

I, ELIOT SENOR, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON WAS COMPLETED NOV. 29, 2019 AND THAT THIS MAP WAS COMPLETED DEC. 1, 2019.

ELIOT SENOR, L.S. LICENSE # 049822

APPROVED FOR FILING IN THE WESTCHESTER COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS.

ANNEKE LEFFEL
387 GRANITE SPRINGS RD
YORKTOWN HEIGHTS NY 10598

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
WHITE PLAINS, NEW YORK

THIS MAP DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY CHAPTER 873, ARTICLE X OF THE WESTCHESTER COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK, DIVISION OF LAND RECORDS. THE APPEARANCE OF THE SIGNATURE OF THE COMMISSIONER OF HEALTH ON THIS PLAT NOT AN ENDORSEMENT AND DOES NOT IN ANY WAY INDICATE CONFORMANCE WITH THE DEPARTMENT'S RULES AND REGULATIONS PERTAINING TO WATER SUPPLY AND SEWAGE DISPOSAL.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT, ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS MAP IS A VIOLATION OF SECTION 7209 SUB-SECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE TOWN OF YORKTOWN HEIGHTS, NY

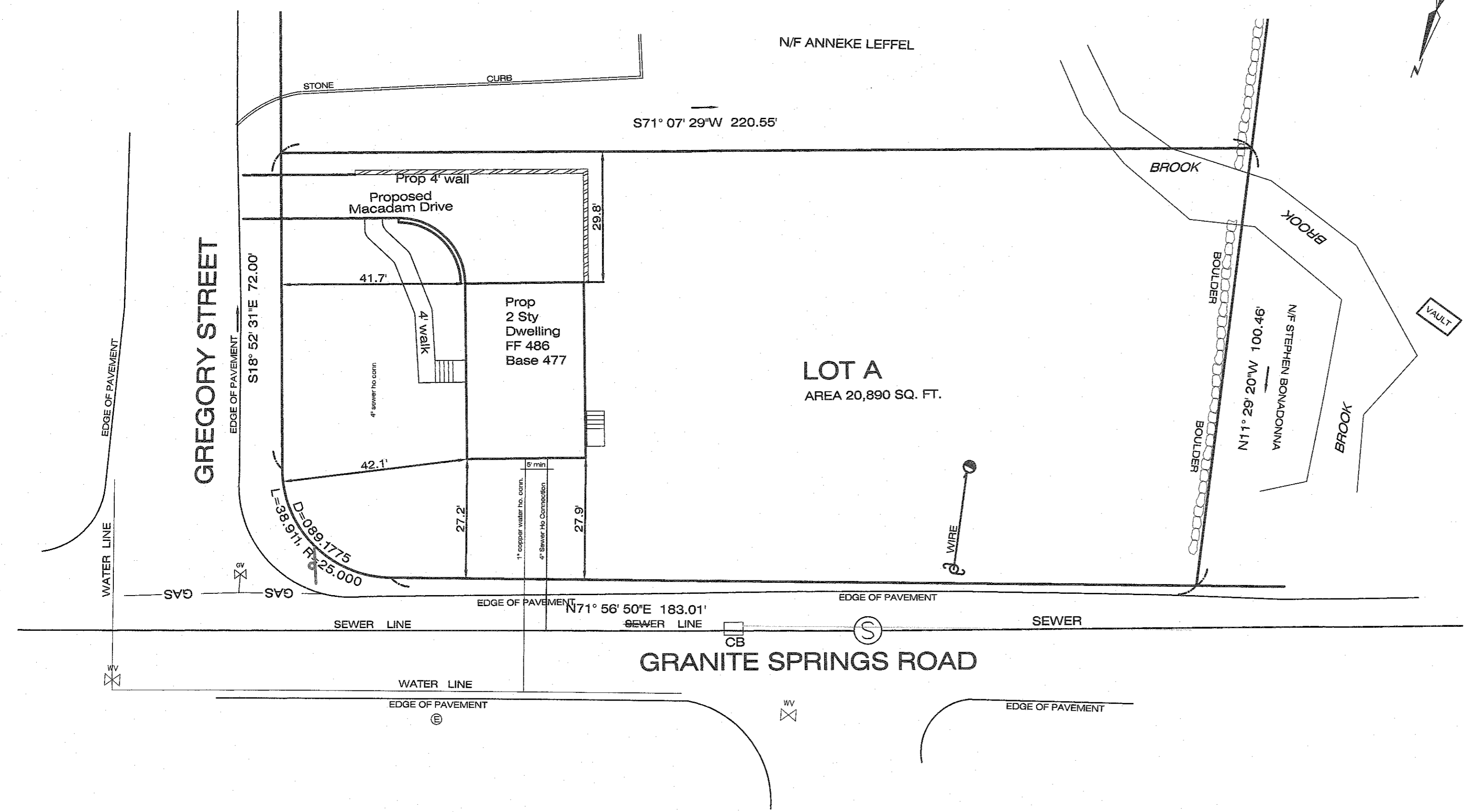
SECRETARY TO PLANNING BOARD

EXISTING SANITARY SEWER AND WATER MAIN IS ADEQUATE AND WILL BE FURNISHED AND MAINTAINED TO SERVICE NEW CONSTRUCTION IN THIS SUBDIVISION.

TOWN ENGINEER

SUBDIVISION MAP PREPARED FOR
ANNEKE LEFFEL
GRANITE SPRINGS ROAD
LOCATED IN THE
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK
COUNTY SHEET: 263 BLOCK: 10704

SCALE: 1" = 20' DATE: DEC. 1, 2019
Rev. FEB. 12, 2020



GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER & LAND SURVEYOR
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK 10583
(914) 422-0070 422-1584

ALL TAXES DUE TO DATE HAVE BEEN PAID.

RECEIVER OF TAXES
TOWN OF YORKTOWN

SHEET 27.14
BLOCK 1
LOT 74

NOTE: LOCATION OF SANITARY SEWER AND WATER MAINS ARE SCHEMATIC ONLY.

GENERAL NOTES

- Gabriel E. Senior, P.C. is not responsible for construction supervision unless retained under separate contract.
- Gabriel E. Senior, P.C. must be notified prior to backfilling any storm water system for inspection if the Engineering Dept. will require a final letter of certification from the design engineer for the storm water approval, site work and drainage installation.
- Any changes made to these plans shall be approved by Gabriel E. Senior, P.C. Any changes must be filed and approved by the appropriate Department as amendments.
- Gabriel E. Senior, P.C. is not responsible for damages if changes are made and not approved as in item 1 above.
- All conditions, locations, dimensions and elevations shall be verified by the Contractor or Owner and must report all discrepancies to the Design Engineer prior to the start of construction.
- All work and materials shall comply with all applicable codes including, but not limited to the following: NYS Building Code, Local Zoning Code, ACI and ANSI.
- The Contractor is responsible for all construction means and methods to implement the designs shown.
- Safety during construction is the responsibility of the Contractor and shall conform to all Local, State and Federal Agencies' requirements.
- The Contractor shall apply for and receive all necessary permits to perform the work shown on these plans prior to the start of construction.
- Final grading shall be sloped away from the building and foundations.
- Unless noted, all drainage piping on this plan is to be 6" Rigid HDPE ASTM F810-07 or better.
- This storm water design plan is not designed to accept footing drains. Refer to Architectural plans for footing drain design. Do not connect footing drains or sump pumps to this surface water drainage system.
- If the drainage system is to be built in a filled area, the fill should be well drained material with a settling period of one to three months prior to the system installation. Additional percolations are required after the settling period and the system design will be revised as necessary.
- Proposed Silt Fence to be installed along existing and proposed contours.
- Orange Construction Fence to be installed along the limits of the proposed disturbance limits line.
- Roof leaders to be connected to the drainage system with 6" rigid HDPE pipe at 2% min. slope or as shown.
- The Contractor and all Sub-Contractors must submit a "Contractor Certification Statement" as per section 294-8 of the NYSDEC "Stormwater Pollution Prevention Plan" manual prior to the start of construction.
- If imported fill material is required, it shall be certified in writing by a New York State Licensed Professional Engineer as non-contaminated, clean fill suitable for the intended use. Percolation tests shall be performed by the Design Engineer to demonstrate that the stormwater management practice will draw down the entire water quality volume within 48 hours. The results of the percolation test (s) shall be submitted to the Municipal Engineer for review and approval.
- All proposed temporary seeding mixture shall be in accordance with the New York State Standards and Specifications for Urban Erosion Control, dated August 2005.
- New sewer laterals are required for all new construction. Laterals must be extra heavy cast iron or ductile iron pipe or as directed by Municipal Engineer.
- Connection permits are required from the Department of Public Works for Sewer, Water, and Storm Water System overflows.
- All trenches in the Municipality Right of Way must be backfilled with controlled density fill (k-crete) or as directed by Municipal Engineer.
- A street opening permit must be obtained from the Municipality, all work in the Right of Way and an inspection performed prior to back, filling and final approvals.
- Replace or re-lay stone curb as directed by Municipal Engineer.
- A non-conversion agreement for the basement in Special Flood Hazard Zone must be signed and filed prior to the issuance of a C, O, for properties subjected to flooding.
- Curb cut permit is required from the Department of Public Works. Curb cut maximum width is 18 feet.
- The contractor shall schedule with the Municipality a rough grading inspection prior to any framing of a building above the first floor braced decking. Excess soils of significance shall be removed and disposed of upon completion of the rough grading.
- The structures for the storm water management system shall be installed at the earliest date possible when the structure's roof is complete. The contractor shall consult with the Municipality and schedule this work upon completion and inspection of the rough grading activities.
- The contractor shall secure a Street Opening Permit with the Municipality for all work to take place on the right of way including construction of a new driveway apron, and installation of new service laterals.
- If necessary, the Contractor shall secure a Tree Removal Permit with the Municipality prior to the commencement of construction activities.
- Contractor required to provide Dig Safe NY ticket prior to issuance of permits.

POST CONSTRUCTION MAINTENANCE

POST CONSTRUCTION MAINTENANCE:

- Lead Owner to visually inspect all stormwater structures for silt and debris during May and November of each year. Any silt and debris to be removed by jet vacuum if within 12" of lowest pipe invert (min 2" pump required.)
- De-compactation of soils following construction is recommended. This will not only aid in the re-establishment of vegetation following construction, but will help to ensure that lawn areas in pervious in the future.
- Verification of the ownership of any tree designated to be removed near the property line prior to the tree removal.

EROSION CONTROL NOTES

INSTALLATION & MAINTENANCE OF EROSION CONTROL

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES

- Install all erosion control measures prior to start of construction.
- Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 Days prior to finish.

INSPECTION BY MUNICIPALITY

MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

- After any rain causing runoff, Contractor to inspect silt fences, etc. and remove any excessive sediment and inspect stockpiles and correct and problems with seed establishment.
- Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.

STOCK PILING OF EXCAVATED MATERIAL

- Strip Topsoil and Stockpile.
- Stockpile Excavation Subgrade.
- Good piles with 1 lb. total annual rye or remove from site within two days.

INSPECTION BY MUNICIPALITY

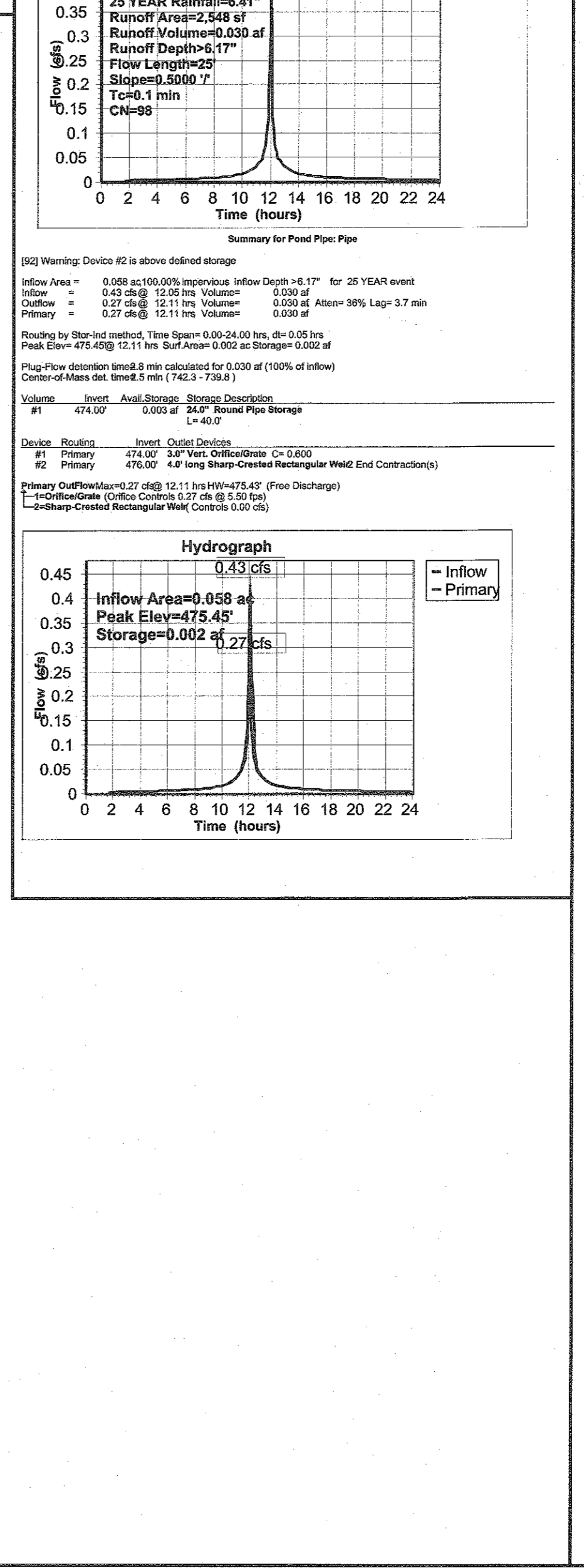
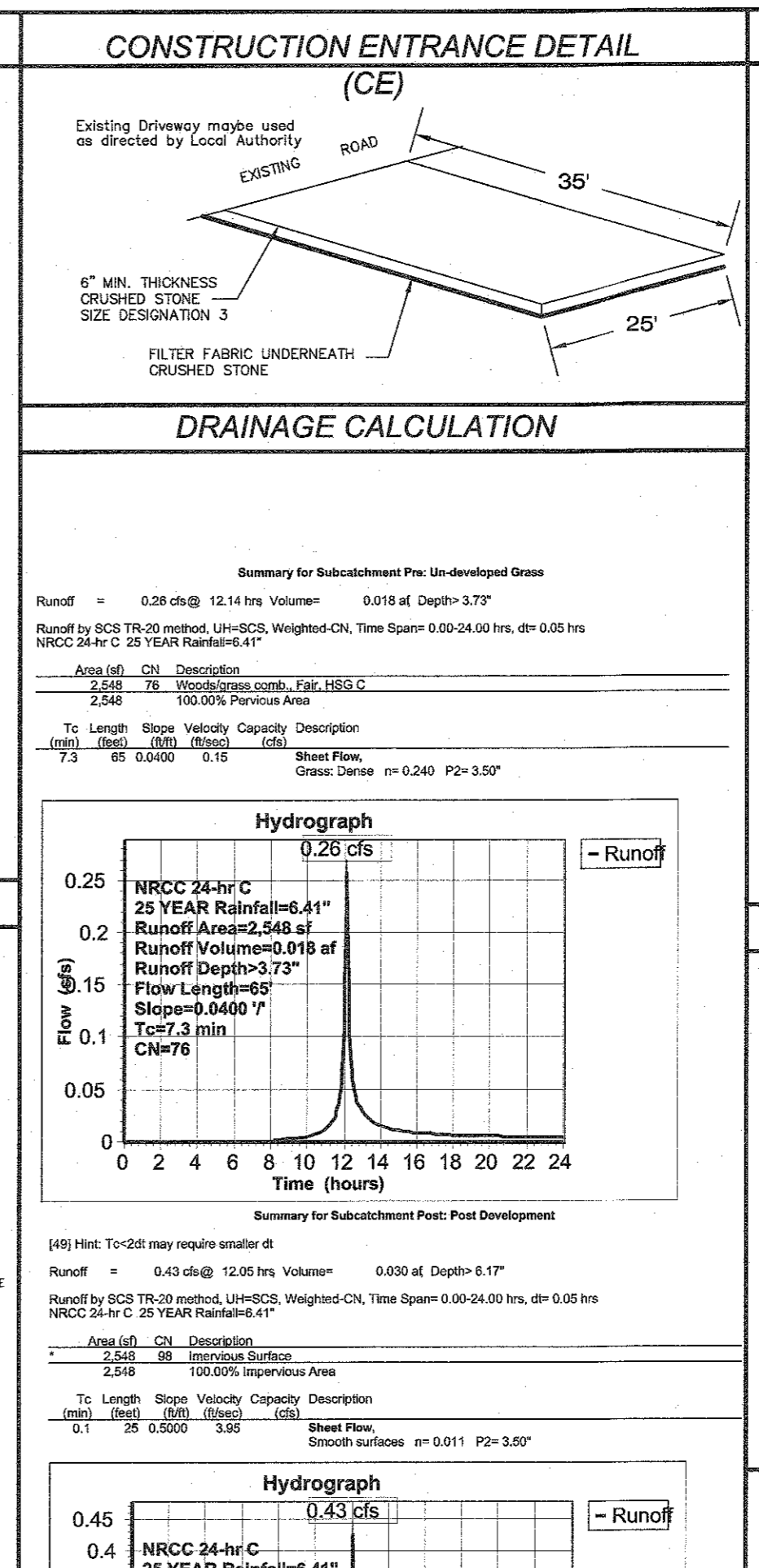
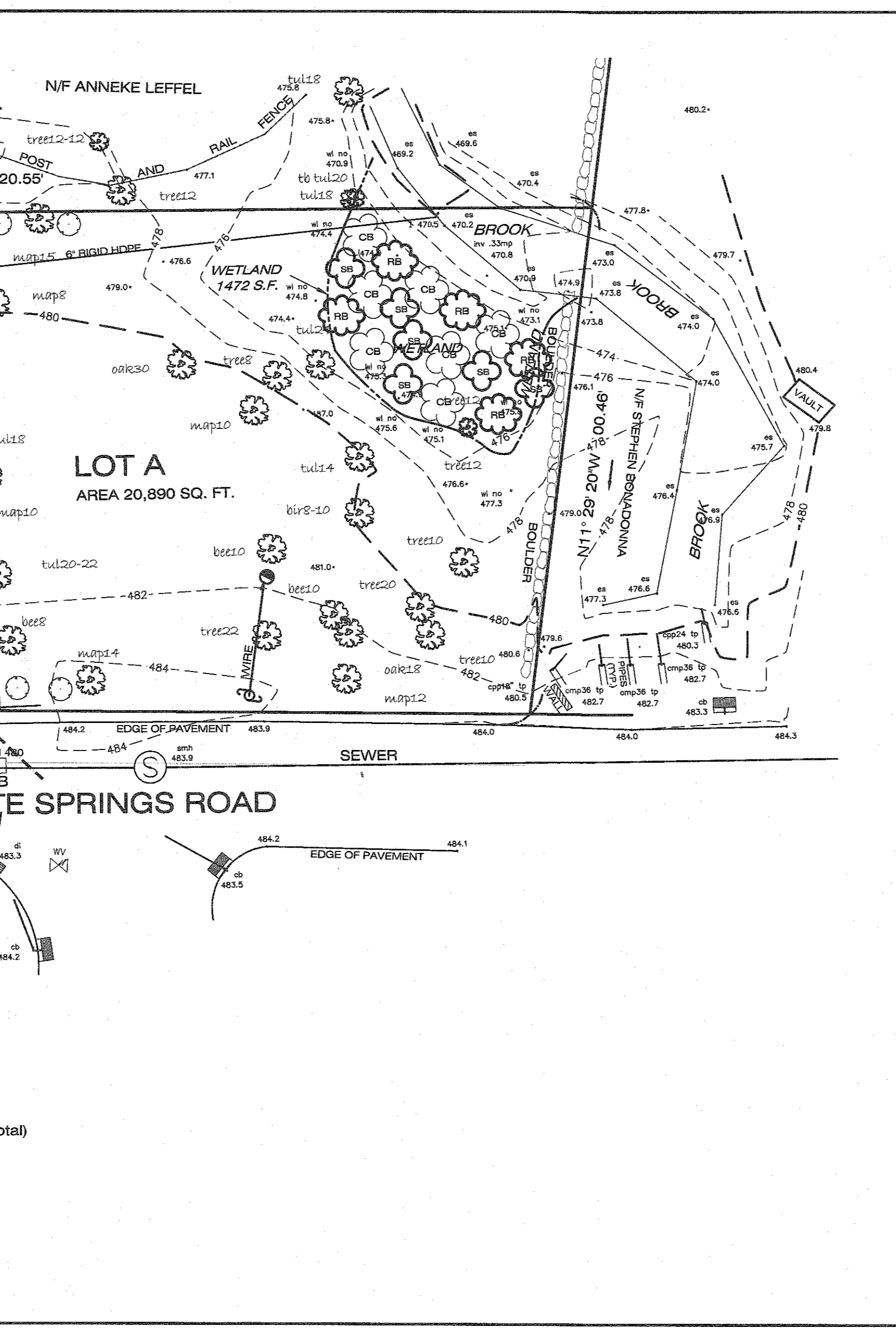
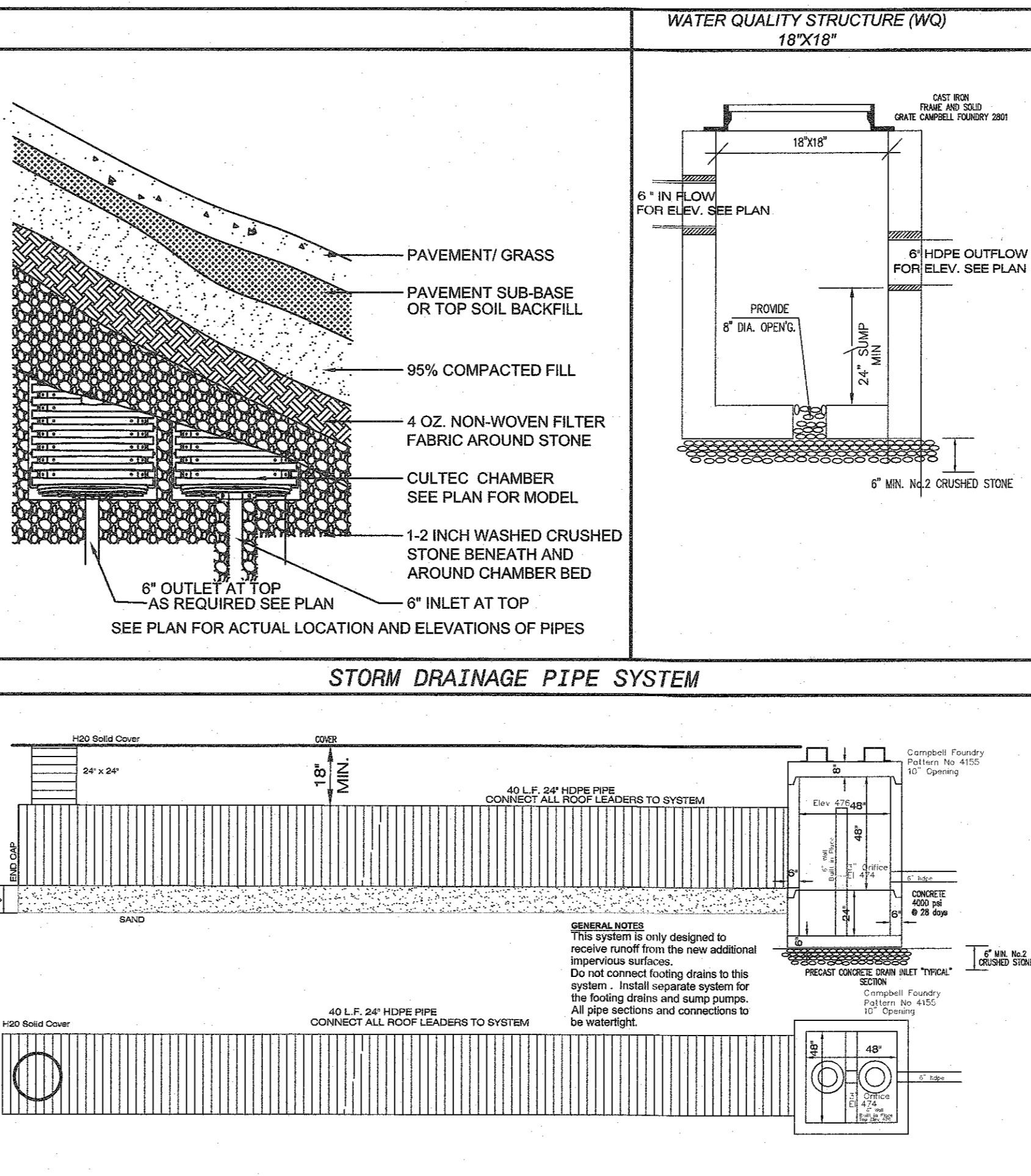
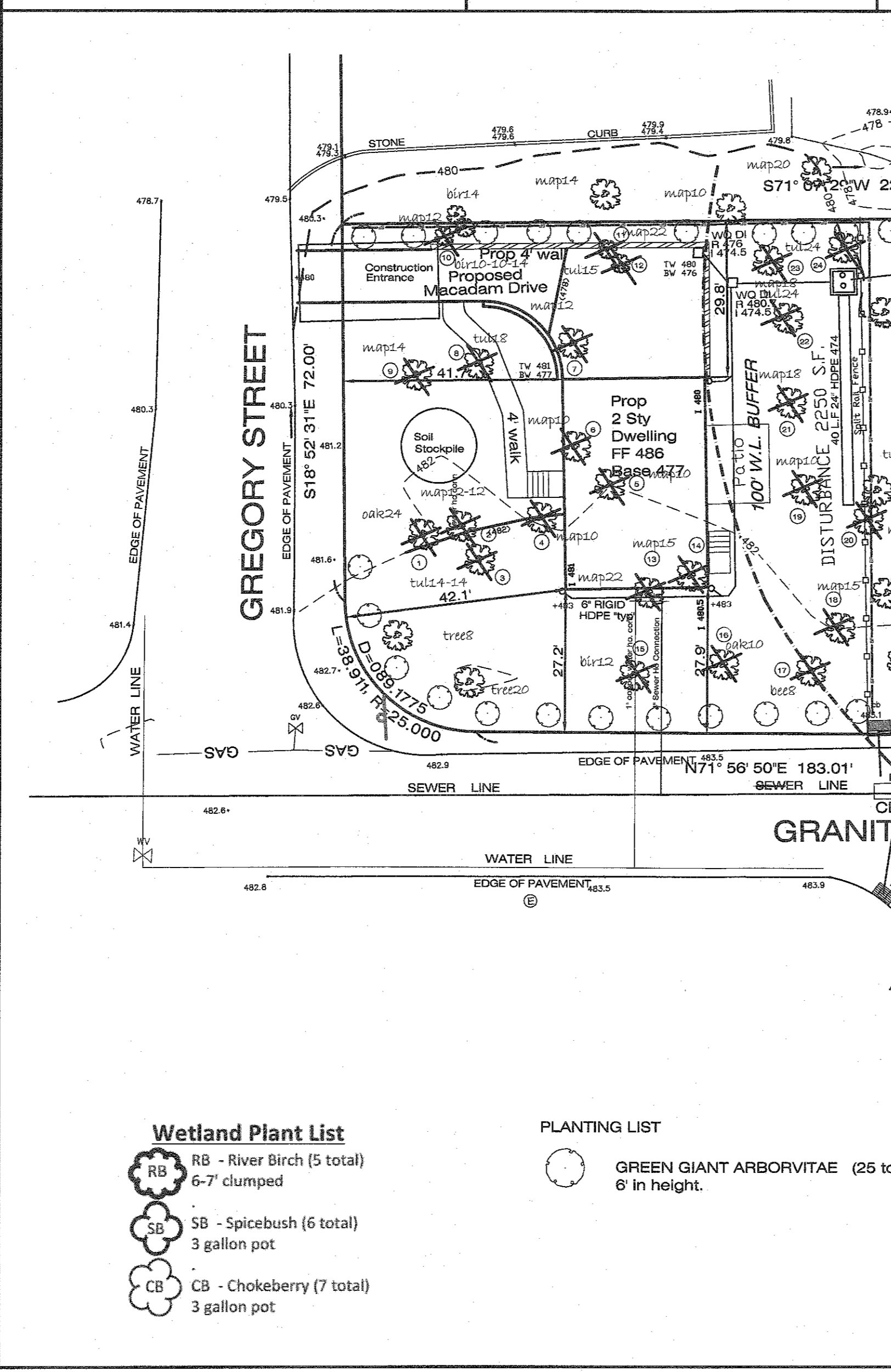
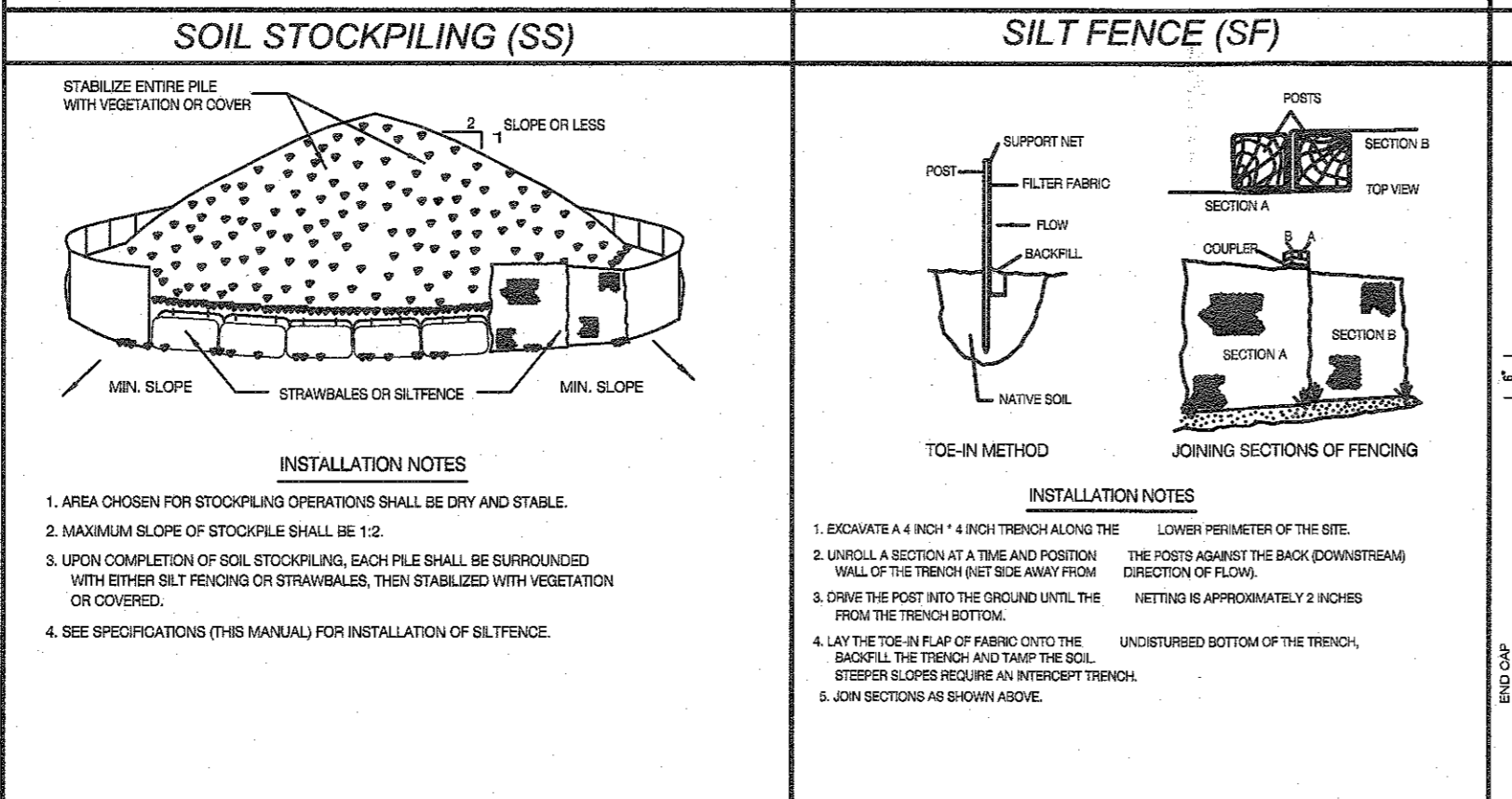
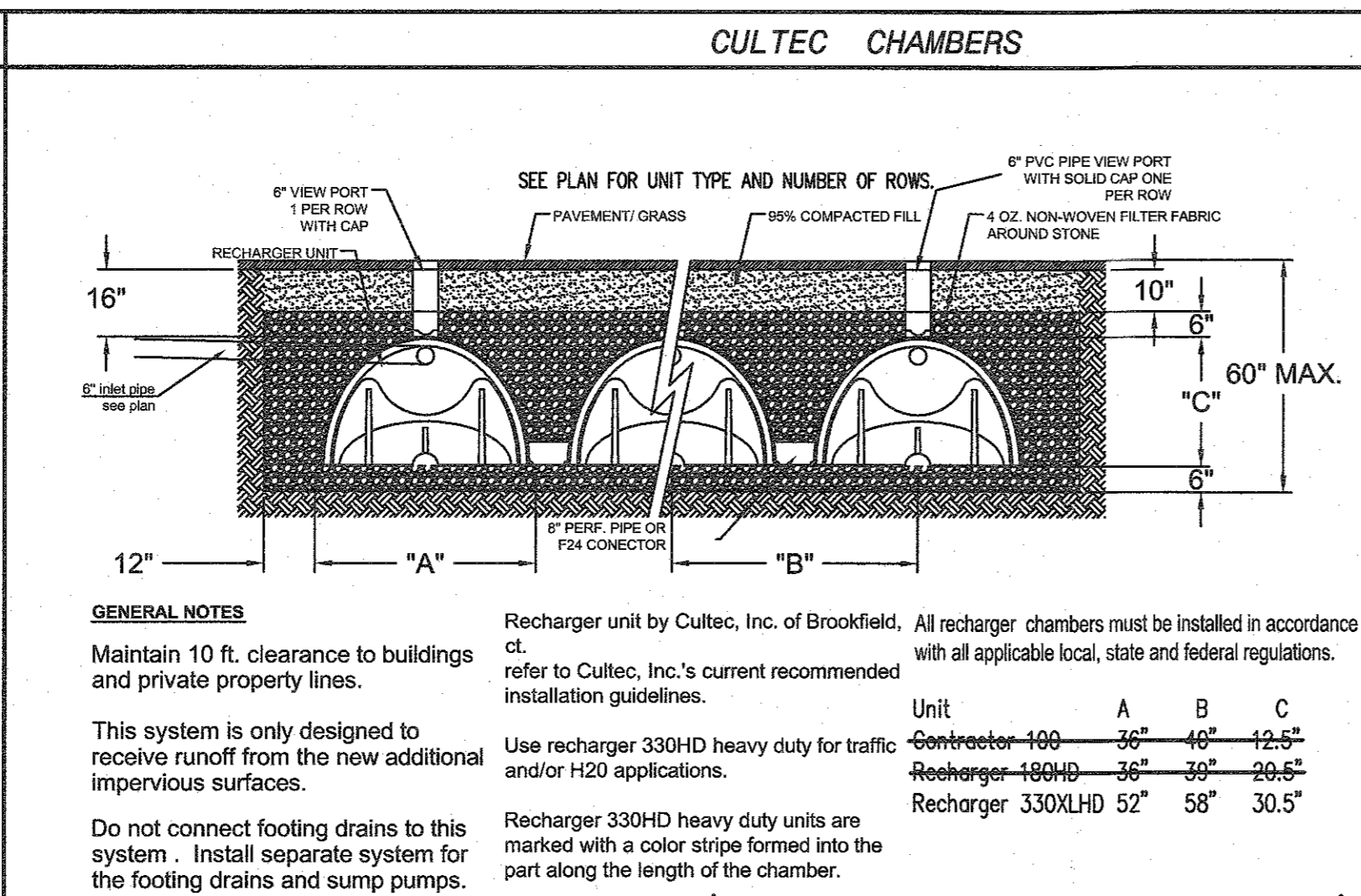
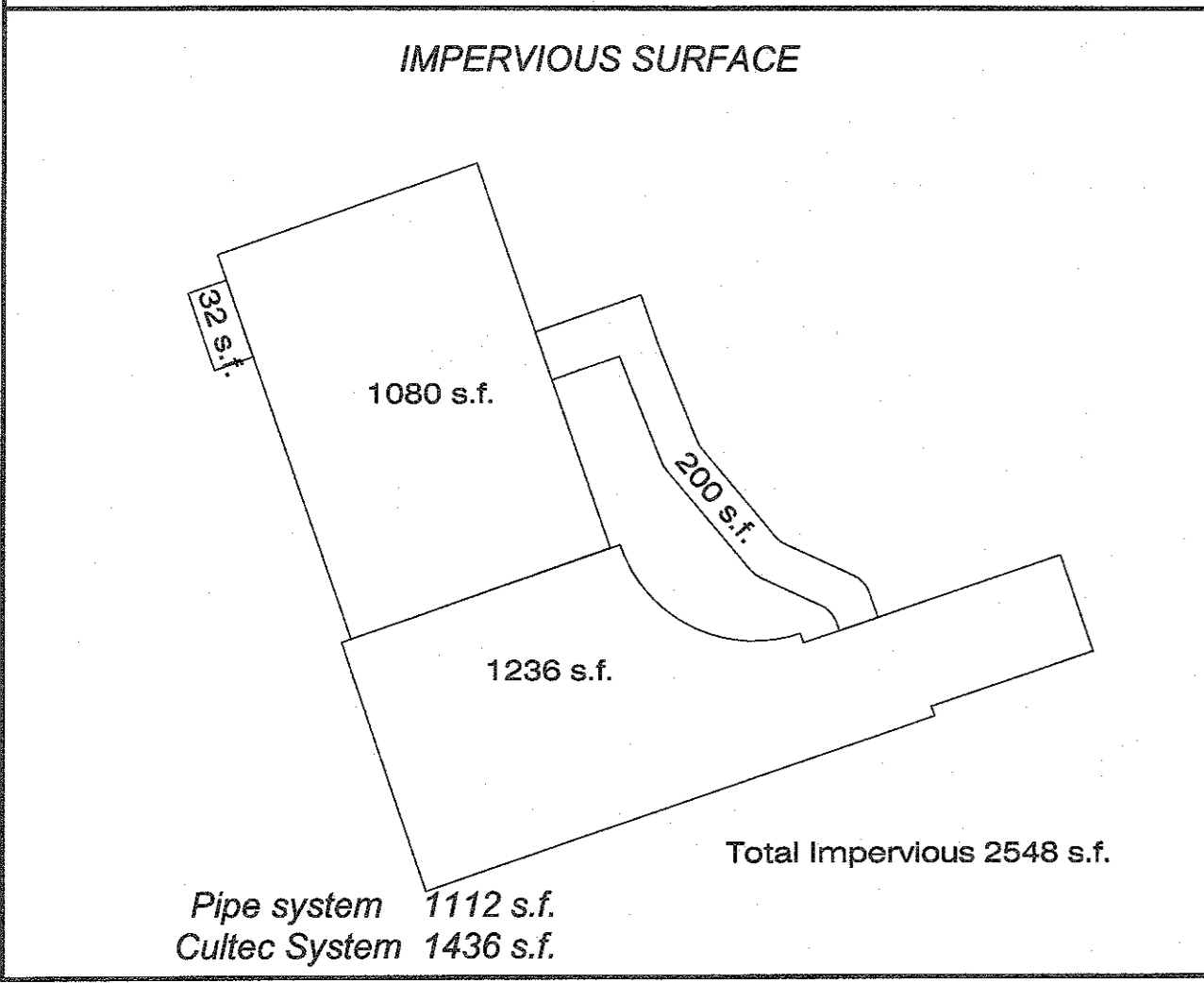
FINAL GRADING

- Remove unseeded subgrade from site.
- Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.

INSPECTION BY MUNICIPALITY

LANDSCAPING

- Spread topsoil evenly over areas to be seeded. Hand rake level.
- Broadcast 1 25lb. bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded.



TREE REMOVAL INVENTORY

TREE NUMBER	DESCRIPTION
1.	24" OAK
2.	12"-12" MAPLE
3.	14"-14" TULIP
4.	10" MAPLE
5.	10" MAPLE
6.	10" MAPLE
7.	12" MAPLE
8.	18" TULIP
9.	14" MAPLE
10.	10"-10"-14" BIRCH
11.	22" MAPLE
12.	15" MAPLE
13.	22" MAPLE
14.	12" BIRCH
15.	14" MAPLE
16.	10" OAK
17.	8" BEECH
18.	15" MAPLE
19.	10" MAPLE
20.	10" MAPLE
21.	18" MAPLE
22.	24" TULIP
23.	18" MAPLE
24.	24" TULIP



LEGEND

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SILT FENCE
- AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- EXISTING GRADE
- PROPOSED GRADE
- 14 TREE
- TREE TO BE REMOVED

NO	DATE	DESC	BY
1	FEB 12, 2020	SGA	

REVISIONS

STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLAN
PREPARED FOR: ANNEKE LEFFEL

STREET: 387 GRANITE SPRINGS ROAD
CITY: YORKTOWN
A.K.A. SHEET 27.14- TAX BLOCK 1 - LOT 74

WESTCHESTER COUNTY, NEW YORK
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SCALE: 1" = 20'
DATE: JAN 13, 2020
DRAWN BY: MWN. CHECKED BY: ES.

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