

Home & Hearth

Site Design Consultants

Civil Engineers • Land Planners

March 16, 2022

Ms. Robyn Steinberg, AICP, Town Planner
Town of Yorktown Planning Department
1974 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

MAR 16 2022

TOWN OF YORKTOWN

Re: Edward Enea
Hearth and Home
1750 East Main Street
Mohegan Lake
SBL 15.12-1-2

Dear Robyn:

Enclosed please find the following items being submitted for distribution and discussion at the Planning Board Meeting of March 28, 2022:

- Five prints of the Mitigation Plan prepared by Tim Miller Associates, dated 7/22/21;
- Five prints of the Lighting Plan;
- Five prints of the Landscape Plan prepared by A2 Landscaping;

The site plans prepared by this Office have not been revised since its last review by the Board. We are forwarding you a digital copy of this submission. We would respectfully request that the Board setup a Public Hearing date for this project. Contact us if you have any questions. Thank you.

Yours Truly,


Joseph C. Riina, P.E.

Cc: Hearth and Home
Building Department
Engineering Department
Town Supervisor
Ed Lachterman

JCR / cm / Enc. / sdc 21-19

251-F Underhill Avenue • Yorktown Heights, New York 10598

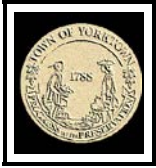
60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386





Town of Yorktown www.yorktownny.org

Building Department

Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598
Tel. (914) 962-5722 ext.254 Fax (914) 962-1731

MEMORANDUM

Edward Kolisz, Assistant Building Inspector

Telephone (914) 962 5722 ext. 254

Email: ekolisz@yorktownny.org

Office hours: Weekdays 9:00-10:00 a.m., 3:30-5:00 p.m.

TO: Planning Board, Town of Yorktown
From: Edward Kolisz, Assistant Building Inspector
Re: Home & Hearth – 1750 E. Main St.
Date: March 25, 2022

I have reviewed the current plan for the proposed Home and Hearth at 1750 E. Main St. and jhave the following comments:

1. The applicant needs to be aware that both buildings will require fire sprinklers per local law.
2. The fire department connection shall be placed on the street side of the buildings and be free and clear of obstructions.

Please contact me with any questions or comments.

Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
Town Supervisor

TOWN OF YORKTOWN CONSERVATION BOARD

Town of Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722

MEMORANDUM

RECEIVED
PLANNING DEPARTMENT

MAR 7 - 2022

TOWN OF YORKTOWN

To: Town Board
From: Conservation Board
Date: March 4, 2022
Re: Home & Hearth 1750 East Main Street

The Conservation Board at its March 2, 2022 meeting discussed an architectural and mitigation plan for Home & Hearth located at 1750 East Main Street with Joe Riina of Site Designs. The Conservation Board has the following comments:

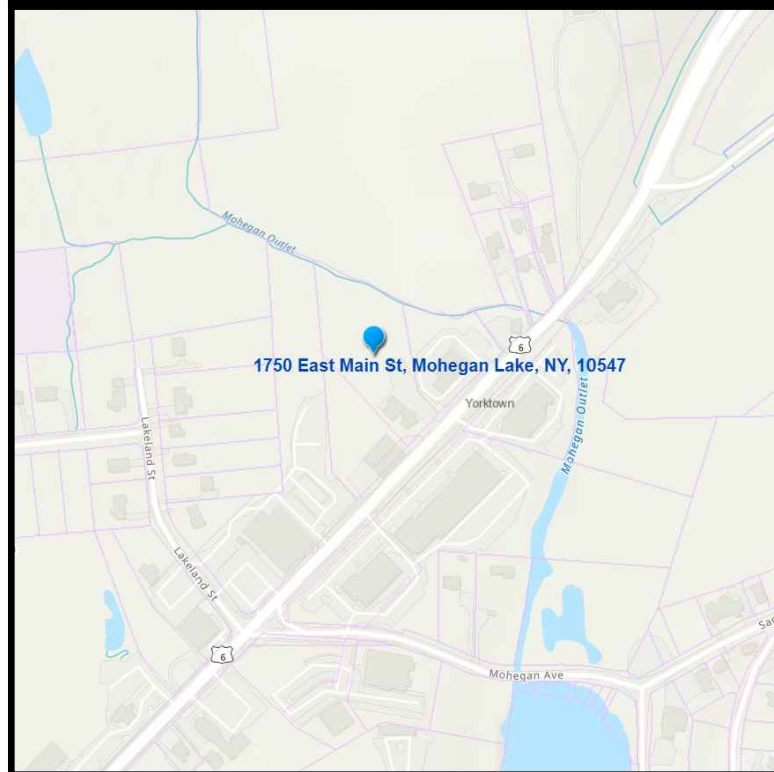
- The Conservation Board has no objections to this project moving forward as presented to the Board.

Respectfully submitted:

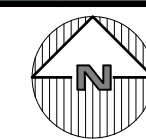
Diane Dreier

For the Conservation Board

CC: Town Board
Planning Board
Supervisors Office
Engineering Dept.
Applicant



LOCATION MAP
NOT TO SCALE



1750 EAST MAIN STREET MOHEGAN LAKE
TOWN OF YORKTOWN - WESTCHESTER COUNTY, NY

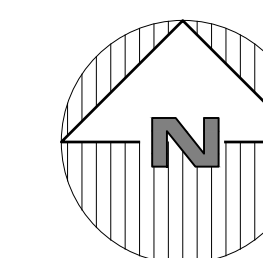
E:\2020\12-10-HOME & HEARTH\ENGINEERING\CADD\12-10-HOME & HEARTH\1-10 SITE PLAN 10-5-21.DWG 2/10/2022 12:10:28 PM

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C., DATED MARCH 24, 2004. LAST REVISED DECEMBER 14, 2020. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. ALL INFORMATION RELATED TO ADJACENT PROPERTIES SUCH AS PROPERTY LINES, BUILDINGS AND SITE IMPROVEMENTS WERE OBTAINED FROM THE WESTCHESTER COUNTY GIS DATABASE AND SHOULD NOT BE CONSIDERED ACCURATE.

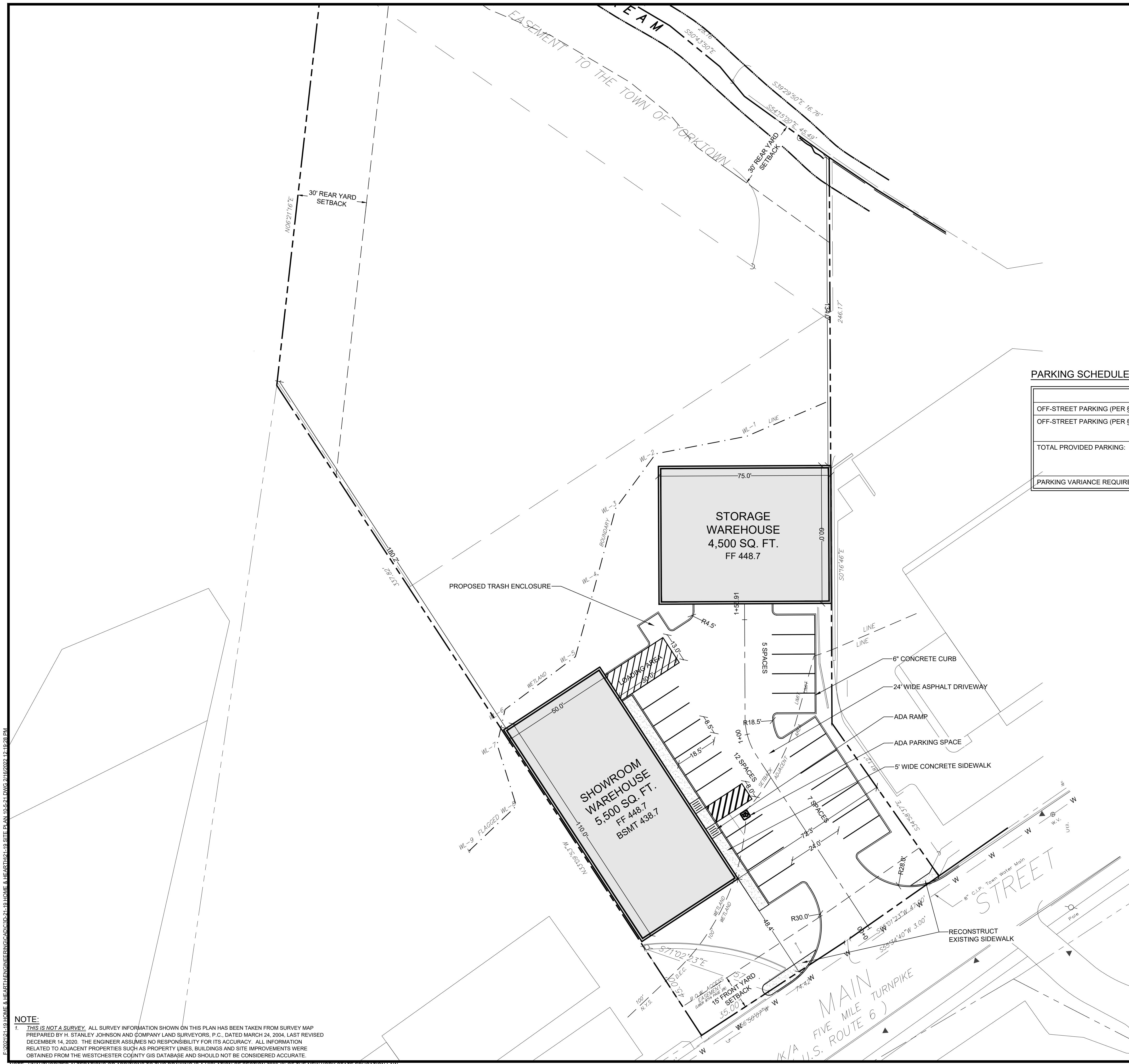
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2)(f) OF THE NEW YORK STATE EDUCATION LAW.

VICINITY MAP

SCALE: 1" = 40'



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ZONING SCHEDULE:

ZONING DISTRICT: C-4, BUSINESS (SECTION 300-71)		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED
MINIMUM SIZE OF LOT:		
MINIMUM LOT AREA:	NONE	84,252 SF.
MINIMUM LOT WIDTH:	25 FT.	124.4 FT.
MINIMUM LOT DEPTH:	100 FT.	402.6 FT.
MINIMUM YARD DIMENSIONS:		
PRINCIPAL BUILDING:		
FRONT YARD SETBACK:	15 FT.	47.8 FT.
REAR YARD: MAIN BUILDING	30 FT.	181.8 FT.
SIDE YARD: MAIN BUILDING		
	* NONE * SEE NOTE	0 FT.
ACCESSORY BUILDINGS:		
FRONT YARD SETBACK:	15 FT.	145.2 FT.
REAR YARD SETBACK:	30 FT.	134.3 FT.
MAXIMUM HEIGHT:		
MAIN BUILDING - FEET:	35 FEET	< 35 FT.
ACCESSORY BUILDING - FEET:	20 FEET	< 20 FT.
MAXIMUM % OF LOT COVERAGE:		
TOTAL BUILDING COVERAGE:	30% OF LOT AREA	11.9 % OF LOT AREA

* NONE, BUT IF PROVIDED SHALL BE 10'; IF USED AS ONE WAY VEHICULAR ACCESS, SHALL BE 17 FT.; TWO WAY VEHICULAR ACCESS, 25 FT.; IF JOINS AN R DISTRICT, SHALL BE 50 FT.
** VARIANCE GRANTED BY ZONING BOARD OF APPEALS FEBRUARY 23, 2012 - REF# 5/12

PARKING SCHEDULE

	REQUIRED PARKING (AS PER TOWN CODE SECTION 300-179)	PROVIDED PARKING
OFF-STREET PARKING (PER §300-182):	4 SPACES / 1,000 SF OF RETAIL SPACE = 10 SPACES	18 PARKING SPACES
OFF-STREET PARKING (PER §300-186):	1 SPACE PER FIRST 10,000 SF. = 1 SPACE ONE ADDITIONAL SPACE PER EACH 40,000 SF. AFTER. = 2.5 SPACES	1 PARKING SPACES 3 PARKING SPACES
TOTAL PROVIDED PARKING:		23 STANDARD SPACES 1 HANDICAP SPACES
PARKING VARIANCE REQUIRED:	0 SPACES	

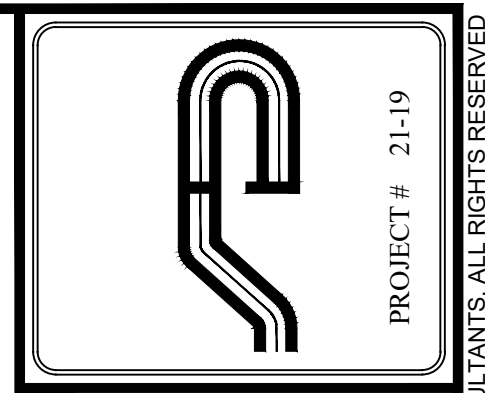
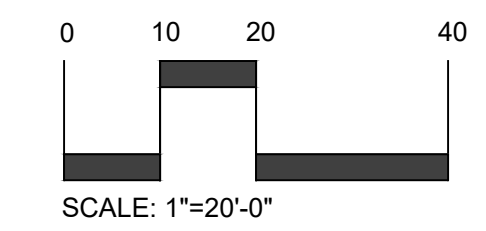
WETLAND, MITIGATION AND COVERAGE AREA SUMMARY

LOCATION	AREA (SQUARE FEET)
EXISTING ON-SITE WETLANDS & BUFFER	
TOTAL AREA OF WETLAND AND BUFFER	76,594 S.F.
WETLAND (ON-SITE)	56,153 S.F.
WETLAND BUFFER (FROM ON & OFF SITE WETLAND)	20,441 S.F.
PROPOSED BUFFER DISTURBANCE	
MITIGATION AREA DISTURBANCE	-
OTHER SITE IMPROVEMENT DISTURBANCE	-
TOTAL AREA OF BUFFER DISTURBANCE	±16,200 SF
IMPERVIOUS AREA:	
EXISTING	= 15,963 SF
PROPOSED	= 109,495 SF
IMPERVIOUS AREA W/IN 100' OF WETLAND:	
EXISTING	= 0.27 ACRES
PROPOSED	= 0.35 ACRES

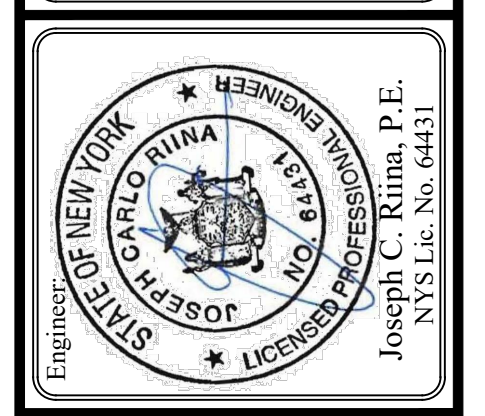
SITE PLAN NOTES:

1. WETLAND DELINEATION PERFORMED BY TIM MILLER ASSOCIATES AUGUST 2011 AND SURVEYED BY J. HENRY CARPENTER & CO. REVISED WETLAND LINE LOCATION AS SHOWN BASED ON FIELD CHANGE AS AGREED TO BY TOWN ENVIRONMENTAL CONSULTANT.
2. NO LOADING, UNLOADING OR TRANSFER OPERATION SHALL BE PERMITTED ON THE STREET, AT THE CURB OR WITHIN THE REQUIRED FRONT YARD, REF. SECTION300-71 OF THE TOWN CODE OF YORKTOWN.
3. NO REPAIR, SERVICE, OR WASHING OF VEHICLES ON-SITE IS PERMITTED.

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Revisions:	No.	Date	Comments:
	1	11/17/21	Plan Updates
	2	2/15/22	PD Memo

SCALE: 1" = 20'	DRAWN BY: TK	DATE: 7/28/21
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SITE PLAN

SITE PLAN PREPARED FOR
HOME & HEARTH
1750 EAST MAIN STREET
Town of Yorktown, Westchester County, New York

E:\2021\18 HOME & HEARTH\ENGINEERING\CADD\18 HOME & HEARTH\18 SITE PLAN\18-5-21.DWG 2/16/2022 12:18:28 PM

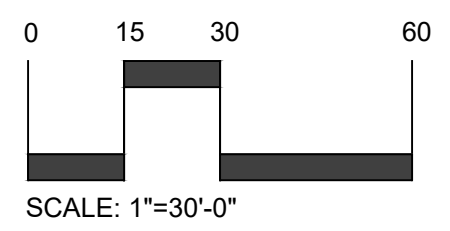
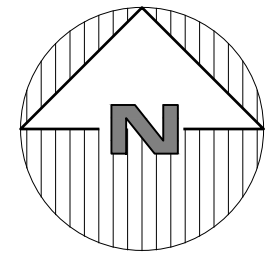
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PROJECT # 21-19
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Sheet 2 of 9

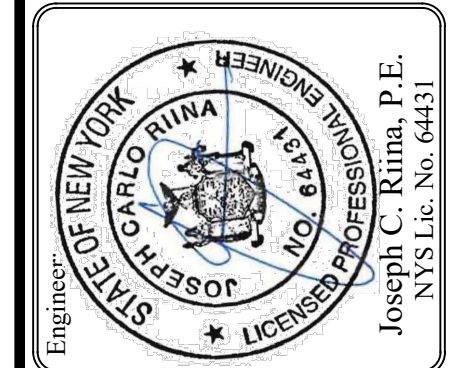
SITE PLAN PREPARED FOR
HOME & HEARTH
1750 EAST MAIN STREET
Town of Yorktown Westchester County, New York

EXISTING CONDITIONS

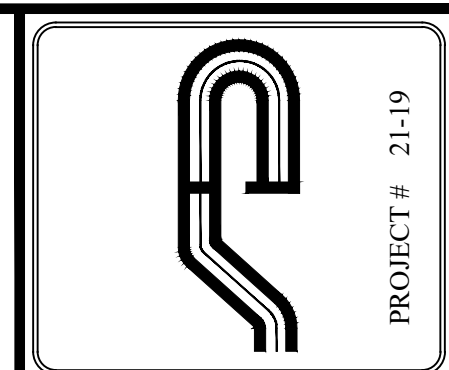
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Revisions:

No.	Date	Comments
1.	11/17/21	Plan Updates
2.	2/15/22	PD Memo



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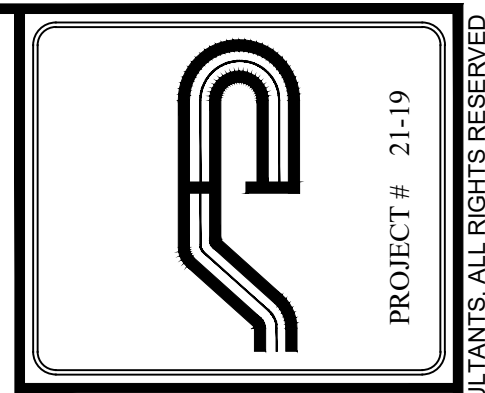
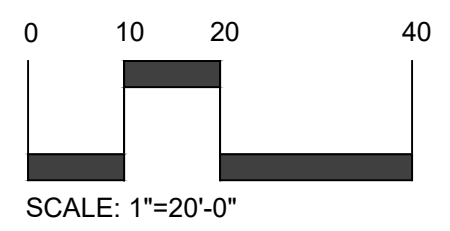
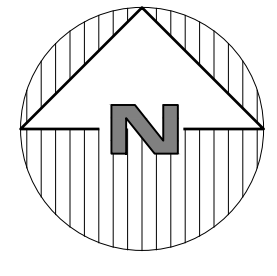
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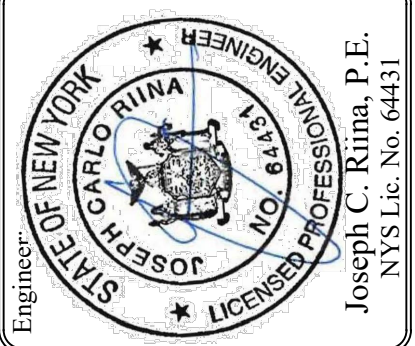
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Engineer: Joseph C. Rinn, P.E.
 NYS Lic. No. 64431

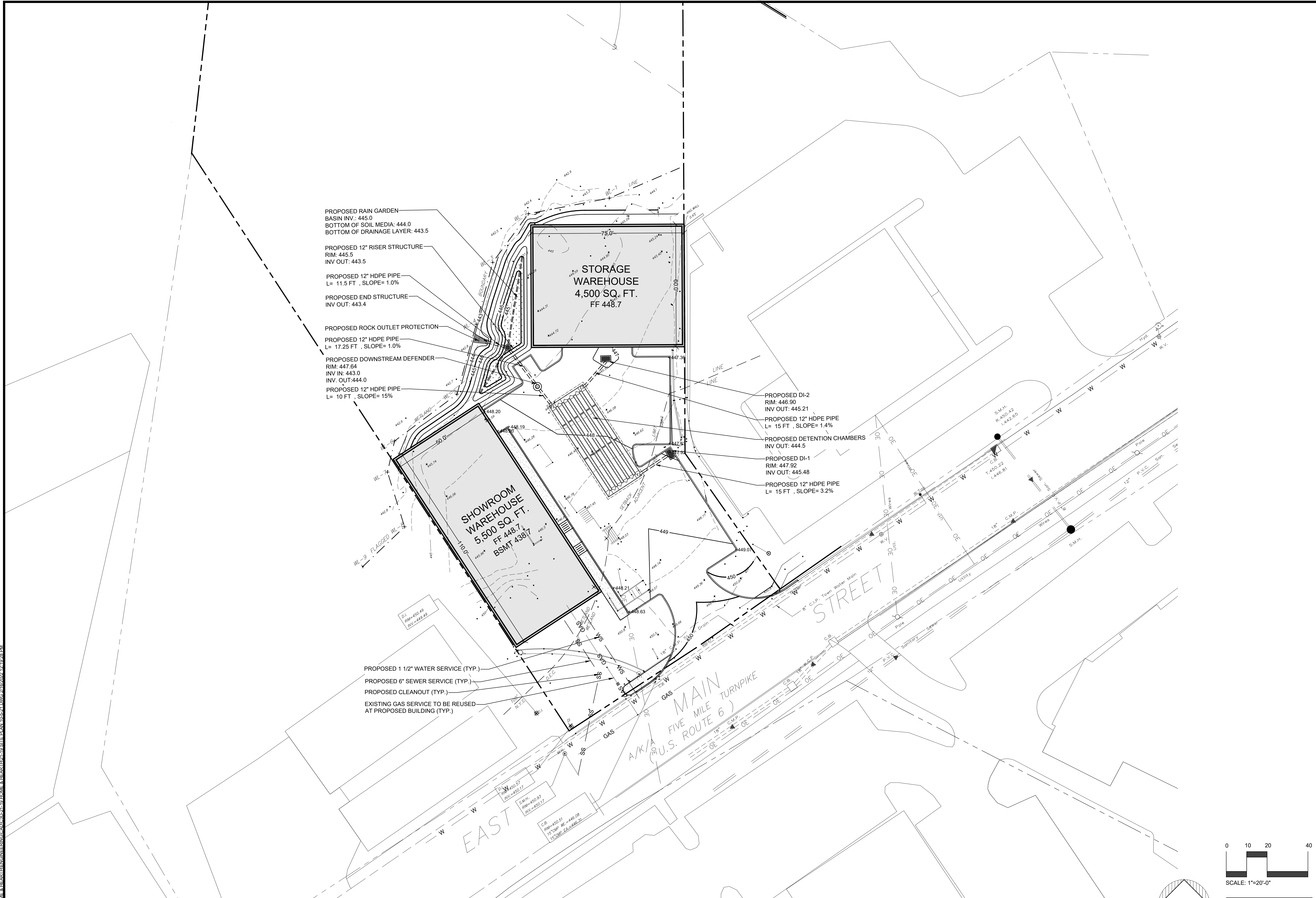
Revisions:	No.	Date	Comments
	1	11/7/21	Plan Updates

SCALE:	1" = 20'
DRAWN BY:	TK
DATE:	7/28/21

E&SC PLAN

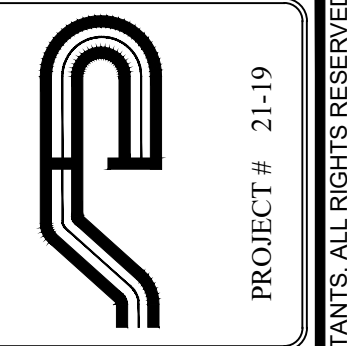
SITE PLAN
 PREPARED FOR
HOME & HEARTH
 1750 EAST MAIN STREET
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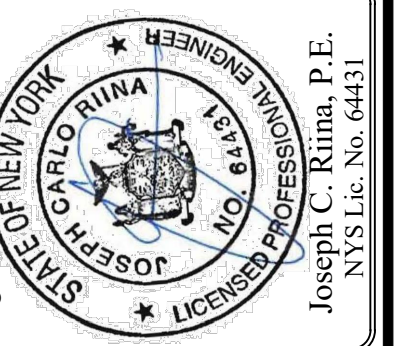
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	1	11/12/21	Plan Updates

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IMPROVEMENT PLAN

SITE PLAN PREPARED FOR
HOME & HEARTH
 1750 EAST MAIN STREET
 Town of Yorktown Westchester County, New York

GENERAL NOTES:

- 1. THE ENGINEER WHOSE SEAL APPEARS HEREON HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION...
2. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE OR HELD ACCOUNTABLE FOR THE INTEGRITY OF ANY STRUCTURES CONSTRUCTED...
3. THE VILLAGE ENGINEER'S OFFICE AND WATER DISTRICT OFFICE IS TO BE NOTIFIED 24 HOURS BEFORE COMMENCING SITE CONSTRUCTION...
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE VILLAGE CODE OF PRACTICE AND SPECIFICATIONS...
5. ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES...
6. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS...
7. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS...
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL IN A "CODE 53" PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS...
9. ANY PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE LINES ARE TO BE PLACED UNDERGROUND...
10. THE DESIGN ENGINEER DISCLAIMS ANY LIABILITY FOR DAMAGE OR LOSS INCURRED DURING OR AFTER CONSTRUCTION...
11. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE OWNER/ENGINEER NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK...

CONTRACTOR RESPONSIBILITIES:

- 1. ALL WORK ON THE PROJECT SHALL BE PERFORMED IN A WORKMAN LIKE MANNER AND SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INDUSTRY...
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT HIS WORK AND WILL BE HELD RESPONSIBLE FOR CONSEQUENTIAL DAMAGES DUE TO HIS ACTIVITIES...
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SHORE EXISTING UTILITIES IF REQUIRED BY CONSTRUCTION...
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BUILDING INSPECTOR IN ADVANCE OF HIS WORK OR AS THE INSPECTOR DEEMS APPROPRIATE...
5. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE OWNER/ENGINEER NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK...
6. ALL CHANGES MADE TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS...
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION...
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS, AND THEIR AGENTS AND EMPLOYEES...
9. THE CONTRACTOR SHALL VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION...
10. THE CONTRACTOR SHALL SECURE & PAY FOR A BUILDERS RISK POLICY TO COVER THE PERIOD OF CONSTRUCTION...

GENERAL CONSTRUCTION NOTES:

- 1. BENCH MARKS USING U.S.G.S. DATUM SHALL BE OF SUCH ELEVATION THAT THE GROUND WILL SLOPE AWAY FROM IT IN ALL DIRECTIONS...
2. CONSTRUCTION ACTIVITY SHALL BE LIMITED FROM 8:00 A.M. TO 6 P.M., AND NO CONSTRUCTION ACTIVITY SHALL OCCUR ON SUNDAYS OR LEGAL NEW YORK STATE HOLIDAYS...
3. ANY SOIL THAT IS UNSUITABLE FOR DEVELOPMENT OF BUILDINGS OR ROADWAYS SHALL BE REMOVED FROM AREAS TO BE DEVELOPED...
4. NO TOPSOIL SHALL BE REMOVED FROM THE SITE...
5. ROCK CUT STABILITY IS TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER AND SHALL BE MODIFIED IF REQUIRED...
6. NO CRUSHING/PROCESSING IS PERMITTED ON THE SITE WITHOUT PRIOR APPROVAL BY THE VILLAGE OF OSSINING PLANNING BOARD.

GENERAL STORM DRAINAGE & UTILITY NOTES

- 1. ALL UTILITIES, INCLUDING ELECTRIC LINES, TELEPHONE, WATER, SANITARY SEWER LINES, AND STORM SEWER LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF OSSINING...
2. LOCATION OF GAS AND WATER VALVES, ELECTRIC AND TELEPHONE POLES ARE TO BE DETERMINED BY PROPER AUTHORITIES AND APPROVED, AS TO LOCATION, BY THE VILLAGE ENGINEER...
3. EACH BUILDING CONSTRUCTED HEREON SHALL BE OF SUCH AN ELEVATION THAT THE GROUND WILL SLOPE AWAY FROM IT IN ALL DIRECTIONS...
4. ROOF LEADERS AND FOOTING DRAINS SHALL EMPTY INTO THE STORM DRAINAGE SYSTEM OR DISCHARGE DIRECTLY TO STORMWATER MANAGEMENT SYSTEMS...
5. ANY REVISIONS AND/OR ADDITIONS TO THE ROAD STORM DRAINAGE SYSTEMS CURRENTLY SHOWN ON THE PLANS WHICH ARE DEEMED NECESSARY DURING CONSTRUCTION MUST BE MADE BY THE CONTRACTOR...
6. STORM DRAIN PIPING TO BE HIGH DENSITY POLYETHYLENE AS SHOWN ON THE CONSTRUCTION DRAWINGS...
7. INTERCEPTOR DRAINS ARE TO BE INSTALLED WHERE REQUIRED BY THE VILLAGE OR PROJECT ENGINEER...
8. ALL EXISTING UNDERGROUND DRAINS ENCOUNTERED DURING CONSTRUCTION OF PROPOSED ROADS ARE TO BE CONNECTED TO PROPOSED DRAINAGE IMPROVEMENTS...
9. PRIOR TO FINAL APPROVAL AND OPERATION OF DRAINAGE SYSTEM, CONTRACTOR SHALL CLEAR ALL ACCUMULATED SEDIMENT AND/OR DEBRIS FROM DRAINAGE STRUCTURES...
10. ALL STRUCTURES SHALL BE SET ONE INCH BELOW PAVEMENT...
11. STREET OPENING PERMIT FROM THE VILLAGE OF OSSINING D.P.W. MAY BE REQUIRED FOR INSTALLATIONS IN PUBLIC ROADS.

CONTRACTOR CERTIFICATION STATEMENT

Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-15-002, dated January 12, 2015, Page 10 of 40, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP:

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharge from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Individual Contractor: _____
Name and Title (please print): _____
Signature of Contractor: _____
Company / Contracting Firm: _____
Name of Company: _____
Address of Company: _____
Telephone Number / Cell Number: _____
Site Information: _____
Address of Site: _____
Today's Date: _____

GENERAL EROSION CONTROL NOTES:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES...
2. CATCH BASIN INLET PROTECTION MUST BE INSTALLED AND OPERATING AT ALL TIMES UNTIL TRIBUTARY AREAS HAVE BEEN STABILIZED...
3. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES...
4. THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS SPECIFIED IN THESE PLANS...
5. ALL TOPSOIL SHALL BE PLACED IN A STABILIZED STOCKPILE FOR REUSE ON THE SITE...
6. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC...
7. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL...
8. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS...
9. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED...
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF NYSSESC...
11. ALL REGRADED AREAS MUST BE STABILIZED APPROPRIATELY PRIOR TO ANY ROCK BLASTING...
12. ANY SLOPES GRADED AT 3:1 OR GREATER SHALL BE STABILIZED WITH EROSION BLANKETS...
13. TO PREVENT HEAVY CONSTRUCTION EQUIPMENT AND TRUCKS FROM TRACKING SOIL OFF-SITE...
14. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY...
15. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION INSPECTIONS AS PER NYSDEC GP-0-15-002 AND VILLAGE OF OSSINING CODE.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

N.Y.S.D.E.C. GP-0-15-002 EXPOSURE RESTRICTIONS - STATES THAT ANY EXPOSED EARTHWORK SHALL BE STABILIZED IN ACCORDANCE WITH THE GUIDELINES OF THIS PLAN.

- 1. TREES AND VEGETATION SHALL BE PROTECTED AT ALL TIMES AS SHOWN ON THE DETAIL DRAWING AND AS DIRECTED BY THE ENGINEER...
2. CARE SHOULD BE TAKEN SO AS NOT TO CHANNEL CONCENTRATED RUNOFF THROUGH THE AREAS OF CONSTRUCTION ACTIVITY ON THE SITE...
3. FILL AND SITE DISTURBANCES SHOULD NOT BE CREATED WHICH CAUSES WATER TO POND OFF SITE OR ON ADJACENT PROPERTIES...
4. RUNOFF FROM LAND DISTURBANCES SHALL NOT BE DISCHARGED OR HAVE THE POTENTIAL TO DISCHARGE OFF SITE WITHOUT FIRST BEING INTERCEPTED BY A CONTROL STRUCTURE...
5. FOR FINISHED GRADING, ADEQUATE GRADE SHALL BE PROVIDED SO THAT WATER WILL NOT POND ON LAWNS FOR MORE THAN 24 HOURS AFTER RAINFALL...
6. ALL SWALES AND OTHER AREAS OF CONCENTRATED FLOW SHALL BE PROPERLY STABILIZED WITH TEMPORARY CONTROL MEASURES...
7. ALL SITES SHALL BE STABILIZED WITH EROSION CONTROL MATERIALS WITHIN 7 DAYS OF FINAL GRADING...
8. TEMPORARY SEDIMENT TRAPPING DEVICES SHALL BE REMOVED FROM THE SITE WITHIN 30 DAYS OF FINAL STABILIZATION.

MAINTENANCE SCHEDULE:

Table with 7 columns: Structure, DAILY, WEEKLY, MONTHLY, AFTER RAINFALL, NECESSARY TO MAINTAIN FUNCTION, AFTER APPROVAL OF INSPECTOR. Rows include SILT FENCE, WHEEL CLEANER, and INLET PROTECTION.

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

THE STORMWATER MANAGEMENT SYSTEM AND OUTLET STRUCTURE SHALL BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAINFALL EVENT. SEDIMENT BUILD UP SHALL BE REMOVED FROM THE INLET PROTECTION REGULARLY TO INSURE DETENTION CAPACITY AND PROPER DRAINAGE.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

CONTROLS (INCLUDING RESPECTIVE OUTLET STRUCTURES) SHOULD BE INSPECTED PERIODICALLY FOR THE FIRST FEW MONTHS AFTER CONSTRUCTION AND ON AN ANNUAL BASIS THEREAFTER. THEY SHOULD ALSO BE INSPECTED AFTER MAJOR STORM EVENTS.

DEBRIS AND LITTER REMOVAL:

TWICE A YEAR, INSPECT OUTLET STRUCTURE AND DRAIN INLETS FOR ACCUMULATED DEBRIS. ALSO, REMOVE ANY ACCUMULATIONS DURING EACH MOWING OPERATION.

STRUCTURAL REPAIR/REPLACEMENT:

OUTLET STRUCTURE MUST BE INSPECTED TWICE A YEAR FOR EVIDENCE OF STRUCTURAL DAMAGE AND REPAIRED IMMEDIATELY.

EROSION CONTROL:

UNSTABLE AREAS TRIBUTARY TO THE BASIN SHALL IMMEDIATELY BE STABILIZED WITH VEGETATION OR OTHER APPROPRIATE EROSION CONTROL MEASURES.

SEDIMENT REMOVAL:

SEDIMENT SHOULD BE REMOVED AFTER IT HAS REACHED A MAXIMUM DEPTH OF FIVE INCHES ABOVE THE STORMWATER MANAGEMENT SYSTEM FLOOR.

TOPSOIL:

EXISTING TOPSOIL WILL BE REMOVED AND STORED IN PILES SUFFICIENTLY AS TO AVOID MIXING WITH OTHER EXCAVATION. STOCKPILES SHALL BE SURROUNDED BY EROSION CONTROL AS OUTLINED ON THESE PLANS.

- 1. THE PH OF THE MATERIAL SHALL BE 5.5 TO 7.6.
2. THE ORGANIC CONTENT SHALL NOT BE LESS THAN 2% OR MORE THAN 70%.
3. GRADATION: SIEVE SIZE % PASSING BY WGT.

Table with 2 columns: Sieve Size, % Passing by Wgt. Rows include 2 INCH, 1 INCH, 1/4 INCH, and NO. 200 MESH.

PERMANENT VEGETATIVE COVER:

- 1. SITE PREPARATION:
1.1. INSTALL EROSION CONTROL MEASURES.
1.2. SCARIFY COMPACTED SOIL AREAS.
1.3. LIME AS REQUIRED TO PH 6.5.
1.4. FERTILIZE WITH 10-6-4 4 LBS/1,000 S.F.
1.5. INCORPORATE AMENDMENTS INTO SOIL WITH DISC HARROW.
2. SEED MIXTURES FOR USE ON SWALES AND CUT AND FILL AREAS.

Table with 3 columns: Mixture, LBS/ACRE, and Seed Species. Rows include ALT. A (Kentucky Blue Grass, Creeping Red Fescue, Rye Grass or Redtop) and ALT. B (Creeping Red Fescue, Redtop, Tall Fescue/Smooth Bloomgrass).

SEEDING:

- 3.1. PREPARE SEED BED BY RAKING TO REMOVE STONES, TWIGS, ROOTS AND OTHER FOREIGN MATERIAL.
3.2. APPLY SOIL AMENDMENTS AND INTEGRATE INTO SOIL.
3.3. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
3.4. STABILIZE SEEDED AREAS IN DRAINAGE SWALES.
3.5. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL.
3.6. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH.
3.7. SEEDING MAY OCCUR MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.

TEMPORARY VEGETATIVE COVER:

- 1. INSTALL EROSION CONTROL MEASURES.
2. SCARIFY AREAS OF COMPACTED SOIL.
3. FERTILIZE WITH 10-10-10 AT 400/ACRE.
4. LIME AS REQUIRED TO PH 6.5.

Table with 3 columns: Mixture, LBS/ACRE, and Seed Species. Rows include RAPIDLY GERMINATING ANNUAL RYEGRASS, PERENNIAL RYEGRASS, and CEREAL OATS.

SEEDING:

SAME AS PERMANENT VEGETATIVE COVER

CONSTRUCTION SEQUENCE:

Refer to the Plan Set for all plans and details which relate to Construction Sequence.

- 1. Prior to the beginning of any site work the major features of the construction must be field staked by a licensed surveyor...
2. Prior to the start of the project, an on-site pre-construction meeting will be held...
3. A licensed surveyor must define infrastructure locations, limits of disturbance, stormwater basin limits, and grades...
4. Install all perimeter erosion control measures, construction entrance as shown on the Erosion and Sediment Control Plan...
5. Strip site, clear vegetation, and place topsoil in stockpile locations shown on the plan.
6. Begin rough grading the site...
7. Rough grade building, driveway, and parking area.
8. Begin construction of building.
9. Begin the excavation and installation of the stormwater management system...
10. Begin installation of drainage system...
11. During site construction maintain and re-establish as required erosion control and stabilization measures...
12. Excavate to the sub-grade level...
13. Install base course of Item 4 in all pavement areas...
14. Construct remainder of building, driveway and parking areas...
15. Backfill curbs, grade, place final soil topping...
16. Once site stabilization has taken place (An area shall be considered to have achieved final stabilization when it has a minimum uniform 80% perennial vegetative cover...)

Winter Stabilization Notes:

If construction activities are expected to extend into or occur during the winter season the contractor shall anticipate proper stabilization and sequencing. Construction shall be sequenced such that wherever possible areas of disturbance that can be completed and permanently stabilized shall be done by applying and establishing permanent vegetative cover before the first frost.

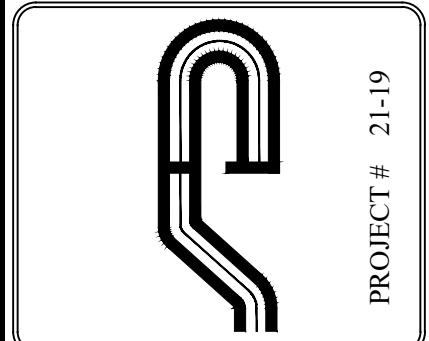
LEGEND

Legend listing symbols and descriptions for grading, wetland, water lines, drainage, and structures. Includes symbols for existing and proposed grading, property lines, wetland buffers, water lines, fire hydrants, easement lines, rock outcrops, stone walls, drainage inlets, sanitary lines, headwalls, catch basins, manholes, rip rap, footing drains, roof drains, sewer connections, water service connections, house and drive, soil stockpiles, silt fences, crushed stone inlets, stabilized construction entrances, and limits of disturbance.

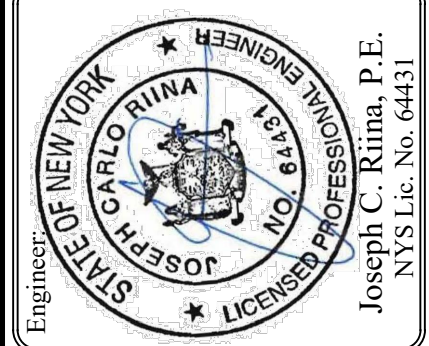
OWNER / OPERATOR CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete."

Name (please print): _____
Title: _____
Date: _____
Address: _____
Phone: _____
E-mail: _____
Signature: _____



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Revisions table with columns: No., Date, Comments. Rows include 1/1/2011 Plan Updates and 2/15/22 PP Memo.

SCALE: NTS
DRAWN BY: TK
DATE: 7/28/21

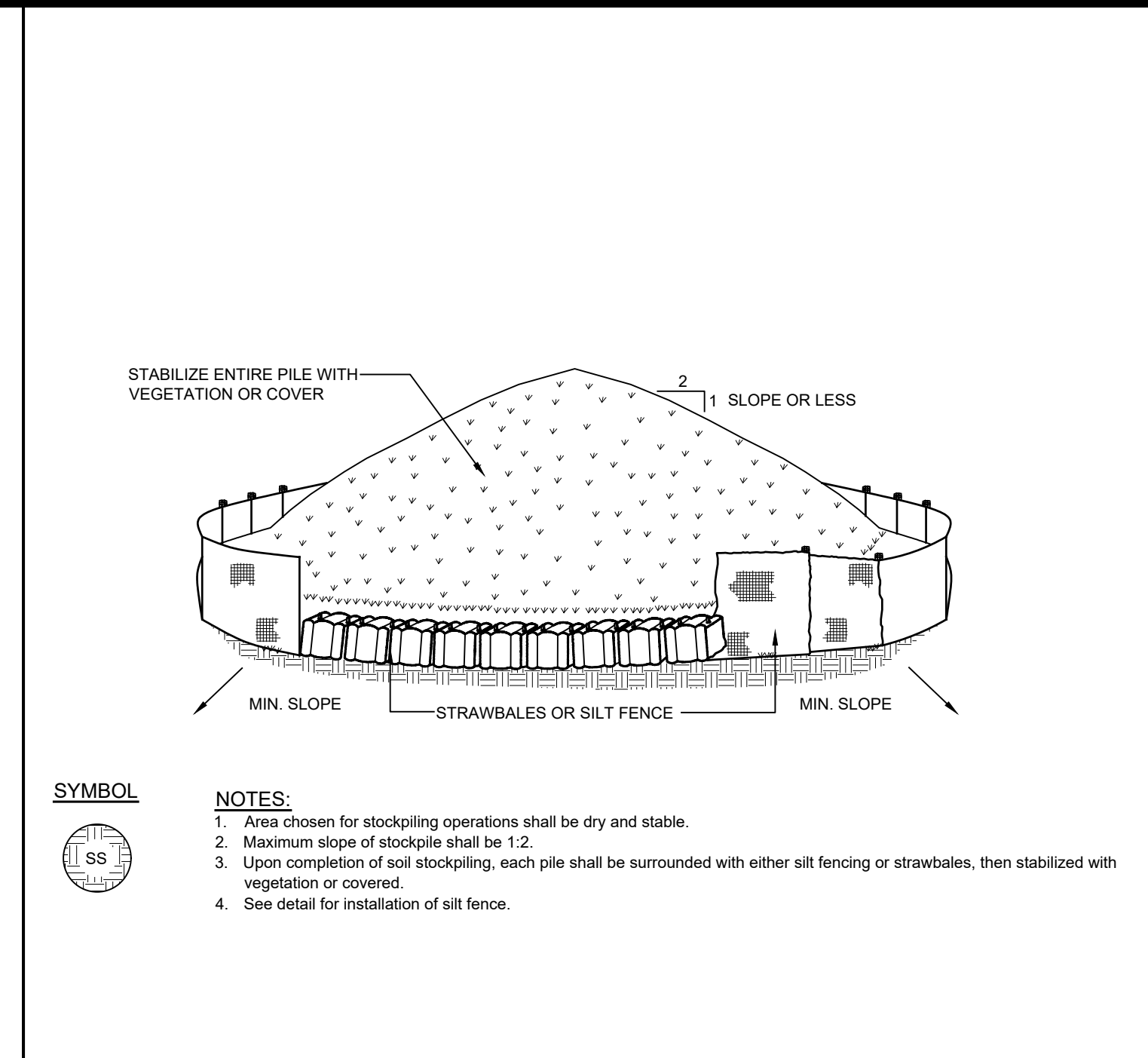
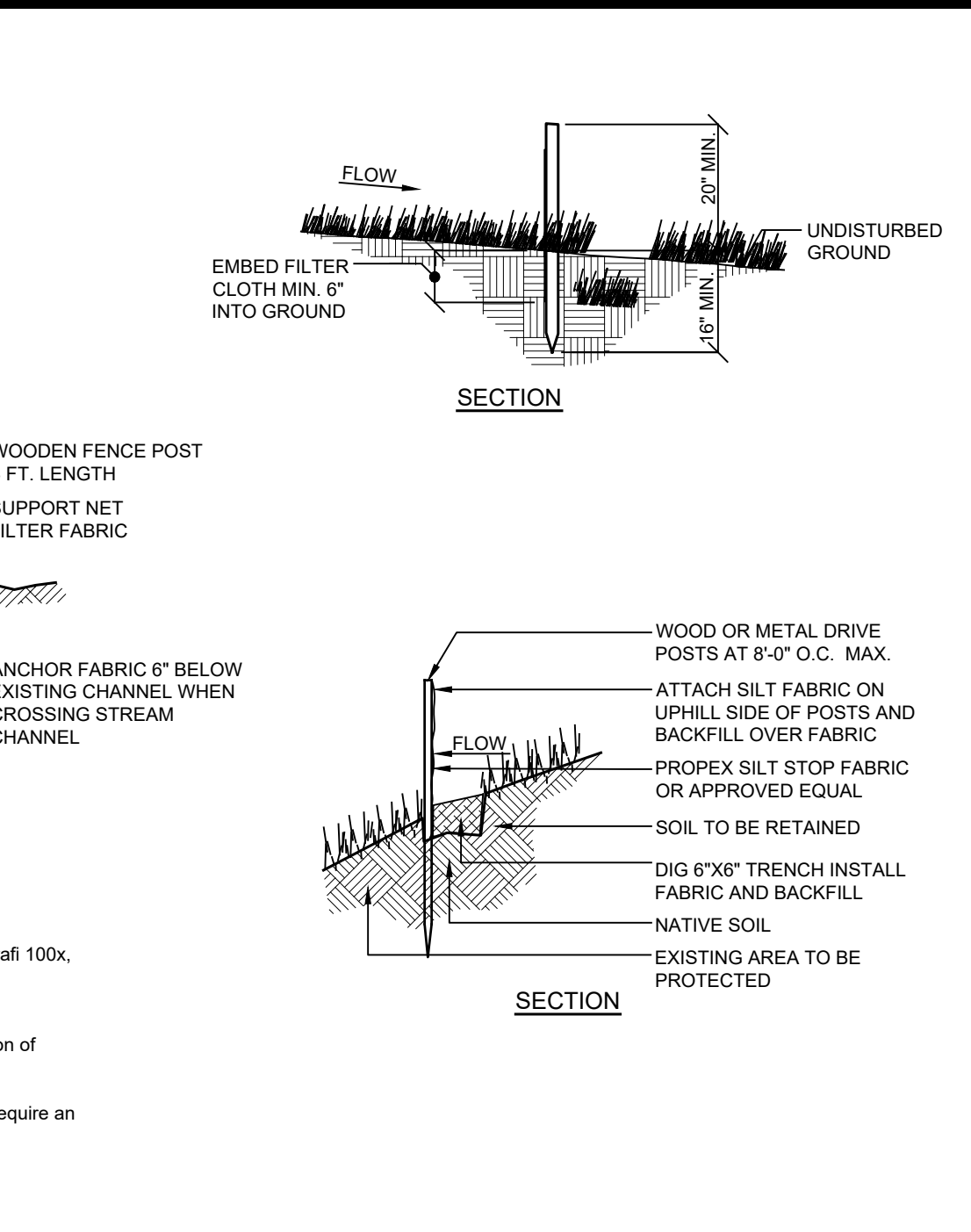
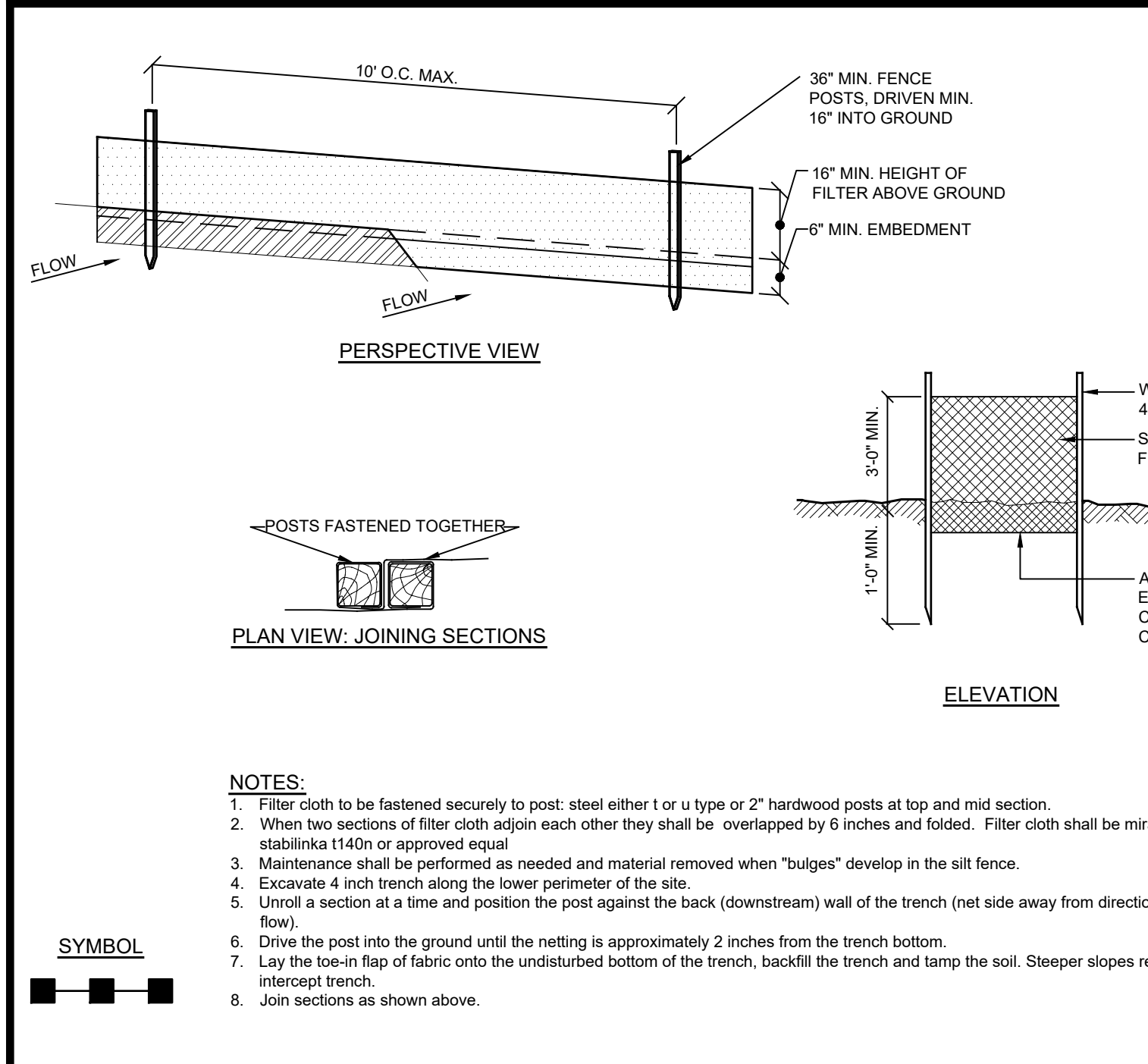
NOTES

SITE PLAN PREPARED FOR
HOME & HEARTH
1750 EAST MAIN STREET
Town of Yorktown, Westchester County, New York

15:20:21 L:\B\HOME & HEARTH\ENGINEERING\CD\CD-21-B\HOME & HEARTH-18-DETAILS\DWG_10/20/2021_4-21-24.rvt

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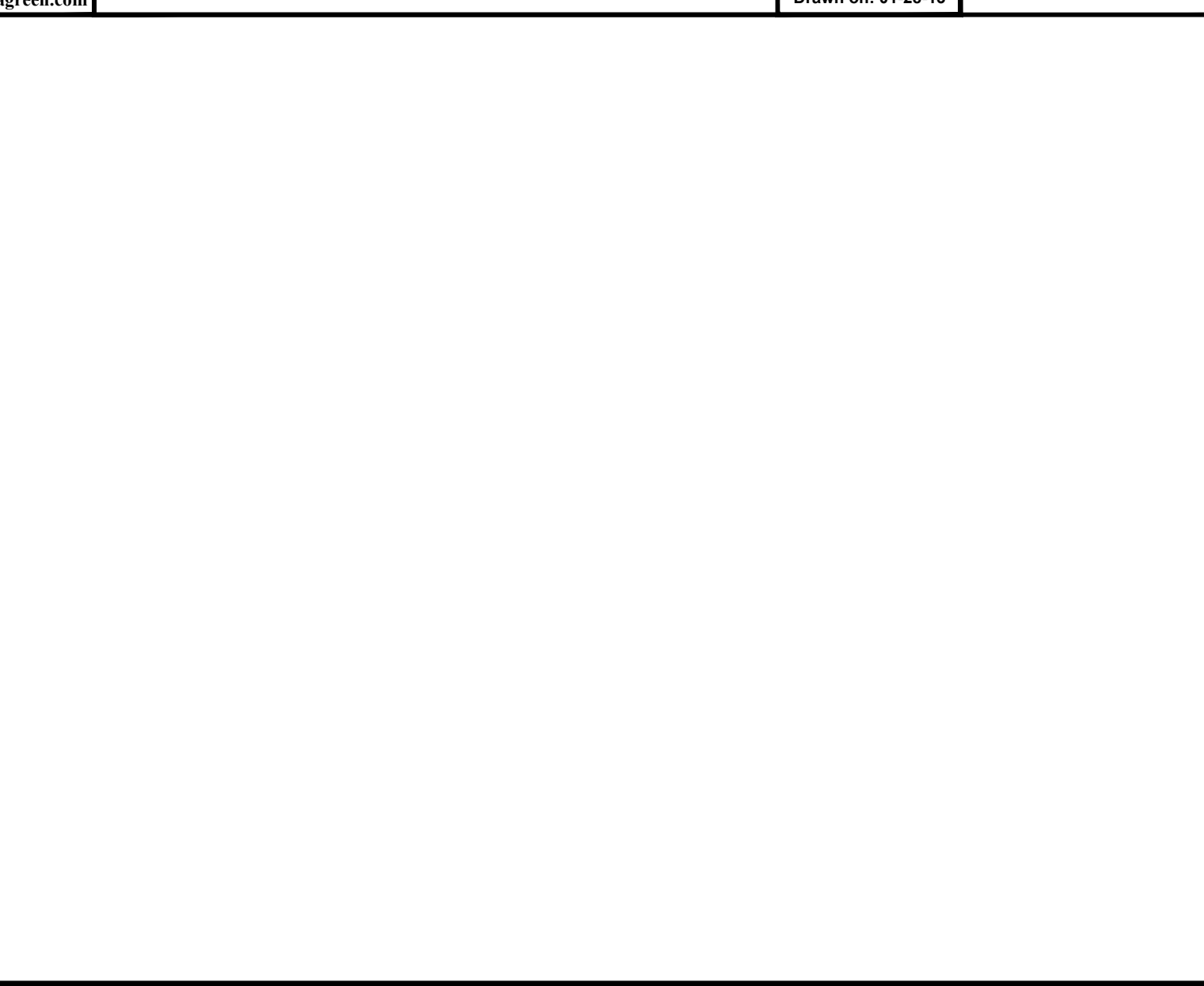
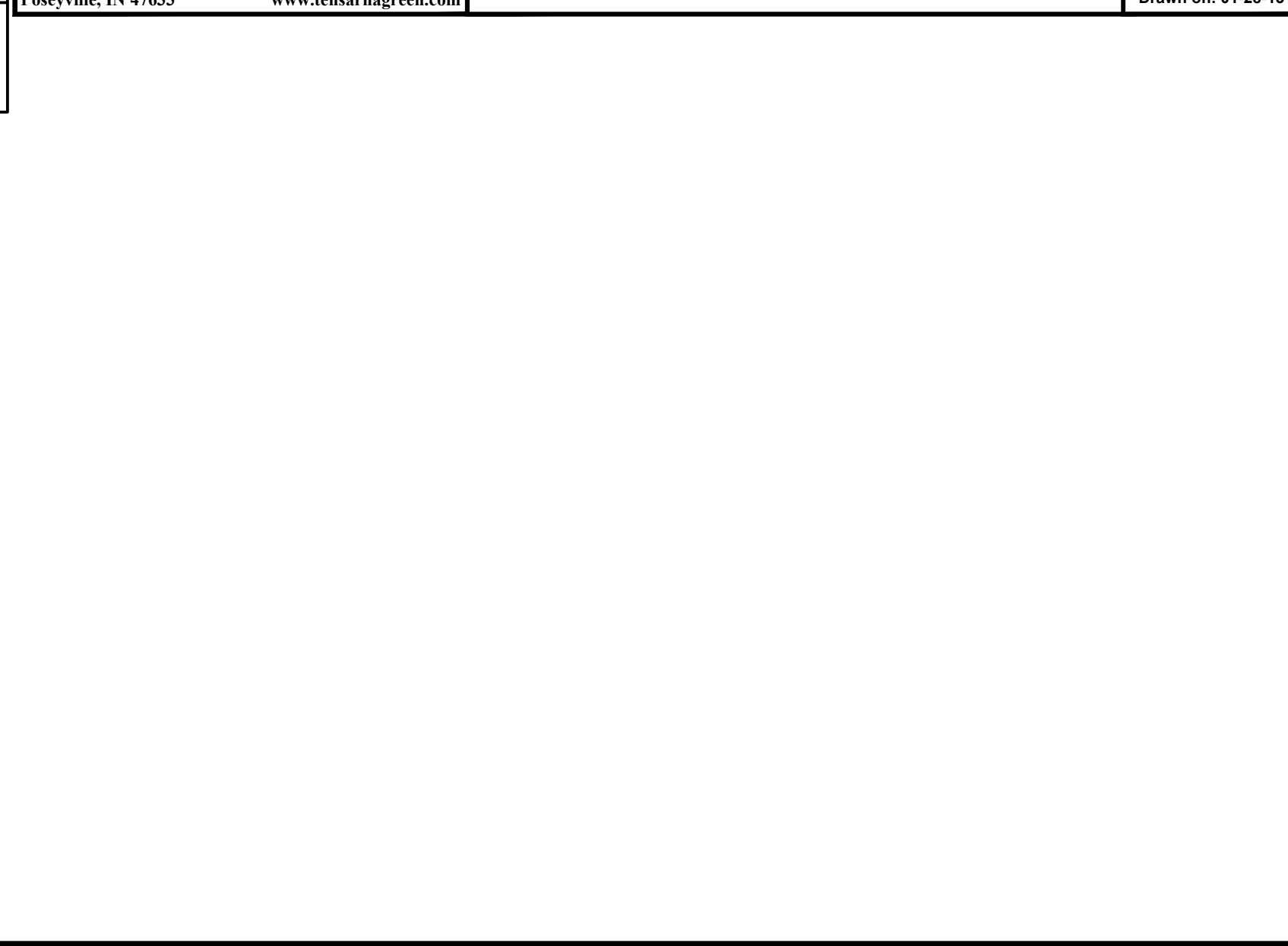
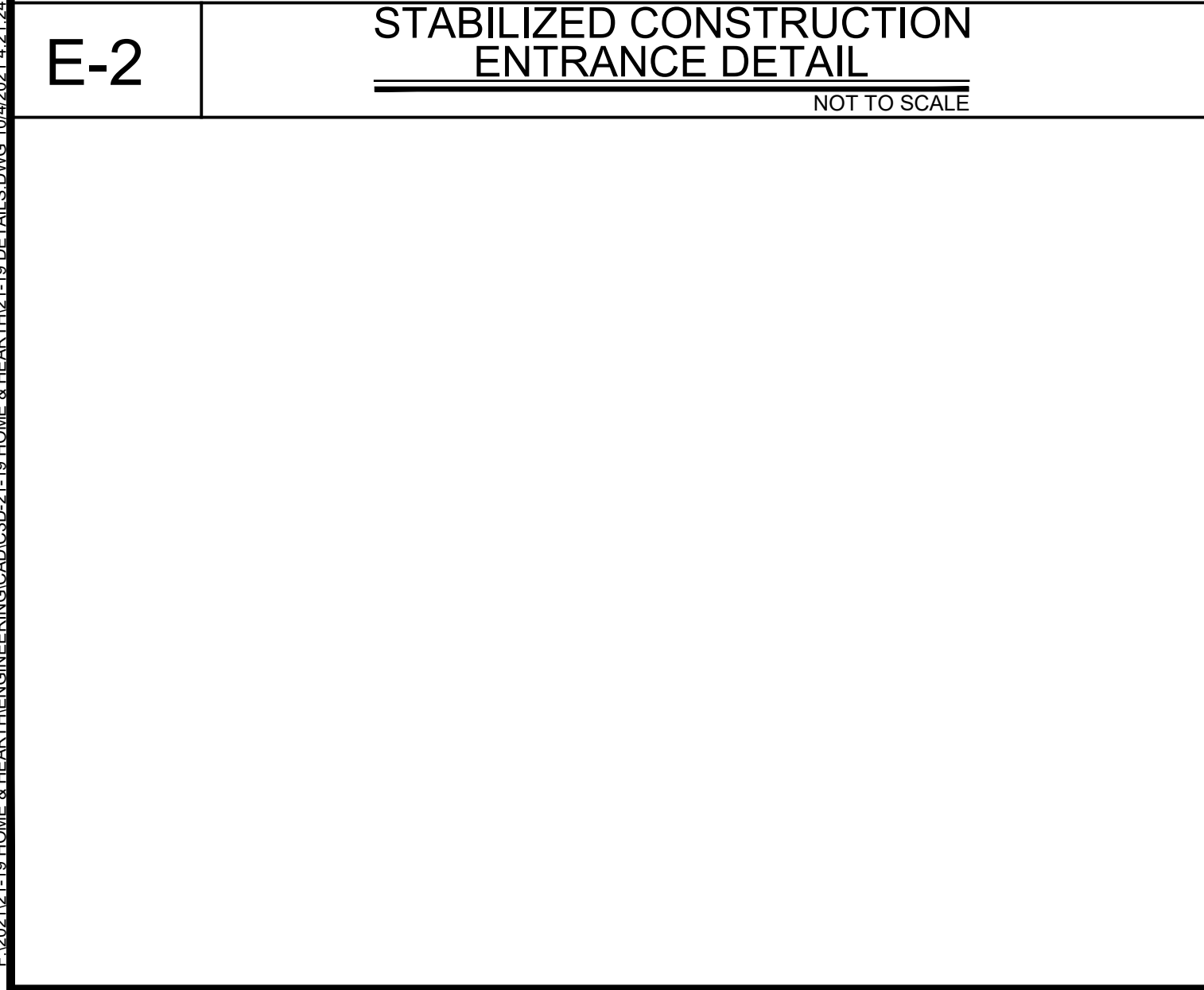
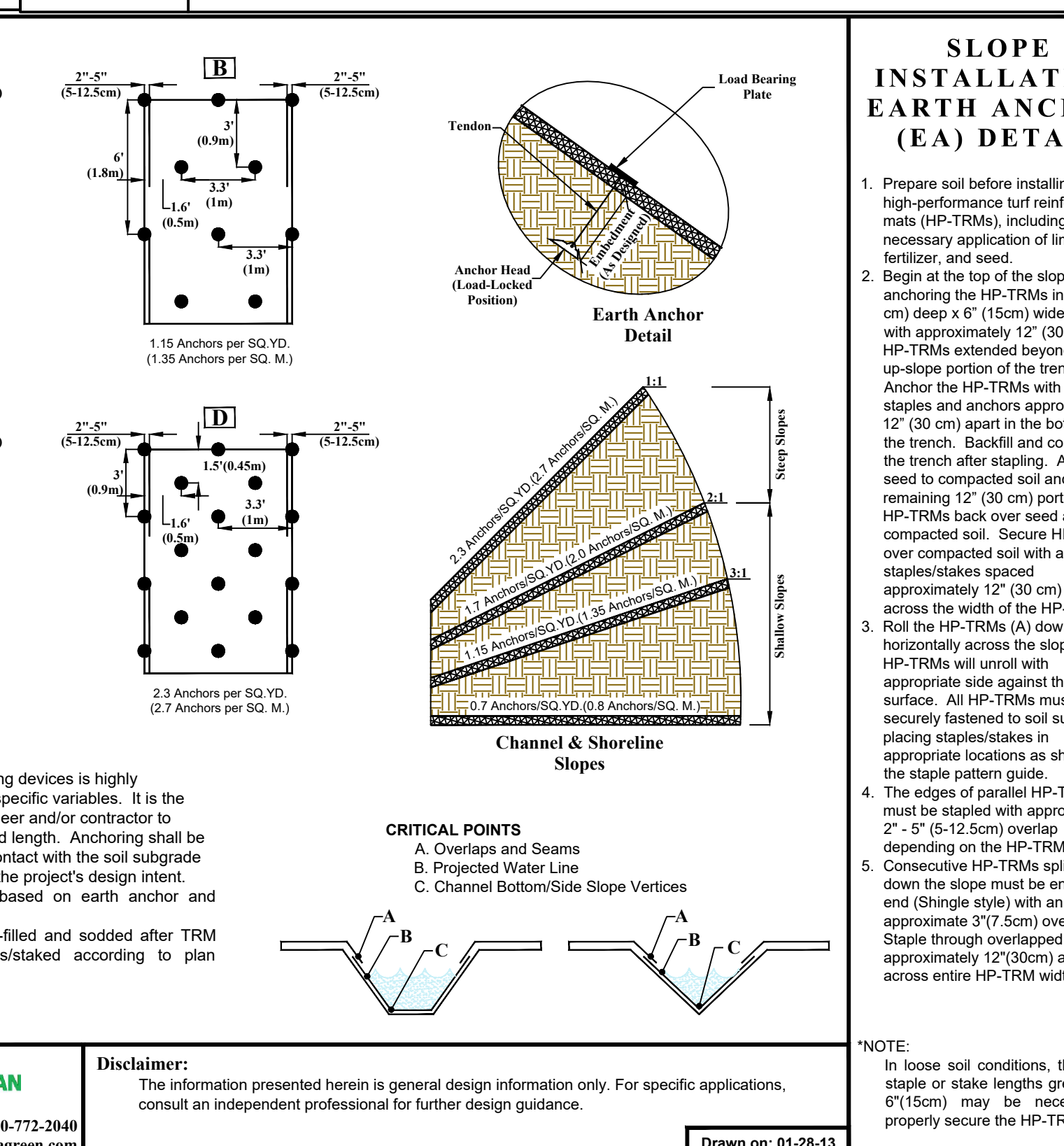
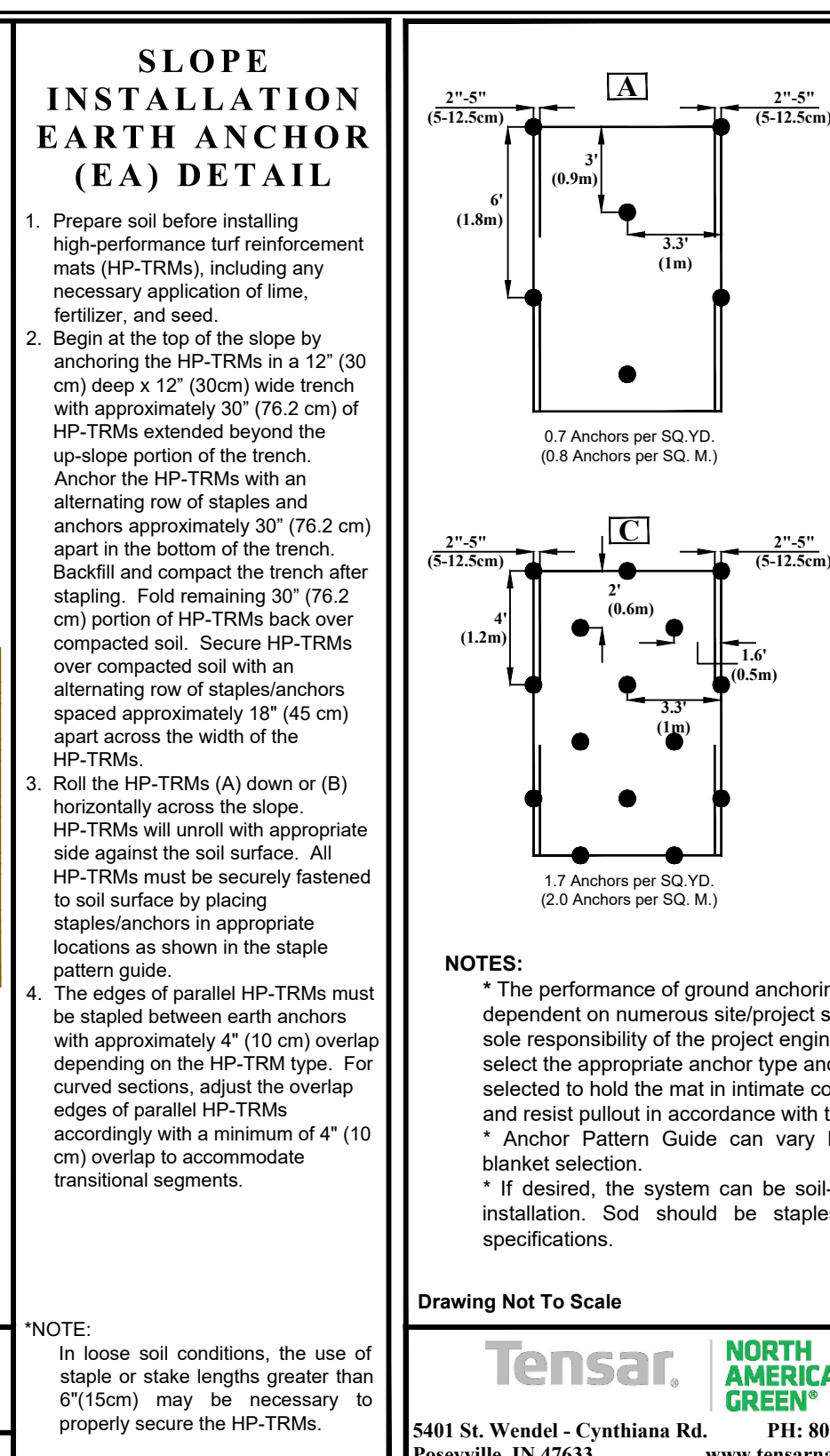
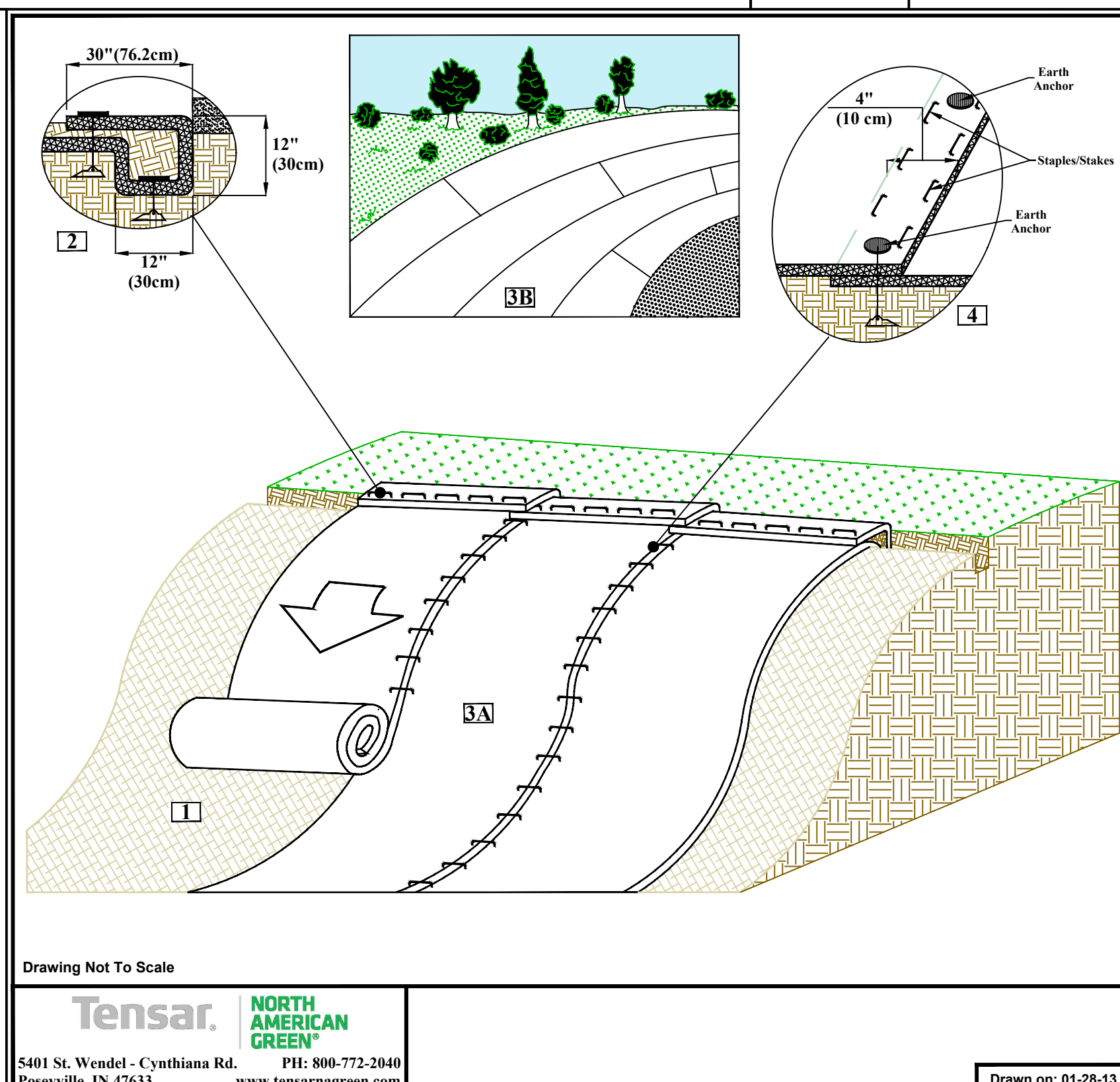
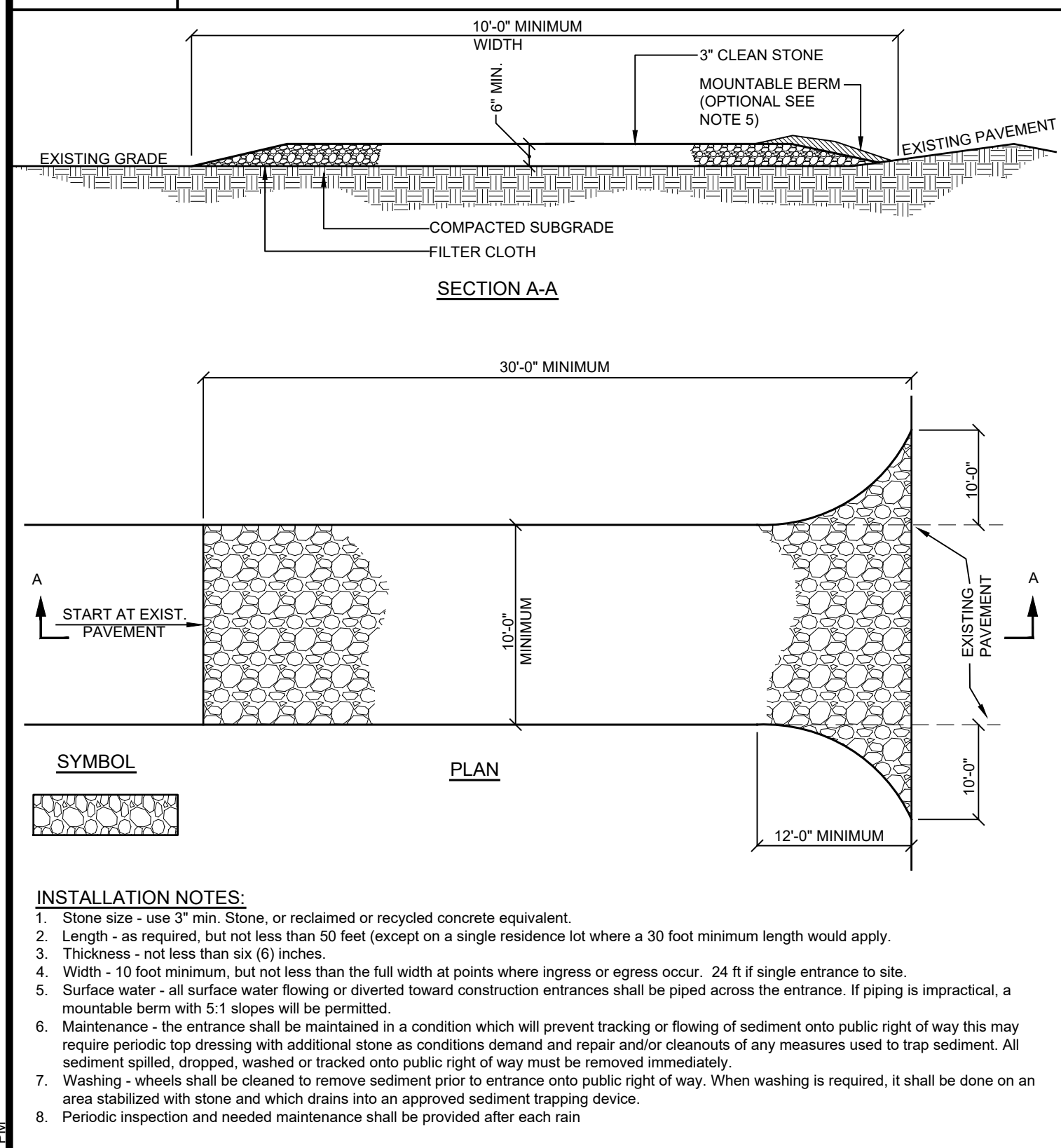
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E-1 SILT FENCE DETAIL
NOT TO SCALE

E-5 SOIL STOCKPILE DETAIL
NOT TO SCALE

E-3 INLET PROTECTION DETAIL
NOT TO SCALE



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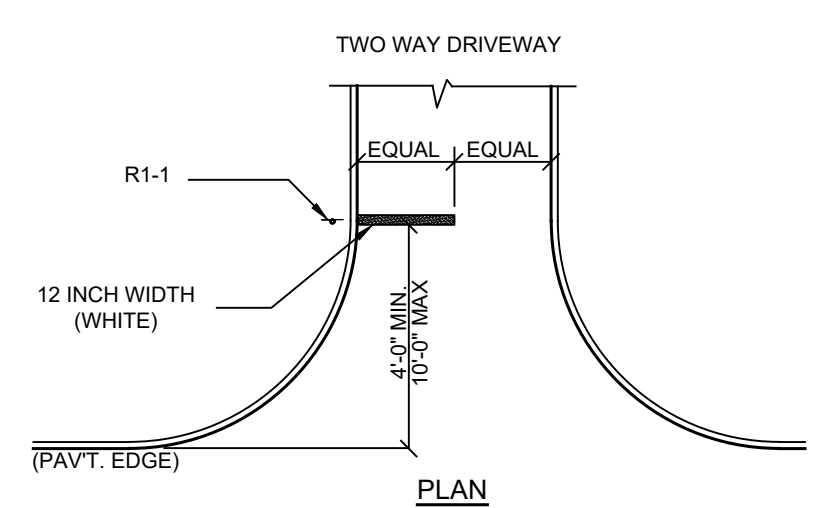
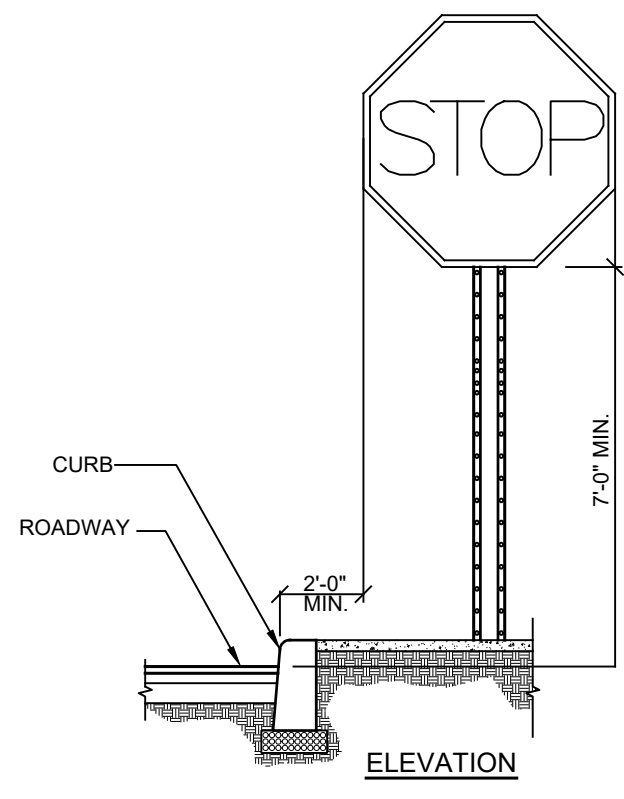
STATE OF NEW YORK
Professional Engineer
Joseph C. Rima, P.E.
NYS Lic. No. 64431

No.	Date	Comments
1	11/12/21	Plan Updates
2	2/15/22	PD Memo

SCALE: NTS
DRAWN BY: TK
DATE: 7/28/21

**E&S
DETAILS**

SITE PLAN PREPARED FOR
HOME & HEARTH
1750 EAST MAIN STREET
Town of Yorktown
Westchester County, New York



SYMBOL	DESCRIPTION
GR. MT.	GROUND MOUNTED
OH. MT.	OVERHEAD MOUNTED
BR. MT.	BRIDGE MOUNTED
B/B	BACK TO BACK
+ OR b	APPROXIMATE LOCATION OF SIGN

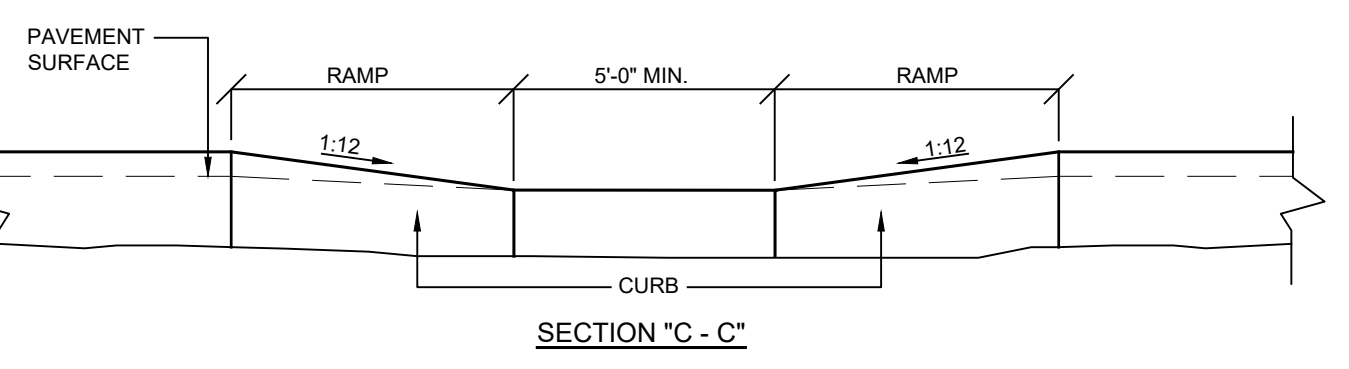
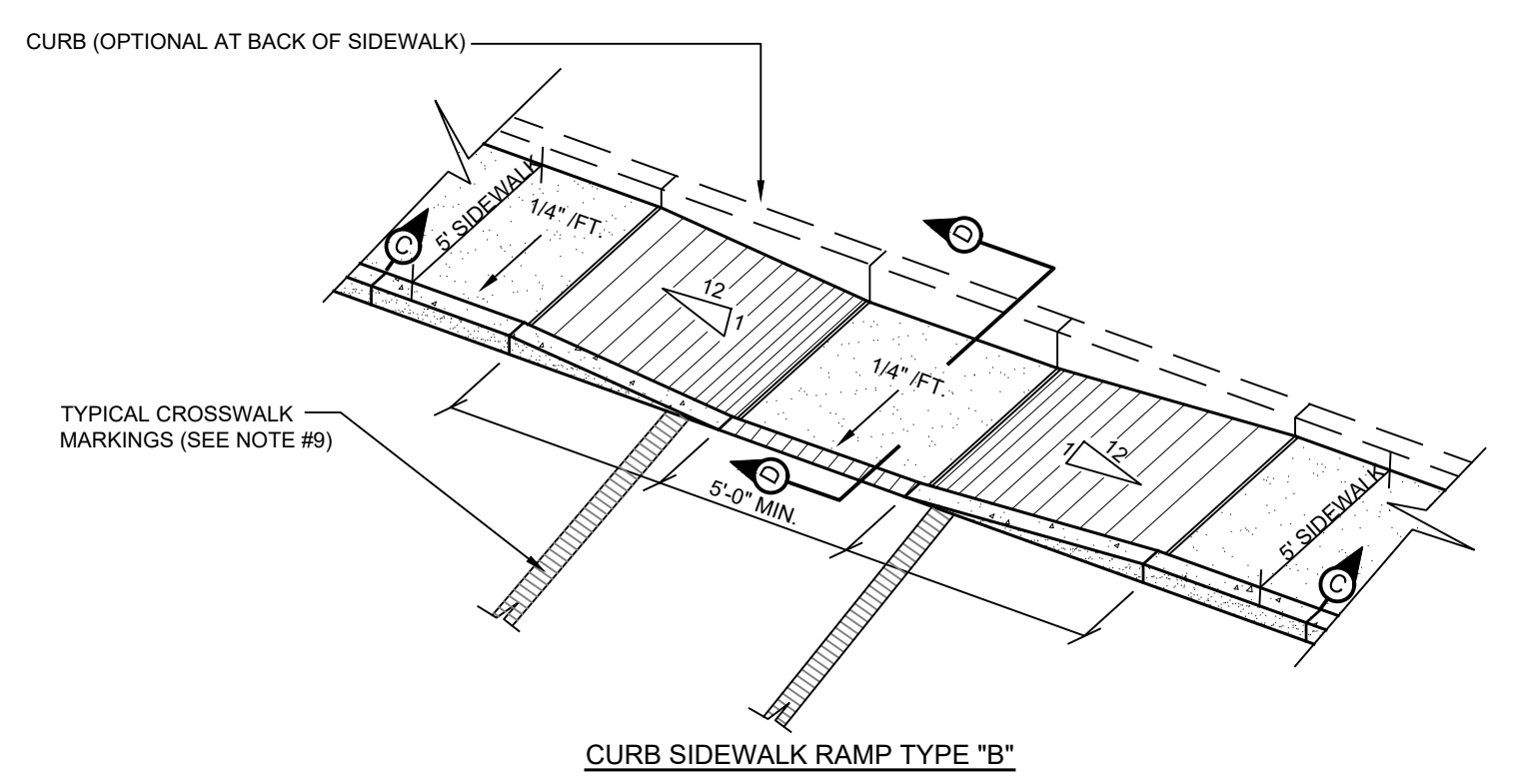
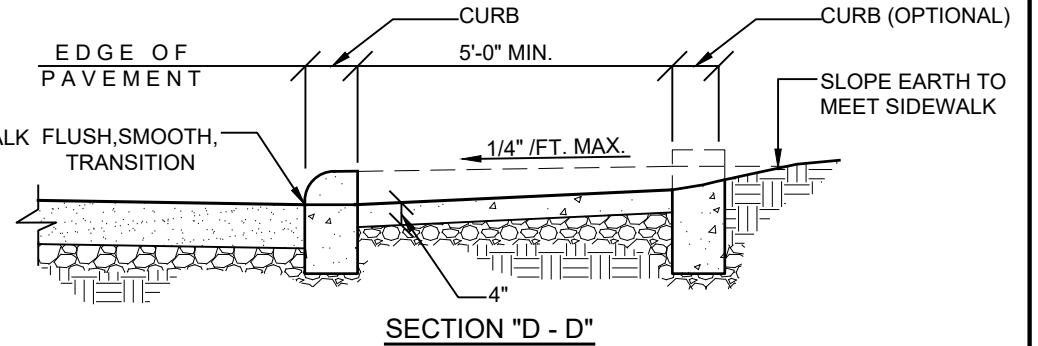
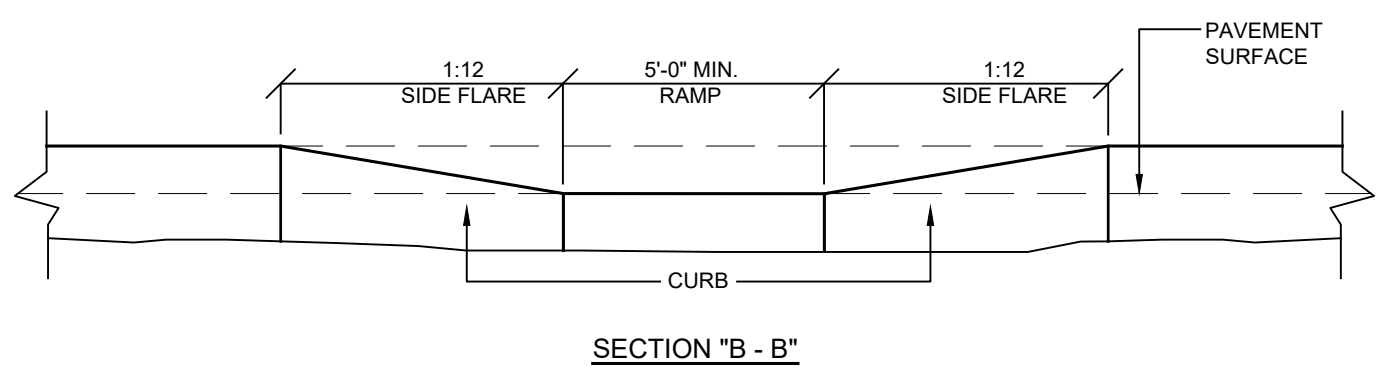
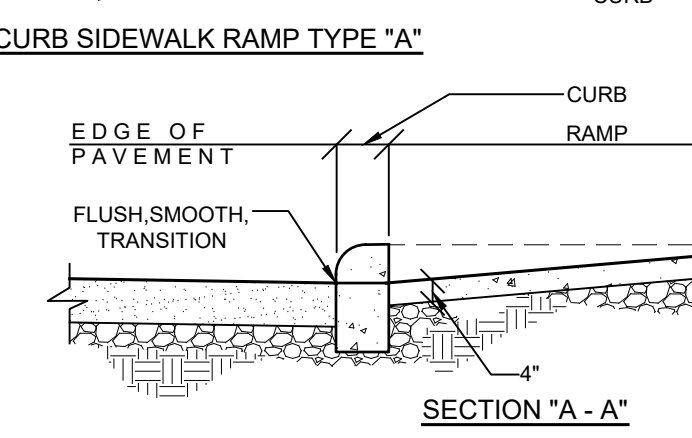
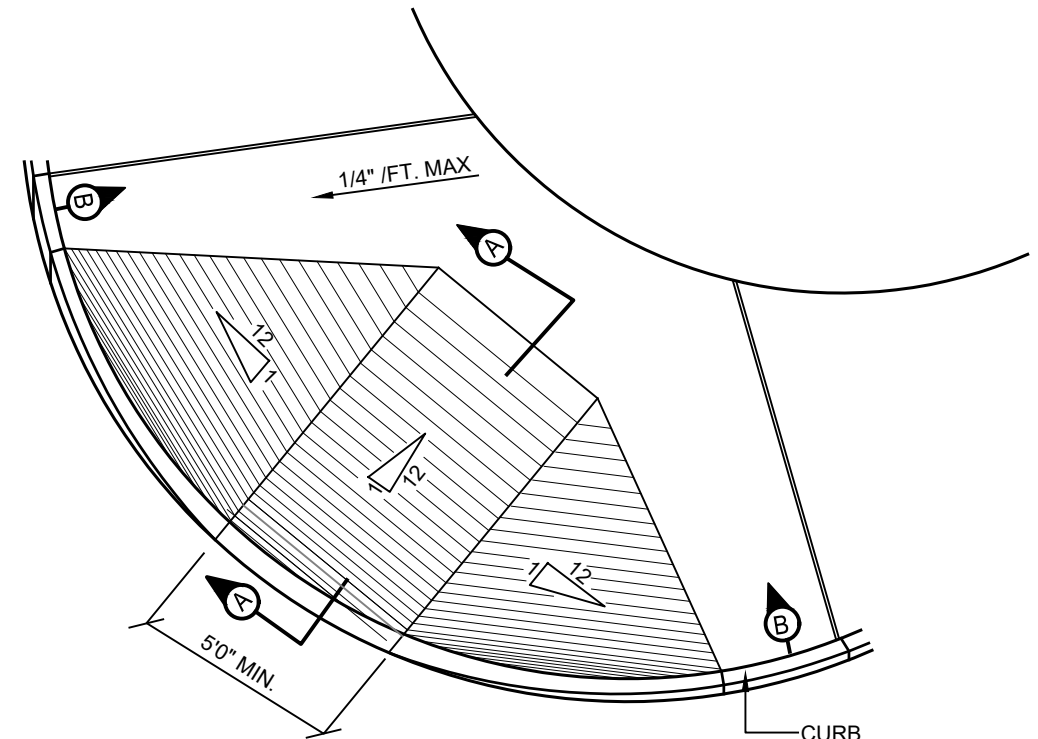
TYPICAL INSTALLATION GUIDELINES

SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
	R1-1	30" X 30"	GR. MT.
	R7-8	12" X 18"	GR. MT.

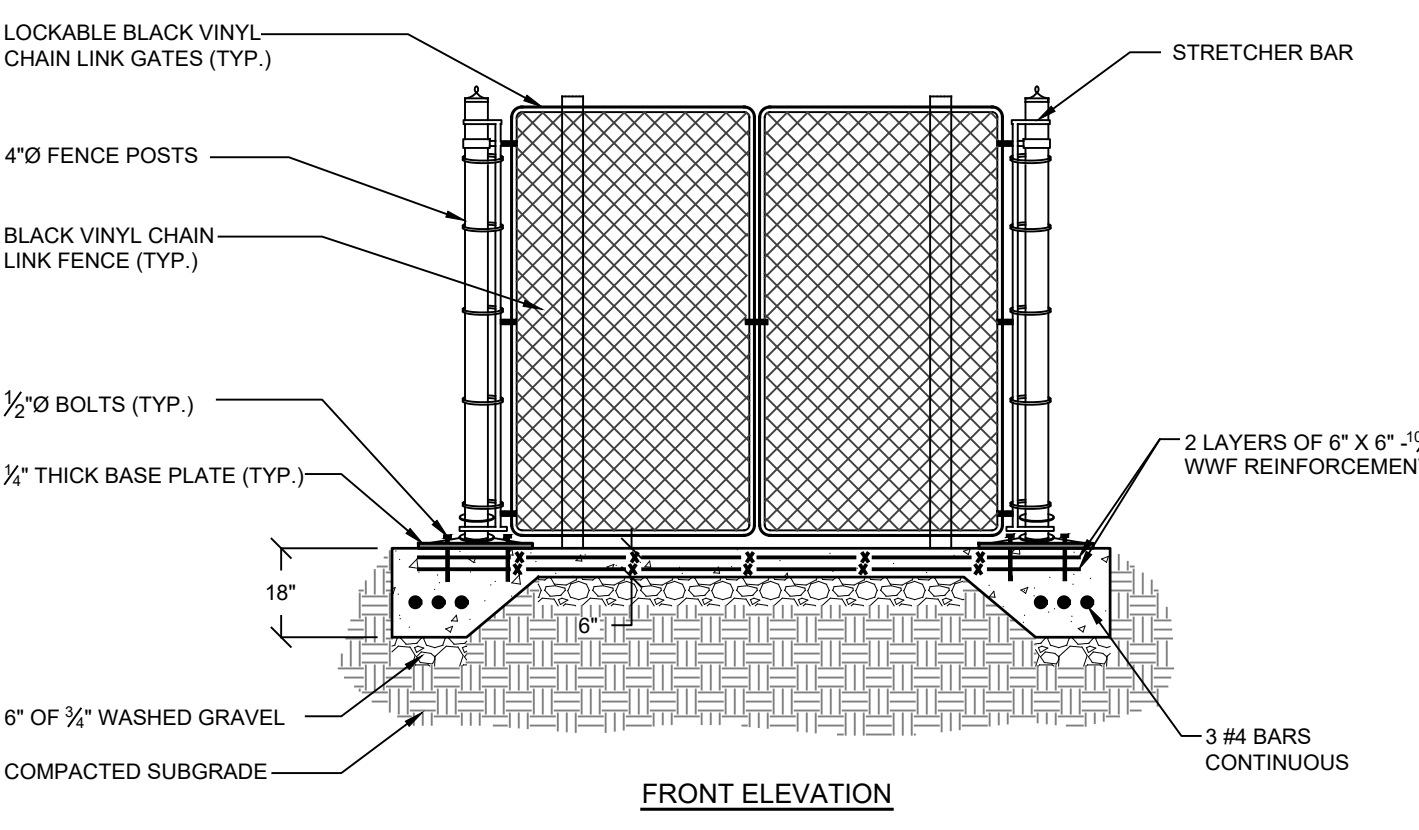
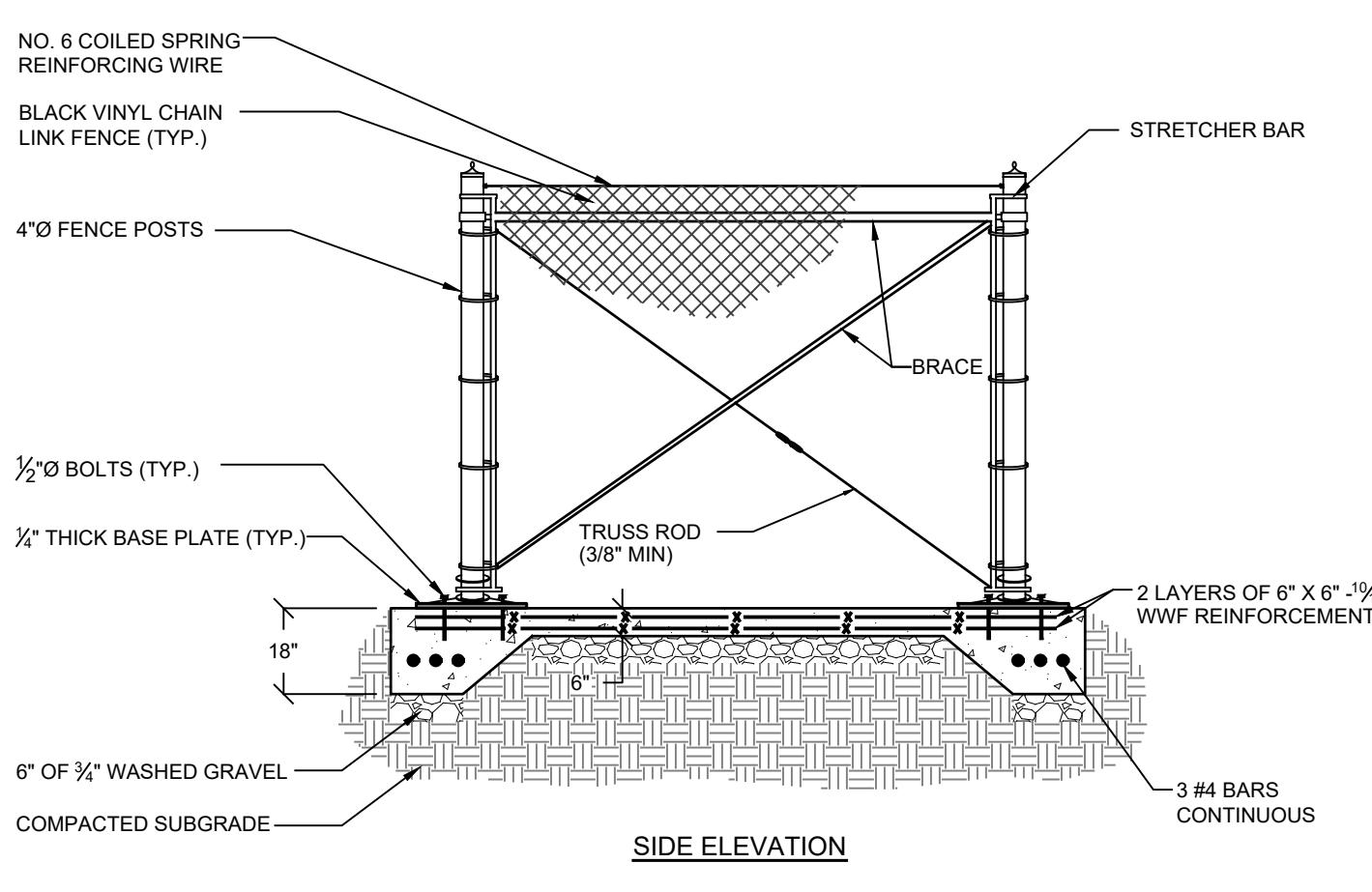
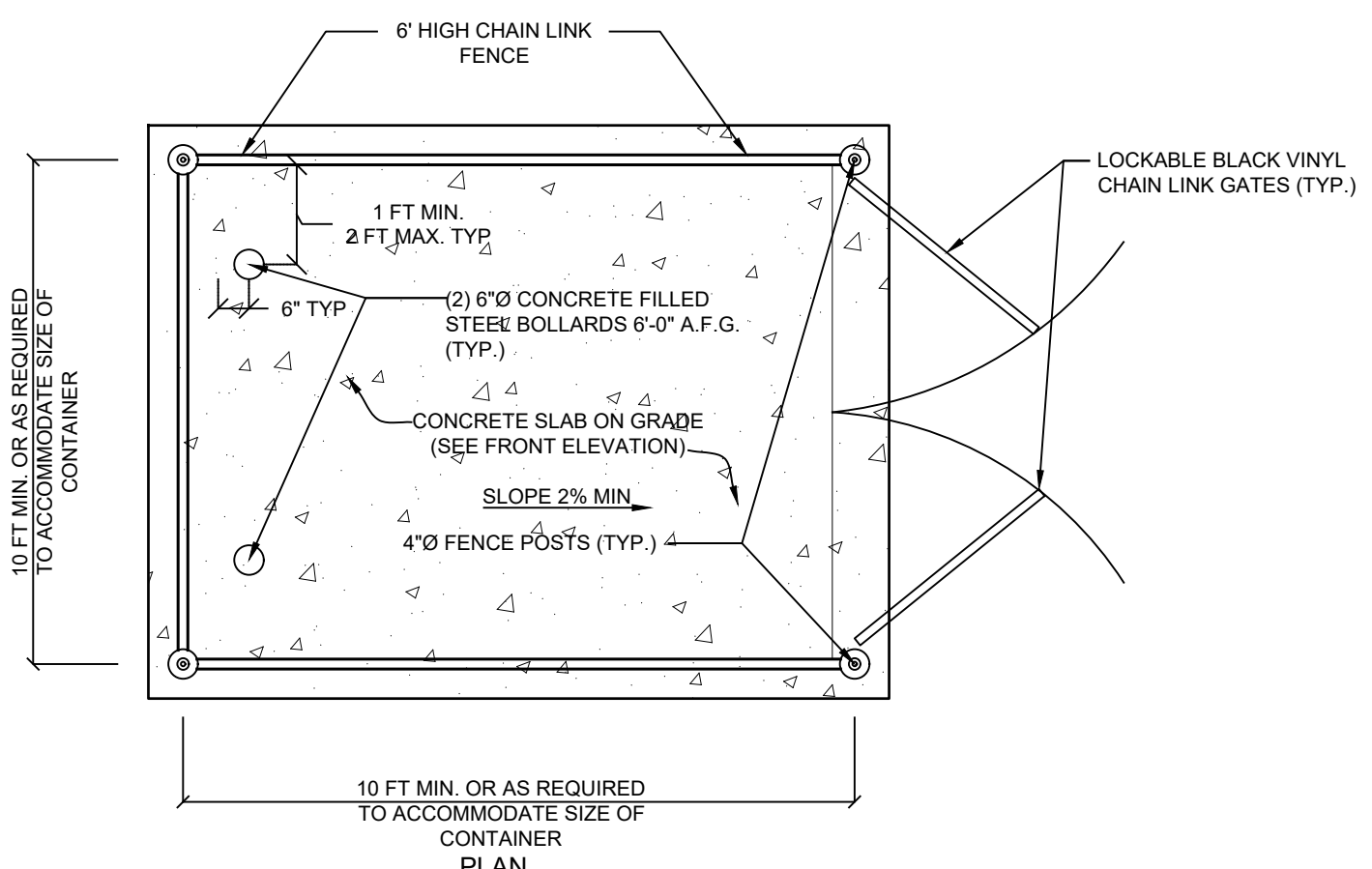
SIGN	M.U.T.C.D. NUMBER	SIZE OF SIGN	TYPE OF MOUNT
	P1-2	12" X 18"	GR. MT.

- GENERAL NOTES:**
- All signage shall be in accordance with the latest edition of the national MUTCD and the N.Y.S Supplement (MUTCD), September 2007, including the following:
 - A. Letter size and series
 - B. Legend and background color
 - C. Reflectivity
 - D. Size of sign
 - The type of characters as specified in the standard specifications shall be as follows:

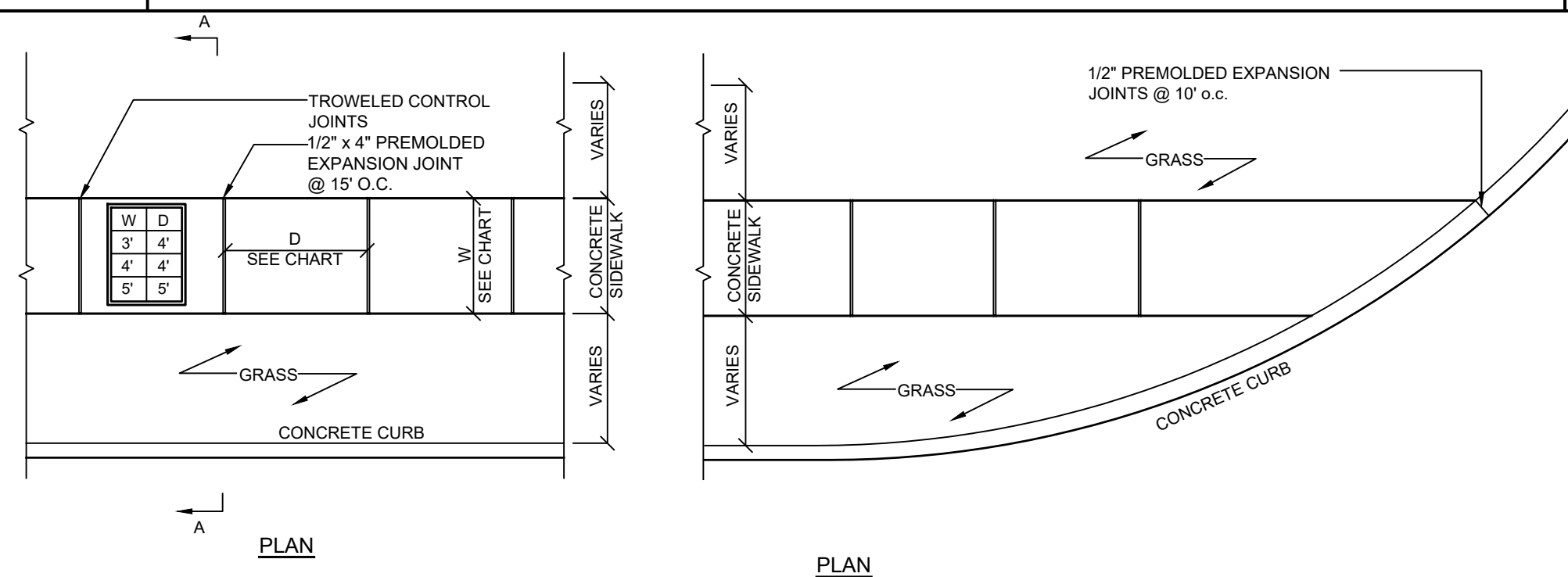
MUTCD CODE LETTER	TYPE OF CHARACTER
G.I.	TYPE IV
R.P.W.M.	TYPE IV OR V
 - Sign locations as shown on plans are approximate. The Contractor shall relocate existing signs and install new signs in accordance with the MUTCD, latest edition. The Contractor shall contact the Town Engineer to discuss/resolve problem areas.
 - Except where otherwise specified, parking signs shall be placed facing approaching traffic at an angle of between 30 and 45 degrees with the line of traffic flow. Parking signs shall be placed at each end of a regulation (single-headed arrows) and, within the regulation (double-headed arrows), at intervals not to exceed 200 ft.
 - Where new signs are installed the Contractor shall affix a label to the back of the sign panel. This label will show the date of installation and identification numbers.
 - Placement of W3-17 sign is prescribed in the General Municipal Law.



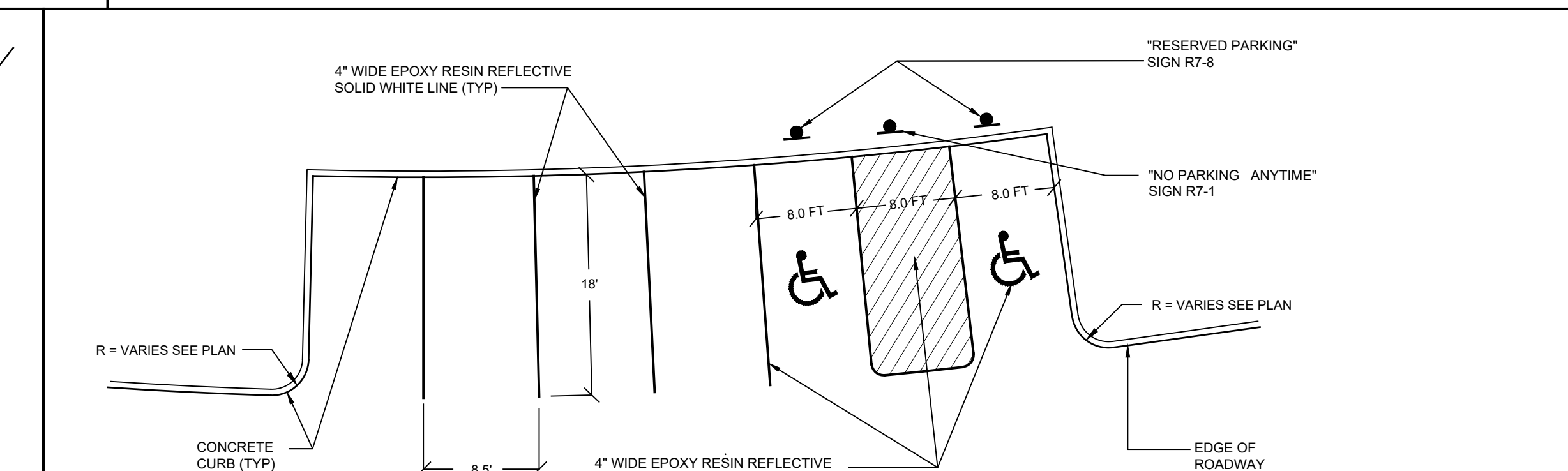
- NOTES:**
- GENERAL:**
- Sidewalk curb ramp type and location are as shown on the plans or as directed.
 - All sidewalk curb ramp types may be used as straight or curved curb sections.
 - Sidewalk curb ramp types may be different at each location within an intersection.
- SIDEWALK CURB RAMP CRITERIA:**
- The maximum slope of a sidewalk curb ramp shall be 1:12.
 - The maximum width of a sidewalk curb ramp shall be five feet. Exclusive of flared sides.
 - All sidewalk curb ramps shall have flush, smooth transitions to the adjacent street or highway surface.
- SURFACE FINISH:**
- The surface of all sidewalk curb ramps shall be stable, firm, and slip resistant (E.G. A coarse broom finish perpendicular to the ramp slope is acceptable on cement concrete curb ramps).
- SIDEWALK CURB RAMP PLACEMENT:**
- At a corner, where the curb radius is 25-feet or less, a single ramp (either type a or b) located diagonally can often serve crosswalks in two directions. However, a single ramp shall only be used where there is a minimum clear space of 48" falling entirely within the projection of the intersection curbs (see figure 1). Where the radius exceeds 25' or the minimum 48" clear space is not achievable, then separate ramps should be provided for each crosswalk.
- PAVEMENT MARKINGS AT CROSSWALKS:**
- Sidewalk curb ramps at marked crossings shall be wholly contained within the markings excluding any flared sides.
 - At a corner where a single ramp (either type a or b); located diagonally serves two crosswalks, this shall be a 48" minimum clear space at the ramp bottom wholly contained within the intersection crosswalk markings.
- UTILITIES - DRAINAGE INLETS OR GRATES:**
- Where stop lines are necessary, they shall be located in advance of sidewalk curb ramps.
 - Where feasible, provide for drainage inlets or grates immediately upstream from the curb ramps. Rectilinear or rectangular drainage grates are to be used in the area of curb ramps.
 - Do not place signal poles, sign posts, utility poles, fire hydrants, etc., within the ramp or side flare areas.



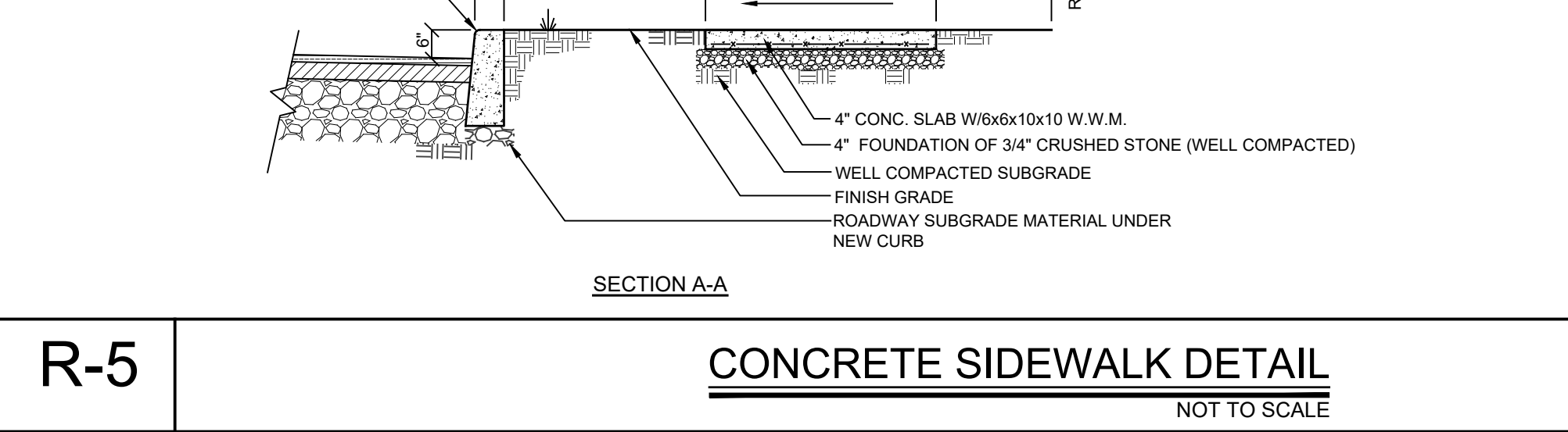
R-1 TRAFFIC SIGN DETAIL
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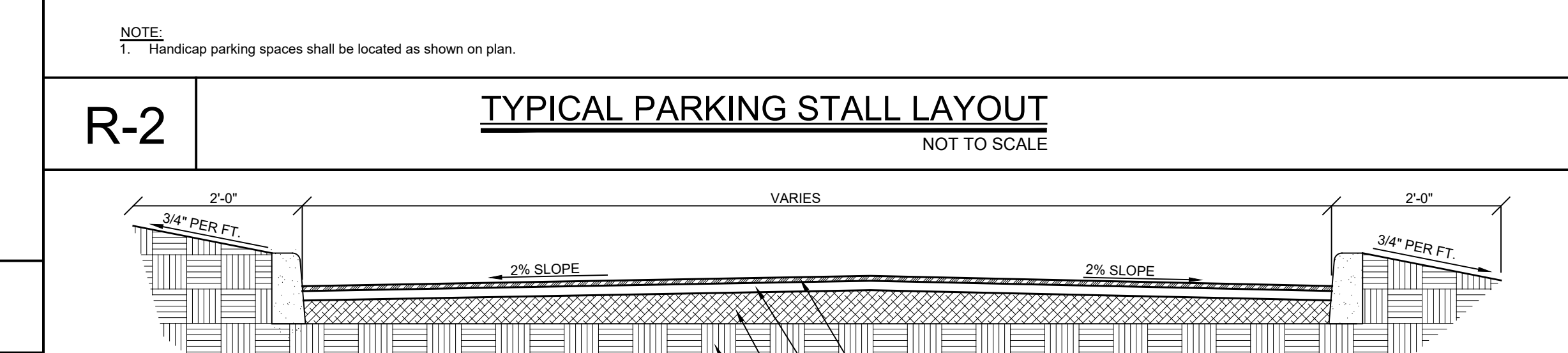
R-4 SIDEWALK CURB-RAMP DETAIL
NOT TO SCALE



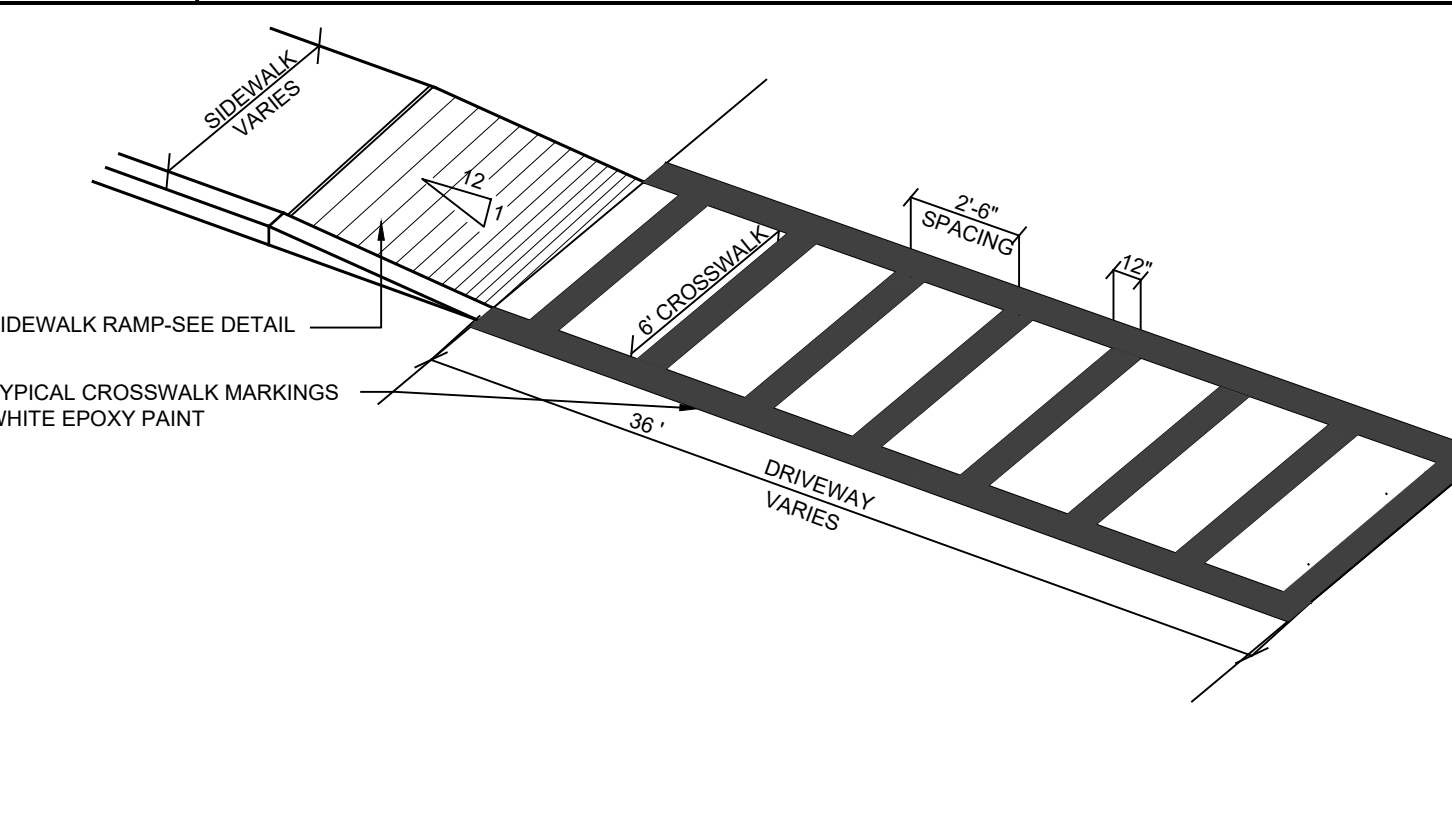
R-5 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



R-2 TYPICAL PARKING STALL LAYOUT
NOT TO SCALE



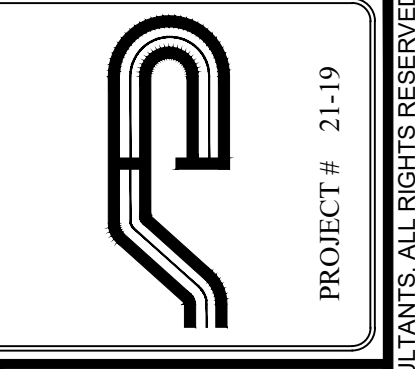
S-1 TRASH ENCLOSURE DETAIL
NOT TO SCALE



R-6 TYPICAL DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE



R-3 PAINTED CROSS WALK
NOT TO SCALE



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Revisions:	No.	Date	Comments
	1	11/12/21	Plan Updates
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SCALE: NTS	DRAWN BY: TK	DATE: 7/28/21
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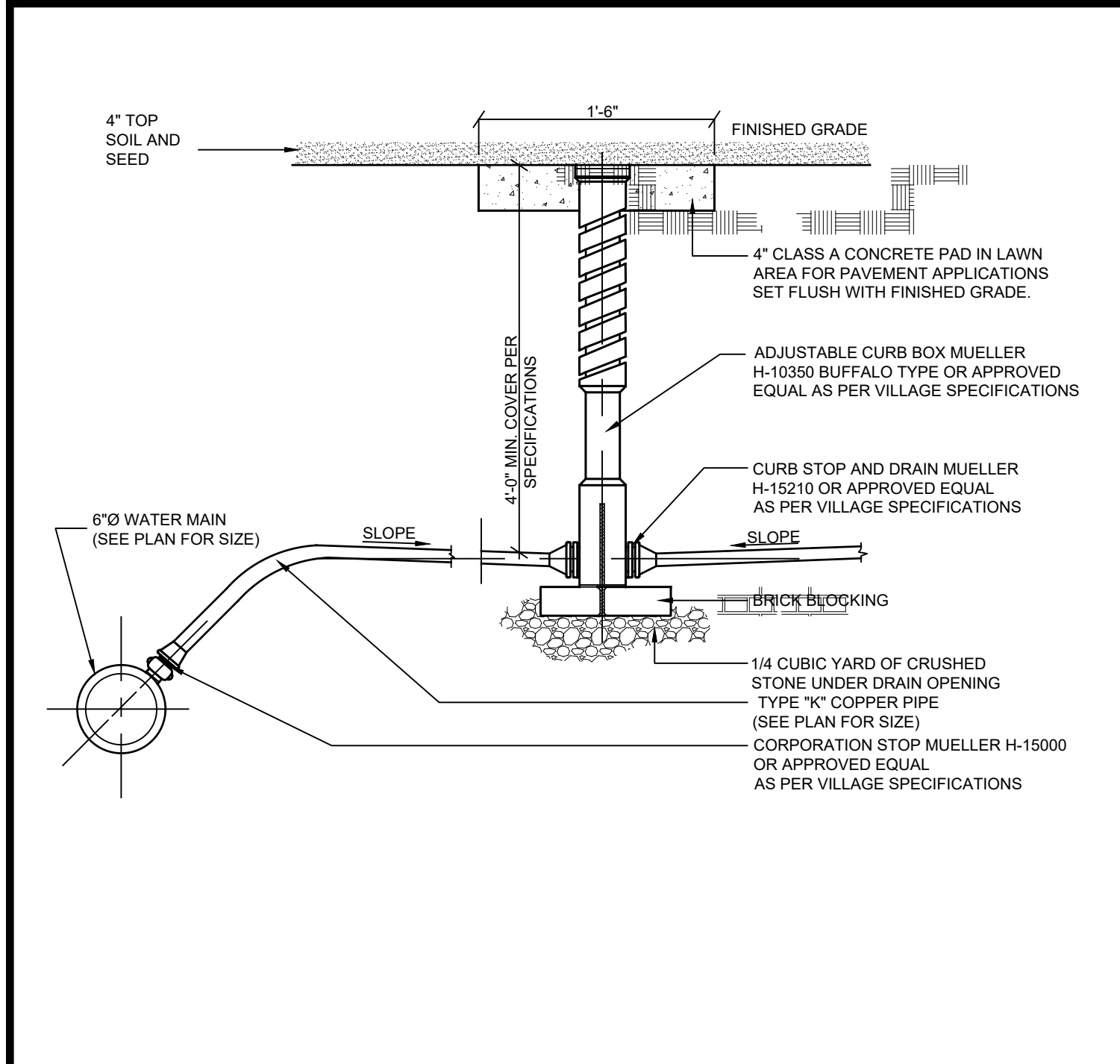
SITE DETAILS

SITE PLAN PREPARED FOR
HOME & HEARTH
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Yorktown
Westchester County, New York

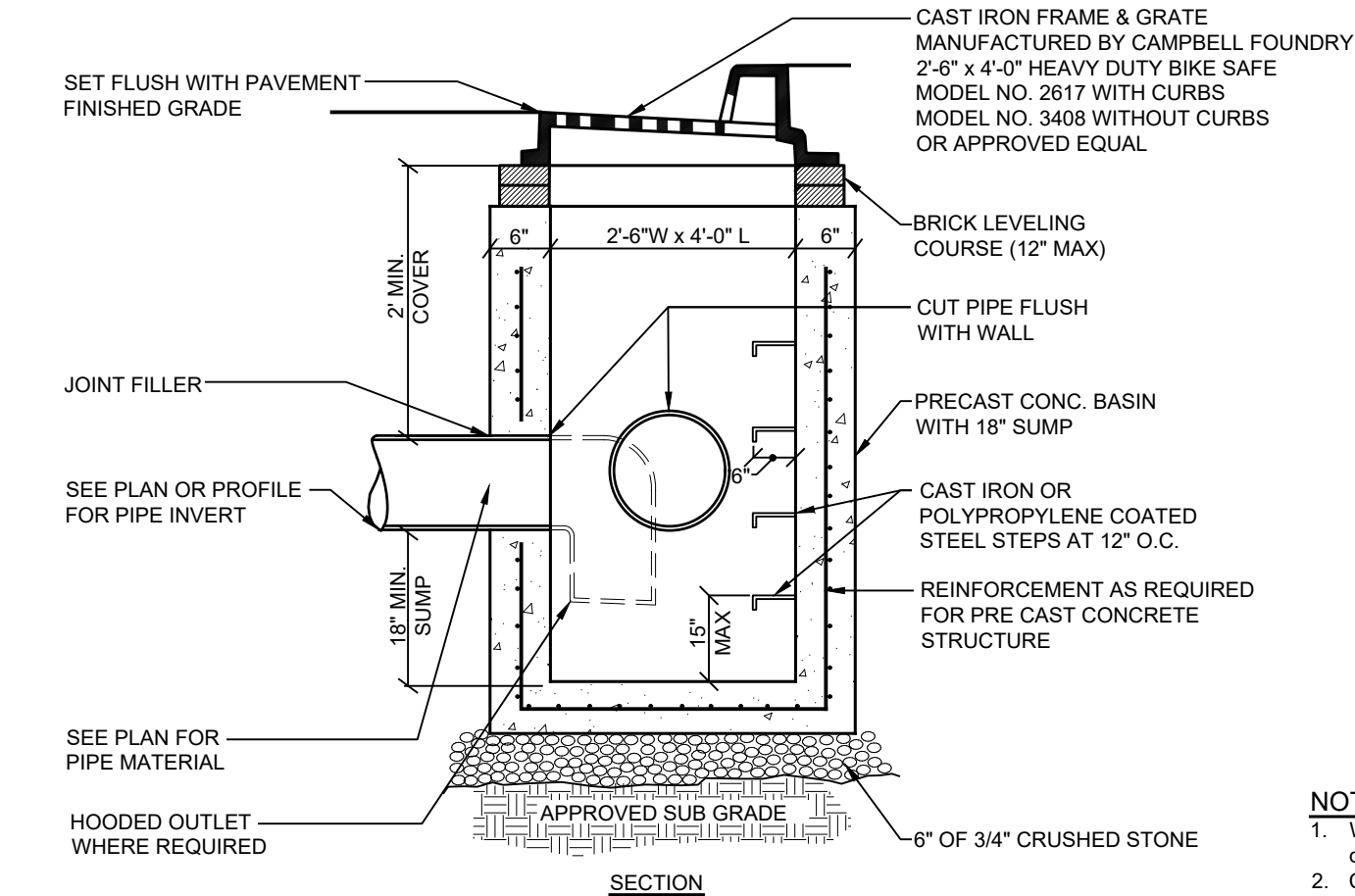
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W-1 WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



D-1 TYPICAL CATCH BASIN DETAIL
NOT TO SCALE

FILTER SOIL SPECIFICATIONS:
SOIL SHALL BE A 50/50 MIX OF SAND AND PEAT OR LEAF COMPOST.

PLANT SPECIFICATIONS:
PLANTING INFORMATION SEE TABLE H-5 IN THE STORMWATER POLLUTION PREVENTION PLAN

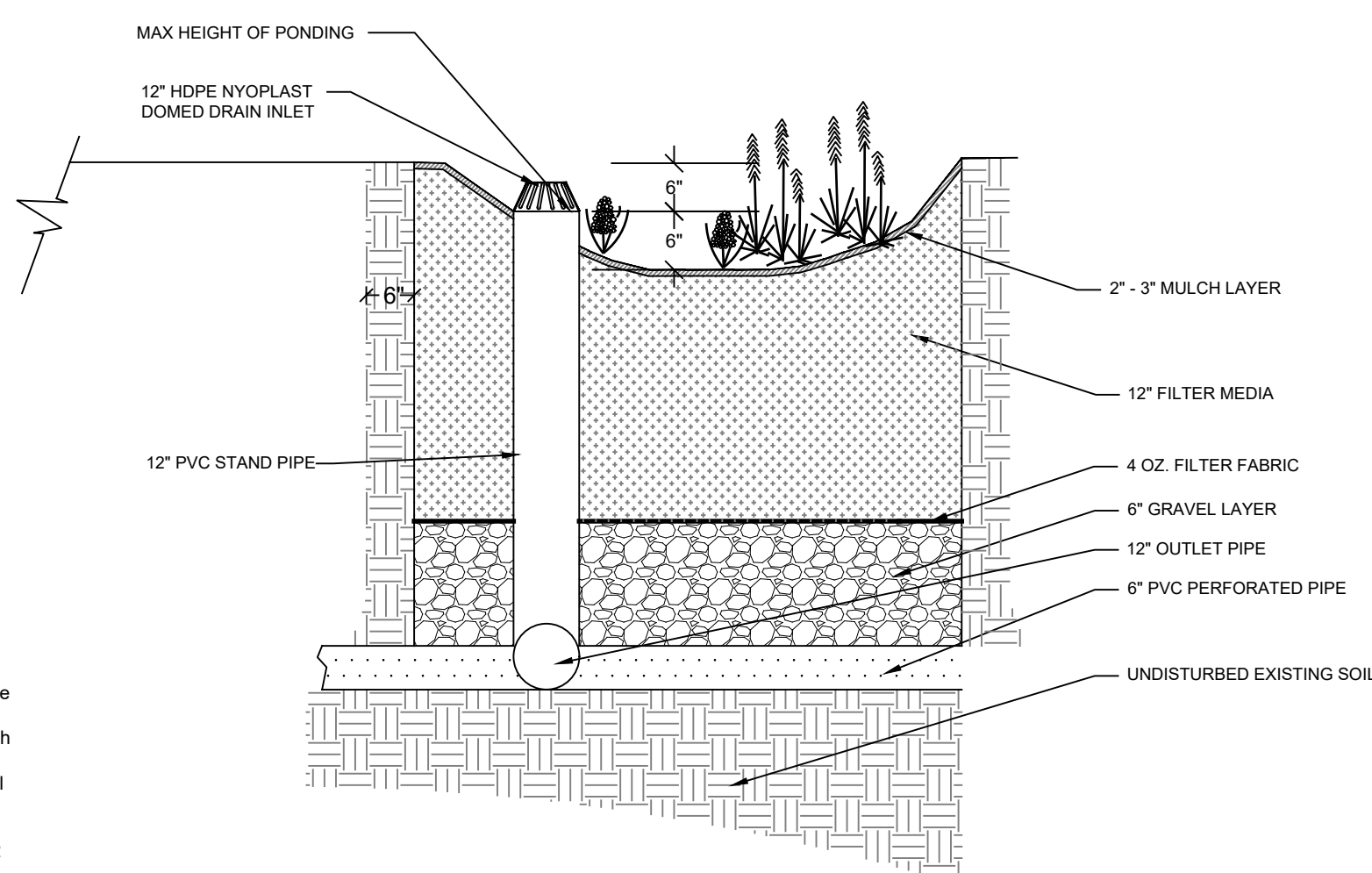
NOTE:
PLANT SELECTION SHALL BE DETERMINED BY LANDSCAPE ARCHITECT.

Stormwater Raingarden growing medium should allow an infiltration rate of 2" per hour, and 5" an hour for the drainage layer.

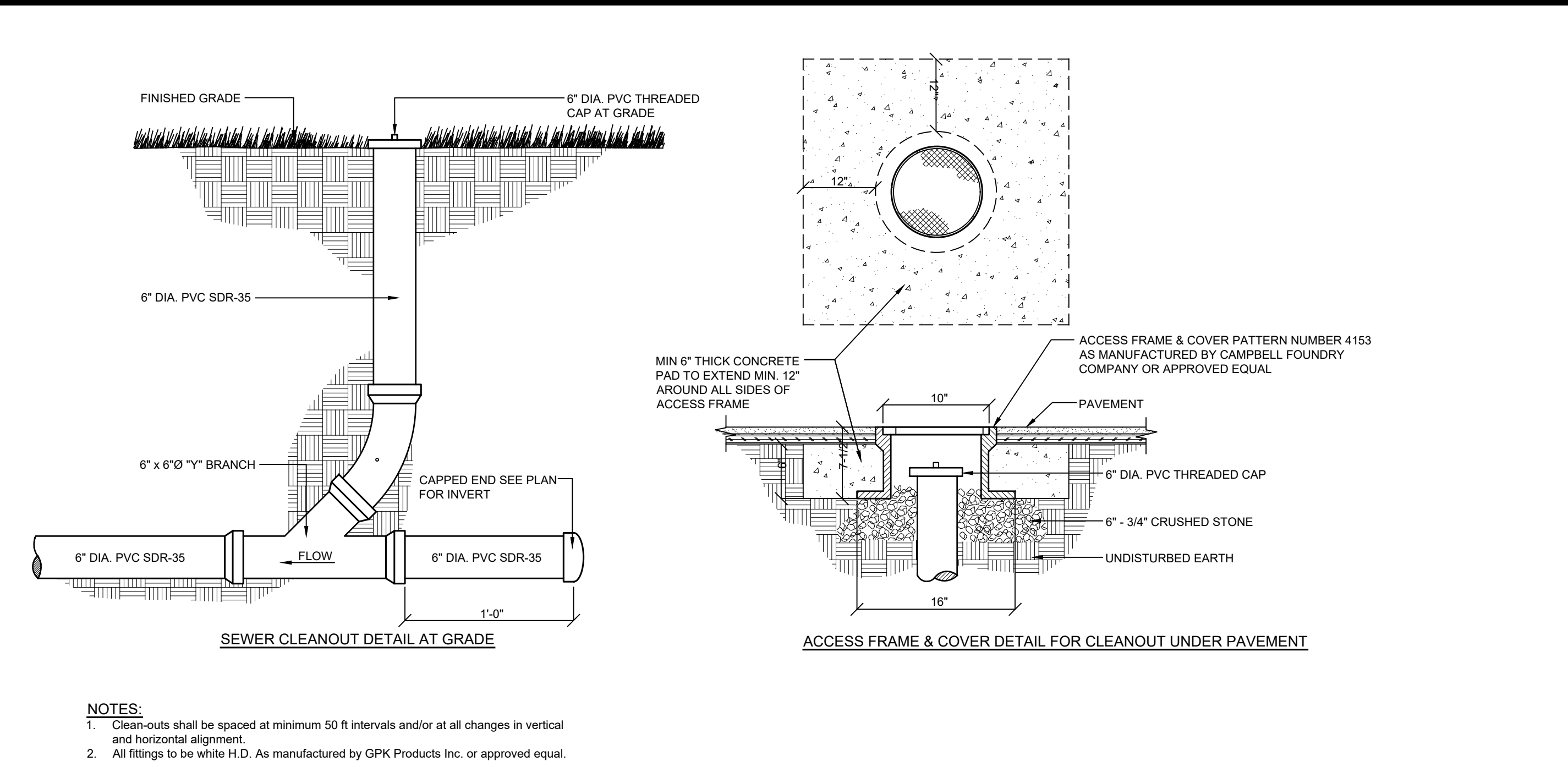
Soil compaction must be no greater than 85% in the planter.

The growing medium depth for a flow-through stormwater raingarden should be at least 18". Should be a uniform mix of 70% sand (100% passing the 1" sieve and 5% passing the No. 200 sieve) and 30% topsoil with an average of 5% organic material such as compost or peat, free of stones, roots and woody debris and animal waste.

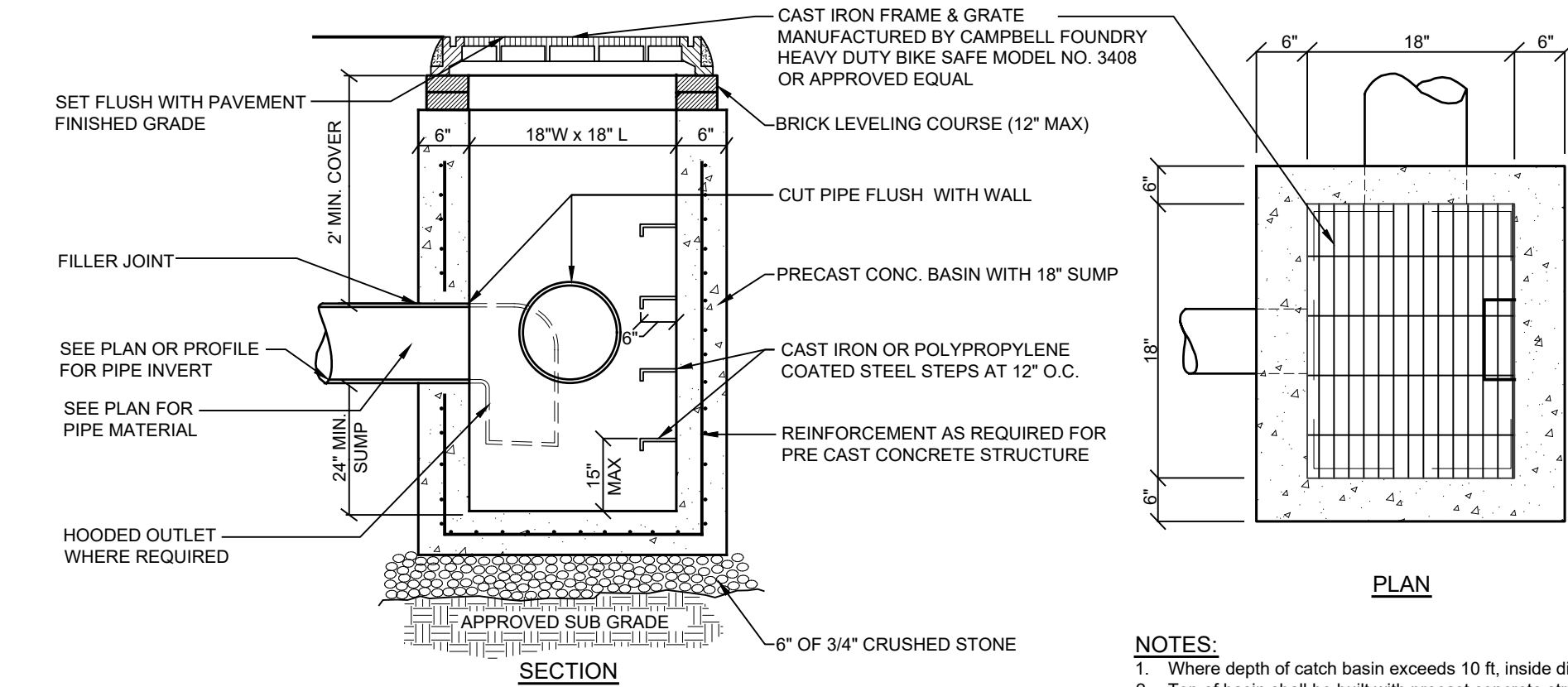
The drainage layer should have a minimum depth of 12 inches. Drainage layer should be clean gravel or sand with 100% passing the 1-inch sieve and 5% passing the No. 200 sieve.



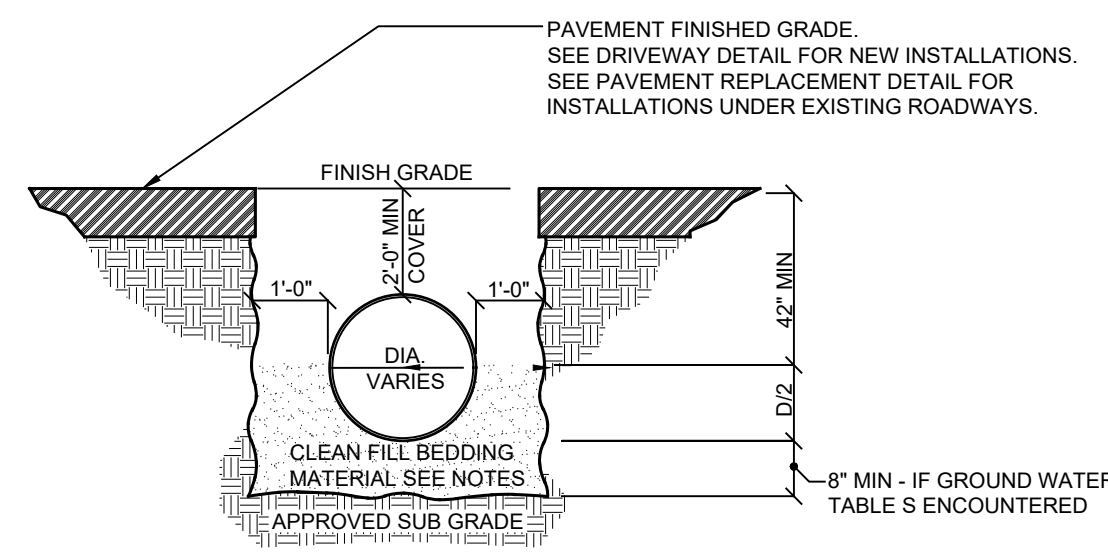
SW-4 RAINGARDEN DETAIL
NOT TO SCALE



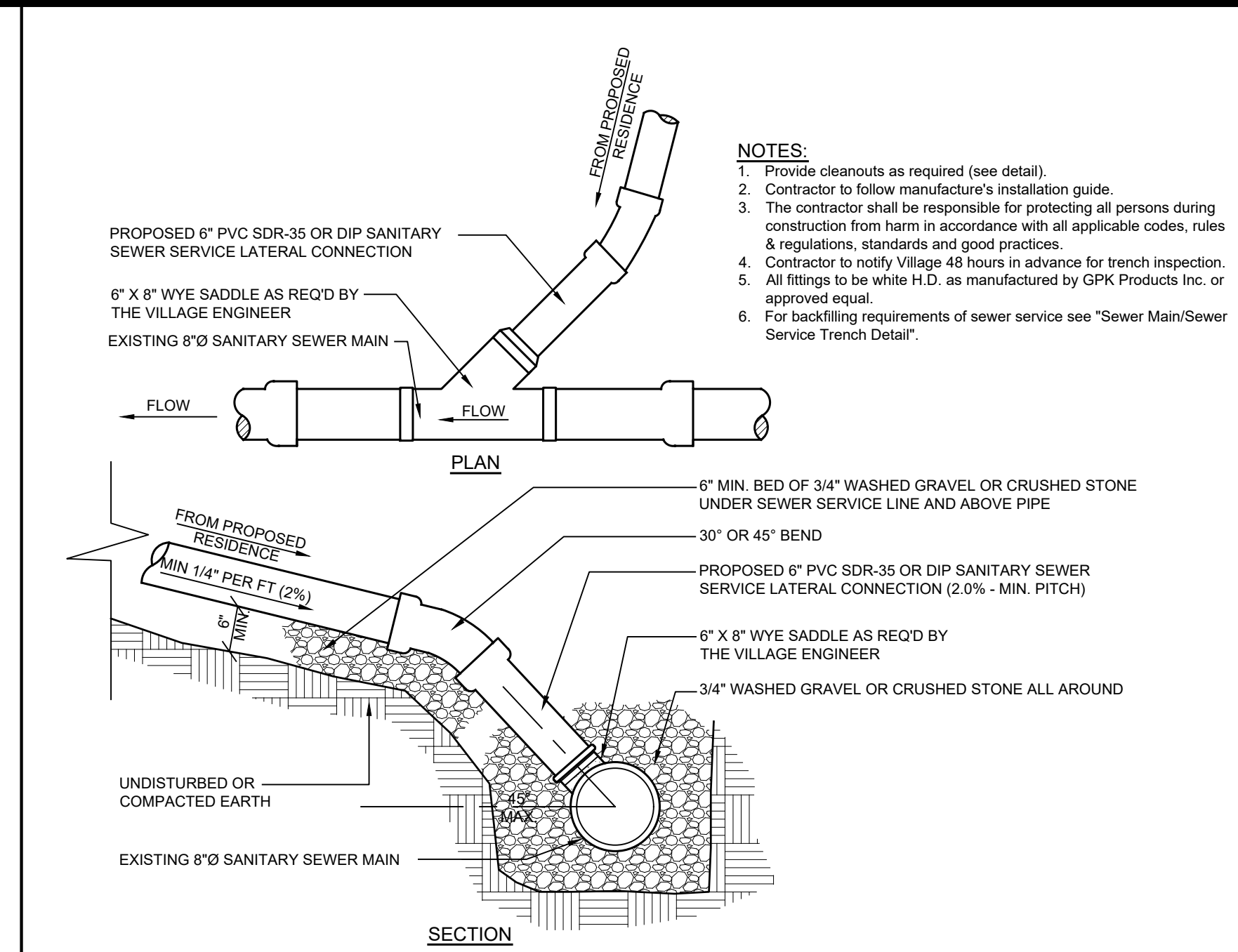
S-1 GRAVITY SEWER LATERAL CLEAN-OUT DETAIL
NOT TO SCALE



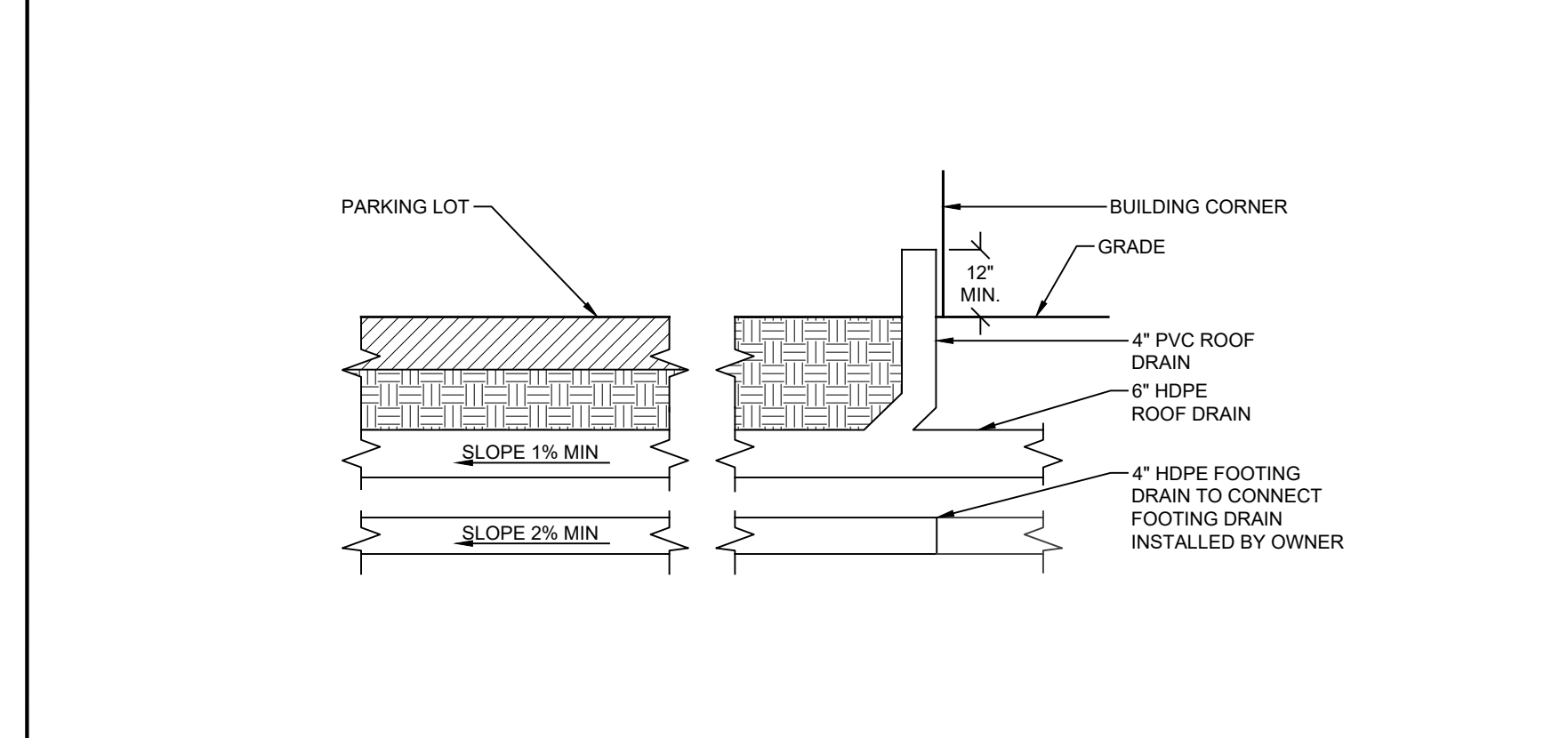
D-3 PRECAST CATCH BASIN - DRAIN INLET DETAIL
NOT TO SCALE



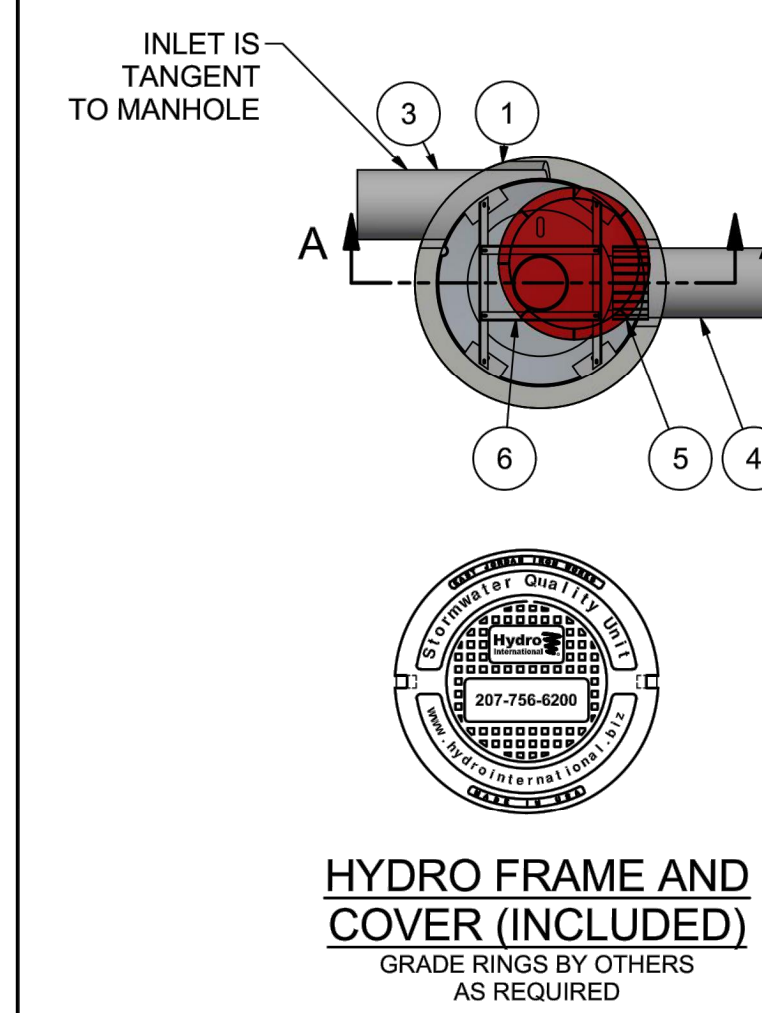
D-2 STORM PIPE BEDDING DETAIL
NOT TO SCALE



S-2 SEWER CONNECTION TO PROPOSED MAIN-LINE DETAIL
NOT TO SCALE



D-4 ROOF & FOOTING DRAIN CONNECTION DETAIL
NOT TO SCALE



EQUIPMENT PERFORMANCE
The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

- 1. Peak Hydraulic Capacity: 3.27 cfs
- 2. Sediment Storage Capacity: 0.7 yd³
- 3. Continuous Oil Storage Capacity: 70 gal
- 4. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.

D-4 ROOF & FOOTING DRAIN CONNECTION DETAIL
NOT TO SCALE

PROJECTION

IF IN DOUBT ASK

COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.

REVISION HISTORY

REV	BY	DESCRIPTION	DATE
1	JK	FIRST RELEASE	11/17/21
2	JK	SCALE: NTS	2/15/22

DATE: 7/28/21

SCALE: NTS

DRAWN BY: TK

DATE: 7/28/21

4 FT DOWNSTREAM DEFENDER®

Home & Hearth

Structure No: Downstream Defender

Hydro International
Hydro-ILCO
HYDRO INTERNATIONAL

ITEM	DESCRIPTION	SIZE (in)
1	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)	48
2	FRAME AND COVER	30
3	INLET PIPE (BY OTHERS)	12
4	OUTLET PIPE (BY OTHERS)	12
5	PIPE COUPLING (BY OTHERS)	
6	INTERNAL COMPONENTS (PRE-INSTALLED)	

WEIGHT: N/A

MATERIAL: N/A

REFERENCE NUMBER: N/A

DRAWING NO.: N/A

SHEET SIZE: 11" x 17"

SHEET: 1 OF 1

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(914) 962-4488 - Fax: (914) 962-7386
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PROJECT # 21-19

STATE OF NEW YORK
Professional Engineer
Joseph C. Rima, P.E.
NYS Lic. No. 64431

Revisions:
No. Date Comments
1. 11/17/21 Plan Updates
2. 2/15/22 PD Memo

SCALE: NTS

DRAWN BY: TK

DATE: 7/28/21

UTILITY DETAILS

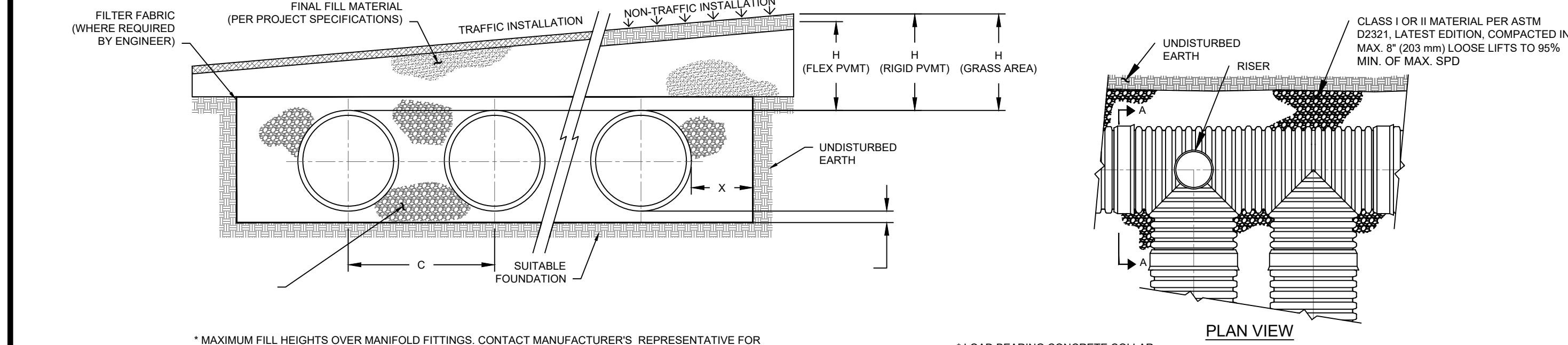
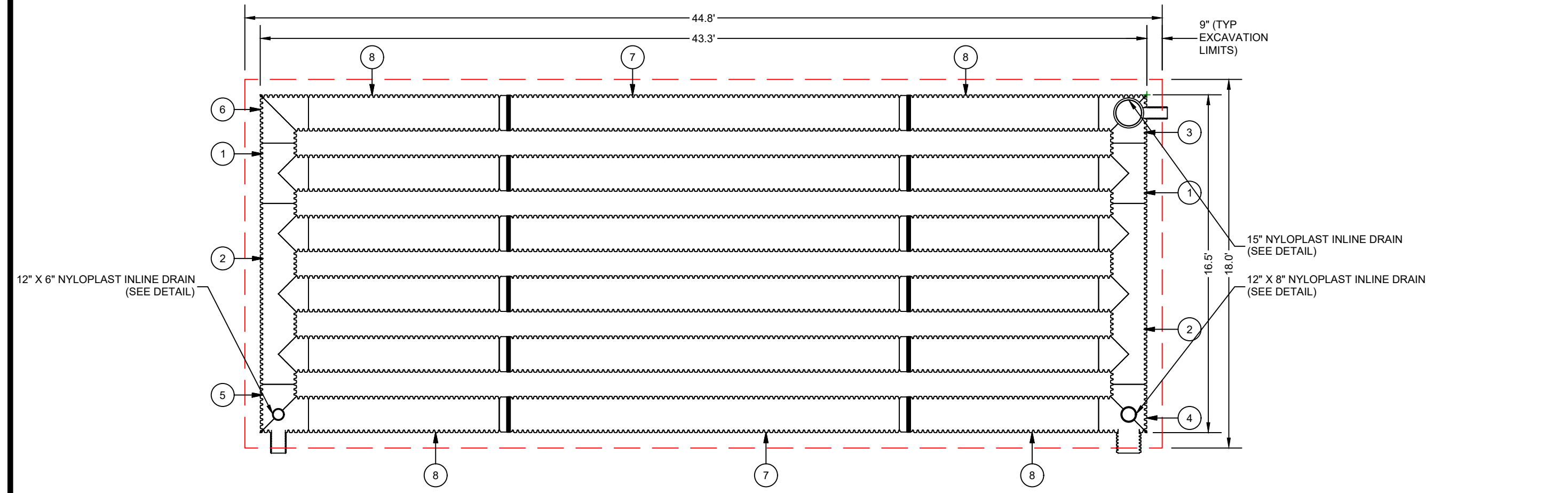
SITE PLAN PREPARED FOR
HOME & HEARTH
1750 EAST MAIN STREET
Town of Yorktown
Westchester County, New York

Sheet 8 of 9

ITEM	QTY	ALT. QTY	PART #	DESCRIPTION	STAN	VENDOR	NOTE	ITEM	QTY	ALT. QTY	PART #	DESCRIPTION	STAN	VENDOR	NOTE
1	2		1851AN	18" MANIFOLD TEE	STAN	ADS	SEE DETAIL	5-2	1		Standard_Stub	8" FAB STUB	STAN	ADS	COMPONENT
2	2		1853AN	18" TRIPLE MANIFOLD TEE	STAN	ADS	SEE DETAIL	6	1		1898AN	18" MANIFOLD 90 DEG BEND	STAN	ADS	SEE DETAIL
3	1		1888ANC-1	18" MANIFOLD 90 DEG BEND	COMP	ADS	SEE DETAIL	7	6 STICKS	118 LF	18850020IB	18" N12 HWY STIB SOLID 20"	STAN	ADS	AS SHOWN
3-1	1		0603AN	8" FAB STUB	STAN	ADS	COMPONENT	8	6 STICKS	115 LF	18850020IB	18" N12 HWY STIB SOLID 20"	STAN	ADS	FIELD CUT
3-2	1		1503AN	15" MANIFOLD INLET RISER	STAN	ADS	COMPONENT	9	18		1865AA	18" SPLIT COUPLER (150/PALLET)	STAN	ADS	NOT SHOWN
4	1		1888ANC-2	18" MANIFOLD 90 DEG BEND	COMP	ADS	SEE DETAIL	10	1 ROLLS	259 SY	0601TG	601.15' X 300' (500 SY) (NTP/PE SCAN) (20% OVERAGE)	STAN	ADS	SEE DETAIL
4-1	1		0603AN	8" MANIFOLD INLET RISER	STAN	ADS	COMPONENT	11	1		2712AGSN	12" INLINE DRAIN 12# ADS	STAN	ADS	SEE DETAIL
4-2	1		1206AN	12" FAB STUB	STAN	ADS	COMPONENT	12	1		2712AGSN	12" INLINE DRAIN 12# ADS	STAN	ADS	SEE DETAIL
5	1		1888ANC-3	18" MANIFOLD 90 DEG BEND	COMP	ADS	SEE DETAIL	13	1		2715AG	15" INLINE DRAIN SPEC W/GRATE	STAN	ADS	SEE DETAIL
5-1	1		0603AN	8" MANIFOLD INLET RISER	STAN	ADS	COMPONENT	14	2095 CF	78 CY	NA	EXCAVATION	NA	NA	NOT SHOWN

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE PIPE COVER REQUIREMENTS ARE MET.
- STUB SIZES AND INVERTS TO BE VERIFIED BY THE SITE DESIGN ENGINEER PRIOR TO FABRICATION.
- ADS RISERS ARE FABRICATED 30" (900 mm) FROM TOP OF PIPE TO TOP OF RISER DUE TO SHIPPING LIMITATIONS. ADDITIONAL PIPE AND COUPLERS CAN BE USED TO EXTEND THE RISERS TO GRADE.
- LAYOUT SHOWN DOES NOT INCLUDE ADDITIONAL PIPE & MANIFOLD NEEDED FOR PROPER PIPE INSERTION INTO STRUCTURES.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



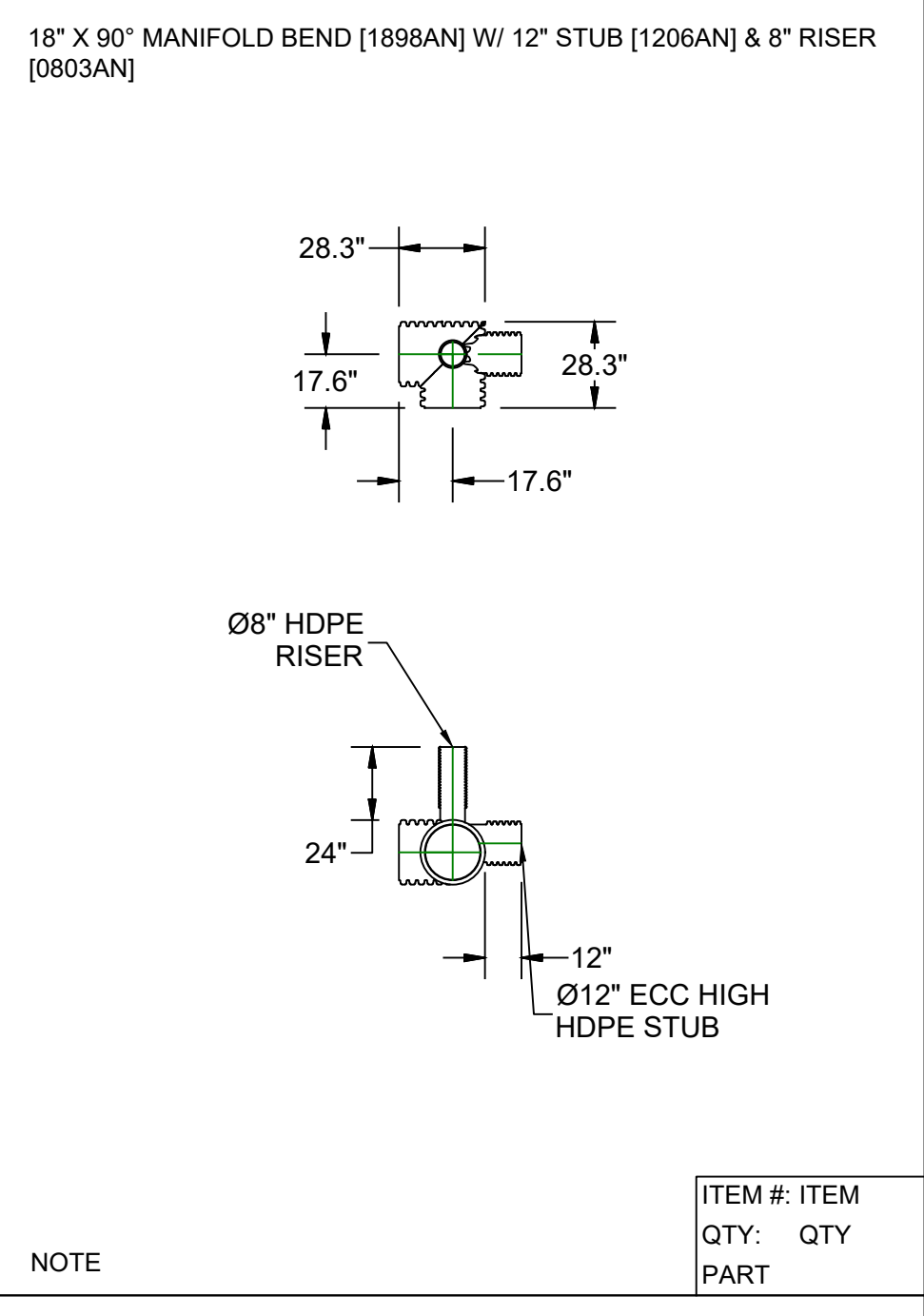
- NOTES:**
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" LATEST EDITION.
 - ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL WHEN REQUIRED. SEE ASTM D2321.
 - FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (102 mm) FOR 4"-24" (100-600 mm), 6" (152 mm) FOR 30"-60" (750-900 mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" (152 mm) ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (305 mm) FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION, FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" (305 mm) UP TO 36" (900 mm) DIAMETER PIPE AND 24" (610 mm) OF COVER FOR 42"-60" (1050-1500 mm) DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. MAXIMUM FILL HEIGHT LIMITED TO 8 FT (2.4 m) OVER FITTINGS FOR STANDARD INSTALLATIONS. CONTACT A SALES REPRESENTATIVE WHEN MAXIMUM FILL HEIGHTS EXCEED 8 FT (2.4 m) FOR INSTALLATION CONSIDERATIONS.

ADS RETENTION/DETENTION PIPE SYSTEM SPECIFICATION

- SCOPE**
THIS SPECIFICATION DESCRIBES ADS RETENTION/DETENTION PIPE SYSTEMS FOR USE IN NON-PRESSURE GRAVITY-FLOW STORM WATER COLLECTION SYSTEMS UTILIZING A CONTINUOUS OUTFALL STRUCTURE.
- PIPE REQUIREMENTS**
ADS RETENTION/DETENTION SYSTEMS MAY UTILIZE ANY OF THE VARIOUS PIPE PRODUCTS BELOW:
- N-12 STIB PIPE (PER AASHTO) SHALL MEET AASHTO M 294, TYPE S OR ASTM F2306
 - N-12 STIB PIPE (PER ASTM F2848) SHALL MEET ASTM F2848
 - N-12 MEGA GREEN STIB SHALL MEET ASTM F2848
- ALL PRODUCTS SHALL HAVE A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS. ALL STIB PIPE PRODUCTS ARE AVAILABLE AS PERFORATED OR NON-PERFORATED. WTIB PIPE PRODUCTS ARE ONLY AVAILABLE AS NON-PERFORATED. PRODUCT-SPECIFIC PIPE SPECIFICATIONS ARE AVAILABLE IN THE DRAINAGE HANDBOOK SECTION 1 "SPECIFICATIONS".
- JOINT PERFORMANCE**
PLAIN END / SOIL TIGHT (STIB)
STIB PIPE SHALL BE JOINED USING A BELL AND SPIGOT JOINT. THE BELL AND SPIGOT JOINT SHALL MEET THE SOIL-TIGHT REQUIREMENTS OF ASTM F2306 AND GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.
- PLAIN END PIPE AND FITTINGS CONNECTIONS SHALL BE JOINED WITH COUPLING BANDS COVERING AT LEAST TWO FULL CORRUGATIONS ON EACH END OF THE PIPE. GASKETED SOIL-TIGHT COUPLING BAND CONNECTIONS SHALL INCORPORATE A CLOSED-CELL SYNTHETIC EXPANDED RUBBER GASKET MEETING THE REQUIREMENTS OF ASTM D1056 GRADE 2A2. GASKETS, WHEN APPLICABLE, SHALL BE INSTALLED BY THE PIPE MANUFACTURER.
- FITTINGS**
FITTINGS SHALL CONFORM TO ASTM F2306 AND MEET JOINT PERFORMANCE INDICATED ABOVE FOR FITTINGS CONNECTIONS. CUSTOM FITTINGS ARE AVAILABLE AND MAY REQUIRE SPECIAL INSTALLATION CRITERION.
- INSTALLATION**
INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS RECOMMENDED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN NON-TRAFFIC AREAS FOR 12-60 INCH (300-1500 mm) DIAMETERS SHALL BE 1 FT (0.3 m). MINIMUM COVER IN TRAFFIC AREAS FOR 12-36 INCH (300-900 mm) DIAMETERS SHALL BE 1 FT (0.3 m) AND FOR 42-60 INCH (1050-1500 mm) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT (0.6 m). BACKFILL SHALL CONSIST OF CLASS I (COMPACTED) OR CLASS II (MINIMUM 95% SPD) MATERIAL, WITH THE EXCEPTION THAT 60 INCH (1500 mm) SYSTEMS SHALL USE CLASS I MATERIAL ONLY. MINIMUM COVER HEIGHTS DO NOT ACCOUNT FOR PIPE BUOYANCY. REFER TO ADS TECHNICAL NOTE 5.05 "PIPE FLOTATION" FOR BUOYANCY DESIGN CONSIDERATIONS. MAXIMUM COVER OVER SYSTEM USING STANDARD BACKFILL IS 8 FT (2.4 m). CONTACT A REPRESENTATIVE WHEN MAXIMUM FILL HEIGHT MAY BE EXCEEDED. ADDITIONAL INSTALLATION REQUIREMENTS ARE PROVIDED IN THE DRAINAGE HANDBOOK SECTION 6 "RETENTION/DETENTION".
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

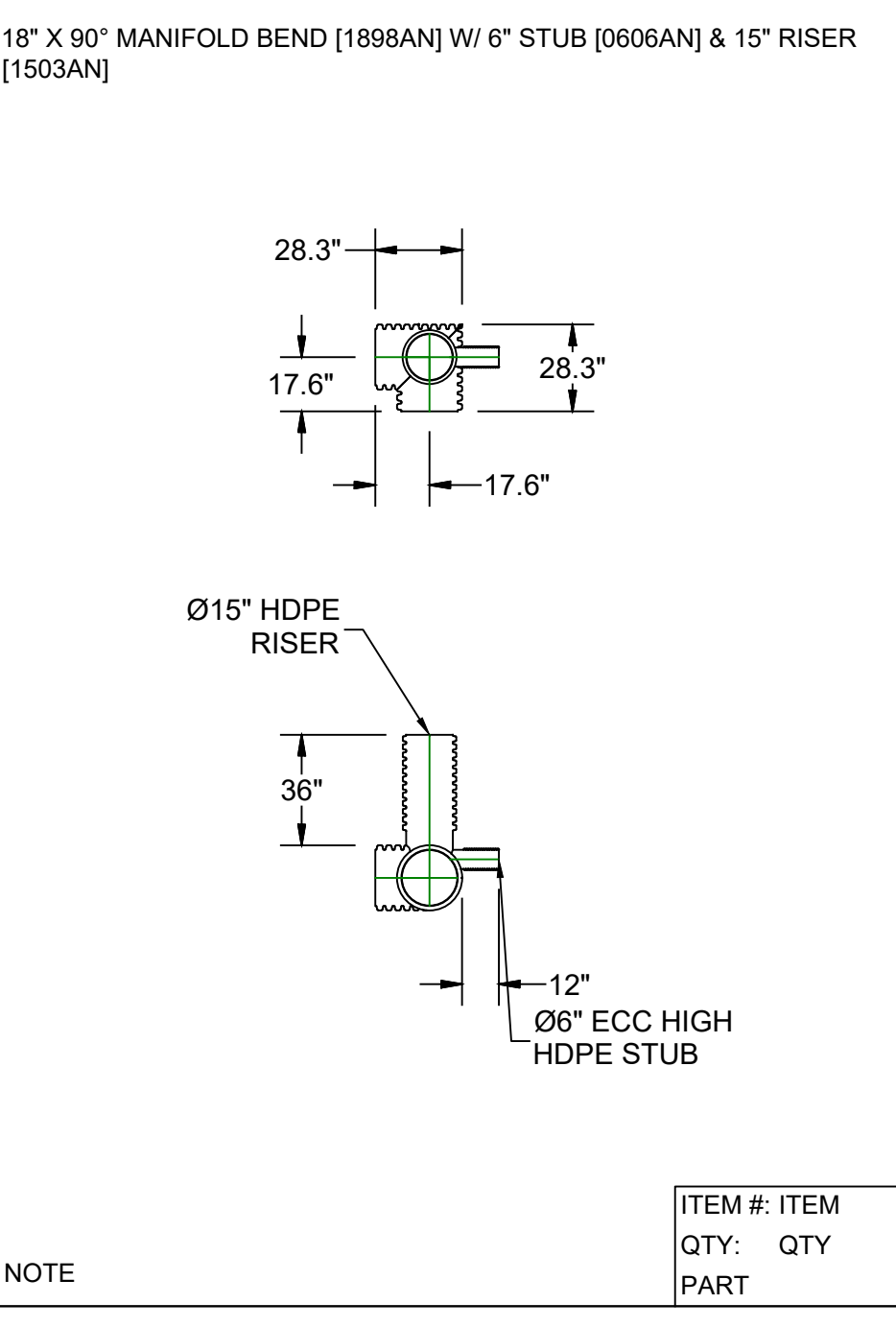
THE UNDERSIGNED HEREBY APPROVES THE ATTACHED PAGES.

CUSTOMER _____ DATE _____



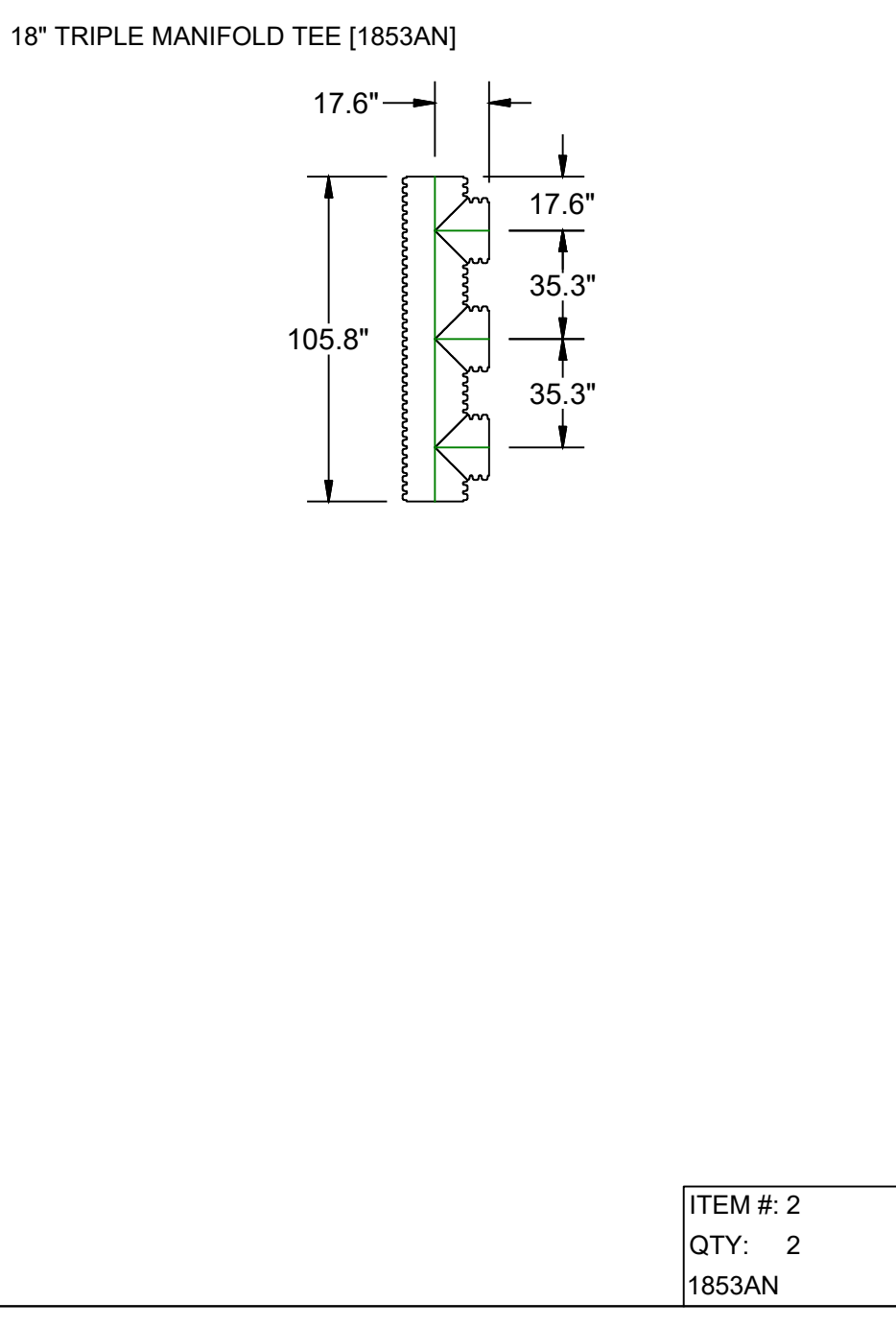
NOTE

ITEM # : ITEM QTY : QTY PART



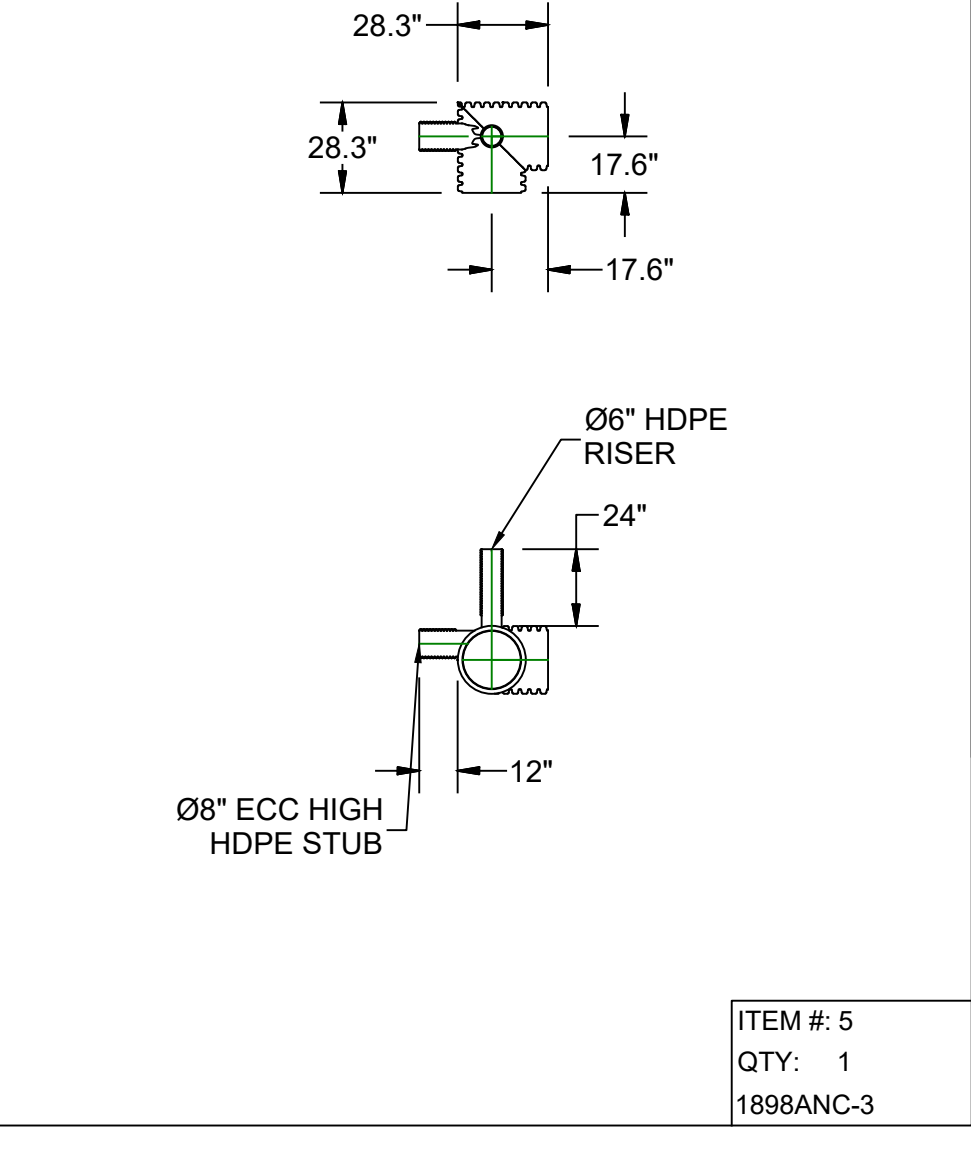
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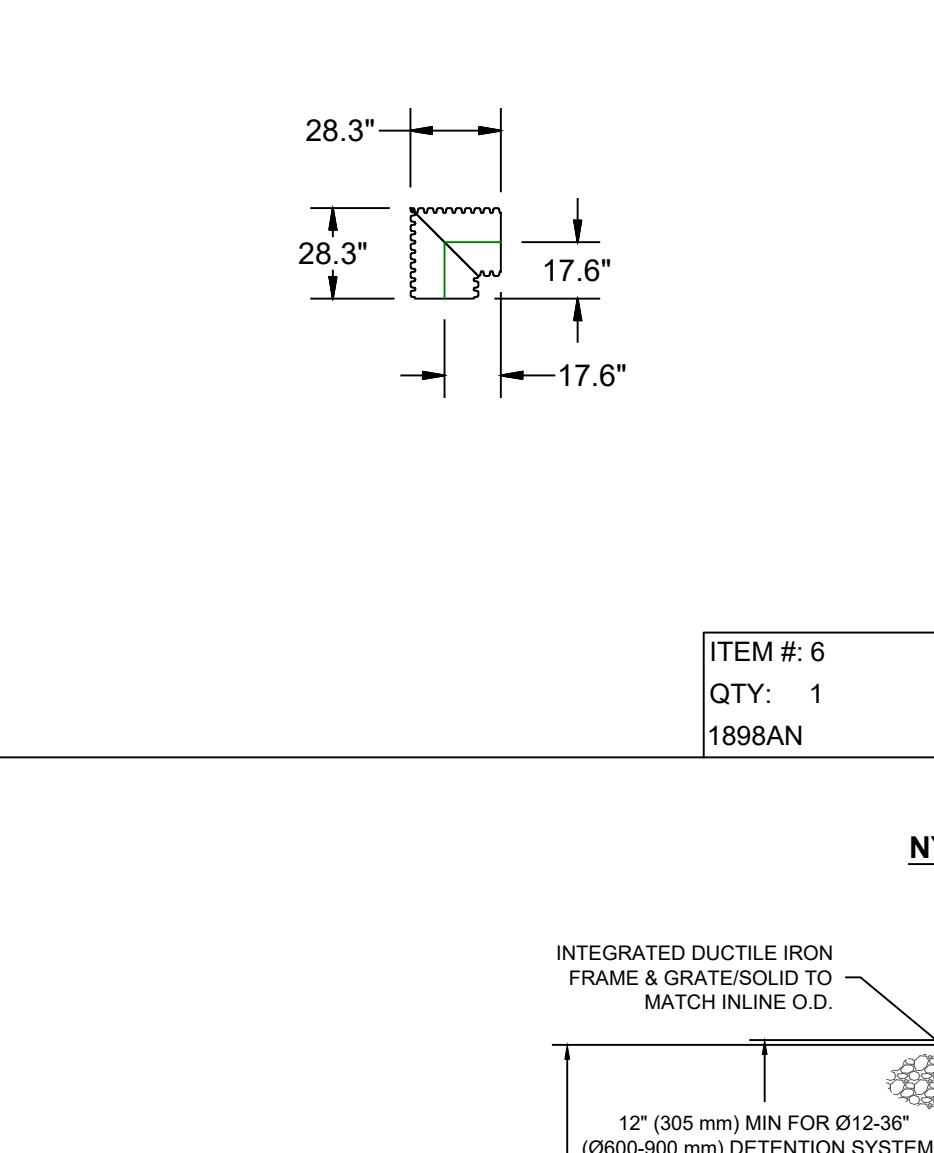
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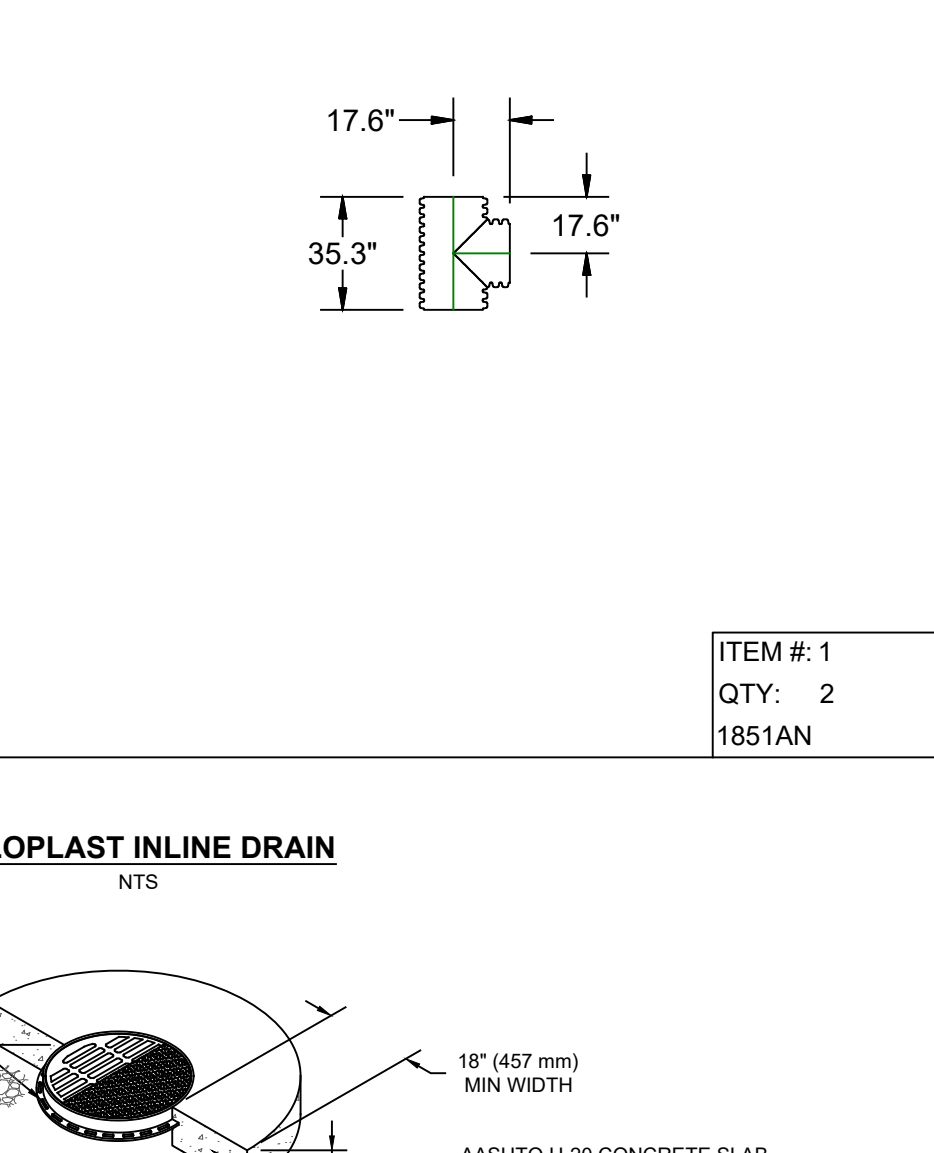
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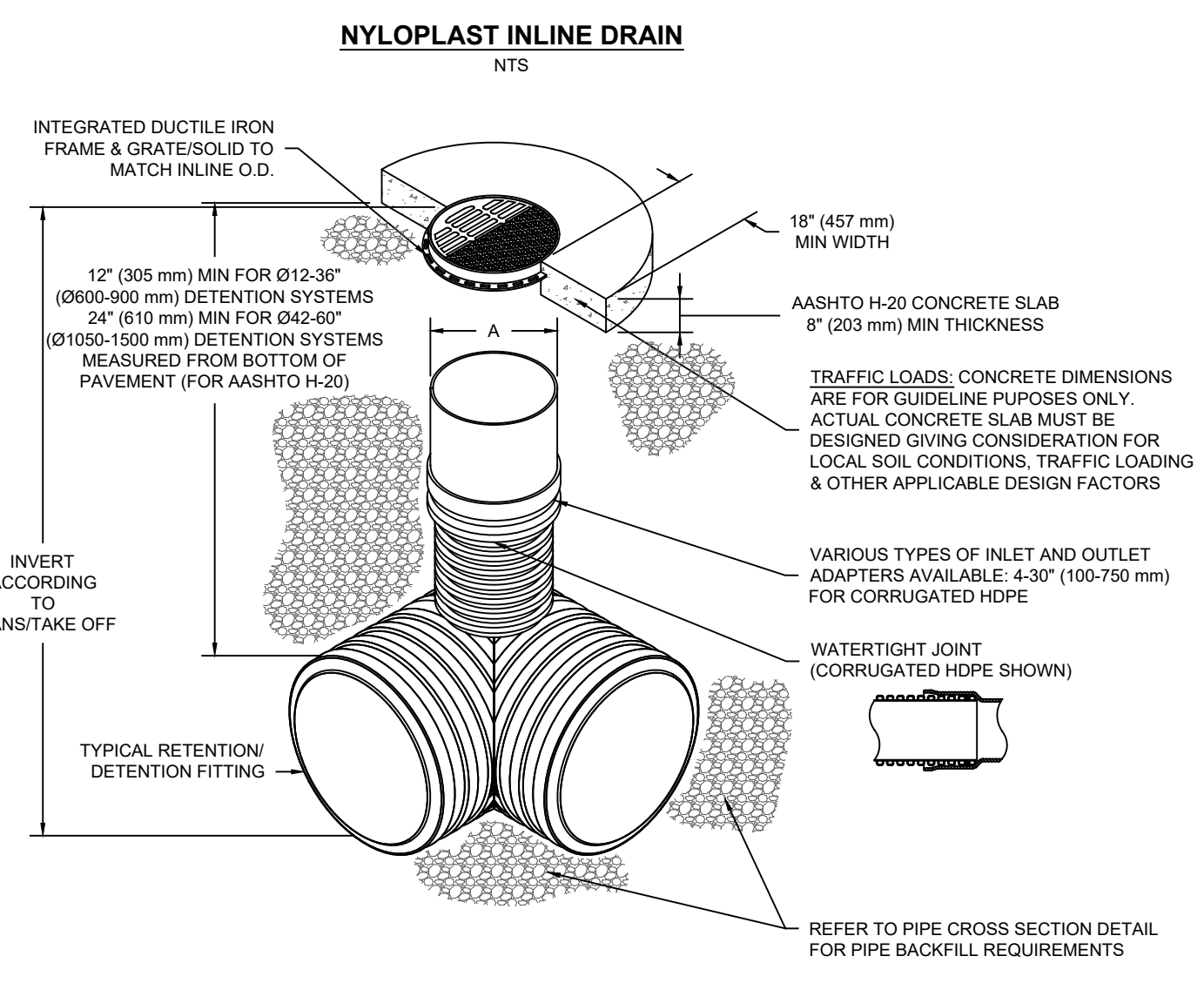
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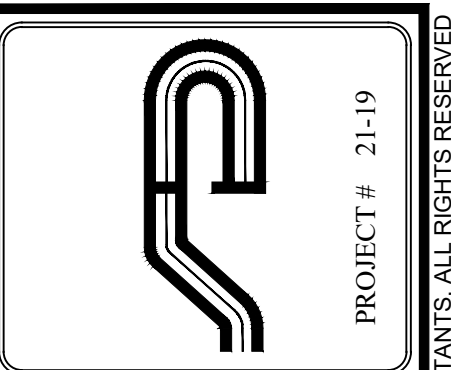
NOTE

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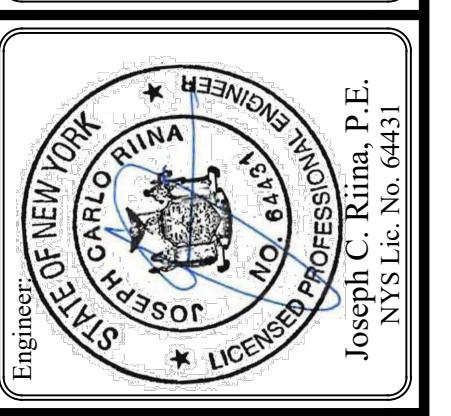


- NOTES**
- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
 - 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE ADS & HANCOR DUAL WALL & SDR 35 PVC
 - FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
 - TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS
8" (200 mm)	2708AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
10" (250 mm)	2710AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
12" (300 mm)	2712AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
15" (375 mm)	2715AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
18" (450 mm)	2718AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
24" (600 mm)	2724AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
30" (750 mm)	2730AG	PEDESTRIAN AASHTO H-20 STANDARD AASHTO H-20 SOLID AASHTO H-20



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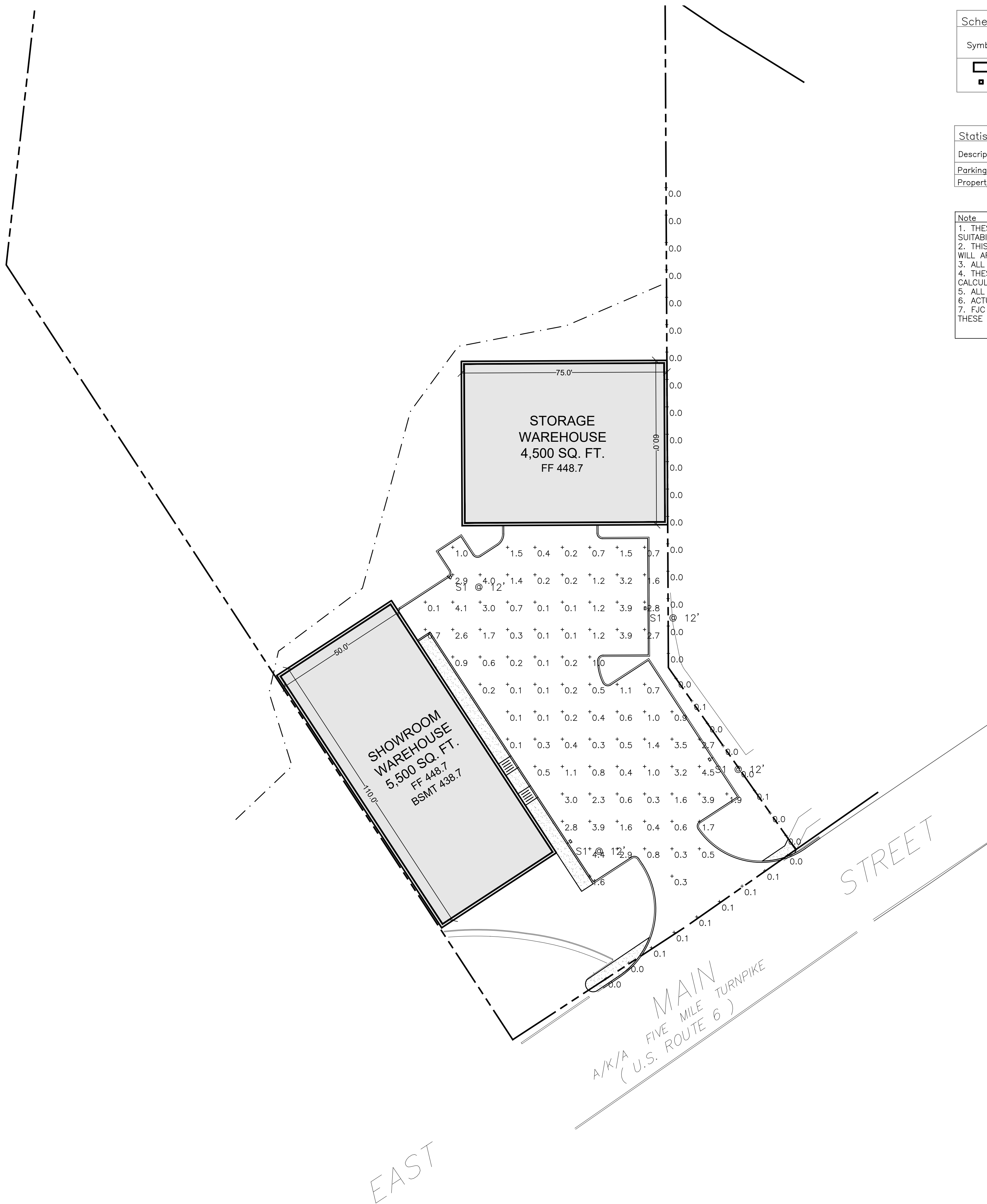
Revisions:	No.	Date	Comments:
	1	11/12/21	Plan Updates
	2	2/15/22	PD Memo

SCALE: NTS
DRAWN BY: TK
DATE: 7/28/21

DETENTION DETAILS

SITE PLAN PREPARED FOR
HOME & HEARTH
1750 EAST MAIN STREET
Westchester County, New York
Town of Yorktown

E:\2024\1750 HOME & HEARTH\ENGINEERING\CADD\1750 HOME & HEARTH\1750 SITE PLAN 10.5.24.DWG 21/08/2024 2:08:23PM

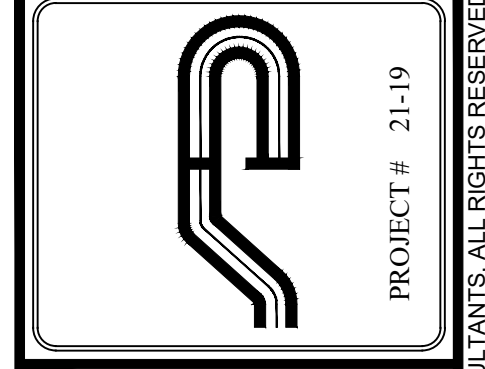


Symbol	Label	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	Lithonia Lighting	DSX0 LED P1 40K BLC MVOLT	DSX0 LED P1 40K BLC MVOLT	1	3862	0.9	38

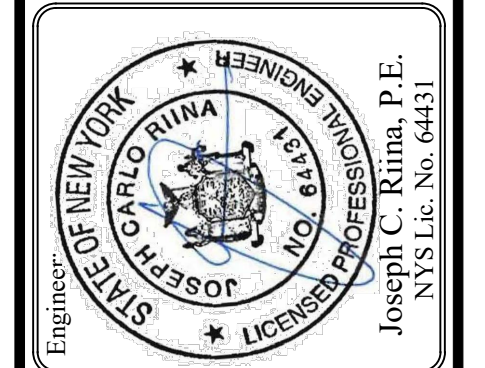
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	1.3 fc	4.5 fc	0.1 fc	45.0:1	13.0:1
Property Line Trespass	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

Note

- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SUITABILITY AND SAFETY.
- THIS PHOTOMETRICS LAYOUT WAS CALCULATED USING SPECIFIC CRITERIA, ANY DEVIATION FROM STATED PARAMETERS WILL AFFECT ACTUAL PERFORMANCE.
- ALL QUANTITIES ARE BASED ON FIXTURES SHOWN IN THE LIGHTING CALCULATIONS ONLY.
- THESE CALCULATIONS ARE BASED ON LISTED FIXTURES ONLY. SUBSTITUTION OF THESE FIXTURES VOIDS ALL CALCULATIONS.
- ALL SUBSTITUTIONS REQUIRE NEW CALCULATIONS BASED ON THE FIXTURES SUPPLIED.
- ACTUAL LIGHT LEVELS MAY VARY DUE TO ACTUAL FIXTURE LOCATIONS AND FIELD CONDITIONS.
- FJC RESERVES THE RIGHT TO WITHDRAW THESE CALCULATIONS FROM THE PUBLIC RECORD IF THE PRODUCT SPECIFIED ON THESE PLANS IS SUBSTITUTED.



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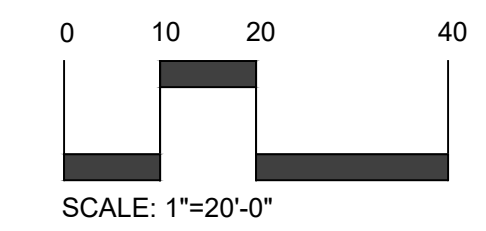
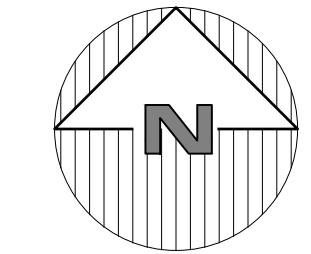


Revisions:	No.	Date	Comments
	1	11/12/21	Plan Updates
	2	2/15/22	PD Memo

SCALE: #####
 DRAWN BY: TK
 DATE: 7/28/21

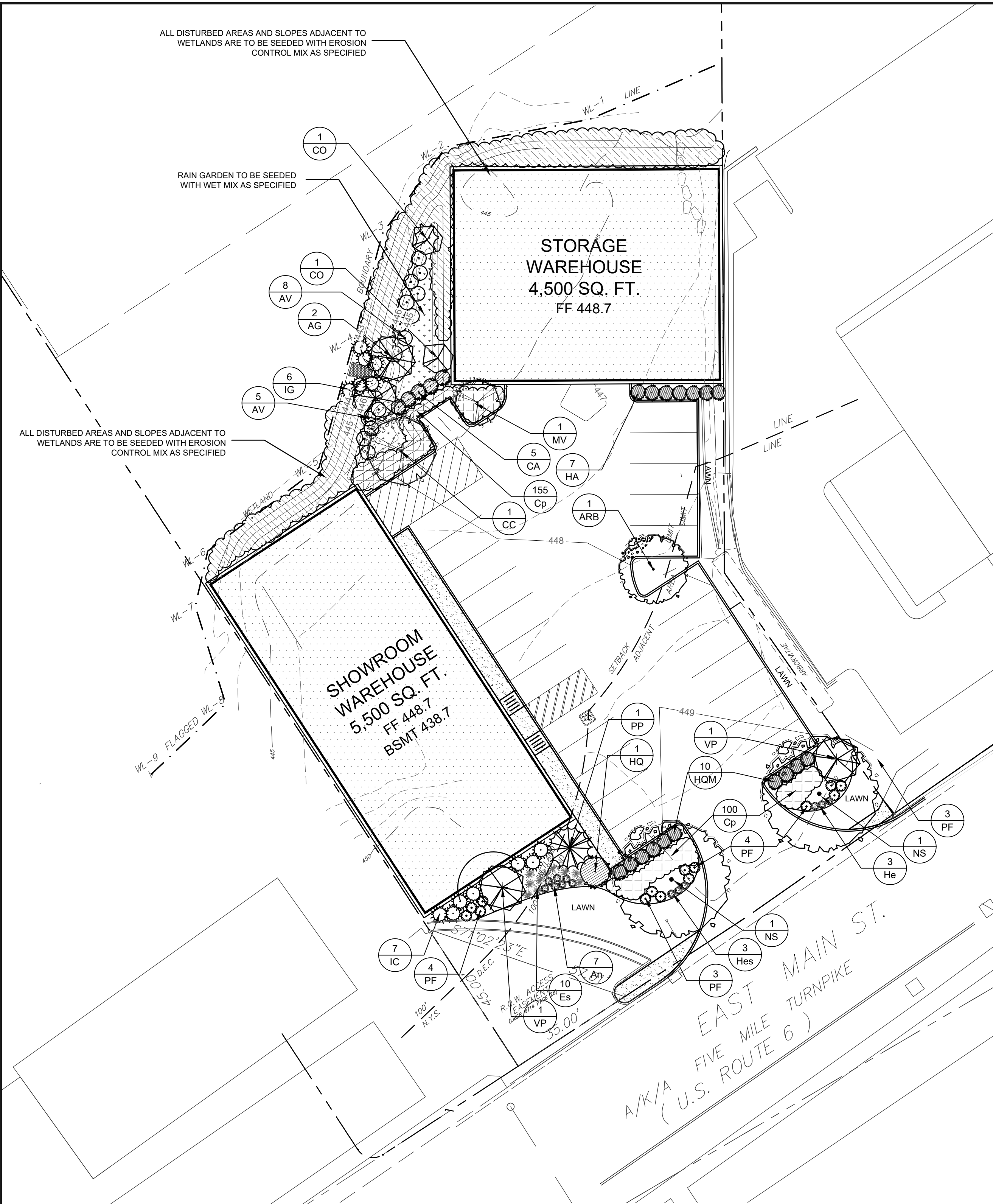
LIGHTING PLAN

SITE PLAN PREPARED FOR
HOME & HEARTH
 1750 EAST MAIN STREET
 Town of Yorktown, Westchester County, New York



NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2)(f) OF THE NEW YORK STATE EDUCATION LAW.

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GENERAL PLANTING NOTES

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.N.L.A STANDARDS.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
3. ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT PRE-APPROVED AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED, WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
4. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE AT HIS OWN EXPENSE.
6. ALL PLANTING AREAS SHALL HAVE A CONTINUOUS BED OF TOPSOIL 18" DEEP.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
8. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDS OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
9. SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
10. PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
11. WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
12. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
13. CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE.
14. ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
15. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.
16. CONTRACTOR TO VERIFY ALL SITE CONDITIONS IN FIELD PRIOR TO THE START OF CONSTRUCTION.
17. FIELD REVISIONS TO PLANT MATERIAL LOCATION AND MATERIAL SUBSTITUTIONS WILL BE PERMITTED IF CONFLICTS ARISE. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF CHANGE IS REQUIRED.
18. LANDSCAPE ARCHITECT TO CERTIFY THAT THE WORK ON THE SITE HAS BEEN IN ACCORDANCE WITH THE APPROVED PLAN ON FILE WITH THE TOWN PRIOR TO THE ISSUANCE OF C.O.

RAIN GARDEN TOPSOIL NOTES

1. MANMADE TOPSOIL SHALL CONSIST OF A MIXTURE OF 40% SAND AND 60% EQUAL VOLUMES OF ORGANIC AND MINERAL MATERIALS. WELL-DECOMPOSED CLEAN LEAF COMPOST IS THE PREFERRED SOIL AMENDMENT TO ACHIEVE THESE STANDARDS. NOTE THE "CLEAN" REFERS BOTH TO THE LACK OF CHEMICAL CONTAMINANTS SUCH AS PLASTIC AND TO THE LACK OF CHEMICAL CONTAMINANTS.
2. TOPSOIL CAN BE A SOURCE OF INVASIVE SPECIES SEEDS. PROVIDE INFORMATION ON THE SOURCE AND THE LIKELIHOOD THAT SUCH SEEDS ARE IN IT.
3. TWELVE OR MORE INCHES OF NATURAL OR MANMADE TOPSOIL SHOULD BE USED. MANMADE TOPSOIL USED FOR THE BASINS SHOULD CONSIST OF A MIXTURE OF EQUAL VOLUMES OF ORGANIC AND MINERAL MATERIALS. THIS MAY BE ACCOMPLISHED BY ADDING A SPECIFIC DEPTH OF ORGANIC MATERIAL AND DISKING IT IN TO TWICE THAT DEPTH.

SEED MIXES:

GENERAL SEED MIX: (OTION TO SOD)

WATER STAR ULTRA MIXTURE AS SUPPLIED BY PLANTER CHOICE NURSERY, OR APPROVED EQ.
 30% Razor Creeping Red Fescue
 20% Interga Perennial Ryegrass
 20% APR 2015 Perennial Ryegrass
 10% Survivor Chewings Fescue
 10% Soprano Perennial Ryegrass
 10% Blue Bonnet Kentucky Blue
 50# per 12,500 sq. ft.

EROSION CONTROL MIX:

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES AS SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQ.

SPECIES: Creeping Red Fescue, (Festuca rubra), Canada Wild Rye, (Elymus canadensis), Annual Ryegrass, (Lolium multiflorum), Perennial Ryegrass, (Lolium perenne), Blue Grama, (Bouteloua gracilis), Little Bluestem, (Schizachyrium scoparium), Indian Grass, (Sorghastrum nutans), Rough Bentgrass, (Agrostis scabra), Upland Bentgrass, (Agrostis perennans).

APPLICATION RATE: 35 lbs/acre 1250 sq. ft/lb

WET MIX:

ERNMIX 180 - RAIN GARDEN MIX AS SUPPLIED BY ERNST SEED, OR APPROVED EQ.

- | | |
|---|---------------------------|
| 33.4% SCHIZACHYRIUM SCOPARIUM, 'ITASCA' | LITTLE BLUESTEM, 'ITASCA' |
| 20.0% ELYMUS VIRGINICUS | VIRGINIA WILDRYE |
| 7.0% CAREX VULPINOIDEA | FOX SEDGE |
| 5.6% CHASMANTHIUM LATIFOLIUM | RIVER OATS |
| 5.5% ECHINACEA PURPUREA | PURPLE CONEFLOWER |
| 3.0% CHAMAECRISTA FASCICULATA | PARTRIDGE PEA |
| 3.0% COREOPSIS LANCEOLATA | LANCYLEAF COREOPSIS |
| 3.0% PANICUM CLANDESTINUM, TIOPA | DEERTONGUE, TIOPA |
| 3.0% PANICUM RIGIDULUM | REDTOP PANICGRASS |
| 3.0% RUDBECKIA HIRTA | BLACKEYED SUSAN |
| 3.0% VERBENA HASTATA | BLUE VERVAIN |
| 2.0% HELIOPSIS HELIANTHOIDES | OXEYE SUNFLOWER |
| 1.8% ASCLEPIAS INCARNATA | SWAMP MILKWEED |
| 1.0% CAREX SCOPARIA | BLUNT BROOM SEDGE |
| 1.0% SENNA HEBECARPA | WILD SENNA |
| 0.7% PYCNANTHEMUM TENUIFOLIUM | NARROWLEAF MOUNTAINMINT |
| 0.5% ASTER NOVAE-ANGLIAE | NEW ENGLAND ASTER |
| 0.5% ASTER PRENANTHOIDES | ZIGZAG ASTER |
| 0.5% BAPTISIA AUSTRALIS | BLUE FALSE INDIGO |
| 0.5% ZIZIA AUREA | GOLDEN ALEXANDERS |
| 0.4% MONARDA FISTULOSA | WILD BERGAMOT |
| 0.3% HELENIUM AUTUMNALE | COMMON SNEEZEWEED |
| 0.3% JUNCUS TENUIS | PATH RUSH |
| 0.2% EUPATORIUM PERFORIATUM | BONESET |
| 0.2% JUNCUS EFFUSUS | SOFT RUSH |
| 0.2% OENOTHERA FRUTICOSA | SUNDROPS |
| 0.2% SOLIDAGO NEMORALIS | GRAY GOLDENROD |
| 0.2% SOLIDAGO RUGOSA | WRINKLELEAF GOLDENROD |

SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE

THE NATIVE PERENNIAL FORBS AND GRASSES PROVIDE FOOD AND COVER FOR RAIN GARDEN BIODIVERSITY.

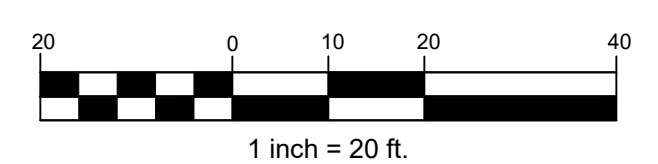
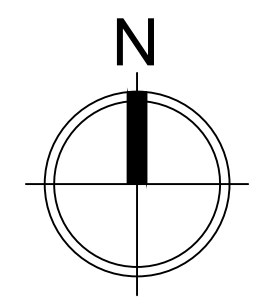
PLANT SCHEDULE

CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
CANOPY TREES	ARB	1	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	3" CAL.	B&B
	NS	2	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE SOUR GUM	3" CAL.	B&B
ORNAMENTAL TREES	CC	1	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B
	MV	1	MAGNOLI VIRGINIANA 'JIM WILSON'	MOONGLOW MAGNOLIA	12-14" HT.	B&B
EVERGREEN TREE	PP	1	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT SPRUCE	6-7" HT.	B&B
	AV	13	AZALEA VISCOSUM	SWAMP AZALEA	3 GAL.	B&B
SHRUBS	AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5-6" HT.	CONT.
	CO	2	CEPHALANTHOS OCCIDENTALIS	BUTTONBUSH	6 GAL.	CONT.
	CA	5	CLETHRA ALNIFOLIA	SUMMERSWEET	3 GAL.	CONT.
	HA	7	HYDRANGEA ARBORESCENS 'INCREDIBALL BLUSH'	INCREDIBALL BLUSH HYDRANGEA	3 GAL.	CONT.
	HQ	1	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	6 GAL.	CONT.
	HQM	10	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	3 GAL.	CONT.
	IC	6	ILEX CRENATA 'SCHWOBEL EXCELSA'	SCHWOBEL EX. HOLLY	3-4" HT.	CONT.
	IG	14	ILEX GLABRA 'DENSE'	DENSE INKBERRY	3 GAL.	CONT.
	PF	25	POTENTILLA FRUITICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	3 GAL.	CONT.
	VP	2	VIBURNUM PLICATUM F. 'TOMENTOSUM 'SHASTA'	SHASTA VIBURNUM	5-6" HT.	CONT.
HERBACEOUS	An	7	ASTER NOVAE-ANGLIAE 'VIBRANT DOME'	VIBRANT DOME ASTER	1 GAL.	CONT.
	Cp	255	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	4" POT.	CONT.
	Es	10	ERAGROSIS SPECTABILIS	PURPLE LOVEGRASS	1 GAL.	CONT.
	He	3	HEMEROCALLIS 'ALWAYS AFTERNOON'	ALWAYS AFTERNOON DAYLILY	1 GAL.	CONT.
Hes	3	HEMEROCALLIS 'STRAWBERRY CANDY'	STRAWBERRY CANDY DAYLILY	1 GAL.	CONT.	

SEE PLANS PREPARED BY SITE DESIGN CONSULTANTS UTILITIES, EASEMENTS, SITE, GRADING & DRAINAGE DESIGN.

NEW PLANT MATERIAL TO BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT.

SEED ALL DISTURBED AREAS WITH GENERAL SEED MIX UNLESS OTHERWISE NOTED.



- NOTES:**
1. BASE INFORMATION TAKEN FROM AUTOCAD BASE FILE SENT FROM SITE DESIGN CONSULTANTS ON MARCH 14, 2022.
 2. CONTRACTOR TO VERIFY ALL SITE CONDITIONS IN FIELD PRIOR TO THE START OF CONSTRUCTION.
 3. FIELD REVISIONS TO PLANT MATERIAL LOCATION AND MATERIAL SUBSTITUTIONS WILL BE PERMITTED IF CONFLICTS ARISE. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF CHANGE IS REQUIRED.

DATE: _____ REVISION: _____

A2 LAND CONSULTING
 LANDSCAPE ARCHITECTURE
 LAND USE CONSULTING

A2 Land Consulting, LLC
 30 Rocky Hill Rd.
 New Fairfield, CT
 P: 845.531.1504
 E: abigail@a2land.com
 W: www.a2land.com

PLANTING PLAN

DATE: 3.14.22
 SCALE: 1" = 20'
 PROJ #: 2226
 DWG FILE: 2226LA
 SHEET: L1

HOME & HEARTH

1750 E. MAIN ST.
 MOHEGAN LAKE

TOWN OF YORKTOWN
 WESTCHESTER COUNTY
 NEW YORK



Planting Details

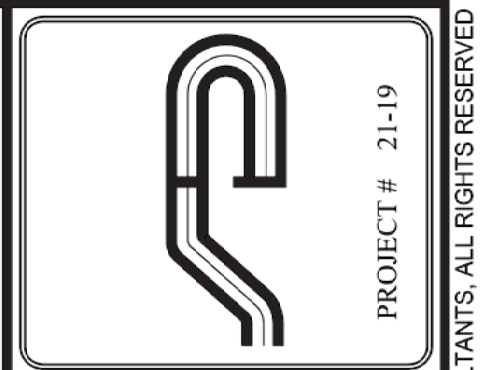
Plant choices for the wetland expansion were made according to existing site conditions and locally common species. All planting will proceed by hand. Materials will be brought to the site in good condition (see below) and then placed in central drop locations. The materials will then be hand-carried to their planting locations and in turn, planted by hand. Only rounded, shallow planting shovels will be used in this effort.

Criteria for selecting plant material will include (1) the plant's ability to withstand the expected light and saturation conditions; (2) its demonstrated survival on this site and other nearby sites; (3) the plant must be native and non-invasive; and (4) whether the plant material is available at nurseries in the same region as the site. See Table 1 for complete plant species list. Seed mix was chosen based on the species' ability to survive in moist areas adjacent to the road with some sun.

Planting will be done in spring or early summer (between April 1 and July 1). Shrubs may also be planted in the late summer to early fall (September 1 to October 30). In all cases, a hole will be dug twice as deep as the root ball. The only shovels allowed are rounded, shallow spades. The hole will then be backfilled with a thin layer (two to four inches) of rich, organic topsoil, the plant placed inside, the hole backfilled to the top and then gently tamped down. Container-grown plant material delivered to the job site will be inspected to assure moist soil/root masses. Any dry and light weight plants will not be accepted. If not planted immediately the container will be stored out of the sun and wind and kept moist (i.e., a means of watering will be provided and watering will occur daily).

When removed from the containers, the plants will be the size of the specified container. If in leaf, the plants will appear healthy with no spots, leaf damage, discoloration, insects or fungus. If not in leaf, the buds will be firm and free of damage, discoloration, insects or fungus. Containers will be a minimum of quart size for shrubs and gallon size for trees. Plants not having an abundance of well developed terminal buds on the leaders and branches will be rejected. The stems and branches of all plants will be turgid and the cambium healthy or the plants rejected. Seeding within wetland areas should not be completed when there is more than two inches of standing water, or in areas that are likely to be flooded. Seeds should be broadcast by hand or knapsack seeder using the proper seeding rate (3.5 pounds per acre), and carefully proportioning seed for the entire area. Cover with a light layer of straw mulch following seeding.

Plant Species Choices for Wetland Buffer Enhancement/Restoration				
Map Symbol	Quantity*	Scientific Name	Common Name	Size
Trees				
Aru	4	Acer rubrum	Red Maple	5' - 6'
Ns	3	Nyssa sylvatica	Black tupelo	5' - 6'
TP	6	Thuja plicata 'Green Giant'	Western red cedar	6' - 7'
Shrubs				
CSe	23	Cornus sericea	Redosier dogwood	3' - 4'
AC	3	Amelanchier canadensis	Shadblow	4' - 5'
IV	19	Ilex verticillata	Winterberry holly	3' - 4'
SD	14	Salix discolor	Pussy willow	4' - 5'
VD	14	Viburnum dentatum	Arrowwood	4' - 5'
Herbaceous Plants				
CS	50	Carex stricta	Tussock sedge	2" plug
CC	50	Carex crinita	Fringed sedge	2" plug
JE	50	Juncus effusus	Soft rush	2" plug
Seed Mix				
SWM	8 pounds	Riparian Buffer Mix ERNMX-154	Or equivalent	



Site Design Consultants
 Civil Engineers • Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com

Engineer:
 Joseph C. Rima, P.E.
 NYS Lic. No. 6451

Revisions:		Comments:	
No.	Date		

SCALE: 1" = 20'
 DRAWN BY: CS
 DATE: 7/22/2021

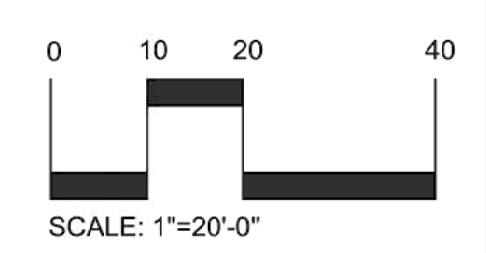
Wetland Buffer Enhancement Plan

SITE PLAN PREPARED FOR
HOME & HEARTH
 1750 East Main Street
 Westchester County, NY

Town of Yorktown



Buffer Mitigation Plan prepared by
 Steve Marino, PWS
 Tim Miller Associates, Inc.
 10 North Street, Cold Spring NY 10516
 845 265 4400

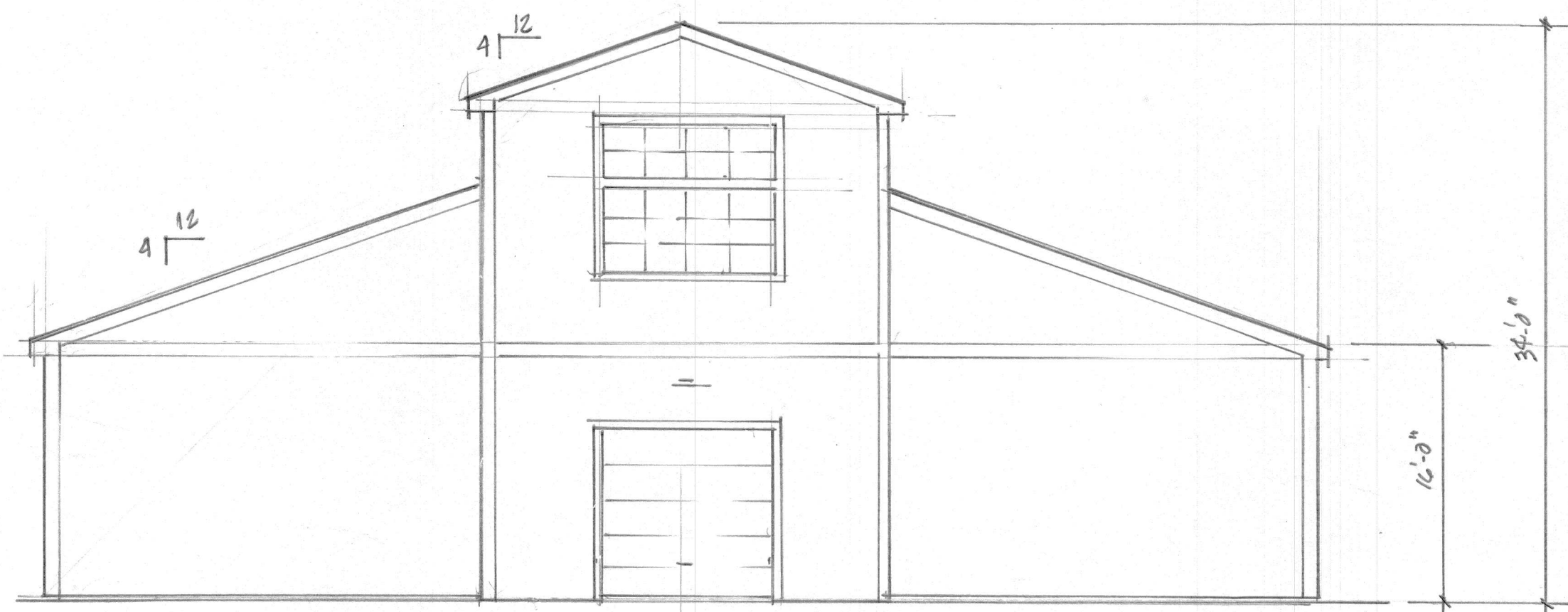


P:\2021\118 HOME & HEARTH\ENGINEERING\CAD\CAD-2118 HOME & HEARTH\2118 SITE PLAN.DWG 7/27/2021 10:24:28 AM

NOTE:
 1 THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C., DATED MARCH 24, 2004, LAST REVISED AUGUST 3, 2004. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

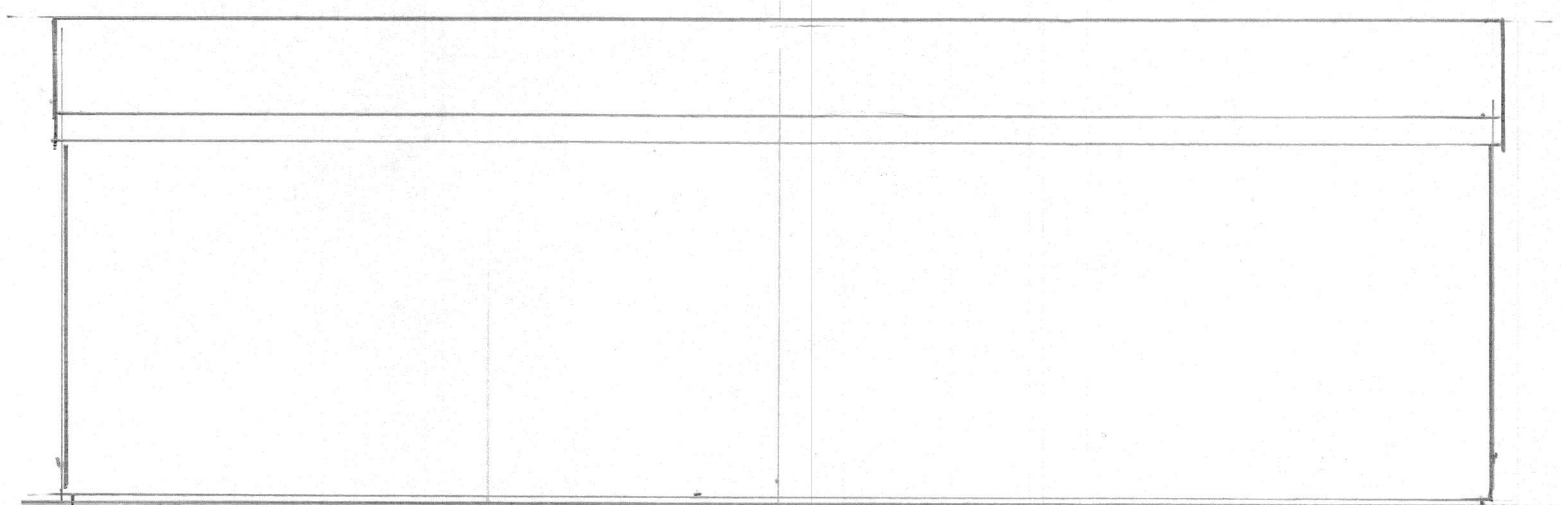
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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FRONT ELEVATION - A

SCALE 1/8" = 1'-0"



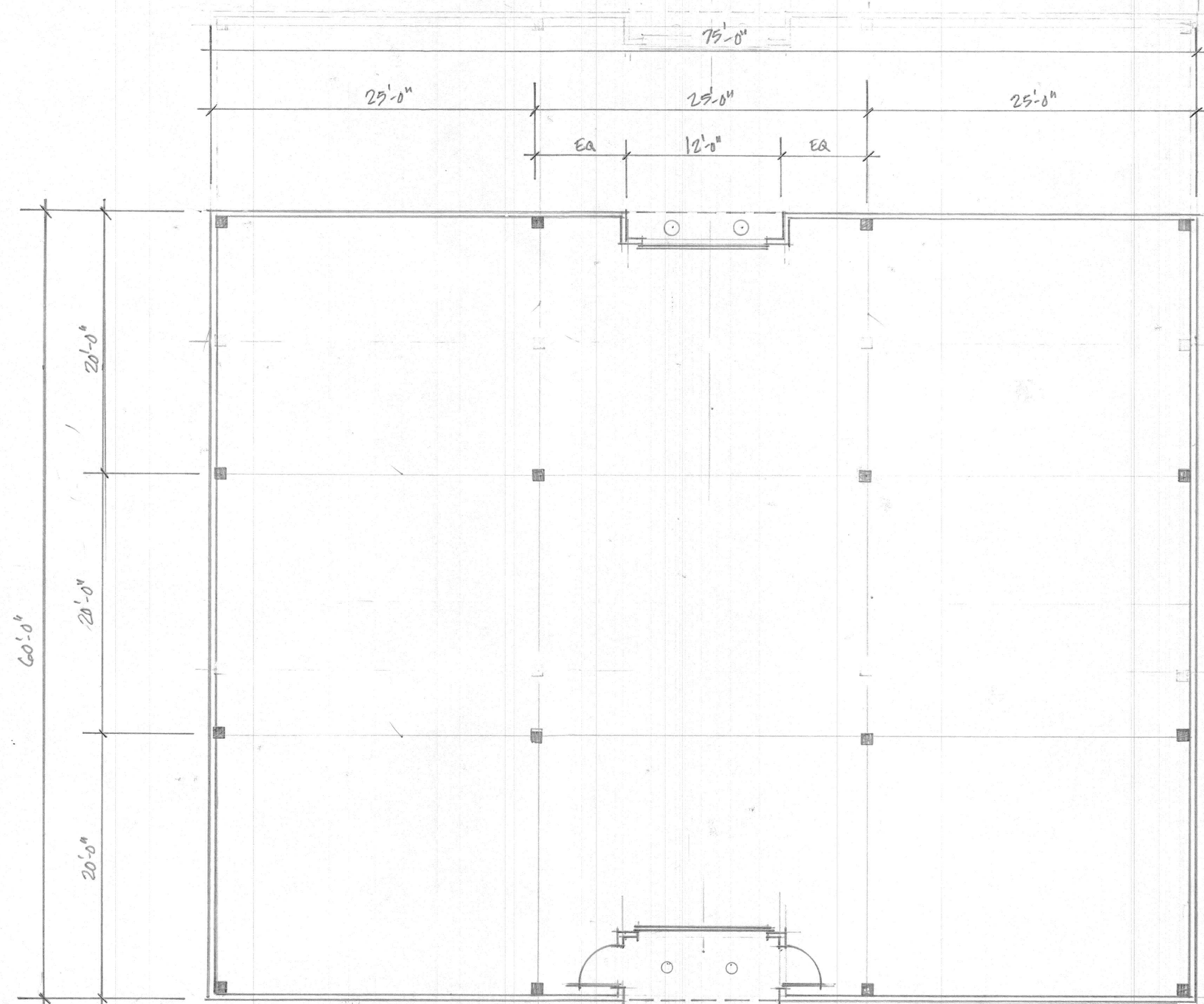
SIDE ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION - B

SCALE 1/8" = 1'-0"



FLOOR PLAN

SCALE 1/8" = 1'-0"

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DRAWING STATUS	BY	DATE
<input type="checkbox"/> PRELIMINARY		
<input type="checkbox"/> CLIENT APPROVAL		
<input type="checkbox"/> CONTRACT DRAWING		
<input type="checkbox"/> PERMIT APPLICATION		
<input type="checkbox"/> MUNICIPAL APPROVAL		
<input type="checkbox"/> NOT FOR CONSTRUCTION		
<input type="checkbox"/> CONSTRUCTION ISSUE		
<input type="checkbox"/> PRODUCT ORDER		

REVISION	BY	DATE
ELEVATION A	REP	12-1-2021

ARCHITECTS STAMP / SIGNATURE



ROBERT E. PHELAN
 755 DELANO ROAD,
 YORKTOWN HEIGHTS, NEW YORK 10598
 REPHELAN@OPTONLINE.NET
 914 - 391 - 6925

AUXILIARY BUILDING - STORAGE

HOME & HEARTH
 1750 EAST MAIN STREET
 YORKTOWN HEIGHTS, NEW YORK
 10598

Lakeview Estates

Lot #6

LEGEND

LIMIT OF 100' WETLANDS CONTROL BUFFER AND CONSERVATION EASEMENT (TOWN OF YORKTOWN)	---
STREAM LINES	---
BUFFER STRIP	---
SETBACK LINES	---
PROPERTY LINE	---

AREA SCHEDULE

ROAD R.O.W.	2,5100
DEDICATED LOT	1,9447
LOTS	47,7215
TOTAL	
EXISTING TOWN ZONING STATUS	80,000 SQUARE FOOT RESIDENTIAL
TOWN TAX AND DATA	SECTION 8.4, PARCEL 28, LOT AS SHOWN
ZONING CHART	R1-80
LOT AREA	80,000 S.F.
FRONT YARD	75.00'
SIDE YARD	30.00'
TWO SIDE YARDS COMBINED	80.00'
REAR YARD	75.00'



I, ELIOT SENOR, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED DEC 23, 1996 AND THAT THIS MAP WAS COMPLETED FEB 13, 1997

Eliot Senor DATE 3/23/97
 ELIOT SENOR, L.S. N.Y.S. LIC NO. 049822
 APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS.

THE OWNER OF PROPERTY SHOWN HEREON CERTIFIES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ITS FILING.

Joseph J. Macmillan DATE 4/7/97
 OWNER: AFFORDABLE ACQUISITIONS, INC.
 9 BLUEBERRY LANE
 PUTNAM VALLEY, NY

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
 WHITE PLAINS, NEW YORK

APPROVED SUBJECT TO PROVISIONS OF SEPARATE WATER SUPPLY AND SEPARATE SEWAGE DISPOSAL FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED TO BE INSTALLED IN ACCORDANCE WITH IMPROVEMENT PLAN ON FILE WITH THIS DEPARTMENT AND PLANS AND SPECIFICATIONS DULY APPROVED AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

PROPERTY SHOWN HEREON IS SUBJECT TO REGULATIONS FOR THE PROTECTION FROM CONTAMINATION OF THE PUBLIC WATER SUPPLY OF CITY OF NEW YORK (CROTON WATERSHED) AND ITS SOURCES.

ANY ERASURES, CHANGES, ADDITIONS AND/OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THE DATE OF THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS MAP SHOWING THIS ENDORSEMENT.

RECOMMENDED BY: *John V. DiGiuseppe* DATE 5-9-97
James J. DiGiuseppe P.E. DATE 4/7/97
 COMMISSIONER OF HEALTH

APPROVED BY THE PLANNING BOARD OF THE TOWN OF YORKTOWN.

[Signature] DATE 5/12/97
 CHAIRMAN

[Signature] DATE 3/10/97
 SECRETARY

APPROVED BY PLANNING BOARD RESOLUTION NO. 297
 DATE 3/10/97

- NOTES:**
- COMMON DRIVEWAY MAINTENANCE AGREEMENT TO LOTS 9, 10 AND 11 LOTS 13, 14 AND 15 ON THIS PLAN IS COVERED BY RESTRICTIONS AS PER FILED DECLARATIONS IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER, DIVISION OF LAND RECORDS.
 - NATURAL RESOURCES OF THE AREA WITHIN THE CONSERVATION EASEMENT SHALL REMAIN UNDISTURBED, EXCEPT AS MAY BE REQUIRED FOR CONSERVATION PURPOSES. UPON THE APPROVAL OF THE PLANNING BOARD, CONTOURS THEREOF SHALL NOT BE ALTERED. NO TOPSOIL OR UNDERLYING SOIL SHALL BE EXCAVATED THEREFROM. NOTHING SHALL BE PERMITTED TO OCCUR IN THIS AREA WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND AND NO TREES SHALL BE DESTROYED OR REMOVED AND NO OTHER PLANT OR VEGETATION SHALL BE DESTROYED OR REMOVED. THE OWNER OF FEES SHALL MAINTAIN THE RIGHT TO EXCLUSIVE USE OF THE LAND AND IS PERMITTED TO REMOVE DEAD VEGETATION AND TREES AND REPLACE SAME WITH NEW PLANTINGS AND THE DEVELOPER MAINTAINS THE RIGHT TO CONSTRUCT THE IMPROVEMENTS AS DETAILED ON THE IMPROVEMENT DRAWINGS AND WILL DEDICATE SAID IMPROVEMENTS WITHIN THE EASEMENT, TO THE TOWN OF YORKTOWN.
 - FRAME STRUCTURES TO BE REMOVED PRIOR TO HOUSE CONSTRUCTION ON AFFECTED LOTS.
- UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS MAP IS A VIOLATION OF SECTION 1209 SUB-SECTION 2, OF THE NEW YORK STATE EDUCATION LAW



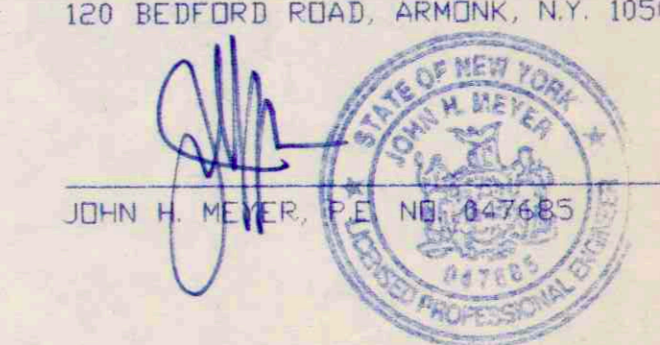
DESIGN DATA TABLE

NO. OF LOTS	AREA AC.	TEST PIT DESCRIPTION	% SAND	% SILT	% CLAY	PERC. RATE	WATER TABLE ELEV.	INTERV. SAND ELEV.	LENGTH OF FIELDS	ADJ. FIELD	MANHOLE DIA.	CURTAIN DIA.	REMARKS
1	2.00	LOAM W/SAND	77	20	3	ARNE	428'	112'	-	-	-	-	-
2	4.30	LOAM W/SAND	85	30	ARNE	503'	112'	-	7	210'	-	-	200' W/ R.O.W.
3	3.75	LOAM W/SAND	12	20	ARNE	428'	112'	-	7	175'	-	-	-
4	1.87	LOAM W/SAND	14.5	15	ARNE	347'	115'	-	7	225'	-	-	-
5	2.22	LOAM W/SAND	8	6	-G	ARNE	225'	75'	-	7	170'	-	-
6	2.31	LOAM W/SAND	7	20	ARNE	-5'	428'	X	2'-3.5'	-	-	-	-
7	2.95	LOAM W/SAND	8	30	ARNE	-5'	443'	X	0'-3'	-	-	-	200' W/ R.O.W.
8	1.73	LOAM W/SAND	8	14.29	ARNE	-6'	347'	115'	0'-2'	7	275'	-	200' W/ R.O.W.
9	1.80	LOAM W/SAND	12	30	ARNE	503'	112'	-	-	-	-	-	200' W/ R.O.W.
10	2.17	LOAM W/SAND	10	6	ARNE	347'	115'	-	75'	3.5'	-	-	-

NO. OF LOTS	AREA AC.	TEST PIT DESCRIPTION	% SAND	% SILT	% CLAY	PERC. RATE	WATER TABLE ELEV.	INTERV. SAND ELEV.	LENGTH OF FIELDS	ADJ. FIELD	MANHOLE DIA.	CURTAIN DIA.	REMARKS
11	2.27	LOAM W/SAND	12	5	ARNE	-3.5'	181'	43'	3.5'	-	-	-	PUMP REED
12	5.46	LOAM W/SAND	13.5	18.75	ARNE	-5'	428'	112'	3'	-	-	-	PUMP REED
13	2.76	LOAM W/SAND	13	6	ARNE	225'	75'	-	7	170'	-	-	PUMP REED
14	2.02	LOAM W/SAND	12	2	ARNE	ARNE	181'	63'	-	7	230'	-	-
15	1.83	LOAM W/SAND	10	12	ARNE	ARNE	347'	115'	-	-	-	-	PUMP REED
16	1.83	LOAM W/SAND	7	15	-G	ARNE	347'	115'	2.5'	7	335'	-	PUMP REED
17	1.87	LOAM W/SAND	11	30	ARNE	ARNE	503'	112'	-	-	-	-	200' W/ R.O.W.
18	2.17	LOAM W/SAND	6	30	ARNE	ARNE	503'	112'	X	-	-	-	200' W/ R.O.W.
19	2.06	LOAM W/SAND	7	20	ARNE	ARNE	428'	112'	-	-	-	-	-

* NONE IDENTIFICATION INDICATES AROUND WATER OR WETLANDS. WATER HAS NOT BEEN DETERMINED TO A MINIMUM DEPTH OF 3'-0" X ADDITIONAL 4 1/2' BEDROOM NOT PERMITTED

ENGINEERING PLANS OF SUBSURFACE SEWAGE DISPOSAL AREAS, WELLS, DRAINAGE AND RELATED APPURTENANCES BY JOHN MEYER CONSULTING, 120 BEDFORD ROAD, ARMONK, NY 10504



DATE 04/07/96

GABRIEL E. SENOR, P.C.
 CONSULTING ENGINEER & LAND SURVEYOR
 80 HARTSDALE AVE., HARTSDALE, NEW YORK 10530
 (914) 422-0070 (914) 422-0097

AMENDED SUBDIVISION MAP
LAKEVIEW ESTATES
 IN THE
TOWN OF YORKTOWN
 WESTCHESTER COUNTY, NEW YORK
 COUNTY SHEET: 10425 BLOCK: 226
 THIS MAP SUPERCEDES PHASE I - FILED ON MAY 6, 1996
 AS MAP NO 25697.

SCALE 1" = 60' DATE JAN 22, 1997

THE FILING OF THIS MAP SHALL CONSTITUTE AN IRREVOCABLE OFFER OF DEDICATION TO THE MUNICIPALITY OF THE R.O.W.'S SHOWN HEREON FOR HIGHWAY PURPOSES AND AN OFFER TO RESERVE EASEMENTS OVER AREAS ENTITLED "TOWN EASEMENT" TO SAID MUNICIPALITY FOR DRAINAGE AND UTILITY PURPOSES, SUBJUNCTIONALLY TO THE FORMAL ABANDONMENT OF THE MAP PRIOR TO ITS ACCEPTANCE.

GRADING PLAN LEGEND

- PROPERTY LINE
- 100' WETLAND BUFFER LINE - TOWN OF YORKTOWN
- 25 FOOT TREE CONSERVATION BUFFER
- EDGE OF WETLAND - TOWN OF YORKTOWN
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED FINISHED GRADE
- PROPOSED SPOT GRADE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING DRAINAGE INLET
- PROPOSED COMBINATION INLET
- EXISTING WING WALL
- PROPOSED WING WALL
- EXISTING END WALL
- PROPOSED END WALL
- PERCOLATION TEST & DESIGNATION
- TEST PIT & DESIGNATION
- PROPOSED WELL LOCATION
- DRY WELL
- EXISTING WATER COURSE - TOWN OF YORKTOWN
- PROPOSED DITCH OR SWALE
- EXISTING STONE WALL
- PROPOSED RIP-RAP
- EXPOSED BEDROCK
- PROPOSED SEPTIC SYSTEM AREA
- PROPOSED WOODEN GUIDE RAIL

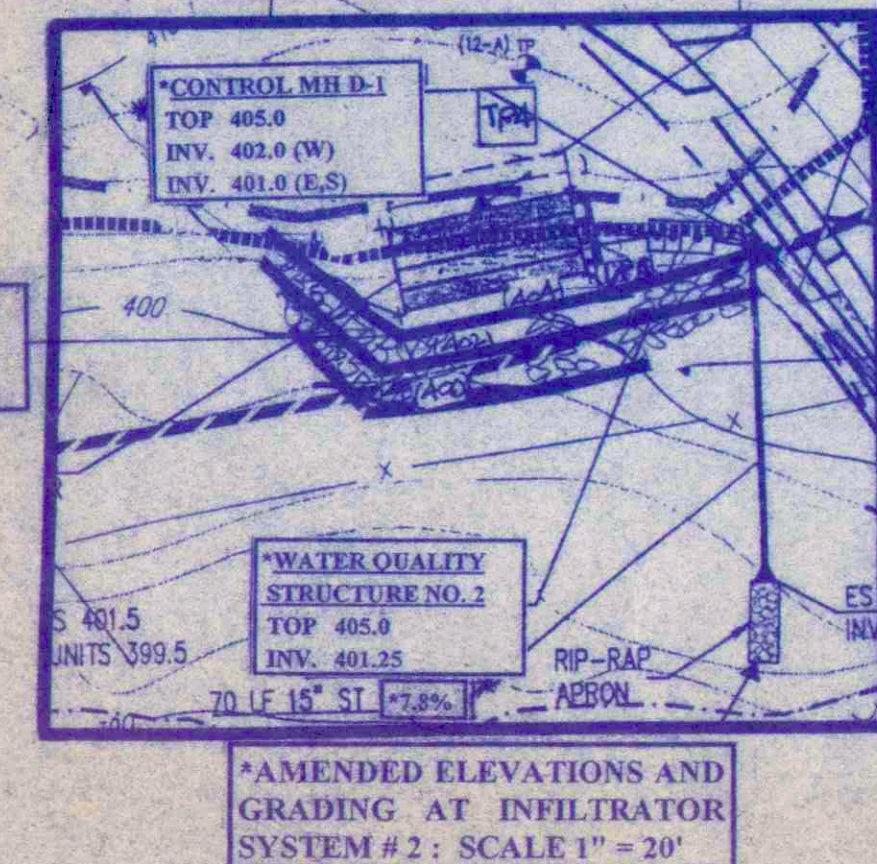
NOTES:
 1. TOPOGRAPHICAL AND ROADWAY CONTOUR INFORMATION OBTAINED FROM PLAN ENTITLED "SITE GRADING PLAN LAKEVIEW ESTATES ON BALDWIN ROAD, YORKTOWN, NEW YORK", DATED 06/20/96 PREPARED BY GABRIEL E. SENOR, P.C., CONSULTING ENGINEER, LAND SURVEYORS.

- LEGEND OF AMENDMENTS**
- TEXT NOTATIONS OF AMENDMENTS
 - INTERMITTENT STREAM
 - DEP 100' INTERMITTENT STREAM BUFFER
 - DEP 100' PERENNIAL STREAM BUFFER
 - RECHARGER UNITS
 - TEST PITS
 - AMENDED 100' SETBACK FROM TOWN WETLAND

ALL NOTES AND ADDITIONS TO THIS PLAN MADE BY SITE DESIGN CONSULTANTS HAVE BEEN INDICATED BY AN ASTERISK AND BY THE SYMBOLS REPRESENTED IN THE LEGEND. NO ALTERATIONS HAVE BEEN MADE TO THE ORIGINAL LAKEVIEW ESTATES SUBDIVISION PLANS DESIGNED BY JOHN MEYER CONSULTING.

DESIGN DATA TABLE

No. of Lots	Area Ac.	Test Pit Description	% Slope SSDS	Perc. Rate	Water Elev.	Imperv. Layer Elev.	Length of Fields	Add. Field for 4th Bt	Bank Run Depth	Curtain DPTH	Drain LGTH	REMARKS
1	3.08	Loom w/Sand	11	20.00	None	None	428'	142'	--	--	--	--
2	4.30	Loom w/Sand	8.5	30.00	None	None	563'	x	--	7'	210'	Dosing Req'd
3	3.75	Loom w/Sand	12	20.00	None	None	428'	142'	--	7'	175'	--
4	1.87	Loom w/Sand	14.5	15.00	None	None	347'	115'	--	7'	225'	--
5	2.22	Loom w/Sand	8	6.00	-6"	None	225'	75'	--	7'	170'	--
6	2.31	Loom w/Sand	7	20.00	None	-5"	428'	x	2'-3.5'	--	--	--
7	2.05	Loom w/Sand	8	30.00	None	-5"	563'	x	0'-5"	--	--	Dosing Req'd
8	1.73	Loom w/Sand	8	14.29	None	-6"	347'	115'	0'-2"	7'	275'	Dosing Req'd
9	1.88	Loom w/Sand	12	30.00	None	None	563'	187'	--	--	--	Dosing Req'd
10	2.11	Loom w/Sand & Cobbles	10	6.00	None to 7'	None to 7'	225'	75'	3.5'	--	--	--
11	2.27	Loom w/Sand & Cobbles	12	5.00	None	-3.5"	189'	63'	3.5'	--	--	--
12	5.46	Loom w/Sand & Cobbles	13.5	18.75	None	-6"	428'	142'	3'	--	--	Pump Req'd
13	2.75	Loom w/Sand	13	6.00	None	None	225'	75'	--	7'	190'	Pump Req'd
14	2.02	Loom w/Sand & Cobbles	12	2.00	None	None	189'	63'	--	7'	230'	--
15	1.83	Loom w/Sand & Cobbles	10	12.00	None	None	347'	115'	--	--	--	Pump Req'd
16	1.63	Loom w/Sand	7	15.00	-6"	None	347'	115'	2.5'	7'	335'	Pump Req'd
17	1.67	Loom w/Sand	11	30.00	None	None	563'	187'	--	--	--	Dosing Req'd
18	2.11	Loom w/Sand	6	30.00	None	None	563'	x	--	--	--	Dosing Req'd
19	2.08	Loom w/Sand	2	20.00	None	None	428'	142'	--	--	--	--



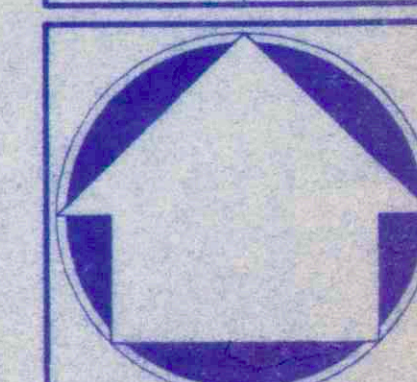
DATE	BY	REVISION
11/01/96	AS	1
02/27/97	AS	2
11/13/97	AS	3
08/09	AS	4

APHRODITE ACQUISITIONS, INC.
 8 BLUEBERRY LANE
 YORKTOWN, NY 10594

JOHN MEYER CONSULTING
 200 DELICIOUS ROAD, ARBONOMA, NY 10504



GRADING PLAN
LAKEVIEW ESTATES
 BALDWIN ROAD



SY-2


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THIS IS TO CERTIFY that the attached copy is a
true and correct copy of the Town of Yorktown Planning
Board Resolution approving:

LAKEVIEW ESTATES

Date of Resolution: MARCH 26, 1990

Hereby signed and certified by the Secretary of the
Planning Board

Signature: 4-16-90 

Date: _____

PLANNING BOARD
TOWN OF YORKTOWN

RESOLUTION APPROVING SUBDIVISION PLATS
PRELIMINARY LAYOUT

LAKEVIEW ESTATES

RESOLUTION NUMBER: 90-8 DATE: MARCH 26, 1990

On motion of Jeremiah Dineen, seconded by Robert Phelan the following resolution was adopted:

WHEREAS in accordance with the Planning Board's Land Development Regulations adopted February 13, 1969 and as last revised a formal and complete application for the approval of a Preliminary Layout entitled Lakeview Estates, prepared by Nouveau Architects and John Meyer, P.E., dated May 30, 1989 and last revised August 8, 1989 was submitted to the Planning Board on October 2, 1989, by Frank Gambelli, and the applicant has represented to this board that he is the lawful owner of the land within said subdivision; and

WHEREAS an application fee of \$3,000.00, covering 21 lots on 51.8 acres has been received by this board; and

WHEREAS pursuant to Seqra:

- 1) The Planning Board has been declared lead agency on February 9, 1987 (related to a previous submission).
- 2) The action has been identified as a Type I action.
- 3) A positive declaration has been adopted on May 22, 1989.
- 4) A DEIS has been accepted for circulation on October 2, 1989 and a Notice of Completion has been published on October 18, 1989.
- 5) An FEIS has been required and has been submitted and a Notice of Completion has been published on February 7, 1990.
- 6) A statement of finding has been filed on February 26, 1990.

WHEREAS the applicant has submitted to this board as part of this application the following maps and documents:

A set of maps titled Lakeview Estates, prepared by Nouveau Architects and John Meyer, P.E. dated 5/30/89 and last revised 8/8/89; and

Wetlands permit application #A-21-88 dated 4/7/88.

WHEREAS this board has referred this application to the following boards and agencies and has received and considered reports of the following:

Town Attorney 9/21/89, 1/16/90
Town Engineer 10/2/89, 12/6/89, 2/12/90
Planning Department 10/2/89, 12/7/89, 2/9/90, 3/22/90
ABACA 12/1/89
Conservation Board 11/16/88, 4/25/89, 6/20/89, 9/15/89,
9/27/89, 1/24/90, 2/20/90
Recreation Commission 5/9/88, 1/5/90, 2/12/90
Highway Superintendent ----
Fire Board ---
Public Safety ---
Westchester County Planning Board 12/26/89
Soil & Water conservation District 12/13/89, 2/15/90
Lawler, Matuski & Skelly, Eng. Consultants to the Town 2/9/90
Building Inspector 12/15/89
Westchester Co. Health Dept. 11/17/89
NY DEC 11/15/89

WHEREAS the requirements of this Board's Land Development Regulations have been met except as noted below; and

WHEREAS a public hearing was held on the said preliminary layout, DEIS and FEIS at the Town Hall in Yorktown Heights, New York on December 11, 1989, and continued on January 10, 1990, and February 12, 1990; and

WHEREAS the applicant has subsequently submitted the following maps and documents;

SY-100 - Lot layout dated 5/30/89 and last revised 1/12/90
SY-101 & 102 - Preliminary Subdivision Map dated 5/30/89
last revised 1/28/90
SY-101 & 102 - Alternates
SY-103 & 104 - Site Plan dated 7/28/89 and last revised
1/28/90
SY-105 & 106 - Erosion Control dated 7/28/89 and last
revised 1/28/90
SY-107 - Road Profiles dated 7/28/89 and last revised
1/28/90
SY-108, 109 & 109-A - Details dated 7/28/89 and last revised
1/28/90
SY-110 - Soils dated 7/28/89 and last revised 1/28/90
SY-111 & 112 - Structures dated 7/28/89 and last revised
11/1/89

SY-113 - Typical Sections dated 1/18/90
SY-113, 115, 116 - Storm Profiles dated 1/28/90
DA-1 and DA-2 - Proposed drainage area map dated 1/28/90
DP-1 - Area Drainage Plan dated 1/30/90
SY-001 - Preliminary Subdivision Map dated 3/14/90

WHEREAS the applicant has expressly represented that the only wetland permits needed on this site are for road construction and driveways as shown on map SY-001 dated 3/14/90

BE IT THEREFORE NOW RESOLVED that the application for said preliminary layout titled Lakeview Estates Preliminary Subdivision Map, prepared by Nouveau Architects and John Meyer, P.E. dated March 14, 1990 and all maps as listed above except alternates be approved subject to the following modifications and conditions and that the chairman and secretary of this board be and hereby are authorized to endorse this board's approval of said layout upon compliance by the applicant with such modifications and additional requirements as noted. If such modifications are not made and such conditions are not fulfilled and if a final plat has not been submitted for at least 10% of the approved lots within 180 days from the date of this resolution the plat shall be deemed disapproved.

Modify said preliminary layout to show the following:

- A) Complete SY-001 to include all data shown on SY-101 and 102.
- B) Revise all maps except alternates to reflect data shown on SY-001.
- C) Add note on Preliminary Plan stating that well depth will be a minimum of 200 feet.
- D) Add note on same stating that roof and driveway run-off from each lot in the development be recharged to the ground by means of on-site seepage systems.
- E) Show a 200 foot distance between on-site and off-site wells.
- F) Show house envelopes with decks, patios, and other structures to be constructed only within that envelope.
- G) Relocate home on lot 21 closer to northern boundary and show a 25 foot wide tree conservation/buffer area along southern boundary.
- H) Show conservation easements over wetlands and over the 100 foot wetlands control areas along all wetlands boundaries and add the standard conservation note.

- I) Show retention lot to be deeded to the town.
- J) Provide note that driveway grades will not exceed 10%.
- K) Show note on lot (1) stating that existing barn will be removed.

Additional conditions:

- A) Submit additional drainage calculations as required by the Town Engineer (also see the Soil and Water Conservation District memorandum of 2/15/90).
- B) Submit a revised wetlands permit application.

BE IT FURTHER RESOLVED that all mitigating measures described in the FEIS are hereby made part of this resolution and the approval is conditioned on full execution of these measures; and

BE IT FURTHER RESOLVED that monies in lieu of recreation land will be required for this subdivision.

BE IT FURTHER RESOLVED that with the final plat application the following be submitted:

- 1) Data complying with the Town Engineer's memorandum of February 12, 1990 except item (4).
- 2) Data complying with the final review of the Fire Board and the Highway Superintendent.
- 3) Maintenance agreements for common driveways.
- 4) Guidelines for future owners for protection of wetlands.
- 5) Indication of all trees to be preserved and method of protection (see Conservation Board's memorandum of 2/20/90).
- 6) Landscape plan as referred to in FEIS and including landscaping of entrance to the site and cul-de-sac.
- 7) Construction Phasing Plan.
- 8) Deeds for individual lots must include language describing limits of building area envelope which language is to be approved by the Town Attorney and Planning Board.

9) Pursuant to letter from applicant's attorney dated September 7, 1989 submitted as supplement to the DEIS, applicant shall provide improvement plans for the historic building on lot 1 to be approved by the Planning Board. When improved, said building will be sold to a qualifying buyer chosen by the Town's Housing Board under the guidelines of the town's affordable housing policy. Sale price to be set prior to final plat approval.

10) Tree survey along property line of lot 21.

BE IT FURTHER RESOLVED that the wetlands permit application for road and driveway construction only will be considered for approval in conjunction with the approval of the final plat

BE IT FURTHER RESOLVED that the final plat shall include a note expressly stating that there are to be no wetland permits issued except those for driveways and road crossings; and

BE IT FURTHER RESOLVED that all conservation easements are to be expressly stated in each individual deed

BE IT FURTHER RESOLVED that the developer will provide paid supervision by an acceptable environmental planner acceptable to the Planning Board over erosion controls during the construction period.

BE IT FURTHER RESOLVED that this approval shall not authorize grading of land or any construction work on the site except as is necessary for the completion of studies required for design and analysis of the map in final form.

BE IT FURTHER RESOLVED that upon due consideration by the board the following requirements of these regulations be waived: sidewalks due to low traffic volume.

BE IT FURTHER RESOLVED that upon due consideration by the board the following requirements of these regulations be modified: none.

THIS IS TO CERTIFY that the attached copy is a true and correct copy of the Town of
Yorktown Planning Board Resolution approving:

**REVISIONS TO SUBDIVISION PLATS
FOR THE LAKEVIEW MAJOR SUBDIVISION**

DATE OF RESOLUTION: January 6, 1997

HEREBY signed by the secretary of the Planning Board

SIGNATURE: *Quinnitt Ben*

DATE: 2/10/97

**TOWN OF YORKTOWN
PLANNING BOARD**

**RESOLUTION APPROVING REVISIONS TO SUBDIVISION PLATS
FOR THE LAKEVIEW MAJOR SUBDIVISION**

RESOLUTION NUMBER: 97-1

DATE: January 6, 1997

On motion of Judith Reardon, seconded by Robin Steiniger the following resolution was adopted:

WHEREAS the Planning Board approved by resolution a preliminary layout for the subject subdivision at its meeting of March 26, 1990; and

WHEREAS the applicant submitted a final plat on February 25, 1991 within the time prescribed by the preliminary resolution; and

WHEREAS the applicant submitted a revised final plat with the latest revision date as of June 26, 1991; and

WHEREAS a public hearing was held on said subdivision application and plat at the Town Hall in Yorktown Heights, New York on April 8, 1991; and

WHEREAS the Planning Board on April 22, 1991 approved resolution #91-6; and

WHEREAS the applicant submitted an application, and a revise plat for approval of Phase I and II of the subdivision; and

WHEREAS said plat was approved by the Planning Board by resolution #91-24 on October 7, 1991; and

WHEREAS said resolution lapsed on April 7, 1991; and

WHEREAS two ninety (90) day time extensions had been granted which lapsed on October 7, 1992

WHEREAS resolution #91-24 was reapproved by resolution #92-22 on October 5, 1992 and received two ninety (90) day time extensions, which expired on October 5, 1993; and

WHEREAS resolution #91-24 was reapproved by resolution #94-5 on March 28, 1994 and received two (90) day time extensions, which expired on March 28, 1995; and

WHEREAS resolution #91-24 was reapproved by resolution #95-9 on March 27, 1995; and

WHEREAS the Planning Board chairperson and secretary signed the plat for the subdivision on March 25, 1996, within the time prescribed by the Town Code; and

WHEREAS the applicant filed the signed plat with the Westchester County Clerk on May 3, 1996, within the time required; and

WHEREAS the applicant has subsequently submitted a request for:

- 1) A reduction in the length of the approved stream crossing bridge from 60 feet to 40 feet.
- 2) The elimination of common driveways for lots 2, 3, 6, 7, 17, 18, and 19.
- 3) The approval of a stormwater treatment plan, which includes subsurface water quality control structures, in which the Town of Yorktown will be the party responsible for the maintenance of these structures.
- 4) The creation of a lighting district.
- 5) Approval of demolition of the existing Gregory house structure to construct a new house that will match the design of the existing house.

WHEREAS this board received an application fee of \$1,980; and

WHEREAS the SEQRA process was completed prior to the approval of the Preliminary Layout and;

WHEREAS the Planning Board has reviewed the recreation needs created by the subject subdivision as well as the present and anticipated future needs of the surrounding area as analyzed and planned for in the Town's Recreation Plan adopted in 1978; and

WHEREAS based on an assessment of the recreation needs created by the subject subdivision and the recreation needs of the surrounding area reflected in the Town's Recreation Plan, the Planning Board found that the subject neighborhood requires a tot lot for its present and future recreation needs; and

WHEREAS the majority of open space available within the subject subdivision is environmentally sensitive and unsuitable for active recreation; and

WHEREAS while additional recreation land is needed to meet the recreational needs created by the subject subdivision, as well as the surrounding neighborhood, recreation lands of suitably character or adequate size cannot be properly located within the subject subdivision or is otherwise not practical;

BE IT HEREBY FURTHER RESOLVED that \$5,000 per two (18) new lots (\$90,000) in lieu of recreation lands shall be provided by the applicant to satisfy the recreational needs created by the subject subdivision and to help meet the present and anticipated needs of the surrounding neighborhood (of which \$40,000 was paid to the Town on March 22, 1996, the balance of \$50,000 to be paid prior to the signing of the final plat; and

WHEREAS the applicant has submitted to this board as part of said application a plat titled "Subdivision Plat of Property prepared for Lakeview Estates" prepared by Donald R. Calabrese Assoc's., Inc., dated July 31, 1990, and last revised November 3, 1994

WHEREAS the applicant has submitted to this board as part of said application for approval of the amended plat, the following documents:

- 1) A drawing titled "CS - Cover Sheet" prepared by John Meyer Consulting, last revised 12/11/96.
- 2) A drawing titled "SY-1 - Grading Plan" prepared by John Meyer Consulting, last revised 12/11/96.
- 3) A drawing titled "SY-2 - Grading Plan" prepared by John Meyer Consulting, last revised 12/11/96.
- 4) A drawing titled "SY-3 - Utility Plan" prepared by John Meyer Consulting, last revised 12/11/96.
- 5) A drawing titled "SY-4 - Utility Plan" prepared by John Meyer Consulting, last revised 12/11/96.
- 6) A drawing titled "SY-5 - Sediment and Erosion Control Plan" prepared by John Meyer Consulting, last revised 12/11/96.
- 7) A drawing titled "SY-6 - Sediment and Erosion Control Plan" prepared by John Meyer Consulting, last revised 12/11/96.
- 8) A drawing titled "SY-7 - Road Profiles" prepared by John Meyer Consulting, last revised 11/01/96.
- 9) A drawing titled "SY-8 - Road Section/Culvert Profiles" prepared by John Meyer Consulting, last revised 11/01/96.
- 10) A drawing titled "SY-9 - Soil Map" prepared by John Meyer Consulting, last revised 12/11/96.

- 11) A drawing titled "SY-10 - Soil Map" prepared by John Meyer Consulting, last revised 12/11/96.
- 12) A drawing titled "SY-11 - Driveway Profiles" prepared by John Meyer Consulting, last revised 11/01/96.
- 13) A drawing titled "SY-118 - Details" prepared by John Meyer Consulting, last revised 12/11/96.
- 14) A drawing titled "SY-119 - Details" prepared by John Meyer Consulting, last revised 11/27/96.
- 15) A drawing titled "SY-119A - Details" prepared by John Meyer Consulting, last revised 12/11/96.
- 16) A drawing titled "DA-1 - Drainage Area Map" prepared by John Meyer Consulting, last revised 12/11/96.
- 17) A drawing titled "DA-2 - Drainage Area Map" prepared by John Meyer Consulting, last revised 12/11/96.
- 18) A drawing titled "Plan LP-1 - Lighting" prepared by John Meyer Consulting, last revised 11/1/96
- 19) A drawing titled "Plan LP-2 - Lighting" prepared by John Meyer Consulting last revised 11/1/96
- 20) A report titled "Stormwater Management Report - Lakeview Estates" prepared by John Meyer Consulting, dated July 8, 1996.

WHEREAS the Planning Board has referred this proposal to the following agencies and has received input from same:

Town Engineer 11/8/96, 11/1/96, 10/17/96, 6/6/96
 Planning Department 1/2/97, 11/18/96, 8/21/96
 ABACA 11/14/96, 8/6/96, 6/5/96, 4/2/96
 Conservation Board 6/9/96, 6/7/96, 3/27/96
 Highway Superintendent
 Building Inspector 1/6/97
 Fire Prevention Board 10/21/96
 Superintendent of Parks & Recreation
 Public Safety
 Landmarks preservation 1/6/97

Environmental Code Enforcement Officer 11/13/96
Westchester County Dept. Of Planning 1/6/97
Westchester County Dept. of Parks

WHEREAS the proper endorsement of the County Health Office has not been obtained; and

WHEREAS the requirements of this Board's Land Development Regulations have been met except as noted below; and

WHEREAS a public hearing was held on the said application at the Yorktown Community and Cultural Center in Yorktown Heights, New York on the evening of January 6, 1997; and

BE IT THEREFORE NOW RESOLVED that resolution #91-24 is hereby revoked; and

BE IT THEREFORE NOW RESOLVED that the application of Aphrodite Construction for the approval of amendments to a map titled "Subdivision Plat of Property prepared for Lakeview Estates" prepared by Donald R. Calabrese Assoc's., Inc., dated July 31, 1990, and last revised November 3, 1994 be approved subject to the following modifications and conditions and that the Chairman and Secretary of this board be and hereby are authorized to endorse this board's approval on said plat upon compliance by the applicant with such modification and additional requirements as noted. If such modifications are not made and such conditions are not fulfilled within 180 days from the date of this resolution the plat shall be deemed disapproved.

Modify said plat to show the following:

- A) Remove lines of common driveway easements on lots 2, 3, 6, 7, 18, & 19.
- B) Revise the common driveway easements on lots 9, 10, 13, & 14.
- C) Remove the turn around easement from lots 14 & 15.
- D) Revise note #2 to exclude lots 2, 3, 4, 6, 7, 8, 17, 18, & 19.
- E) Remove notes #6, # 7, #8, & #9.
- F) Show the name and signature of the current owner of the property.
- G) The line delineating Phase I and Phase II is to be removed.
- H) The area schedule shall be revised to combine Phase I and II, and remove the turn-around (tempoary cul-de-sac).
- I) Add easements to permit town maintenance of the storm water detention structures on lots

#11, #12, & #13, to the satisfaction of the Town Engineer and the Planning Board.

Modify Improvement Plans to show the following:

- A) Provide a lighting district to be approved by the Town Board, and limited to the subdivision. Upon installation of the lighting fixtures, the final installed light levels are to be approved by the Planning Board.

BE IT THEREFORE RESOLVED that said plat shall not be endorsed by the Planning Board until the improvements shown on the construction detail improvement plans as modified, are completed by the applicant to the satisfaction of the Superintendent of Highway, Town Engineer and Town Board within one (1) year from the date of this resolution or alternatively:

The applicant post 5% of estimated cost of improvements in the form of cash or other security acceptable by the Town Board and additionally a performance bond for 95% of the estimated cost of improvements with the term of one (1) year approved by the Town Board as to manner of execution, form and sufficiency to guarantee and assure full compliance by the applicant with all the terms, conditions, requirements and provisions as set forth in this resolution.

BE IT THEREFORE RESOLVED that: Said bond should contain the provisions that when the principals have fully and properly completed all of the work and improvements as required by this resolution and the work has been accepted by the Town Board for maintenance and repair, after recommendation of the Highway Superintendent and the Town Engineer, and upon the request of the applicant the same be canceled in the manner provided for by law. Said bond shall not be canceled or reduced to less than 5% of the estimated cost of improvements and that the bond so reduced and the deposit of cash surety remain in full force and effect to assure the satisfactory condition of said work and improvements until released by the town at the request of the applicant. Such release shall be not earlier than one (1) year from the date of acceptance of the work and improvements. The taking over of the roads in the subdivision as town highways shall in no way impede the effectiveness of either or both bond(s).

BE IT FURTHER RESOLVED that the Planning Board does support the creation of a lighting district limited to the extent of this subdivision and does refer the request for a said district to the Town Board for consideration; and

BE IT FURTHER RESOLVED as the Planning Board has referred the issue of the Gregory House to the Building Inspector and the Yorktown Landmarks Preservation Committee, and has received a letter from the Landmarks Preservation Committee dated January 6, 1997, and a memo from the Building Inspector dated January 6, 1997, the developer shall be permitted to demolish the existing Gregory House; and

BE IT FURTHER RESOLVED that the developer shall construct a new house, the design of

which shall be approved by the Planning Board prior to the issuance of a building permit, matching the historic character of the Gregory house; and

BE IT FURTHER RESOLVED that the developer is required to install a plaque, approved by the Planning Board, recognizing the historic significance of the Gregory House on the site; and

BE IT FURTHER RESOLVED that said plat map shall not be endorsed by the Planning Board until:

- A) The deeds, offer of dedication, and certificate of title when required, insured by an approved titled company of any and all land reserved in fee to the town for drainage, flood control, park, or recreational purposes have been tendered to the town.
- B) Similar deed or conveyance giving rights of easement and use for all drainage and public facilities shown on said plat, have been tendered to the town to be held in escrow until formal acceptance by resolution of the Town Board.
- C) The deeds offer of dedication and certificate of title insured by an approved title company for the fee title to all streets has been tendered to the town to be held in escrow until formal acceptance of the roads by resolution of the Town Board.
- D) An inspection fee to be estimated by the Town Engineer shall have been given to the town by paying over said sum to the Engineering Department.
- F) The following additional requirements or conditions are met:
 - 1) Submission of a statement signed by the Town's Tax Collector that all taxes due on this parcel have been paid.
 - 2) Submission of fees as per town requirements in the form of separate checks made payable to the Town of Yorktown:

Recreation	\$50,000
ABACA	\$1,100
General Development	\$8,640
 - 3) Submission of an erosion control bond and an inspection fee as per the Town Engineer's requirements.

BE IT FURTHER RESOLVED that no soil shall be removed from any or all areas reserved for drainage and/or flood control, park, playground, recreational and/or municipal purposes including

all easements and rights of way except in accordance with the written direction of the Town Engineer.

BE IT FURTHER RESOLVED that no clearing or grading or excavation on the proposed public roads will commence without the written approval of the Town Engineer, and until such time as the inspection fee has been received by said Town Engineer.

BE IT FURTHER RESOLVED that to mitigate impact on housing affordability a contribution of \$3,000/lot toward the affordable housing fund should be submitted with issuance of each building permit; and

BE IT FURTHER RESOLVED that upon submission of a building permit for each lot of this subdivision, the owner shall submit a site plan or plot plan, to ABACA , at a minimum scale of 1" = 20' showing the following:

- a. The location of the proposed house.
- b. The proposed finished floor elevation of the first floor, garage, and basement.
- c. The proposed grade at the garage entrance.
- d. The percentage slope of the proposed driveway.
- e. All existing and proposed topographic contour lines. All contour lines must extend a minimum of 10'-0" beyond the property line.
- f. The line of all delineated wetland, wetland buffers, easements, etc.
- g. A line indicating the limit of the area which will be disturbed by construction.
- h. Any other pertinent information as shown on the subdivision and improvement plan.

BE IT FURTHER RESOLVED that upon application for a building permit for lots in this subdivision, the Building Inspector shall review the proposed building elevations to determine the requisite grading. Should the Building Inspector determine that the requisite grading exceeds, by plus or minus two (2) feet, the elevations the Planning Board approved on the final construction plans, the applicant shall apply to the Planning Board for approval of the proposed building plan. The Planning Board shall review such application to determine whether the proposed excavation is limited to the greatest extent practicable and does not create adverse environmental or aesthetic impacts. The board shall approve or deny the proposed additional grading by resolution.

BE IT FURTHER RESOLVED that no tree cutting on individual lots shall be permitted unless and until each lot has been reviewed by the ABACA.

BE IT FURTHER RESOLVED that no building permit for individual lots which require driveways in excess of ten (10) percent shall be issued by the Building Department unless approval by the Town Board.

BE IT FURTHER RESOLVED that before the roads in the subdivision will be accepted as town highways the following be done:

a) A bill of sale for all trunk and lateral sewer lines, water pipes, appurtenances and facilities required by the town, shall have been tendered to the town; and

b) Before the roads in the subdivision will be accepted as town highways, the following documents must be submitted to the Town Engineer and the following work done:

1) A certificate by a registered professional engineer or surveyor that the traveled way on all streets in the subdivision is completed within the bounds of the road right of way as shown on the filed plat of the subdivision;

2) An "as built" plan and profile on linen plus three (3) prints of each showing location of all utilities, roadways, and drainage, with a certification by a registered professional engineer that all road work, utilities and appurtenances have been installed as shown on the plan, in accordance with town specifications in effect as of this date;

3) Any and all plots or parcels not improved with dwellings, shall be graded, seeded and landscaped in accordance with the requirements of the Planning Board.

BE IT FURTHER RESOLVED that before the roads of the subdivision will be accepted as town highways the following traffic control devices shall be installed, with the further requirement that sight distance shall be maintained by cutting back all shrubs, plantings, etc., ten feet from curb on either side.

BE IT FURTHER RESOLVED that deeds for all lots containing areas designated as wetland and/or wetland control areas shall include the following wording:

"The premises described in this deed contain wetlands and/or controlled area of a wetland as defined and regulated by Article 24 of the New York State Environmental Conservation Law (The Freshwater Wetlands Act) and Chapter 89 of the Code of the Town of Yorktown (The Wetlands Protection and Drainage Law of the Town of Yorktown). There shall be no construction, grading, filling, excavation, clearing, diversion or obstruction of water flow, introduction of inorganic or organic chemicals (e.g.) fertilizers or other regulated activity as defined by either of the aforesaid laws on this property within the wetlands area or within 100 feet of the adjacent controlled area as shown on the 'Subdivision Plat of Lakeview Estates' at any time without having first secured the necessary permission and permit required pursuant to the above noted Article 24 and/or Chapter 89. Under no circumstances shall any prohibited activity as defined by either of these laws be permitted within the wetland or controlled area on this property. This restriction shall bind the grantee, and the grantee's successors and assigns, and shall be expressly and specifically set forth in all subsequent deeds to this property."

BE IT FURTHER RESOLVED that no certificate of occupancy be issued for any lot unless and until the Wetlands Inspector/Environmental Officer has reported that all required erosion control measures are in place and functioning properly on entire site.

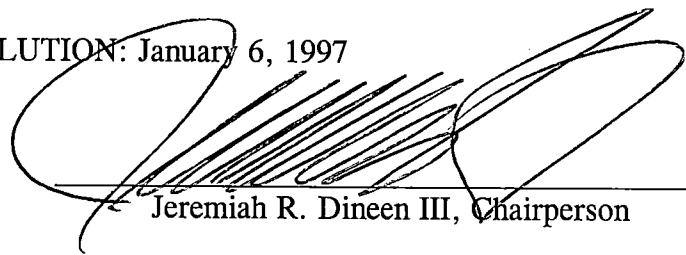
BE IT FURTHER RESOLVED that no certificate of occupancy will be issued unless the lot bounds are staked out and possession survey of premises is filed with the Building Inspector containing legend that stakes have been set as shown thereon.

BE IT FURTHER RESOLVED that upon due consideration by the board the following requirement of these regulations is waived: Sidewalks due to low pedestrian traffic.

BE IT FURTHER RESOLVED that upon due consideration by the board no other requirements of these regulations be modified.

DATE OF RESOLUTION: January 6, 1997

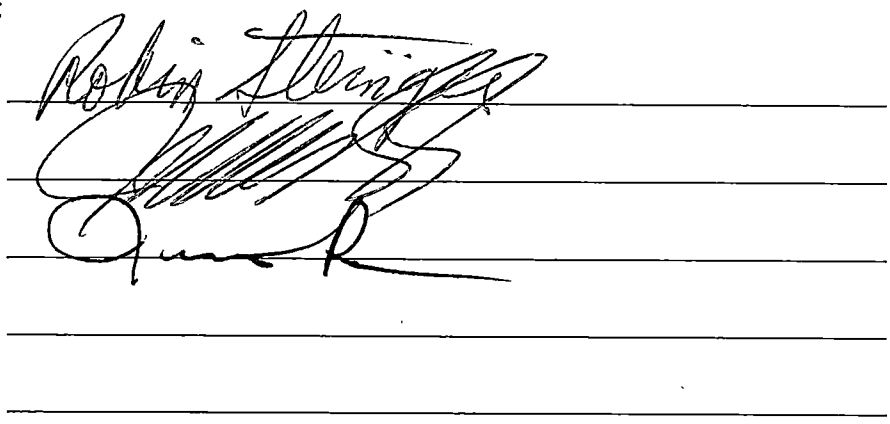
SIGNED BY:



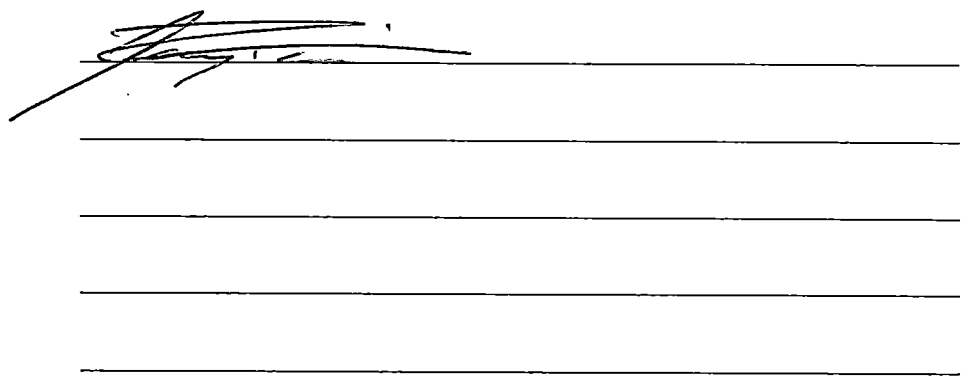
Jeremiah R. Dineen III, Chairperson

ROLL CALL:

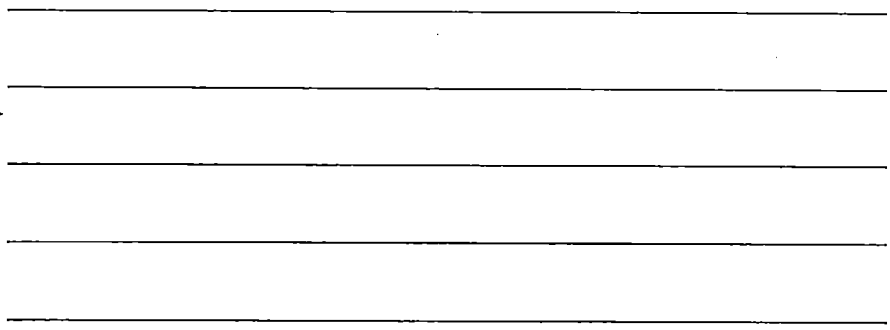
AYES:



NAYS:



ABSTAIN:



DATE OF RESOLUTION: MARCH 26, 1990

SIGNED BY: Judith Reardon
JUDITH REARDON, CHAIRPERSON

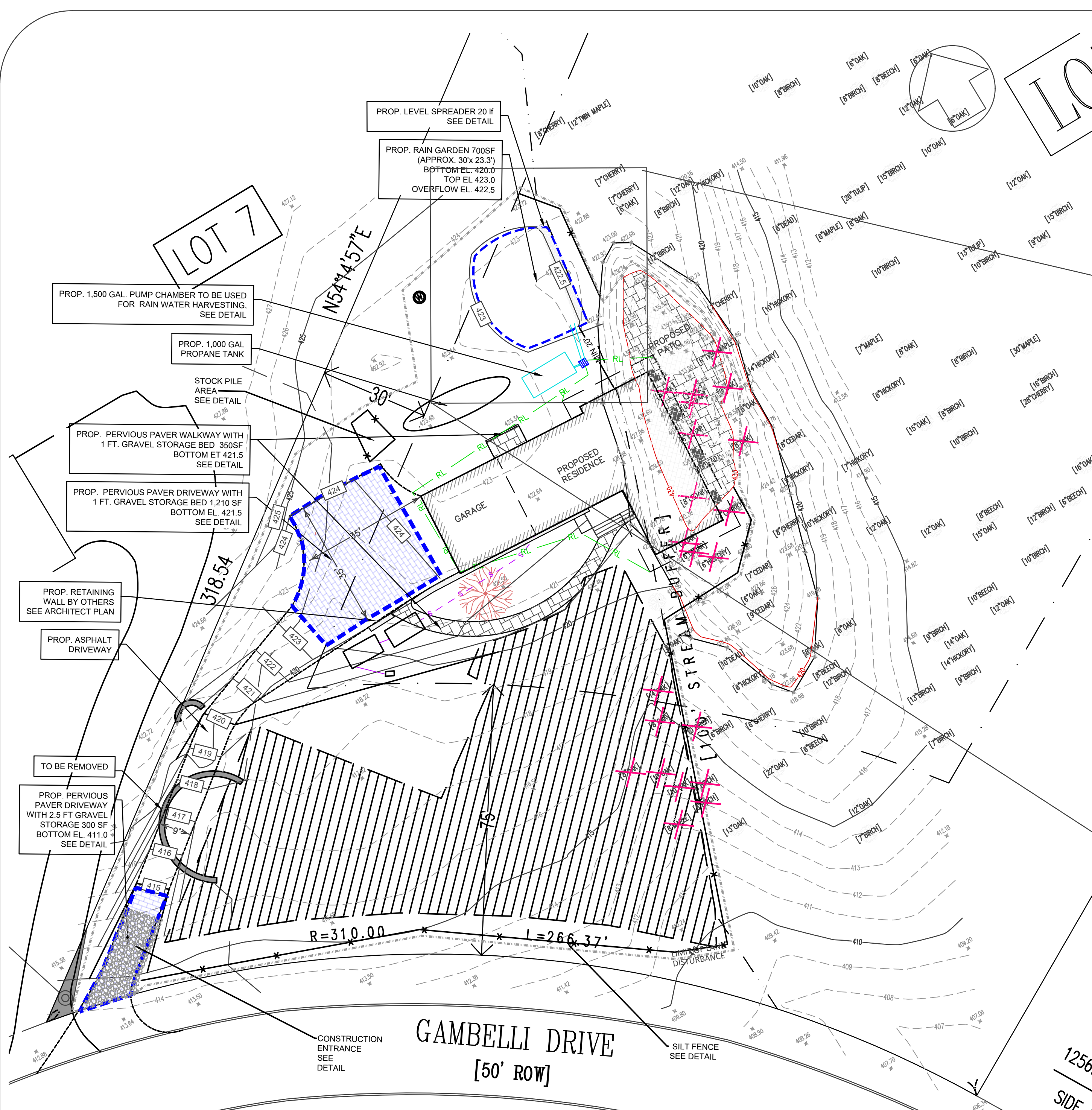
ROLL CALL:

AYES:

Robert J. [unclear]
[unclear]
Frank Mulachy
Judith Reardon

NAYES:

ABSTAIN:



PLANTS KEY:

QTY	COMMON NAME	BOTANICAL NAME	SPREAD
10x SHRUBS ANY FROM THE LIST BELOW:			
1	BAYBERRY	MYRICA PENNSYLVANICA	6' - 12' HIGH AND SPREAD
1	WITCH HAZEL	HAMAMELIS VIRGINIAN	15' - 20' HIGH AND SPREAD
1	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	6' - 10' HIGH AND SPREAD
1	BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS	8' - 10' HIGH AND SPREAD
OR 92x HERBACEOUS PLANTS FROM THE LIST:			
1	JOE PYE WEED	EUPATORIUM PURPUREUM	3' - 4' HIGH AND SPREAD
1	TUSSOCK SEDGE	CAREX STRICTA	1' - 3' HIGH AND SPREAD
1	SWITCHGRASS	PANICUM VIRGATUM	3' - 4' HIGH AND SPREAD
1	BONESET	EUPATORIUM PERFOLIATUM	2' - 4' HIGH AND SPREAD



LOCATION MAP
SCALE 1"=1,000'



RAIN GARDEN INSET
1"=10'

- PLANT INSTALLATION**
- AFTER PLACING THE SOIL MIX AND APPROVAL, TREES, SHRUBS AND HERBS SHALL BE PLANTED. PLANTING SHALL BE CONDUCTED BETWEEN MAY 1 AND JUNE 15 OR SEPTEMBER 15 AND NOVEMBER 1. ROOT STOCK OF THE PLANT MATERIAL SHOULD BE KEPT MOST DURING TRANSPORT, FROM THE SOURCE TO THE JOB SITE AND UNTIL PLANTED.
 - BIORETENTION FACILITIES SHOULD BE PLANTED IN ACCORDANCE WITH THE PLANTING PLAN AND PLANT SCHEDULE ON THE PLANS WHICH PROVIDES SPECIFIC SPACING REQUIREMENTS.
 - ALL PLANTING PITS SHALL BE DUG BY HAND AND EXCAVATED TO 1-1/2 TIMES THE WIDTH OF THE ROOT MASS.
 - THE PLANTING PIT SHALL BE DEEP ENOUGH TO ALLOW THE FIRST LATERAL ROOT OF THE ROOT MASS TO BE FLUSH WITH THE EXISTING GRADE. REMOVE ALL NON-ORGANIC DEBRIS FROM THE PIT AND TAMP LOOSE SOIL IN THE BOTTOM OF THE PIT BY HAND.
 - REMOVE THE PLANT FROM ITS CONTAINER EITHER BY CUTTING OR INVERTING THE CONTAINER. DO NOT HANDLE THE PLANT BY THE BRANCHES, LEAVES, TRUNK OR STEM. PLACE THE PLANT STRAIGHT IN THE CENTER OF THE PLANTING PIT, CARRYING THE PLANT BY THE ROOT MASS. NEVER LIFT OR CARRY A PLANT BY THE TRUNK OR BRANCHES.
 - BACKFILL PLANTING PIT WITH EXISTING SOIL AND HAND TAMP AS PIT IS BEING BACKFILLED TO COMPLETELY FILL ALL VOIDS AND AIR POCKETS. DO NOT OVER COMPACT SOIL. MAKE SURE PLANT REMAINS STRAIGHT DURING BACKFILLING/TAMPING PROCEDURE. DO NOT COVER THE TOP OF THE ROOT MASS WITH SOIL.
 - AN 18-INCH DIAMETER AREA OF COMMERCIALY-AVAILABLE, PREFERABLY WELL-AIRED (8 TO 12 MONTHS), SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND EACH PLANT 2-3 INCHES THICK. MULCH SHOULD NOT BE PLACED DIRECTLY AGAINST THE STEM OF THE PLANT.
 - WATER PLANT THOROUGHLY IMMEDIATELY AFTER PLANTING. THE BIORETENTION SOIL SPECIFICATION PROVIDES ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS DEFEATS, OR AT A MINIMUM, IMPEDES THIS GOAL.

General Notes

- PROPERTY SURVEY AND EXISTING UTILITIES SHOWN HEREIN WAS TAKEN FROM THE MAP ENTITLED "TOPOGRAPHIC PROPERTY SURVEY PREPARED FOR GREGG CHAPPELL & EMILY YAVITZ PROPERTY SITUATED AT 1102 GAMBELLI DRIVE, TOWN OF YORKTOWN, WESTCHESTER COUNTY NEW YORK. MAP PREPARED BY LINE AND GRADE SURVEYORS, D.P.C., 23 NEPPERHAN AVE, ELMSFORD, NY, 10523. MADE BY STEVEN J. WILLARD NYS PLS# 050054.
- TOTAL LAND DISTURBANCE 25,600 S.F.
- PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962.
- THE PARTY RESPONSIBLE FOR THE LAND DEVELOPMENT OR REDEVELOPMENT ACTIVITY, OR HIS OR HER REPRESENTATIVE, SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE APPLICANT OR DEVELOPER TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF TOWN OF YORKTOWN CODE.
- ROAD OPENING AND USE STANDARDS: NO PERSON, FIRM OR CORPORATION, IMPROVEMENT DISTRICT OR MUNICIPALITY SHALL CONSTRUCT ANY WORKS IN OR UPON ANY TOWN ROAD OR CONSTRUCT ANY OVERHEAD, SURFACE OR UNDERGROUND CROSSING THEREOF OR CONSTRUCT, MAINTAIN, ALTER OR REPAIR ANY DRAINAGE, SEWER OR WATER PIPE, CONDUIT OR OTHER STRUCTURE THEREUPON OR THEREUNDER WITHOUT FIRST OBTAINING A WRITTEN PERMIT THEREFOR FROM THE SUPERINTENDENT OF HIGHWAYS.
- INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT".
- THE OWNER OR CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING FOR HIS ENGINEER TO ISSUE A CONSTRUCTION COMPLIANCE CERTIFICATION:
 - START OF CONSTRUCTION
 - INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES
 - COMPLETION OF ROUGH GRADING
 - INSTALLATION OF STORMWATER MANAGEMENT FACILITIES
 - BIORETENTION SOIL CERTIFICATION, SOIL TESTING, ETC.

- SITE PREPARATION:**
- KEEP THE SITE CLEAR OF DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. SECURE MATERIAL AND DEBRIS SO AS TO NOT CAUSE HAZARD OR NUISANCE.
 - BRING DISTURBED AREAS TO FINISHED CONDITION AS SOON AS POSSIBLE AFTER INITIAL DISRUPTION. PROTECT SLOPES INITIALLY WITH MULCH UNTIL PLANTINGS TAKE HOLD.
 - TREES NOT DESIGNATED ON THESE PLANS TO BE REMOVED SHALL NOT BE REMOVED.
 - ALL AREAS DISTURBED, NOT OTHERWISE CALLED OUT IN THESE PLANS FOR A SPECIFIC TREATMENT SHALL BE TREATED WITH 4" OF TOPSOIL AND SEED.
 - EXISTING OVERLAND FLOW PATHS FROM THE NEIGHBORING PROPERTY TO BE MAINTAINED.

- PHASING OF MAJOR ACTIVITIES:**
- INSTALLING SILT FENCE, CONSTRUCTION ACCESS, OTHER SAE CONTROLS.
 - CLEARING AND GRUBBING THE SITE.
 - EXCAVATION AND GRADING THE SITE.
 - INSTALLATION OF STRUCTURES, UTILITIES, STORMWATER MANAGEMENT SYSTEM. THE SYSTEM MUST BE PROTECTED FROM OVER COMPACTION AND MUST NOT BE CONNECTED UNTIL CONSTRUCTION, INCLUDING CURBS, ROAD CONSTRUCTION AND TREE PLANTINGS, ARE COMPLETE AND THE CONTRIBUTING AREA IS STABILIZED.
 - PLANTING TREES, LANDSCAPING.
 - REMOVING TEMPORARY EROSION CONTROL METHODS WHEN CONTRIBUTING DRAINAGE AREAS ARE STABLE.

No.	Revision/Issue	Date

Firm Name and Address

TJ ENGINEERING LLC

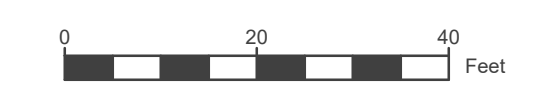
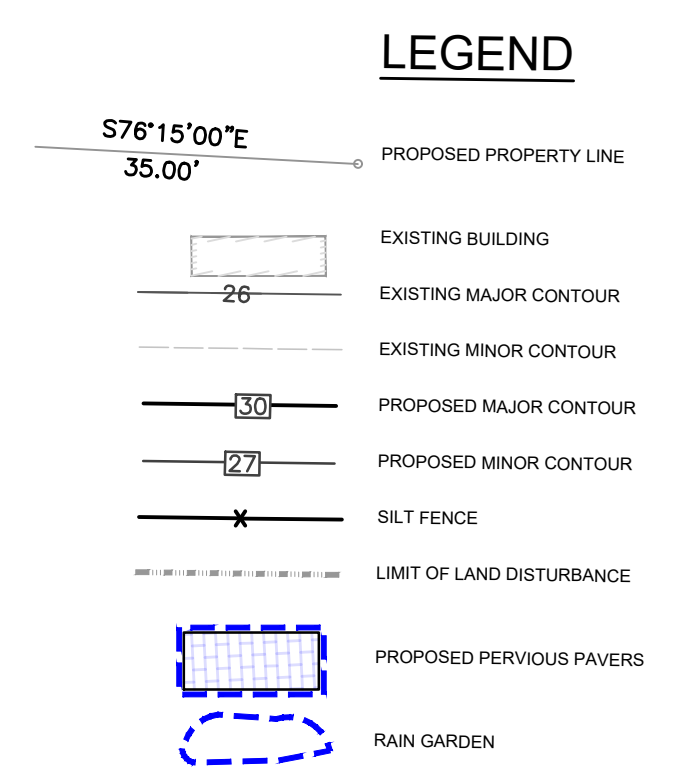
117 MAMANASCO RD.
RIDGEFIELD, CT 06877
INFO@TJENGINEERING.US
TEL.# 203-249-5755

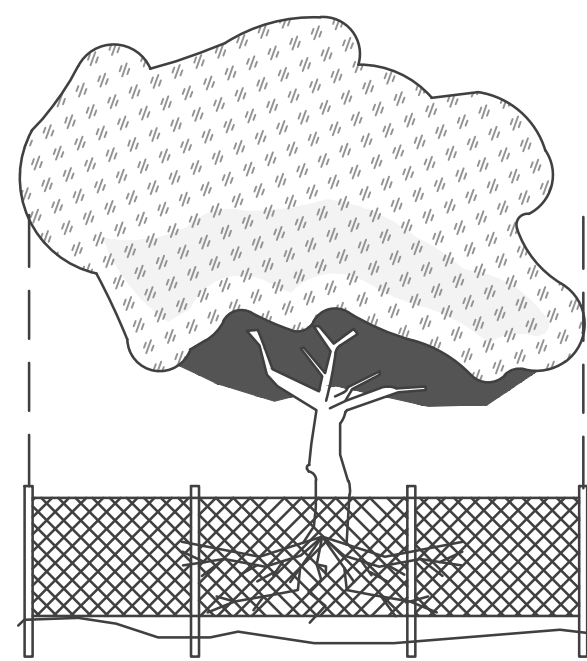
Project Name and Address

STORMWATER MANAGEMENT AND S&E CONTROLS PLAN
1102 GAMBELLI DRIVE
YORKTOWN HEIGHTS, NY 10598

OWNER: GREGG CHAPPELL & EMILY YAVITZ
70 HUDSON WATCH DR.
OSSINING, NY 10562

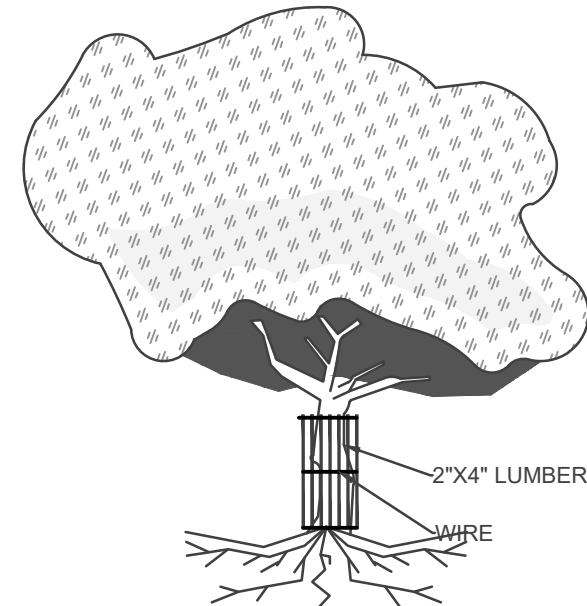
Project	Sheet
Date	1 of 2
Scale	1"=20'





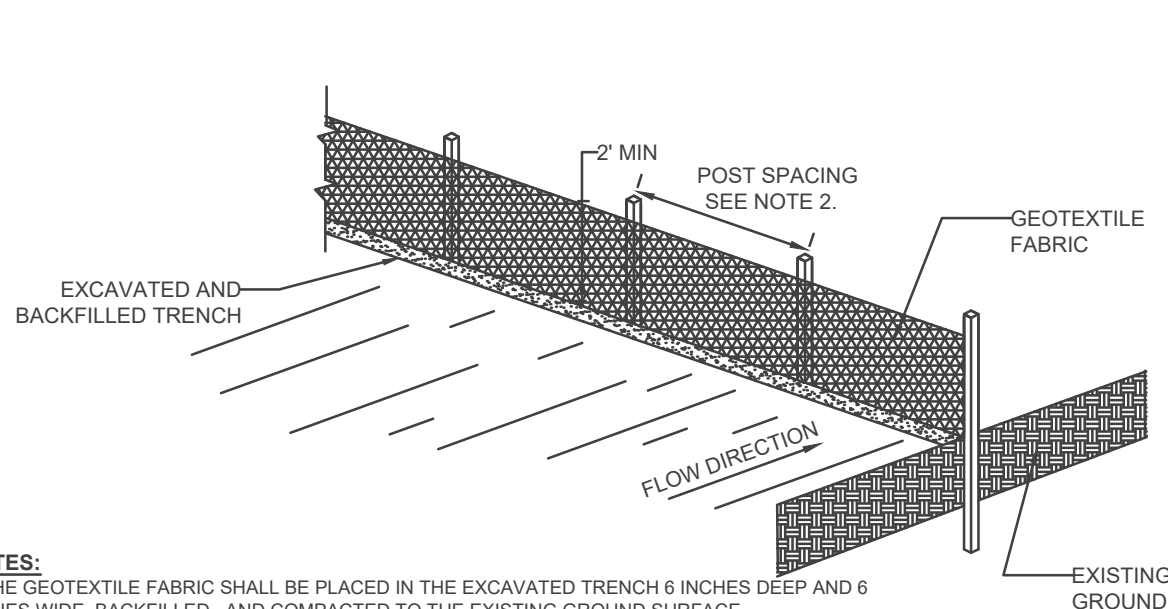
NOTES:
 ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF TEN FOOT (10') INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THE FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL AND SHALL HAVE A TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO THE WORKERS ON-SITE.
PRIOR TO CONSTRUCTION:
 THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREES TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

TYP. TREE PROTECTION FENCING
 N.T.S.



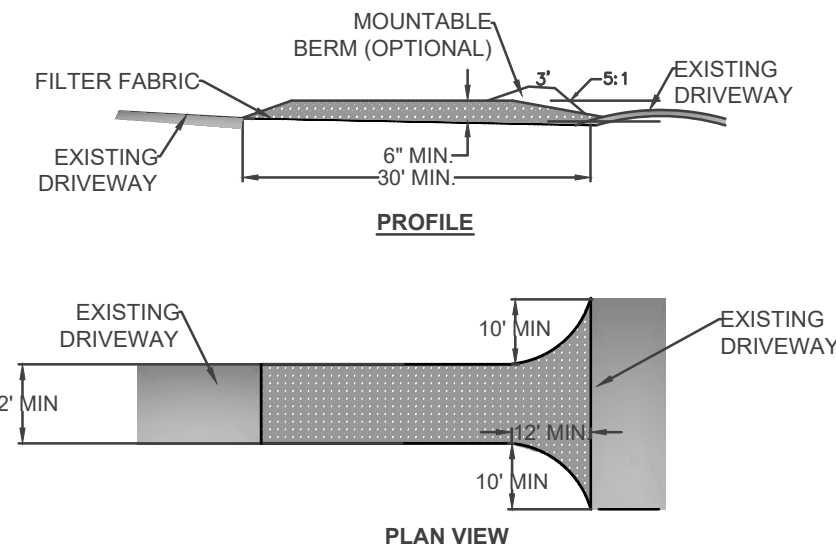
NOTES:
 IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR SHALL PROTECT THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TYP. TREE BARK PROTECTION
 N.T.S.



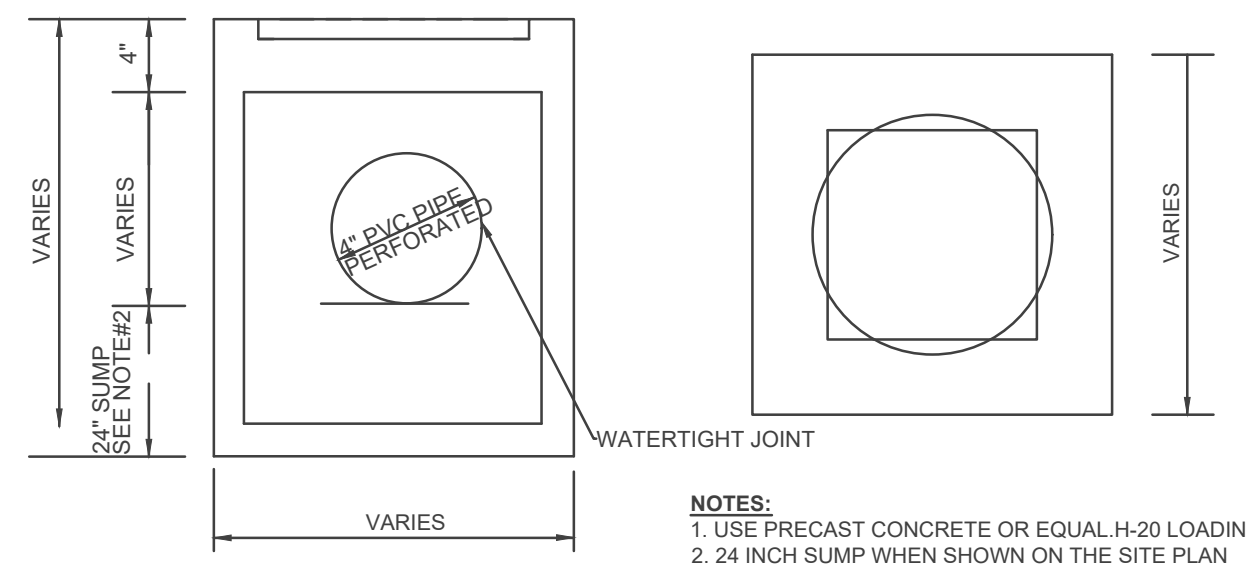
NOTES:
 1. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH 6 INCHES DEEP AND 6 INCHES WIDE, BACKFILLED, AND COMPACTED TO THE EXISTING GROUND SURFACE.
 2. WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/2" x 1-1/2" AIR OR KILN DRIED OF HICKORY OR OAK AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.5 POUNDS PER LINEAL FOOT AND 5 FEET LONG, AND 3 FEET FOR NON-WOVEN FABRIC.
 3. THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UP SLOPE. SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UP SIDE.
 4. THE GEOTEXTILE FABRIC SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYL CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.

SILT FENCE
 N.T.S.



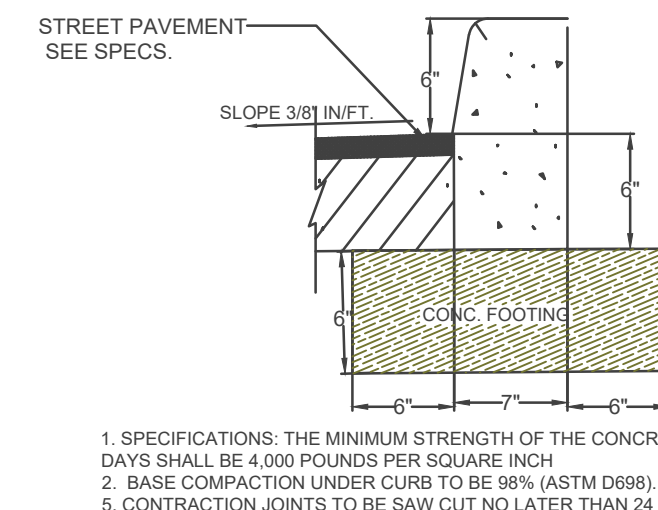
NOTES:
 1. STONE SIZE - USE 2" STONE.
 2. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS, TWENTY FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 3. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 4. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 5. 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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.



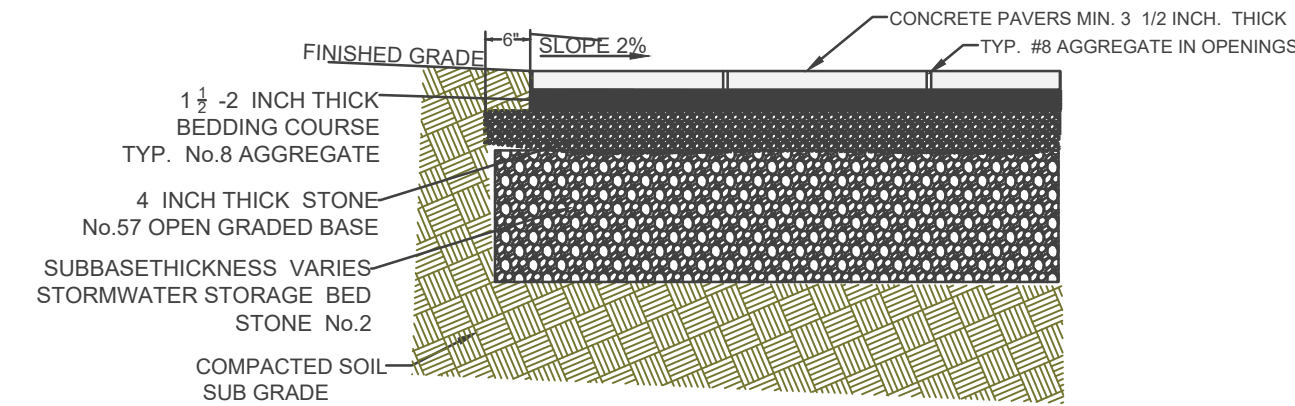
NOTES:
 1. USE PRECAST CONCRETE OR EQUAL H-20 LOADING
 2. 24 INCH SUMP WHEN SHOWN ON THE SITE PLAN

CATCH BASIN
 N.T.S.



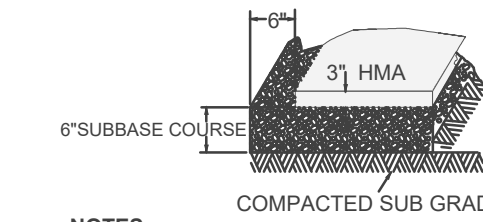
1. SPECIFICATIONS: THE MINIMUM STRENGTH OF THE CONCRETE AFTER 28 DAYS SHALL BE 4,000 POUNDS PER SQUARE INCH
 2. BASE COMPACTION UNDER CURB TO BE 98% (ASTM D698)
 3. CONTRACTION JOINTS TO BE SAW CUT NO LATER THAN 24 HOURS AFTER THE POUR.

CURB
 N.T.S.



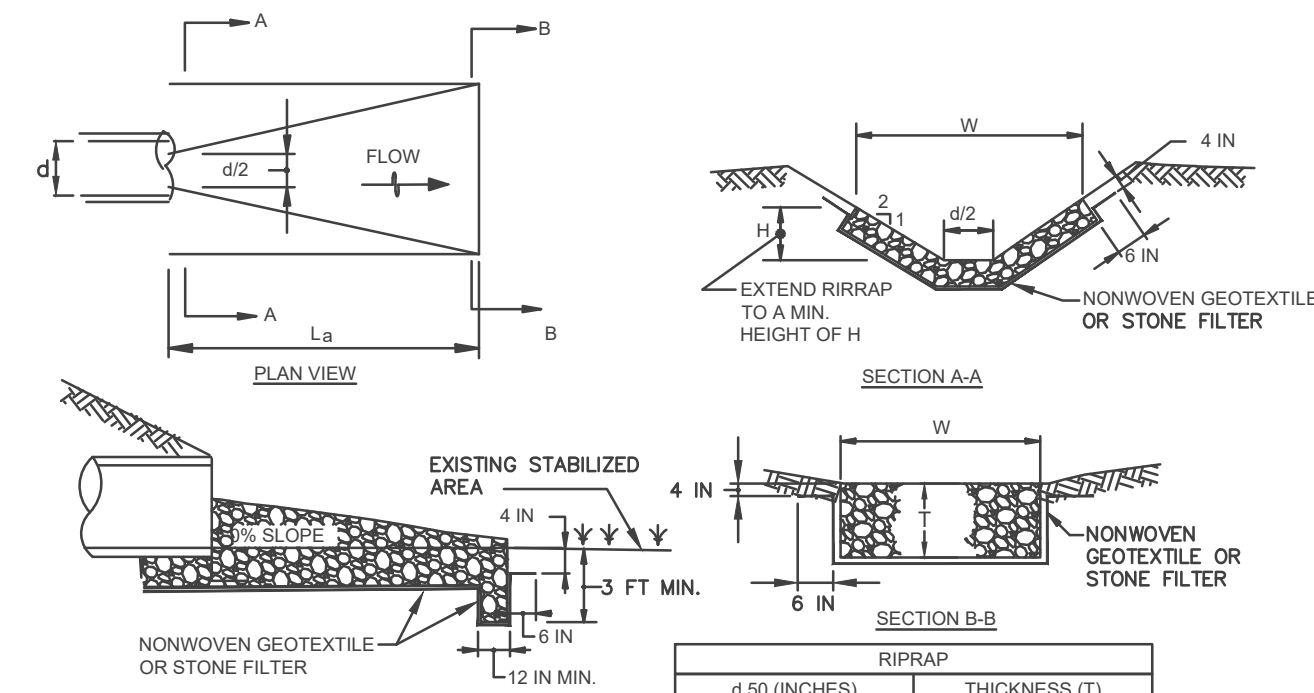
STORAGE BED DRAIN TIME:
 THE APPROXIMATE DRAIN TIME FOR THE MAXIMUM DESIGN STORM RUNOFF VOLUME BELOW THE TOP OF THE SURFACE COURSE IS 24 HR.
 • IF THE ACTUAL DRAIN TIME IS SIGNIFICANTLY DIFFERENT FROM THE DESIGN DRAIN TIME, THE COMPONENTS AND GROUNDWATER LEVELS MUST BE EVALUATED AND APPROPRIATE MEASURES TAKEN TO RETURN THE PERVIOUS PAVING SYSTEM TO MINIMUM AND MAXIMUM DRAIN TIME REQUIREMENTS.
 • IF THE SYSTEM FAILS TO DRAIN THE MAXIMUM DESIGN STORM VOLUME WITHIN 72 HOURS, CORRECTIVE ACTION MUST BE TAKEN.

PERVIOUS PAVERS
 N.T.S.



NOTES:
 1. HMA - HOT MIX ASPHALT
 2. FOR RESURFACING EXISTING DRIVEWAY: TRUING/LEVELING COURSE AS NECESSARY. HMA - 1/2 INCH
 3. OR RESIDENTIAL DRIVEWAYS, THE MINIMUM PAVING LIMIT SHALL BE 10' FROM THE OUTSIDE EDGE OF TRAVEL LANE OR 2' BEHIND ANY SIDEWALK.

ASPHALT DRIVEWAY
 N.T.S.

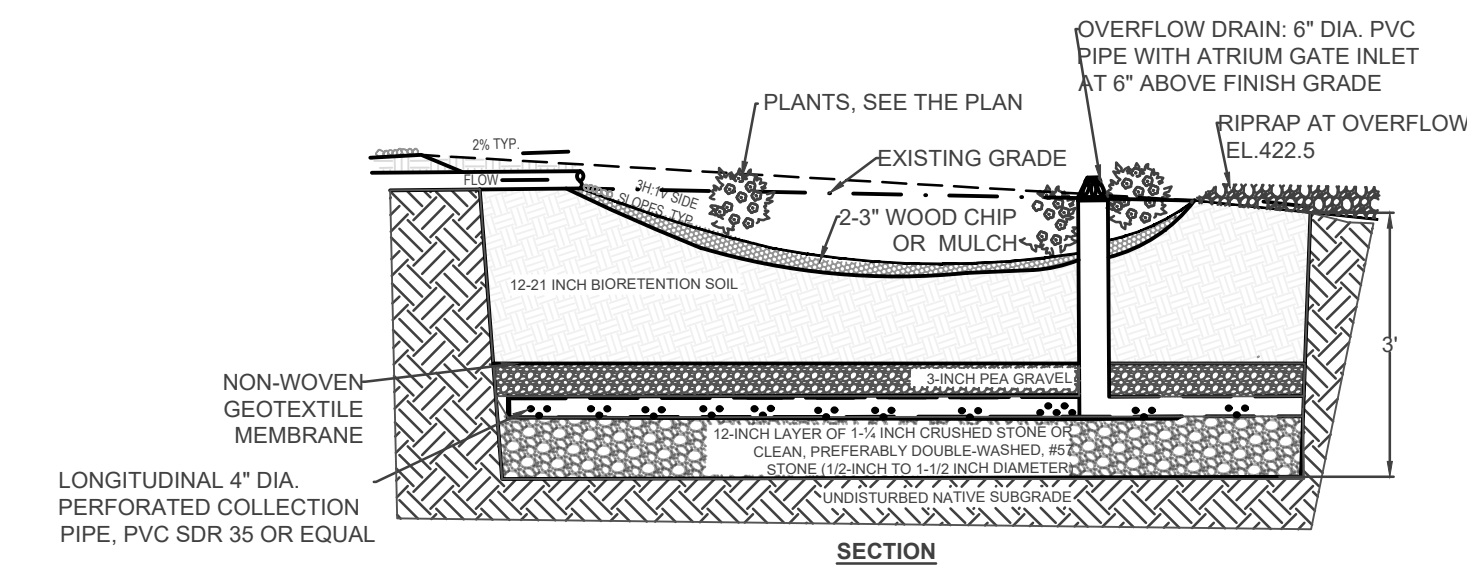


CONSTRUCTION SPECIFICATIONS

RIPRAP	THICKNESS (T)
d 50 (INCHES)	9 IN
6	14 IN

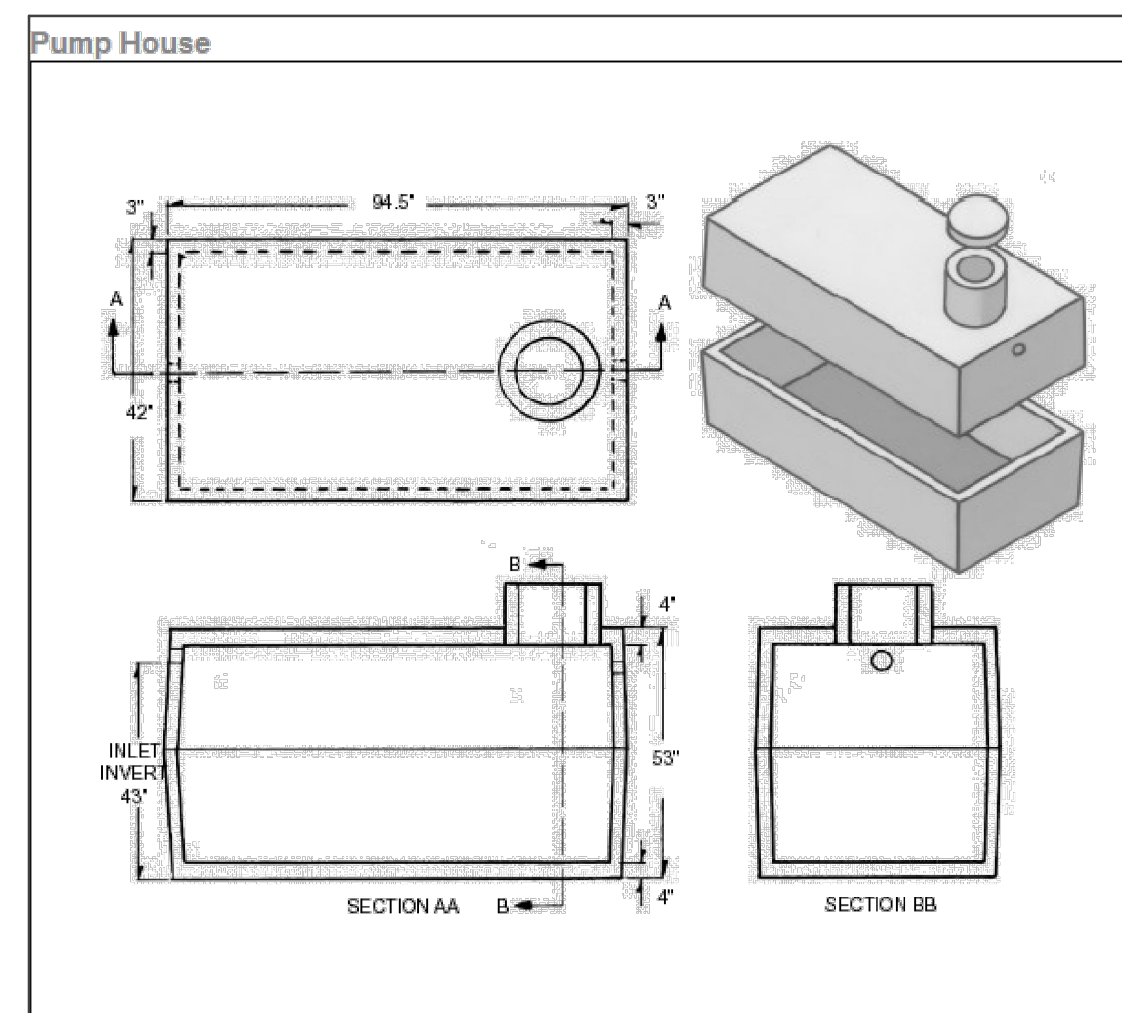
- $d_{50} \geq 3N$; $L_a = 4FT$
- USE NONWOVEN GEOTEXTILE, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
- PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (1/2 TO 1/2 INCH MINIMUM STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
- EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF RIPRAP.
- CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
- WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
- CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
- MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND RIPRAP DISLOADED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

TYPICAL RIPRAP OUTLET PROTECTION
 N.T.S.



GENERAL NOTES
 1. THE DESIGN ENGINEER SHALL OVERSEE THE PREPARATION OF THE AREA AND THE INSTALLATION OF THE VARIOUS COMPONENTS OF THE BIORETENTION SYSTEM (SOIL MIXTURE, PEA STONE LAYER).
 2. A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE ACCEPTED INTO THE BIORETENTION SYSTEM.
TESTING THE BIORETENTION SOIL MIX PRIOR TO PLACEMENT
 1. THE BIORETENTION SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE AN OBSTACLE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE BIORETENTION SOIL SHALL BE FREE OF NOXIOUS WEEDS. THE BIORETENTION SOIL MIX SHALL BE TESTED PRIOR TO PLACEMENT ACCORDING TO THE DRAINAGE MANUAL SPECIFICATIONS, INCLUDING SOIL TEXTURAL ANALYSIS AND PHOSPHOROUS INDEX OR TOTAL PHOSPHOROUS TEST).
 2. THE DESIGN ENGINEER SHALL CERTIFY THAT THE BIORETENTION SOIL MIX MEETS THE SPECIFICATIONS IN THE PREVIOUS SECTION BASED ON SOIL TESTING RESULTS. FOR PRE-MIXED BIORETENTION SOILS AVAILABLE FROM VENDORS, THE MIX SHALL FIRST BE APPROVED BY THE TOWN AS MEETING THE SPECIFICATIONS.
MONITORING THE BIORETENTION SYSTEM AFTER CONSTRUCTION
 1. FOLLOWING CONSTRUCTION, THE BIORETENTION SYSTEM SHALL BE MONITORED TO VERIFY THAT THE SYSTEM WAS CONSTRUCTED AND FUNCTIONS AS DESIGNED. THE POST-CONSTRUCTION MONITORING SHALL CONSIST OF VISUAL OBSERVATION OF THE BIORETENTION SYSTEM AFTER A STORM EVENT THAT RESULTS IN AT LEAST 5 INCHES OF PONDING IN THE BIORETENTION AREA. IF THE DRAWDOWN TIME INDICATES A FLOW RATE OF LESS THAN 5 INCHES PER HOUR, THE BIORETENTION SOIL SHOULD BE REMOVED AND REPLACED.

STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.



1,500 PRECAST CONCRETE PUMP CHAMBER
 N.T.S.

General Notes

OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT PRACTICES:

- a) **Catch Basins & Drainage Inlets:**
 - Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediment at the completion of construction.
 - For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
 - Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
 - From the second year on-out, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
 - Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
 - Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
 - Any additional maintenance required per the manufacturer's specifications shall also be completed.
- b) **Storm Drainage Piping and Clean-outs:**
 - All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
 - Clean outs shall be inspected and repaired on an annual basis.
 - If system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall be performed.
 - Any additional maintenance required per the manufacturer's specifications shall also be completed.
- c) **Infiltration Systems:**
 - All infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
 - For the first year, infiltrators shall be inspected on a quarterly basis.
 - Any accumulated debris within the infiltrators shall be removed and any repairs made to the units as required.
 - From the second year on-out, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
 - Accumulated debris within the units shall be removed and repairs made as required.
 - Any additional maintenance required per the manufacturer's specifications shall also be completed.

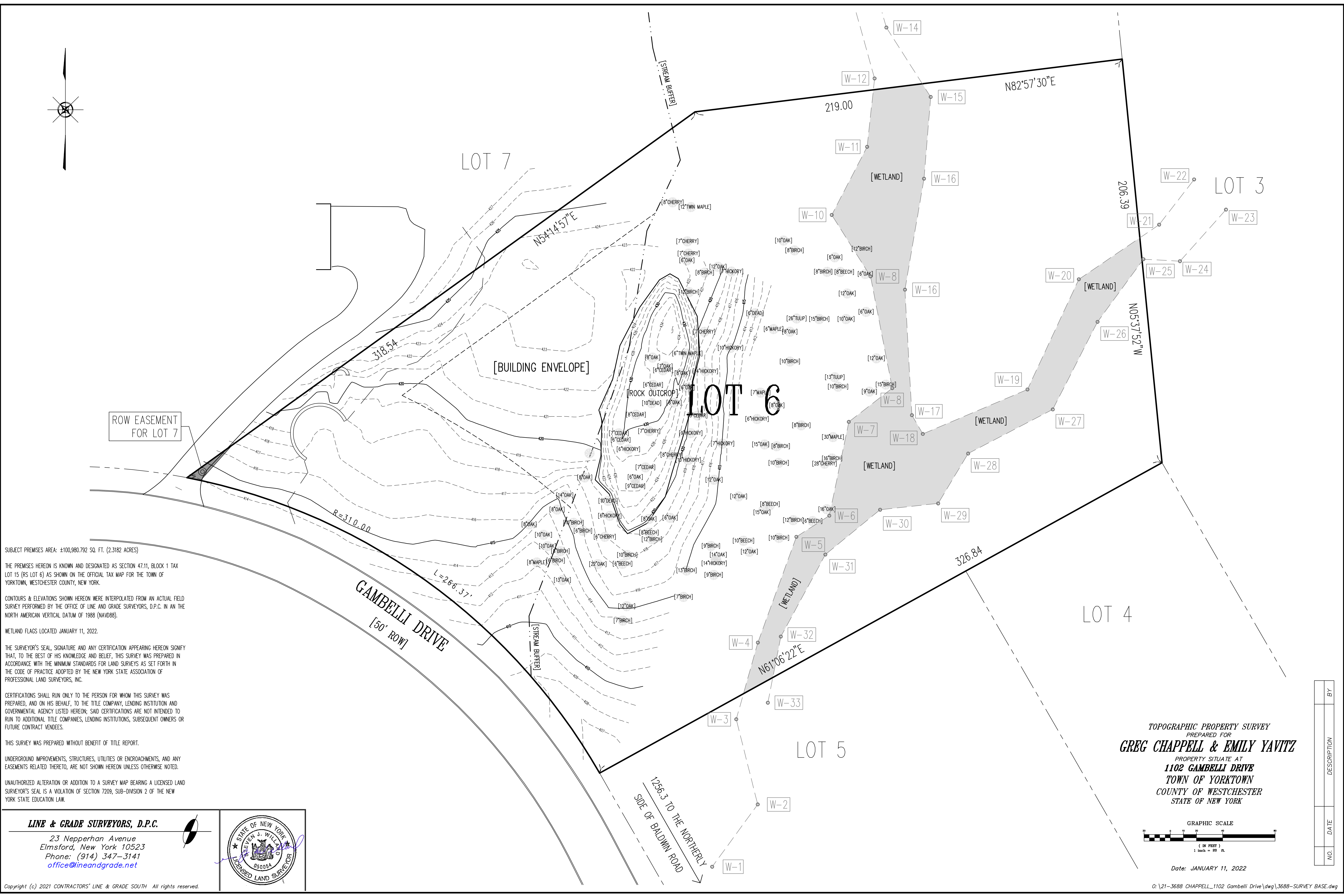
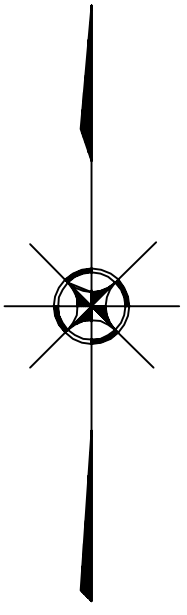
- d) **Disposal of Debris and Sediment:**
 - All debris and sediment removed from the stormwater structures shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.
- e) **Maintenance Records:**
 - The Owner(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

No.	Revision/Issue	Date

Firm Name and Address
TJ ENGINEERING LLC
 117 MAMANASCO RD.
 RIDGEFIELD, CT 06877
 INFO@TJENGINEERING.US
 TEL: # 203-249-5755

Project Name and Address
STORMWATER MANAGEMENT AND S&E CONTROL DETAILS
 1102 GAMBELLI DRIVE
 YORKTOWN HEIGHTS, NY 10598
 OWNER: GREGG CHAPPELL & EMILY YAVITZ
 70 HUDSON WATCH DR.
 OSSINING, NY 10562

Project	Sheet
Date	02.14.22
Scale	1"=20'
	2 of 2



SUBJECT PREMISES AREA: ±100,980,792 SQ. FT. (2.3182 ACRES)

THE PREMISES HEREON IS KNOWN AND DESIGNATED AS SECTION 47.11, BLOCK 1 TAX LOT 15 (RS LOT 6) AS SHOWN ON THE OFFICIAL TAX MAP FOR THE TOWN OF YORKTOWN, WESTCHESTER COUNTY, NEW YORK.

CONTOURS & ELEVATIONS SHOWN HEREON WERE INTERPOLATED FROM AN ACTUAL FIELD SURVEY PERFORMED BY THE OFFICE OF LINE AND GRADE SURVEYORS, D.P.C. IN AN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

WETLAND FLAGS LOCATED JANUARY 11, 2022.

THE SURVEYOR'S SEAL, SIGNATURE AND ANY CERTIFICATION APPEARING HEREON SIGNIFY THAT, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH IN THE CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, LENDING INSTITUTION AND GOVERNMENTAL AGENCY LISTED HEREON; SAID CERTIFICATIONS ARE NOT INTENDED TO RUN TO ADDITIONAL TITLE COMPANIES, LENDING INSTITUTIONS, SUBSEQUENT OWNERS OR FUTURE CONTRACT VENDEES.

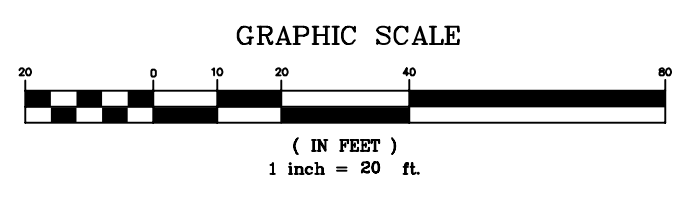
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE REPORT.

UNDERGROUND IMPROVEMENTS, STRUCTURES, UTILITIES OR ENCROACHMENTS, AND ANY EASEMENTS RELATED THERETO, ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

LINE & GRADE SURVEYORS, D.P.C.
 23 Nepperhan Avenue
 Elmsford, New York 10523
 Phone: (914) 347-3141
 office@lineandgrade.net

TOPOGRAPHIC PROPERTY SURVEY
 PREPARED FOR
GREG CHAPPELL & EMILY YAVITZ
 PROPERTY SITUATE AT
1102 GAMBELLI DRIVE
 TOWN OF YORKTOWN
 COUNTY OF WESTCHESTER
 STATE OF NEW YORK



Date: JANUARY 11, 2022

NO.	DATE	DESCRIPTION	BY

NYCASP 107 # 2018-CAC - 0783-175.1 CONSTRUCTION APPROVAL APPLICATION

WCDH File # - Y2021-07 Municipality: Yorktown Fee Amount: \$500.00

On-site Wastewater Treatment System [X] Private Water Supply [] Residential [] Commercial

Watershed Basin Name: Croton If NYCDEP Watershed: Joint Review [X] Delegated Review []

Is property in a Water District: Y [] N [X] Name: Is property in a Sewer District: Y [] N [X] Name:

Property Information:

Property Name Gregg Chappell and Emily Yavitz

Property Address 1102 Gambelli Drive, Yorktown Heights, NY Zip Code 10598

TMD: Section 47.11 Block 1 Lot 15 R.S. Lot 6 Lot Area 2.318 Acres

Realty Subdivision: Lakeview Est. Map # 5491 & 15792 Date Filed

Owner Last Name: Chappell Owner First Name: Greg

St. #: 70 St. Address: Hudson Watch Drive, Ossining State: NY Zip Code: 10562

Owner Phone #: (203) 644-6971 Owner E-mail Address: gregg1968@gmail.com

Building Type: 2-Story frame # of Bedrooms: 3 Total Habitable Space: 2,500 +/- Sq. Ft.

On-site Wastewater Treatment System (OWTS) Information:

Design Flow: 600 gpd Soil Percolation Rate: 46-60 min./in

Slope of OWTS Area: 5.4 % Septic Tank Size: 1,000 Gallons (Gal.)

Absorption Trench(es): Length: 666 Lin. Ft. Trench Width: 2 Ft. Area: 9,300 Sq. Ft.

Absorption Pit(s): # Pits Diameter: Depth: Area: Sq. Ft.

Other (circle or specify): Tri-Galleys 4X4 Galleys Flow Diffusers Name:

Trenches Length: Lin. Ft. Trench Width: Ft. Sidewall Area: Sq.Ft./Lin Ft.

Other Requirements:

Pump System: Pump Chamber: Size: 1000 Gal. Dose 333 Gal. Overflow Tank: Size: 44.5 CF Gal.

Curtain Drain: Depth: Ft. Width: Ft. R.O.B. Sand and Gravel Fill Section: Depth: Ft.

Separate Sewage Contractor (SSC): Name: United Septic WCDH SSC License # 27

Water Supply System Information:

[X] Private Water Supply [] Public Water Supply Name:

Well Driller Name: Torlish & Sons NYSDEC Reg # 10318

Address: 45 Maple Avenue, Armonk, NY 10504 Phone: 914)273-3440

Other Requirements/Conditions: ROB 1' - 2' of fill over primary & expansion areas Septic tank to have 20" diameter cover

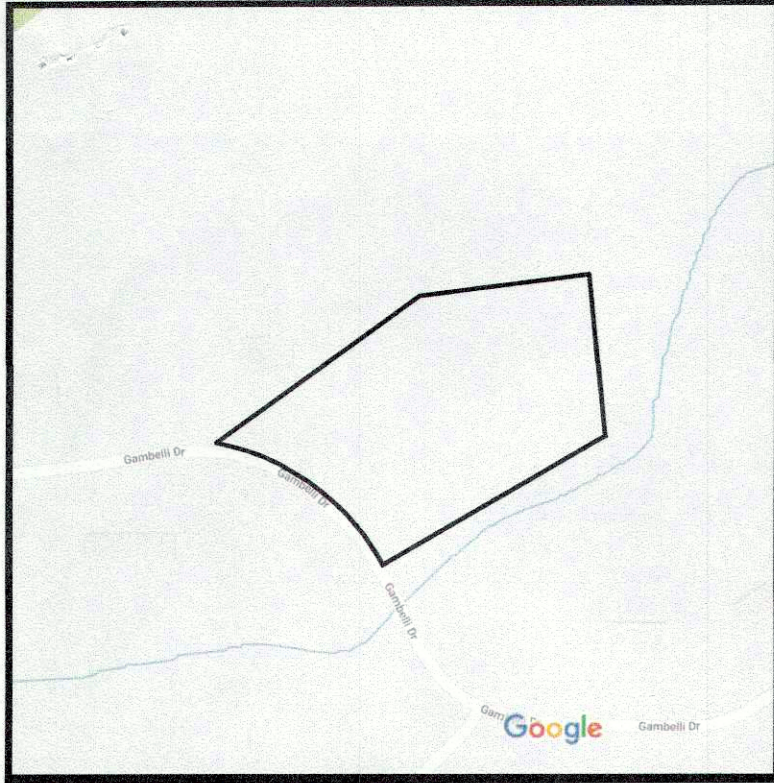
I represent that I am wholly and completely responsible for the design and location of the proposed system(s): 1) that the on-site wastewater treatment system above described will be constructed as shown on the approved plan or approved amendments thereto and in accordance with the standards, rules and regulations of the Westchester County Department of Health; that on completion thereof, a "Certificate of Construction Compliance" satisfactory to the Commissioner of Health will be submitted to the Department and a written guarantee will be furnished the owner, his successors, heirs or assigns, by the builder that said builder will place in good operating condition any part of said OWTS which fails to operate for a period of two (2) years immediately following the date of the issuance of the approval of the Certificate of Construction Compliance of the OWTS or any repairs thereto; 2) that the drilled well described above will be located as shown on the approved plan and that said well will be drilled in accordance with the standards, rules and regulations of the Westchester County Department of Health.

Date: Signed: Joseph C. Kilina, P.E. P.E./R.A. Seal 64431

APPROVED FOR CONSTRUCTION

This approval expires one (1) year from the date issued unless construction of the building has been undertaken, and is revocable for cause or may be amended or modified when considered necessary by the Commissioner of Health. Any change or alteration of construction requires a new permit.

Date: 7/20/2021 Approved By: [Signature]



LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER:

EMILY YAVITZ & GREG CHAPPELL
58 STEWART PLACE
EASTCHESTER, NY, 10709
1102 GAMBELLI DRIVE
YORKTOWN, NY, 10598
SECTION 24.18, BLOCK 1, LOT 15 - RS LOT 6
LAKEVIEW ESTATES REALTY SUBD. LOT # 6 FILED MAP 15491 & 15792
2.3182 ACRES (100980.792 SF)
SUBSURFACE SEWAGE TREATMENT SYSTEM
DRILLED WELL
CROTON WATERSHED

PROJECT LOCATION:

SITE AREA:
SEWAGE FACILITIES:
WATER FACILITIES:
WATERSHED:

SEPARATION DISTANCES FROM WASTEWATER SOURCES				
WASTEWATER SOURCES	DRILLED WELL (AT HIGHER ELEVATION)	TO STREAM LAKE WATERCOURSE (BIC) OR WETLAND	DWELLING	PROPERTY LINES
HOUSE SEWER (WATERTIGHT JOINTS) (CIP, DIP, OR SIMILAR)	25'	25'	—	10'
SEPTIC TANK	50'	50'	10'	10'
EFFLUENT LINE TO DISTRIBUTION BOX	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100' (A)	100'	20'	10'
SEEPAGE PIT	150' (A)	100'	20'	10'
DRY WELL (ROOF & FOOTINGS)	50'	25'	20'	10'

- NOTES:**
- Wells located in the general path of drainage of a SSTS must be located 200 feet or more away. All public water supply wells must be 200 feet from absorption fields or seepage pits.
 - Mean high water mark of defined stream or lake.
 - NYSDEC Wetland.
 - Trees: There shall be no trees within 10 feet of SSTS.
 - Dry Wells not allowed above a SSTS.

- ADDITIONAL SEPARATION DISTANCES FROM SSTA TO:**
- Dry Well 50 feet (horizontal or below)
 - Piped Drainage 25 feet
 - Open Channel Drainage 50 feet
 - Curtain Drain (upgrade from SSTS) 15 feet
 - Curtain Drain (downgrade from SSTS) 50 feet

- SWIMMING POOLS:**
- A minimum distance of 50 feet shall be maintained between any uphill SSTA (including 100% grade replacement area) and any downhill in-ground pool.
 - A minimum distance of 20 feet shall be maintained between the pool and any portion of the sewage treatment area in all other directions.
 - Above ground pools shall not be located over or within 10 feet of the SSTA, including the 100% replacement area.

- DECKS:**
- The minimum separation distance for deck support posts (pilings, sonotubes, etc.) to the absorption field is 10 feet and all tanks used in the SSTS (septic tanks, pump chambers, overflow tanks or pits) is 5 feet.
 - This provision also applies to the deck around and above ground pool.
 - In all circumstances, access to the tanks for repairs and pump-outs shall not be compromised by the deck installation.

SOILS CLASSIFICATIONS			
TYPE	NAME	DESCRIPTION	HYDROLOGICAL GROUP
Crc	CHARLTON COMPLEX	GRAVELLY FINE SANDY LOAM	B

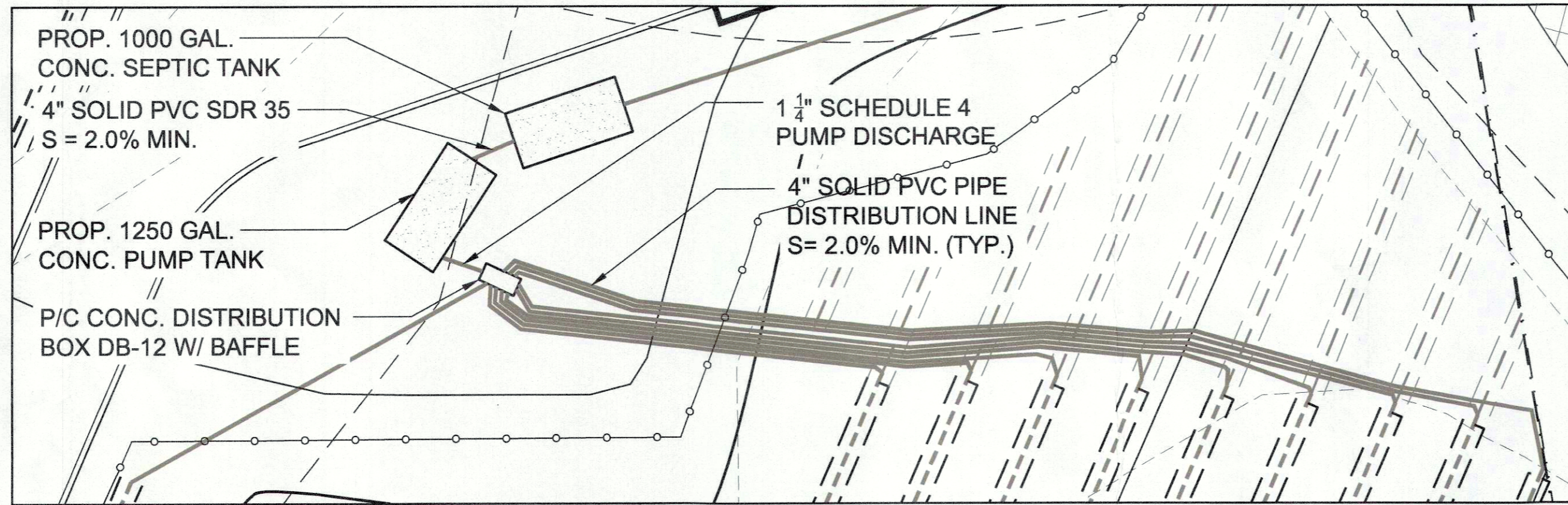
NYCDOB 104 # 2018-CNV-0783-D75.1
FORM 4 Y2020-05

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
Bureau of Environmental Quality
FILE NUMBER: *Y2021-07*

CHAPPELL & YAVITZ
This plan is approved for construction of an ONSITE WASTEWATER TREATMENT SYSTEM and INDIVIDUAL WATER SUPPLY SYSTEM pursuant to Article VIII and Article VII of the Westchester County Sanitary Code, subject to provisions of the APPROVAL TO CONSTRUCT issued this date.

Approved by: *[Signature]* Date: *7/20/2021*

300 OUTF - 1000 GLO SEWER TANK
600 LK OF TRENCH - 4000 3/4" DIA
1-2' RES FILL



LATERAL CONNECTION PLAN

SCALE: 1"=10'

HEALTH DEPARTMENT SEPTIC SCHEDULE																			
LOT NO.	S.S.T.A. AREA (S.F.)	LOT AREA (S.F.)	TEST HOLE NO.	DEEP TEST PIT DESCRIPTION	TOTAL DEPTH	DEPTH TO WATER	DEPTH TO ROCK	PERCENT SLOPE AREA	PERC TEST NO.	PERC RATE (MIN/W)	MIN. DESIGN RATE	APPLICATION RATE (GPD/SF)	NO. OF BEDROOMS	DESIGN DATA				REMARKS	
														DESIGN TANK FLOW RATE	TRENCH LENGTH	BANK RUN FILL DEPTH	CURTAIN DRAIN DEPTH		
18	9,300 S.F.	100,980 S.F.	DT-#1	8" T. SOIL, 8"-30" SAND & GRAVEL FILL, 30"-36" ORGANIC, 36"-84" MOD. COMP. SILTY LOAM	7'-0"	—	—	5.4 TO 11%	PT-1 NO TEST	15-20 MIN	46-60 MIN.	0.45	3 BRM	800 GPD	1000 GAL	866 LF	1' TO 2'	550 CY	DOSING REOD. - SPLIT FLOW SYSTEM
			DT-#2	8" T. SOIL, 8"-24" SAND & GRAVEL FILL, 24"-72" SANDY LOAM W/ GRAVEL	6'-0"	6'-0"	—	—	PT-2 NO TEST	—	—	—	—	—	—	—	—	—	—
			DT-#3	8" T. SOIL, 8"-30" LOAM, 30"-72" MOD. COMPACT SILTY LOAM	6'-0"	—	—	—	PT-3 NO TEST	—	—	—	—	—	—	—	—	—	—

NOTE: Required trench length taken from table in WCHD Rules and Regulations. (Based on Perc Test)

GENERAL NOTES:

- A written permit and/or approval issued by the WCHD to construct an individual sewerage system shall terminate and therefore be null and void unless construction is undertaken within one (1) year of the date of issuance.
- If for any reason the approved construction plan cannot be followed, a revised plan must be prepared, submitted and approved by the WCHD.
- All construction to be in accordance with these plans and last revised set of WCHD Rules and Regulations.
- All SSTS and wells shall be located in the exact location as shown on this plan unless otherwise authorized by the WCHD.
- Existing wells and SDS shown on this map were installed prior to approval date and are not part of this approval.
- All laundry and kitchen wastes shall be discharged into the SSTS.
- No cellar, roof or footing drains shall be discharged into the SSTS or within 25' of any well.
- The WCHD shall be notified WITHIN 24 HOURS prior to the backfilling of any completed SSTS so that a final inspection can be made. Upon completion of any backfilling, the area shall be covered with a minimum of 4" of topsoil, seeded and mulched.
- Prior to commencement of operation, a Certificate of Compliance must be applied for and received from WCHD.
- The proposed SSTS shall be isolated and protected against damage by erosion, storage of earth or materials, displacement, compaction or other adverse physical change in the characteristics of the soil or in the drainage of area.
- Proposed septic area to be kept free of traffic and debris during house construction and install adequate drainage to prevent erosion after septic is installed.
- Any modifications or deviations from this plan must be approved by the Design Engineer and WCHD prior to construction.
- The Engineer shall not be held responsible or held accountable for the integrity of any structures constructed or under construction prior to the approval of the plans.
- All conditions, locations, and dimensions shall be field verified and the Engineer shall be immediately notified of any discrepancies.
- All written dimensions on the drawings shall take precedence over any scaled dimensions.
- The Design Engineer shall supervise the construction of the SSTS and make an open works inspection.
- The Design Engineer disclaims any liability for damage or loss incurred during or after construction.
- The Contractor must have a valid license from the WCHD.
- Contractor to verify all substructures encountered during construction.
- The Contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under the contract.
- The Contractor shall be responsible to the owner for the acts and omissions of his employees, subcontractors, and their agents and employees, and any other persons performing any of the work under a contract with the Contractor.
- Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.
- Survey and topographical information shown hereon prepared by surveyor: J HENRY CARPENTER & CO.

SEPTIC CONSTRUCTION REQUIREMENTS:

- The construction of the septic system shall meet all requirements of the latest publications and amendments of "The Westchester County Health Department Rules and Regulations for The Design and Construction of Residential Subsurface Sewage Treatment Systems and Drilled Wells in Westchester County" and "The Rules and Regulations of The New York State Department of Health" as set forth in 10 NYCRR, Part 75, Appendix 75-A.
- The Westchester County Health Department approval expires one year from the date on the approval stamp and is required to be renewed on or before the expiration date. The approval is revocable for cause or may be amended or modified when considered necessary by the department.
- NYCDEP must be contacted at least two days prior to start of the construction of the SSTS so that the NYCDEP may inspect and monitor the installation.
- All work performed including new installations, repairs, relocations, etc. shall have all current required permits or approvals.
- No regrading in SSTS area except as shown on this plan.
- Builders, if any on surface of ground shall be cleared away prior to construction of the SSTS.
- The house sewer to tank connection shall be a minimum 4" diameter at a minimum slope of 2.0%. The pipe shall be cast iron pipe, or approved equivalent, or approved grade PVC. All materials shall comply to the NYS Uniform Fire Prevention and Building Code (NYCRR). The house trap shall have a cleanout and fresh air intake having a minimum diameter of one-half.
- If cover exceeds 2 ft over any installed tank or chamber, a manhole and collar to grade is required for access. Minimum requirement of 6'-12" of cover over all tanks and chambers.
- Absorption Fields to be constructed of 4" perforated PVC pipe or equal, encased in crushed stone over pipe with standard precast junction boxes at influent connection and 4" solid PVC pipe running from septic tank outlet to and between junction boxes.
- Minimum Trench Depth = 18", Trench Width = 24".
- Total depth of stone in trench = 12" (washed gravel 3/4" to 1 1/2").
- Maximum backfill over trench - 14".
- All septic field laterals shall be of equal length (60' max. w/o dosing) and parallel to contours at a slope rate of 1/16" per foot.
- All pipes connecting to tank and boxes shall be cut flush with the inside wall of box.
- PVC pipe to meet minimum standards of ASTM D-2726.
- Absorption trenches shall not be installed or backfilled in wet, frozen, frost or snow covered soils.
- Backfill material for the trenches shall contain no particles with any dimension greater than 4". Backfill septic material must be inspected and approved by the WCHD before installation.
- No laterals shall be placed beneath a driveway or paved areas.
- End caps to be placed at end of all 4" perforated P.V.C. pipe in absorption fields.
- R.O.B. gravel and impervious material to be inspected and approved by the Design Engineer prior to installation of the proposed system. Fill shall contain no particles greater than 4" in diameter. Fill shall be placed over expansion area where shown as required by WCHD.
- Fill stabilization may not be achieved by mechanical compaction. Only by a natural settling, for a period required by W.C.H.D. which may include a freeze-thaw cycle. Percolation tests must be done in stabilized fill and must meet the design rate.
- Prior to submission of Certificate of Compliance to WCHD, fill section must be stabilized with grass seed and hay cover.
- Location of proposed SSTS must be surveyed located prior to its construction.
- Upon utilization of septic expansion area, excavation of the primary septic area is to be backfilled with ROB fill.

WCHD/NYC DEP NOTES:

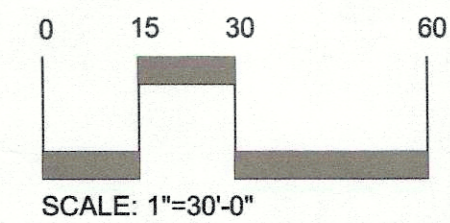
- The design professional shall supervise the construction of the SSTS and make an open works inspection.
- Within 24-hours of the completion of the SSTS, the design professional must notify the Westchester County Department of Health that the SSTS is ready for inspection by submitting a completed request for an open works inspection on the appropriate form to the Department.
- There are no sources of contamination within 200 feet of the proposed well.
- NYCDEP must be contacted at least two days prior to start of construction of the SSTS so that the NYCDEP may inspect and monitor the installation.
- There are DEC wetlands, streams, ponds etc. within 200' of SSTS. There are no reservoir/reservoir stems or controlled lake with in 500' of SSTS.
- There is 26,800 sqft of proposed disturbance.
- There are no existing or proposed wells within 100 feet of the proposed SSTS nor within 200 feet in the line of drainage.
- There are no existing SSTS within 200 feet of well unless otherwise shown on this plan.
- Estimated construction and completion date: July 2021 to July 2022.

PRIVATE DRILLED WELL CONSTRUCTION REQUIREMENTS:

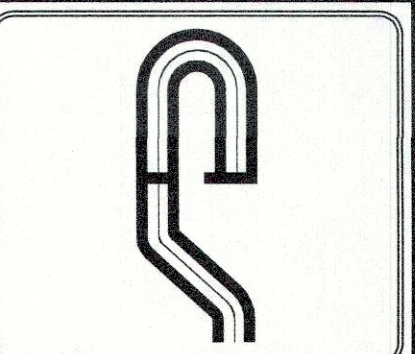
- All water supply drilled wells may not be constructed without a valid permit issued by the WCHD. Wells shall be constructed in accordance with NYSDOH and WCHD standards.
- Wells must be sited to meet minimum restrictive distances. Wells must be sited as per plan. Any deviation must be approved by the Engineer and, if required, by the WCHD.
- There are no sources of contamination within 200' of the proposed well (where new wells are proposed).
- The top of the well must be 18" above finished grade which shall slope away in all directions to provide positive drainage.
- Minimum well yield shall be 5 gpm based on a 6 hour pump test and have a minimum 42 gallon pressure tank. Yield tests below 5 gpm will require a special design (see WCHD standards). Well yields below 2 gpm are not acceptable. If a well yield of less than 5 gpm is encountered, contact the WCHD immediately.
- Well locations shown on plan are based on setback requirements and does not guarantee adequate water supply. A hydrogeologist should be consulted for conformation of water supply, if desired.

MINIMUM RESTRICTIVE DISTANCES TO WELL:

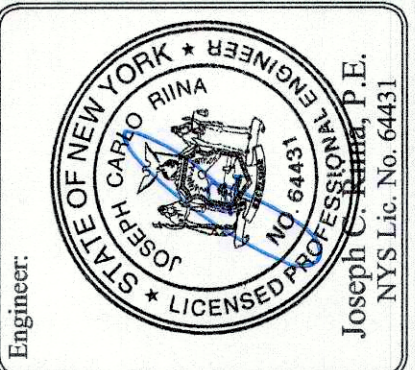
- Property Line 10 feet
- Sewage System Tankage 50 feet
- Foundation 10 feet
- Swimming Pools 10 feet
- Watercourse or Waterbody 50 feet
- Absorption Trench 100 feet; 200 feet general path of drainage
- Seepage Pit 150 feet; 200 feet general path of drainage
- Tri-gallery, 4x4 150 feet; 200 feet general path of drainage
- Flow Diffuser 100 feet; 200 feet general path of drainage



The Professional Engineer has inspected the property on July 8, 2021 and there are no changes in the OWTS area since this office conducted soil testing on August 1, 2018, and issuance of the last permit on May 4, 2020.



Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com

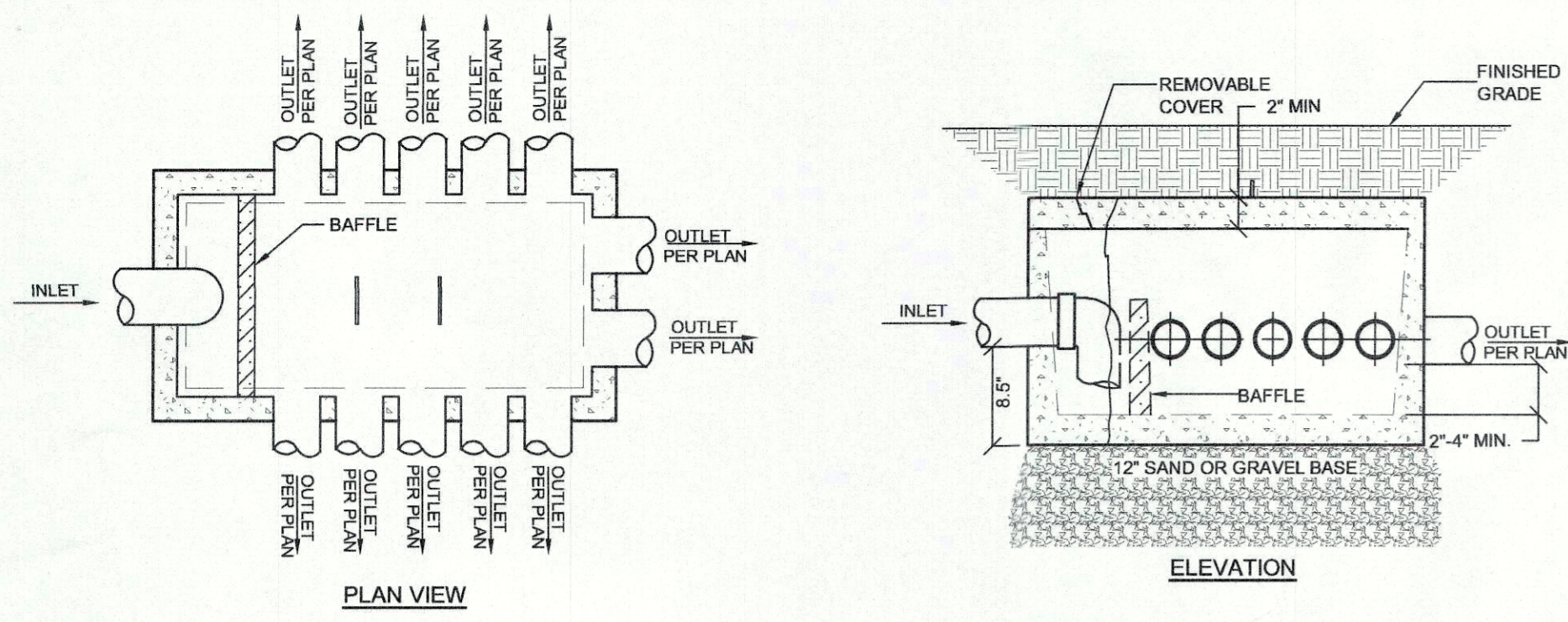


No.	Date	Comments
1.	2/11/19	H.D. Comm.
2.	3/15/19	H.D. & DEP Comm.
3.	3/6/20	WCHD Approval
4.	7/20/21	WCHD Comments

SCALE: 1" = 30'
DRAWN BY: JCK
DATE: 12-8-18

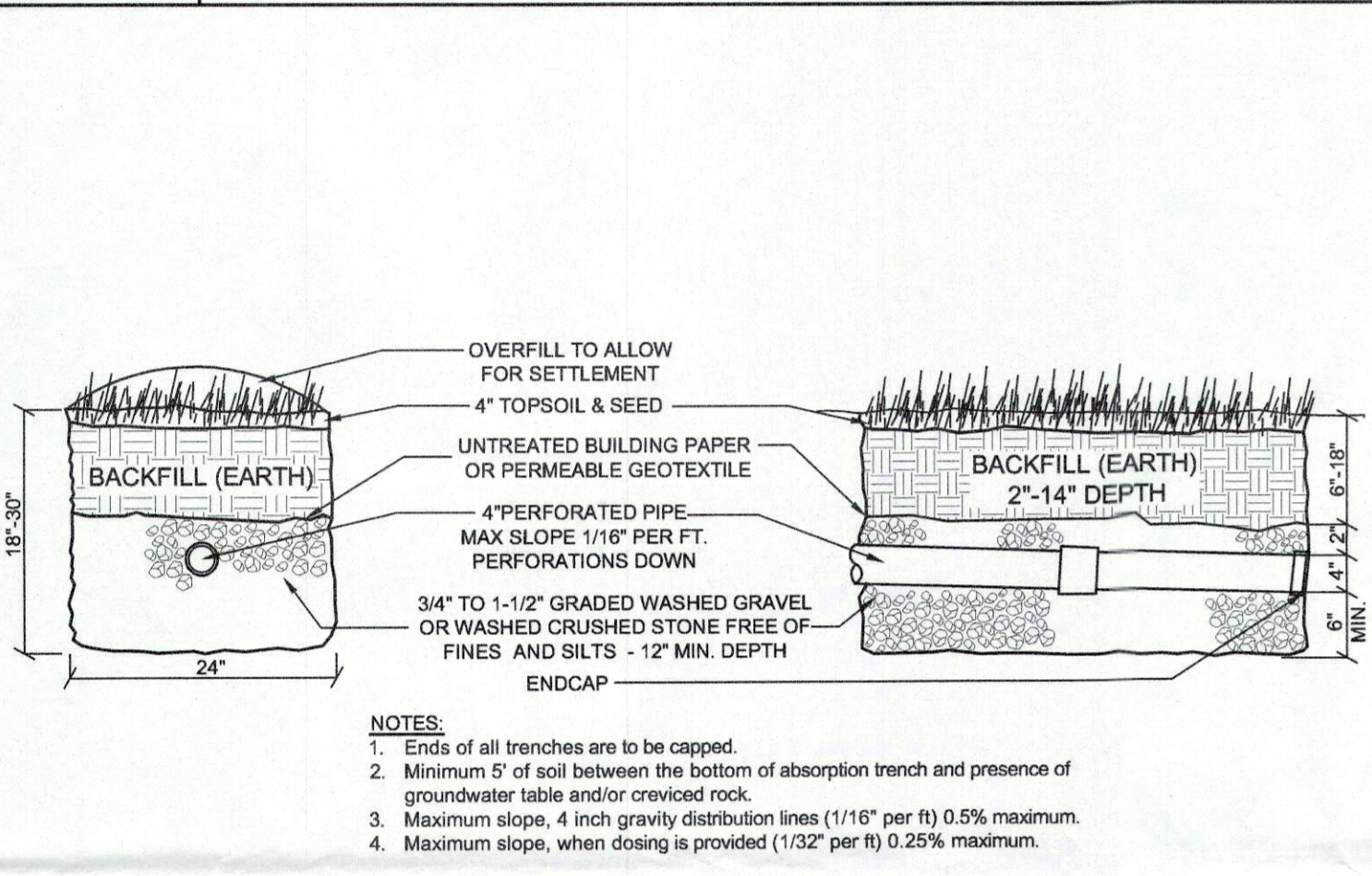
SEPTIC PLAN AND GENERAL NOTES

PROPOSED SEPTIC PLAN
PREPARED FOR
EMILY YAVITZ & GREG CHAPPELL
PROJECT LOCATION
1102 GAMBELLI DRIVE
Yorktown
Westchester Co., New York



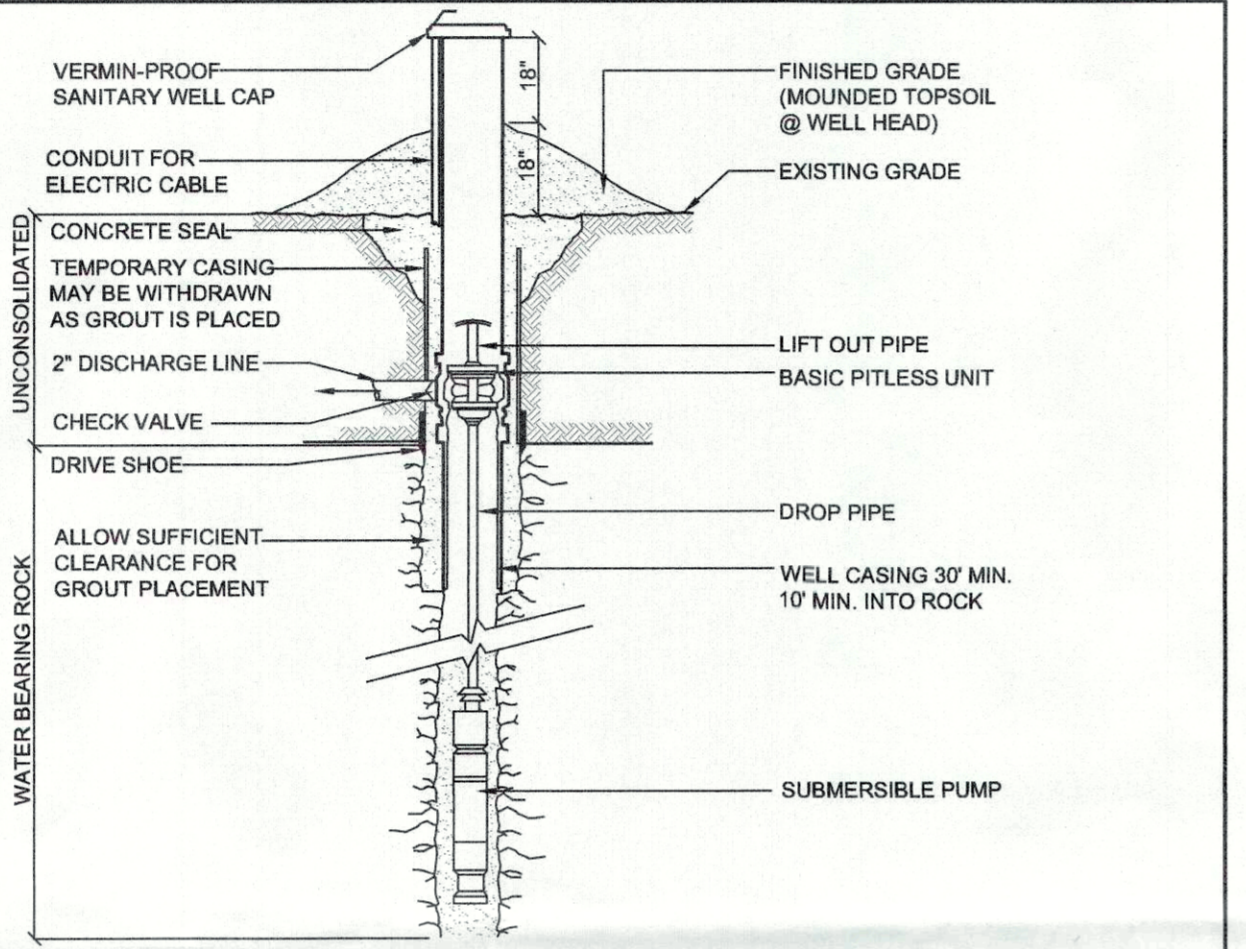
- NOTES:**
- Bottom of distribution box must be level and firmly supported below frost line.
 - Distribution box footing to extend to 36" below ground level.
 - Distribution box shall be constructed of waterproofed masonry construction.
 - Tight joint pipe shall be used from septic tank to box and between all boxes.
 - Maximum cover above distribution boxes shall be 12 inches.
 - Distribution box shall have not less than two outlets with one outlet for each lateral.
 - All outlets shall be set at the same elevation.
 - Baffles to insure equal distribution, may be required.
 - All outlet pipes shall be cut flush with inside of distribution box.

S-1 DISTRIBUTION BOX DB-12 DETAIL
NOT TO SCALE



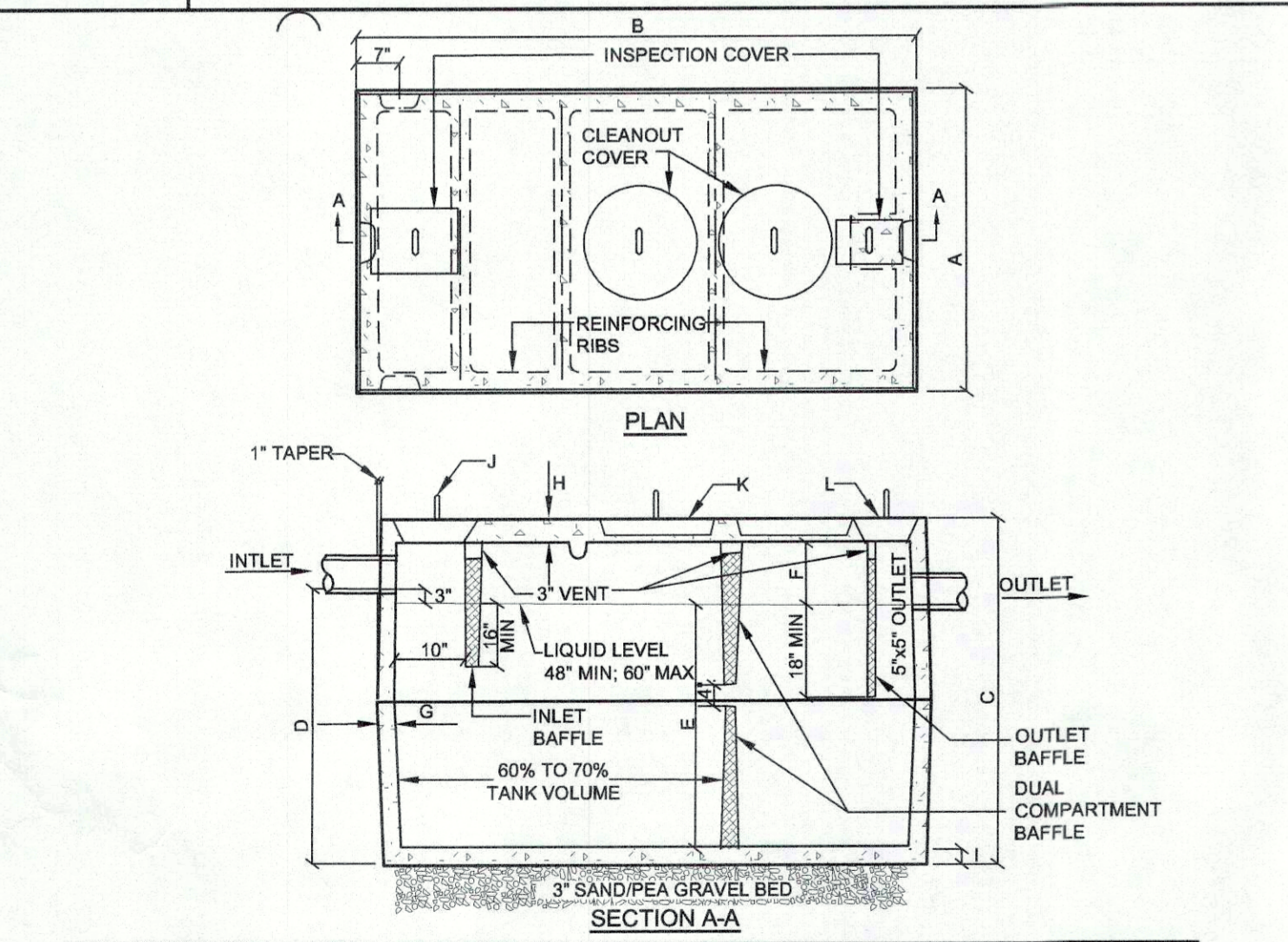
- NOTES:**
- Ends of all trenches are to be capped.
 - Minimum 5" of soil between the bottom of absorption trench and presence of groundwater table and/or creviced rock.
 - Maximum slope, 4 inch gravity distribution lines (1/16" per ft) 0.5% maximum.
 - Maximum slope, when dosing is provided (1/32" per ft) 0.25% maximum.

S-2 PERFORATED PIPE TRENCH DETAIL
NOT TO SCALE



- NOTES:**
- The top of the well casing shall be set a minimum of 2 feet above the 100 yr high-water level or 18" above finished ground surface, whichever is greater.
 - A minimum of 4 feet of cover shall be provided over the water service line.

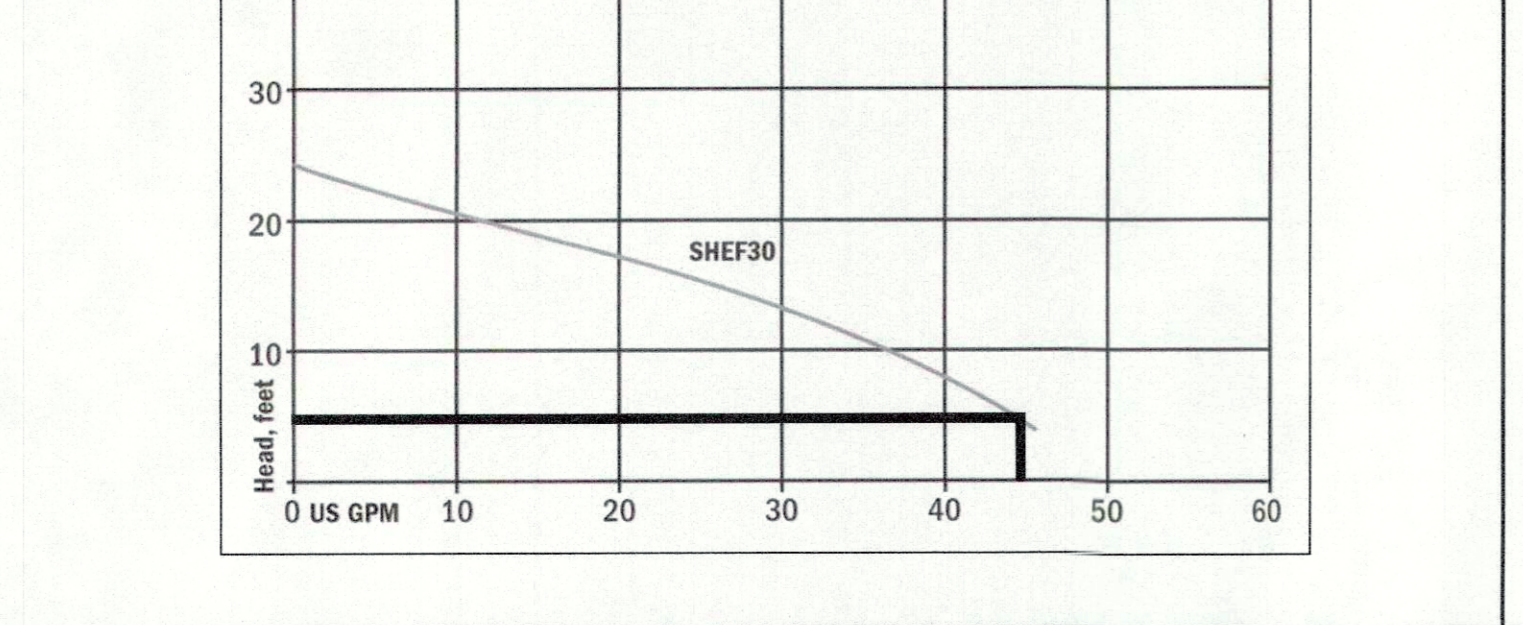
S-3 DRILLED WELL DETAIL
NOT TO SCALE



LIQUID CAPACITY	A	B	C	D	E	F	G	H	I	J	K	L
1,000 Gal.	58"	102"	67"	55"	48"	12"	3"	5"	4"	6"x9"	18'0"	10"x14"
1,250 Gal.	60"	120"	67"	56"	49"	12"	3"	5"	4"	6"x9"	18'0"	10"x14"
1,500 Gal.	62"	126"	67"	56"	49"	12"	3"	5"	4"	6"x9"	18'0"	10"x14"
2,000 Gal.	70"	144"	67"	56"	49"	12"	3"	5"	4"	6"x9"	18'0"	10"x14"

- NOTE:** Add 4" to H for H-20 Loading
- NOTES:**
- The minimum required fill cover above the septic tank shall be 6 to 12 inches with a maximum cover depth of 24 inches. When required fill cover exceeds 24 inches, manhole extensions with steel frames and covers shall be installed and extended to finished grade. If the septic tank is rated for H-20 vehicle loading, the manholes, frames and covers shall be H-20 rated also.
 - The dual compartment baffles is required on all septic tanks with a length "B" equal to or greater than 10 feet.
 - For installations that require an overflow tank, a tank the same size as the septic tank shall be used. Dual compartment baffles are not required on overflow tanks regardless of the size.
 - All pipes connecting to the tank shall be cut flush with the inside wall.
 - Tank shall be manufactured by Mid-Hudson Concrete Products, Inc.
 - Pump tank shall be single compartment.

S-4 PRECAST CONCRETE SEPTIC TANK DETAIL AND PUMP TANK DETAIL
NOT TO SCALE



S-6 HYDROMATIC SHEF 30 PUMP CURVE
NOT TO SCALE

LIQUID CAPACITY	A	B	C	D	E	F	G	H	I	J	K	L
1,000 Gal.	58"	102"	67"	55"	48"	12"	3"	5"	4"	6"x9"	18'0"	10"x14"
1,250 Gal.	60"	120"	67"	56"	49"	12"	3"	5"	4"	6"x9"	18'0"	10"x14"
1,500 Gal.	62"	126"	67"	56"	49"	12"	3"	5"	4"	6"x9"	18'0"	10"x14"
2,000 Gal.	70"	144"	67"	56"	49"	12"	3"	5"	4"	6"x9"	18'0"	10"x14"

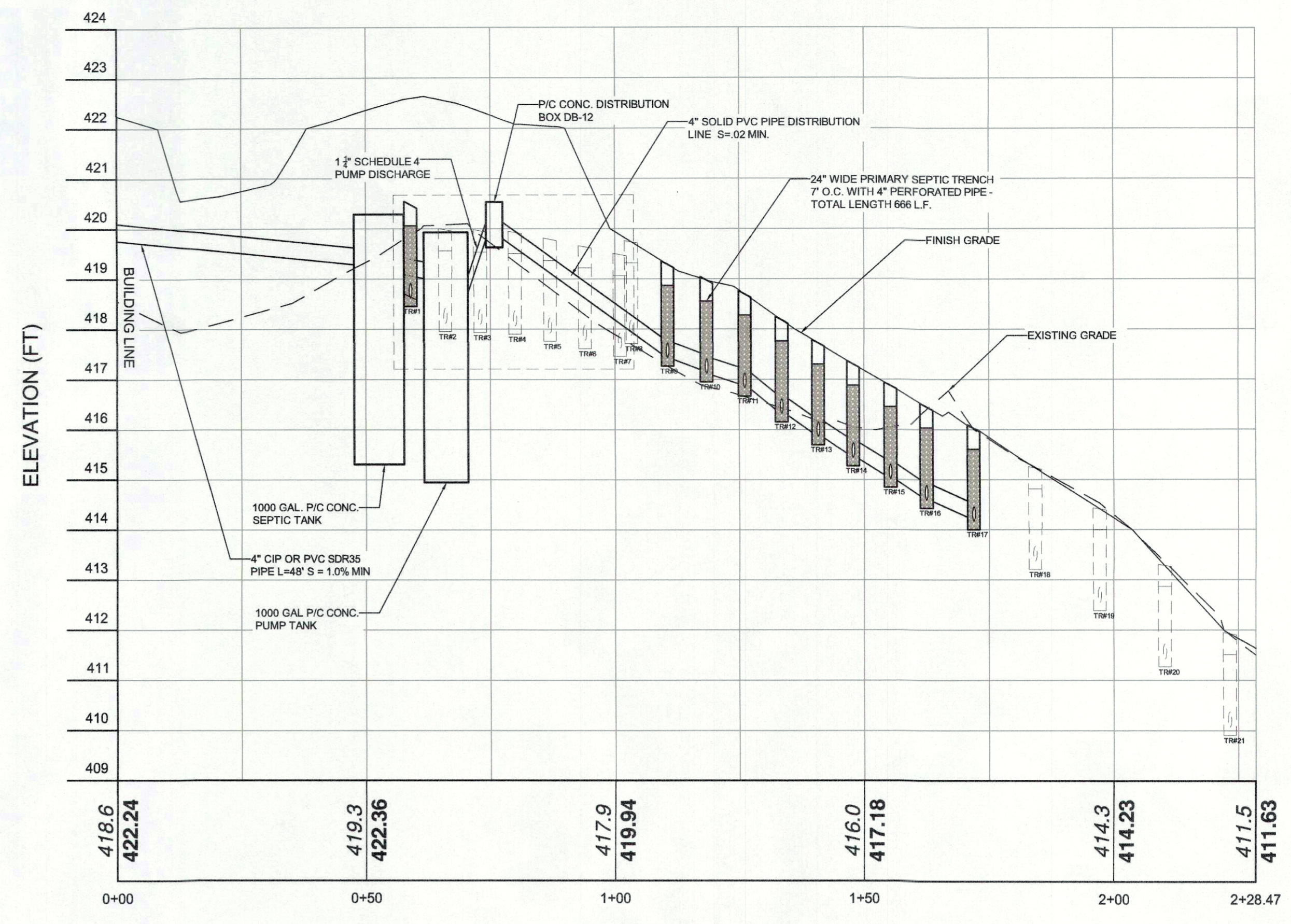
LIQUID CAPACITY	A	B	C
1,250 Gal.	60"	120"	67"

PUMP CALCULATIONS:
TOTAL FLOW: 600 GAL./DAY
LENGTH OF FIELDS: 668 L.F. W/24" TRENCHES
RATE OF PUMPING: 0.5 GAL./L.F. BY DEMAND.

HEAD LOSS CALCULATION:
TOTAL HEAD LOSS = STATIC LOSS + FRICTION LOSS + MINOR LOSS
FROM DESIGN CALCULATIONS:
TDH = 41.5'

- NOTES:**
- The minimum required fill cover above the pump chamber shall be 6 to 12 inches with a maximum cover depth of 24 inches. When required fill cover exceeds 24 inches, manhole extensions with steel frames and covers shall be installed and extended to finished grade. If the pump chamber is rated for H-20 vehicle loading, the manholes, frames and covers shall be H-20 rated also.
 - Pump shall be Hydromatic pump Model SHEF 30, 1-1/2" discharge, 0.4 HP, single phase, 1550 RPM, 3/4" solids handling, rated capacity of 44 GPM @ 5 FT TDH.
 - Pump chamber as manufactured by Mid-Hudson Concrete Products Inc.
 - Pump settings may vary for tanks whose dimensions differ from those shown above. Contractor shall notify engineer of any change.
 - All pipes connecting to the chamber shall be cut flush with the inside wall.
 - Contractor shall supply and install control / alarm panel within building, basement or other approved location.
 - Electrical Underwriters Certificate is required for all installations.
 - Pump chamber shall be single compartment tank.

S-7 PUMP CHAMBER DETAIL
NOT TO SCALE



DISTANCE ALONG BASELINE (FT)

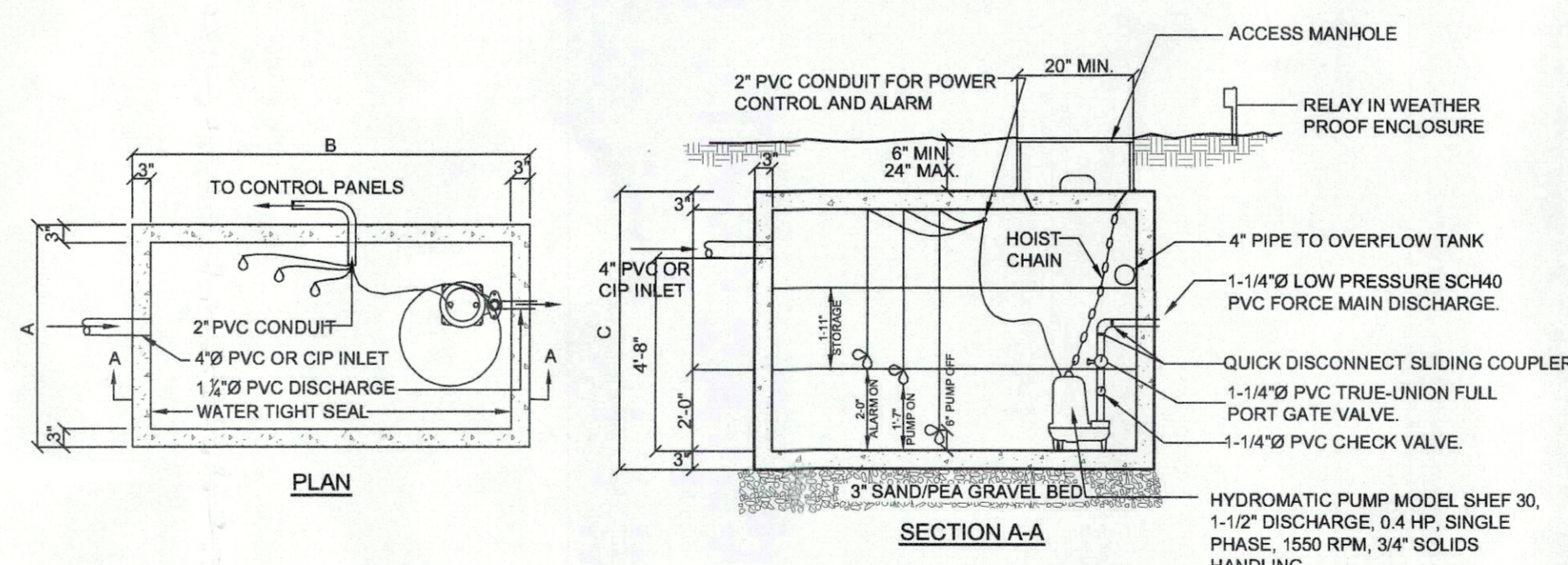
SEPTIC PROFILE

SCALE: VERT. 1"=2'
HORZ. 1"=20'

SSTS ELEVATIONS:

SEPTIC TANK INV. IN	420.29
SEPTIC TANK INV. OUT	420.09
PUMP TANK INV. IN	420.00
PUMP TANK INV. OUT	419.73
DB#1 INV. IN	419.65

TRENCH#1 INV.	418.45
TRENCH#2 INV.	417.96
TRENCH#3 INV.	417.93
TRENCH#4 INV.	417.77
TRENCH#5 INV.	417.61
TRENCH#6 INV.	417.46
TRENCH#7 INV.	417.72
TRENCH#8 INV.	417.27
TRENCH#9 INV.	416.95
TRENCH#10 INV.	416.67
TRENCH#11 INV.	416.15
TRENCH#12 INV.	415.70
TRENCH#13 INV.	415.28
TRENCH#14 INV.	415.84
TRENCH#15 INV.	415.45
TRENCH#16 INV.	415.25
TRENCH#17 INV.	414.98
TRENCH#18 INV.	414.23
TRENCH#19 INV.	413.31
TRENCH#20 INV.	412.31
TRENCH#21 INV.	411.21



ONE-DAY EMERGENCY STORAGE VOLUME:
REQUIRED VOLUME = 600 GAL./7.48 GAL./C.F. = 80.2 C.F.

PUMP CHAMBER INTERIOR DIMENSIONS:
= 9.5' X 4.5' = 42.75 S.F. PER FOOT OF HEIGHT

THEREFORE, REQUIRED DISTANCE FOR TOTAL STORAGE:
= 80.2 C.F. / 42.75 S.F. PER FOOT
= 1.88' OR 1'-11"

VOLUME TO BE PUMPED TO SYSTEM:
REQUIRED VOLUME = 0.5 GAL./L.F. X 668 L.F.
= 333 GAL.
= 333 GAL./7.48 GAL./C.F. = 44.5 C.F.

PUMP CHAMBER INTERIOR DIMENSIONS:
= 9.5' X 4.5' = 42.75 S.F. PER FOOT OF HEIGHT

THEREFORE, REQUIRED DISTANCE BETWEEN ON/OFF FLOAT SWITCH:
= 44.5 C.F. / 42.75 S.F. PER FOOT
= 1.04' OR 1'-1"

NOV 20 2018 - C.M.C. - 6783 - D.T.S.1
FEBRUARY 2020 - 05
APPROVED FOR CONSTRUCTION
JUL 20 2021
WEST CO. DEPT. OF HEALTH
(See Exp. Sheet for Authority/Signature)

Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com

Engineer: Joseph P. Pina
NYS Lic. No. 6441

Revisions:
No. Date Comments
1. 2/11/19 H.D. Comm.
2. 3/15/19 H.D. & DEP Comm.
3. 4/16/19 H.D. & DEP Comm.
4. 7/29/21 WCHD Comm.

SCALE: NTS
DRAWN BY: JCR
DATE: 12-8-18

SEPTIC SYSTEM PROFILE AND DETAILS

PROPOSED SEPTIC PLAN
PREPARED FOR
EMILY YAVITZ & GREG CHAPPELL
PROJECT LOCATION
1102 GAMBELLI DRIVE
Yorktown
Westchester Co., New York

Sheet 2 of 2

**TOWN OF YORKTOWN - ENGINEERING DEPARTMENT
MS4 STORMWATER MANAGEMENT PERMIT APPLICATION
WETLAND PERMIT APPLICATION and/or TREE PERMIT APPLICATION**

Section 24.18
Block 1
Lot # 15-6

Job Site Address: 1102 Gambelli Dr
City/State/Zip: YORKTOWN HEIGHTS
NY 10598

Approval Authority: TE [] PB [] TB [x]
Application #: J-FWAPP-005-22
Date Received: 03-08-22
Date Issued: _____
Date Expires: _____
Fee Paid: \$ 1,500

NOTE: Application, Fee, Short/Long Form EAF, Map/Survey to be submitted to the Engineering

APPLICANT:

YOUR NAME: Tessa Jucaite P.E.
COMPANY: TJ Engineering LLC
ADDRESS: 117 Mamasco Rd
Ridgefield, CT ZIP 06877
PHONE: (203) 249-5755
EMAIL: INFO@TJENGINEERING.US

OWNER:

YOUR NAME: Gregg Chappell & Emily Yavitz
COMPANY: _____
ADDRESS: 70 Hudson Watch Dr.
Ossining, NY ZIP 10562
PHONE: (203-) 644-6971
EMAIL: gregg1968@gmail.com

APPROVED PLANS AND PERMIT SHALL BE ON-SITE AT ALL TIMES

Select One	Type	Approval Authority	Cost
<input type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit (Administrative)	Town Engineer	\$800.00
<input type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit	Town Board/Planning Board	\$1,800.00
<input type="checkbox"/>	Renewal of Wetlands/Watercourse/Buffer Area Permit (1 Year)	Town Engineer	\$150.00
<input type="checkbox"/>	MS4 Stormwater Management Permit (Administrative)	Town Engineer	\$300.00
<input checked="" type="checkbox"/>	MS4 Stormwater Management Permit	Town Board/Planning Board	\$1,500.00
<input type="checkbox"/>	Renewal of a MS4 Stormwater Management Permit (1 Year)	Town Engineer	\$150.00
<input type="checkbox"/>	Tree Permit	Town Engineer	\$0.00

Application fees are doubled with issuance of a Stop Work Order/Notice of Violation as per Town Code.

PROPOSED ACTIVITY - If not located in wetland/wetland buffer (skip to 2b)

1. Description of wetlands (check all that apply):

- | | | | |
|-----------------------|--------------------------|------------------------------------|-------------------------------------|
| a. Lake/pond | <input type="checkbox"/> | Control area of lake/pond | <input type="checkbox"/> |
| b. Stream/River/Brook | <input type="checkbox"/> | Control area of stream/river/brook | <input checked="" type="checkbox"/> |
| c. Wetlands | <input type="checkbox"/> | Control area of wetlands | <input checked="" type="checkbox"/> |

2a. Description of activity in the wetland and/or wetland buffer. Describe the proposed work including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.

Construction of a dwelling and a patio on the rock outcrop located within the wetlands 100 ft setback area (720 sf house, 760 sf patio areas within the 100' setback)

2b. Stormwater/Excavation - Description of proposed activity:

This project proposes to disturb approximately 25,600 square feet of land. Nonstructural best management practices (BMP's) such as rain garden and pervious pavers are proposed to treat and control stormwater runoff.
Excavation for the septic, stormwater management, the dwelling and driveway will be required.

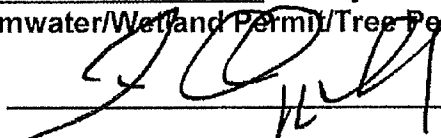
3. Tree Removal:

Amount of trees and/or stumps to be removed: 24
 Sizes; approximate DBH: 6"-14"
 Species of trees to be removed (i.e. Birch, Spruce - if known): Oak, Cedar, Cherry
 Reason for removal: in the way of the proposed development
 Trees marked in field (trees must be marked prior to inspection): Yes: No:
 Tree removal contractor: _____

Attach survey/sketch indicating property boundaries, existing structures, driveways, roadways and location of existing trees. Trees must be marked in the field before inspection.

4. PROPERTY OWNER CONSENT: If another entity (e.g. contractor, consultant) is applying on the owner's behalf, the PROPERTY OWNER is to complete, sign and date this authorization:

I, Gregg Chappell hereby authorize Tessa Jucaite, P.E. to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature:  Date: March 2, 2022

No application will be processed without the above-mentioned, required information.

GENERAL CONDITIONS

1. The permittee is responsible for maintaining an active application. If no activity occurs within a six (6) month period, as measured from the date of application, the application will become null and void. Applications fees are non-refundable.
2. The Town of Yorktown reserves the right to modify, suspend or revoke this permit at any time after due notice when:
 - a. Scope of the project is exceeded or a violation of any condition of the permit or provision of the law pertinent regulations are found; or
 - b. Permit was obtained by misrepresentation or failure to disclose relevant facts; or
 - c. Newly discovered information or significant physical changes are discovered.
3. The permittee is responsible for keeping the permit active by requesting renewal from the Approval Authority. Any supplemental information that may be required by the Approval Authority, including forms and fees, must be submitted 30 days prior to the expiration date. The expiration date is one year from the date the bond is paid to the Engineering Department. In accordance with Chapter 178 of the Town Code, Freshwater Wetlands, Section 178-16 -Expiration of a Permit.
4. This permit shall not be construed as conveying to the applicant any right to trespass upon private lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any right, title or interest in real or personal property held or vested in person not party to this permit.
5. The permittee is responsible for obtaining any other permits, approvals, easements and right-of-way, which may be required.
6. Any modification of this permit granted by the Approval Authority must be in writing and attached hereto.
7. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, N.Y.C. Department of Environmental Protection, N.Y.S. Department of Environmental Conservation or local government, which may be required.

Tessa Jucaite

PRINT NAME



SIGNATURE OF APPLICANT



DATE

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Gregg Chappell & Emily Yavitz			
Name of Action or Project: New Lot development			
Project Location (describe, and attach a location map): 1102 Gambelli Drive, Yorktown Heights, Westchester County NY			
Brief Description of Proposed Action: This project proposes to disturb approximately 25,600 square feet of land. It is proposed to construct a house a driveway, septic system, nonstructural best management practices (BMP's) for stormwater management, etc			
Name of Applicant or Sponsor: Tessa Jucaite P.E.		Telephone: 203-249-5755	
		E-Mail: INFO@TJENGINEERING.US	
Address: 117 MAMANASCO RD			
City/PO: RIDGEFIELD		State: CT	Zip Code: 06877
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 2.3182 acres	
b. Total acreage to be physically disturbed?		_____ 0.5876 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2.3182 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>		<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>		<input type="checkbox"/>
well			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>		<input type="checkbox"/>
septic			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional			
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,			
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
Rain garden and pervious pavers will detain the increase in peak runoff rates			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Tessy Jewels</u>	Date: <u>03/05/22</u>	
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET



SWPPP

1102 Gambelli Drive, Yorktown Heights, Westchester County, NY

Prepared for:
Gregg Chappell & Emily Yavitz

Prepared by:

Tessa Jucaite P.E., Principal
TJ Engineering LLC
117 Mamasasco rd.
Ridgefield, CT 06877

____ (February 14th
2022) _____

Table of Contents

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III.	Stormwater Calculations	3
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APPENDIX C	Hydrologic Analysis Results.....	8
APPENDIX D	Construction Inspections Checklist.....	8

I. Project Narrative

The subject parcel is approximately 2.3182 acres. It is located in R-1-80 residential district.

Under existing conditions, the property an undeveloped lot, consisting of rock outcrops, lawn and wooded areas. The owner is proposing to develop a lot with 3-bedroom house, patio, walkways, driveway and other related appurtenances.

For a depiction of the existing and proposed conditions refer to the Site Plan, dated February 14th, 2022, latest revision, prepared by TJ Engineering LLC.

The stormwater drainage areas split into two. We will be analyzing the drainage area (Watershed-1), which will be influenced by the proposed development. Stormwater in Watershed drains from the high point on the adjacent property north west of the site, towards the south east direction and discharges into the stream on the property. The stormwater from the other drainage area sheet flows from the north to south direction on the western portion of the lot that is not being developed. See Appendix B for the existing and proposed conditions drainage areas.

This project proposes to disturb approximately 25,600 square feet of the land. Nonstructural best management practices (BMP's) such as rain garden and pervious pavers are proposed to treat and control stormwater runoff. In addition, the property owner would like to incorporate rain water harvesting feature for watering the lawns. Roof leaders will discharge directly into the rain garden and the runoff from the new driveway and walkways will infiltrate into the gravel storage bed underneath the pervious pavers surface.

The runoff from the patio will be constructed on the top of the rock outcrop, and won't increase peak runoff rates.

II. General Soils Description

Soils for the most of the property are classified as CrC—Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky and with a hydrologic soil group (HSG) rating of C; PnC—Paxton fine sandy loam, 8 to 15 percent slopes and HSG rating of B. Refer to Appendix "A" for the results of the Initial Feasibility Evaluation and the NRCS Web Soil Survey.

III. Stormwater Calculations

Natural Resource Conservation Service TR-20 methodology was used to evaluate peak runoff rates for proposed and existing condition.

Refer to Exhibit "A" and Exhibit "B" for a depiction of the existing and proposed conditions drainage areas and flow paths and time of concentration (Tc). Refer to Appendix "C" for the results of the Hydrologic Analysis for peak runoff rates calculations, including Tc calculations. Calculated Tc is less than minimum Tc recommended in TR-55, thus, minimum Tc of 0.1 hours (6 minutes) is used.

Tables below summarize drainage areas and Curve Numbers(CN) calculations (as per Soil Conservation Service TR-55):

	Watershed#1		
Existing Conditions	Rock Outcrop	Undeveloped	Composite
Area sf(ac)	1,340 (0.03)	48,760 (1.12)	50,100 (1.15)
CN	98	55	56

	Watershed#1					
Proposed Conditions	Asphalt, Wall	Roof	Pervious Paver Walkway Pavement	Patio	Lawn	Composite
Area sf(ac)	2,025 (0.04)	2,180 (0.05)	1,560 (0.04)	770 (0.02)	43,565 (1.00)	50,100 (1.15)
CN	98	98	98	98	55	79

Water Quality volume (WQv) calculation:

$$WQv = (P) (Rv) (A)/12$$

where:

$$P = 90\% \text{ rainfall number} = 1.5 \text{ in}$$

$$Rv = 0.05 + 0.009 (I) = 0.05 + 0.009(100) = 0.95$$

$$I = \text{Percentage impervious area draining to site} = 100\%$$

Area draining to treatment area:

Asphalt Driveway: 2,025 sf;

Roof: 2,180 sf;

Walkways, pavers; 1,560 sf

A = Area draining to practice (treatment area) = 5,765 sf = 0.13 ac

$$WQv = (1.5) (0.95) (0.13)/12$$

$$WQv = 0.0154 \text{ ac-ft} = 654 \text{ cu.ft.}$$

The proposed bioretention system and pervious pavers systems will provide adequate WQv storage of 2,016-cf volume. Stormwater from the roof areas on the lot will be conveyed to the rain garden and stormwater from the walkway and driveway will infiltrate into the stone storage bed.

Peak Runoff Attenuation:

Watershed	Storm Event	Existing Peak Flow (cfs)	Proposed Peak Flow (cfs)	Proposed Peak Flow After Detention (cfs)
W-1	1-year	0.061	0.173	0.061
	10-year	1.081	1.509	1.007
	100-year	3.207	3.847	3.151

IV. Conclusions

The proposed development will increase impervious coverage area on the site; however, hydrological calculations show that increase in the peak runoff rates will be adequately attenuated for all major storm events all the way up to 100-year storm event. Rain gardens and pervious pavers with stone storage bed will be installed to treat and control stormwater runoff for WQv and all major storm events, therefore, there will be no adverse impacts to the adjoining properties downstream and the wetlands.

Proposed development incorporates attenuation of runoff to the maximum extent practical. Natural flow pathways will be maintained.

V. Operation and Maintenance Plan

1. Sequencing / Phasing of Major Activities:

1. Installing silt fence and construction entrance.
2. Clearing and grubbing the site.
3. Installing stockpile areas.
4. Striping topsoil.
5. Excavation and grading the site.
6. Construction proposed structures, utilities.
7. Construction of infrastructure including stormwater conveyance system, stormwater management system and additional erosion control methods as required preventing sediments from contaminating these systems. The system must be protected from over compaction.
8. Paving the surfaces and installing pervious pavers.
Spreading topsoil, fine grading, seeding, planting trees, mulching, and establishing lawn in all disturbed areas.
9. Removing temporary erosion control methods when contributing drainage areas are stable.

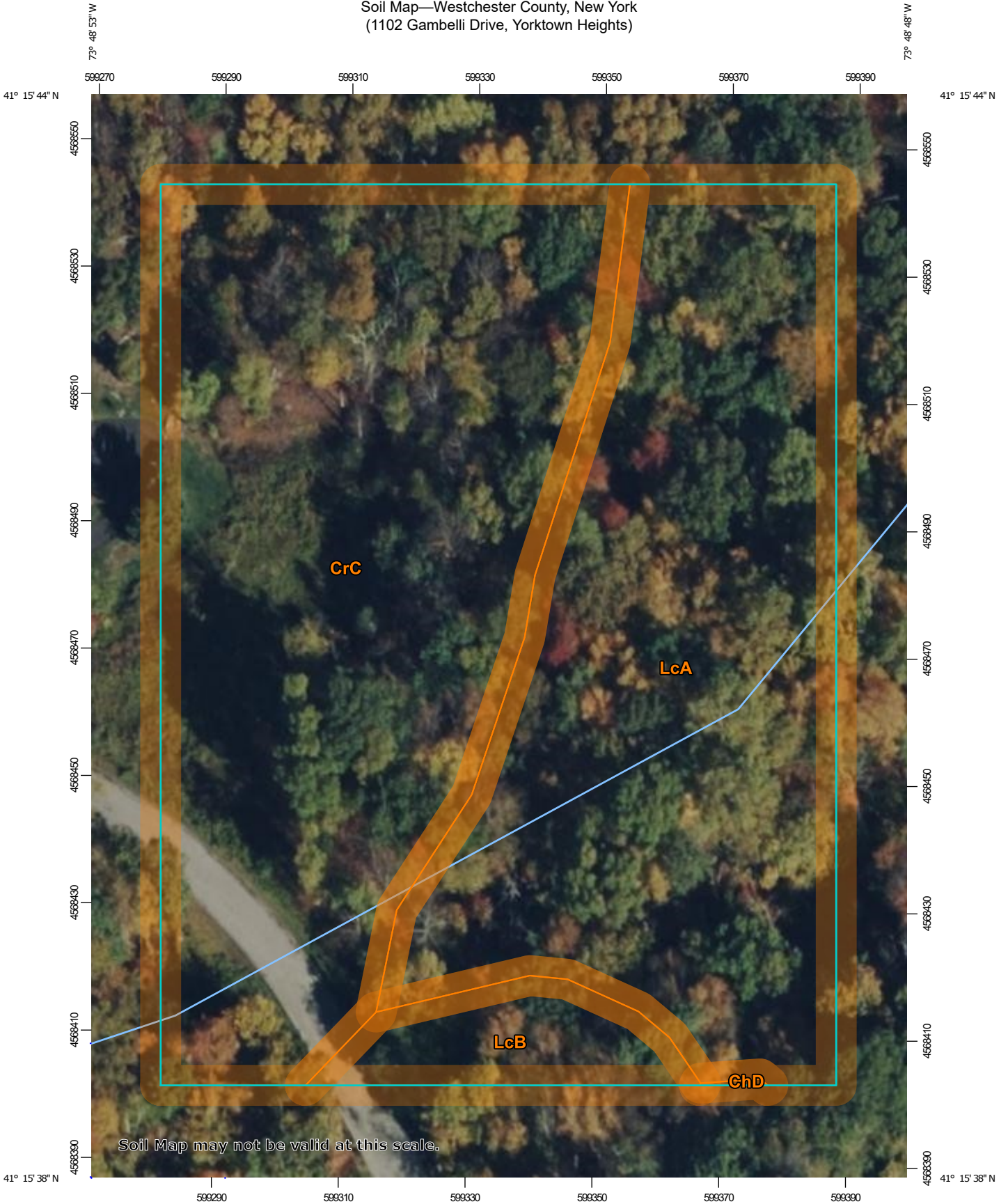
2. Description of Construction and Waste Materials Expected to Be Stored On-Site and Controls to Reduce Pollutants from These Materials:

1. Debris from clearing and grubbing activities; remove and legally dispose off site within 7 days.
2. Petroleum fuels; utilize approved storage tanks in secure locations away from storm structures and drainage facilities.
3. Concrete residue; wash equipment away from storm structures and drainage facilities and into temporary holding basins.

3. Post Construction Maintenance Plan

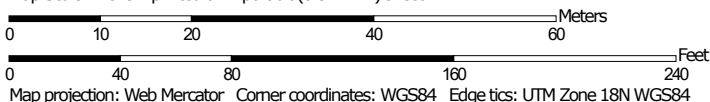
<p>Monthly and after large rain/snow storms</p>	<ul style="list-style-type: none"> • Inspect roof gutters and leaders for blockage, debris, and ice formation • Following construction, the bioretention system shall be monitored to verify that the system was constructed and functions as designed. The post-construction monitoring shall consist of visual observation of the bioretention system after a storm event that results in at least 5 inches of ponding in the bioretention area (or the maximum design ponding depth if designed for less than 5 inches of ponding). If the drawdown time indicates a flow rate of less than 5 inches per hour, the bioretention soil should be removed and replaced. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal.
---	---

Soil Map—Westchester County, New York
(1102 Gambelli Drive, Yorktown Heights)



Soil Map may not be valid at this scale.

Map Scale: 1:829 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York

Survey Area Data: Version 17, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	0.0	0.0%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	1.9	51.3%
LcA	Leicester loam, 0 to 3 percent slopes, stony	1.6	43.8%
LcB	Leicester loam, 3 to 8 percent slopes, stony	0.2	4.9%
Totals for Area of Interest		3.7	100.0%

Westchester County, New York

CrC—Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky

Map Unit Setting

National map unit symbol: 2w698

Elevation: 0 to 1,550 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Charlton, very stony, and similar soils: 50 percent

Chatfield, very stony, and similar soils: 30 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton, Very Stony

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Backslope, shoulder, summit

Landform position (three-dimensional): Side slope, crest, nose slope

Down-slope shape: Convex, linear

Across-slope shape: Convex

Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material

A - 2 to 4 inches: fine sandy loam

Bw - 4 to 27 inches: gravelly fine sandy loam

C - 27 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Chatfield, Very Stony

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Backslope, summit, shoulder
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
A - 1 to 2 inches: fine sandy loam
B_w - 2 to 30 inches: gravelly fine sandy loam
2R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 3 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 20 to 41 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (K_{sat}): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Hollis, very stony

Percent of map unit: 5 percent
Landform: Hills, ridges
Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Crest, side slope, nose
slope

Down-slope shape: Convex

Across-slope shape: Linear, convex

Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent

Hydric soil rating: No

Sutton, very stony

Percent of map unit: 5 percent

Landform: Ground moraines, hills

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Leicester, very stony

Percent of map unit: 5 percent

Landform: Drainageways, depressions

Down-slope shape: Linear

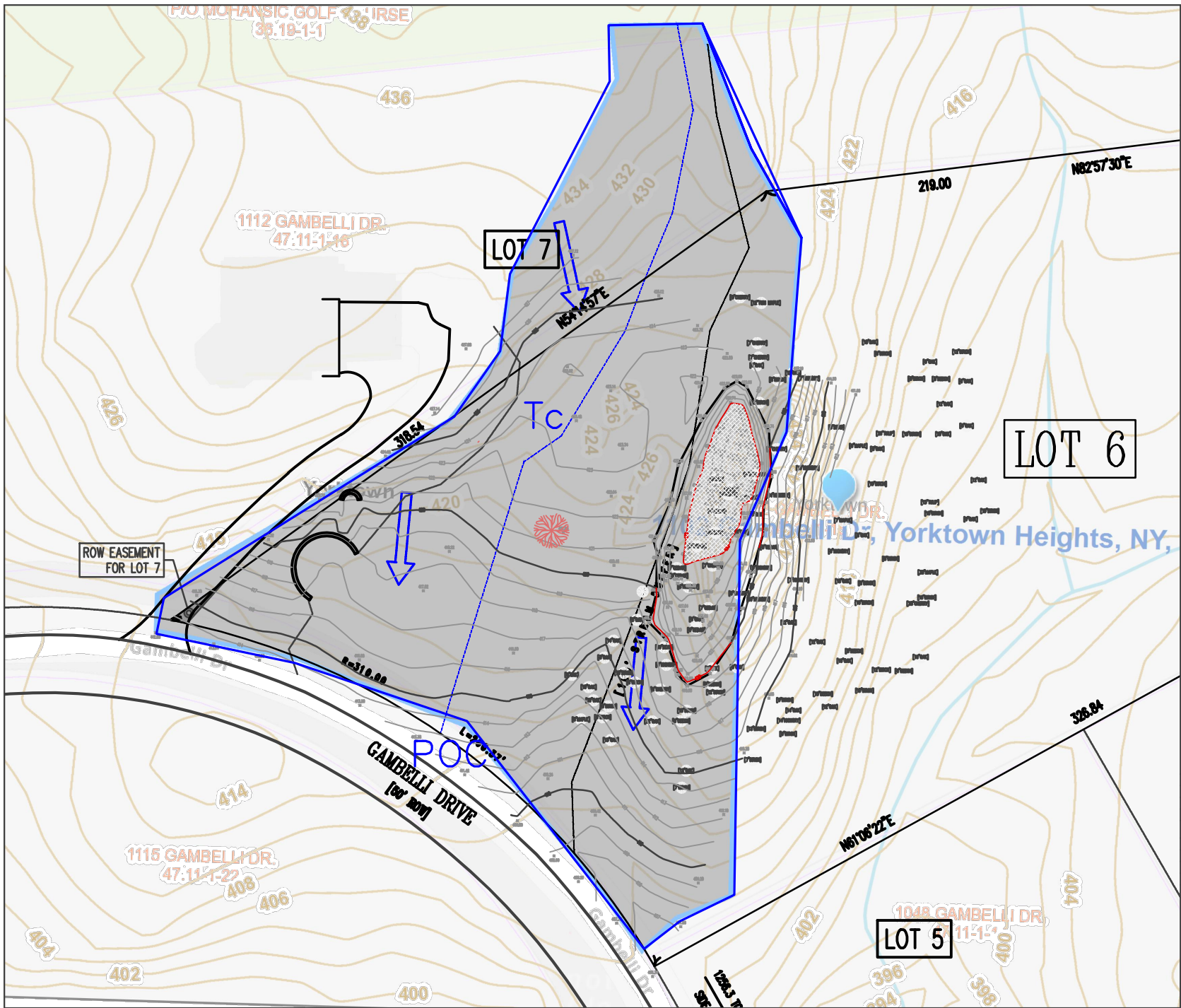
Across-slope shape: Concave

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Westchester County, New York

Survey Area Data: Version 17, Sep 1, 2021




EXISTING CONDITIONS

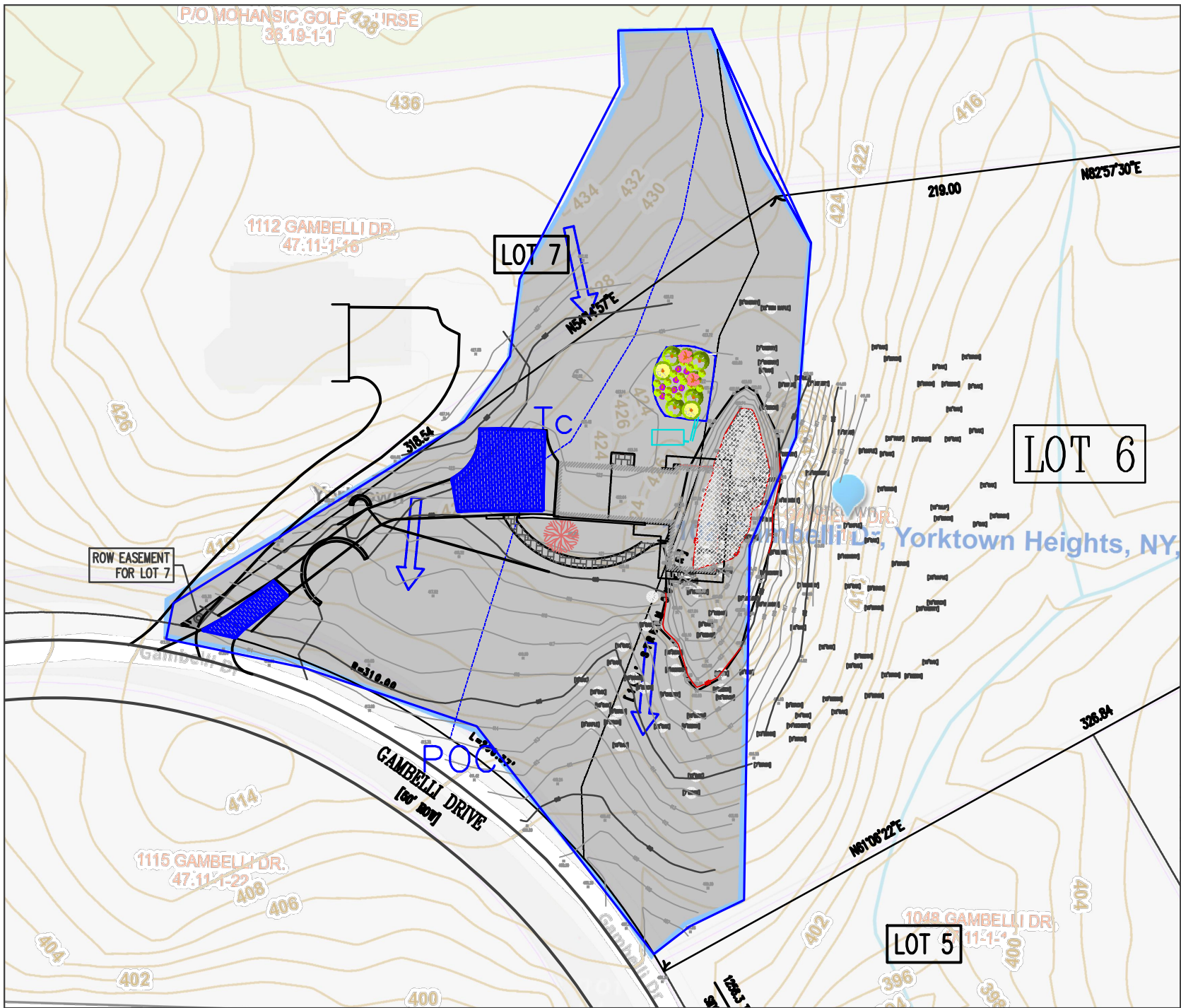
LEGEND

- WATERSHED
- POC POINT OF CONCERN
- Tc TIME OF CONCENTRATION

EXISTING CONDITIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT: 1102 Gambelli Drive, Yorktown Heights
 FILE NAME: STORMWATER
 DATE: 02.13.22
 DESIGNED BY: TJ
 APPROVED BY: TJ


 SCALE 1"=40'
 SHEET 1




PROPOSED CONDITIONS

LEGEND

- WATERSHED
- POC POINT OF CONCERN
- Tc TIME OF CONCENTRATION

PROPOSED CONDITIONS			
NO.	BY	DATE	DESCRIPTION
PROJECT: 1102 Gambelli Drive, Yorktown Heights			
FILE NAME: STORMWATER			
DATE: 02.13.22			
DESIGNED BY: TI			
APPROVED BY: TJ			


 SCALE 1"=60'
 SHEET 1

Bioretention Construction Inspection Checklist

Project:
 Location:
 Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Pre-construction meeting		
Runoff diverted		
Facility area cleared		
If designed as exfilter, soil testing for permeability		
Facility location staked out		
2. Excavation		
Size and location		
Lateral slopes completely level		
If designed as exfilter, ensure that excavation does not compact susoils.		
Longitudinal slopes within design range		

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
3. Structural Components		
Stone diaphragm installed correctly		
Outlets installed correctly		
Underdrain		
Pretreatment devices installed		
Soil bed composition and texture		
4. Vegetation		
Complies with planting specs		
Topsoil adequate in composition and placement		
Adequate erosion control measures in place		
5. Final Inspection		
Dimensions		
Proper stone diaphragm		
Proper outlet		
Soil/ filter bed permeability testing		
Effective stand of vegetation and stabilization		
Construction generated sediments removed		
Contributing watershed stabilized before flow is diverted to the practice		

Comments:

Actions to be Taken:

Bellamy Subdivision

Nancy Calicchia

From: David Paganelli
Sent: Friday, March 18, 2022 10:43 AM
To: Nancy Calicchia
Subject: RE: Routing Referral - Bellamy Subdivision / 379 Hallocks Mill Road; 37.10-1-38

Hi, Highway has no problem with this subdivision. Thank you, Dave

Be Safe & Healthy

Dave Paganelli
Supt. of Highways
Town of Yorktown
914-962-5781
dpaganelli@yorktownny.org

RECEIVED
PLANNING DEPARTMENT

MAR 18 2022

TOWN OF YORKTOWN



February 23, 2022

Robyn Steinberg
Town of Yorktown, Assistant Planner
363 Underhill Avenue
Yorktown Heights, NY 10598

Re Bellamy – 379 Hallocks Mill Road

Dear Mrs. Steinberg:

At this time I would like to submit the enclosed revised Site Plan 379 Hallocks Mill Road, Subdivision Plan. I have updated the plans with respect The Planning Departments January 26, 2022 memo (comments shown below with my remarks following in **Bold**) and further note the following:

1. The proposed driveways have been placed next to each other, but have not been combined into a single driveway width at the street, which may be more beneficial to entering and exiting the site. **Although the town does not have a specification for a common driveway, I have revised the plans to reflect a common driveway with a width of 18' for review. A Common Driveway Easement has been displayed as 30' wide area centered on the lot line to support the common driveway.**
2. A sight clearing easement should be provided along the frontage of proposed Lot 2 to maintain sight distance. Propose the area that should be included in this easement. **As part of the comment 3 below a road widening strip has been presented as part of the plans to establish an overall road width that is 50' wide or 25' from the road centerline of the road. The area that would be covered for a sight easement now falls in the proposed town road eliminating the need for the easement.**
3. A road widening strip should be offered to the Town for property within 25 feet from the center line of the road. Wider paving along the frontage of the property would improve the safety of this curve. **A new front property line for the parcels has been shown on the revised plans established at 25' from the roads centerline. Clearing and grading for the driveway will not only create a safe driveway but will also increase the safety along the curve on the road.**
4. The Planning Department has reached out to the Highway Superintendent to comment on the latest plan. **We will address any concerns of the Highway Superintendent when they are presented.**
5. Drainage and stormwater plan should be to the satisfaction of the Town Engineer. **The revised plans have been sent to the Town Engineer For his review.**

Sburns@BurnsEngineeringServices.com
(845) 546-3310
58 Teller Ave.
Beacon, NY 12508

6. Prior to approval, revise the proposed subdivision plat to show the existing home to remain labeled Lot 38 and the second lot labeled Lot 38.1. Also, add the sight clearing easement and road widening strip. **The lots have been labeled appropriately and the other documents will be prepared when appropriate.**

We look forward to discussing this matter with you at your next available planning board meeting. If you have any questions or comments please feel free to give me a call at my office at (845) 546-3310.

Truly Yours,

Stephen Burns, P.E.
Professional Engineer
Burns Engineering Services, P.C.

Burns Engineering Services, P.C.

Stephen K. Burns, P.E..

Engineer's Report- Stormwater Pollution Prevention Plan -
(SWPPP)

for

379 Hallocks Mill Road
Town of Yorktown
Westchester County, New York

58 Teller Ave.
Beacon, NY 12508

(845) 546-3310
Fax: (845) 440-7343

Applicant
Jody Bellamy
2333 Willoway Street
Yorktown Heights, NY 12524



Prepared By:

Stephen K. Burns
58 Teller Ave.
Beacon, NY 12508

Date: August 4, 2020
December 12, 2020
December 2, 2021
February 23, 2022

Background

The subject parcel is a 1.42 acre parcel located on Hallocks Mill Road in the Town of Yorktown; Westchester County; New York. The site is occupied by a single family dwelling with a frame cottage (accessory apartment) along with various other out buildings. It is proposed to subdivide the parcel into two residential lots one with the existing house and frame cottage and the other for an additional single family dwelling connecting to Town Sewage and water facilities is proposed to be constructed on the new site.

Existing conditions

The parcel is located on the north side of Hallocks Mill Hill Road and has an existing house on the parcel along with a frame cottage, pool with pool house, shed, and two garages. The remainder of the site is maintained lawn. The parcel is located in a residential neighborhood with close neighbors but a small wooded area exists offsite on the parcel to the east.

The site is located in the Town of Yorktown which is a designated MS4 by the NYSDEC. The parcels are in the Peekskill Hollow Creek Watershed which drains directly to the Hudson River.

The site is comprised entirely of Paxton Soils per the NRCS Soil Survey.

Proposed Development

The 0.45 acres of the site that will be disturbed as part of this proposal will have the cover changed from the existing condition of mainly impervious areas into lawn and impervious area. The removal of the existing pavement for the driveway along with the garages and outbuildings will remove 7,394 square feet of impervious surfaces from the site.

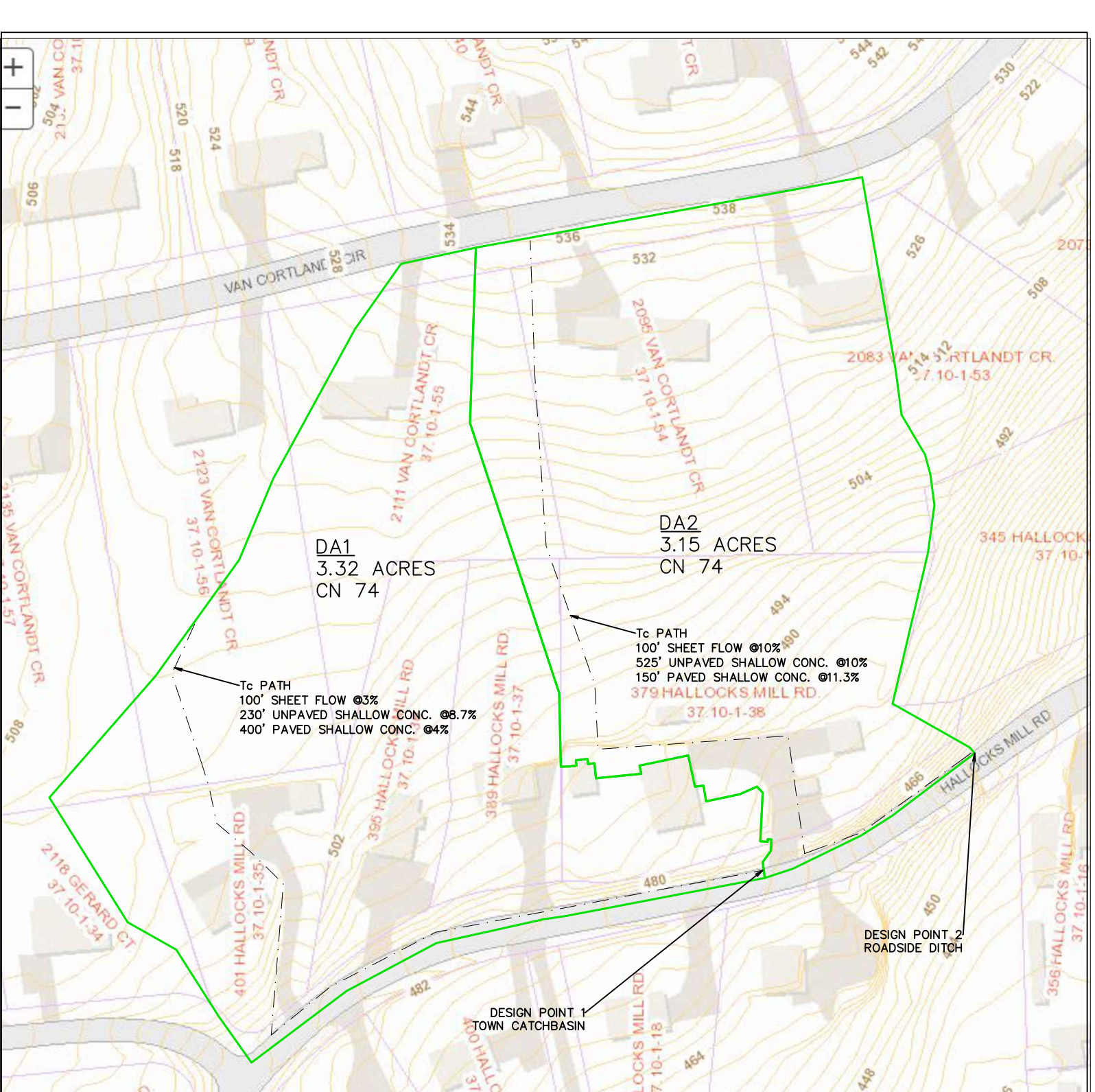
It is proposed to construct a new dwelling, sidewalks and the driveways for the existing and proposed lots and will be constructed within this limit of disturbance decreasing the amount of impervious surfaces onsite from the existing condition. The development will create 6,639 square feet of impervious area which is a reduction of 755 square feet of impervious. Pre Developed and Post Developed Hydrographs have been included with this report and show no change due to the small reduction in impervious area.

The leader drains on the proposed dwelling have been terminated into a infiltration unit with an overflow pipe in the front lawn. The driveway for the existing dwelling will have a trench drain connected to the adjacent catch basin while the

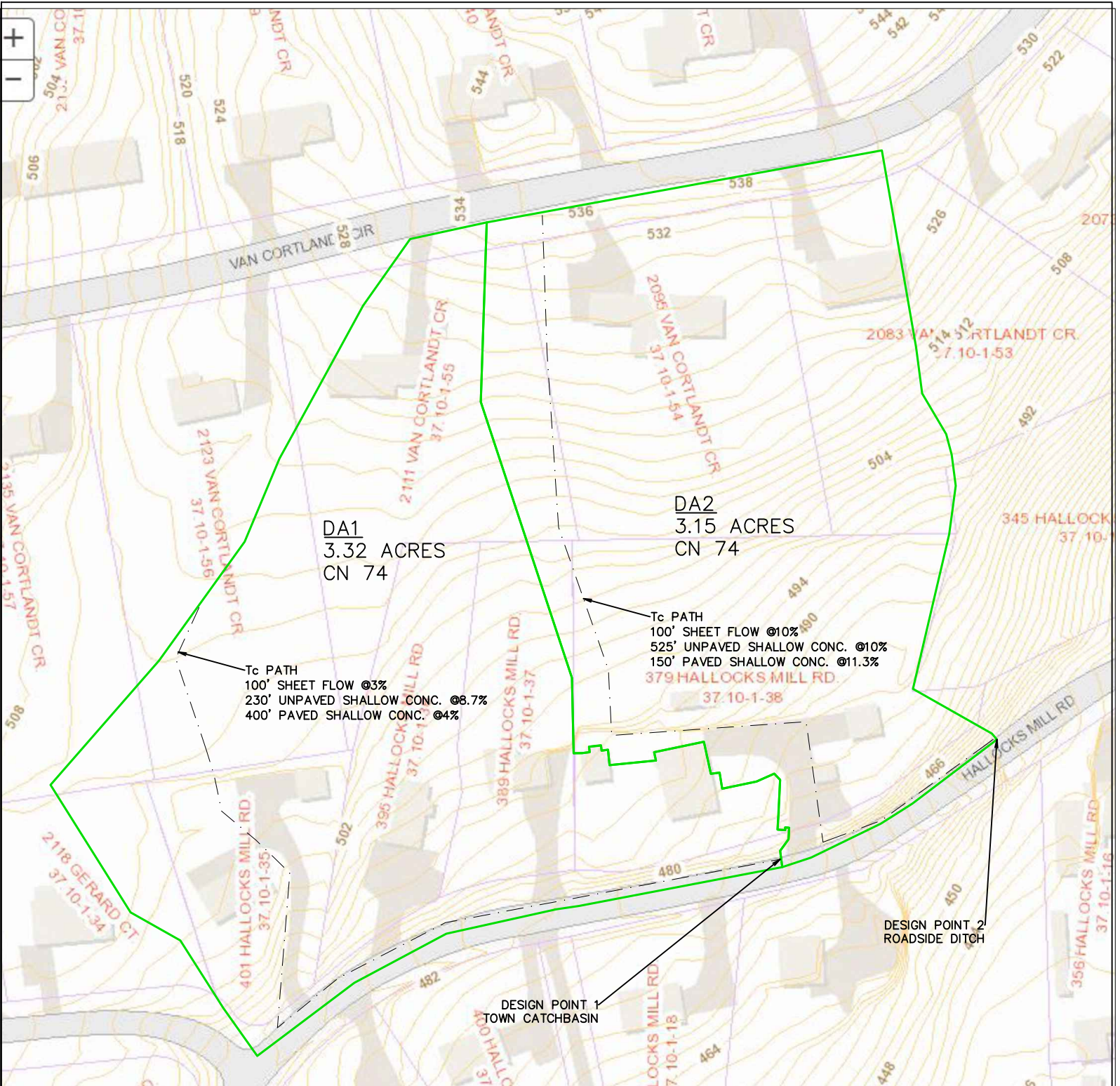
proposed lot 2 driveway will drain onto the lawn area by sloping the pavement to shed runoff.

Conclusion

A boundary and topographical survey, and any environmental concerns in the immediate area have been located on the plans along with Erosion Control, Stormwater Runoff control, and all proposed improvements. The changes in site ground cover along with the reduction of impervious surfaces will change the amount of runoff generated by the site. Reduction in impervious surfaces will reduce runoff from the site without additional mitigation but, to calm runoff from the proposed lot 1 driveway



PRE DRAINAGE AREA MAP
SCALE 1"=100'



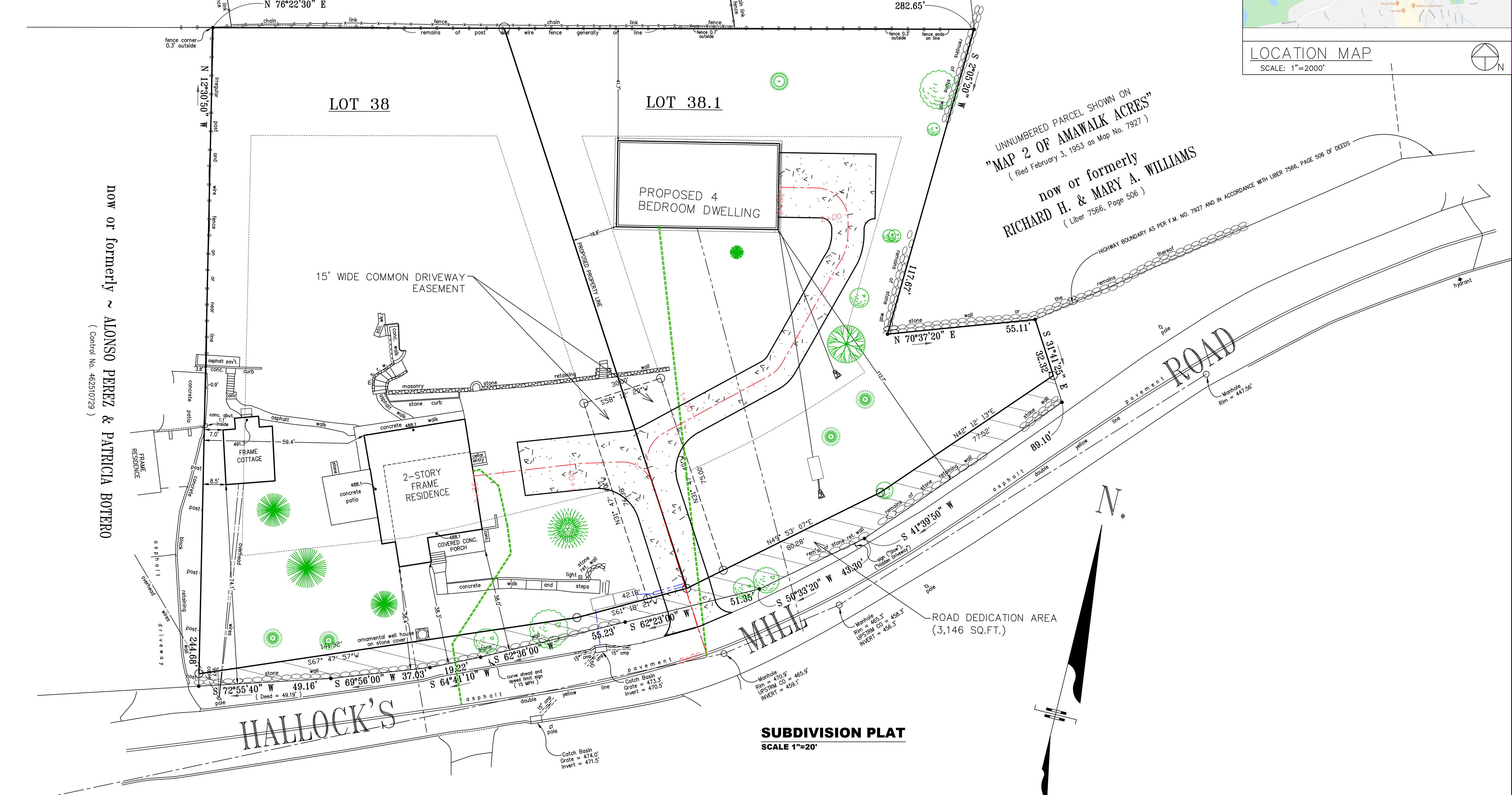
POST DRAINAGE AREA MAP
SCALE 1"=100'

"MAP OF EAST PORTION, SECTION NO. 1, AMENDED, AND SECTION NO. 3 OF AMAWALK ACRES"
(filed June 15, 1954 as Map No. 9123)

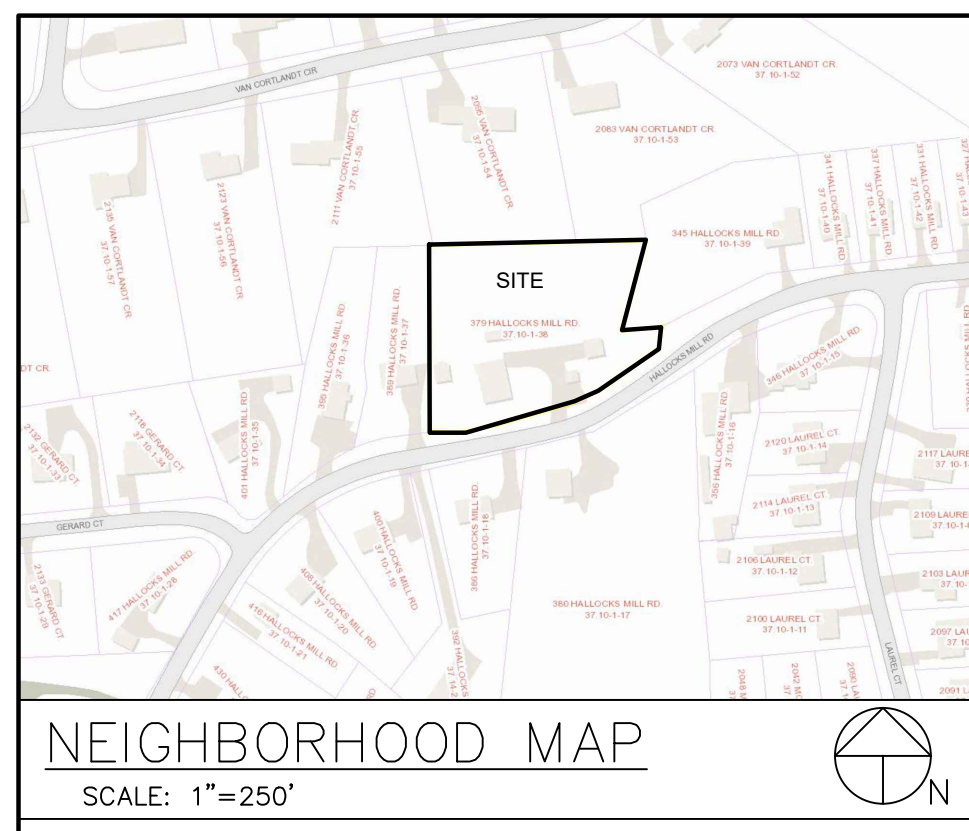
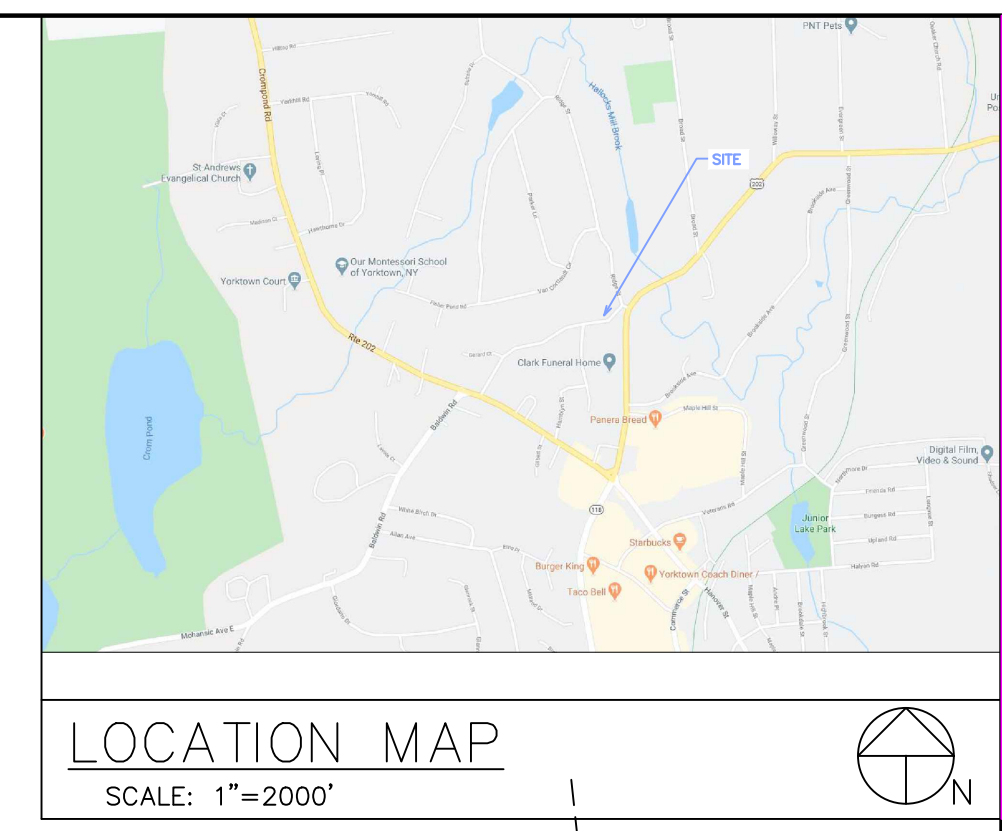
LOT 70
now or formerly
ANTHONY & JULIANNA SHALLO
(Control No. 581443101)

LOT 69
now or formerly
JORGE MIGUEL REIS & SUSANA MOUTOSO-REIS
(Control No. 540783066)

LOT 68
now or formerly
JOHN PATRICK, III & RONDA SAYLOR
(Control No. 503223143)



SUBDIVISION PLAT
SCALE 1"=20'



now or formerly ~ ALONSO PEREZ & PATRICIA BOTERO
(Control No. 462510729)

UNNUMBERED PARCEL SHOWN ON
"MAP 2 OF AMAWALK ACRES"
(filed February 3, 1953 as Map No. 7927)
now or formerly
RICHARD H. & MARY A. WILLIAMS
(Liber 7566, Page 506)

EXISTING STRUCTURE SCHEDULE				
STRUCTURE	USE	PROPOSED USE	SURFACE AREA	NOTES
2 STORY FRAME RESIDENCE	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENCE	1,667 SQ. FT.	
FRAME COTTAGE	STUDIO/OFFICE SUITE	ACCESSORY APARTMENT	408 SQ.FT.	CONTAINS EXISTING BATHROOM, KITCHEN AND LIVING AREA
FRAME BUILDING	POOL HOUSE	TO BE REMOVED	375 SQ. FT.	
CONCRETE BLOCK SHED	STORAGE	TO BE REMOVED	90 SQ. FT.	
SWIMMING POOL	POOL	TO BE REMOVED	1,427 SQ. FT.	
FRAME GARAGE 1	GARAGE	TO BE REMOVED	490 SQ. FT.	
FRAME GARAGE 2	GARAGE	TO BE REMOVED	184 SQ. FT.	
ASPHALT DRIVEWAY	PARKING	TO BE REMOVED	4,828 SQ. FT.	

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310
Fax (845) 440-7343

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING MEMO	SKB	12/14/20
2	ENGINEERING REVISIONS	SKB	01/20/21
3	ENGINEERING REVISIONS	SKB	12/06/21
4	ENGINEERING REVISIONS	SKB	02/23/22

RESIDENCE ZONE STANDARDS											
R1-20	LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	SIDE YARD	TWO SIDES	REAR YARD	MAX HEIGHT	MAX BUILDING COVERAGE	OFF STREET PARKING	ROAD FRONTAGE
REQUIRED	20,000 SQ. FT.	100 FEET	100 FEET	40 FEET	15 FEET	40 FEET	40 FEET	35 FEET	20%	1 PER DU	100 FEET
EXISTING	61,715 SQ. FT.	295 FEET	244 FEET	38.3 FEET	59.4 FEET	219.4 FEET	145 FEET	<35 FEET	<20 %	±10	±344 FEET
LOT 1	34,664 SQ. FT.	191 FEET	244 FEET	38.3 FEET	59 FEET	118 FEET	145 FEET	<35 FEET	<20 %	±4	±186 FEET
LOT 2	27,051 SQ. FT.	113 FEET	214 FEET	104 FEET	16.5 FEET	59.7 FEET	50 FEET	<35 FEET	<20%	>2	±158 FEET

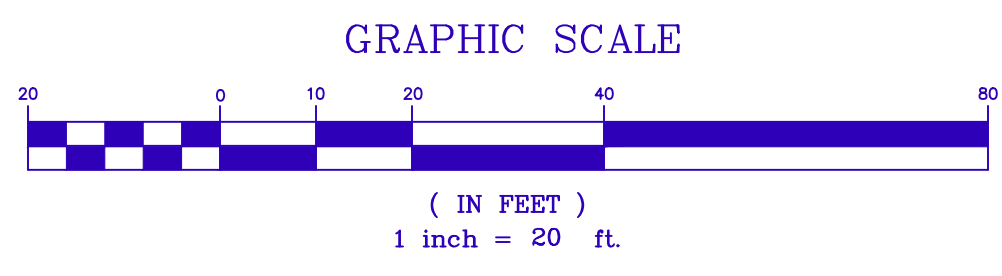
- GENERAL NOTES:
- OWNER/APPLICANT: JOE BELLAMY
2333 WILLOWAY STREET
YORKTOWN HEIGHTS, NEW YORK
 - ZONING DISTRICT - R 1-20; 1 FAMILY (20,000 SQ.FT.)
 - TAX MAP PARCEL # 37.10-1-38



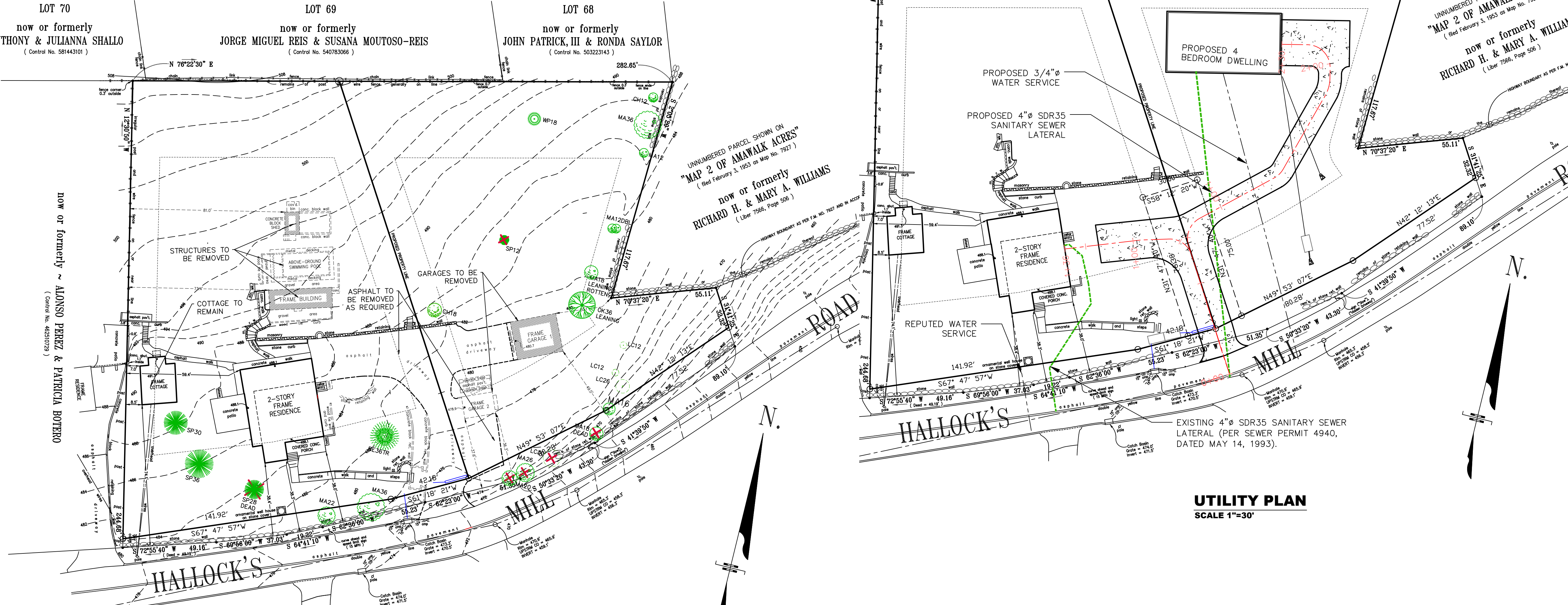
SUBDIVISION PLAT
379 HALLOCKS MILL ROAD
TAX MAP # 37.10-1-38

Burns Engineering Services, P.C.
58 Teller Avenue
Beacon, New York 12508
TEL: 845-546-3310
FAX: 845-546-6613
SBurns@BurnsEngineeringServices.com

DATE: 06/01/20
SCALE: SHEET
DRAWN BY: SKB
1 OF 5



"MAP OF EAST PORTION, SECTION NO. 1, AMENDED, AND SECTION NO. 3 OF AMAWALK ACRES"
(Filed June 15, 1954 as Map No. 1923)



AS-BUILT/ DEMO PLAN
SCALE 1"=30'

Petroleum Contaminated Soil Remediation (EMERGENCY SPILL CLEANUP PROCEDURE)
IF A SPILL OCCURS-

- Excavate all visibly impacted media and temporarily stockpile it onsite (on and covered with plastic sheeting) in advance of final deposition if required.
- Field screening of the excavation with a properly calibrated Photo-ionization Detector (PID) to verify removal of all contaminated soils.
- Collect a soil sample for laboratory analysis of confirmatory soil as well as a profile sample for the disposal facility.
- Use a Licensed transporter to haul and dispose of PSC.
- Prepare and submit a "Spill Closure Report" to the NYSDEC

Erosion Control Maintenance Plan (During Construction)

- Silt Fence shall be installed prior to construction activity.
- Any vegetated area that has eroded as a result of runoff shall be filled, fertilized, reseeded and mulched to maintain a vigorous cover.
- Sediment will be removed from behind silt fence when the level of sediment reaches 0.5 feet. Any damaged silt fence shall be replaced.
- All other erosion control devices shall be maintained and repairs made as necessary to insure proper operation of the erosion control device.

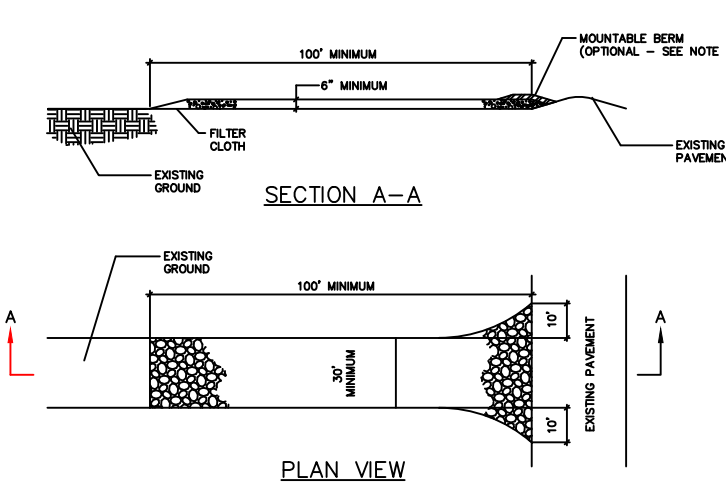
SITE WORK CUT/FILL

CUT = ±300 CUBIC YARDS
FILL = ±125 CUBIC YARDS

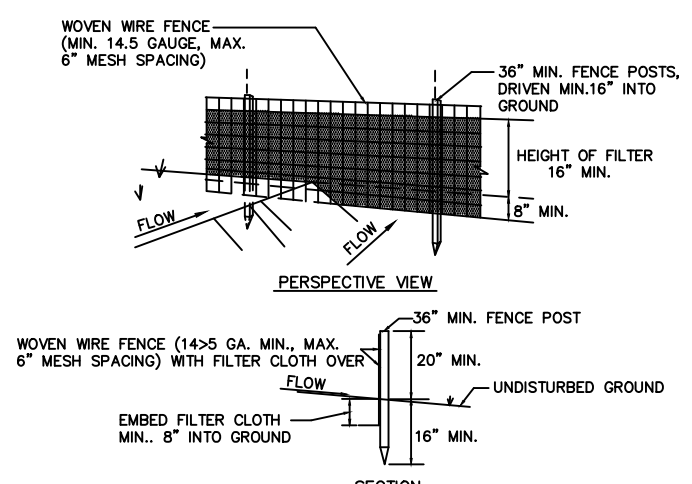
SITE TOTAL CUT ±175 CUBIC YARDS
MATERIAL TO BE HAULED OFFSITE

SEEDING & MULCHING NOTES

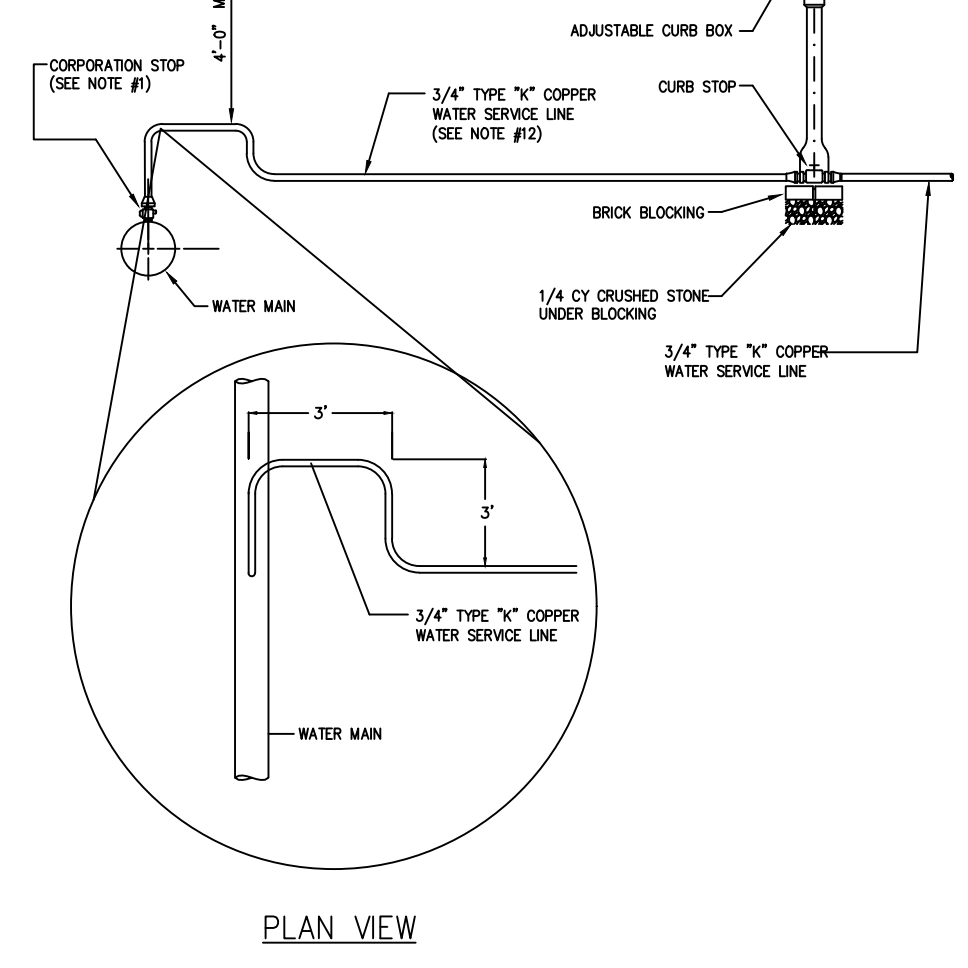
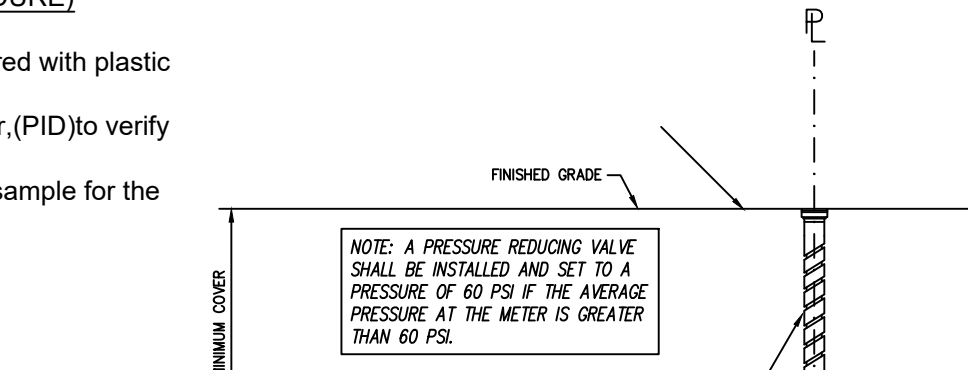
- ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
 - SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND CARTING.
 - EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDING WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:
- | | |
|---------------------|-----|
| KENTUCKY BLUEGRASS | 40% |
| KENTUCKY RED FESCUE | 40% |
| RYE GRASS | 20% |
- GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDEC STANDARDS SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD NO. 1.
 - SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
 - SEEDING AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
 - CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR ADJACENT SURFACE WATER ONTO ADJOINING PROPERTIES.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
 - EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
 - THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOMESTIC/SEWER CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
 - AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.
 - ALL AREAS OF DISTURBANCE IN EXCESS OF 7% SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATION RYE GRASS, 1 TO 1.5 LBS PER 1,000 SQ.FT. APPLIED IF LEFT UNDISTURBED FOR 14 OR MORE DAYS.



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



TYPICAL SILT FENCE DETAIL
NOT TO SCALE

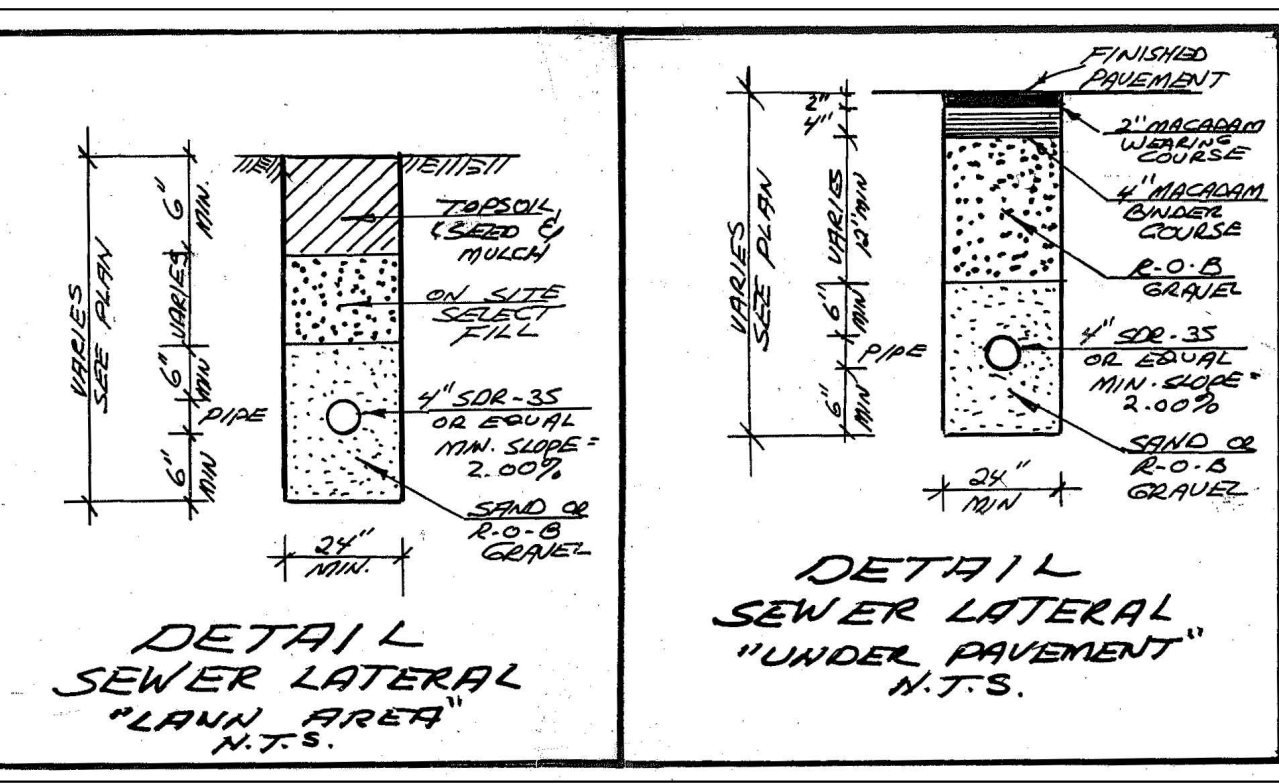


WATER SERVICE DETAIL
ADDITIONAL NOTES FOR WATER DISTRIBUTION SYSTEMS

- ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE HOMEOWNER UP TO THE PROPERTY LINE
- THE WATER COMPANY SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE HOMEOWNER'S PROPERTY.
- WHERE WATER SERVICE TRENCHES CROSS PAVED DRIVEWAYS OR ROADS SHALL BE BACKFILLED WITH COMPACTED ITEM 4, AND THE BLACKTOP RESTORED TO EXISTING.

STORMWATER CONTROL MAINTAINANCE SCHEDULE

STRUCTURE	INSPECTION	MAINTAINANCE REQUIRED	STRUCTURE TYPE
SILT FENCE	WEEKLY	REPAIR, REPLACE	TEMPORARY
STABILIZED CONSTRUCTION ENTRANCE	DAILY	REPLACE	TEMPORARY
CHECK DAM	WEEKLY	REPLACE	TEMPORARY
DUST	DAILY	SPRAYING	---
RIPRAP OUTLET/OVERFLOW	WEEKLY	REPAIR, REPLACE	PERMANENT
VEGETATION ESTABLISHMENT	WEEKLY	WATERING, SEEDING	PERMANENT



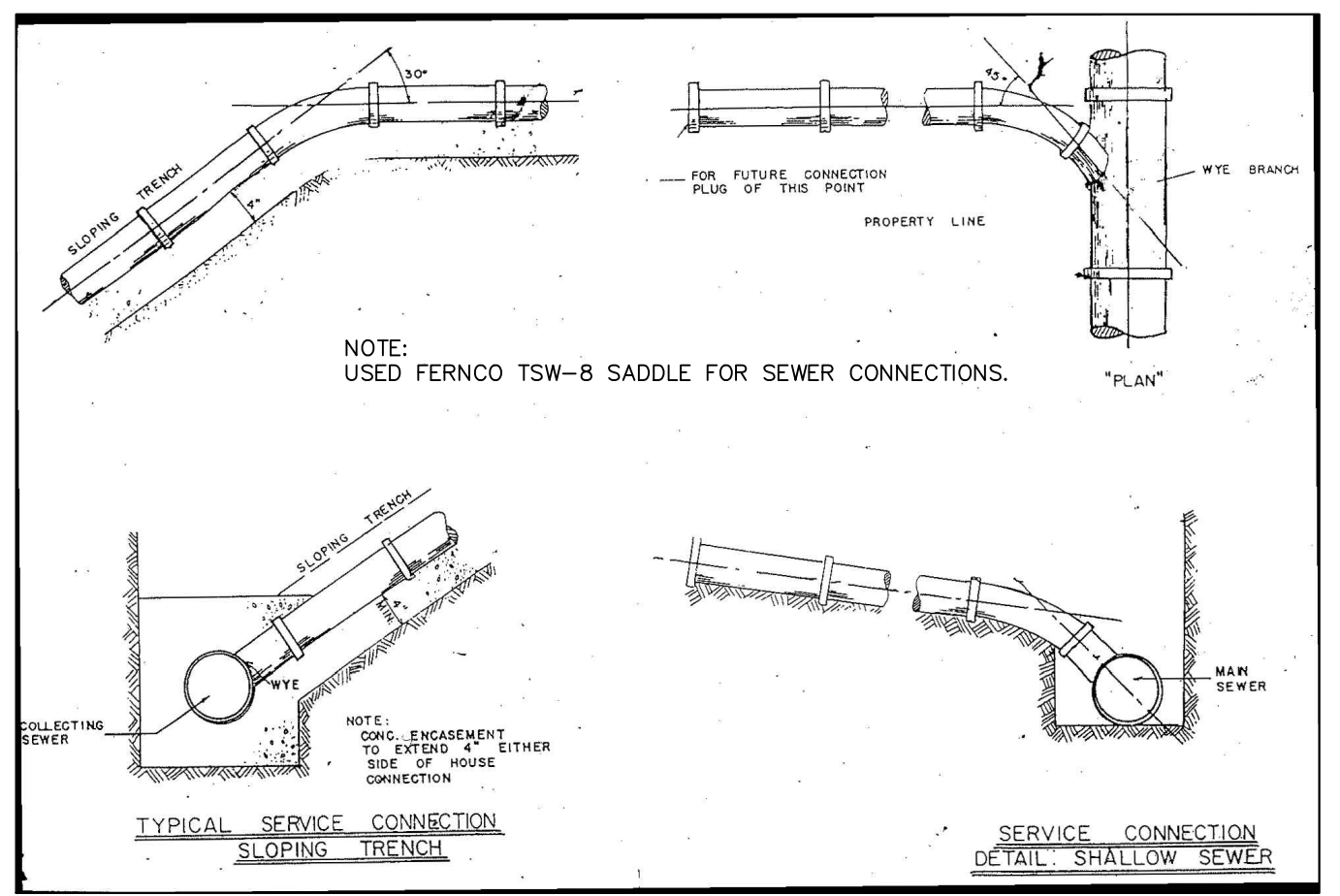
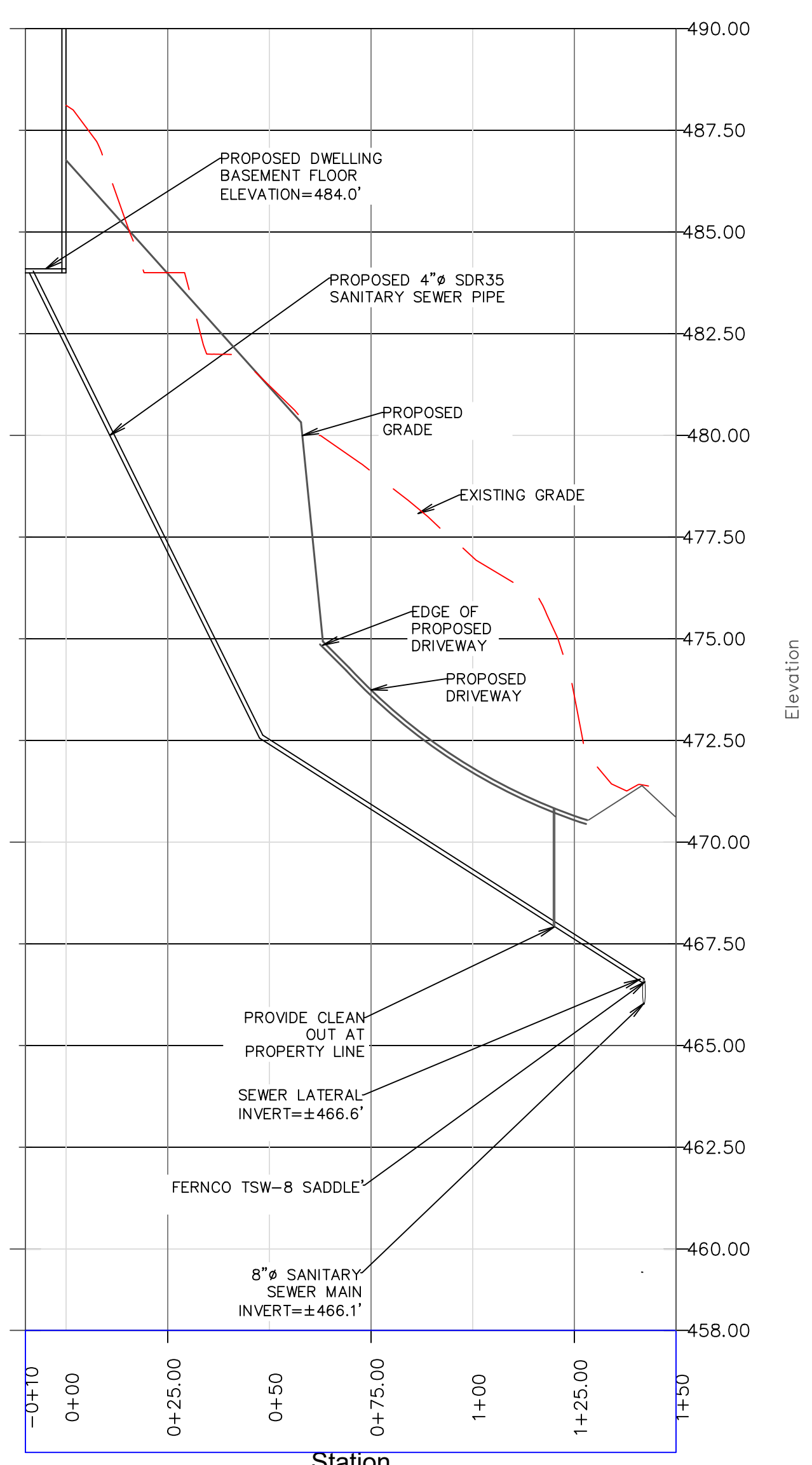
DETAIL LATERAL "LAWN AREA" N.T.S.

- GENERAL NOTES:**
- OWNER/APPLICANT: JOE BELLAMY
2333 WILLOWAY STREET
YORKTOWN HEIGHTS, NEW YORK
 - ZONING DISTRICT - R-1-20; 1 FAMILY (20,000 SQ.FT)
 - TAX MAP PARCEL # 37.10-1-38

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.com
(845) 546-3310
Fax (845) 440-7343



SANITARY SEWER PROFILE



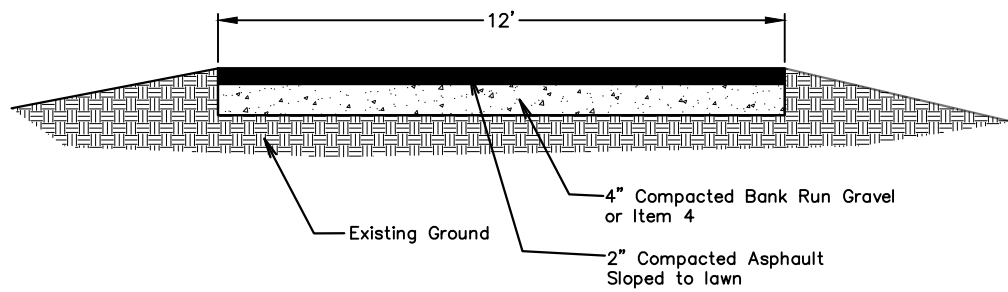
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1	ENGINEERING MEMO	SKB	12/14/20
2	ENGINEERING REVISIONS	SKB	01/20/21
3	ENGINEERING REVISIONS	SKB	12/06/21
4	ENGINEERING REVISIONS	SKB	02/23/22

UTILITY PLAN/ EXISTING CONDITIONS
379 HALLOCKS MILL ROAD
TAX MAP # 37.10-1-38

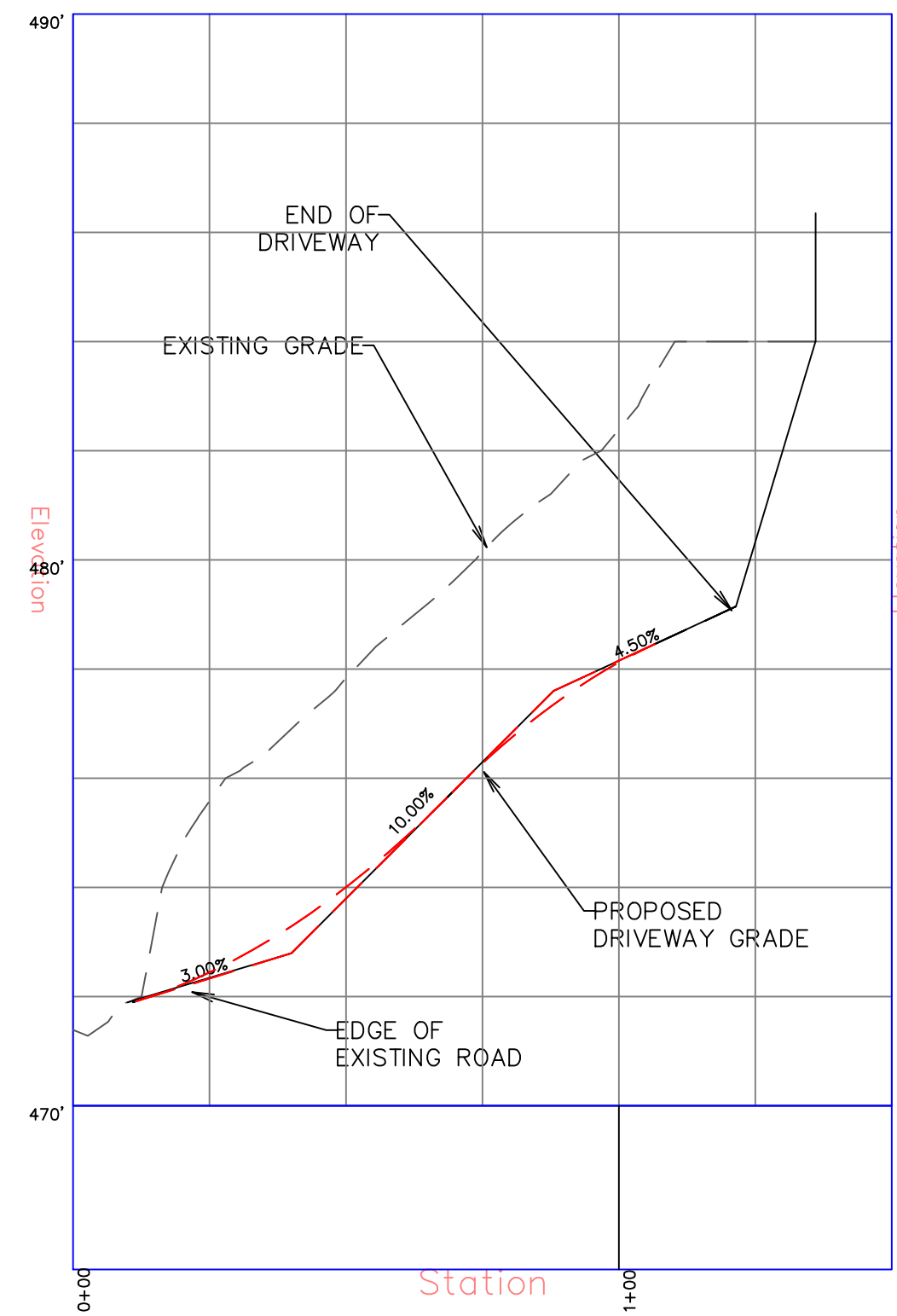
Burns Engineering Services, P.C.
58 Teller Avenue
Beacon, New York 12508
SBurns@BurnsEngineeringServices.com
TEL: 845-546-3310
FAX: 845-546-6813

"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

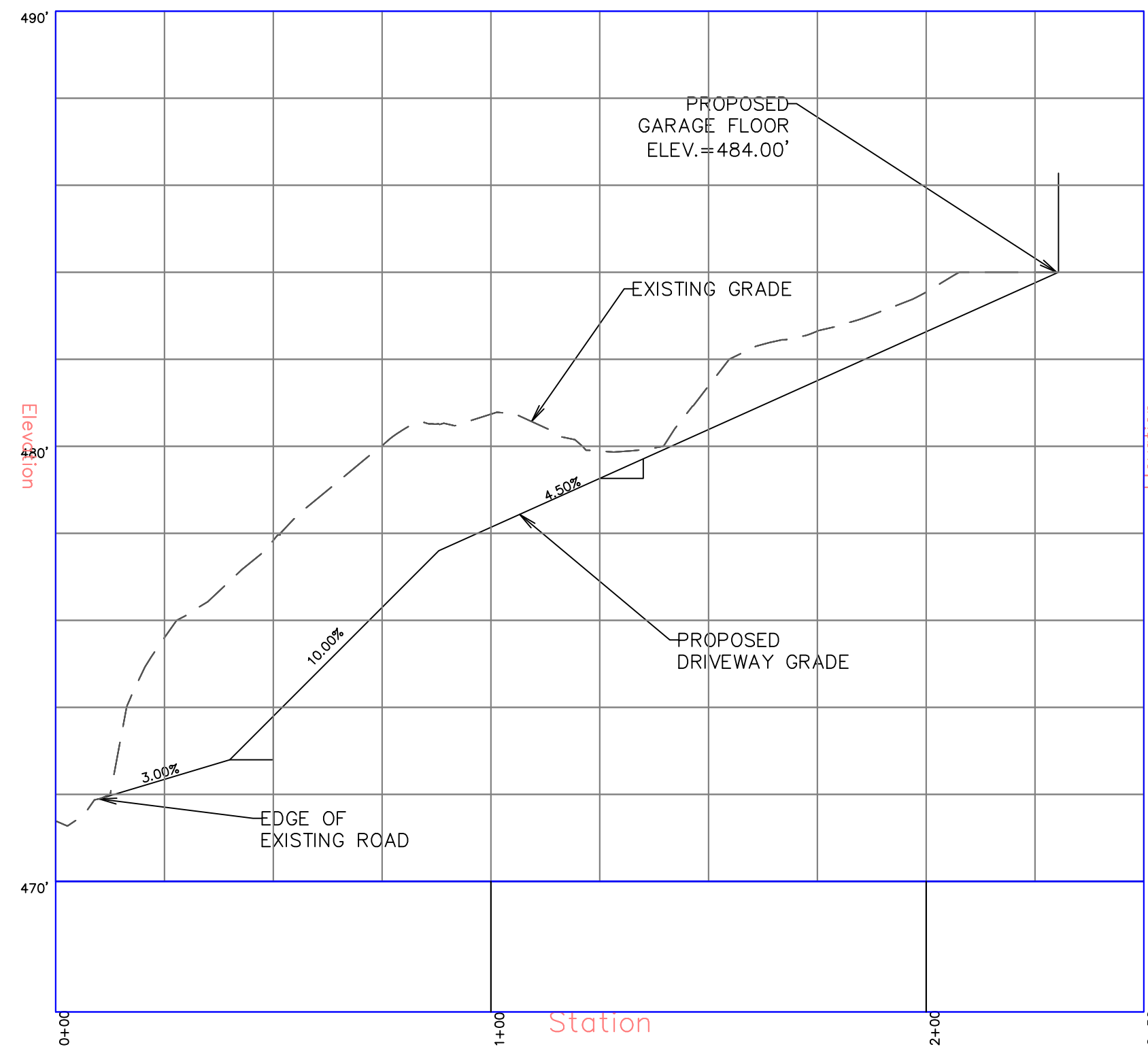
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SCALE: **SHEET**
DRAWN BY: SKB
2 OF 5



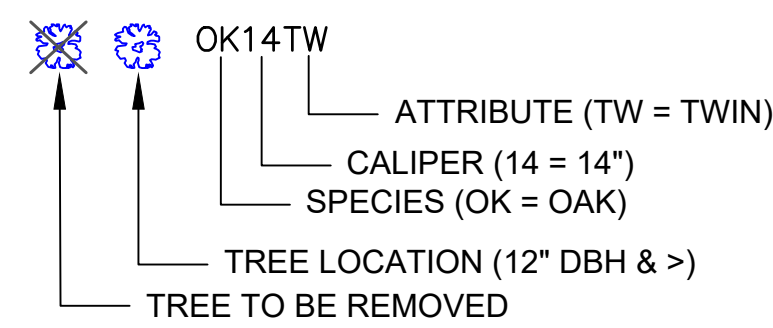
Driveway Cross Section
NTS



DRIVEWAY PROFILES
SCALE 1"=30' HORIZONTAL
1"=3' VERTICAL

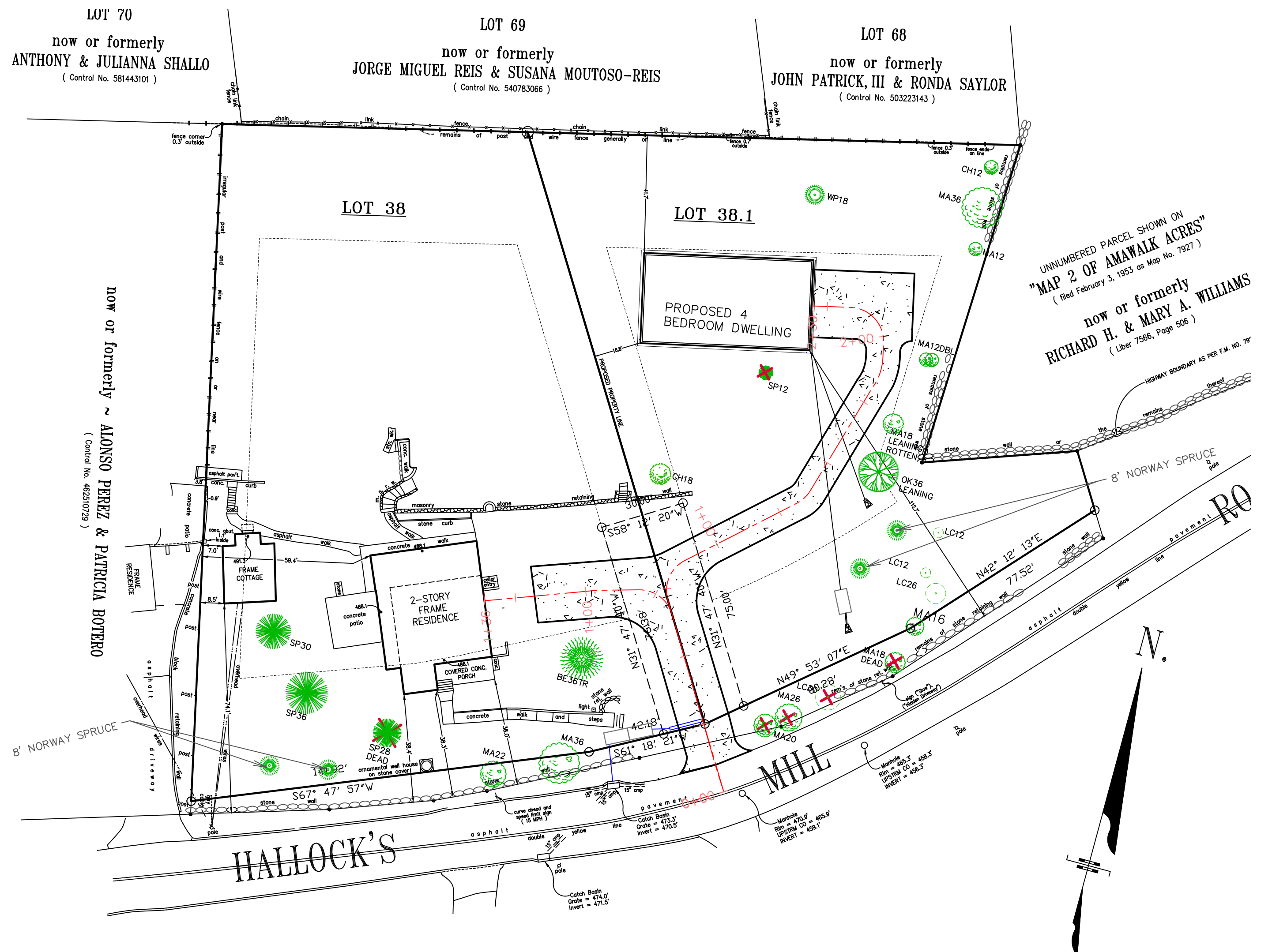


TREE LEGEND



KEY

- SPECIES**
AL AILANTHUS LC LOCUST
BE BEECH MA MAPLE
BI BIRCH OK OAK
CH CHERRY WP WHITE PINE
SP NORWAY SPRUCE **ATTRIBUTES**
TR TRIPLE
*TW TWIN
IV INVASIVE
*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5' OR HIGHER, TWIN TREES ARE THOSE WHERE IT SPLITS BELOW 4.5'.



TREE MITIGATION PLAN
SCALE 1"=50'

TREE MITIGATION SCHEDULE				
TREE TO BE REMOVED	CONDITION	LOCATION	MITIGATION REQUIRED	MITIGATION PROPOSED
12" SPRUCE	HEALTHY	PROPOSED DWELLING	YES	(4) NORWAY SPRUCE
18" MAPLE	DEAD	SIGHT LINE CLEARING	NO	NONE
30" LOCUST	FAIR	SIGHT LINE CLEARING	YES	TREE BANK FUND PAYMENT
26" MAPLE	FAIR	SIGHT LINE CLEARING	YES	TREE BANK FUND PAYMENT
20" MAPLE	FAR	SIGHT LINE CLEARING	YES	TREE BANK FUND PAYMENT
28" SPRUCE	DEAD	SIDE YARD	NO	NONE

(6) TREES TOTAL TO BE REMOVED

- GENERAL NOTES:**
- OWNER/APPLICANT: JOE BELLAMY
2333 WILLOWAY STREET
YORKTOWN HEIGHTS, NEW YORK
 - ZONING DISTRICT - R 1-20: 1 FAMILY (20,000 SQ.FT)
 - TAX MAP PARCEL # 37.10-1-38

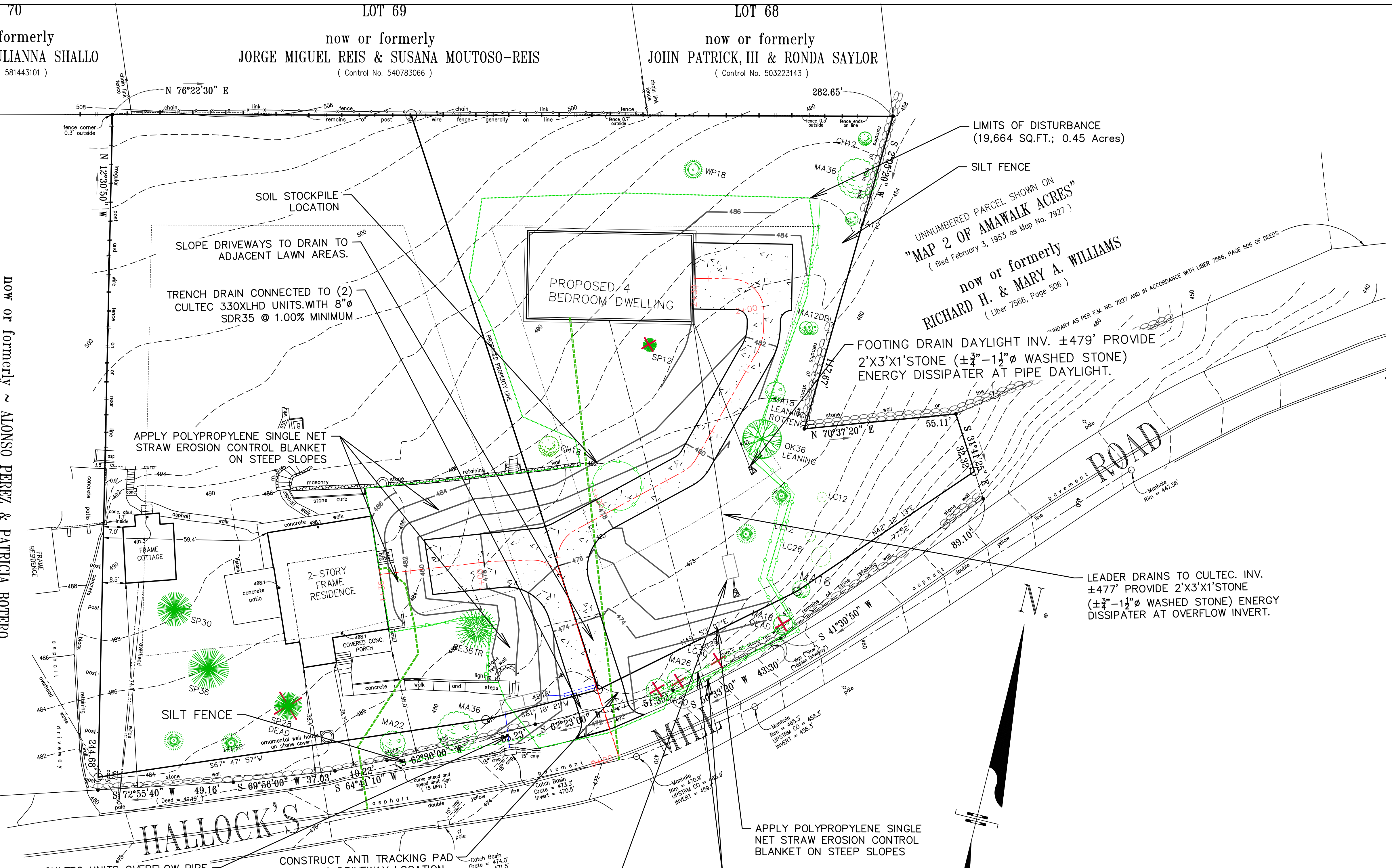
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Fax (845) 440-7343



DRIVEWAY PROFILES/ TREE MITIGATION PLAN 379 HALLOCKS MILL ROAD TAX MAP # 37.10-1-38	DATE: 08/04/20	SCALE:	SHEET 3 OF 5
	DRAWN BY: SKB		

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SBurns@BurnsEngineeringServices.com



LIMITS OF DISTURBANCE
(19,664 SQ.FT.; 0.45 Acres)

SILT FENCE

UNNUMBERED PARCEL SHOWN ON
"MAP 2 OF AMAWALK ACRES"
(filed February 3, 1953 as Map No. 7927)

now or formerly
RICHARD H. & MARY A. WILLIAMS
(Liber 7566, Page 506)

FOOTING DRAIN DAYLIGHT INV. ±479' PROVIDE
2'X3'X1'STONE (±3"-1 1/2"Ø WASHED STONE)
ENERGY DISSIPATER AT PIPE DAYLIGHT.

LEADER DRAINS TO CULTEC. INV. ±477' PROVIDE 2'X3'X1'STONE
(±3"-1 1/2"Ø WASHED STONE) ENERGY
DISSIPATER AT OVERFLOW INVERT.

EROSION AND SEDIMENT CONTROL PLAN
SCALE 1"=20'

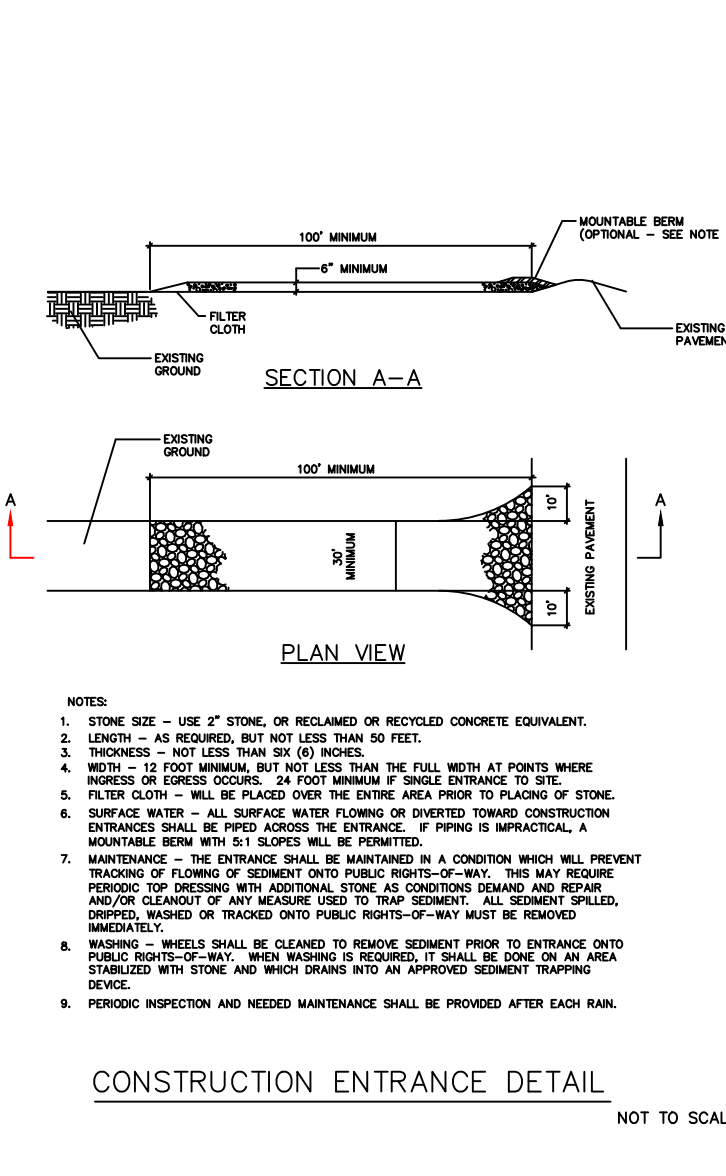
now or formerly ~ ALONSO PEREZ & PATRICIA BOTERO

CULTEC UNITS OVERFLOW PIPE
CONNECTED TO EXISTING TOWN
CATCHBASIN WITH 8"Ø SDR35 @
1.00% MINIMUM

CONSTRUCT ANTI TRACKING PAD
IN LOT 2 DRIVEWAY LOCATION.

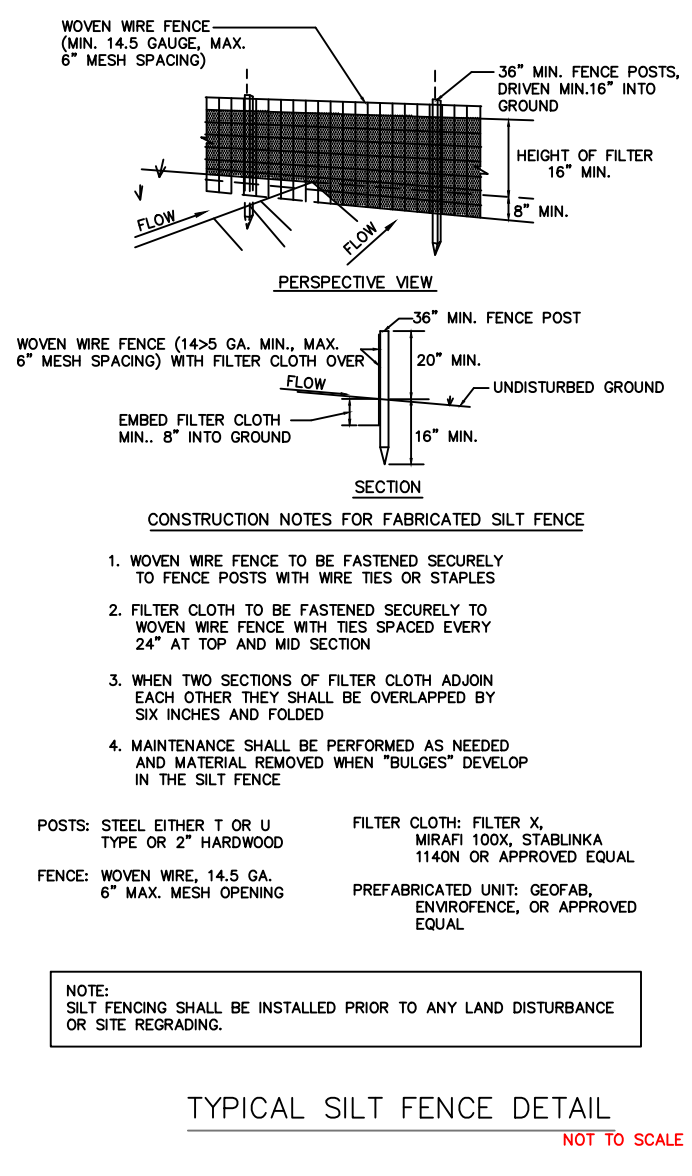
CULTEC 330XLHD UNIT FOR LEADER
DRAINS. PROVIDE OVERFLOW TO DAYLIGHT.

APPLY POLYPROPYLENE SINGLE
NET STRAW EROSION CONTROL
BLANKET ON STEEP SLOPES

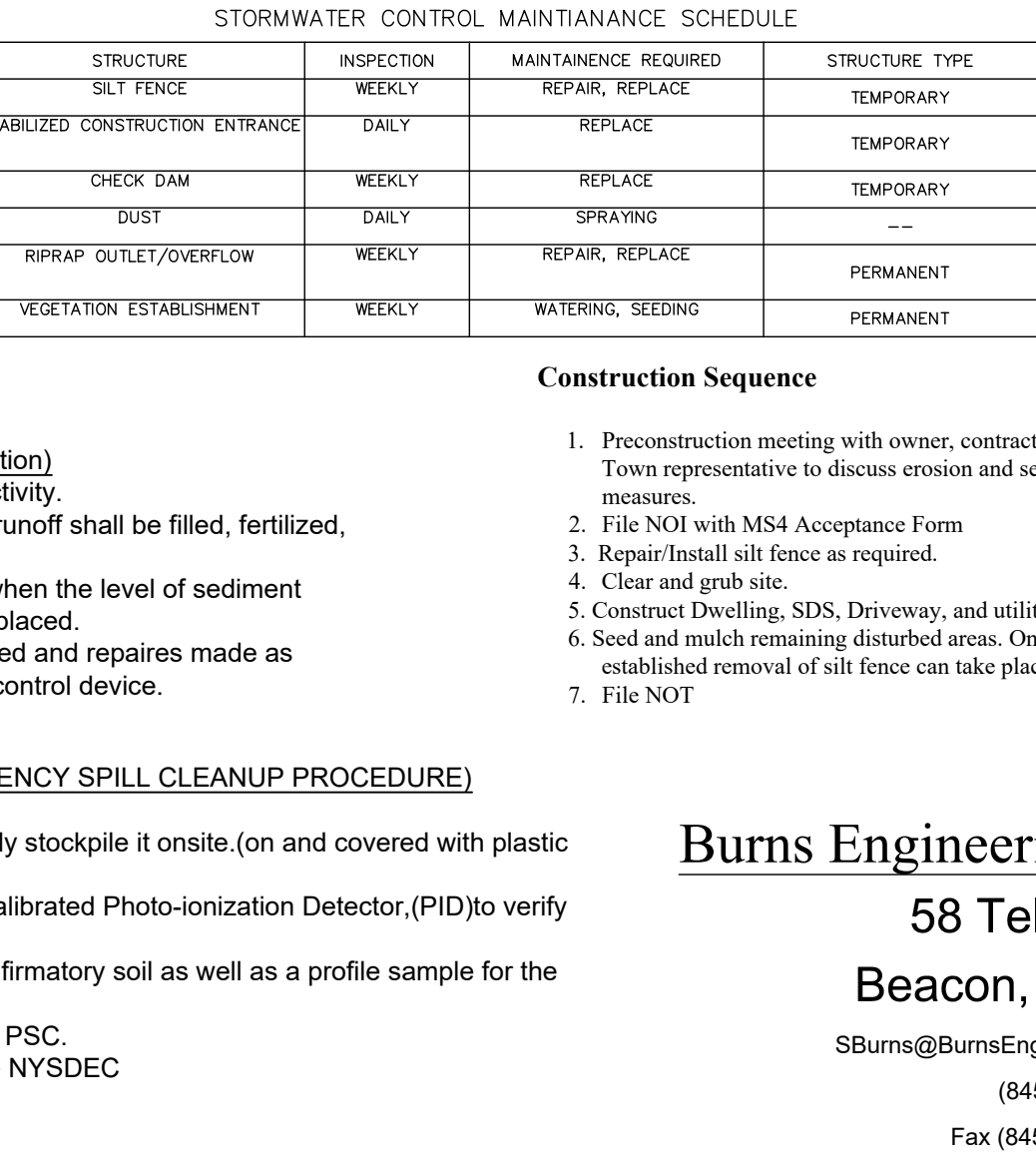


- SEEDING & MULCHING NOTES**
- ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CANNOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
 - SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND GATHERING.
 - EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
GREENING SEED FESCUE	40%
RYE GRASS	20%
 - GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE HYDRO SEEDING SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD NO. 1.
 - SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SOON THAT IT FORMS A CONTINUOUS BLANKET.
 - SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
 - CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR OVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
 - EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
 - THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
 - AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE REQUIRED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.
 - ALL AREAS OF DISTURBANCE IN EXCESS OF 7% SHALL HAVE TEMPORARY SEEDING OF FAST GERMINATION RYE GRASS, 1 TO 1.5 LBS PER 1,000 SQ.FT. APPLIED IF LEFT UNDISTURBED FOR 14 OR MORE DAYS.



- SITE WORK CUT/FILL**
- CUT = ±300 CUBIC YARDS
FILL = ±125 CUBIC YARDS
- SITE TOTAL CUT ±175 CUBIC YARDS
MATERIAL TO BE HAULED OFFSITE.
- Stormwater Control Maintenance Schedule**
- | STRUCTURE | INSPECTION | MAINTENANCE REQUIRED | STRUCTURE TYPE |
|----------------------------------|------------|----------------------|----------------|
| SILT FENCE | WEEKLY | REPAIR, REPLACE | TEMPORARY |
| STABILIZED CONSTRUCTION ENTRANCE | DAILY | REPLACE | TEMPORARY |
| CHECK DAM | WEEKLY | REPLACE | TEMPORARY |
| DUST | DAILY | SPRAYING | --- |
| RIPRAP OUTLET/OVERFLOW | WEEKLY | REPAIR, REPLACE | PERMANENT |
| VEGETATION ESTABLISHMENT | WEEKLY | WATERING, SEEDING | PERMANENT |
- Construction Sequence**
- Preconstruction meeting with owner, contractor, site engineers, and Town representative to discuss erosion and sediment control measures.
 - File NOI with MS4 Acceptance Form
 - Repair/Install silt fence as required.
 - Clear and grub site.
 - Construct Dwelling, SDS, Driveway, and utilities and rough grade site
 - Seed and mulch remaining disturbed areas. Once seed is at least 80% established removal of silt fence can take place.
 - File NOI
- Erosion Control Maintenance Plan (During Construction)**
- Silt Fence shall be installed prior to construction activity.
 - Any vegetated area that has eroded as a result of runoff shall be filled, fertilized, reseeded and mulched to maintain a vigorous cover.
 - Sediment will be removed from behind silt fence when the level of sediment reaches 0.5 feet. Any damaged silt fence shall be replaced.
 - All other erosion control devices shall be maintained and repairs made as necessary to insure proper operation of the erosion control device.
- Petroleum Contaminated Soil Remediation (EMERGENCY SPILL CLEANUP PROCEDURE)**
- IF A SPILL OCCURS:
- Excavate all visibly impacted media and temporarily stockpile it onsite, (on and covered with plastic sheeting) in advance of final disposition if required.
 - Field screening of the excavation with a properly calibrated Photo-ionization Detector (PID) to verify removal of all contaminated soils.
 - Collect a soil sample for laboratory analysis of confirmatory soil as well as a profile sample for the disposal facility.
 - Use a Licensed transporter to haul and dispose of PSC.
 - Prepare and submit a "Spill Closure Report" to the NYSDEC



- GENERAL NOTES:**
- OWNER/APPLICANT: JOE BELLAMY
2333 WILLOWAY STREET
YORKTOWN HEIGHTS, NEW YORK
 - ZONING DISTRICT - R 1-20; 1 FAMILY (20,000 SQ.FT)
 - TAX MAP PARCEL # 37.10-1-38

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	ENGINEERING MEMO	SKB	12/14/20
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4	ENGINEERING REVISIONS	SKB	02/23/22

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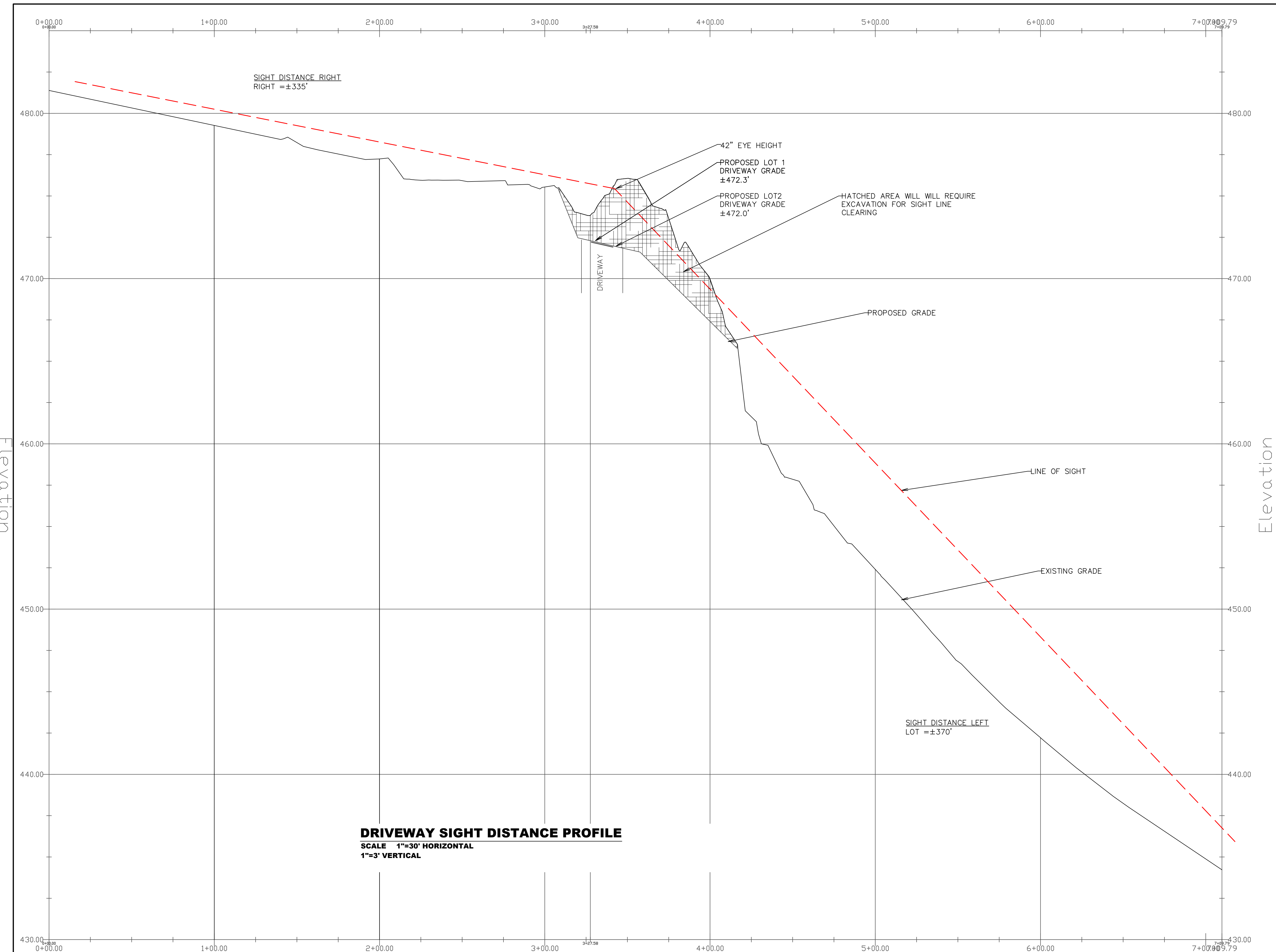


SWPPP
379 HALLOCKS MILL ROAD
TAX MAP # 37.10-1-38

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Beacon, New York 12508 FAX:845-546-6613
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"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

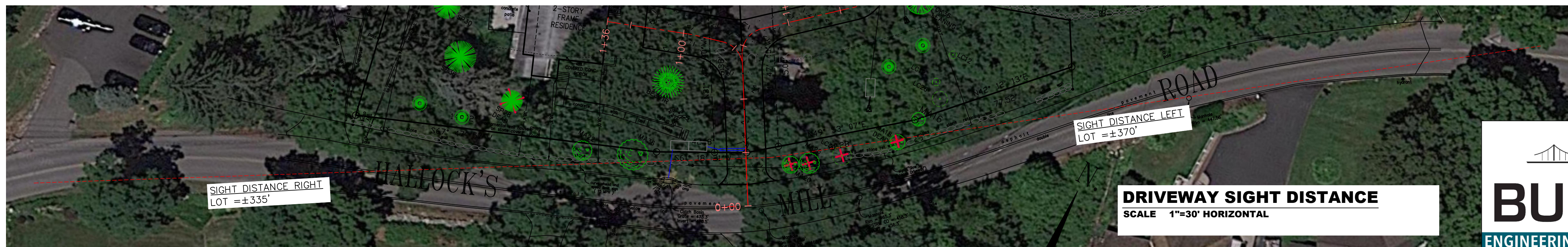
DATE: 08/04/20 SCALE: **SHEET**
DRAWN BY: SKB **4 OF 5**



DRIVEWAY SIGHT DISTANCE PROFILE
 SCALE 1"=30' HORIZONTAL
 1"=3' VERTICAL

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3			



SIGHT DISTANCE PROFILE
379 HALLOCKS MILL ROAD
TAX MAP # 37.10-1-38

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"SUBDIVISION PLAN FOR 379 HALLOCKS MILL ROAD" TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

DATE: 04/21/21 SCALE: SHEET
 DRAWN BY: SKB 5 OF 5

Boniello Subdivision

RECEIVED
PLANNING DEPARTMENT

MAR 10 2022

TOWN OF YORKTOWN



Boniello Development
165 Waccabuc Rd
Goldens Bridge, NY 10526

RE: Boniello Equities Hallocks Mill Subdivision Site walk through notes

Date: 02-24-2022

On February 24th, a site walk was held at the Boniello Equities proposed subdivision property. In attendance were Gus Boniello (Proposed Subdivision Property Owner), John Tegeder (Yorktown Planner), Dan Ciarcia (Yorktown Engineer), Nathaniel Davis (491 Fisher Pond Road Neighboring Property Owner), and Elizabeth Austin (2218 Crompond Road Neighboring Property Owner). Since this site meeting the following changes have been discussed and agreed to by all neighboring property owners listed above. This includes adding drainage to intercept all water runoff and divert so as to not cross the driveway of 491 Fisher Pond Road. We also decided to add plantings to screen between the new proposed building and the neighboring property 2218 Crompond Road. These two changes have been made on the site plan and reviewed with both neighbor; All parties are agreeable to the changes and have indicated their satisfaction with them. At this time we are requesting to be placed on the next available Planning Board agenda.

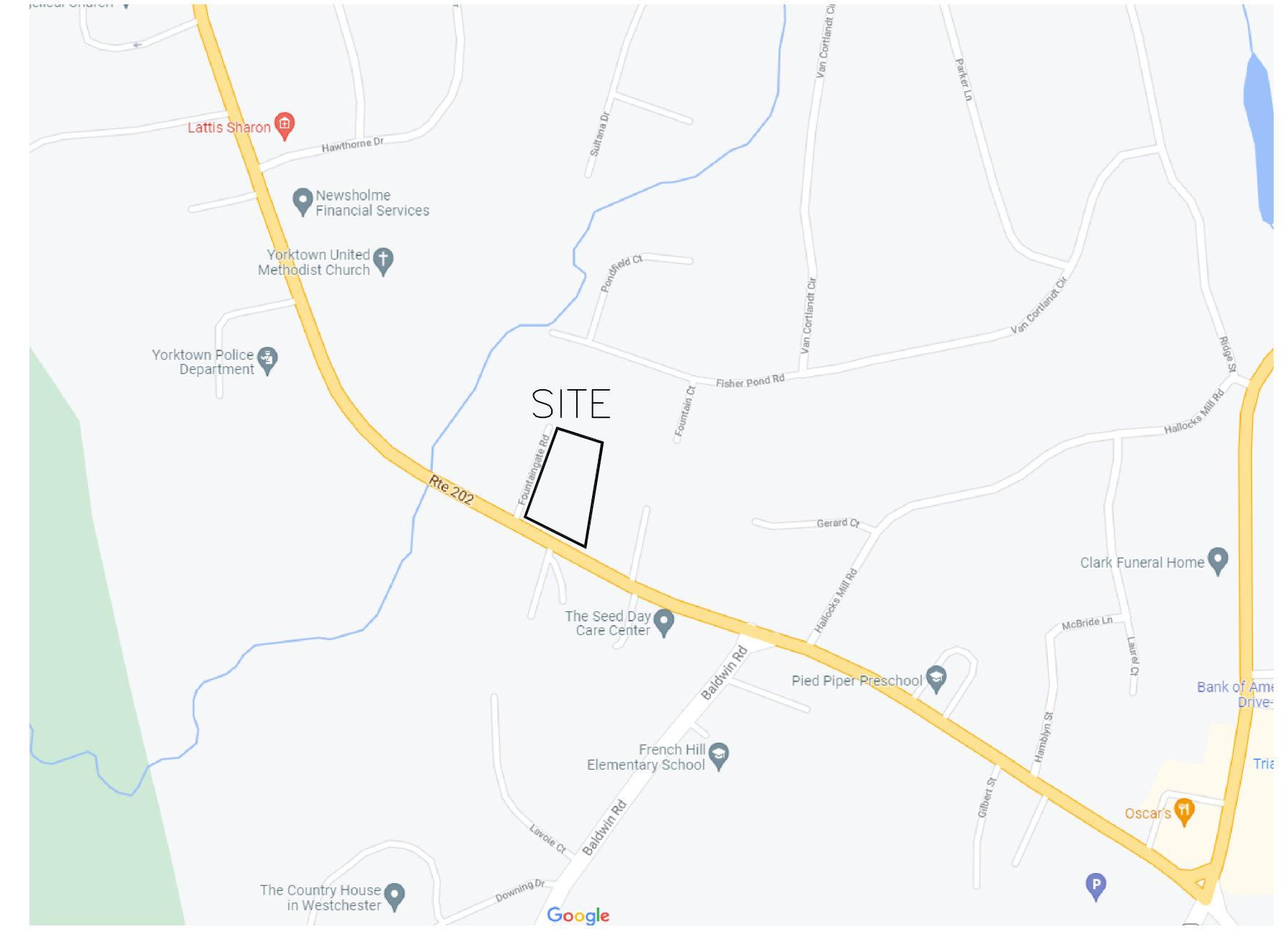
Thank you,

Jared Boniello

cc: John Tegeder, Dan Ciarcia, Robyn Steinberg, Nancy Calicchia

Unauthorized alteration or addition to this drawing is a violation of §7209(2) of the NYS Education Law.

"SUBDIVISION OF FOUNTAINGATE"
Filed in the W.C.C.O. as map no. 16798 on July 24, 1969



LOCATION MAP
n.t.s.

CROMPOND ROAD SUBDIVISION
BONIELLO DEVELOPMENT CORP - CROMPOND ROAD
YORKTOWN HEIGHTS, N.Y. 10598

SHEET 2021-30-01
SCALE 1"=20'
FILE D:\LAND2K7\BONIELLO\HALLOCKS
DATE 2/11/2022

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Roslind Drive, Cortlandt Manor, N.Y. 10567

rev 3/7/2022 as per PB request
rev 2/28/2022 as per field trip comments



CROMPOND

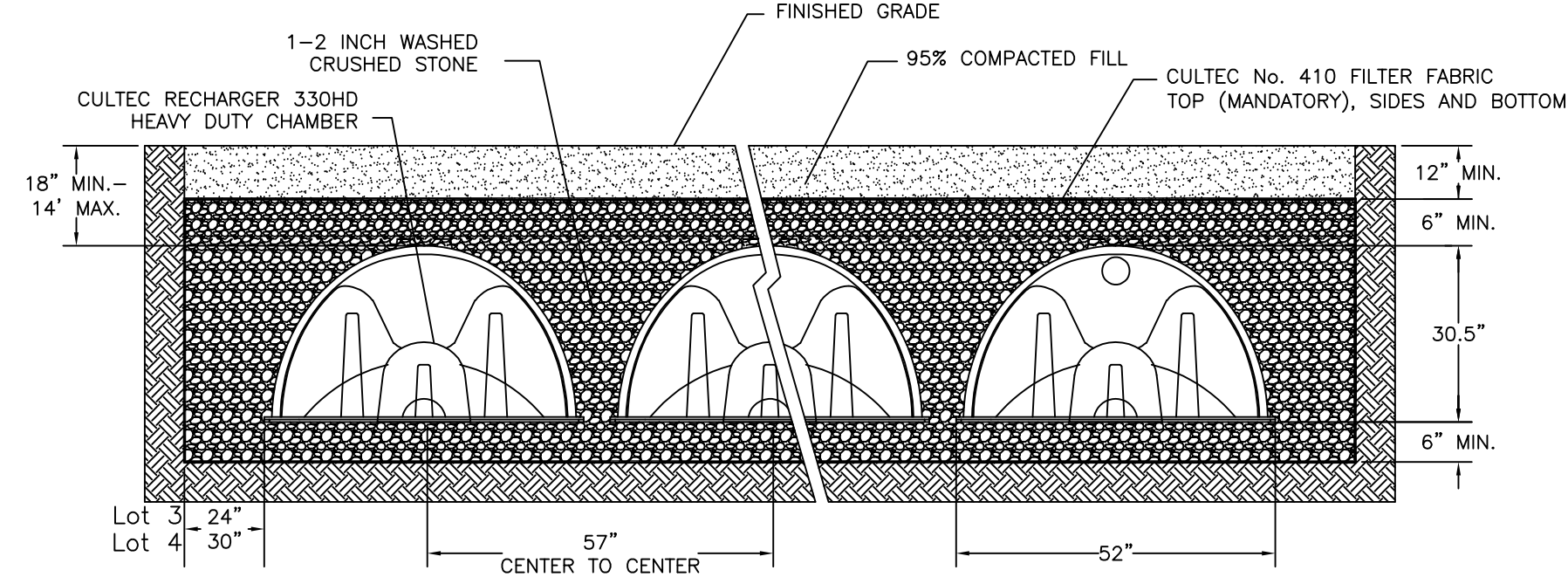
ROAD



165.68'-Surveyed to the Western Line of the Orday Griffen Farm (163.96' as per Deed Liber 9783 Page 239)
285.87'-Surveyed to the Western Line of the Orday Griffen Farm (297.00' as per Deed Liber 9783 Page 239)

Cultec 330 XLHD Recharger System

CULTEC RECHARGER 330XLHD CHAMBER SYSTEM PAVED TRAFFIC APPLICATION TYPICAL CROSS SECTION DETAIL



GENERAL NOTES
RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT.
ALL RECHARGER 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.

CULTEC, Inc.
P.O. Box 280
878 Federal Road
Brookfield, CT 06804 USA

PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
www.cultec.com



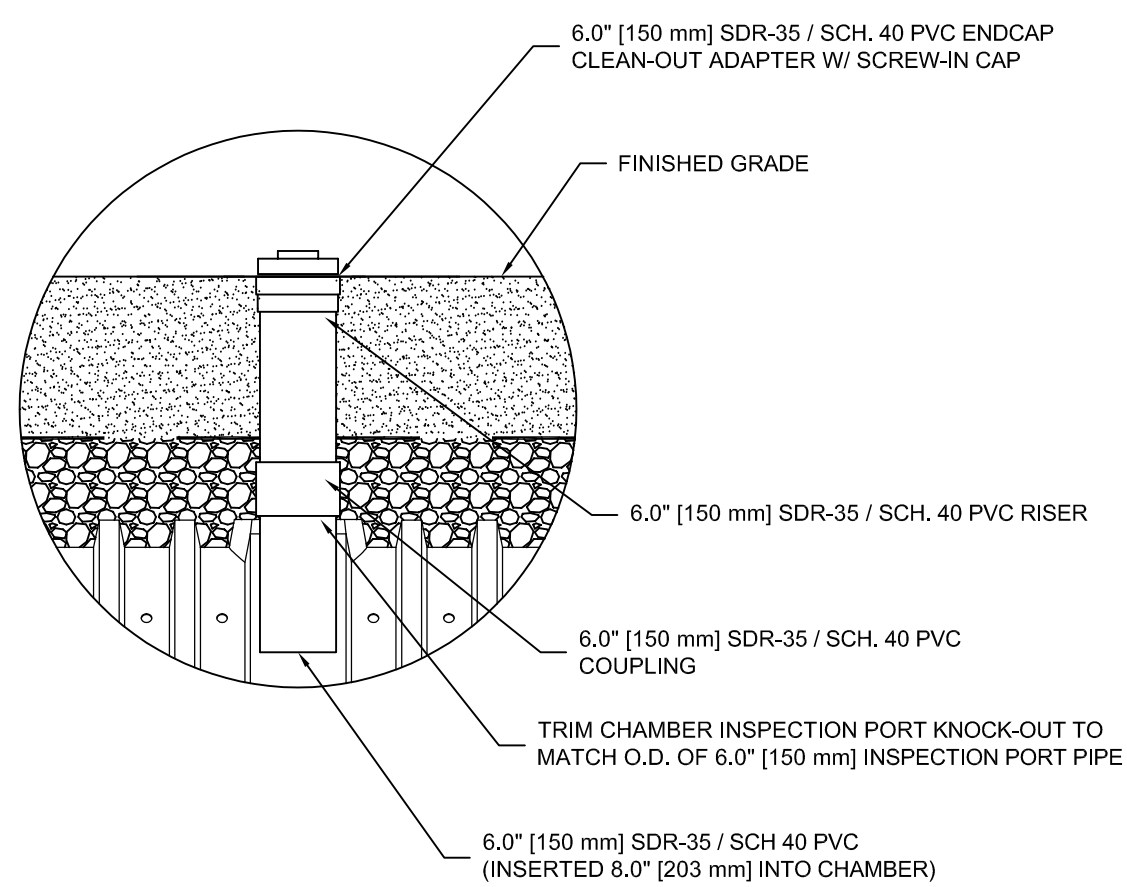
CULTEC Contactor® and Recharger®
Plastic Septic and Stormwater Chambers

Cultec 330 XLHD recharger calculation:

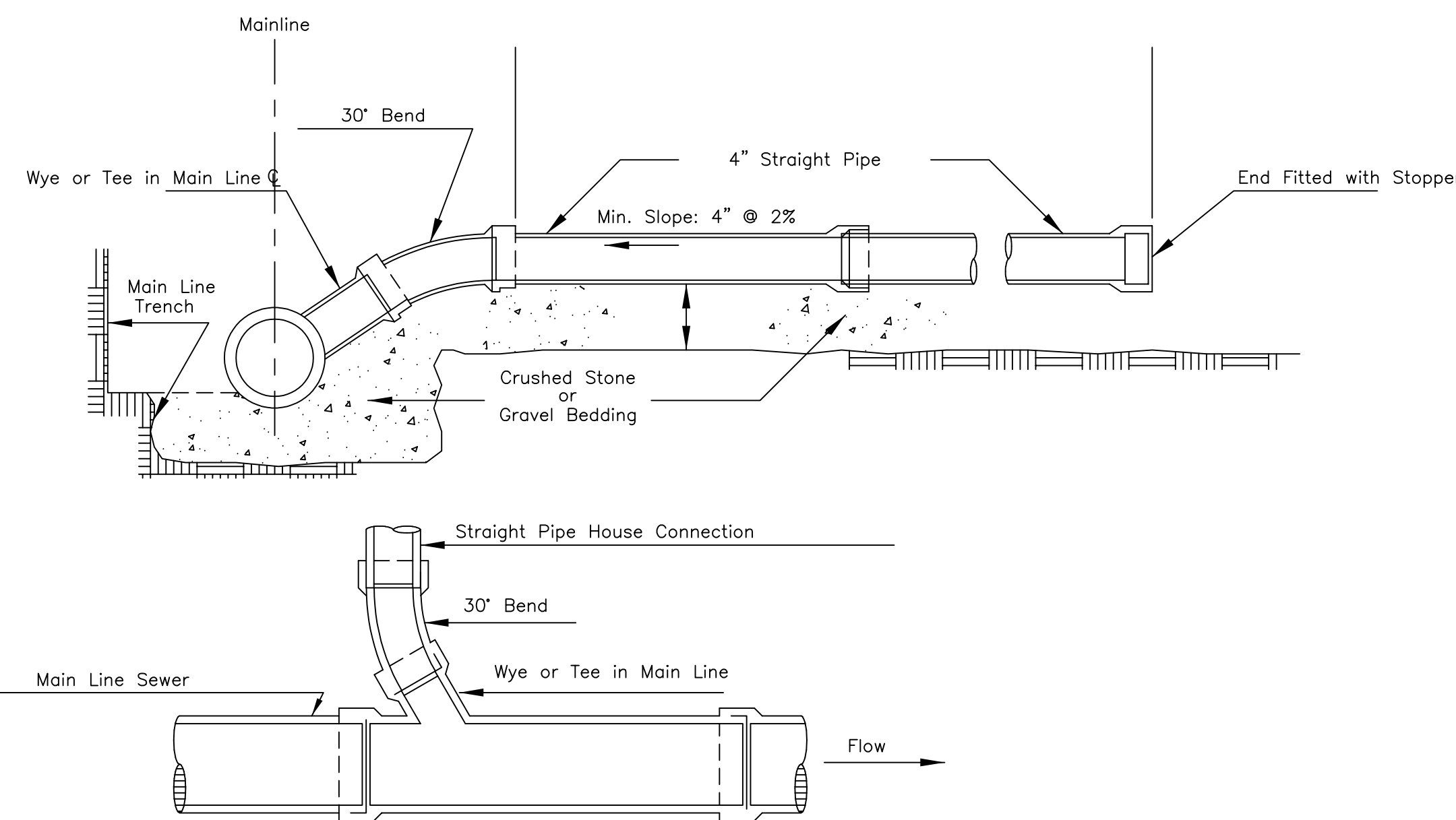
Hallocks Mill Subdivision Lot 3 Yorktown, New York	Unit width Unit spacing installed length in ft height =	52 57 7 30.5
Perc Rate taken Perc hole diameter	8/2/2021 8 inches	
Side area of drop in perc hole =	0.174 s.f.	
Stabilized perc rate Volume of drop =	1 inch in 13 minutes 0.0291 c.f.	
Soil Rate = vol/area/minute =	0.0011 c.f./s./min 1.538 c.f./s./day	
Assume 25% clogging factor	1.154 c.f./s./day	USE THIS PERC RATE
From Cultec Spec Sheet, Storage capacity / L.F. =	11.16 c.f./l.f.	
Layout: 2 rows of 4 units with 6" extra stone all around		
Bottom area for layout shown = L (ft) x W (ft)	31 x 12.08	374.5 s.f.
Length x Width of stones =		374.5 s.f.
Bottom absorption in 24 hours =		432 c.f.
From Plans, area of new impervious =		
Proposed =	4,227 s.f.	
Existing =	- s.f.	
Net Change =	4,227 s.f.	
Rainfall required =		
Proposed Cn = 98	100 year storm = 9.24 in	9.00 in.
Existing is "C" soil, good condition, CN=74	Er =	6.05 in.
Net increase in Er =		2.95 in.
Increase in runoff =		1,039 c.f.
Less bottom absorption		432 c.f.
Net increase in runoff =		607 c.f.
Length of recharger required = net increase / cultec capacity =		54.4 ft.
Effective Length of each unit =		7.00 l.f.
Number of Units required = Length req'd / Eff. Length =	7.77	REQ'D 8 units

Cultec 330 XLHD recharger calculation:

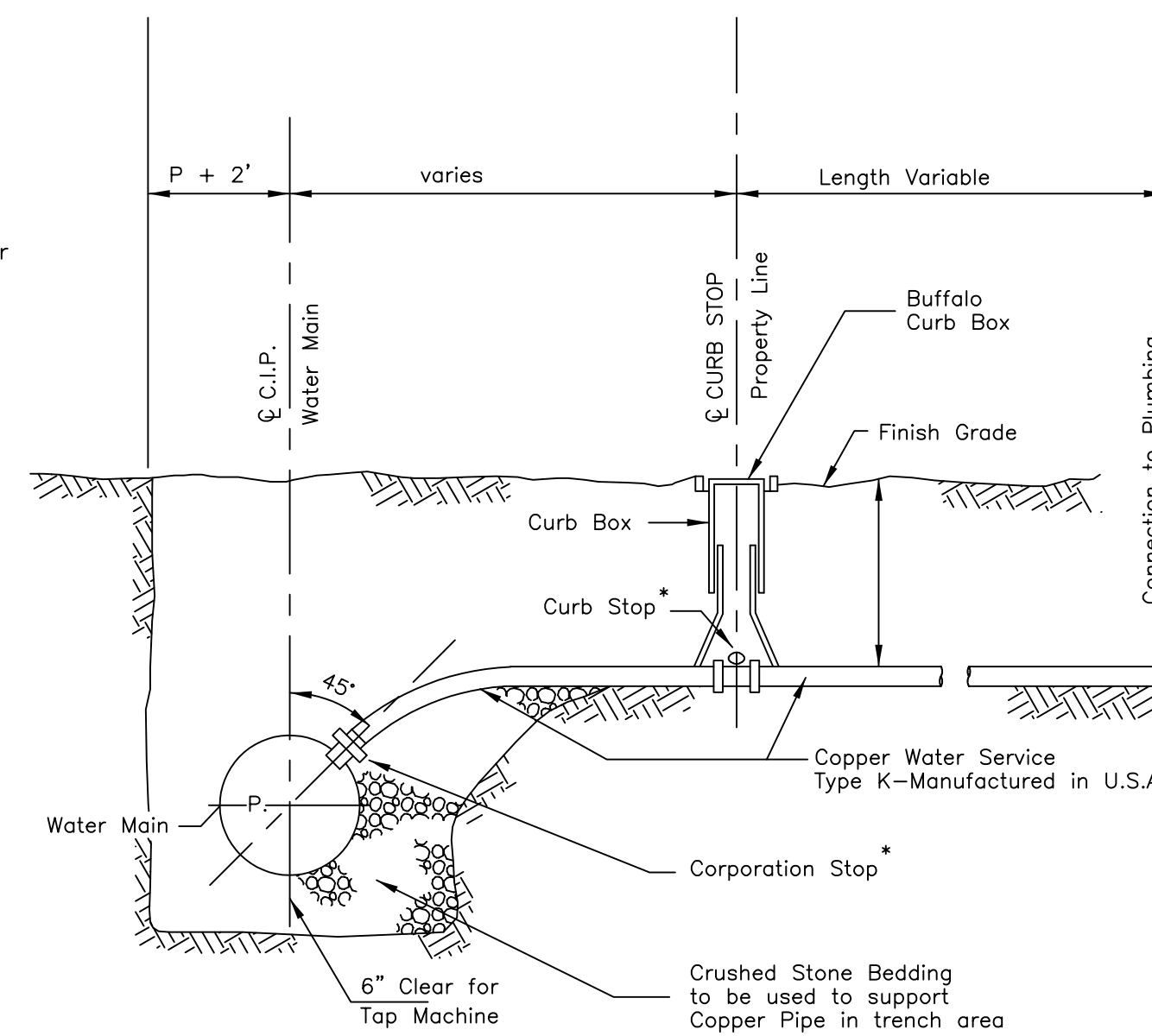
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Number of Units required = Length req'd / Eff. Length =	7.77	REQ'D 8 units



INSPECTION PORT DETAIL
n.t.s.

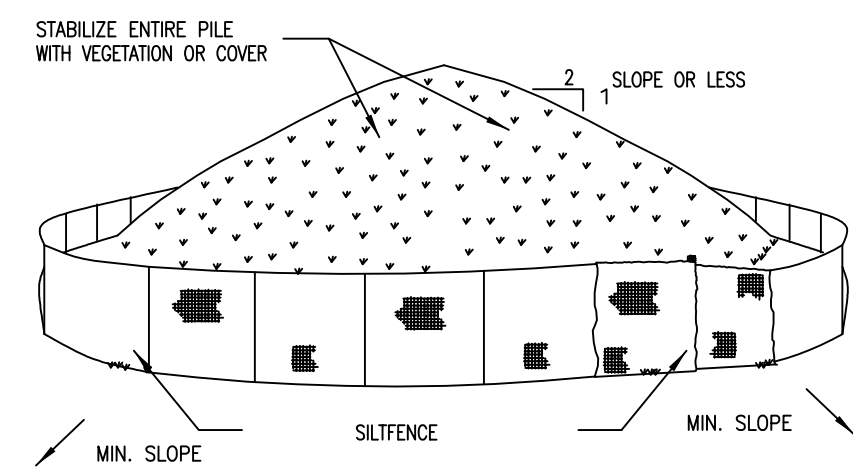


DETAIL OF SEWER CONNECTION
N.T.S.



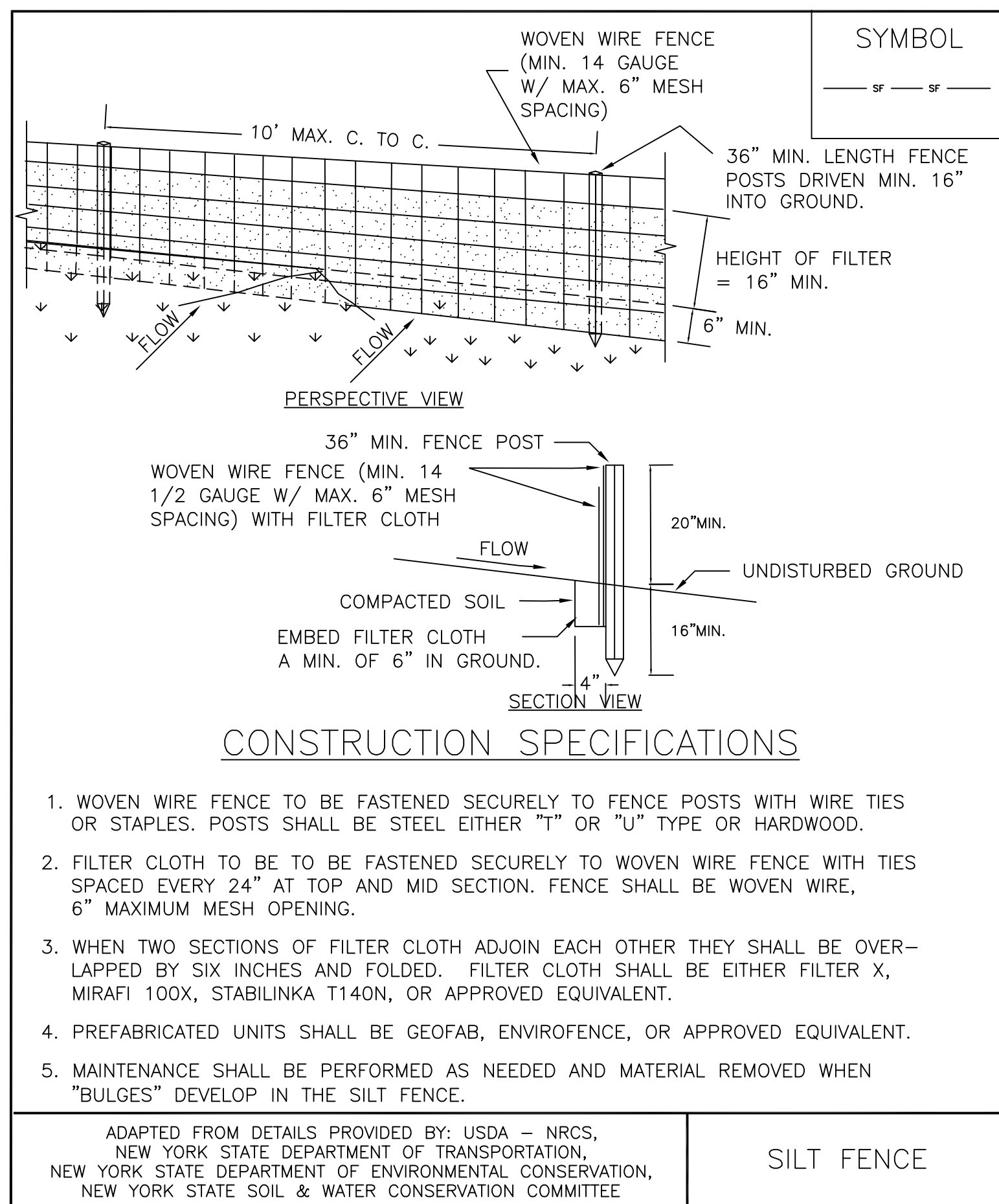
DETAIL OF WATER SERVICE CONNECTION
N.T.S.

Soil Stockpiling



INSTALLATION NOTES

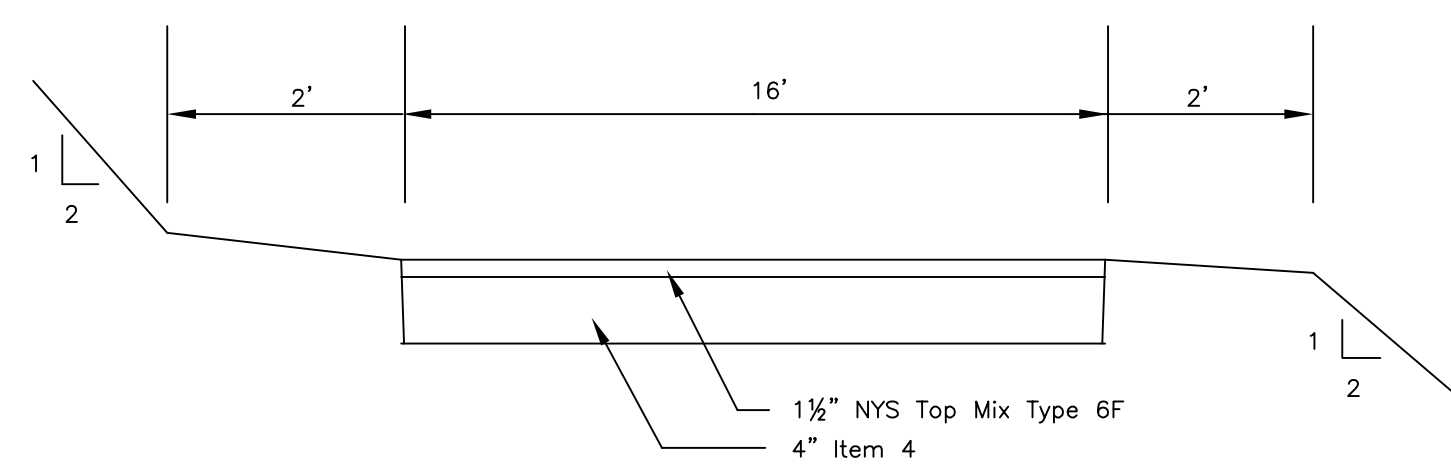
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAMBLES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.



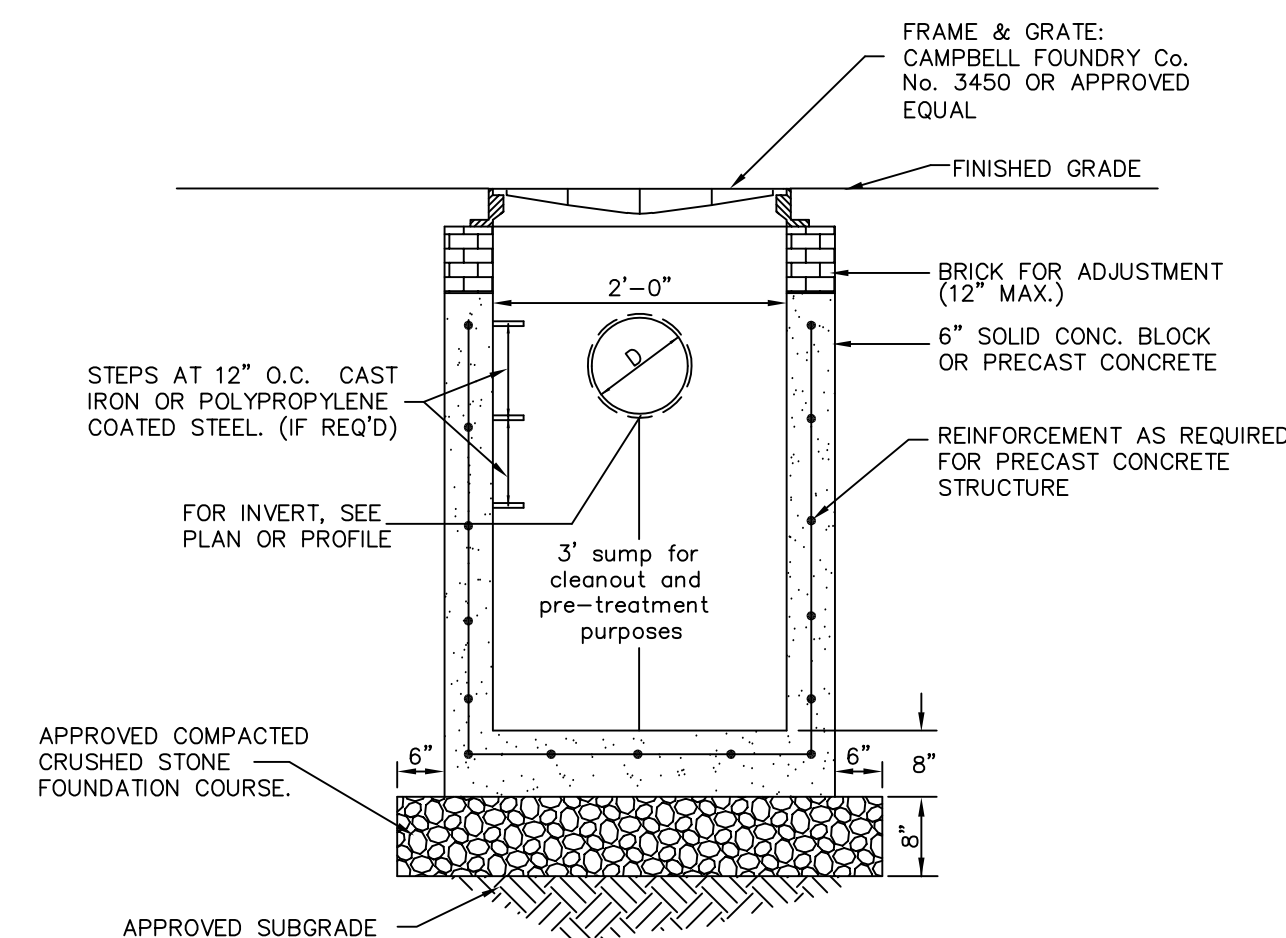
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH 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, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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

SILT FENCE



DETAIL OF TYPICAL DRIVEWAY SECTION
not to scale



SECTION A-A

CATCH BASIN DETAIL

rev 3/7/2022 catch basins added trench drain removed
rev 2/11/2022 cultecs recalculated

SHEET 2021-30-02
SCALE AS NOTED
FILE D:\LANDZK7\BONIELLO HALLOCKS
DATE 10/25/2021

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Roslind Drive, Cortlandt Manor, N.Y. 10567



**Shrub Oak
Int'l School**

March 16, 2022

Mr. Richard Fon, Chairman
and Members of the Planning Board
Yorktown Community and Cultural Center (YCCC)
1974 Commerce Street, Room 222
Yorktown Heights, New York 10598

Re: Shrub Oak International School
3151 Stony Street
Section 26.05, Block 1, Lot 4

Dear Chairman Fon and Members of the Planning Board:

On behalf of the Shrub Oak International School (School), we are pleased to submit a Site Plan Amendment Application reflecting adjustments to the site's Master Plan (as approved on May 21, 2018) and a proposed Phase 2 Site Plan. The modified Phase 1 site plan was approved by this board on July 21, 2021.

The School has been open and operating since September 1, 2018 and is currently operating with approximately 70 boarding and day students. The school continues to retain the local firm of KG+D Architects to lead in the design of the interior building spaces as well as other ongoing renovations, facility improvements and building expansion.

Since 2017, the proposed Master Plan has included 344 parking spaces to accommodate 300 students. Based on the current and anticipated staffing needs for the student body, the school is proposing to increase the number of master plan parking spaces to 440 (a ratio of approximately 1.5 spaces per student). Utilizing a 1.5 ratio of spaces/student, the Phase 2 plan would include a total of 233 spaces for 150 students. The increase in parking demand is attributed to a higher staffing need for the students with special needs.

The current Master Plan and proposed phasing (See Figure No. 1 "Proposed Project Phasing Plan" dated 03/16/22) include:

1. Parking Access (Phase 2) – a new driveway connection, north of the oval and away from the building’s main entrance at the oval, to reduce vehicle conflicts with drop off operations.
2. Phased parking construction with stormwater basins – expanded parking to begin closest to the main entrance on the east side of the building (Phase 2) and to expand further east (Phase 3) then around the south side of the building with future walkways/access to rear doorways (Phases 4-5). Due to existing utilities and existing grades, some of the east parking areas are graded with a maximum slope of 5% (as opposed to the 3% maximum for open parking areas noted in Chapter 195 of the Town Code).
3. Garden area (Phase 2) – new fenced garden area located to the south near the future animal barn.
4. Animal barn and paddocks (Phase 3) - relocated from the north meadow to the south of the property to be close to existing buildings and other program spaces.
5. Natatorium (Phase 3) – located off the west wing of the main building; will include two pools.
6. Helipad (Phase 3) – no change from previous plan; located in the northeast meadow.
7. Granite Knolls Parking (Phase 3) - no change from previous plan; 62-car overflow gravel parking area on the School site for the Park’s use when needed. A new driveway connection will be created between the existing southern School driveway and the Granite Knolls site to allow for safe access.
8. Emergency Access (Phase 4) – portions of the internal School driveways located on the south side of the School will be widened and paved to a minimum width of 20 feet to allow emergency access both ways from the School and from Granite Knolls. 26 foot wide parking aisles and new driveways will also facilitate emergency access.
9. Visitor Residences (Phase 4) – reconstructed and new two-family homes for visitors.
10. Secondary Driveway Access– The previously shown secondary access driveway to Stony Street has been removed as the School is requesting all vehicles enter the main driveway. The access drive to the town park was also removed since they indicated it was no longer needed for their needs. The School has agreed to allow the use of their access through the School and likewise allow the School to exit through the park during emergencies.

The equestrian barn previously proposed at the south end of the property has been removed from the Master Plan as the School focuses on programming at the animal barn. The classroom building previously proposed between the east and west wings has been removed from the Master Plan as renovation of interior spaces was determined to be preferred and sufficient to accommodate program needs. The proposed Phase 2 improvements are outside of the NYCDEP watershed. NYCDEP review and approval will be obtained prior to construction of the other phases within the watershed.

Submitted along with this cover letter, are the following documents:

- Town of Yorktown Planning Board “Application for Site Plan Approval” (03/16/22)
- Short Environmental Assessment Form (03/16/22)
- Stormwater Summary Report – Phase 2 (03/16/22)

- Architectural Plans - Natatorium (11" x 17")
 - A201E – Natatorium Plans (KG&D, 03/09/22)
 - A301E – Natatorium Exterior Elevations (KG&D, 03/09/22)
- Architectural Plans – Animal Barn (8.5" x 11")
 - 12' x 52' Run-In Shed Front Elevation (Brads Barns, 11/19/20)
 - 12' x 52' Run-In Shed Left Elevation (Brads Barns, 11/19/20)
 - 12' x 52' Run-In Shed Right Elevation (Brads Barns, 11/19/20)
 - 12' x 52' Run-In Shed Rear Elevation (Brads Barns, 11/19/20)
 - 12' x 52' Run-In Shed Floor Plan (Brads Barns, 11/19/20)
- Site, Civil and Landscape Drawing Set (2 sets reduced to 11" x 17", 5 sets full size 30" x 42")
 - Cover Sheet (DTSP, 03/16/22)
 - SP-0.0 Master Site Plan (DTSP, 03/16/22)
 - SP-1.1-1.2 Layout Plan (DTSP, 03/16/22)
 - SP-2.2-2.2 Site Grading and Utility Plan (DTSP, 03/16/22)
 - SP-2.3-2.4 Site Grading and Utility Plan – Phase 2 (DTSP, 03/16/22)
 - SP-3.1-3.2 Landscape Plan (DTSP, 03/16/22)
 - SP-4.1 Site and Utility Details (DTSP, 03/16/22)
 - SP-4.2 Site and Utility Details (DTSP, 03/16/22)
 - SP-6.1-6.2 Site Lighting Plan (DTSP, 03/16/22)
 - Survey of Property (Parcel 26.5-1-4) (Badey & Watson, 04/09/18)

We look forward to reviewing the proposed plans with the Board at the March 28, 2022 work session.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP



Gerhard M. Schwalbe, PE
Partner

Enclosures

cc: Brian Koffler
David Steinmetz, Esq.
Erik Kaeyer, AIA
Donna Maiello, PLA

TOWN OF YORKTOWN PLANNING BOARD

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

APPLICATION FOR SITE PLAN APPROVAL

Date March 16, 2022

1. Name of Project: Shrub Oak International School

2. Tax Map Designation (Section, Block, Lot) 26.5-1-4

3. Zone: R-160 Total Acreage: 127.2 acres

4. Is a statement of easements relating to property attached? Yes None exist
(Shown on survey map)

5. Project narrative (brief description of proposed development):

Parking and circulation for approximately 150 students (Phase 2) and 300 students (Master Plan);

new and/or renovated buildings for student programs and for visitor residences.

6. Contact Person - CHOOSE ONLY ONE:

Applicant

Owner

Architect

Wetland Scientist

Attorney

Engineer

Surveyor

Landscape Architect

7. Applicant

Name Michael Koffler

Firm Shrub Oak International School, LLC

Address 3151 Stoney Street, Yorktown, NY 10547

Phone (914) 885-1995

Fax _____

Email mk@k3learn.com

8. Owner of Record

Name Michael Koffler

Firm Shrub Oak International School

Address 3151 Stoney Street, Yorktown, NY 10547

Phone (914) 885-1995

Fax _____

Email mk@k3learn.com

9. Attorney

Name David Steinmetz, Esq.
Firm Zarin & Steinmetz, LLC
Address 81 Main Street, Suite 415, White Plains, NY 10601
Phone 914-682-7800 ext. 123
Fax 914-683-5490
Email david@zarin-steinmetz.com

10. Engineer

Name Gerhard Schwalbe, P.E.
Firm DTS Provident Design Engineering, LLP
Address 1 N Broadway, Suite 1407, White Plains, NY 10601
Phone 914-428-0010
Fax 914-428-0017
Email jschwalbe@dtsprovident.com
Lic. No. NY 064469

11. Surveyor

Name Jennifer W. Reap
Firm Badey & Watson, Surveying and Engineering, P.C.
Address 3063 Route 9, Cold Spring, NY 10516
Phone 845-265-9217
Fax 845-265-4428
Email jreap@badey-watson.com
Lic. No. 50389

12. Architect

Name Erik Kaeyer
Firm Kaeyer Garment & Davidson Architects, PC
Address 285 Main Street
Phone 914-666-5900
Fax _____
Email ekaeyer@kgdarchitects.com
Lic. No. _____

13. Wetland Scientist/Specialist

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

14. Landscape Architect

Name Donna Maiello
Firm DTS Provident Design Engineering, LLLP
Address 1 N Broadway, Suite 1407, White Plains, NY 10601
Phone 914-428-0010
Fax 914-428-0017
Email dmaiello@dtsprovident.com
Lic. No. 002452-1

15. Is this project within 500 feet of the Town line? Yes No
16. Is this project within 500 feet of the Putnam County line? Yes No
17. Is this project within the Sustainable Development Study Area? Yes No

18. Is this project within 500 feet of:

- The right-of-way of any existing or proposed state or county road? Yes No
The boundary of an existing or proposed state or county park or any state or county recreation area? Yes No
The boundary of state or county-owned land on which a public building/ institution is located? Yes No
An existing or proposed county drainage line? Yes No
The boundary of a farm located in an agricultural district? Yes No

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination. Yes No

20. This project requires the following permits or approvals from the Town of Yorktown:

- Wetland Permit
 Stormwater Permit (Previously approved)
 Tree Permit
 Planning Board special permit: _____
 Town Board variance or approval: _____
 Zoning Board of Appeals variance or special permit: _____

21. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health (Pool)
- NYC DEP (SWPPP)
- NYS DEC (Phase 1 - SPDES General Permit for Stormwater Discharges from Construction Activities, Issued 6/1/18)
- Other: _____

22. This parcel is in the following districts:

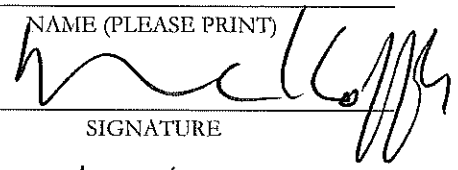
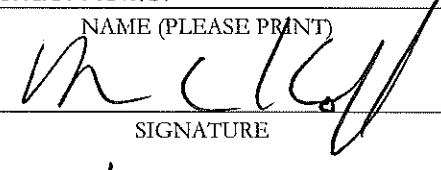
School District	<u>Lakeland</u>	Water District	<u>Yorktown Consolidated W.D. #1</u>
Fire District	<u>Mohegan F.D.</u>	Sewer District	<u>Peekskill</u>

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Zoning Ordinance, Tree Removal and Excavation ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

Applicant	Owner of Record
<u>Michael Koffler</u> NAME (PLEASE PRINT)	<u>Michael Koffler</u> NAME (PLEASE PRINT)
 SIGNATURE	 SIGNATURE
<u>3/16/22</u> DATE	<u>3/16/22</u> DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Michael Koffler, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this 14 date of 3, 20 21
[Signature]
Notary Public

BRIAN G KOFFLER
Notary Public, State of New York
No. 02KO6237274
Qualified in New York County
Commission Expires March 21, 2015

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Michael Koffler, being duly sworn, deposes and says that he resides at 290 Barrett Hill Road in the County of Putnam and State of NY. That he is the Owner of SOIS Holdings, LLC the corporation which is owner in fee of the property described in the foregoing application for 3151 Stony Street, LLC and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this 14 date of 3, 20 21
[Signature]
Notary Public

BRIAN G KOFFLER
Notary Public, State of New York
No. 02KO6237274
Qualified in New York County
Commission Expires March 21, 2015

Short Environmental Assessment Form

Part 1 - Project Information

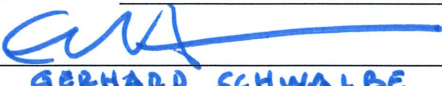
Instructions for Completing

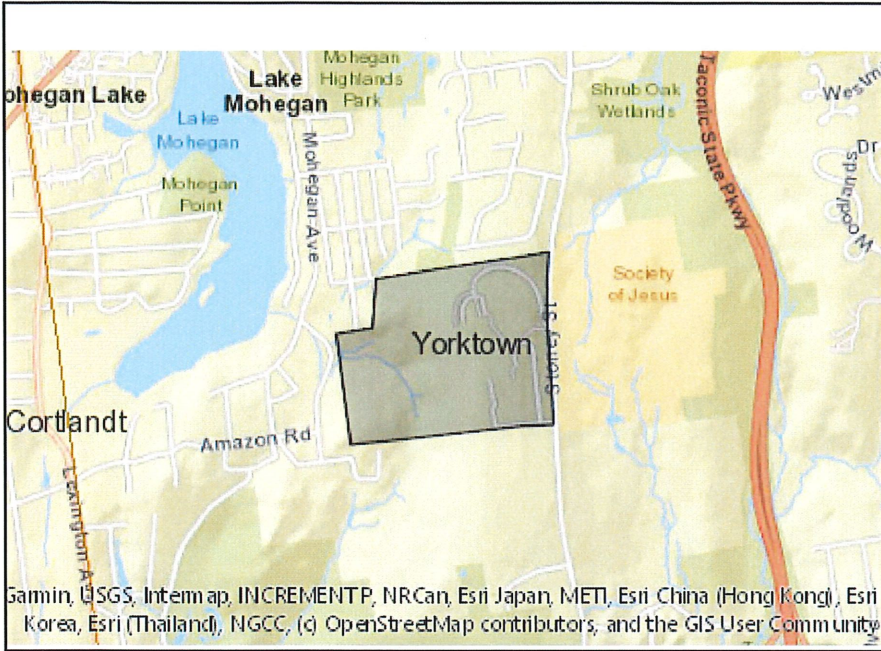
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Shrub Oak International School			
Project Location (describe, and attach a location map): 3151 Stoney Street, Mohegan Lake, NY 10547. Town of Yorktown			
Brief Description of Proposed Action: Application for site plan amendment for adjustments to the School's Master Plan (as approved on May 21, 2018) and a proposed Phase 2 Site Plan (modified Phase 1 Site Plan was approved on July 21, 2021). Phase 2 improvements include additional parking, driveways and walkways to support 150 students along with the stormwater management measures for the additional impervious surfaces; landscaping and site lighting for the new parking areas; and a new garden area. Master Plan improvements include additional parking, driveway and walkways to support a total of 300 students along with the stormwater management measures for the additional impervious surfaces; landscaping and lighting for new parking areas and driveways; an animal barn with paddocks; a natatorium connected to the existing building; a helipad and connector driveway; a gravel parking area with perimeter fence for overflow parking from Granite Knolls Park; new driveways and widened existing driveways to facilitate emergency access through the site; new, renovated and/or reconstructed buildings to accommodate visitors or support school programs.			
Name of Applicant or Sponsor: Shrub Oak International School		Telephone: 212-967-2922 E-Mail: mk@k3learn.com	
Address: 3151 Stoney Street			
City/PO: Mohegan Lake		State: NY	Zip Code: 10547
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: WCDOH (pool); NYCDEP (SWPPP); ToY (Tree Permit, MS4 Permit, (ToY =Town of Yorktown) ACABOR; NYCDEP/WCDOH (Sanitary Disposal Permit)		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		127.19 acres	
b. Total acreage to be physically disturbed?		7.1 acres in Phase 2 (14.2 acres for Master Plan)	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		127.19 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? * (* Levels consistent with previously reviewed traffic analysis of April 2017.) b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan? <small>Small pieces of the western wooded portion of the project site are located within the 100 year flood plain of Lake Mohegan; these locations would not be disturbed as part of this project</small>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <u>New impervious areas will connect to existing and proposed drainage infrastructure and new stormwater basins on-site. Existing systems will be upgraded in accordance with the Town of Yorktown Engineering Department requirements and NYCDEP stormwater management requirements as applicable.</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Shrub Oak International School, LLC</u> Date: <u>3/16/22</u>		
Signature:  Title: <u>DTS Provident - Applicant's Engineer</u> <u>GERHADD SCHWALBE</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Map data © OpenStreetMap contributors, and the GIS User Community

Map data © OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

**Shrub Oak International School
Stormwater Summary Report – Phase 2
3/16/22**

A. Project Description

1. Project Background

Phase 2 of the proposed Shrub Oak International School redevelopment project encompasses to the access driveways, expansion of the parking lots, and construction of stormwater management measures. Improvements to the central portion of the main building along with updates to existing on-site residences, improvements to the existing garage and restoration of the greenhouse. The stormwater measures required for Phase 2 will be sized to accommodate runoff from future development areas.

2. Existing Drainage Conditions

The Shrub Oak International School campus straddles the Peekskill Hollow Brook watershed, ultimately discharging to the Hudson River, and the Hunter Brook Basin watershed, part of the New Croton Reservoir drainage basin. The limit of disturbance for the Phase 2 redevelopment portion of the project is within the Peekskill Hollow Brook watershed. The subsequent phases of the proposed project will also disturb areas within the New Croton Reservoir drainage basin, part of the New York City's Water Supply. Separate SWPPPs will be prepared for the subsequent phases.

The SWPPP Phase 2 applies to proposed redevelopment within the Peekskill Hollow Brook watershed.

The Phase 1 site improvements have been generally completed and were covered under SPDES General Permit No. N7R11D755.

Under existing drainage conditions, approximately half of the developed site drains west towards the on-site wetland/watercourse system. Stormwater runoff is conveyed via a series of existing storm piping daylighting to the hillside and downstream drainage swales.

The other half of the developed site drains to the east to Stoney Street. Stormwater runoff is conveyed via existing storm piping daylighting to the hillside and downstream drainage swales. Within this eastern drainage area of the developed site and beginning approximately 100 feet south of the existing main entry off Stoney Street and continuing south is located within the

New Croton Reservoir drainage basin, part of the New York City Department of Environmental Protection (NYCDEP) watershed. The Phase 2 project is isolated to the northern portion of the eastern drainage area that is part of the Peekskill Hollow Brook watershed.

3. Overall Stormwater Management Plan

The proposed Phase 2 redevelopment project total limit of disturbance is estimated at 7.1 acres. The Phase 2 added impervious area is approximately 1.9 acres.

Under developed conditions, the existing sub-watershed boundaries are generally maintained, and the design points remain the same.

Low impact design green infrastructure measures (Tree Plantings) and standard treatment practices (Infiltration Basins) are proposed to address the runoff reduction volume (RRv) requirements for the newly created impervious areas.

The Infiltration Basins have been sized to address RRv and WQv and provides detention to mitigate the increase in impervious area. The proposed peak rate of runoff at each DP will be at or below existing conditions for the 1, 10 and 100-year storm events.

4. Stormwater Management Objectives

The stormwater management plan has been developed and will be implemented so that the quantity and quality of stormwater runoff during construction and after development are not significantly altered from preconstruction conditions. Primary stormwater management objectives are to replicate as close as possible pre-development hydrology and to avoid causing downstream flooding and flood damage and to employ all means practicable to mitigate increases in pollutant (total suspended solids and total phosphorus) loads that will occur because of the proposed Phase 2 upgrades at the Shrub Oak International School campus.

5. Municipal Separate Stormwater Sewer Systems (MS4) & Consultants

The Town of Yorktown is the designated MS4 for the Shrub Oak International School campus, including the proposed Phase 2 upgrades project. Their NYSDEC MS4 SPDES Permit Number is NYR20A007.

B. Construction Program

1. Duration of Activity

The construction activity for the proposed Phase 2 sitework upgrades is expected to be completed over approximately a 12-month period and will involve the grading and construction of new parking lots, driveways, stormwater management measures, landscaping and other physical improvements.

2. Construction Refuse Control

All contractors working on the site will provide adequate trash containment services for the construction site at the start of work to maintain a clean, debris-free work area. Typical facilities may be covered containers with openings three inches or smaller or approved equal, and will be emptied on a regular basis. Refuse will be removed from site via a solid-waste contractor and be recycled or disposed per Federal, State and local requirements. Refuse will not be disposed on site.

C. Erosion and Sediment Control

1. Temporary Practices

Temporary structures and practices, as described on the Erosion & Sediment Control Plan drawings, will be installed and maintained throughout the duration of the project's construction. As required by the General Permit, structures and practices located in disturbed areas of the site will be inspected by a Qualified Inspector at least every seven calendar days. Areas of the site that have been finally stabilized will be inspected at least every month until the entire site has been finally stabilized. Following each inspection, the Qualified Inspector is required to document their inspection in a certified inspection report as outlined in the GP 0-20-001. Based on the results of the inspections, appropriate revisions to the SWPPP and its implementation will be completed within seven calendar days following the inspection.

2. Permanent Structures

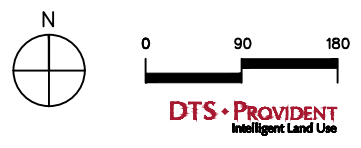
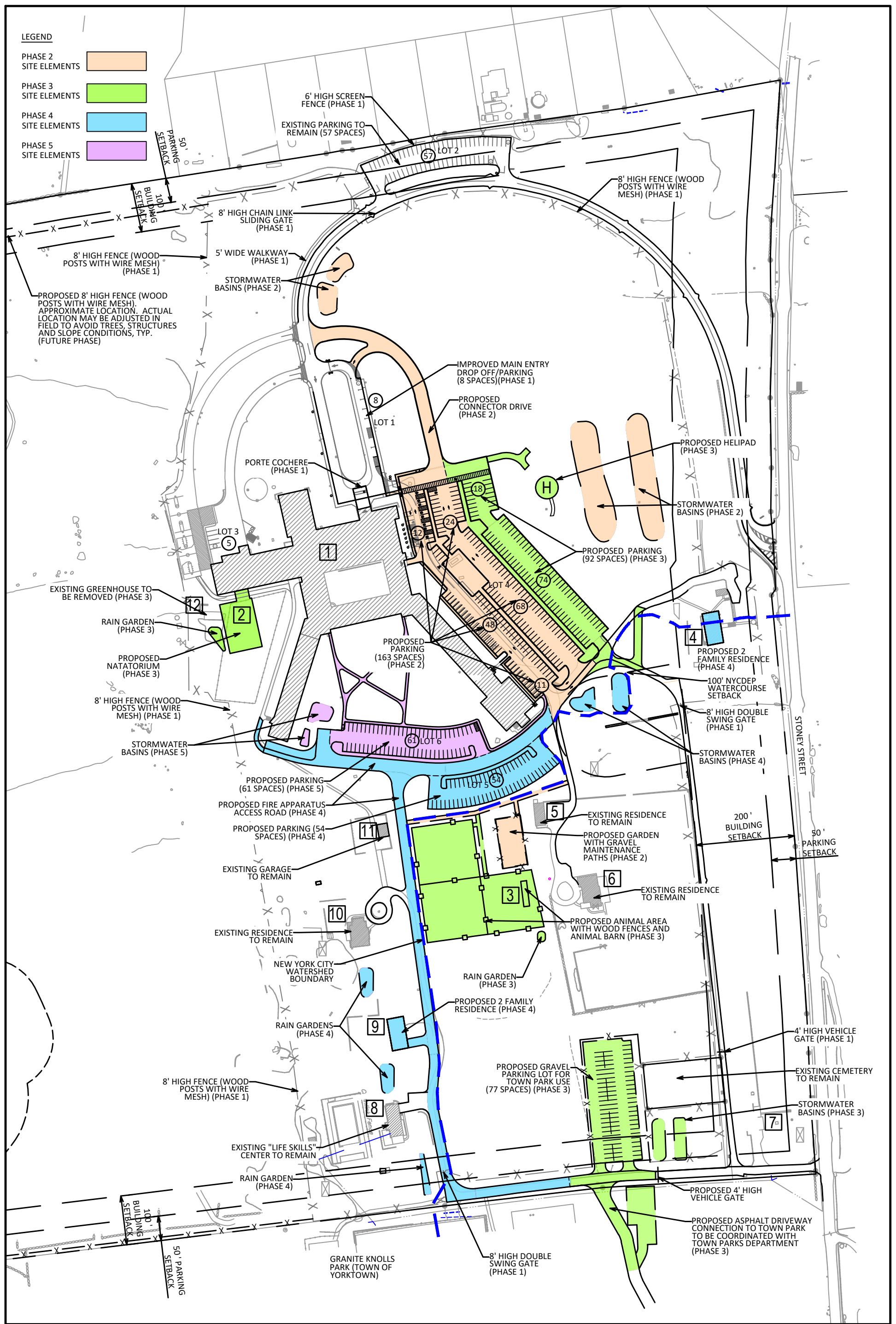
Permanent structures and measures implemented to control the project's quantity and/or the quality of the stormwater will require regular inspections and maintenance. These include permanent erosion control practices (soil stabilization), water quality control practices (i.e. Infiltration Basins), and related stormwater flow controlling structures (i.e. catch basins). The project sponsor will be responsible for inspecting and maintaining permanent stormwater management structures and practices.

3. Inspection and Maintenance Procedures

A Trained Contractor is required to ensure that the erosion and sediment control practices and pollution prevention measures are being implemented daily within the active work area. As previously described and described in the General Permit, site observations are to be performed by a Qualified Inspector at least once every seven (7) calendar days when soil disturbance is less than five (5) acres, and twice every seven (7) calendar days when soil disturbance is greater than five (5) acres. A minimum of two (2) full calendar days must separate regular inspections. Proposed site disturbance for Phase 2 will not exceed 5 acres.

Compliance with the NYSDEC SPDES General Permit for Storm Water Discharges from Construction Activities (GP 0-20-001) includes, but is not limited to, completing the following activities:

- a. Retaining a copy of this SWPPP including text, appendices, and drawings at the site until the date of final stabilization;
- b. Posting a copy of the NOI and a project description at the construction site for public viewing;
- c. Maintaining the SWPPP current;
- d. Submitting a certified Notice of Termination when the site has finally been stabilized and discharges from construction activities have been eliminated;
- e. Maintaining a copy of this SWPPP by the operator for three years following the date of final stabilization.



PROPOSED PROJECT PHASING PLAN
 SHRUB OAK INTERNATIONAL SCHOOL
 TOWN OF YORKTOWN, NY
 FIGURE NO. 1
 DATE: 03/16/22

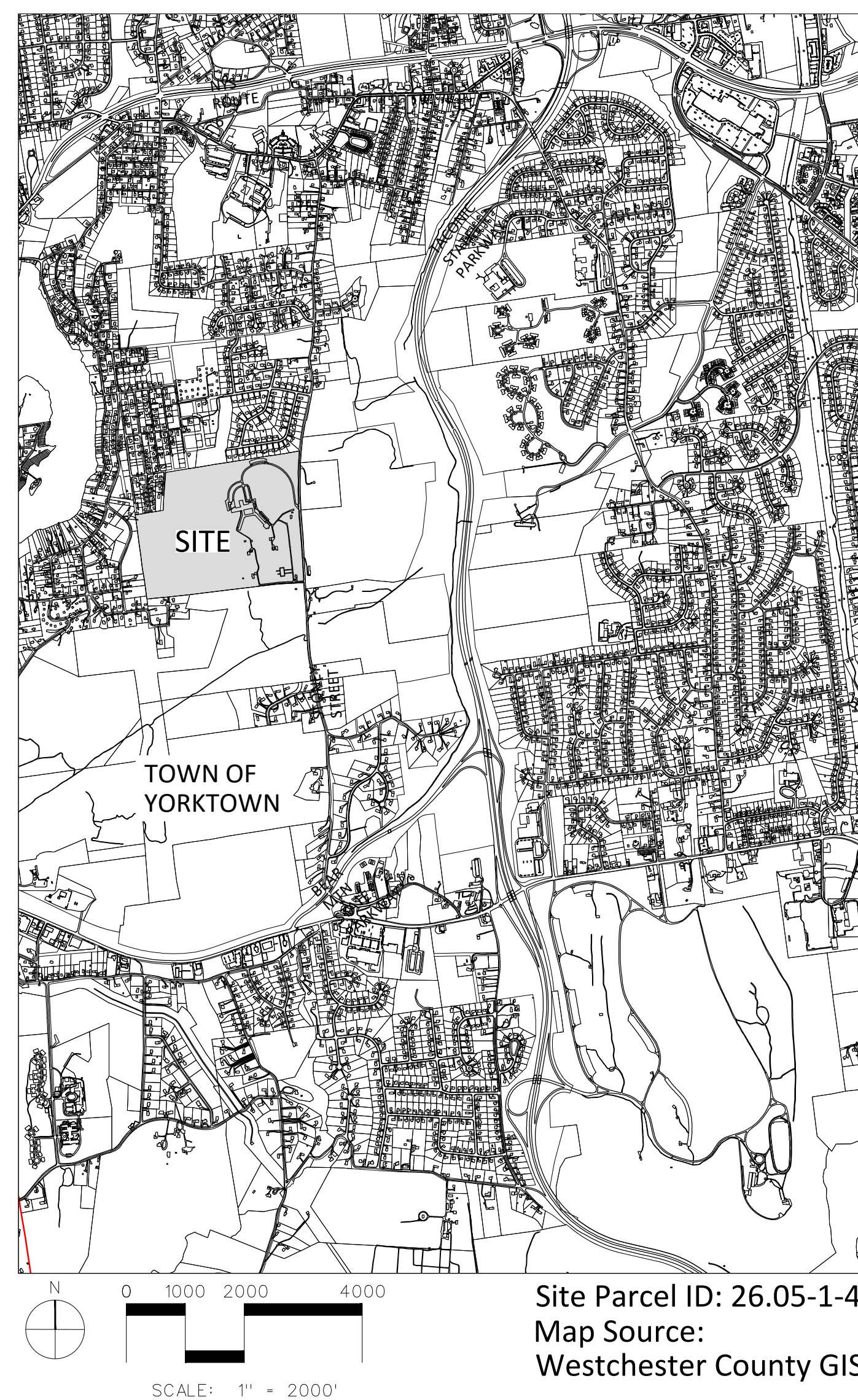
SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

APPLICATION FOR SITE PLAN AMENDMENT APPROVAL

MARCH 16, 2022

LOCATION MAP



ZONING COMPLIANCE ANALYSIS

ZONING COMPLIANCE TABLE					
Address: 3151 Stoney Street, Shrub Oak, NY					
Zoning District: Special Permit for Parochial, Private Elementary & High Schools, Colleges & Seminaries within R1-					
Tax Map Parcel ID: 26.5-1-4 & 26.6-1-2					
Description	Required/Permitted	Existing	Proposed		
Minimum Lot Area (SF)	160,000	sf 5,540,396	sf 5,540,396	sf	
Minimum Lot Area (Acres)	32.89	ac 127.2	ac 127.2	ac	
Junior High or High School	15	ac			
Dormitory (1000 sf/beds; 300 beds)	6.89	ac			
Single Family House (160,000 sf/house; 3 SF homes)	11.02	ac			
Minimum Lot Width at Main Building Line	200	ft 2,153	ft 2,153	ft	
Minimum Lot Depth	200	ft 1,700	ft 1,700	ft	
Front Yard (Street) Setback	200	ft 89 (a)	ft 89/200 (b)	ft	
Side Yard/Rear Yard Setback	100	ft 50 (a)	ft 50/100 (b)	ft	
Parking Setback	50	ft 12 (a)	ft 12/50 (c)	ft	
Maximum Building Height					
Main building	35	ft > 35 (a)	ft >35/35 (b)	ft	
Accessory Building or Structure	15	ft >15 (a)	ft >15/15 (b)	ft	
Minimum Usable Floor Area of Dwelling Unit	1,200	NA	NA		
Maximum Building Coverage	20%	2%	2%		
Road Frontage	200	ft NA	ft NA		
Junior High or High School	400	ft 2,234	ft 2,234	ft	
College	500	ft 2,234	ft 2,234	ft	
Required Parking Spaces	344 (d)	sp 106	sp 440 (e)	sp	
Notes:					
(a) There are existing non-conforming structures on site which are to remain.					
(b) New buildings will meet setback requirements.					
(c) New parking areas will meet setback requirements.					
(d) Per 6/26/17 Approval Resolution, 344 parking spaces are required to serve 300 students.					
(e) Phase 2 = 233 spaces to serve approximately 150 students.					
Source: Town of Yorktown, www.ecode360.com , 3/9/18.					

LIST OF DRAWINGS

SITE, CIVIL AND LANDSCAPE DRAWINGS				
NO.	TITLE	DATE	BY	SCALE
	COVER SHEET	3/16/22	DTSP	NA
SP-0.0	MASTER SITE PLAN	3/16/22	DTSP	1"=120'
SP-1.1-1.2	LAYOUT PLAN	3/16/22	DTSP	1"=40'
SP-2.1-2.2	SITE GRADING AND UTILITY PLAN	3/16/22	DTSP	1"=40'
SP-2.3-2.4	SITE GRADING AND UTILITY PLAN - PHASE 2	3/16/22	DTSP	1"=40'
SP-3.1-3.2	LANDSCAPE PLAN	3/16/22	DTSP	1"=40'
SP-4.1	SITE AND UTILITY DETAILS	3/16/22	DTSP	AS NOTED
SP-4.2	SITE AND UTILITY DETAILS	3/16/22	DTSP	AS NOTED
SP-6.1-6.2	SITE LIGHTING PLAN	3/16/22	DTSP	1"=40'
	SURVEY OF PROPERTY (PARCEL 26.5-1-4)	4/9/18	BADEY & WATSON	1"=120'

OWNER / APPLICANT
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 Shrub Oak, NY 10547

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Town of Yorktown, New York

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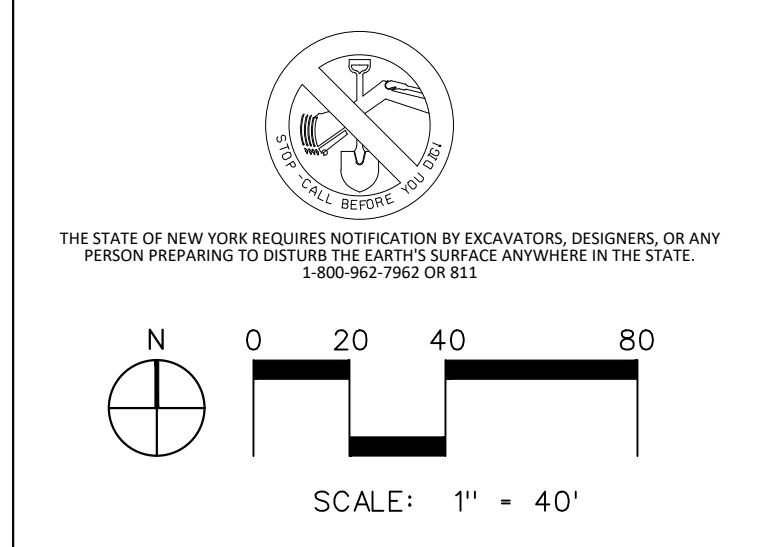
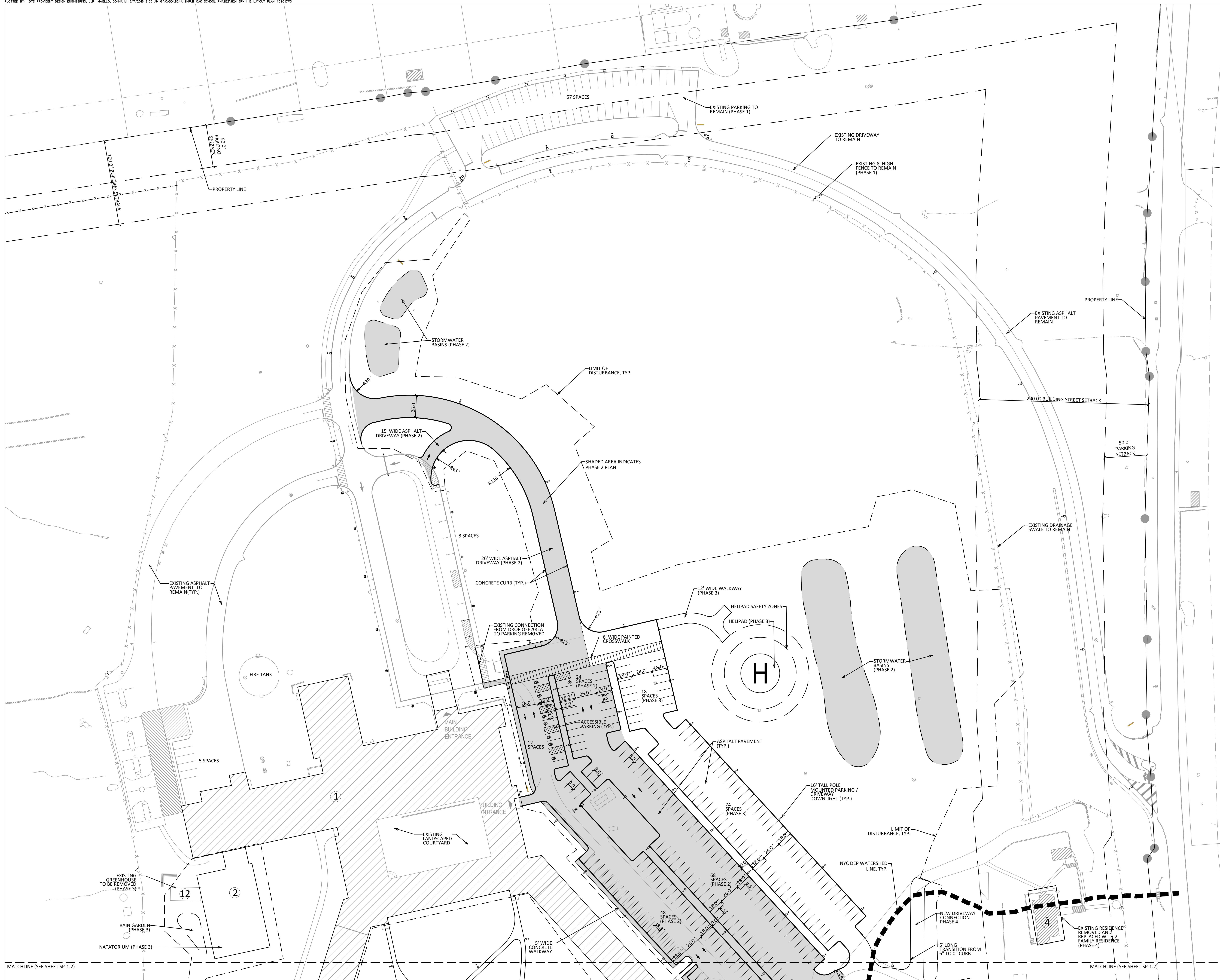
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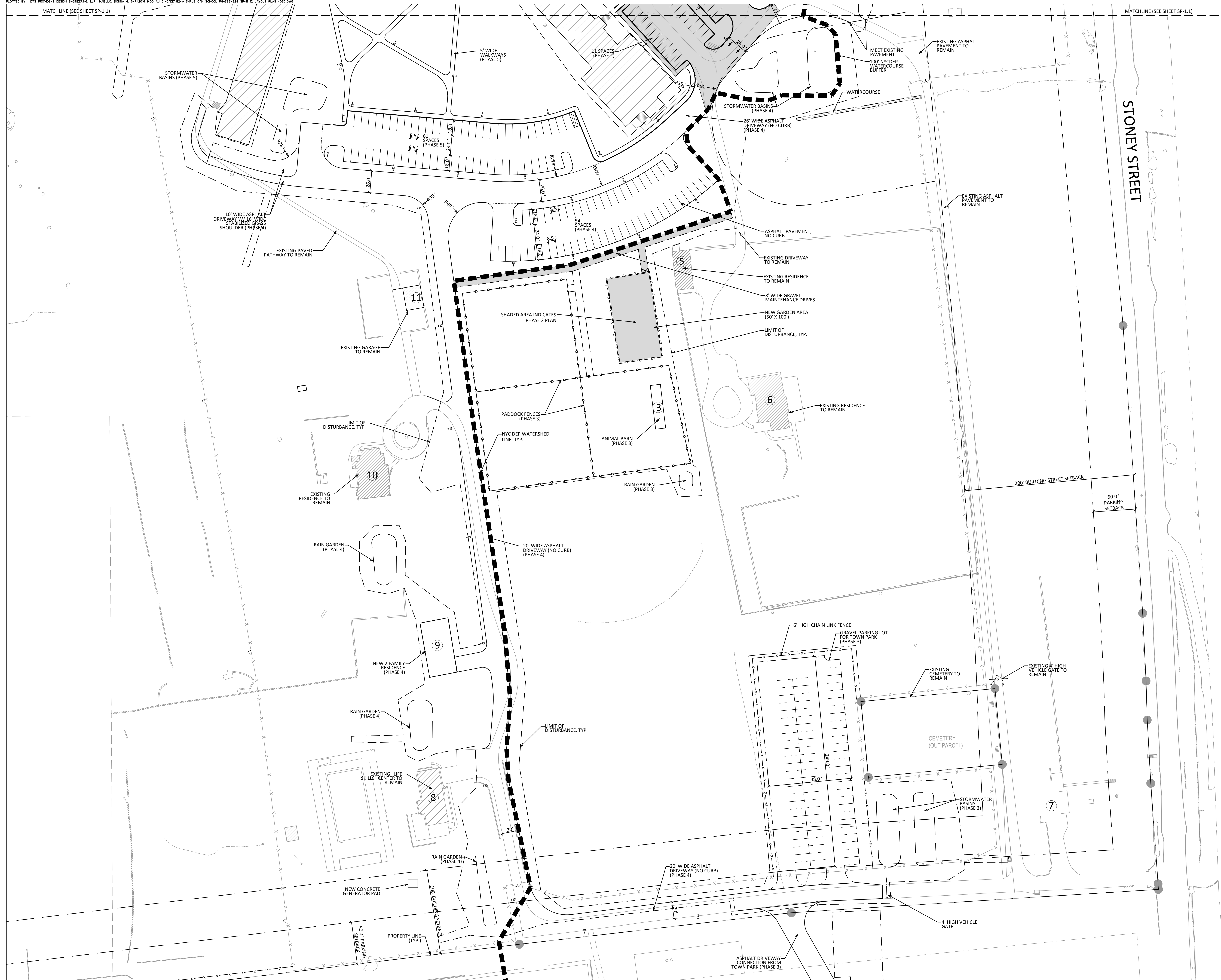
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LAYOUT PLAN



DRAWN BY: DM/MJS CHECKED BY: GMS
 PROJECT NO: 824 DATE: 03/16/22
 DRAWING NO:

SP-1.1



SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

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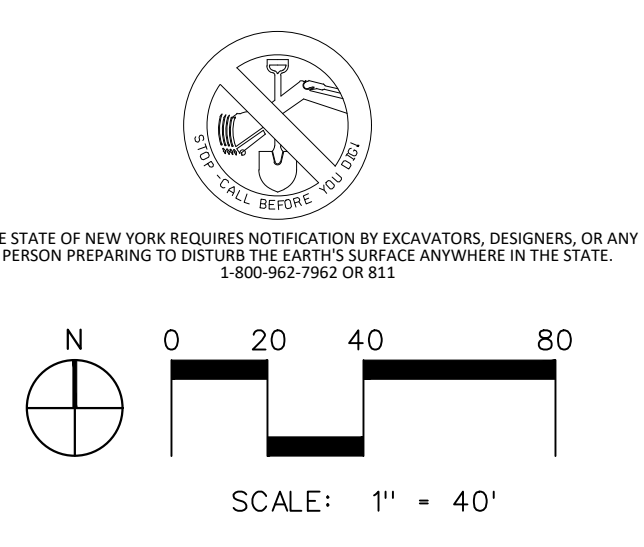
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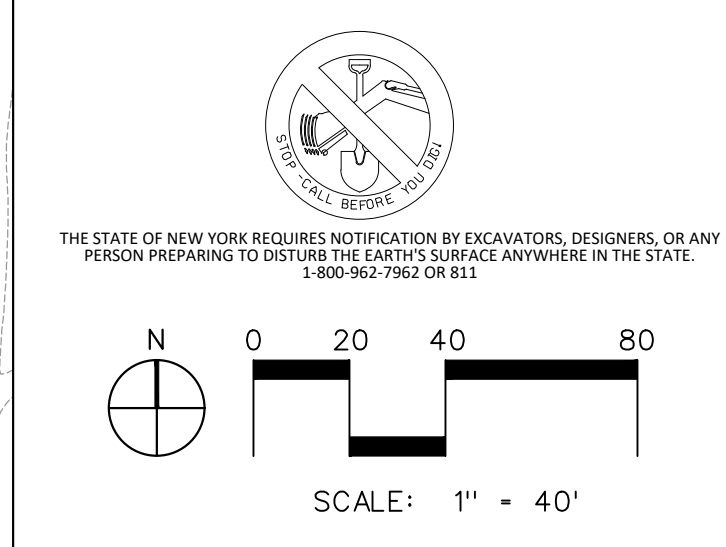
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SITE GRADING AND UTILITY PLAN



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Town of Yorktown, New York

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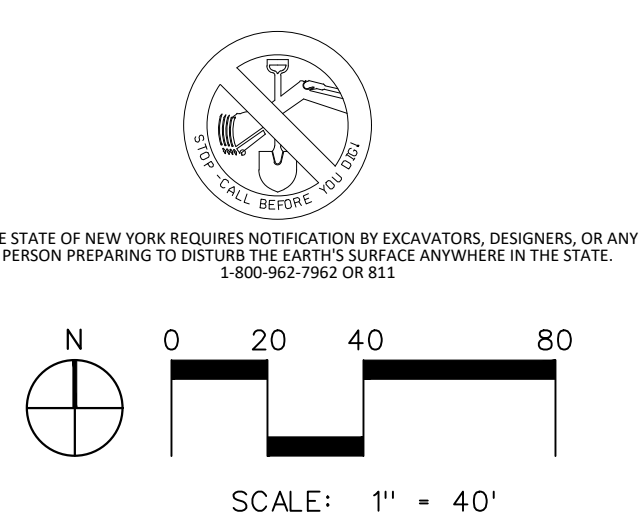
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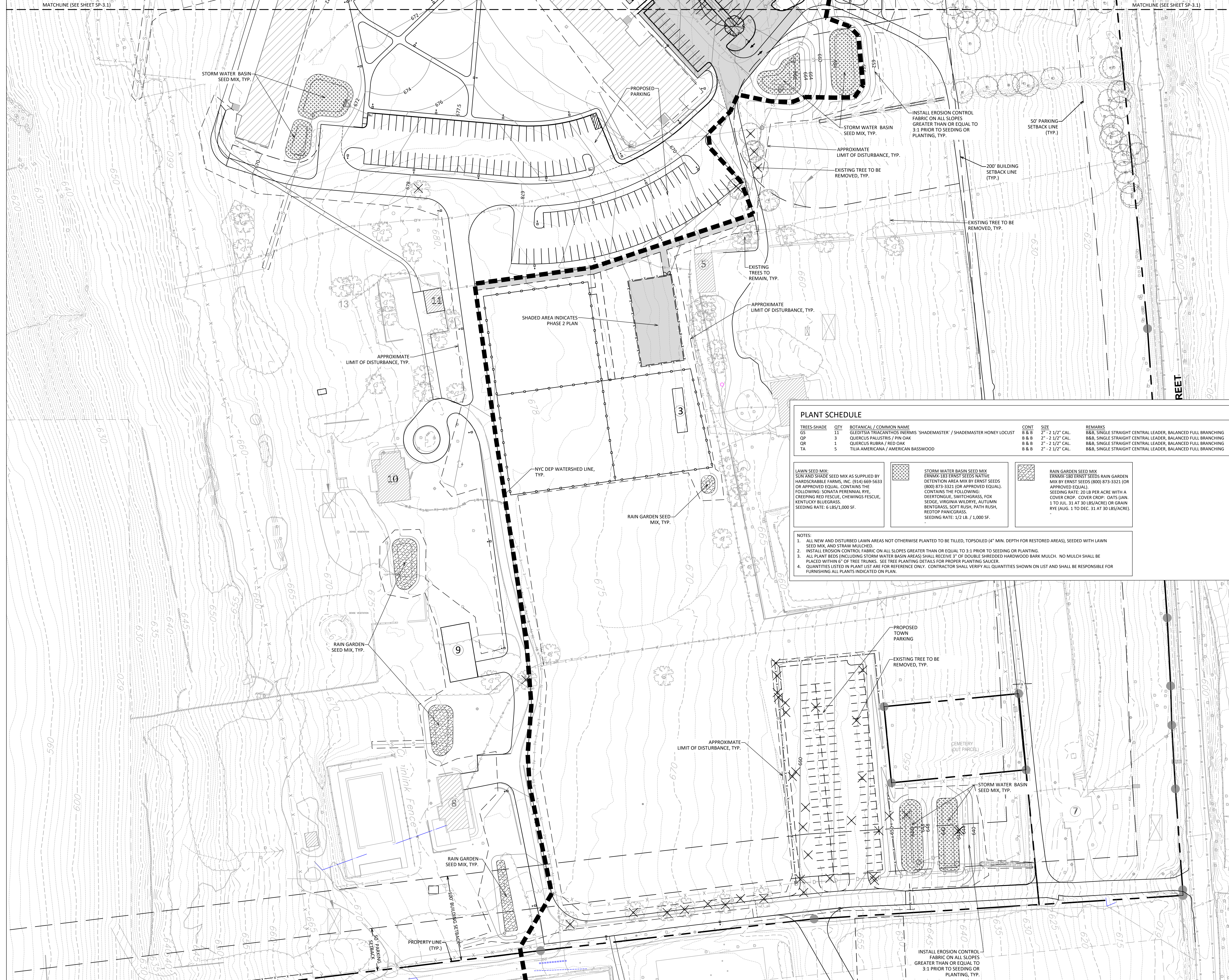
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SEAL OF THE STATE OF NEW YORK
JAMES H. MARTIN SCHOOL DISTRICT
PROFESSIONAL ENGINEER
0084409

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SP-2.3



TREES SHADE	QTY	BOTANICAL / COMMON NAME	SHADEMASTER / SHADEMASTER HONEY LOCUST	CONT	SIZE	REMARKS
GS	11	GLEDISIA TRIACANTHOS INERMIS	SHADEMASTER / SHADEMASTER HONEY LOCUST	B & B	2" - 2 1/2" CAL.	B&B, SINGLE STRAIGHT CENTRAL LEADER, BALANCED FULL BRANCHING
QP	3	QUERCUS PALUSTRIS / PIN OAK		B & B	2" - 2 1/2" CAL.	B&B, SINGLE STRAIGHT CENTRAL LEADER, BALANCED FULL BRANCHING
QR	1	QUERCUS RUBRA / RED OAK		B & B	2" - 2 1/2" CAL.	B&B, SINGLE STRAIGHT CENTRAL LEADER, BALANCED FULL BRANCHING
TA	5	TILIA AMERICANA / AMERICAN BASSWOOD		B & B	2" - 2 1/2" CAL.	B&B, SINGLE STRAIGHT CENTRAL LEADER, BALANCED FULL BRANCHING

LAWN SEED MIX:
SUN AND SHADE SEED MIX AS SUPPLIED BY HARDSCAPE FARMS, INC. (914) 669-5633 OR APPROVED EQUAL. CONTAINS THE FOLLOWING: SONATA PERENNIAL RYE, CREEPING RED FESCUE, CHEWINGS FESCUE, KENTUCKY BLUEGRASS.
SEEDING RATE: 6 LBS/1,000 SF.

STORM WATER BASIN SEED MIX:
ERNIX-183 ERNST SEEDS NATIVE DETENTION AREA MIX BY ERNST SEEDS (800) 873-3321 (OR APPROVED EQUAL). CONTAINS THE FOLLOWING: DEERTONGUE, SWITCHGRASS, FOX SEDGE, VIRGINIA WILDRIE, AUTUMN BENTGRASS, SOFT RUSH, PATH RUSH, REDTOP PANICGRASS.
SEEDING RATE: 1/2 LB. / 1,000 SF.

RAIN GARDEN SEED MIX:
ERNIX-180 ERNST SEEDS RAIN GARDEN MIX BY ERNST SEEDS (800) 873-3321 (OR APPROVED EQUAL).
SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP: COVER CROP: OATS (JAN. 1 TO JUL. 31 AT 30 LBS/ACRE) OR GRAIN RYE (AUG. 1 TO DEC. 31 AT 30 LBS/ACRE).

- NOTES:**
- ALL NEW AND DISTURBED LAWN AREAS NOT OTHERWISE PLANTED TO BE TILLED, TOPSOILED (4" MIN. DEPTH FOR RESTORED AREAS), SEEDED WITH LAWN SEED MIX, AND STRAW MULCHED.
 - INSTALL EROSION CONTROL FABRIC ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1 PRIOR TO SEEDING OR PLANTING.
 - ALL PLANT BEDS (INCLUDING STORM WATER BASIN AREAS) SHALL RECEIVE 3" OF DOUBLE SHREDDED HARDWOOD BARK MULCH. NO MULCH SHALL BE PLACED WITHIN 6" OF TREE TRUNKS. SEE TREE PLANTING DETAILS FOR PROPER PLANTING SAUCER.
 - QUANTITIES LISTED IN PLANT LIST ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL PLANTS INDICATED ON PLAN.

SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

OWNER / APPLICANT
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3151 Stoney Street
Shrub Oak, NY 10547

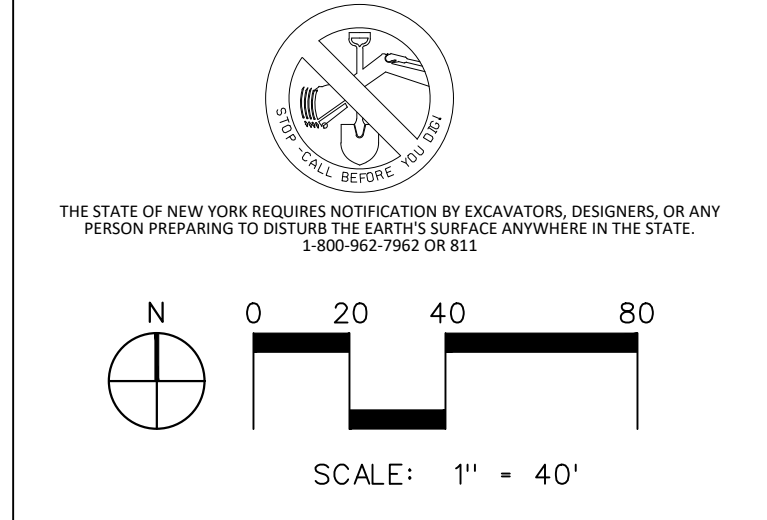
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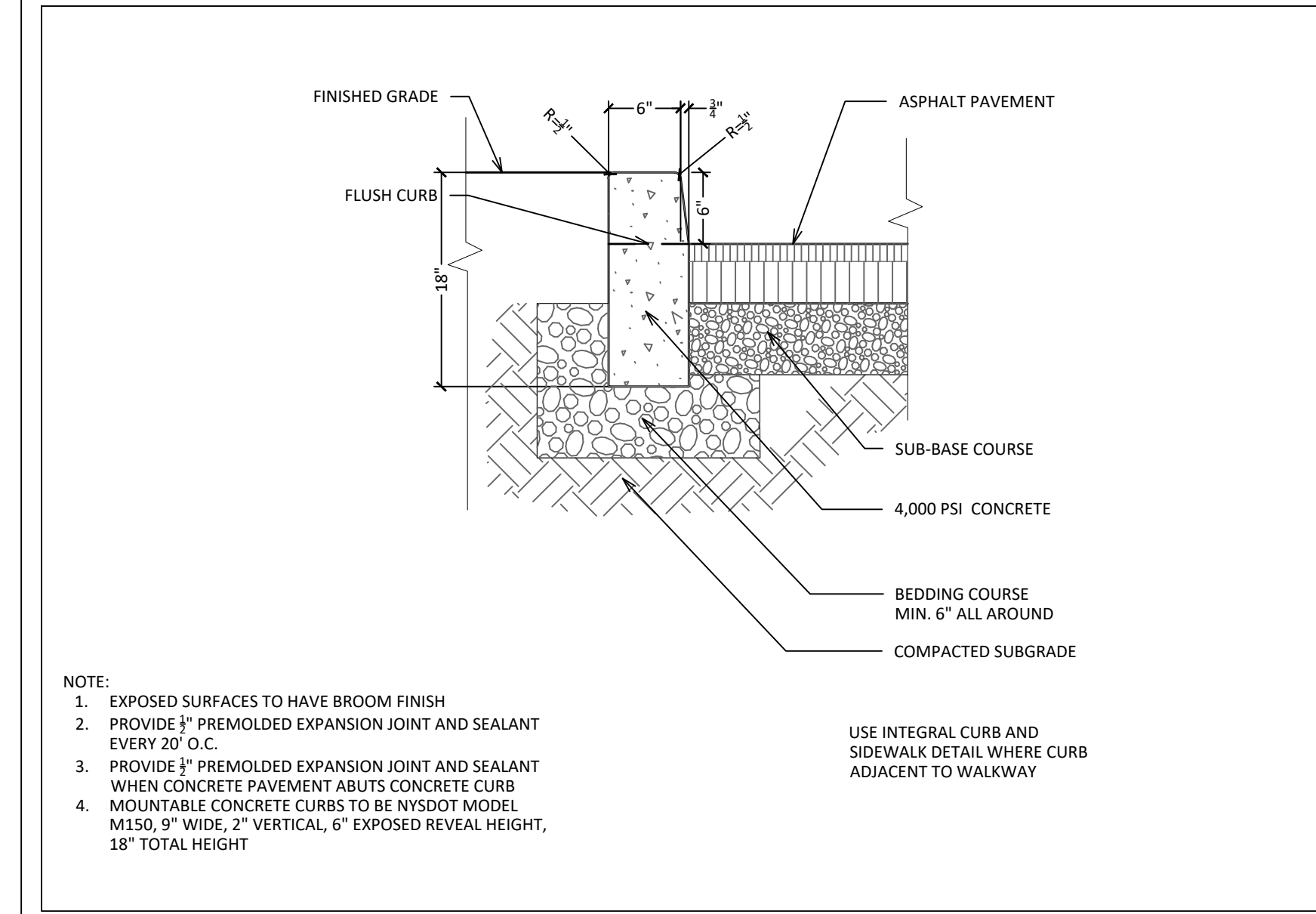
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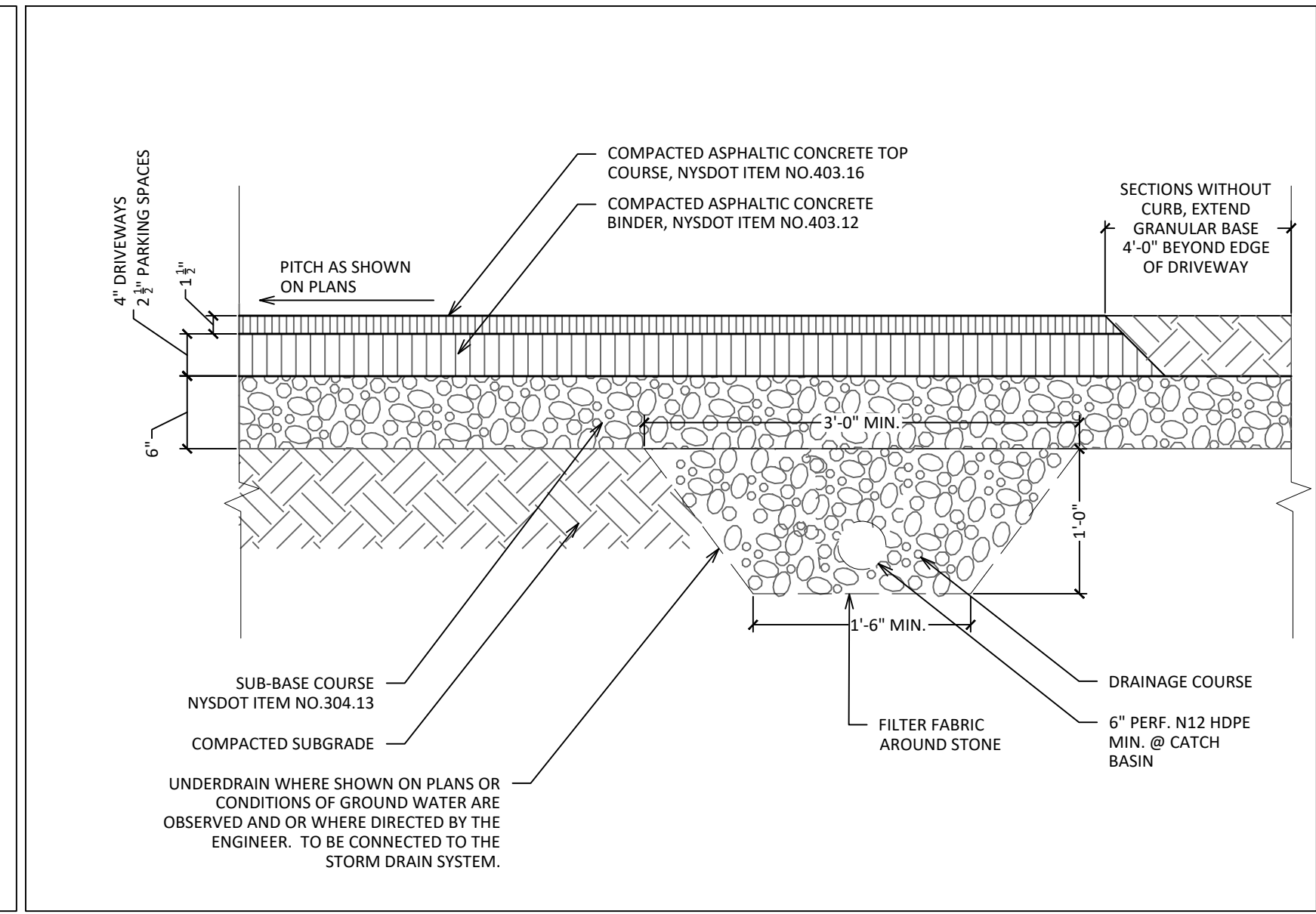
LANDSCAPE PLAN

DRAWING TITLE: **SP-3.2**

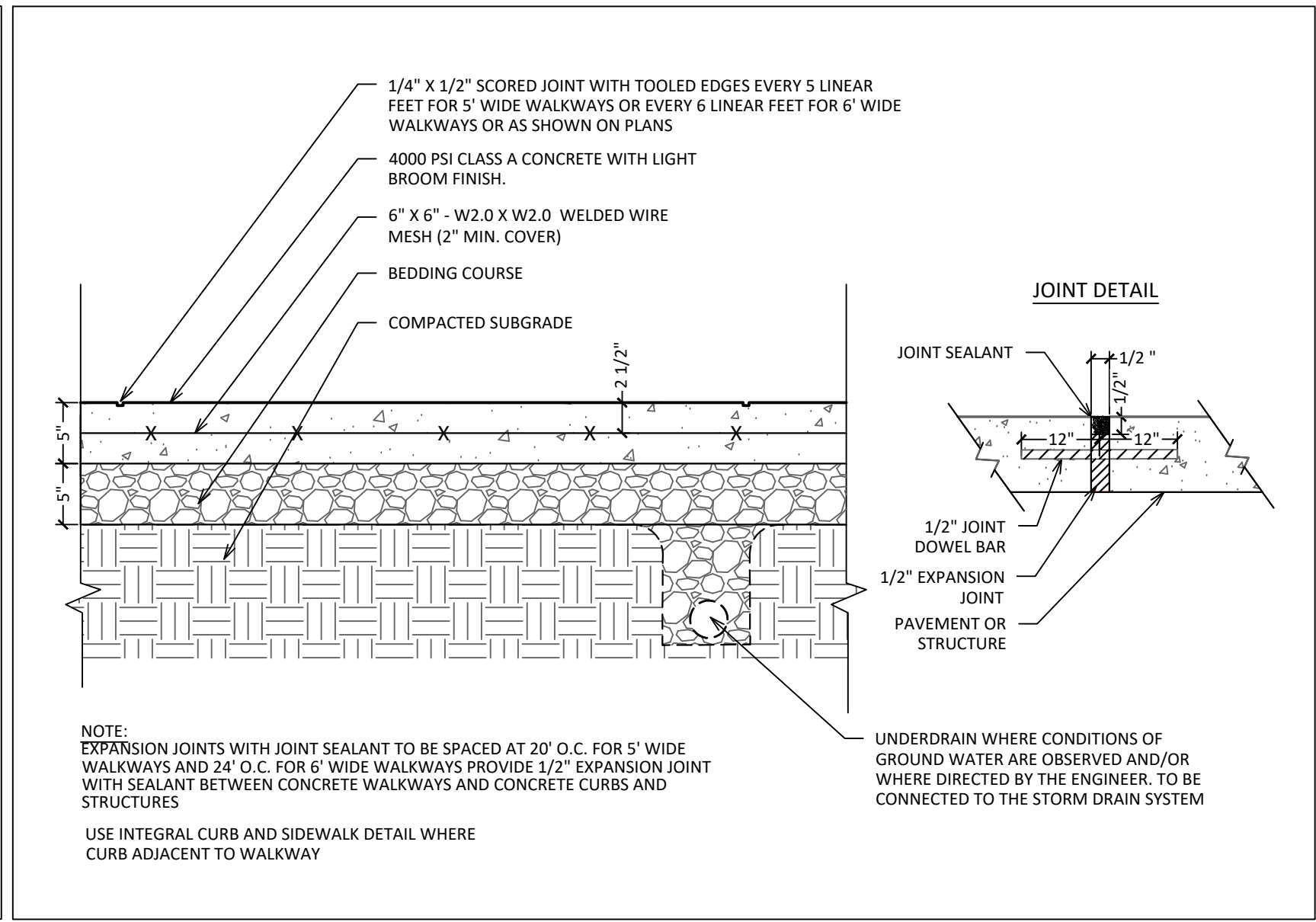
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PROJECT NO.: 824 DATE: 03/16/22
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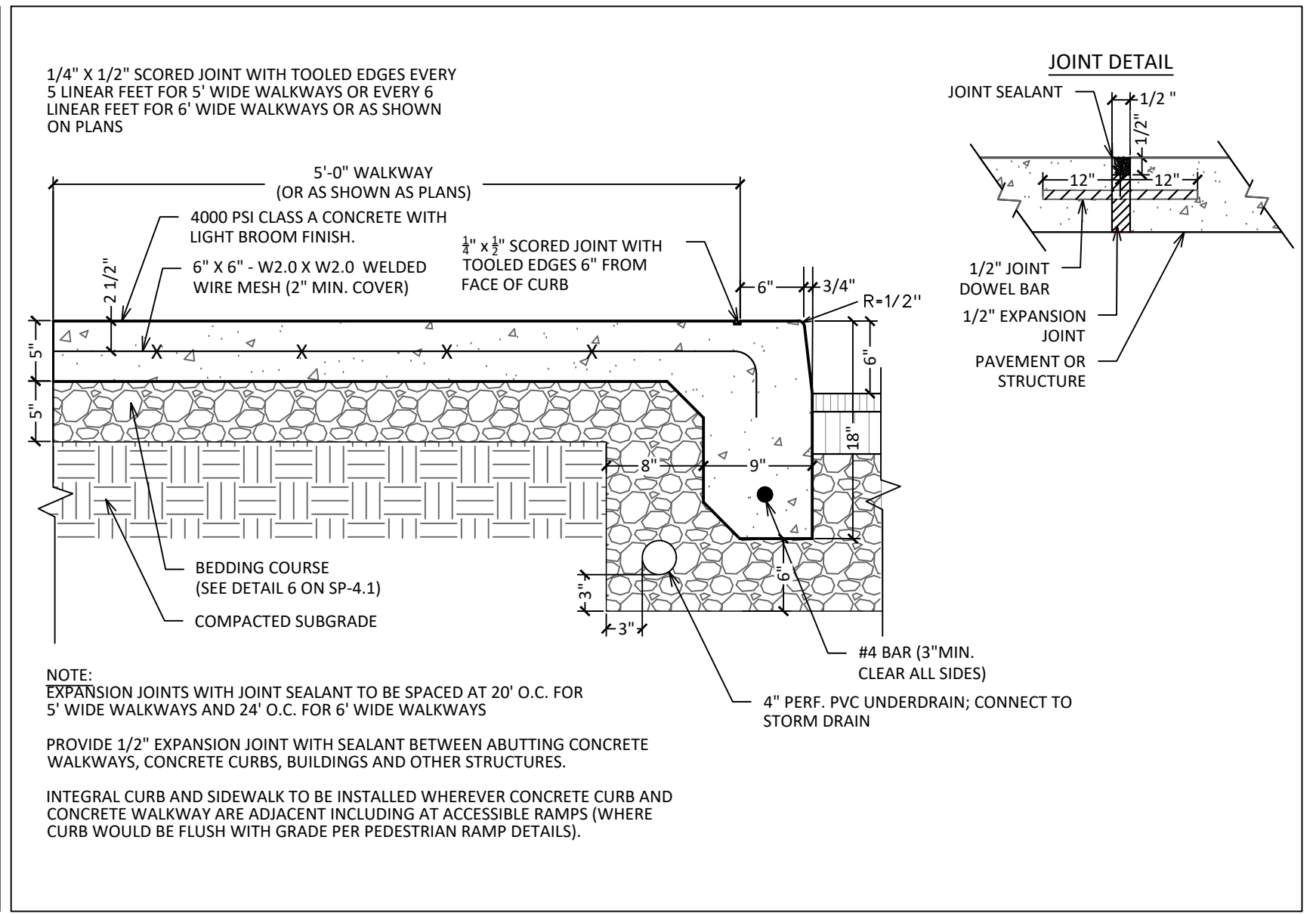
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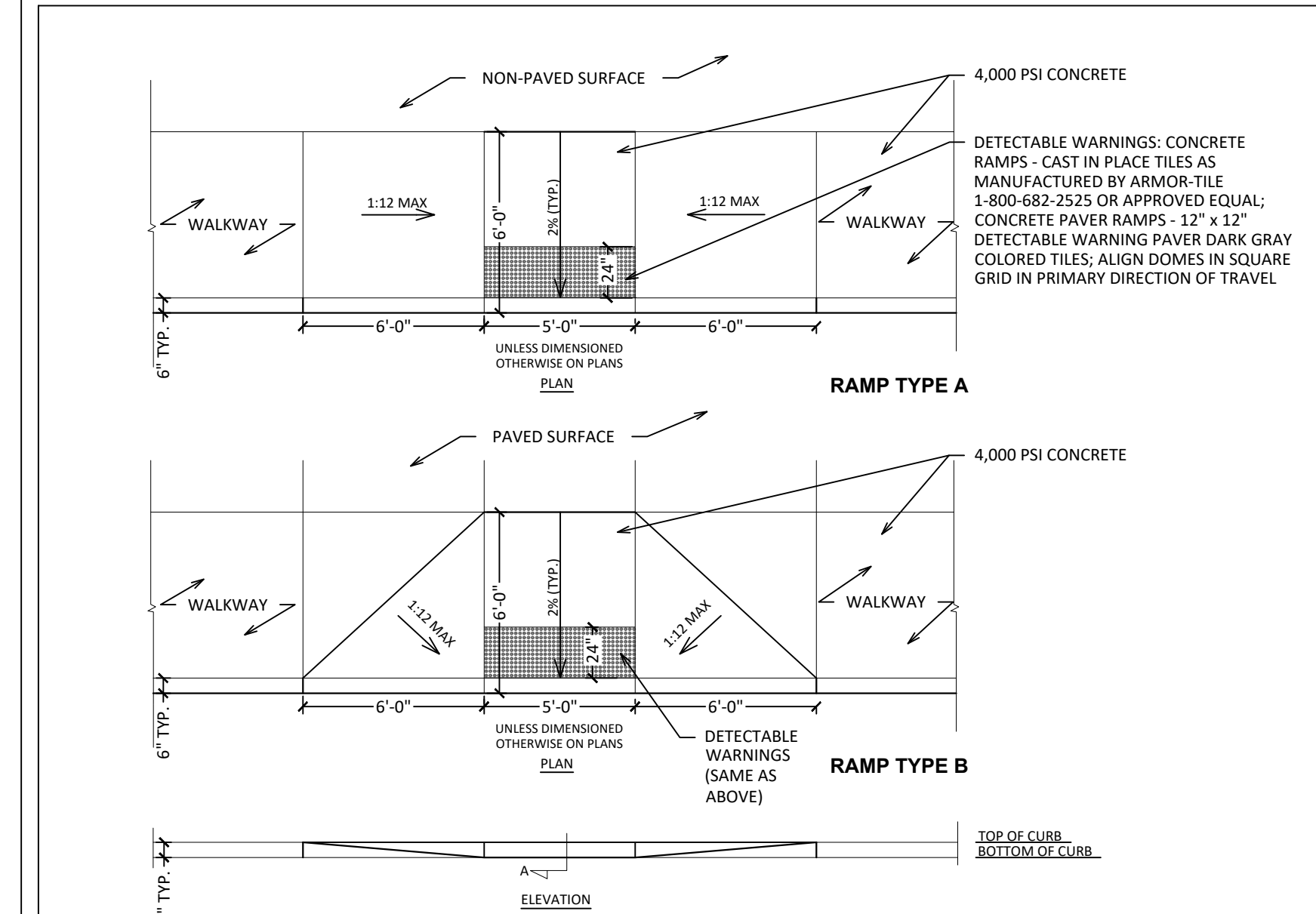
NEW ASPHALT PAVEMENT SCALE: N.T.S. 2



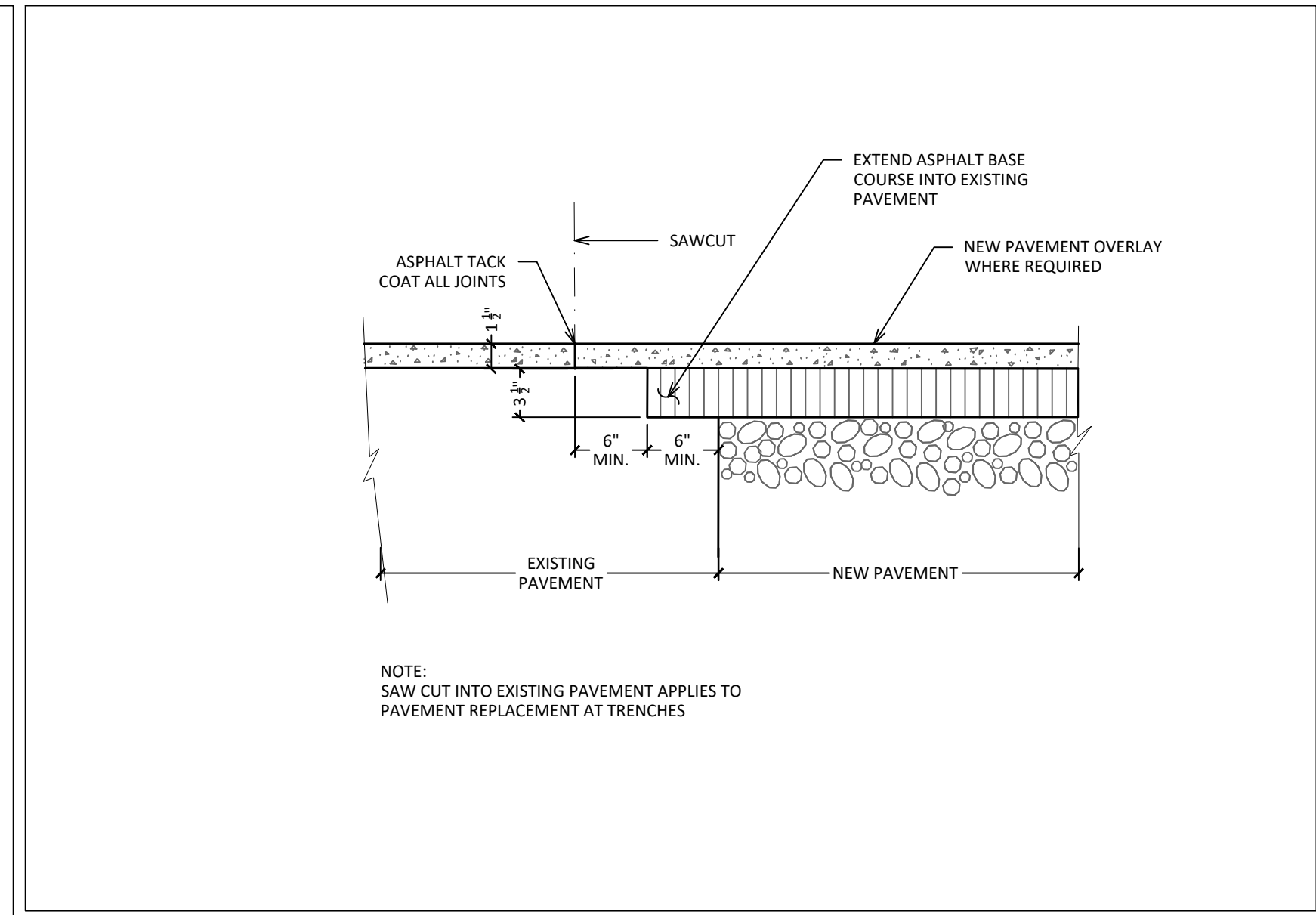
CONCRETE PAVEMENT (SIDEWALK) SCALE: N.T.S. 3



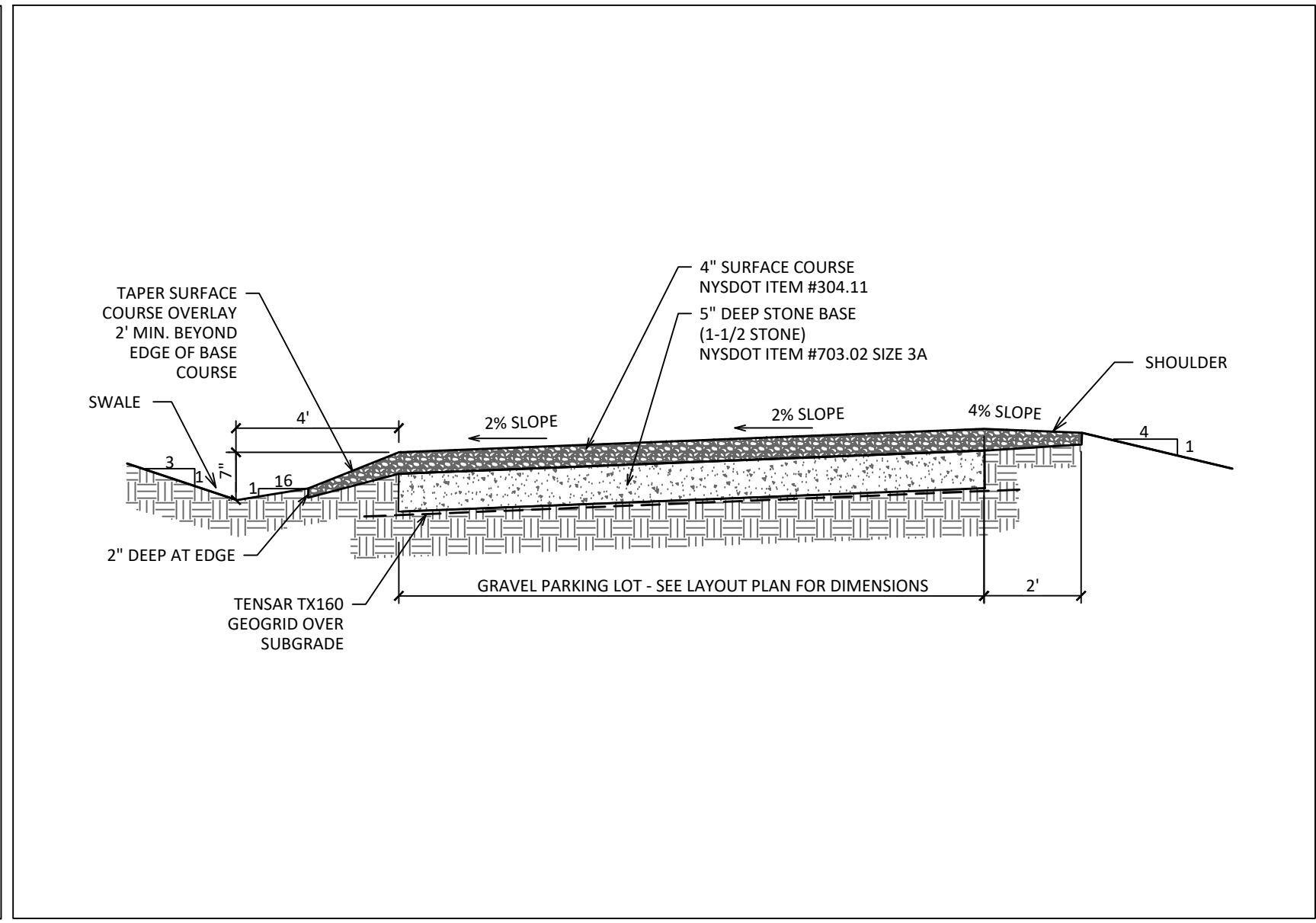
INTEGRAL CURB AND SIDEWALK SCALE: N.T.S. 4



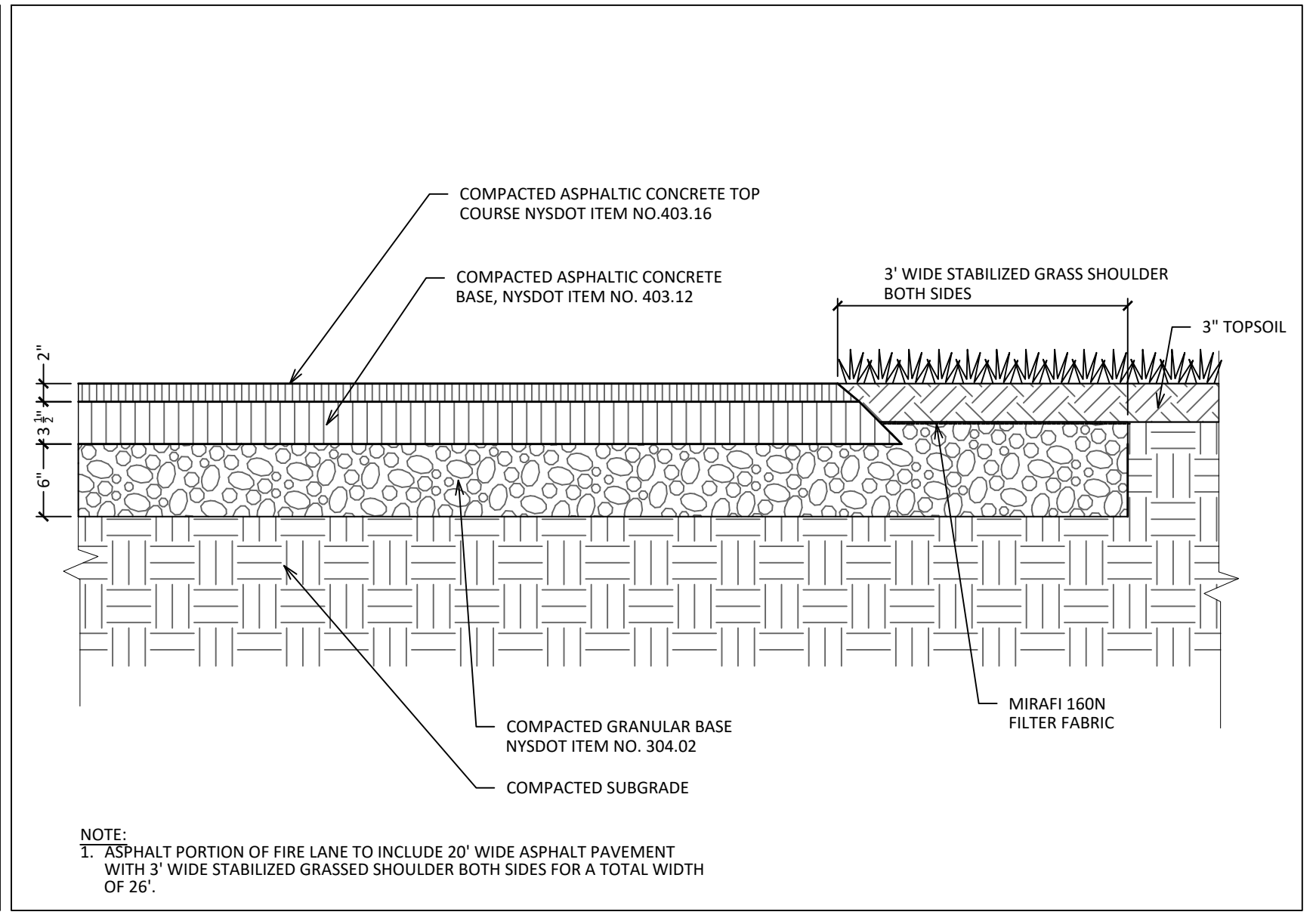
RAMP TYPE A SCALE: N.T.S. 5



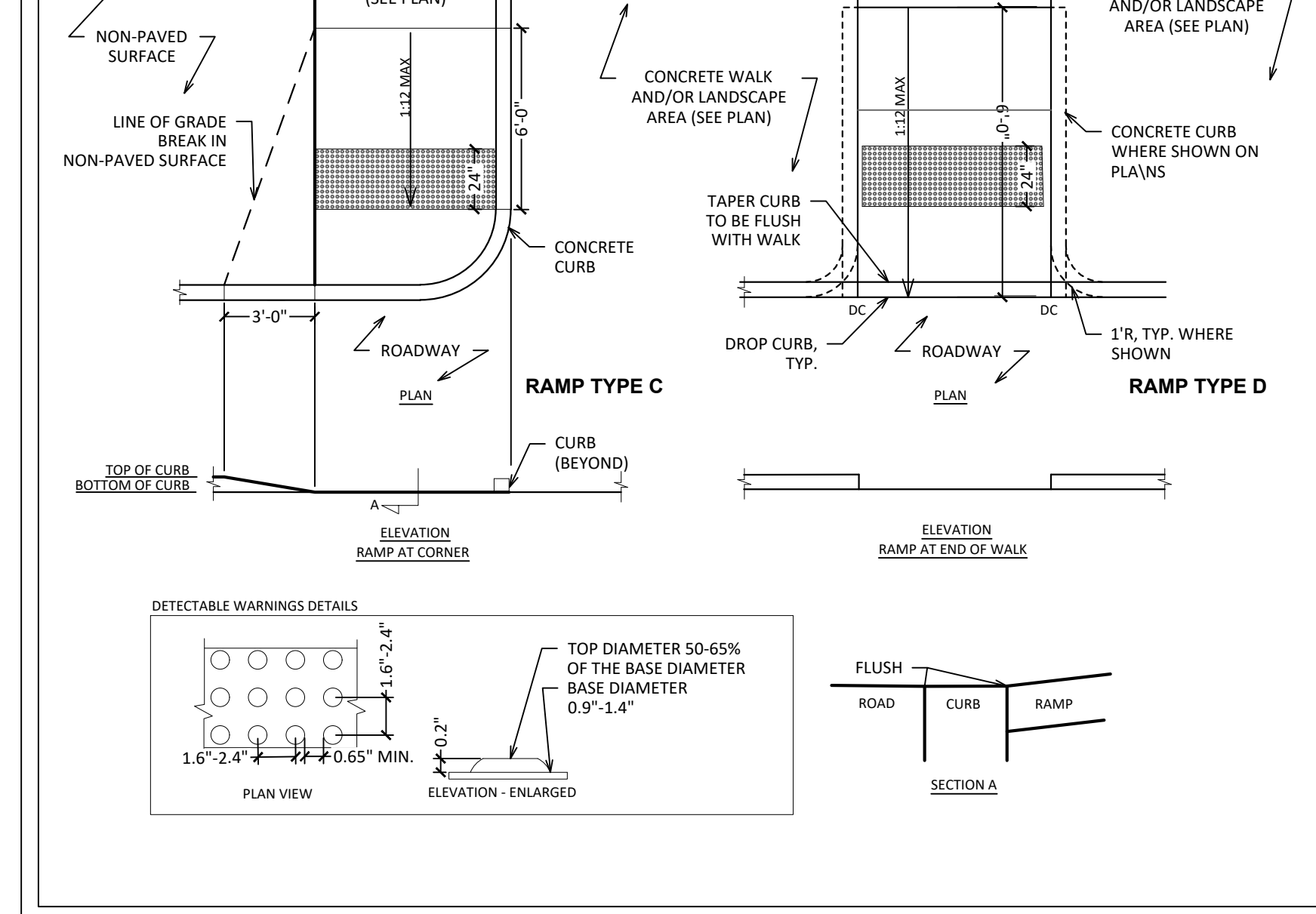
SAW CUT ASPHALT PAVEMENT SCALE: N.T.S. 6



GRAVEL PARKING LOT SCALE: N.T.S. 7



STABILIZED GRASS SHOULDER (FOR FIRE LANE) SCALE: N.T.S. 8

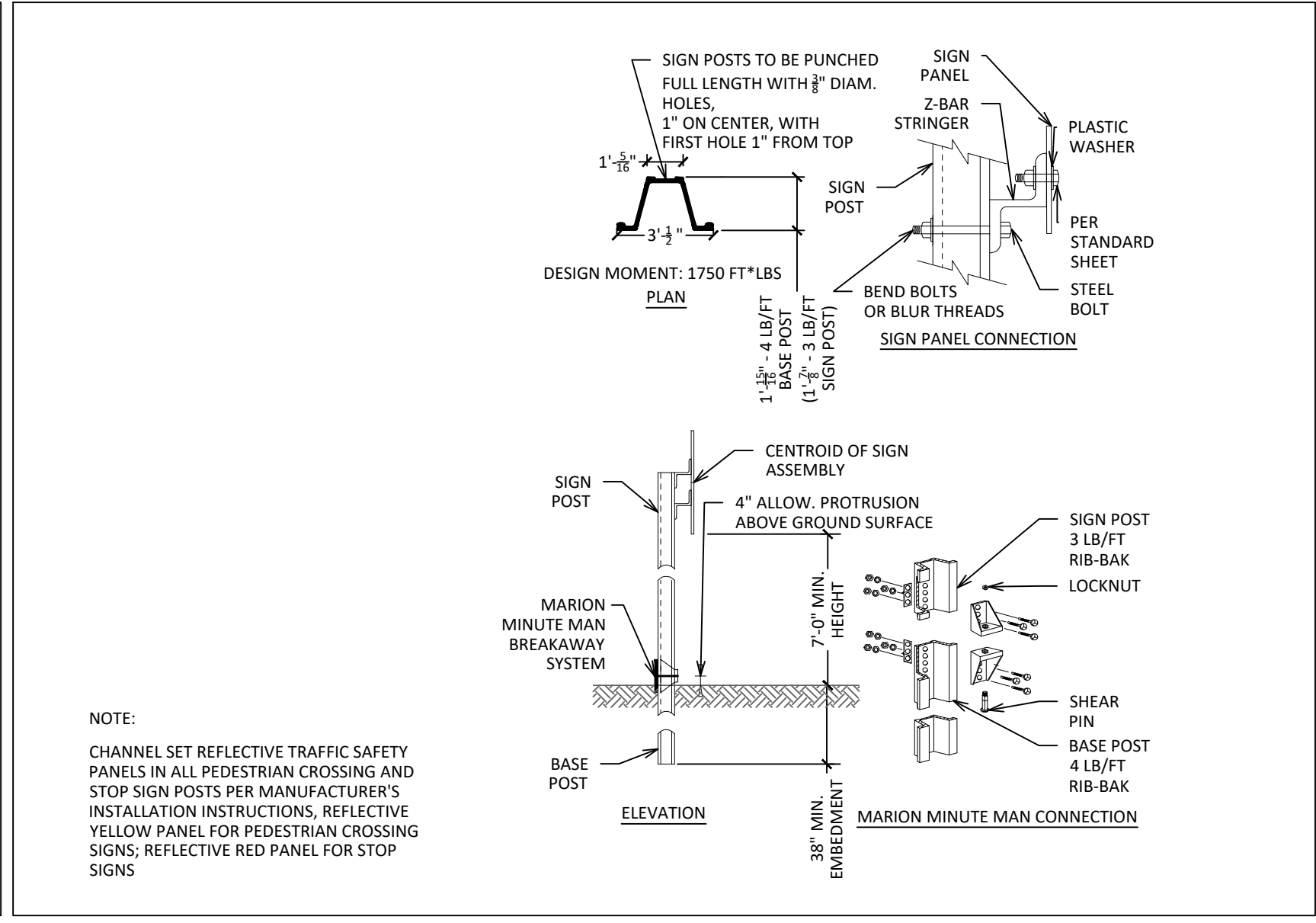


PEDESTRIAN RAMPS SCALE: N.T.S. 9

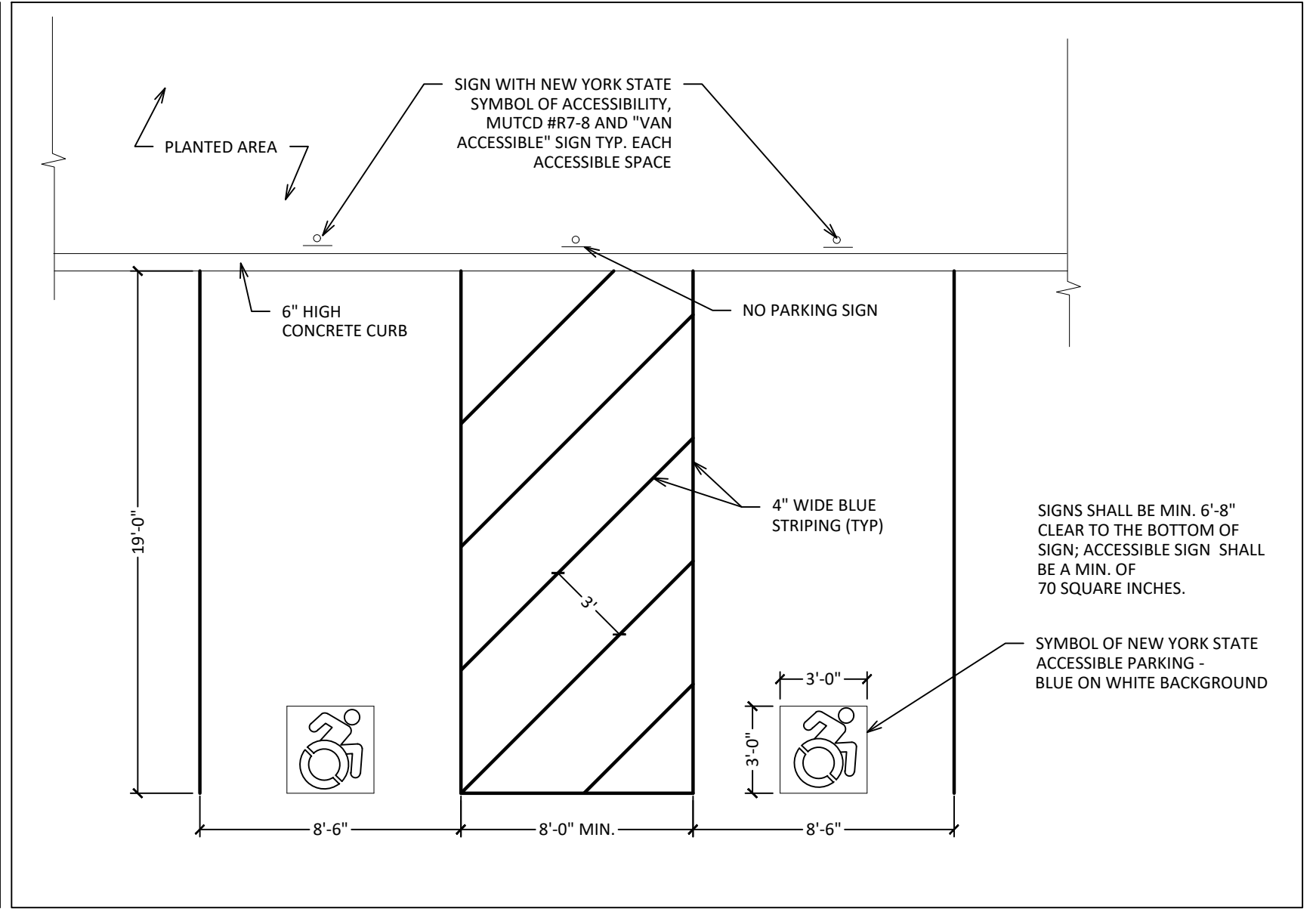
SIGN LEGEND				
NO.	DESCRIPTION	IMAGE	MUTCD NO.	SIZE
1	STOP SIGN		R1-1C	30"x30"
2	DO NOT ENTER		R5-1	30"x30"
3	RESERVED PARKING VAN ACCESSIBLE		R7-8 WITH R-7-8P	12"x18" WITH 12"x6"
4	NO PARKING		R7-1D	12"x18"
5	ONE WAY		R6-1(L)	36"x12"
6	NO LEFT TURN		R3-2	30x30
7	RIGHT TURN ONLY		R4-8	18"x24"
8	KEEP RIGHT		R4-7bR	18"x24"

NOTE:
CHANNEL SET REFLECTIVE TRAFFIC SAFETY PANELS IN ALL PEDESTRIAN CROSSING AND STOP SIGN POSTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, REFLECTIVE YELLOW PANEL FOR PEDESTRIAN CROSSING SIGNS, REFLECTIVE RED PANEL FOR STOP SIGNS

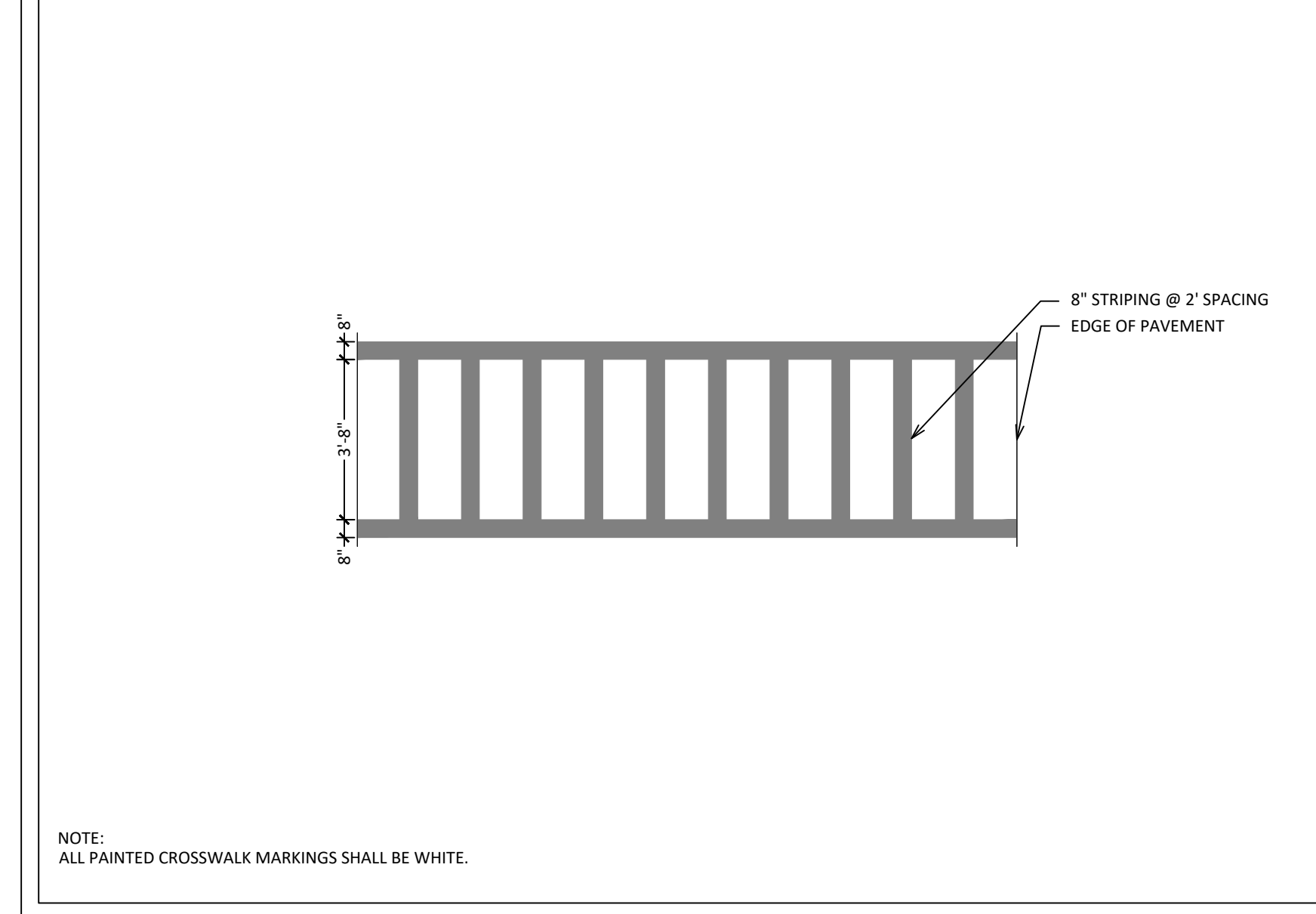
SIGN LEGEND SCALE: N.T.S. 10



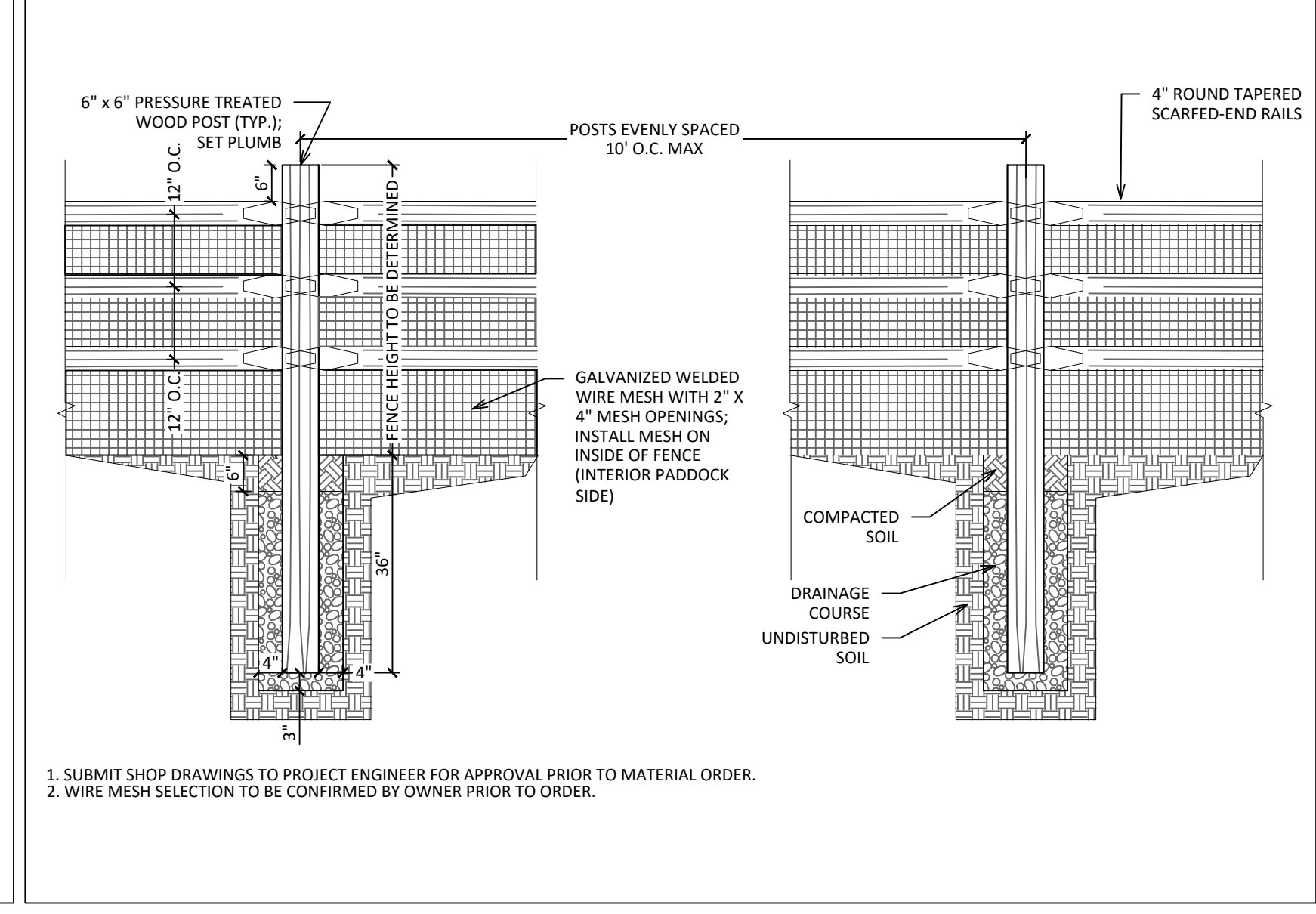
SIGNAGE SCALE: N.T.S. 11



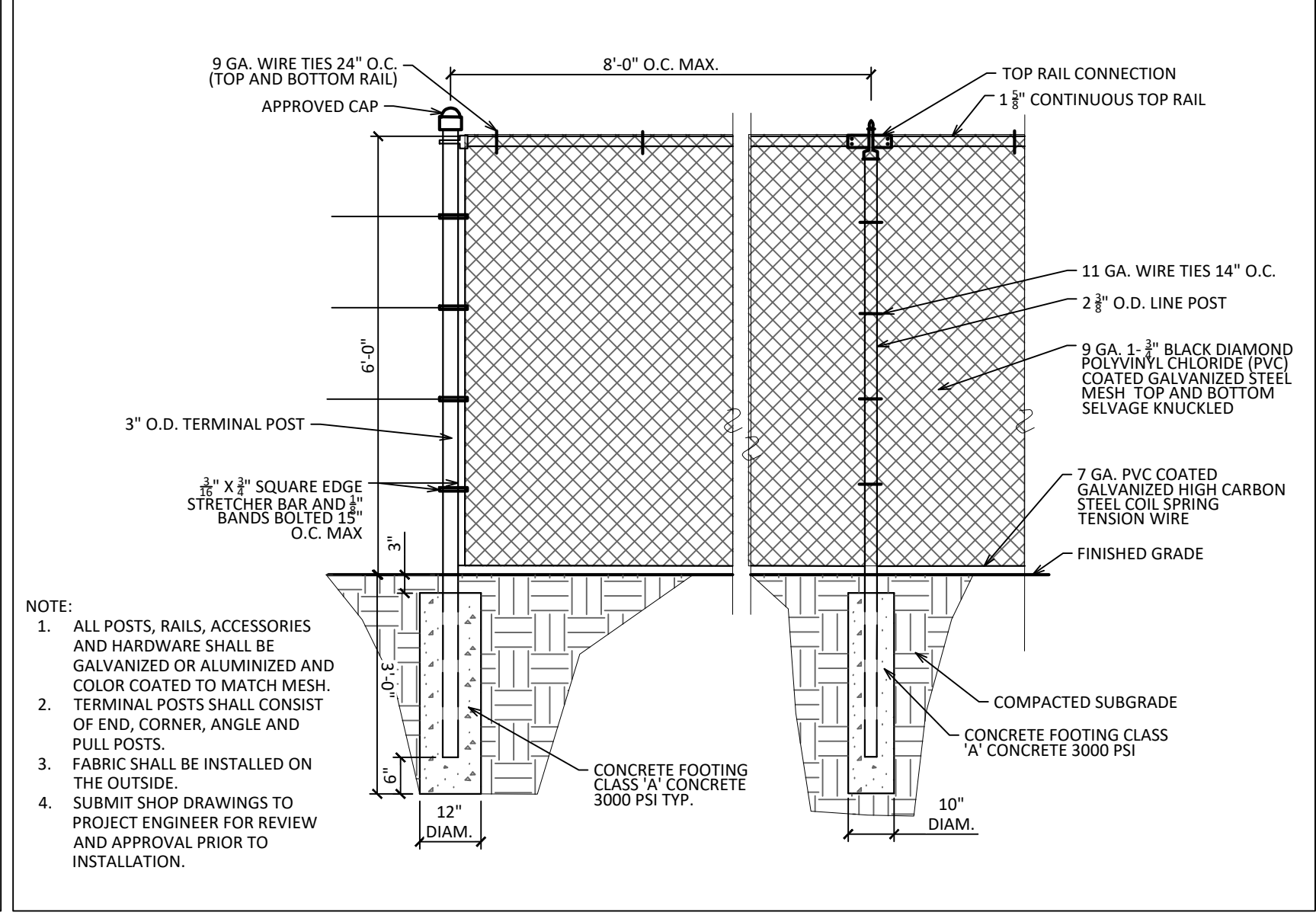
ACCESSIBLE PARKING SCALE: N.T.S. 12



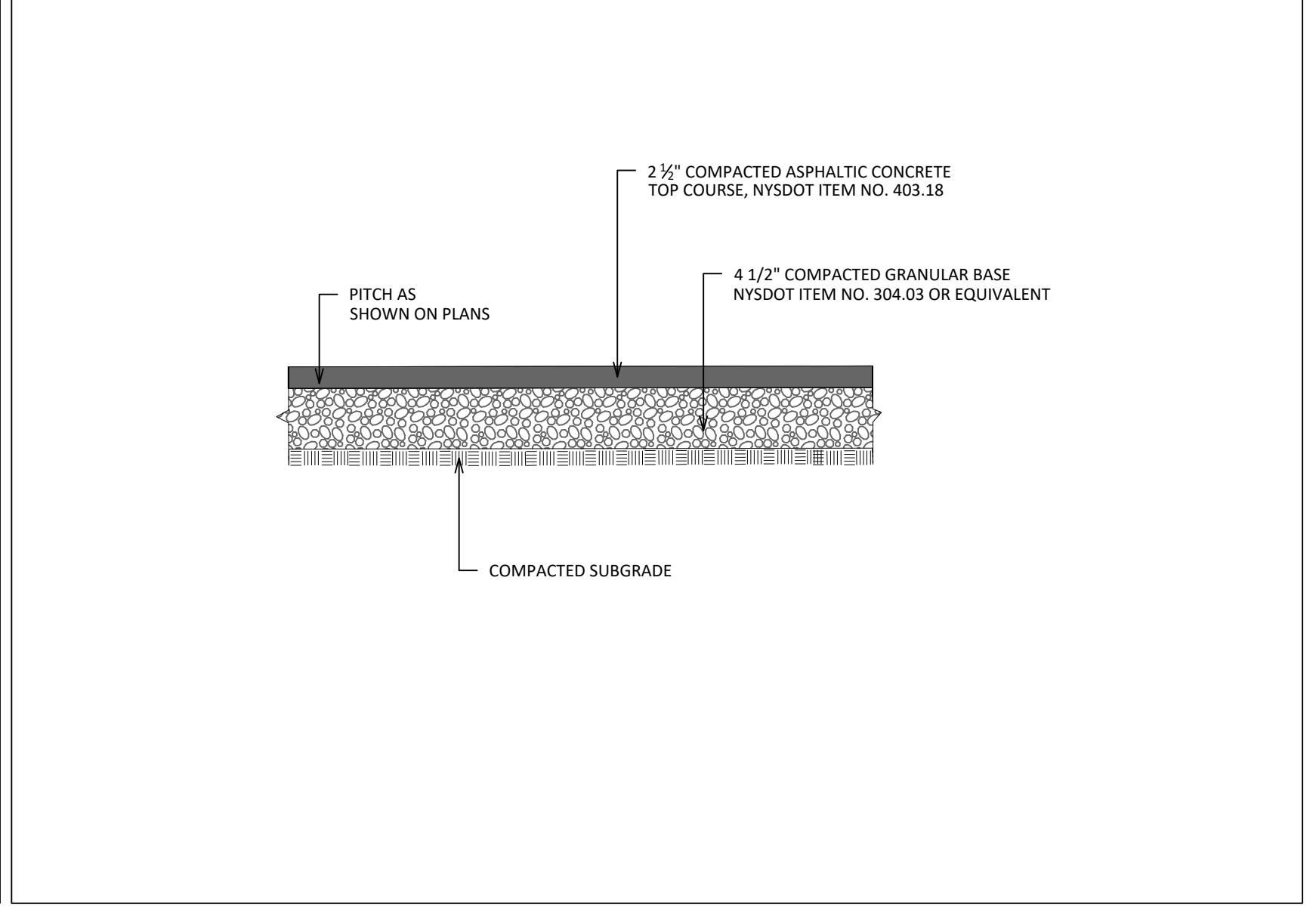
PEDESTRIAN CROSSWALK SCALE: N.T.S. 13



PADDOCK FENCE SCALE: N.T.S. 14



CHAIN LINK FENCE (6' HIGH) SCALE: N.T.S. 15



ASPHALT WALKWAY SCALE: N.T.S. 15

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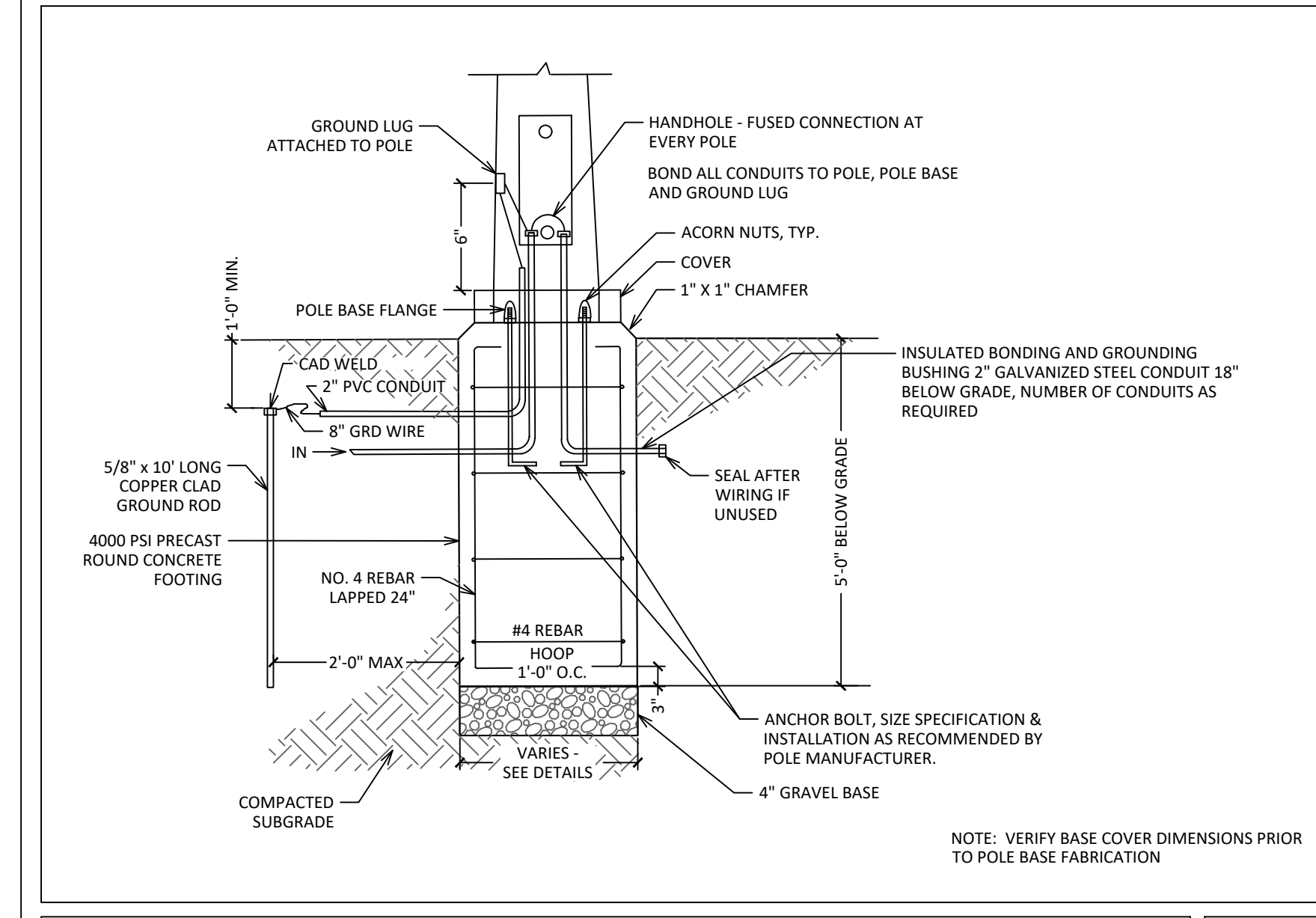
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NO. DATE ISSUE
03/16/22 PLANNING BOARD SUBMISSION

SITE AND UTILITY DETAILS

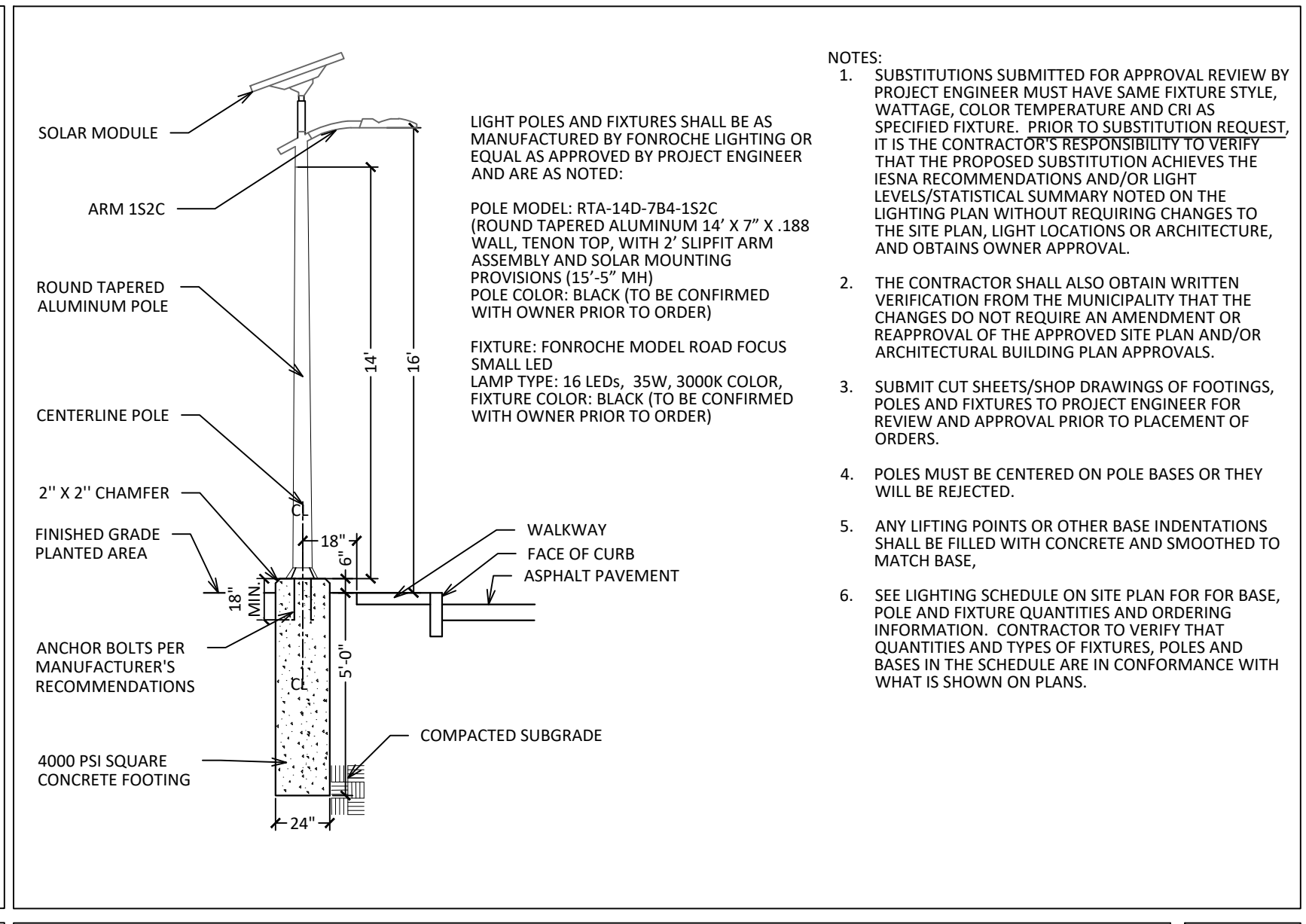
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PROJECT NO. 824 DATE: 03/16/22
DRAWING NO.



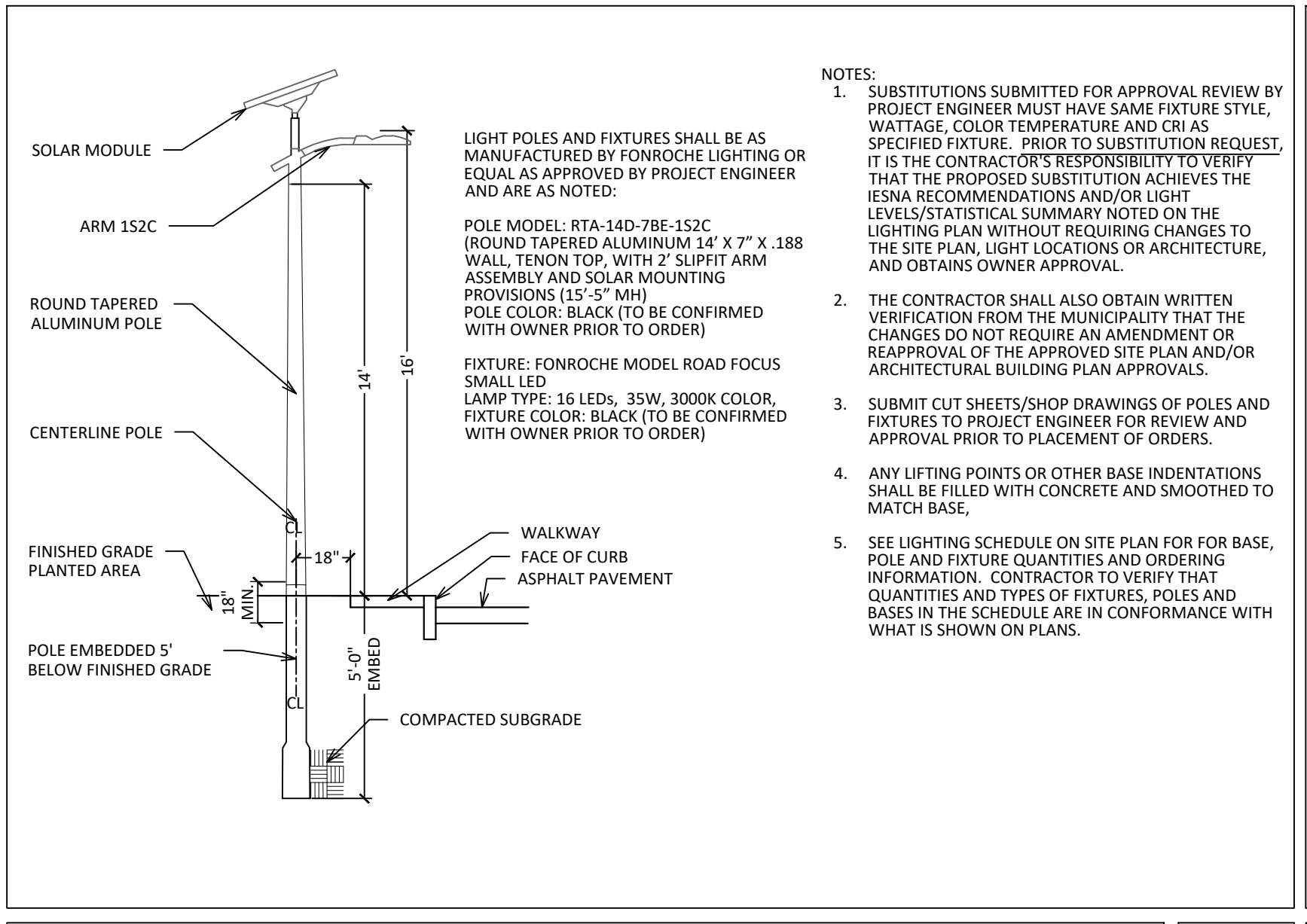
LIGHT POLE FOUNDATION
SCALE: N.T.S.

1



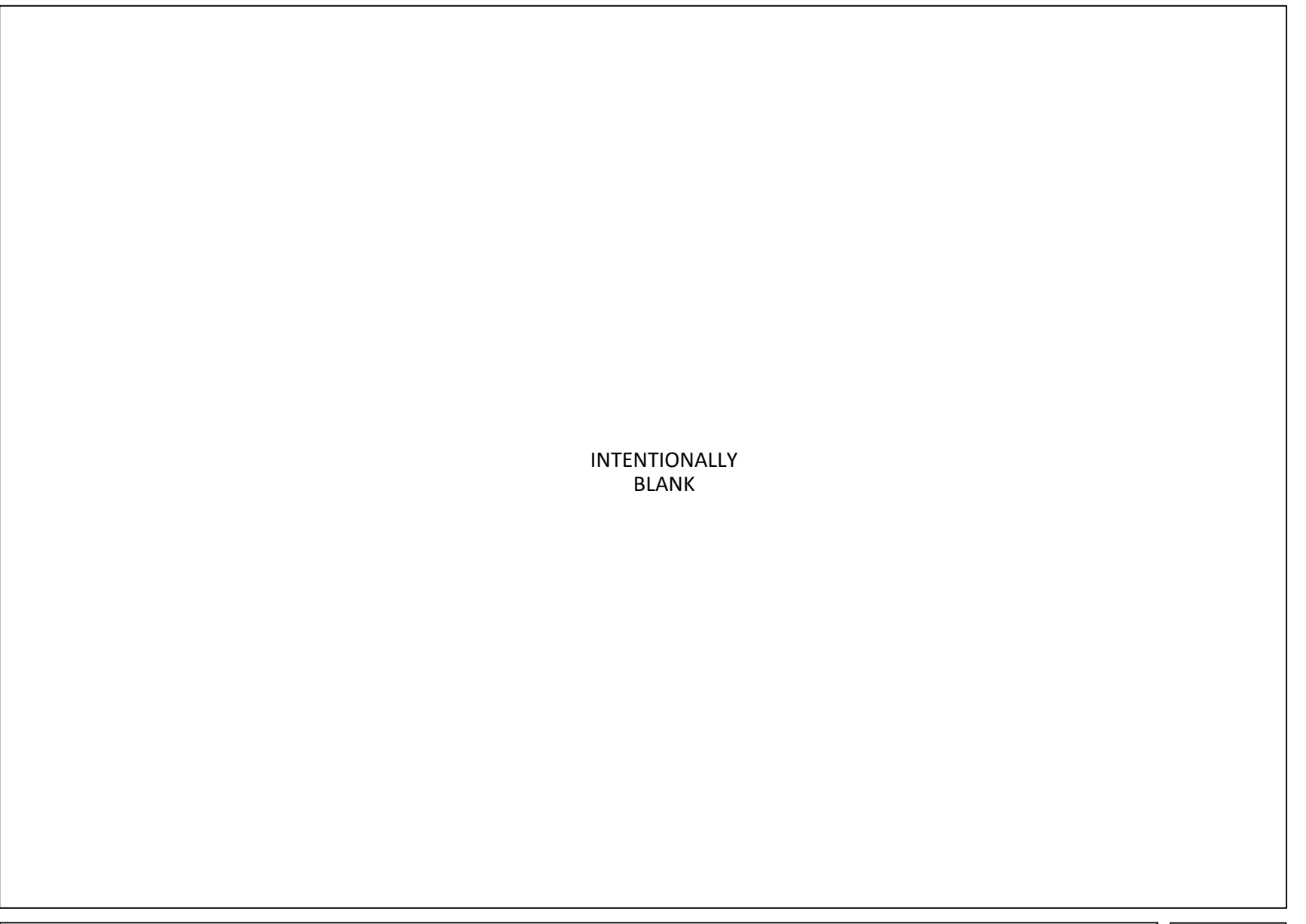
PARKING LOT AND DRIVEWAY LIGHTING WITH CONCRETE FOOTING
SCALE: N.T.S.

5



PARKING LOT AND DRIVEWAY LIGHTING EMBEDDED IN GROUND
SCALE: N.T.S.

6



INTERNATIONALLY BLANK

3

2.1 SOIL MATERIALS (SEE SPECIFICATION 312010 FOR COMPLETE SOIL MATERIAL AND EARTHWORK INFORMATION)

A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

B. SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GM, GP, GM, SM, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, GC, CL, ML, CL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS.

1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

2. UNSATISFACTORY MATERIALS ALSO INCLUDE MATERIALS BELOW STRUCTURES AND/OR FOUNDATIONS DETERMINED BY OWNER'S REPRESENTATIVES TO BE UNSATISFACTORY BEARING MATERIALS.

D. SUBBASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; MEETING MYSDOT SPECIFICATION FOR NYSDOT ITEM 304.11 SUBBASE COURSE TYPE 1. THE USE OF RECYCLED MATERIAL FROM ANY OFF-SITE SOURCE WILL NOT BE PERMITTED AND RECYCLED MATERIAL FROM ON-SITE DEMOLITION MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

E. STRUCTURAL FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940, WITH AT LEAST 90 PERCENT PASSING A 1 1/2" (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

F. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940, EXCEPT WITH 100 PERCENT PASSING A 1/4" (6.35-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.

G. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448, COARSE-AGGREGATE GRADING SIZE 57, WITH 100 PERCENT PASSING A 1 1/4" (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.

H. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67, WITH 100 PERCENT PASSING A 1" (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 4 (4.75-MM) SIEVE.

I. TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE ASTM D 448; COARSE-AGGREGATE GRADING SIZE 1, WITH 100 PERCENT PASSING A 4-INCH (100-MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1 1/2" (37.5-MM) SIEVE.

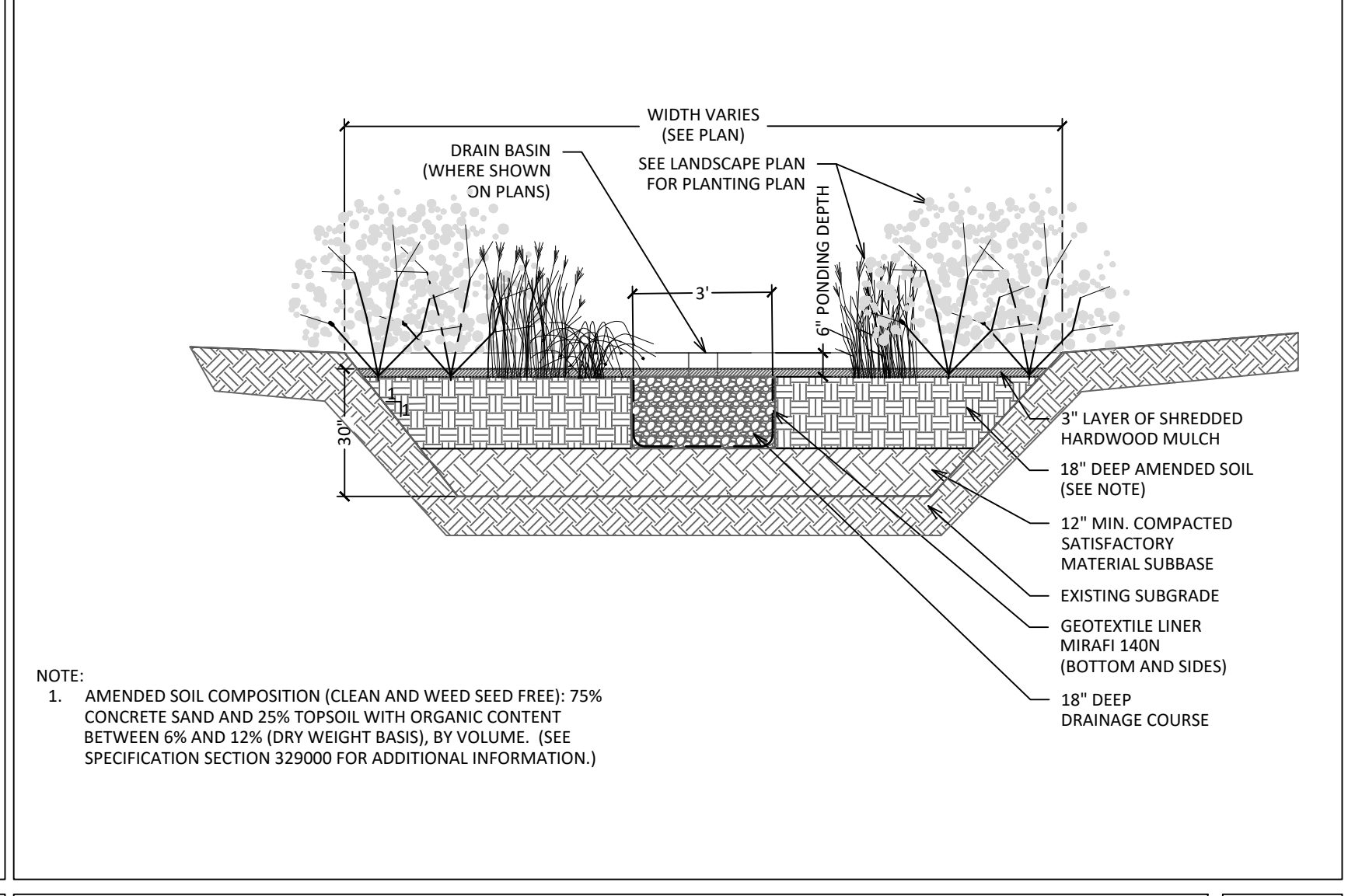
J. SAND: ASTM C 33; FINE AGGREGATE.

K. TOPSOIL: SEE PLANTING MEDIA PREPARATION AND PLACEMENT SPECIFICATION.

L. RECYCLED IMPORT MATERIAL NOT PERMITTED ON-SITE WITHOUT WRITTEN APPROVAL BY TOWN OF CORTLANDT.

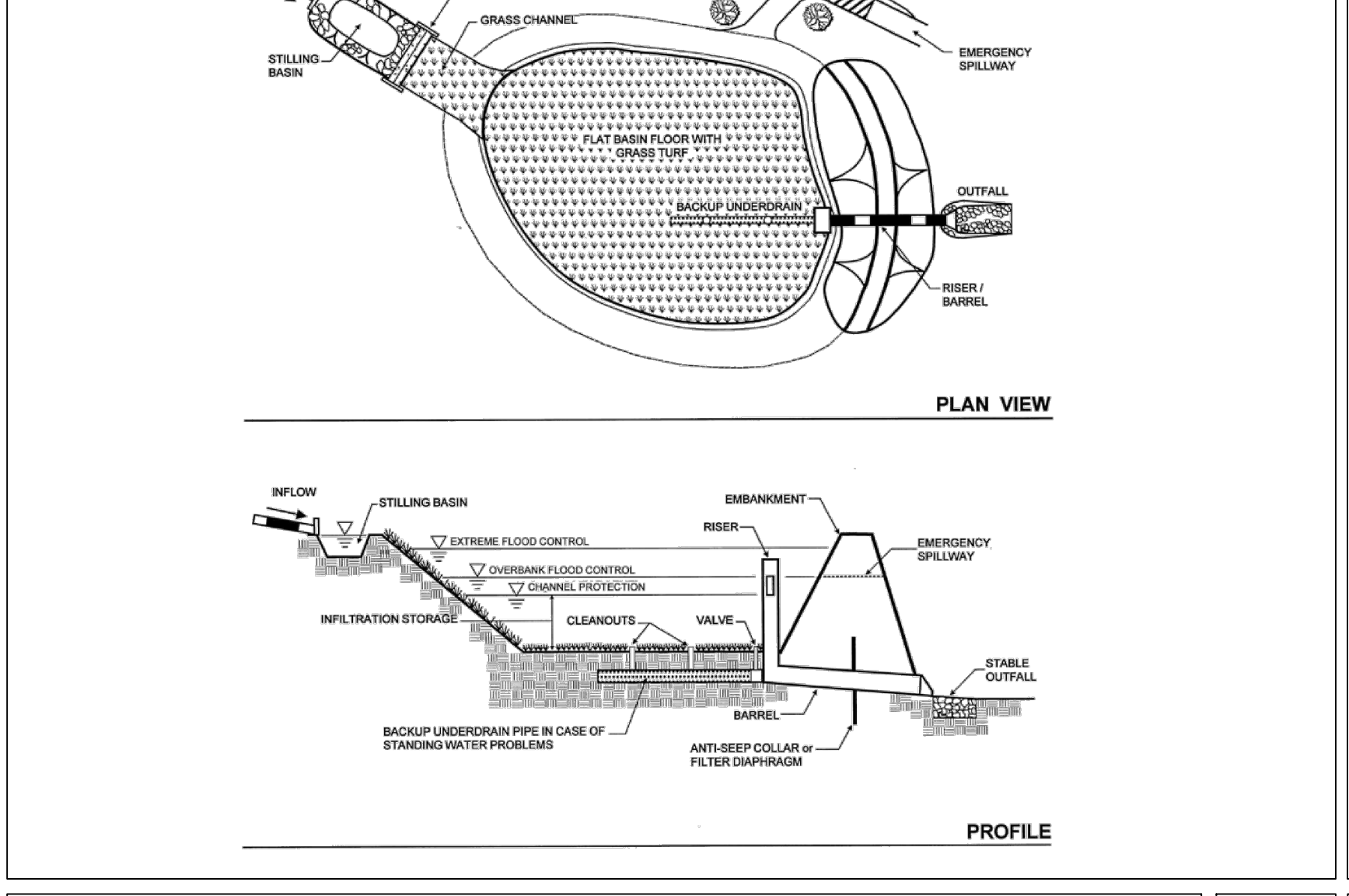
SOIL MATERIALS
SCALE: N.T.S.

4



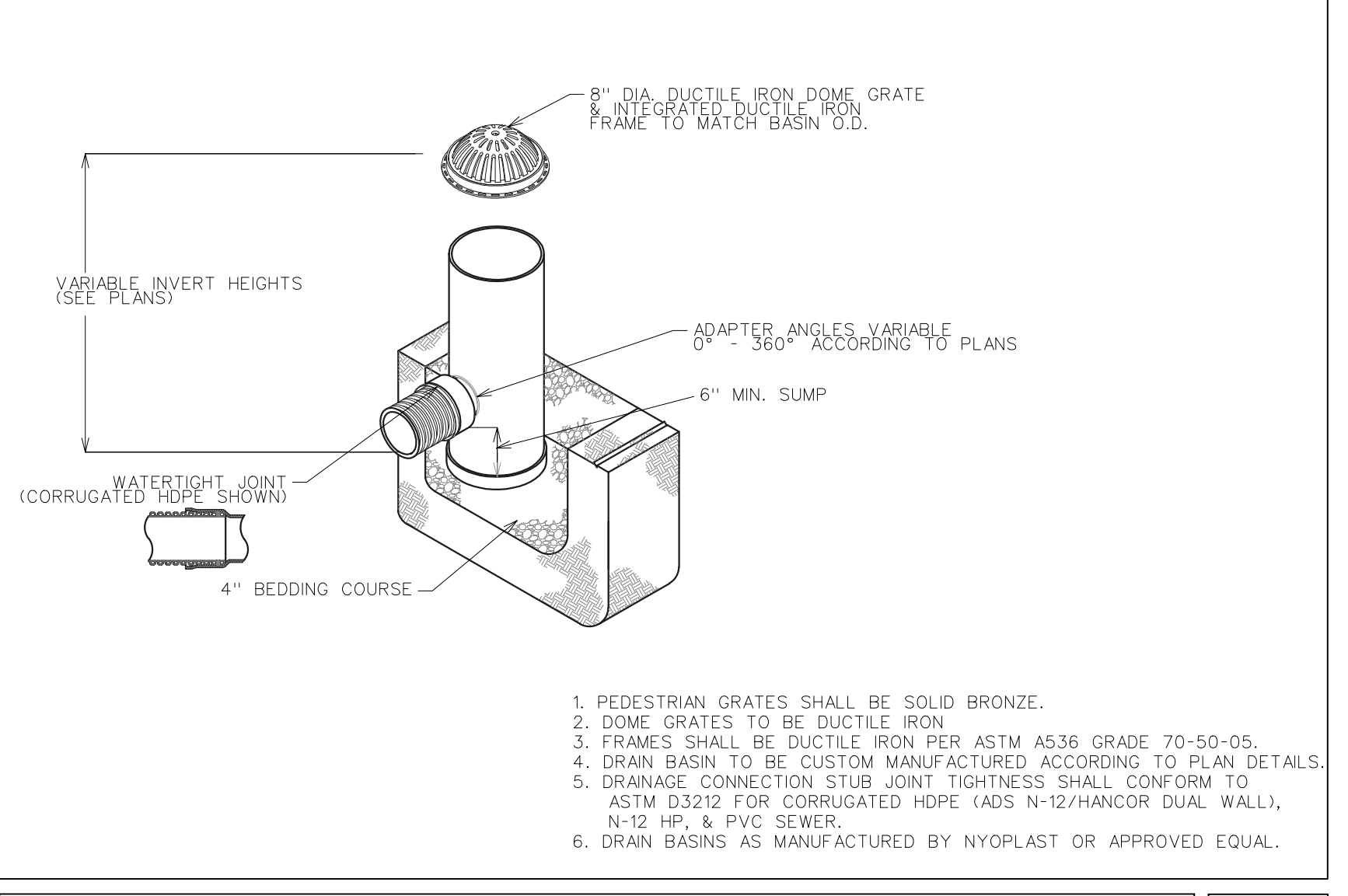
RAIN GARDEN
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5



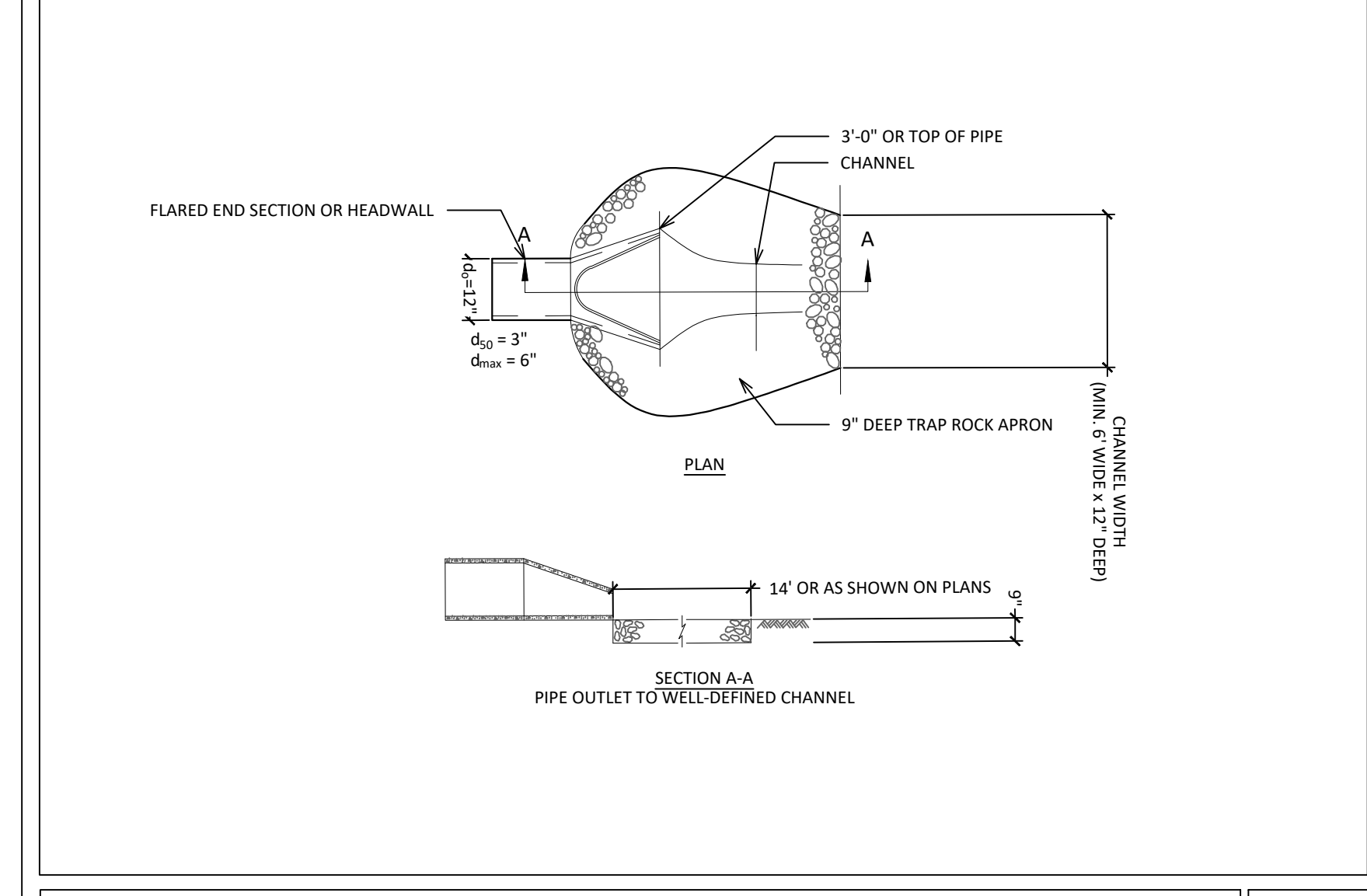
INFILTRATION BASIN
SCALE: N.T.S.

6



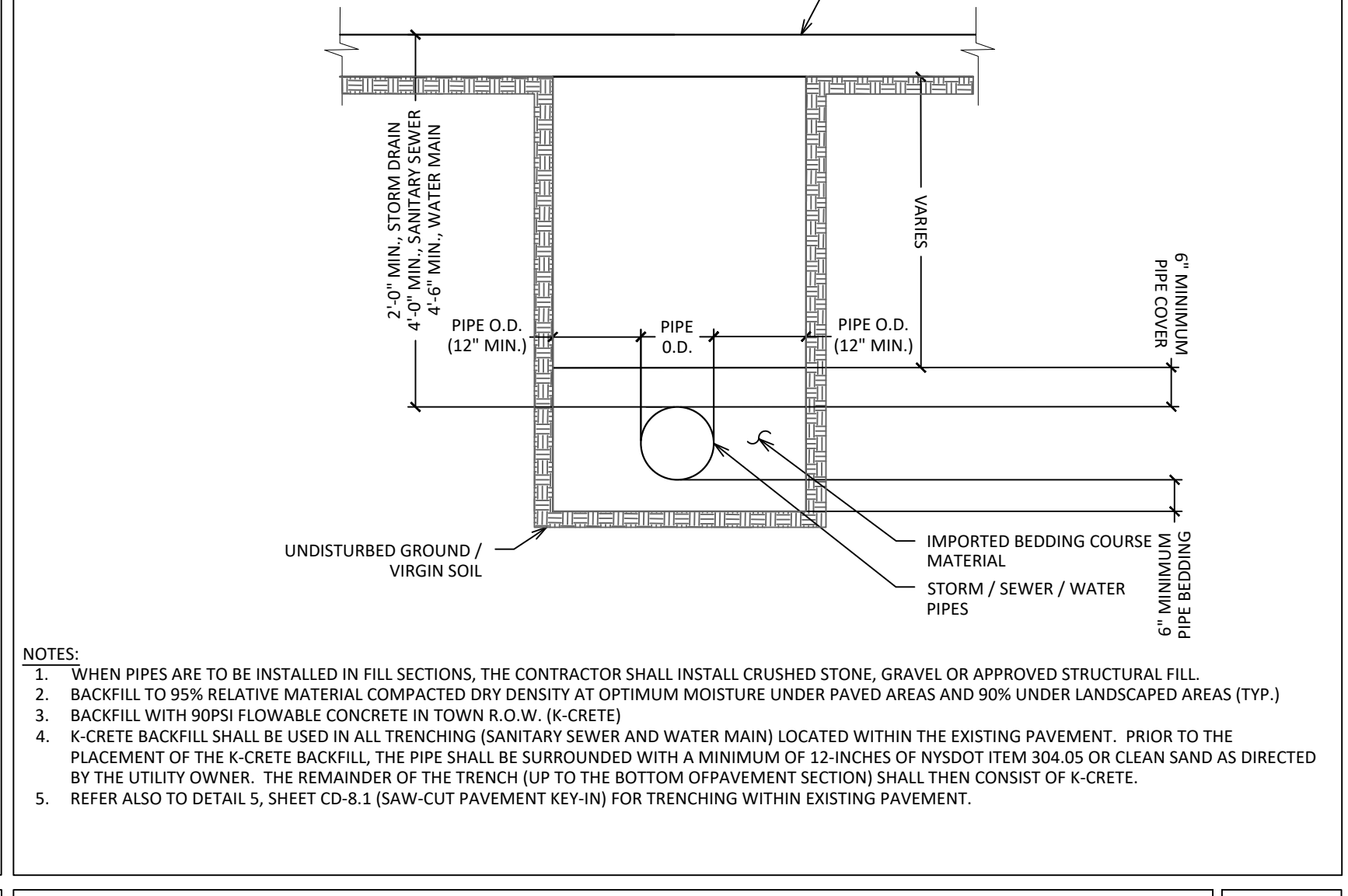
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7



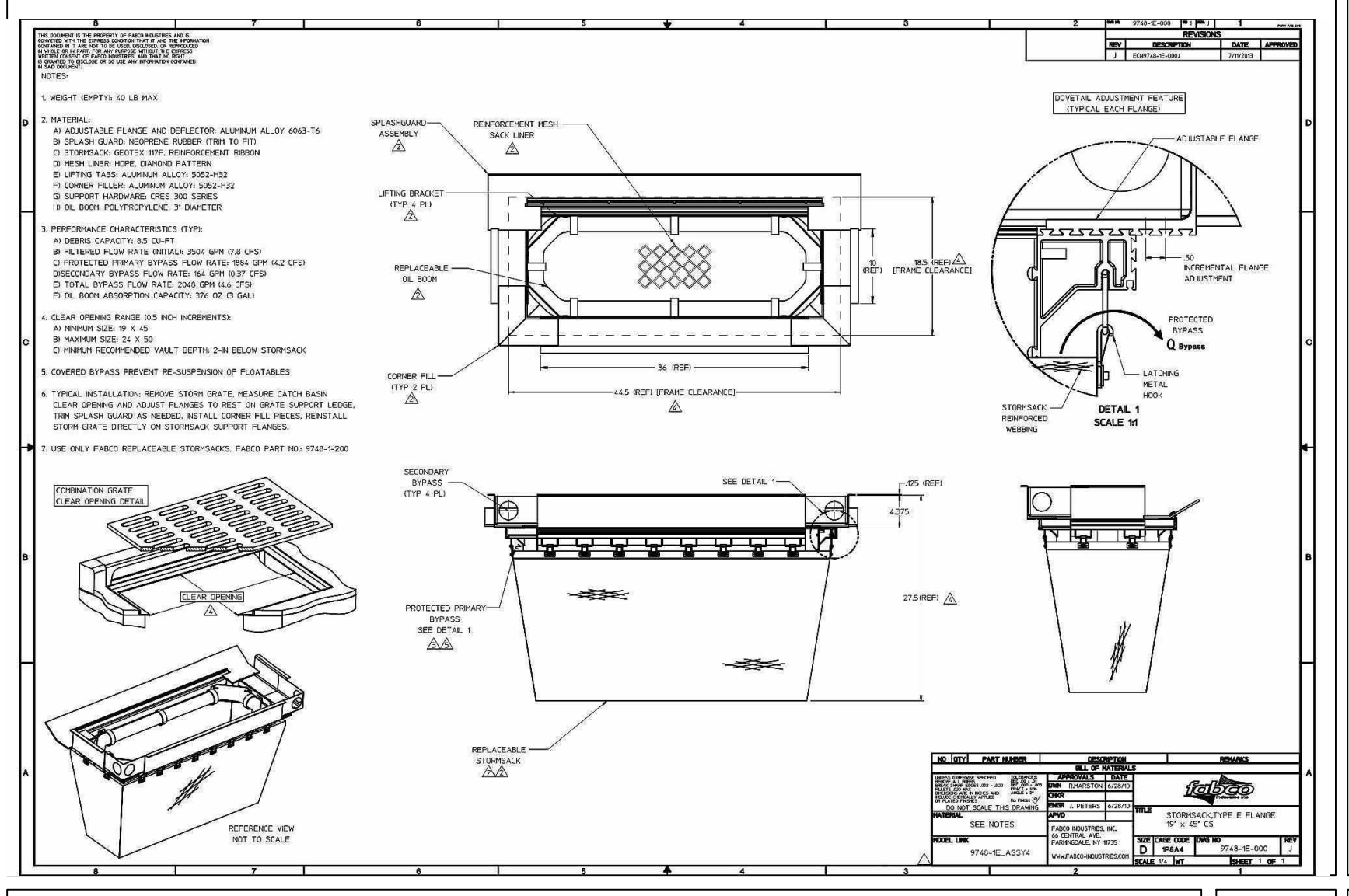
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8



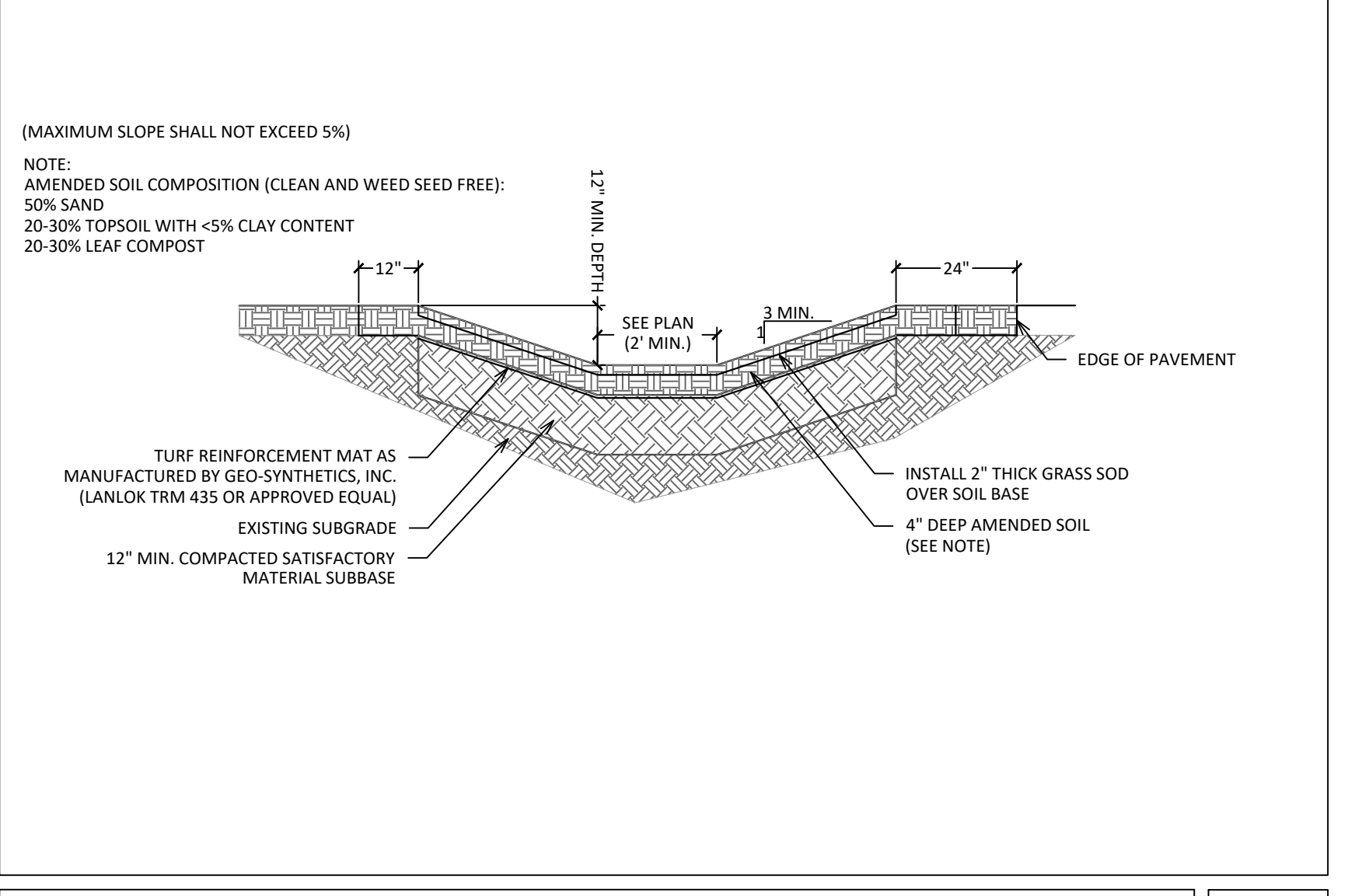
TRENCH DETAIL (STORM / SEWER / WATER)
SCALE: N.T.S.

9



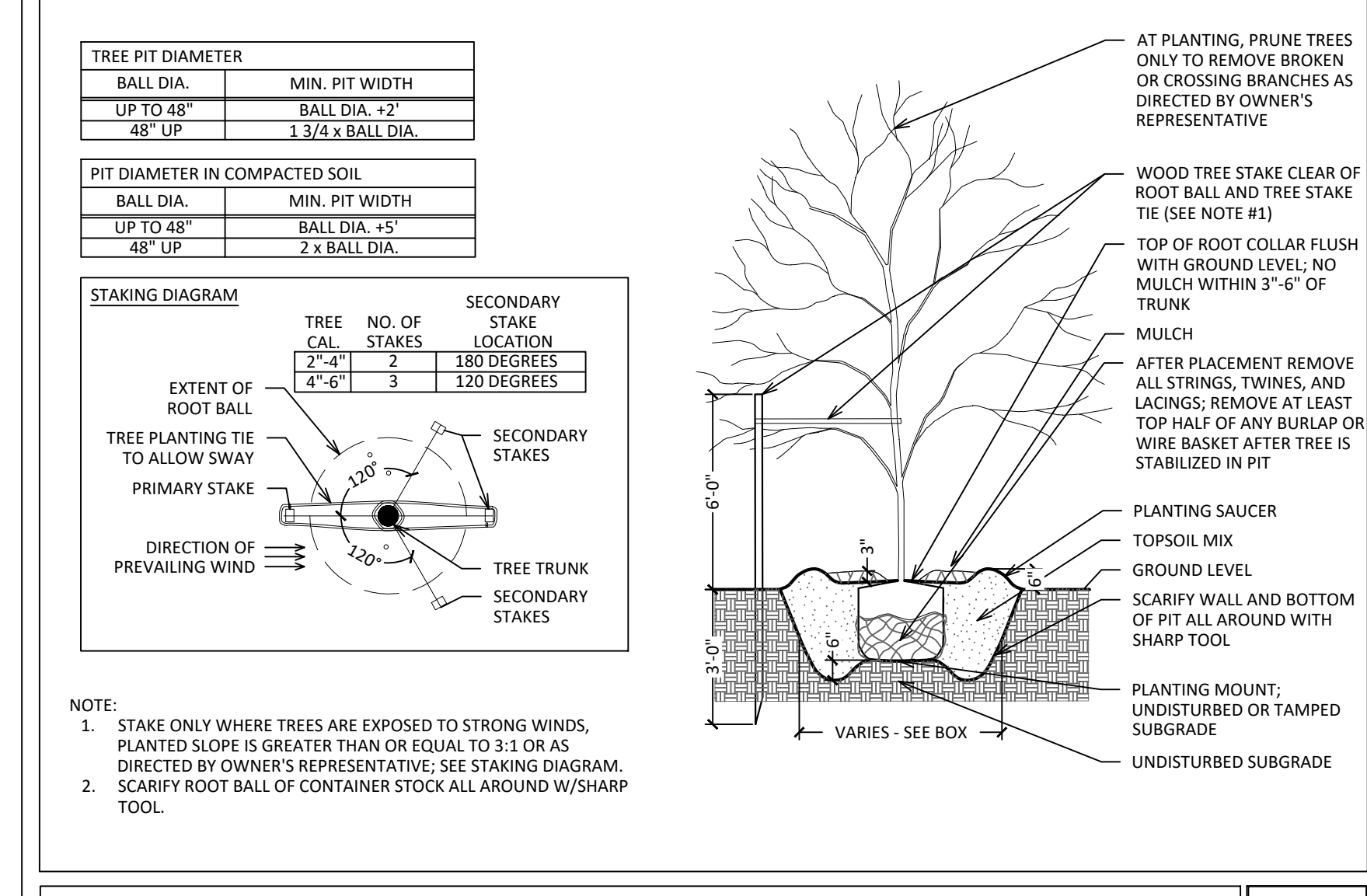
CATCH BASIN INSERT
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10



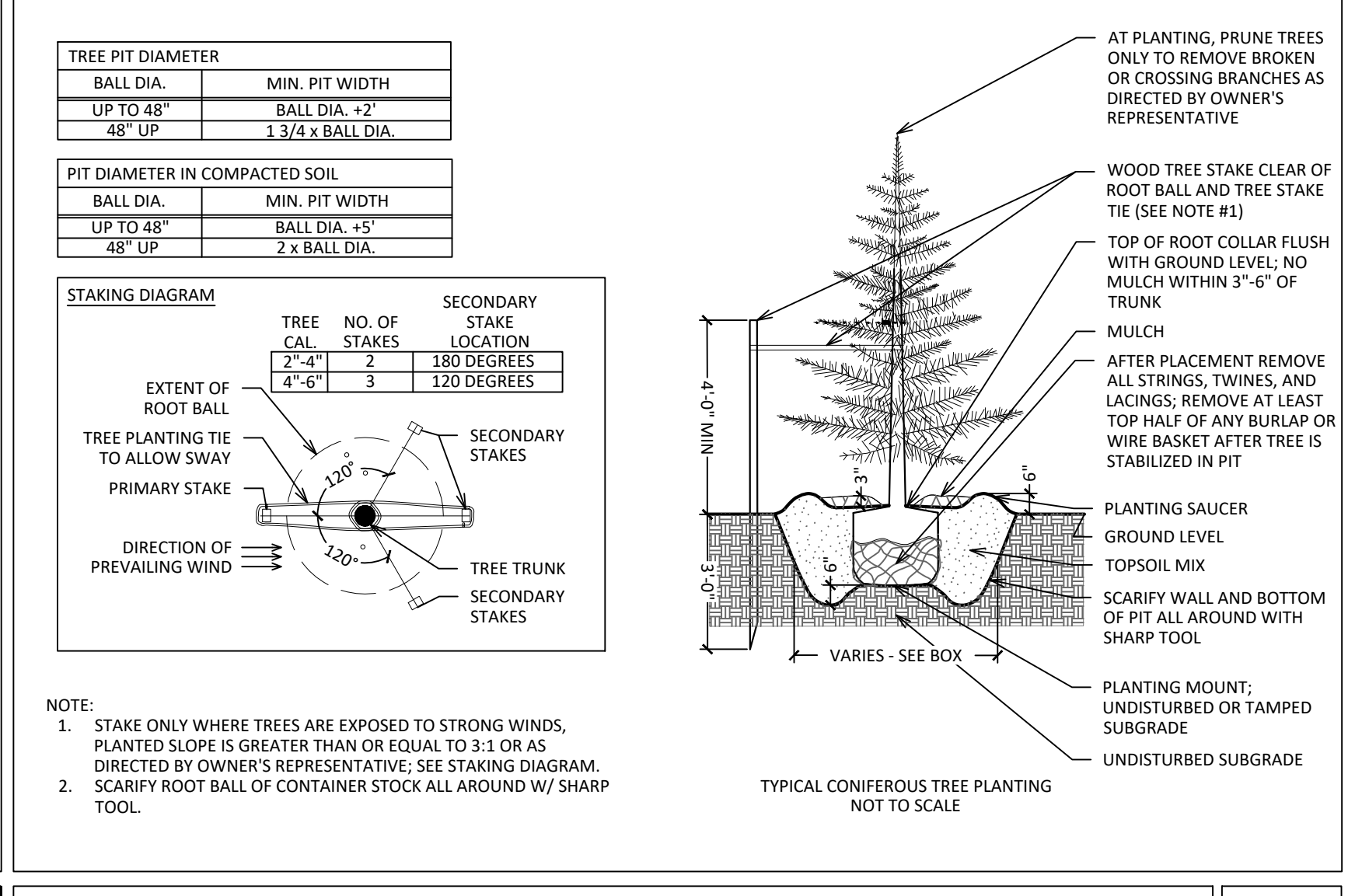
GRASS SWALE
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11



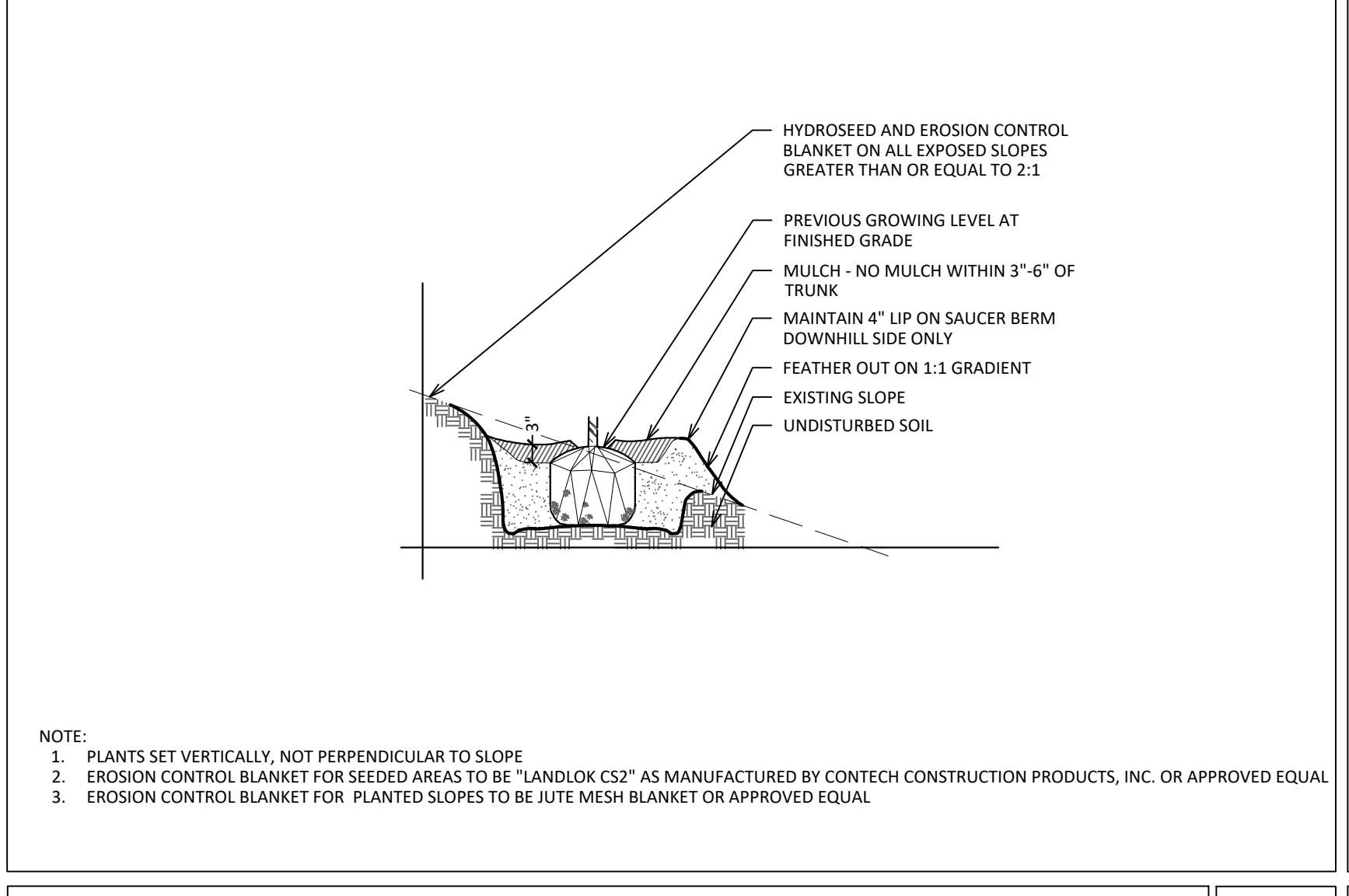
DECIDUOUS TREE AND SHRUB PLANTING
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12



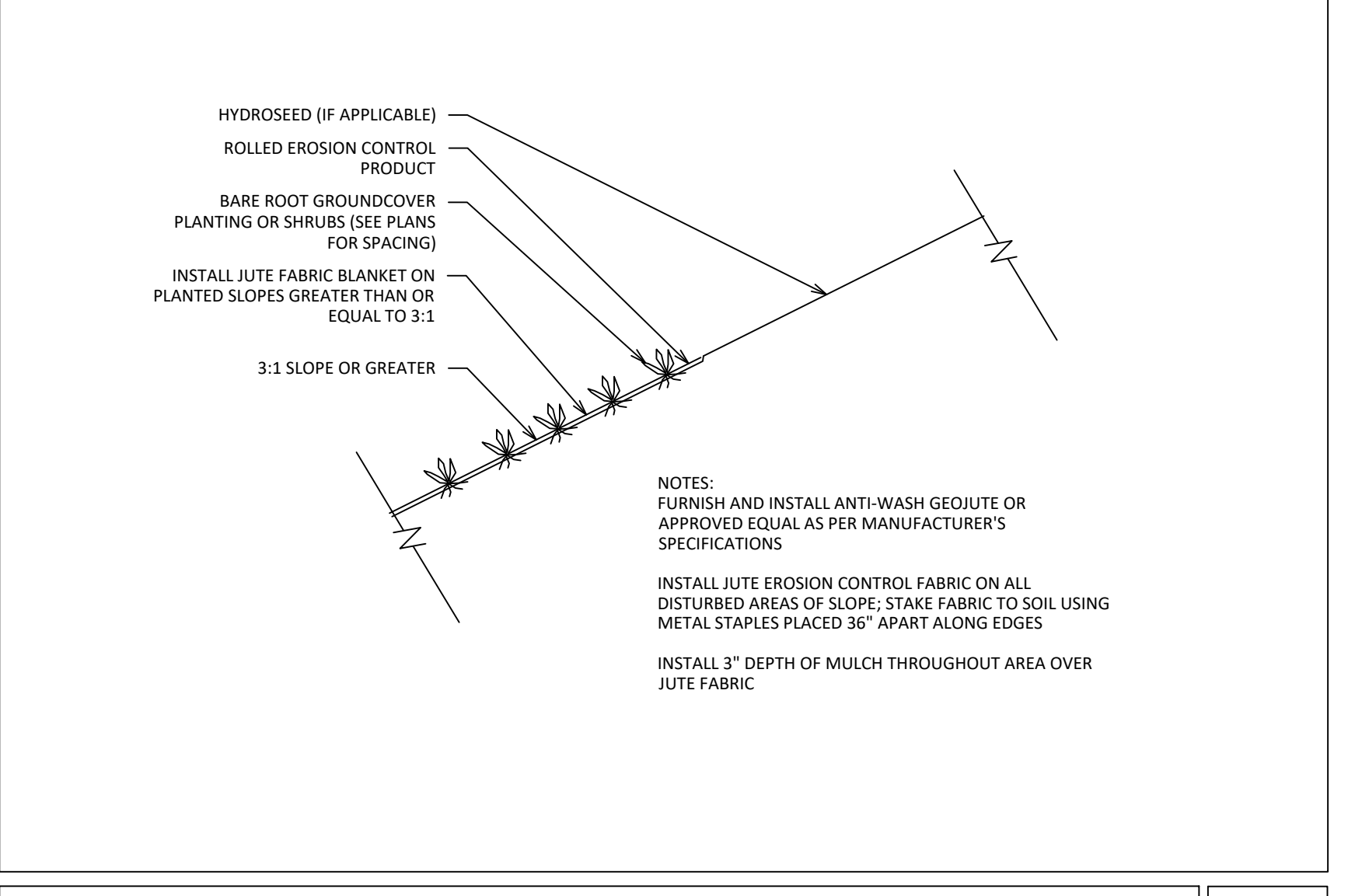
EVERGREEN TREE PLANTING
SCALE: N.T.S.

13



SLOPE PLANTING
SCALE: N.T.S.

14



SLOPE STABILIZATION
SCALE: N.T.S.

15

SHRUB OAK INTERNATIONAL SCHOOL

Town of Yorktown, New York

OWNER / APPLICANT
SHRUB OAK INTERNATIONAL SCHOOL
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Shrub Oak, NY 10547

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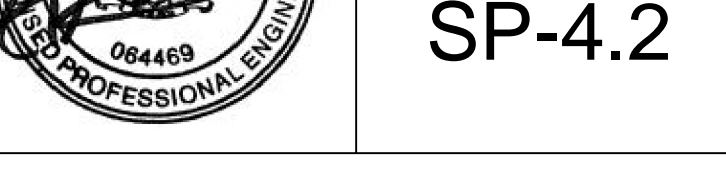
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SP-4.2

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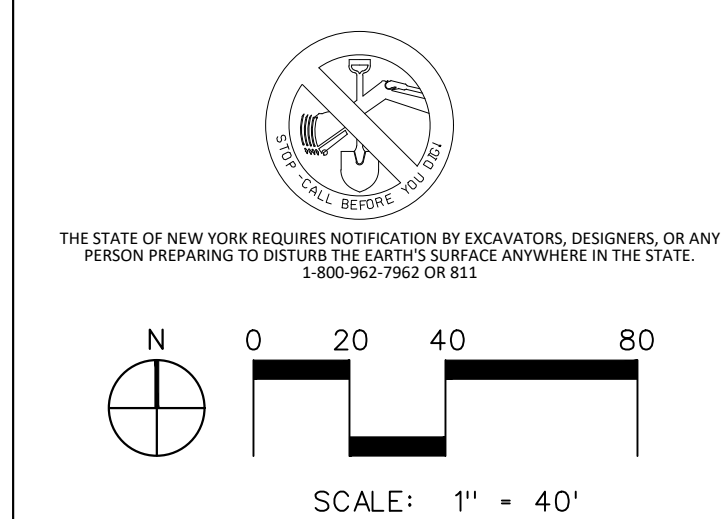
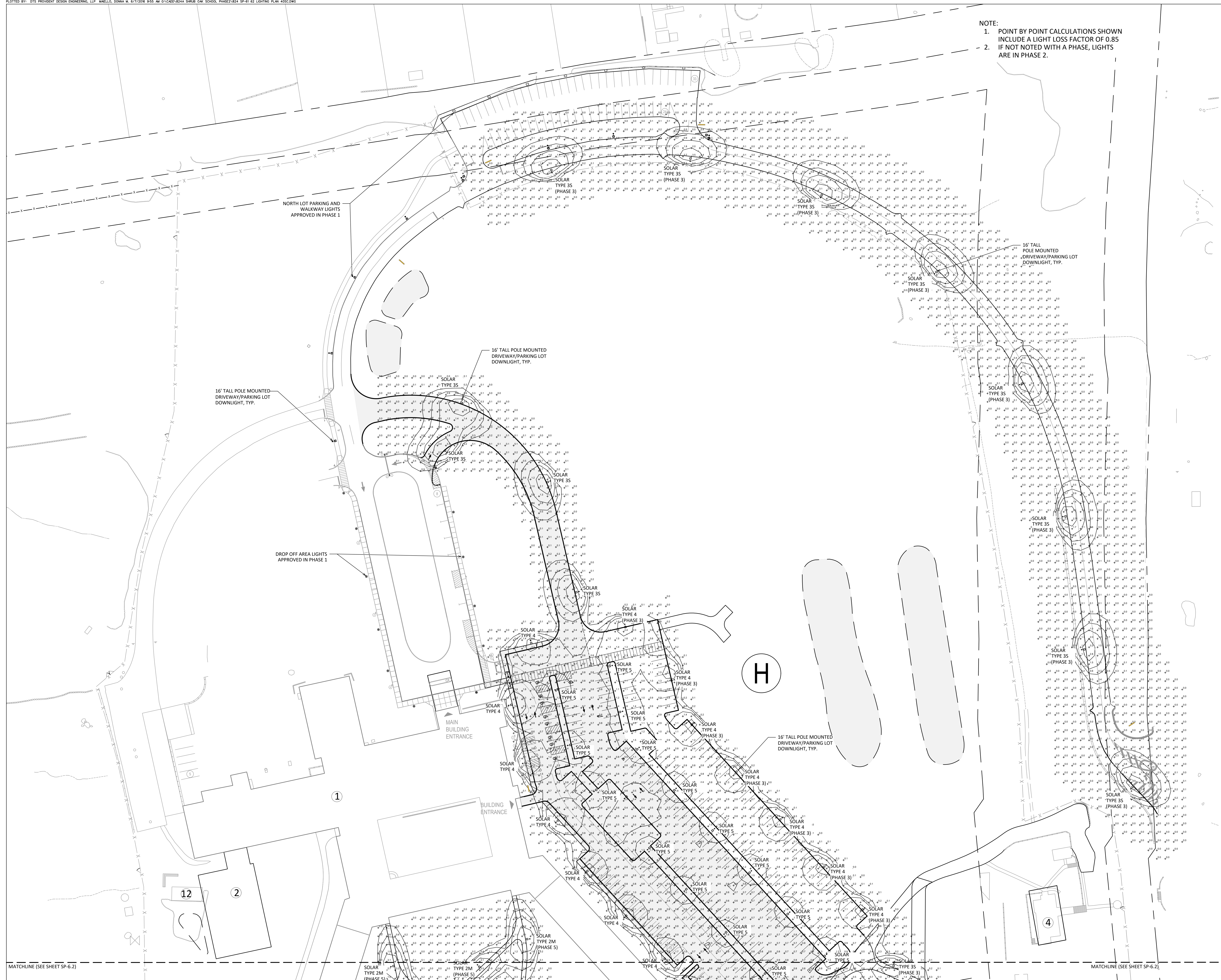
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- NOTE:**
1. POINT BY POINT CALCULATIONS SHOWN INCLUDE A LIGHT LOSS FACTOR OF 0.85
 2. IF NOT NOTED WITH A PHASE, LIGHTS ARE IN PHASE 2.



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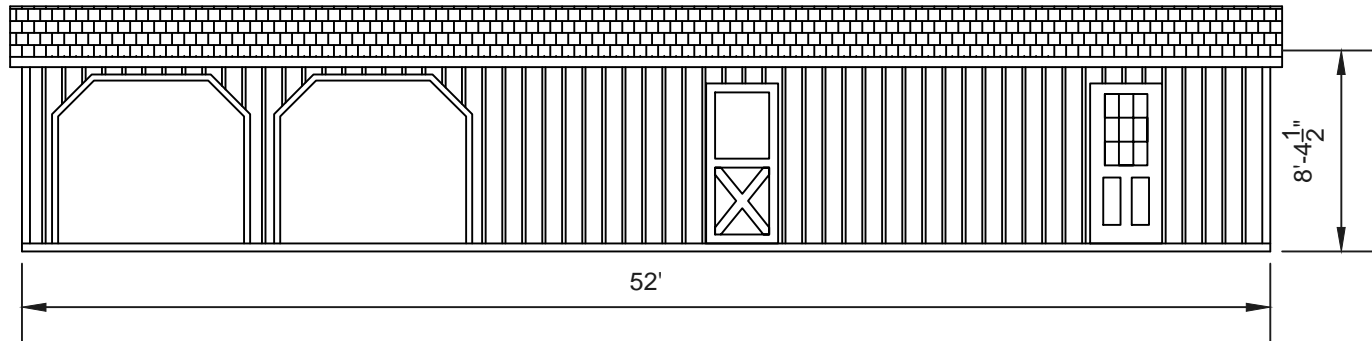
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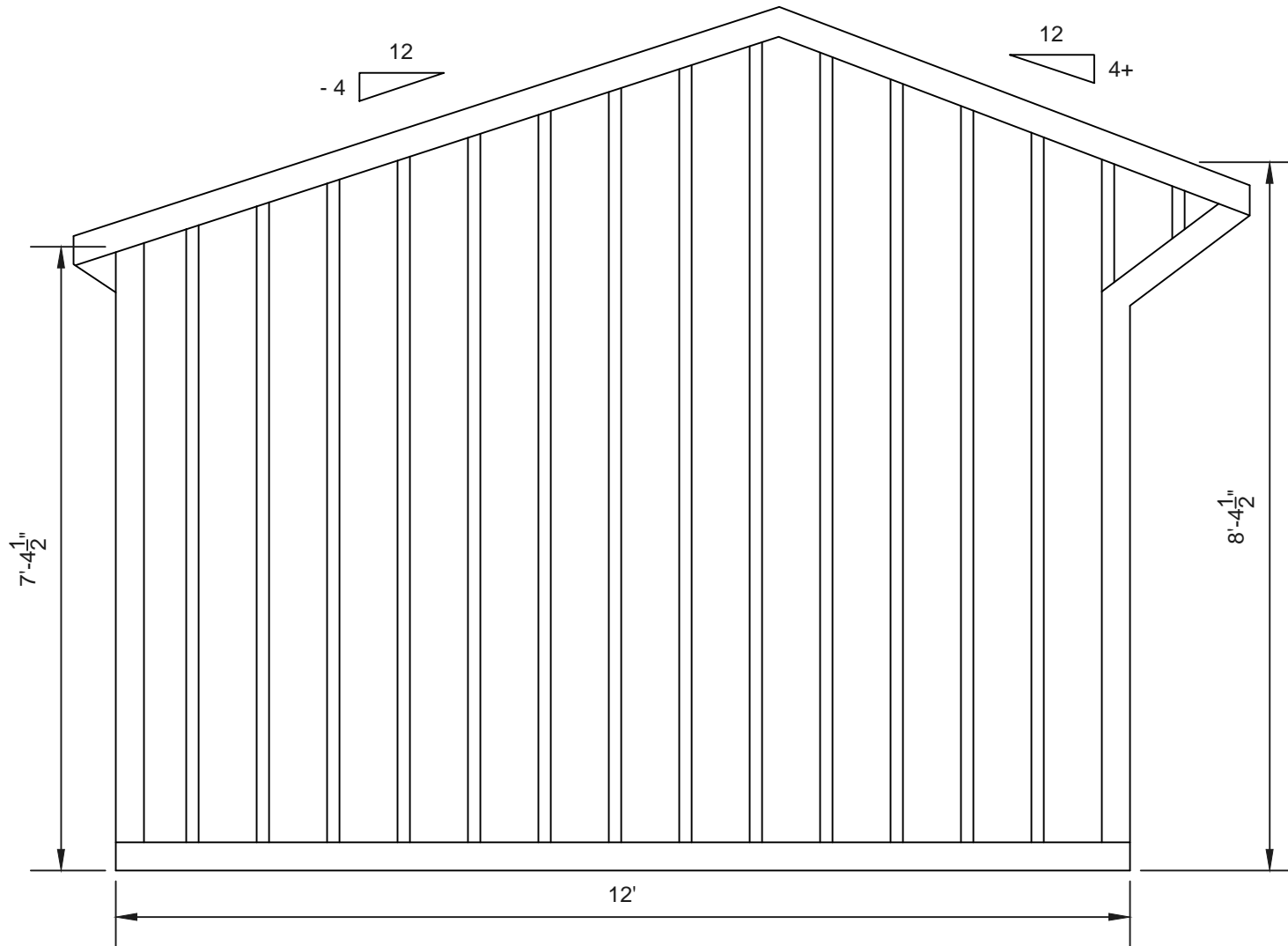
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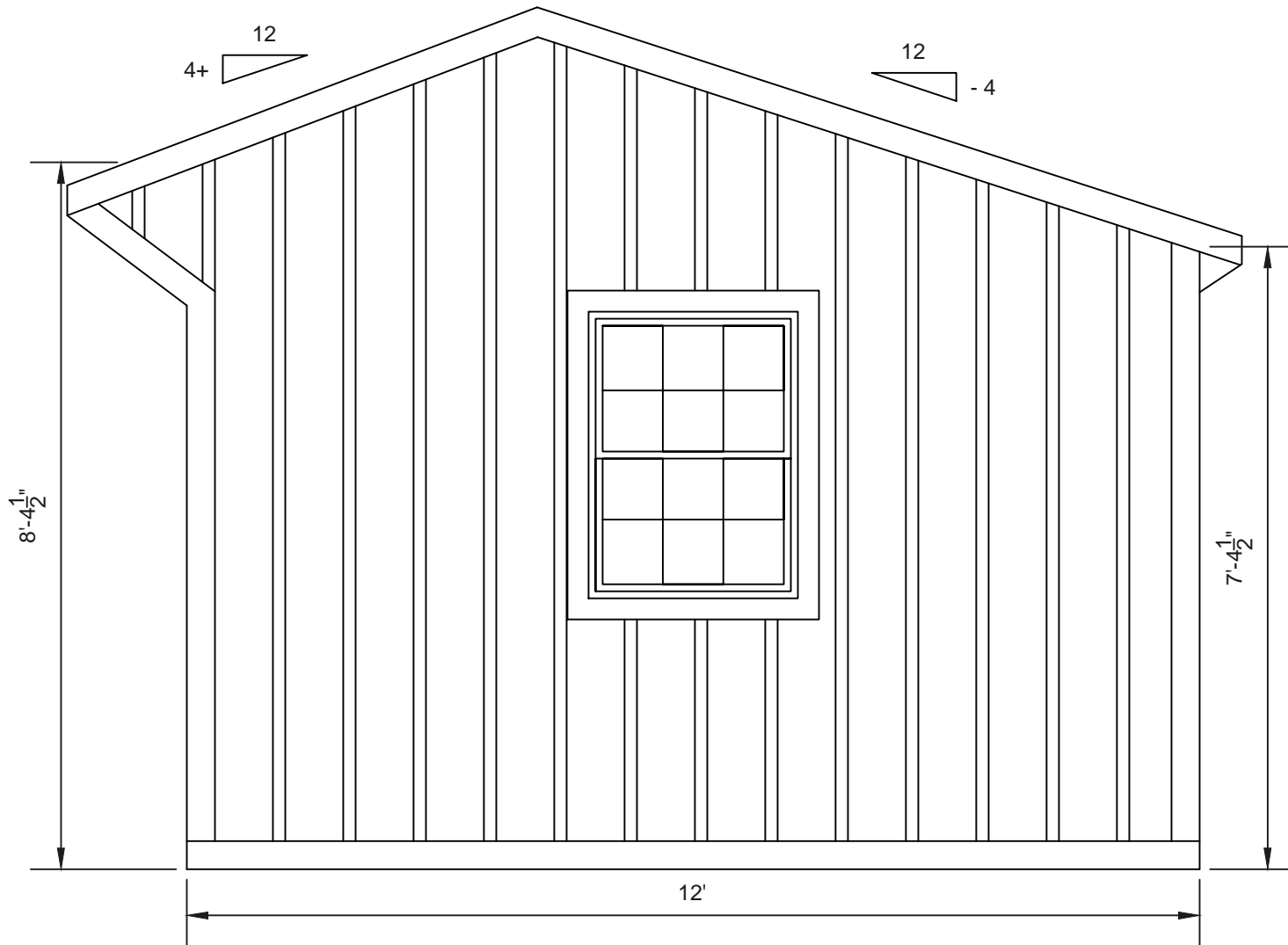
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PROJECT NO.: 824	DATE: 03/16/22
DRAWING NO.: SP-6.1	




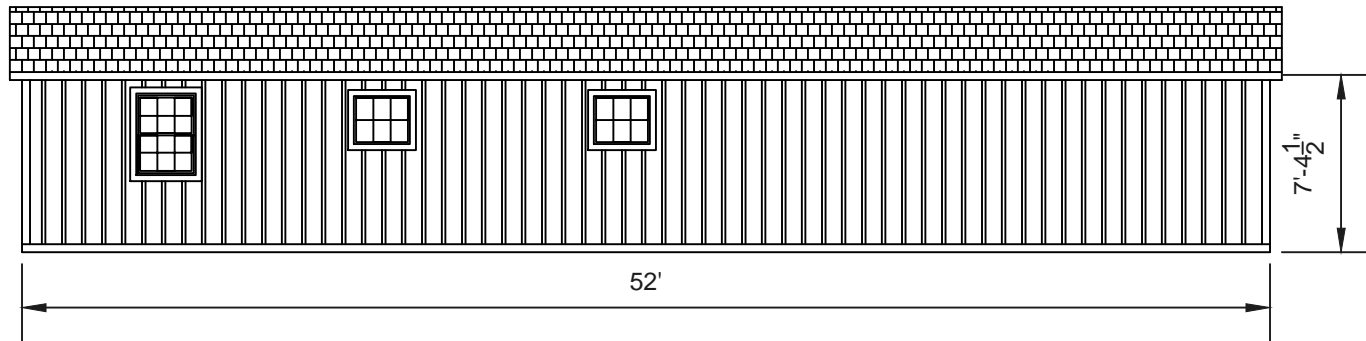
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 structures LLC PAHIC # PA025372	Brads Barns 903 NY Route 28 Kingston, NY 12401	The Shrub Oak International School Koffler 3151 Stoney Street Mohegan Lake, NY 10547	DATE: November 19, 2020	REVISIONS: 2
			PLAN-DESCRIPTION	
			12' x 52' Run-In Shed Front Elevation Scale: 1/8" = 1'	




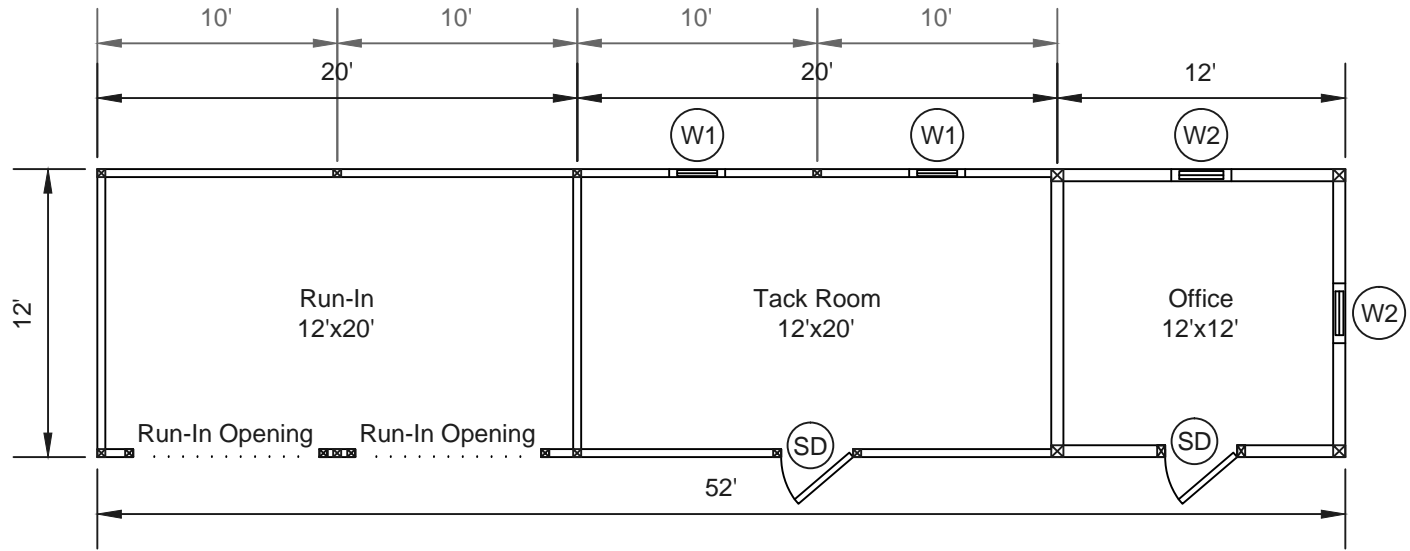
DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David S.	PLAN NO: 18249
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			PLAN-DESCRIPTION	
			12' x 52' Run-In Shed Left Elevation Scale: 1/2" = 1'	




DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David S.	PLAN NO: 18249
 structures LLC PAHIC # PA025372	Brads Barns 903 NY Route 28 Kingston, NY 12401	The Shrub Oak International School Koffler 3151 Stoney Street Mohegan Lake, NY 10547	DATE: November 19, 2020	REVISIONS: 2
			PLAN-DESCRIPTION	
			12' x 52' Run-In Shed Right Elevation Scale: 1/2" = 1'	



DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David S.	PLAN NO: 18249
 structures LLC PAHIC # PA025372	Brads Barns 903 NY Route 28 Kingston, NY 12401	The Shrub Oak International School Koffler 3151 Stoney Street Mohegan Lake, NY 10547	DATE: November 19, 2020	REVISIONS: 2
			PLAN-DESCRIPTION	
			12' x 52' Run-In Shed Rear Elevation Scale: 1/8" = 1'	



- ⊙ W1 = 28"x24" Slider Window
- ⊙ W2 = 29³/₄"x40³/₄" Double-Hung Window
- ⊙ D1 = 36"x80" Wood Service Door
- ⊙ D2 = 36"x80" Fiberglass Service Door with Window

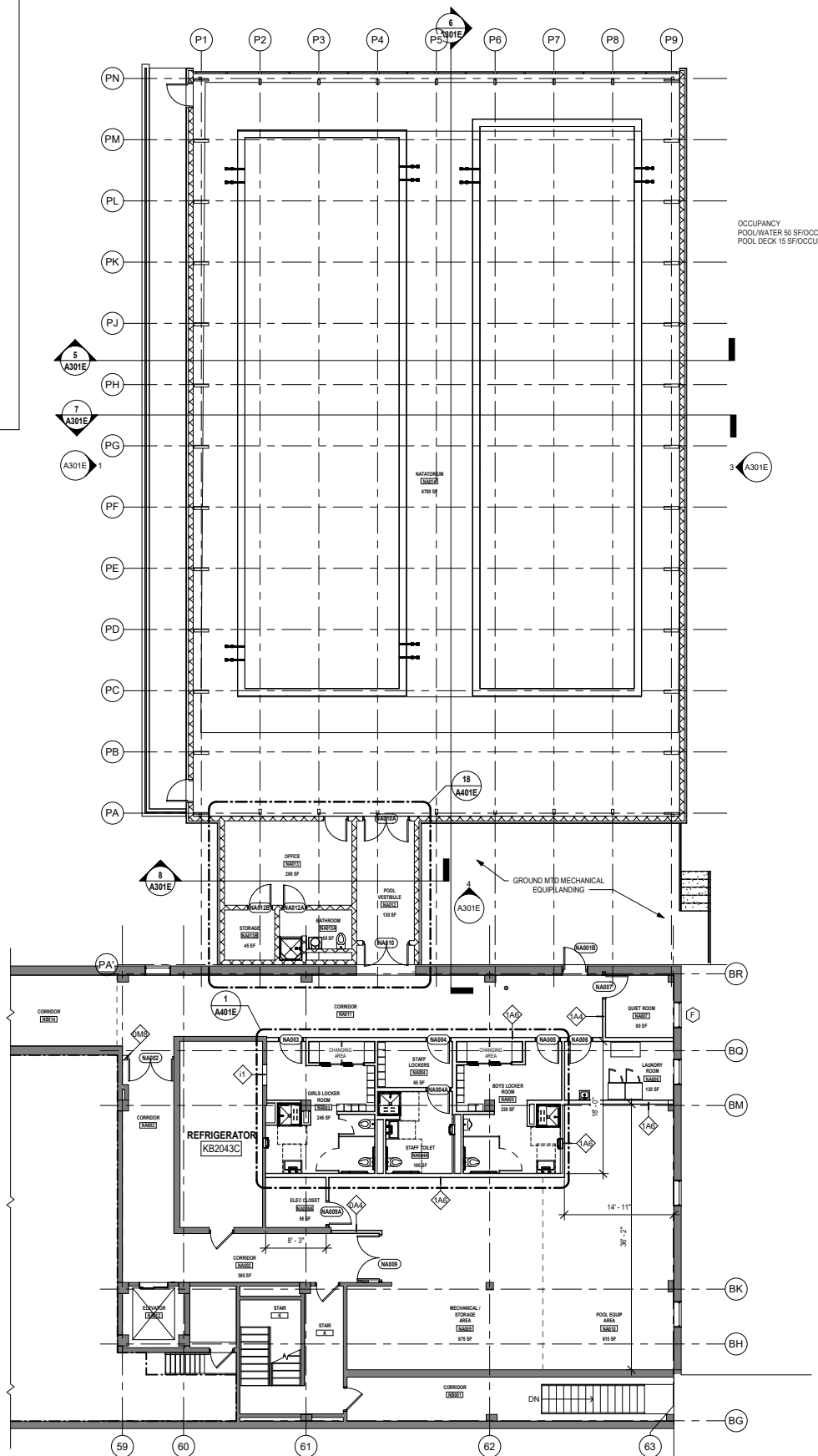
DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David S.	PLAN NO: 18249
 structures LLC PAHIC # PA025372	Brads Barns 903 NY Route 28 Kingston, NY 12401	The Shrub Oak International School Koffler 3151 Stoney Street Mohegan Lake, NY 10547	DATE: November 19, 2020	REVISIONS: 2
			PLAN-DESCRIPTION	
			12' x 52' Run-In Shed Floor Plan Scale: 1/8" = 1'	

SHRUB OAK INTERNATIONAL SCHOOL

3151 STONEY STREET
SHRUB OAK, NY 10547



- GENERAL PLAN NOTES**
- DENOTES AREA OF NO MAJOR ARCHITECTURAL RENOVATION WORK. SPECIFIC WORK MAY BE SHOWN ELSEWHERE. REFER TO M.E.P. DWGS.
 - DENOTES DOOR NUMBER SEE A802 FOR DOOR SCHEDULE. SEE SPECS. FOR HARDWARE SETS & INFO.
 - R/W DENOTES RESCUE WINDOW SEE A303
 - DENOTES EXISTING WALL TO REMAIN (MOST EXISTING WALLS ARE MASONRY)
 - DENOTES 3hr RATED WALL
 - DENOTES WALL TYPE & FIRE RATING, WHERE SHOWN (SEE A001)
 - DENOTES HOLLOW METAL FRAME w/ SIDELITE OR TRANSOM (SEE A303)
 - FINISH SCHEDULE & ABBREVIATION LIST - SEE DWG. A303
 - ALL CORRIDOR WALLS ARE TO HAVE AT LEAST A 1hr FIRE RATING (EVEN IF NOT LABELED)
 - DIMENSIONS SHOWN FOR INTERIOR WALLS ARE: FACE OF STRUCTURE OR FACE OF CMU
 - FACE OF ADJACENT WALL TO EDGE OF DOOR FRAME IS 4" (TYP) U.N.O. (SEE A & B ON A302)
 - MBB, TB4 - DENOTES MARKERBOARD OR TACKBOARD OF SPECIFIED LENGTH (FT)
 - SB - DENOTES "SMART BOARD" FURNISHED BY OWNER, INSTALLED BY G.C.
 - DENOTES EXISTING DOOR TO REMAIN (U.N.O.)
 - DENOTES NEW DOOR, FRAME, & HARDWARE. SEE NOTE 2 (ABOVE)
 - DOOR NUMBER LEGEND
LOCATION → LEVEL
E125 → RM #
 - WALL MOUNTED DATA OUTLET - VIF + SEE ELEC. DWGS
 - WALL MOUNTED TELEPHONE - VIF + SEE ELEC. DWGS
 - DENOTES WINDOW TYPE, SEE DWG A303



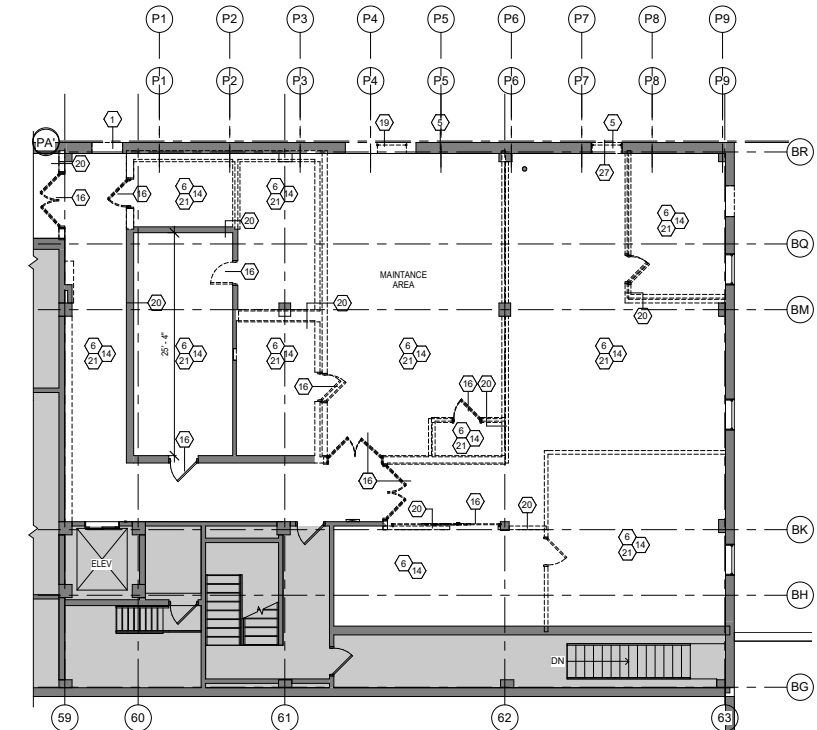
2 PARTIAL BASEMENT FLOOR PLAN @ NATATORIUM AREA
1/8" = 1'-0"

DEMOLITION NOTES

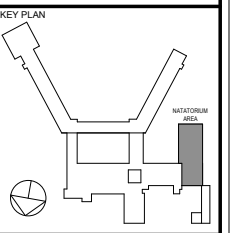
- DENOTES AREA OF NO MAJOR ARCHITECTURAL WORK. SPECIFIC WORK MAY BE SHOWN ELSEWHERE INCLUDING WORK THAT MAY REQUIRE ACCESS, PATCHING & RESTORATION. REFER TO STRUCTURAL & M.E.P. DWGS.
- DENOTES EXISTING CONSTRUCTION TO BE DEMOLISHED (U.N.O.).
 - MOST EXISTING INTERIOR WALLS ARE OF MASONRY CONSTRUCTION w/ CEMENT PLASTER & LATH.
 - MOST EXISTING EXTERIOR WALLS ARE BRICK w/ BLOCK BACKUP & SOME HAVE INNER WYTHE OF BLOCK w/ CEMENT PLASTER & LATH.
- DENOTES EXISTING WALL TO REMAIN
- PRIOR TO ANY DEMOLITION CONTRACTORS ARE REQUIRED TO BE FAMILIAR WITH EXISTING CONDITIONS. SHORING MAY BE NEEDED INCLUDING INSTALLATION OF LINTELS PRIOR TO THE REMOVAL OF ANY BUILDING ELEMENT.
- COORDINATE ALL DEMOLITION w/ M.E.P. REMOVALS. NOTE: ALL WIRING, DEVICES & M.E.P. SYSTEMS NOT BEING REMOVED AS PART OF THE WORK, WHICH RUN THROUGH THE WORK AREA, SHALL BE TESTED, LABELED & PROTECTED FROM DISTURBANCE SO THEY REMAIN OPERATIONAL THROUGHOUT THE PROJECT.
- "ANY PAPER FACE GWS SHOWING SIGNS OF MOLD OR MILDEW TO BE REMOVED"

NATORIUM AREA DEMO KEY NOTES

Key Value	Keynote Text
1	REMOVE & DISPOSE EXIST WINDOWS, FRAMES & ALL ASSOCIATED HARDWARE, INCLUDING RELATED WINDOW SHADES & BLINDS - PREP OPENING FOR INSTALLATION OF NEW WINDOW SYSTEM - COORD WINDOW REMOVAL w/ ASBESTOS ABATEMENT - TYP
2	REMOVE EXIST DOOR AND ALL ASSOCIATED HARDWARE, EXIST JAMB TO REMAIN, PREP FOR NEW DOOR INSTALLATION - COORD. w/ NEW CONSTRUCTION
3	REMOVE & DISPOSE EXIST DOOR, FRAME AND ALL ASSOCIATED HARDWARE - COORD. INFILL w/ NEW CONSTRUCTION
4	REMOVE & DISPOSE EXIST WALL HUNG SINK & RELATED HANGERS, WALL HUNG MIRROR, SUPPLY & WASTE LINES - PATCH & MATCH TO EXIST ADJACENT SURFACES - COORD w/ MEP DWGS FOR ALL REQUIRED WORK - TYP
5	CREATE NEW OPENING IN EXIST WALL - SAW CUT AS REQ. PATCH & MATCH TO EXIST ADJACENT SURFACES - PROVIDE NEW LINTELS IN EXIST MASONRY WALLS AS REQ. - COORD WITH STRUCTURAL & NEW CONSTRUCTION
6	REMOVE & DISPOSE EXIST FLOOR FINISHES & RELATED BASEBOARD TO EXIST CONCRETE SLAB - COORD FLOOR FINISH REMOVAL w/ ASBESTOS ABATEMENT - SELF LEVEL EXIST EXPOSED CONCRETE FLOOR FOR INSTALLATION OF NEW FLOOR FINISHES & RELATED BASEBOARD - TYP
7	REMOVE & DISPOSE EXIST CEILING TILE SYSTEM, INCLUDING BUT NOT LIMITED TO CEILING TILES, MASTIC, LIGHT FIXTURES ETC. TO ALLOW FOR INSTALLATION NEW ACT CEILING SYSTEM & LIGHT FIXTURES - COORD CEILING TILE & MASTIC REMOVAL w/ ASBESTOS ABATEMENT & RELATED ELECTRICAL WORK - TYP
8	REMOVE & DISPOSE EXIST PLUMBING FIXTURES, SUPPLIES, WASTES & RELATED COMPONENTS - COORD REMOVAL w/ MEP DWGS - PATCH & MATCH ALL DISTURBED SURFACES TO ADJACENT UNDISTURBED SURFACES - TYP
9	REMOVE & DISPOSE EXIST TOILET PARTITIONS & ALL RELATED HARDWARE - PATCH & MATCH ALL DISTURBED SURFACES TO ADJACENT UNDISTURBED SURFACES - TYP
10	REMOVE & DISPOSE EXIST CMU MASONRY WALL FLOOR TO CEILING - PATCH & MATCH ALL DISTURBED SURFACES TO ADJACENT UNDISTURBED SURFACES - TYP
12	REMOVE & DISPOSE EXIST TILE FLOOR TO EXIST CONCRETE SLAB - COORD FLOOR FINISH REMOVAL w/ ASBESTOS ABATEMENT - PREP EXIST EXPOSED CONCRETE FLOOR FOR INSTALLATION OF NEW CERAMIC TILE FLOOR - COORD w/ FINISH SCHEDULE FOR RELATED WALL TILES AND ACCESSORIES - TYP
13	REMOVE & DISPOSE EXIST WALLS, FROM FLOOR TO STRUCTURE ABOVE - PATCH & MATCH TO ADJACENT SURFACES
14	REMOVE & DISPOSE ALL EXIST WALL FINISHES - PREP ALL WALLS TO RECEIVE NEW WALL FINISHES, INCLUDING BUT NOT LIMITED TO REMOVAL OF ALL PEELING PAINT, REMOVAL OF WALL COVERINGS, PLASTER REPAIR, ETC.
15	CREATE NEW OPENING IN EXIST WALL - SAW CUT AS REQ. PREP FOR NEW DOOR - PROVIDE NEW HEADER IN EXIST WALLS AS REQ. - COORD WITH STRUCTURAL & NEW CONSTRUCTION
16	REMOVE EXISTING DOOR, FRAME, AND ALL ASSOCIATED HARDWARE - PATCH & MATCH TO ADJACENT SURFACES - COORD. w/ NEW CONSTRUCTION
19	REMOVE EXIST WINDOW ASSEMBLY & RELATED HARDWARE, INFILL OPENING TO MATCH ADJACENT SURFACES - PREP OPENING TO RECEIVE NEW EXTERIOR LOUVER SYSTEM - TYP
20	REMOVE & DISPOSE EXIST WALL TO STRUCTURE ABOVE - PATCH & MATCH ALL DISTURBED SURFACES TO ADJACENT UNDISTURBED SURFACES - TYP
21	REMOVE & DISPOSE EXIST CEILING HUNG LIGHT FIXTURES & RELATED HANGERS - PATCH & MATCH TO EXIST ADJACENT SURFACES - COORD w/ MEP DWGS FOR ALL REQUIRED WORK - TYP
23	CLEAN & SCARIFY EXISTING FLOOR & WANSKOT TILES. PREP FLOOR FOR APPLICATION OF NEW FLOOR FINISH. PREP TILE WANSKOT FOR NEW EPOXY PAINT FINISH.
27	REMOVE & DISPOSE EXIST WINDOWS, FRAMES & ALL ASSOCIATED HARDWARE, INCLUDING RELATED WINDOW SHADES & BLINDS - PREP OPENING FOR INSTALLATION OF NEW DOOR SYSTEM - COORD WINDOW REMOVAL w/ ASBESTOS ABATEMENT - TYP



1 PARTIAL BASEMENT - NATATORIUM MAINTENANCE AREA DEMO PLAN
1/8" = 1'-0"



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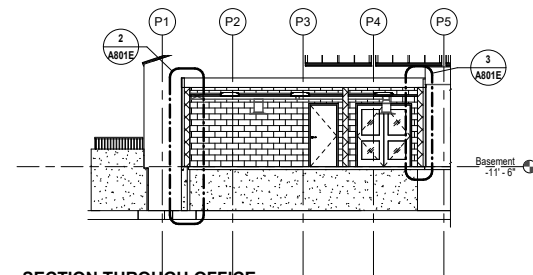
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3 03/09/2022 AQUATICS CENTER SD
No. Date Issue

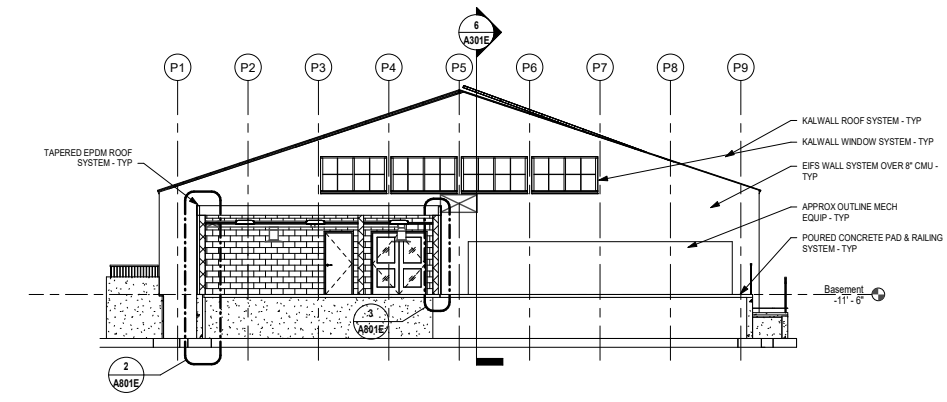
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Job No. 2020-1037 Date 11/19/2020
Scale AS NOTED Drawn / Checked Author Checker
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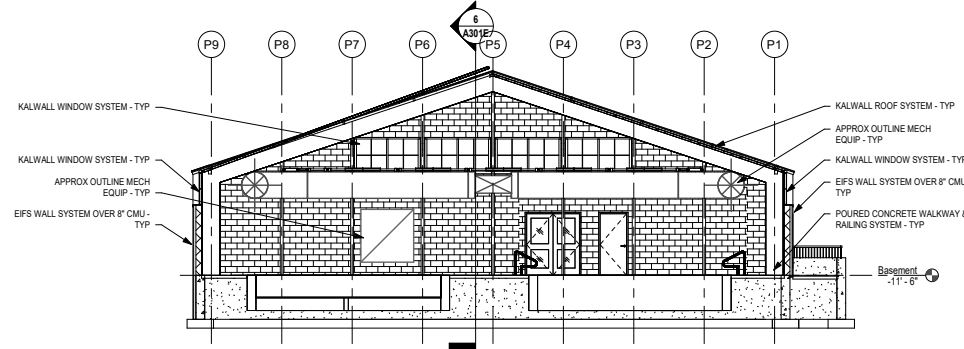
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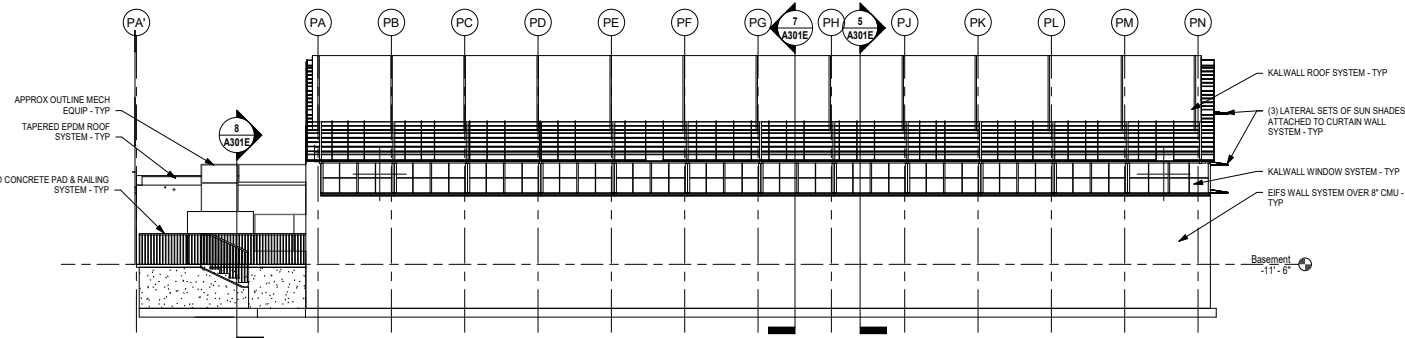
8 SECTION THROUGH OFFICE & CORRIDOR
SCALE: 1/8" = 1'-0"



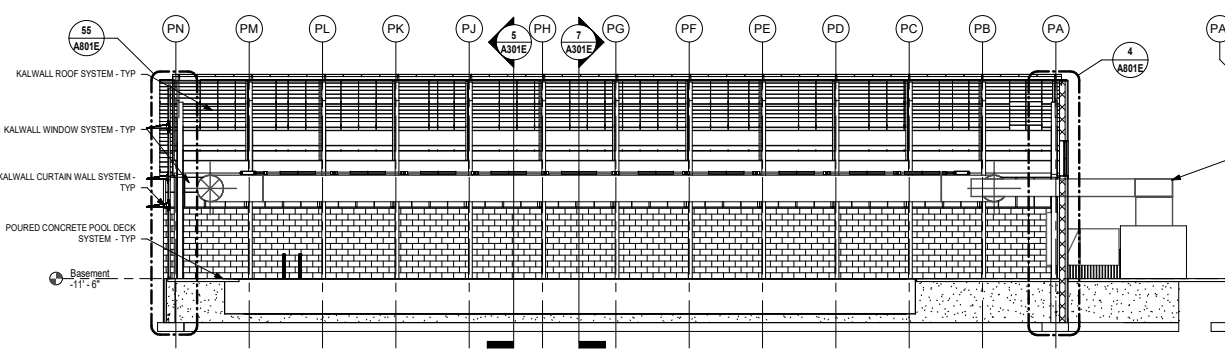
4 NATATORIUM NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



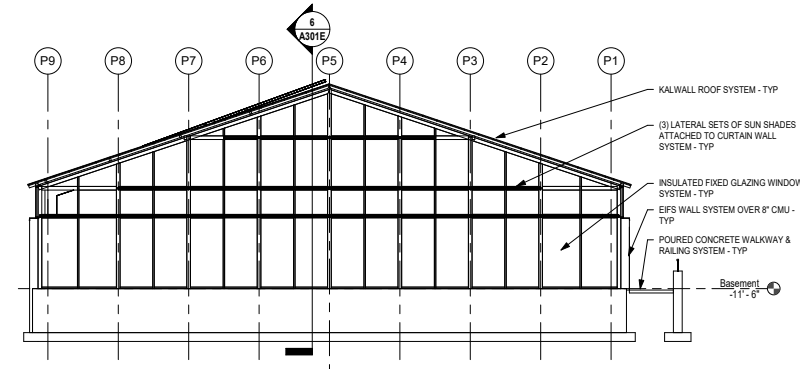
7 LATERAL SECTION THROUGH NATATORIUM - NORTH
1/8" = 1'-0"



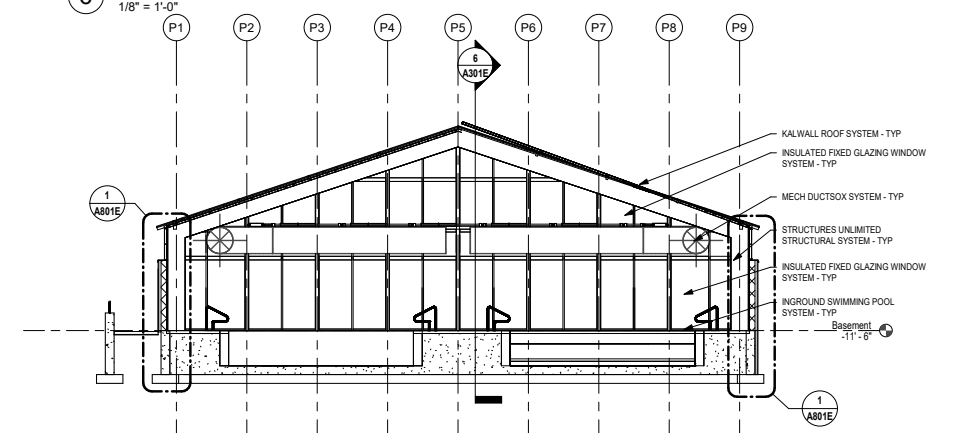
3 NATATORIUM WEST EXTERIOR ELEVATION
1/8" = 1'-0"



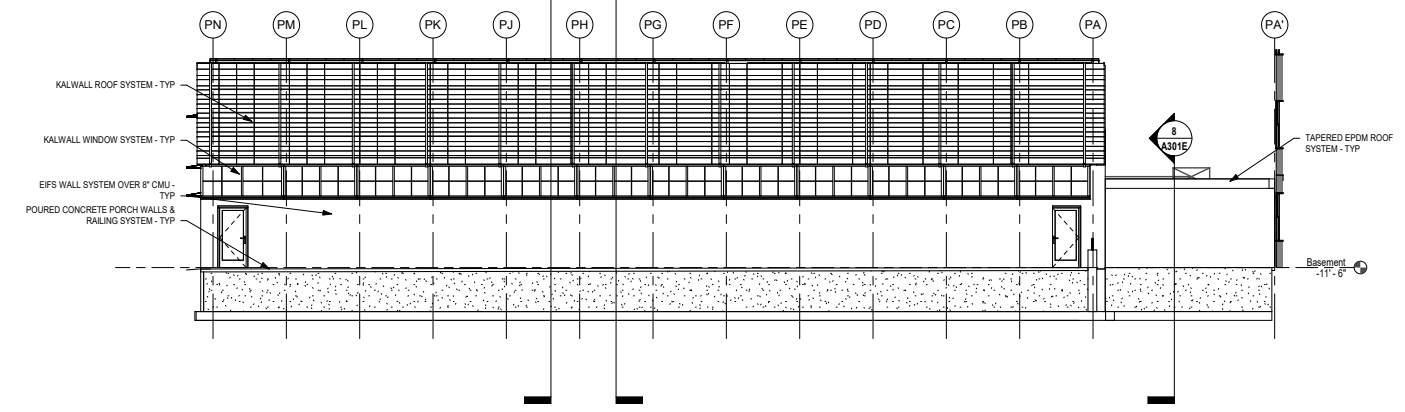
6 LONGITUDINAL SECTION THROUGH NATATORIUM - WEST
1/8" = 1'-0"



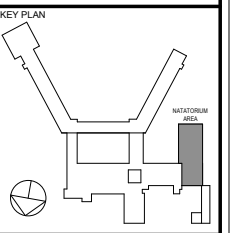
2 NATATORIUM SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



5 LATERAL SECTION THROUGH NATATORIUM - SOUTH
1/8" = 1'-0"



1 NATATORIUM EAST EXTERIOR ELEVATION
1/8" = 1'-0"



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**NATORIUM
EXTERIOR
ELEVATIONS**

Job No.	2020-1037	Date	11/19/2020
Scale	AS NOTED	Drawn / Checked	Author Checker
Sheet Number			

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