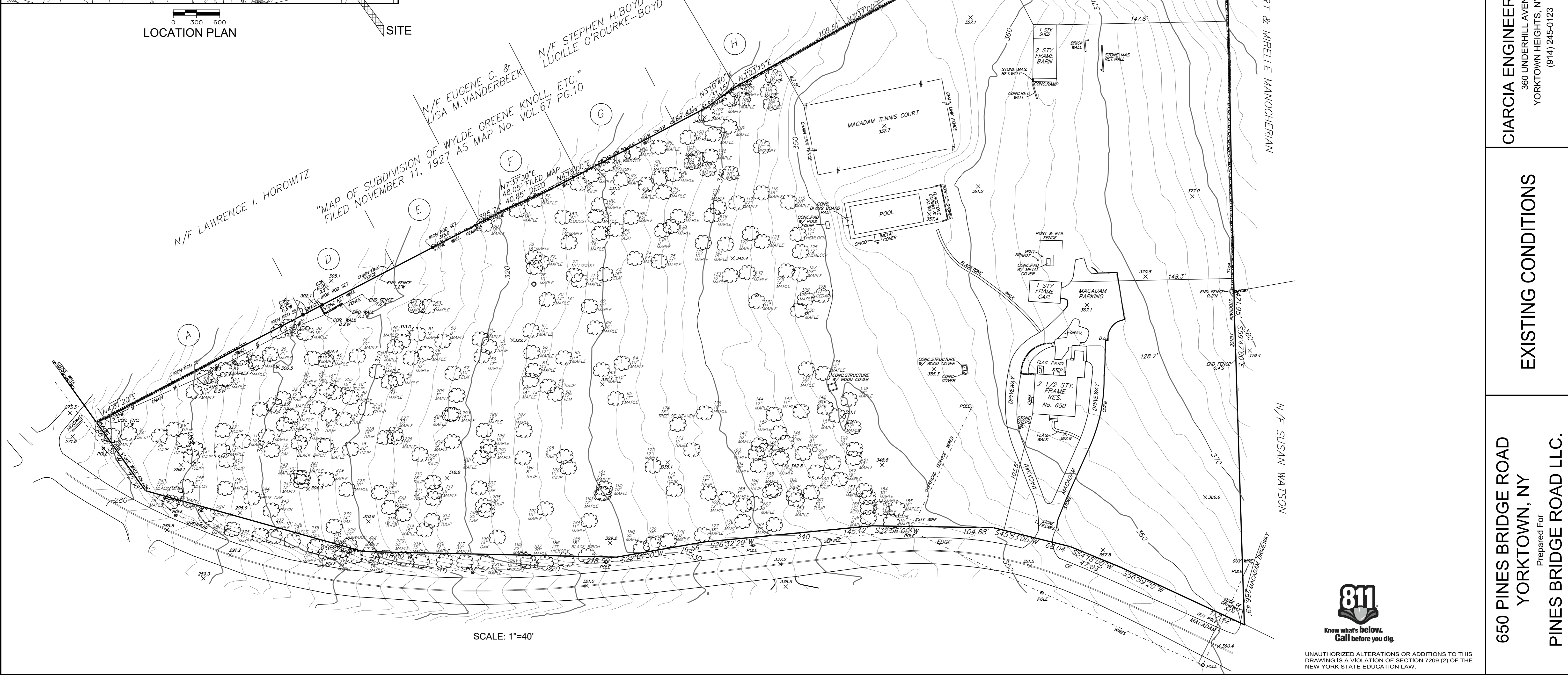
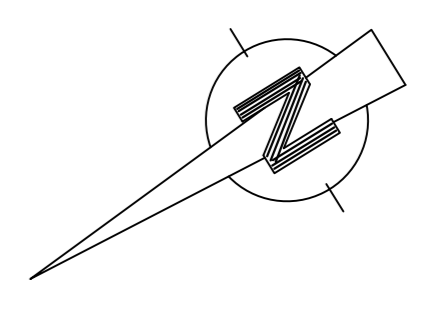


0 300 600  
LOCATION PLAN

PROPERTY DATA	
PROPERTY OWNER	PINES BRIDGE ROAD, LLC
APPLICANT	PINES BRIDGE ROAD, LLC
LOCATION	650 PINES BRIDGE ROAD YORKTOWN HEIGHTS, NY 10598
TAX MAP DATA	SECTION 70.10 BLOCK 1 LOT 29
OWNERS ADDRESS	716 KITCHAWAN ROAD OSSINING NY 10562
SITE AREA	8.06 AC.
WATERSHED	NEW CROTON RESERVOIR
WATER SUPPLY SYSTEM	PRIVATE WELL
SEWAGE SYSTEM	ON-SITE SEPTIC

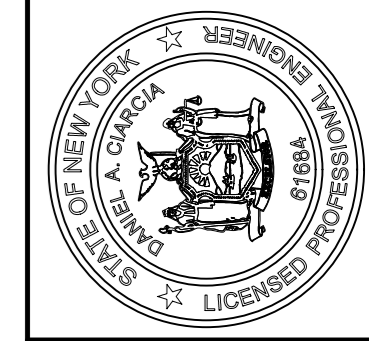
- NOTES**
1. SURVEY INFORMATION UTILIZED PREPARED BY STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C. DATED AUGUST 13, 2020
  2. ELEVATIONS SHOWN HEREON ARE IN ACCORDANCE WITH THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  3. ADDITIONAL UNDERGROUND EASEMENTS, UTILITIES OR STRUCTURES, ETC. OTHER THAN THOSE SHOWN HEREON MAY BE ENCOUNTERED.
  4. THE SUBSURFACE INFORMATION SHOWN HEREON, IF ANY, IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS AND SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE ANY EXCAVATION.
  5. AERIAL PHOTOGRAPHY BY: GEOMAPS INTERNATIONAL



SCALE: 1"=40'

SHEET NUMBER  
**1 5**

ORIGINAL DATE: 10/13/2020



**CIARCIA ENGINEERING, P.C.**  
360 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, NY 10598  
(914) 245-0123

**EXISTING CONDITIONS**

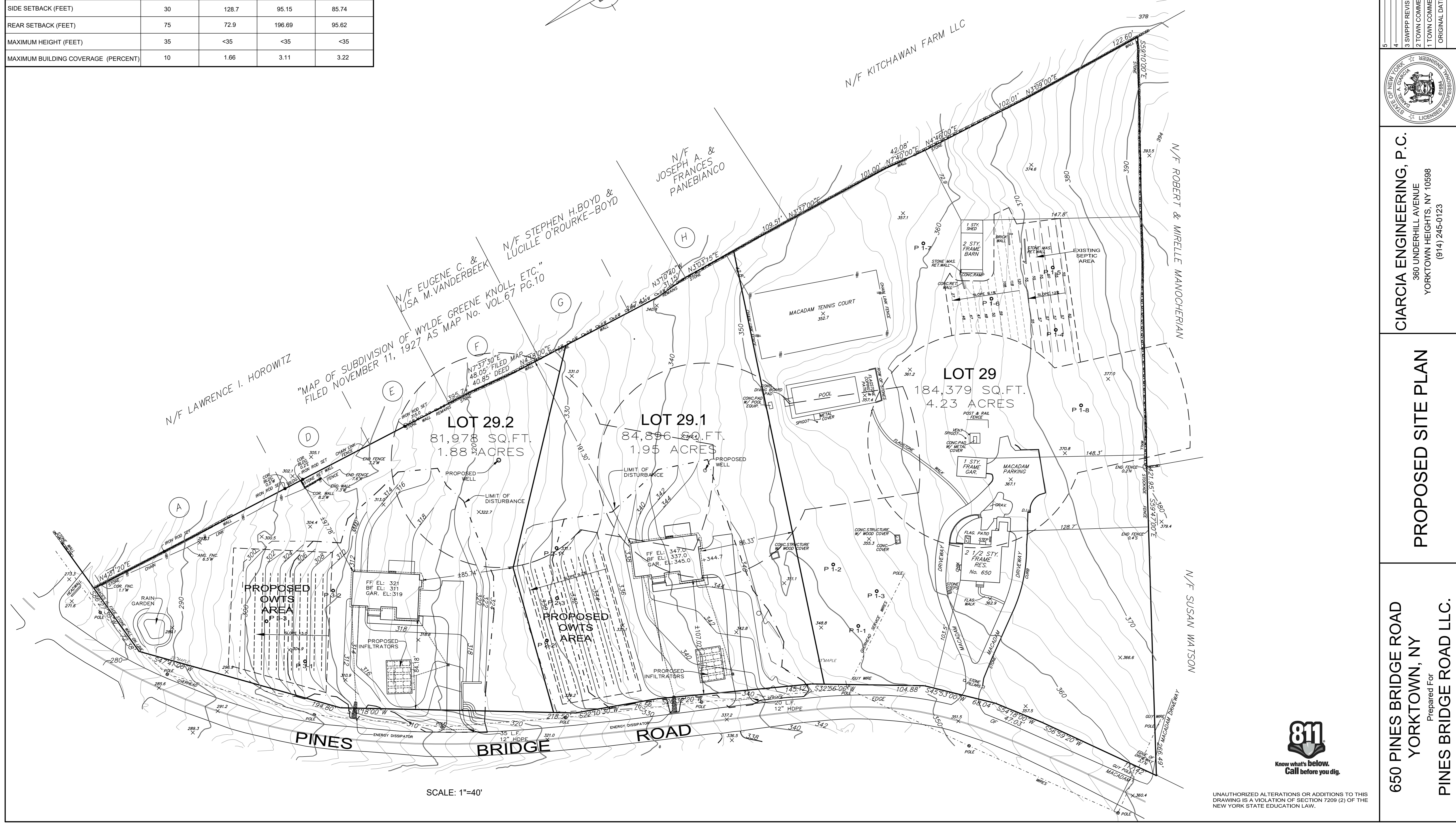
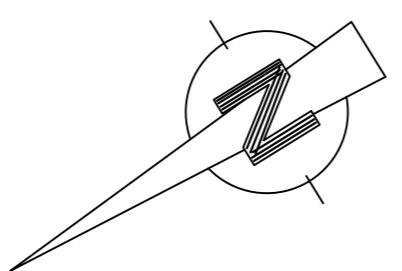
**650 PINES BRIDGE ROAD  
YORKTOWN, NY**  
Prepared For  
**PINES BRIDGE ROAD LLC.**



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

ZONING ANALYSIS

ZONE	REQUIRED	LOT 1	LOT 2	LOT 3
R1-80				
AREA (SQUARE FEET)	80,000	184,379 / 4.23 AC.	84,896 / 1.95 AC.	82,000 / 1.88 AC.
MINIMUM LOT WIDTH (FEET)	200	325.6	253.7	465.5
MINIMUM LOT DEPTH (FEET)	200	514	361	245
FRONT YARD SETBACK (FEET)	75	103.5	106.97	84.18
SIDE SETBACK (FEET)	30	128.7	95.15	85.74
REAR SETBACK (FEET)	75	72.9	196.69	95.62
MAXIMUM HEIGHT (FEET)	35	<35	<35	<35
MAXIMUM BUILDING COVERAGE (PERCENT)	10	1.66	3.11	3.22



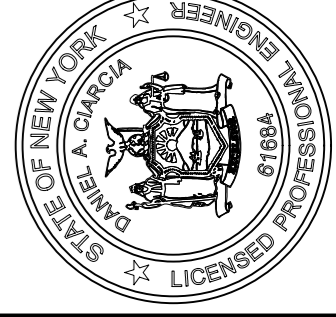
SCALE: 1"=40'



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

SHEET NUMBER  
**25**

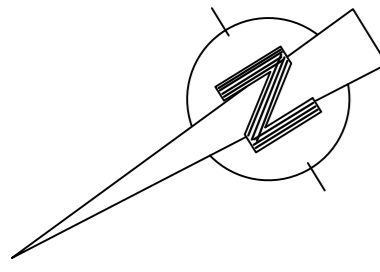
- 5
- 4
- 3 SWPPP REVISIONS 12-29-20
- 2 TOWN COMMENTS 10-12-20
- 1 TOWN COMMENTS 12-05-19
- ORIGINAL DATE: 10/10/2019



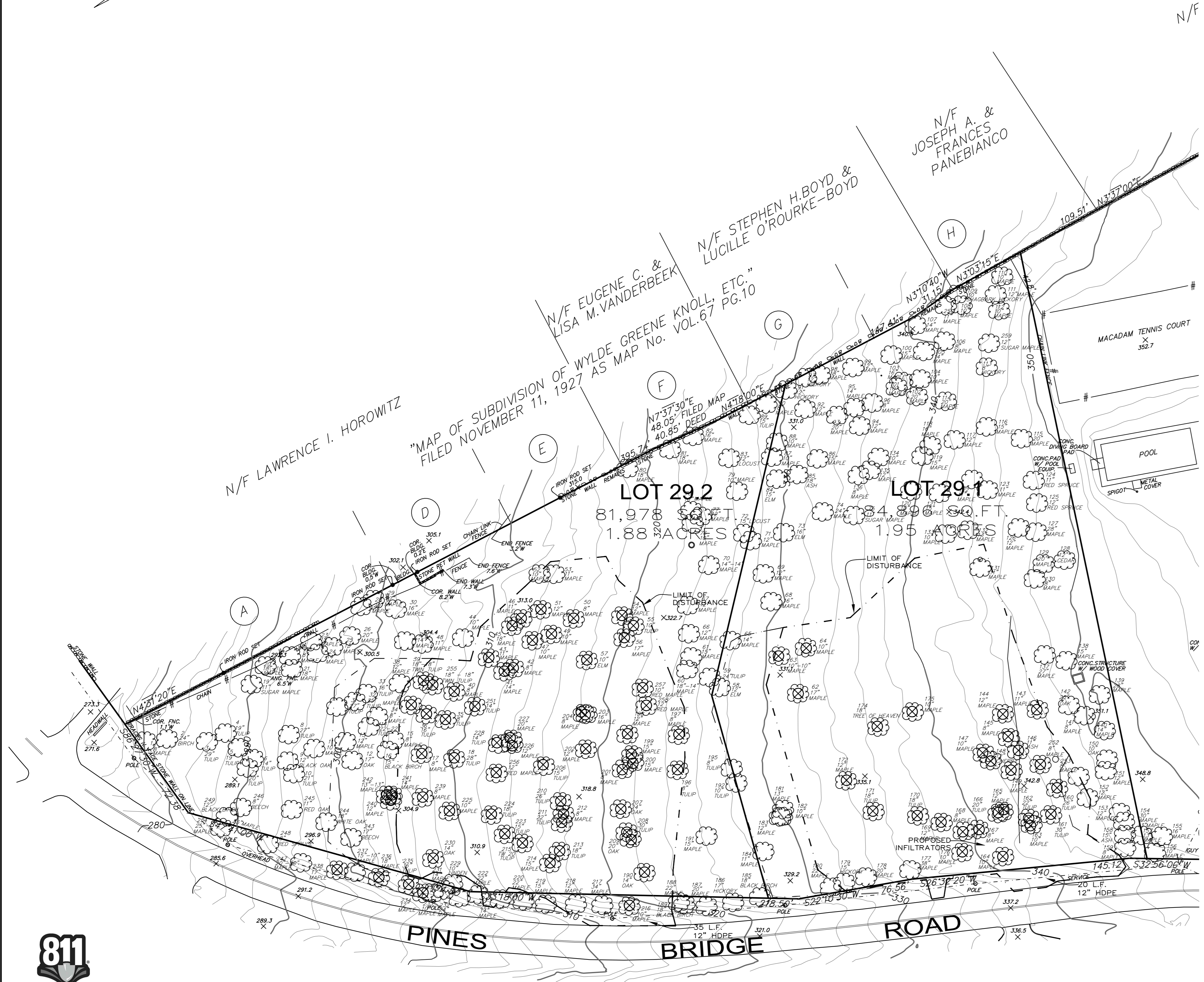
**GIARCIA ENGINEERING, P.C.**  
360 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, NY 10598  
(914) 245-0123

**PROPOSED SITE PLAN**

650 PINES BRIDGE ROAD  
YORKTOWN, NY  
Prepared For  
PINES BRIDGE ROAD LLC.



TREE LEGEND	
EXISTING TREE AND DESIGNATION	12" MAPLE
EXISTING TREE TO BE REMOVED	12" MAPLE



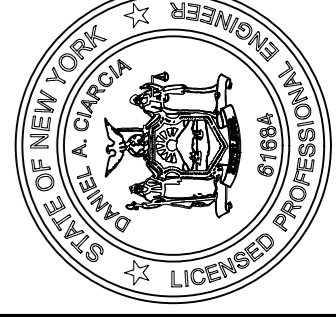
TREE SCHEDULE

Tree #	DBH	Tree Type	Remove Status	Health Condition	Tree #	DBH	Tree Type	Remove Status	Health Condition
1	8"	RED MAPLE			128	12"	CEDAR		
2	24"	BLACK BIRCH			129	20"	SUGAR MAPLE		
3	29"	TULIP			130	8"	SUGAR MAPLE		
4	19"	TULIP			131	11"	SUGAR MAPLE		
5	19"	TULIP			132	13"	SUGAR MAPLE		
6	14"	TULIP			133	10"	SUGAR MAPLE		
7	20"	TULIP			134	10"	SUGAR MAPLE		
8	27"	TULIP			135	12"	RED MAPLE		
9	12"	BLACK OAK			136	8"	SUGAR MAPLE		
10	21"	TULIP			137	27"	NORWAY MAPLE		INVASIVE - REMOVE
11	10"	SUGAR MAPLE			138		SUGAR MAPLE		
12	17"	BLACK OAK			139	28"	SUGAR MAPLE		
13	12"	SUGAR MAPLE			140	14"	SUGAR MAPLE		
14	22-22"	TULIP			141	8"	SUGAR MAPLE		
15	8"	SUGAR MAPLE			142	25"	BLACK OAK		
16	15"	BLACK BIRCH			143	11"	SUGAR MAPLE	1	
17	8"	SUGAR MAPLE	1		144	12"	SUGAR MAPLE	1	
18	28"	TULIP	1		145	8"	SUGAR MAPLE	1	
19	11"	SUGAR MAPLE		NO TAG	146	11"	ASH	1	
20	18"-10"	SUGAR MAPLE			147	10"	SUGAR MAPLE	1	
21	18"	SUGAR MAPLE			148	12"	BLACK CHERRY	1	POOR - HEAVY LEAN
22	8"	SUGAR MAPLE			149	11"	SUGAR MAPLE		
23	15"	SUGAR MAPLE			150	10"	RED OAK		
24	14"	SUGAR MAPLE			151	12"	SUGAR MAPLE		
25	13"	SUGAR MAPLE			152	12"	SUGAR MAPLE		
26	20"	SUGAR MAPLE			154	30"	SUGAR MAPLE		
27	14"	SUGAR MAPLE			155	16"	SUGAR MAPLE		
28	20"	SUGAR MAPLE			156		SUGAR MAPLE		
29	17"	SUGAR MAPLE			157	12"	SUGAR MAPLE		
30	16"	SUGAR MAPLE			158	15"	ASH	1	DEAD
31	27"	TULIP			159	8"	SUGAR MAPLE		
32	25"	TULIP			160	26"	TULIP	1	
33	16"	TULIP			161	30"	TULIP	1	ROT AROUND ROOTS
34	8"	SUGAR MAPLE			162	22"	TULIP	1	
35	8"	TULIP	1		163	10"	SUGAR MAPLE	1	
36	16"	TULIP	1		164	10"	SUGAR MAPLE	1	
37	8"	SUGAR MAPLE	1		165		SUGAR MAPLE	1	
38	12"	RED MAPLE	1		166	20"	TULIP	1	
39	18"-18"	TWIN TULIP	1		167	8"	SUGAR MAPLE	1	
40	8"	RED MAPLE	1		168	8"	SUGAR MAPLE	1	
41	14"	SUGAR MAPLE	1		169	12"	SUGAR MAPLE	1	
42	8"	RED MAPLE	1		170	18"	TULIP	1	
43	11"	RED MAPLE	1		171	18"	TULIP	1	
44	10"	SUGAR MAPLE	1		172	12"	SUGAR MAPLE	1	
45	18"	RED MAPLE	1		174	18"	TREE OF HEAVEN	1	
46	11"	RED MAPLE	1		175		SUGAR MAPLE	1	POOR - HEAVY VINES
47	10"	RED MAPLE	1		176	10"	SUGAR MAPLE	1	
48	11"	RED MAPLE	1		177	38"	SUGAR MAPLE	1	
49	10"	SUGAR MAPLE	1		178	20"	SUGAR MAPLE	1	
50	8"	RED MAPLE	1		179	15"	SHAGBARK HICKORY	1	
51	12"	SUGAR MAPLE	1		180	22"	SUGAR MAPLE	1	
52	10"	RED MAPLE	1		181	13"	SUGAR MAPLE	1	
53	11"	RED MAPLE	1		182	10"	RED MAPLE	1	
54	12"	RED MAPLE	1	POOR - HEAVY LEAN	183		RED MAPLE	1	
55	10"	TULIP	1		184	11"	SUGAR MAPLE	1	
56	17"	RED MAPLE	1		185	18"	BLACK BIRCH	1	
57	10"	ELM	1		186	17"	SHAGBARK HICKORY	1	
58	12"	ELM	1		187	20"	SHAGBARK HICKORY	1	
59	24"	TULIP			188	22"	SUGAR MAPLE	1	
60	18"-14"	SUGAR MAPLE			189	18"	BLACK BIRCH	1	
61	15"	SUGAR MAPLE			190	14"	RED OAK	1	
62	17"	RED MAPLE	1		191	15"	SUGAR MAPLE	1	
63	10"-10"	SUGAR MAPLE	1		192		TULIP	1	
64	10"	SUGAR MAPLE	1		195	8"	TULIP	1	
65	14"	SUGAR MAPLE			196	8"	TULIP	1	
66	12"	SUGAR MAPLE			197	8"	RED MAPLE	1	
67	12"	SUGAR MAPLE			198	12"	RED MAPLE	1	
68	16"	SUGAR MAPLE			199	15"	RED MAPLE	1	
69		SUGAR MAPLE			200	15"	RED MAPLE	1	
70	14"-14"	SUGAR MAPLE			201	8"	RED MAPLE	1	Poor - damage
71	12"	SUGAR MAPLE			202		RED MAPLE	1	
72	15"	LOCUST			203	16"	RED MAPLE	1	
73	16"	ELM			204	8"	SUGAR MAPLE	1	
74	24"	RED MAPLE			206	15"	TULIP	1	
75	11"	SUGAR MAPLE			207	24"	RED OAK	1	
76	10"	SUGAR MAPLE			208	30"	TULIP	1	
77	12"	SUGAR MAPLE			209	20"	RED OAK	1	
78	16"	SUGAR MAPLE			210	26"	TULIP	1	
79	10"	SUGAR MAPLE			211	22"	TULIP	1	
80	18"	SUGAR MAPLE			212	8"	SUGAR MAPLE	1	
81	18"	SUGAR MAPLE			213	18"	TULIP	1	
82	16"	SUGAR MAPLE			214	15"	SUGAR MAPLE	1	
83	12"	LOCUST			215	TW 20"	TULIP	1	
84	15"	ELM			216	10"	SUGAR MAPLE	1	
85	18"	ASH			217	34"	SUGAR MAPLE	1	
86	15"	RED MAPLE			218	12"	SUGAR MAPLE	1	
87	10"	SUGAR MAPLE			219	15"	SUGAR MAPLE	1	
88	10"	SUGAR MAPLE			220	22"	SUGAR MAPLE	1	
89	15"	RED MAPLE			221	14"	SUGAR MAPLE	1	
90	8"	SUGAR MAPLE			222	22"	SUGAR MAPLE	1	
91	12"	SHAGBARK HICKORY			223	15"	TULIP	1	
92	12"	SUGAR MAPLE			224	18"	TULIP	1	
93	20"	RED MAPLE			225	10"	SUGAR MAPLE	1	
94	12"	SUGAR MAPLE			226	12"	SUGAR MAPLE	1	
95	14"	SUGAR MAPLE			227	20"	SUGAR MAPLE	1	
96	8"	SUGAR MAPLE			228	14"	TULIP	1	
97	12"	SHAGBARK HICKORY			229	10"	LINDEN	1	
98	18"	SUGAR MAPLE			230	10"	BLACK OAK	1	
99	12"	SUGAR MAPLE			231	14"	SUGAR MAPLE	1	
100	15"	SUGAR MAPLE			232	24"	SUGAR MAPLE	1	
101	10"	SUGAR MAPLE			233	10"	SUGAR MAPLE	1	
102	20"	RED MAPLE			234	12"	SUGAR MAPLE	1	NEIGHBOR REMOVAL
103	16"	SUGAR MAPLE			235	36"	TULIP	1	NEIGHBOR REMOVAL
104	10"	SUGAR MAPLE			236	18"	SUGAR MAPLE	1	NEIGHBOR Hvy lean
105	14"	SUGAR MAPLE			237	15"-10"	SUGAR MAPLE	1	NEIGHBOR REMOVAL
106	8"	SUGAR MAPLE			238	17"	SUGAR MAPLE	1	NEIGHBOR REMOVAL
107	14"	SUGAR MAPLE			239	8"	RED OAK	1	NEIGHBOR REMOVAL
108	10"	SUGAR MAPLE			240	12"	SUGAR MAPLE	1	
109	30"	SHAGBARK HICKORY			241	14"	SUGAR MAPLE	1	
110		RED MAPLE			242	13"-13"	SUGAR MAPLE	1	
111	10"	SUGAR MAPLE			243	17"	BEECH	1	POOR - HALF GONE
112	10"	SUGAR MAPLE			244	18"	RED OAK	1	
113	8"	SHAGBARK HICKORY			245	11"	RED OAK	1	
114	20"	SUGAR MAPLE			246	8"	BEECH	1	
115	15"	SUGAR MAPLE			247	20"-20"	SUGAR MAPLE	1	1/2 Dead remove neighbor
116	15"	SUGAR MAPLE			248	8"	RED SPRUCE	1	
117	12"	SUGAR MAPLE			249	12"	BLACK BIRCH	1	
118		RED MAPLE			250	11"	SUGAR MAPLE	1	Needs to be tagged
119	15"	SUGAR MAPLE			251	14"	TULIP	1	
120	10"	RED MAPLE			252	8"	SUGAR MAPLE	1	
121	15"	RED MAPLE			253	8"	SUGAR MAPLE	1	Not tagged damaged
122	11"	SUGAR MAPLE			254	25"	SUGAR MAPLE	1	
123	11"	SUGAR MAPLE			255	18"-18"	TWIN TULIP	1	
124	11"	RED SPRUCE			259	12"	RED MAPLE	1	
125	16"	RED SPRUCE			257	10"	RED MAPLE	1	
126	12"	SUGAR MAPLE			256	12"	RED MAPLE	1	
127	28"	SUGAR MAPLE			259	12"	SUGAR MAPLE	1	

SCALE: 1"=40'

SHEET NUMBER  
3 5

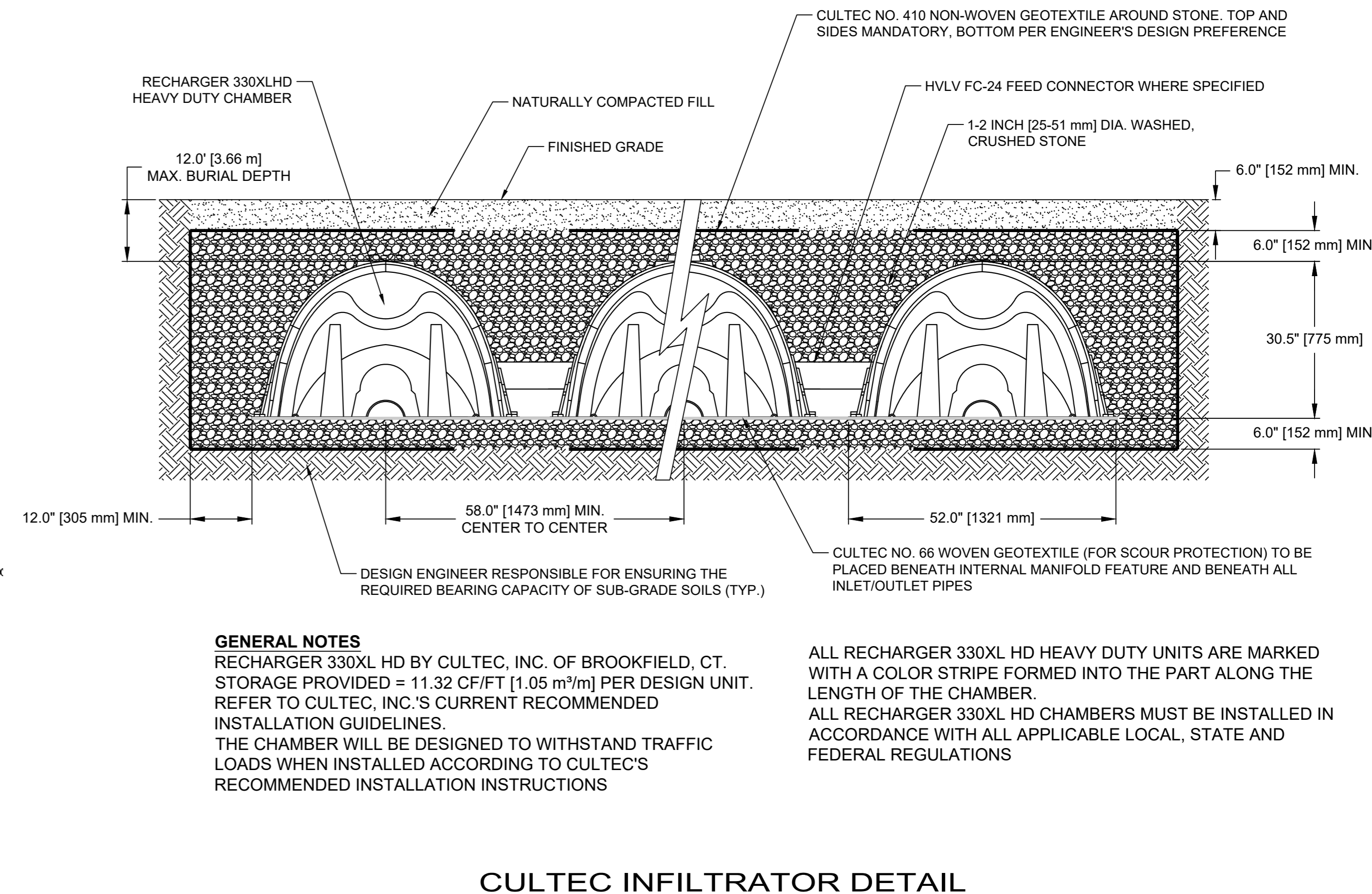
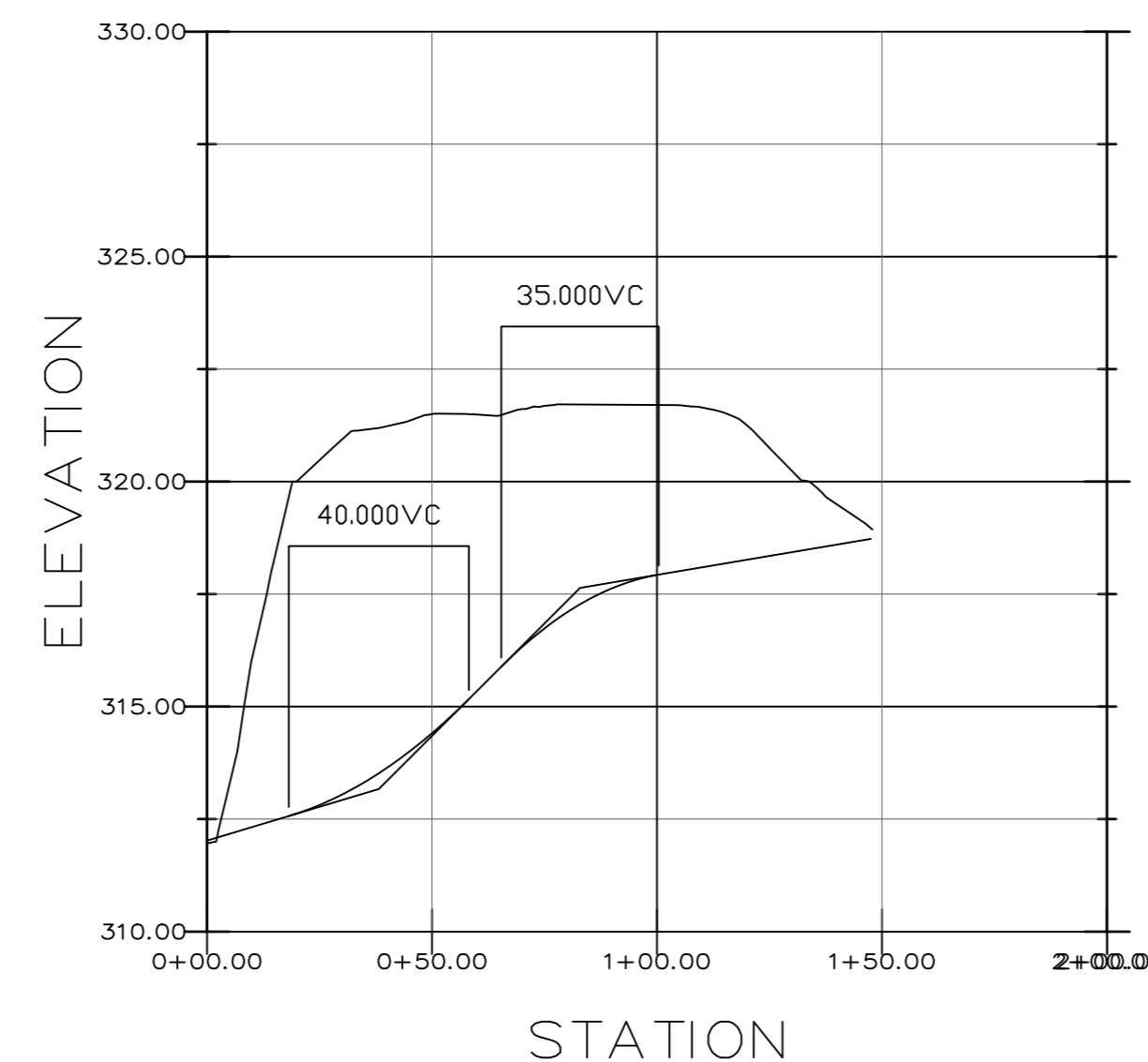
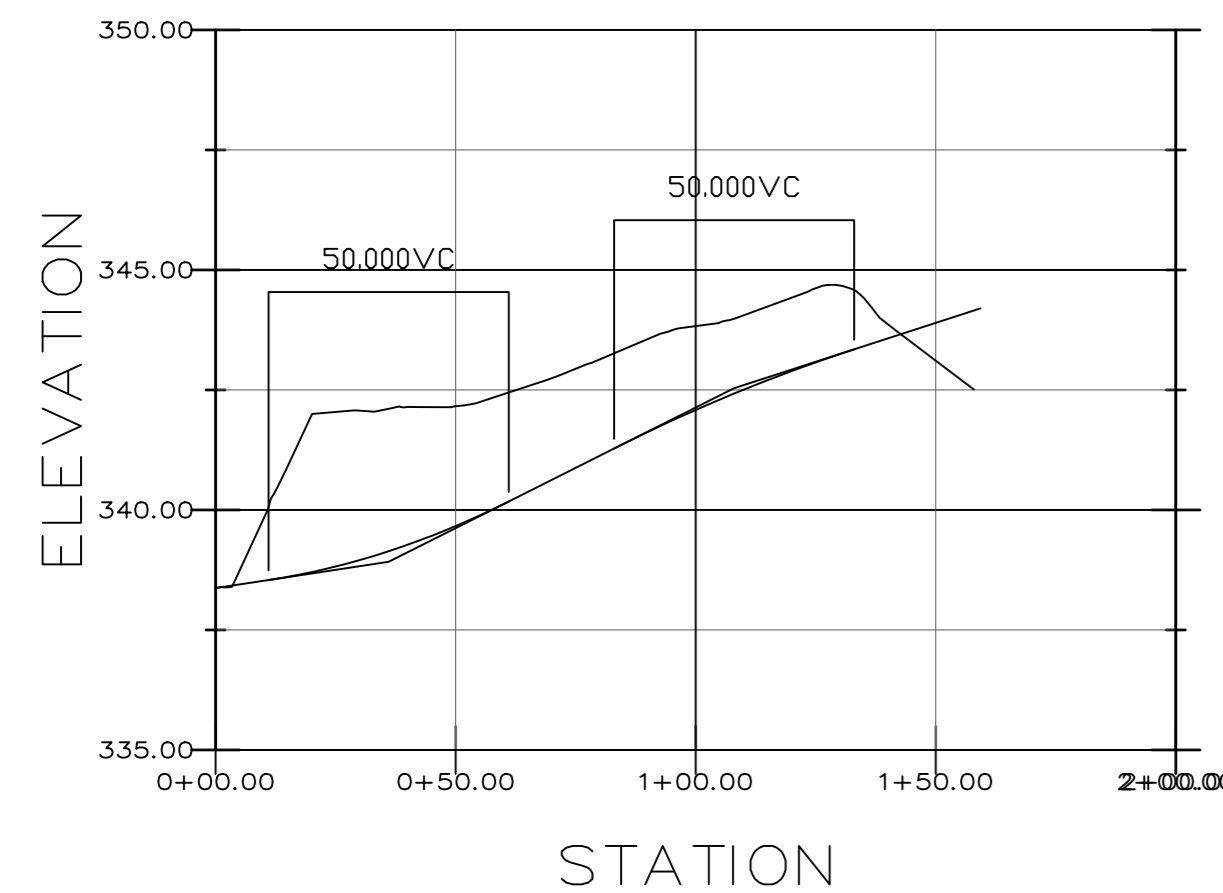
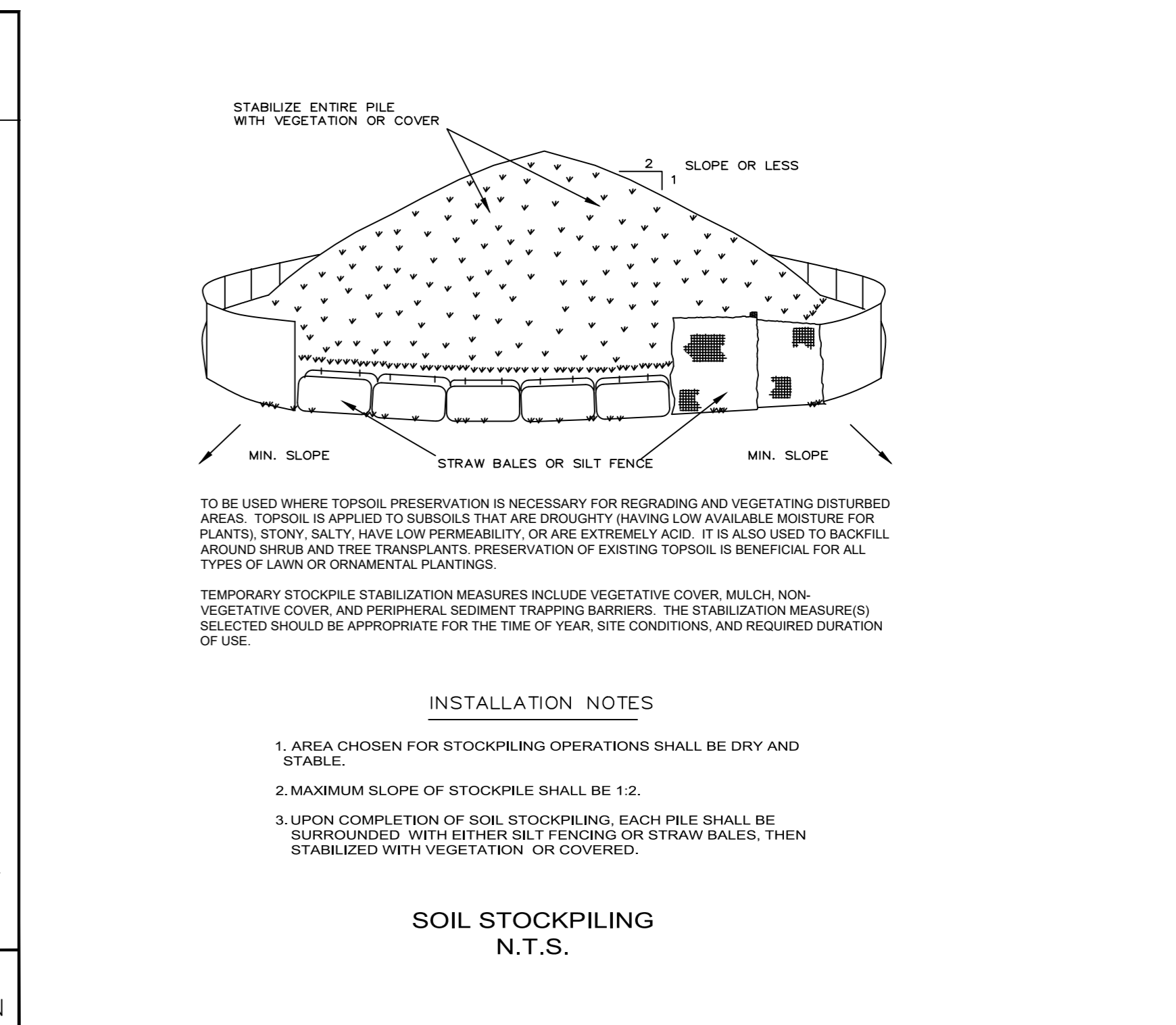
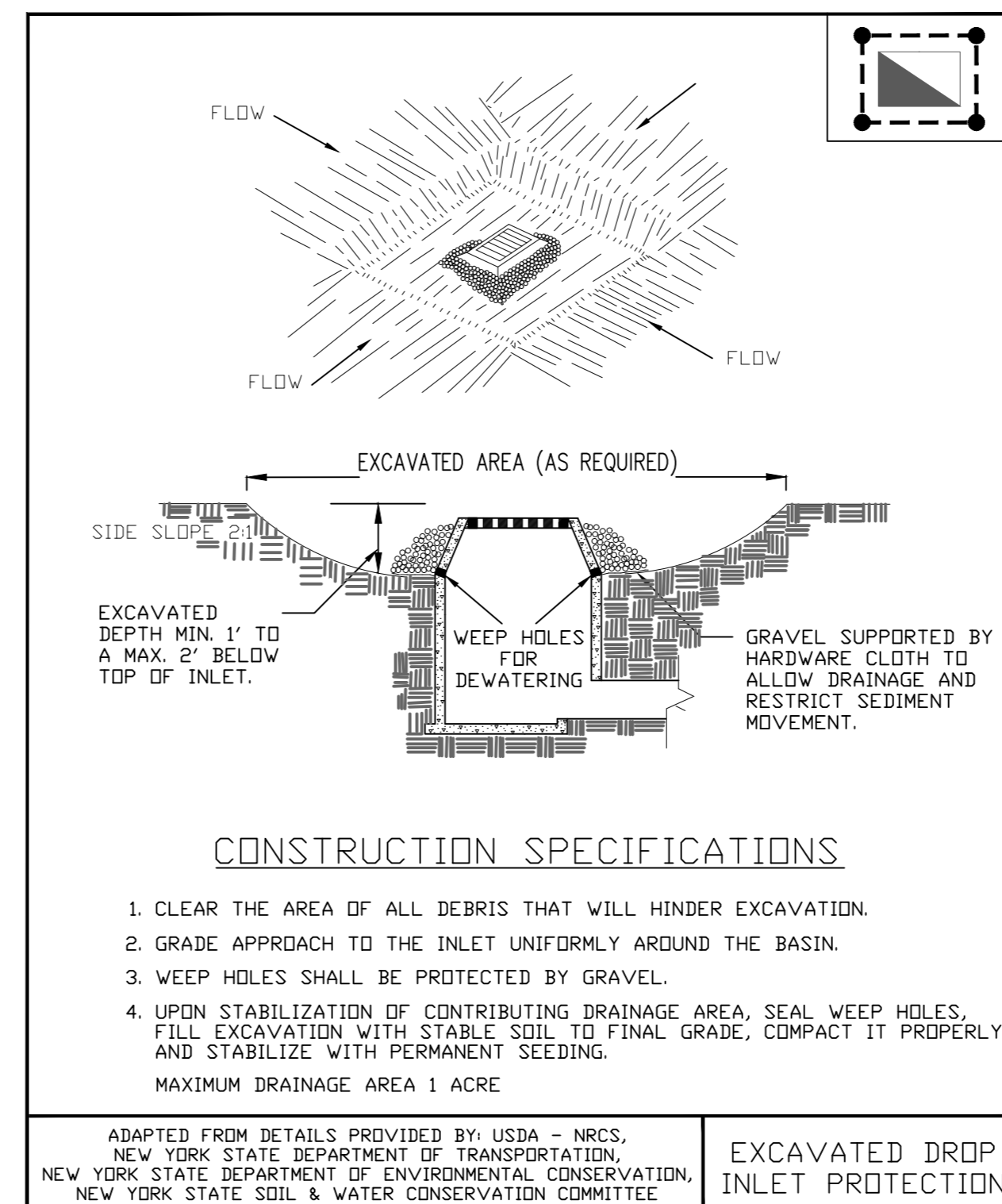
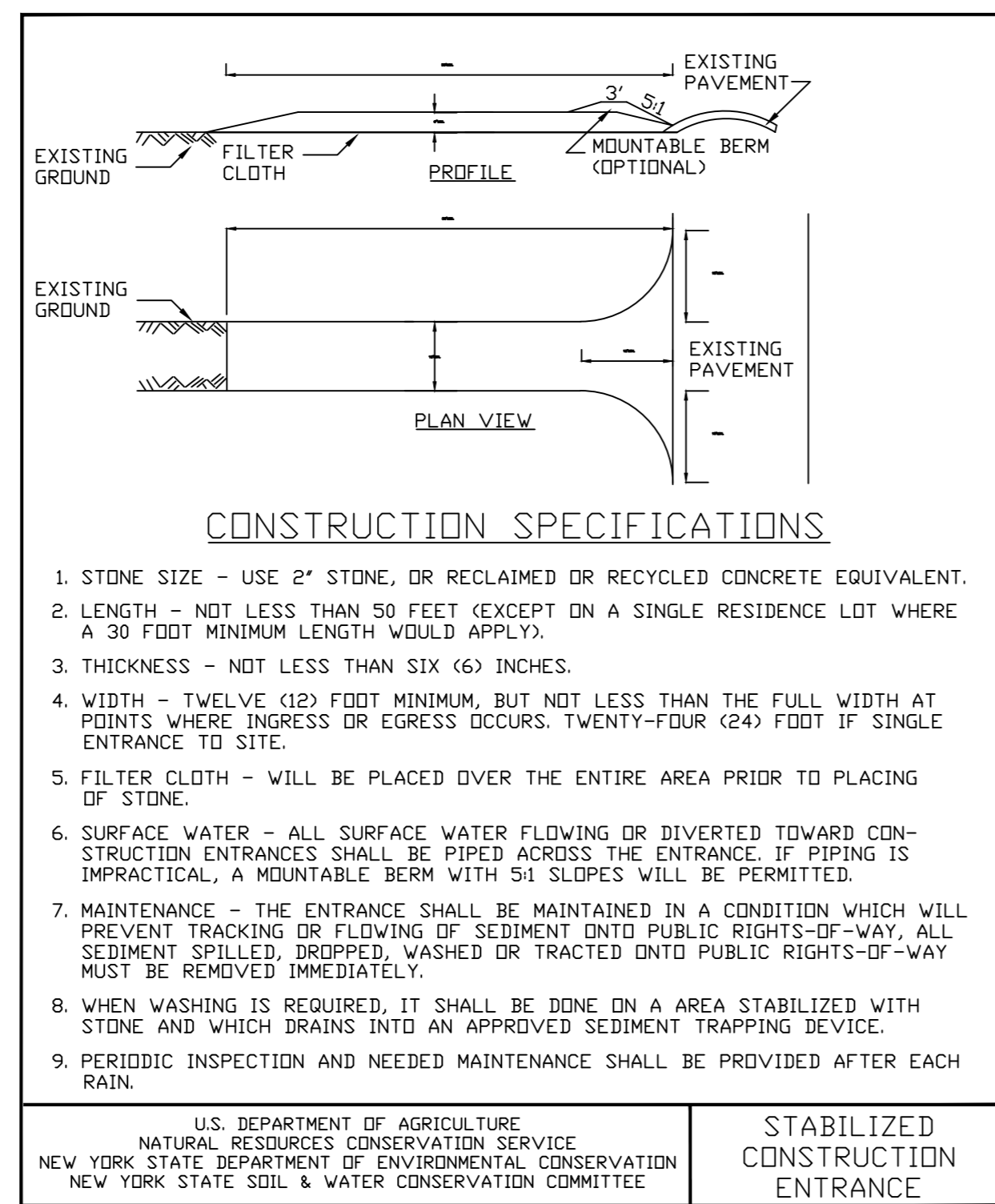
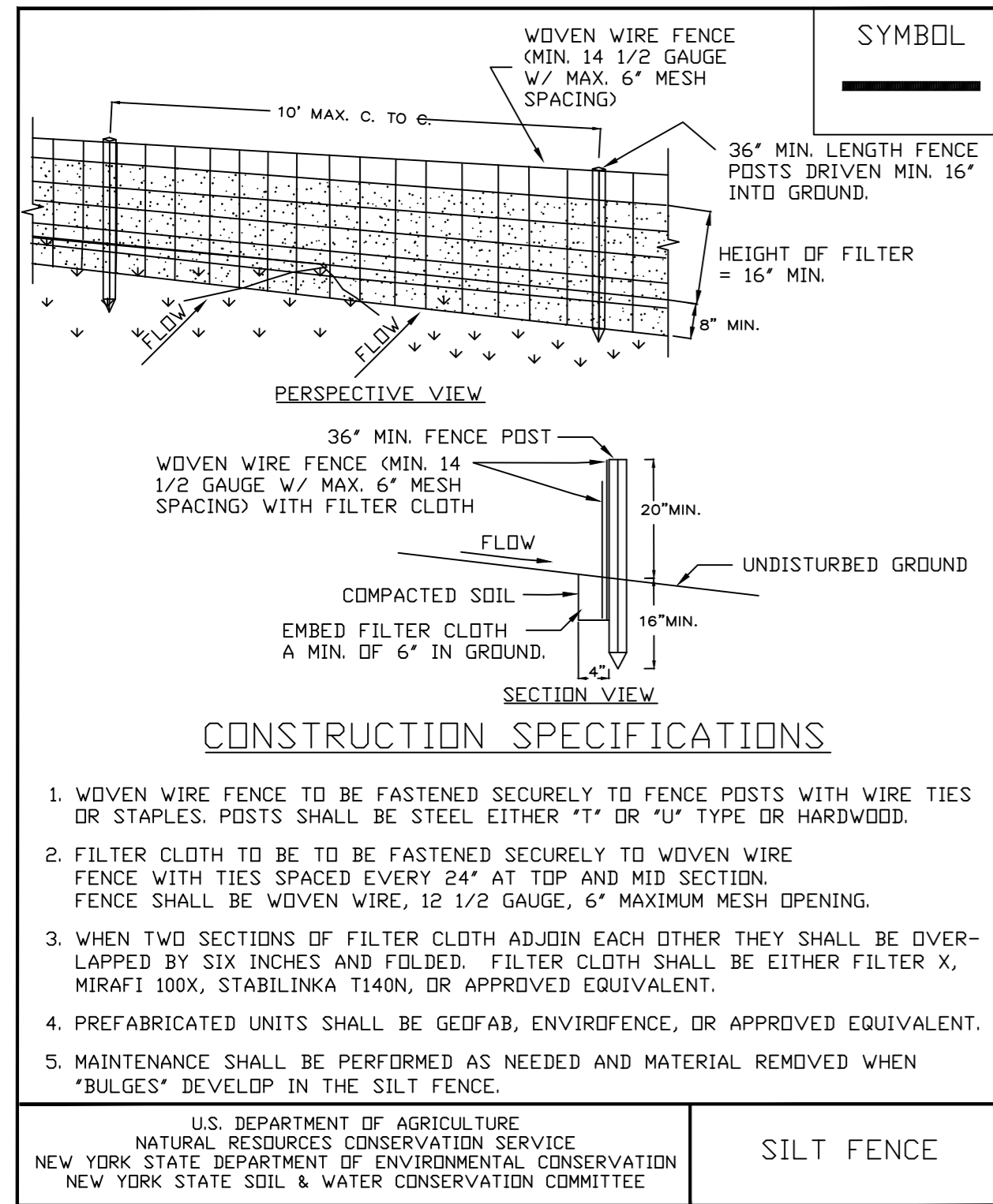
2 UPDATED TREE LIST 1-15-21  
TIMISC. REVISIONS 12-29-20  
ORIGINAL DATE: 10/13/2020

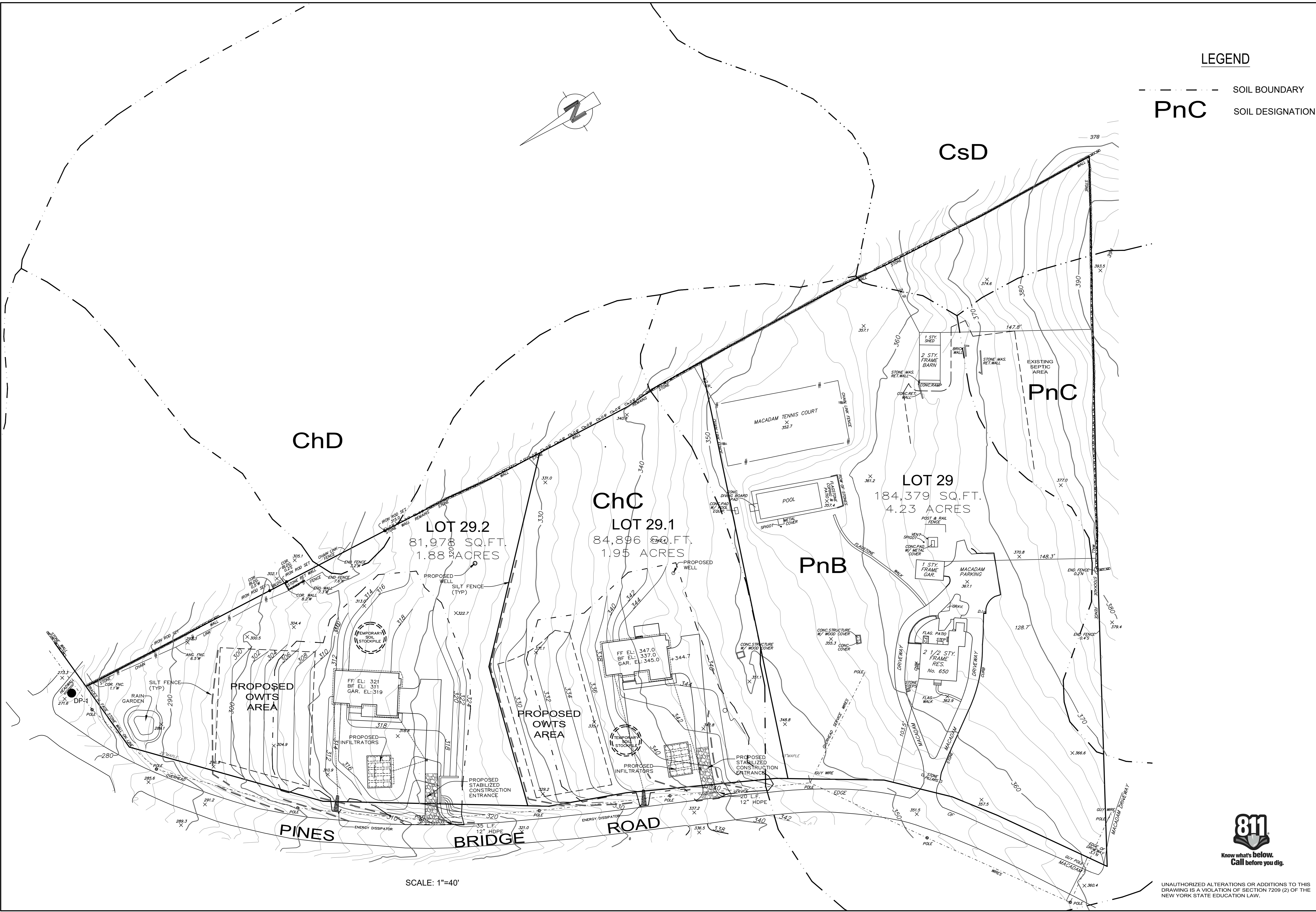


CIARCIA ENGINEERING, P.C.  
360 UNDERHILL AVENUE  
YORKTOWN HEIGHTS, NY 10598  
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TREE REMOVAL PLAN  
AND TREE SCHEDULE

650 PINES BRIDGE ROAD  
YORKTOWN, NY  
Prepared For  
PINES BRIDGE ROAD LLC.

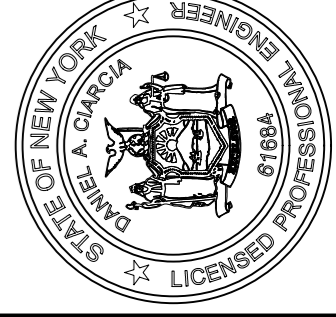




**LEGEND**  
 - - - - - SOIL BOUNDARY  
**PnC** SOIL DESIGNATION

SHEET NUMBER  
**55**

ORIGINAL DATE: 12/29/2020



**EROSION CONTROL AND STORMWATER MANAGEMENT**  
**GIARCIA ENGINEERING, P.C.**  
 360 UNDERHILL AVENUE  
 YORKTOWN HEIGHTS, NY 10598  
 (914) 245-0123

**EROSION CONTROL AND STORMWATER MANAGEMENT**

**650 PINES BRIDGE ROAD YORKTOWN, NY**  
 Prepared For  
**PINES BRIDGE ROAD LLC.**

SCALE: 1"=40'



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