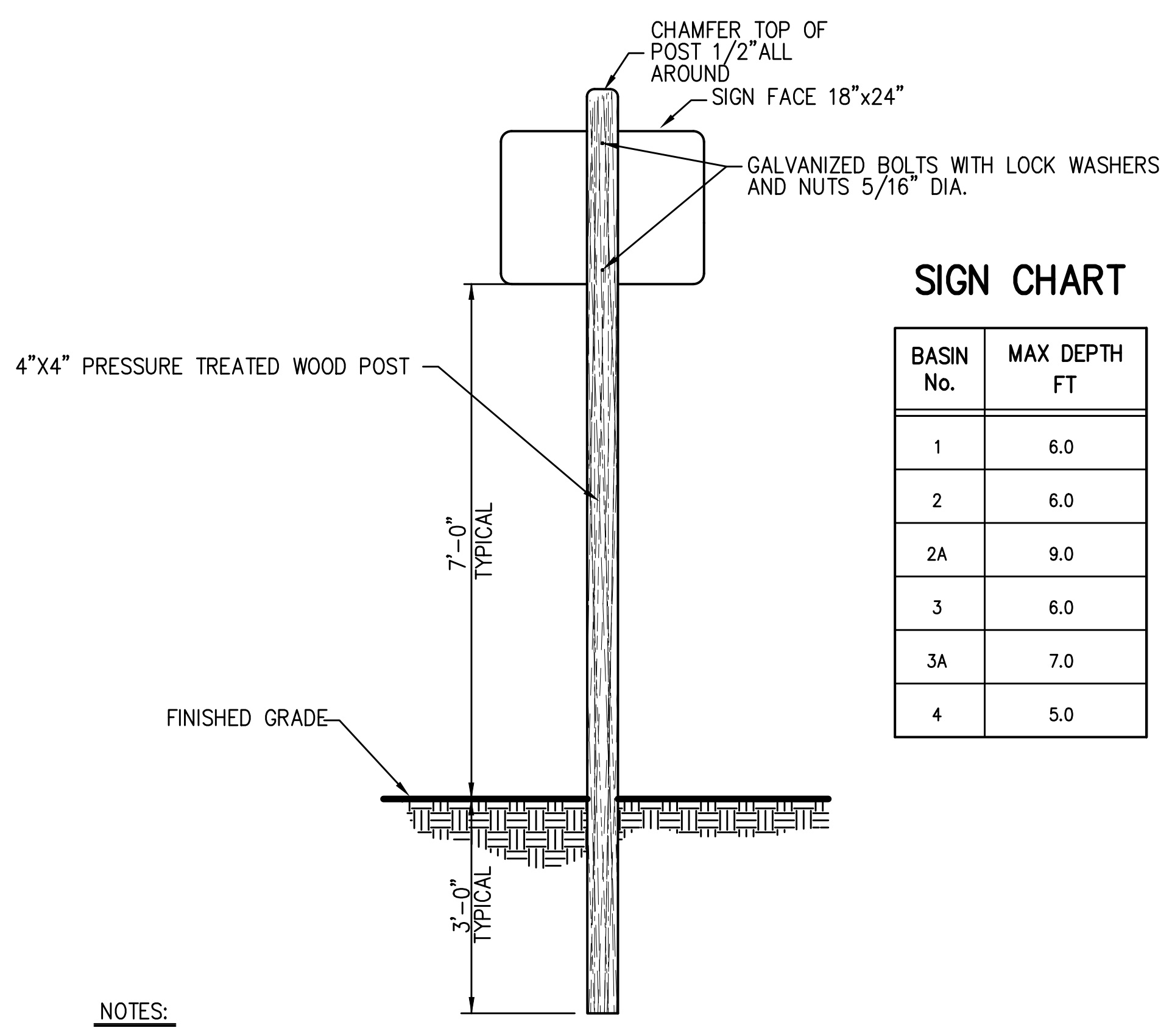
CHAMFER TOP OF POST 1/2"ALL AROUND
SIGN FACE 18"x24"
GALVANIZED BOLTS WITH LOCK WASHERS AND NUTS 5/16" DIA.
4"X4" PRESSURE TREATED WOOD POST
7'–0" TYPICAL
FINISHED GRADE
3'–0" TYPICAL

SIGN CHART

BASIN No.	MAX DEPTH FT
1	6.0
2	6.0
2A	9.0
3	6.0
3A	7.0
4	5.0

NOTES:

1. THE SIGN MUST BE ERECTED IN THE IMMEDIATE VICINITY OF THE STORMWATER PRACTICE, BEARING THE FOLLOWING INFORMATION:

   STORMWATER MANAGEMENT PRACTICE–(NAME OF THE PRACTICE)
   PROJECT IDENTIFICATION–(SPDES CONSTRUCTION PERMIT #)
   MUST BE MAINTAINED IN ACCORDANCE WITH O&M PLAN
   DO NOT REMOVE OR ALTER

2. A SHOP DRAWING OF THE PROPOSED SIGN WITH ALL PERTINENT INFORMATION SHALL BE PROVIDED TO JMC PRIOR TO FABRICATION AND INSTALLATION.
3. ALTHOUGH THE DETENTION BASINS HAVE BEEN DESIGNED AS DRY PONDS, AS AN ADDITIONAL SAFETY MEASURE, THE FOLLOWING LANGUAGE SHALL BE PROVIDED ON THE STROMWATER MANAGEMENT PRACTICE IDENTIFICATION SIGN: "ALL SWIMMING, WADING, AND SKATING IS PROHIBITED. CONTAMINATION OR POLLUTION OF POND WATERS IS POSSIBLE. IF WATER IS PRESENT, THE MAXIMUM DEPTH IS XX FEET."
4. SIGN TO BE WHITE WITH BLACK LETTERING

STORMWATER MANAGEMENT PRACTICE IDENTIFICATION SIGN

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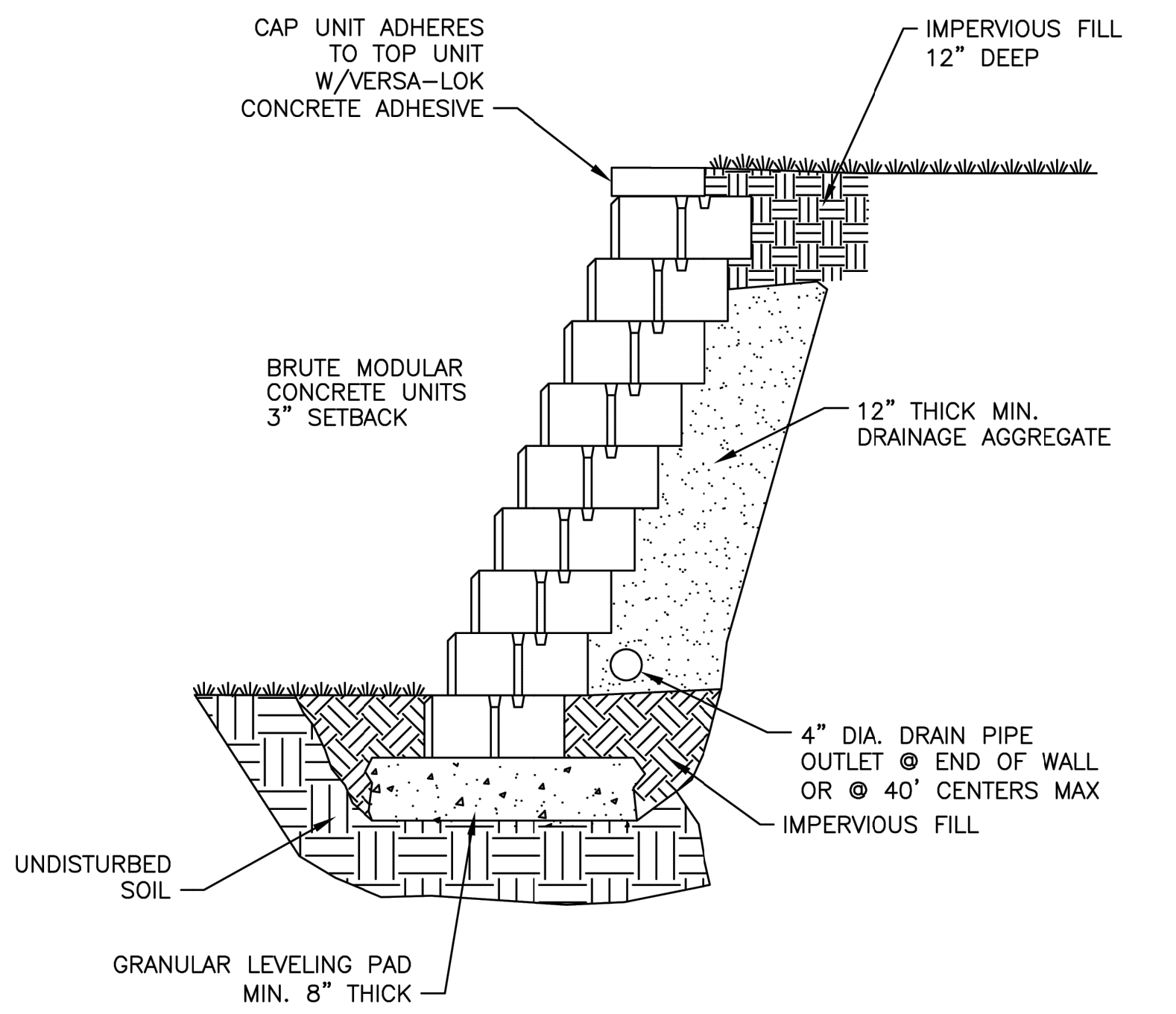
CAP UNIT ADHERES TO TOP UNIT W/VERSA–LOK CONCRETE ADHESIVE
IMPERVIOUS FILL 12" DEEP
BRUTE MODULAR CONCRETE UNITS 3" SETBACK
12" THICK MIN. DRAINAGE AGGREGATE
4" DIA. DRAIN PIPE OUTLET @ END OF WALL OR @ 40' CENTERS MAX
IMPERVIOUS FILL
UNDISTURBED SOIL
GRANULAR LEVELING PAD MIN. 8" THICK

NOTES:

1. THE PROPOSED WALLS SHALL NOT REQUIRE ANY SUBSURFACE GEO–GRID REINFORCEMENT THAT EXTENDS ONTO ADJACENT PROPERTIES OR WITHIN THE RIGHT–OF–WAY.

TYPICAL SECTION–UNREINFORCED RETAINING WALL

SCALE: NONE

RETAINING WALL
(By Others)

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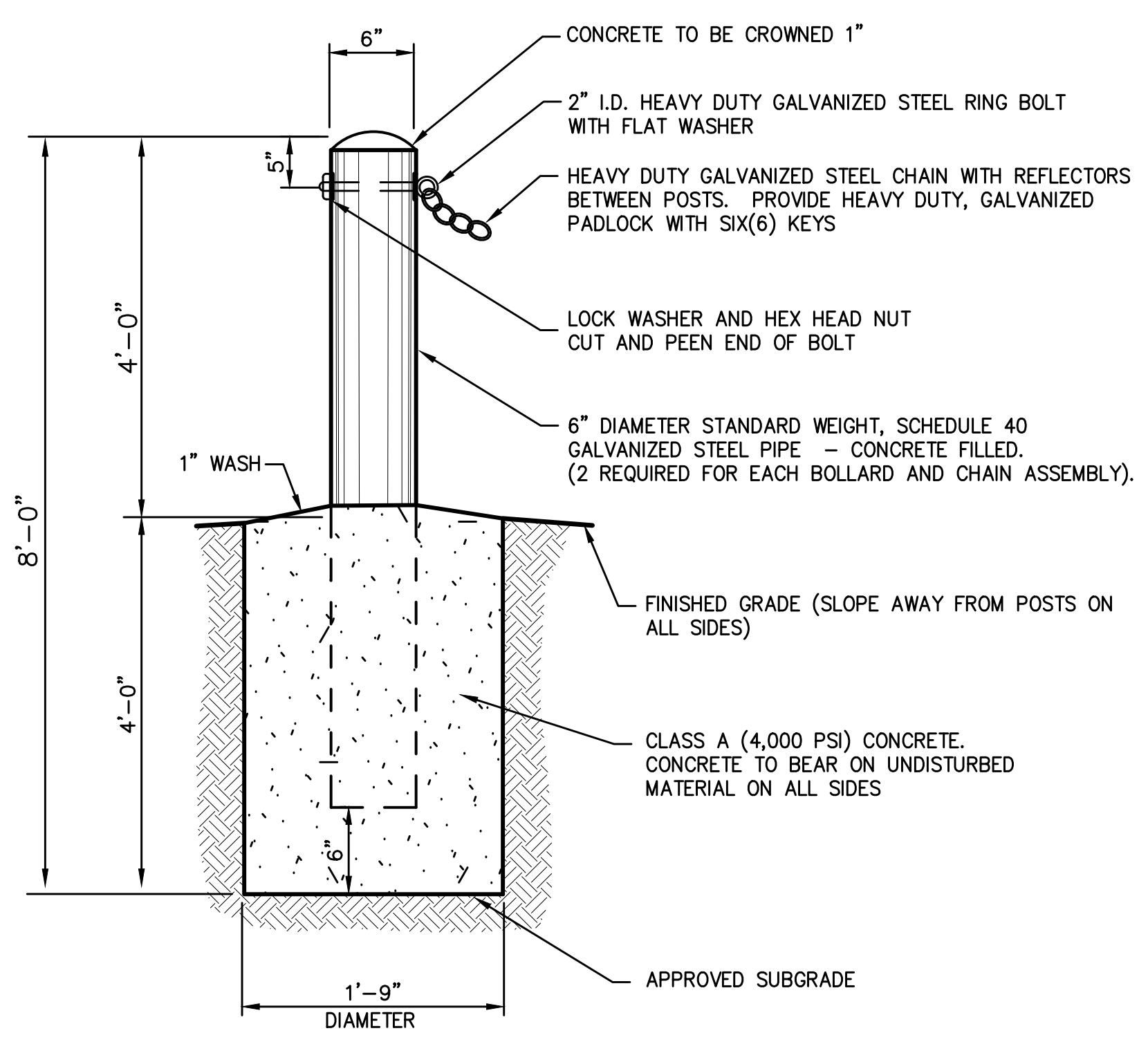
6"
CONCRETE TO BE CROWNED 1"
2" I.D. HEAVY DUTY GALVANIZED STEEL RING BOLT WITH FLAT WASHER
HEAVY DUTY GALVANIZED STEEL CHAIN WITH REFLECTORS BETWEEN POSTS. PROVIDE HEAVY DUTY, GALVANIZED PADLOCK WITH SIX(6) KEYS
5"
LOCK WASHER AND HEX HEAD NUT CUT AND PEEN END OF BOLT
4'–0"
6" DIAMETER STANDARD WEIGHT, SCHEDULE 40 GALVANIZED STEEL PIPE – CONCRETE FILLED. (2 REQUIRED FOR EACH BOLLARD AND CHAIN ASSEMBLY).
1" WASH
8'–0"
FINISHED GRADE (SLOPE AWAY FROM POSTS ON ALL SIDES)
4'–0"
CLASS A (4,000 PSI) CONCRETE. CONCRETE TO BEAR ON UNDISTURBED MATERIAL ON ALL SIDES
6"
APPROVED SUBGRADE
1'–9" DIAMETER

BOLLARD & CHAIN ASSEMBLY
(STEEL PIPE)

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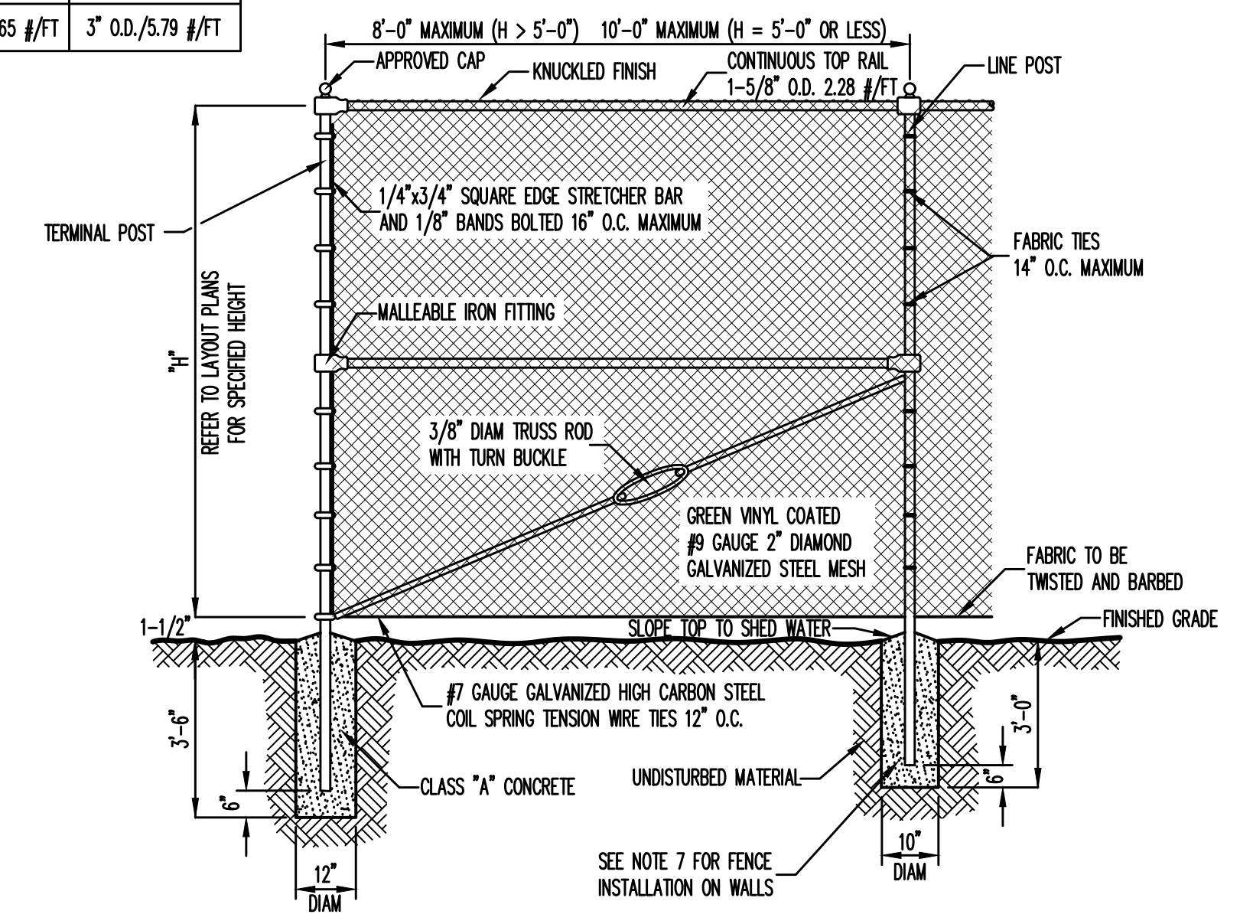
"H" (FT)	LINE POST	TERMINAL POST
6'–0"	2.5" O.D./3.65 #/FT	3" O.D./5.79 #/FT

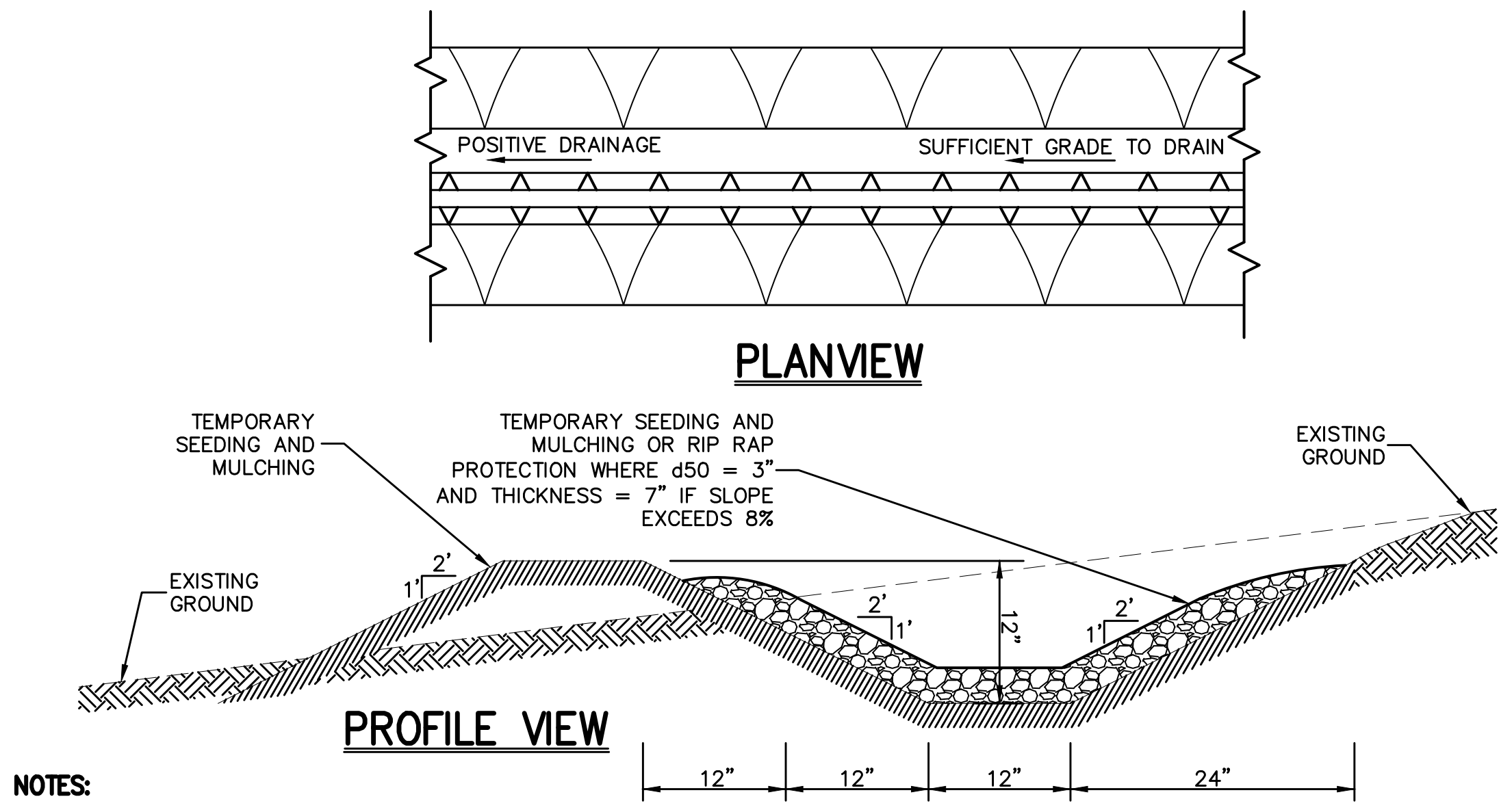

8'–0" MAXIMUM (H > 5'–0") 10'–0" MAXIMUM (H = 5'–0" OR LESS)
APPROVED CAP
KNUCKLED FINISH
CONTINUOUS TOP RAIL 1–5/8" O.D. 2.28 #/FT
LINE POST
TERMINAL POST
1/4"x3/4" SQUARE EDGE STRETCHER BAR AND 1/8" BANDS BOLTED 16" O.C. MAXIMUM
FABRIC TIES 14" O.C. MAXIMUM
"H" REFER TO LAYOUT PLANS FOR SPECIFIED HEIGHT
MALLEABLE IRON FITTING
3/8" DIAM TRUSS ROD WITH TURN BUCKLE
GREEN VINYL COATED #9 GAUGE 2" DIAMOND GALVANIZED STEEL MESH
FABRIC TO BE TWISTED AND BARBED
1–1/2"
SLOPE TOP TO SHED WATER
FINISHED GRADE
3'–6"
#7 GAUGE GALVANIZED HIGH CARBON STEEL COIL SPRING TENSION WIRE TIES 12" O.C.
6"
CLASS "A" CONCRETE
UNDISTURBED MATERIAL
3'–0"
6"
12" DIAM
SEE NOTE 7 FOR FENCE INSTALLATION ON WALLS
10" DIAM

NOTES:

1. ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE VINYL COATED. COLOR OF VINYL COATING SHALL BE GREEN.
2. POST AND RAILS SHALL BE STANDARD FULL WEIGHT VINYL COATED GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A–120. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REROLLED PIPE.
3. FITTINGS SHALL BE VINYL COATED MALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A–47 GALVANIZED IN ACCORDANCE WITH ASTM A–153.
4. FABRIC SHALL BE 9 GAUGE GALVANIZED 2" MESH, WHICH SHALL BE VINYL CLAD IN CONFORMANCE WITH THE REQUIREMENTS OF AASHTO M–181, TYPE III. VINYL COATING SHALL BE FIRMLY AND CONTINUOUSLY EXTRUSION BONDED TO THE GALVANIZED STEEL WIRE. TOP SELVAGE SHALL HAVE KNUCKLED FINISH.
5. TENSION WIRE SHALL BE VINYL COATED 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A–641 AS MODIFIED HEREIN. THE TENSILE STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.7 OZ. PER SQUARE FOOT.
6. FABRIC TIES SHALL BE MINIMUM 9 GAUGE VINYL COATED GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
   - A. 14" O.C. AT LINE POSTS
   - B. 24" O.C. AT TOP RAIL
   - C. 12" O.C. AT TENSION WIRE
7. WHERE CHAIN LINK FENCE IS TO BE INSTALLED ON WALLS, THE FENCE POSTS SHALL BE IMBEDDED A MINIMUM OF TWELVE (12) INCHES IN THE WALL. NEWLY CONSTRUCTED WALLS SHALL BE PROVIDED WITH PROPER SIZE SLEEVES TO ACCOMMODATE FENCE POSTS. FENCE POSTS SHALL BE SECURELY GROUTED IN PLACE USING AN APPROVED HIGH STRENGTH, NON–SHRINKING, NON–STAINING GROUT.
8. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FENCING TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
9. PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.

BASIN CHAIN LINK SAFETY FENCE
(VINYL COATED)

56

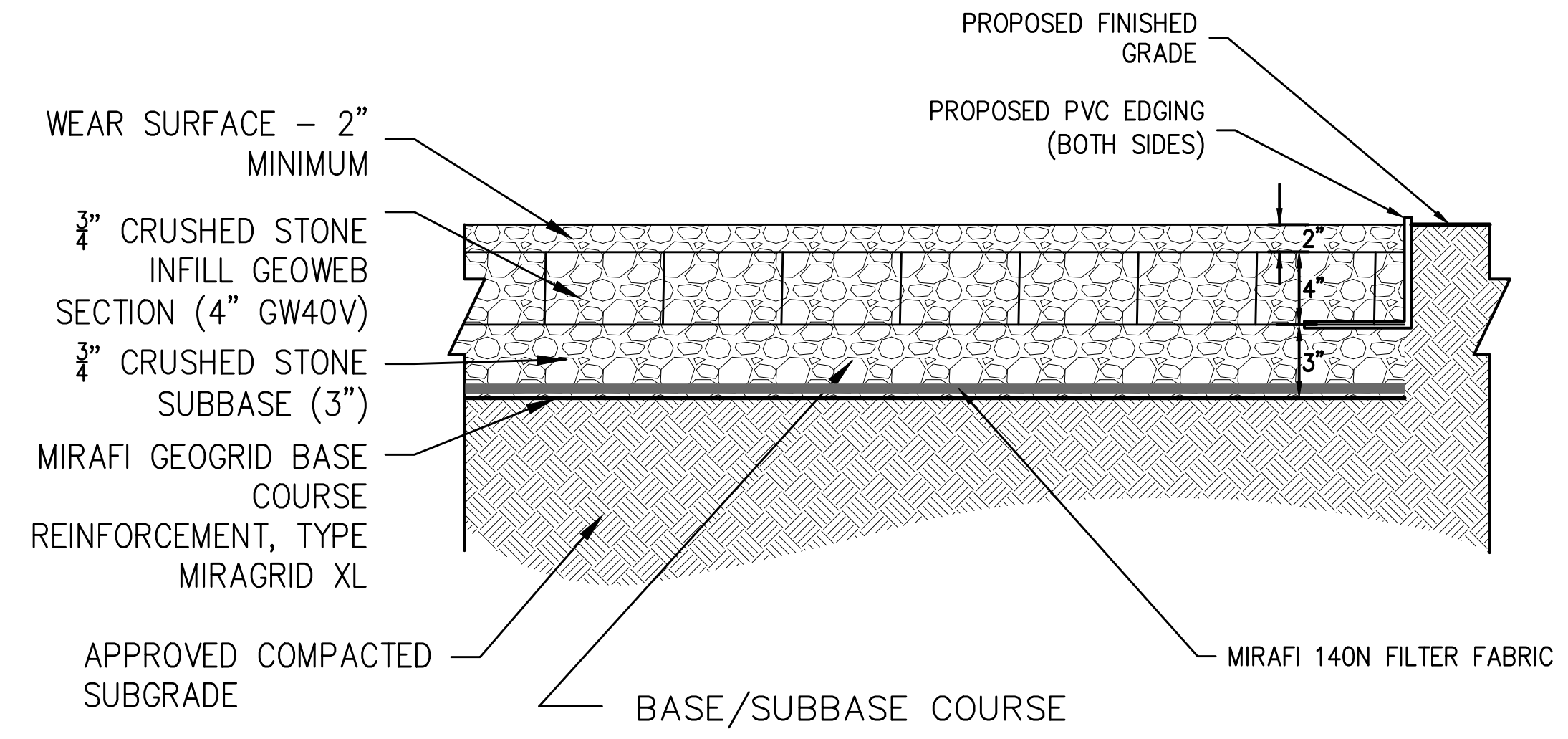

POSITIVE DRAINAGE
SUFFICIENT GRADE TO DRAIN
PLANVIEW
TEMPORARY SEEDING AND MULCHING
TEMPORARY SEEDING AND MULCHING OR RIP RAP PROTECTION WHERE d50 = 3" AND THICKNESS = 7" IF SLOPE EXCEEDS 8%
EXISTING GROUND
EXISTING GROUND
2'
1'
12"
PROFILE VIEW
12"
12"
12"
24"

NOTES:

1. ALL PERIMETER DIKE/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED, STABILIZED AREA AT NON–EROSION VELOCITY.
4. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED IN THE STANDARD.
5. STABILIZATION OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR TEMPORARY SEEDING AND MULCHING, AND SHALL BE DONE WITHIN 10 DAYS.
6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
7. MAXIMUM DRAINAGE AREA LIMIT: 2 ACRES.

PERIMETER DIKE OR SWALE

57


PROPOSED FINISHED GRADE
PROPOSED PVC EDGING (BOTH SIDES)
WEAR SURFACE – 2" MINIMUM
¾" CRUSHED STONE INFILL GEOWEB SECTION (4" GW40V)
¾" CRUSHED STONE SUBBASE (3")
MIRAFI GEOGRID BASE COURSE REINFORCEMENT, TYPE MIRAGRID XL
2"
4"
3"
APPROVED COMPACTED SUBGRADE
MIRAFI 140N FILTER FABRIC

BASE/SUBBASE COURSE
MATERIAL: 3/4" CRUSHED STONE
MIX/ITEM: NYSDOT ITEM 304.11

NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO:

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS

GRAVEL DRIVE

58

No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
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	Previous Editions Obsolete		

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850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	EGK	Approved:	DV
Scale:	NOT TO SCALE		
Date:	11/11/2022		
Project No:	17099		
17099–DETAILS	C–907	–	

Drawing No:
C–907

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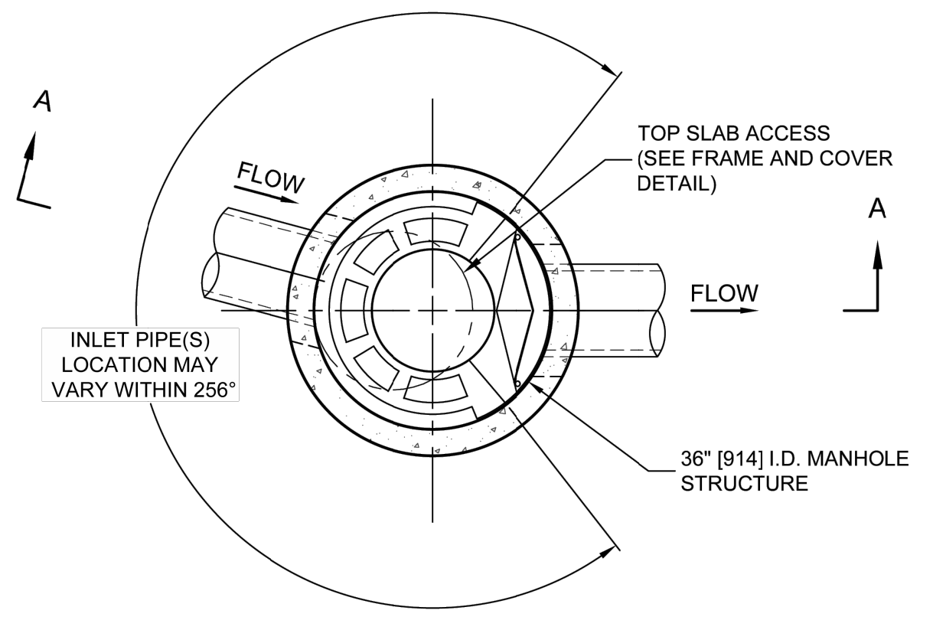
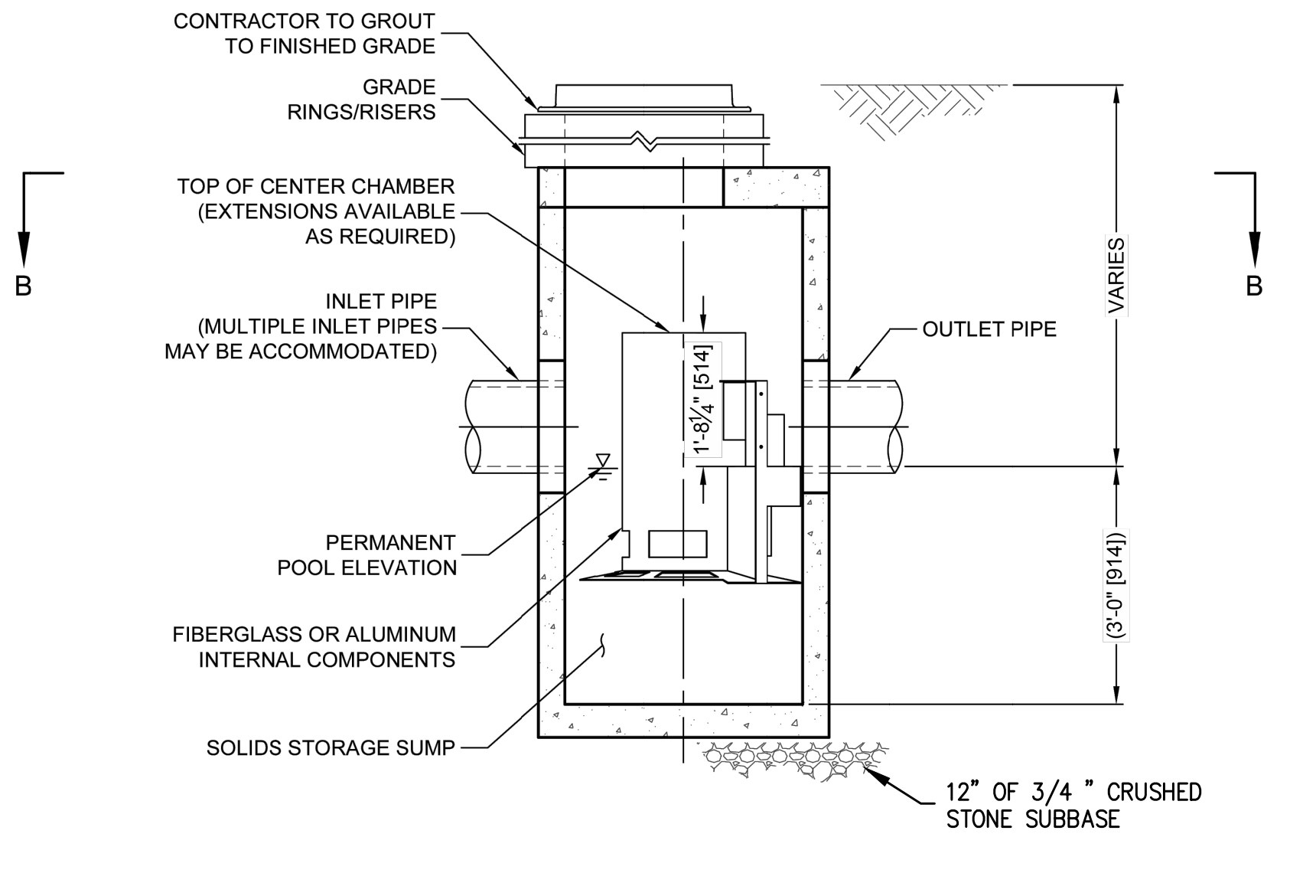

A
FLOW
TOP SLAB ACCESS (SEE FRAME AND COVER DETAIL)
A
FLOW
INLET PIPE(S) LOCATION MAY VARY WITHIN 256°
36" [914] I.D. MANHOLE STRUCTURE

PLAN VIEW B-B
NOT TO SCALE


CONTRACTOR TO GROUT TO FINISHED GRADE
GRADE RINGS/RISERS
TOP OF CENTER CHAMBER (EXTENSIONS AVAILABLE AS REQUIRED)
INLET PIPE (MULTIPLE INLET PIPES MAY BE ACCOMMODATED)
PERMANENT POOL ELEVATION
FIBERGLASS OR ALUMINUM INTERNAL COMPONENTS
SOLIDS STORAGE SUMP
B
B
1'-8¼" [514]
VARIES
(3'-0" [914])
OUTLET PIPE
12" OF 3/4 " CRUSHED STONE SUBBASE

ELEVATION A-A
NOT TO SCALE

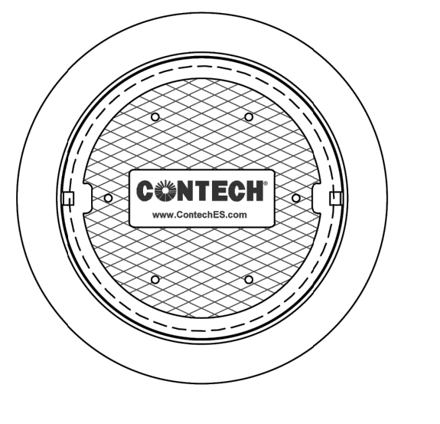
CASCADE
separator™

I:\COMMON\CAD\TREATMENT\21 CASCADE\40 STANDARD DRAWINGS\DWG\CS-3-DTL.DWG 6/18/2020 4:23 PM

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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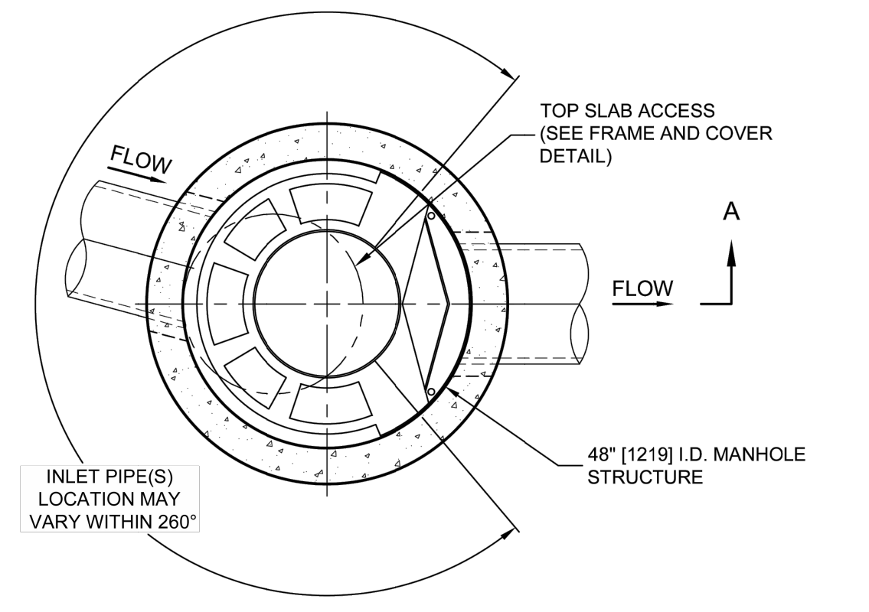
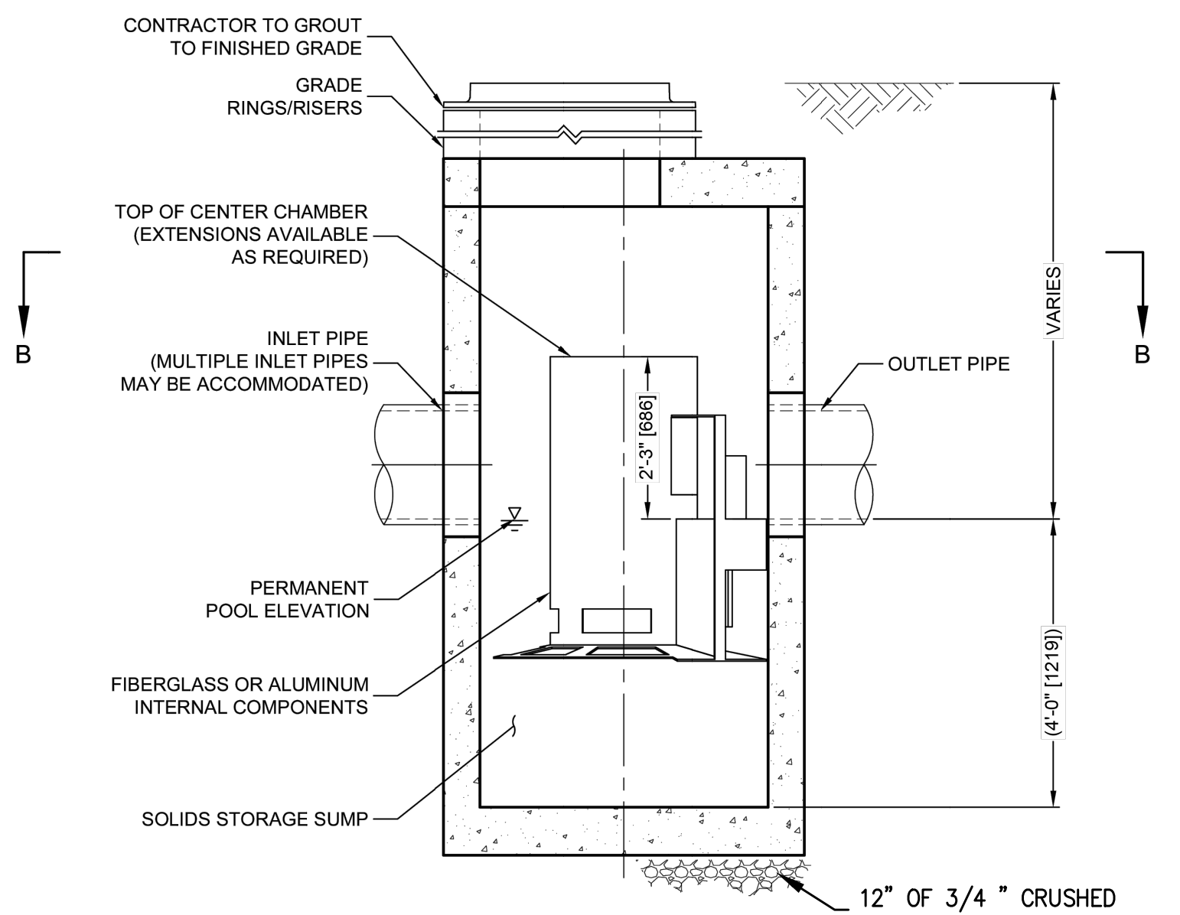
CS-3
CASCADE SEPARATOR
STANDARD DETAIL

CONTECH CASCADE SEPARATOR (HYDRODYNAMIC SEPARATOR) CS-3

59


A
FLOW
TOP SLAB ACCESS (SEE FRAME AND COVER DETAIL)
A
FLOW
INLET PIPE(S) LOCATION MAY VARY WITHIN 260°
48" [1219] I.D. MANHOLE STRUCTURE

PLAN VIEW B-B
NOT TO SCALE


CONTRACTOR TO GROUT TO FINISHED GRADE
GRADE RINGS/RISERS
TOP OF CENTER CHAMBER (EXTENSIONS AVAILABLE AS REQUIRED)
INLET PIPE (MULTIPLE INLET PIPES MAY BE ACCOMMODATED)
PERMANENT POOL ELEVATION
FIBERGLASS OR ALUMINUM INTERNAL COMPONENTS
SOLIDS STORAGE SUMP
B
B
2'-3" [686]
VARIES
(4'-0" [1219])
OUTLET PIPE
12" OF 3/4 " CRUSHED STONE SUBBASE

ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

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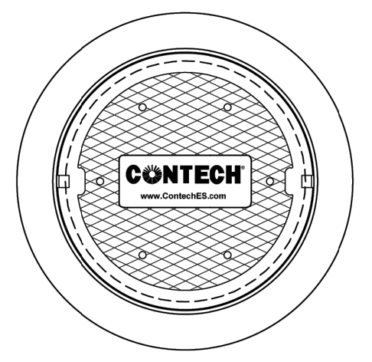
CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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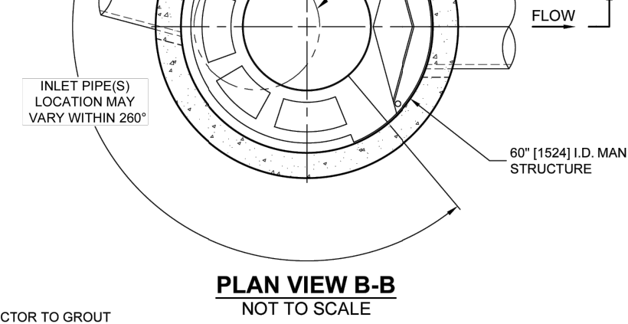
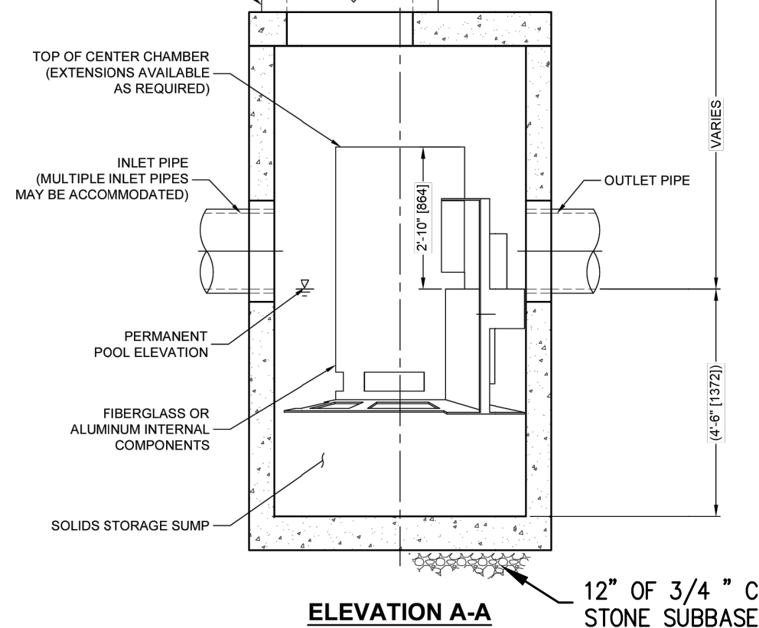
CS-4
CASCADE SEPARATOR
STANDARD DETAIL

CONTECH CASCADE SEPARATOR (HYDRODYNAMIC SEPARATOR) CS-4

60


A
FLOW
TOP SLAB ACCESS (SEE FRAME AND COVER DETAIL)
A
FLOW
INLET PIPE(S) LOCATION MAY VARY WITHIN 260°
60" [1524] I.D. MANHOLE STRUCTURE

PLAN VIEW B-B
NOT TO SCALE


CONTRACTOR TO GROUT TO FINISHED GRADE
GRADE RINGS/RISERS
TOP OF CENTER CHAMBER (EXTENSIONS AVAILABLE AS REQUIRED)
INLET PIPE (MULTIPLE INLET PIPES MAY BE ACCOMMODATED)
PERMANENT POOL ELEVATION
FIBERGLASS OR ALUMINUM INTERNAL COMPONENTS
SOLIDS STORAGE SUMP
B
B
2'-10" [864]
VARIES
(4'-6" [1372])
OUTLET PIPE
12" OF 3/4 " CRUSHED STONE SUBBASE

ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

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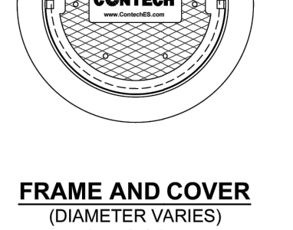
CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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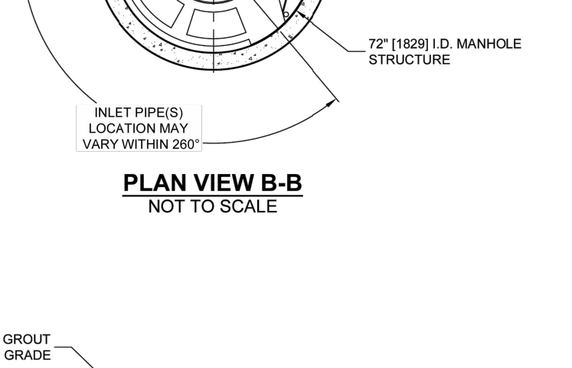
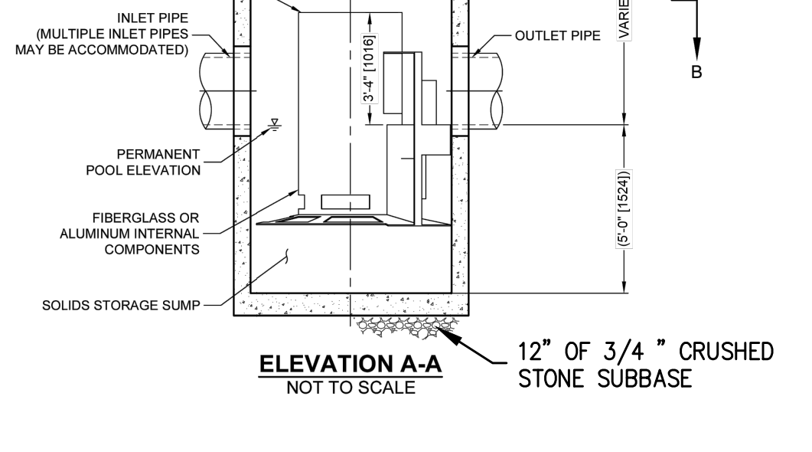
CS-5
CASCADE SEPARATOR
STANDARD DETAIL

CONTECH CASCADE SEPARATOR (HYDRODYNAMIC SEPARATOR) CS-5

61


A
FLOW
TOP SLAB ACCESS (SEE FRAME AND COVER DETAIL)
A
FLOW
INLET PIPE(S) LOCATION MAY VARY WITHIN 260°
72" [1829] I.D. MANHOLE STRUCTURE

PLAN VIEW B-B
NOT TO SCALE


CONTRACTOR TO GROUT TO FINISHED GRADE
GRADE RINGS/RISERS
TOP OF CENTER CHAMBER (EXTENSIONS AVAILABLE AS REQUIRED)
INLET PIPE (MULTIPLE INLET PIPES MAY BE ACCOMMODATED)
PERMANENT POOL ELEVATION
FIBERGLASS OR ALUMINUM INTERNAL COMPONENTS
SOLIDS STORAGE SUMP
B
B
3'-4" [1016]
VARIES
(5'-0" [1524])
OUTLET PIPE
12" OF 3/4 " CRUSHED STONE SUBBASE

ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

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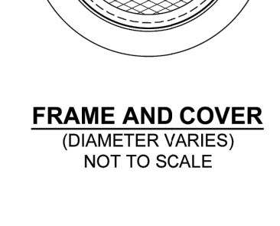
CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-6 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
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E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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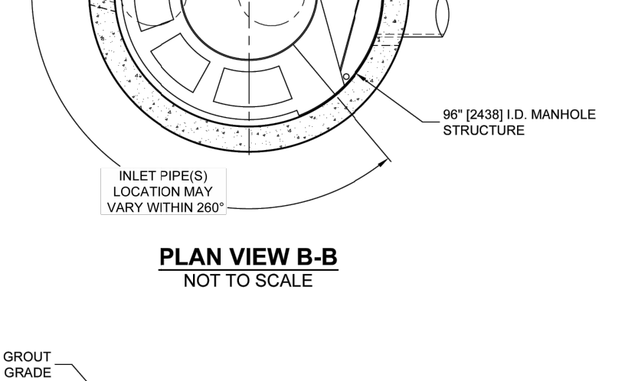
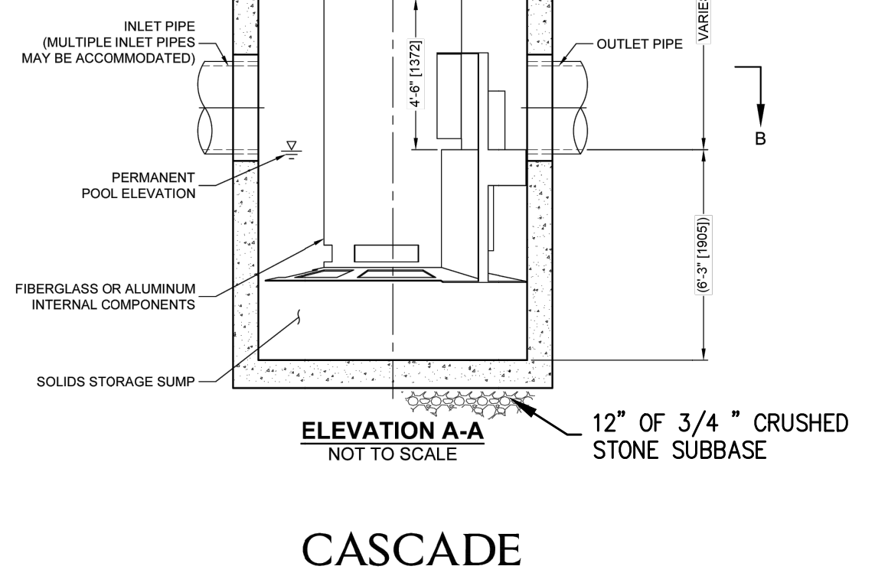
CS-6
CASCADE SEPARATOR
STANDARD DETAIL

6ONTECH CASCADE SEPARATOR (HYDRODYNAMIC SEPARATOR) CS-6

62


A
FLOW
TOP SLAB ACCESS (SEE FRAME AND COVER DETAIL)
A
FLOW
INLET PIPE(S) LOCATION MAY VARY WITHIN 260°
96" [2438] I.D. MANHOLE STRUCTURE

PLAN VIEW B-B
NOT TO SCALE


CONTRACTOR TO GROUT TO FINISHED GRADE
GRADE RINGS/RISERS
TOP OF CENTER CHAMBER (EXTENSIONS AVAILABLE AS REQUIRED)
INLET PIPE (MULTIPLE INLET PIPES MAY BE ACCOMMODATED)
PERMANENT POOL ELEVATION
FIBERGLASS OR ALUMINUM INTERNAL COMPONENTS
SOLIDS STORAGE SUMP
B
B
4'-6" [1372]
VARIES
(6'-3" [1905])
OUTLET PIPE
12" OF 3/4 " CRUSHED STONE SUBBASE

ELEVATION A-A
NOT TO SCALE

CASCADE
separator™

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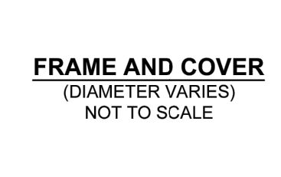
CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-8 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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ENGINEERED SOLUTIONS LLC
www.contechES.com
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800-338-1122 513-645-7000 513-645-7993 FAX

CS-8
CASCADE SEPARATOR
STANDARD DETAIL

CONTECH CASCADE SEPARATOR (HYDRODYNAMIC SEPARATOR) CS-8

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No.	Revision	Date	By
3.	REVISED PER TOWN COMMENTS	05/02/2023	CS
4.	REVISED PER TOWN COMMENTS	06/09/2023	CS
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
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Drawn: EGK Approved: DV
Scale: NOT TO SCALE
Date: 11/11/2022
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Drawing No: C-908

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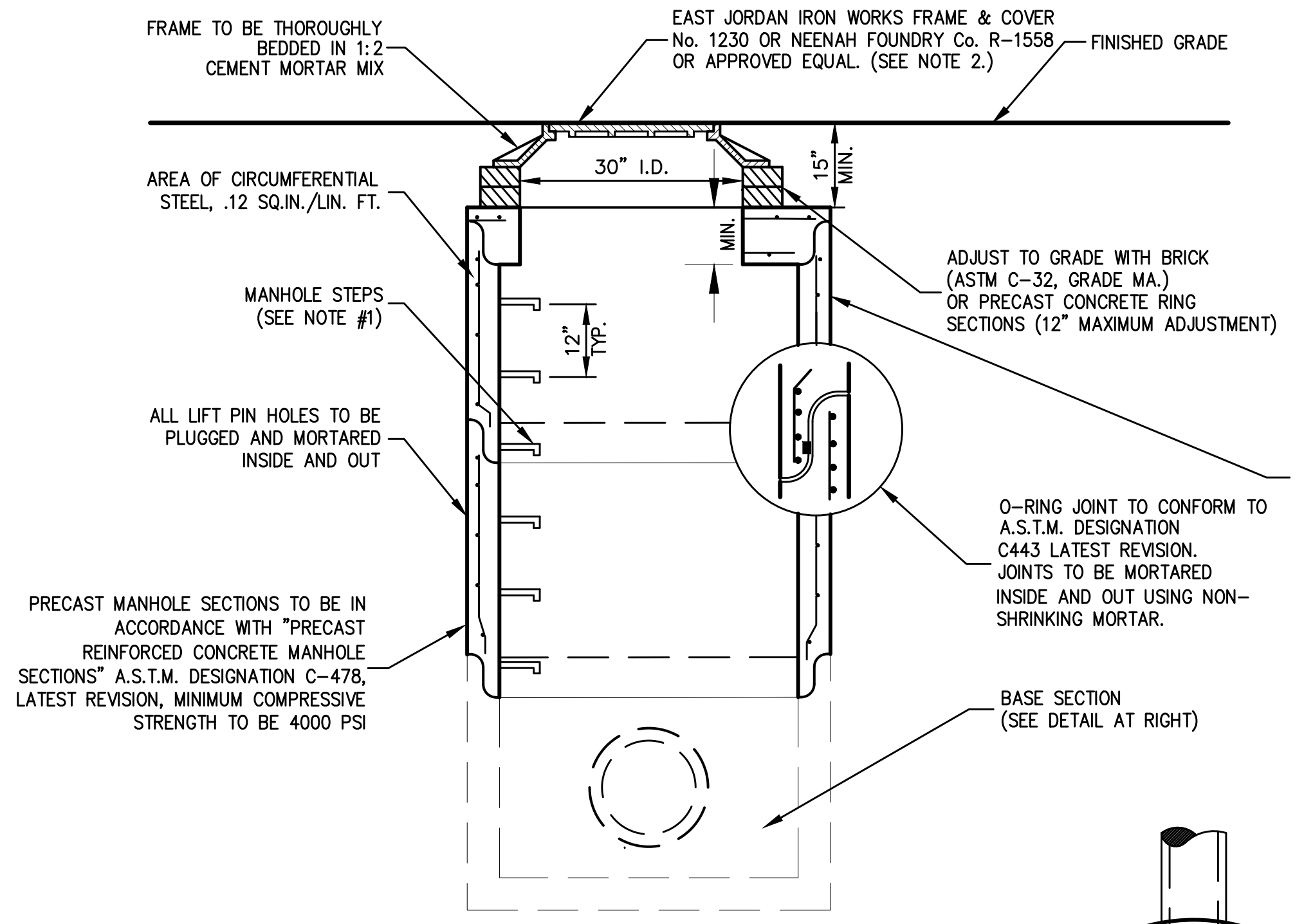
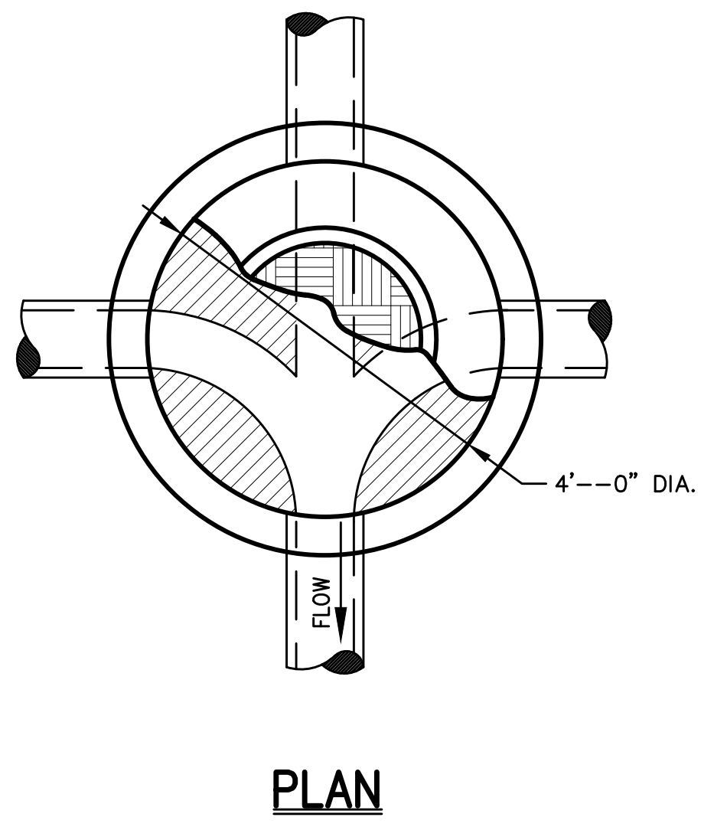
DOGHOUSE MANHOLE

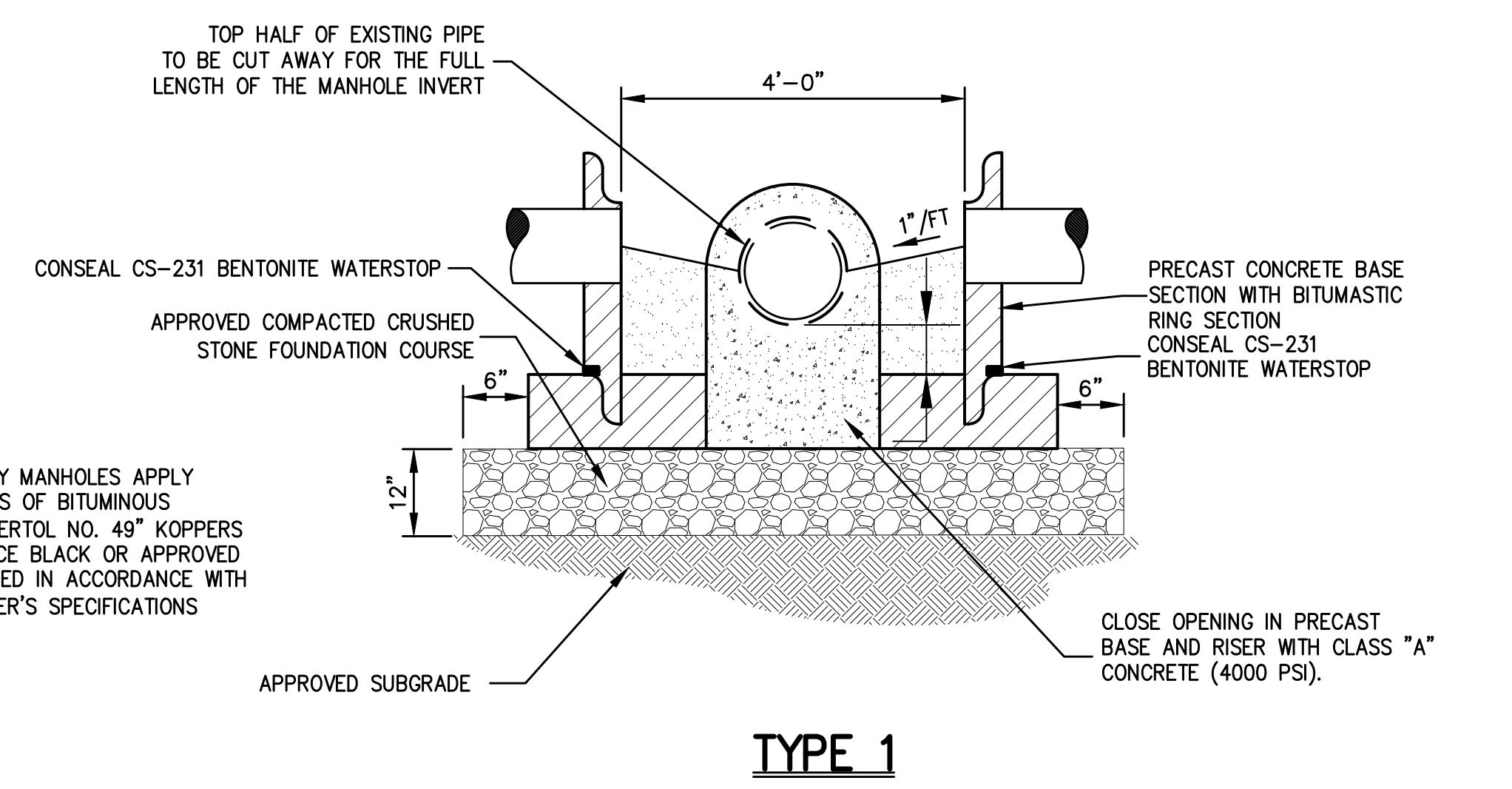
64


FRAME TO BE THOROUGHLY BEDDED IN 1:2 CEMENT MORTAR MIX
EAST JORDAN IRON WORKS FRAME & COVER No. 1230 OR NEENAH FOUNDRY Co. R-1558 OR APPROVED EQUAL. (SEE NOTE 2.)
FINISHED GRADE
30" I.D.
15" MIN.
MIN.
AREA OF CIRCUMFERENTIAL STEEL, .12 SQ.IN./LIN. FT.
ADJUST TO GRADE WITH BRICK (ASTM C-32, GRADE MA.) OR PRECAST CONCRETE RING SECTIONS (12" MAXIMUM ADJUSTMENT)
MANHOLE STEPS (SEE NOTE #1)
12" TYP.
ALL LIFT PIN HOLES TO BE PLUGGED AND MORTARED INSIDE AND OUT
O-RING JOINT TO CONFORM TO A.S.T.M. DESIGNATION C443 LATEST REVISION. JOINTS TO BE MORTARED INSIDE AND OUT USING NON-SHRINKING MORTAR.
PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" A.S.T.M. DESIGNATION C-478, LATEST REVISION, MINIMUM COMPRESSIVE STRENGTH TO BE 4000 PSI
BASE SECTION (SEE DETAIL AT RIGHT)

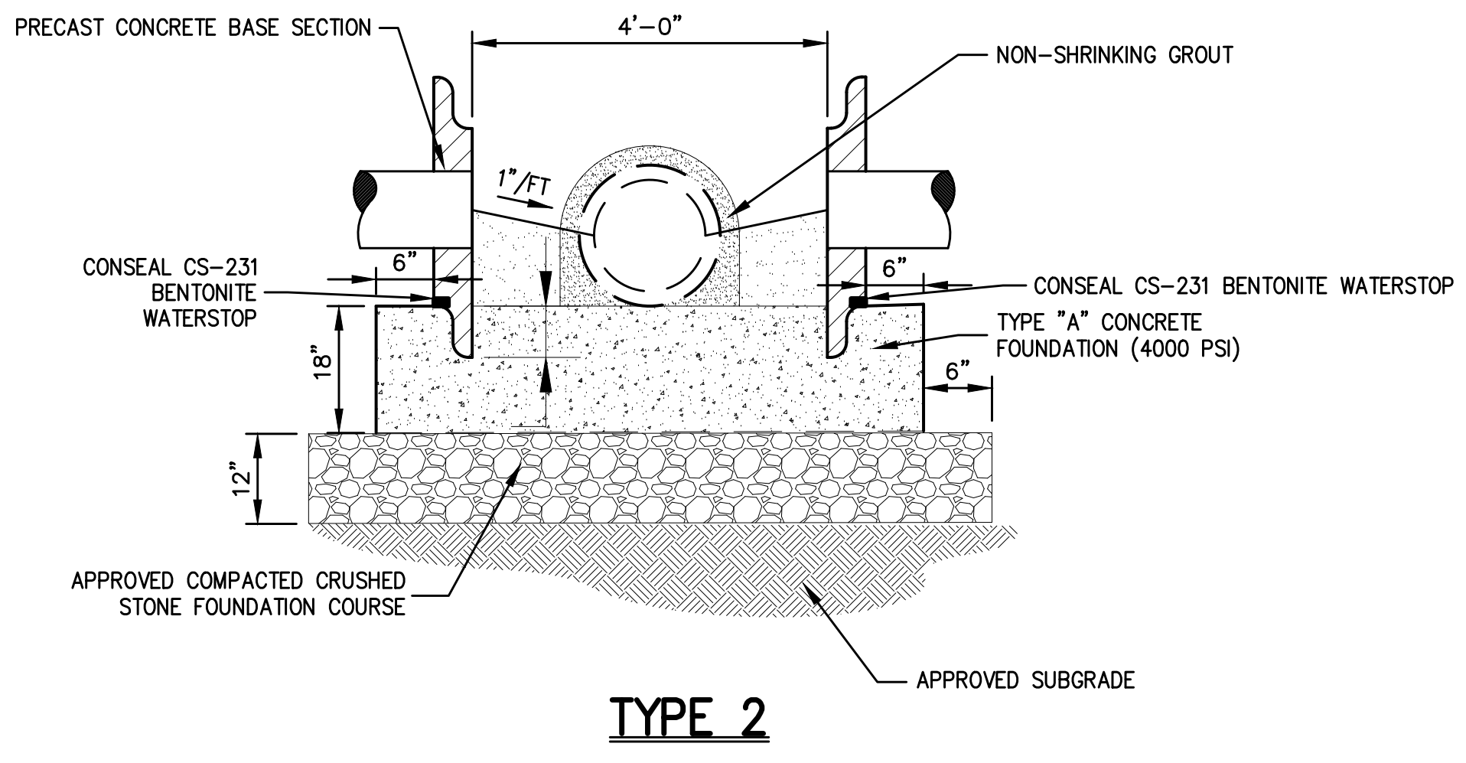
FOR SANITARY MANHOLES APPLY 2-2MIL COATS OF BITUMINOUS MATERIAL "INERTOL NO. 49" KOPPERS SUPER SERVICE BLACK OR APPROVED EQUAL, APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS



PLAN


TOP HALF OF EXISTING PIPE TO BE CUT AWAY FOR THE FULL LENGTH OF THE MANHOLE INVERT
4'-0"
1"/FT
CONSEAL CS-231 BENTONITE WATERSTOP
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
PRECAST CONCRETE BASE SECTION WITH BITUMASTIC RING SECTION
CONSEAL CS-231 BENTONITE WATERSTOP
6"
6"
12"
CLOSE OPENING IN PRECAST BASE AND RISER WITH CLASS "A" CONCRETE (4000 PSI).
APPROVED SUBGRADE

TYPE 1


PRECAST CONCRETE BASE SECTION
4'-0"
NON-SHRINKING GROUT
1"/FT
CONSEAL CS-231 BENTONITE WATERSTOP
6"
6"
CONSEAL CS-231 BENTONITE WATERSTOP
TYPE "A" CONCRETE FOUNDATION (4000 PSI)
18"
6"
12"
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
APPROVED SUBGRADE

TYPE 2

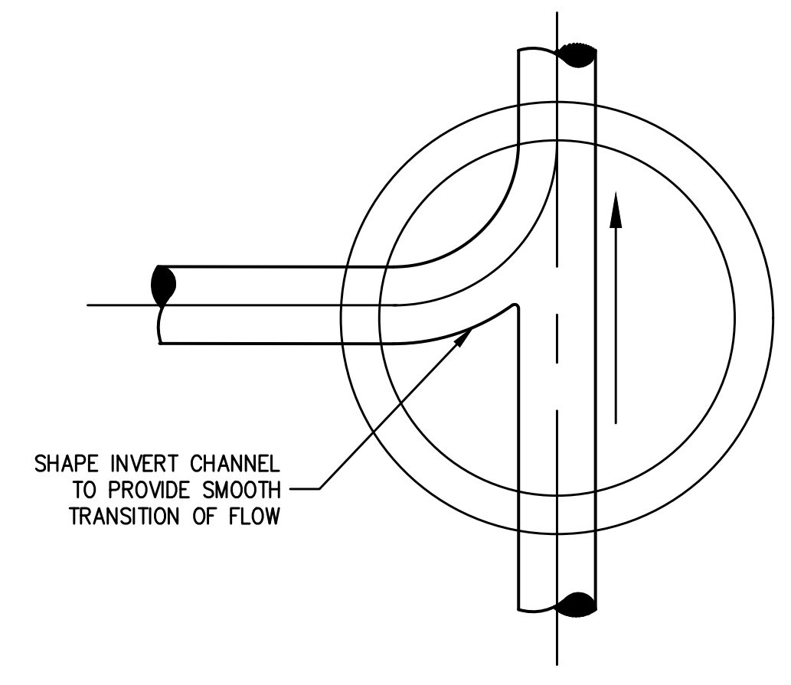
NOTES:

1. MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES WITH DEPTH (h) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-902
6. CONCRETE SHALL BE SLOPED AT 1"/FT.
7. ALL MANHOLES AND CASTINGS (FRAMES AND COVERS) SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS"
8. SEAL ANNULAR SPACE BETWEEN DOGHOUSE OPENING AND EXISTING PIPE WITH NON-SHRINK GROUT.
9. CONCRETE BONDING AGENT MUST BE APPLIED TO ALL INTERFACES OF PRECAST CONCRETE SURFACES WITH POURED-IN-PLACE CONCRETE.

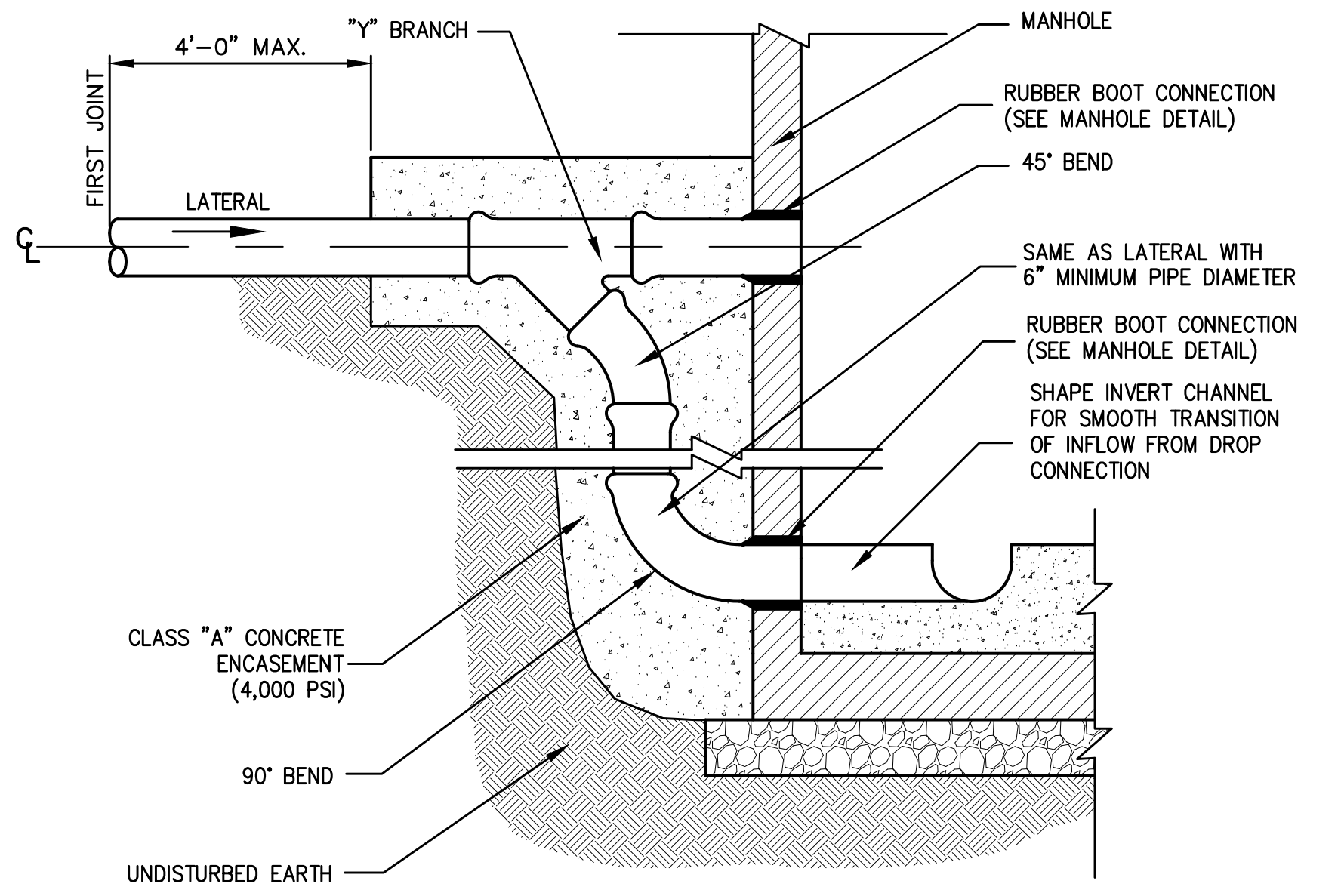
DROP CONNECTION AT MANHOLE

(SANITARY SEWER)

65


SHAPE INVERT CHANNEL TO PROVIDE SMOOTH TRANSITION OF FLOW

PLAN OF INVERT CHANNEL


4'-0" MAX.
"Y" BRANCH
FIRST JOINT
LATERAL
℄
MANHOLE
RUBBER BOOT CONNECTION (SEE MANHOLE DETAIL)
45° BEND
SAME AS LATERAL WITH 6" MINIMUM PIPE DIAMETER
RUBBER BOOT CONNECTION (SEE MANHOLE DETAIL)
SHAPE INVERT CHANNEL FOR SMOOTH TRANSITION OF INFLOW FROM DROP CONNECTION
CLASS "A" CONCRETE ENCASEMENT (4,000 PSI)
90° BEND
UNDISTURBED EARTH

NOTES:

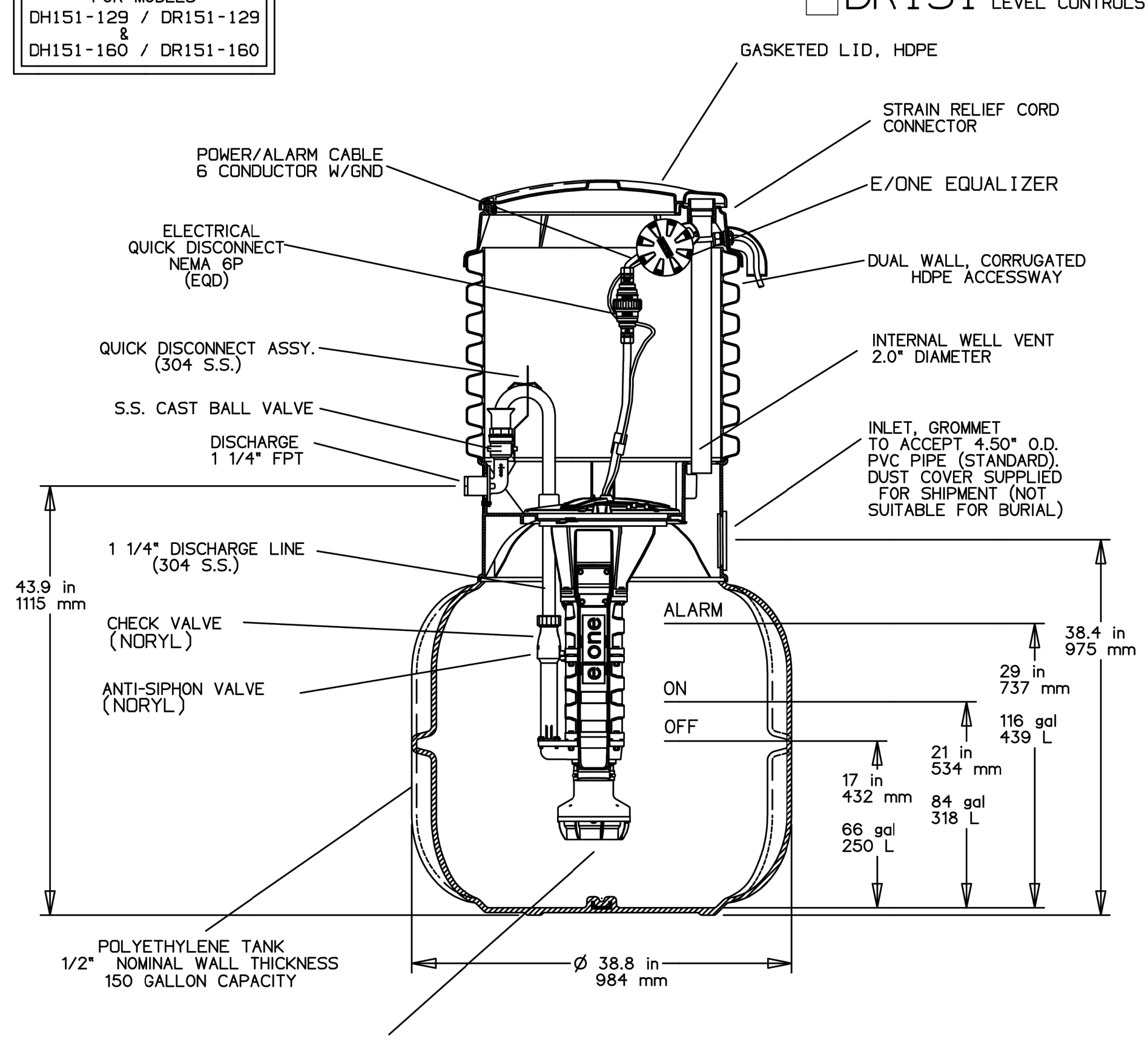
1. DROP CONNECTION SHALL BE USED WHEN INCOMING SANITARY SEWER IS 2'-0" OR HIGHER THAN THE OUTGOING SEWER.
2. PIPE SIZE OF DROP CONNECTION SHALL BE THE SAME SIZE AS LATERAL WITH 6" MINIMUM DIAMETER.

DH-151 DETAIL SHEET

66

OPTIONS: ☐ DH151 (HARD WIRED LEVEL CONTROLS)
☐ DR151 (WIRELESS LEVEL CONTROLS)

FIELD JOINT REQUIRED FOR MODELS
DH151-129 / DR151-129
&
DH151-160 / DR151-160


GASKETED LID, HDPE
STRAIN RELIEF CORD CONNECTOR
POWER/ALARM CABLE 6 CONDUCTOR W/GND
E/ONE EQUALIZER
ELECTRICAL QUICK DISCONNECT NEMA 6P (EQD)
DUAL WALL, CORRUGATED HDPE ACCESSWAY
QUICK DISCONNECT ASSY. (304 S.S.)
INTERNAL WELL VENT 2.0" DIAMETER
S.S. CAST BALL VALVE
DISCHARGE 1 1/4" FPT
INLET, GROMMET TO ACCEPT 4.50" O.D. PVC PIPE (STANDARD). DUST COVER SUPPLIED FOR SHIPMENT (NOT SUITABLE FOR BURIAL)
1 1/4" DISCHARGE LINE (304 S.S.)
43.9 in 1115 mm
ALARM
38.4 in 975 mm
CHECK VALVE (NORYL)
29 in 737 mm
ANTI-SIPHON VALVE (NORYL)
ON
OFF
116 gal 439 L
21 in 534 mm
17 in 432 mm
84 gal 318 L
66 gal 250 L
e one
POLYETHYLENE TANK 1/2" NOMINAL WALL THICKNESS 150 GALLON CAPACITY
Ø 38.8 in 984 mm
SEMI-POSITIVE DISPLACEMENT TYPE PUMP DIRECTLY DRIVEN BY A 1 HP MOTOR

CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS
FOR DETAILS

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY

KC	PD	09/30/19	F	
DR BY	CHK'D	DATE	ISSUE	SCALE

eone
SEWER SYSTEMS

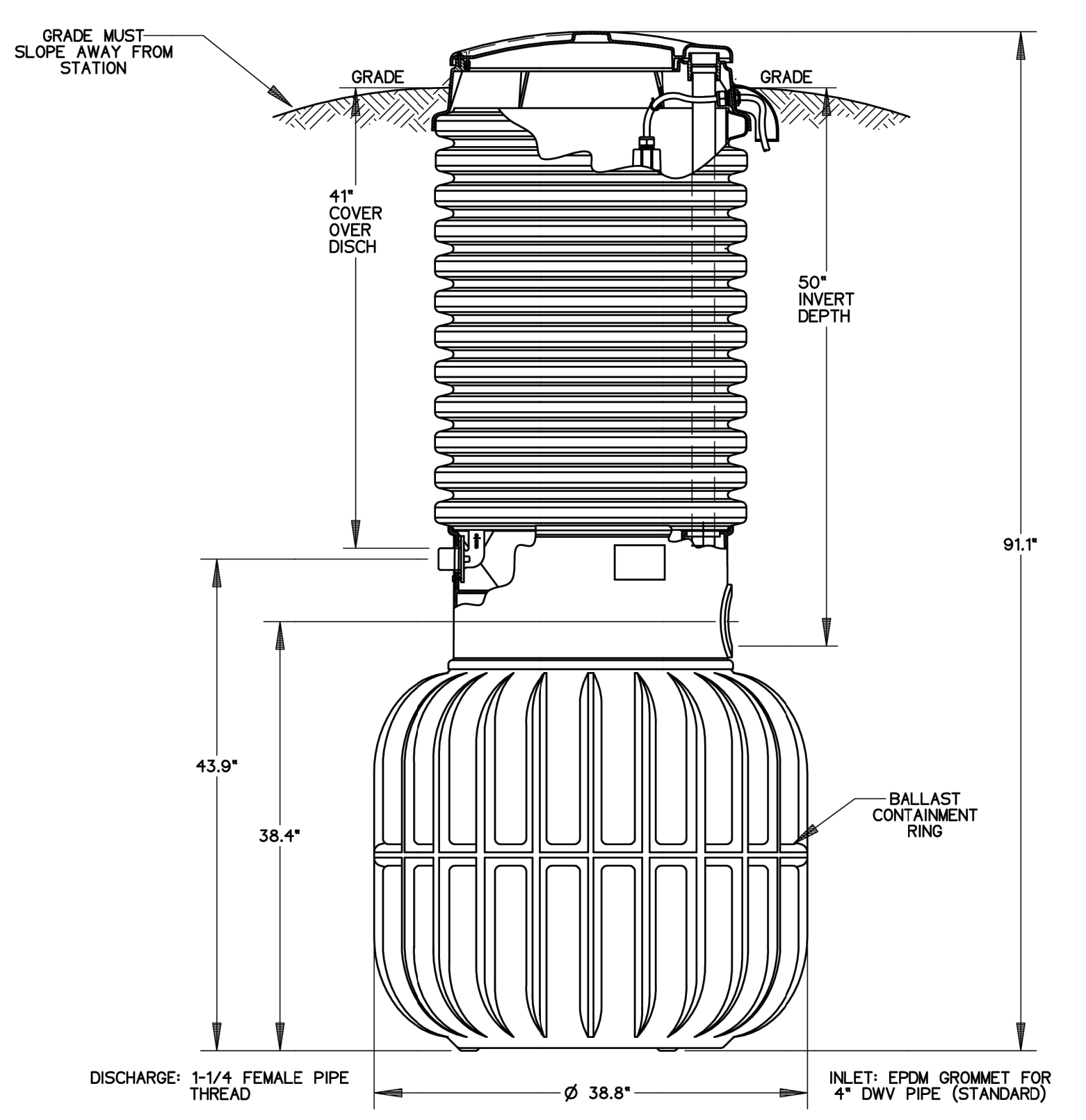
MODEL DH151 / DR151
DETAIL SHEET

NA0051P02

E-ONE GRINDER PUMP SYSTEM

67

OPTIONS : ☐ DH151-93 (HARD WIRED LEVEL CONTROLS)
☐ DR151-93 (WIRELESS LEVEL CONTROLS)


GRADE MUST SLOPE AWAY FROM STATION
GRADE
GRADE
41" COVER OVER DISCH
50" INVERT DEPTH
91.1"
43.9"
38.4"
BALLAST CONTAINMENT RING
DISCHARGE: 1-1/4 FEMALE PIPE THREAD
Ø 38.8"
INLET: EPDM GROMMET FOR 4" DWV PIPE (STANDARD)

CONCRETE BALLAST MAY BE REQUIRED
SEE INSTALLATION INSTRUCTIONS
FOR DETAILS

NOTE: DIMENSIONS ARE FOR REFERENCE ONLY

AD	CAH	7/13/07	D	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

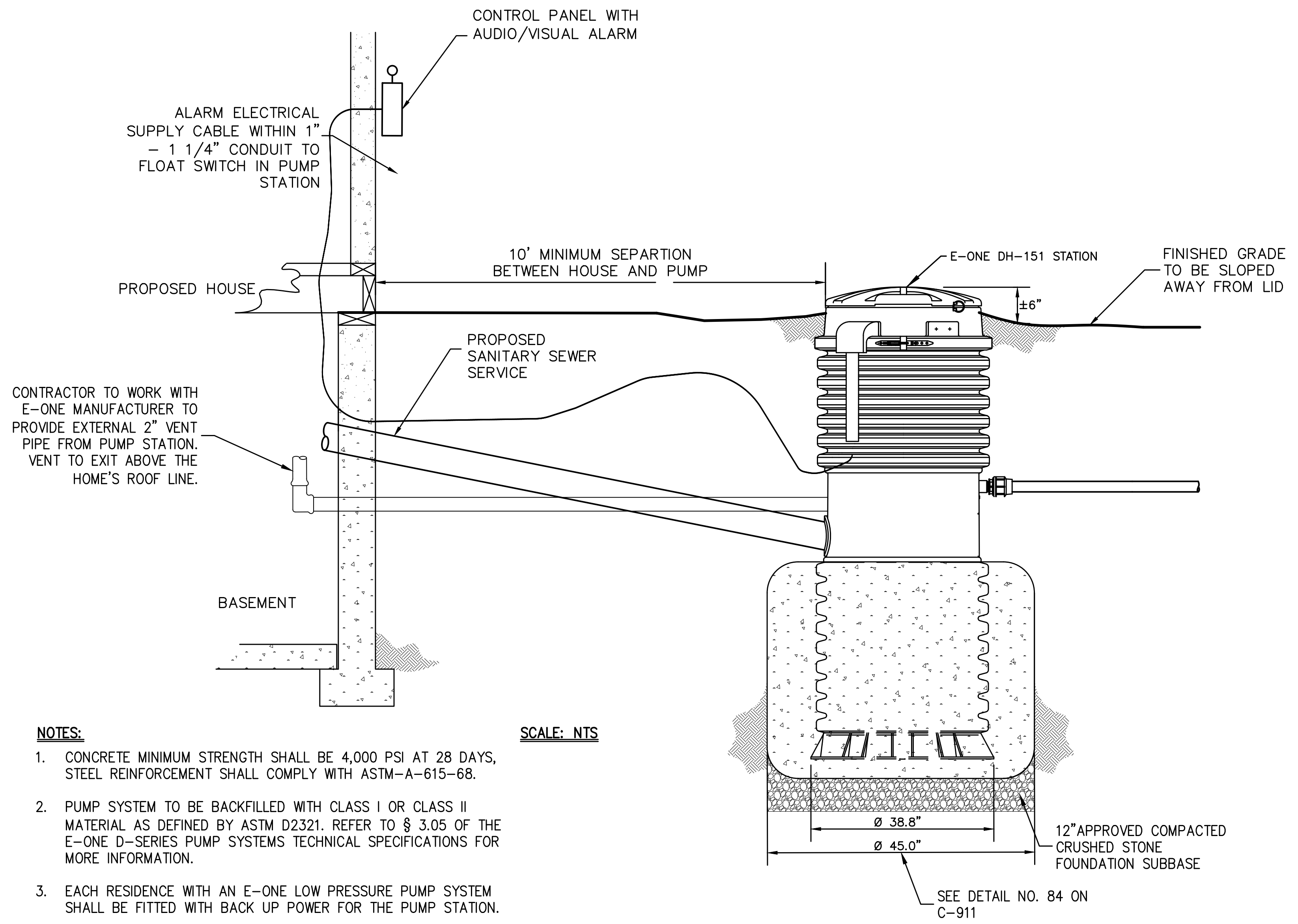
eone
SEWER SYSTEMS

MODEL DH151-93 / DR151-93

NA0051P06

TYPICAL LATERAL INSTALLATION

68


CONTROL PANEL WITH AUDIO/VISUAL ALARM
ALARM ELECTRICAL SUPPLY CABLE WITHIN 1" - 1 1/4" CONDUIT TO FLOAT SWITCH IN PUMP STATION
10' MINIMUM SEPARTION BETWEEN HOUSE AND PUMP
E-ONE DH-151 STATION
FINISHED GRADE TO BE SLOPED AWAY FROM LID
±6"
PROPOSED HOUSE
PROPOSED SANITARY SEWER SERVICE
CONTRACTOR TO WORK WITH E-ONE MANUFACTURER TO PROVIDE EXTERNAL 2" VENT PIPE FROM PUMP STATION. VENT TO EXIT ABOVE THE HOME'S ROOF LINE.
BASEMENT
Ø 38.8"
Ø 45.0"
12"APPROVED COMPACTED CRUSHED STONE FOUNDATION SUBBASE
SEE DETAIL NO. 84 ON C-911

NOTES:

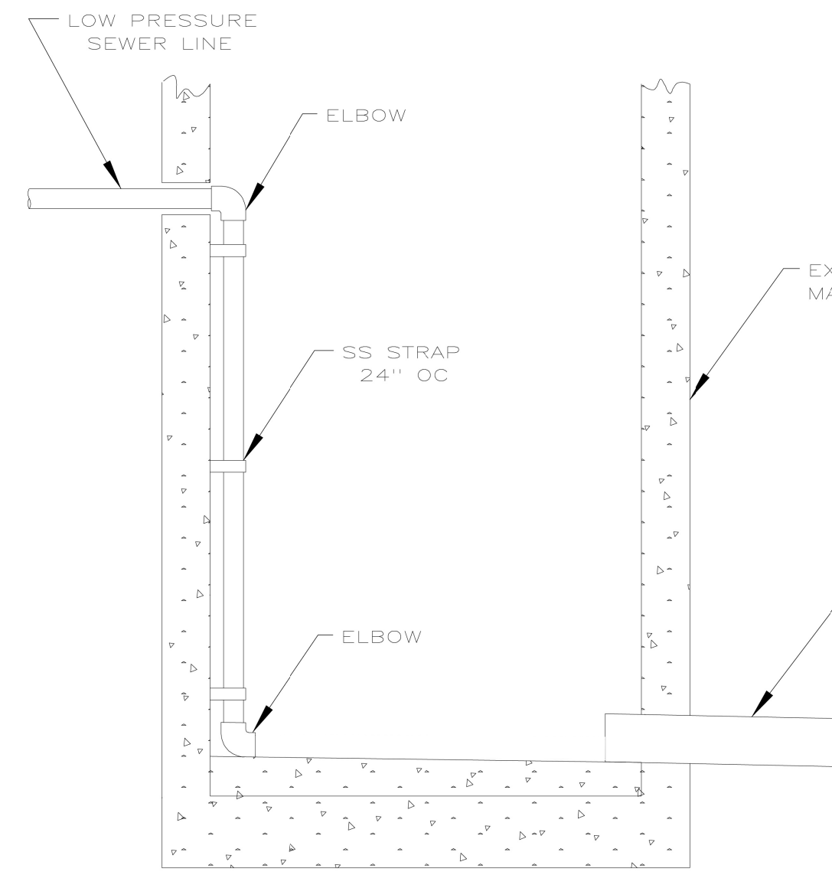
SCALE: NTS

1. CONCRETE MINIMUM STRENGTH SHALL BE 4,000 PSI AT 28 DAYS, STEEL REINFORCEMENT SHALL COMPLY WITH ASTM-A-615-68.
2. PUMP SYSTEM TO BE BACKFILLED WITH CLASS I OR CLASS II MATERIAL AS DEFINED BY ASTM D2321. REFER TO § 3.05 OF THE E-ONE D-SERIES PUMP SYSTEMS TECHNICAL SPECIFICATIONS FOR MORE INFORMATION.
3. EACH RESIDENCE WITH AN E-ONE LOW PRESSURE PUMP SYSTEM SHALL BE FITTED WITH BACK UP POWER FOR THE PUMP STATION.

TYPICAL LPSS DROP CONNECTION IN MANHOLE

69

TYPICAL DROP CONNECTION
LPSS IN EXISTING MANHOLE


LOW PRESSURE SEWER LINE
ELBOW
EXISTING MANHOLE
SS STRAP 24" OC
GRAVITY SEWER
ELBOW

environment one
CORPORATION

LM000115 REV. –

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	04/25/2024	CDF
2.	REVISED PER TOWN COMMENTS	06/04/2024	CDF
3.	REVISED PER TOWN COMMENTS	07/11/2024	CDF
4.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
5.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
6.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
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Scale:	NOT TO SCALE		
Date:	03/18/2024		
Project No:	17099		
17099-DETAILS	C-909	–	

Drawing No:
C-909

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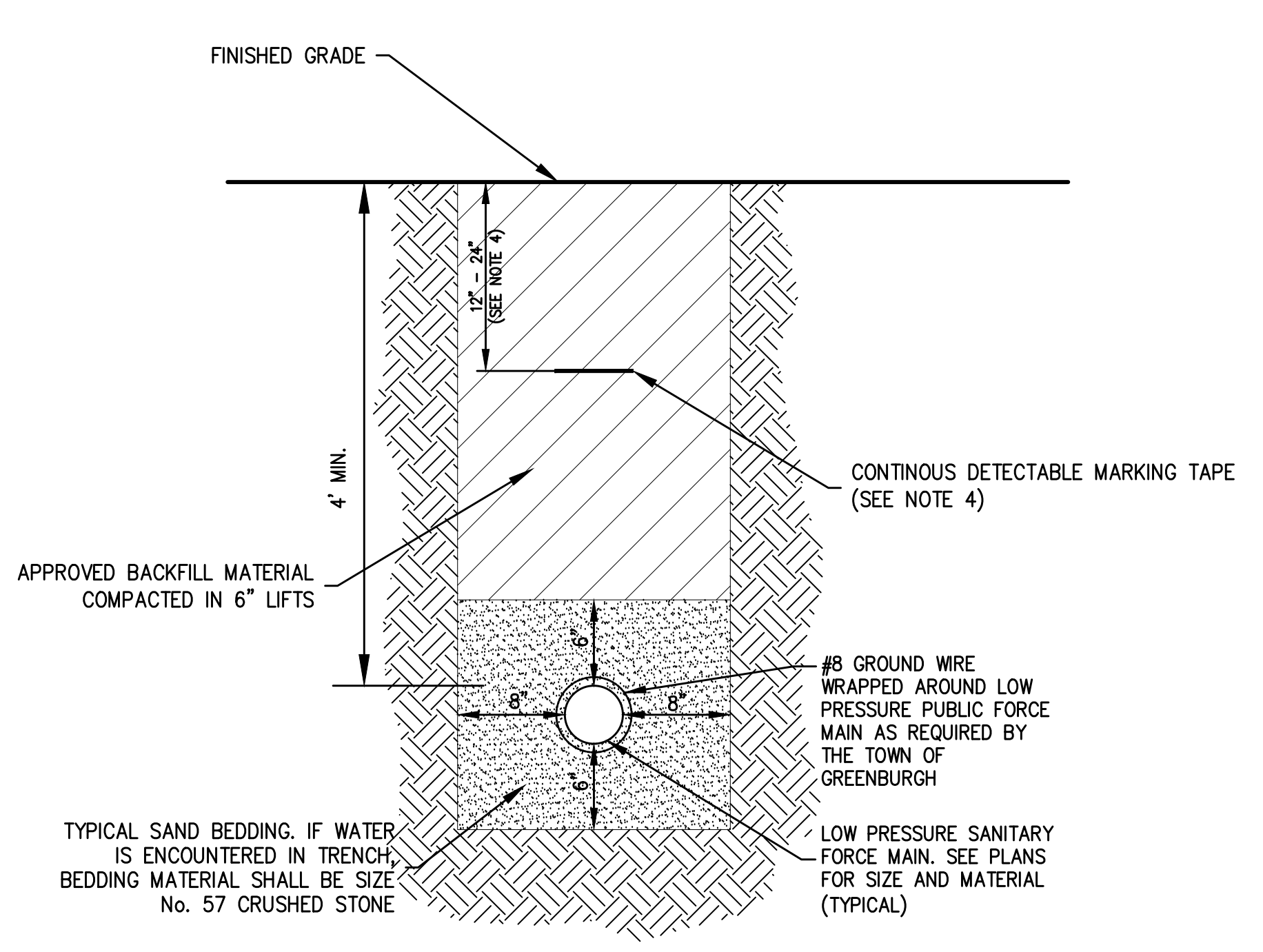
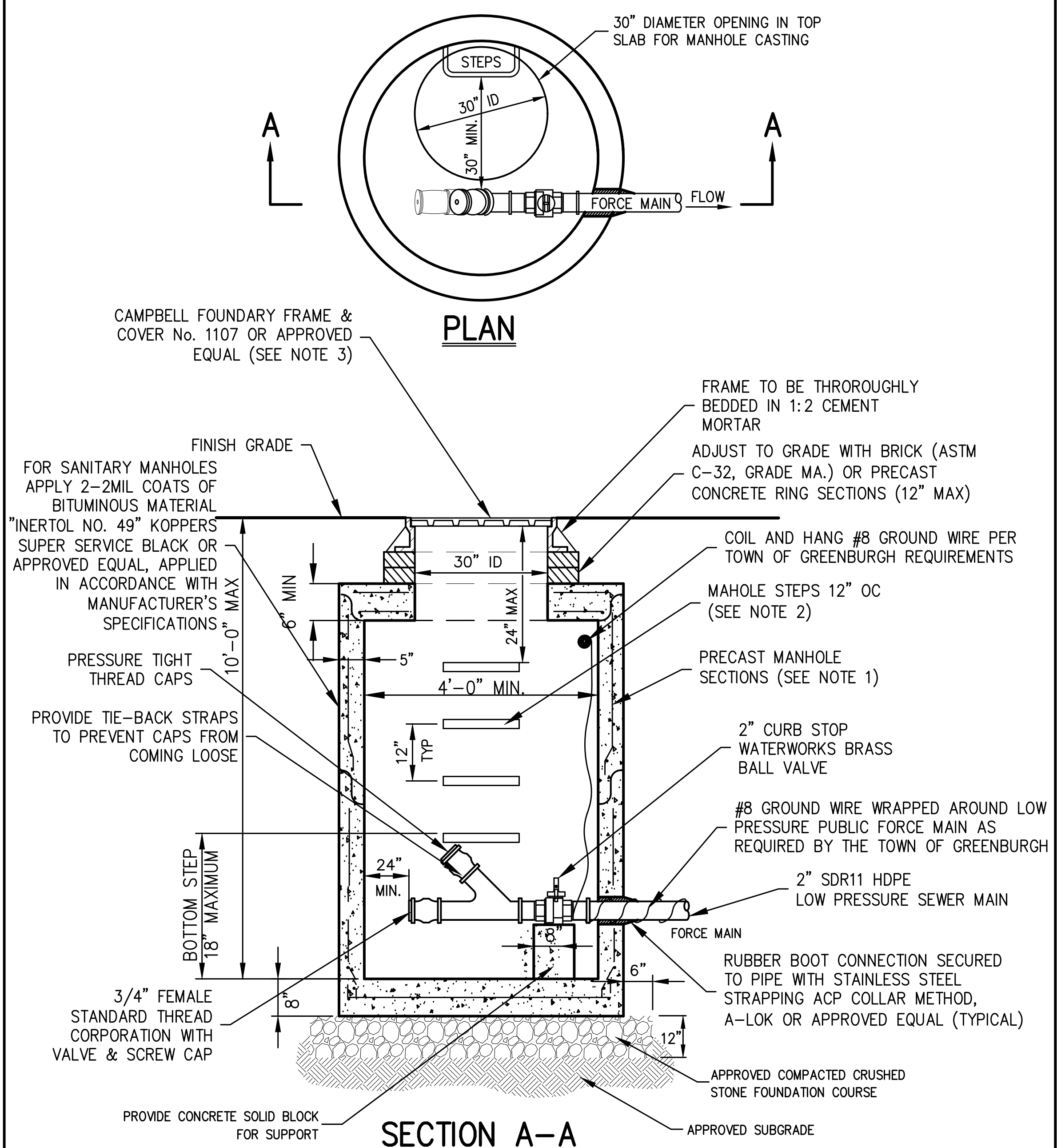

FINISHED GRADE
12"-24" (SEE NOTE 4)
4' MIN.
CONTINOUS DETECTABLE MARKING TAPE (SEE NOTE 4)
APPROVED BACKFILL MATERIAL COMPACTED IN 6" LIFTS
#8 GROUND WIRE WRAPPED AROUND LOW PRESSURE PUBLIC FORCE MAIN AS REQUIRED BY THE TOWN OF GREENBURGH
TYPICAL SAND BEDDING. IF WATER IS ENCOUNTERED IN TRENCH, BEDDING MATERIAL SHALL BE SIZE No. 57 CRUSHED STONE
LOW PRESSURE SANITARY FORCE MAIN. SEE PLANS FOR SIZE AND MATERIAL (TYPICAL)
6"
8"

NOTES:

1. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
2. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPESIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
3. FOR BACKFILL REQUIREMENTS PLEASE REFER TO DETAIL No. 86 ON SHEET C-911
4. PROVIDE GREEN CONTINUES DETECTABLE MARKING TAPE WITH BLACK PRINTING READING "CAUTION SEWER LINE BURIED BELOW," DURING BACKFILL OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 24-INCHES BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 12-INCHES BELOW SUBGRADE UNDER PAVEMENT.

LOW PRESSURE SANITARY SEWER TRENCH DETAIL 70

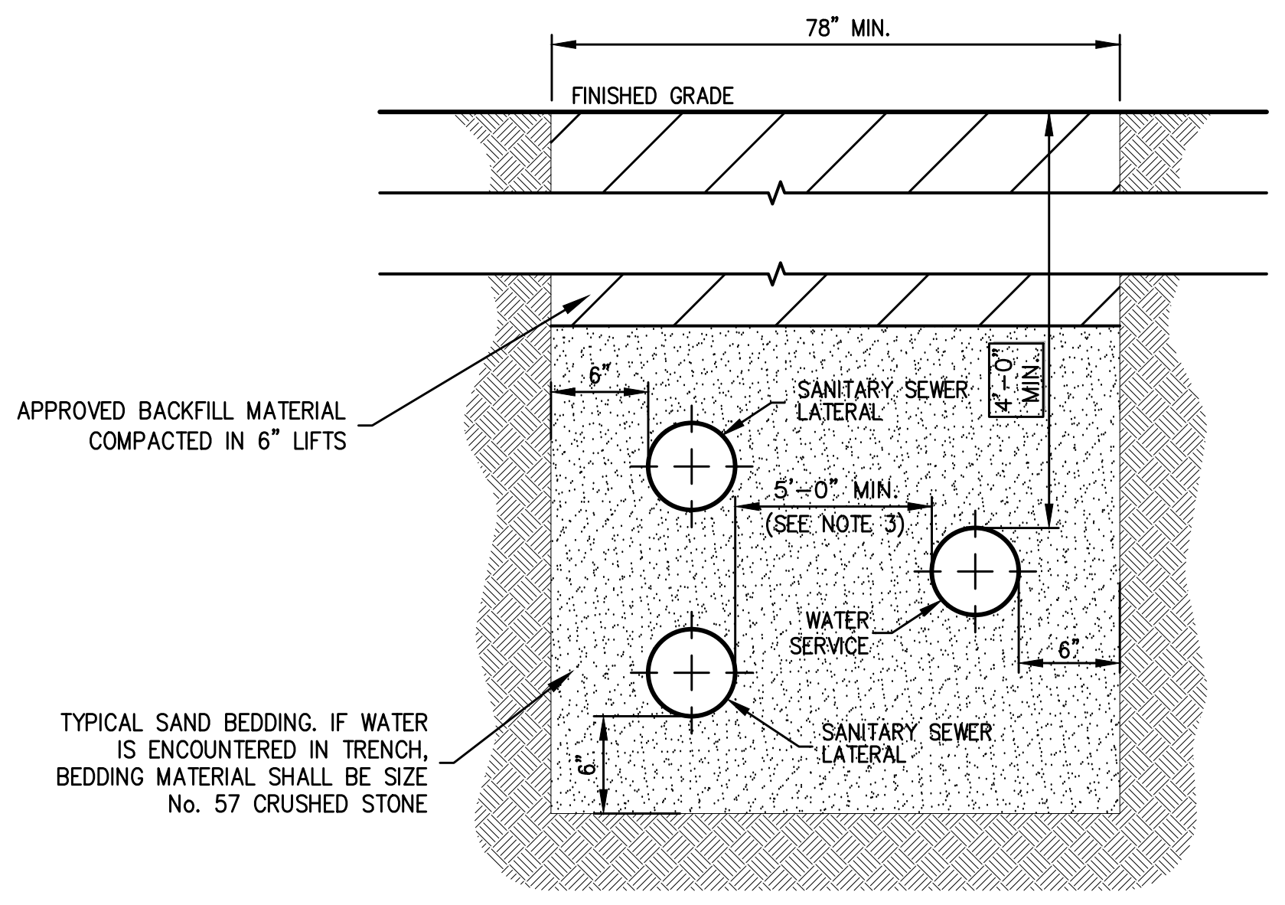

30" DIAMETER OPENING IN TOP SLAB FOR MANHOLE CASTING
STEPS
30" ID
30" MIN.
A
A
FORCE MAIN
FLOW
PLAN
CAMPBELL FOUNDARY FRAME & COVER No. 1107 OR APPROVED EQUAL (SEE NOTE 3)
FINISH GRADE
FOR SANITARY MANHOLES APPLY 2-2MIL COATS OF BITUMINOUS MATERIAL "INERTOL NO. 49" KOPPERS SUPER SERVICE BLACK OR APPROVED EQUAL, APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
PRESSURE TIGHT THREAD CAPS
PROVIDE TIE-BACK STRAPS TO PREVENT CAPS FROM COMING LOOSE
FRAME TO BE THROROUGHLY BEDDED IN 1:2 CEMENT MORTAR
ADJUST TO GRADE WITH BRICK (ASTM C-32, GRADE MA.) OR PRECAST CONCRETE RING SECTIONS (12" MAX)
COIL AND HANG #8 GROUND WIRE PER TOWN OF GREENBURGH REQUIREMENTS
MAHOLE STEPS 12" OC (SEE NOTE 2)
PRECAST MANHOLE SECTIONS (SEE NOTE 1)
2" CURB STOP WATERWORKS BRASS BALL VALVE
#8 GROUND WIRE WRAPPED AROUND LOW PRESSURE PUBLIC FORCE MAIN AS REQUIRED BY THE TOWN OF GREENBURGH
2" SDR11 HDPE LOW PRESSURE SEWER MAIN
FORCE MAIN
RUBBER BOOT CONNECTION SECURED TO PIPE WITH STAINLESS STEEL STRAPPING ACP COLLAR METHOD, A-LOK OR APPROVED EQUAL (TYPICAL)
30" ID
24" MAX
6" MIN
10'-0" MAX
5"
4'-0" MIN
12" TYP
24" MIN.
BOTTOM STEP 18" MAXIMUM
8"
6"
12"
3/4" FEMALE STANDARD THREAD CORPORATION WITH VALVE & SCREW CAP
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
PROVIDE CONCRETE SOLID BLOCK FOR SUPPORT
APPROVED SUBGRADE

SECTION A-A

NOTES:

1. PRECAST CONCRETE MANHOLE SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.
2. MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
3. UNLESS OTHERWISE SPECIFIED, MANHOLE COVER SHALL HAVE LETTERS "SEWER" CAST ON COVER. COVER SHALL HAVE VENT HOLES.
4. ALL MANHOLES AND CASTINGS (FRAMES AND COVERS) SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN STANDARDS"
5. CONCRETE BONDING AGENT MUST BE APPLIED TO ALL INTERFACES OF PRECAST CONCRETE SURFACES WITH POURED-IN-PLACE CONCRETE.
6. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-902
7. A 1-INCH MINIMUM BUTYL ROPE SEALER SHALL BE USED WHEN SEALING 4-FOOT DIAMETER MANHOLES AND A 1.5-INCH MINIMUM BUTYL ROPE SHALL BE USED ON 5-FOOT DIAMETER MANHOLES.
8. ALL VALVES TO BE MUELLER Co. OR KENNEDY VALVE Co. OR APPROVED EQUAL AND ARE SUBJECT TO APPROVAL FROM THE TOWN OF GREENBURGH WATER DEPARTMENT PRIOR TO PLACEMENT.
9. PROVIDE 2.5-FEET OF SPACE BETWEEN THE STEPS AND FORCE MAIN FOR ADEQUATE WORK AREA. OFFSET FORCEMAIN TO ONE SIDE.

TERMINAL FLUSHING MANHOLE 71

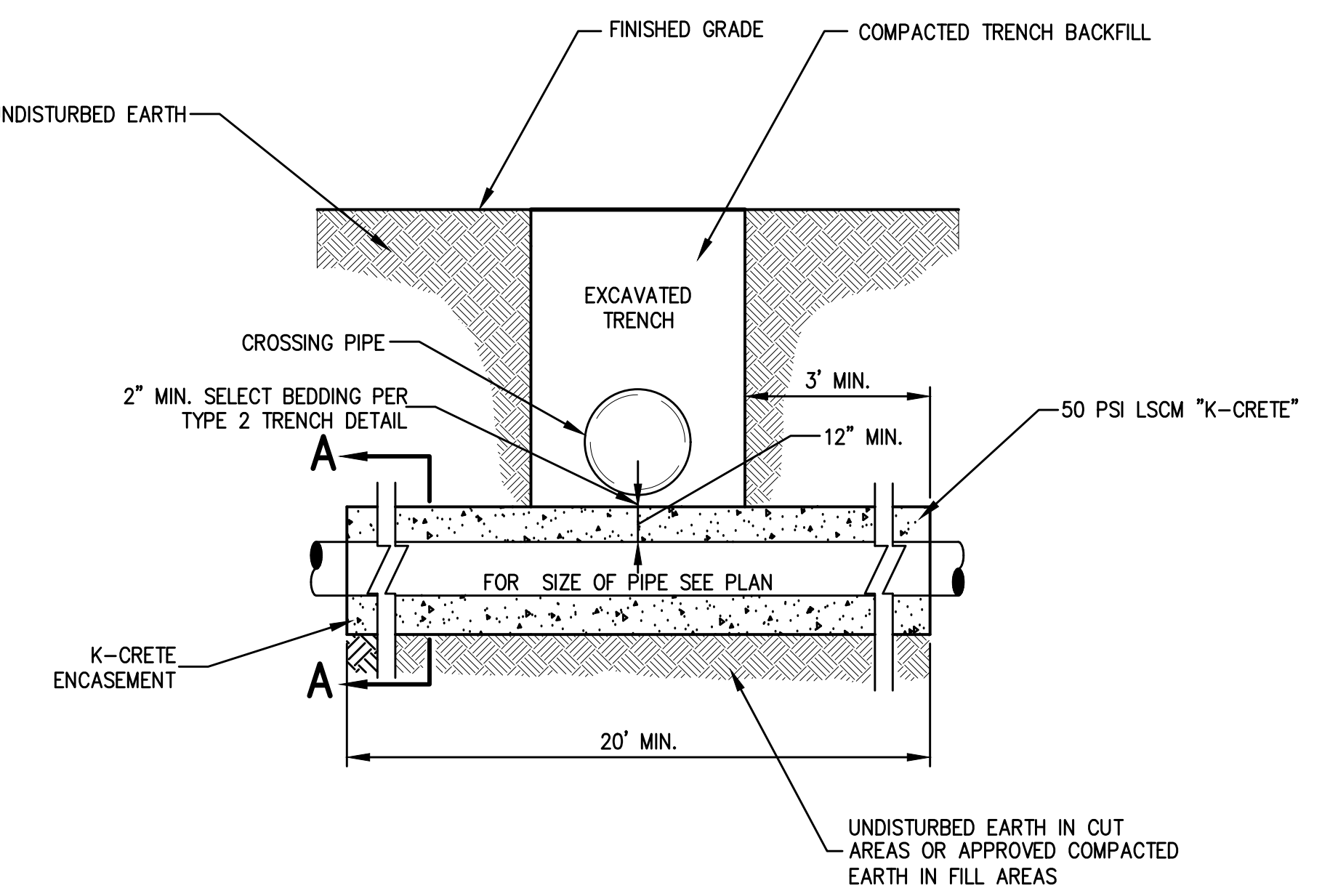

78" MIN.
FINISHED GRADE
APPROVED BACKFILL MATERIAL COMPACTED IN 6" LIFTS
SANITARY SEWER LATERAL
5'-0" MIN. (SEE NOTE 3)
WATER SERVICE
SANITARY SEWER LATERAL
TYPICAL SAND BEDDING. IF WATER IS ENCOUNTERED IN TRENCH, BEDDING MATERIAL SHALL BE SIZE No. 57 CRUSHED STONE
4'-0" MIN.
6"
6"
6"

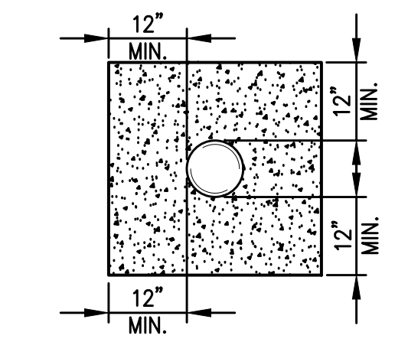
NOTES:

1. NORMAL CONDITIONS:
   - A. WHENEVER A WATER SERVICE MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   - B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER SERVICE CROSSING UNDER SANITARY SEWERS:
   - A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   - B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   - C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER SERVICES AND SANITARY SEWER LATERALS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JMC OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE TOWN OF GREENBURGH PRIOR TO INSTALLATION.
4. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
5. BACKFILL FOR PIPE AND SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
6. FOR BACKFILL REQUIREMENTS FOR SERVICES TRENCHES WITHIN THE RIGHT-OF-WAY, PLEASE REFER TO DETAIL No. 86 ON SHEET C-911.

WATER SERVICE AND SANITARY SEWER LATERAL TRENCH 72

(RESIDENTIAL)


FINISHED GRADE
COMPACTED TRENCH BACKFILL
UNDISTURBED EARTH
EXCAVATED TRENCH
CROSSING PIPE
2" MIN. SELECT BEDDING PER TYPE 2 TRENCH DETAIL
3" MIN.
12" MIN.
50 PSI LSCM "K-CRETE"
A
A
FOR SIZE OF PIPE SEE PLAN
K-CRETE ENCASEMENT
20' MIN.
UNDISTURBED EARTH IN CUT AREAS OR APPROVED COMPACTED EARTH IN FILL AREAS

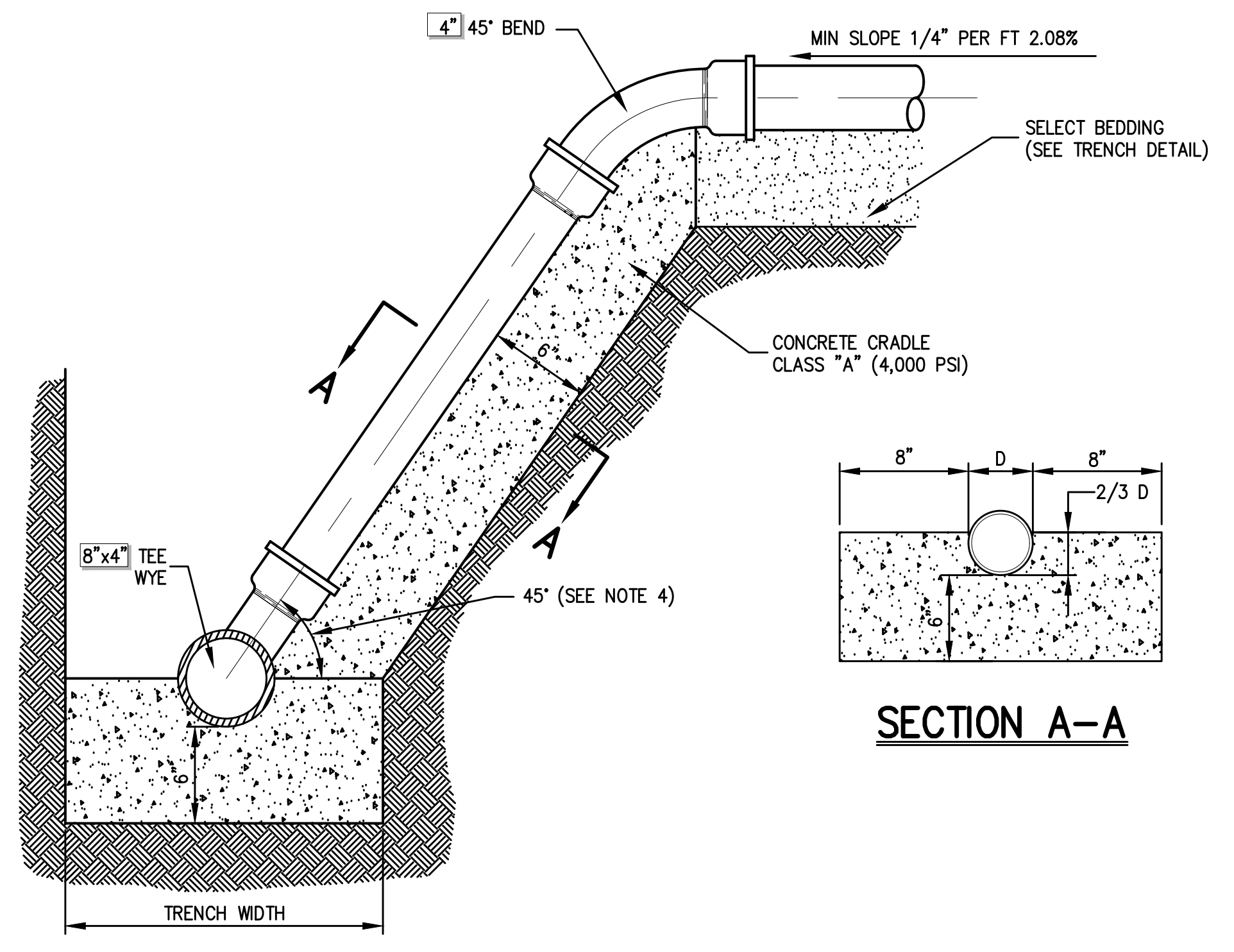

12" MIN.
12" MIN.
12" MIN.
12" MIN.

SECTION A-A

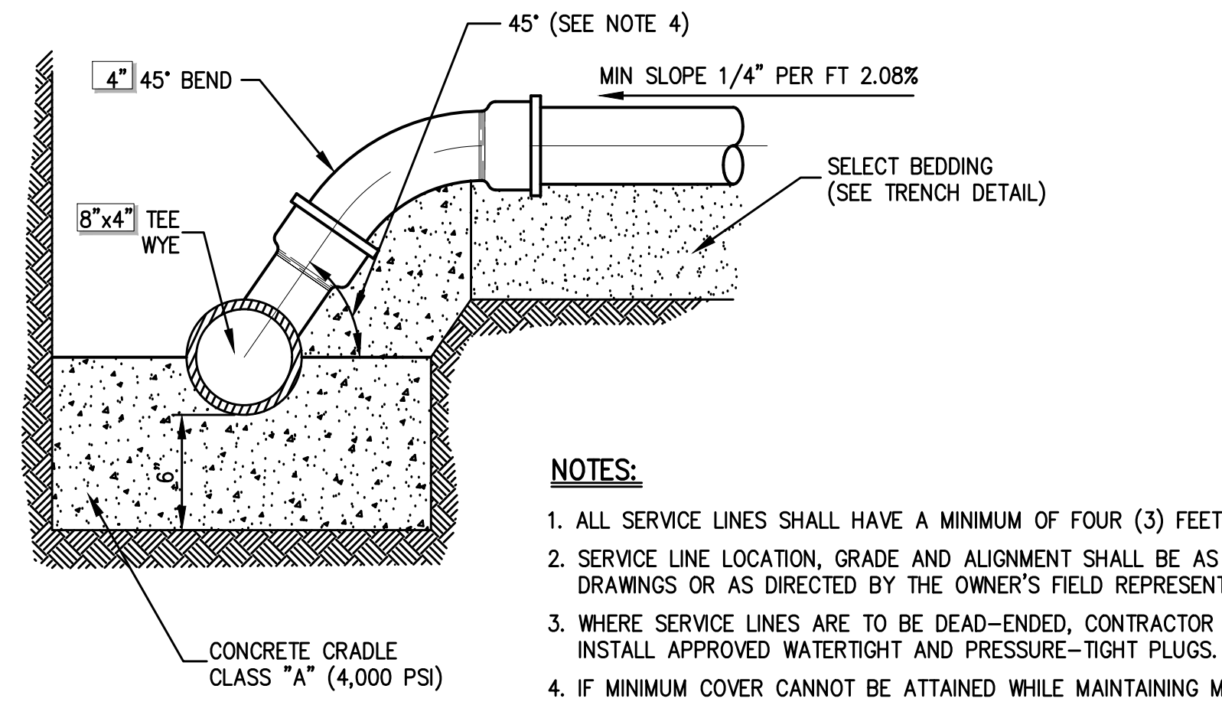
NOTE:

1. FULL LENGTH OF PIPE TO BE USED AT CROSSING. PIPE TO BE CENTERED ON CENTERLINE OF CROSSING PIPE. NO JOINTS SHALL BE LOCATED WITHIN THE AREA OF CONCRETE ENCASEMENT.
2. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND THE DUCTILE IRON PIPE PRIOR TO INSTALLATION OF K-CRETE. POLYETHYLENE PROTECTIVE WRAPPIING ("POLYWRAP") SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C105/A21.5 AND BE EIGHT (8) MIL THICK TUBING OF VIRGIN POLYETHYLENE (DUPONT ALATHON, U.S. 1. PETROTHENE RESIN, OR APPROVED EQUAL) OR FOUR (4) MIL THICK HIGH-DENSITY, CROSS-LAMINATED (HDCL) POLYETHYLENE. THE COLOR SHALL BE (A) NATURAL (WHERE EXPOSURE TO SUNLIGHT WILL BE LESS THAN 48 HOURS); OR (B) BLACK, CONTAINING 2.0 TO 2.5% WELL DISPERSED CARBON BLACK WITH STABILIZERS (WHERE EXPOSURE TO SUNLIGHT MAY BE UP TO 10 DAYS). TUBING SHALL BE TAPED AND SECURED WITH GENERAL PURPOSE POLYETHYLENE TAPE, 2 INCHES WIDE AND 10 MILS THICK (SCOTCHRAP No. 50, PLICOFLEX No. 340, PROTECTO WRAP No. 200, POLYKEN No. 900, OR APPROVED EQUAL).

K-CRETE ENCASEMENT 73


4" 45° BEND
MIN SLOPE 1/4" PER FT 2.08%
SELECT BEDDING (SEE TRENCH DETAIL)
A
A
CONCRETE CRADLE CLASS "A" (4,000 PSI)
8"x4" TEE WYE
45° (SEE NOTE 4)
8"
D
8"
2/3 D
TRENCH WIDTH

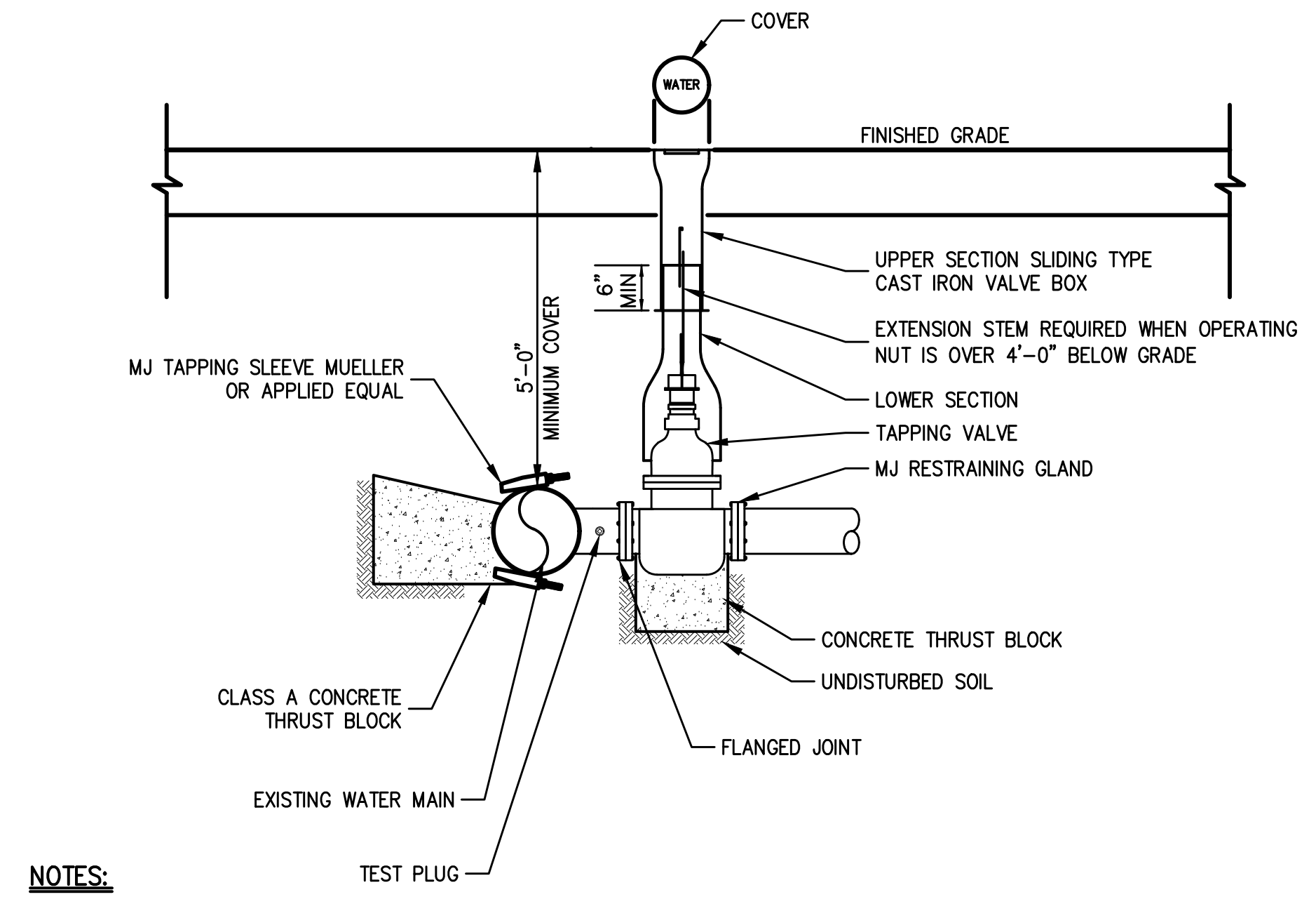
SECTION A-A


45° (SEE NOTE 4)
4" 45° BEND
MIN SLOPE 1/4" PER FT 2.08%
8"x4" TEE WYE
SELECT BEDDING (SEE TRENCH DETAIL)
CONCRETE CRADLE CLASS "A" (4,000 PSI)

NOTES:

1. ALL SERVICE LINES SHALL HAVE A MINIMUM OF FOUR (3) FEET OF COVER.
2. SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
3. WHERE SERVICE LINES ARE TO BE DEAD-ENDED, CONTRACTOR SHALL INSTALL APPROVED WATERTIGHT AND PRESSURE-TIGHT PLUGS.
4. IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5°, IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND GOVERNING BODY WITH JURISDICTION.
5. SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE PVC, SDR 35.

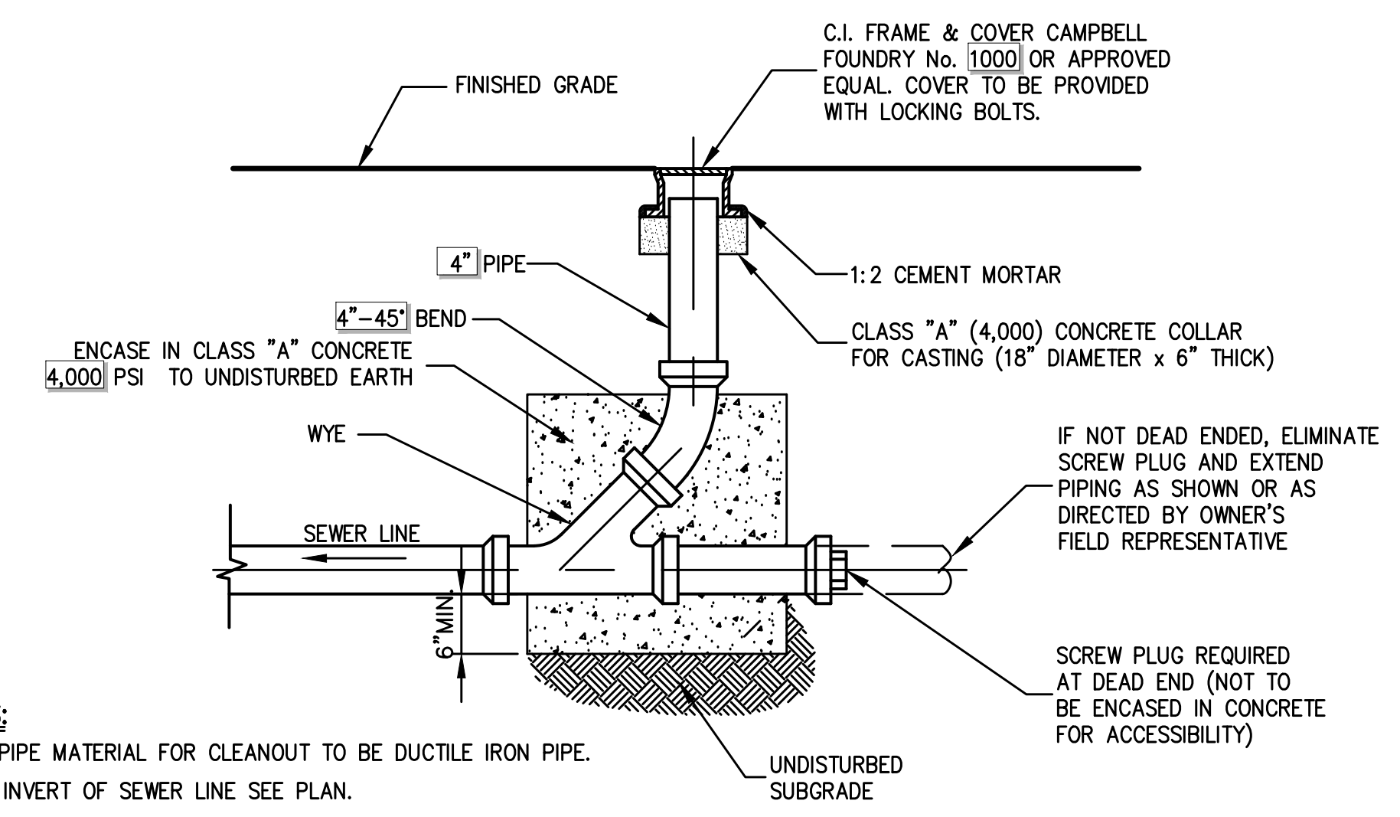
SANITARY SEWER SERVICE CONNECTION 74


COVER
WATER
FINISHED GRADE
5'-0" MINIMUM COVER
6" MIN
UPPER SECTION SLIDING TYPE CAST IRON VALVE BOX
EXTENSION STEM REQUIRED WHEN OPERATING NUT IS OVER 4'-0" BELOW GRADE
LOWER SECTION
TAPPING VALVE
MJ RESTRAINING GLAND
MJ TAPPING SLEEVE MUELLER OR APPLIED EQUAL
CONCRETE THRUST BLOCK
UNDISTURBED SOIL
CLASS A CONCRETE THRUST BLOCK
FLANGED JOINT
EXISTING WATER MAIN
TEST PLUG

NOTES:

1. ALL CONCRETE THRUST BLOCKS SHALL BEAR ON UNDISTURBED GROUND.
2. WET TAP SHALL BE MUELLER Co. OR KENNEDY VALVE Co. OR APPROVED EQUAL AND ARE SUBJECT TO APPROVAL FROM THE TOWN OF GREENBURGH WATER DEPARTMENT PRIOR TO PLACEMENT.

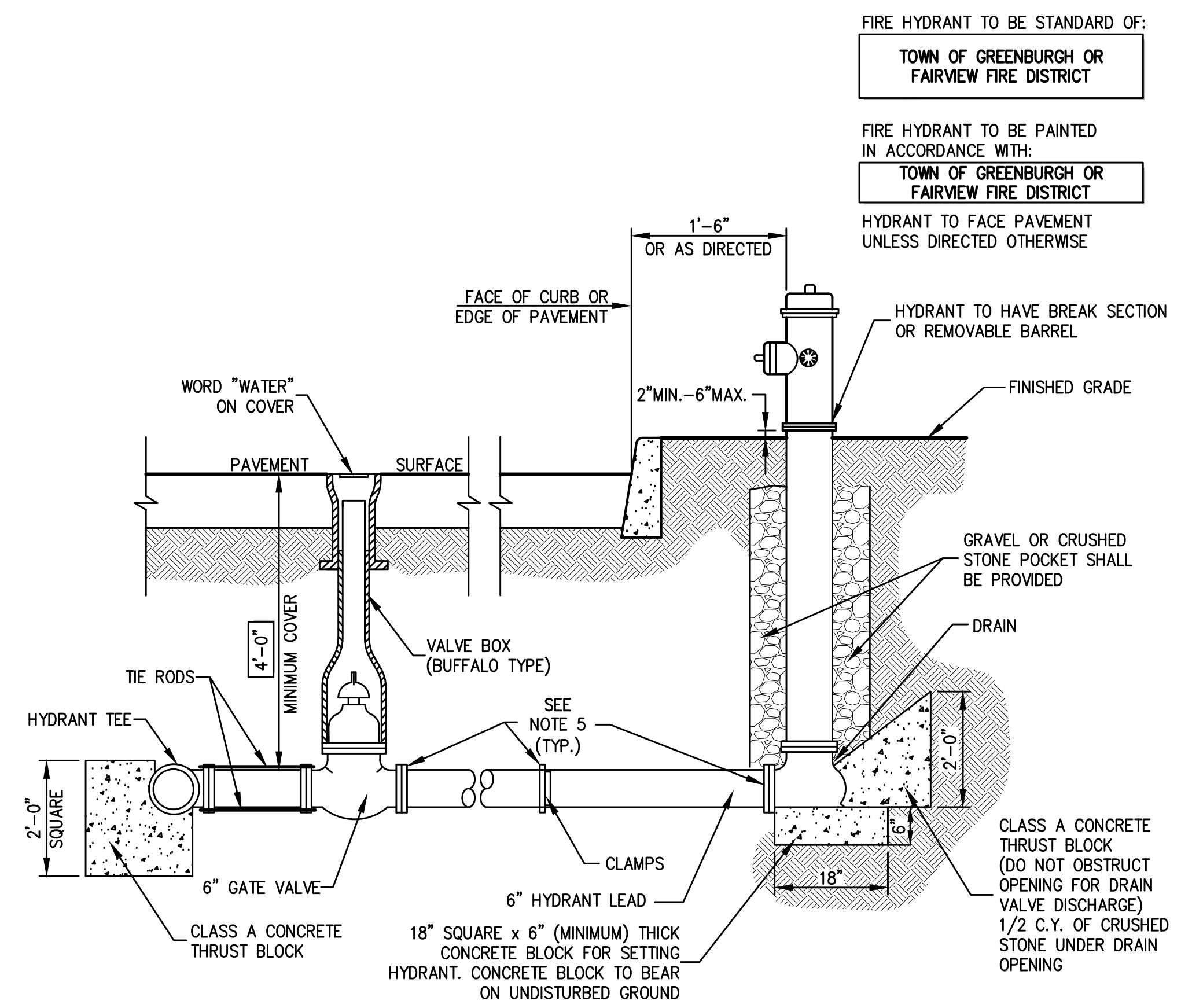
WET TAP CONNECTION 75


FINISHED GRADE
C.I. FRAME & COVER CAMPBELL FOUNDRY No. 1000 OR APPROVED EQUAL. COVER TO BE PROVIDED WITH LOCKING BOLTS.
4" PIPE
1:2 CEMENT MORTAR
4"-45° BEND
ENCASE IN CLASS "A" CONCRETE 4,000 PSI TO UNDISTURBED EARTH
CLASS "A" (4,000) CONCRETE COLLAR FOR CASTING (18" DIAMETER x 6" THICK)
WYE
IF NOT DEAD ENDED, ELIMINATE SCREW PLUG AND EXTEND PIPING AS SHOWN OR AS DIRECTED BY OWNER'S FIELD REPRESENTATIVE
SEWER LINE
6" MIN
SCREW PLUG REQUIRED AT DEAD END (NOT TO BE ENCASED IN CONCRETE FOR ACCESSIBILITY)
UNDISTURBED SUBGRADE

NOTES:

1. ALL PIPE MATERIAL FOR CLEANOUT TO BE DUCTILE IRON PIPE.
2. FOR INVERT OF SEWER LINE SEE PLAN.

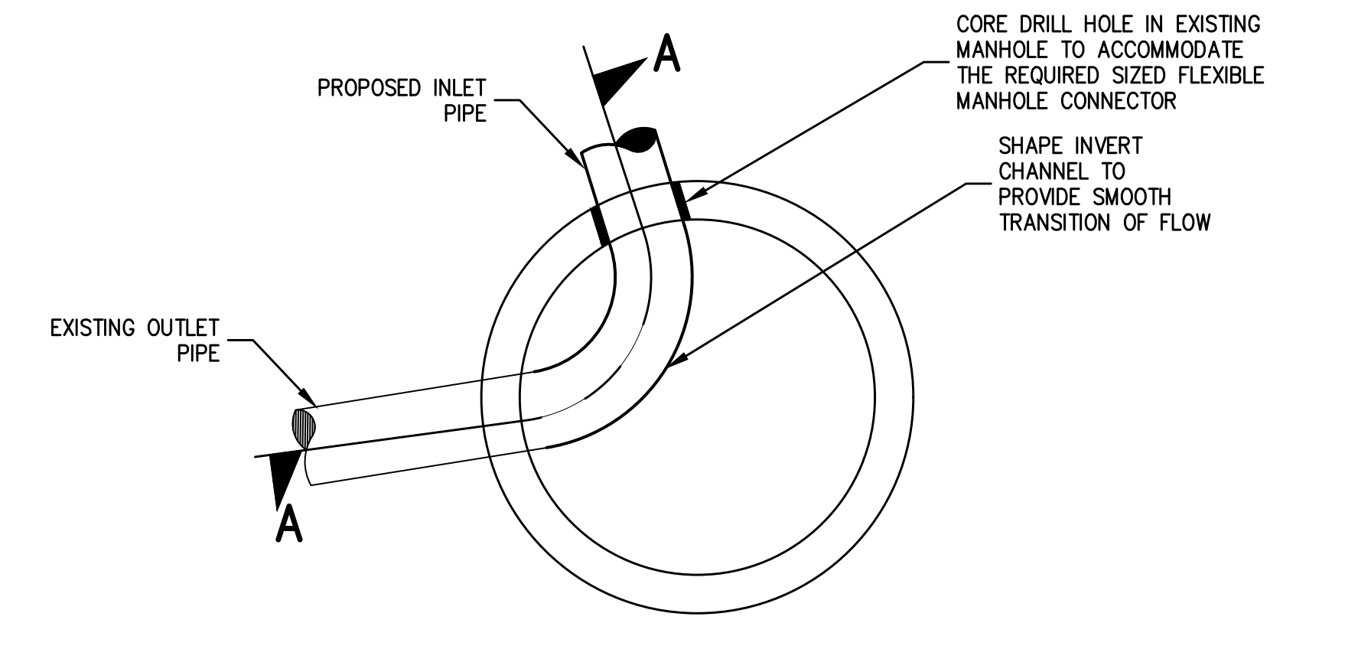
CLEANOUT W/O MANHOLE 76


FIRE HYDRANT TO BE STANDARD OF:
TOWN OF GREENBURGH OR FAIRVIEW FIRE DISTRICT
FIRE HYDRANT TO BE PAINTED IN ACCORDANCE WITH:
TOWN OF GREENBURGH OR FAIRVIEW FIRE DISTRICT
HYDRANT TO FACE PAVEMENT UNLESS DIRECTED OTHERWISE
1'-6" OR AS DIRECTED
FACE OF CURB OR EDGE OF PAVEMENT
HYDRANT TO HAVE BREAK SECTION OR REMOVABLE BARREL
WORD "WATER" ON COVER
2"MIN.-6"MAX.
FINISHED GRADE
PAVEMENT
SURFACE
GRAVEL OR CRUSHED STONE POCKET SHALL BE PROVIDED
4'-0" MINIMUM COVER
VALVE BOX (BUFFALO TYPE)
DRAIN
TIE RODS
HYDRANT TEE
SEE NOTE 5 (TYP.)
2'-0"
2'-0" SQUARE
CLAMPS
18"
CLASS A CONCRETE THRUST BLOCK (DO NOT OBSTRUCT OPENING FOR DRAIN VALVE DISCHARGE) 1/2 C.Y. OF CRUSHED STONE UNDER DRAIN OPENING
6" GATE VALVE
6" HYDRANT LEAD
CLASS A CONCRETE THRUST BLOCK
18" SQUARE x 6" (MINIMUM) THICK CONCRETE BLOCK FOR SETTING HYDRANT. CONCRETE BLOCK TO BEAR ON UNDISTURBED GROUND

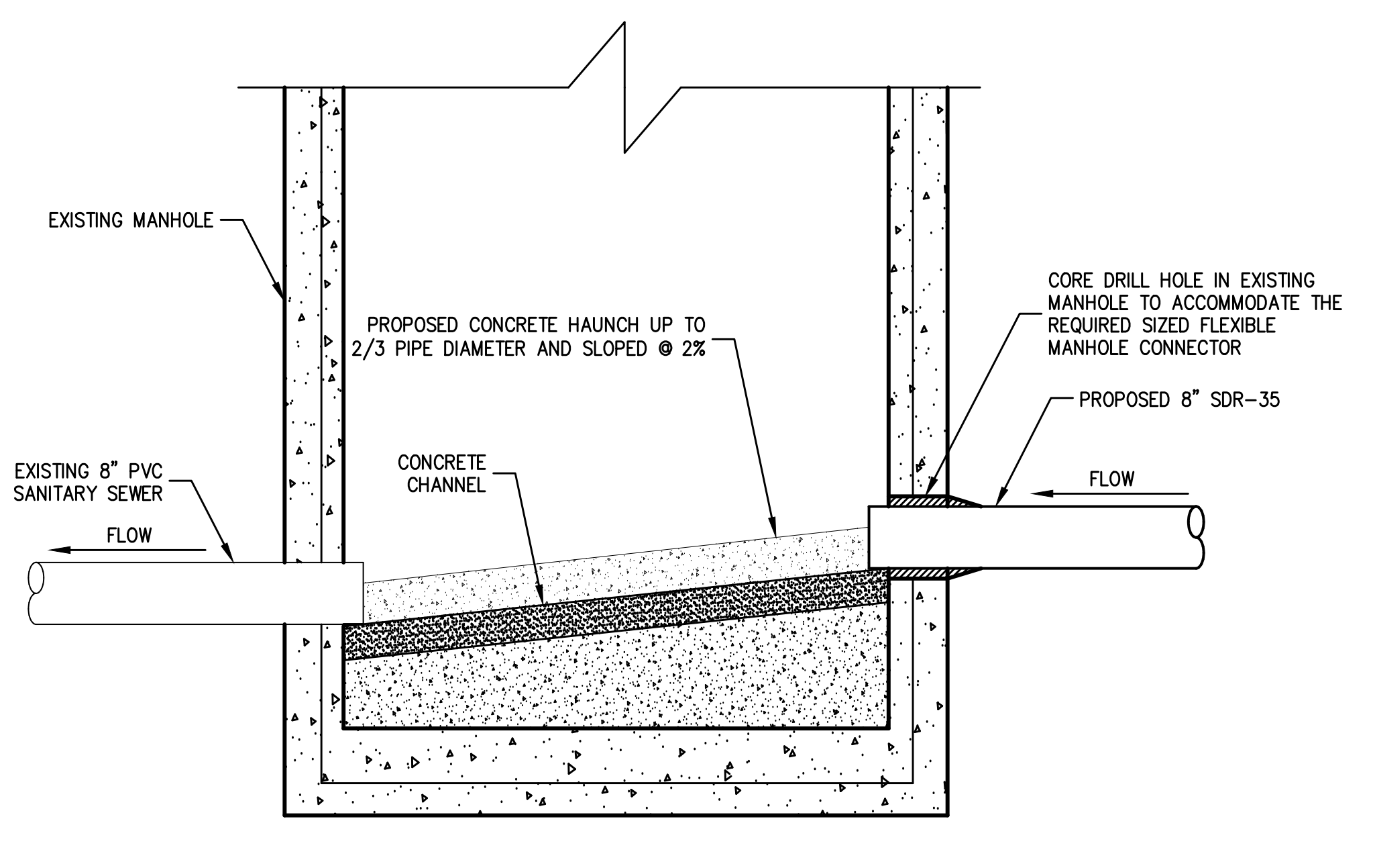
NOTES:

1. ALL CONCRETE THRUST BLOCKS SHALL BEAR ON UNDISTURBED GROUND.
2. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR WITHIN TEN (10) FEET OF SANITARY SEWERS OR STORM DRAINS.
3. IF GROUND WATER IS FOUND WITHIN SEVEN (7) FEET OF THE SURFACE, HYDRANT DRAINS ARE TO BE PLUGGED. WHEN DRAINS ARE TO BE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED WITH A VISIBLE MARKING AS APPROVED BY THE WATER AUTHORITY.
4. ALL VALVES ARE TO BE MUELLER Co. OR KENNEDY VALVE Co. OR APPROVED EQUAL AND ARE SUBJECT TO APPROVAL FROM THE TOWN OF GREENBURGH WATER DEPARTMENT PRIOR TO PLACEMENT.
5. FIELD LOK GASKETS, MECHANICAL JOINT RESTRAINTS, MEGA LUG CONSTRAINTS, OR ALTERNATIVES APPROVED BY THE TOWN OF GREENBURGH WATER DEPARTMENT SHALL BE USED.

HYDRANT INSTALLATION 77


PROPOSED INLET PIPE
A
CORE DRILL HOLE IN EXISTING MANHOLE TO ACCOMMODATE THE REQUIRED SIZED FLEXIBLE MANHOLE CONNECTOR
SHAPE INVERT CHANNEL TO PROVIDE SMOOTH TRANSITION OF FLOW
EXISTING OUTLET PIPE
A

PLAN OF INVERT CHANNEL


EXISTING MANHOLE
PROPOSED CONCRETE HAUNCH UP TO 2/3 PIPE DIAMETER AND SLOPED @ 2%
CORE DRILL HOLE IN EXISTING MANHOLE TO ACCOMMODATE THE REQUIRED SIZED FLEXIBLE MANHOLE CONNECTOR
PROPOSED 8" SDR-35
EXISTING 8" PVC SANITARY SEWER
CONCRETE CHANNEL
FLOW
FLOW

A-A SECTION OF NEW MANHOLE

GRAVITY CONNECTION TO EXISTING MANHOLE 78

(DOBBS FERRY ROAD - EASTERN)

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	06/04/2024	CDF
2.	REVISED PER TOWN COMMENTS	06/28/2024	CDF
3.	REVISED PER TOWN COMMENTS	07/11/2024	CDF
4.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
5.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
6.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

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John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
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JMC

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ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn: EGK Approved: DV
Scale: NOT TO SCALE
Date: 04/25/2024
Project No: 17099

17099-DETAILS	C-910	-

Drawing No: C-910

NOT FOR CONSTRUCTION

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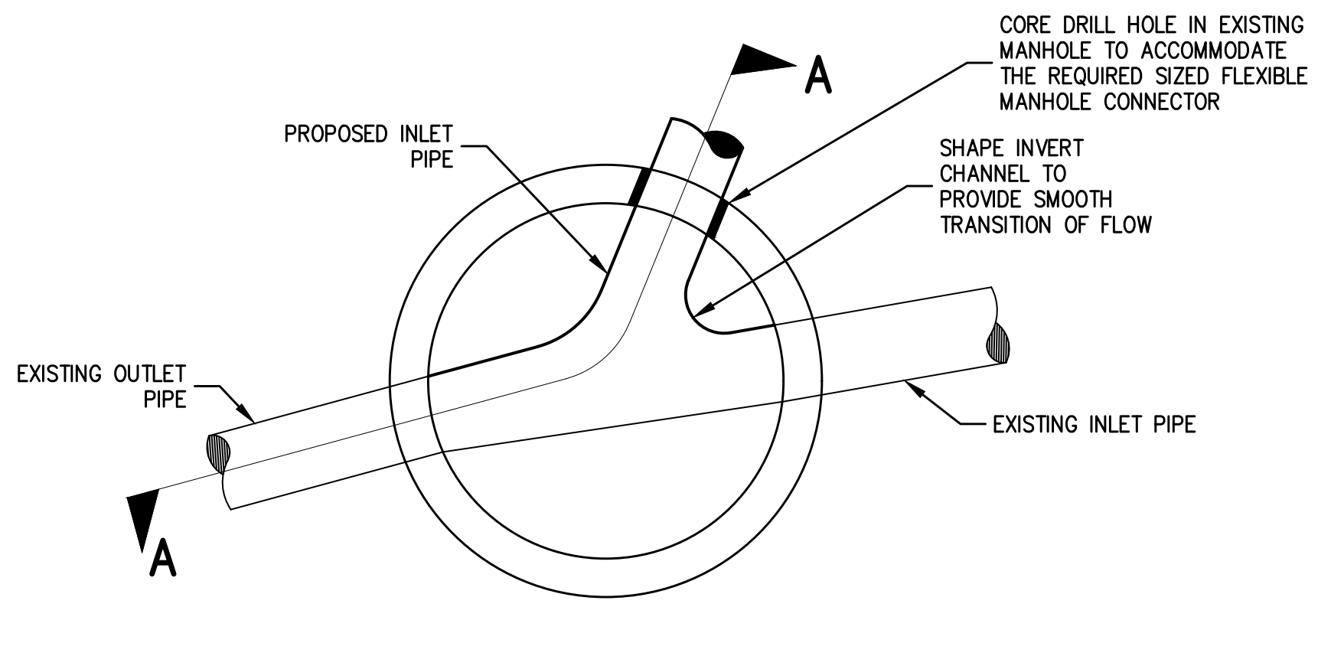
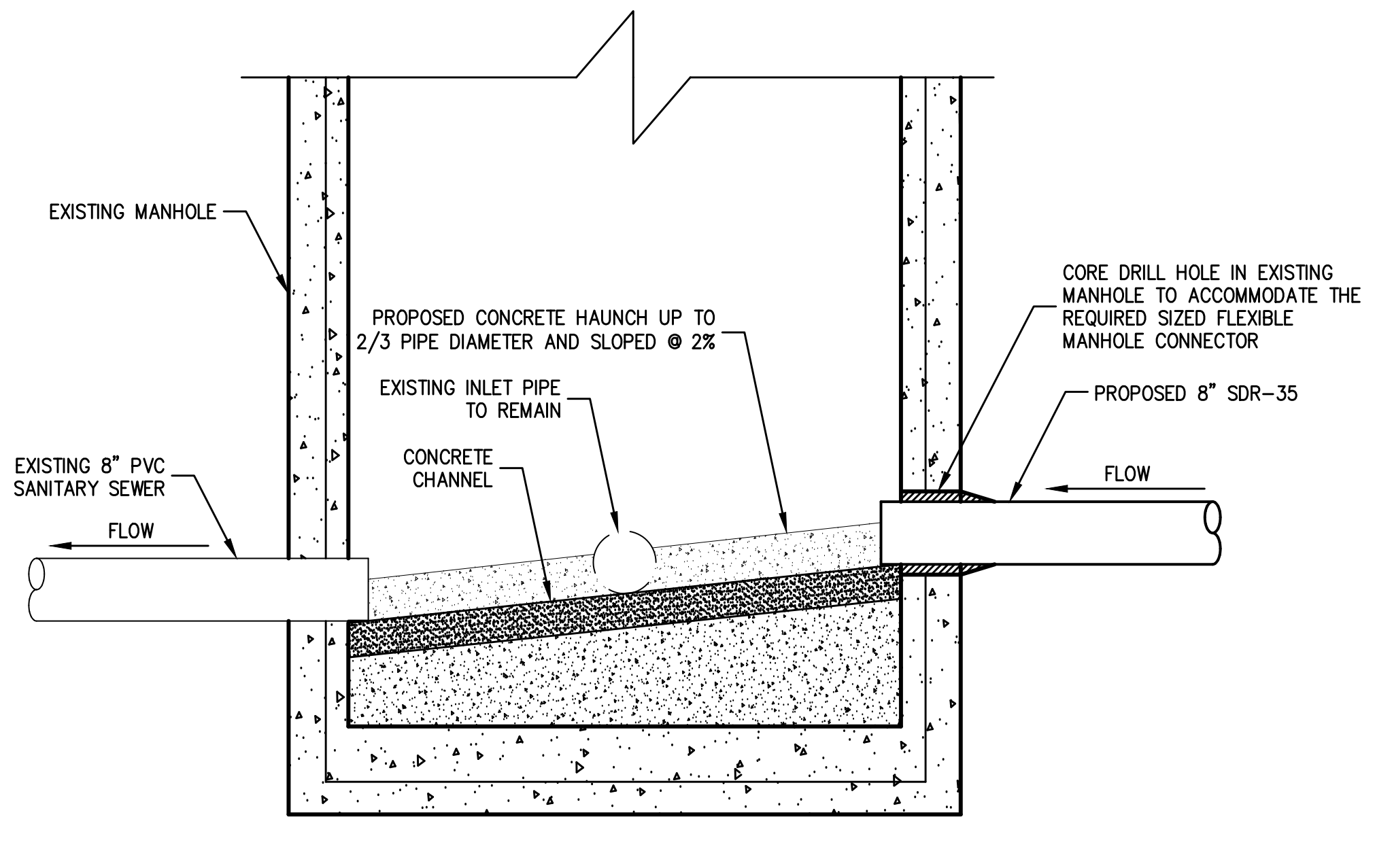

PROPOSED INLET PIPE
CORE DRILL HOLE IN EXISTING MANHOLE TO ACCOMMODATE THE REQUIRED SIZED FLEXIBLE MANHOLE CONNECTOR
A
SHAPE INVERT CHANNEL TO PROVIDE SMOOTH TRANSITION OF FLOW
EXISTING OUTLET PIPE
EXISTING INLET PIPE
A

PLAN OF INVERT CHANNEL

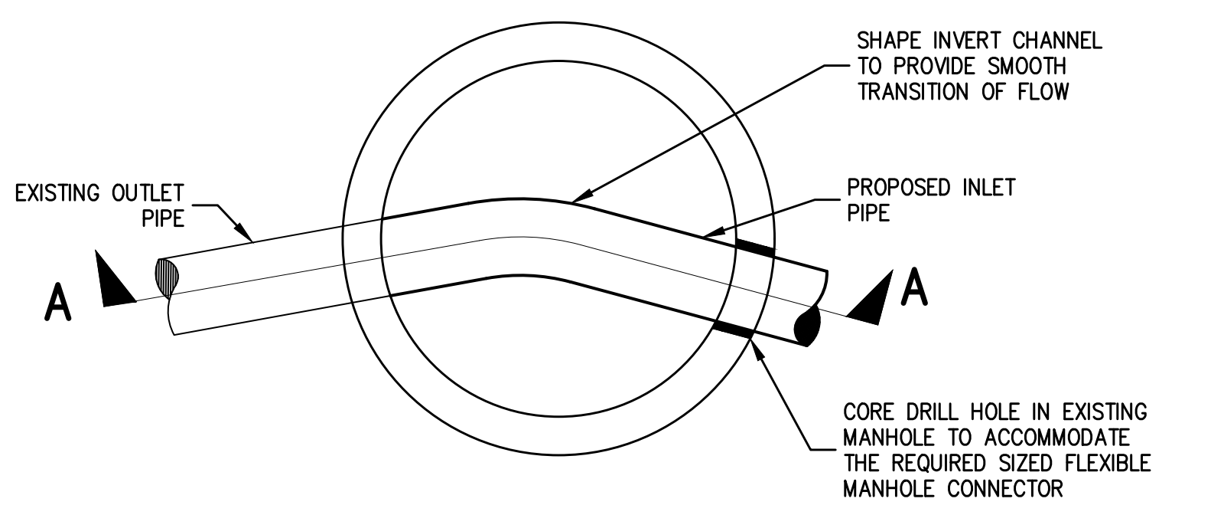

EXISTING MANHOLE
PROPOSED CONCRETE HAUNCH UP TO 2/3 PIPE DIAMETER AND SLOPED @ 2%
EXISTING INLET PIPE TO REMAIN
CORE DRILL HOLE IN EXISTING MANHOLE TO ACCOMMODATE THE REQUIRED SIZED FLEXIBLE MANHOLE CONNECTOR
PROPOSED 8" SDR-35
EXISTING 8" PVC SANITARY SEWER
CONCRETE CHANNEL
FLOW
FLOW

A-A SECTION OF NEW MANHOLE

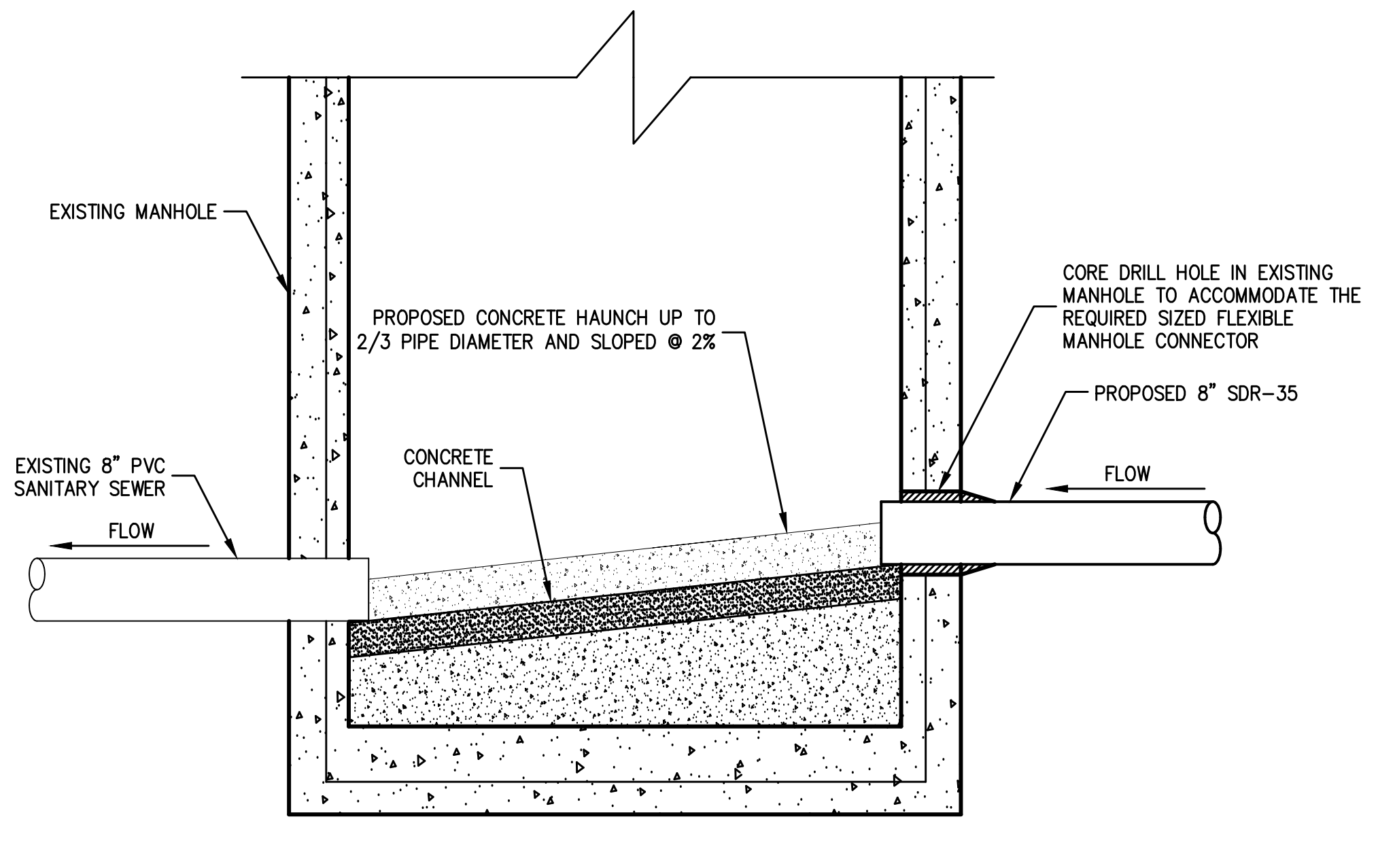
GRAVITY CONNECTION TO EXISTING MANHOLE

(DOBBS FERRY ROAD - WESTERN)

79


SHAPE INVERT CHANNEL TO PROVIDE SMOOTH TRANSITION OF FLOW
EXISTING OUTLET PIPE
PROPOSED INLET PIPE
A
A
CORE DRILL HOLE IN EXISTING MANHOLE TO ACCOMMODATE THE REQUIRED SIZED FLEXIBLE MANHOLE CONNECTOR

PLAN OF INVERT CHANNEL

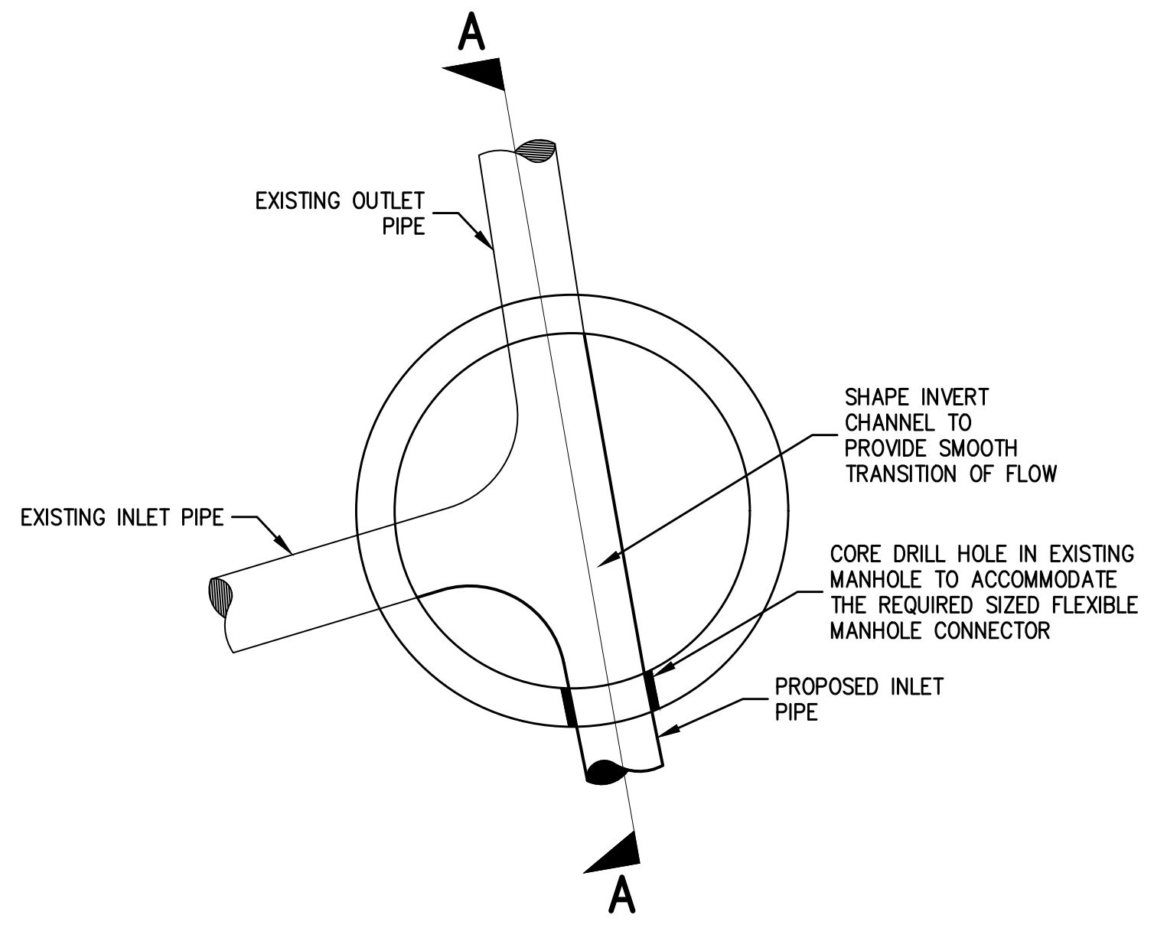

EXISTING MANHOLE
PROPOSED CONCRETE HAUNCH UP TO 2/3 PIPE DIAMETER AND SLOPED @ 2%
EXISTING INLET PIPE TO REMAIN
CORE DRILL HOLE IN EXISTING MANHOLE TO ACCOMMODATE THE REQUIRED SIZED FLEXIBLE MANHOLE CONNECTOR
PROPOSED 8" SDR-35
EXISTING 8" PVC SANITARY SEWER
CONCRETE CHANNEL
FLOW
FLOW

A-A SECTION OF NEW MANHOLE

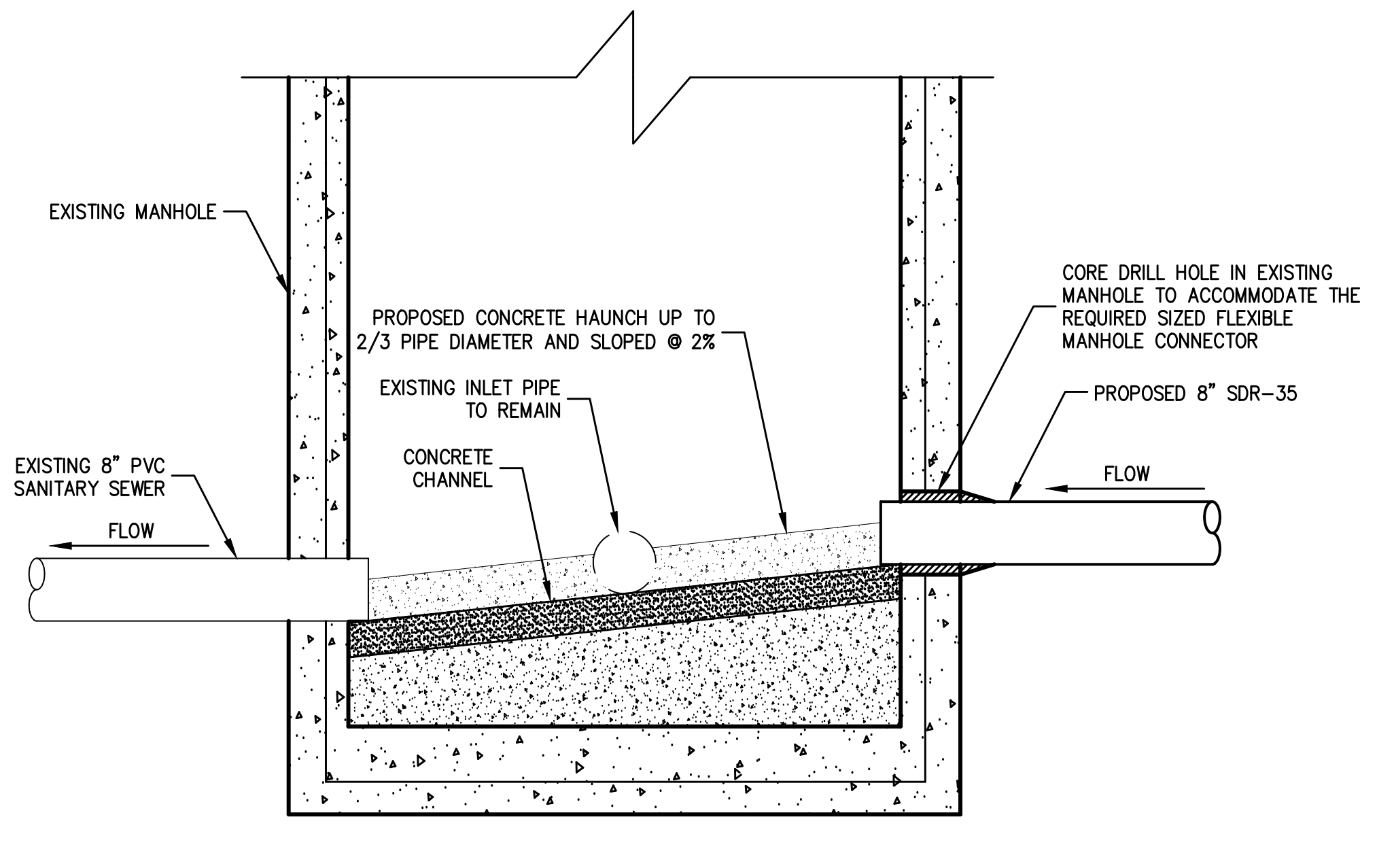
GRAVITY CONNECTION TO EXISTING MANHOLE

(COUNTRY CLUB CUL-DE-SAC)

80


A
EXISTING OUTLET PIPE
SHAPE INVERT CHANNEL TO PROVIDE SMOOTH TRANSITION OF FLOW
EXISTING INLET PIPE
CORE DRILL HOLE IN EXISTING MANHOLE TO ACCOMMODATE THE REQUIRED SIZED FLEXIBLE MANHOLE CONNECTOR
PROPOSED INLET PIPE
A

PLAN OF INVERT CHANNEL

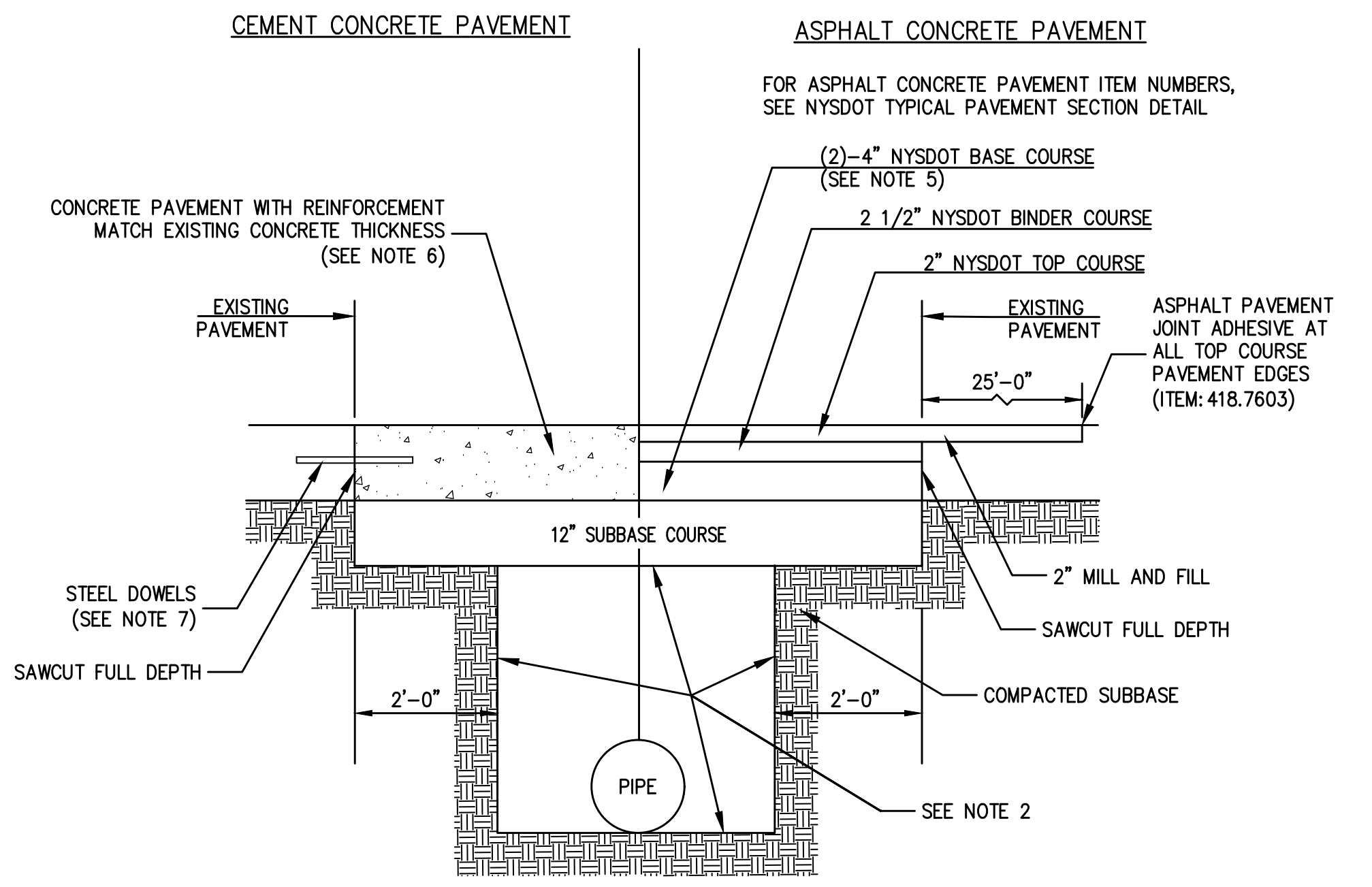

EXISTING MANHOLE
PROPOSED CONCRETE HAUNCH UP TO 2/3 PIPE DIAMETER AND SLOPED @ 2%
EXISTING INLET PIPE TO REMAIN
CORE DRILL HOLE IN EXISTING MANHOLE TO ACCOMMODATE THE REQUIRED SIZED FLEXIBLE MANHOLE CONNECTOR
PROPOSED 8" SDR-35
EXISTING 8" PVC SANITARY SEWER
CONCRETE CHANNEL
FLOW
FLOW

A-A SECTION OF NEW MANHOLE

GRAVITY CONNECTION TO EXISTING MANHOLE

(PARKVIEW ROAD)

81

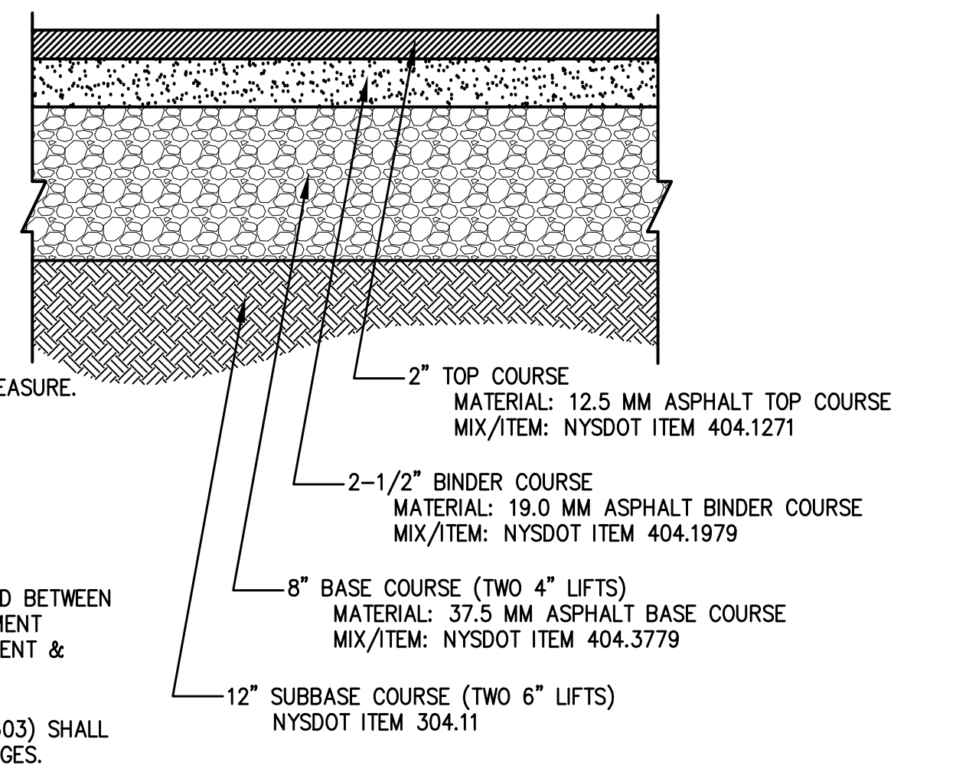

CEMENT CONCRETE PAVEMENT
ASPHALT CONCRETE PAVEMENT
FOR ASPHALT CONCRETE PAVEMENT ITEM NUMBERS, SEE NYSDOT TYPICAL PAVEMENT SECTION DETAIL
(2)-4" NYSDOT BASE COURSE (SEE NOTE 5)
2 1/2" NYSDOT BINDER COURSE
2" NYSDOT TOP COURSE
CONCRETE PAVEMENT WITH REINFORCEMENT MATCH EXISTING CONCRETE THICKNESS (SEE NOTE 6)
EXISTING PAVEMENT
EXISTING PAVEMENT
ASPHALT PAVEMENT JOINT ADHESIVE AT ALL TOP COURSE PAVEMENT EDGES (ITEM: 418.7603)
25'-0"
12" SUBBASE COURSE
2" MILL AND FILL
STEEL DOWELS (SEE NOTE 7)
SAWCUT FULL DEPTH
SAWCUT FULL DEPTH
2'-0"
2'-0"
COMPACTED SUBBASE
PIPE
SEE NOTE 2

NOTES:

1. ALL MATERIALS SHALL BE PROVIDED AND WORK SHALL BE COMPETED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND STANDARD SPECIFICATIONS AND ALL CURRENT ADDENDUM.
2. FOR TRENCH LIMITS, EXCAVATION, PIPE INSTALLATION, AND BACKFILL; SEE LATEST STANDARD SHEET 203-04 FOR CONCRETE STORMWATER PIPE INSTALLATIONS, LATEST STANDARD SHEET 203-05 FOR CORRUGATED METAL OR PLASTIC STORMWATER PIPE INSTALLATIONS, LATEST STANDARD SHEET 663-01 FOR WATER MAIN PIPE INSTALLATIONS, AND LATEST STANDARD SHEET 664-01 FOR SANITARY SEWER MAIN PIPE INSTALLATIONS.
3. ALL PAVEMENT JOINTS SHALL BE SEALED.
4. ALL DISTURBED OR NEW PAVEMENT SHALL HAVE TEMPORARY PAVEMENT STRIPING INSTALLED WITHIN 24 HOURS, AND FINAL STRIPING BEFORE ACCEPTANCE OF WORK.
5. THE 8" ASPHALT PAVEMENT BASE COURSES SHALL BE PLACED IN LIFTS NO GREATER THAN 4". IF THE EXISTING PAVEMENT IS GREATER THAN 12" TOTAL THICKNESS, THE BASE COURSE THICKNESS SHALL BE INCREASED SO THE BOTTOM OF THE RESTORATION PAVEMENT MATCHES THE EXISTING PAVEMENT.
6. THE CEMENT CONCRETE PAVEMENT SHALL MEET THE REQUIREMENTS IF SECTION 502 OF THE SPECIFICATIONS. THE THICKNESS SHALL MATCH THE EXISTING CONCRETE PAVEMENT. THE STEEL REINFORCEMENT SHALL BE #4 BARS @ 12" CENTERS IN BOTH DIRECTIONS AND MEET REQUIREMENTS OF SECTION 556 OF THE SPECIFICATIONS. THE BARS SHALL HAVE 4" COVER AND BE PLACED NO LOWER THAN THE MIDPOINT OF THE SLAB.
7. DRILL AND GROUT #8 BARS INTO EXISTING CONCRETE SLAB 12" MINIMUM @ 18" ON CENTER. BARS SHALL BE A MINIMUM OF 24" LONG.
8. WHEN CEMENT CONCRETE PAVEMENT HAVING AN ASPHALT OVERLAY IS ENCOUNTERED, PAVEMENT REPLACEMENT OVER TRENCH SHALL FOLLOW THE REQUIREMENTS FOR ASPHALT CONCRETE PAVEMENT REPLACEMENT.

NYSDOT DETAIL OF PAVEMENT REPLACEMENT OVER TRENCH

82


2" TOP COURSE
MATERIAL: 12.5 MM ASPHALT TOP COURSE
MIX/ITEM: NYSDOT ITEM 404.1271
2-1/2" BINDER COURSE
MATERIAL: 19.0 MM ASPHALT BINDER COURSE
MIX/ITEM: NYSDOT ITEM 404.1979
8" BASE COURSE (TWO 4" LIFTS)
MATERIAL: 37.5 MM ASPHALT BASE COURSE
MIX/ITEM: NYSDOT ITEM 404.3779
12" SUBBASE COURSE (TWO 6" LIFTS)
NYSDOT ITEM 304.11

NOTES:

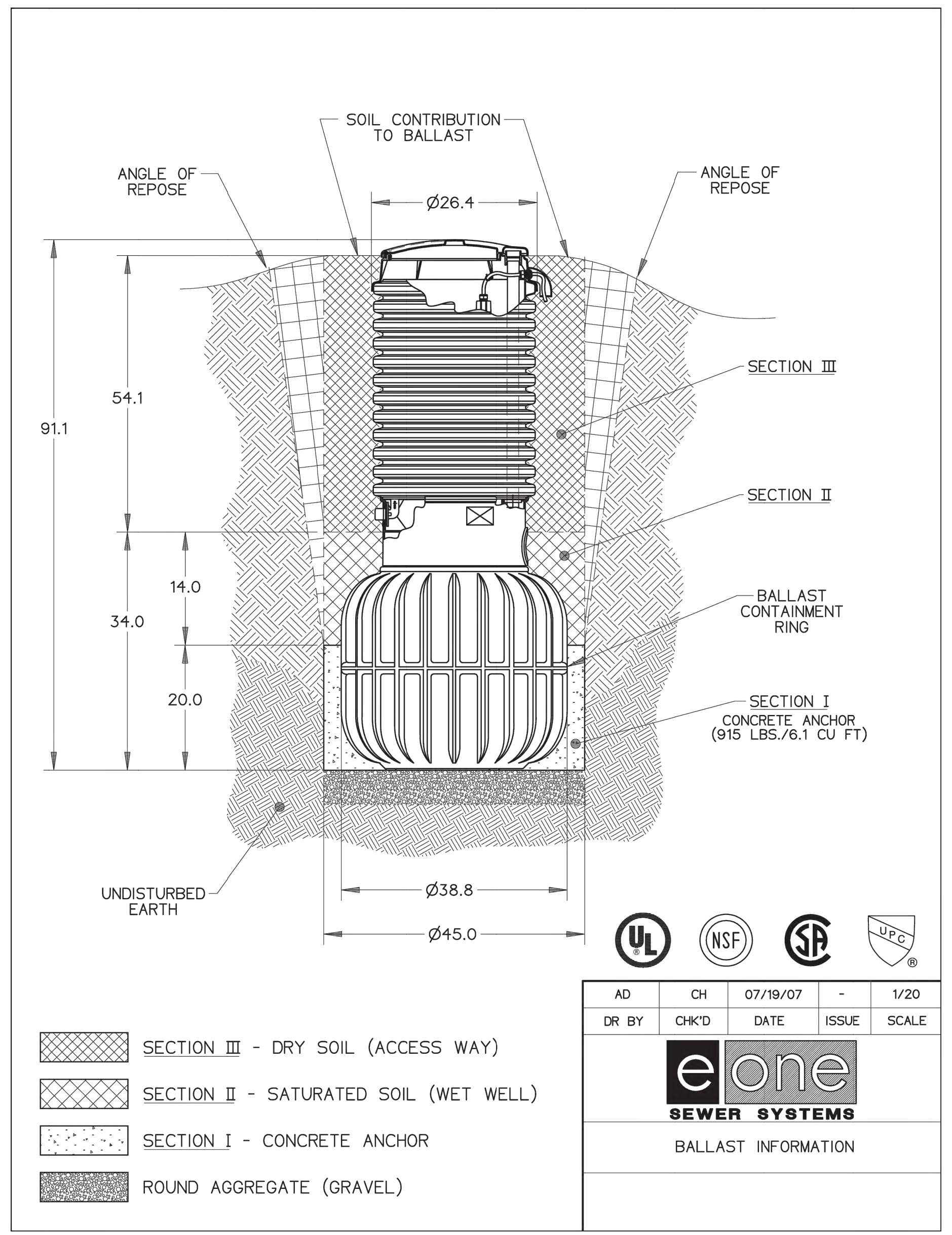
1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/TIEM NUMBERS REFER TO:

   NEW YORK STATE
   DEPARTMENT OF TRANSPORTATION
   STANDARD SPECIFICATIONS

3. TACK COATS (ITEM 407.0103) SHALL BE INSTALLED BETWEEN ALL ASPHALT COURSES, BETWEEN EXISTING PAVEMENT COURSES & OVERLAYS AND BETWEEN NEW PAVEMENT & EXISTING PAVEMENT EDGES.
4. ASPHALT PAVEMENT JOINT ADHESIVE (ITEM 418.7603) SHALL BE INSTALLED AT ALL TOP COURSE PAVEMENT EDGES.

NYSDOT FULL DEPTH PAVEMENT SECTION

83


SOIL CONTRIBUTION TO BALLAST
ANGLE OF REPOSE
ANGLE OF REPOSE
Ø26.4
91.1
54.1
34.0
14.0
20.0
SECTION III
SECTION II
BALLAST CONTAINMENT RING
SECTION I
CONCRETE ANCHOR (915 LBS./6.1 CU FT)
UNDISTURBED EARTH
Ø38.8
Ø45.0
AD
CH
07/19/07
-
1/20
DR BY
CHK'D
DATE
ISSUE
SCALE
SEWER SYSTEMS
BALLAST INFORMATION

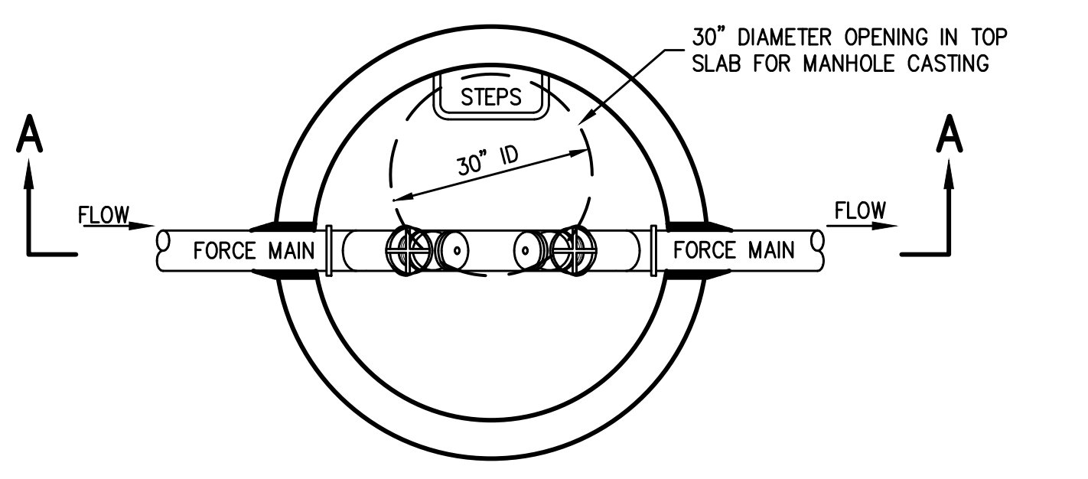
▨ SECTION III - DRY SOIL (ACCESS WAY)
▨ SECTION II - SATURATED SOIL (WET WELL)
▨ SECTION I - CONCRETE ANCHOR
▨ ROUND AGGREGATE (GRAVEL)

Chart 1

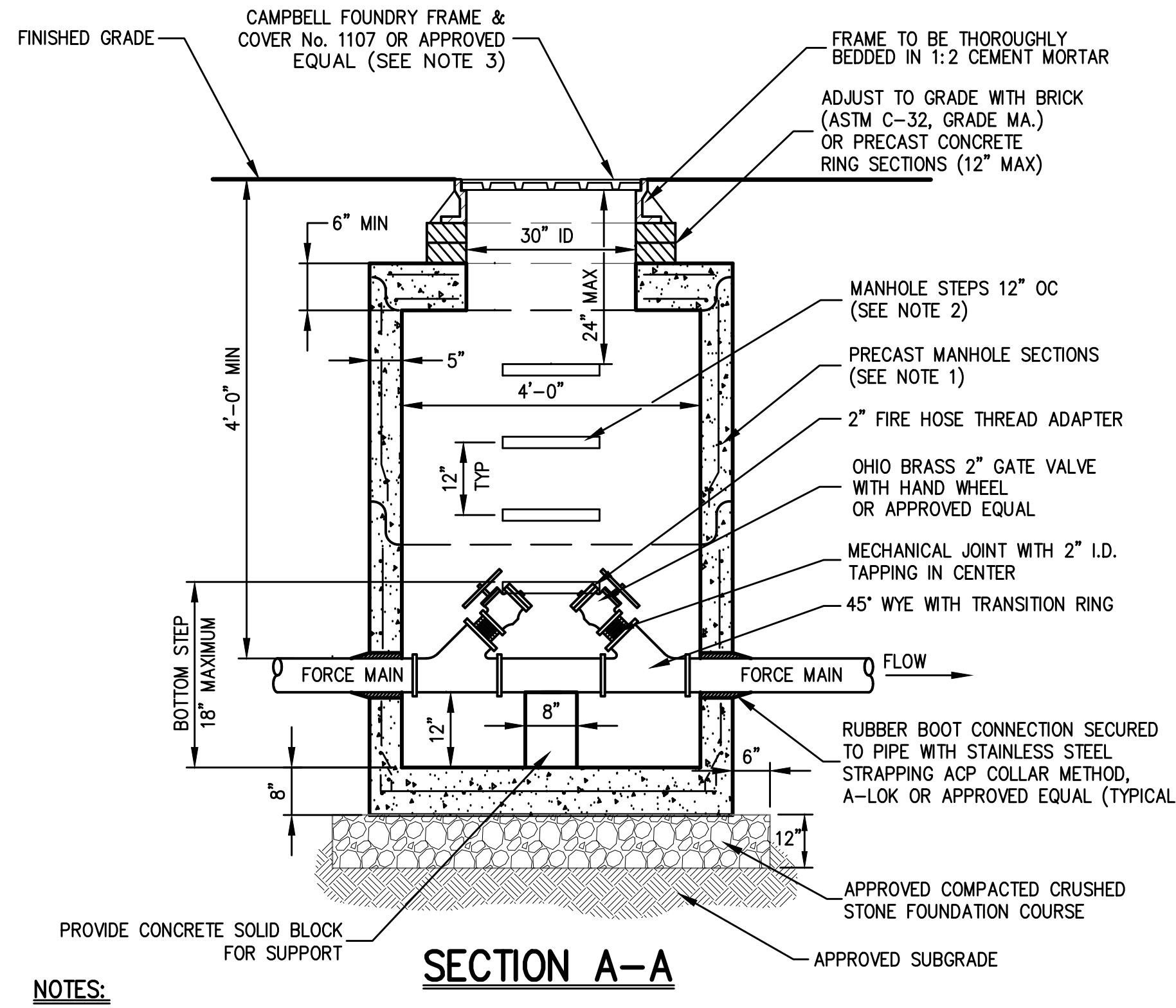
Station Height (in)	Wet Well Volume (cu ft)	FNet Buoyant (lb)	Station Weight (lb)	Fballast (lb)	Volume Concrete (cu ft)	Weight Concrete in Air (lb)
60 inches	17.9	841	276	2623.4	6.1	915
73 inches	17.9	829	288	3349.4	6.1	915
93 inches	17.9	811	306	4614.4	6.1	915
128 inches	17.9	772	345	7012.4	6.1	915
159 inches	17.9	742	375	9014.4	6.1	915

E-ONE CONCRETE BALLAST

84


30" DIAMETER OPENING IN TOP SLAB FOR MANHOLE CASTING
STEPS
30" ID
A
A
FLOW
FLOW
FORCE MAIN
FORCE MAIN

PLAN


FINISHED GRADE
CAMPBELL FOUNDRY FRAME & COVER No. 1107 OR APPROVED EQUAL (SEE NOTE 3)
FRAME TO BE THOROUGHLY BEDDED IN 1:2 CEMENT MORTAR
ADJUST TO GRADE WITH BRICK (ASTM C-32, GRADE MA.) OR PRECAST CONCRETE RING SECTIONS (12" MAX)
6" MIN
30" ID
24" MAX
MANHOLE STEPS 12" OC (SEE NOTE 2)
5"
4'-0"
PRECAST MANHOLE SECTIONS (SEE NOTE 1)
4'-0" MIN
2" FIRE HOSE THREAD ADAPTER
12" TYP
OHIO BRASS 2" GATE VALVE WITH HAND WHEEL OR APPROVED EQUAL
MECHANICAL JOINT WITH 2" I.D. TAPPING IN CENTER
45° WYE WITH TRANSITION RING
BOTTOM STEP 18" MAXIMUM
FORCE MAIN
FORCE MAIN
FLOW
8"
12"
6"
8"
12"
RUBBER BOOT CONNECTION SECURED TO PIPE WITH STAINLESS STEEL STRAPPING ACP COLLAR METHOD, A-LOK OR APPROVED EQUAL (TYPICAL)
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
PROVIDE CONCRETE SOLID BLOCK FOR SUPPORT
APPROVED SUBGRADE

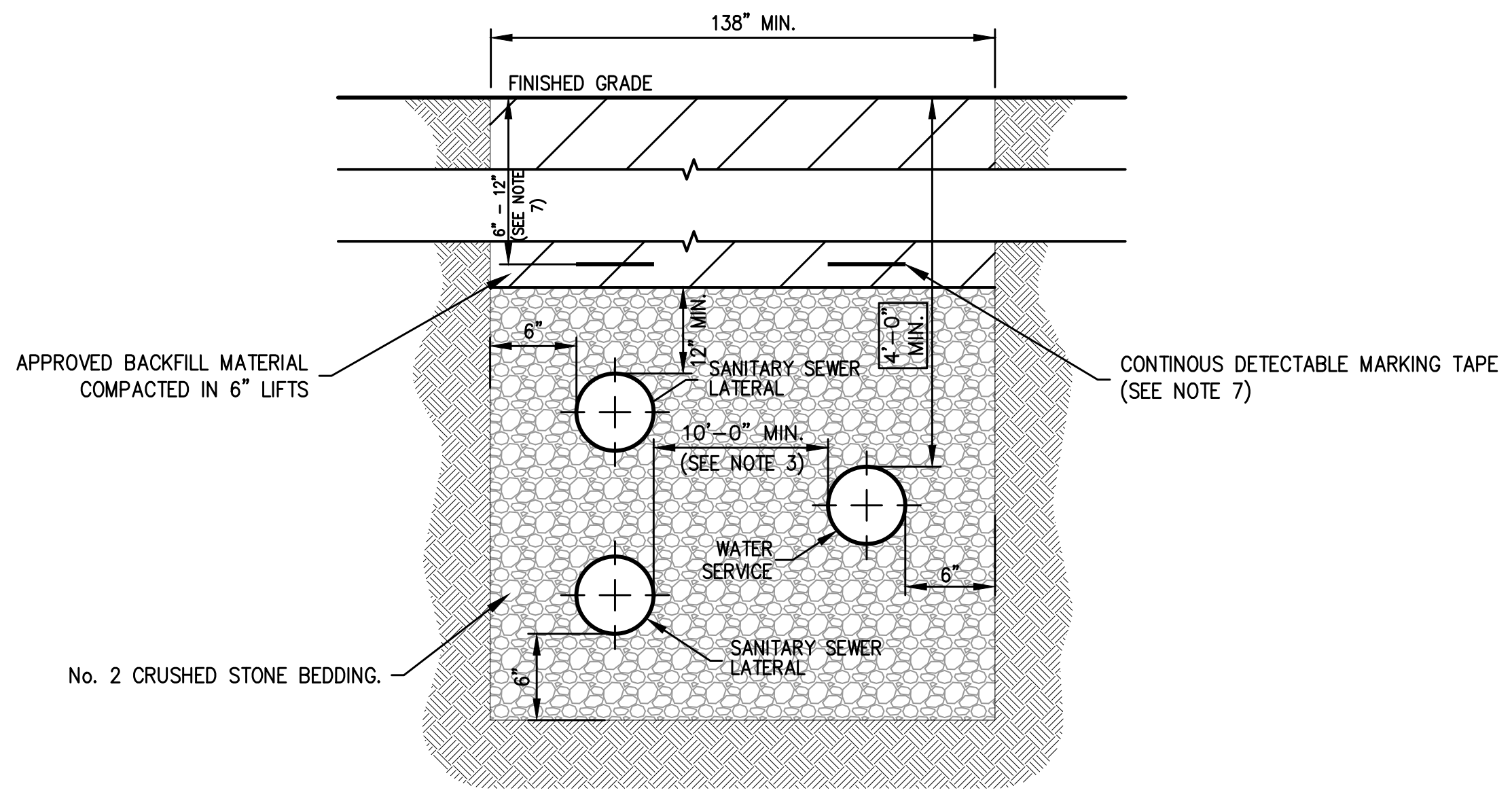
SECTION A-A

NOTES:

1. PRECAST CONCRETE MANHOLE SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.
2. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
3. UNLESS OTHERWISE SPECIFIED, MANHOLE COVER SHALL HAVE LETTERS "SEWER" CAST ON COVER. COVER SHALL HAVE VENT HOLES.

SANITARY SEWER FORCE MAIN CLEANOUT IN MANHOLE

85


138" MIN.
FINISHED GRADE
APPROVED BACKFILL MATERIAL COMPACTED IN 6" LIFTS
CONTINOUS DETECTABLE MARKING TAPE (SEE NOTE 7)
SANITARY SEWER LATERAL
10'-0" MIN. (SEE NOTE 3)
WATER SERVICE
6"
6"
6"
SANITARY SEWER LATERAL
No. 2 CRUSHED STONE BEDDING.

NOTES:

1. NORMAL CONDITIONS:
   A. WHENEVER A WATER SERVICE MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER SERVICE CROSSING UNDER SANITARY SEWERS:
   A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER SERVICES AND SANITARY SEWER LATERALS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JMC OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE TOWN OF GREENBURGH PRIOR TO INSTALLATION.
4. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
5. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK, FREE OF SOFT, NON-DURABLE PARTICLES, ORGANIC MATERIALS, AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. GRADATION SHALL BE 100 PERCENT PASSING THE 4-INCH SIEVE, 0-70 PERCENT PASSING THE No. 40 SIEVE, AND 0-10 PERCENT PASSING THE No. 200 SIEVE.
6. BACKFILL FOR PIPE AND SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
7. PROVIDE CONTINUES DETECTABLE MARKING TAPE DURING BACKFILL OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12-INCHES BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6-INCHES BELOW SUBGRADE UNDER PAVEMENT.
8. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A STANDARDS.

WATER AND SANITARY TRENCH

(RIGHT-OF-WAY)

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No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	06/04/2024	CDF
2.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
3.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
4.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

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Drawn: EGK Approved: DV
Scale: NOT TO SCALE
Date: 04/25/2024
Project No: 17099
17099-DETAILS C-911 -
Drawing No: C-911

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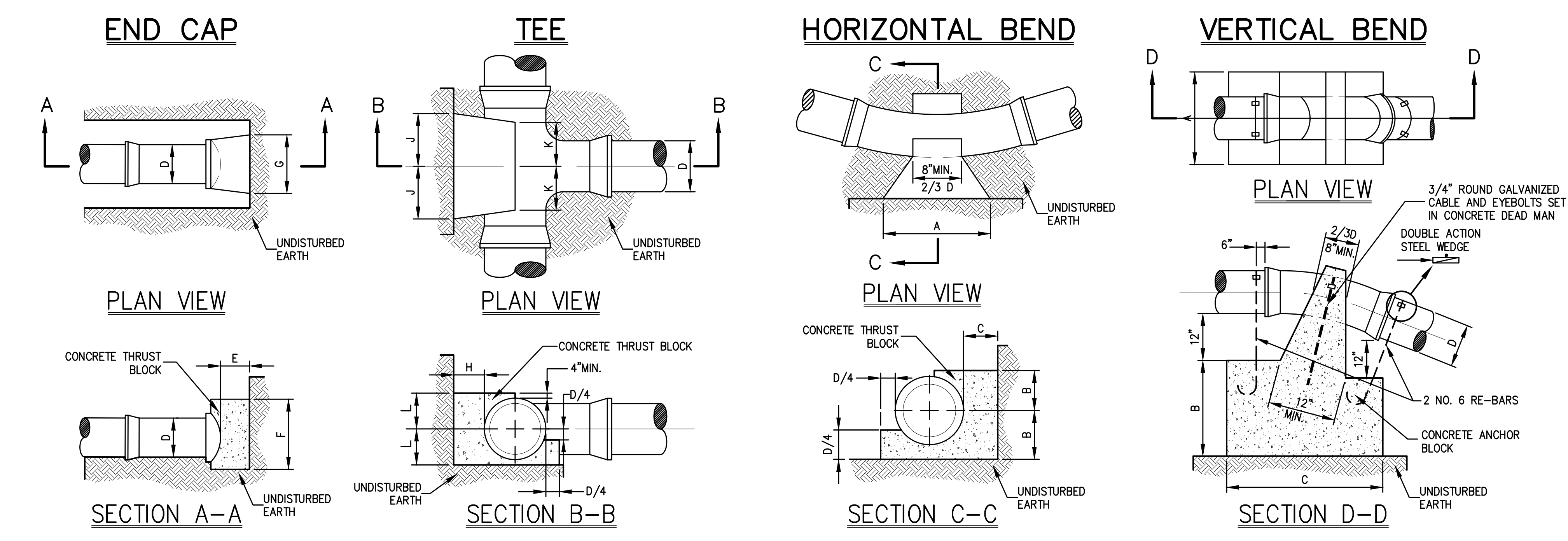
END CAP
TEE
HORIZONTAL BEND
VERTICAL BEND
PLAN VIEW
PLAN VIEW
PLAN VIEW
PLAN VIEW
UNDISTURBED EARTH
CONCRETE THRUST BLOCK
8" MIN.
2/3 D
3/4" ROUND GALVANIZED CABLE AND EYEBOLTS SET IN CONCRETE DEAD MAN
DOUBLE ACTION STEEL WEDGE
2 NO. 6 RE-BARS
CONCRETE ANCHOR BLOCK
4" MIN.
D/4
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D

END CAP CHART

D	4"	6"	8"	10"	12"
E	6"	6"	8"	8"	10"
F	12"	12"	1'-4"	1'-8"	2'-0"
G	1'-5"	1'-5"	2'-0"	2'-5"	3'-0"

TEE CHART

D	4"	6"	8"	10"	12"
H	6"	7"	9"	10"	12"
L	8"	8"	10"	12"	1'-3"
J	7"	7"	9"	12"	1'-2"
K	6"	6"	8"	8"	8"

HORIZONTAL BEND CHART

BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"
1/32 (11¼°)	A	8"	8"	8"	10"	12"
	B	7"	7"	8"	9"	10"
	C	7"	7"	7"	8"	8"
1/16 (22½°)	A	9"	9"	12"	1'-6"	1'-9"
	B	7"	7"	8"	9"	10"
	C	8"	8"	9"	10"	11"
1/8 (45°)	A	1'-3"	1'-3"	1'-8"	2'-1"	2'-6"
	B	7"	7"	8"	9"	11"
	C	8"	8"	9"	10"	11"
1/4 (90°)	A	2'-0"	2'-0"	2'-6"	3'-0"	3'-6"
	B	7"	7"	9"	12"	1'-3"
	C	2'-0"	2'-0"	1'-9"	1'-8"	1'-7"

VERTICAL BEND CHART

BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"	16"
1/32 (11¼°)	A	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"
	B	1'-3"	1'-3"	1'-9"	1'-3"	2'-0"	2'-0"
	C	2'-0"	2'-0"	2'-6"	2'-9"	3'-0"	4'-0"
1/16 (22½°)	A	2'-0"	2'-0"	3'-4"	3'-8"	4'-0"	4'-4"
	B	1'-9"	1'-9"	2'-3"	2'-6"	2'-6"	2'-6"
	C	2'-6"	2'-6"	2'-8"	4'-0"	4'-0"	5'-6"
1/8 (45°)	A	2'-6"	2'-6"	3'-0"	4'-0"	4'-6"	5'-2"
	B	2'-6"	2'-6"	2'-9"	3'-0"	3'-6"	4'-0"
	C	3'-0"	3'-0"	4'-0"	4'-6"	4'-9"	6'-6"

NOTES:

1. ALL CONCRETE TO BE CLASS A (4,000 PSI).
2. ALL DIMENSIONS ARE MINIMUMS; ALL ANCHOR AND THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
3. IN ALL CASES SHOWN, MEASUREMENT "D" REFERS TO THE INSIDE PIPE DIAMETER.
4. ANCHOR AND THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM FOR 100 PSI WATER PRESSURE AND SOIL RESISTANCE OF 2 KIPS PER SQ FT. CONTRACTOR SHALL ADJUST FOR OTHER CONDITIONS AND SUBMIT FOR APPROVAL.
5. IF THE OWNER OF THE WATER SYSTEM REQUIRES A METHOD THAT RESTRAINS INDIVIDUAL JOINTS, EACH JOINT THAT FALLS WITHIN THE MINIMUM RESTRAINED LENGTH, MEASURED FROM THE CENTER OF THE FITTING, AS SHOWN ON THESE SHEETS SHALL BE RESTRAINED, AND SHALL WITHSTAND THE MAXIMUM PRESSURE APPLIED TO THE SYSTEM.
6. CLASS A CONCRETE SHALL NOT BE PLACED UNDER WATER. THE CONTRACTOR SHALL DEWATER THE EXCAVATION OR PLACE TYPE G CONCRETE USING APPROPRIATE UNDERWATER PLACEMENT TECHNIQUES.
7. CONCRETE FOR THRUST BLOCKS SHALL NOT BE ALLOWED TO COVER OR INTERFERE WITH JOINT OR RESTRAINT HARDWARE, PLASTIC SHEETING OR BUILDING FELT MAY BE PLACED OVER PIPE OR FITTINGS TO PREVENT CONCRETE FROM ADHERING TO SURFACES.
8. FOR BENDS, BEARING AREA SHALL BE PARALLEL TO THE EDGE OF THE FITTING AT THE FITTING MIDPOINT.
9. FOR TEES, BEARING AREA SHALL BE PERPENDICULAR TO THE BRANCH (SINGLE LEG) AXIS.
10. FOR REDUCERS, BEARING AREA SHALL BE PERPENDICULAR TO THE FITTING AXIS. THE MINIMUM THICKNESS ALONG THE FITTING AXIS SHALL BE 1'-0" OR THE LENGTH BETWEEN THE BELLS, WHICHEVER IS SMALLER.
11. THRUST RESTRAINTS FOR SIZES OR FITTINGS NOT SHOWN ON THESE SHEETS WILL BE DESIGNED ON A CASE BY CASE BASIS, AND WILL BE SHOWN IN THE CONTRACT DOCUMENTS.

ANCHOR AND THRUST BLOCKS

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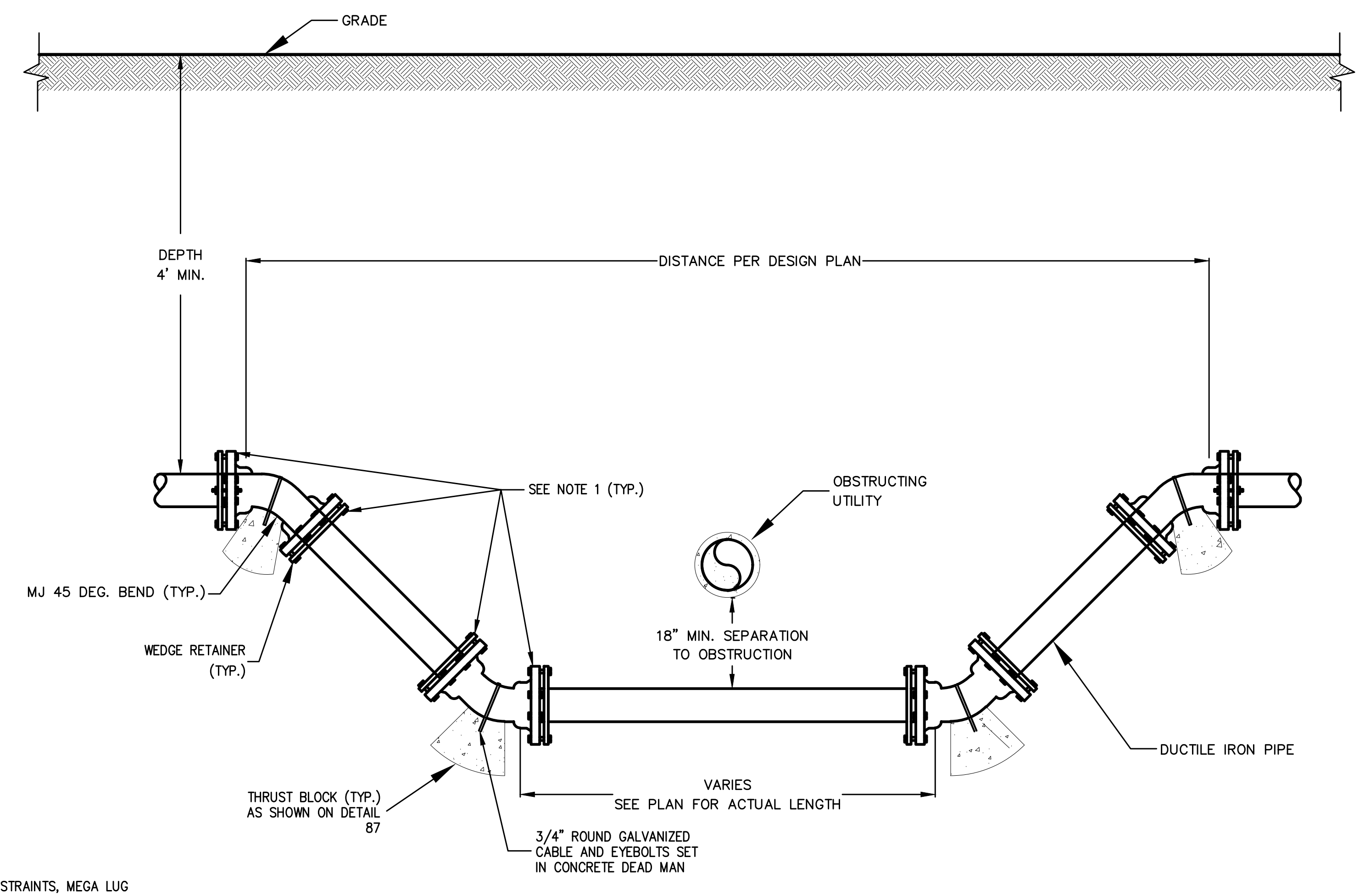
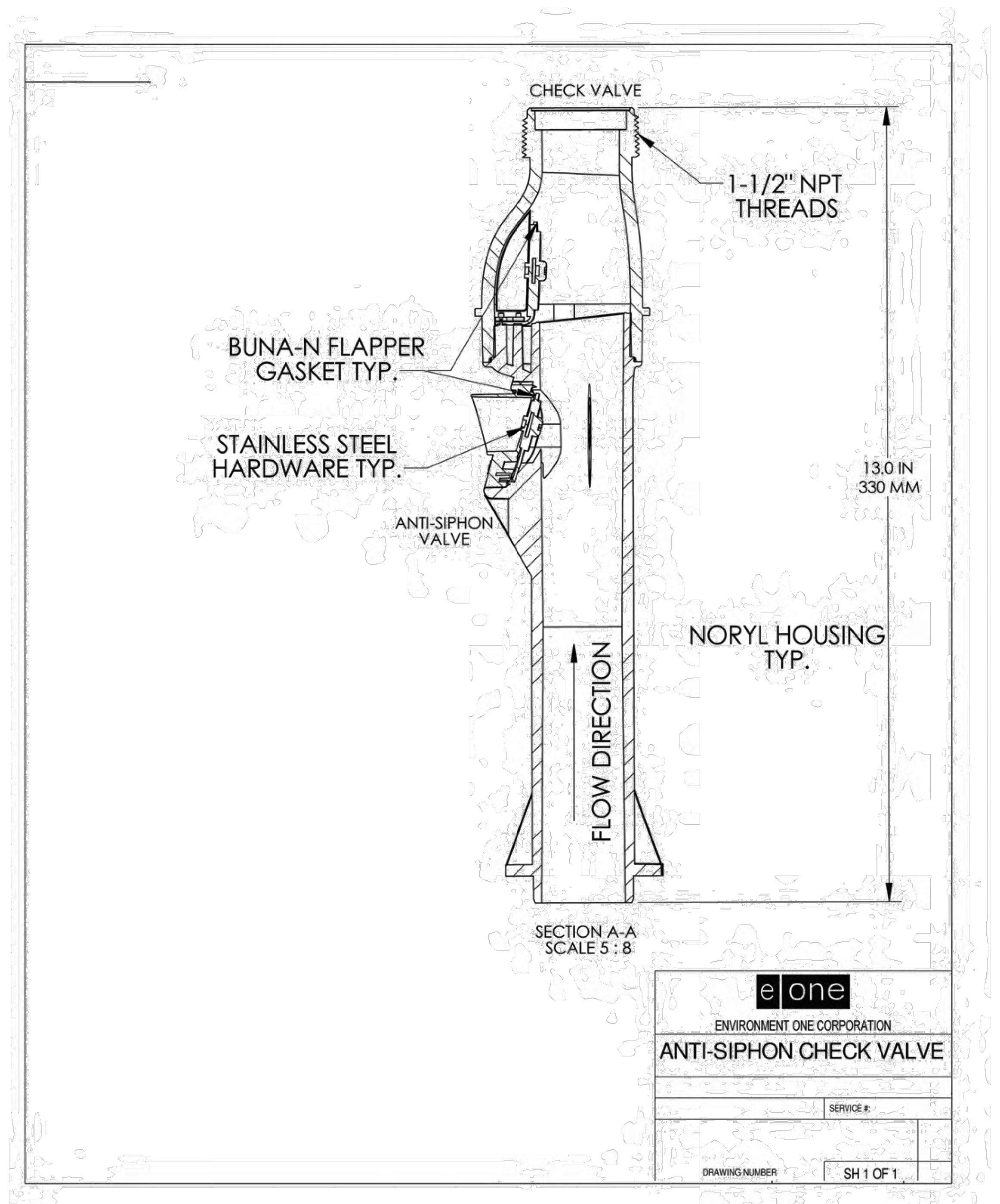

GRADE
DEPTH 4' MIN.
DISTANCE PER DESIGN PLAN
SEE NOTE 1 (TYP.)
OBSTRUCTING UTILITY
MJ 45 DEG. BEND (TYP.)
WEDGE RETAINER (TYP.)
18" MIN. SEPARATION TO OBSTRUCTION
DUCTILE IRON PIPE
THRUST BLOCK (TYP.) AS SHOWN ON DETAIL 87
VARIES SEE PLAN FOR ACTUAL LENGTH
3/4" ROUND GALVANIZED CABLE AND EYEBOLTS SET IN CONCRETE DEAD MAN

NOTES:

1. FIELD LOK GASKETS, MECHANICAL JOINT RESTRAINTS, MEGA LUG CONSTRAINTS, OR ALTERNATIVES APPROVED BY THE TOWN OF GREENBURGH WATER DEPARTMENT SHALL BE USED.

TYPICAL WATERMAIN OFFSET

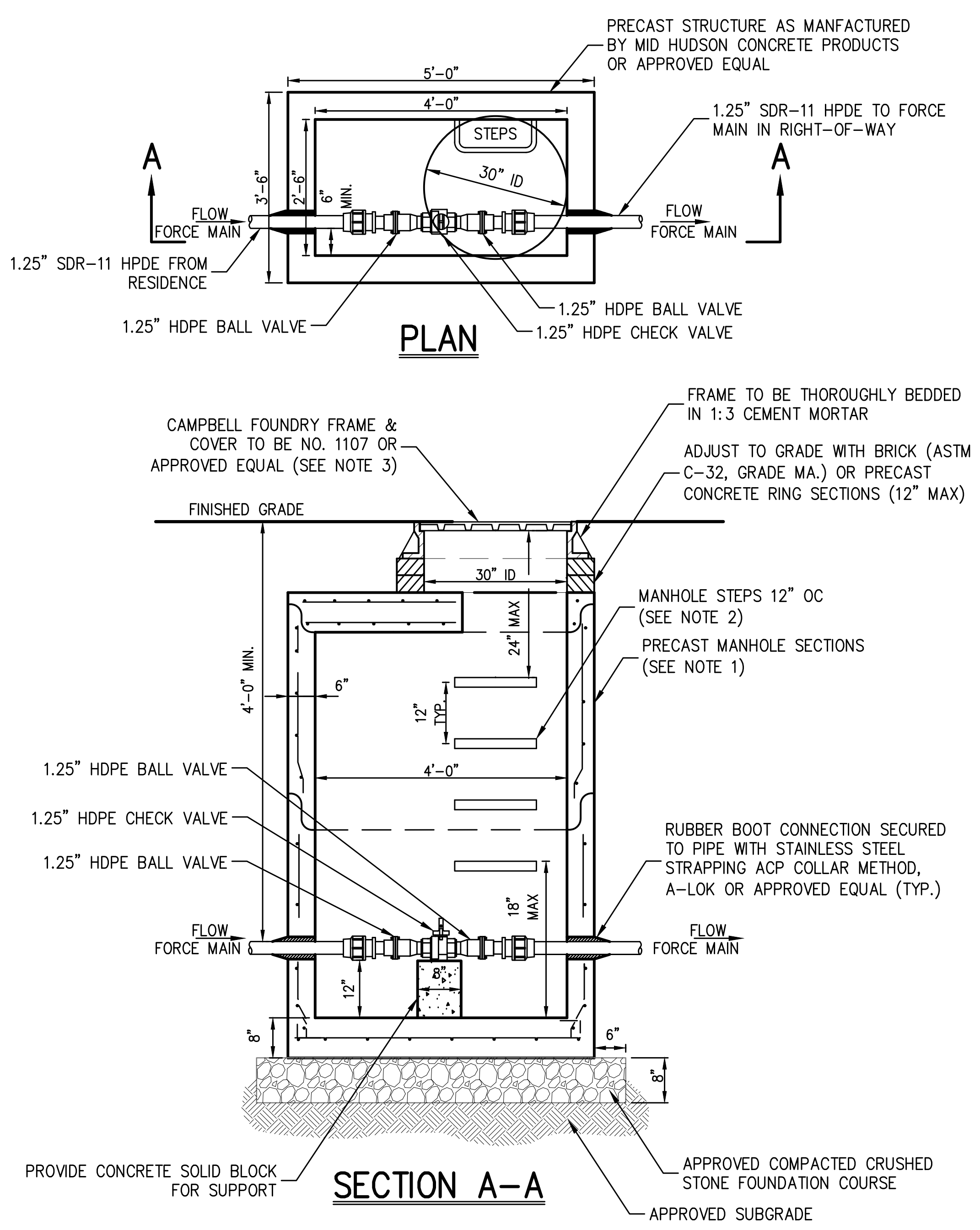
88


CHECK VALVE
1-1/2" NPT THREADS
BUNA-N FLAPPER GASKET TYP.
STAINLESS STEEL HARDWARE TYP.
ANTI-SIPHON VALVE
13.0 IN 330 MM
NORYL HOUSING TYP.
FLOW DIRECTION
SECTION A-A SCALE 5 : 8
e|one
ENVIRONMENT ONE CORPORATION
ANTI-SIPHON CHECK VALVE
SERVICE #:
DRAWING NUMBER
SH 1 OF 1

E-ONE ANTI-SYPHON CHECK VALVE

(CURB STOP)

89

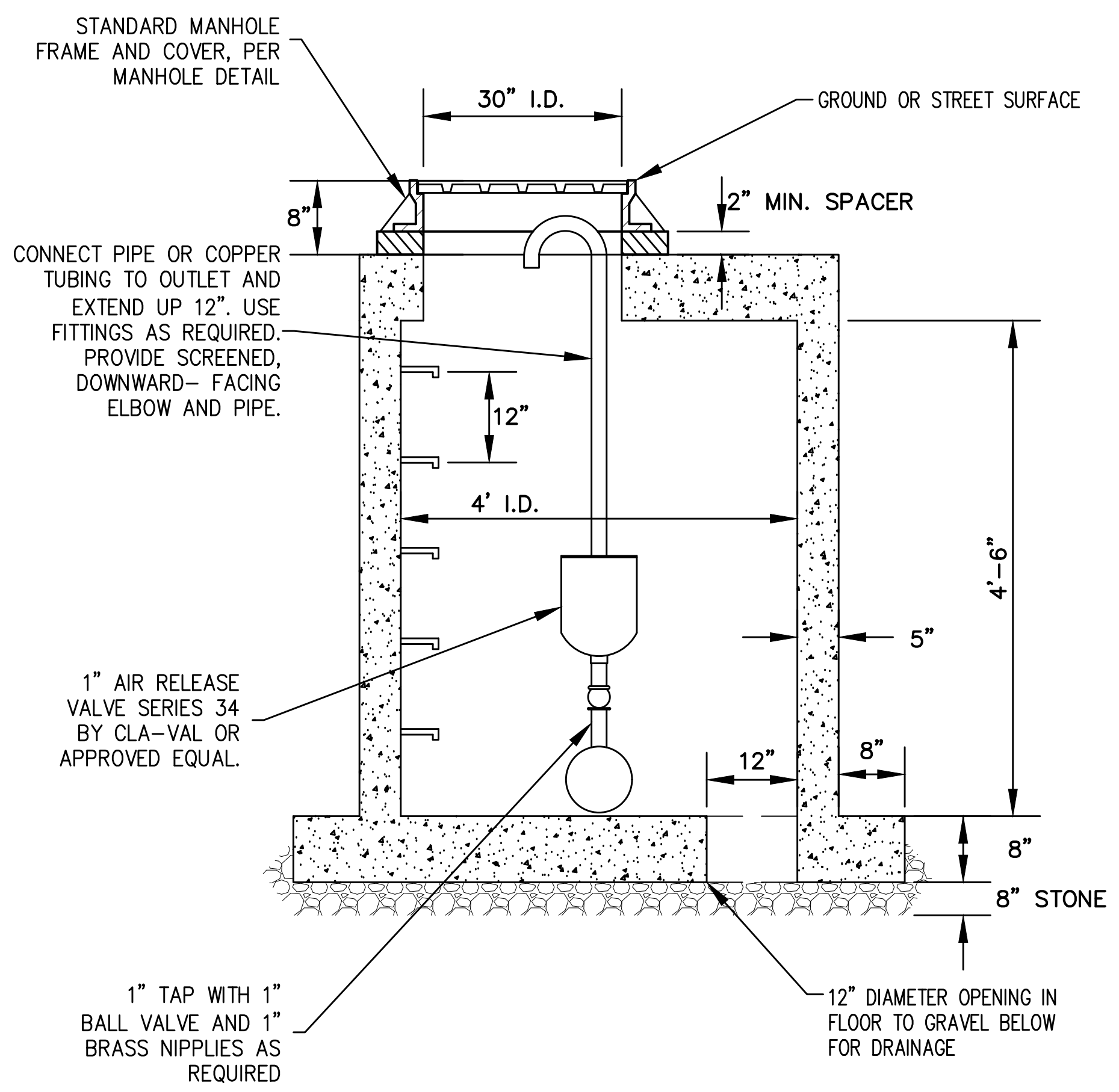

PRECAST STRUCTURE AS MANFACTURED BY MID HUDSON CONCRETE PRODUCTS OR APPROVED EQUAL
5'-0"
4'-0"
STEPS
30" ID
1.25" SDR-11 HPDE TO FORCE MAIN IN RIGHT-OF-WAY
A
A
FLOW FORCE MAIN
FLOW FORCE MAIN
1.25" SDR-11 HPDE FROM RESIDENCE
1.25" HDPE BALL VALVE
1.25" HDPE BALL VALVE
1.25" HDPE CHECK VALVE
PLAN
CAMPBELL FOUNDRY FRAME & COVER TO BE NO. 1107 OR APPROVED EQUAL (SEE NOTE 3)
FRAME TO BE THOROUGHLY BEDDED IN 1:3 CEMENT MORTAR
ADJUST TO GRADE WITH BRICK (ASTM C-32, GRADE MA.) OR PRECAST CONCRETE RING SECTIONS (12" MAX)
FINISHED GRADE
MANHOLE STEPS 12" OC (SEE NOTE 2)
PRECAST MANHOLE SECTIONS (SEE NOTE 1)
1.25" HDPE BALL VALVE
1.25" HDPE CHECK VALVE
1.25" HDPE BALL VALVE
RUBBER BOOT CONNECTION SECURED TO PIPE WITH STAINLESS STEEL STRAPPING ACP COLLAR METHOD, A-LOK OR APPROVED EQUAL (TYP.)
PROVIDE CONCRETE SOLID BLOCK FOR SUPPORT
APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE
APPROVED SUBGRADE
SECTION A-A

NOTES:

1. PRECAST CONCRETE MANHOLE SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.
2. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
3. UNLESS OTHERWISE SPECIFIED, MANHOLE COVER SHALL HAVE LETTERS "SEWER" CAST ON COVER. COVER SHALL HAVE VENT HOLES.
4. USE WITH 1-1/4" SDR 11 HDPE IPS PIPE ONLY. PRESSURE RATING:150 PSI.
5. STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING

ISOLATION MANHOLE

90


STANDARD MANHOLE FRAME AND COVER, PER MANHOLE DETAIL
30" I.D.
GROUND OR STREET SURFACE
2" MIN. SPACER
CONNECT PIPE OR COPPER TUBING TO OUTLET AND EXTEND UP 12". USE FITTINGS AS REQUIRED. PROVIDE SCREENED, DOWNWARD- FACING ELBOW AND PIPE.
12"
4' I.D.
4'-6"
5"
1" AIR RELEASE VALVE SERIES 34 BY CLA-VAL OR APPROVED EQUAL.
12"
8"
8"
8" STONE BASE
1" TAP WITH 1" BALL VALVE AND 1" BRASS NIPPLIES AS REQUIRED
12" DIAMETER OPENING IN FLOOR TO GRAVEL BELOW FOR DRAINAGE

NOTES:

1. MATERIALS AND FABRICATION OF STRUCTURE SHALL BE IN ACCORDANCE WITH MANHOLE TYPE A REQUIREMENTS.
2. DISCHARGE PIPING FROM AIR RELIEF VALVES SHALL NOT CONNECT DIRECTLY TO ANY GRAVITY STORM DRAIN, STORM SEWER, OR SANITARY SEWER.

AIR RELEASE VALVE PRECAST CHAMBER

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X

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	06/27/2024	CDF
2.	REVISED PER TOWN COMMENTS	07/11/2024	CDF
3.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
4.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
5.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB

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Scale: NOT TO SCALE
Date: 06/04/2024
Project No: 17099
17099-DETAILS C-912 –
Drawing No:
C-912

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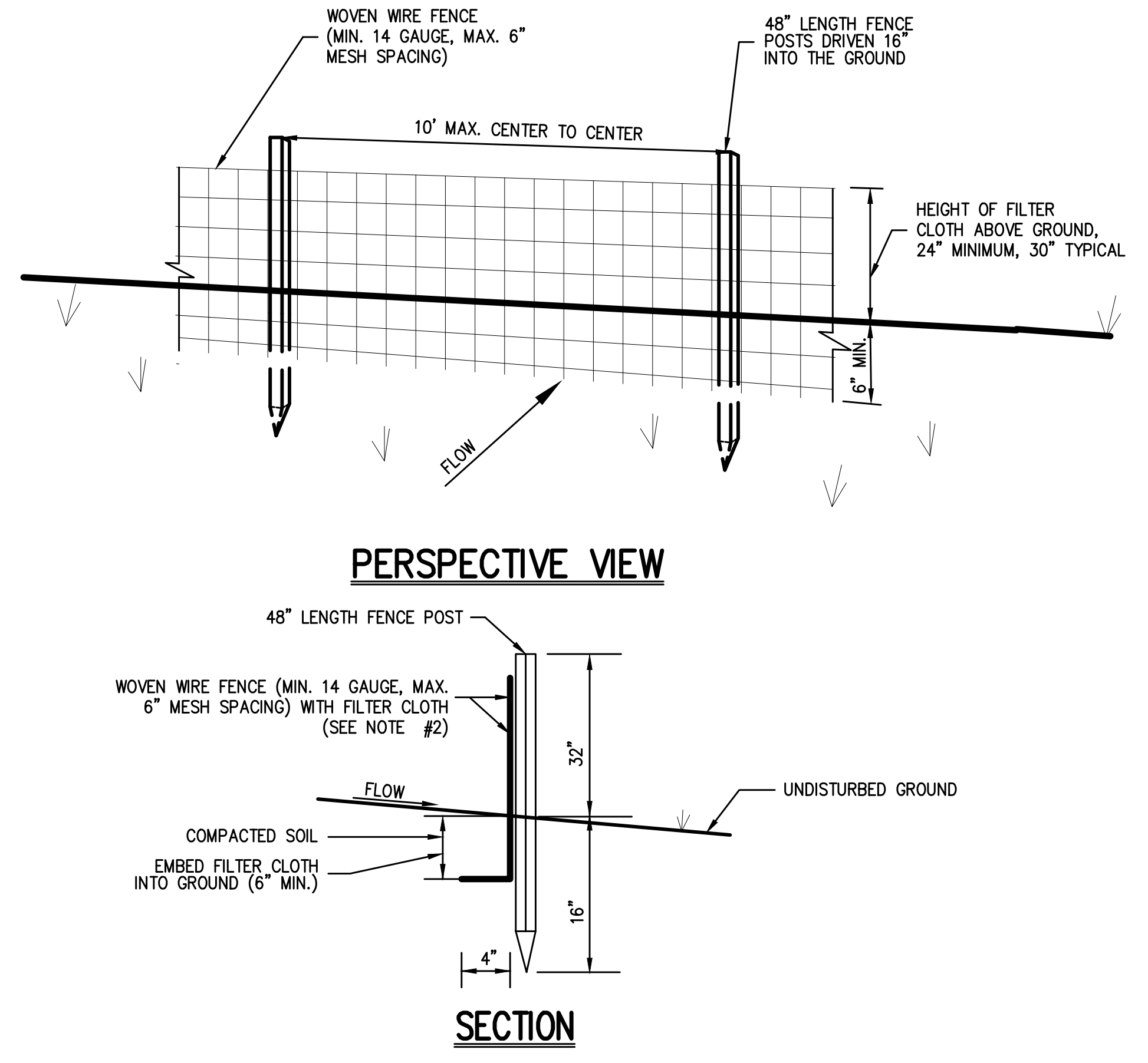
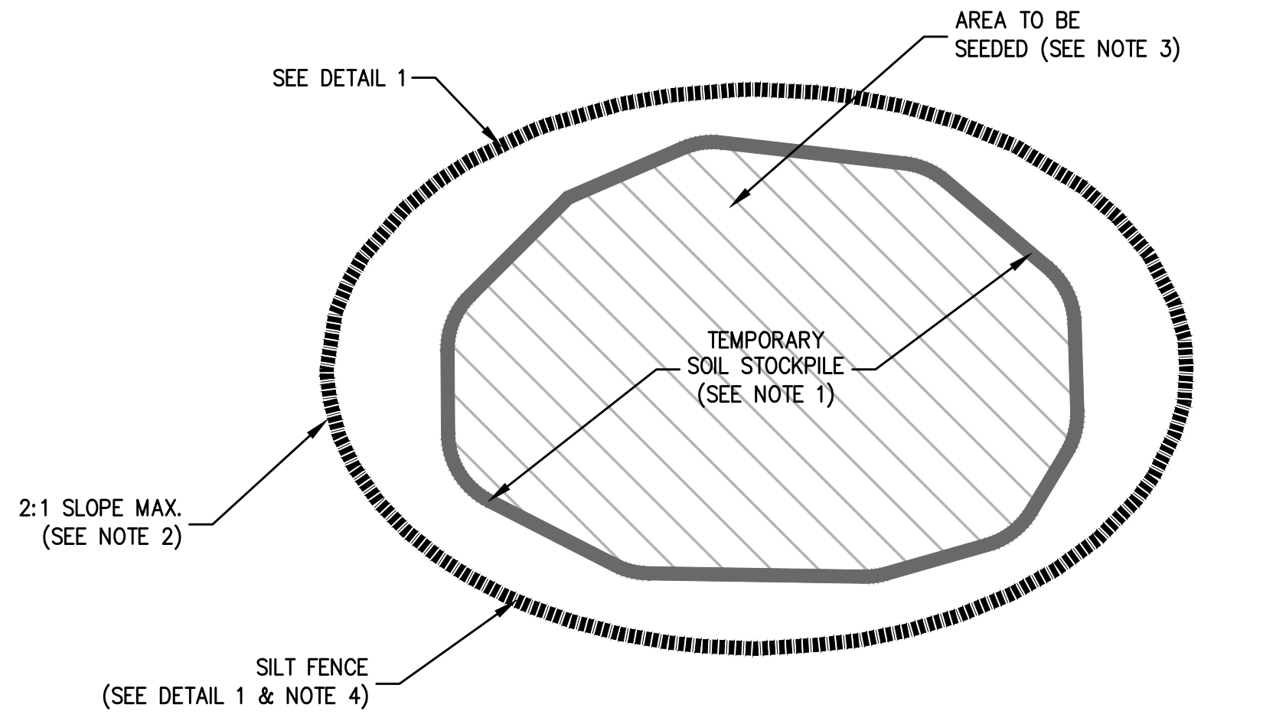

WOVEN WIRE FENCE (MIN. 14 GAUGE, MAX. 6" MESH SPACING)
48" LENGTH FENCE POSTS DRIVEN 16" INTO THE GROUND
10' MAX. CENTER TO CENTER
HEIGHT OF FILTER CLOTH ABOVE GROUND, 24" MINIMUM, 30" TYPICAL
6" MIN.
FLOW
PERSPECTIVE VIEW
48" LENGTH FENCE POST
WOVEN WIRE FENCE (MIN. 14 GAUGE, MAX. 6" MESH SPACING) WITH FILTER CLOTH (SEE NOTE #2)
FLOW
COMPACTED SOIL
EMBED FILTER CLOTH INTO GROUND (6" MIN.)
UNDISTURBED GROUND
32"
16"
4"
SECTION

NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE 1


SEE DETAIL 1
AREA TO BE SEEDED (SEE NOTE 3)
TEMPORARY SOIL STOCKPILE (SEE NOTE 1)
2:1 SLOPE MAX. (SEE NOTE 2)
SILT FENCE (SEE DETAIL 1 & NOTE 4)

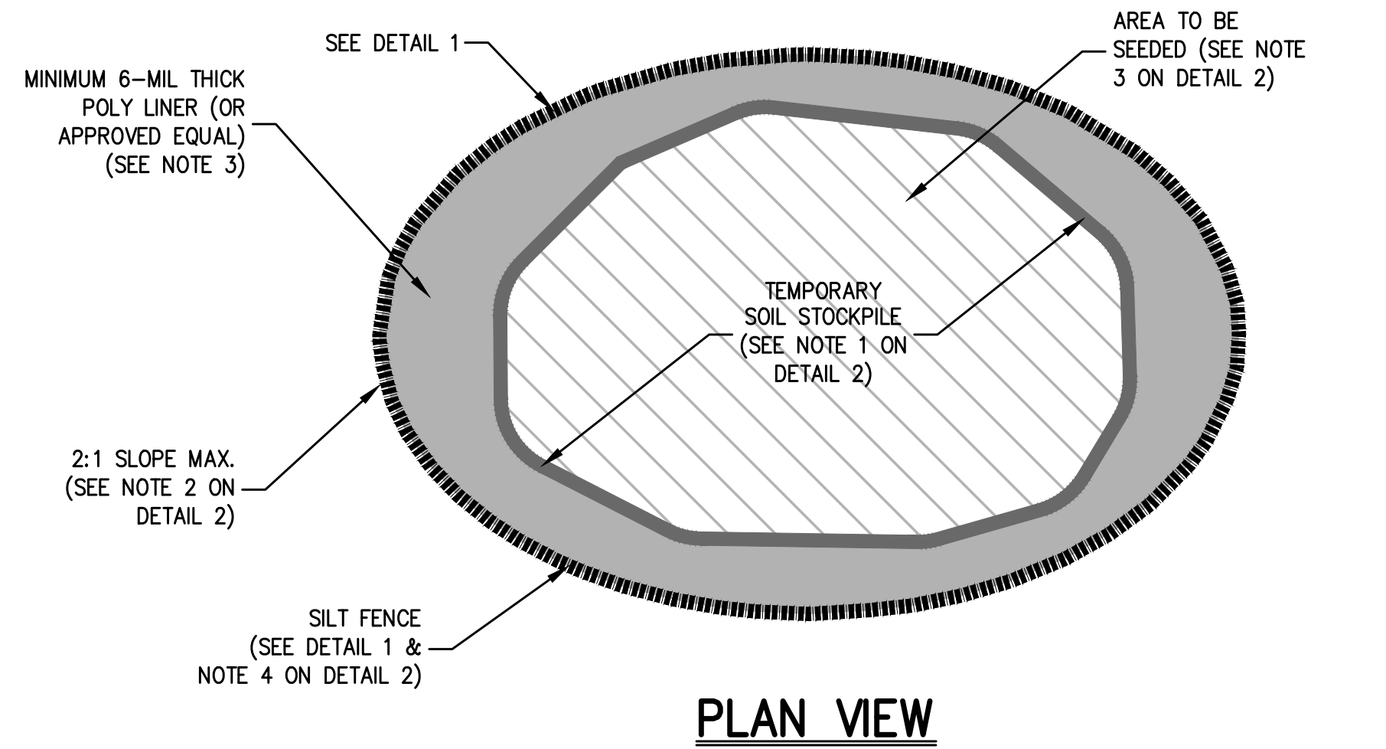
PLAN VIEW

NOTES (CLEAN MATERIAL STOCKPILES):

1. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
2. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
4. ALL STOCKPILES SHALL BE PROTECTED WITH TWO ROWS OF SILT FENCING INSTALLED AROUND THE PERIMETER.

TEMPORARY SOIL STOCKPILE WITH SILT FENCE 2

(CLEAN MATERIAL)


SEE DETAIL 1
MINIMUM 6-MIL THICK POLY LINER (OR APPROVED EQUAL) (SEE NOTE 3)
AREA TO BE SEEDED (SEE NOTE 3 ON DETAIL 2)
TEMPORARY SOIL STOCKPILE (SEE NOTE 1 ON DETAIL 2)
2:1 SLOPE MAX. (SEE NOTE 2 ON DETAIL 2)
SILT FENCE (SEE DETAIL 1 & NOTE 4 ON DETAIL 2)

PLAN VIEW

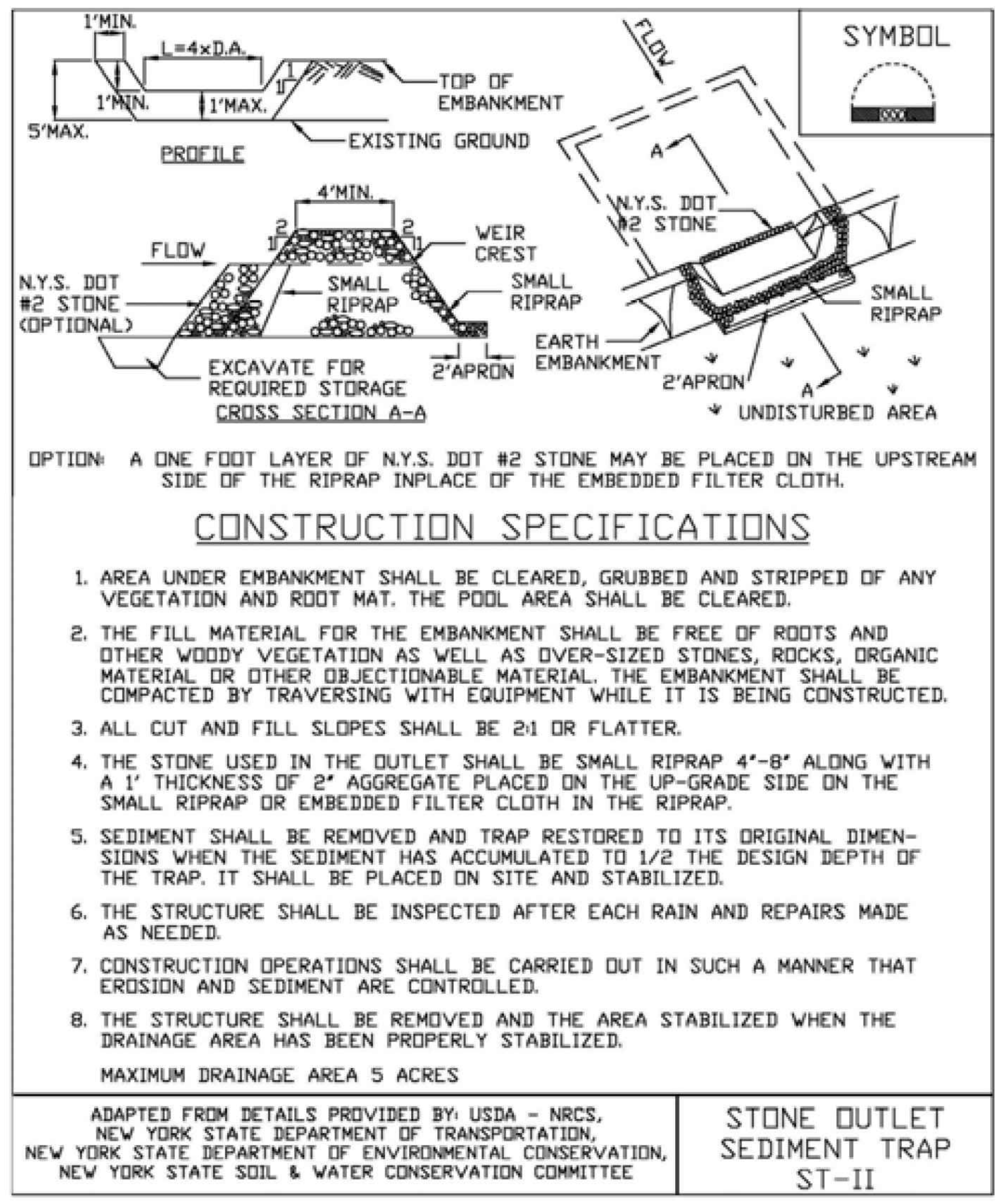
NOTES (IMPACTED MATERIAL STOCKPILES):

1. SEE NOTES 1–4 OF CLEAN MATERIAL STOCKPILES.
2. ALL STOCKPILES SHALL BE COVERED WITH APPROPRIATELY ANCHORED TARPS WHEN NOT IN USE
3. A MINIMUM 6–MIL THICK POLY LINER (OR APPROVED EQUIVALENT) SHALL BE LAID UNDERNEATH THE IMPACTED MATERIAL STOCKPILE.
4. ALL STOCKPILES SHALL BE SEPARATED FROM STOCKPILES OF CLEAN MATERIAL

TEMPORARY SOIL STOCKPILE WITH SILT FENCE 3

(IMPACTED MATERIAL)

Figure 5.27
Stone Outlet Sediment Trap: ST-II


1'MIN.
L=4×D.A.
1'MIN.
1'MAX.
5'MAX.
TOP OF EMBANKMENT
EXISTING GROUND
PROFILE
FLOW
4'MIN.
2
1
WEIR CREST
N.Y.S. DOT #2 STONE (OPTIONAL)
SMALL RIPRAP
SMALL RIPRAP
EXCAVATE FOR REQUIRED STORAGE
2'APRON
CROSS SECTION A-A
FLOW
A
N.Y.S. DOT #2 STONE
SMALL RIPRAP
EARTH EMBANKMENT
2'APRON
UNDISTURBED AREA
SYMBOL

OPTION: A ONE FOOT LAYER OF N.Y.S. DOT #2 STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIPRAP INPLACE OF THE EMBEDDED FILTER CLOTH.

CONSTRUCTION SPECIFICATIONS

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

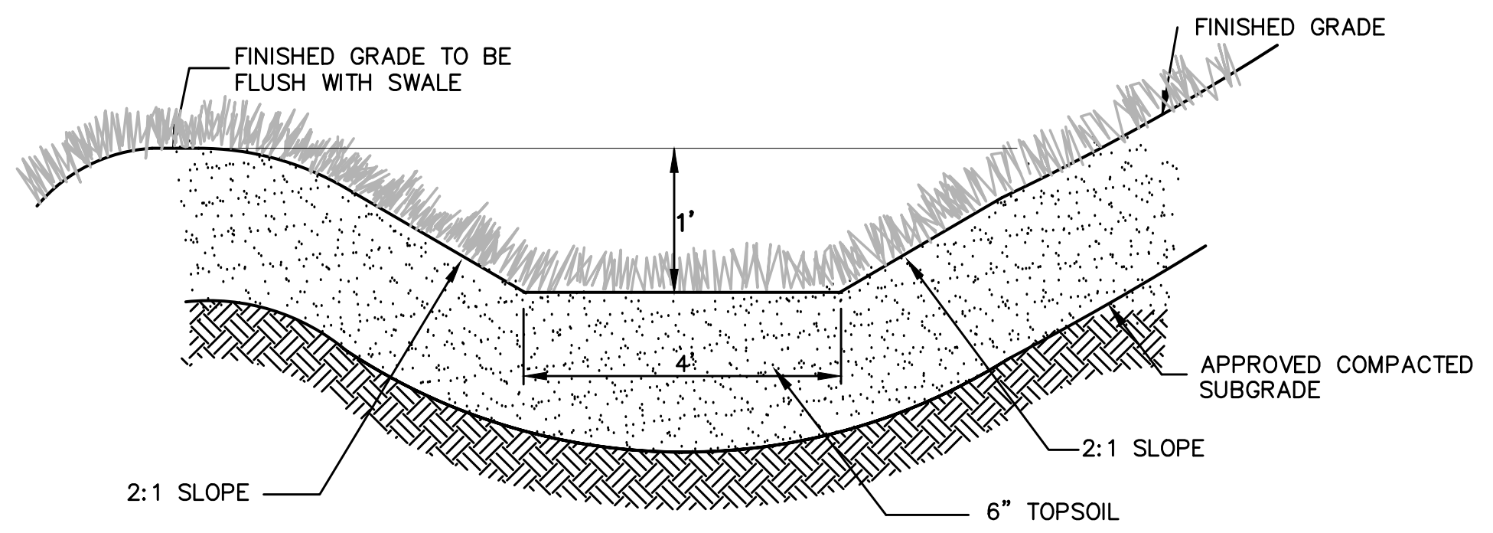
MAXIMUM DRAINAGE AREA 5 ACRES

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STONE OUTLET SEDIMENT TRAP ST-II

New York State Standards and Specifications For Erosion and Sediment Control — Page 5.51 — November 2016

STONE OUTLET SEDIMENT TRAP 4

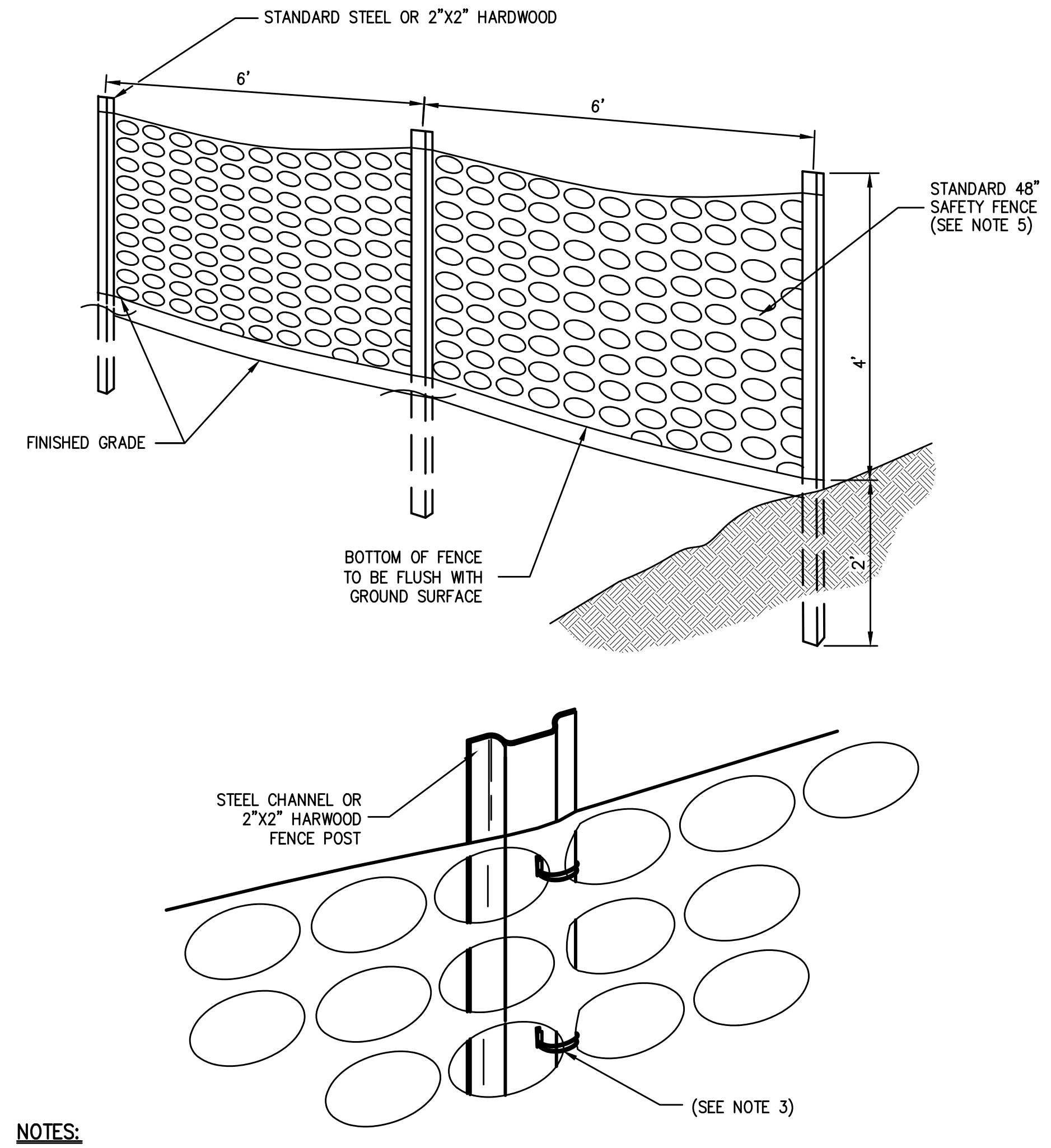

FINISHED GRADE TO BE FLUSH WITH SWALE
FINISHED GRADE
1'
4'
APPROVED COMPACTED SUBGRADE
2:1 SLOPE
2:1 SLOPE
6" TOPSOIL

TYPE OF TREATMENT	CHANNEL GRADE (%)	FLOW CHANNEL
1	0.5–3.0	SEED & STRAW MULCH
2	3.1–5.0	SEED & STRAW MULCH
3	5.1–8.0	SEED & COVER WITH RECP, SOD, OR LINE WITH PLASTIC OR 2 IN. STONE
4	8.1–20	LINE WITH 4–8 IN. STONE OR RECYCLED CONCRETE EQUIVALENT OR GEOTEXTILE

NOTES:

1. IMMEDIATELY AFTER GRADING OPERATIONS, THE GRASS SWALE SHALL BE STABILIZED WITH SEED MIX AND MULCHED.
2. FOR SWALE SLOPES EXCEEDING 8%, JUTE MESH SHALL BE UTILIZED TO STABILIZE THE SWALE BASE.
3. AREA ADJACENT TO SWALE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.
4. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT

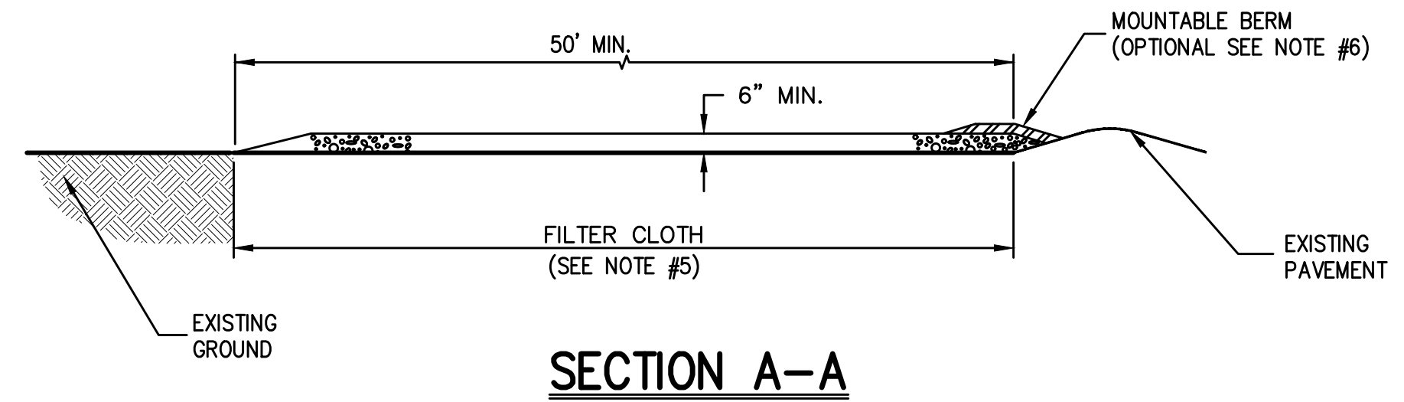
TEMPORARY GRASS DIVERSION SWALE/ INTERCEPTOR SWALE 5


STANDARD STEEL OR 2"X2" HARDWOOD
6'
6'
STANDARD 48" SAFETY FENCE (SEE NOTE 5)
4'
2'
FINISHED GRADE
BOTTOM OF FENCE TO BE FLUSH WITH GROUND SURFACE
STEEL CHANNEL OR 2"X2" HARWOOD FENCE POST
(SEE NOTE 3)

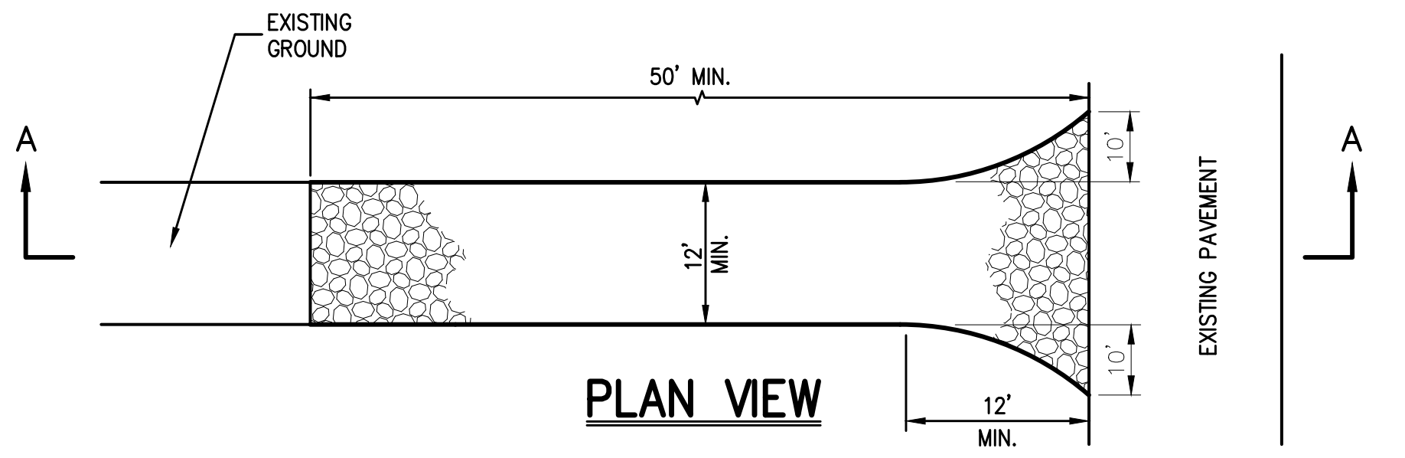
NOTES:

1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

CONSTRUCTION FENCE 6


50' MIN.
6" MIN.
MOUNTABLE BERM (OPTIONAL SEE NOTE #6)
FILTER CLOTH (SEE NOTE #5)
EXISTING GROUND
EXISTING PAVEMENT

SECTION A–A


EXISTING GROUND
50' MIN.
A
A
12' MIN.
10'
10'
12' MIN.
EXISTING PAVEMENT

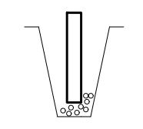
PLAN VIEW

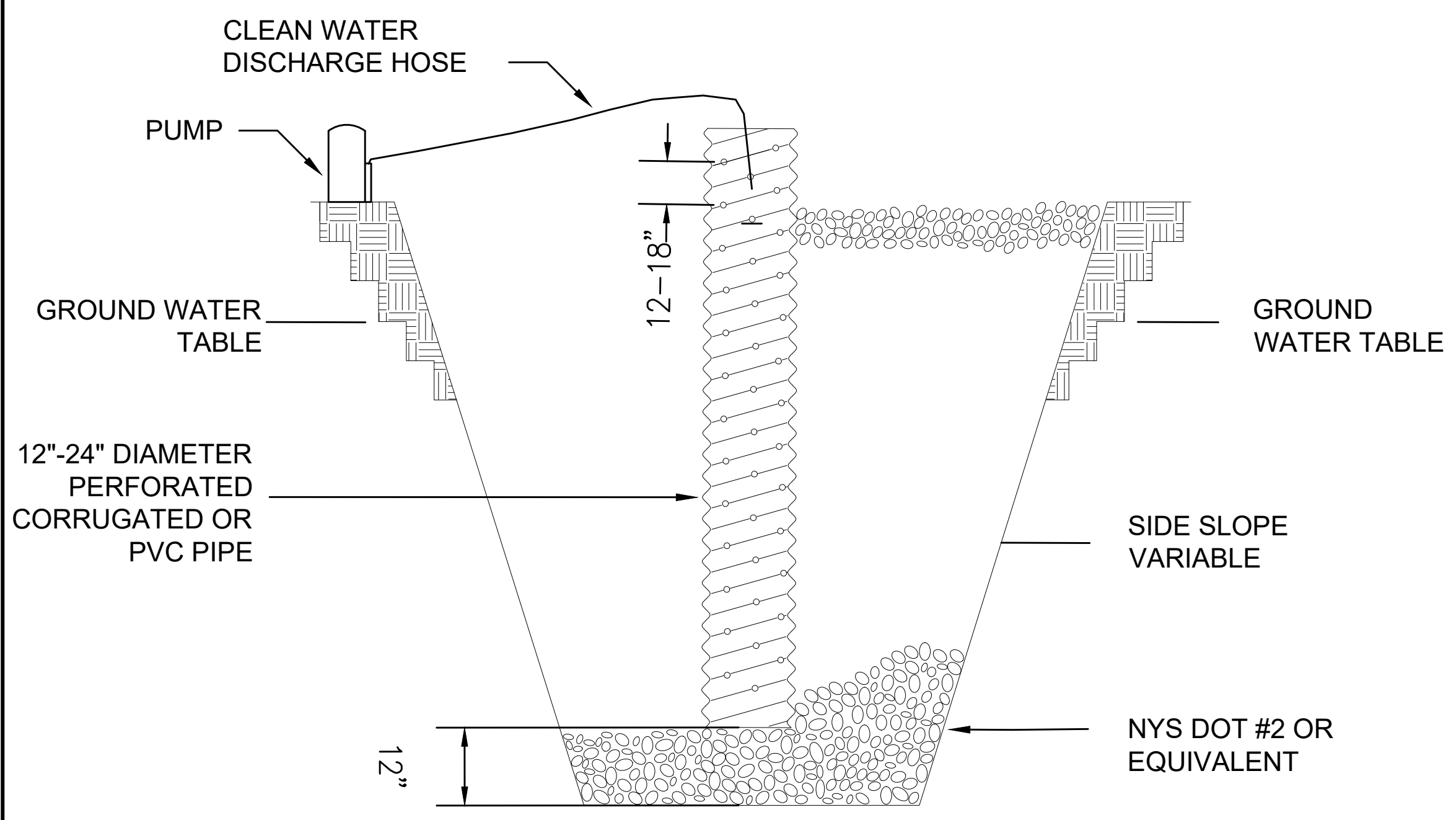
NOTES

1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. 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 7

SYMBOL




CLEAN WATER DISCHARGE HOSE
PUMP
GROUND WATER TABLE
GROUND WATER TABLE
12-18"
12"-24" DIAMETER PERFORATED CORRUGATED OR PVC PIPE
SIDE SLOPE VARIABLE
NYS DOT #2 OR EQUIVALENT
12"

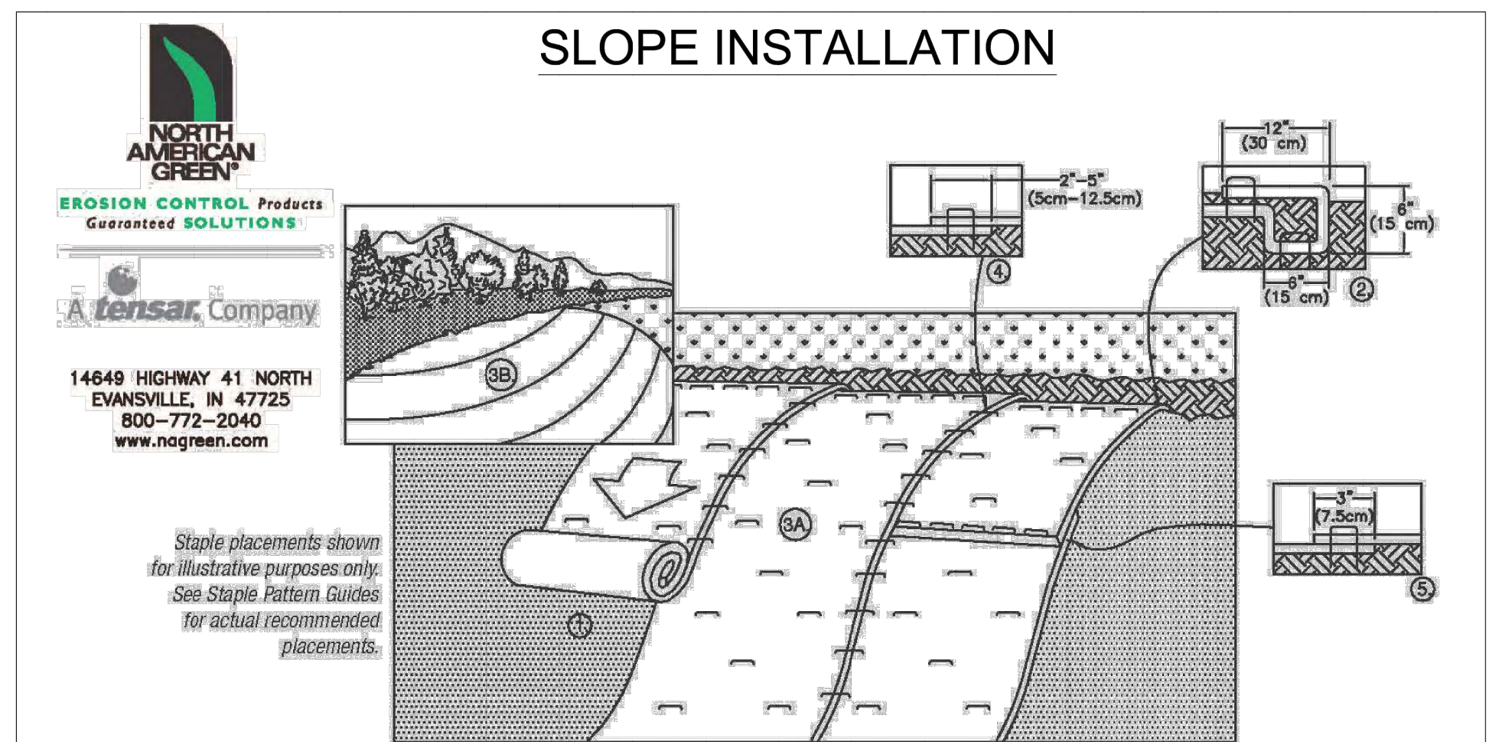
CONSTRUCTION SPECIFICATIONS

1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF NYS DOT #2 OR EQUIVALENT AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE BACKFILLED WITH NYS DOT #2 OR EQUIVALENT AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12-18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTERCLOTH BEFORE INSTALLATION. IT IS RECOMMENDED THAT 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTERCLOTH.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

DEWATERING SUMP PIT 8

SLOPE INSTALLATION


NORTH AMERICAN GREEN
EROSION CONTROL Products Guaranteed SOLUTIONS
A tensar Company
14649 HIGHWAY 41 NORTH EVANSVILLE, IN 47725 800-772-2040 www.nagreen.com
2"-5" (5cm-12.5cm)
12" (30 cm)
6" (15 cm)
6" (15 cm)
3" (7.5cm)
①
②
3A
3B
④
⑤
Staple placements shown for illustrative purposes only. See Staple Pattern Guides for actual recommended placements.

1. FINE GRADE SLOPE AND ADD SOIL AS NEEDED TO CREATE AN EVEN SURFACE.
2. SEED SLOPE WITH SEED MIX AS FOLLOWS:

Name	Variety	%of Mixture
Seed Mix E: To Be Applied @ 35 lbs of **Pure Live Seed** per Acre		
Hard Fescue/Festuca longifolia	Bornito	50
Chewing Fescue/Festuca arundinacea	SR5130	25
Sheeps Fescue/Festuca ovina	VNS	25

3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATIELY 12" OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTIED SOIL AND FOLD REMAINING 12" PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP's.
4. ROLL THE RECP's DOWN THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATIE LOCATIONS AS SHOWN IN THE STAPLE "D" PATTERN GUIDE (SEE ATTACHED STAPLE PATTERN GUIDE). WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL RECP's SHALL BE STAPLED WITH APPROXIMATIELY 2" - 5" OVERLAP DEPENDING ON RECP's TYPE.
6. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP's WIDTH.
NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE T1HE RECP's.

NOTES:

1. PREPARE SOIL BEFORE INSTALLING MATTING BY SMOOTHING THE SURFACE, REMOVING DEBRIS AND LARGE STONE, AND APPLYING LIME, FERTILIZER AND SEED. REFER TO MANUFACTURERS INSTALLATION DETAILS.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE MAT IN A 6' DEEP X 6' WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. IN CHANNELS OR SWALES, BEGIN AT THE DOWNSLOPE END, ANCHORING THE MAT AT THE BOTTOM AND TOP ENDS OF THE BLANKET. WHEN ANOTHER ROLL IS NEEDED, THE UPSLOPE ROLL SHOULD OVERLAY THE LOWER LAYER, SHINGLE STYLE, SO THAT CHANNEL FLOWS DO NOT PEEL BACK THE MATERIAL.
4. ROLL THE MATS DOWN A SLOPE WITH A MINIMUM 4" OVERLAP. ROLL CENTER MAT IN A CHANNEL IN DIRECTION OF WATER FLOW ON BOTTOM OF THE CHANNEL. DO NOT STRETCH BLANKETS. BLANKETS SHALL HAVE GOOD CONTINUOUS CONTACT WITH THE UNDERLYING SOIL THROUGHOUT ITS ENTIRE LENGTH.
5. PLACE MATS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP, USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE MATS.
6. FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH; BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
7. MATS ON SIDE SLOPES OF A CHANNEL MUST BE OVERLAPPED 4" OVER THE CENTER MAT AND STAPLED.
8. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
9. THE TERMINAL END OF THE MATS MUST BE ANCHORED IN A 6"X6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
10. STAPLING AND ANCHORING OF BLANKET SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS.

MAINTENANCE

BLANKETED AREAS SHALL BE INSPECTED WOOKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 80% COVERAGE TRHOUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 2 CALENDAR DAYS.

EROSION CONTROL MATTING 9

No.	Revision	Date	By
1.	ISSUED FOR STORMWATER PERMIT	10/31/2025	CDF
2.	REVISED PER TOWN ENGINEER COMMENTS	05/13/2026	FG

Previous Editions Obsolete

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CONSTRUCTION DETAILS

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TOWN OF GREENBURGH, NEW YORK

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Drawn: CDF Approved: DV
Scale: NOT TO SCALE
Date: 09/25/2025
Project No: 17099
17099-DETAILS C-920 (REMEDIATION) –
Drawing No:
C-920

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CONSERVATION AREA ENHANCEMENT NARRATIVE

1. ALL CONSERVATION AREAS SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING ENHANCEMENT GUIDELINES WHICH WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
2. ALL CONSERVATION AREAS SHALL BE PRESERVED AND UTILIZED FOR PASSIVE RECREATIONAL PURPOSES AND AVAILABLE TO ELMWOOD PRESERVE RESIDENTS AND THE PUBLIC.
3. CONSERVATION AREAS MAY INCLUDE PASSIVE RECREATIONAL IMPROVEMENTS SUCH AS A COMMUNITY PAVILION, BENCHES, POLLINATOR GARDENS, ACCESS PATHS FOR MAINTENANCE AND WALKING AND LANDSCAPING.
4. DURING THE REQUIRED ENVIRONMENTAL REMEDIATION OF THE SITE AND CONSTRUCTION OF THE CONSERVATION SUBDIVISION, GROUND DISTURBANCE, TREE REMOVALS, AND GRADING OF THE CONSERVATION AREAS WILL BE PERFORMED TO REMEDIATE TO THE UNRESTRICTED RESIDENTIAL USE STANDARD AND IMPLEMENT THE ROADWAY DESIGN WITHIN THE ESTABLISHED LIMITS OF DISTURBANCE.
5. NON-NATIVE SPECIES MAY REMAIN IF THEY ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR IMPLEMENTING THE SUBDIVISION DESIGN. **INVASIVE SPECIES SHALL BE REMOVED FROM ALL CONSERVATION AREAS.**
6. ALL EXISTING HEALTHY, NATIVE TREES WITHIN THE PROPERTY THAT ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR ARE OUTSIDE OF THE ESTABLISHED LIMITS OF DISTURBANCE REQUIRED TO IMPLEMENT THE SITE DESIGN SHALL BE PRESERVED.
7. THE HOA SHALL CAUSE TO HAVE INSPECTIONS OF ALL CONSERVATION AREAS CONDUCTED TWICE ANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL, FOR THE FIRST 5 YEARS FOLLOWING PROJECT COMPLETION, THEN ONCE PER YEAR THEREAFTER) BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT, WHO SHALL ISSUE A WRITTEN REPORT, A COPY OF WHICH SHALL BE PROVIDED TO THE COMMISIONER, DEPARTMENT OF COMMUNITY DEVELOPMENT AND CONSERVATION. THE REPORT SHALL INCLUDE, AT A MINIMUM, FINDINGS RELATED TO THE CURRENT COMPOSITION OF THE CONSERVATION AREAS, PRESENCE OF INVASIVE SPECIES, DISTURBANCE(S) OBSERVED, EROSION, AND HAZARDS, ALL OF WHICH WILL BE ACCOMPANIED BY PHOTOGRAPHS. THE REPORT SHALL INCLUDE, RECOMMENDATIONS FOR CARRYING OUT ANY REMEDIAL MEASURES, AND PROVIDE A REASONABLE TIMEFRAME FOR CARRYING OUT SUCH MEASURES.

Proposed Planting Palette

Type	Botanical	Common	SIZE	Root Cond.
		Street Trees		
Trees	Cercis Canadensis "Flame Thrower"	Eastern Redbud	2" - 2 - 1/2" cal.	B & B
	Tilia americana "Redmond"	Redmond Linden	2" - 2 - 1/2" cal.	B & B
	Liquidambar styraciflua	Sweetgum	2" - 2 - 1/2" cal.	B & B
	Ulnus americana "New Harmony"	New Harmony Elm	2" - 2 - 1/2" cal.	B & B
	Quercus Rubra	Red Oak	2" - 2 - 1/2" cal.	B & B
	Quercus coccinea	Scarlet Oak	2" - 2 - 1/2" cal.	B & B
	Acer rubrum	Red Maple	2" - 2 - 1/2" cal.	B & B
	Nyssa Sylvatica	Black Tupelo	2" - 2 - 1/2" cal.	B & B
	Plantus occidentalis	American Sycamore	2" - 2 - 1/2" cal.	B & B
	Magnolia virginiana	Sweetbay Magnolia	2" - 2 - 1/2" cal.	B & B
		Conservation Area Enhancement Plantings		
Trees	Amelanchier Canadensis	Shadblow Serviceberry	8' - 10' HT.	B & B
	Quercus Bicolor	Swamp White Oak	2" - 2 - 1/2" cal.	B & B
	Taxodium distichum	Bald Cypress	2" - 2 - 1/2" cal.	B & B
	Quercus coccinea	Scarlet Oak	2" - 2 - 1/2" cal.	B & B
	Betula nigra "BNMTF" TM	Dura Heat River Birch	8' - 10' HT.	B & B
	Carpinus Caroliniana	American Hornbeam	8' - 10' HT.	B & B
	Nyssa Sylvatica	Black Tupelo	2" - 2 - 1/2" cal.	B & B
	Platanus occidentalis	American Sycamore	2" - 2 - 1/2" cal.	B & B
	Prunus Serotina	Black Cherry	2" - 2 - 1/2" cal.	B & B
	Quercus Alba	White Oak	2" - 2 - 1/2" cal.	B & B
	Liquidambar styracifula	Sweetgum	2" - 2 - 1/2" cal.	B & B
	Ilex opaca	American Holly	8' - 10' HT.	B & B
	Juniperus virginiana	Eastern Redcedar	8' - 10' HT.	B & B
	Magnolia virginiana	Sweetbay Magnolia	8' - 10' HT.	B & B
	Pinus strobus	White Pine	8' - 10' HT.	
Shrubs	Cephalanthus Occidentalis	Common Buttonbush	8 gal.	
	Rhus Typhinia	Staghorn Sumac	8 gal.	
	Sambucus Canadensis	American Black Elderberry	8 gal.	
	Spirea alba	White Meadowsweet	8 gal.	
Seed Mixes	ERNMX-122	Wetland Meadow Mix		SEED
	ERNMX-128	Seasonal Flooded Wildlife Food Mix		SEED
	ERNMX-131	OBL Wetland Mix		SEED
	ERNMX-140	Partially Shaded Roadside Mix		SEED
	ERNMX-152-1	Showy New England Wildflower Mix		SEED
	ERNMX-156	Basin Slope Seeing Mix		SEED
	ERNMX-181-2	Steep Slope Erosion Control Mix		SEED
	ERNMX-183	Native Detention Area Seed Mix		SEED
		Unit Plantings		
Trees	Amelanchier Canadensis	Shadblow Serviceberry	8' - 10' HT.	B & B
	Cercis Canadensis	Eastern Redbud	8' - 10' HT.	B & B
	Cornus florida	Flowering Dogwood	8' - 10' HT.	B & B
Shrubs	Aronia melanocarpa	Low Scape Mound	2 gal.	CONT.
	Clethra alnifolia "Sixteen Candles"	16 Candles Summersweet	3 gal.	CONT.
	Diervilla lonicera	Native Bush Honeysuckle	3 gal.	CONT.
	Hydrangea panticulata	Little Lime Panicle Hydran.	3 gal.	CONT.
	Hydrangea quercifolia "Sike's Dwarf"	Sike's Dwarf Oakleaf Hydran.	5 gal.	CONT.
	Ilex glabra "Shamrock"	Inkberry	5 gal.	CONT.
	Ilex glabra "Strongbox"	Dwarf Inkberry	2 gal.	CONT.
	Ilex verticillata	Winterberry	5 gal.	CONT.
	Itea virginica	Fizzy Mizzy Sweetspire	5 gal.	CONT.
	Physocarpus alternans	Dwarf Ninebark	5 gal.	CONT.
	Rhododendron x "Cunningham's White"	Cunningham's White Rhododen.	5 gal.	CONT.
	Rhododendron x "Caroline"	Caroline Gable Rhododen.	5 gal.	CONT.
	Rhododendron x "Scintillation"	Scintillation Rhododendron	5 gal.	CONT.
Perennials	Alchemilla mollis	Lady's Mantle	1 gal.	CONT.
	Allium x	Millenial Ornamental Onion	1 gal.	CONT.
	Astilbe x arendsii	Astilbe	1 gal.	CONT.
	Tiarella cordifolia	Foamflower	1 gal.	CONT.
	Carex pensylvanica	Pennsylvania Sedge	1 gal.	CONT.
	Echinacea purpurea "Bright Star"	Purple Coneflower	1 gal.	CONT.
	Dryopteris erythrosora "Brilliance"	Brilliance Autumn Fern	1 gal.	CONT.
	Sporobolus heterolepis	Prarie Dropseed	1 gal.	CONT.
	Heuchera x "Palace Purple"	Purple Leaf Coral Bells	1 gal.	CONT.
	Pennisetum alopecuroides "Hameln"	Hameln Fountain Grass	1 gal.	CONT.
	Stachys byzantia Helen Von Stein	Lamb's Ear	1 gal.	CONT.

SPECIFICATION FOR FULL SOIL RESTORATION

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
3. ROCK-PICK UNTIL UPLIFTED STONE / ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OR A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT. THIS SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.
7. KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. CONSIDER PEDESTRIAN FOOTPATHS.

CONSERVATION AREAS/BASIN SEEDING MIXTURE & TOPSOIL SPECIFICATIONS

1. BASIN #2A SHALL RECEIVE 'OBL WETLAND MIX' ERNMX-131
2. BASINS #1, #2, #3, #3A & #4 SHALL RECEIVE 'NATIVE DETENTION AREA MIX' ERNMX-183
3. USE ERNMX-156 WITH RECOMMENDED COVER CROP FOR SEASON ON ALL SLOPES AROUND THE BASINS.
4. ALL BASINS SHALL RECEIVE 4"-6"MINIMUM TOPSOIL.
5. POND/WATERCOURSE BUFFERS SHALL RECEIVE INTERMITTENT NATURALIZING SHRUBS, AND 'WETLAND MEADOW MIX' ERNMX-122.
6. GENTLY SLOPED, LEVEL AREAS SHALL BE SEEDED WITH A "MEADOW" "NEW ENGLAND WILDFLOWER MIX" ERNMX-153-1, COMBINED WITH ANNUAL RYEGRASS.
7. EXISTING GRASSED AREAS SHALL BE ALLOWED TO RETURN TO MEADOW CONDITION **IF NO INVASIVE SPECIES ARE PRESENT.**
8. AREAS OF STEEP SLOPES SHALL BE STABILIZED WITH "STEEP SLOPE EROSION CONTROL/RESTORATION MIX" FOR DRY SITES ERNMX-181-2.
9. WETLAND AREAS AND AREAS OF INTERMITTENT FLOODING SHALL BE SEEDED WITH "SEASONALLY FLOODED WILDLIFE FOOD MIX" ERNMX-128
10. IN AREAS OF EXTENSIVE TREE PLANTING, SURFACES SHALL BE TREATED WITH "PARTIALLY SHADED ROADSIDE MIX" ERNMX-140.
11. ALL TREES SHALL BE MULCHED WITH 3-4" ORGANIC BROWN SHREDDED MULCH.

LEGEND

▦	BASIN SLOPE SEEDING MIX – ERNMX-156
⁚	NATIVE DETENTION AREA SEED MIX – ERNMX-183
⁘	SHOWY NEW ENGLAND WILDFLOWER MIX – ERNMX 153-1
↓	STEEP SLOPE EROSION CONTROL MIX – ERNMX 181-2
░	WETLAND MEADOW MIX – ERNMX 122
⌐	OBL WETLAND MIX – ERNMX 131
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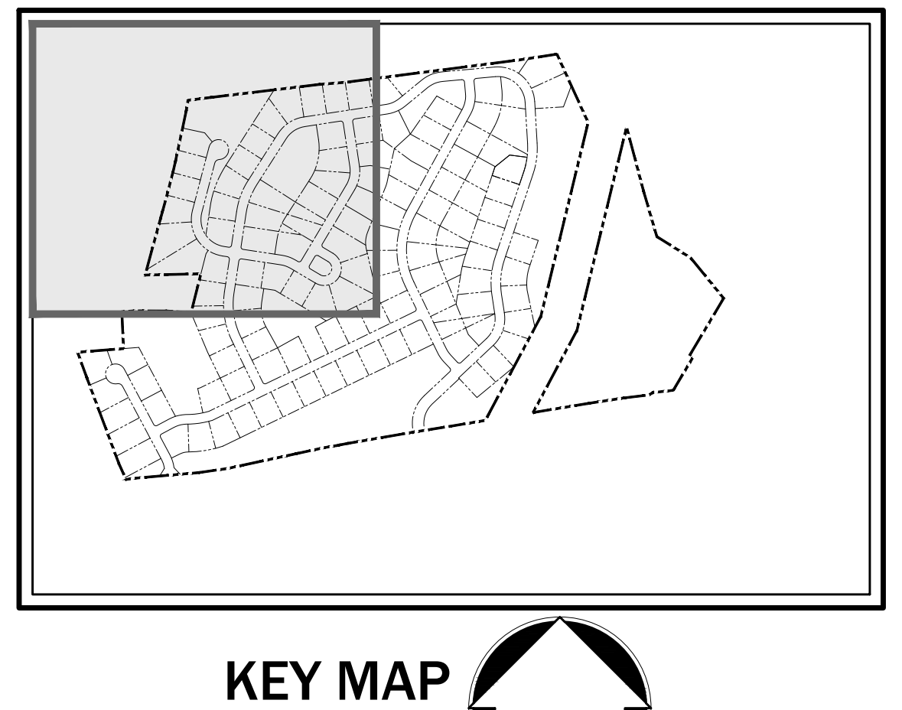
▬ ‖ ▬	UNDISTURBED OPEN CONSERVATION AREA
⬡	POLLINATOR GARDEN

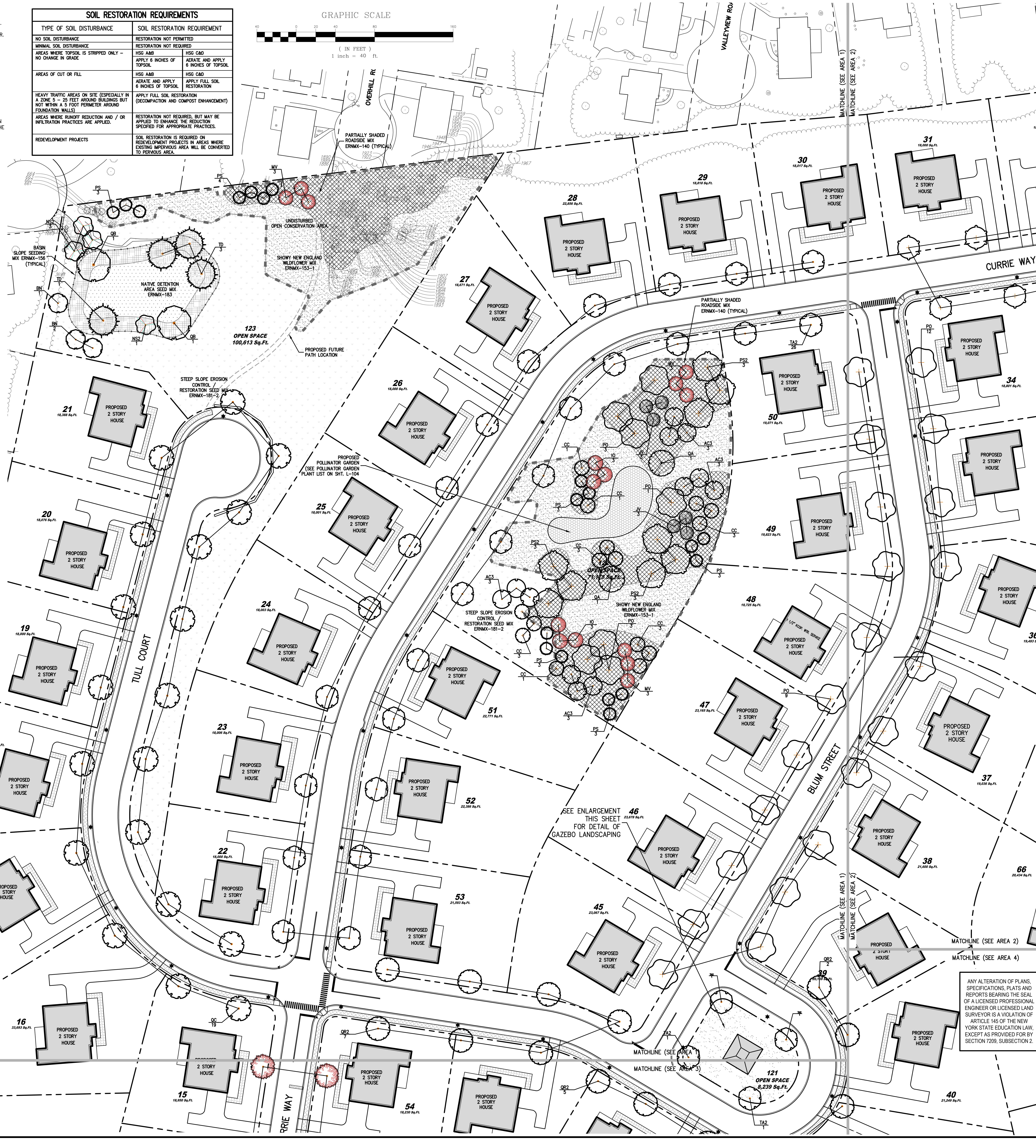


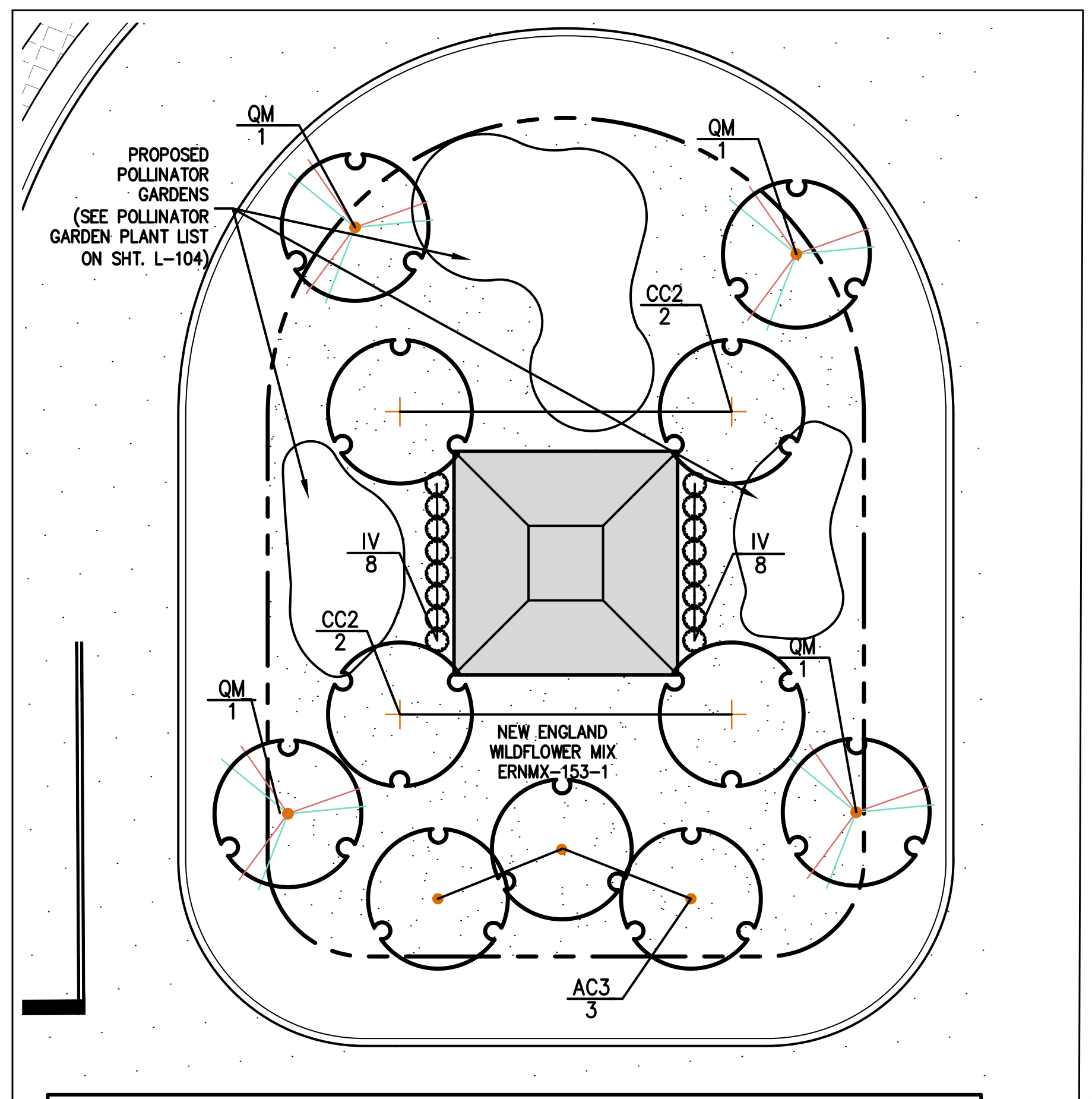
KEY MAP

SCALE: NTS

SOIL RESTORATION REQUIREMENTS

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	
AREAS WHERE TOPSOIL IS STRIPPED ONLY – NO CHANGE IN GRADE	HSG A&B	HSG C&D
	APPLY 6 INCHES OF TOPSOIL	AERATE AND APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	HSG A&B	HSG C&D
	AERATE AND APPLY 6 INCHES OF TOPSOIL	APPLY FULL SOIL RESTORATION
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5 – 25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND / OR INFILTRATION PRACTICES ARE APPLIED.	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.	


GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
VALLEYVIEW ROAD
OVERHILL ROAD
CURRIE WAY
TULL COURT
BLUM STREET
MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 2)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
PARTIALLY SHADED ROADSIDE MIX ERNMX-140 (TYPICAL)
UNDISTURBED OPEN CONSERVATION AREA
SHOWY NEW ENGLAND WILDFLOWER MIX ERNMX-153-1
BASIN SLOPE SEEDING MIX ERNMX-156 (TYPICAL)
NATIVE DETENTION AREA SEED MIX ERNMX-183
123 OPEN SPACE 100,613 Sq.Ft.
PROPOSED FUTURE PATH LOCATION
STEEP SLOPE EROSION CONTROL / RESTORATION SEED MIX ERNMX-181-2
PROPOSED POLLINATOR GARDEN (SEE POLLINATOR GARDEN PLANT LIST ON SHT. L-104)
OPEN SPACE
SEE ENLARGEMENT THIS SHEET FOR DETAIL OF GAZEBO LANDSCAPING
121 OPEN SPACE 8,239 Sq.Ft.
PROPOSED 2 STORY HOUSE
1/2" ECOP W/L SERVICE
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 34 36 37 38 39 40 45 46 47 48 49 50 51 52 53 54 66


PROPOSED POLLINATOR GARDENS (SEE POLLINATOR GARDEN PLANT LIST ON SHT. L-104)
QM 1
CC2 2
IV 8
NEW ENGLAND WILDFLOWER MIX ERNMX-153-1
AC3 3

PLANT SCHEDULE GAZEBO						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES						
AC3	3	Amelanchier Canadensis	Shadblow Serviceberry	8` -10` HT.	B & B	
CC2	4	Cercis Canadensis	Eastern Redbud	8` -10` HT.	B & B	
QM	4	Quercus macrocarpa	Burr Oak	15 gal		
SHRUBS						
IV	16	Ilex verticillata	Winterberry	5 gal	CONT.	
TOTALS						
	11	TREES				
	16	SHRUBS				

GAZEBO ENLARGEMENT

SCALE 1"=20'

NOT FOR CONSTRUCTION

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LANDSCAPING PLAN-AREA 1

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

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Drawn:	DK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-LAND	L-100	LAY.scr	
Drawing No:	L-100		

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4. DURING THE REQUIRED ENVIRONMENTAL REMEDIATION OF THE SITE AND CONSTRUCTION OF THE CONSERVATION SUBDIVISION, GROUND DISTURBANCE, TREE REMOVALS, AND GRADING OF THE CONSERVATION AREAS WILL BE PERFORMED TO REMEDIATE TO THE UNRESTRICTED RESIDENTIAL USE STANDARD AND IMPLEMENT THE ROADWAY DESIGN WITHIN THE ESTABLISHED LIMITS OF DISTURBANCE.
5. NON-NATIVE SPECIES MAY REMAIN IF THEY ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR IMPLEMENTING THE SUBDIVISION DESIGN. **INVASIVE SPECIES SHALL BE REMOVED FROM ALL CONSERVATION AREAS.**
6. ALL EXISTING HEALTHY, NATIVE TREES WITHIN THE PROPERTY THAT ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR ARE OUTSIDE OF THE ESTABLISHED LIMITS OF DISTURBANCE REQUIRED TO IMPLEMENT THE SITE DESIGN SHALL BE PRESERVED.
7. THE HOA SHALL CAUSE TO HAVE INSPECTIONS OF ALL CONSERVATION AREAS CONDUCTED TWICE ANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL, FOR THE FIRST 5 YEARS FOLLOWING PROJECT COMPLETION, THEN ONCE PER YEAR THEREAFTER) BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT, WHO SHALL ISSUE A WRITTEN REPORT, A COPY OF WHICH SHALL BE PROVIDED TO THE COMMISIONER, DEPARTMENT OF COMMUNITY DEVELOPMENT AND CONSERVATION. THE REPORT SHALL INCLUDE, AT A MINIMUM, FINDINGS RELATED TO THE CURRENT COMPOSITION OF THE CONSERVATION AREAS, PRESENCE OF INVASIVE SPECIES, DISTURBANCE(S) OBSERVED, EROSION, AND HAZARDS, ALL OF WHICH WILL BE ACCOMPANIED BY PHOTOGRAPHS. THE REPORT SHALL INCLUDE, RECOMMENDATIONS FOR CARRYING OUT ANY REMEDIAL MEASURES, AND PROVIDE A REASONABLE TIMEFRAME FOR CARRYING OUT SUCH MEASURES.

SPECIFICATION FOR FULL SOIL RESTORATION

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
3. ROCK-PICK UNTIL UPLIFTED STONE / ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
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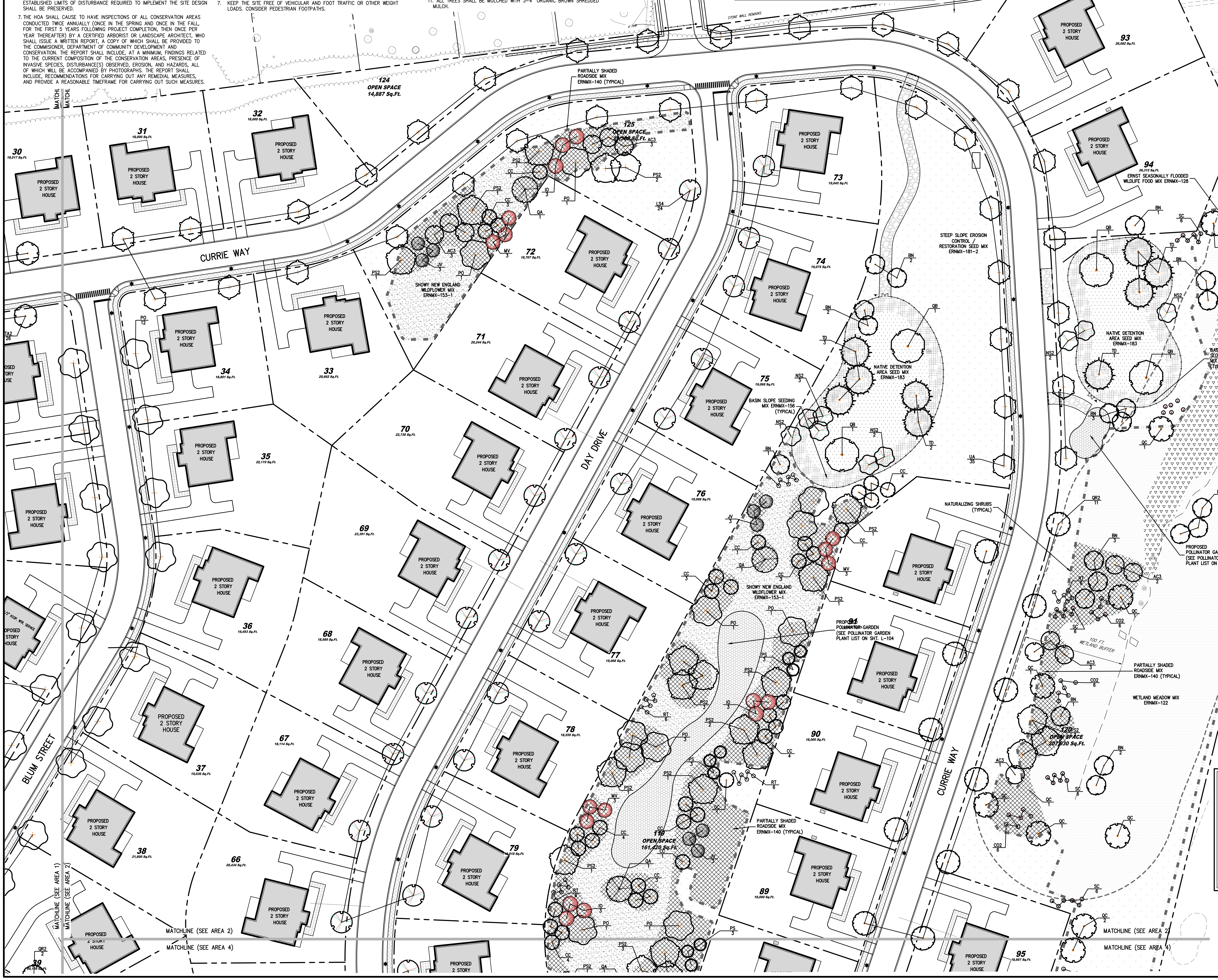
Proposed Planting Palette

Type	Botanical	Common	SIZE	Root Cond.
	Street Trees			
Trees	Cercis Canadensis "Flame Thrower"	Eastern Redbud	2" - 2 - 1/2" cal.	B & B
	Tilia americana "Redmond"	Redmond Linden	2" - 2 - 1/2" cal.	B & B
	Liquidambar styraciflua	Sweetgum	2" - 2 - 1/2" cal.	B & B
	Ulnus americana "New Harmony"	New Harmony Elm	2" - 2 - 1/2" cal.	B & B
	Quercus Rubra	Red Oak	2" - 2 - 1/2" cal.	B & B
	Quercus coccinea	Scarlet Oak	2" - 2 - 1/2" cal.	B & B
	Acer rubrum	Red Maple	2" - 2 - 1/2" cal.	B & B
	Nyssa Sylvatica	Black Tupelo	2" - 2 - 1/2" cal.	B & B
	Plantus occidentalis	American Sycamore	2" - 2 - 1/2" cal.	B & B
	Magnolia virginiana	Sweetbay Magnolia	2" - 2 - 1/2" cal.	B & B
	Conservation Area Enhancement Plantings			
Trees	Amelanchier Canadensis	Shadblow Serviceberry	8' - 10' HT.	B & B
	Quercus Bicolor	Swamp White Oak	2" - 2 - 1/2" cal.	B & B
	Taxodium distichum	Bald Cypress	2" - 2 - 1/2" cal.	B & B
	Quercus coccinea	Scarlet Oak	2" - 2 - 1/2" cal.	B & B
	Betula nigra "BNMTF" TM	Dura Heat River Birch	8' - 10' HT.	B & B
	Carpinus Caroliniana	American Hornbeam	8' - 10' HT.	B & B
	Nyssa Sylvatica	Black Tupelo	2" - 2 - 1/2" cal.	B & B
	Platanus occidentalis	American Sycamore	2" - 2 - 1/2" cal.	B & B
	Prunus Serotina	Black Cherry	2" - 2 - 1/2" cal.	B & B
	Quercus Alba	White Oak	2" - 2 - 1/2" cal.	B & B
	Liquidambar styracifula	Sweetgum	2" - 2 - 1/2" cal.	B & B
	Ilex opaca	American Holly	8' - 10' HT.	B & B
	Juniperus virginiana	Eastern Redcedar	8' - 10' HT.	B & B
	Magnolia virginiana	Sweetbay Magnolia	8' - 10' HT.	B & B
	Pinus strobus	White Pine	8' - 10' HT.	
Shrubs	Cephalanthus Occidentalis	Common Buttonbush	8 gal.	
	Rhus Typhinia	Staghorn Sumac	8 gal.	
	Sambucus Canadensis	American Black Elderberry	8 gal.	
	Spirea alba	White Meadowsweet	8 gal.	
Seed Mixes	ERNMX-122	Wetland Meadow Mix		SEED
	ERNMX-128	Seasonal Flooded Wildlife Food Mix		SEED
	ERNMX-131	OBL Wetland Mix		SEED
	ERNMX-140	Partially Shaded Roadside Mix		SEED
	ERNMX-152-1	Showy New England Wildflower Mix		SEED
	ERNMX-156	Basin Slope Seeing Mix		SEED
	ERNMX-181-2	Steep Slope Erosion Control Mix		SEED
	ERNMX-183	Native Detention Area Seed Mix		SEED
	Unit Plantings			
Trees	Amelanchier Canadensis	Shadblow Serviceberry	8' - 10' HT.	B & B
	Cercis Canadensis	Eastern Redbud	8' - 10' HT.	B & B
	Cornus florida	Flowering Dogwood	8' - 10' HT.	B & B
Shrubs	Aronia melanocarpa	Low Scape Mound	2 gal.	CONT.
	Clethra alnifolia "Sixteen Candles"	16 Candles Summersweet	3 gal.	CONT.
	Diervilla lonicera	Native Bush Honeysuckle	3 gal.	CONT.
	Hydrangea panticulata	Little Lime Panicle Hydran.	3 gal.	CONT.
	Hydrangea quercifolia "Sike's Dwarf"	Sike's Dwarf Oakleaf Hydran.	5 gal.	CONT.
	Ilex glabra "Shamrock"	Inkberry	5 gal.	CONT.
	Ilex glabra "Strongbox"	Dwarf Inkberry	2 gal.	CONT.
	Ilex verticillata	Winterberry	5 gal.	CONT.
	Itea virginica	Fizzy Mizzy Sweetspire	5 gal.	CONT.
	Physocarpus alternans	Dwarf Ninebark	5 gal.	CONT.
	Rhododendron x "Cunningham's White"	Cunningham's White Rhododen.	5 gal.	CONT.
	Rhododendron x "Caroline"	Caroline Gable Rhododen.	5 gal.	CONT.
	Rhododendron x "Scintillation"	Scintillation Rhododendron	5 gal.	CONT.
Perennials	Alchemilla mollis	Lady's Mantle	1 gal.	CONT.
	Allium x	Millenial Ornamental Onion	1 gal.	CONT.
	Astilbe x arendsii	Astilbe	1 gal.	CONT.
	Tiarella cordifolia	Foamflower	1 gal.	CONT.
	Carex pensylvanica	Pennsylvania Sedge	1 gal.	CONT.
	Echinacea purpurea "Bright Star"	Purple Coneflower	1 gal.	CONT.
	Dryopteris erythrosora "Brilliance"	Brilliance Autumn Fern	1 gal.	CONT.
	Sporobolus heterolepis	Prarie Dropseed	1 gal.	CONT.
	Heuchera x "Palace Purple"	Purple Leaf Coral Bells	1 gal.	CONT.
	Pennisetum alopecuroides "Hameln"	Hameln Fountain Grass	1 gal.	CONT.
	Stachys byzantia Helen Von Stein	Lamb's Ear	1 gal.	CONT.



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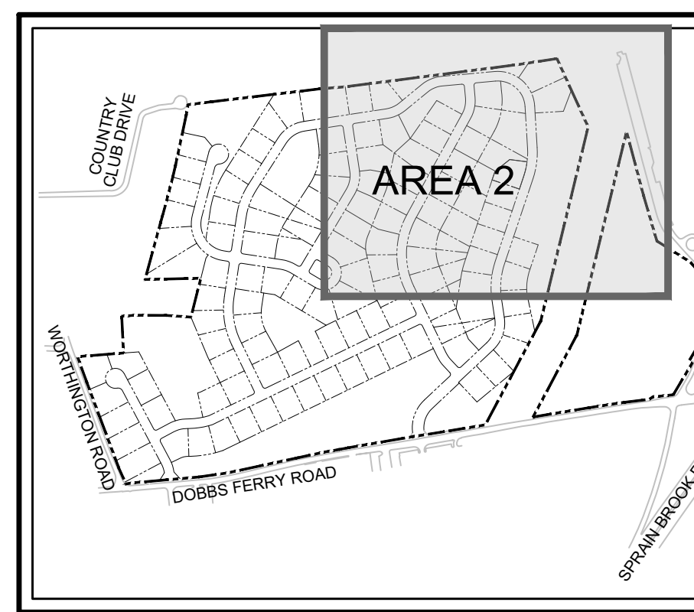

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LANDSCAPING PLAN–AREA 2

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	DK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-LAND	L-101	LAND.scr	

Drawing No:
L-101

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5. NON-NATIVE SPECIES MAY REMAIN IF THEY ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR IMPLEMENTING THE SUBDIVISION DESIGN. **INVASIVE SPECIES SHALL BE REMOVED FROM ALL CONSERVATION AREAS.**
6. ALL EXISTING HEALTHY, NATIVE TREES WITHIN THE PROPERTY THAT ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR ARE OUTSIDE OF THE ESTABLISHED LIMITS OF DISTURBANCE REQUIRED TO IMPLEMENT THE SITE DESIGN SHALL BE PRESERVED.
7. THE HOA SHALL CAUSE TO HAVE INSPECTIONS OF ALL CONSERVATION AREAS CONDUCTED TWICE ANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL, FOR THE FIRST 5 YEARS FOLLOWING PROJECT COMPLETION, THEN ONCE PER YEAR THEREAFTER) BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT, WHO SHALL ISSUE A WRITTEN REPORT, A COPY OF WHICH SHALL BE PROVIDED TO THE COMMISIONER, DEPARTMENT OF COMMUNITY DEVELOPMENT AND CONSERVATION. THE REPORT SHALL INCLUDE, AT A MINIMUM, FINDINGS RELATED TO THE CURRENT COMPOSITION OF THE CONSERVATION AREAS, PRESENCE OF INVASIVE SPECIES, DISTURBANCE(S) OBSERVED, EROSION, AND HAZARDS, ALL OF WHICH WILL BE ACCOMPANIED BY PHOTOGRAPHS. THE REPORT SHALL INCLUDE, RECOMMENDATIONS FOR CARRYING OUT ANY REMEDIAL MEASURES, AND PROVIDE A REASONABLE TIMEFRAME FOR CARRYING OUT SUCH MEASURES.

SPECIFICATION FOR FULL SOIL RESTORATION

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
3. ROCK-PICK UNTIL UPLIFTED STONE / ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OR A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT. THIS SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.
7. KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. CONSIDER PEDESTRIAN FOOTPATHS.

CONSERVATION AREAS/BASIN SEEDING MIXTURE & TOPSOIL SPECIFICATIONS

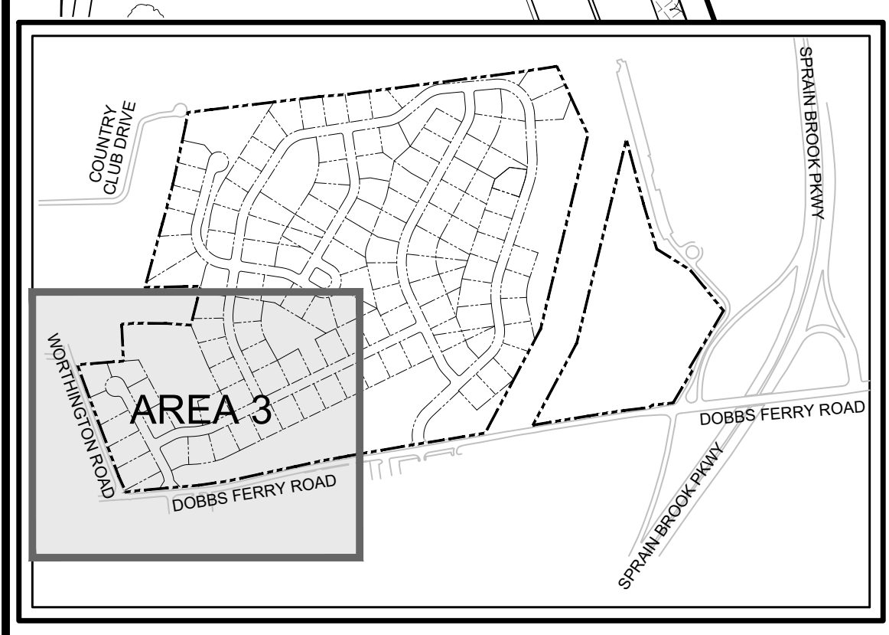
1. BASIN #2A SHALL RECEIVE 'OBL WETLAND MIX' ERNMX-131
2. BASINS #1, #2, #3, #3A & #4 SHALL RECEIVE 'NATIVE DETENTION AREA MIX' ERNMX-183
3. USE ERNMX-156 WITH RECOMMENDED COVER CROP FOR SEASON ON ALL SLOPES AROUND THE BASINS.
4. ALL BASINS SHALL RECEIVE 4"-6"MINIMUM TOPSOIL.
5. POND/WATERCOURSE BUFFERS SHALL RECEIVE INTERMITTENT NATURALIZING SHRUBS, AND 'WETLAND MEADOW MIX' ERNMX-122.
6. GENTLY SLOPED, LEVEL AREAS SHALL BE SEEDED WITH A "MEADOW" "NEW ENGLAND WILDFLOWER MIX" ERNMX-153-1, COMBINED WITH ANNUAL RYEGRASS.
7. EXISTING GRASSED AREAS SHALL BE ALLOWED TO RETURN TO MEADOW CONDITION **IF NO INVASIVE SPECIES ARE PRESENT.**
8. AREAS OF STEEP SLOPES SHALL BE STABILIZED WITH "STEEP SLOPE EROSION CONTROL/RESTORATION MIX" FOR DRY SITES ERNMX-181-2.
9. WETLAND AREAS AND AREAS OF INTERMITTENT FLOODING SHALL BE SEEDED WITH "SEASONALLY FLOODED WILDLIFE FOOD MIX" ERNMX-128
10. IN AREAS OF EXTENSIVE TREE PLANTING, SURFACES SHALL BE TREATED WITH "PARTIALLY SHADED ROADSIDE MIX" ERNMX-140.
11. ALL TREES SHALL BE MULCHED WITH 3-4" ORGANIC BROWN SHREDDED MULCH.

LEGEND

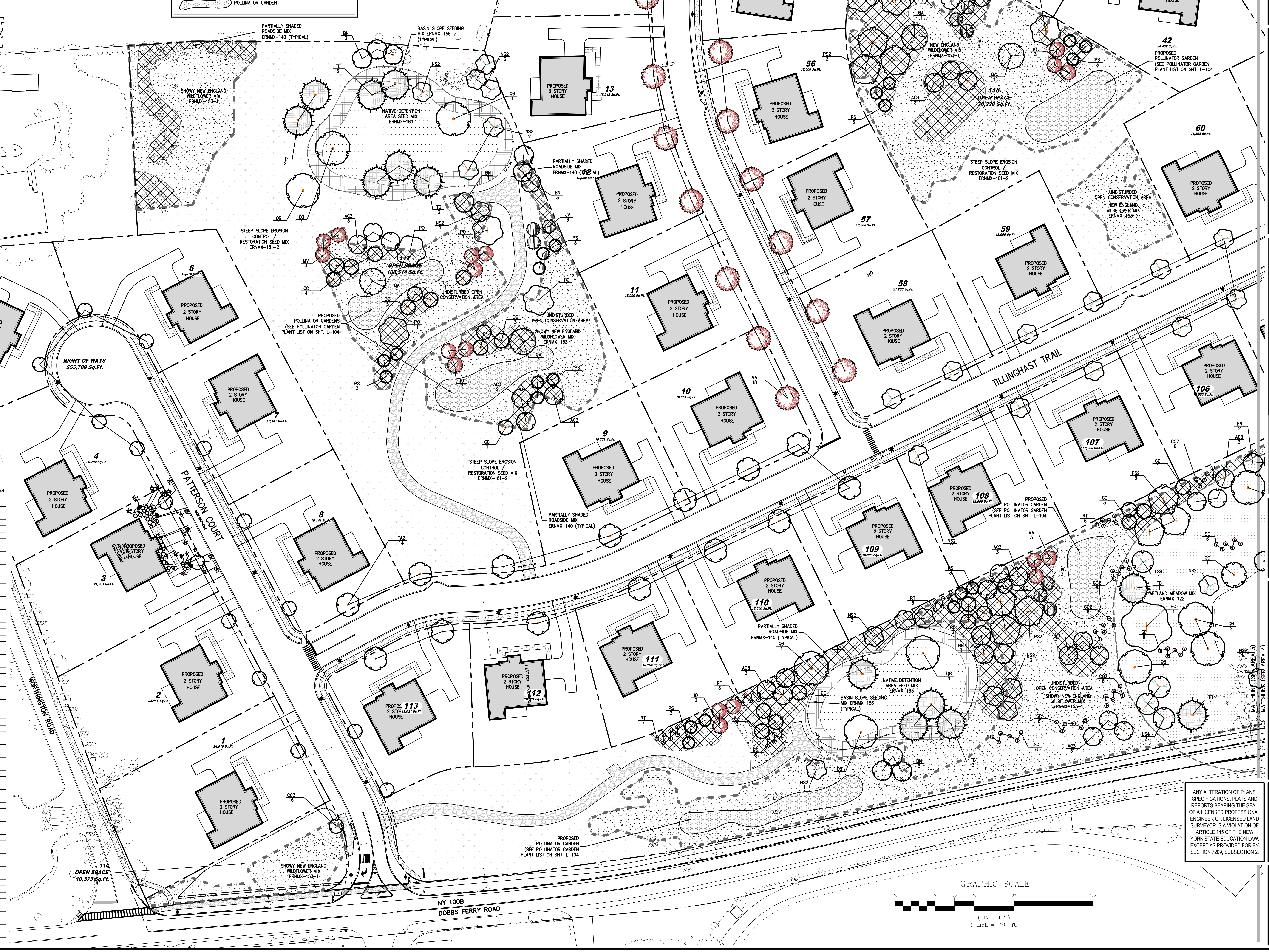
▦	BASIN SLOPE SEEDING MIX – ERNMX-156
⋯	NATIVE DETENTION AREA SEED MIX – ERNMX-183
░	SHOWY NEW ENGLAND WILDFLOWER MIX – ERNMX 153-1
↓	STEEP SLOPE EROSION CONTROL MIX – ERNMX 181-2
⋯	WETLAND MEADOW MIX – ERNMX 122
▤	OBL WETLAND MIX – ERNMX 131
▽	SEASONALLY FLOODED WILDLIFE FOOD MIX – ERNMX 128
▩	PARTIALLY SHADED ROADSIDE MIX – ERNMX 140
▬ ǀ ▬	UNDISTURBED OPEN CONSERVATION AREA
⬡	POLLINATOR GARDEN

SOIL RESTORATION REQUIREMENTS

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	
AREAS WHERE TOPSOIL IS STRIPPED ONLY – NO CHANGE IN GRADE	HSG A&B	HSG C&D
	APPLY 6 INCHES OF TOPSOIL	AERATE AND APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	HSG A&B	HSG C&D
	AERATE AND APPLY 6 INCHES OF TOPSOIL	APPLY FULL SOIL RESTORATION
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5 – 25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND / OR INFILTRATION PRACTICES ARE APPLIED.	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.	


COUNTRY CLUB DRIVE
AREA 3
DOBBS FERRY ROAD
SPRAIN BROOK PKWY
WORTHINGTON ROAD

KEY MAP
SCALE: NTS


MATCHLINE (SEE AREA 1)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 3)
MATCHLINE (SEE AREA 4)
121
OPEN SPACE
8,239 Sq.Ft.
118
OPEN SPACE
70,228 Sq.Ft.
117
OPEN SPACE
168,514 Sq.Ft.
114
OPEN SPACE
10,373 Sq.Ft.
RIGHT OF WAYS
555,709 Sq.Ft.
CURRIE WAY
TILLINGHAST TRAIL
PATTERSON COURT
WORTHINGTON ROAD
NY 100B
DOBBS FERRY ROAD
PROPOSED 2 STORY HOUSE
15
18,950 Sq.Ft.
43
19,426 Sq.Ft.
42
24,489 Sq.Ft.
54
18,230 Sq.Ft.
55
56
57
18,000 Sq.Ft.
58
21,208 Sq.Ft.
59
18,000 Sq.Ft.
60
18,808 Sq.Ft.
106
18,000 Sq.Ft.
107
18,000 Sq.Ft.
108
18,000 Sq.Ft.
109
110
111
112
113
13
12
11
10
9
8
7
6
5
4
3
2
1
PARTIALLY SHADED ROADSIDE MIX ERNMX-140 (TYPICAL)
BASIN SLOPE SEEDING MIX ERNMX-156 (TYPICAL)
SHOWY NEW ENGLAND WILDFLOWER MIX ERNMX-153-1
NATIVE DETENTION AREA SEED MIX ERNMX-183
STEEP SLOPE EROSION CONTROL RESTORATION SEED MIX ERNMX-181-2
STEEP SLOPE EROSION CONTROL / RESTORATION SEED MIX ERNMX-181-2
UNDISTURBED OPEN CONSERVATION AREA
UNDISTURBED OPEN CONSERVATION AREA SHOWY NEW ENGLAND WILDFLOWER MIX ERNMX-153-1
UNDISTURBED OPEN CONSERVATION AREA NEW ENGLAND WILDFLOWER MIX ERNMX-153-1
NEW ENGLAND WILDFLOWER MIX ERNMX-153-1
PROPOSED POLLINATOR GARDEN (SEE POLLINATOR GARDEN PLANT LIST ON SHT. L-104
PROPOSED POLLINATOR GARDENS (SEE POLLINATOR GARDEN PLANT LIST ON SHT. L-104
WETLAND MEADOW MIX ERNMX-122
BN 3
TD 2
NS2 3
QB 1
AC3 3
MV 3
PO 1
IO 3
QA 1
JV 3
PS 3
CC 4
TA2 14
QR2 5
TA2 1
BN 2
CO2 6
CC 1
PS2 3
CC 3
RT 6
SC 6
QC 1
NS2 11
LS4 1
TD 1
QB 2
CC3 18
MV 18

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Proposed Planting Palette

Type	Botanical	Common	SIZE	Root Cond.
	Street Trees			
Trees	Cercis Canadensis "Flame Thrower"	Eastern Redbud	2" - 2 - 1/2" cal.	B & B
	Tilia americana "Redmond"	Redmond Linden	2" - 2 - 1/2" cal.	B & B
	Liquidambar styraciflua	Sweetgum	2" - 2 - 1/2" cal.	B & B
	Ulnus americana "New Harmony"	New Harmony Elm	2" - 2 - 1/2" cal.	B & B
	Quercus Rubra	Red Oak	2" - 2 - 1/2" cal.	B & B
	Quercus coccinea	Scarlet Oak	2" - 2 - 1/2" cal.	B & B
	Acer rubrum	Red Maple	2" - 2 - 1/2" cal.	B & B
	Nyssa Sylvatica	Black Tupelo	2" - 2 - 1/2" cal.	B & B
	Plantus occidentalis	American Sycamore	2" - 2 - 1/2" cal.	B & B
	Magnolia virginiana	Sweetbay Magnolia	2" - 2 - 1/2" cal.	B & B
	Conservation Area Enhancement Plantings			
Trees	Amelanchier Canadensis	Shadblow Serviceberry	8' - 10' HT.	B & B
	Quercus Bicolor	Swamp White Oak	2" - 2 - 1/2" cal.	B & B
	Taxodium distichum	Bald Cypress	2" - 2 - 1/2" cal.	B & B
	Quercus coccinea	Scarlet Oak	2" - 2 - 1/2" cal.	B & B
	Betula nigra "BNMTF" TM	Dura Heat River Birch	8' - 10' HT.	B & B
	Carpinus Caroliniana	American Hornbeam	8' - 10' HT.	B & B
	Nyssa Sylvatica	Black Tupelo	2" - 2 - 1/2" cal.	B & B
	Platanus occidentalis	American Sycamore	2" - 2 - 1/2" cal.	B & B
	Prunus Serotina	Black Cherry	2" - 2 - 1/2" cal.	B & B
	Quercus Alba	White Oak	2" - 2 - 1/2" cal.	B & B
	Liquidambar styracifula	Sweetgum	2" - 2 - 1/2" cal.	B & B
	Ilex opaca	American Holly	8' - 10' HT.	B & B
	Juniperus virginiana	Eastern Redcedar	8' - 10' HT.	B & B
	Magnolia virginiana	Sweetbay Magnolia	8' - 10' HT.	B & B
	Pinus strobus	White Pine	8' - 10' HT.	
Shrubs	Cephalanthus Occidentalis	Common Buttonbush	8 gal.	
	Rhus Typhinia	Staghorn Sumac	8 gal.	
	Sambucus Canadensis	American Black Elderberry	8 gal.	
	Spirea alba	White Meadowsweet	8 gal.	
Seed Mixes	ERNMX-122	Wetland Meadow Mix		SEED
	ERNMX-128	Seasonal Flooded Wildlife Food Mix		SEED
	ERNMX-131	OBL Wetland Mix		SEED
	ERNMX-140	Partially Shaded Roadside Mix		SEED
	ERNMX-152-1	Showy New England Wildflower Mix		SEED
	ERNMX-156	Basin Slope Seeing Mix		SEED
	ERNMX-181-2	Steep Slope Erosion Control Mix		SEED
	ERNMX-183	Native Detention Area Seed Mix		SEED
	Unit Plantings			
Trees	Amelanchier Canadensis	Shadblow Serviceberry	8' - 10' HT.	B & B
	Cercis Canadensis	Eastern Redbud	8' - 10' HT.	B & B
	Cornus florida	Flowering Dogwood	8' - 10' HT.	B & B
Shrubs	Aronia melanocarpa	Low Scape Mound	2 gal.	CONT.
	Clethra alnifolia "Sixteen Candles"	16 Candles Summersweet	3 gal.	CONT.
	Diervilla lonicera	Native Bush Honeysuckle	3 gal.	CONT.
	Hydrangea panticulata	Little Lime Panicle Hydran.	3 gal.	CONT.
	Hydrangea quercifolia "Sike's Dwarf"	Sike's Dwarf Oakleaf Hydran.	5 gal.	CONT.
	Ilex glabra "Shamrock"	Inkberry	5 gal.	CONT.
	Ilex glabra "Strongbox"	Dwarf Inkberry	2 gal.	CONT.
	Ilex verticillata	Winterberry	5 gal.	CONT.
	Itea virginica	Fizzy Mizzy Sweetspire	5 gal.	CONT.
	Physocarpus alternans	Dwarf Ninebark	5 gal.	CONT.
	Rhododendron x "Cunningham's White"	Cunningham's White Rhododen.	5 gal.	CONT.
	Rhododendron x "Caroline"	Caroline Gable Rhododen.	5 gal.	CONT.
	Rhododendron x "Scintillation"	Scintillation Rhododendron	5 gal.	CONT.
Perennials	Alchemilla mollis	Lady's Mantle	1 gal.	CONT.
	Allium x	Millenial Ornamental Onion	1 gal.	CONT.
	Astilbe x arendsii	Astilbe	1 gal.	CONT.
	Tiarella cordifolia	Foamflower	1 gal.	CONT.
	Carex pensylvanica	Pennsylvania Sedge	1 gal.	CONT.
	Echinacea purpurea "Bright Star"	Purple Coneflower	1 gal.	CONT.
	Dryopteris erythrosora "Brilliance"	Brilliance Autumn Fern	1 gal.	CONT.
	Sporobolus heterolepis	Prarie Dropseed	1 gal.	CONT.
	Heuchera x "Palace Purple"	Purple Leaf Coral Bells	1 gal.	CONT.
	Pennisetum alopecuroides "Hameln"	Hameln Fountain Grass	1 gal.	CONT.
	Stachys byzantia Helen Von Stein	Lamb's Ear	1 gal.	CONT.

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No.	Revision	Date	By
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
10.	REVISED PER TOWN COMMENTS	11/06/2025	NB
11.	REVISED PER TOWN COMMENTS	12/04/2025	NB

Previous Editions Obsolete

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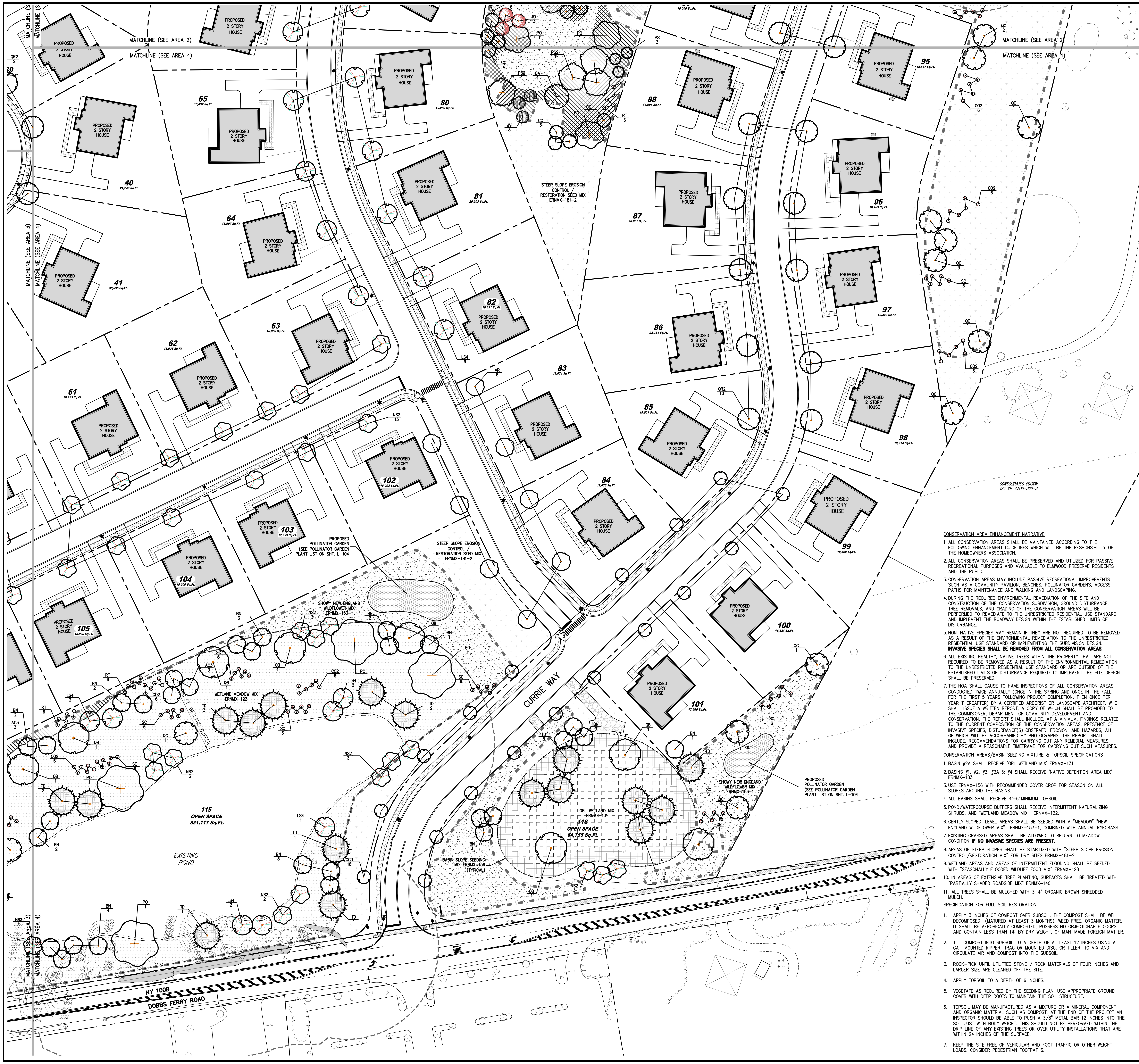
JMC

LANDSCAPING PLAN-AREA 3

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn:	DK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-LAND	L-102	LAY.scr	
Drawing No:	L-102		



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NOT FOR CONSTRUCTION

Proposed Planting Palette

Type	Botanical	Common	SIZE	Root Cond.
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	Liquidambar styraciflua	Sweetgum	2" - 2 - 1/2" cal.	B & B
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	Heuchera x "Palace Purple"	Purple Leaf Coral Bells	1 gal.	CONT.
	Pennisetum alopecuroides "Hameln"	Hameln Fountain Grass	1 gal.	CONT.
	Stachys byzantia Helen Von Stein	Lamb's Ear	1 gal.	CONT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CONSERVATION AREA ENHANCEMENT NARRATIVE

1. ALL CONSERVATION AREAS SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING ENHANCEMENT GUIDELINES WHICH WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
2. ALL CONSERVATION AREAS SHALL BE PRESERVED AND UTILIZED FOR PASSIVE RECREATIONAL PURPOSES AND AVAILABLE TO ELMWOOD PRESERVE RESIDENTS AND THE PUBLIC.
3. CONSERVATION AREAS MAY INCLUDE PASSIVE RECREATIONAL IMPROVEMENTS SUCH AS A COMMUNITY PAVILION, BENCHES, POLLINATOR GARDENS, ACCESS PATHS FOR MAINTENANCE AND WALKING AND LANDSCAPING.
4. DURING THE REQUIRED ENVIRONMENTAL REMEDIATION OF THE SITE AND CONSTRUCTION OF THE CONSERVATION SUBDIVISION, GROUND DISTURBANCE, TREE REMOVALS, AND GRADING OF THE CONSERVATION AREAS WILL BE PERFORMED TO REMEDIATE TO THE UNRESTRICTED RESIDENTIAL USE STANDARD AND IMPLEMENT THE ROADWAY DESIGN WITHIN THE ESTABLISHED LIMITS OF DISTURBANCE.
5. NON-NATIVE SPECIES MAY REMAIN IF THEY ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR IMPLEMENTING THE SUBDIVISION DESIGN. **INVASIVE SPECIES SHALL BE REMOVED FROM ALL CONSERVATION AREAS.**
6. ALL EXISTING HEALTHY, NATIVE TREES WITHIN THE PROPERTY THAT ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR ARE OUTSIDE OF THE ESTABLISHED LIMITS OF DISTURBANCE REQUIRED TO IMPLEMENT THE SITE DESIGN SHALL BE PRESERVED.
7. THE HOA SHALL CAUSE TO HAVE INSPECTIONS OF ALL CONSERVATION AREAS CONDUCTED TWICE ANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL, FOR THE FIRST 5 YEARS FOLLOWING PROJECT COMPLETION, THEN ONCE PER YEAR THEREAFTER) BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT, WHO SHALL ISSUE A WRITTEN REPORT, A COPY OF WHICH SHALL BE PROVIDED TO THE COMMISIONER, DEPARTMENT OF COMMUNITY DEVELOPMENT AND CONSERVATION. THE REPORT SHALL INCLUDE, AT A MINIMUM, FINDINGS RELATED TO THE CURRENT COMPOSITION OF THE CONSERVATION AREAS, PRESENCE OF INVASIVE SPECIES, DISTURBANCE(S) OBSERVED, EROSION, AND HAZARDS, ALL OF WHICH WILL BE ACCOMPANIED BY PHOTOGRAPHS. THE REPORT SHALL INCLUDE, RECOMMENDATIONS FOR CARRYING OUT ANY REMEDIAL MEASURES, AND PROVIDE A REASONABLE TIMEFRAME FOR CARRYING OUT SUCH MEASURES.

CONSERVATION AREAS/BASIN SEEDING MIXTURE & TOPSOIL SPECIFICATIONS

1. BASIN #2A SHALL RECEIVE 'OBL WETLAND MIX' ERNMX-131
2. BASINS #1, #2, #3, #3A & #4 SHALL RECEIVE 'NATIVE DETENTION AREA MIX' ERNMX-183
3. USE ERNMX-156 WITH RECOMMENDED COVER CROP FOR SEASON ON ALL SLOPES AROUND THE BASINS.
4. ALL BASINS SHALL RECEIVE 4"-6" MINIMUM TOPSOIL.
5. POND/WATERCOURSE BUFFERS SHALL RECEIVE INTERMITTENT NATURALIZING SHRUBS, AND 'WETLAND MEADOW MIX' ERNMX-122.
6. GENTLY SLOPED, LEVEL AREAS SHALL BE SEEDED WITH A "MEADOW" "NEW ENGLAND WILDFLOWER MIX" ERNMX-153-1, COMBINED WITH ANNUAL RYEGRASS.
7. EXISTING GRASSED AREAS SHALL BE ALLOWED TO RETURN TO MEADOW CONDITION **IF NO INVASIVE SPECIES ARE PRESENT.**
8. AREAS OF STEEP SLOPES SHALL BE STABILIZED WITH "STEEP SLOPE EROSION CONTROL/RESTORATION MIX" FOR DRY SITES ERNMX-181-2.
9. WETLAND AREAS AND AREAS OF INTERMITTENT FLOODING SHALL BE SEEDED WITH "SEASONALLY FLOODED WILDLIFE FOOD MIX" ERNMX-128
10. IN AREAS OF EXTENSIVE TREE PLANTING, SURFACES SHALL BE TREATED WITH "PARTIALLY SHADED ROADSIDE MIX" ERNMX-140.
11. ALL TREES SHALL BE MULCHED WITH 3-4" ORGANIC BROWN SHREDDED MULCH.

SPECIFICATION FOR FULL SOIL RESTORATION

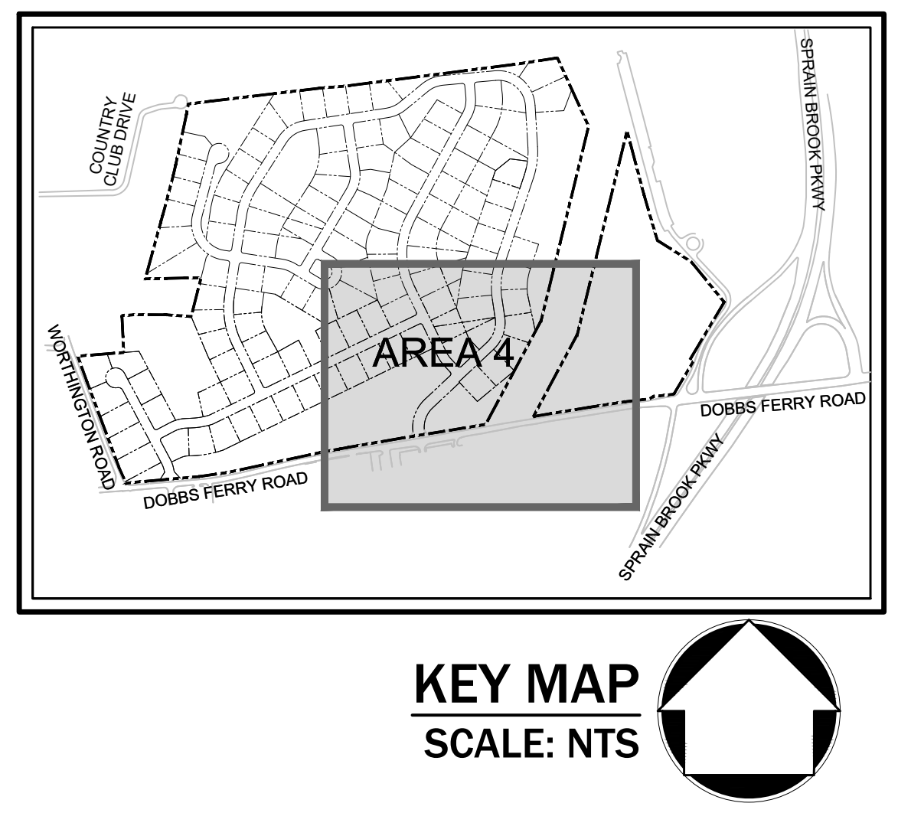
1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
3. ROCK-PICK UNTIL UPLIFTED STONE / ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OR A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT. THIS SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.
7. KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. CONSIDER PEDESTRIAN FOOTPATHS.

LEGEND

▦	BASIN SLOPE SEEDING MIX – ERNMX-156
⁙	NATIVE DETENTION AREA SEED MIX – ERNMX-183
⁙	SHOWY NEW ENGLAND WILDFLOWER MIX – ERNMX 153-1
⁙	STEEP SLOPE EROSION CONTROL MIX – ERNMX 181-2
⁙	WETLAND MEADOW MIX – ERNMX 122
▦	OBL WETLAND MIX – ERNMX 131
▽	SEASONALLY FLOODED WILDLIFE FOOD MIX – ERNMX 128
▩	PARTIALLY SHADED ROADSIDE MIX – ERNMX 140
▬ ▬	UNDISTURBED OPEN CONSERVATION AREA
⬡	POLLINATOR GARDEN

SOIL RESTORATION REQUIREMENTS

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	
AREAS WHERE TOPSOIL IS STRIPPED ONLY – NO CHANGE IN GRADE	HSG A&B	HSG C&D
	APPLY 6 INCHES OF TOPSOIL	AERATE AND APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	HSG A&B	HSG C&D
	AERATE AND APPLY 6 INCHES OF TOPSOIL	APPLY FULL SOIL RESTORATION
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5 – 25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND / OR INFILTRATION PRACTICES ARE APPLIED.	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.	



KEY MAP
SCALE: NTS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
10.	REVISED PER TOWN COMMENTS	11/06/2025	NB
11.	REVISED PER TOWN COMMENTS	12/04/2025	NB
	Previous Editions Obsolete		

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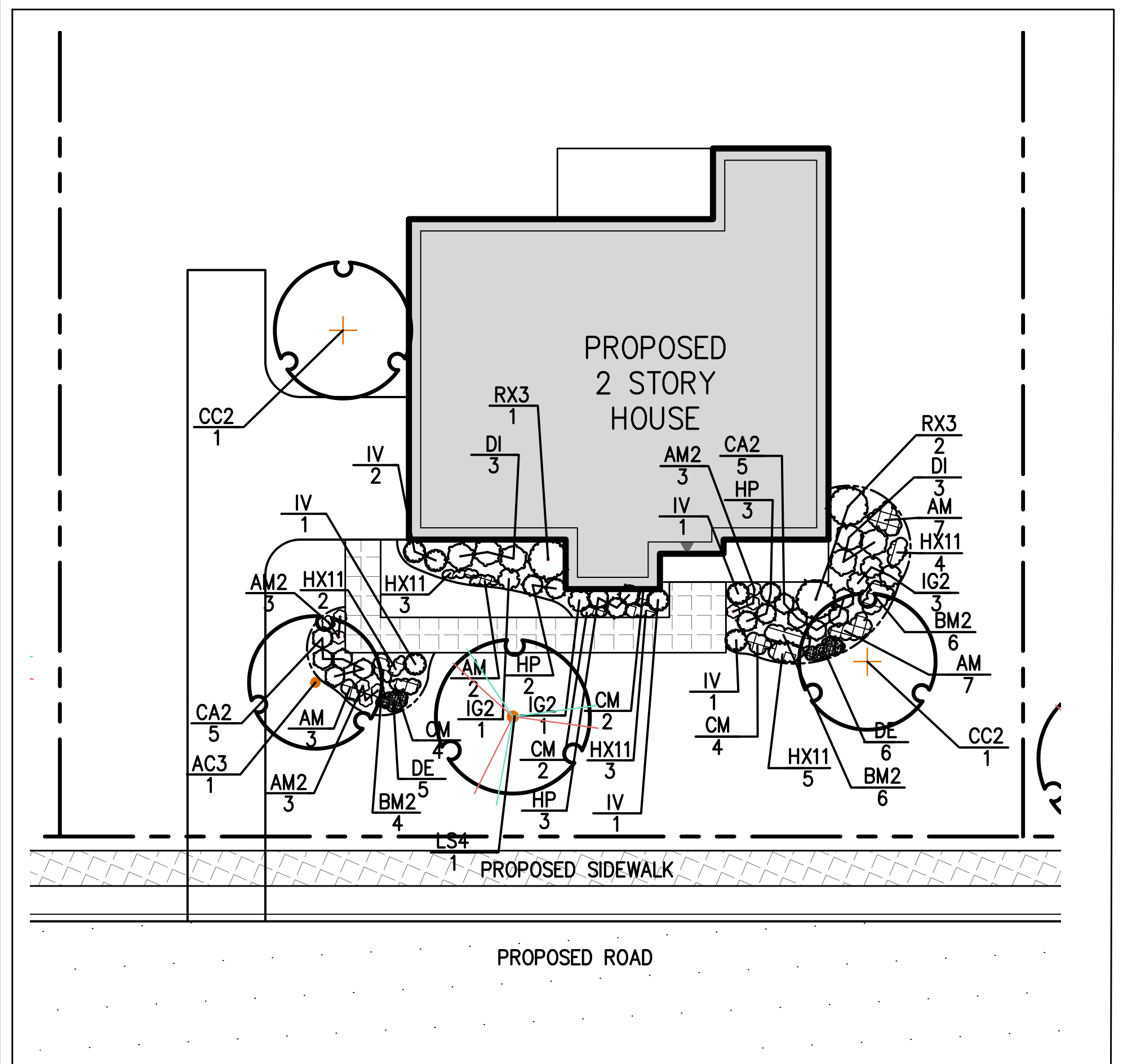
LANDSCAPING PLAN-AREA 4

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

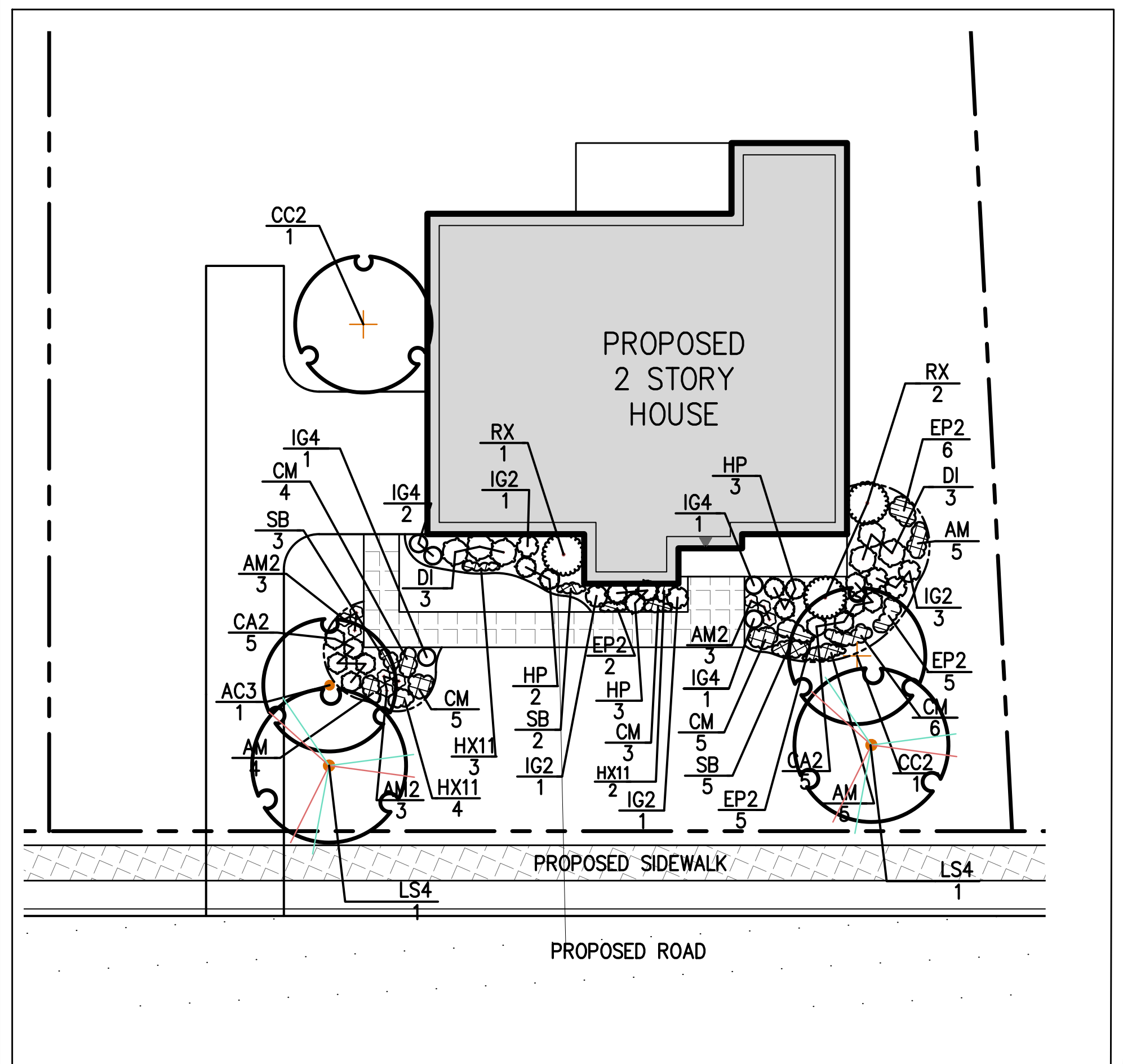
Drawn:	DK	Approved:	DV
Scale:	1" = 40'		
Date:	11/11/2022		
Project No:	17099		
17099-LAND	L-103	LAY.scr	

Drawing No:
L-103



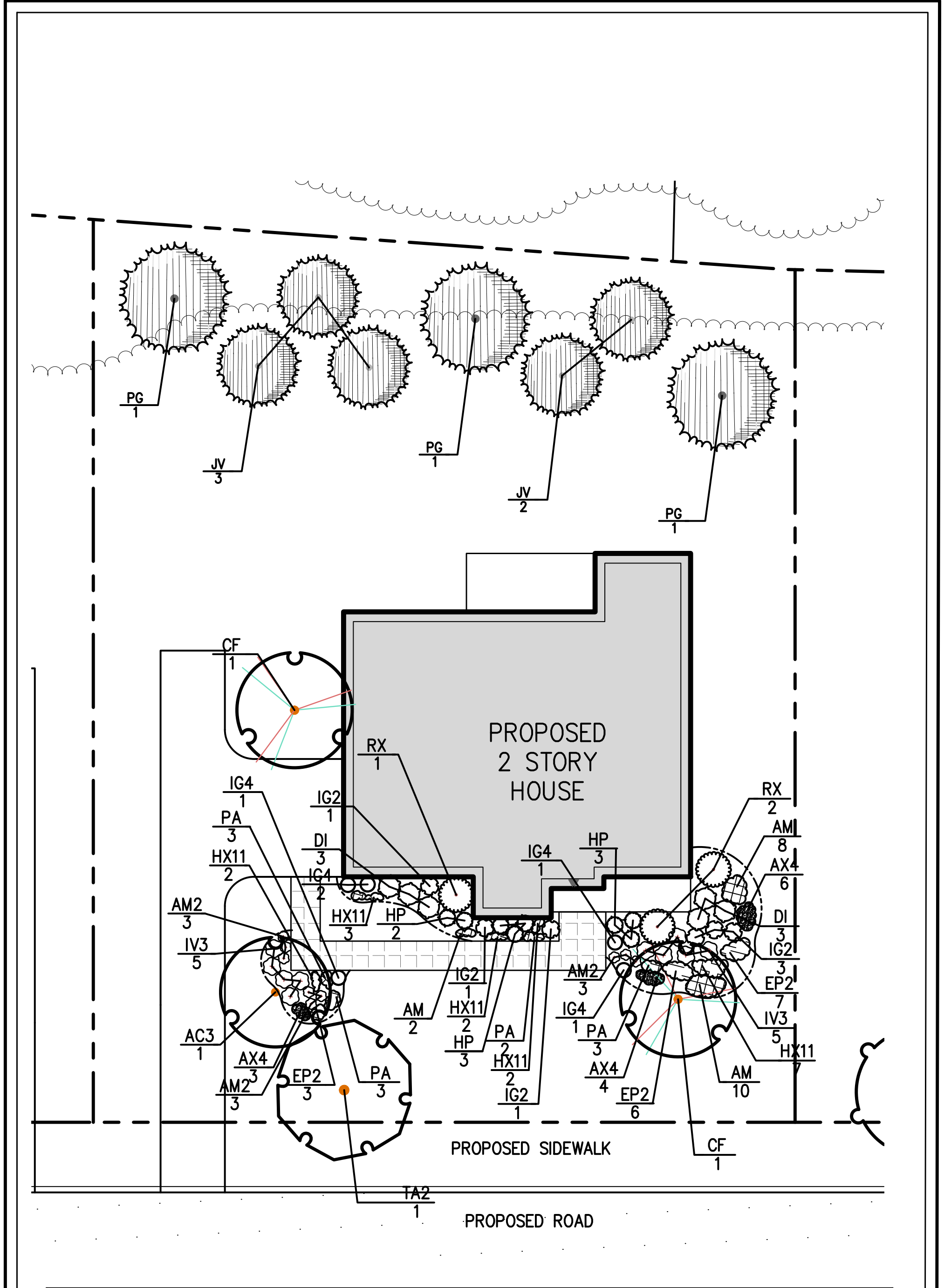
PLANT SCHEDULE 'NORTH FACING'						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES						
AC3	1	Amelanchier Canadensis	Shadblow Serviceberry	8` -10` HT.	B & B	
CC2	2	Cercis Canadensis	Eastern Redbud	8` -10` HT.	B & B	
SHRUBS						
AM2	9	Aronia melanocarpa	Low Scape Mound	2 GAL.	CONT.	
CA2	10	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet	3 GAL.	CONT.	
DI	6	Diervilla ionicera	Native Bush Honeysuckle	3 GAL.	CONT.	
HP	8	Hydrangea paniculata	Little Lime® Panicle Hydrangea	3 GAL.	CONT.	
IG2	5	Ilex glabra `Shamrock`	Inkberry	5 gal	CONT.	
IV	6	Ilex verticillata	Winterberry	5 gal	CONT.	
RX3	3	Rhododendron x 'Scintillation'	Scintillation Rhododendron	5 gal	CONT.	
PERENNIALS						
AM	19	Alchemilla mollis	Lady's Mantle	1 GAL.	CONT.	
BM2	16	Brunnera macrophylla	Siberian Bugloss	1 GAL.	CONT.	
CM	12	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 GAL.	CONT.	
DE	11	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	1 GAL.	CONT.	
HX11	17	Heuchera x `Palace Purple`	Purple Leaf Coral Bells	1 GAL.	CONT.	
TOTALS						
	3	TREES				
	47	SHRUBS				
	75	PERENNIALS				

TYPICAL UNIT
'NORTH' FACING



PLANT SCHEDULE 'WEST FACING'						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES						
AC3	1	Amelanchier Canadensis	Shadblow Serviceberry	8` -10` HT.	B & B	
CC2	2	Cercis Canadensis	Eastern Redbud	8` -10` HT.	B & B	
SHRUBS						
AM2	9	Aronia melanocarpa	Low Scape Mound	2 GAL.	CONT.	
CA2	10	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet	3 GAL.	CONT.	
DI	6	Diervilla ionicera	Native Bush Honeysuckle	3 GAL.	CONT.	
HP	8	Hydrangea paniculata	Little Lime® Panicle Hydrangea	3 GAL.	CONT.	
IG2	6	Ilex glabra `Shamrock`	Inkberry	5 gal	CONT.	
IG4	5	Ilex glabra 'Strongbox'	Dwarf Inkberry	2 GAL.	CONT.	
RX	3	Rhododendron x 'Caroline'	Caroline Gable Azalea	5 gal	CONT.	
PERENNIALS						
AM	14	Alchemilla mollis	Lady's Mantle	1 GAL.	CONT.	
CM	23	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 GAL.	CONT.	
EP2	18	Echinacea purpurea `Bright Star`	Purple Coneflower	1 GAL.	CONT.	
HX11	9	Heuchera x `Palace Purple`	Purple Leaf Coral Bells	1 GAL.	CONT.	
SB	10	Stachys byzantina Helen Von Stein	Lamb's Ear	1 GAL.	CONT.	
TOTALS						
	3	TREES				
	47	SHRUBS				
	74	PERENNIALS				

TYPICAL UNIT
'WEST' FACING

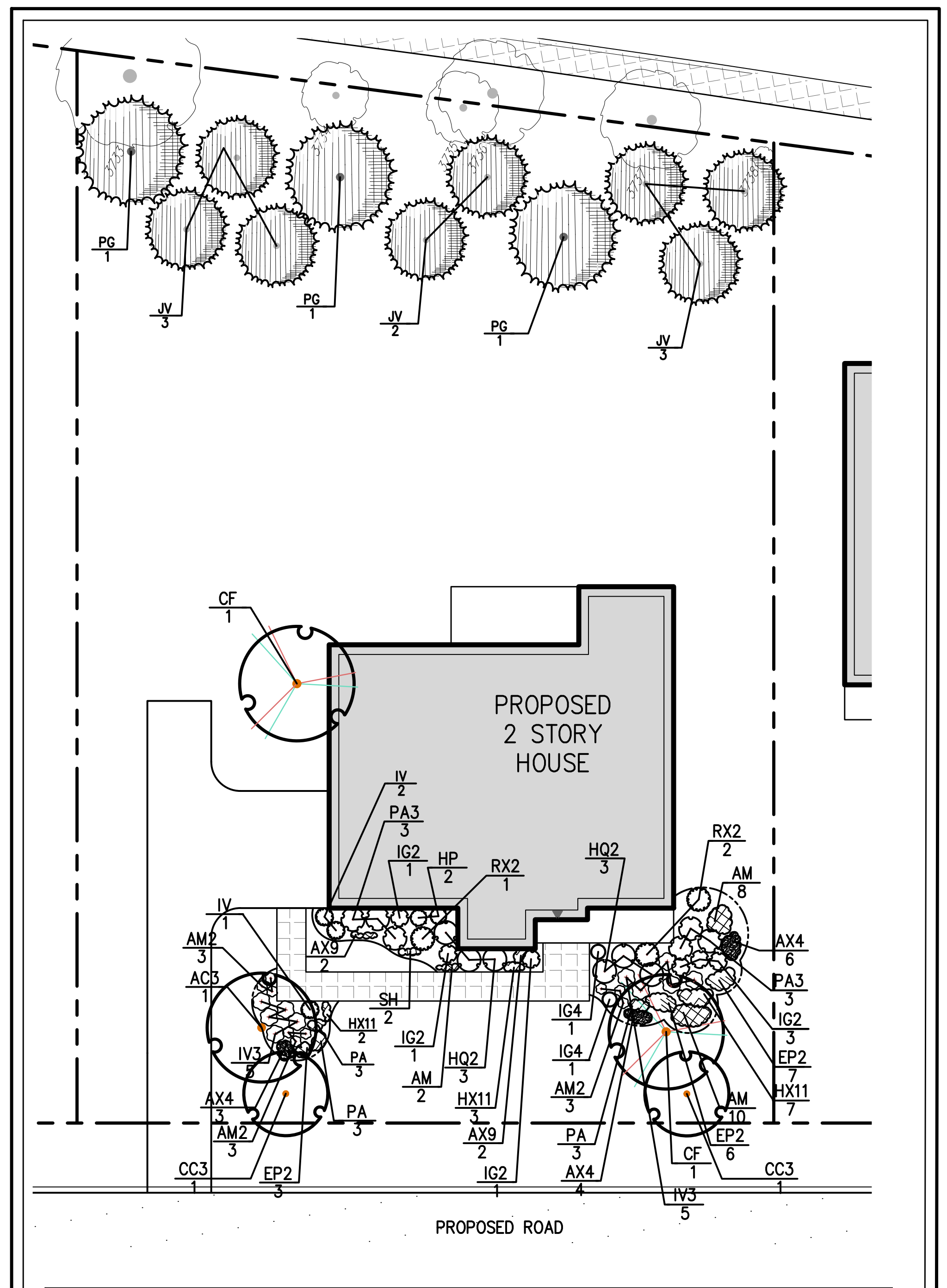


PLANT SCHEDULE SOUTH FACING ALONG EDGE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES						
AC3	1	Amelanchier Canadensis	Shadblow Serviceberry	8` -10` HT.	B & B	
CF	2	Cornus florida	Flowering Dogwood	8` - 10` HT.	B & B	
EVERGREEN TREES						
JV	5	Juniperus virginiana	Eastern Redcedar	8` - 10` HT.		
PG	3	Picea glauca	White Spruce	8` - 10` HT.		
SHRUBS						
AM2	9	Aronia melanocarpa	Low Scape Mound	2 GAL.	CONT.	
DI	6	Diervilla ionicera	Native Bush Honeysuckle	3 GAL.	CONT.	
HP	8	Hydrangea paniculata	Little Lime® Panicle Hydrangea	3 GAL.	CONT.	
IG2	6	Ilex glabra `Shamrock`	Inkberry	5 gal	CONT.	
IG4	5	Ilex glabra 'Strongbox'	Dwarf Inkberry	2 GAL.	CONT.	
IV3	10	Itea virginica	Fizzy Mizzy® Sweetspire	5 gal	CONT.	
RX	3	Rhododendron x 'Caroline'	Caroline Gable Azalea	5 gal	CONT.	
PERENNIALS						
AM	20	Alchemilla mollis	Lady's Mantle	1 GAL.	CONT.	
AX4	13	Allium x	Millenium Ornamental Onion	1 GAL.	CONT.	
EP2	16	Echinacea purpurea `Bright Star`	Purple Coneflower	1 GAL.	CONT.	
HX11	16	Heuchera x `Palace Purple`	Purple Leaf Coral Bells	1 GAL.	CONT.	
PA	11	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 GAL.	CONT.	
TOTALS						
	11	TREES				
	47	SHRUBS				
	76	PERENNIALS				

TYPICAL PERIMETER UNIT
'SOUTH' FACING

NOTES:

1. TYPICAL SOUTH FACING PERIMETER LOTS INCLUDE NUMBERS 28–32.

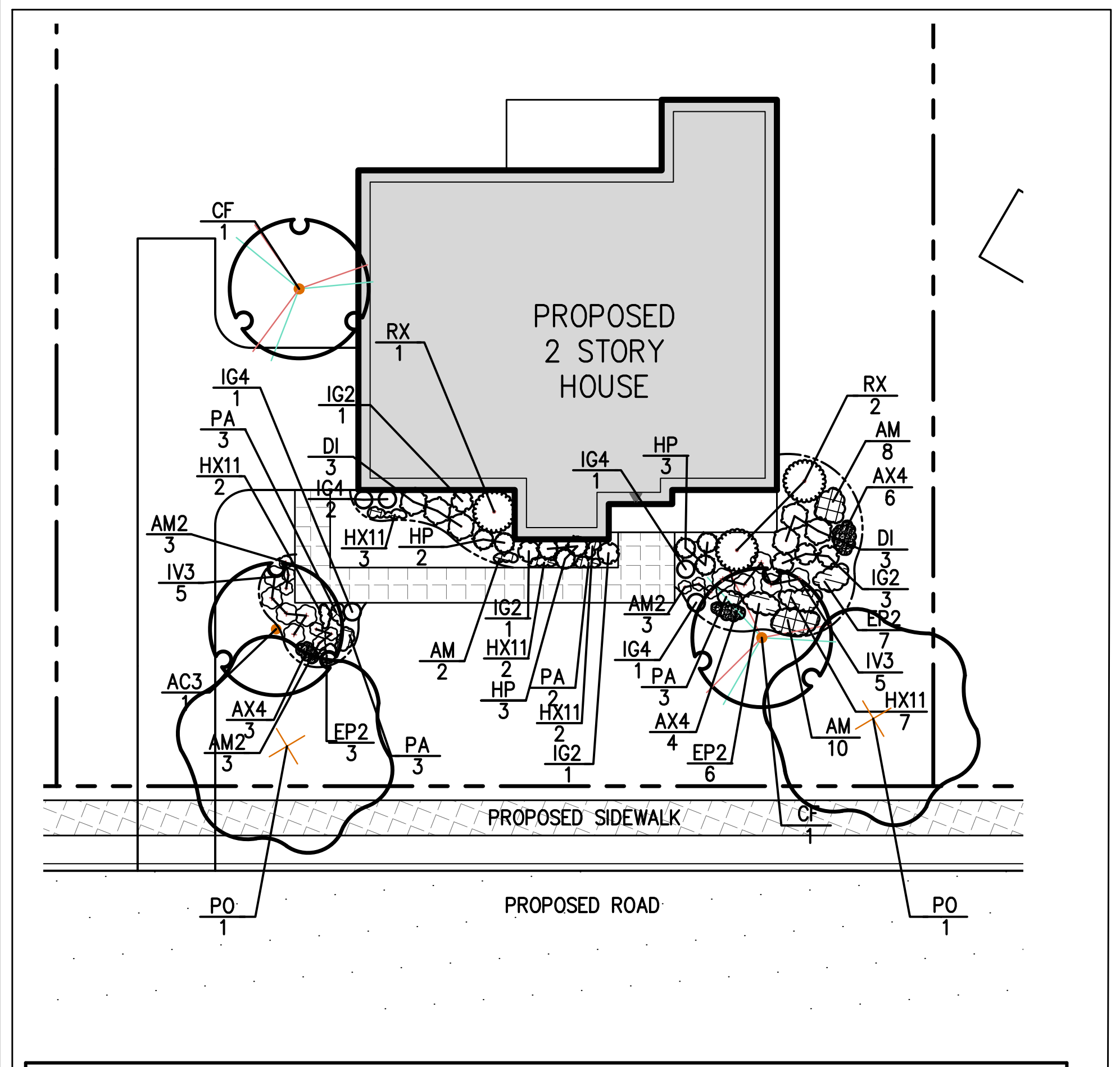


PLANT SCHEDULE EAST FACING ALONG EDGE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMAI
TREES						
AC3	1	Amelanchier Canadensis	Shadblow Serviceberry	8` -10` HT.	B & B	
CF	2	Cornus florida	Flowering Dogwood	8` - 10` HT.	B & B	
EVERGREEN TREES						
JV	8	Juniperus virginiana	Eastern Redcedar	8` - 10` HT.		
PG	3	Picea glauca	White Spruce	8` - 10` HT.		
SHRUBS						
AM2	9	Aronia melanocarpa	Low Scape Mound	2 GAL.	CONT.	
HP	2	Hydrangea paniculata	Little Lime® Panicle Hydrangea	3 GAL.	CONT.	
HQ2	6	Hydrangea quercifolia 'Sike's Dwarf'	Sike's Dwarf Oakleaf Hydrangea	5 gal		
IG2	6	Ilex glabra `Shamrock`	Inkberry	5 gal	CONT.	
IG4	2	Ilex glabra 'Strongbox'	Dwarf Inkberry	2 GAL.	CONT.	
IV	3	Ilex verticillata	Winterberry	5 gal	CONT.	
IV3	10	Itea virginica	Fizzy Mizzy® Sweetspire	5 gal	CONT.	
PA3	6	Physocarpus alternans	Dwarf Ninebark	5 gal		
RX2	3	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	5 gal		
PERENNIALS						
AM	20	Alchemilla mollis	Lady's Mantle	1 GAL.	CONT.	
AX4	13	Allium x	Millenium Ornamental Onion	1 GAL.	CONT.	
AX9	4	Astilbe x arendsii	Astilbe	1 GAL.	CONT.	
EP2	16	Echinacea purpurea `Bright Star`	Purple Coneflower	1 GAL.	CONT.	
HX11	12	Heuchera x `Palace Purple`	Purple Leaf Coral Bells	1 GAL.	CONT.	
PA	9	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 GAL.	CONT.	
SH	2	Sporobolus heterolepsis	Prarie Dropseed	1 GAL.	CONT.	
TOTALS						
	14	TREES				
	47	SHRUBS				
	76	PERENNIALS				

TYPICAL PERIMETER UNIT
'EAST' FACING

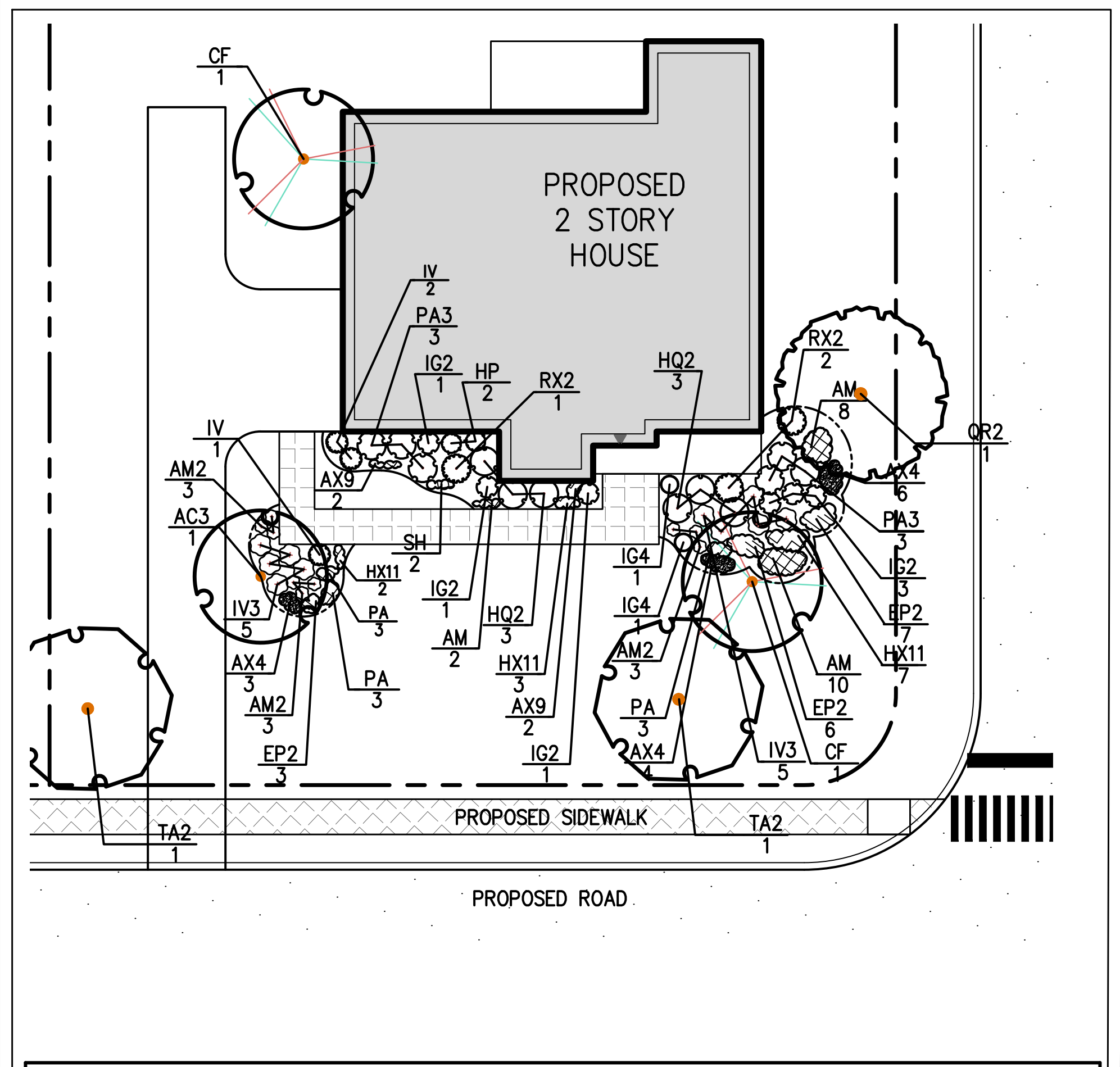
NOTES:

1. TYPICAL EAST FACING PERIMETER LOTS INCLUDE NUMBERS 5, 6, 16–21.



PLANT SCHEDULE 'SOUTH FACING'						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES						
AC3	1	Amelanchier Canadensis	Shadblow Serviceberry	8` -10` HT.	B & B	
CF	2	Cornus florida	Flowering Dogwood	8` - 10` HT.	B & B	
TA2	1	Tilia americana "Redmond"	Redmond Linden	2" - 2 1/2" Cal.	B & B	
SHRUBS						
AM2	9	Aronia melanocarpa	Low Scape Mound	2 GAL.	CONT.	
DI	6	Diervilla ionicera	Native Bush Honeysuckle	3 GAL.	CONT.	
HP	8	Hydrangea paniculata	Little Lime® Panicle Hydrangea	3 GAL.	CONT.	
IG2	6	Ilex glabra `Shamrock`	Inkberry	5 gal	CONT.	
IG4	5	Ilex glabra 'Strongbox'	Dwarf Inkberry	2 GAL.	CONT.	
IV3	10	Itea virginica	Fizzy Mizzy® Sweetspire	5 gal	CONT.	
RX	3	Rhododendron x 'Caroline'	Caroline Gable Azalea	5 gal	CONT.	
PERENNIALS						
AM	18	Alchemilla mollis	Lady's Mantle	1 GAL.	CONT.	
AX4	13	Allium x	Millenium Ornamental Onion	1 GAL.	CONT.	
EP2	16	Echinacea purpurea `Bright Star`	Purple Coneflower	1 GAL.	CONT.	
HX11	9	Heuchera x `Palace Purple`	Purple Leaf Coral Bells	1 GAL.	CONT.	
PA	9	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 GAL.	CONT.	
TOTALS						
	4	TREES				
	47	SHRUBS				
	60	PERENNIALS				

TYPICAL UNIT
'SOUTH' FACING



PLANT SCHEDULE 'EAST FACING'						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES						
AC3	1	Amelanchier Canadensis	Shadblow Serviceberry	8` -10` HT.	B & B	
CF	2	Cornus florida	Flowering Dogwood	8` - 10` HT.	B & B	
SHRUBS						
AM2	9	Aronia melanocarpa	Low Scape Mound	2 GAL.	CONT.	
HP	2	Hydrangea paniculata	Little Lime® Panicle Hydrangea	3 GAL.	CONT.	
HQ2	6	Hydrangea quercifolia 'Sike's Dwarf'	Sike's Dwarf Oakleaf Hydrangea	5 gal		
IG2	6	Ilex glabra `Shamrock`	Inkberry	5 gal	CONT.	
IG4	2	Ilex glabra 'Strongbox'	Dwarf Inkberry	2 GAL.	CONT.	
IV	3	Ilex verticillata	Winterberry	5 gal	CONT.	
IV3	10	Itea virginica	Fizzy Mizzy® Sweetspire	5 gal	CONT.	
PA3	6	Physocarpus alternans	Dwarf Ninebark	5 gal		
RX2	3	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	5 gal		
PERENNIALS						
AM	20	Alchemilla mollis	Lady's Mantle	1 GAL.	CONT.	
AX4	13	Allium x	Millenium Ornamental Onion	1 GAL.	CONT.	
AX9	4	Astilbe x arendsii	Astilbe	1 GAL.	CONT.	
EP2	16	Echinacea purpurea `Bright Star`	Purple Coneflower	1 GAL.	CONT.	
HX11	12	Heuchera x `Palace Purple`	Purple Leaf Coral Bells	1 GAL.	CONT.	
PA	9	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 GAL.	CONT.	
SH	2	Sporobolus heterolepsis	Prarie Dropseed	1 GAL.	CONT.	
TOTALS						
	3	TREES				
	47	SHRUBS				
	76	PERENNIALS				

TYPICAL UNIT
'EAST' FACING

PLANT SCHEDULE CONSERVATION AREA						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES						
AC3	54	Amelanchier Canadensis	Shadblow Serviceberry	8` -10` HT.	B & B	
QB	23	Quercus bicolor	Swamp White Oak	2" - 2 1/2" Cal.	B & B	
QC	22	Quercus coccinea	Scarlet Oak	2" - 2 1/2" Cal.	B & B	
DECIDUOUS TREES						
TD	31	Bald cypress	Taxodium distichum	2" - 2 1/2" Cal.	B & B	
TD	12	Bald cypress	Taxodium distichum	3" - 3 1/2" CAL.		
BN	60	Betula nigra 'BNMTF' TM	Dura Heat River Birch	8` -10` HT.		
CC	79	Carpinus Caroliniana	American Hornbeam	8` -10` HT.	B & B	
NS2	43	Nyssa Sylvatica	Black Tupelo	2" - 2 1/2" Cal.	B & B	
PO	27	Platanus occidentalis	American Sycamore	2" - 2 1/2" Cal.	B & B	
PO	5	Platanus occidentalis	American Sycamore	3" - 3 1/2" Cal.	B & B	
PS2	41	Prunus Serotina	Black Cherry	2" - 2 1/2" Cal.	B & B	
QA	10	Quercus Alba	White Oak	2" - 2 1/2" Cal.	B & B	
LS4	11	Sweetgum	Liquidambar styracifula	2" - 2 1/2" Cal.	B & B	
EVERGREEN TREES						
IO	27	Ilex opaca	American Holly	8` - 10` HT.		
JV	27	Juniperus virginiana	Eastern Redcedar	8` - 10` HT.		
MV	27	Magnolia virginiana	Sweetbay Magnolia	8` - 10` HT.		
PS	49	Pinus strobus	White Pine	8` - 10` HT.		
DECIDUOUS SHRUBS						
CO2	78	Cephalanthus Occidentalis	Common Buttonbush	8 gal		
RT	79	Rhus Typhinia	Staghorn Sumac	8 gal		
SC	102	Sambucus Canadensis	American Black Elderberry	8 gal		
TOTALS						
	548	TREES				
	259	SHRUBS				

CONSERVATION AREAS

PLANT SCHEDULE STREET TREES						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TREES						
CC3	34	Cercis Canadensis "Flame Thrower"	Eastern Redbud	2" - 2 1/2" Cal.	B & B	Single Stem
QC	19	Quercus coccinea	Scarlet Oak	2" - 2 1/2" Cal.	B & B	
TA2	44	Tilia americana "Redmond"	Redmond Linden	2" - 2 1/2" Cal.	B & B	
DECIDUOUS TREES						
AR	8	Acer rubrum	Red Maple	2" - 2 1/2" Cal.		
NS2	24	Nyssa Sylvatica	Black Tupelo	2" - 2 1/2" Cal.	B & B	
PO	21	Platanus occidentalis	American Sycamore	2" - 2 1/2" Cal.	B & B	
QR2	35	Quercus Rubra	Red Oak	2" - 2 1/2" Cal.	B & B	
LS4	33	Sweetgum	Liquidambar styracifula	2" - 2 1/2" Cal.	B & B	
UA	35	Ulmus americana "New Harmony"	New Harmony Elm	2" - 2 1/2" Cal.	B & B	
EVERGREEN TREES						
MV	18	Magnolia virginiana	Sweetbay Magnolia	2" - 2 1/2" Cal.		
TOTALS						
	271	TREES				

STREET TREES

CONSERVATION AREA ENHANCEMENT NARRATIVE

1. ALL CONSERVATION AREAS SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING ENHANCEMENT GUIDELINES WHICH WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
2. ALL CONSERVATION AREAS SHALL BE PRESERVED AND UTILIZED FOR PASSIVE RECREATIONAL PURPOSES AND AVAILABLE TO ELMWOOD PRESERVE RESIDENTS AND THE PUBLIC.
3. CONSERVATION AREAS MAY INCLUDE PASSIVE RECREATIONAL IMPROVEMENTS SUCH AS A COMMUNITY PAVILION, BENCHES, POLLINATOR GARDENS, ACCESS PATHS FOR MAINTENANCE AND WALKING AND LANDSCAPING.
4. DURING THE REQUIRED ENVIRONMENTAL REMEDIATION OF THE SITE AND CONSTRUCTION OF THE CONSERVATION SUBDIVISION, GROUND DISTURBANCE, TREE REMOVALS, AND GRADING OF THE CONSERVATION AREAS WILL BE PERFORMED TO REMEDIATE TO THE UNRESTRICTED RESIDENTIAL USE STANDARD AND IMPLEMENT THE ROADWAY DESIGN WITHIN THE ESTABLISHED LIMITS OF DISTURBANCE.
5. NON–NATIVE SPECIES MAY REMAIN IF THEY ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR IMPLEMENTING THE SUBDIVISION DESIGN. **INVASIVE SPECIES SHALL BE REMOVED FROM ALL CONSERVATION AREAS.**
6. ALL EXISTING HEALTHY, NATIVE TREES WITHIN THE PROPERTY THAT ARE NOT REQUIRED TO BE REMOVED AS A RESULT OF THE ENVIRONMENTAL REMEDIATION TO THE UNRESTRICTED RESIDENTIAL USE STANDARD OR ARE OUTSIDE OF THE ESTABLISHED LIMITS OF DISTURBANCE REQUIRED TO IMPLEMENT THE SITE DESIGN SHALL BE PRESERVED.
7. THE HOA SHALL CAUSE TO HAVE INSPECTIONS OF ALL CONSERVATION AREAS CONDUCTED TWICE ANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL, FOR THE FIRST 5 YEARS FOLLOWING PROJECT COMPLETION, THEN ONCE PER YEAR THEREAFTER) BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT, WHO SHALL ISSUE A WRITTEN REPORT, A COPY OF WHICH SHALL BE PROVIDED TO THE COMMISIONER, DEPARTMENT OF COMMUNITY DEVELOPMENT AND CONSERVATION. THE REPORT SHALL INCLUDE, AT A MINIMUM, FINDINGS RELATED TO THE CURRENT COMPOSITION OF THE CONSERVATION AREAS, PRESENCE OF INVASIVE SPECIES, DISTURBANCE(S) OBSERVED, EROSION, AND HAZARDS, ALL OF WHICH WILL BE ACCOMPANIED BY PHOTOGRAPHS. THE REPORT SHALL INCLUDE, RECOMMENDATIONS FOR CARRYING OUT ANY REMEDIAL MEASURES, AND PROVIDE A REASONABLE TIMEFRAME FOR CARRYING OUT SUCH MEASURES.

CONSERVATION AREAS/BASIN SEEDING MIXTURE & TOPSOIL SPECIFICATIONS

1. BASIN #2A SHALL RECEIVE 'OBL WETLAND MIX' ERNMX–131
2. BASINS #1, #2, #3, #3A & #4 SHALL RECEIVE 'NATIVE DETENTION AREA MIX' ERNMX–183
3. USE ERNMX–156 WITH RECOMMENDED COVER CROP FOR SEASON ON ALL SLOPES AROUND THE BASINS.
4. ALL BASINS SHALL RECEIVE 4"–6"MINIMUM TOPSOIL.
5. POND/WATERCOURSE BUFFERS SHALL RECEIVE INTERMITTENT NATURALIZING SHRUBS, AND 'WETLAND MEADOW MIX' ERNMX–122.
6. GENTLY SLOPED, LEVEL AREAS SHALL BE SEEDED WITH A "MEADOW" "NEW ENGLAND WILDFLOWER MIX" ERNMX–153–1, COMBINED WITH ANNUAL RYEGRASS.
7. EXISTING GRASSED AREAS SHALL BE ALLOWED TO RETURN TO MEADOW CONDITION **IF NO INVASIVE SPECIES ARE PRESENT.**
8. AREAS OF STEEP SLOPES SHALL BE STABILIZED WITH "STEEP SLOPE EROSION CONTROL/RESTORATION MIX" FOR DRY SITES ERNMX–181–2.
9. WETLAND AREAS AND AREAS OF INTERMITTENT FLOODING SHALL BE SEEDED WITH "SEASONALLY FLOODED WILDLIFE FOOD MIX" ERNMX–128
10. IN AREAS OF EXTENSIVE TREE PLANTING, SURFACES SHALL BE TREATED WITH "PARTIALLY SHADED ROADSIDE MIX" ERNMX–140.
11. ALL TREES SHALL BE MULCHED WITH 3–4" ORGANIC BROWN SHREDDED MULCH.

SPECIFICATION FOR FULL SOIL RESTORATION

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODORS, AND CONTAIN LESS THAN 1%, BY DRY WEIGHT, OF MAN–MADE FOREIGN MATTER.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT–MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO THE SUBSOIL.
3. ROCK–PICK UNTIL UPLIFTED STONE / ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY THE SEEDING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
6. TOPSOIL MAY BE MANUFACTURED AS A MIXTURE OR A MINERAL COMPONENT AND ORGANIC MATERIAL SUCH AS COMPOST. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT. THIS SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE.
7. KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. CONSIDER PEDESTRIAN FOOTPATHS.

SOIL RESTORATION REQUIREMENTS		
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	
AREAS WHERE TOPSOIL IS STRIPPED ONLY – NO CHANGE IN GRADE	HSG A&B	HSG C&D
	APPLY 6 INCHES OF TOPSOIL	AERATE AND APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	HSG A&B	HSG C&D
	AERATE AND APPLY 6 INCHES OF TOPSOIL	APPLY FULL SOIL RESTORATION
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5 – 25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND / OR INFILTRATION PRACTICES ARE APPLIED.	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.	

POLLINATOR GARDENS

POLLINATOR GARDENS SHALL BE APPROXIMATELY 1,500 S.F. TO 2,000 S.F. AND THE SHAPE AND LOCATIONS SHALL BE IDENTIFIED IN THE FINAL CONSTRUCTION DRAWINGS BY THE LANDSCAPE ARCHITECT. THE AREAS SHALL INCLUDE AN APPROXIMATE MIX OF THE FOLLOWING NATIVE SHRUBS, PERENNIALS, AND GRASSES:

SHRUBS (30) @ 5 GAL. EACH

- MYRICA PENNSYLVANIA – NORTHERN BAYBERRY
- ILEX VERTICILLATA – WINTERBERRY
- SAMBUCUS CANADENSIS – WILD ELDERBERRY

PERENNIALS (300) PLUGS AND/OR CELL PACKS

- AGASTACHE BLUE FORTUNE – ANISE HYSSOP
- COREOPSIS ZAGREB – TICKWEED
- ECHINACEA PURPUREA – PURPLE CONEFLOWER
- EUTROCHIUM MACULATUM – JOE PYE WEED
- ASCLEPIAS INCARNATA – SWAMP MILKWEED
- PHLOX PANICULATE – PHLOX
- ASTER NOVAE ANGLIAE – NEW ENGLAND ASTER
- SOLIDGAO SPP – GOLDEN ROD
- ACHILLEA MOONSHINE – GOLDEN YARROW

GRASSES (100) PLUGS AND/OR CELL PACKS

- ERAGROSTIS SPECTABILIS – PURPLE LOVE GRASS
- SCHIZACHYRIUM SCOPARIUM – LITTLE BLUESTEM
- PANICUM VIRGATUM – SWITCH GRASS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

No.	Revision	Date	By
5.	REVISED PER TOWN COMMENTS	07/21/2023	CS
6.	REVISED PER TOWN COMMENTS	08/07/2023	CS
7.	ISSUED FOR FINAL SUBDIVISION REVIEW	08/08/2025	CS
8.	ISSUED FOR FINAL PLAN. BOARD SUBDIV. REVIEW	09/26/2025	NB
9.	ISSUED FOR STORMWATER PERMIT	10/31/2025	NB
10.	REVISED PER TOWN COMMENTS	11/06/2025	NB
11.	REVISED PER TOWN COMMENTS	12/04/2025	NB

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TYPICAL UNIT
LANDSCAPE PLAN

ELMWOOD PRESERVE
850 DOBBS FERRY ROAD
TOWN OF GREENBURGH, NEW YORK

Drawn: DK	Approved: DV	
Scale: 1" = 20'		
Date: 11/11/2022		
Project No: 17099		
17099-LAND	L-104	LAY.scr
Drawing No: L-104		

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