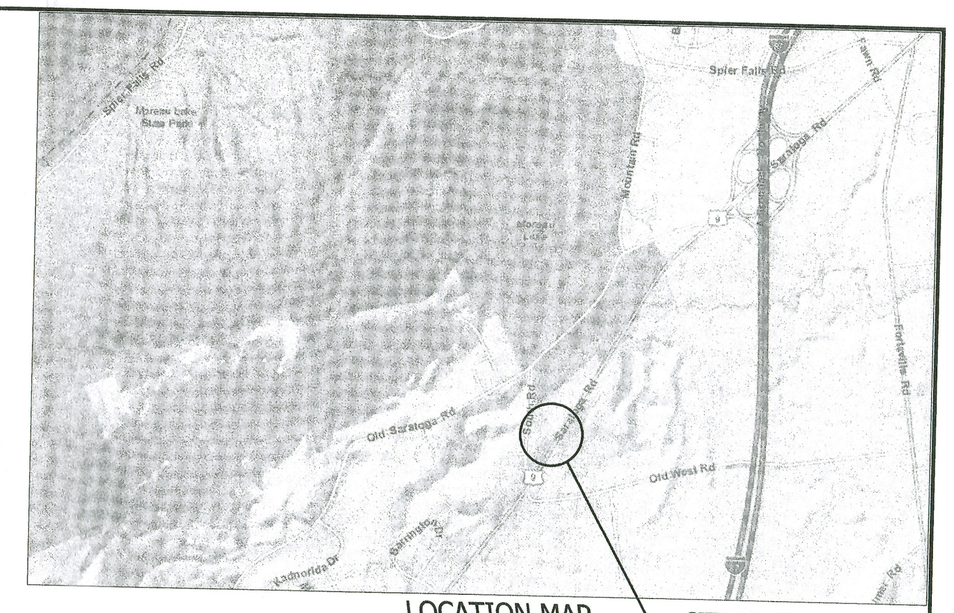
CERRONE BUILDERS
4-LOT SUBDIVISION

Cover Sheet

South Road & US/State Route 9
Town of Moreau
Saratoga County
New York State
Tax Map # 89.-1-11



DRAWING LIST

SURVEYS

S1- SUBDIVISION PLAN
S1A - TOPOGRAPHIC SURVEY

ENGINEERING PLANS

S2 - OVERALL SUBDIVISION PLAN
S3 - DETAILED SITE PLAN -LOTS 1&2
S4 - DETAILED SITE PLAN -LOTS 3&4
S5 - SITE DETAILS

Planning Board
Submission:
December, 2021

ZONING REQUIREMENTS

ZONE - R-3
MINIMUM LOT SIZE - 60,000 SF
FRONT SETBACK - 40'
SIDE SETBACKS - 20'
REAR SETBACK - 30'
LOT WIDTH - 200'
LOT DEPTH - 175'
MAX. COVERAGE - 25%
MAXIMUM BUILDING HEIGHT - 38'
MINIMUM FLOOR AREA - 800 SF

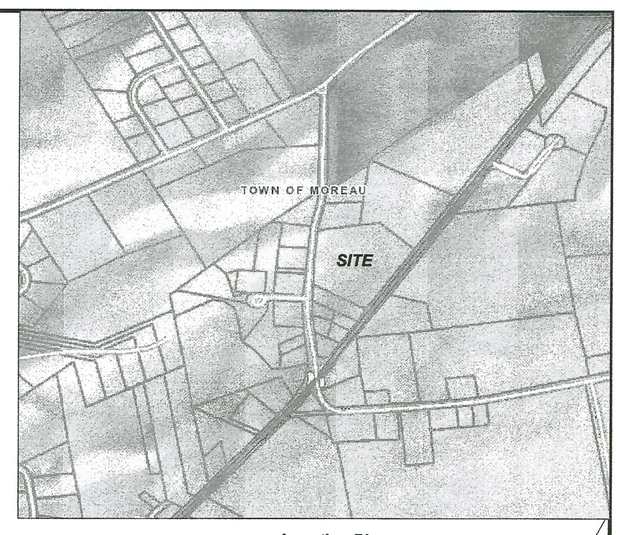
OWNER/APPLICANT
CERRONE BUILDERS
1589 ROUTE 9
SOUTH GLENS FALLS, NY 12803
(518) 480-7750

Revised:
August 30, 2022- Lot 1 House Location

Dig Safely. New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
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Queensbury, New York 12804

Hutchins Engineering PLLC
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(518) 745-0307 Phone



Location Plan:

Approximate Highway Bounds
Based on a Three Rod Road

Lands N/F Of
Pierre E. Baldwin
2011/25035

Lands N/F Of
Glenn C. Bobst, Jr.
1033/520

Lands N/F Of
Glenn C. Bobst, Jr.
985/85

CIRS

CIRF

¾" IPF

IPF
S56°46'W, 0.81'
From Corner

N 80°12'36" E
431.20'

S 43°37'39" E
343.11'

CENTER OF WINDOW
HOUSE

66.14'
N4°51'47"E

S 86°42'06" E
77.03'

88.60'
N2°49'12"E

S 64°00'21" E
565.53'

116.47'
N2°49'12"E

S 86°42'06" E
103.50'

175.00'
N2°49'12"E

S 62°25'58" E
464.31'

12.50'
N2°49'12"E

S 86°42'06" E
102.04'

112.57'
N2°18'40"E

S 61°38'25" E
385.94'

N 60°08'50" W
419.47'

LOT 1
127571.1 Sq. Feet
2.93 Acres

LOT 2
97157.6 Sq. Feet
2.23 Acres

LOT 3
86852.5 Sq. Feet
1.99 Acres

LOT 4
71355.0 Sq. Feet
1.64 Acres

S29°49'05"W
165.00'

S29°49'05"W
165.00'

S29°49'05"W
165.00'

S29°49'05"W
166.60'

Tax Parcel: 89.1-1-18

South Road

Approximate Highway Bounds

U.S. Route 9

NM 58

I "IPF

8" CMP

NM 57 1/2

Tel MHO & Tel Ped

NM 57

NM 56

Driveway

Benchmark
Top Of Most
Southerly Bonnet
Nut On Hydrant
Elev. = 407.01

Benchmark
Spike In West
Face Of NM 57
Elev. = 393.00

Legend:

- IPF = Iron Pipe Found
- CIRF = Capped Iron Rod Found
- CMF = Concrete Monument Found
- CIRS = Capped Iron Rod Set/To Be Set
- Fire Hydrant
- WV = Water Valve
- = Utility Pole
- = Sign

Grid North

Vertical Datum: NAVD88
Contour Interval = 1 Foot

Driveway
Nm 5
W/ Tel Ped
Driveway
"Driveway"
Nm 4
W/ Tel Ped
Driveway
Water Manhole
10" Water Main Vent
Street Sign
Sewer Manhole
Stop Sign
Tel Ped
Nm 3
CIRS
IPF
NM 3A
Wood Pile
Water Valve
Water Valve

Lands N/F Of
Joseph W. LaPlant
Claudia J. LaPlant
2015/36134

Lands N/F Of
Anthony C. Romaine
Linda A. Romaine
924/1066

CIRF
CIRF
IPF
2" IPF
¾" IPF
NM 55
2" IPF
NM 54.5
Driveway
Driveway
Tel Ped

Tax Parcel: 89.-1-11
Area
382936.2 Sq. Feet
8.78 Acres

Deed Reference:

Eileen M. Hackett
To
Cerrone Builders, Inc.
Dated: February 3, 2017
Book 2017 page 5793

Map References:

Map Of Survey
Of Lands To Be Conveyed To
Timothy H. & Darcy R. Hartnagle
Dated: September 1, 1982
By: W.J. Rourke, Associates

Map Of Survey
Of Proposed Subdivision
Of Lands Of
Peirre E. Baldwin
Dated: December 3, 2014
By: W. J. Rourke Associates

ZONING INFORMATION:

ZONED R-3
MIN. LOT SIZE = 60,000 SQ. FT.
LOT WIDTH = 200'
LOT DEPTH = 175'
MAX COVERAGE = 25%
MAX HEIGHT = 38'
MIN. FLOOR AREA = 800 SQ. FT.

SETBACKS:

FRONT = 40'
SIDES = 20'
REAR = 30'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Subdivision Plan

S-1

SHEET 1 OF 1

CERRONE D-21178
DWG. NO. 17-005

Date: February 24, 2017
Scale 1"=50'

Van Dusen & Steves
Land Surveyors
169 Haviland Road Queensbury, New York 12804
(518) 792-8474 New York Lic. No. 50135

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION."

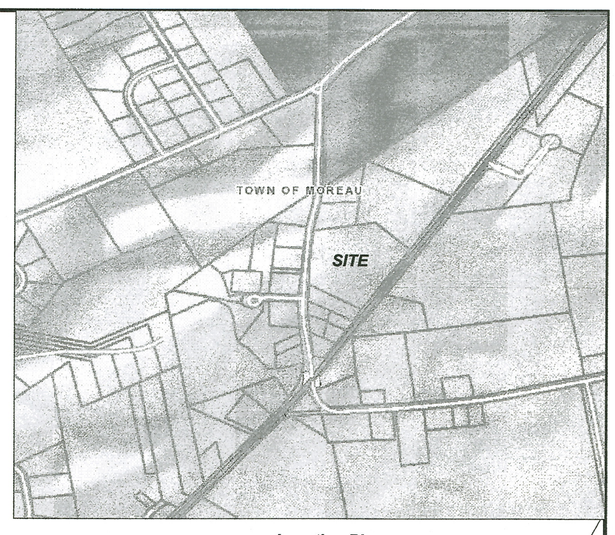
Map of a Survey made for

Cerrone Builders, Inc.

Town of Moreau, Saratoga County, New York

NO.	DATE	DESCRIPTION
6	11/09/21	SUBDIVISION PLAN
5	03/29/19	DRIVE LOC. LOT 1
4	01/22/19	SUBDIVISION PLAN
3	11/28/18	SUBDIVISION PLAN
2	8/19/17	SUBDIVISION PLAN
1	3/31/17	Water/Sewer Manholes

Tax Parcels: 89.-1-11 & 89.1-1-18



Location Plan:

Approximate Highway Bounds Based on a Three Rod Road

Lands N/F Of Pierre E. Baldwin 2011/25035

Lands N/F Of Glenn C. Bobst, Jr. 1033/520

Lands N/F Of Glenn C. Bobst, Jr. 985/85

Approximate Highway Bounds

U.S. Route 9

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IPF
556°46'W, 0.81'
From Corner

CIRF

N 80°12'36" E
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S 43°37'39" E
343.11'

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N2°18'40"E

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N 60°08'50" W
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S29°49'05"W
165.00'

S29°49'05"W
166.00'

S29°49'05"W
166.60'

IPF

IPF

IPF

NM 56

NM 57 1/2

NM 57

NM 55

NM 54.5

NM 3A

Inv=397.11

18" CMP

Inv=392.88

Inv=383.02

18" CMP

Inv=380.58

Tel MHO

Tel Ped

Driveway

Nm 5
W/ Tel Ped

Nm 4
W/ Tel Ped

Nm 3

Water Manhole

10" Water Main Vent

Street Sign

Sewer Manhole

Stop Sign

Tel Ped

"Driveway"

Wood Pile

CENTER OF WINDOW

350'OH

Benchmark
Top Of Most Southerly Bonnet Nut On Hydrant
Elev. = 407.01

Benchmark
Spike In West Face Of NM 57
Elev. = 393.00

LOT 1
127571.1 Sq. Feet
2.93 Acres

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97157.6 Sq. Feet
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Lands N/F Of Joseph W. LaPlant Claudia J. LaPlant 2015/36134

Lands N/F Of Anthony C. Romaine Linda A. Romaine 924/1066

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- = Sign

Grid North

Vertical Datum: NAVD88
Contour Interval = 1 Foot

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382936.2 Sq. Feet
8.78 Acres

Deed Reference:

Eileen M. Hackett
To
Cerrone Builders, Inc.
Dated: February 3, 2017
Book 2017 page 5793

ZONING INFORMATION:

ZONED R-3
MIN. LOT SIZE = 60,000 SQ. FT.
LOT WIDTH = 200'
LOT DEPTH = 175'
MAX COVERAGE = 25%
MAX HEIGHT = 38'
MIN. FLOOR AREA = 800 SQ. FT.

SETBACKS:

FRONT = 40'
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Topographic Survey

S-1A
SHEET 1 OF 1
CERRONE D-2178
DWG. NO. 17-005

Date- February 24, 2017
Scale 1"=50'

Van Dusen & Steves
Land Surveyors
169 Haviland Road Queensbury, New York 12804
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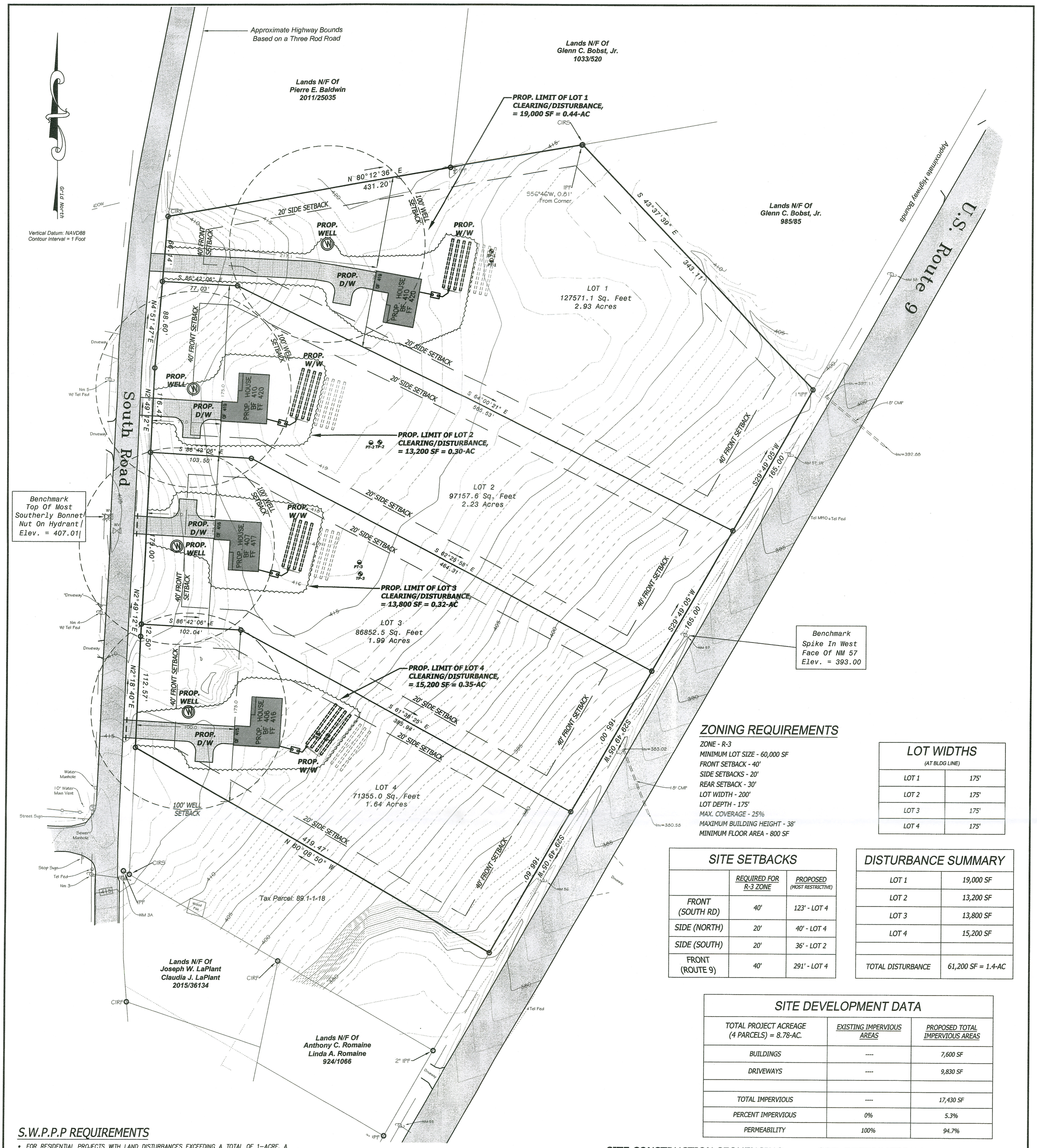
Map of a Survey made for

Cerrone Builders, Inc.

Town of Moreau, Saratoga County, New York

NO.	DATE	DESCRIPTION
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Tax Parcels: 89.-1-11 & 89.1-1-18



ZONING REQUIREMENTS

ZONE - R-3
MINIMUM LOT SIZE - 60,000 SF
FRONT SETBACK - 40'
SIDE SETBACKS - 20'
REAR SETBACK - 30'
LOT WIDTH - 200'
LOT DEPTH - 175'
MAX. COVERAGE - 25%
MAXIMUM BUILDING HEIGHT - 38'
MINIMUM FLOOR AREA - 800 SF

LOT WIDTHS

(AT BLDG LINE)

LOT 1	175'
LOT 2	175'
LOT 3	175'
LOT 4	175'

SITE SETBACKS

	REQUIRED FOR R-3 ZONE	PROPOSED (MOST RESTRICTIVE)
FRONT (SOUTH RD)	40'	123' - LOT 4
SIDE (NORTH)	20'	40' - LOT 4
SIDE (SOUTH)	20'	36' - LOT 2
FRONT (ROUTE 9)	40'	291' - LOT 4

DISTURBANCE SUMMARY

LOT 1	19,000 SF
LOT 2	13,200 SF
LOT 3	13,800 SF
LOT 4	15,200 SF
TOTAL DISTURBANCE	61,200 SF = 1.4-AC

SITE DEVELOPMENT DATA

TOTAL PROJECT ACREAGE (4 PARCELS) = 8.78-AC.	EXISTING IMPERVIOUS AREAS	PROPOSED TOTAL IMPERVIOUS AREAS
BUILDINGS	----	7,600 SF
DRIVEWAYS	----	9,830 SF
TOTAL IMPERVIOUS	----	17,430 SF
PERCENT IMPERVIOUS	0%	5.3%
PERMEABILITY	100%	94.7%

OVERALL SUBDIVISION PLAN

SCALE: 1"=50' – 22/34
SCALE: 1"=100' – 11/17

GRAPHIC SCALE

30 0 12.5 25 50 100
(IN FEET)

S.W.P.P.P REQUIREMENTS

- FOR RESIDENTIAL PROJECTS WITH LAND DISTURBANCES EXCEEDING A TOTAL OF 1–ACRE, A BASIC SWPPP, CONSISTING OF EROSION & SEDIMENT CONTROLS MUST BE PREPARED AND PERMIT COVERAGE OBTAINED FROM NYSDEC UNDER THE SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY – PERMIT NO. GP–0–15–002
- THE CONTRACTOR UNDERTAKING SITE CONSTRUCTION OF THIS PROJECT MUST SIGN THE CERTIFICATION IN THE SWPPP NARRATIVE REPORT AND BE FAMILIAR WITH ALL REQUIREMENTS OF THE SWPPP AND REQUIREMENTS OF THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
- THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE TERMS OF THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY – PERMIT NO. GP–0–15–002. A COPY OF THE GENERAL PERMIT IS ENCLOSED IN THE SWPPP INSPECTION BINDERS.
- A NOTICE OF INTENT (NOI) MUST BE SUBMITTED TO DEC PRIOR TO INITIATING WORK.
- AN MS4 SWPPP ACCEPTANCE FORM AND COPY OF THE NOI MUST BE SUBMITTED TO THE TOWN OF MOREAU MS4 ADMINISTRATOR FOR APPROVAL, SO THAT THE NOI CAN THEN BE SUBMITTED TO NYSDEC.
- THE SWPPP INCLUDES INFORMATION ON ALL DRAWINGS S2–S5 AND THE STORMWATER MANAGEMENT REPORT.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL HAVE THE ENGINEER CONDUCT AN ASSESSMENT OF THE SITE AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS HAVE BEEN ADEQUATELY INSTALLED. FOLLOWING COMMENCEMENT OF CONSTRUCTION, THE ENGINEER SHALL MAKE WEEKLY SITE INSPECTIONS SHALL PREPARE A REPORT AS REQUIRED BY THE GP–0–15–002.
- WHEN SOIL DISTURBANCE ACTIVITIES HAVE BEEN TEMPORARILY SUSPENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, SITE INSPECTIONS SHALL BE PERFORMED MONTHLY. THE MS4 ADMINISTRATOR SHALL BE NOTIFIED IN WRITING THAT THE FREQUENCY OF SITE INSPECTIONS WILL BE REDUCED DUE TO CONSTRUCTION ACTIVITIES BEING SUSPENDED.
- IF SOIL DISTURBANCE ACTIVITIES HAVE BEEN SHUT DOWN WITH PARTIAL PROJECT COMPLETION, INSPECTIONS MAY BE CEASED IF ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL STORMWATER MANAGEMENT PRACTICES HAVE BEEN INSTALLED WITHIN THE PORTION OF THE PROJECT WHICH HAS BEEN COMPLETED. THE MS4 ADMINISTRATOR SHALL BE NOTIFIED IN WRITING THAT THE CONSTRUCTION ACTIVITIES AND INSPECTIONS ARE BEING SUSPENDED.
- THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTION REPORTS IN A SITE LOG BOOK, MAINTAINED ON SITE AND AVAILABLE TO THE PERMITTING AUTHORITY UPON REQUEST.
- AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR AND ENGINEER SHALL PERFORM A FINAL INSPECTION TO CERTIFY THAT THE SITE HAS UNDERGONE FINAL STABILIZATION AND THAT ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS HAVE BEEN REMOVED. UPON CERTIFICATION OF COMPLETION, A NOTICE OF TERMINATION (NOT) SHALL BE FILED WITH NYSDEC.
- IF SOIL DISTURBANCES HAVE BEEN SHUT DOWN FOR 2–YEARS WITH PARTIAL PROJECT COMPLETION, A NOT SHALL BE FILED WITH NYSDEC.
- THE MS4 ACCEPTANCE STATEMENT ON THE NOT MUST BE SIGNED BY THE MS4 ADMINISTRATOR SO THAT THE NOT CAN THEN BE SUBMITTED TO NYSDEC.

EROSION & SEDIMENT CONTROL NOTES

- BEFORE ANY CLEARING OR GRUBBING OF THE SITE IS INITIATED, AND DURING EARTHWORK PHASES, SEDIMENT CONTROL FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN.
- AT THE CONCLUSION OF EACH DAYS WORK AND AFTER EVERY STORM EVENT, SEDIMINT CONTROL FENCE AND ANY OTHER EROSION CONTROL MEASURES SHALL BE INSPECTED FOR FAILURES OR SEDIMENT ACCUMULATION. ANY FAILURE SHALL BE IMMEDIATELY CORRECTED.
- ALL BARE EARTH AREAS SHALL BE SEEDED AND MULCHED WITHIN 14–DAYS OF COMPLETION OF WORK IN THE AREA. ONLY AREAS WHICH AREA ACTIVELY UNDER CONSTRUCTION MAY REMAIN OPEN FOR MORE THAN 14–DAYS. ONCE CONSTRUCTION IS COMPLETED IN THESE AREAS, SEED AND MULCH SHALL BE INSTALLED WITHIN 14–DAYS.
- TEMPORARY EROSION CONTROL MEASURES, INCLUDING SEDIMENT CONTROL FENCE AND/OR MULCH, SHALL BE INSTALLED AND MAINTAINED FOR ANY TEMPORARY SOIL STOCKPILE AREAS THAT ARE TO BE LEFT FOR MORE THAN 5–DAYS.
- NO LAND AREA MAY BE LEFT DEVOID OF VEGETATION FOR MORE THAN 7–DAYS WITHOUT A PROTECTIVE COVERING SECURELY PLACED OVER THE ENTIRE AREA AND/OR EROSION CONTROL MEASURES PROPERLY INSTALLED.
- FOR GROUND CLEARING ACTIVITIES OCCURRING BETWEEN OCTOBER 15 & APRIL 15, IN WHICH VEGETATION CANNOT BE ESTABLISHED, EXPOSED EARTHEN AREAS SHALL BE COVERED WITH EITHER A TARP COVER OR AN EXTRA HEAVY LAYER OF MULCH.
- ANY AREA OF REVEGETATION MUST EXHIBIT A SURVIVAL OF A MINIMUM OF 80% OF THE VEGETATION THROUGHOUT THE YEAR FOLLOWING REVEGETATION. REVEGETATE AS NEEDED TO MEET THIS REQUIREMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL AS PUBLISHED BY THE EMPIRE STATE CHAPTER OF THE SOIL AND WATER CONSERVATION SOCIETY.

STABILIZATION

THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14–DAYS.

STABILIZATION OF GRASS AREAS INCLUDES HYROSEEDING USING TACKIFIER ON SLOPES OVER 1:5 OR SEEDING AND INSTALLING A CONTINUOUS COVER OF STRAW MULCH WATERED INTO PLACE. ON SLOPES OVER 1:3 INSTALL EROSION CONTROL BLANKETS OR WOOD CHIPS IN ACCORDANCE WITH THE DETAILED EROSION CONTROL PLANS AND IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

SITE CONSTRUCTION SEQUENCING

INDIVIDUAL LOT CONSTRUCTION

- INSTALL SEDIMENT CONTROL FENCING AT LOW POINTS AS SHOWN ON PLANS.
- CLEAR TREES AS NEEDED FOR DRIVE, HOUSE & WASTEWATER SYSTEM CONSTRUCTION AND ASSOCIATED CUT & FILL SLOPES.
- INSTALL CULVERTS, INSTALL BANK–RUN GRAVEL TO ESTABLISH DRIVEWAY SUBGRADE.
- EXCAVATE DITCHLINES & STORMWATER MANAGEMENT PRACTICES, SEED & MULCH.
- CONSTRUCT HOUSE, UTILITIES, WATER SUPPLY WELL AND WASTEWATER SYSTEM.
- INSTALL DRIVEWAY SUBBASE, FINE GRADE AND COMPACT.
- FINE GRADE, TOPSOIL AND SEED LAWN AREAS, INSTALL LANDSCAPING; REMOVE SEDIMENT CONTROL FENCE AFTER VEGETATION IS ESTABLISHED.

SOIL RESTORATION NARRATIVE

- SOIL RESTORATION IS A REQUIRED PRACTICE OVER PORTIONS OF THE SITE WHERE THE NATIVE SOILS HAVE BEEN COMPACTED THROUGH EARTHWORK CONSTRUCTION AND WILL BE REVEGETATED IN ORDER TO RECOVER THE ORIGINAL PROPERTIES AND POROSITY OF THE NATIVE SOILS.
- AREAS WHICH WILL RECEIVE HEAVY CONSTRUCTION TRAFFIC FOR BUILDING CONSTRUCTION WILL BE OVER THE AREAS WHICH WILL BECOME ASPHALT DRIVES AND LOADING AREAS, THEREFORE FULL SOIL RESTORATION IS NOT REQUIRED FOR THESE PORTIONS OF THE SITE.
- FOR HSG–A SOILS IN THE AREAS OF CUT OR FILL, AERATE SOILS WITH SOIL AERATOR MECHANICAL IMPLEMENT DURING FINAL GRADING, APPLY 6–INCHES OF TOPSOIL, SEED, FERTILIZE AND MULCH.
- AREAS WHICH ARE TO RECEIVE SOIL RESTORATION ARE SPECIFIED ON THE EROSION CONTROL PLAN.

Dig Safely. New York
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com

THIS SET OF DRAWINGS IS ISSUED FOR THE CONSTRUCTION OF THE MAIN SHARED ROAD AND ASSOCIATED GRADING & DRAINAGE & STORMWATER MANAGEMENT SYSTEMS. DETAILED ARCHITECTURAL LAYOUTS OF THE INDIVIDUAL RESIDENCES HAVE NOT BEEN COMPLETED. GRADING & STORMWATER MANAGEMENT SYSTEMS FOR THE RESPECTIVE LOTS ARE CONCEPTUAL IN DESIGN AND ARE TYPICAL FOR THE FOOTPRINTS SHOWN. IT IS RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER/BUILDER TO OBTAIN THE NECESSARY APPROVALS AND PERMITS FOR THEIR RESPECTIVE DESIGNS.

MAP REFERENCE

BASE SURVEY INFORMATION PREPARED BY:

Van Dusen & Steves
Land Surveyors
169 Haviland Road (518) 792-8474
Queensbury, New York 12804 New York Lic. No. 50135

TAX MAP # 89.-1-11

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF NYS EDUCATION LAW.

No.	Revisions	Date
1	REVISED LOT 1 HOUSE LOCATION	8/30/2022
0	ISSUED FOR PRELIMINARY SUBDIVISION	12/09/2021

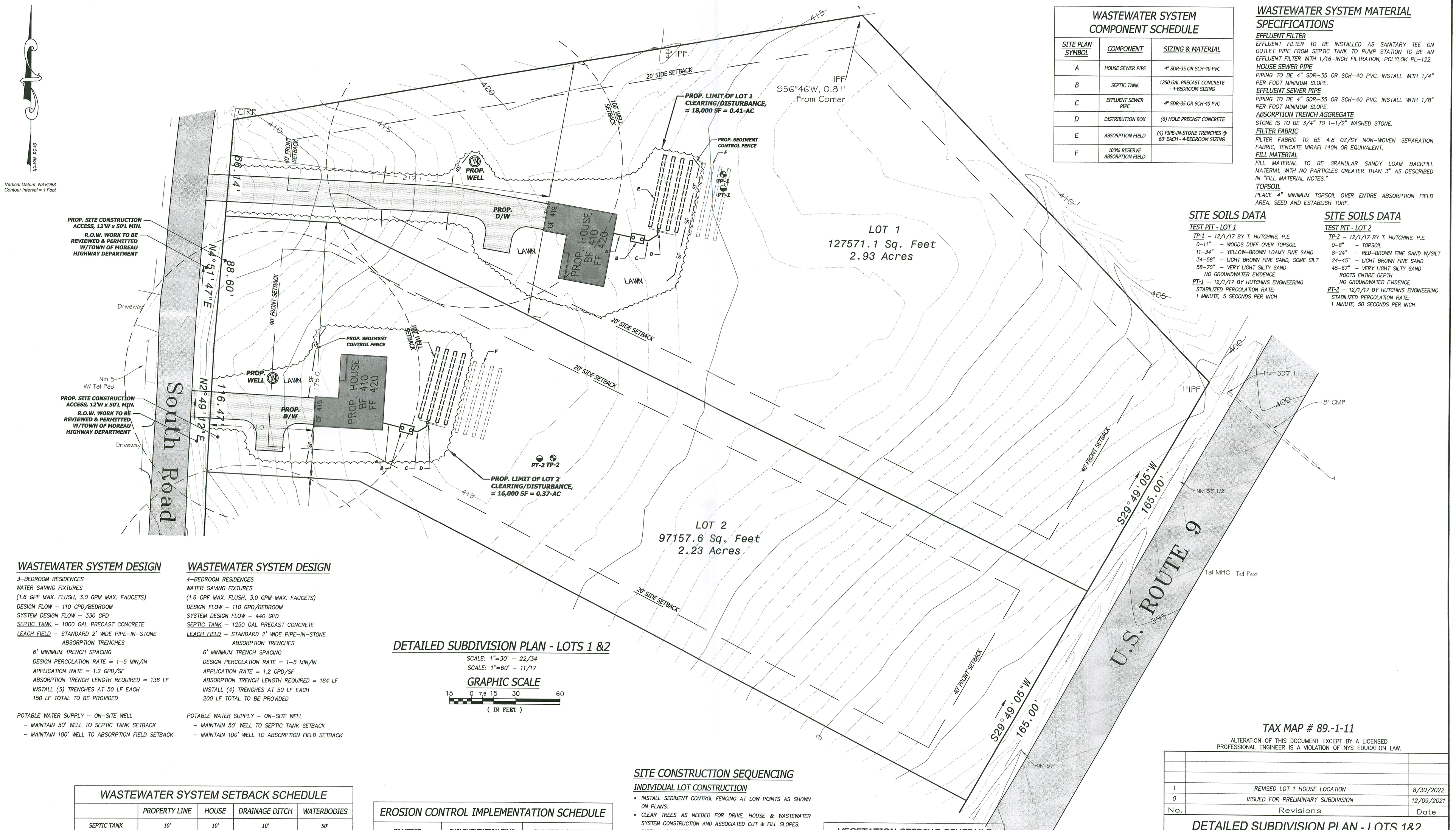
OVERALL SUBDIVISION PLAN

prepared for:
Cerrone Builders
South Road & State Rt. 9
Town of Moreau, Saratoga County, New York

Drawn: LWD	Checked: GTH	Scale: 1"=50'	Date: 6/12/2019

Hutchins Engineering PLLC
169 Haviland Road
Queensbury, NY 12804
(518) 745–0307 Phone
(518) 745–0308 Fax

291195-01-S2



WASTEWATER SYSTEM COMPONENT SCHEDULE

SITE PLAN SYMBOL	COMPONENT	SIZING & MATERIAL
A	HOUSE SEWER PIPE	4" SDR-35 OR SCH-40 PVC
B	SEPTIC TANK	1250 GAL PRECAST CONCRETE - 4-BEDROOM SIZING
C	EFFLUENT SEWER PIPE	4" SDR-35 OR SCH-40 PVC
D	DISTRIBUTION BOX	(6) HOLE PRECAST CONCRETE
E	ABSORPTION FIELD	(4) PIPE-IN-STONE TRENCHES @ 60' EACH - 4-BEDROOM SIZING
F	100% RESERVE ABSORPTION FIELD	

WASTEWATER SYSTEM MATERIAL SPECIFICATIONS

EFFLUENT FILTER
EFFLUENT FILTER TO BE INSTALLED AS SANITARY TEE ON OUTLET PIPE FROM SEPTIC TANK TO PUMP STATION TO BE AN EFFLUENT FILTER WITH 1/16-INCH FILTRATION, POLYLOK PL-122.

HOUSE SEWER PIPE
PIPING TO BE 4" SDR-35 OR SCH-40 PVC. INSTALL WITH 1/4" PER FOOT MINIMUM SLOPE.

EFFLUENT SEWER PIPE
PIPING TO BE 4" SDR-35 OR SCH-40 PVC. INSTALL WITH 1/8" PER FOOT MINIMUM SLOPE.

ABSORPTION TRENCH AGGREGATE
STONE IS TO BE 3/4" TO 1-1/2" WASHED STONE.

FILTER FABRIC
FILTER FABRIC TO BE 4.8 OZ/SY NON-WOVEN SEPARATION FABRIC, TENCATE MIRAFI 140N OR EQUIVALENT.

FILL MATERIAL
FILL MATERIAL TO BE GRANULAR SANDY LOAM BACKFILL MATERIAL WITH NO PARTICLES GREATER THAN 3" AS DESCRIBED IN "FILL MATERIAL NOTES."

TOPSOIL
PLACE 4" MINIMUM TOPSOIL OVER ENTIRE ABSORPTION FIELD AREA. SEED AND ESTABLISH TURF.

SITE SOILS DATA

TEST PIT - LOT 1

TP-1 – 12/1/17 BY T. HUTCHINS, P.E.
0–11" – WOODS DUFF OVER TOPSOIL
11–34" – YELLOW–BROWN LOAMY FINE SAND
34–58" – LIGHT BROWN FINE SAND, SOME SILT
58–70" – VERY LIGHT SILTY SAND
NO GROUNDWATER EVIDENCE

PT-1 – 12/1/17 BY HUTCHINS ENGINEERING
STABILIZED PERCOLATION RATE:
1 MINUTE, 5 SECONDS PER INCH

SITE SOILS DATA

TEST PIT - LOT 2

TP-2 – 12/1/17 BY T. HUTCHINS, P.E.
0–8" – TOPSOIL
8–24" – RED–BROWN FINE SAND W/SILT
24–45" – LIGHT BROWN FINE SAND
45–67" – VERY LIGHT SILTY SAND
ROOTS ENTIRE DEPTH
NO GROUNDWATER EVIDENCE

PT-2 – 12/1/17 BY HUTCHINS ENGINEERING
STABILIZED PERCOLATION RATE:
1 MINUTE, 50 SECONDS PER INCH

WASTEWATER SYSTEM DESIGN

3–BEDROOM RESIDENCES
WATER SAVING FIXTURES
(1.6 GPF MAX. FLUSH, 3.0 GPM MAX. FAUCETS)
DESIGN FLOW – 110 GPD/BEDROOM
SYSTEM DESIGN FLOW – 330 GPD
SEPTIC TANK – 1000 GAL PRECAST CONCRETE
LEACH FIELD – STANDARD 2' WIDE PIPE–IN–STONE ABSORPTION TRENCHES
6' MINIMUM TRENCH SPACING
DESIGN PERCOLATION RATE = 1–5 MIN/IN
APPLICATION RATE = 1.2 GPD/SF
ABSORPTION TRENCH LENGTH REQUIRED = 138 LF
INSTALL (3) TRENCHES AT 50 LF EACH
150 LF TOTAL TO BE PROVIDED

POTABLE WATER SUPPLY – ON–SITE WELL
– MAINTAIN 50' WELL TO SEPTIC TANK SETBACK
– MAINTAIN 100' WELL TO ABSORPTION FIELD SETBACK

WASTEWATER SYSTEM DESIGN

4–BEDROOM RESIDENCES
WATER SAVING FIXTURES
(1.6 GPF MAX. FLUSH, 3.0 GPM MAX. FAUCETS)
DESIGN FLOW – 110 GPD/BEDROOM
SYSTEM DESIGN FLOW – 440 GPD
SEPTIC TANK – 1250 GAL PRECAST CONCRETE
LEACH FIELD – STANDARD 2' WIDE PIPE–IN–STONE ABSORPTION TRENCHES
6' MINIMUM TRENCH SPACING
DESIGN PERCOLATION RATE = 1–5 MIN/IN
APPLICATION RATE = 1.2 GPD/SF
ABSORPTION TRENCH LENGTH REQUIRED = 184 LF
INSTALL (4) TRENCHES AT 50 LF EACH
200 LF TOTAL TO BE PROVIDED

POTABLE WATER SUPPLY – ON–SITE WELL
– MAINTAIN 50' WELL TO SEPTIC TANK SETBACK
– MAINTAIN 100' WELL TO ABSORPTION FIELD SETBACK

DETAILED SUBDIVISION PLAN - LOTS 1 &2

SCALE: 1"=30' – 22/34
SCALE: 1"=60' – 11/17

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)

WASTEWATER SYSTEM SETBACK SCHEDULE

	PROPERTY LINE	HOUSE	DRAINAGE DITCH	WATERBODIES
SEPTIC TANK	10'	10'	10'	50'
ABSORPTION FIELD	10'	20'	20'	100'

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THIS SET OF DRAWINGS IS ISSUED FOR THE CONSTRUCTION OF THE MAIN SHARED ROAD AND ASSOCIATED GRADING & DRAINAGE & STORMWATER MANAGEMENT SYSTEMS. DETAILED ARCHITECTURAL LAYOUTS OF THE INDIVIDUAL RESIDENCES HAVE NOT BEEN COMPLETED. GRADING & STORMWATER MANAGEMENT SYSTEMS FOR THE RESPECTIVE LOTS ARE CONCEPTUAL IN DESIGN AND ARE TYPICAL FOR THE FOOTPRINTS SHOWN. IT IS RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER/BUILDER TO OBTAIN THE NECESSARY APPROVALS AND PERMITS FOR THEIR RESPECTIVE DESIGNS.

EROSION CONTROL IMPLEMENTATION SCHEDULE

PRACTICE	IMPLEMENTATION TIME	DURATION OF PRACTICE
SEDIMENT CONTROL FENCE	PRIOR TO CLEARING AND SOIL DISTURBANCE	ENTIRE PROJECT (REMOVE AFTER FINAL SITE STABILIZATION AND VEGETATION ESTABLISHMENT)
TEMPORARY SEEDING & MULCHING	AFTER INITIAL SITE GRADING	UNTIL FINAL GRADING AND VEGETATION ESTABLISHMENT
SEEDING & OTHER VEGETATION STABILIZATION	AFTER FINAL SITE GRADING	PERMANENT

SITE CONSTRUCTION SEQUENCING

INDIVIDUAL LOT CONSTRUCTION

- INSTALL SEDIMENT CONTROL FENCING AT LOW POINTS AS SHOWN ON PLANS.
- CLEAR TREES AS NEEDED FOR DRIVE, HOUSE & WASTEWATER SYSTEM CONSTRUCTION AND ASSOCIATED CUT & FILL SLOPES.
- INSTALL CULVERTS, INSTALL BANK–RUN GRAVEL TO ESTABLISH DRIVEWAY SUBGRADE.
- EXCAVATE DITCHLINES & STORMWATER MANAGEMENT PRACTICES, SEED & MULCH.
- CONSTRUCT HOUSE, UTILITIES, WATER SUPPLY WELL AND WASTEWATER SYSTEM.
- INSTALL DRIVEWAY SUBBASE, FINE GRADE AND COMPACT.
- FINE GRADE, TOPSOIL AND SEED LAWN AREAS, INSTALL LANDSCAPING; REMOVE SEDIMENT CONTROL FENCE AFTER VEGETATION IS ESTABLISHED.

VEGETATION SEEDING SCHEDULE

AREA OF SEEDING	RECOMMENDED SPECIES/MIX	APPLICATION RATE
VEGETATED LAWN AREAS	KENTUCKY BLUEGRASS, CREEPING RED FESCUE, PERENNIAL RYEGRASS	55 LBS/ACRE TOTAL
TEMPORARY SEEDING FOR EROSION CONTROL	ANNUAL & PERENNIAL RYEGRASS MIX	55 LBS/ACRE TOTAL

MAP REFERENCE

BASE SURVEY INFORMATION PREPARED BY:

Van Dusen & Steves Land Surveyors
169 Haviland Road (518) 792-8474
Queensbury, New York 12804 New York Lic. No. 50135

TAX MAP # 89.-1-11

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF NYS EDUCATION LAW.

No.	Revisions	Date
1	REVISED LOT 1 HOUSE LOCATION	8/30/2022
0	ISSUED FOR PRELIMINARY SUBDIVISION	12/09/2021

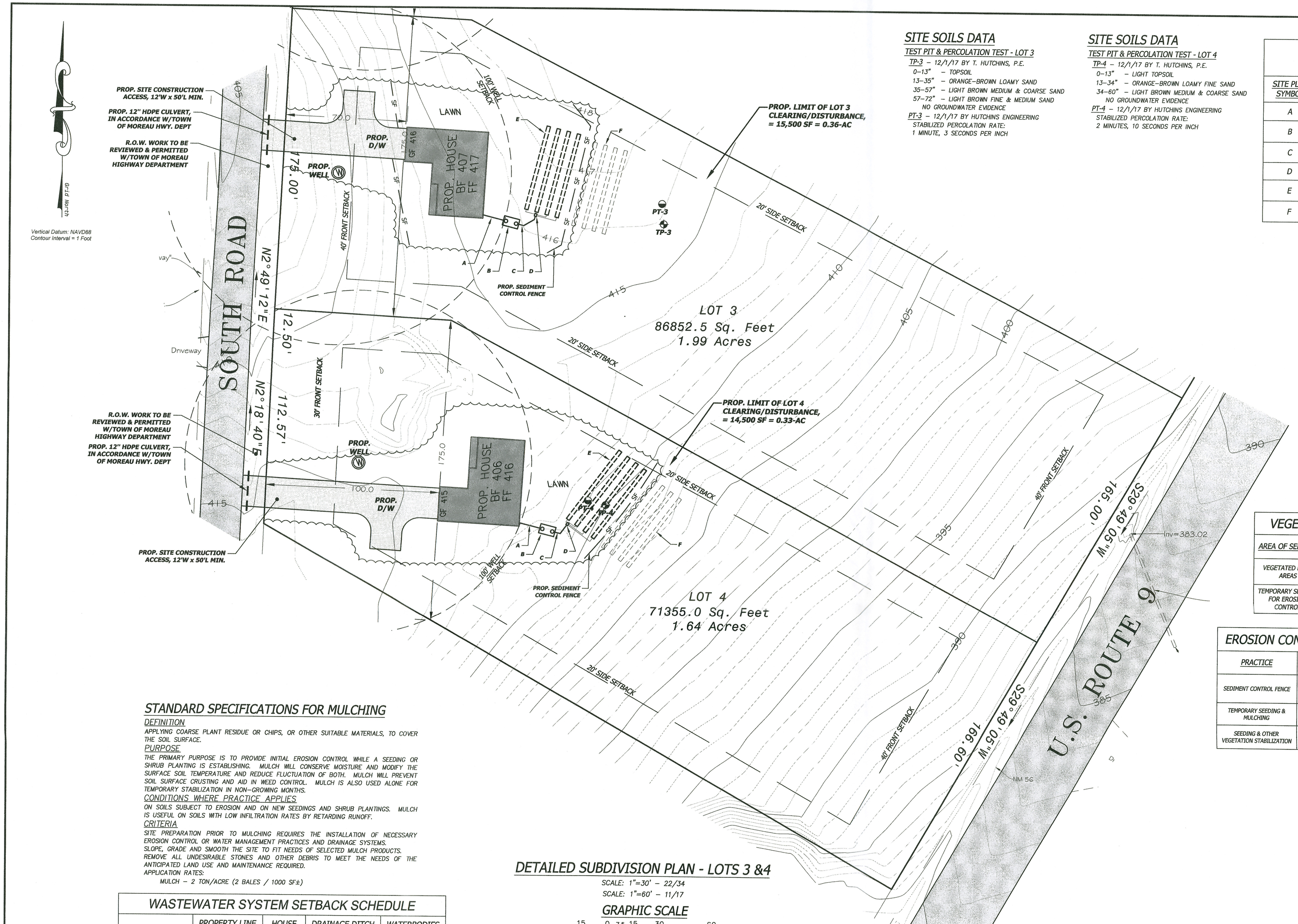
DETAILED SUBDIVISION PLAN - LOTS 1&2

prepared for:
Cerrone Builders
South Road & State Rt. 9
Town of Moreau, Saratoga County, New York

Drawn: LWD | Checked: GTH | Scale: 1"=30' | Date: 6/12/2019

Hutchins Engineering PLLC
169 Haviland Road
Queensbury, NY 12804
(518) 745-0307 Phone
(518) 745-0308 Fax

291195-01-S3



SITE SOILS DATA

TEST PIT & PERCOLATION TEST - LOT 3

TP-3 – 12/1/17 BY T. HUTCHINS, P.E.
- 0–13" – TOPSOIL
- 13–35" – ORANGE–BROWN LOAMY SAND
- 35–57" – LIGHT BROWN MEDIUM & COARSE SAND
- 57–72" – LIGHT BROWN FINE & MEDIUM SAND
- NO GROUNDWATER EVIDENCE

PT-3 – 12/1/17 BY HUTCHINS ENGINEERING
- STABILIZED PERCOLATION RATE:
- 1 MINUTE, 3 SECONDS PER INCH

SITE SOILS DATA

TEST PIT & PERCOLATION TEST - LOT 4

TP-4 – 12/1/17 BY T. HUTCHINS, P.E.
- 0–13" – LIGHT TOPSOIL
- 13–34" – ORANGE–BROWN LOAMY FINE SAND
- 34–60" – LIGHT BROWN MEDIUM & COARSE SAND
- NO GROUNDWATER EVIDENCE

PT-4 – 12/1/17 BY HUTCHINS ENGINEERING
- STABILIZED PERCOLATION RATE:
- 2 MINUTES, 10 SECONDS PER INCH

WASTEWATER SYSTEM COMPONENT SCHEDULE

SITE PLAN SYMBOL	COMPONENT	SIZING & MATERIAL
A	HOUSE SEWER PIPE	4" SDR-35 OR SCH-40 PVC
B	SEPTIC TANK	1250 GAL PRECAST CONCRETE - 4-BEDROOM SIZING
C	EFFLUENT SEWER PIPE	4" SDR-35 OR SCH-40 PVC
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F	100% RESERVE ABSORPTION FIELD	

WASTEWATER SYSTEM MATERIAL SPECIFICATIONS

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EFFLUENT FILTER TO BE INSTALLED AS SANITARY TEE ON OUTLET PIPE FROM SEPTIC TANK TO PUMP STATION TO BE AN EFFLUENT FILTER WITH 1/16–INCH FILTRATION, POLYLOK PL–122.

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FILTER FABRIC

FILTER FABRIC TO BE 4.8 OZ/SY NON–WOVEN SEPARATION FABRIC, TENCATE MIRAFI 140N OR EQUIVALENT.

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PLACE 4" MINIMUM TOPSOIL OVER ENTIRE ABSORPTION FIELD AREA. SEED AND ESTABLISH TURF.

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WASTEWATER SYSTEM DESIGN

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SEEDING & OTHER VEGETATION STABILIZATION	AFTER FINAL SITE GRADING	PERMANENT

STANDARD SPECIFICATIONS FOR MULCHING

DEFINITION

APPLYING COARSE PLANT RESIDUE OR CHIPS, OR OTHER SUITABLE MATERIALS, TO COVER THE SOIL SURFACE.

PURPOSE

THE PRIMARY PURPOSE IS TO PROVIDE INITIAL EROSION CONTROL WHILE A SEEDING OR SHRUB PLANTING IS ESTABLISHING. MULCH WILL CONSERVE MOISTURE AND MODIFY THE SURFACE SOIL TEMPERATURE AND REDUCE FLUCTUATION OF BOTH. MULCH WILL PREVENT SOIL SURFACE CRUSTING AND AID IN WEED CONTROL. MULCH IS ALSO USED ALONE FOR TEMPORARY STABILIZATION IN NON–GROWING MONTHS.

CONDITIONS WHERE PRACTICE APPLIES

ON SOILS SUBJECT TO EROSION AND ON NEW SEEDINGS AND SHRUB PLANTINGS. MULCH IS USEFUL ON SOILS WITH LOW INFILTRATION RATES BY RETARDING RUNOFF.

CRITERIA

SITE PREPARATION PRIOR TO MULCHING REQUIRES THE INSTALLATION OF NECESSARY EROSION CONTROL OR WATER MANAGEMENT PRACTICES AND DRAINAGE SYSTEMS.
SLOPE, GRADE AND SMOOTH THE SITE TO FIT NEEDS OF SELECTED MULCH PRODUCTS.
REMOVE ALL UNDESIRABLE STONES AND OTHER DEBRIS TO MEET THE NEEDS OF THE ANTICIPATED LAND USE AND MAINTENANCE REQUIRED.
APPLICATION RATES:
MULCH – 2 TON/ACRE (2 BALES / 1000 SF±)

WASTEWATER SYSTEM SETBACK SCHEDULE

	PROPERTY LINE	HOUSE	DRAINAGE DITCH	WATERBODIES
SEPTIC TANK	10'	10'	10'	50'
ABSORPTION FIELD	10'	20'	20'	100'

THIS SET OF DRAWINGS IS ISSUED FOR THE CONSTRUCTION OF THE MAIN SHARED ROAD AND ASSOCIATED GRADING & DRAINAGE & STORMWATER MANAGEMENT SYSTEMS. DETAILED ARCHITECTURAL LAYOUTS OF THE INDIVIDUAL RESIDENCES HAVE NOT BEEN COMPLETED. GRADING & STORMWATER MANAGEMENT SYSTEMS FOR THE RESPECTIVE LOTS ARE CONCEPTUAL IN DESIGN AND ARE TYPICAL FOR THE FOOTPRINTS SHOWN. IT IS RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER/BUILDER TO OBTAIN THE NECESSARY APPROVALS AND PERMITS FOR THEIR RESPECTIVE DESIGNS.

DETAILED SUBDIVISION PLAN - LOTS 3 &4

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SCALE: 1"=60' – 11/17

GRAPHIC SCALE

15 0 7.5 15 30 60
(IN FEET)

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MAP REFERENCE

BASE SURVEY INFORMATION PREPARED BY:

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169 Haviland Road (518) 792-8474 Queensbury, New York 12804 New York Lic. No. 50135

TAX MAP # 89.-1-11

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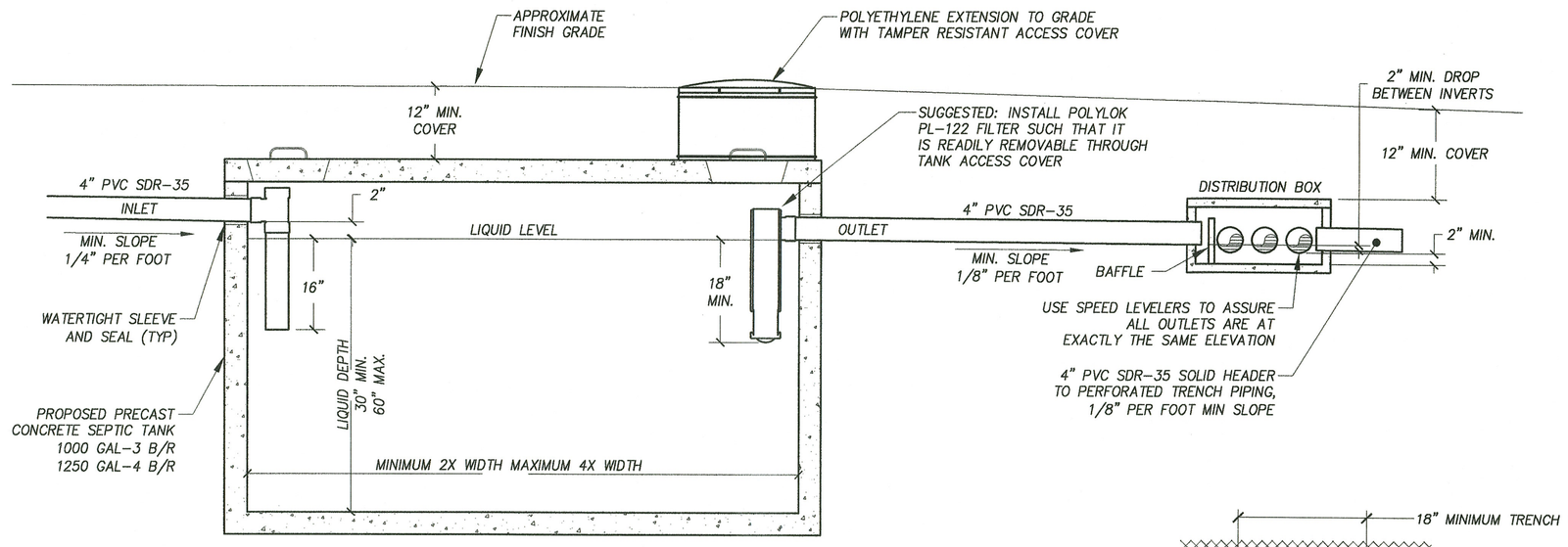
DETAILED SUBDIVISION PLAN - LOTS 3&4

prepared for:
Cerrone Builders
South Road & State Rt. 9
Town of Moreau, Saratoga County, New York

Drawn: LWD | Checked: GTH | Scale: 1"=30' | Date: 6/12/2019

Hutchins Engineering PLLC
169 Haviland Road
Queensbury, NY 12804
(518) 745–0307 Phone
(518) 745–0308 Fax

291195-01-S4



SEPTIC TANK NOTES

ALL UNITS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND SHALL BE OF PRECAST CONCRETE AS MANUFACTURED BY UTOPIA ENTERPRISES OR EQUIVALENT.

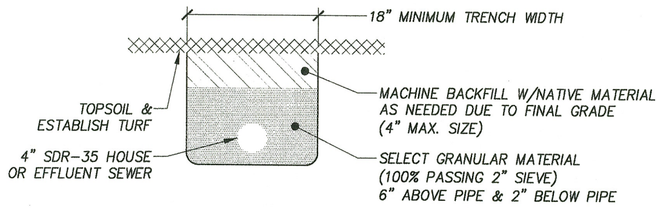
ALL STRUCTURES SHALL BE PLACED ON FIRM, COMPACT SAND OR GRAVEL BASE. WHERE EXISTING SOIL CONDITIONS ARE UNSUITABLE, CRUSHED STONE SHALL BE PLACED AS NECESSARY TO ACHIEVE A STABLE BASE.

SEPTIC TANKS INSTALLED IN TRAFFIC AREAS SHALL BE OF EXTRA HEAVY CONSTRUCTION DESIGNED FOR H-20 WHEEL LOADING.

ALL JOINTS MUST BE SEALED WITH BUTYL SEALANT. JOINTS BELOW THE LIQUID LEVEL MUST BE TESTED BEFORE BACKFILLING.

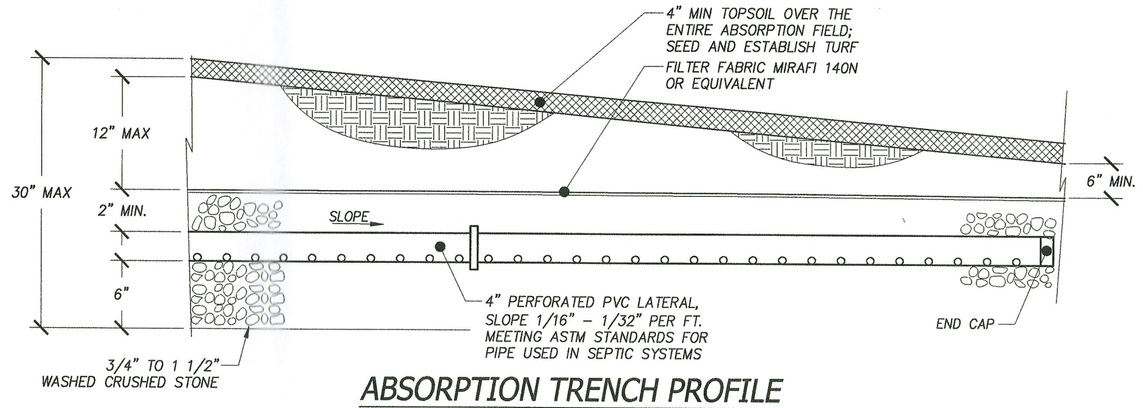
PRECAST CONCRETE SEPTIC TANK DETAIL

NTS



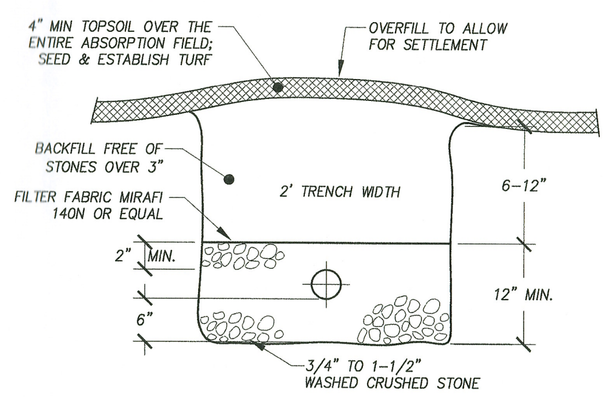
SEWER TRENCH DETAIL

NTS



ABSORPTION TRENCH PROFILE

NTS



ABSORPTION TRENCH SECTION

NTS

WASTEWATER SYSTEM INSTALLATION NOTES

CONSTRUCTION SHALL BE AS SHOWN ON THIS DRAWING AND IN ACCORDANCE WITH THE N.Y.S. DEPARTMENT OF HEALTH INDIVIDUAL HOUSEHOLD SYSTEMS AND ASTM F481 INSTALLATION OF THERMOPLASTIC PIPE AND CORRUGATED TUBING IN SEPTIC TANK LEACH FIELDS.

AFTER EXCAVATION OF 2' WIDE TRENCH TO THE DEPTHS REQUIRED, THE WALLS AND FLOOR SHALL BE CLEANED AND RAKED IN ORDER TO LOOSEN SMEARED SECTIONS OF TRENCH.

PLACEMENT OF CRUSHED STONE, PERFORATED PIPE AND FILTER FABRIC SHALL BE AS SHOWN, AND CARE SHALL BE EXERCISED TO AVOID INCLUSION OF FINE GRAINED SOILS AND WASTE MATERIAL IN THE STONE AND PIPE.

THE PIPE SHOULD BE LAID AT THE GRADES INDICATED, MAINTAINING STRAIGHT CONTINUOUS GRADES WITHOUT SAGS, HUMPS, SEPARATED JOINTS, OR OTHER UNSUITABLE CONDITIONS. PIPE SHALL BE LAID WITH HOLES DOWN IN ALL CASES.

ALL DISPOSAL FIELDS SHALL BE GRADED TO SHED RAINFALL AND DIVERT SURFACE RUNOFF AWAY FROM THE DISPOSAL FIELD.

DO NOT USE HEAVY EQUIPMENT WITHIN THE ABSORPTION AREA AFTER PIPING HAS BEEN INSTALLED.

THIS SYSTEM IS DESIGNED FOR WATER CONSERVING FIXTURES AND IS NOT DESIGNED TO ACCOMODATE EXTREME WATER USE OR EXTREME ORGANIC LOADING DEVICES SUCH AS JACUZZI TYPE SPAS OR GARBAGE GRINDERS.

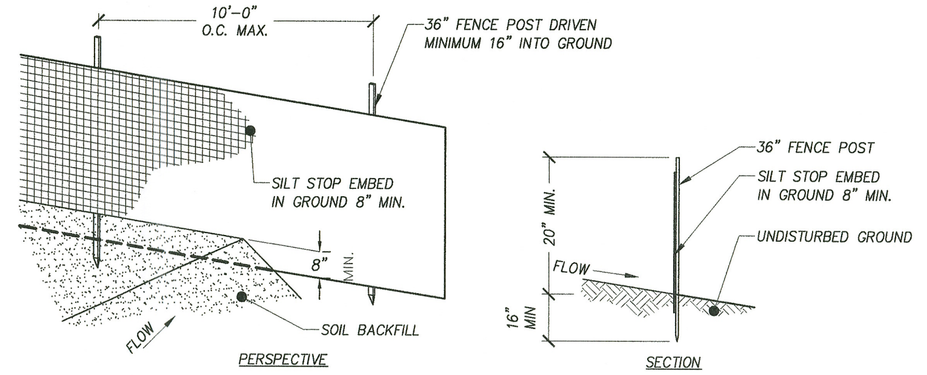
ROOF, FOOTING, GARAGE, CELLAR AND SURFACE WATER DRAINAGE MUST BE EXCLUDED FROM THE WASTEWATER SYSTEM.

THE WASTEWATER SYSTEMS MUST BE INSPECTED FOR COMPLIANCE BY THE DESIGN ENGINEER DURING CONSTRUCTION.

ABSORPTION FIELD NOTES

THIS DESIGN UTILIZES A STANDARD PIPE-IN-STONE ABSORPTION TRENCHES INSTALLED IN STANDARD CONFIGURATION. CUT ALL TREES, STUMPS AND OTHER VEGETATION AT GRADE AND REMOVE. REMOVE STUMPS AND EXISTING ORGANIC MATERIAL FROM SURFACE PRIOR TO PLACING FILL. USE TRACKED EQUIPMENT FOR ALL WORK IN ABSORPTION FIELD AREA.

CONSTRUCT DRAINAGE SWALE UPGRADE OF SYSTEM IN ORDER TO DIVERT SURFACE RUNOFF AROUND ABSORPTION FIELD.



SEDIMENT CONTROL FENCE DETAIL

NTS

STANDARD SPECIFICATIONS FOR SILT FENCE

DEFINITION

A TEMPORARY BARRIER OF GEOTEXTILE FABRIC INSTALLED ON THE CONTOUR ACROSS A SLOPE TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOILS.

PURPOSE

TO REDUCE RUNOFF VELOCITY & TO EFFECT DEPOSITION OF TRANSPORTED SEDIMENT LOAD.

APPLICATION

- MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO THE FENCE PLACED ON A SLOPE:
  - 1:2 SLOPE (50%) 25-FT
  - 1:3 SLOPE (33%) 50-FT
  - 1:4 SLOPE (25%) 75-FT
  - 1:5 SLOPE OR LESS 100-FT
- MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW SHALL NOT EXCEED 1/4 ACRE PER 100-FEET OF FENCE WITH MAXIMUM PONDING DEPTH OF 1.5 FEET.
- EROSION WILL OCCUR AS SHEET EROSION.
- CONCENTRATED WATER FLOW SHALL NOT BE DIRECTED TO FENCE.

DESIGN CRITERIA

- ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE DISTURBED AREAS AS POSSIBLE, WITH A MINIMUM OF 10-FEET FROM THE TOE OF A SLOPE. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.
- SENSITIVE AREAS TO BE PROTECTED BY SILT FENCE MAYBE NEED TO BE REINFORCED BY USING HEAVY WIRE FENCING FOR ADDED SUPPORT.
- WHERE THE ENDS OF THE SILT FENCE COME TOGETHER, THE TWO ENDS SHALL BE OVERLAPPED, ROLLED TOGETHER AND STAPLED TO PREVENT SEDIMENT BYPASS AT THESE CONNECTIONS.

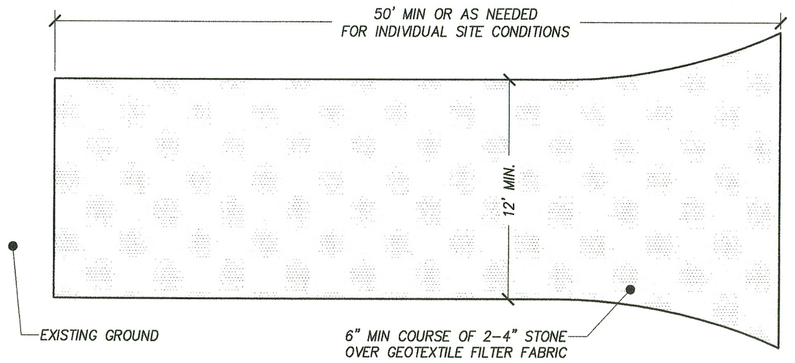
FABRIC MATERIAL CRITERIA

GRAB TENSILE STRENGTH 90 LBS ASTM D1682
ELONGATION AT FAILURE 50% ASTM D1682

CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POST SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX. MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6-INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

	SLOPE LENGTH/FENCE LENGTH (FT.)		
SLOPE	STANDARD	REINFORCED	SUPER
<2%	300/1500	N/A	N/A
2-10%	125/1000	250/2000	300/2500
10-20%	100/750	150/1000	200/1000
20-33%	60/500	80/750	100/1000
33-50%	40/250	70/350	100/500
>50%	20/125	30/175	50/250



STABILIZED CONSTRUCTION ACCESS DETAIL

NTS

STANDARD SPECIFICATIONS FOR STABILIZED CONSTRUCTION ACCESS

DEFINITION

A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH GEOTEXTILE LOCATED WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO AND FROM A PUBLIC STREET OR ROAD.

PURPOSE

TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.

APPLICATION

- AGGREGATE SIZE: USED A MATRIX OF 1-4 INCH STONE
- THICKNESS: NOT LESS THAN 6 INCHES
- WIDTH: 12-FOOT MINIMUM, NOT LESS THAN FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS.
- LENGTH: NOT LESS THAN 50 FEET
- GEOTEXTILE: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH NOT REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.

GEOTEXTILE

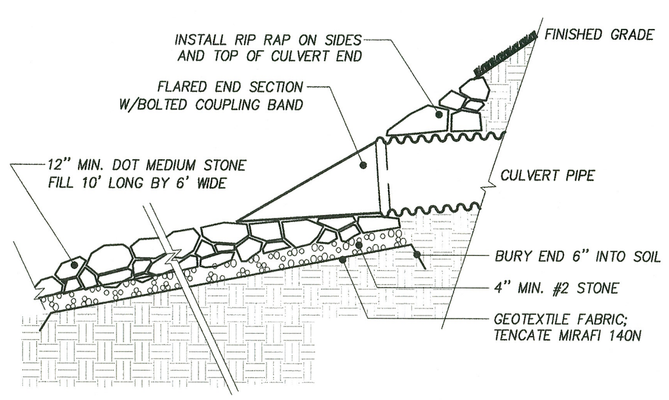
GEOTEXTILE WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED OR WASHED ONTO PUBLIC R.O.W.s MUST BE REMOVED IMMEDIATELY. WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W.s. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERCOURSES.

STABILIZED CONSTRUCTION ACCESS CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2-4" STONE.
- LENGTH - NOT LESS THAN 50-FEET.
- THICKNESS - NOT LESS THAN 6-INCHES.
- WIDTH - 12-FOOT MINIMUM.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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 1V:5H SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.

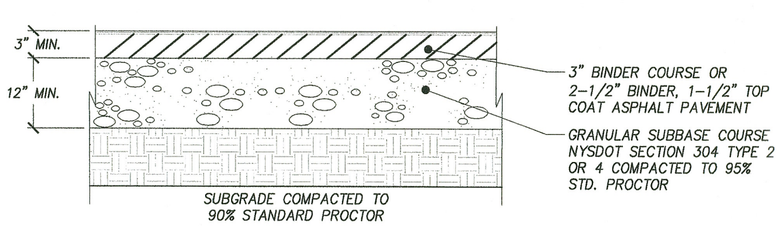


CULVERT END SECTION DETAIL

NTS

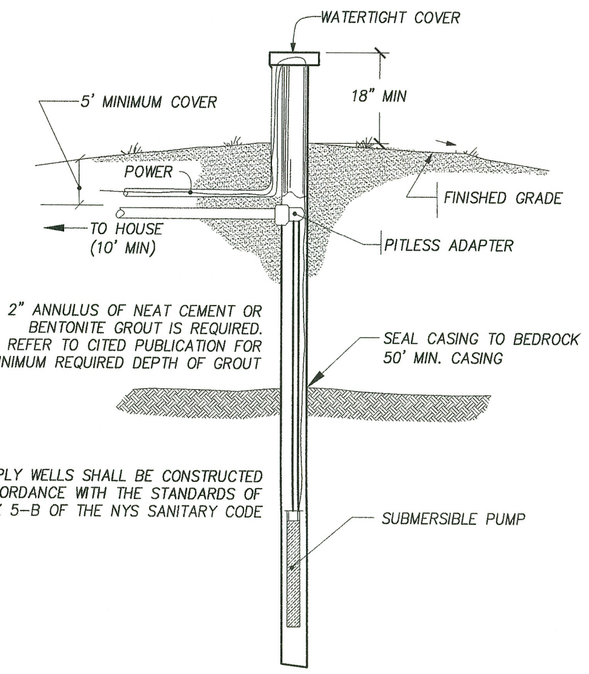
CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER, RIPRAP, OR GABION SHALL BE PREPARED TO THE REQUIRED LINES & GRADES. ANY FILL REQUIRED IN THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
2. THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIPRAP OR FILTER.
3. FILTER CLOTH SHALL BE PROTECTED FROM PUNCHING, CUTTING OR TEARING. ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE REPAIRED BY PLACING ANOTHER PIECE OF CLOTH OVER THE DAMAGED PART OF BY COMPLETELY REPLACING THE CLOTH. ALL OVERLAPS, WHETHER FOR REPAIRS OR FOR JOINING TWO PIECES OF CLOTH SHALL BE A MINIMUM OF 1-FT.
4. ROCK FOR THE RIPRAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT. BOTH SHALL BE CONSTRUCTED TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. THE ROCK FOR RIPRAP OR GABION OUTLETS SHALL BE DELIVERED AND PLACED IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER ROCKS AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER ROCKS. RIPRAP SHALL BE PLACED IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR FILTER CLOTH. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.



ASPHALT PAVEMENT DETAIL

NTS



WELL DETAIL

NTS

WASTEWATER SYSTEM SETBACK SCHEDULE

	PROPERTY LINE	HOUSE	DRAINAGE DITCH	WATERBODIES
SEPTIC TANK	10'	10'	10'	50'
ABSORPTION FIELD	10'	20'	20'	100'

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- Confirm Utility Response
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No.	Revisions	Date
1	REVISED LOT 1 HOUSE LOCATION	8/30/2022
0	ISSUED FOR PRELIMINARY SUBDIVISION	12/09/2021

DETAIL SHEET

prepared for:
Cerrone Builders
South Road & State Rt. 9
Town of Moreau, Saratoga County, New York

Drawn: LWD | Checked: GTH | Scale: NOTED | Date: 6/12/2019

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