



Vicinity Map  
(Not to Scale)

Westchester County Department of Health  
Mount Kisco, New York

Approved pursuant to Chapter 873, Article X, Sections 873.051 and 873.1021 and Articles 19 and 20 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.

Each purchaser of property shown herein shall be furnished a true copy of this plot 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.

Date: \_\_\_\_\_  
 Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

Date: \_\_\_\_\_  
 Approved for filing in the Division of Land Records

Date: \_\_\_\_\_ Owner: \_\_\_\_\_  
 Owner: James Zappi  
 9 Kniffen Road  
 Katonah, NY 10536

Date: \_\_\_\_\_  
 Approved by Resolution of the Planning Board of the Town of Yorktown

Date: \_\_\_\_\_ Chairman: \_\_\_\_\_

Town of Yorktown Tax Assessment Designation

Sheet	35.06
Block	2
Lot	78

Westchester County Index System

Sheet	261
Block	10671

All taxes due to date have been paid.

Date: \_\_\_\_\_ Receiver of Taxes: \_\_\_\_\_

Preliminary Subdivision Map  
 prepared for  
**Zappico Sherry Drive LLC**  
 in the Town of  
**Yorktown**  
 Westchester County, N.Y.  
 Scale 1"=40' Jan. 21, 2017

Revised and additional information added Feb. 28, 2017.  
 Subdivision notes as per Westchester County Department of Health dated May 10, 2017.  
 Additional information and revised as per NYCDCP requirements July 21, 2017.  
 Revisions to Lot 1, ROW and subdivision notes added Aug. 17, 2017.

The premises being Lot 4 as shown on a map entitled "Subdivision Map for RMS Develop. Corp." dated Nov. 27, 1995, last revised Dec. 12, 1996 and filed July 2, 1997 as County Clerk Map No. 25946.

On-Site Utilities designed by:

Date: \_\_\_\_\_

Michael Stein, P.E.  
 New York State License No.  
 Hudson Engineering & Consulting P.C.  
 45 Knollwood Road, Suite 201  
 Elmsford, NY 10523

William H. Free  
 Ward Carpenter Engineers, Inc.  
 76 Mamaroneck Avenue  
 White Plains, N.Y. 10601

"Unauthorized alterations or additions to a survey map is a violation of section 2208, sub-division 2, of the New York State Education Law."

We, Ward Carpenter Engineers Inc., the surveyors who made this map, do hereby certify that the survey of property shown herein was completed Nov. 23, 2015 and that this map was completed August 31, 2017.

- Subdivision Notes:**
- There shall be no separate site and/or construction/development of Lot #4 until such time as the proposed sanitary sewer main is installed approved to be placed into service by the Westchester County Department of Health and the existing dwelling located on Lot #9 is connected to the sanitary sewer main.
  - Property shown hereon is subject to the "Rules and Regulations for the Protection from Contamination of the New York City Water Supply and its Sources".
  - All utilities shall be installed underground.
  - The 50' Right of Way (R.O.W.) shown as "Ridge View Court" and the "Conservation Area" parcel shall be dedicated to the newly created Homeowners Association "Ridge View HOA, Inc."
  - The HOA is responsible for the maintenance and upkeep of the private roadway within the 50' ROW. The HOA is also responsible for the stormwater infrastructure including but not limited to the swale located within "Drainage Easement A" attenuation gallery showing on lot four, and the infiltration gallery in the cul-de-sac.
  - The Town of Yorktown will continue to be responsible for the maintenance of the existing stormwater detention basin shown within the "Conservation Area Lot".
  - Sanitary sewer and public water supply shall be dedicated to the Town of Yorktown and/or any municipal entity governing search utility as directed by the Town of Yorktown for dedication.
  - Proposed utility easement includes the entire private ROW extending into the eastern portion of Lots 1-5 shown as 20' utility easement and continuing along the property lines of lots 4 and 5 to the western property line shall be in favor of the Town of Yorktown and all other utility services needing access to the site.
  - Proposed utility easement, ROW and stormwater easement shall have an ingress/egress and maintenance easement if necessary given to the HOA and the Town of Yorktown.
  - Conservation note: The "Conservation Area" lot shown on the plan shall be recorded in the HOA deed as an easement and shall be filed in Westchester County Clerk's Office (Division of Land Records) and shall read as follows: "The purpose of the easement is to preserve the lands within this area in their natural or disturbed state of perpetuity except where activity in the utility easements approved as part of the subdivision plan is required as part of the installation or maintenance of utility lines, in which case the disturbed areas shall be restored to approximate condition existing prior to set disturbance. Any board approval shall be required for the installation, maintenance or restoration prior to any such activity not specifically approved as part of the subdivision plan."
  - The conservation easement shown between the western property line of lots 1 through 5 and the western easement of "Drainage Easement A" was requested by the DEP to slow any stormwater runoff to neighboring lots.
  - Existing temporary easements shall be extinguished as requested by the Town of Yorktown.