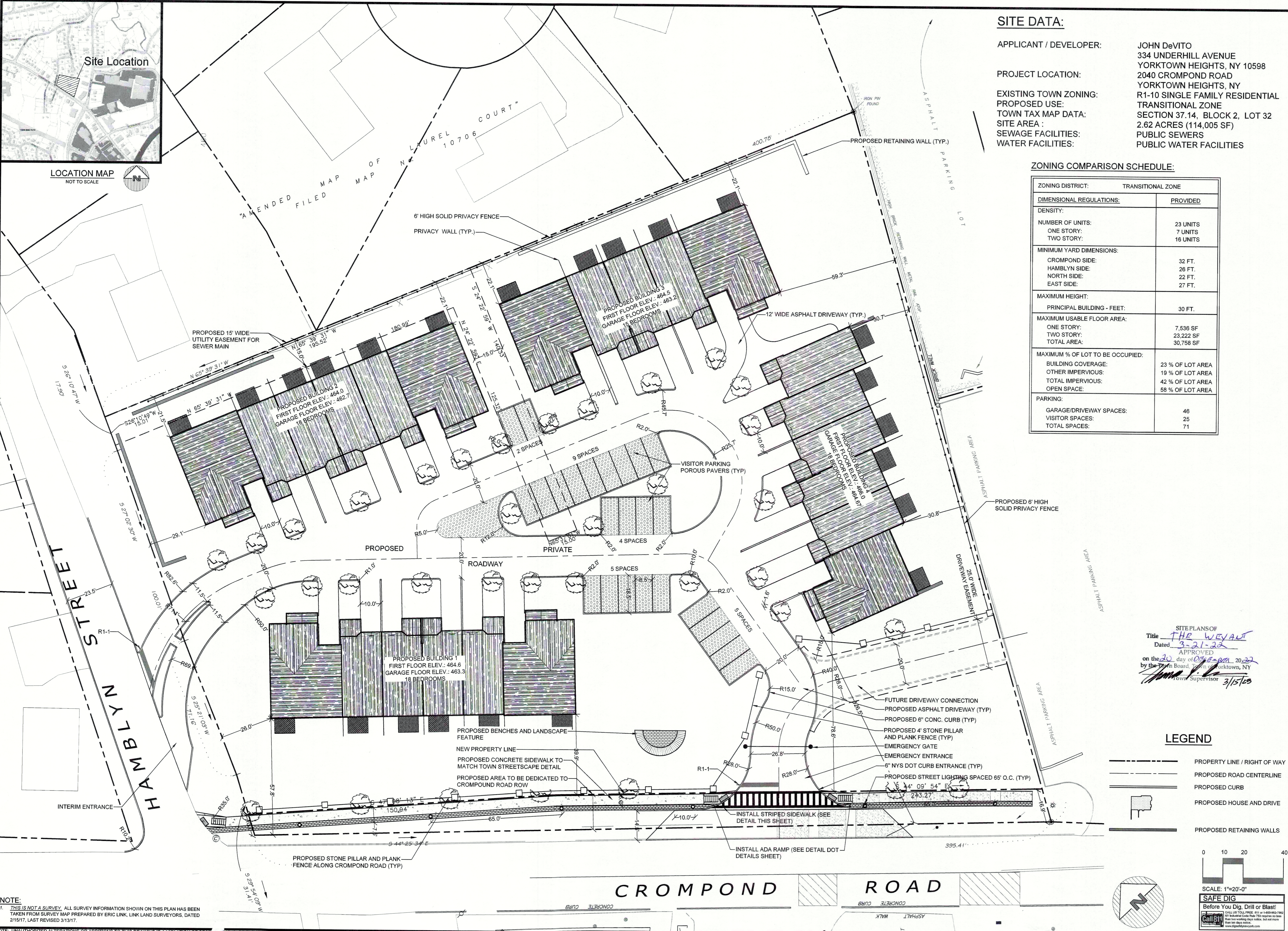




LOCATION MAP
NOT TO SCALE



SITE DATA:

APPLICANT / DEVELOPER: JOHN DeVITO
 334 UNDERHILL AVENUE
 YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 2040 CROMPOND ROAD
 YORKTOWN HEIGHTS, NY

EXISTING TOWN ZONING: R1-10 SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: TRANSITIONAL ZONE

TOWN TAX MAP DATA: SECTION 37.14, BLOCK 2, LOT 32

SITE AREA: 2.62 ACRES (114,005 SF)

SEWAGE FACILITIES: PUBLIC SEWERS

WATER FACILITIES: PUBLIC WATER FACILITIES

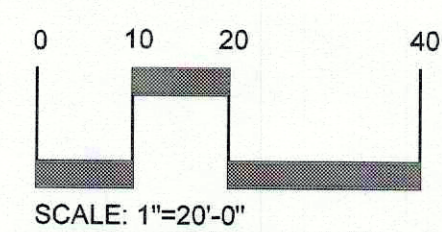
ZONING COMPARISON SCHEDULE:

ZONING DISTRICT:	TRANSITIONAL ZONE
DIMENSIONAL REGULATIONS:	PROVIDED
DENSITY:	
NUMBER OF UNITS:	23 UNITS
ONE STORY:	7 UNITS
TWO STORY:	16 UNITS
MINIMUM YARD DIMENSIONS:	
CROMPOND SIDE:	32 FT.
HAMBLYN SIDE:	28 FT.
NORTH SIDE:	22 FT.
EAST SIDE:	27 FT.
MAXIMUM HEIGHT:	
PRINCIPAL BUILDING - FEET:	30 FT.
MAXIMUM USABLE FLOOR AREA:	
ONE STORY:	7,536 SF
TWO STORY:	23,222 SF
TOTAL AREA:	30,758 SF
MAXIMUM % OF LOT TO BE OCCUPIED:	
BUILDING COVERAGE:	23 % OF LOT AREA
OTHER IMPERVIOUS:	19 % OF LOT AREA
TOTAL IMPERVIOUS:	42 % OF LOT AREA
OPEN SPACE:	58 % OF LOT AREA
PARKING:	
GARAGE/DRIVEWAY SPACES:	48
VISITOR SPACES:	25
TOTAL SPACES:	71

SITE PLANS OF
THE WEYANT
 Dated 3-21-22
 APPROVED
 on the 20 day of October 2022
 by the 7th day of October 2022
 Town Supervisor 3/15/23

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED HOUSE AND DRIVE
- PROPOSED RETAINING WALLS



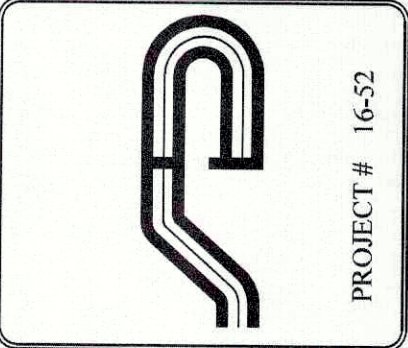
SCALE: 1"=20'-0"

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NOTE:
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Revisions:

No.	Date	Comments
1	5/20/19	Plan, Dept. Comm.
2	5/20/19	Plan, Dept. Comm.
3	10/1/19	DEP Comments
4	11/19/19	DEP Comments
5	4/2/20	DEP Comments
6	7/22/20	DEP Comments
7	1/18/21	DEP Comments
8	3/18/21	DEP Comments
9	4/8/21	DEP Comments
10	9/24/21	WCHD Comments
11	3/21/22	WCHD Comments

SCALE: 1"=20'

DRAWN BY: JR

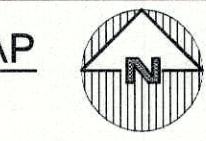
DATE: 10-26-18

INTERIM SITE PLAN

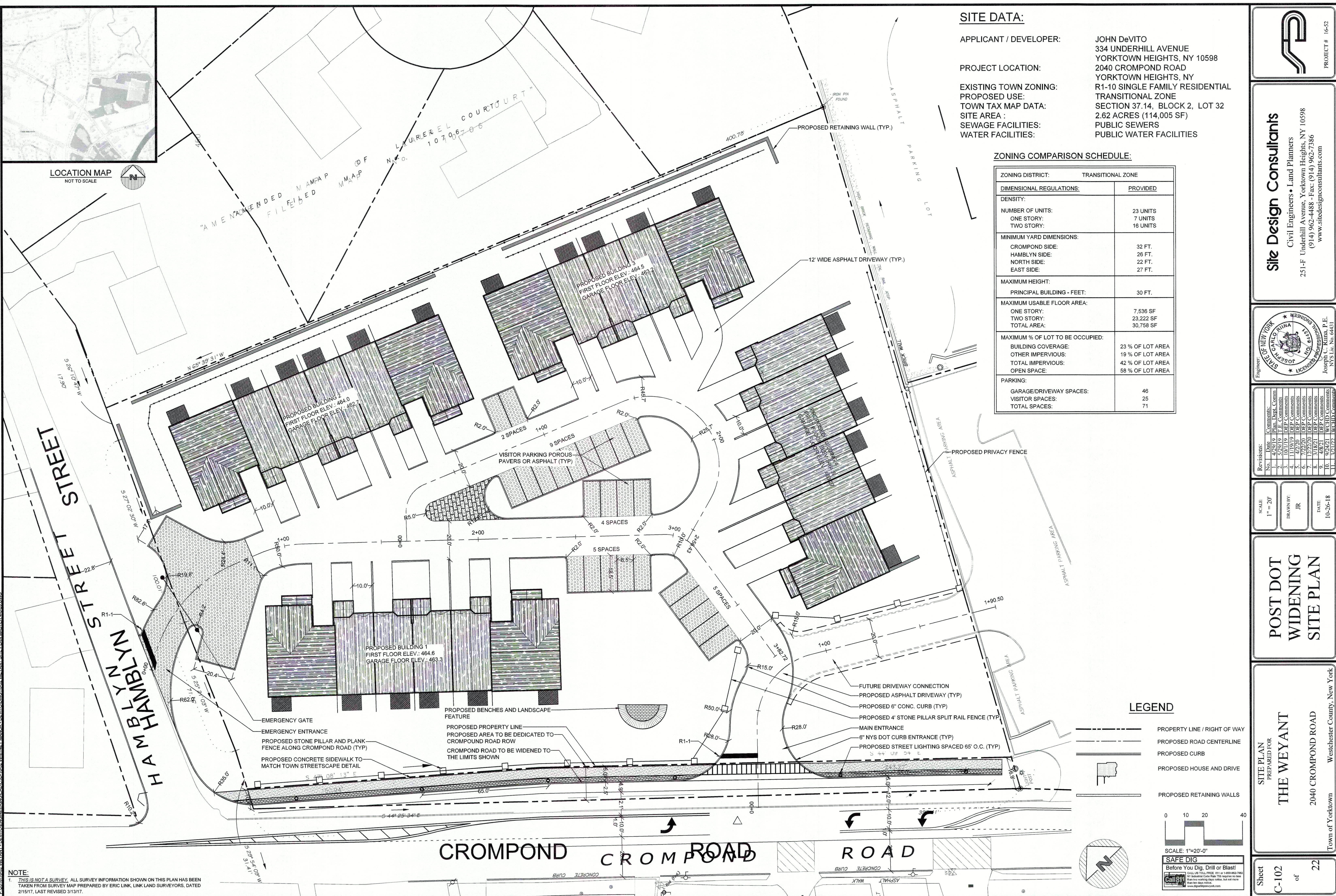
SITE PLAN PREPARED FOR
THE WEYANT
 2040 CROMPOND ROAD
 Westchester County, New York
 Town of Yorktown



LOCATION MAP
NOT TO SCALE



"AMENDED MAP OF
FILED MAP OF
LAUREL COURT
10708-06
N 5° 39' 31" W
400.78'



SITE DATA:

APPLICANT / DEVELOPER: JOHN DeVITO
334 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

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YORKTOWN HEIGHTS, NY

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PROPOSED USE: TRANSITIONAL ZONE

TOWN TAX MAP DATA: SECTION 37.14, BLOCK 2, LOT 32

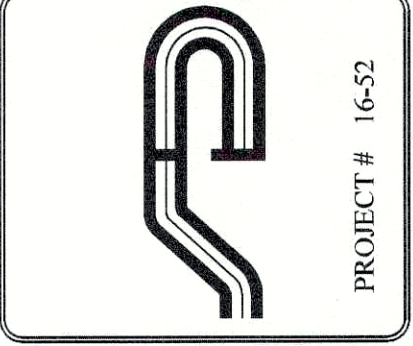
SITE AREA: 2.62 ACRES (114,005 SF)

SEWAGE FACILITIES: PUBLIC SEWERS

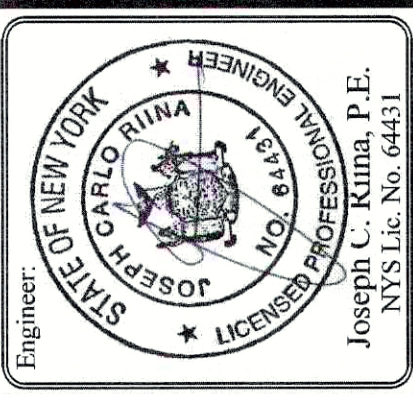
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING COMPARISON SCHEDULE:

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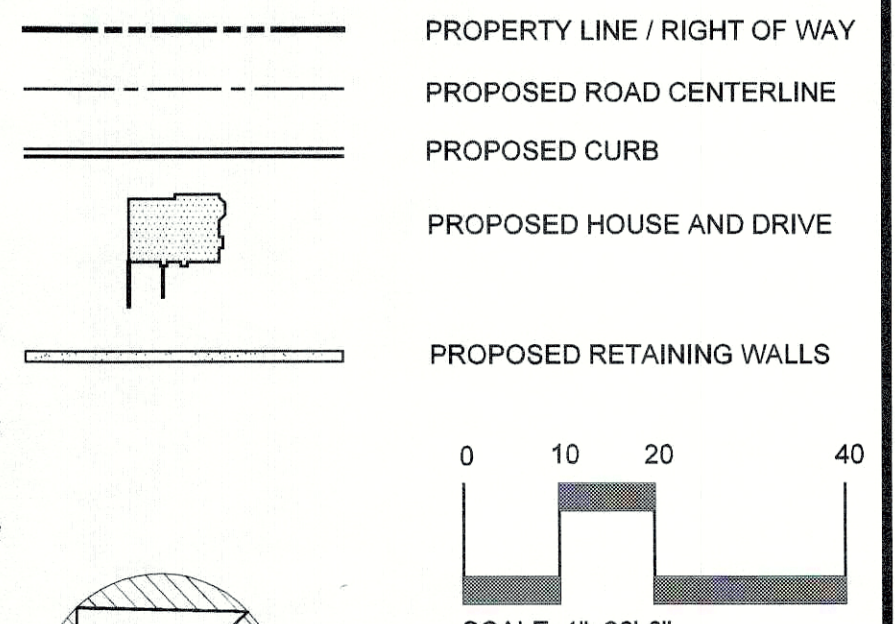
No.	Date	Comments
1	4/29/19	Plan, Deck, Comm.
2	5/29/19	I.E. Comments
3	10/1/19	DEP Comments
4	10/1/19	DEP Comments
5	4/27/20	DEP Comments
6	7/22/20	DEP Comments
7	12/22/20	DEP Comments
8	3/18/21	DEP Comments
9	7/8/21	DEP Comments
10	9/7/21	DEP Comments
11	3/21/22	WCHD Comments

SCALE: 1" = 20'
DRAWN BY: JR
DATE: 10-26-18

**POST DOT
WIDENING
SITE PLAN**

SITE PLAN
PREPARED FOR
THE WEYANT
2040 CROMPOND ROAD
Westchester County, New York

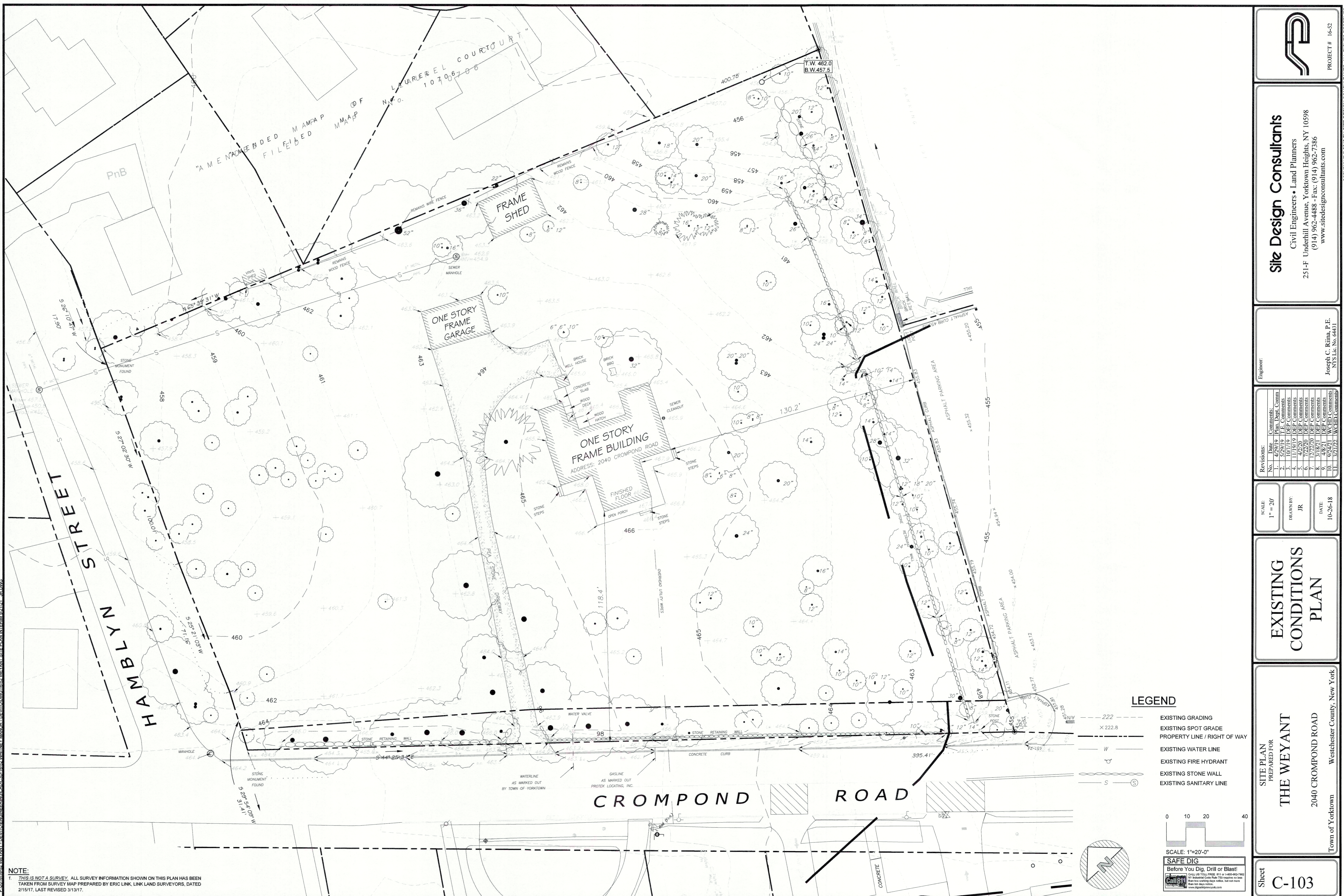
LEGEND



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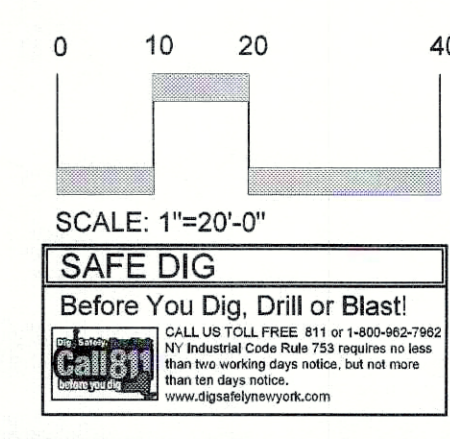
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LEGEND

---	222	EXISTING GRADING
X---	222.8	EXISTING SPOT GRADE
---		PROPERTY LINE / RIGHT OF WAY
W		EXISTING WATER LINE
⊕		EXISTING FIRE HYDRANT
—○—		EXISTING STONE WALL
S	⊕	EXISTING SANITARY LINE



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 than 100 days notice.
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Revisions:

No.	Date	Comments
1.	10/19/19	Comm.
2.	5/29/19	T.E. Comments
3.	10/1/19	DEP Comments
4.	11/19/19	DEP Comments
5.	7/2/20	DEP Comments
6.	7/2/20	DEP Comments
7.	12/22/20	DEP Comments
8.	3/18/21	DEP Comments
9.	4/8/21	DEP Comments
10.	9/24/21	WCHD Comments
11.	12/12/21	WCHD Comments

SCALE: 1" = 20'
 DRAWN BY: JR
 DATE: 10-26-18

EXISTING CONDITIONS PLAN

SITE PLAN PREPARED FOR
THE WEYANT
 2040 CROMPOND ROAD
 Town of Yorktown Westchester County, New York

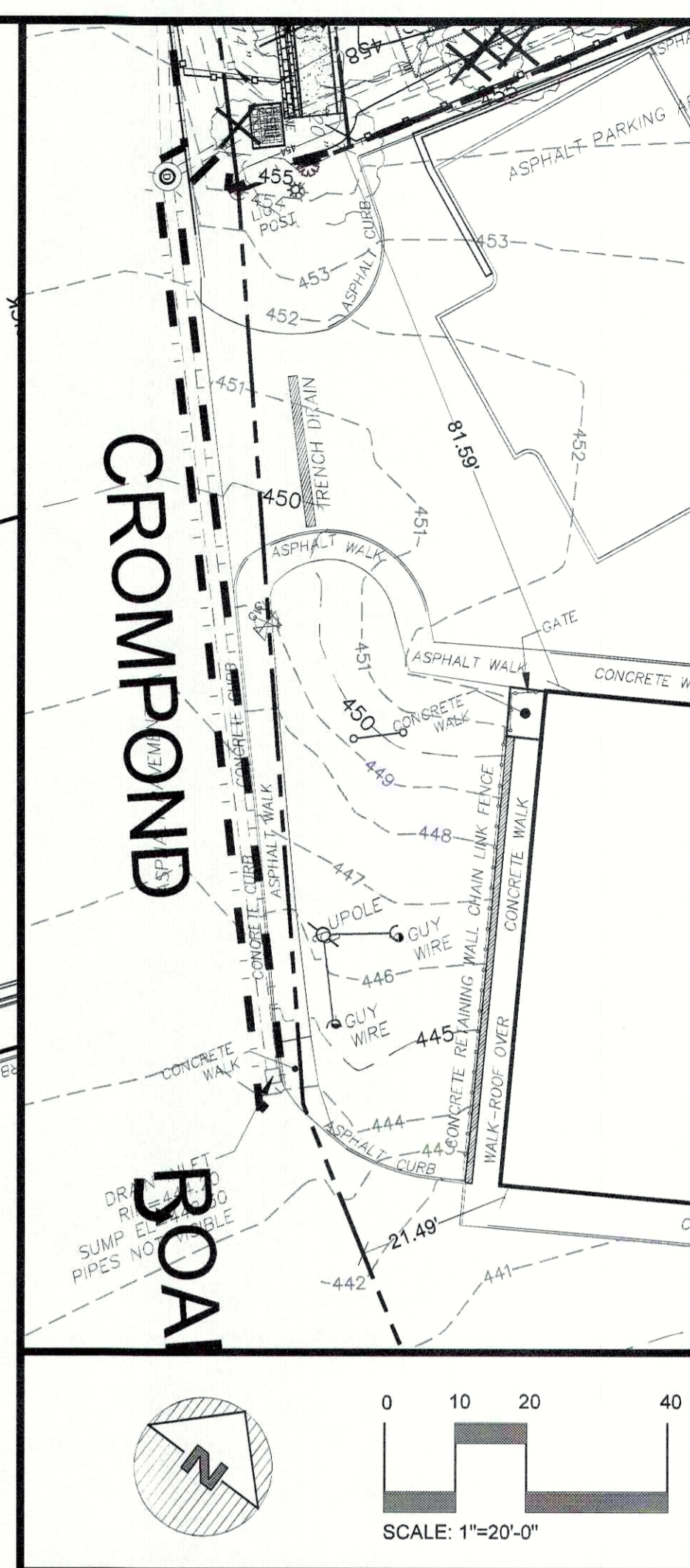
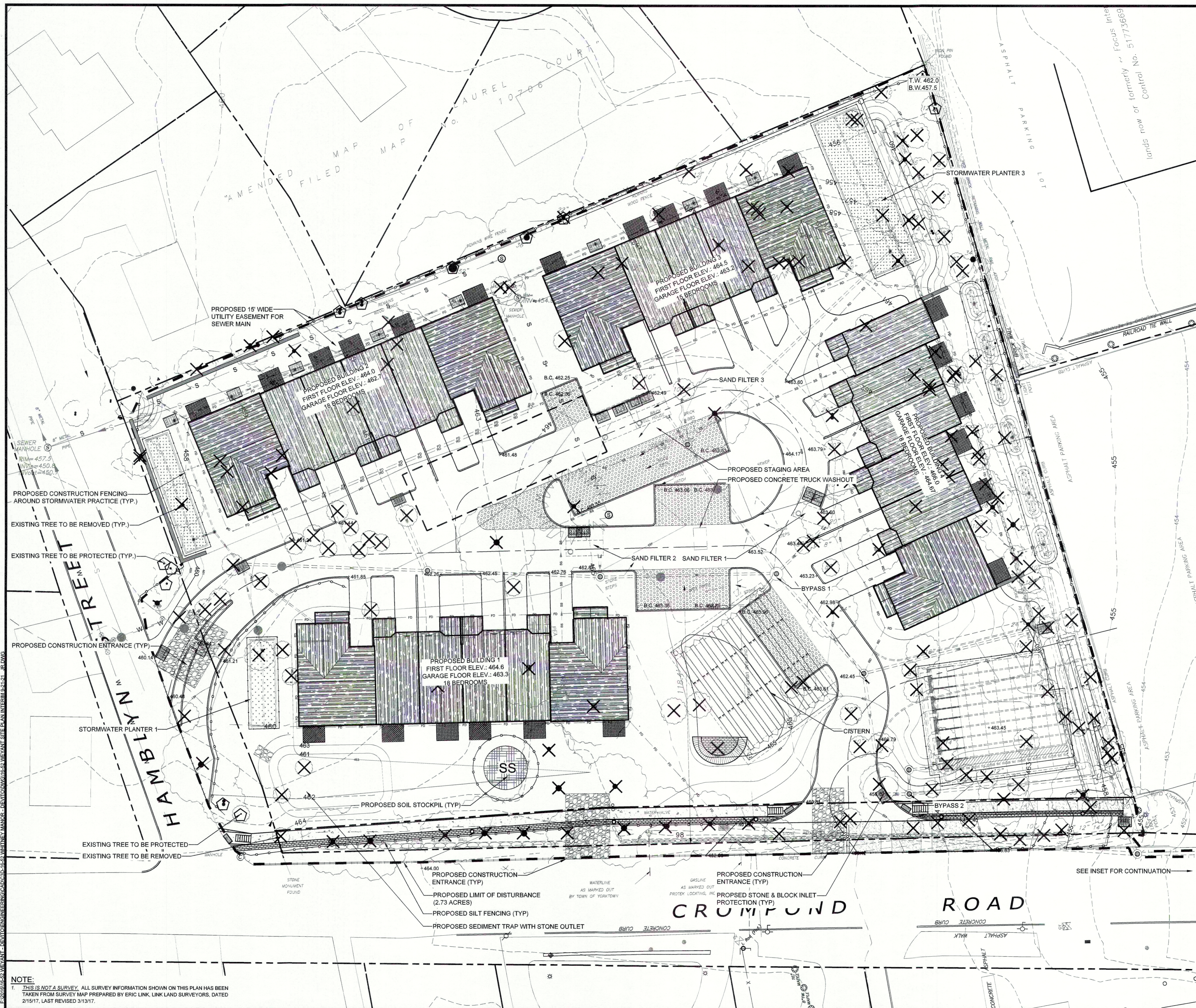
Sheet **C-103**

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 www.sitedesignconsultants.com

Engineer:
 Joseph C. Riina, P.E.
 NYS Lic. No. 64431

PROJECT # 16-52

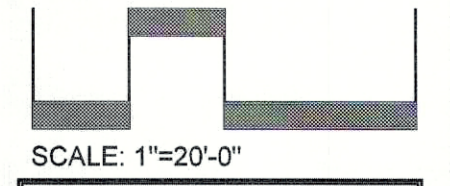
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INSET

LEGEND

- EXISTING GRADING
- EXISTING SPOT GRADE
- PROPOSED GRADING
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED CURB
- PROPOSED FIRE HYDRANT
- EXISTING STONE WALL
- EXISTING SANITARY LINE
- PROPOSED CATCH BASIN AND DRAINAGE PIPE
- PROPOSED DRAINAGE MANHOLE
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- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE CONNECTION
- PROPOSED SANITARY MANHOLE AND LINE
- PROPOSED HOUSE AND DRIVE
- PROPOSED RETAINING WALLS
- WATER/STORM/SEWER CROSSING
- SEWER CLEANOUT
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED

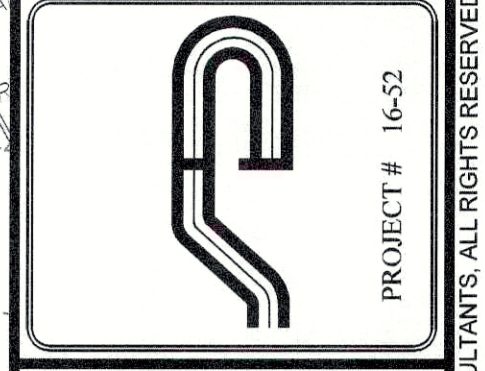


SCALE: 1"=20'-0"

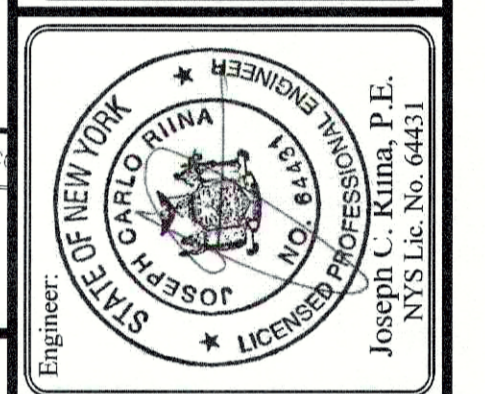
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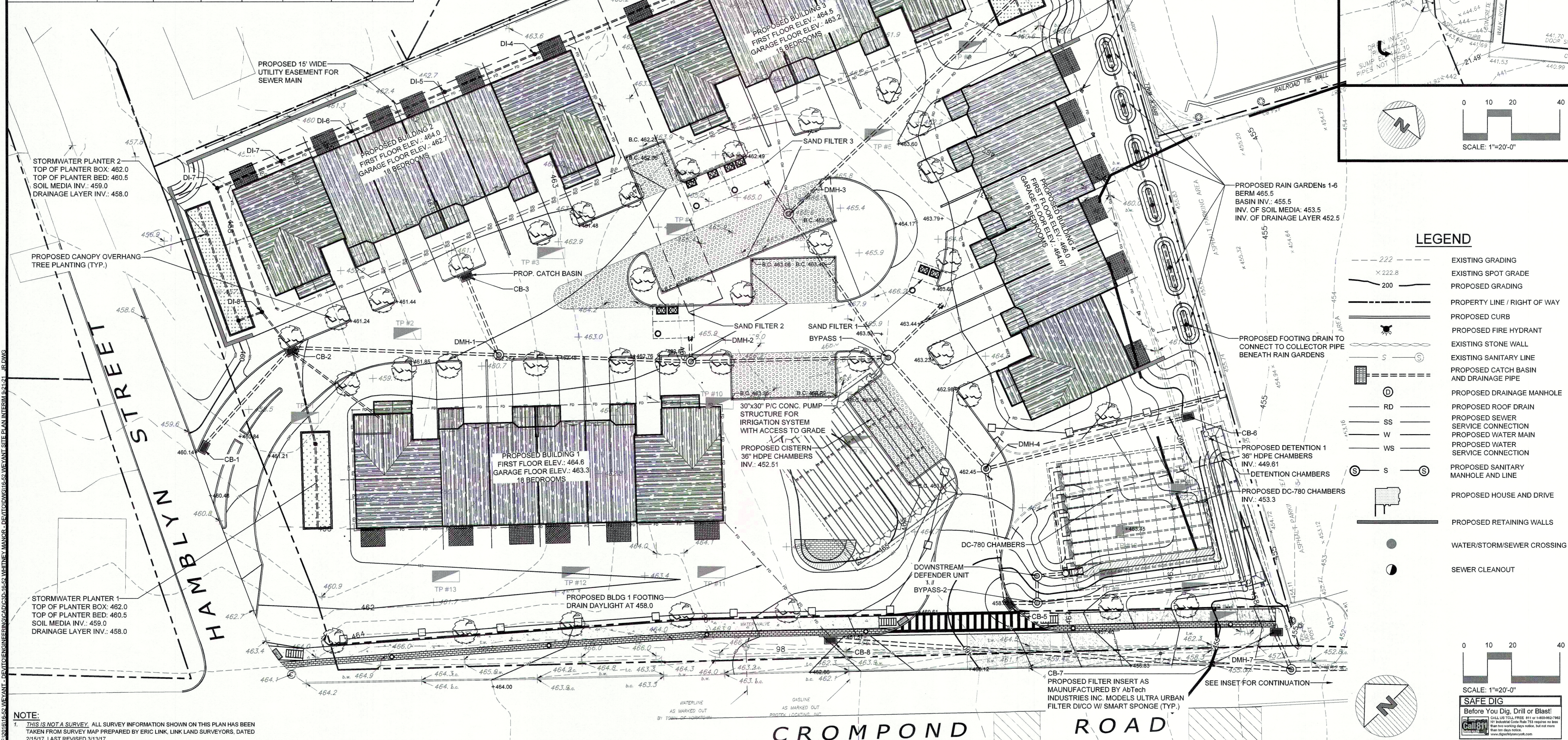
Revisions:	No.	Date	Comments
	1	4/29/19	Plan, Dept. Comm
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	8	1/18/21	DEP Comments
	9	4/8/21	DEP Comments
	10	9/24/21	LVCHD Comments
	11	7/27/22	LVCHD Comments

SCALE: 1" = 20'	DRAWN BY: JR	DATE: 10-26-18
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E&SC PLAN

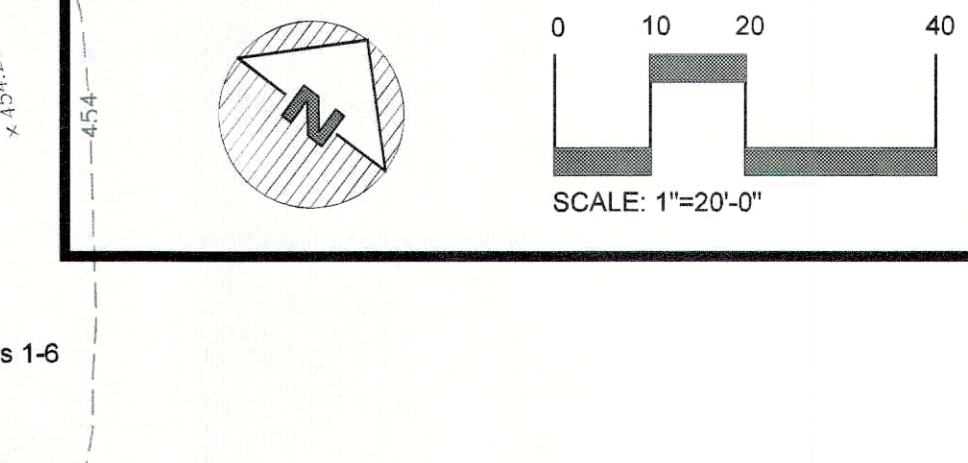
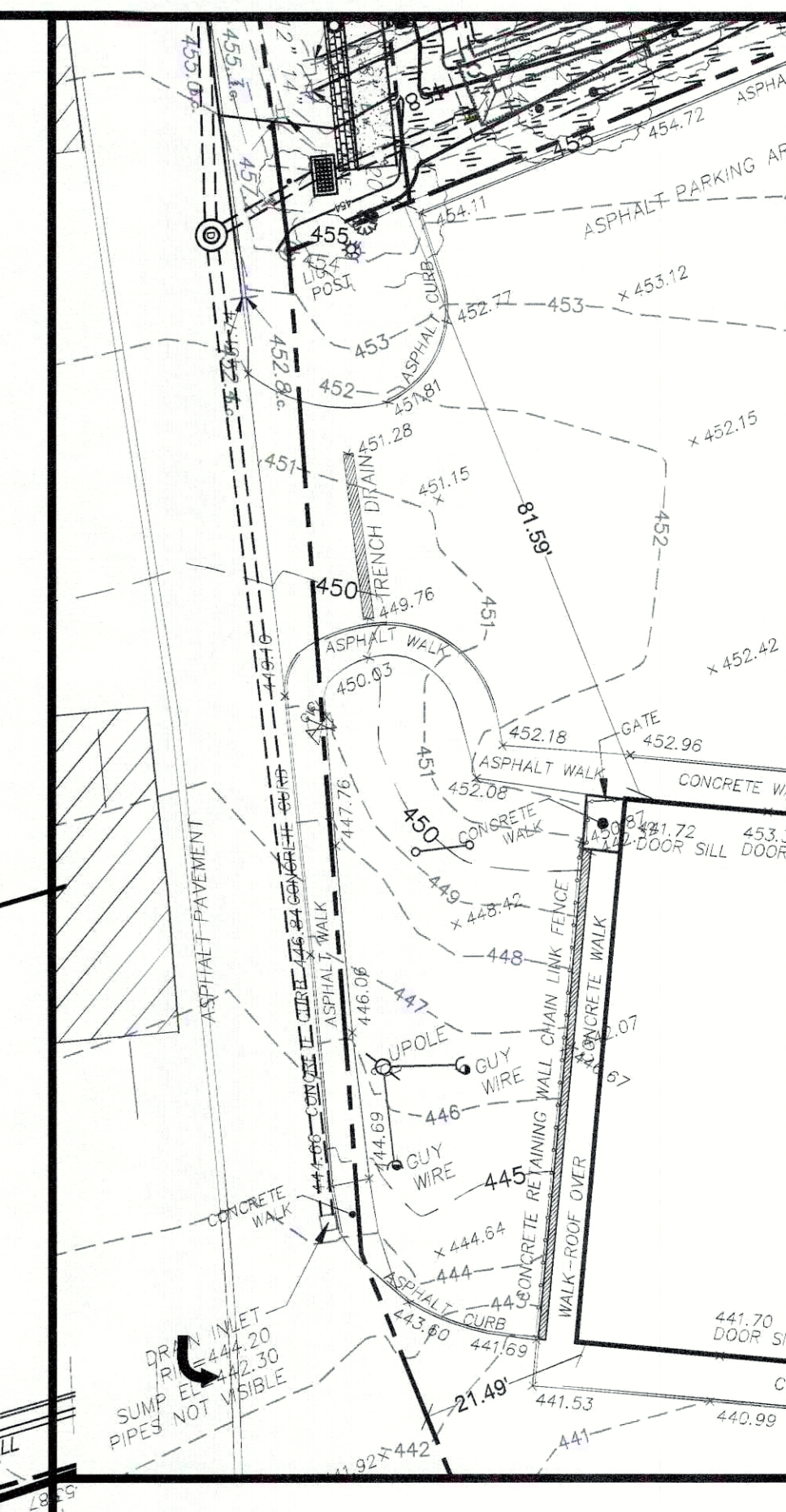
SITE PLAN PREPARED FOR
THE WEYANT
2040 CROMPOND ROAD
Westchester County, New York
Town of Yorktown

PIPE	UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	LENGTH (FT)	UPSTREAM INV.	DOWNSTREAM INV.	SLOPE (%)	PIPE DIAMETER (INCHES)	GROUNDWATER ELEVATION			
								TEST HOLE	DEPTH TO GROUNDWATER (FT)	GROUNDWATER ELEVATION	INV. OF NEARBY SYSTEM
CB-1 TO CB-2	CB-1	CB-2	49.48	457.15	456.88	0.50	12				
DI-1 TO DI-2	DI-1	DI-2	29.21	461.42	461.27	0.50	6				
DI-2 TO DI-3	DI-2	DI-3	47.31	461.27	461.02	0.50	6	1	1.50'	457.5'	N/A
DI-3 TO DI-4	DI-3	DI-4	62.92	461.02	460.69	0.50	6	2	1.50'	458.5'	N/A
DI-4 TO DI-5	DI-4	DI-5	59.98	460.69	460.38	0.50	6	3	2.67'	460.33'	N/A
DI-5 TO DI-6	DI-5	DI-6	50.93	460.38	460.12	0.50	6	4	4.0'	461.0'	N/A
DI-6 TO DI-7	DI-6	DI-7	27.59	460.12	459.98	0.50	6	5	1.83'	462.17'	N/A
DI-7 TO DI-8	DI-7	DI-8	52.97	459.98	459.71	0.50	6	6	2.0'	459.23	450.5
PLANTER 2 TO DI-8	PLANTER 2	DI-8	10.34	458.00	457.90	1.00	12	6a	3.00'	455.0'	450.5
DI-8 TO CB-2	DI-8	CB-2	18.60	457.90	457.70	1.00	12	7	3.0"	461.0'	451.64/453.45
PLANTER 1 TO CB-2	PLANTER 1	CB-2	36.13	458.00	457.62	1.00	12	8	3.0"	460.0'	451.64/453.45
CB-2 TO DMH-1	CB-2	DMH-1	66.23	456.88	456.53	0.50	12	9	3.0'	462.5'	455.85
CB-3 TO DMH-1	CB-3	DMH-1	22.41	458.17	456.89	5.02	12	10	3.0'	462.0'	455.85
DMH-1 TO DMH-2	DMH-1	DMH-2	90.56	456.53	456.06	0.50	12	11	3.0'	461.0'	459.5
SAND FILTER 1 TO DMH-2	SAND FILTER 1	DMH-2	16.22	456.28	456.20	0.50	12	12	3.0'	459.3'	459.5
DMH-2 TO BYPASS 1	DMH-2	BYPASS 1	75.68	456.06	455.65	0.50	15	13	2.8'	459.1'	459.5
SAND FILTER 3 TO DMH-3	SAND FILTER 3	DMH-3	15.03	455.99	455.87	0.50	12				
PLANTER 3 TO DMH-3	PLANTER 3	DMH-3	128.49	458.00	457.36	0.50	12				
DMH-3 TO BYPASS 1	DMH-3	BYPASS 1	71.81	456.04	455.68	0.50	12				
BYPASS 1 TO CISTERN	BYPASS 1	CISTERN	11.67	454.51	454.51	0.00	12				
BYPASS 1 TO DMH-4	BYPASS 1	DMH-4	55.93	455.51	455.20	0.50	18				
CB-6 TO DMH-4	CB-6	DMH-4	81.91	456.70	456.27	0.50	12				
DMH-4 TO CB-5	DMH-4	CB-5	52.21	455.20	454.92	0.50	18				
CB-4 TO BYPASS 2	CB-5	BYPASS 2	8.38	454.92	454.86	0.50	18				
BYPASS 2 TO DOWNSTREAM DEFENDER	BYPASS 2	DOWNSTREAM DEFENDER	7.05	454.86	454.80	0.50	8				
DOWNSTREAM DEFENDER TO DC-780 CHAMBERS	DOWNSTREAM DEFENDER	DC-780 CHAMBERS	5.66	455.47	455.55	0.50	8				
BYPASS-2 TO DETENTION 1	BYPASS-2	DETENTION 1	82.38	454.86	451.61	3.83	18				
DETENTION 1 TO CB-7	DETENTION 1	CB-7	12.96	449.61	448.48	7.81	15				
CB-7 TO DMH-5	CB-7	DMH-5	14.68	448.48	447.89	3.31	15				
DMH-5 TO EX. CB	DMH-5	EX. CB	125.07	447.89	441.22	5.22	15				



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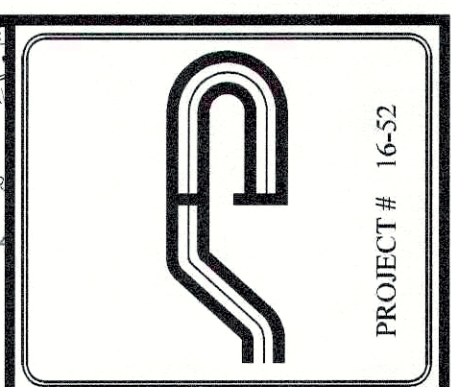


LEGEND

- 222 --- EXISTING GRADING
- 220 --- EXISTING SPOT GRADE
- - - - - PROPOSED GRADING
- - - - - PROPERTY LINE / RIGHT OF WAY
- - - - - PROPOSED CURB
- - - - - PROPOSED FIRE HYDRANT
- - - - - EXISTING STONE WALL
- - - - - EXISTING SANITARY LINE
- - - - - PROPOSED CATCH BASIN AND DRAINAGE PIPE
- - - - - PROPOSED DRAINAGE MANHOLE
- - - - - PROPOSED ROOF DRAIN
- - - - - PROPOSED SEWER SERVICE CONNECTION
- - - - - PROPOSED WATER MAIN
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- - - - - SEWER CLEANOUT

SCALE: 1"=20'-0"

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11	3/21/22	WCHD Comments

SCALE: 1"=20'-0"
 DRAWN BY: JR
 DATE: 10-26-18

STORMWATER PLAN

SITE PLAN PREPARED FOR
THE WEYANT
 2040 CROMPOND ROAD
 Yorktown, Westchester County, New York

Sheet **C-106**

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Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S-1	Lithonia Lighting	DSX0 LED P1 40K T18 MVOLT	DSX0 LED P1 40K T18 MVOLT	LED	1	DSX0_LED_P1_40K_T18_MVOLT.ies	4706	0.9	38
	S-2	Lithonia Lighting	DSX0 LED P1 40K T18 MVOLT	DSX0 LED P1 40K T18 MVOLT	LED	1	DSX0_LED_P1_40K_T18_MVOLT.ies	4706	0.9	76
	PT-1	Holophane	AUCL2 P20 40K XX L5	Utility Arlington FCO LED 2, P20, 4000K, Type S Cycle	LED	1	AUCL2_P20_40K_XX_L5.ies	4395	0.9	45

Statistics						
Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
Driveway and Parking	+	1.1 fc	2.4 fc	12.0:1	5.5:1	0.2 fc
Property Line	+	0.1 fc	1.2 fc	N/A	N/A	0.0 fc

Note

- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SUITABILITY AND SAFETY.
- THIS PHOTOMETRICS LAYOUT WAS CALCULATED USING SPECIFIC CRITERIA. ANY DEVIATION FROM STATED PARAMETERS WILL AFFECT ACTUAL PERFORMANCE.
- ALL QUANTITIES ARE BASED ON FIXTURES SHOWN IN THE LIGHTING CALCULATIONS ONLY.
- THESE CALCULATIONS ARE BASED ON LISTED FIXTURES ONLY. SUBSTITUTION OF THESE FIXTURES VOIDS ALL CALCULATIONS.
- ACUITY BRANDS LIGHTING RESERVES THE RIGHT TO WITHDRAW THESE COPYRIGHTED LIGHTING PLANS FROM PUBLIC RECORD IF SUBSTITUTIONS OCCUR.
- ALL SUBSTITUTIONS REQUIRE NEW CALCULATIONS BASED ON THE FIXTURES SUPPLIED.
- ACTUAL LIGHT LEVELS MAY VARY DUE TO ACTUAL FIXTURE LOCATIONS AND FIELD CONDITIONS.



HOLOPHANE
An Acuity Brands Company

SPECIFICATIONS

FIXTURE

- AUCL2 P20 40K AS BK L5 S P3 PCLL PND NYA 12 54C 17 P97
- Profile: AUCL2
- Source & Wattage: LED Performance Package P20
- Color Temperature: 4000 series CCT
- Voltage: Autotransforming voltage (120 thru 277)
- Finish: Black
- Color: Type S Full Cutoff LED distribution
- Fixture: Spike Fixture
- Pre-wired Leads: None
- Photometric Report: NEMA Test Lock photometric receptacle - 3 PIN
- Photocell: Extended life option with AS (120-277V only)
- NEMA Label: None
- Phot Night Dimming: Part night dimming - down to 50%
- Surge Protection: None
- Adjustable Cabinet: None
- Factory Programmed Driver: None
- Shield: None
- Surge Protection Accessory: None
- Shield Accessory: None
- Luminaire EPA: 138
- Luminaire Weight: 47

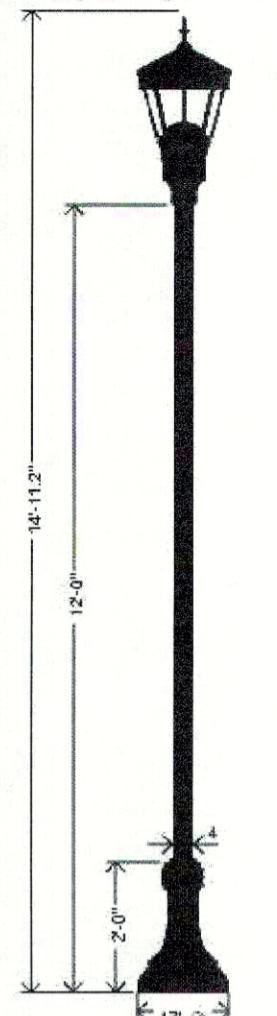
POLE

- North Yorkshire Aluminum Pole 17 inch Base
- NYA 12 54C 17 P97 AS BK
- Profile: NYA
- Height: 12 feet (Actual Height: 12'-0")
- Shaft Style: S4C 4 inch diameter Smooth, 125 wall
- Base: 17 inch Round Base
- Truss: 3 x 3 Truss
- Pole Mounting: Anchor bolts, galvanized steel
- Finish: Powder Coat Paint, Black
- GFI Inside Base: None
- Breakaway Kit: None
- Breakaway Kit Finish: None
- Base EPA: 176
- Base Weight: 40
- Anchor Size: AB-31-4

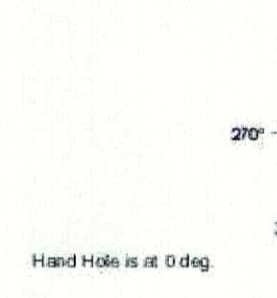
Your Assembly Wind Load status: Pass
Passed for wind speed: 90 MPH
For further details, review the Structural Analysis Report.

Order Number: AUCL2 P20 40K AS BK L5 S P3 PCLL PND NYA 12 54C 17 P97
ABG BK
Type: _____
Notes: _____

North Yorkshire Aluminum Pole 17 inch Base
Utility Arlington FCO LED



Anchorage/Orientation Plan



Customer Approval: _____ Job Name: The Weyant
Client Name: Site Design Consultants
Signature: _____ Date: 2/28/19
Created By: Andrew Gross
Date: 2/28/19
Dwg. # HLP-51462 Page: 2 of 2



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY ERIC LINK, LINK LAND SURVEYORS, DATED 2/15/17, LAST REVISED 3/13/17.

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The Weyant
Site Lighting Plan
Route 202 Town of Yorktown

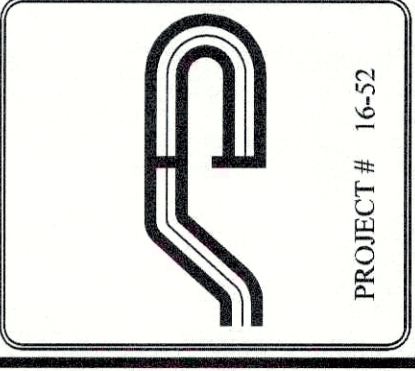
No.	Date	Comments
1.	4/29/19	Plan, Dept. Comm.
2.	5/29/19	T.E. Comments
3.	10/19/19	DEP Comments
4.	10/19/19	DEP Comments
5.	4/2/20	DEP Comments
6.	7/22/20	DEP Comments
7.	12/22/20	DEP Comments
8.	4/8/21	DEP Comments
9.	9/24/21	WCHD Comments
10.	9/24/21	WCHD Comments
11.	3/21/22	WCHD Comments

SCALE: 1" = 20'
DRAWN BY: JR
DATE: 10-26-18

LIGHTING PLAN

SITE PLAN PREPARED FOR
THE WEYANT
2040 CROMPOND ROAD
Town of Yorktown Westchester County, New York

Sheet **C-107**



Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com



Engineer: _____
Date: _____
Title: _____

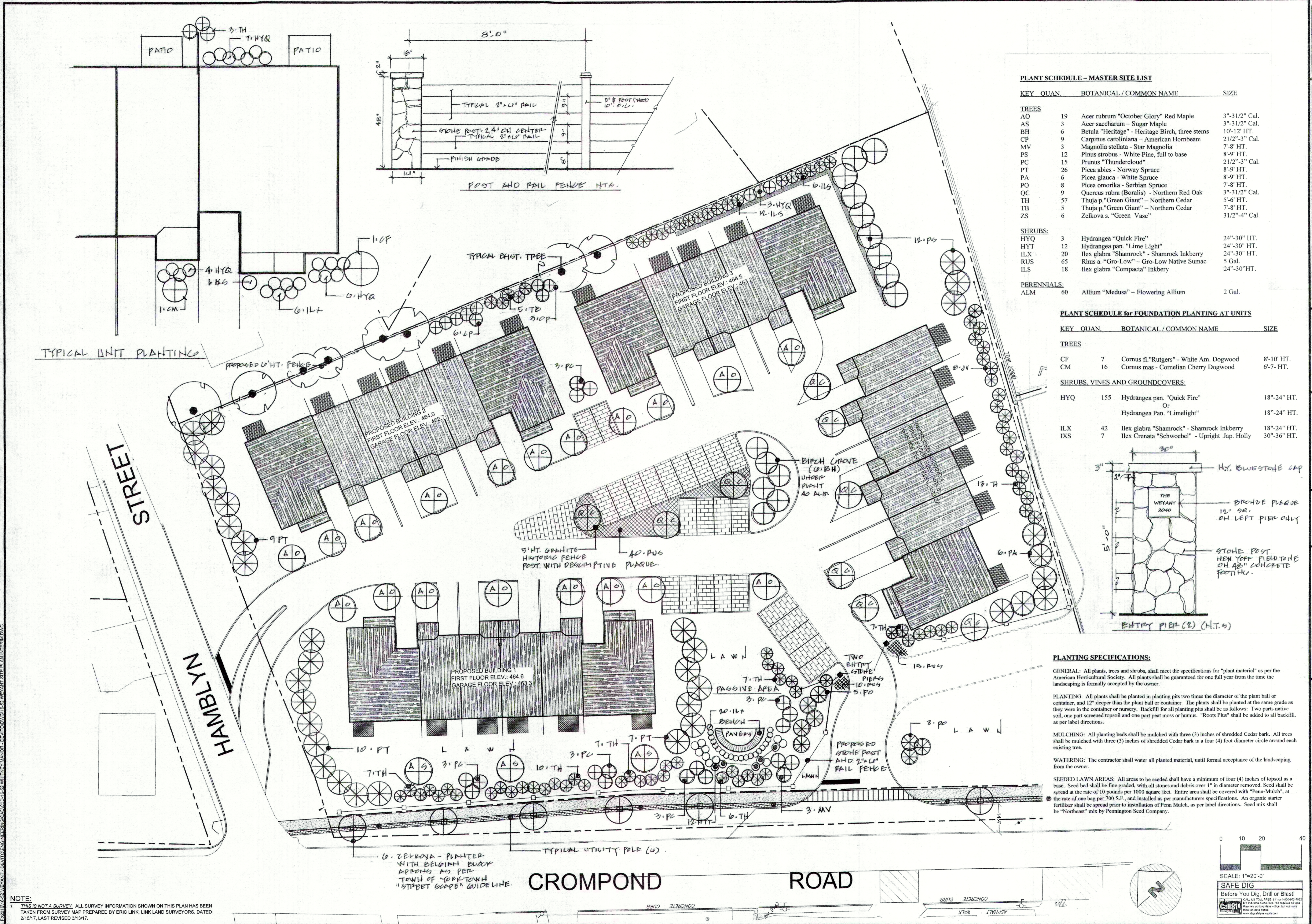
SCALE: 1" = 20'
DRAWN BY: JR
DATE: 10-26-18

LIGHTING PLAN

SITE PLAN PREPARED FOR
THE WEYANT
2040 CROMPOND ROAD
Town of Yorktown Westchester County, New York

Sheet **C-107**

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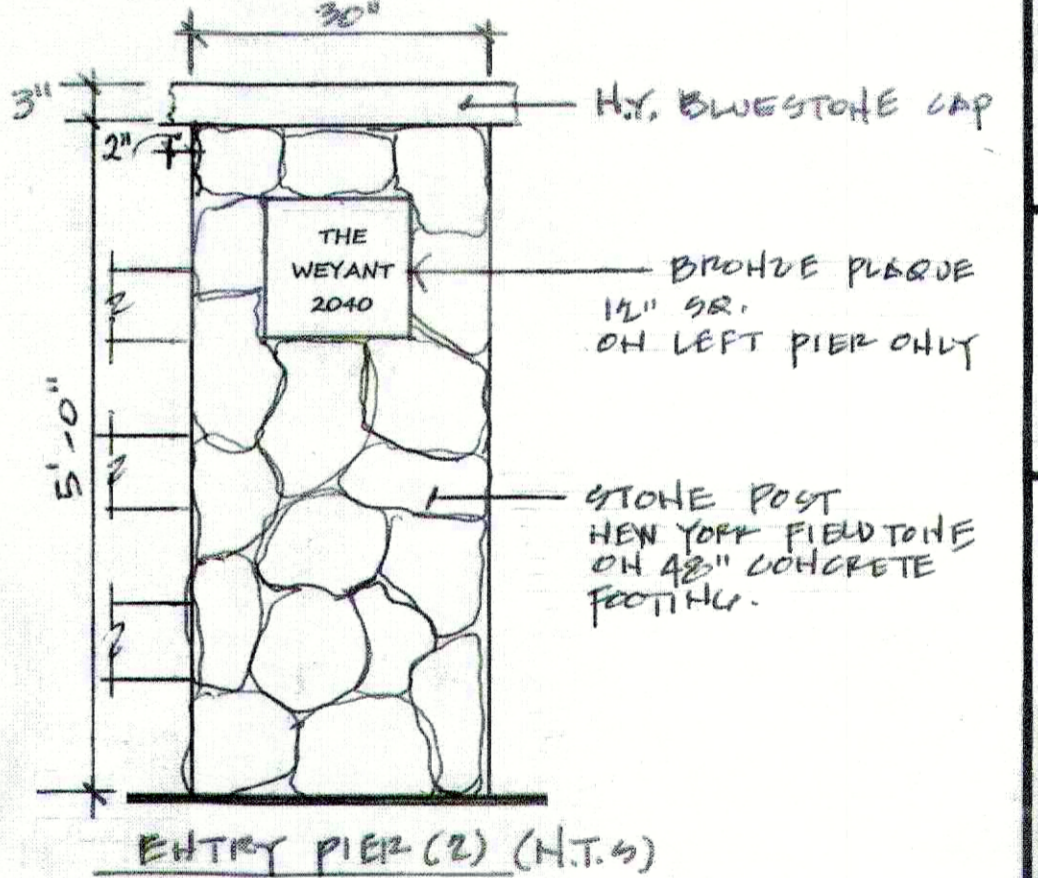


PLANT SCHEDULE - MASTER SITE LIST

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
TREES			
AO	19	Acer rubrum "October Glory" Red Maple	3"-31/2" Cal.
AS	3	Acer saccharum - Sugar Maple	3"-31/2" Cal.
BH	6	Betula "Heritage" - Heritage Birch, three stems	10'-12" HT.
CP	9	Carpinus caroliniana - American Hornbeam	21/2"-3" Cal.
MV	3	Magnolia stellata - Star Magnolia	7'-8" HT.
PS	12	Pinus strobus - White Pine, full to base	8'-9" HT.
PC	15	Prunus "Thundercloud"	21/2"-3" Cal.
PT	26	Picea abies - Norway Spruce	8'-9" HT.
PA	6	Picea glauca - White Spruce	8'-9" HT.
PO	8	Picea omorika - Serbian Spruce	7'-8" HT.
QC	9	Quercus rubra (Boralis) - Northern Red Oak	3"-31/2" Cal.
TH	57	Thuja p. "Green Giant" - Northern Cedar	5'-6" HT.
TB	5	Thuja p. "Green Giant" - Northern Cedar	7'-8" HT.
ZS	6	Zelkova s. "Green Vase"	31/2"-4" Cal.
SHRUBS:			
HYQ	3	Hydrangea "Quick Fire"	24"-30" HT.
HYT	12	Hydrangea pan. "Lime Light"	24"-30" HT.
ILX	20	Ilex glabra "Shamrock" - Shamrock Inkberry	24"-30" HT.
RUS	65	Rhus a. "Gro-Low" - Gro-Low Native Sumac	5 Gal.
ILS	18	Ilex glabra "Compacta" Inkberry	24"-30" HT.
PERENNIALS:			
ALM	60	Allium "Medusa" - Flowering Allium	2 Gal.

PLANT SCHEDULE for FOUNDATION PLANTING AT UNITS

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
TREES			
CF	7	Cornus fl. "Rutgers" - White Am. Dogwood	8'-10" HT.
CM	16	Cornus mas - Cornelian Cherry Dogwood	6'-7" HT.
SHRUBS, VINES AND GROUNDCOVERS:			
HYQ	155	Hydrangea pan. "Quick Fire"	18"-24" HT.
		Hydrangea Pan. "Lime Light"	18"-24" HT.
ILX	42	Ilex glabra "Shamrock" - Shamrock Inkberry	18"-24" HT.
IXS	7	Ilex Crenata "Schwoebel" - Upright Jap. Holly	30"-36" HT.



PLANTING SPECIFICATIONS:

GENERAL: All plants, trees and shrubs, shall meet the specifications for "plant material" as per the American Horticultural Society. All plants shall be guaranteed for one full year from the time the landscaping is formally accepted by the owner.

PLANTING: All plants shall be planted in planting pits two times the diameter of the plant ball or container, and 12" deeper than the plant ball or container. The plants shall be planted at the same grade as they were in the container or nursery. Backfill for all planting pits shall be as follows: Two parts native soil, one part screened topsoil and one part peat moss or humus. "Roots Plus" shall be added to all backfill, as per label directions.

MULCHING: All planting beds shall be mulched with three (3) inches of shredded Cedar bark. All trees shall be mulched with three (3) inches of shredded Cedar bark in a four (4) foot diameter circle around each existing tree.

WATERING: The contractor shall water all planted material, until formal acceptance of the landscaping from the owner.

SEEDED LAWN AREAS: All areas to be seeded shall have a minimum of four (4) inches of topsoil as a base. Seed bed shall be fine graded, with all stones and debris over 1" in diameter removed. Seed shall be spread at the rate of 10 pounds per 1000 square feet. Entire area shall be covered with "Penn-Mulch", at the rate of one bag per 700 S.F., and installed as per manufacturers specifications. An organic starter fertilizer shall be spread prior to installation of Penn Mulch, as per label directions. Seed mix shall be "Northeast" mix by Pennington Seed Company.

FRANK GIULIANO - LANDSCAPE ARCHITECT
 8 PINE TREE DRIVE, KATONAH, N.Y. 10536
 PH: 914.862.3690
 E:FGIARCH@AOL.COM

REVISIONS:

NO.	DATE	COMMENTS
1	9/26/17	ISSUE
2	11/15/17	DIP COMMENTS
3	4/27/18	DIP COMMENTS
4		
5		

SCALE: 1" = 20'-0"

DRAWN BY: JR

DATE: 10-26-18

LANDSCAPE PLAN

SITE PLAN PREPARED FOR

THE WEYANT ROUTE 202

Westchester County, NY

Town of Yorktown

Sheet C-108

NOTE: THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY ERIC LINK, LINK LAND SURVEYORS, DATED 2/15/17, LAST REVISED 3/13/17.

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