

GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 35.08 BLOCK 1 LOTS 11, 14, 15 & 23
- 2. TOTAL AREA OF SUBJECT PARCELS: 1.357± ACRES.
- 3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES PC ON OCTOBER 21,
- 4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 5. OWNER / APPLICANT: SDML REALTY, LLC CROMPOND, NY 10517
- 6. THE PROPOSED LOT SHALL BE SERVICED BY PUBLIC WATER AND SEWER SERVICES.
- 7. WETLAND BOUNDARY AS PER FIELD DELINEATION BY ECOLOGICAL ANALYSIS, LLC ON DECEMBER 1, 2022 AND FIELD LOCATED BY ENGINEERING & SURVEYING PROPERTIES, PC ON DECEMBER 6, 2022.
- 8. APPROXIMATE SIZE AND LOCATION OF FEMA 100-YEAR FLOODPLAIN TAKEN FROM THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAP, WESTCHESTER COUNTY, COMMUNITY: TOWN OF CORTLANDT AND YORKTOWN, NUMBER 36119C0036F, PANEL NUMBER 36 OF 426, EFFECTIVE DATE
- 9. FOOD DELIVERY SHALL TAKE PLACE BETWEEN THE HOURS OF 7 AM AND 4 PM.
- 10. BOX TRUCK DELIVERY OF DONUTS SHALL TAKE PLACE DAILY BETWEEN THE HOURS OF 12 AM AND 2 AM.
- 11. GARBAGE PICK UP SHALL TAKE PLACE BETWEEN THE HOURS OF 7 AM AND 4 PM. 12. PER LOCAL LAW, A FIRE SPRINKLER SYSTEM WILL BE REQUIRED.

BULK REQUIREMENTS

TOWN OF YORKTOWN - ZONING DISTRICT C-4 PROPOSED USE: DRIVE-THRU (USE §300 ATCH 2)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	NONE	59,110 SF
LOT WIDTH	25 FEET	173.5 FEET
LOT DEPTH	100 FEET	263.9 FEET
FRONT YARD	15 FEET	31.4 FEET
REAR YARD	30 FEET	130.5 FEET
SIDE YARD *	50 FEET	63.8 FEET

MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	28.0 FT

* NONE, BUT IF PROPERTY ADJOINS AN R DISTRICT, SHALL BE 50 FEET.

LOT COVERAGE (BUILDINGS)

TOTAL SPACES PROVIDED:

PARKING REQUIREMENTS

TOWN OF YORKTOWN - ZONING DISTRICT C-4 PROPOSED USE: DRIVE-THRU (USE §300-182(A)(5)) **BUILDING AREA:**

AREA DEVOTED TO PATRON USE AREA DEVOTED TO FOOD PREPARATION TOTAL BUILDING AREA	1,130 SF <u>1,783 SF</u> 2,913 SF
PARKING SPACES REQUIRED: 1,130 SF x 1 SPACE PER 50 SF = 1,783 SF x 1 SPACE PER 100 SF =	23 SPACES 18 SPACES
TOTAL SPACES REQUIRED:	41 SPACES
TOTAL SPACES PROVIDED:	31 SPACES *

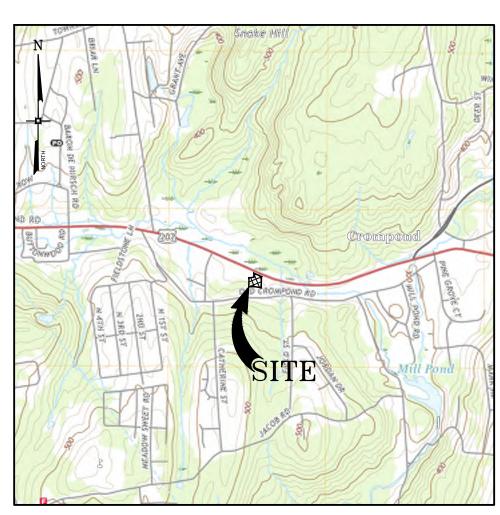
* WAIVER REQUESTED FROM TOTAL REQUIRED PARKING SPACES.

LOADING REQUIREMENTS

TOWN OF YORKTOWN - ZONING DISTRICT C-4 PROPOSED USE: DRIVE-THRU (USE §300-186(A)(1))

1 SPACES

BUILDING AREA:	2,913 SF
LOADING SPACES REQUIRED: FIRST 4,000 SF x 1 SPACE = 1 ADDITIONAL SPACE FOR EACH 40,000 SF =	1 SPACES 0 SPACES
TOTAL SPACES REQUIRED:	1 SPACES



LOCATION MAP SCALE: 1" = 2000'

No.	DATE	DESCRIPTION
0	12/16/22	INITIAL SUBMISSION
1		REVISED PER PLANNING BOARD COMMENTS
2	02/13/23	REVISED PER PLANNING BOARD COMMENTS

DRAWING STATUS	ISSU	JE D	ATE:
DRAWING STATUS	02,	/24/	′23
THIS SHEET IS PART OF	S	HEE	Т
THE PLAN SET ISSUED FOR	NU	JMB	ER
CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	1	OF	12
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICAL	I Y FOR T	HF	

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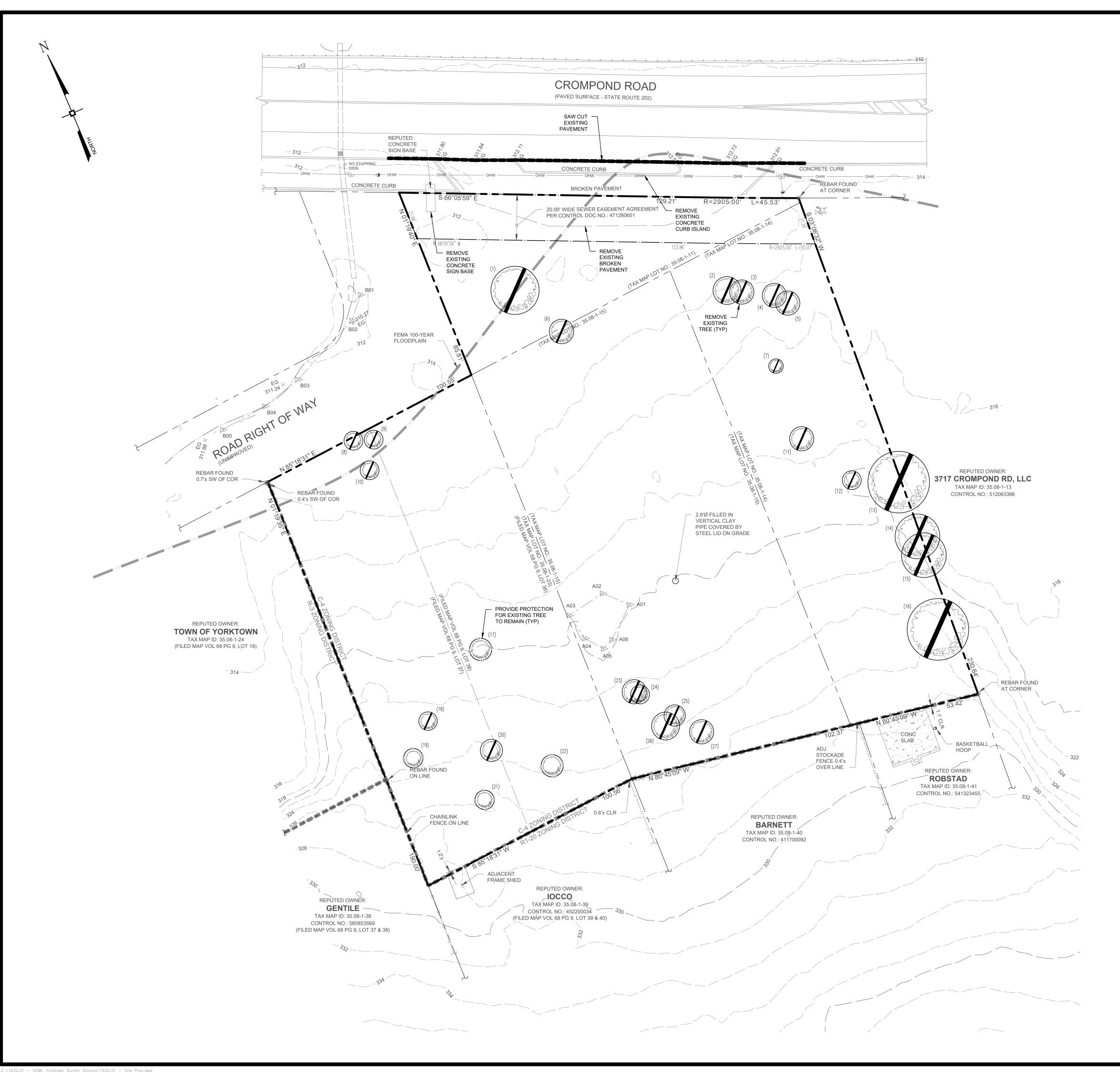
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2 OF THE NEW YORK STATE EDUCATION LAW.	ROSS WINGLOVITZ, P.E. NEW YORK LICENSE # 071701
20 0	10 20 40 nch = 20 ft.

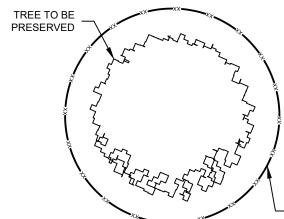
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SITE PL	AN

SDML REALTY, LLC. 3735 CROMPOND ROAD TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

DRAWN BY: 1932.01 1" = 20' 12/16/22 1 - 02/24/23 35.08-1-11, 14, 15 & 23

Z:\1932.01 — SDML Yorktown Dunkin Donuts\1932.01 — Site Plan.dwg Date Printed: Feb 24, 2023, 2:48pm





ORANGE CONSTRUCTION FENCING 4'-0" HIGH FENCING SHALL BE PLACED AROUND TREE TO BE PRESERVED AT AN APPROXIMATE DISTANCE OF 1 FOOT FOR EACH INCH OF TREE TRUNK DIAMETER AT THE BREAST HEIGHT BUT NO CLOSED THAN THE DRIP LINE OF THE TREE.

> TREE PROTECTION SCALE: N.T.S.

TREE INVENTORY

TREE NUMBER	SPECIES	DBH (INCHES)	STATUS
1	POPLAR	28	TO BE REMOVED
2	OAK	16	TO BE REMOVED
3	OAK	14	TO BE REMOVED
4	OAK	14	TO BE REMOVED
5	CHESTNUT	14	TO BE REMOVED
6	ASH	14	TO BE REMOVED
7	CHERRY	8	TO BE REMOVED
8	POPLAR	10	TO BE REMOVED
9	POPLAR	10	TO BE REMOVED
10	POPLAR	10	TO BE REMOVED
11	ASH	14	TO BE REMOVED
12	ASH	10	TO BE REMOVED
13	OAK	36	TO BE REMOVED
14	MAPLE	26	TO BE REMOVED
15	OAK	26	TO BE REMOVED
16	OAK	36	TO BE REMOVED
17	POPLAR	12	TO REMAIN
18	POPLAR	10	TO BE REMOVED
19	POPLAR	10	TO REMAIN
20	POPLAR	12	TO BE REMOVED
21	POPLAR	10	TO REMAIN
22	POPLAR	12	TO REMAIN
23	POPLAR	14	TO BE REMOVED
24	POPLAR	10	TO BE REMOVED
25	POPLAR	12	TO BE REMOVED
26	POPLAR	16	TO BE REMOVED
27	POPLAR	14	TO BE REMOVED

		DESCRIPTION
0	12/16/22	INITIAL SUBMISSION
1	01/10/23	REVISED PER PLANNING BOARD COMMENTS
2	02/13/23	REVISED PER PLANNING BOARD COMMENTS

DRAWING STATUS		JE D/ /24/	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	_	HEE JMBI	-
CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	2	OF	12
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICAL	LY FOR T	ΉE	

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1 inch = 20 ft.

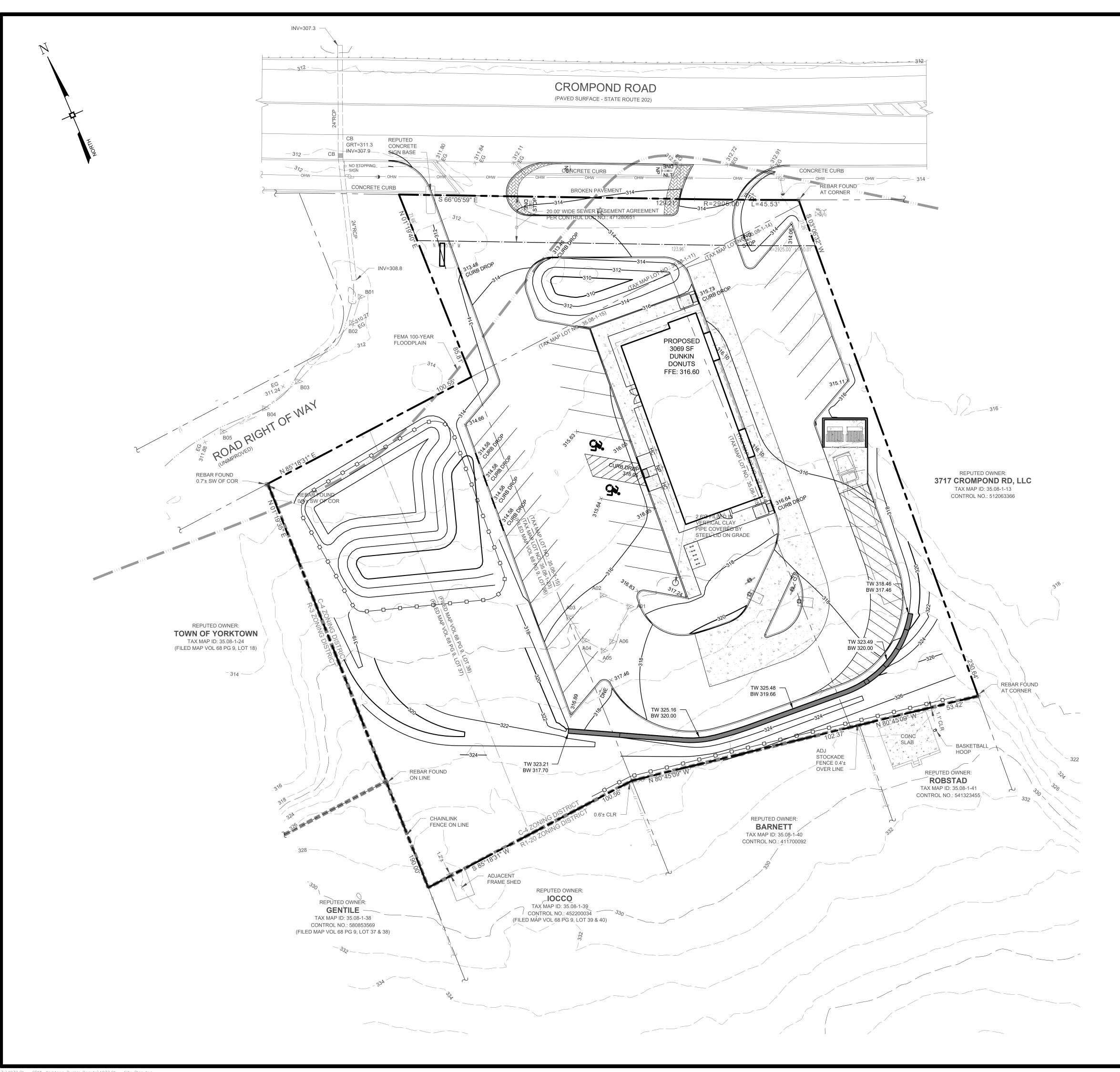
**MONTGOMERY OFFICE 71 CLINTON STREET MONTGOMERY, NY 12549

**Property of the control of the con 71 CLINTON STREET
MONTGOMERY, NY 12549
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EXISTING CONDITIONS & DEMOLITION PLAN SDML REALTY, LLC. 3735 CROMPOND ROAD

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK DRAWN BY: 1932.01

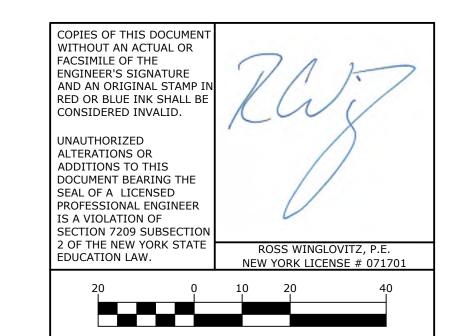
1" = 20' C-102 12/16/22 1 - 02/24/23 35.08-1-11, 14, 15 & 23

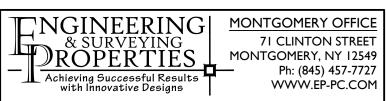


No.	DATE	DESCRIPTION
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1	01/10/23	REVISED PER PLANNING BOARD COMMENTS
2	02/13/23	REVISED PER PLANNING BOARD COMMENTS

DRAWING STATUS	ISS	UE D	ATE:		
DRAWING STATOS	02	/24/	/23		
THIS SHEET IS PART OF	S	HEE	Т		
THE PLAN SET ISSUED FOR	NU	IMBER			
☐ CONCEPT APPROVAL	N/A	OF	N/A		
☑ PLANNING BOARD APPROVAL	3	OF	12		
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A		
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A		
NYSDEC APPROVAL	N/A	OF	N/A		
NYSDOT APPROVAL	N/A	OF	N/A		
□ OTHER	N/A	OF	N/A		
☐ FOR BID	N/A	OF	N/A		
☐ FOR CONSTRUCTION	N/A	OF	N/A		
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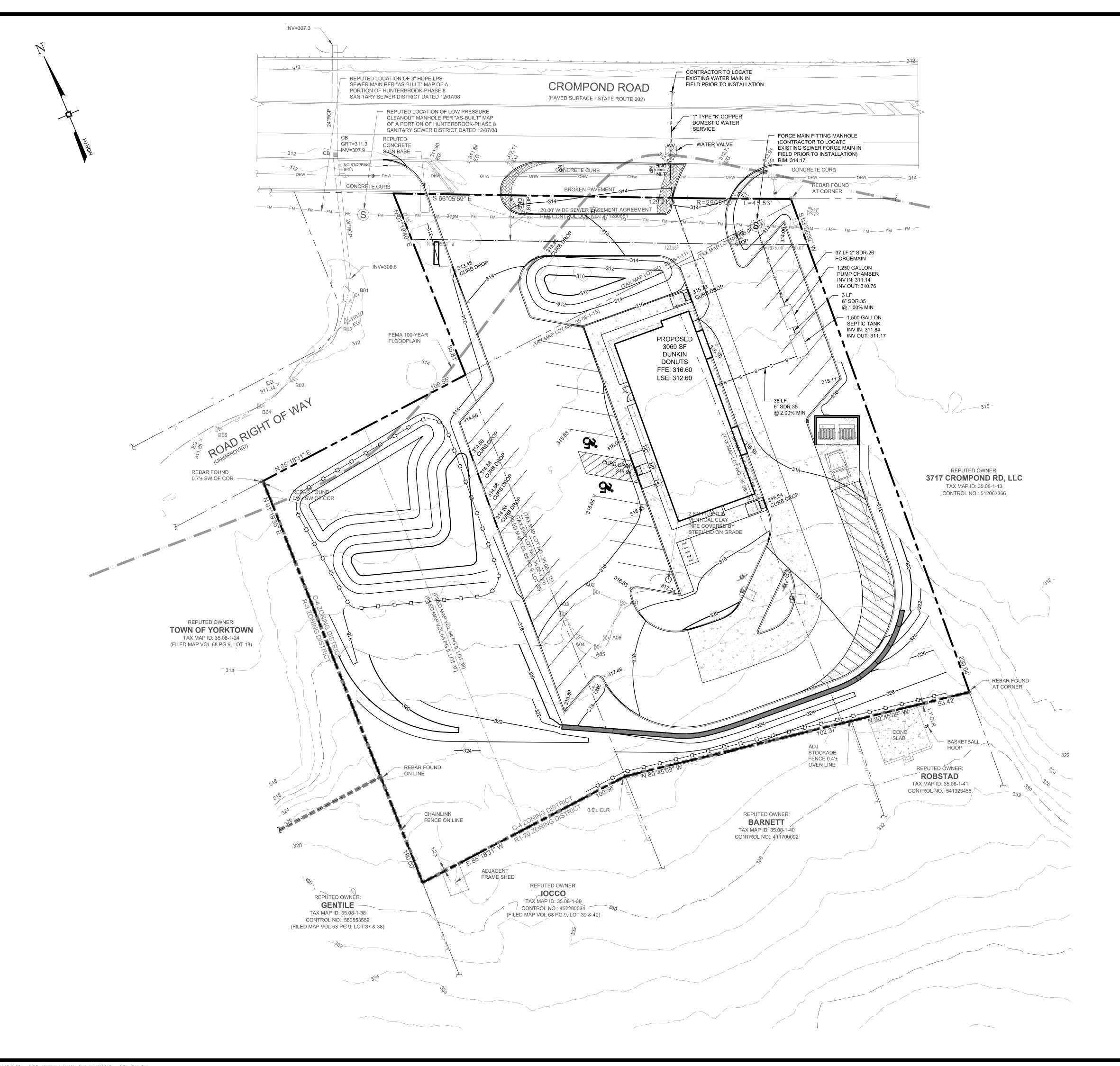
GRADING & DRAINAGE PLAN

1 inch = 20 ft.

SDML REALTY, LLC. 3735 CROMPOND ROAD TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

DRAWN BY: 1932.01 12/16/22

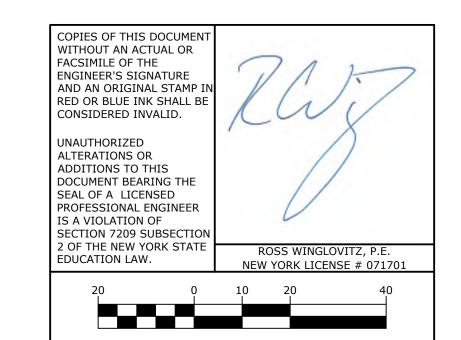
1" = 20' **C-103** 1 - 02/24/23 35.08-1-11, 14, 15 & 23

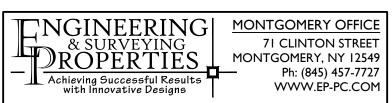


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DRAWING STATUS	02,	/24/	'23
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	_	HEE JMB	
CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	4	OF	12
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
□ NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
OTHER	N/A	OF	N/A
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UTILITY PLAN

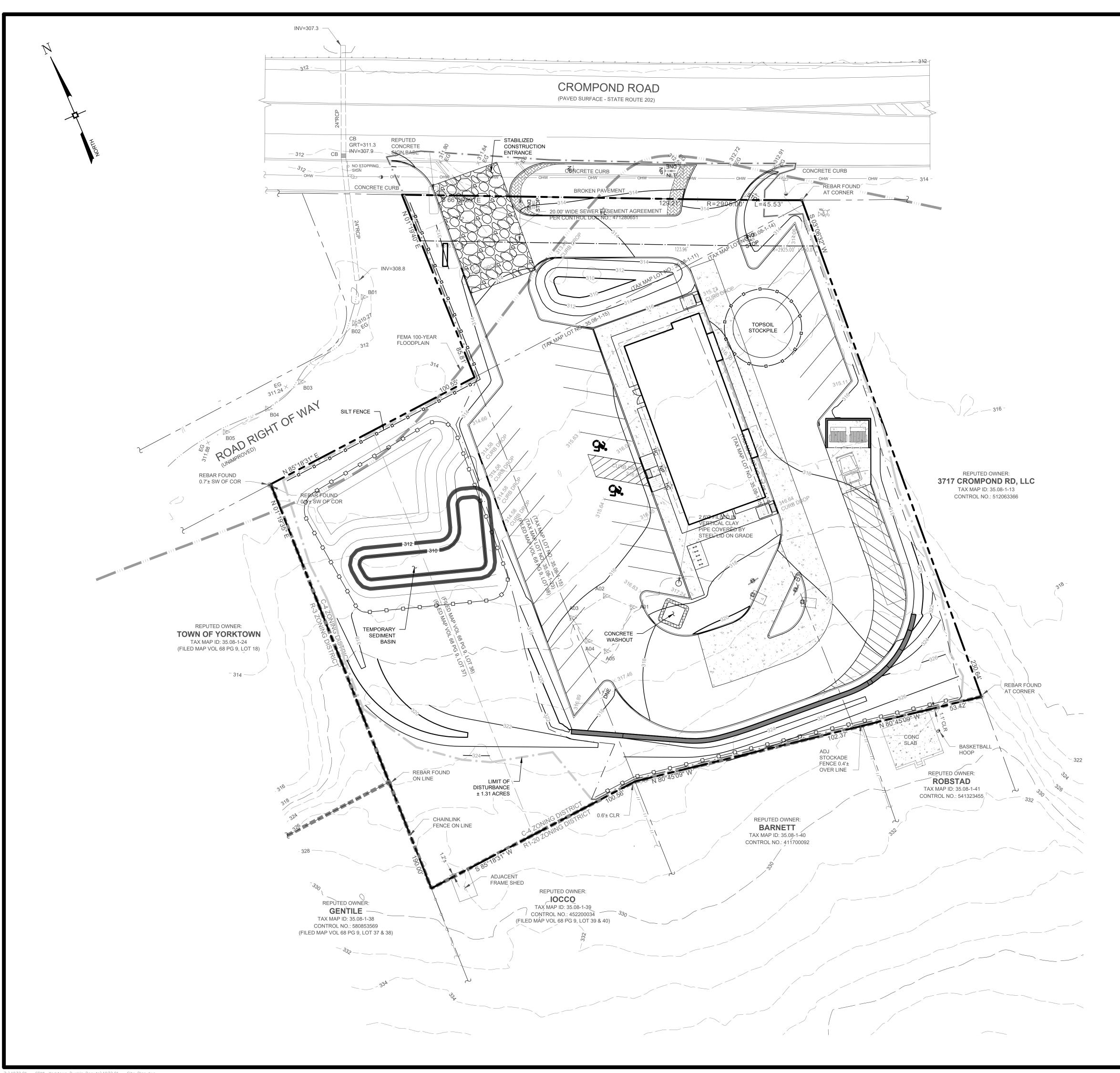
1 inch = 20 ft.

SDML REALTY, LLC. 3735 CROMPOND ROAD TOWN OF YORKTOWN

WESTCHESTER COUNTY, NEW YORK

B #: DRAWN BY:
1932.01 RMB

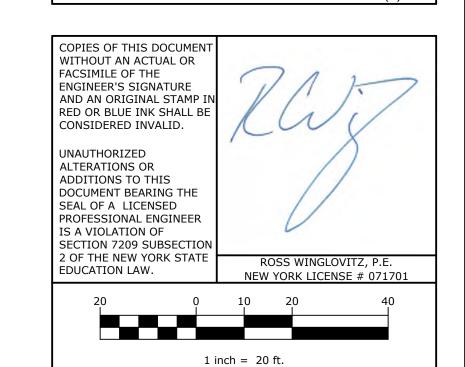
1932.01 RMB
TE: SCALE:
12/16/22 1" = 20'
VISION: TAX LOT:
1 - 02/24/23 35.08-1-11, 14, 15 & 23

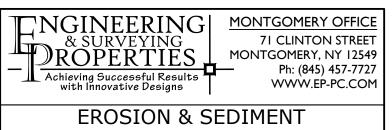


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2		REVISED PER PLANNING BOARD COMMENTS

DDAMING CTATUS	ISS	JE D	ATE:
DRAWING STATUS	02	/24/	′23
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	_	HEE JMB	-
☐ CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	5	OF	12
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
□ NYSDOT APPROVAL	N/A	OF	N/A
□OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
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EROSION & SEDIMENT
CONTROL PLAN
SDML REALTY, LLC.
3735 CROMPOND ROAD
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK

JOB #: DRAWN BY:

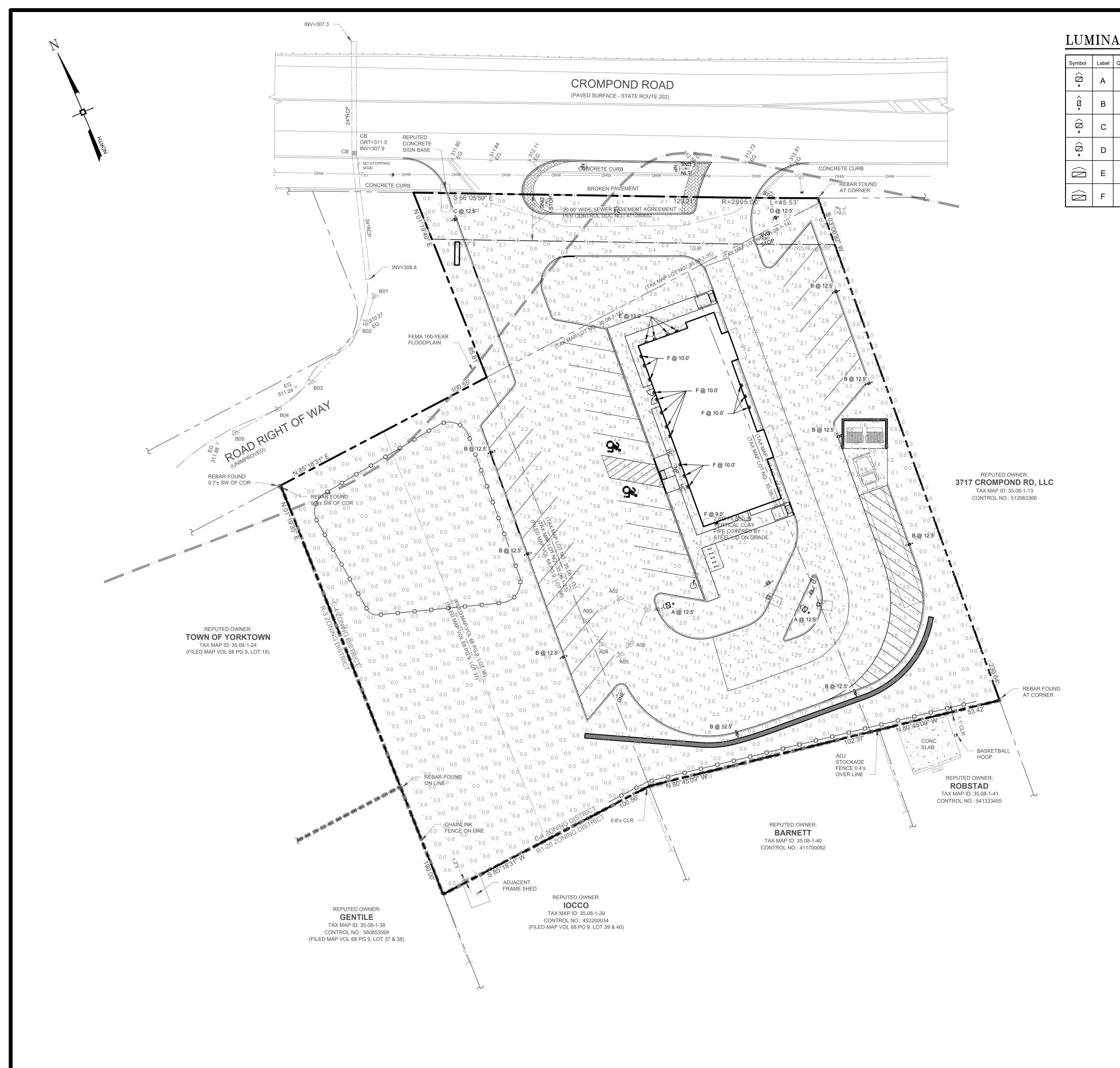
1932.01 RMB

DATE: SCALE:

12/16/22 1" = 20'

REVISION: TAX LOT:

VISION: TAX LOT: 1 - 02/24/23 35.08-1-11, 14, 15 & 23



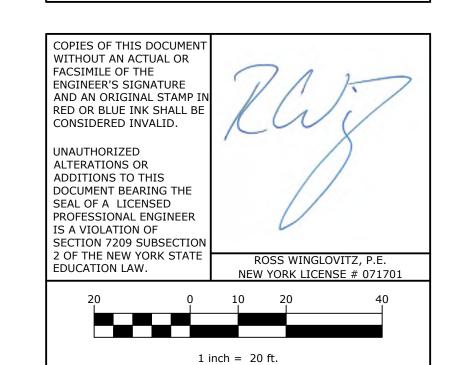
LUMINAIRE SCHEDULE

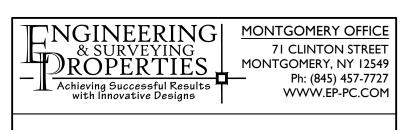
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution	Finish
⟨□ □	А	2	LITHONIA LIGHTING	DSX0 LED P1 40K 80CRI T5M	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 5 Medium	4,590	1	33.21	TYPE VS, BUG RATING: B3 - U0 - G1	DBLXD (Black)
^ 	В	9	LITHONIA LIGHTING	DSX0 LED P1 40K 80CRI BLC3 EGS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield	2,976	0.89	33.21	TYPE III, SHORT, BUG RATING: B0 - U2 - G1	DBLXD (Black)
⟨□ □	С	1	LITHONIA LIGHTING	DSX0 LED P1 40K 80CRI LCCO EGS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control External Glare Shield	2,019	0.89	33.21	TYPE I, SHORT, BUG RATING: B0 - U0 - G1	DBLXD (Black)
• 🛮 >	D	1	LITHONIA LIGHTING	DSX0 LED P1 40K 80CRI RCCO EGS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	2,019	0.89	33.21	TYPE IV, SHORT, BUG RATING: B0 - U0 - G1	DBLXD (Black)
$\langle \rangle$	Е	4	HOLOPHANE	HLWPC2 P10 40K XX ASYDF	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage Asymmetric Diffuse		0.95	28	TYPE IV, VERY SHORT, BUG RATING: B1 - U0 - G1	BKSDP (Black)
	F	15	HOLOPHANE	HLWPC2 P10 40K XX T4M XXXXX 80CRI	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage Type IV Medium with 80 CRI LEDs	2,728	0.95	28	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1	BKSDP (Black)

No.	DATE	DESCRIPTION
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2	02/13/23	REVISED PER PLANNING BOARD COMMENTS

DRAWING STATUS			JE DATE: /24/23	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	_	HEE JMB		
☐ CONCEPT APPROVAL	N/A	OF	N/A	
☑ PLANNING BOARD APPROVAL	6	OF	12	
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A	
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A	
NYSDEC APPROVAL	N/A	OF	N/A	
NYSDOT APPROVAL	N/A	OF	N/A	
OTHER	N/A	OF	N/A	
☐ FOR BID	N/A	OF	N/A	
☐ FOR CONSTRUCTION	N/A	OF	N/A	
THIS PLAN SET HAS BEEN ISSUED SPECIFICAL			CED	

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LIGHTING PLAN

SDML REALTY, LLC.
3735 CROMPOND ROAD
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NEW YORK

DRAWN BY:

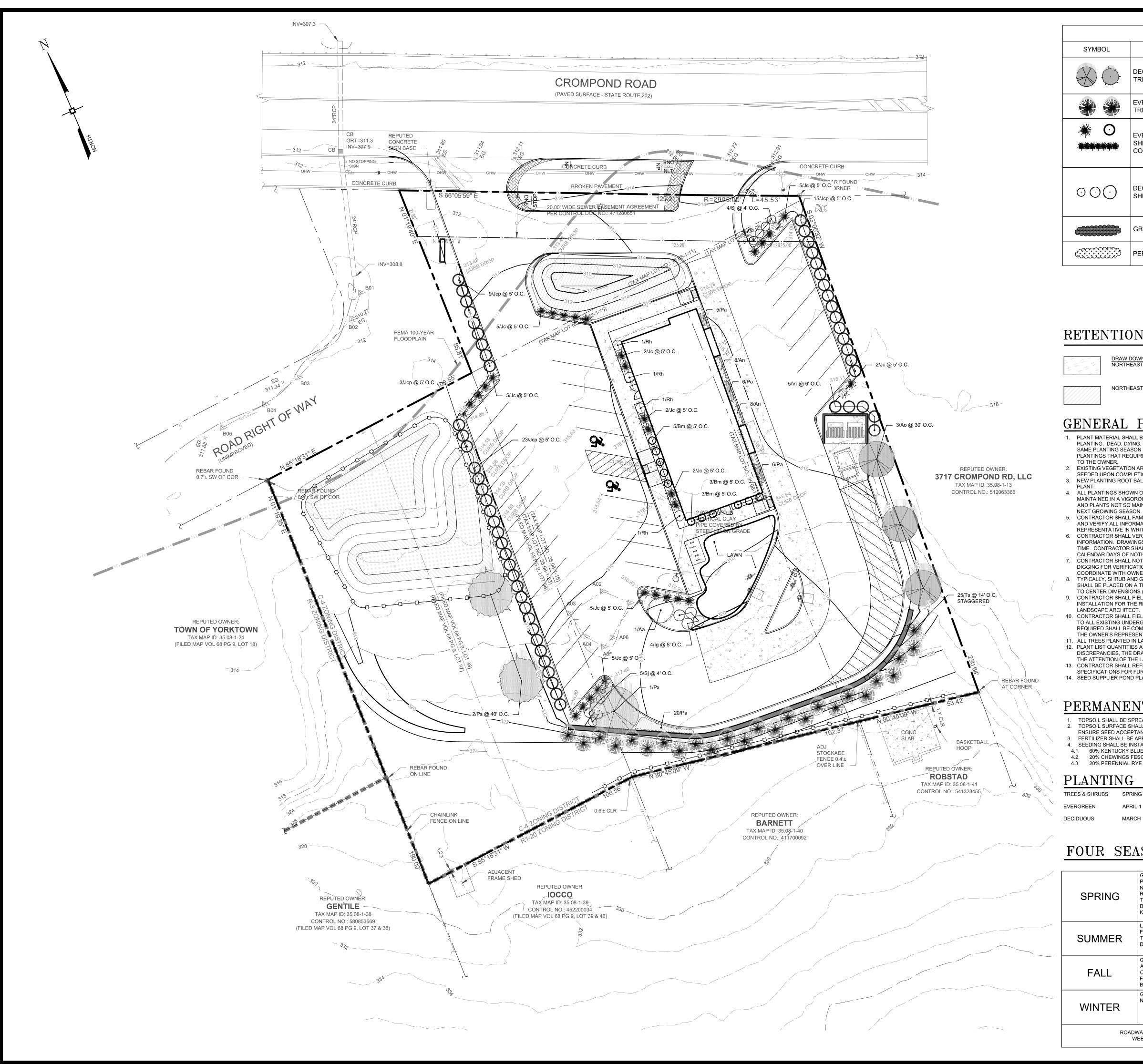
1932.01 RMB

DATE:

12/16/22 1" = 20'

REVISION:

1 - 02/24/23 35.08-1-11, 14, 15 & 23



				PLANTS LIST			
SYMBOL	TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
		Ao	3	Acer Rubrum "October Glory"	October Glory Red Maple	3"-3-1/2"c	B&B
	DECIDUOUS TREES	Ps	2	Prunus Serrulata "Kwanzan"	Kwanzan Cherry	2"-2-1/2"c	B&B
		Px	1	Prunus x Yedoensis	Yoshino Cherry	2"-2-1/2"c	B&B
	EVERGREEN TREES	Ts	25	Thuja Standishii x Plicata "Green Giant"	Green Giant Arborvitae	6'-7' hgt	B&B
* (Bm	11	Buxus Microphylla Japonica"Winter Gem"	Winter Gem Boxwood	34"-36"	Container
	EVERGREEN SHRUBS /GROUND COVERS	Jc	31	Juniperus Chinensis "Gold Coast"	Gold Coast Juniper	30"-34"	Container
- Mesheshesheshesheshe		Jcp	50	Juniperus Chinensis "Pfitzeriana Compacta"	Compacta Pfitzer's Juniper	30"-34"	Container
		Vr	5	Viburnum Rhytidophyllum	Leather Leaf Viburnum	34"-36"	B&B
		Aa	1	Amelanchier Canadensis	Shadblow Serviceberry	7'-8' hgt	B&B
$\circ \circ \circ$	DECIDUOUS	lg	4	llex Glabra "Shamrock"	Shamrock Inkberry Holly	24"-30"	Container
	SHRUBS	Sj	9	Spiraea Japonica	Little Princess Spiraea	24"-30"	Container
		Rh	4	Rhododendron "Nova Zembla"	Nova Zembla Rhododendron	34"-36"	B&B
	GRASSES	Pa	37	PennIsetum Alopecuroides"Hamein"	Dwarf Fountain Grass	24" oc	2 gal.
	PERENIALS	An	16	Aster Novi-Belgii	New York Aster	24" oc	1 gal.

RETENTION/DETENTION POND PLANTINGS

<u>DRAW DOWN ZONE / EMERGENT AREA:</u> NORTHEAST WETLAND NATIVE WILDFLOWER MIX @ 1 LBS / 11,000 SQ.FT. NORTHEAST WETLAND GRASS SEED MIX @ 1 LBS / 7,500 SQ.FT.

GENERAL PLANTING NOTES

- 1. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF PROJECT PLANTING. DEAD, DYING, UNHEALTHY AND/OR PLANTS IN POOR CONDITION SHALL BE REPLACED IN THE SAME PLANTING SEASON THAT THE LANDSCAPE ARCHITECT HAS DEEMED THE PLANT UNACCEPTABLE. PLANTINGS THAT REQUIRE REPLACEMENT SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST
- 2. EXISTING VEGETATION AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE TOPSOILED AND SEEDED UPON COMPLETION OF WORK.

 3. NEW PLANTING ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE
- 4. ALL PLANTINGS SHOWN ON APPROVED SITE DEVELOPMENT PLAN OR SPECIAL PERMIT PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION AND PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE
- 5. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7)
- CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES.
- DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE IN WRITING PRIOR TO INITIATING OPERATIONS. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER
- TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST. CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR
- LANDSCAPE ARCHITECT 10. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH
- THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. 11. ALL TREES PLANTED IN LAWN AREA SHALL RECEIVE A 4' DIAMETER MULCH RING AT A DEPTH OF 4".
- 12. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 13. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS. 14. SEED SUPPLIER POND PLANTINGS: SOUTHERN TIER CONSULTING, INC. WEST CLARKSVILLE, NY.

PERMANENT SEEDING SCHEDULE

- TOPSOIL SHALL BE SPREAD TO A UNIFORM THICKNESS OF 4". TOPSOIL SURFACE SHALL BE FINELY GRADED AND LOOSENED BY MECHANICAL RAKES TO
- ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT. FERTILIZER SHALL BE APPLIED AT 6 LBS. OF 5-10-10 COMMERCIAL FERTILIZER / 1,000 SQ.FT. 4. SEEDING SHALL BE INSTALLED AT 5 LBS / 1,000 SQ.FT. OF:
- 4.1. 60% KENTUCKY BLUE GRASS 4.2. 20% CHEWINGS FESCUE
- 4.3. 20% PERENNIAL RYE

PLANTING SCHEDULE

SPRING PLANTING FALL PLANTING APRIL 1 - JUNE 30 SEPT. 1 - OCT. 15 MARCH 1 - JUNE 30 OCT. 1 - DEC. 1

LANDSCAPE PLAN FOUR SEASON MAINTENANCE SCHEDULE

GENERAL CLEANUP AND MAINTENANCE TO BE PERFORMED AROUND THE ENTIRE PROPERTY. PRUNE AND MAINTAIN TREES AND SHRUBS AS REQUIRED TO MAINTAIN THE NATURAL PLANT APPEARANCE. ALL FALLEN AND DEAD BRANCHES ARE TO BE REMOVED. ANY DEAD PLANTS ARE TO BE REPLACED. FERTILIZER IS TO BE USED ON THE TREES (ERICACEOUS FERTILIZER ON ALL AZALEAS). SHRUB FERTILIZATION SHALL BE PERFORMED USING SLOW RELEASE, COMPLETE ORGANIC BASED PRODUCTS. WEED KILLER TO BE USED ON LAWN AS A PRE-EMPTIVE EFFORT TO PREVENT GROWTH. LAWN IS TO BE MOWED AS REQUIRED TO MAINTAIN A GRASS HEIGHT OF 3 INCHES. ALL

TO BE REPLACED. ALL OPEN LAWN AREAS ARE TO BE WATERED AS CONDITIONS DICTATE THROUGHOUT THE SEASON. GENERAL CLEANUP AROUND PROPERTY TO BE CONDUCTED AS REQUIRED. LEAVES AND BRANCHES ARE TO BE CLEARED FROM ALL OPEN LAWN AREAS. ALL BARE SPOTS ON THE LAWN ARE TO BE FERTILIZED AND RESEEDED AS NECESSARY. SHRUB FERTILIZATION SHALL BE PERFORMED USING SLOW RELEASE, COMPLETE ORGANIC

FALLEN OR DEAD BRANCHES TO BE REMOVED AS REQUIRED. ANY DEAD PLANTS ARE

GENERAL CLEANUP AND MAINTENANCE AROUND PROPERTY TO BE PERFORMED AS NECESSARY. ANY AND ALL DEAD OR FALLEN BRANCHES TO BE REMOVED FROM LAWN.

ROADWAYS, SIDEWALKS, AND PARKING AREAS SHOULD BE SWEPT CLEAN WEEKLY REMOVING VEGETATION, DEBRIS, TRASH OR GARBAGE.

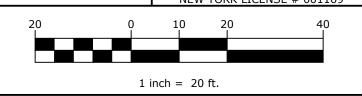
No.	DATE	DESCRIPTION
0	12/16/22	INITIAL SUBMISSION
1	01/10/23	REVISED PER PLANNING BOARD COMMENTS
2	02/13/23	REVISED PER PLANNING BOARD COMMENTS

DRAWING STATUS		JE D/ /24/	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	_	HEE JMBI	
□ CONCEPT APPROVAL N/A OF			N/A
☑ PLANNING BOARD APPROVAL	7	OF	12
WCDOH REALTY SUBDIVISION APPROVAL N/A OF I		N/A	
☐ WCDOH WATERMAIN EXTENSION APPROVAL		OF	N/A
□NYSDEC APPROVAL	N/A	OF	N/A
□NYSDOT APPROVAL	N/A	OF	N/A
□ OTHER	N/A	OF	N/A
☐FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS DIANISET HAS BEEN ISSUED SPECIFICAL	I V EOD T		

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED LANDSCAPE ARCHITECT IS A VIOLATION OF TITLE 8 SECTION 79-1.4 OF NEW YORK CODES, RULES AND STEVEN T. ESPOSITO, R.L.A. REGULATIONS (NYCRR).



□NGINEERING Achieving Successful Results with Innovative Designs

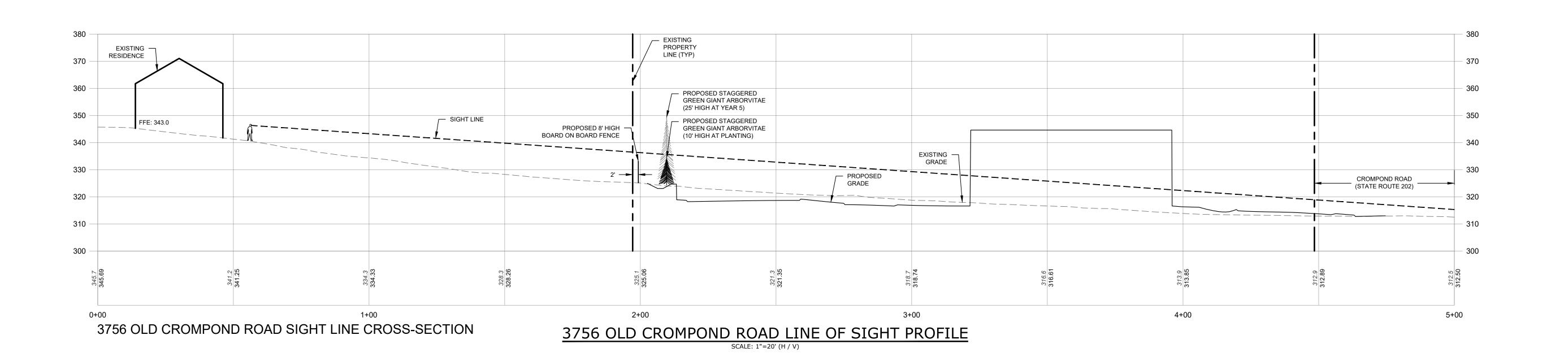
71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 WWW.EP-PC.COM

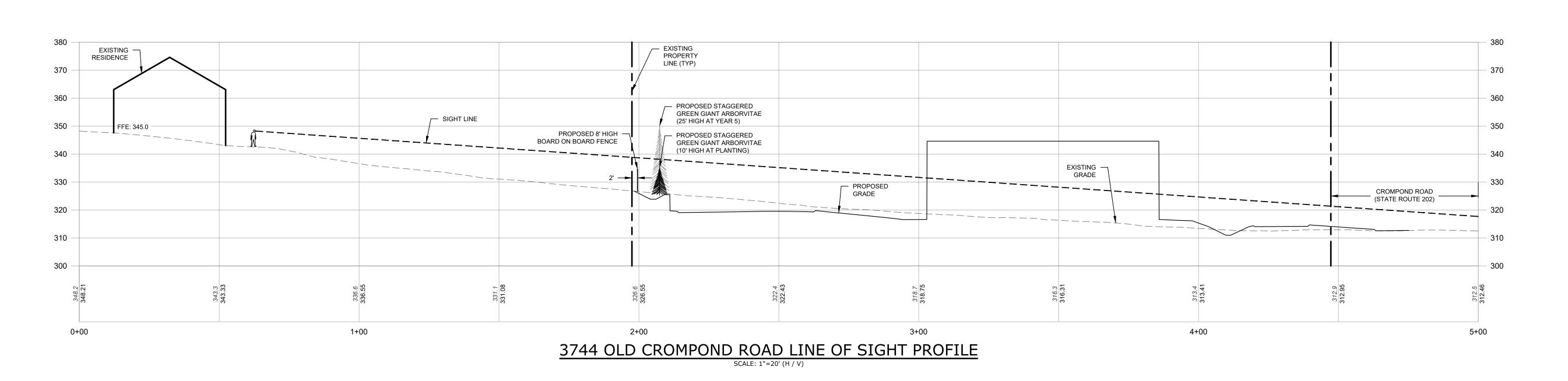
LANDSCAPING PLAN

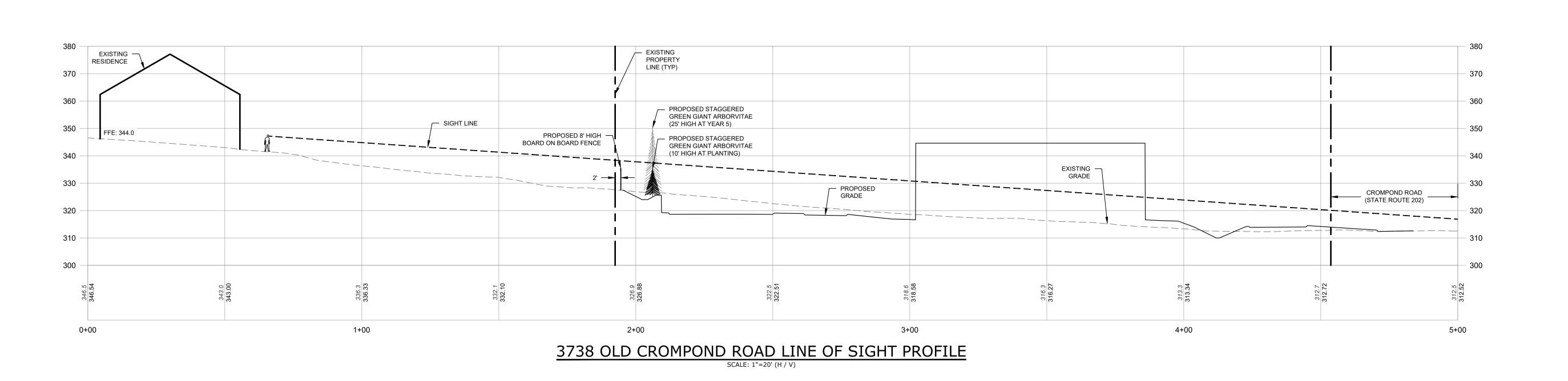
SDML REALTY, LLC. 3735 CROMPOND ROAD TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

DRAWN BY: 1932.01

1" = 20' C-107 1 - 02/24/23 35.08-1-11, 14, 15 & 23



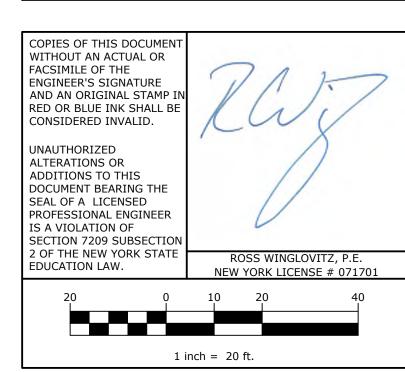


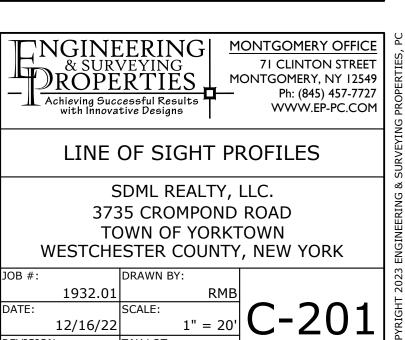


No.	DATE	DESCRIPTION
0	12/16/22	INITIAL SUBMISSION
1	01/10/23	REVISED PER PLANNING BOARD COMMENTS
2	02/13/23	REVISED PER PLANNING BOARD COMMENTS

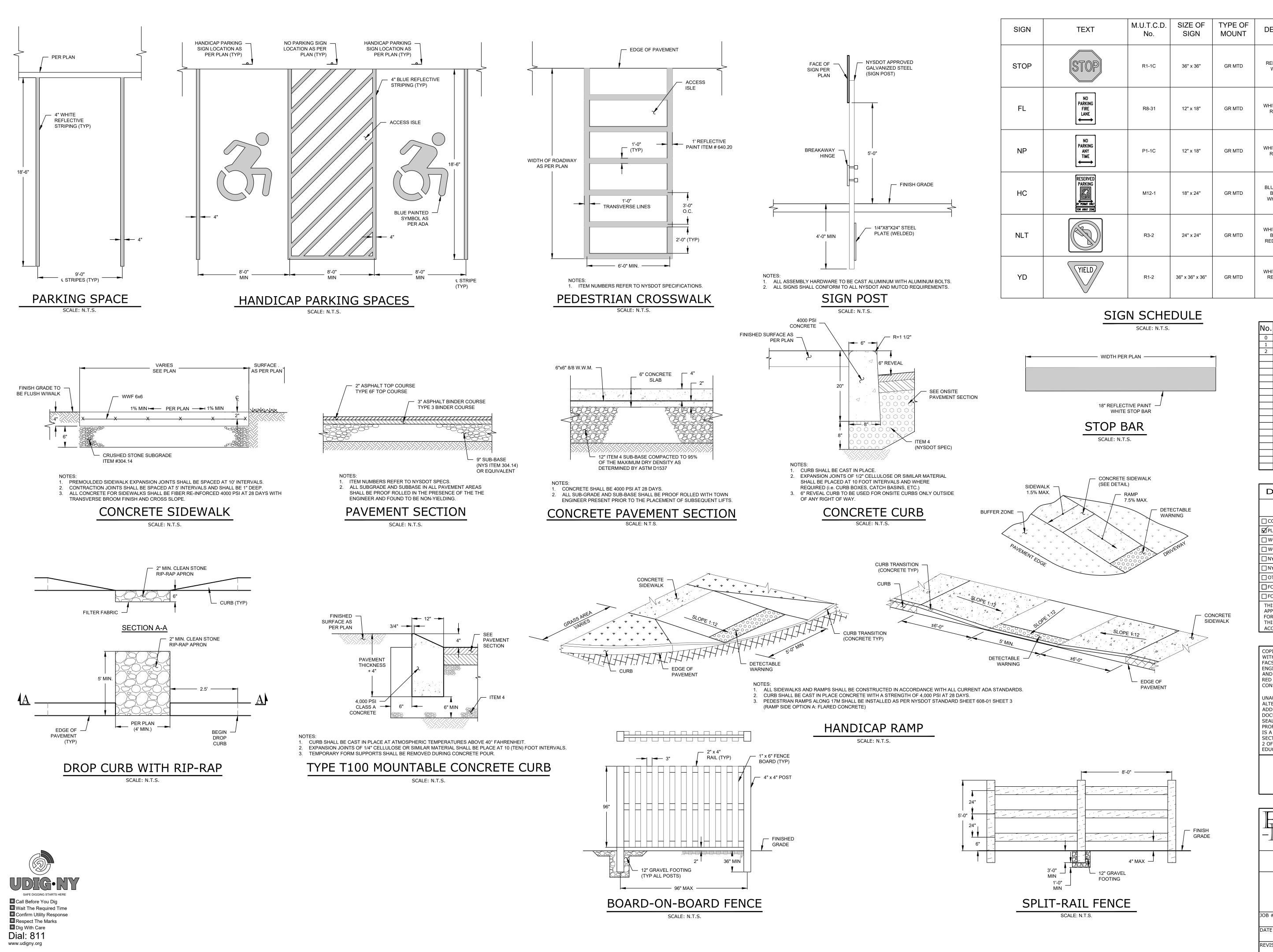
DDAMING STATUS	ISS	JE D	ATE:
DRAWING STATUS	02/24/23		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		-
CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	8	OF	12
WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
□ OTHER	N/A	OF	N/A
☐FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICAL APPROVAL OR ACTION NOTED ABOVE AND SHA			SED

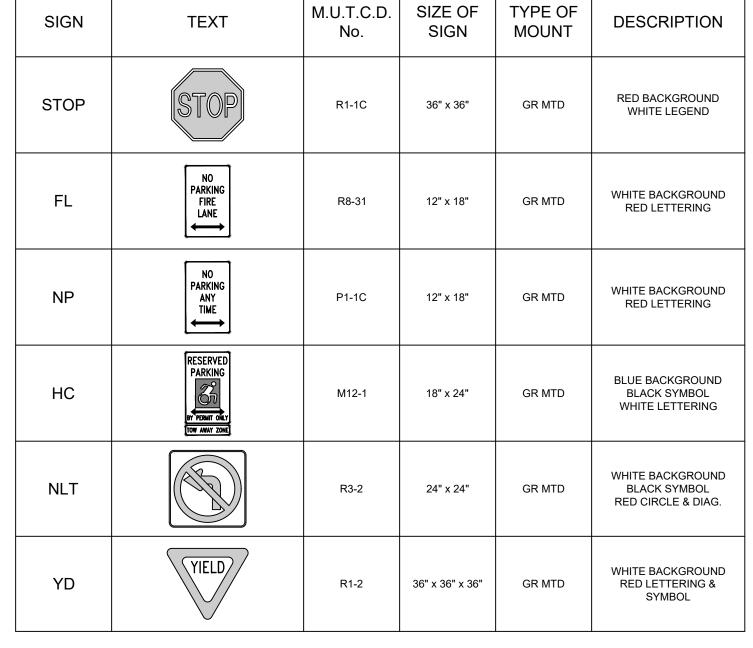
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1 - 02/24/23 35.08-1-11, 14, 15 & 23



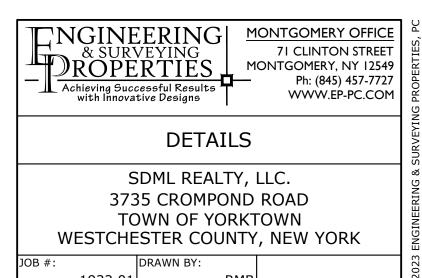


No. DATE DESCRIPTION 0 12/16/22 INITIAL SUBMISSION 1 01/10/23 REVISED PER PLANNING BOARD COMMENTS 2 02/13/23 REVISED PER PLANNING BOARD COMMENTS

DRAWING STATUS		ISSUE DATE:		
DRAWING STATUS	02/24/23			
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER			
CONCEPT APPROVAL	N/A OF N/A			
☑ PLANNING BOARD APPROVAL	9	OF	12	
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A	
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A	
NYSDEC APPROVAL	N/A	OF	N/A	
NYSDOT APPROVAL	N/A	OF	N/A	
OTHER	N/A	OF	N/A	
☐ FOR BID	N/A	OF	N/A	
☐ FOR CONSTRUCTION	N/A	OF	N/A	
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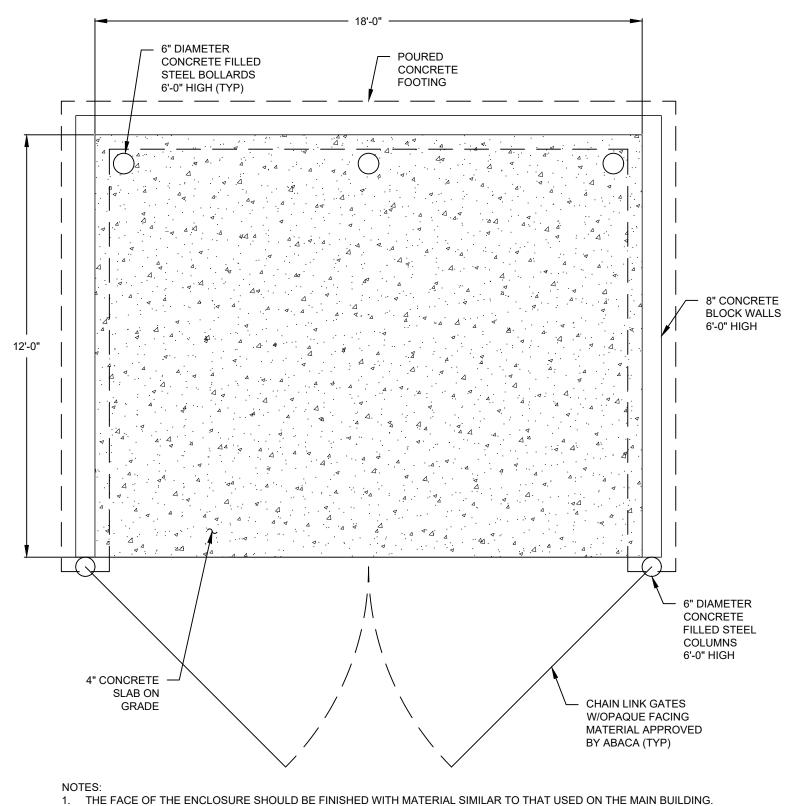
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ORIGINAL SCALE IN INCHES

1932.01 AS NOTED C-3012/16/22 1 - 02/24/23 35.08-1-11, 14, 15 & 23

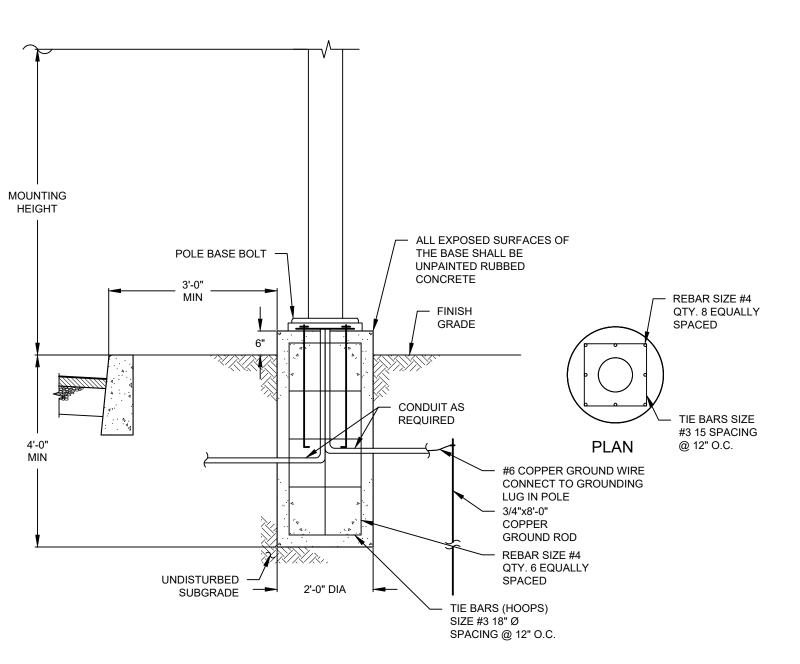


2. THE BUILDING INSPECTOR SHALL APPROVE THE CONSTRUCTION METHODS AND CODE COMPLIANCE OF ALL STRUCTURES ERECTED IN YORKTOWN.

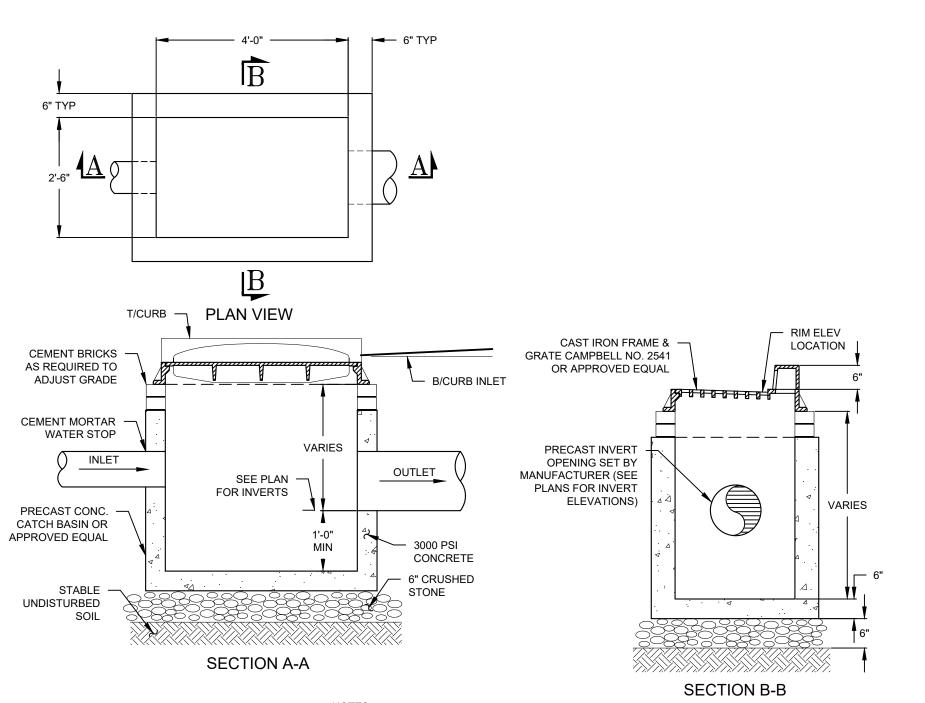
3. A MECHANISM FOR LOCKING THE GATES IN THE OPEN AND CLOSED POSITION MUST BE PROVIDED. 4. ALL CONCRETE SHALL BE 4000 PSI AT 28 DAYS.

DUMPSTER ENCLOSURE

SCALE: N.T.S.

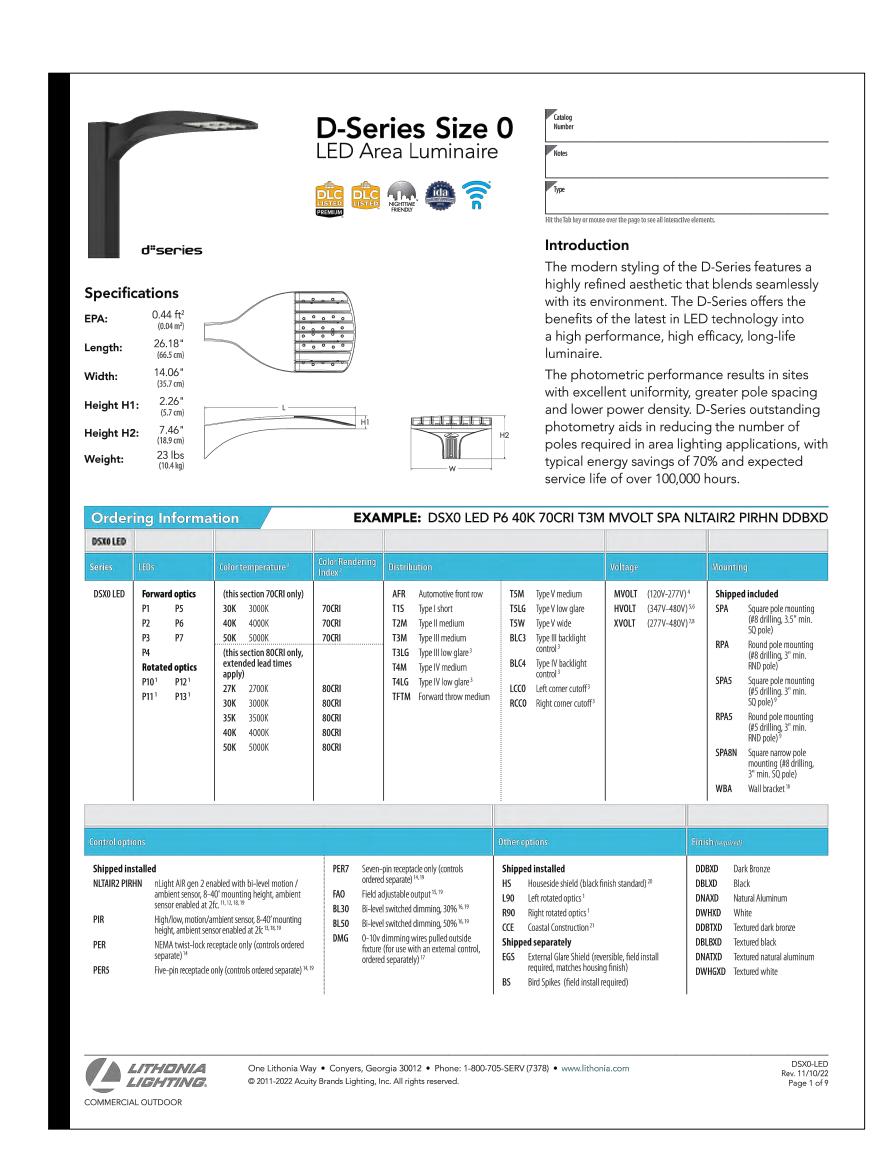


LIGHT POLE BASE BEHIND CURB

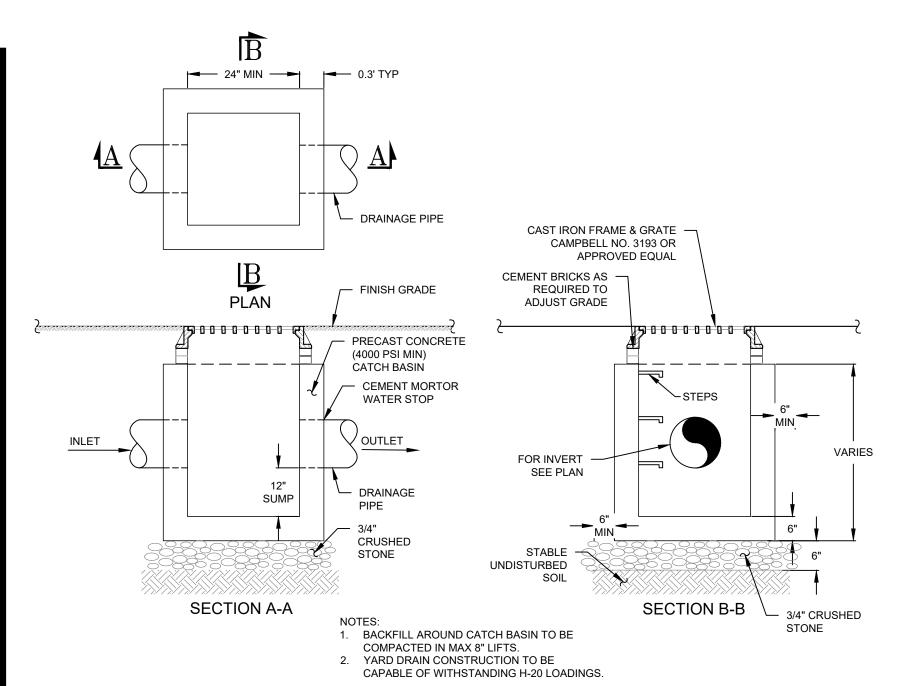


1. BACKFILL AROUND CATCH BASIN TO BE COMPACTED IN MAX 9" LIFTS. PRECAST ALUMINUM STEPS SHALL BE PROVIDED FOR ALL BASINS

CATCH BASIN

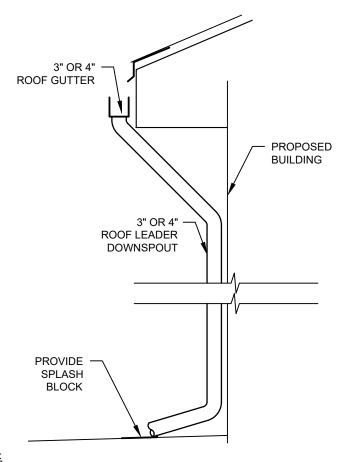






YARD DRAIN

SCALE: N.T.S.



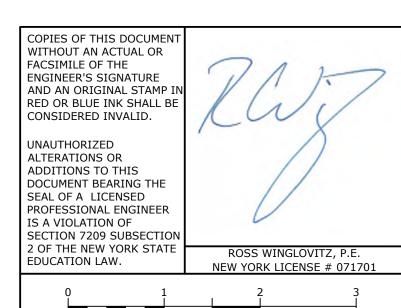
IN ACCORDANCE WITH NYSDEC STORMWATER GREEN INFRASTRUCTURE REQUIREMENTS, ALL ROOF LEADER DOWNSPOUTS SHALL DISCHARGE EFFLUENT ALONG THE SURFACE FOR INFILTRATION. CONNECTION OF ROOF LEADERS TO CLOSED SYSTEMS IS PROHIBITED. 3. HOMEOWNERS SHALL MAINTAIN SPLASH BLOCK LAWN AREA AS SHOWN ON THE PLANS TO PROVIDE INFILTRATION OF STORMWATER ROOF RUNOFF.

ROOF LEADER AND SPLASH PAD

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CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	10	OF	12
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
$\ \square$ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
□NYSDOT APPROVAL	N/A	OF	N/A
OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
FOR CONSTRUCTION	N/A	OF	N/A
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ORIGINAL SCALE IN INCHES

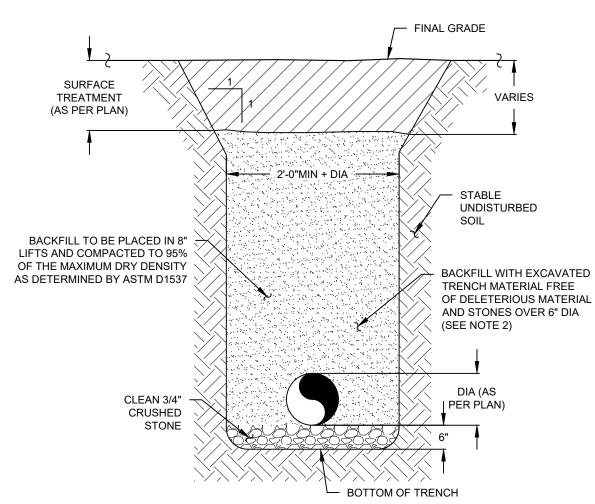


1 - 02/24/23 35.08-1-11, 14, 15 & 23



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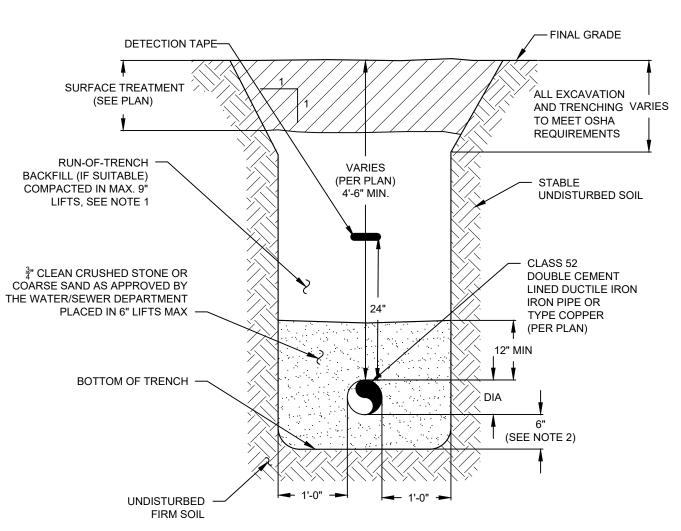


1. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; OR WITHIN THE TOWN OF YORKTOWN RIGHT-OF-WAY SHALL BE WITH R.O.B. GRAVEL (NYSDOT SPEC) FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST. 2. ALL DRAINAGE PIPE SHALL BE HDPE WITH A SMOOTH INVERT.

DRAINAGE PIPE TRENCH

SCALE: N.T.S.

3. ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS

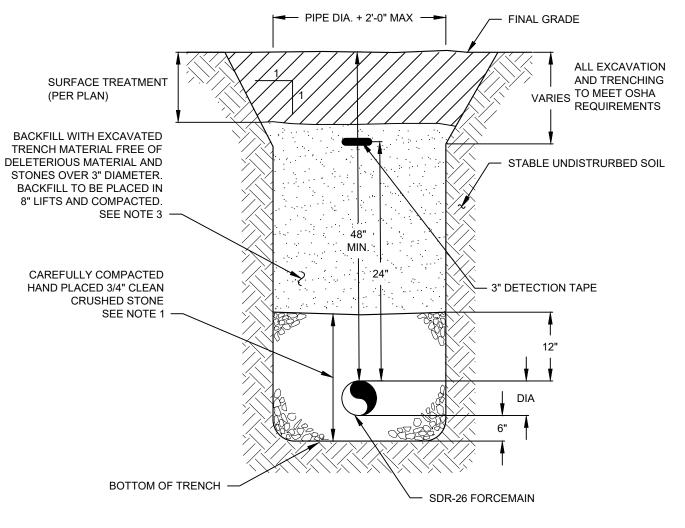


1. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS, ETC; SHALL BE WITH NYSDOT ITEM #4 FOR THE FULL DEPTH THE EXCAVATION. BACKFILL SHALL BE PLACED IN 9" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR

2. IF ROCK IS ENCOUNTERED DURING EXCAVATION OF THE TRENCH, THE PIPE BEDDING SHALL BE INCREASED TO 8" THICK.

WATER PIPE TRENCH

SCALE: N.T.S.



1. ALL FILL BELOW BUILDING AND PAVEMENT TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.

2. ALL SEWER MAINS SHALL BE 8" OR 10" SDR 35 PVC. ALL SEWER HEADERS SHALL BE 6" SDR 35 AND ALL SEWER LATERAL TO BE 4" SDR 3. ALL FILL BELOW BUILDINGS, PAVEMENT AREAS, SIDEWALKS, CURBS,

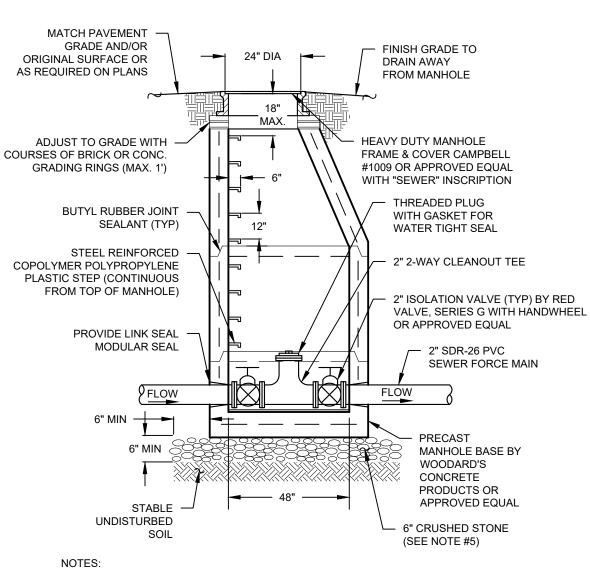
MODIFIED PROCTOR TEST SEWER PIPE TRENCH

SCALE: N.T.S.

ETC; SHALL BE WITH ITEM 4 (NYSDOT SPEC) FOR THE FULL DEPTH THE

EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND

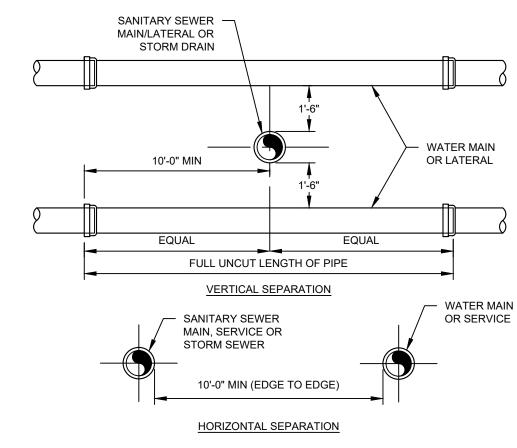
COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY



1. MANHOLE, BASE, CONE AND RISER TO BE MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS OR APPROVED EQUAL.

- CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS. CONCRETE REINFORCEMENT TO BE IN CONFORMANCE WITH ASTM A615 GRADE 60 AND AND ASTM A185 GRADE 65.
- 4. CONTRACTOR TO ORDER MANHOLE SECTIONS FROM MANUFACTURER TO MATCH REQUIRED ELEVATIONS AND INVERTS PER PLAN. 5. FOR ANY STRUCTURE LOCATED WITHIN THE TOWN RIGHT-OF-WAY, CRUSHED STONE
- SUB-BASE SHALL BE A MINIMUM OF 12" IN THICKNESS. 6. ANY STRUCTURE LOCATED WITHIN THE PAVEMENT AREA SHALL BE CAPABLE OF

FORCEMAIN FITTING MANHOLE



1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.

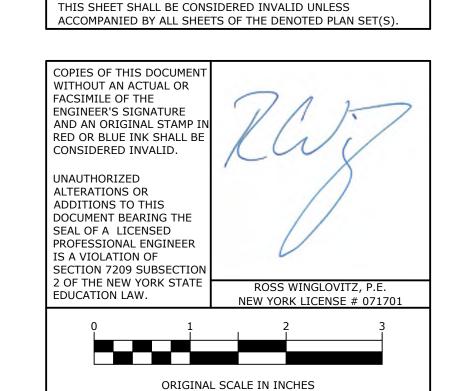
WATER/SEWER SEPARATION REQUIREMENTS

SCALE: N.T.S.

No. DATE DESCRIPTION 10/23 REVISED PER PLANNING BOARD COMMENTS 2 02/13/23 REVISED PER PLANNING BOARD COMMENTS

	ISSU	JE D	ATE:
DRAWING STATUS	02/24/23		'23
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		-
CONCEPT APPROVAL	N/A	OF	N/A
☑ PLANNING BOARD APPROVAL	11	OF	12
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
□NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICAL APPROVAL OR ACTION NOTED ABOVE AND SHA			SED

FOR ANY OTHER PURPOSE.





1 - 02/24/23 35.08-1-11, 14, 15 & 23

 CURB VALVE AND CURB BOX TO BE PROVIDED **GROUND SURFACE** CURB BOX - MUELLER H-10336 OR APPROVED EQUAL GOOSENECK AS NECESSARY CURB VALVE - MUELLER H-15209 OR APPROVED EQUAL WATER MAIN · TO BUILDING ──► CORPORATION COCK AT 10 O'CLOCK OR 2 O'CLOCK POSITION PROPOSED 1" TYPE "K" COPPER PIPE TO BE PROVIDED COMPACTED FILL

WATER SERVICE CONNECTION

SCALE: N.T.S.

PUMP STATION CALCULATIONS

SEWER USAGE CALCULATION:

28 SEATS x 25 GPD / SEAT = 700 GPD * CALCULATION BASED UPON NYSDEC DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS DATED MARCH 5, 2014.

PUMP VOLUME CALCULATIONS:

ELEVATION BETWEEN PUMP OFF TO PUMP ON TRY 14" OR 1.17' 9.5 FT x 4.5 FT x 1.17 FT = 49.9 CF = 373 GAL

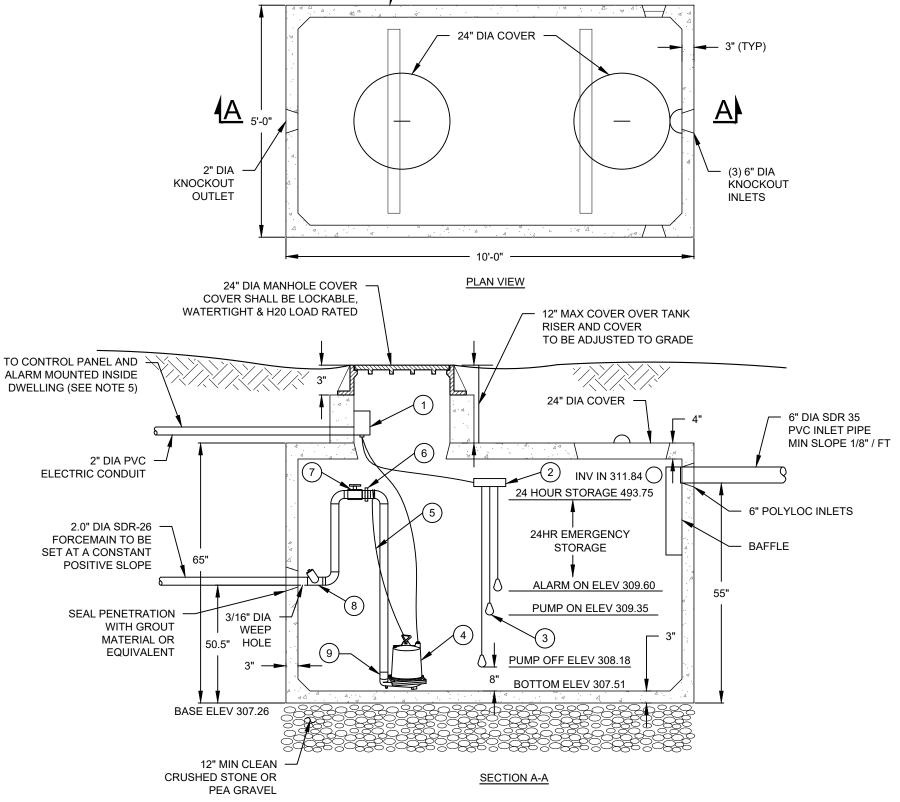
24 HOUR STORAGE CALCULATIONS:

24 HOUR STORAGE = 700 GAL / 7.48 GAL/CF = 93.6 CF 24 HOUR STORAGE HEIGHT = 93.6 CF / (9.5 FT x 4.5 FT) = 2.19 FT 24 HOUR STORAGE AVAILABLE TO INVERT IN = 2.24 FT

- 1. PRECAST CONCRETE PUMP CHAMBER AS MFG. BY WOODARD'S CONCRETE PRODUCTS, INC. MODEL GT 1250, W/ (2) 24" DIA COVERS OR APPROVED EQUAL
- 2. CONCRETE 4,000 PSI AT 28 DAYS REINFORCEMENT - WWM. #4 REBAR
- CONSTRUCTION JOINT TO BE SEALED WITH BUTYL RUBBER SEALANT
- CONTROL PANEL AS MFG. GOULDS PUMPS, INC. MODEL SES SERIES CUSTOMIZED CONTROL PANEL-NEMA 1 SIMPLEX CONTROLLER WITH ALARM. CONTROL PANEL IS TO BE MOUNTED INDOORS AND WIRED TO CIRCUIT BREAKER.
- ALL ELECTRICAL WORK SHALL MEET WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION PUMP STATION(S) SHOULD BE INSPECTED PERIODICALLY BY A PROPERLY TRAINED PERSON FOR PROPER OPERATION, INCLUDING HIGH WATER ALARMS, VENTING AND ANY PHYSICAL DAMAGE.

SCHEDULE OF MECHANICAL EQUIPMENT

REF#	QTY.	DESCRIPTION & WOODARD'S MODEL #	Α	0	Г
1	1	ELECTRICAL JUNCTION BOX - A8-1J			Γ
2	1	STAINLESS STEEL FLOAT BRACKET - FSB1			Г
3	3	MERCURY FLOAT SWITCH - A2K23			Г
4	1	GOULDS 3885 SUBMERSIBLE EFFLUENT PUMP- WOODARDS MODEL # - GP-WE05H			Γ
5	1	10' LIFT CABLE - ACBL-10			Г
6	1	2.0" UNION - FUNION-2			
7	1	2.0" BALL VALVE - FBALLVALVE-2			
8	1	2.0" FLAP CHECK VALVE - FFLAPCHECK-2			
9	1	2.0" NPT THREADED ADAPTER - FMA-2			
10	1	GOULDS SIMPLEX CONTROL PANEL W/ALARM - WOODARDS MODEL # S10020N1			Г

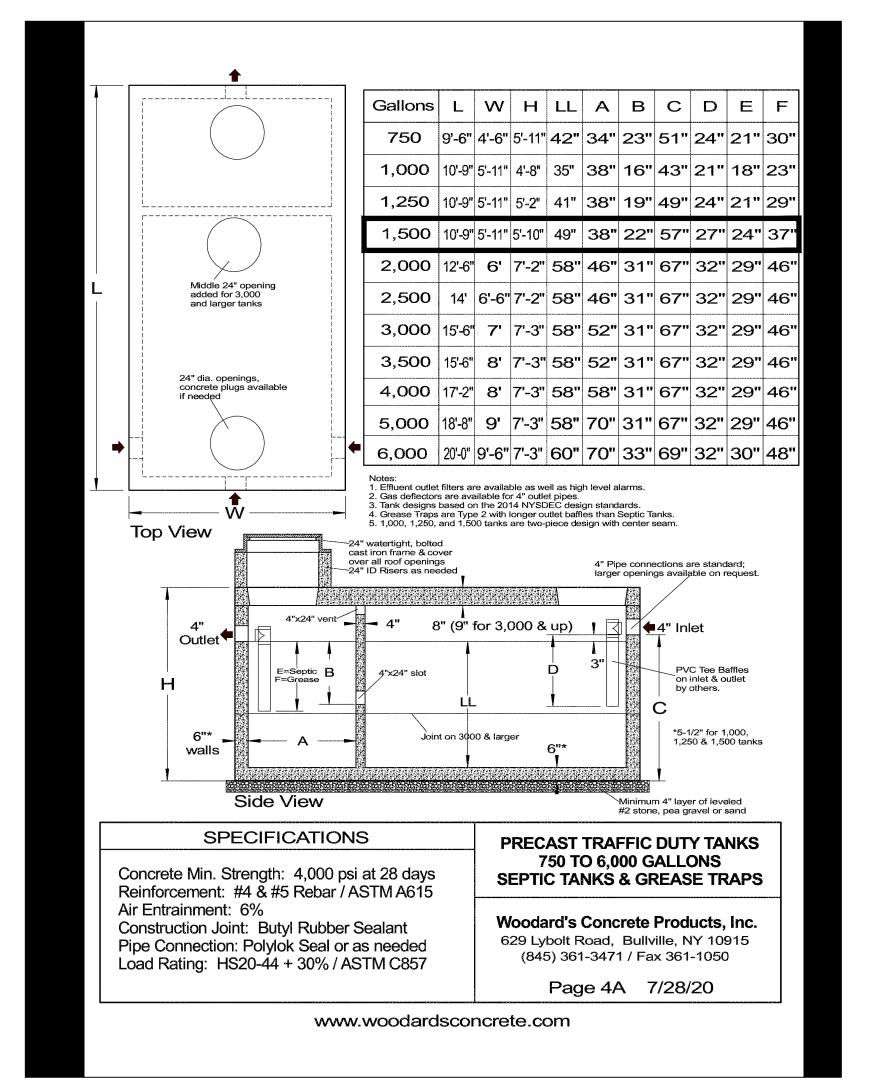


- 1,250 GAL PRECAST PUMP CHAMBER

MODEL # GT-1250 W/(2) 24" DIA COVERS

MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, INC.

,250 GAL PUMP CHAMBER



1,500 GAL SEPTIC TANK



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Z:\1932.01 — SDML Yorktown Dunkin Donuts\1932.01 — Details.dwg Date Printed: Feb 24, 2023, 3:01pm

SEQUENCE OF CONSTRUCTION ACTIVITY

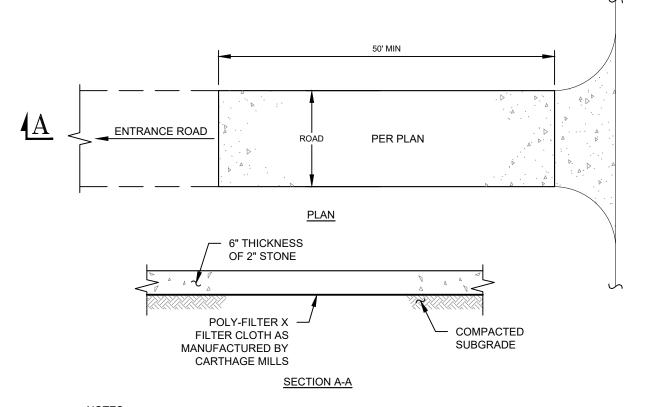
- 1. PRE-CONSTRUCTION: NOTIFY APPROPRIATE MUNICIPAL AND UTILITY OFFICIALS 3 DAYS PRIOR TO START OF
- 2. CONSTRUCTION STAGING: STAKE OUT LIMIT OF DISTURBANCE. INSTALL SILT FENCE DOWNHILL OF PROPOSED CONSTRUCTION. INSTALL ORANGE CONSTRUCTION FENCING ALONG THE LIMITS OF DISTURBANCE. INSTALL STABILIZED CONSTRUCTION ENTRANCE(S).
- CLEARING AND GRUBBING: REMOVE VEGETATION FROM AREA OF CONSTRUCTION. STRIP TOPSOIL AND STOCKPILE IN AREAS SHOWN ON THE PLAN. INSTALL SEDIMENT SEDIMENT BARRIERS AROUND AND
- ESTABLISH TEMPORARY VEGETATION ON TOPSOIL STOCKPILES. ROUGH GRADING: CUT AND FILL SITE TO APPROXIMATE ELEVATIONS SHOWN ON THE PLAN. IMPLEMENT DUST CONTROL MEASURES AS NECESSARY. ESTABLISH PERMANENT STABLIZATION IN AREAS THAT ARE
- COMPLETE. ESTABLISH TEMPORARY STABLIZATION ON AREAS THAT WILL BE GRADED AGAIN MORE THAN 21 DAYS FROM LAST DISTURBANCE. DRIVEWAY / BUILDING CONSTRUCTION AND UTILITY INSTALLATION: FINAL GRADING AND CONSTRUCTION OF DRIVEWAYS. BUILDING EXCAVATION AND CONSTRUCTION. INSTALL UTILITIES. ENSURE ALL EROSION
- CONTROL MEASURES ARE IN WORKING ORDER. 6. FINAL GRADING AND LANDSCAPING: COMPLETE FINE GRADING OF SITE, SPREAD TOPSOIL AND PREPARE FOR PERMANENT SEEDING AND PLANTING. ESTABLISH PERMANENT VEGETATION IN ALL REMAINING UNSTABILIZED
- AREAS, INSTALL ALL SITE LANDSCAPING AND PLANTINGS. POST CONSTRUCTION: UPON STABILIZATION OF THE SITE AND ESTABLISHMENT OF ALL VEGETATION COVER, REMOVE ALL REMAINING TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE. REMOVE ALL SILT AND DEBRIS FROM THE SITE INCLUDING ROADWAYS, CATCH BASINS AND STORM DRAINS.

EARTHWORK CONSTRUCTION NOTES

- ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE TOWN OF YORKTOWN. ALL TOPSOIL, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL (IF ANY) SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS
- ANY FILL BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557. FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER FREE-FLOWING OUTLET AT A
- MINIMUM SLOPE OF 0.5%. FOOTING DRAIN SHALL BE INSTALLED BENEATH BOTTOM OF FOOTING. COMPLETION OF GRADING AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "SEDIMENTATION EROSION CONTROL".
- STABILIZATION OF ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND SEDIMENTATION CONTROL NOTES" SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PERVIOUS SURFACES
- WITH A SLOPE LESS THAN 10%. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING: APPLY 3 INCHES OF COMPOST OVER SUBSOIL
- TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER. TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUB-SOILS.
- ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED
- APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
- VEGETATE IN ACCORDANCE WITH LANDSCAPE PLAN.

EROSION & SEDIMENTATION CONTROL NOTES

- 1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS.
- TEMPORARY EROSION CONTROL MEASURES, INCLUDING SILT FENCES, TEMPORARY SWALES, STONE CHECK DAMS SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION OF THE PROPOSED ROADWAY OR DWELLING UNITS.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION: 3.1. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND
- 3.2. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
- 3.3. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED FOR ESTABLISHING NEW LAWNS PER SITE SPECIFIC SOIL TEST RESULTS OR AT A RATE OF 600 LBS. PER ACRE.
- 3.4. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 30 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) PER ACRE. 3.5. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE:
- 8 LBS EMPIRE BIRDSFOOT TREFOIL OR COMMON WHITE CLOVER PER ACRE PLUS 20 LBS TALL FESCUE PER ACRE <u>PLUS</u> 2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE
- 3.6. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE
- 3.7. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER OR TUCKING THE MUI CH WITH SMOOTH DISCS OR OTHER MUI CH ANCHORING TOOLS TO A DEPTH OF 3'
- MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED FOLLOWING EVERY RAIN EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED PROMPTLY TO MAINTAIN PROPER FUNCTION. RAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION
- TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.
- ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE. OVER HAY OR
- STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND
- SEEDING WITH THE FOLLOWING MIXTURE:
- PERENNIAL RYE GRASS CROWN VETCH SPREADING FESCUE
- 10. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.
- 11. FOR CONSTRUCTION THAT OCCURS DURING WINTER MONTHS (i.e. NOVEMBER 15 APRIL 1) ADDITIONAL MEASURES SHALL BE TAKEN IN ACCORDANCE WITH THE STANDARD & SPECIFICATIONS FOR WINTER STABILIZATION SECTION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL, LATEST EDITION AS PUBLISHED BY THE NYSDEC SUCH AS BUT NOT LIMITED TO THE FOLLOWING
- 11.1.ENSURING COMPLIANCE WITH SNOW STORAGE STOCKPILE AREAS.
- 11.2.SNOW STOCKPILES AT CONSTRUCTION ENTRANCE SHALL BE OUTSIDE THE STABILIZED CONSTRUCTION ENTRANCE TO ENSURE THE FUNCTIONALITY OF THE EROSION CONTROL MEASURE.
- 11.3 MAINTAIN BUFFERS TO ALL PERIMETER SILT FENCES
- 11.4.INSTALL ADDITIONAL SILT FENCE AS NECESSARY FOR ANY DISTURBED AREAS UP GRADIENT OF A WATER BODY
- 11.5.PROVIDE MAINTENANCE OF ALL DRAINAGE STRUCTURE TO KEEP CLEAR OF SNOW, ICE, DEBRIS, ETC. 11.6.IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED. THE APPLICATION OF SOIL STABILIZATION MEASURES SHOULD BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN THREE (3) DAYS. ROLLED EROSION CONTROL BLANKETS MUST BE USED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR
- 11.7.IF STRAW MULCH ALONE IS USED FOR TEMPORARY STABILIZATION, IT SHALL BE APPLIED AT DOUBLE THE APPLICATION RATE OF 2 TONS PER ACRE, MAKING THE APPLICATION RATE 4 TONS PER ACRE. OTHER MANUFACTURED MULCHES SHOULD BE APPLIED AT DOUBLE THE MANUFACTURER'S RECOMMENDED RATE.
- 11.8.TO ENSURE ADEQUATE STABILIZATION OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL SHOULD BE STABILIZED AT THE END OF EACH WORK DAY UNLESS:
- 11.8.2. THE WORK IS IN DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS OPEN UTILITY TRENCHES,
- 11.8.1. WORK WILL RESUME WITHIN 24 HOURS IN THE SAME AREA AND NO PRECIPITATION IS FORECAST OR; FOUNDATIONS, EXCAVATIONS, OR WATER MANAGEMENT AREAS.

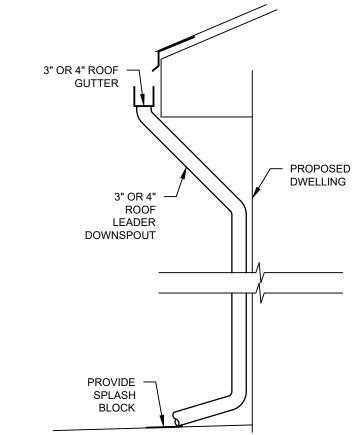


1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT 2. WIDTH - 24 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR **FGRESS OCCURS**

- 3. 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.
- 4. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF- WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED
- 5. WASHING WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA
- STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE 6. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

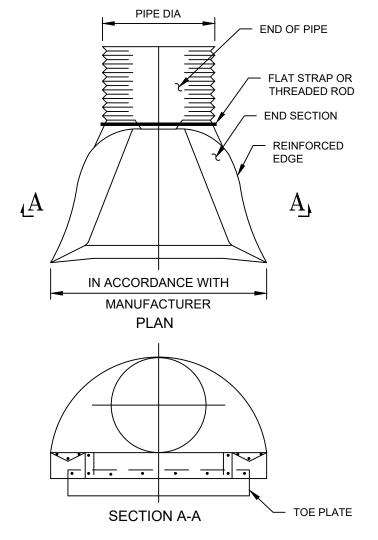
STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.



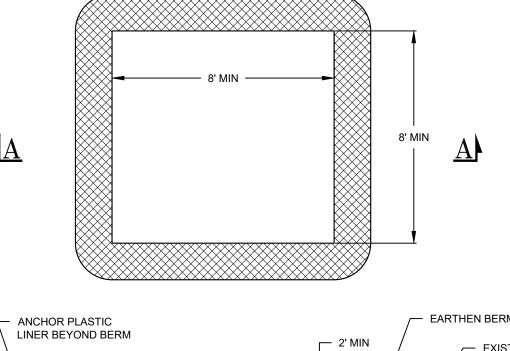
- 1. IN ACCORDANCE WITH NYSDEC STORMWATER GREEN INFRASTRUCTURE REQUIREMENTS, ALL ROOF LEADER DOWNSPOUTS SHALL DISCHARGE EFFLUENT ALONG THE SURFACE FOR INFILTRATION.
- 2. CONNECTION OF ROOF LEADERS TO CLOSED SYSTEMS IS PROHIBITED. 3. PROPERTY OWNER SHALL MAINTAIN SPLASH BLOCK LAWN AREA AS SHOWN

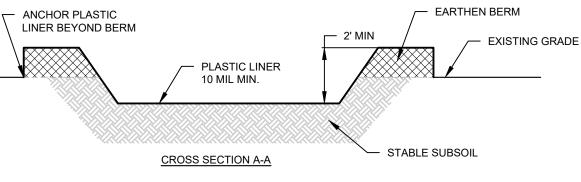
ON THE PLANS TO PROVIDE INFILTRATION OF STORMWATER ROOF RUNOFF. ROOF LEADER AND SPLASH PAD



1. RIP-RAP TO BE PROVIDED AT THE END OF THE FLARED END SECTION AS PER PLANS. 2. ALL DRAINAGE END SECTIONS SHALL BE

FLARED END SECTION





1. PLASTIC LINER SHALL BE INSPECTED DAILY TO ENSURE THAT THERE ARE NO HOLES OR TEARS. IF ANY HOLES OF TEARS ARE FOUND THE LINER SHALL BE REPLACED AND CLEANED IMMEDIATELY. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE

- 2. WASHOUT FACILITY SHALL BE LOCATED A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS OR OTHER SURFACE WATERS. 3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE
- CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF. 4. DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL.

CONCRETE WASHOUT

SCALE: N.T.S.

FENCE POST

@ 8'-0" O.C.

2'-0"

BACKFILL

SILT FENCE FABRIC

APPROVED EQUAL

SILT

(3'-0" WIDE) MIRAFI 100X OR

EXCAVATED —

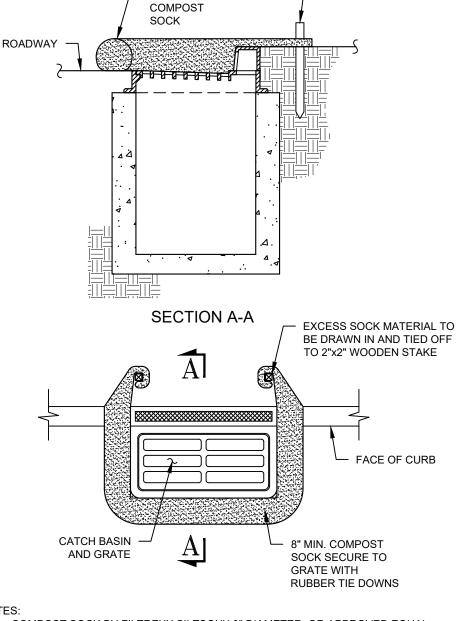
TRENCH

1. SILT FENCE TO BE MAINTAINED IN PLACE DURING

CONSTRUCTION AND SOIL STABILIZATION PERIOD.

EXCEEDS 1/2 OF THE EXPOSED SILT FENCE HEIGHT

SILT SHALL BE REMOVED WHEN HEIGHT OF SILT



— 2"x2" WOODEN STAKE

Type of Soil Disturbance

Minimal soil disturbance Restoration not required

No soil disturbance

Areas where topsoil is

Areas of cut or fill

in grade

stripped only - no change

Heavy traffic areas on site

(especially in a zone 5-25

feet around buildings but

not within a 5 foot

perimeter around

foundation walls)

Areas where Runoff

Infiltration practices are

Redevelopment projects

Reduction and/or

. COMPOST SOCK BY FILTREXX SILTSOXX 8" DIAMETER, OR APPROVED EQUAL. ALL MATERIAL AND FILTER MEDIA FILL TO MEET MANUFACTURER'S SPECIFICATIONS.

- SEDIMENT SHALL BE REMOVED AND THE COMPOST SOCK REPAIRED OR REPLACED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SOCK. REMOVED SEDIMENT SHALL BE DISPOSED OF IN A SUITABLE MANNER. 4. THE COMPOST SOCK SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE
- AS NEEDED. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- 6. THE COMPOST SOCK SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE

TRIBUTARY DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. INLET PROTECTION

NOTES:

AREA CHOSEN FOR STOCKPILING OPERATIONS

MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.

EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

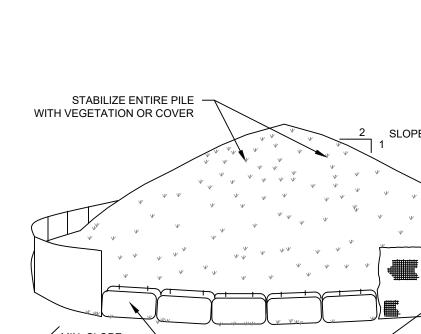
3. UPON COMPLETION OF SOIL STOCKPILING,

EACH PILE SHALL BE SURROUNDED WITH

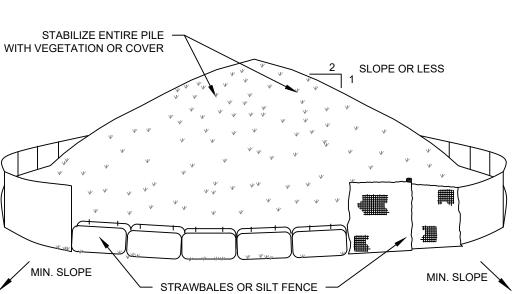
SEE SPECIFICATIONS (THIS MANUAL) FOR

SHALL BE DRY AND STABLE.

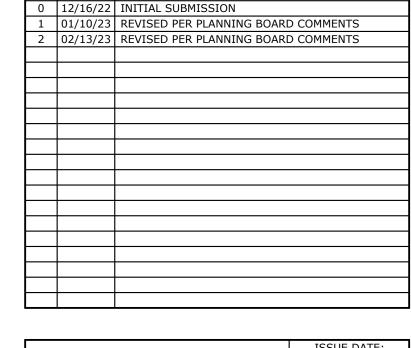
INSTALLATION OF SILT FENCE.



SHRUBS



SOIL STOCKPILE



SOIL RESTORATION NOTES

Table 5.3 Soil Restoration Requirements

HSG C&D

Aerate* and apply 6

inches of topsoil

Apply full Soil

Restoration **

Apply full Soil Restoration (de-

Restoration not required, but may be

specified for appropriate practices.

applied to enhance the reduction

Soil Restoration is required on

be converted to pervious area.

redevelopment projects in areas

where existing impervious area will

compaction and compost

HSG C & D

Comments/Examples

reservation of Natural Features

Protect area from any ongoing

Keep construction equipment from

crossing these areas. To protect

newly installed practice from any

construct a single phase operation

ongoing construction activities

fence area

No. DATE DESCRIPTION

Clearing and grubbing

construction activities.

Soil Restoration Requirement

Restoration not permitted

HSG A &B

apply 6 inches

of topsoil

HSG A &B

Aerate and

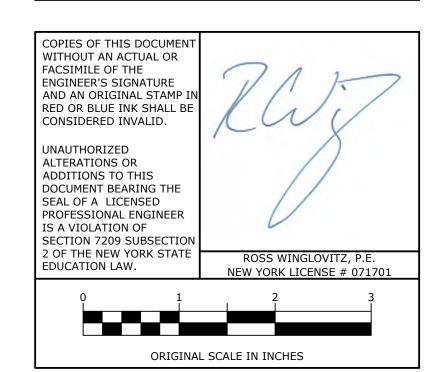
of topsoil

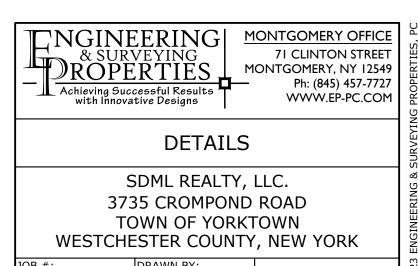
apply 6 inches

enhancement)

DRAWING STATUS	ISSUE DATE:			
DRAWING STATES	02/24/23			
THIS SHEET IS PART OF	SHEET			
THE PLAN SET ISSUED FOR	NUMBER			
CONCEPT APPROVAL	N/A	OF	N/A	
☑PLANNING BOARD APPROVAL	11	OF	12	
☐ WCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A	
☐ WCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A	
□NYSDEC APPROVAL	N/A	OF	N/A	
□NYSDOT APPROVAL	N/A	OF	N/A	
□ OTHER	N/A	OF	N/A	
☐FOR BID	N/A	OF	N/A	
☐ FOR CONSTRUCTION	N/A	OF	N/A	
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE				

APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).





IDRAWN BY 1932.01 12/16/22 AS NOTED 1 - 02/24/23 35.08-1-11, 14, 15 & 23

TURNBUCKLES COMPACTED SOIL MIX TO -PREVENT SETTLEMENT 12" ALL AROUND

DECIDUOUS TREES **EVERGREEN TREES** PLANTING & GUYING DETAIL



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