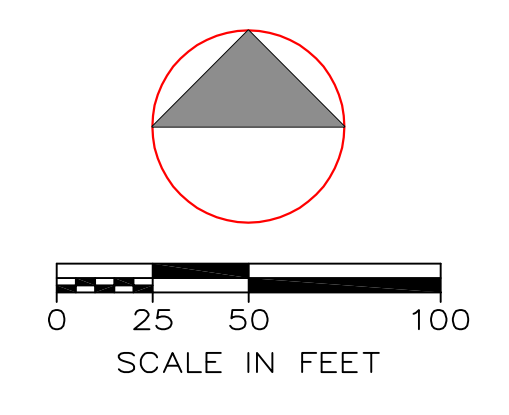


LOCATION MAP
N.T.S.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		MONUMENT
		O.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		DEEP TEST PIT
		PERCOLATION HOLE
		TREE/TAG NUMBER

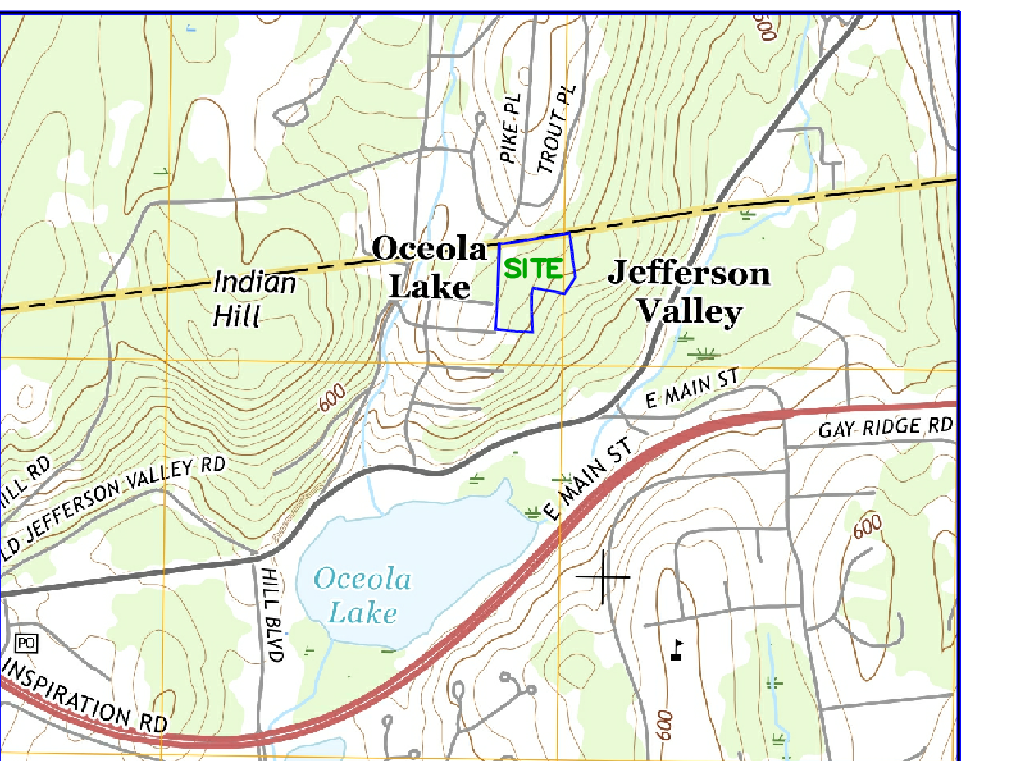
ZONING SCHEDULE

OSCEOLA ROAD	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MINIMUM AREA S.F.	80,000	96,806	86,144	119,537	81,919	81,372
MINIMUM WIDTH FT.	200	433	143	136	149	254
MINIMUM DEPTH FT.	200	324	414	568	311	250
MINIMUM YARD FT.	75	75	38	111	84	81
FRONT		30/80	65/274	41/83	52/113	55/111
ONE SIDE / BOTH		75	164	202	276	179
REAR		35	< 35	< 35	< 35	< 35
MAX BLDG HEIGHT FT.	10	2.3	2.1	1.8	2.7	2.7

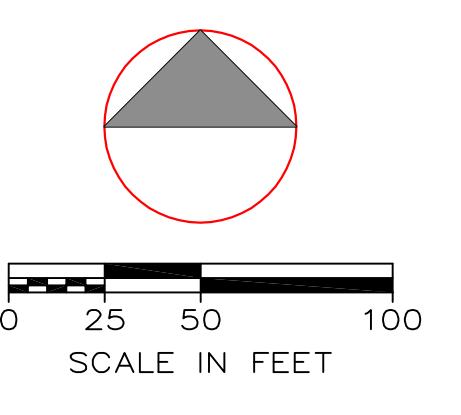
TAX DESIGNATION:
SEC 81.9 BLD 1 LOT 10
SEC 81.9 BLD 2 LOT 83

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

PRELIMINARY PLAT
IMPROVEMENT PLAN/
GRADING/UTILITIES
PROPOSED SUBDIVISION
PREPARED FOR
KRISTINE HANSMANN
TOWN OF YORKTOWN
WESTCHESTER CO., NY
DECEMBER 29, 2020
SHEET 1 OF 4 SHEETS



LOCATION MAP
N.T.S.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		MONUMENT
		O.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		DEEP TEST PIT
		PERCOLATION HOLE
		TREE/TAG NUMBER

NOTE: TREES WITHIN THE DISTURBANCE LIMIT LINE MAY POTENTIALLY BE REMOVED AS NECESSARY.

ZONING SCHEDULE

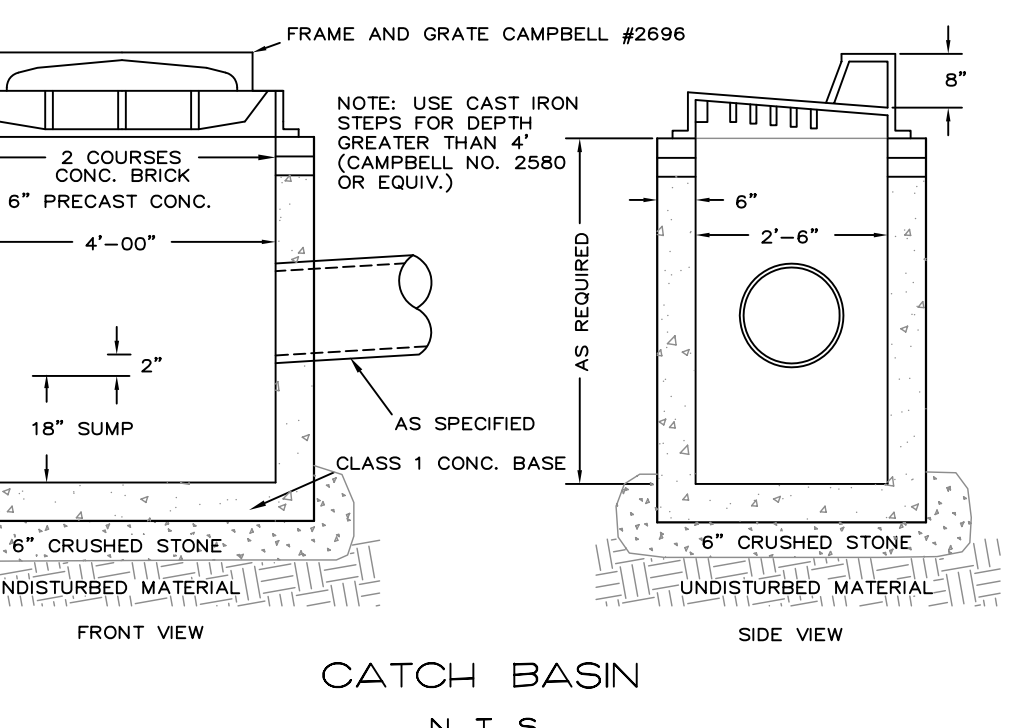
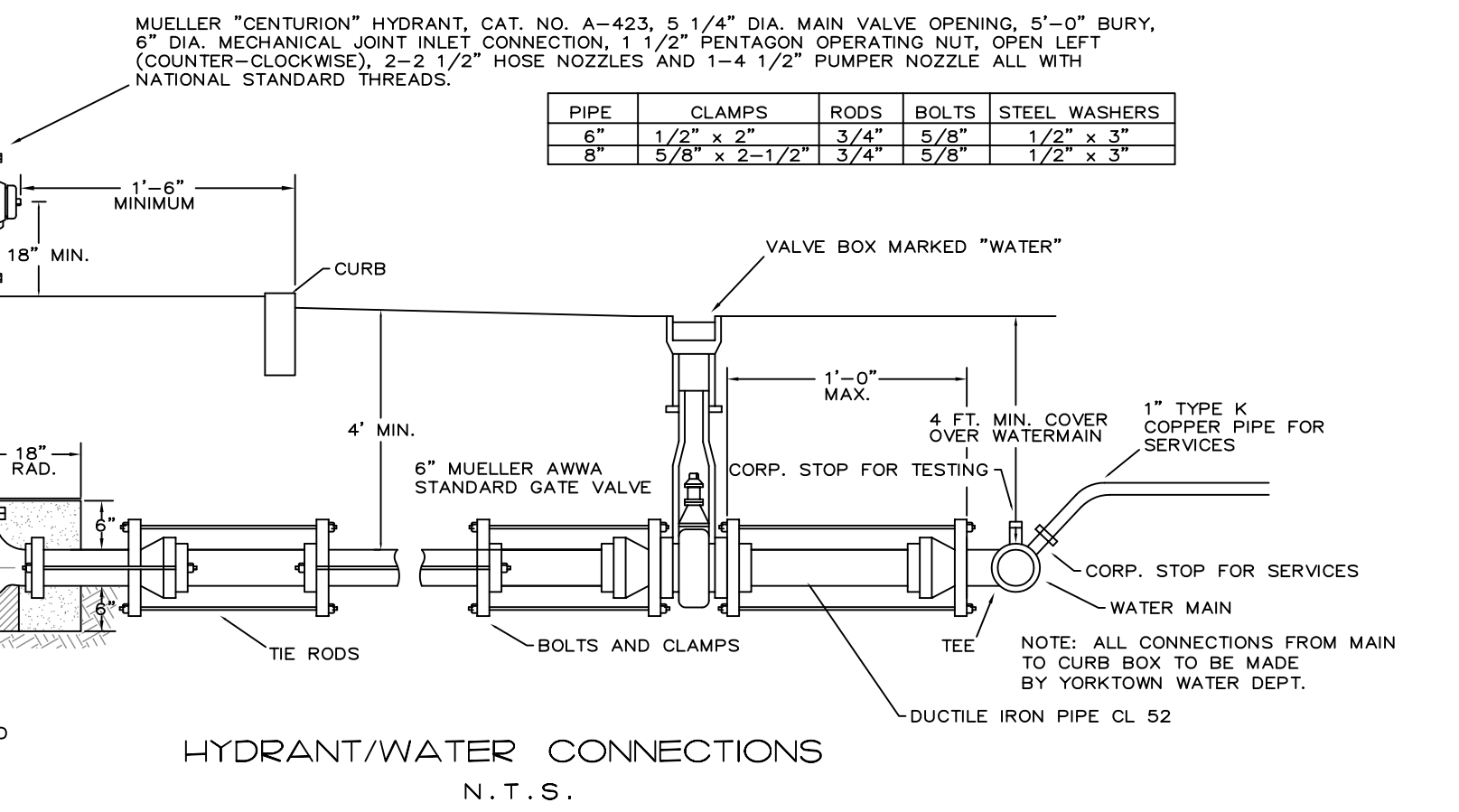
OSCEOLA ROAD	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
ZONE	R-20	R-20	R-20	R-20	R-20	R-20
MINIMUM AREA S.F.	80,000	96,806	86,144	119,537	81,919	81,375
MINIMUM WIDTH FT.	200	433	143	136	149	254
MINIMUM DEPTH FT.	200	324	414	568	311	250
MINIMUM YARD FT.	75	75	38	111	84	81
FRONT						
ONE SIDE / BOTH	30/80	65/274	41/83	52/113	65/111	108/288
REAR	75	164	202	276	179	74
MAX BLDG HEIGHT FT.	35	< 35	< 35	< 35	< 35	< 35
MAX BLDG COVER %	10	2.3	2.1	1.8	2.7	2.7

TAX DESIGNATION:
SEE 8.19 B.M. 1 LOT 10
SEE 8.19 B.M. 2 LOT 83

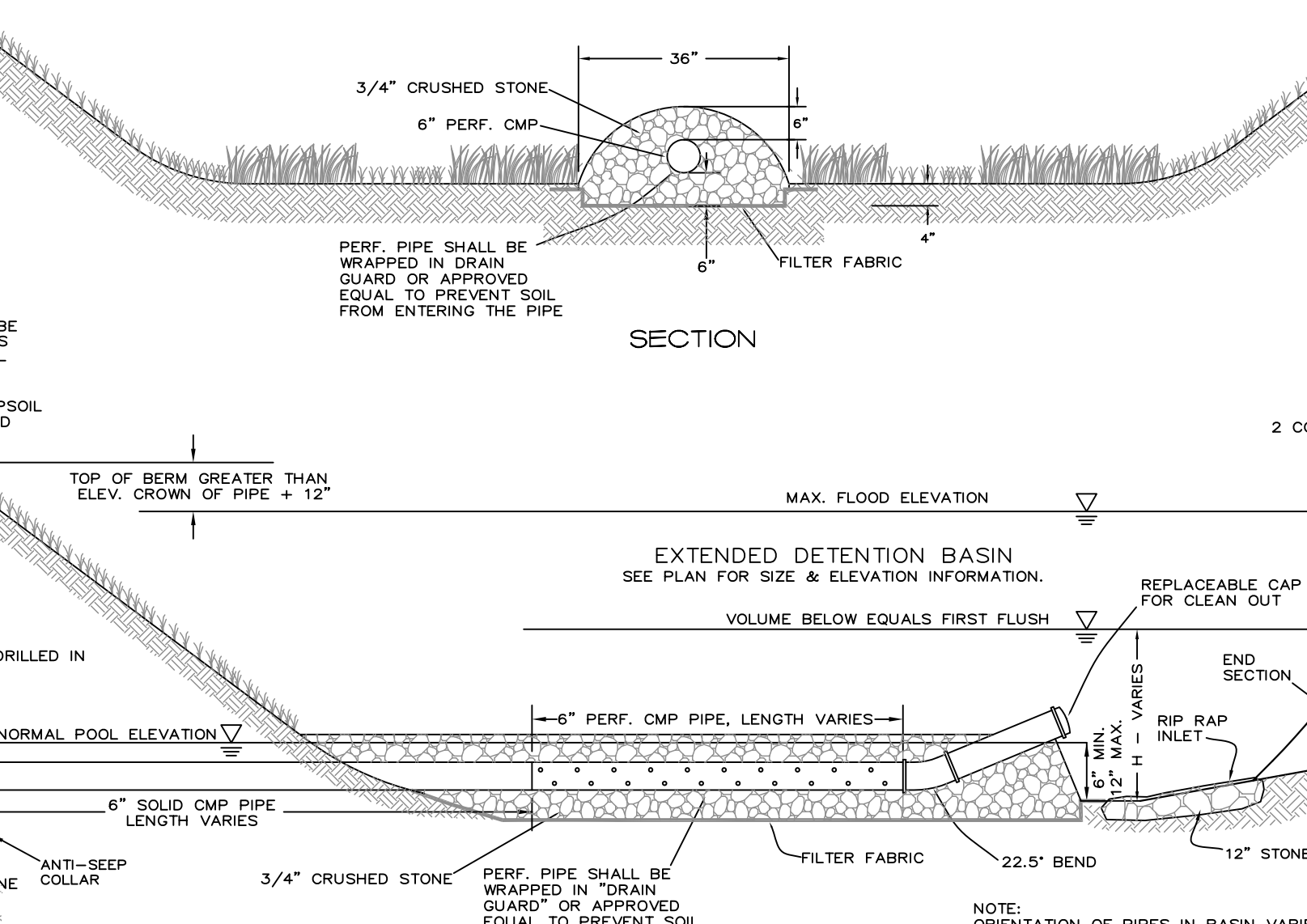
RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

IMPROVEMENT PLAN/
TREE PLAN
PROPOSED SUBDIVISION
PREPARED FOR
KRISTINE HANSMANN
TOWN OF YORKTOWN
WESTCHESTER CO., NY
DECEMBER 29, 2020
SHEET 2 OF 4 SHEETS

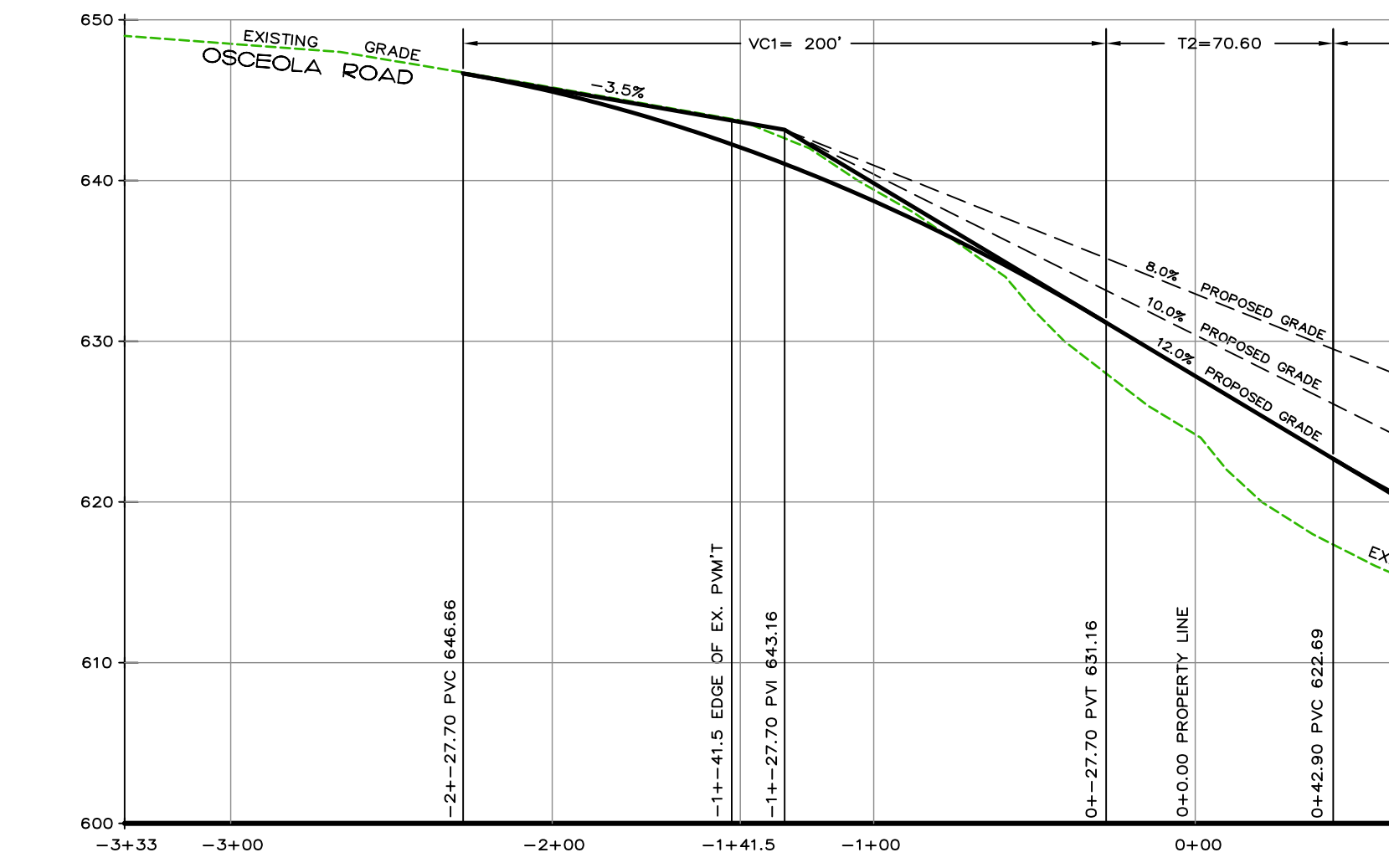
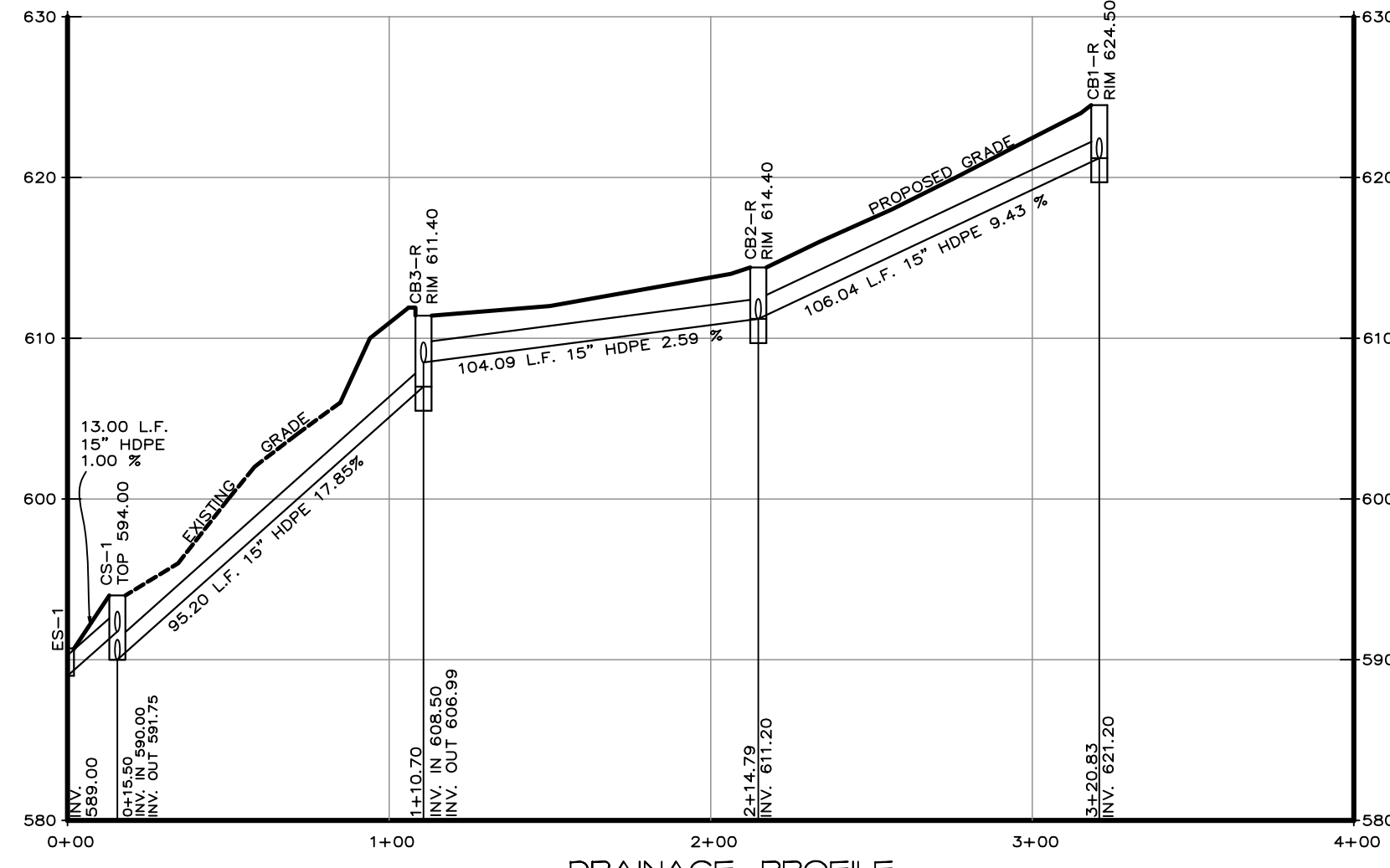
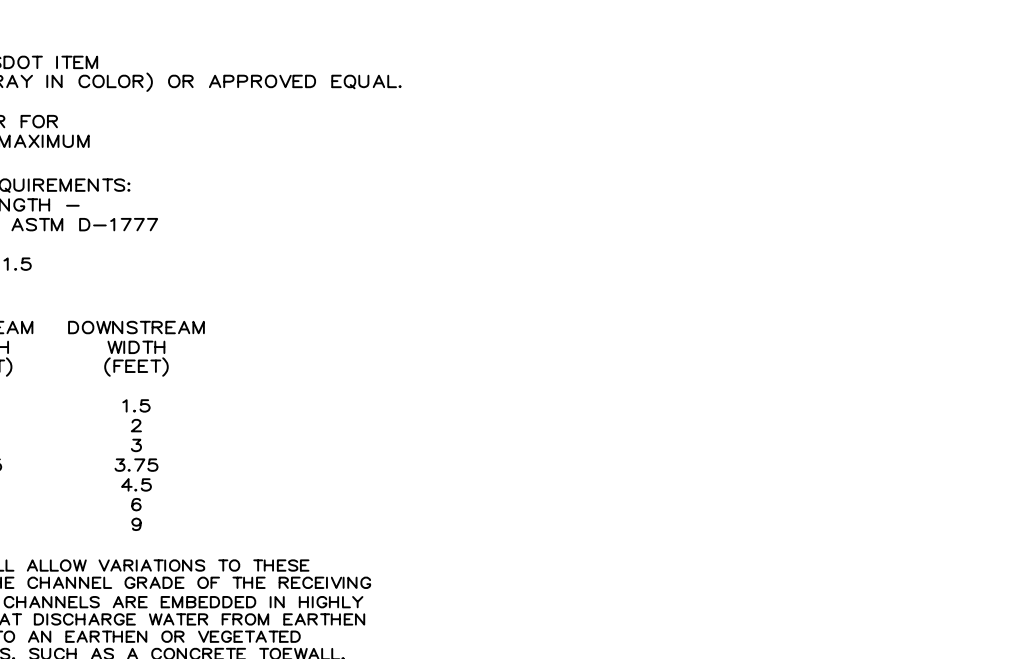
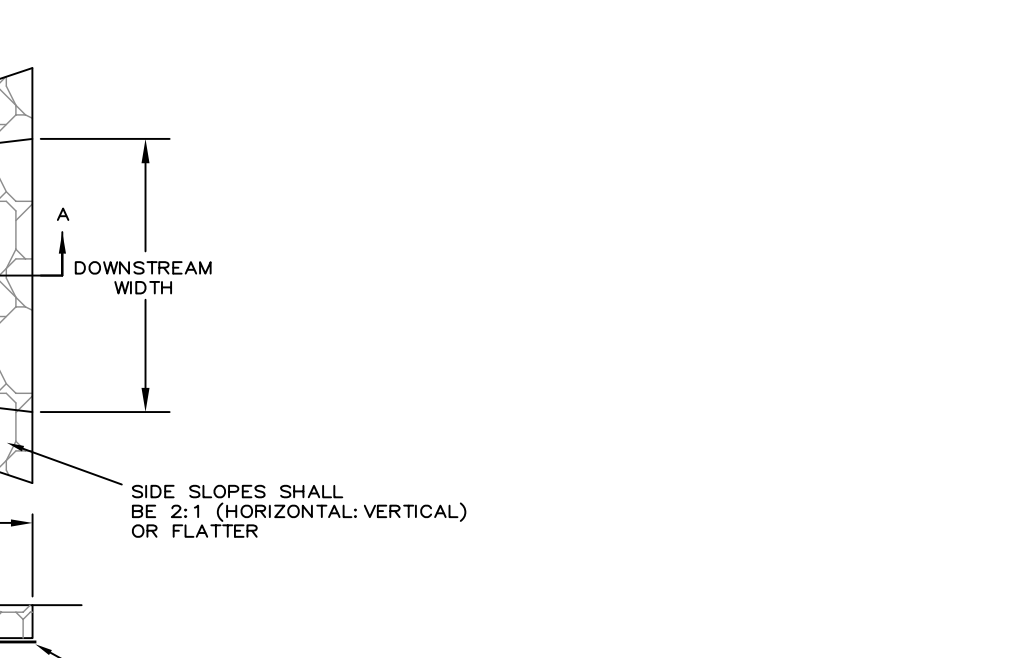
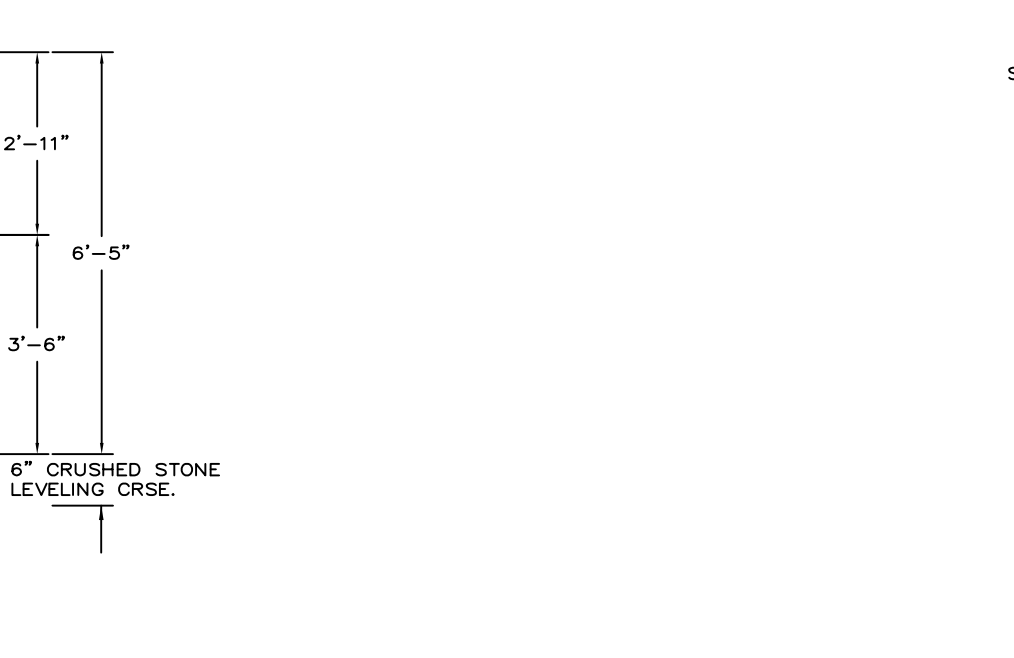
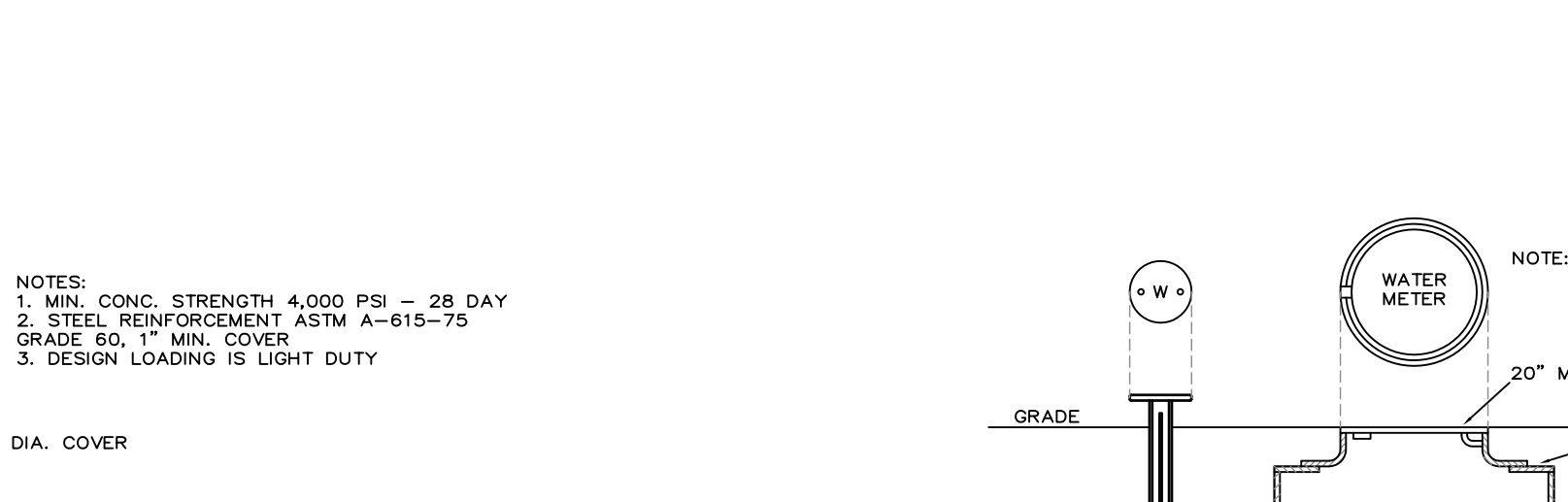
HYDRANT/WATER CONNECTION NOTES:
 1. RETURN VALVES AND CONCRETE THRUST BLOCKS ON THE ROADS AND CONCRETE THRUST BLOCKS SHALL BE USED AT ALL LOCATIONS WHERE RESTRICTION IS REQUIRED.
 2. HYDRANT SHALL BE PAINTED WITH TWO COATS OF MAINTENANCE ENAMEL (EPA AS MANUFACTURED BY GARDOL PAINT COMPANY).
 3. IF FINISHED GRADE IS LOCATED WITHIN 7 FT. OF THE GROUND SURFACE, HYDRANT SHALL BE PLUGGED WITH GRADE. PLUGGED HYDRANTS SHALL BE PLUGGED DRY AFTER USE. PLUGGING PREZING WATER. HYDRANT DRAINS ARE NOT PLUGGED. A GRAVEL FLOOR OR DRY WELL SHALL BE PROVIDED. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FT. OF SANITARY SEWERS OR STORM DRAINS.
 4. ALL MATERIALS SHALL BE APPROVED BY THE TOWN OF YORKTOWN WATER DEPARTMENT.



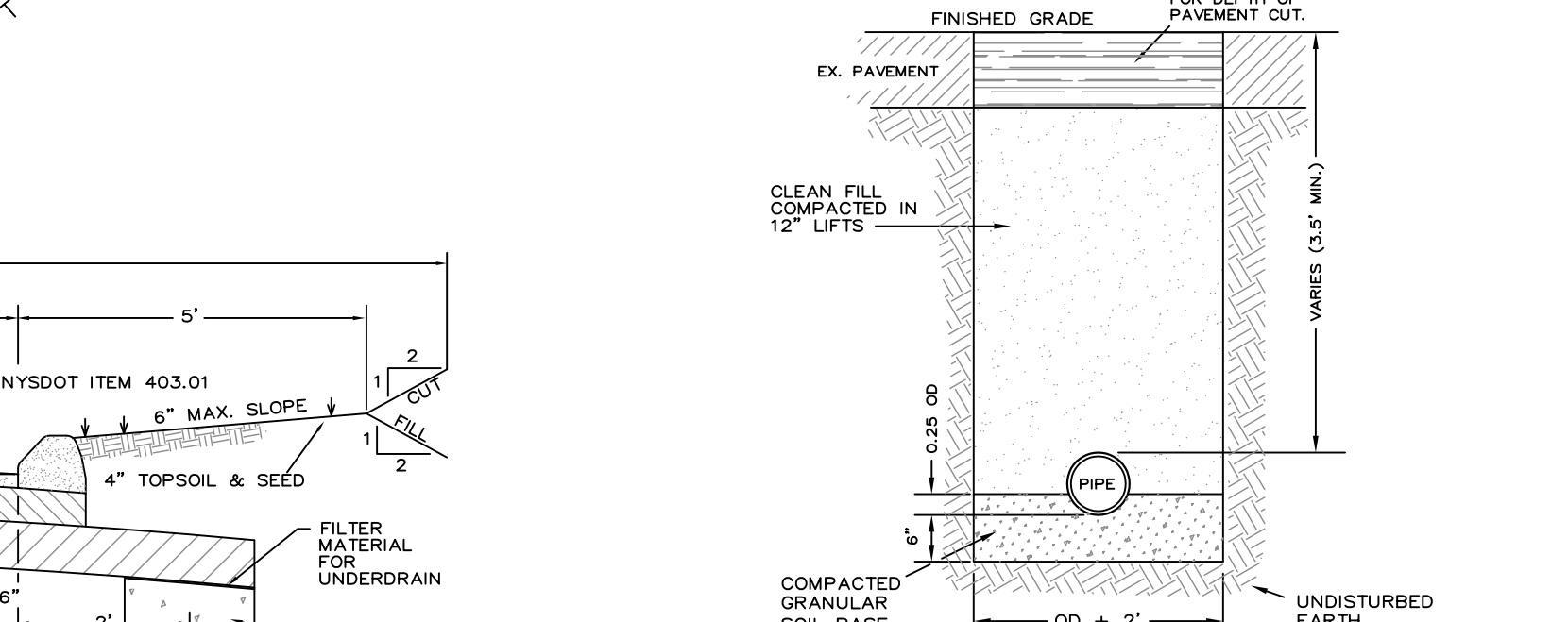
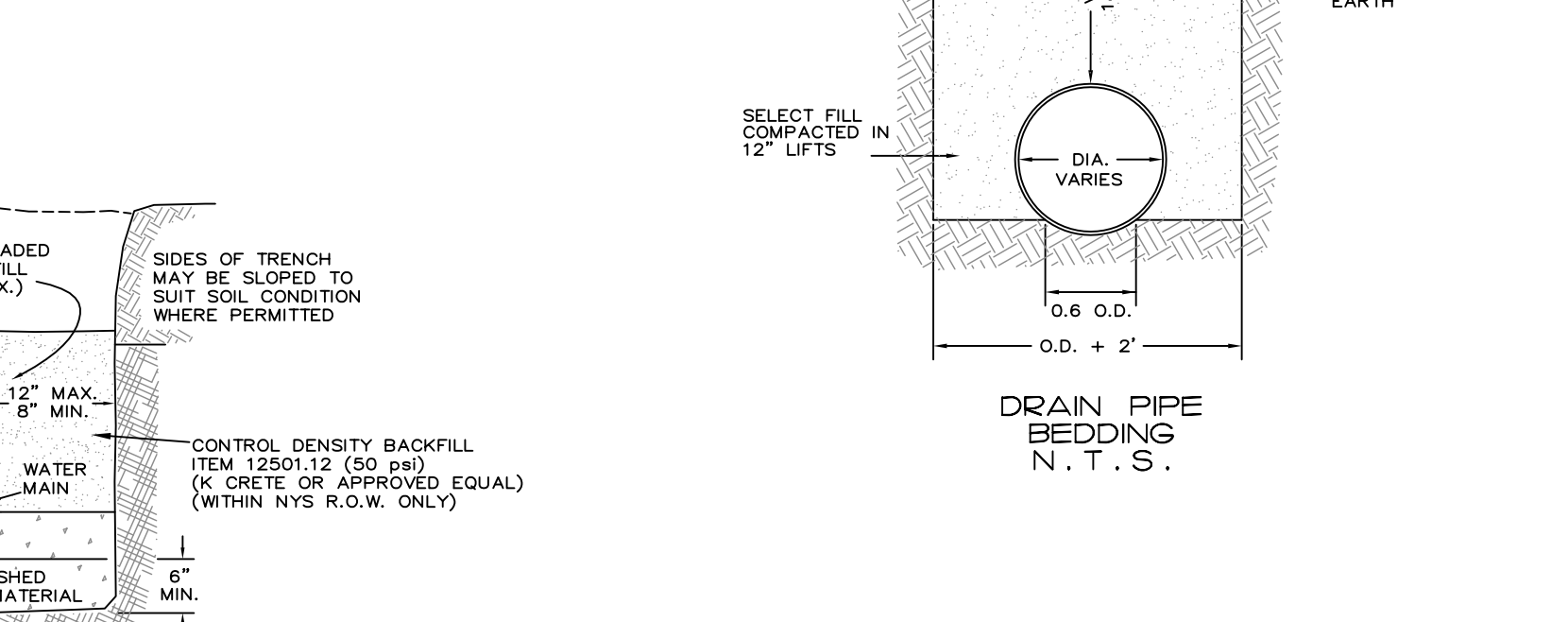
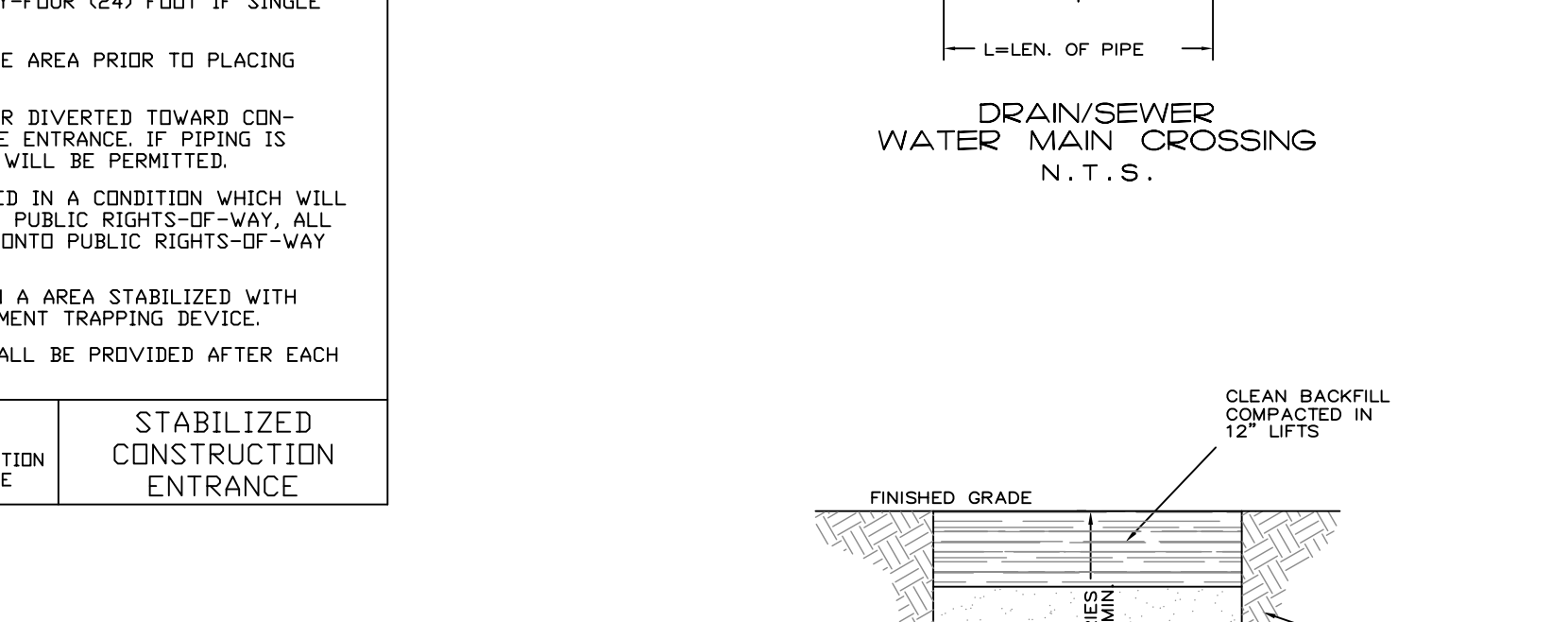
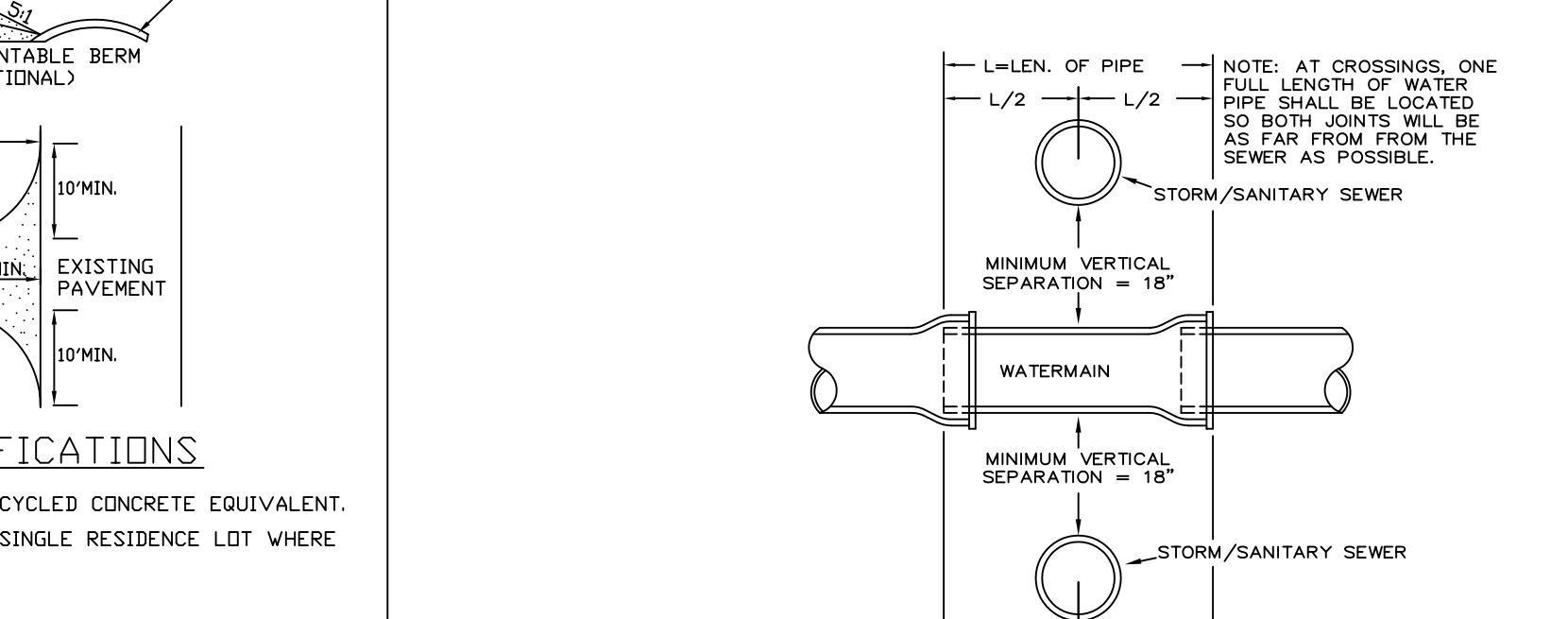
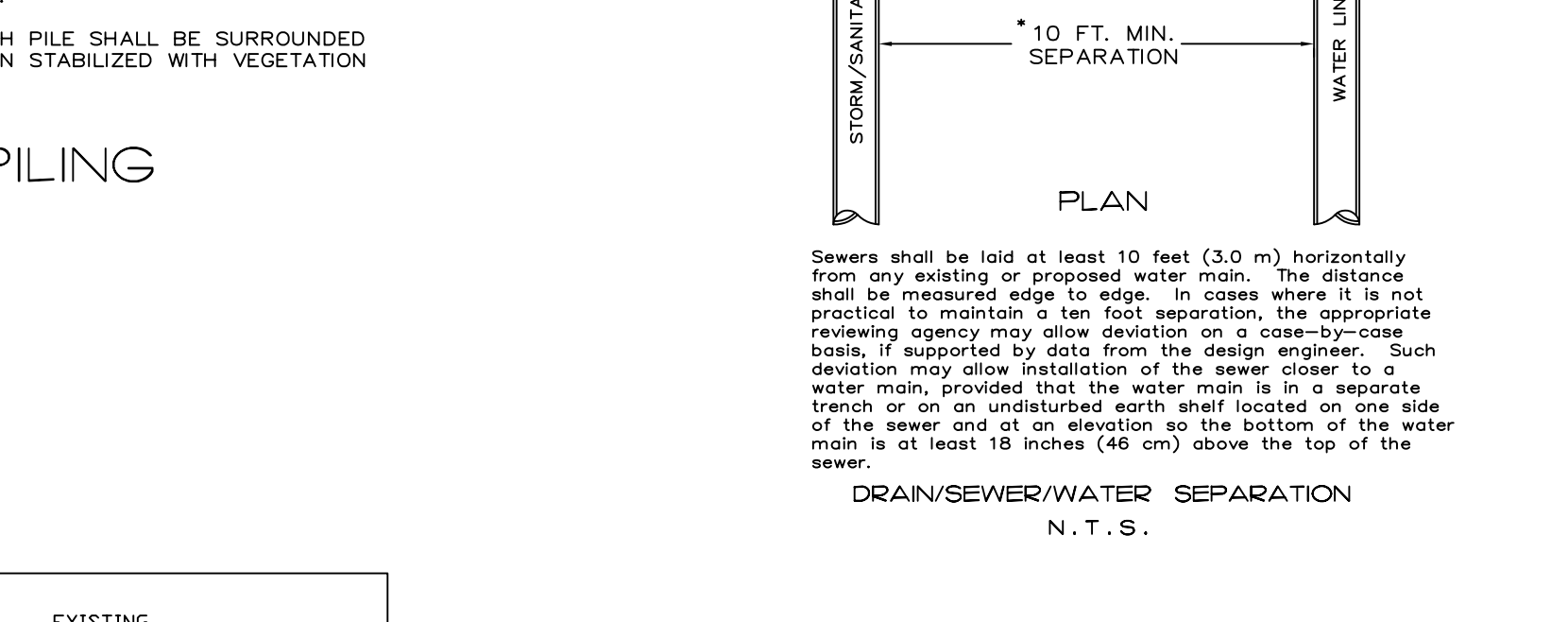
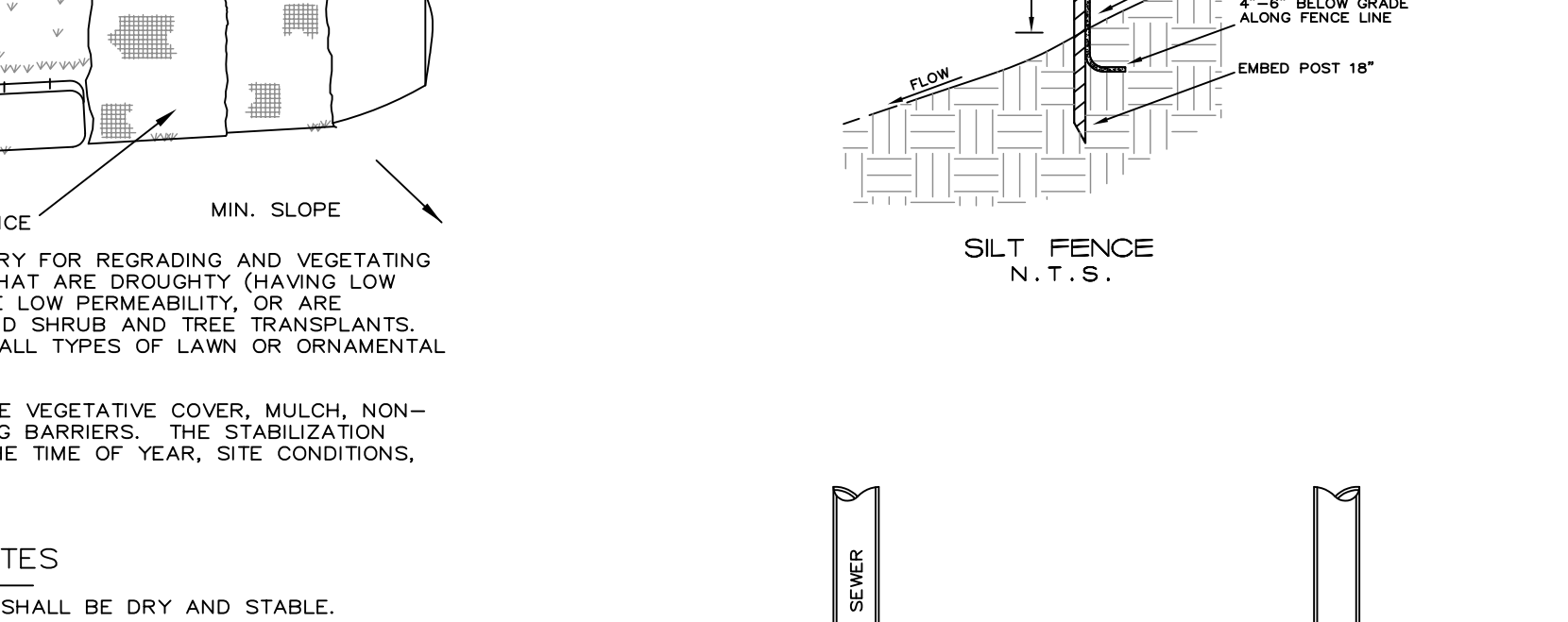
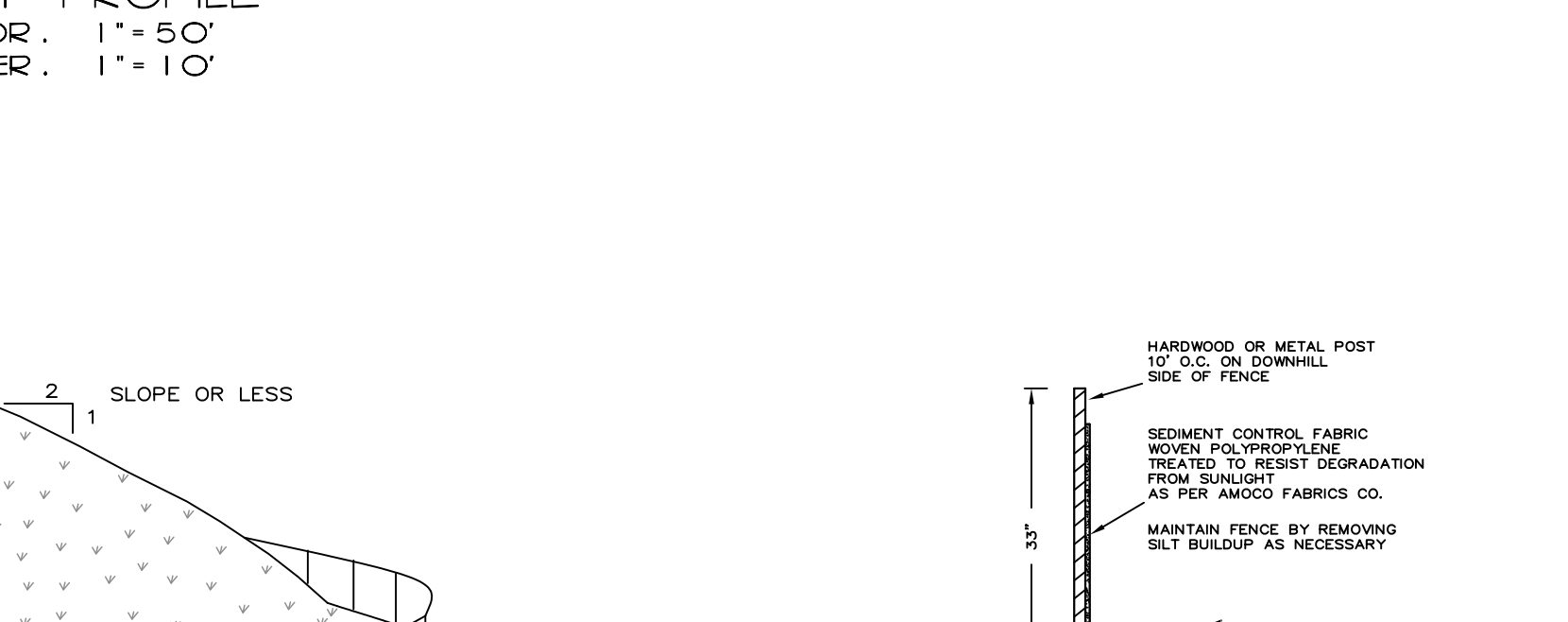
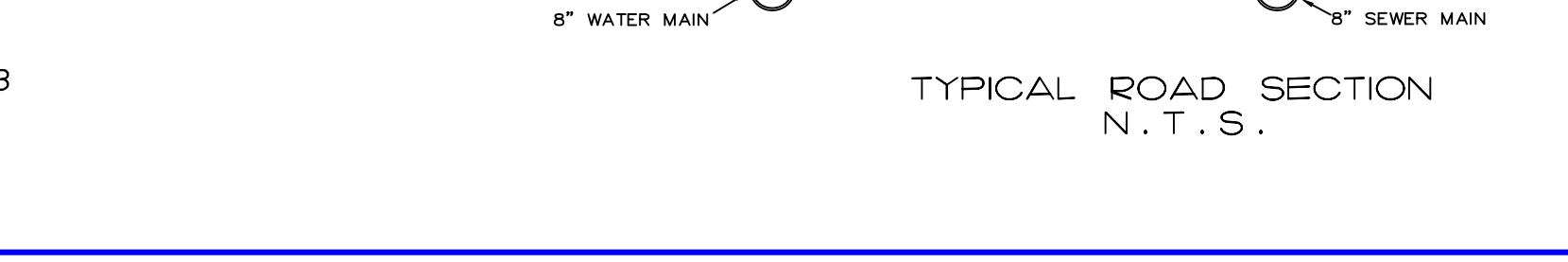
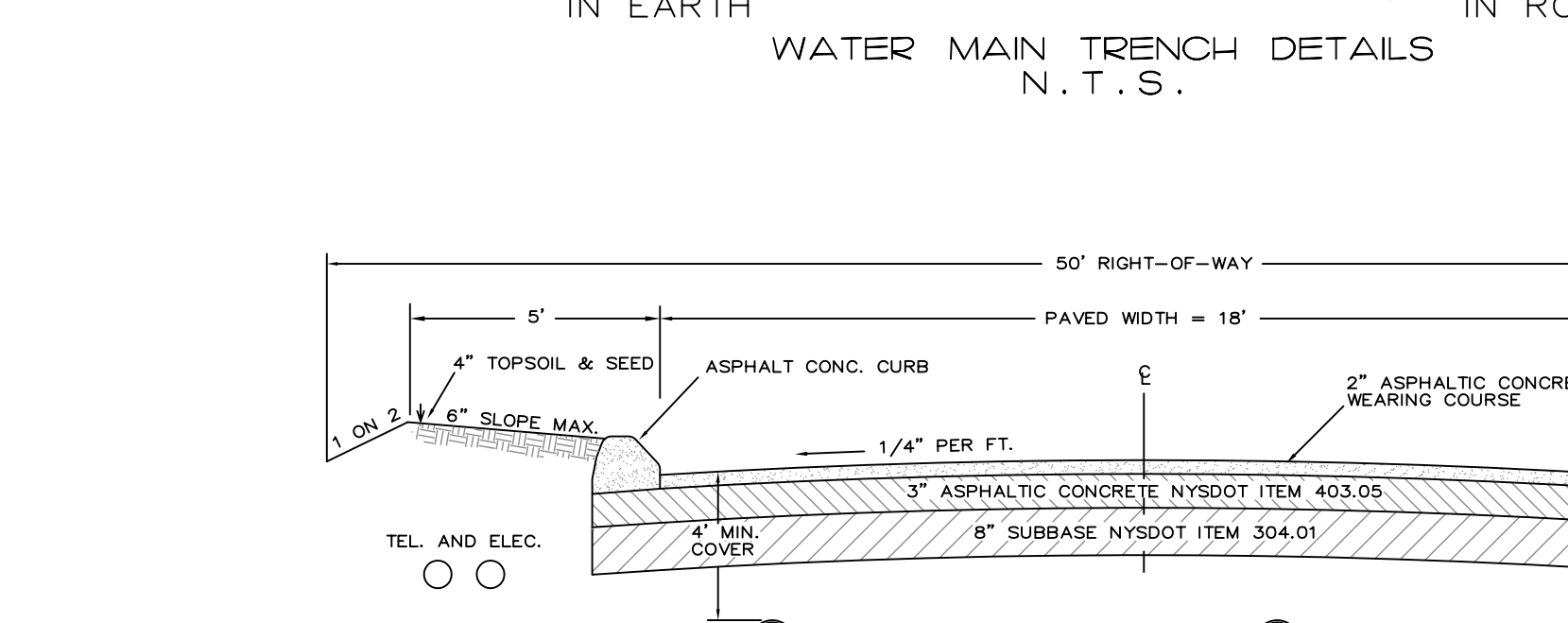
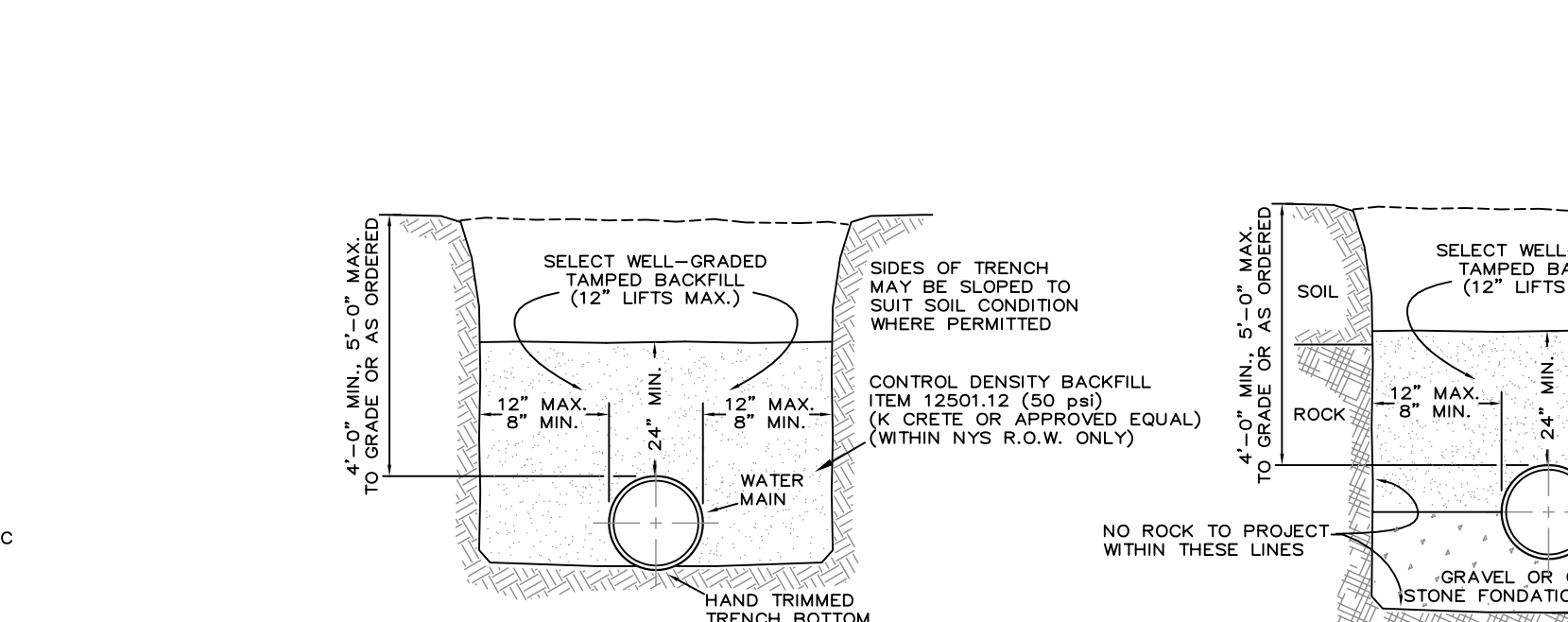
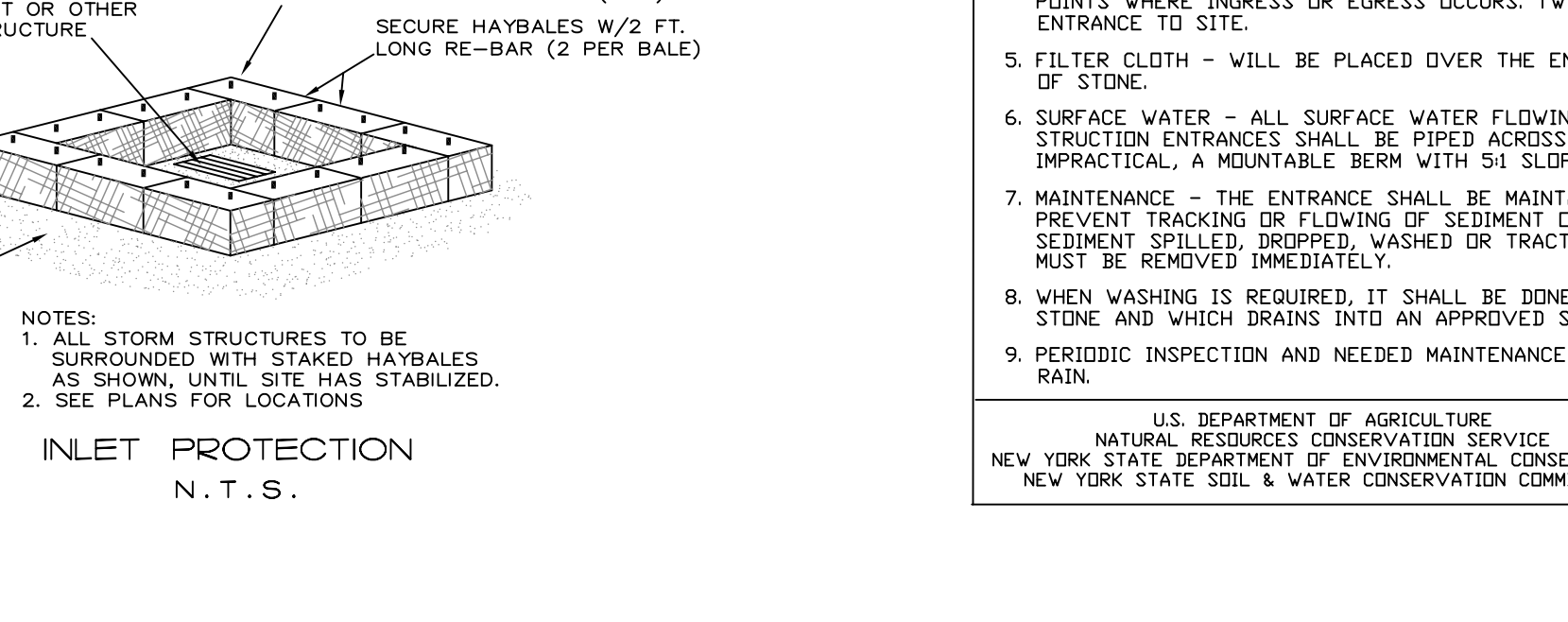
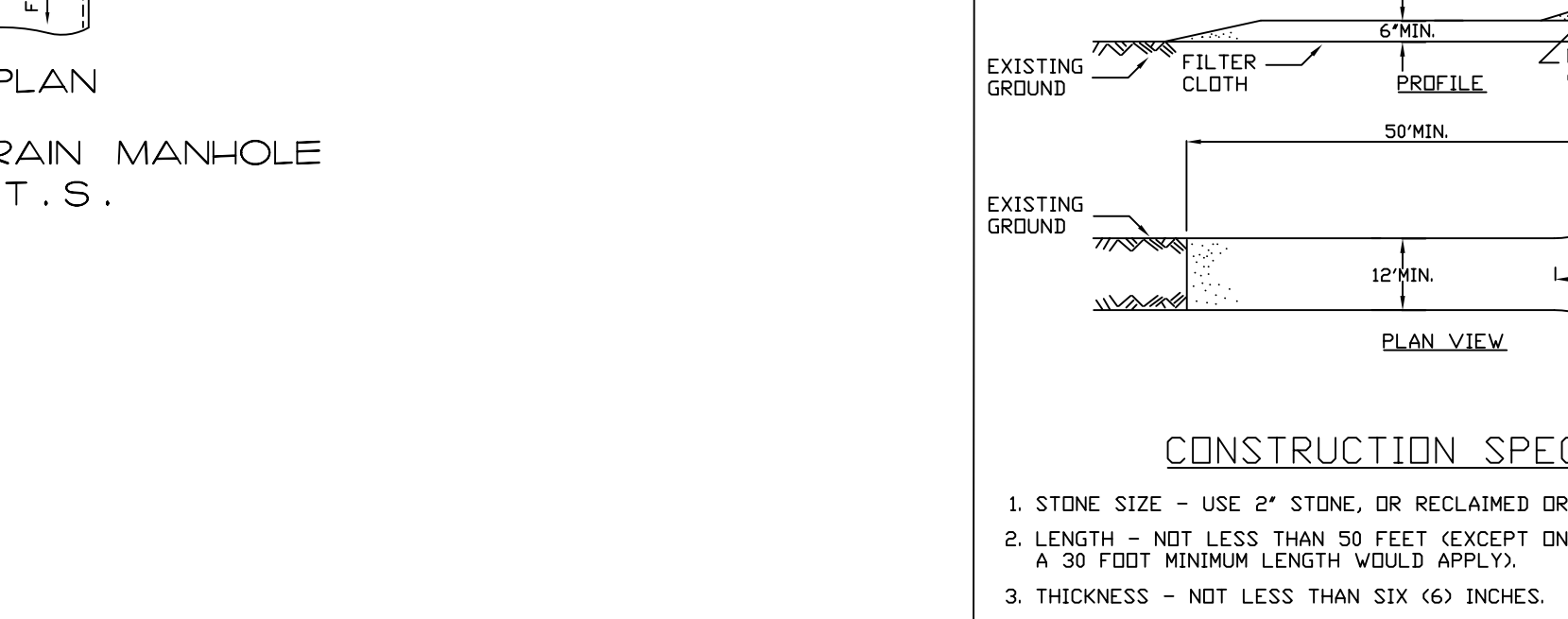
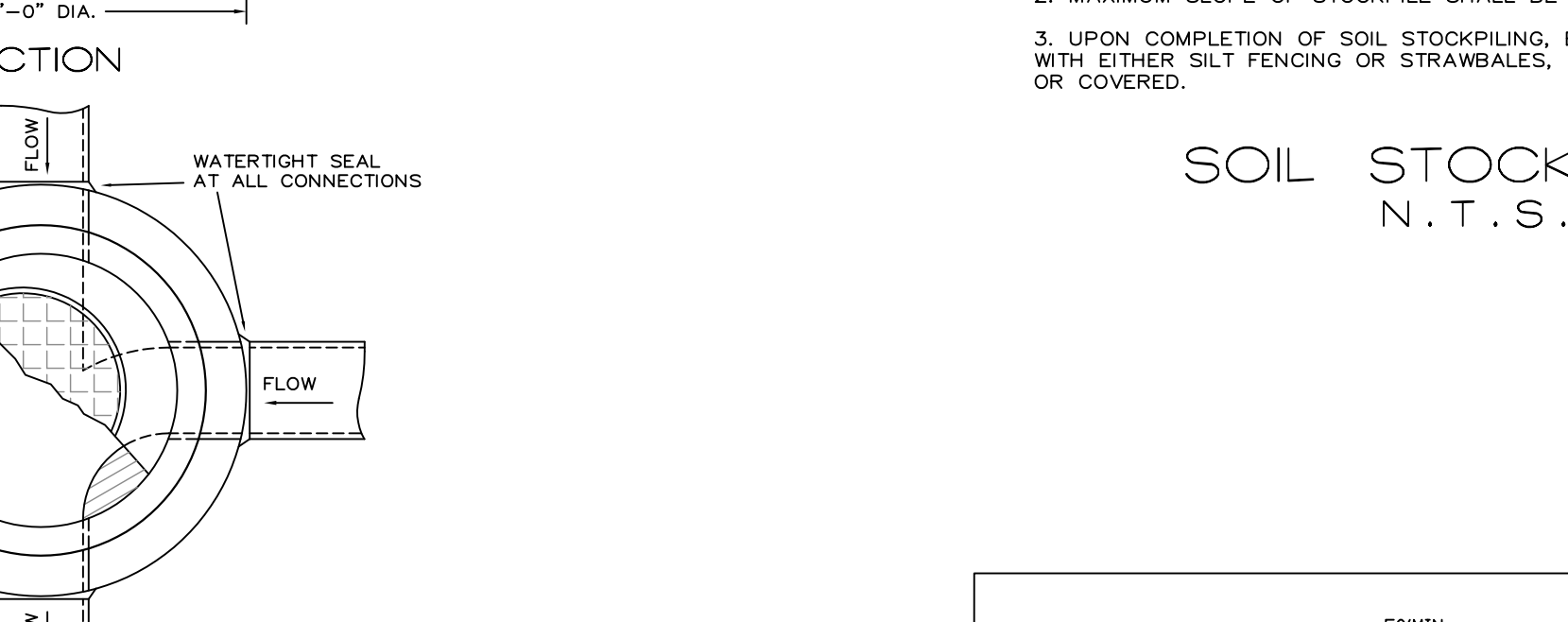
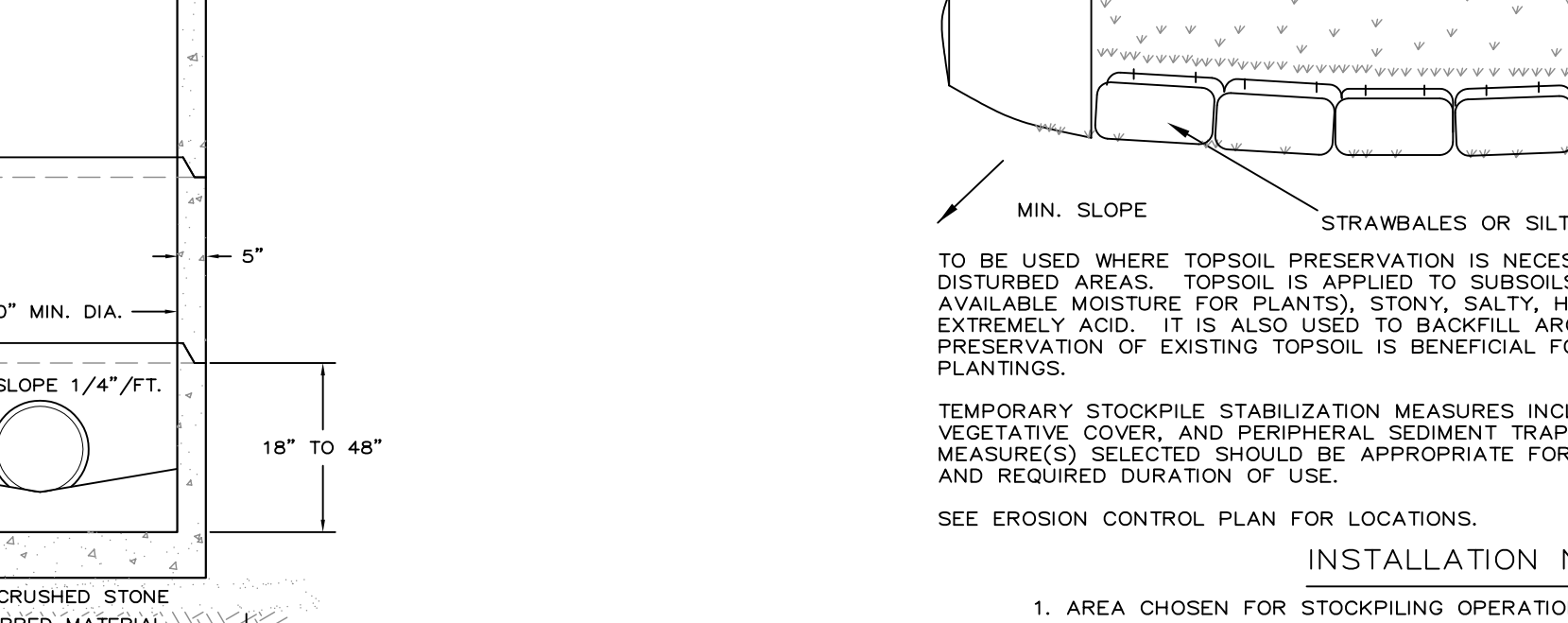
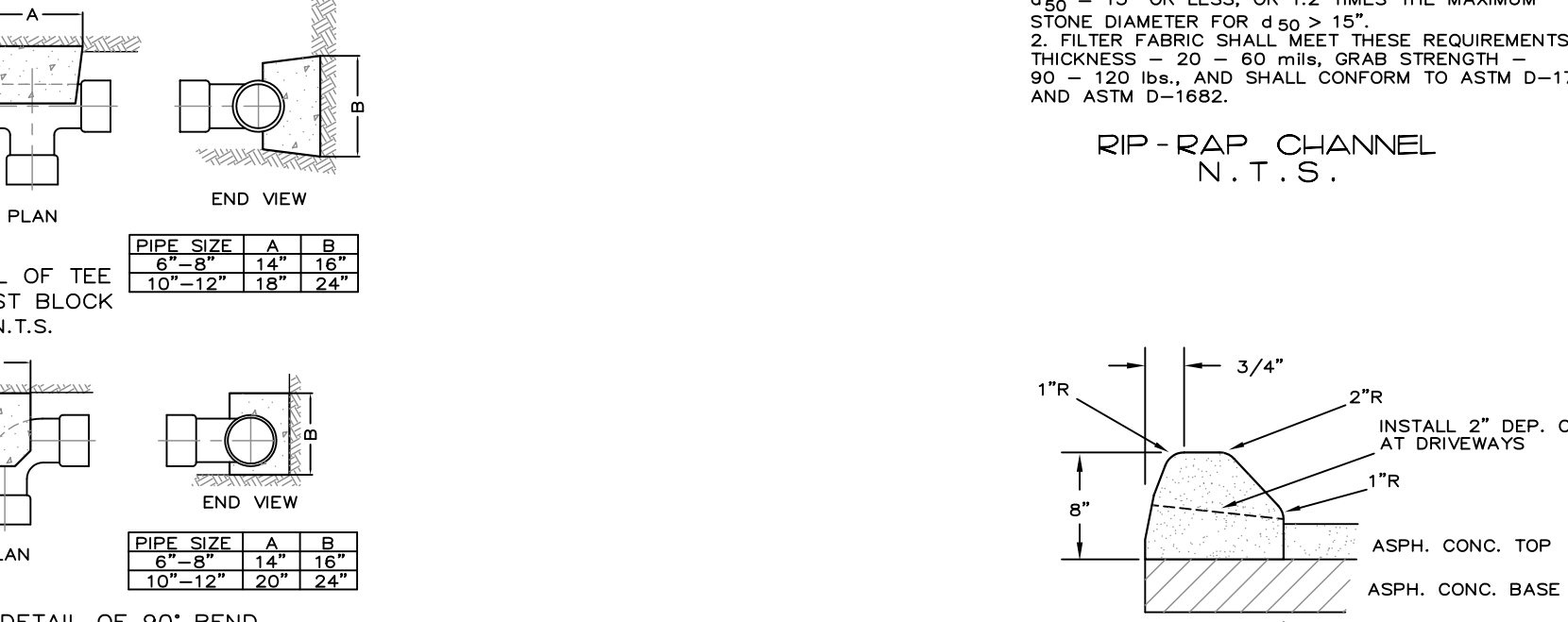
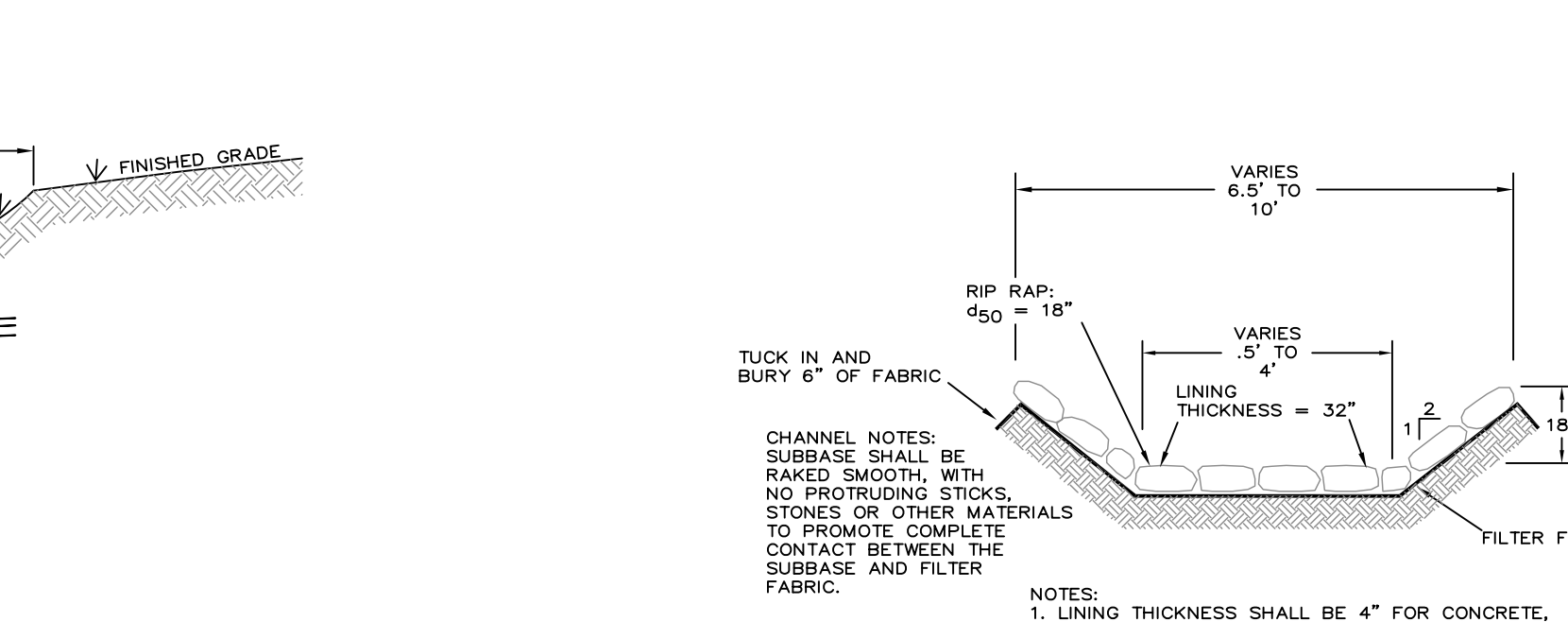
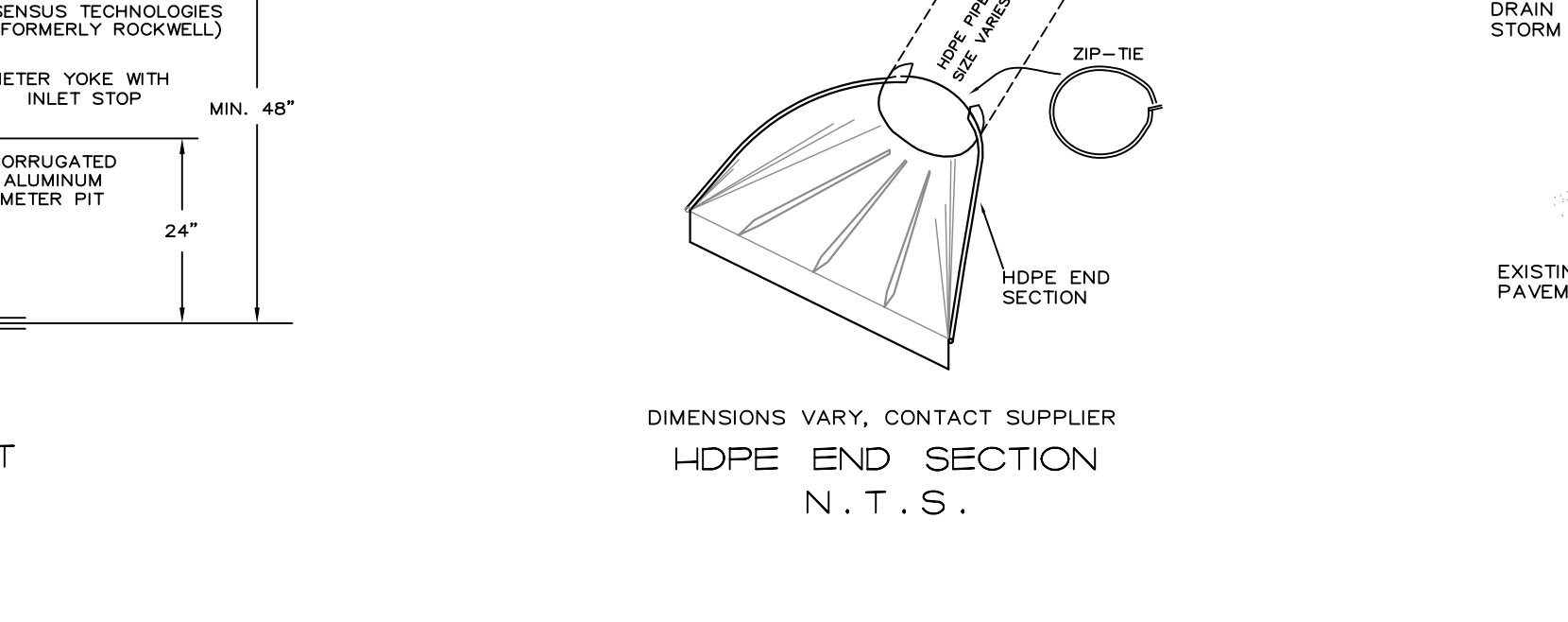
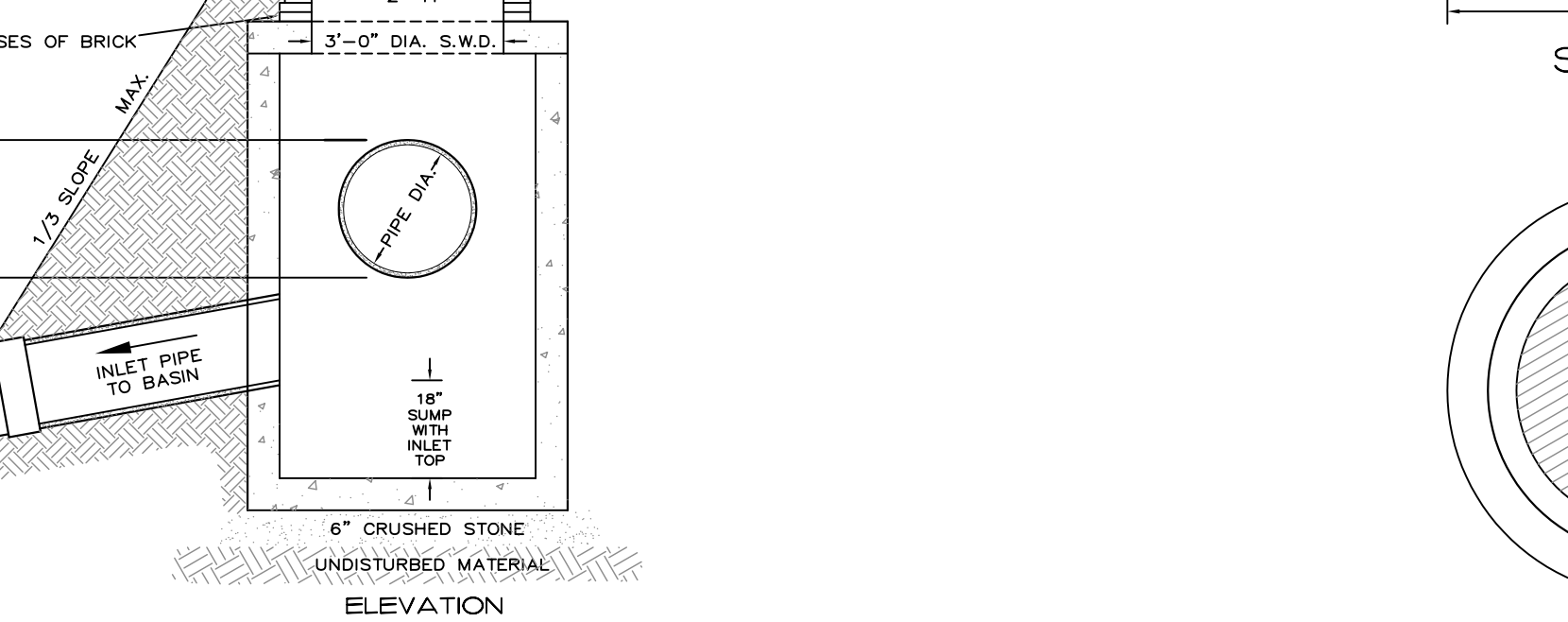
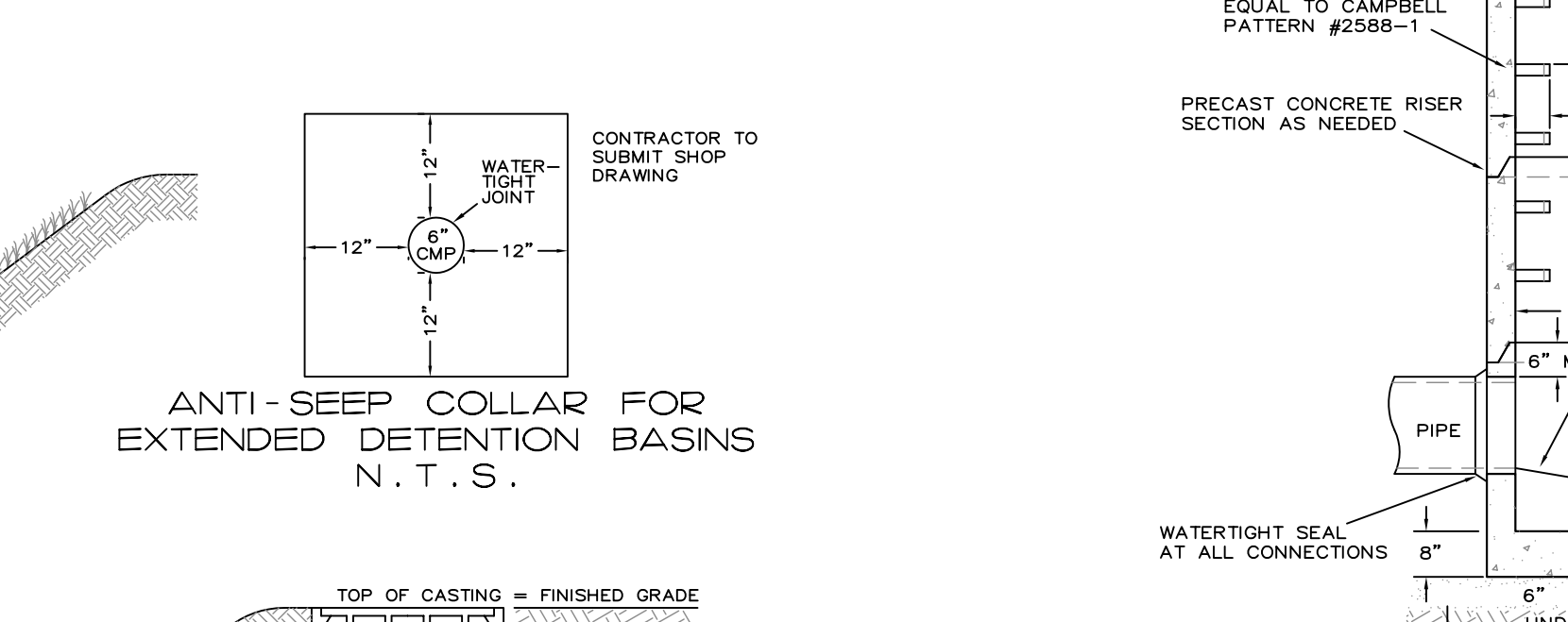
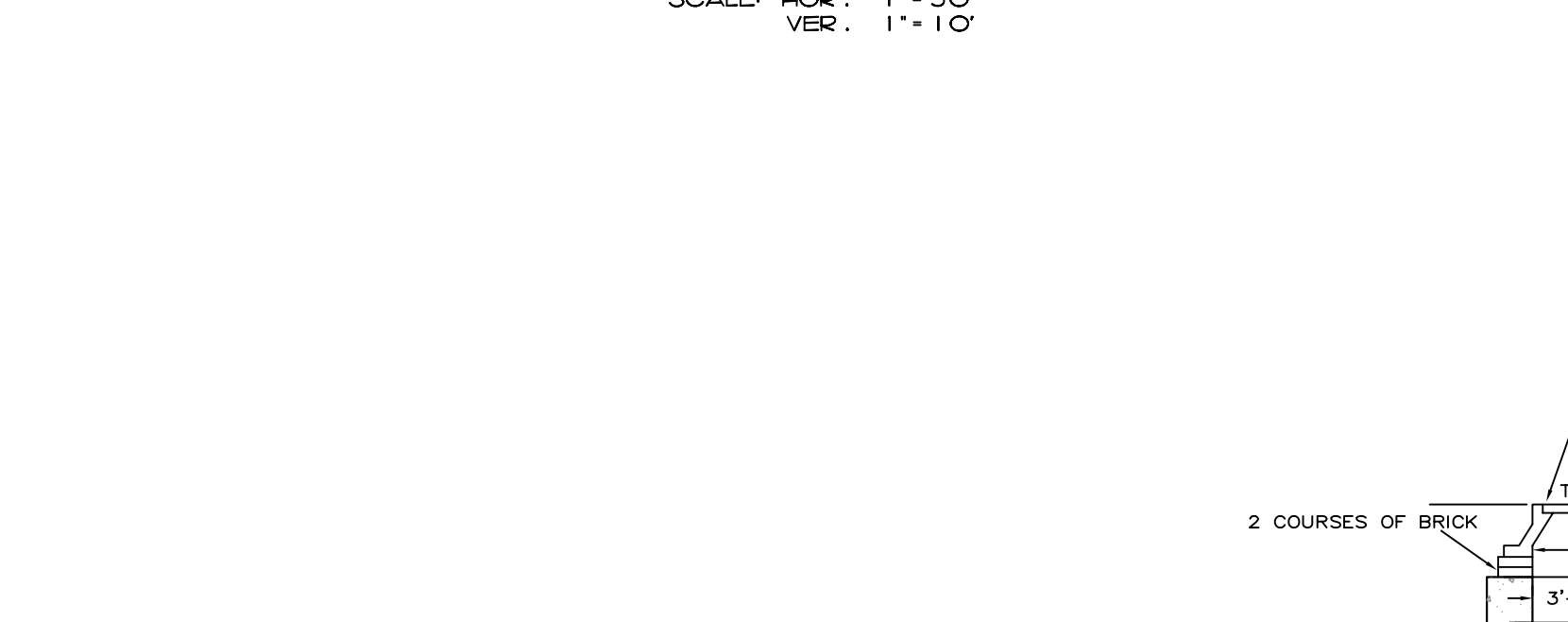
ANTI-SEEP COLLAR FOR EXTENDED DETENTION BASINS N.T.S.
 BOTTOM OF PIPES SHALL BE PLANTED WITH SEED MIX "X" (WETLAND DIVERSITY SEED MIX, DISTRIBUTED BY SOUTHERN TIER CONSULTING INC.).
 ONE SLOPE AND BENDING OF PIPES SHALL BE PLANTED WITH SEED MIX "X" (NORTHEAST UPLAND NATIVE/NATURALIZED WILDFLOWER MIX, DISTRIBUTED BY SOUTHERN TIER CONSULTING INC.).



TYPICAL OFF-LINE EXTENDED DETENTION BASIN N.T.S.
 FOR MORE INFORMATION SEE CATCH BASIN DETAIL.



ROAD GRADES EXCEEDING 8.0% REQUIRE TOWN BOARD APPROVAL



- GENERAL NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL, BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 93).
 2. THE INSTALLATION OF WATER MAIN SHALL BE UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 4. ALL PROPERTY DISTURBED IN THE R.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO ORIGINAL CONDITION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 6. THE ROAD AND UTILITIES SHALL BE STAYED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR OF ENGINEERS.
 7. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN AND CON EDISON.
 8. TELEPHONE AND CABLE LINES TO BE UNDERGROUND.
 9. WATER MAIN CONNECTIONS SHALL BE AS REQUIRED BY THE TOWN OF YORKTOWN WATER DEPARTMENT.
 10. ALL DRAINAGE PIPE TO BE HOPE UNLESS OTHERWISE NOTED.
 11. PROVIDE RELEASE GRANS WHERE REQUIRED BY THE TOWN ENGINEER.
 12. ALL GRADED SLOPES SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL UNLESS OTHERWISE NOTED BY TOWN ENGINEER.
 13. ALL STRUCTURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR 10-20 TONS.
 14. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND LAND SUBDIVISION REGULATIONS OF THE TOWN OF YORKTOWN.
 15. PERMANENT SURVEY MONUMENTS TO BE LOCATED WHERE SPECIFIED BY TOWN ENGINEER.
 16. LOCATION OF GAS AND WATER VALVES, ELECTRIC AND TELEPHONE POLES ARE TO BE DETERMINED BY PROPER AUTHORITIES AND APPROVED AS TO LOCATION BY THE TOWN ENGINEER.
 17. ALL EXISTING UNDERGROUND DRAINS ENCOUNTERED DURING CONSTRUCTION OF PROPOSED ROADS ARE TO BE CONNECTED TO PROPOSED DRAINAGE IMPROVEMENTS.
 18. INTERFERING DRAINAGE ARE TO BE INSTALLED WHERE REQUIRED BY THE TOWN ENGINEER DURING ROAD CONSTRUCTION.
 19. ALL SITE UTILITY LINES SHALL BE PLACED UNDERGROUND.
 20. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
 21. TOWN ENGINEERING DEPT. SHALL BE NOTIFIED BEFORE CONSTRUCTION IS STARTED.
 22. SITE TOPOGRAPHY IS BY OTHERS. NO CERTIFICATION IS GIVEN.

- WATER MAIN NOTES:**
1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPLICABLE CURRENT A.S.E. AND A.S.E. SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPROPRIATE BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
 2. ALL WATER MAIN PIPE SHALL BE AWWA C151-76 THIRDS CLASS FIBER-GLASS REINFORCED PLASTIC (FRP) WITH 1/2" WALL THICKNESS. GASKETS SHALL BE INSTALLED WITH TWO (2) BRONZE WEDGES PER JOINT. INSTALLATION SHALL BE IN ACCORDANCE WITH AWWA C151-76. ALL FITTINGS SHALL BE DUCTILE IRON UNLESS NOTED OTHERWISE.
 3. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL. RESILIENT WEDGE GATE VALVE AND AWWA C200. OPENING SHALL BE LEFT OPEN AND OPERATION SHALL BE 2" SQUARE WRENCH NUT. MINIMUM WORKING PRESSURE SHALL BE 250 PSI.
 4. ALL VALVE BOXES SHALL BE THIRDS CLASS FIBER-GLASS REINFORCED PLASTIC (FRP) WITH 1/2" WALL THICKNESS. SET ON WOODEN BLOCKS POSITIONED PERPENDICULAR TO THE PIPE AND COMPLETED BY THE CONTRACTOR.
 5. ALL VALVE BOXES SHALL BE THIRDS CLASS FIBER-GLASS REINFORCED PLASTIC (FRP) WITH 1/2" WALL THICKNESS. SET ON WOODEN BLOCKS POSITIONED PERPENDICULAR TO THE PIPE AND COMPLETED BY THE CONTRACTOR.
 6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL, SHALL BE RE-ROODED AND THRUST BLOCED WITH CONCRETE AGAINST UNDISTURBED EARTH AS ORDERED BY THE ENGINEER.
 7. ALL FIRE HYDRANTS SHALL BE "MUELLER" CENTURION WITH SAFETY BREAK-AWAY HANDLE. 3" MAX OPENING LEFT (CONCRETE THRUST BLOCK SHALL BE 4 1/2" x 12" x 24" UNLESS NOTED OTHERWISE).
 8. FRESH UP ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE ENGINEER UNTIL THE WATER IS CLEAN AND FREE OF RUST AND DIRT. FLUSH OUT ALL LINES AND APPURTENANCES FOR FORTY-FOUR (48) HOURS, OR AS DIRECTED BY THE ENGINEER. PRESERVATION OF EXISTING TOPSOIL IS ESSENTIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
 9. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVER. TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERMANENT SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURES SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE. SEE EROSION CONTROL PLAN FOR LOCATIONS.
 10. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 11. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 12. UPON COMPLETION OF SOIL STOCKPILING EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 13. NEW HYDRANT GRANS SHALL BE PLUGGED AT LOCATIONS WHERE THE DRAINAGE WATER TABLE IS WITHIN 7 FEET OF FINISHED GRADE. SUCH LOCATIONS HYDRANT BARRIERS SHALL BE PUMPED DRY AFTER EACH USE.
 14. ALL HYDRANTS SHALL REQUIRE TWO (2) COATS OF MAINTENANCE ENAMEL (RED BODY, TOP HOLE, CONCRETE AND CAP) AS MANUFACTURED BY GARDOL PAINT COMPANY OR APPROVED EQUAL. ALL HYDRANTS TO BE MUELLER CENTURION WITH 6" VALVES.

- EROSION CONTROL NOTES:**
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 2. EROSION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE SPECIFICATIONS OF THE MANUFACTURER. ADDITIONAL SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. ALL SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
 3. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED IN AN AREA STABILIZED WITH STONE OR APPROVED EQUAL. STOCKPILES SHALL BE PLACED AWAY FROM TRENCH. AFTER EXCAVATION IS COMPLETED, STOCKPILES SHALL BE REMOVED AND REVEALED.
 4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROVED LIMITS. THE TRENCH OF THE DRAINAGE. SEDIMENT SHALL BE DEPOSITED IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION.
 6. BLASTING AREAS - ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. BLASTING WILL OBLAY IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE TOWN OF YORKTOWN.

PIPE SCHEDULE

WATER MAIN	8" OR CLASS 52
WATER SERVICE	1" COPPER TYPE "C"
SEWER	12" HDPE (HIGH DENSITY POLYETHYLENE)
LEADER AND FOOTING DRAIN	6" PVC OR FLEXIBLE PIPE

RALPH G. MASTROMONACO, P.E., P.C.
 13 Dove Court, Croton-on-Hudson, New York 10520
 (914) 271-4762 (410) 271-2820 Fax

DETAILS/NOTES/PROFILES
 PROPOSED SUBDIVISION
 PREPARED FOR
 KRISTINE HANSMANN
 TOWN OF YORKTOWN
 WESTCHESTER CO., NY
 DECEMBER 29, 2020
 SHEET 4 OF 4 SHEETS

Unauthorized alterations or additions in this drawing is a violation of Section 7209 (2) of the New York State Education Law.