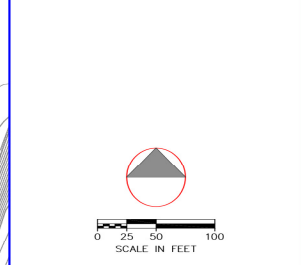


LOCATION MAP  
N.T.S.



**LEGEND**

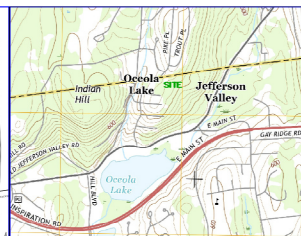
EXISTING	PROPOSED	DESCRIPTION
[Green Outline]	[Red Outline]	CATCH BASIN
[Circle with cross]	[Circle with cross]	DRAIN MANHOLE
[Circle with dot]	[Circle with dot]	HYDRANT
[Circle with cross]	[Circle with cross]	DRAIN INI FT
[Circle with dot]	[Circle with dot]	WATER VALVE
[Circle with cross]	[Circle with cross]	MONUMENT
[Circle with dot]	[Circle with dot]	O.W.T.A.
[Blue line]	[Red line]	CONTOUR LINE
[Blue number]	[Red number]	SPOT ELEVATION
[Blue number]	[Red number]	DEEP TEST PIT
[Circle with dot]	[Circle with dot]	PERCOLATION HOLE

**ZONING SCHEDULE**

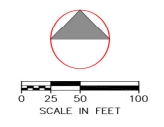
OSCEOLA ROAD	REQUIRED	LOT 2	LOT 3	LOT 4	LOT 5
MINIMUM AREA S.F.	80,000	80,000	80,144	119,537	81,919
MINIMUM DEPTH FT.	200	432	324	414	546
MINIMUM FRONT SETBACK FT.	200	324	414	546	311
MINIMUM REAR SETBACK FT.	200	324	414	546	311
MINIMUM SIDE SETBACK FT.	200	324	414	546	311
MINIMUM FRONT YARD SETBACK FT.	75	75	88	111	84
MINIMUM REAR YARD SETBACK FT.	75	75	88	111	84
MINIMUM SIDE YARD SETBACK FT.	75	75	88	111	84
MINIMUM FRONT PORCH DEPTH FT.	36	36	36	36	36
MINIMUM REAR PORCH DEPTH FT.	36	36	36	36	36
TAX DESIGNATION	R1	R1	R1	R1	R1

RALPH G. MASTROMONACO, PE, P.C.  
Consulting Engineers  
13 Dove Court, Clifton-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 5 SHEETS



LOCATION MAP  
N.T.S.

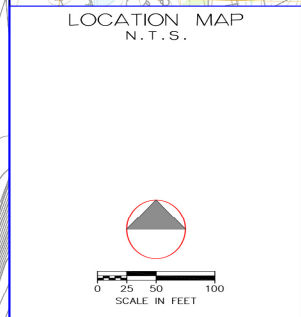
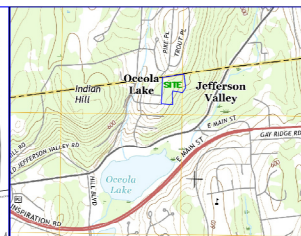
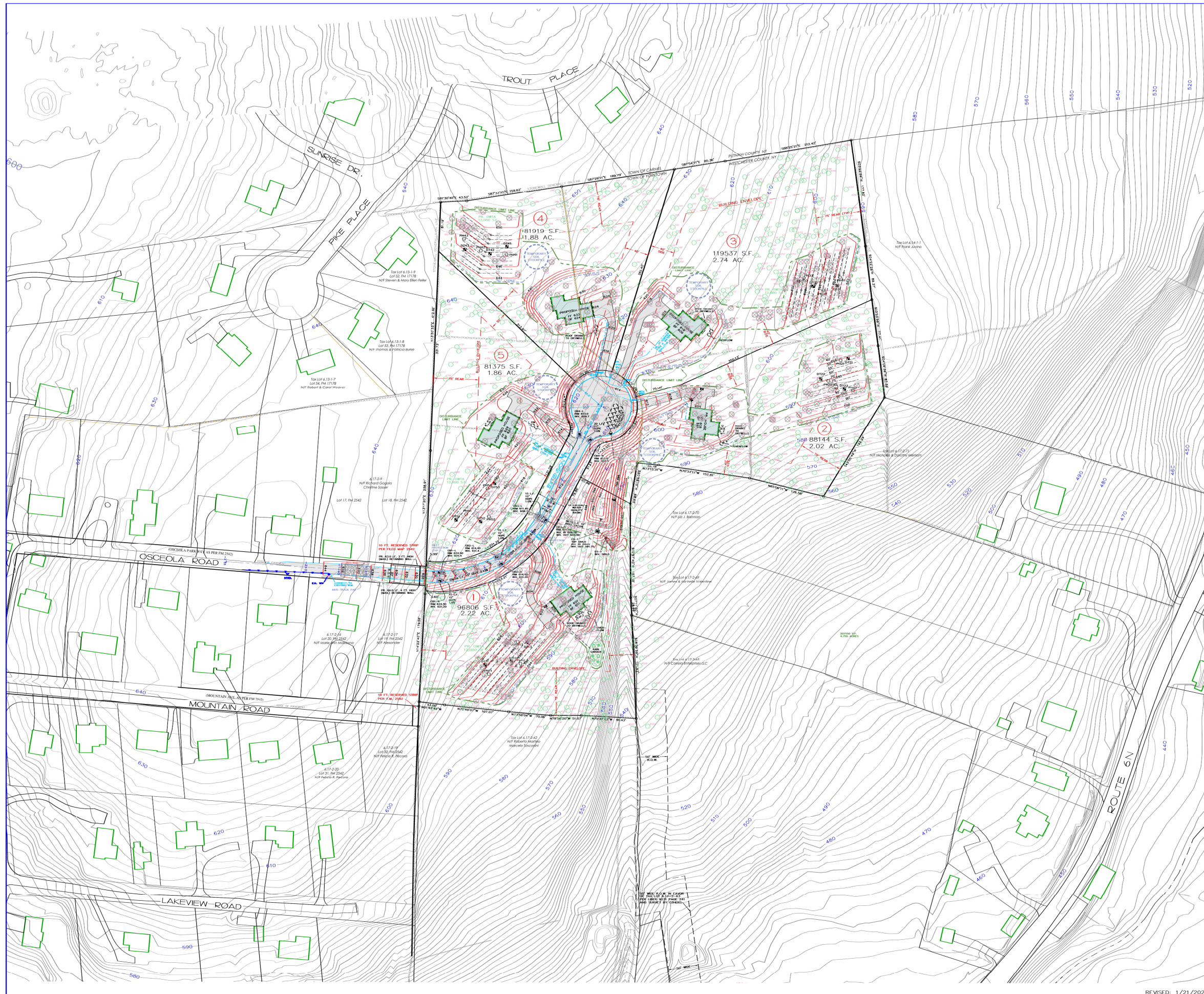


**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	DRAIN INI FT
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	MONUMENT
[Symbol]	[Symbol]	O.W.T.A.
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	TREE/TAG NUMBER

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

EXISTING CONDITIONS MAP  
PROPOSED SUBDIVISION  
PREPARED FOR  
KRISTINE HANSMANN  
TOWN OF YORKTOWN  
WESTCHESTER CO., NY  
JANUARY 27, 2021  
SHEET 2 OF 5 SHEETS



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	DRAIN IN FT
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	MONUMENT
[Symbol]	[Symbol]	O.W.T.A.
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	DEEP TEST PIT
[Symbol]	[Symbol]	PERCOLATION HOLE
[Symbol]	[Symbol]	TREE/TAG NUMBER
[Symbol]	[Symbol]	TREE TO BE REMOVED
[Symbol]	[Symbol]	DISTURBANCE LIMIT LINE (WOODLAND DISTURBANCE)
[Symbol]	[Symbol]	TOTAL DISTURBANCE = 4.75 AC.

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

**TREE REMOVAL SCHEDULE**

OFFSITE ROAD	7
ONSITE ROAD/BASIN	98
LOT 1	96
LOT 2	82
LOT 3	100
LOT 4	52
LOT 5	39
<b>TOTAL</b>	<b>484</b>

**ZONING SCHEDULE**

OSCEOLA ROAD	REQUIRED	LOT 1	LOT 2	PROPOSED	LOT 3	LOT 4	LOT 5
MINIMUM AREA S.F.	80,000	86,806	86,114	119,337	81,919	81,375	
MINIMUM WIDTH FT.	200	432	141	158	158	234	
MINIMUM DEPTH FT.	200	324	414	546	311	220	
MINIMUM YARD FT.	75	75	86	111	84	81	
FRONT YARD / SIDE	30/75	30/75	30/75	30/75	30/75	30/75	
REAR	75	75	75	75	75	75	
MAX BULK HEIGHT FT.	35	< 35	< 35	< 35	< 35	< 35	
MAX BULK COVER %	10	2.3	2.3	1.8	2.7	2.7	
TAX DESIGNATION							
SEC 6.17 Bk 1 Lot 10							
SEC 6.17 Bk 1 Lot 11							

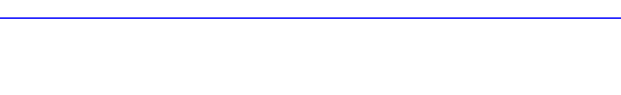
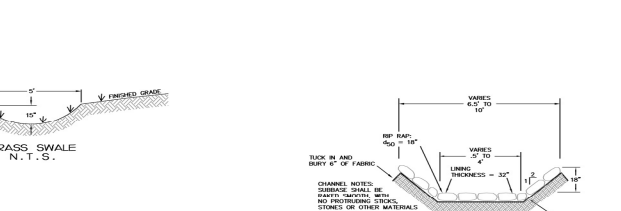
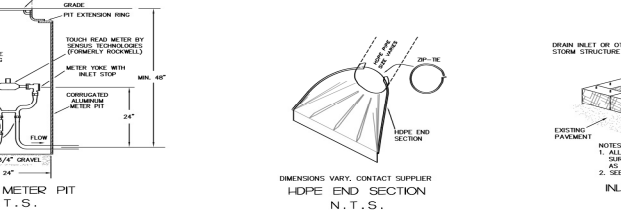
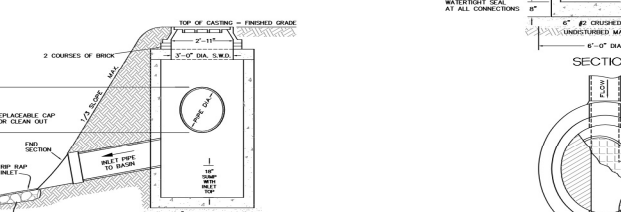
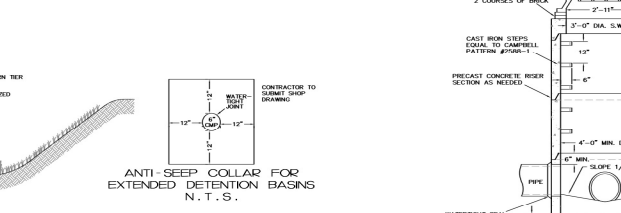
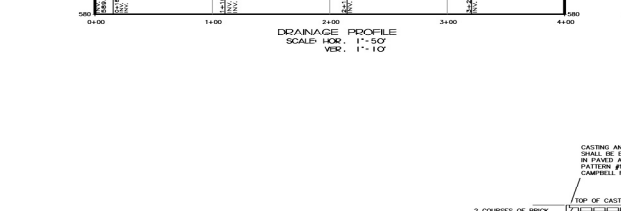
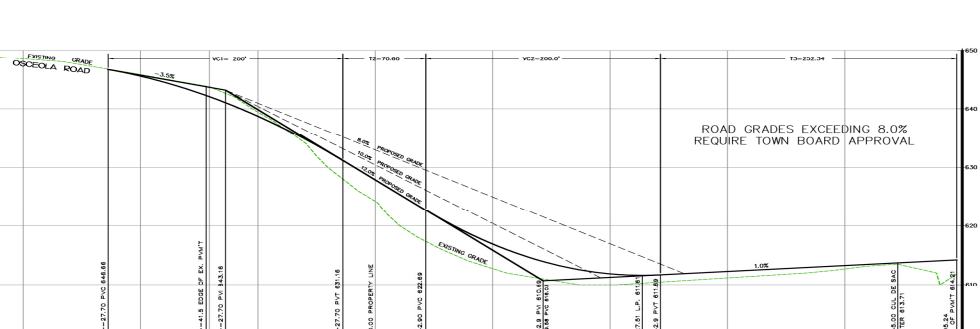
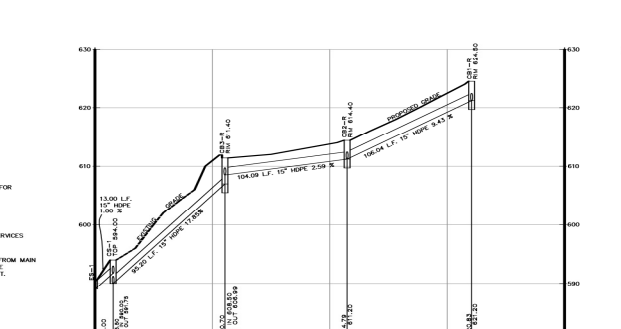
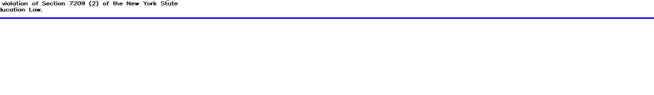
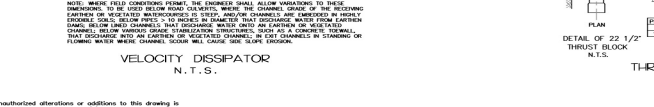
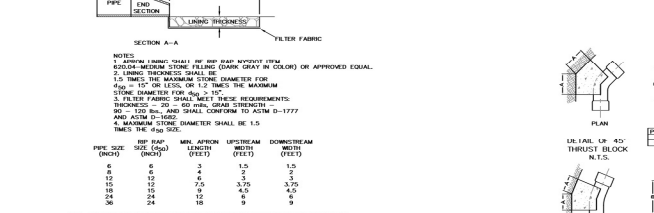
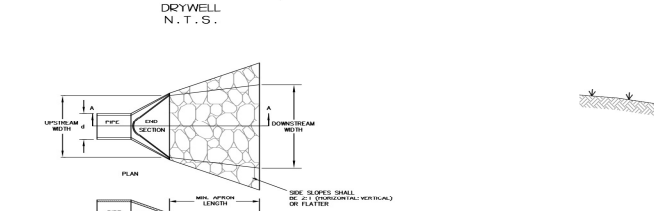
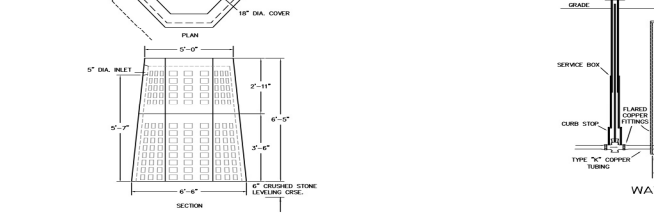
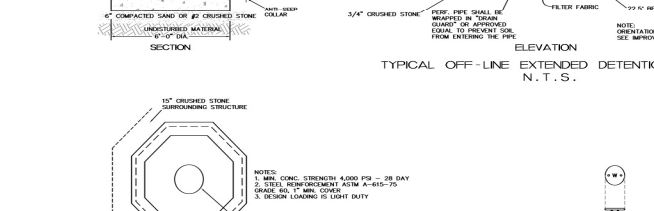
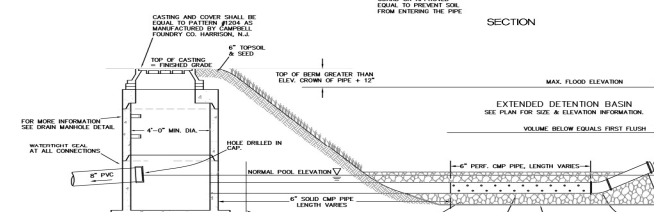
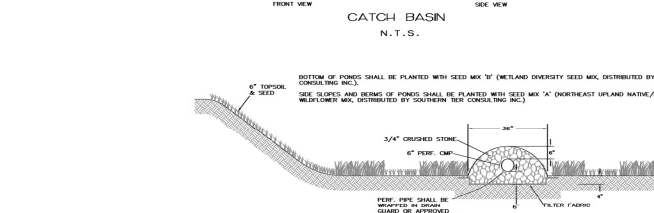
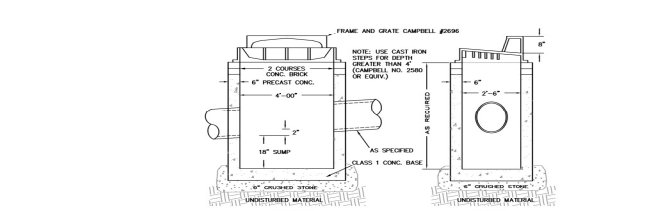
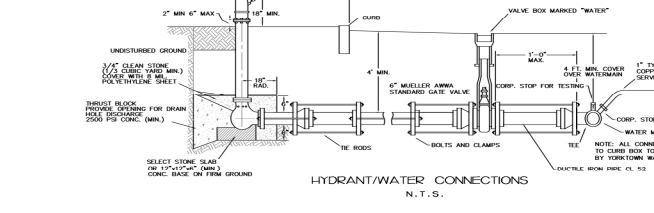
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IMPROVEMENT PLAN/  
 TREE PLAN  
 PROPOSED SUBDIVISION  
 PREPARED FOR  
 KRISTINE HANSMANN  
 TOWN OF YORKTOWN  
 WESTCHESTER CO., NY  
 DECEMBER 29, 2020



**HYDRANT/WATER CONNECTION NOTES:**

1. RETAINCE CLAMPS AND CONCRETE BRACKET BLOCKS OF THE HOODS
2. ALL MATERIALS SHALL BE APPROVED BY THE TOWN OF WESTCHESTER WATER DEPARTMENT
3. HYDRANT SHALL BE PAINTED WITH TWO COATS OF MAINTENANCE ENAMEL (EPA AS MANUFACTURED BY DOWN PAINT COMPANY)
4. HYDRANT SHALL BE PAINTED WITH TWO COATS OF MAINTENANCE ENAMEL (EPA AS MANUFACTURED BY DOWN PAINT COMPANY)
5. HYDRANT SHALL BE PAINTED WITH TWO COATS OF MAINTENANCE ENAMEL (EPA AS MANUFACTURED BY DOWN PAINT COMPANY)
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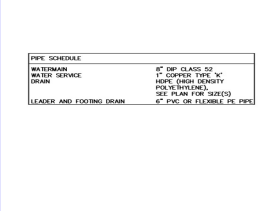
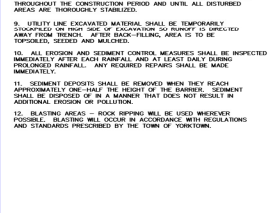
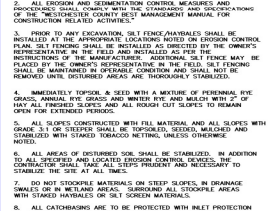
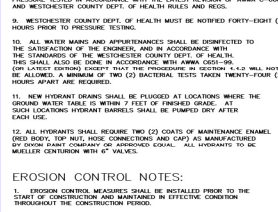
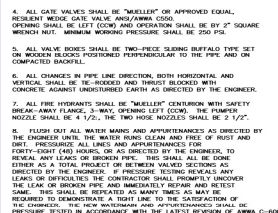
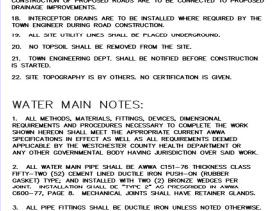


**GENERAL NOTES:**

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 311 (FORMERLY CODE 503).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
3. ALL UTILITIES SHALL BE PROTECTED BY A R.Y. STATE LICENSED PROFESSIONAL ENGINEER.
4. ALL UTILITIES SHALL BE PROTECTED BY A R.Y. STATE LICENSED PROFESSIONAL ENGINEER.
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**WATER MAIN NOTES:**

1. ALL METHODS, MATERIALS, FITTINGS, COVERS, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHALL BE APPROVED BY THE TOWN OF WESTCHESTER WATER DEPARTMENT.
2. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF WESTCHESTER WATER DEPARTMENT SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS SET FORTH BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
3. ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF WESTCHESTER WATER DEPARTMENT SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS SET FORTH BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
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**PIPE SCHEDULE**

PIPE SIZE (INCH)	PIPE TYPE	PIPE WALL THICKNESS (INCH)	PIPE WEIGHT (LBS/FT)
4"	CLASS 200	0.1875	12.5
6"	CLASS 200	0.2500	18.75
8"	CLASS 200	0.3125	25.00
10"	CLASS 200	0.3750	31.25
12"	CLASS 200	0.4375	37.50
15"	CLASS 200	0.5625	47.50
18"	CLASS 200	0.6875	57.50
24"	CLASS 200	0.9375	77.50

NOTE: ALL UTILITIES SHALL BE PROTECTED BY A R.Y. STATE LICENSED PROFESSIONAL ENGINEER.

**RALPH G. MASTROMONACO, PE, P.C.**  
 Consulting Engineers  
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 (914) 271-4762 (914) 271-2820 Fax

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

SHEET 5 OF 5 SHEETS