

	MINIMUM	MINIMUM
REGULATION	REQUIRED	PROVIDED
LOT-AREA	15,000 SQ. FT.*	27,919 SQ. FT. +/-
LOT WIDTH	100 FT.	98.0 FT. +/- (EXISTING)
FRONT YARD	30 FT.	30.4 FT. +/-
REAR YARD	-30-FT.	206:4:FT, +/-
ONE SIDE YARD	12 FT.**	12.5 FT, +/-
BOTH SIDE YARDS	30 FT. **	35.5 FT. +/-
_	MAXIMUM	MAXIMUM
	PERMITTED	PROVIDED
LOT COVERAGE	35 %	11 %
BUILDING HEIGHT	35 FT.	XX FT.

\* WITH BOTH VILLAGE SEWER AND WATER \*\* AS PER VILLAGE CODE SECTION 172-53.2

	MINIMUM
REGULATION	REQUIRED
LOT AREA	40,000 SQ. F
LOT WIDTH	150 FT.
FRONT YARD	50 FT.
REAR YARD	50 FT.
ONE SIDE YARD	12 FT.*
BOTH SIDE VADDO	20 ET +

\*\* AS PER VILLAGE CODE SECTION 172-53.2

1. OWNER AND APPLICANT: WILLIAM AND STACY PATTERSON

6 HIDDEN GLEN HIGHLAND MILLS, NY 10930

- 2. VILLAGE OF CORNWALL-ON-HUDSON TAX PARCEL: SECTION 105 BLOCK 9 LOT 7
  3. TOTAL PARCEL AREA = 0.84 ACRES +/-(27;919 SQ.-FT. +/-)
  4. ZONING DISTRICT: SR AND CR-1

5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL

- 6. WATER SUPPLY: EXISTING VILLAGE OF CORNWALL-ON-HUDSON MUNICIPAL
  7. SANITARY SEWAGE DISPOSAL: PROPOSED CONNECTION TO VILLAGE OF CORNWALL-ON-HUDSON MUNICIPAL
- 8. SLOPE CLASSIFICATION: CLASS I

- CLASS II
  CLÁSS II
  9. THE CONTRACTOR MUST NOTIFY THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (1-800-962-7962) TO HAVE ANY EXISTING UTILITIES LOCATED AND MARKED AT LEAST TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED
- PRIOR TO ANY EXCAVATION, DRILLING OR BLASTING. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

  10. THE LOCATIONS (HORIZONTAL AND VERTICAL) AND SIZES OF UNDERGROUND UTILITIES SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION, ELEVATION AND SIZE OF ANY EXISTING UNDERGROUND UTILITY. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT MAKING REVISIONS AS NEEDED.

- ANY EXISTING STRUCTURE, CURB, PAVED AREA, LANDSCAPED AREA, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
   IT IS THE DEVELOPER'S OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS REQUIRED FROM FEDERAL, STATE OR LOCAL AUTHORITIES.
- REQUIRED FROM FIDERAL, STATE OR LOCAL AUTHORTIES.

  13. THE RESPONSIBILITY OF MAINTENANCE AND REPAIR OF THE INDIVIDUAL PRIVATE PUMP CHAMBER
  WILL BE THAT OF THE INDIVIDUAL PROPERTY OWNER. THE PUMP CHAMBER SHOULD BE INSPECTED
  PERIODICALLY BY A PROPERLY TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER
  ALARMS, VENTING AND PHYSICAL DAMAGE.

  14. THERE MUST BE UNINTERLIPTED POSITIVE SLOPE FROM THE SEWAGE PUMP CHAMBER TO THE HOUSE
  ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.
- 15. CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE VILLAGE OF CORNWALL-ON-HUDSON SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE VILLAGE OF CORNWALL-ON-HUDSON DPW. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE VILLAGE OF CORNWALL ON HUDSON
- 16. ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE VILLAGE OF CORNWALL-ON-HUDSON DPW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE VILLAGE OF CORNWALL-ON-HUDSON DPW.
- 17. ALL GRAVITY SANTARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-98, JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE
- SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.

  18. THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH VILLAGE OF CORNWALL-ON-HUDSON REQUIRE. MENTS. ALL TESTING SHALL BE COORDINATED WITH THE VILLAGE OF CORNWALL-ON-HUDSON DPW.
- 19. THE FINAL LAYOUT OF THE PROPOSED SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE VILLAGE OF CORNWALL-ON-HUDSON DPW. NO PERMITS SHALL BE ISSUED FOR A SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED.
- 20. ALL PRESSURE SEWER LINES SHALL BE FORCEMAIN CLASS 200 SDR-21 CONFORMING TO ASTM D-2241.
  JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE WITH ELASTOMERIC RING GASKET CONFORMING TO
- 21. ALL REFERENCES TO STANDARDS, SPECIFICATIONS, REGULATIONS, ETC. ARE MEANT TO BE THEIR LATEST

THIS SHEET IS INVALID UNLESS ACCOMPANIED BY SHEET 1 OF 2.

8/19/2020 EXISTING AND PROPOSED UTILITIES

SITE PLAN LANDS OF

## WILLIAM AND STACY PATTERSON 25 GRANDVIEW AVENUE, CORNWALL-ON-HUDSON ORANGE COUNTY, NEW YORK

DATE: MARCH 24, 2020 SCALE: 1 IN. = 10 FT. TAX MAP DATA: SECTION 105 BLOCK 9 LOT 7

PREPARED BY:

**VINCENT J. DOCE ASSOCIATES** SURVEYORS - ENGINEERS - PLANNERS 242 SOUTH PLANK ROAD, NEWBURGH, NY 12550 TEL. 845 561-1170 FAX 845 561-7738

SHEET 2 OF 2