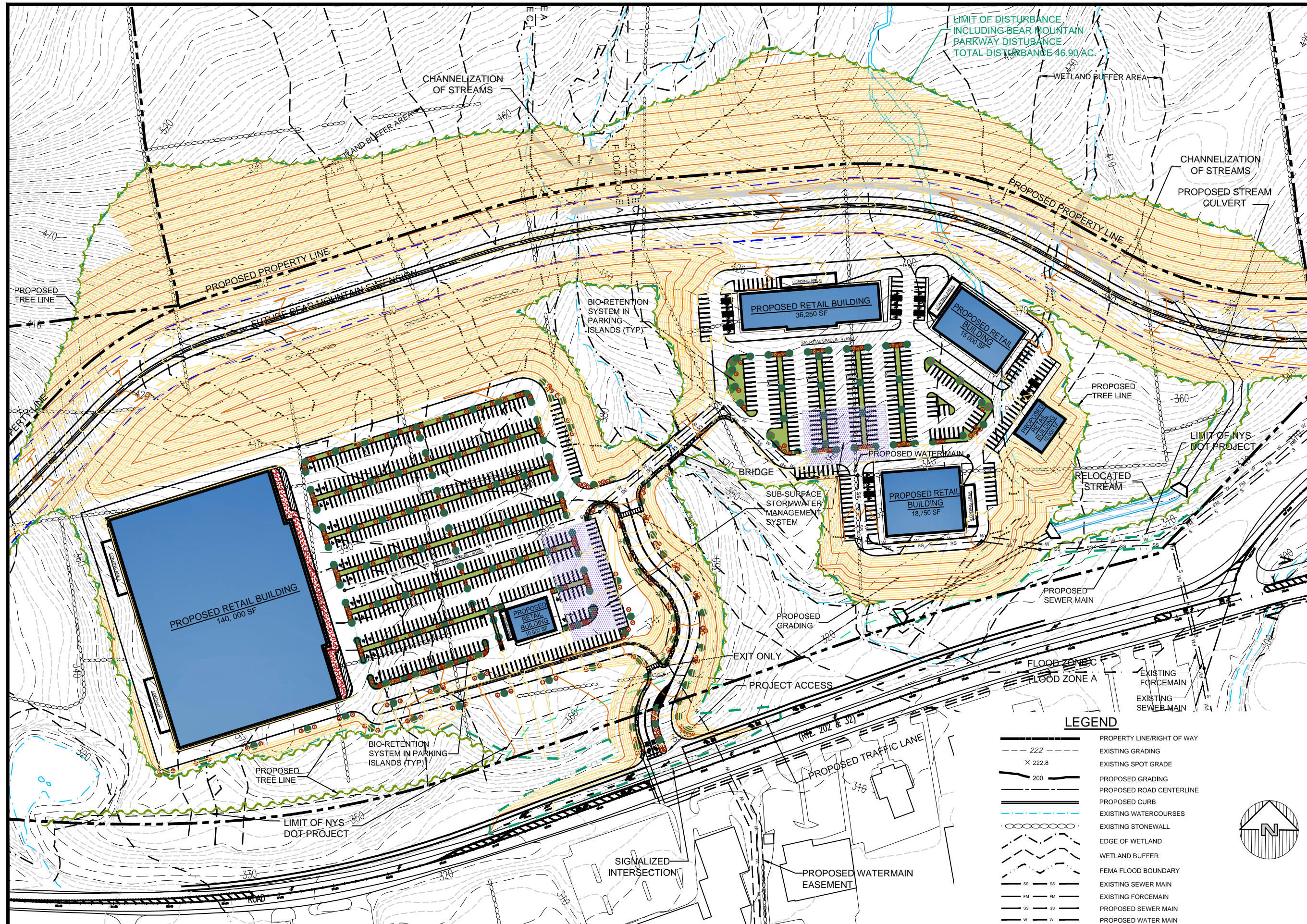


# FIGURES






**LEGEND**

	PROPERTY LINE/RIGHT OF WAY
	EXISTING GRADING
	EXISTING SPOT GRADE
	PROPOSED GRADING
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
	EXISTING WATERCOURSES
	EXISTING STONEWALL
	EDGE OF WETLAND
	WETLAND BUFFER
	FEMA FLOOD BOUNDARY
	EXISTING SEWER MAIN
	EXISTING FORCEMAIN
	PROPOSED SEWER MAIN
	PROPOSED WATER MAIN

SCALE: NTS



DATE: 06/05/2013

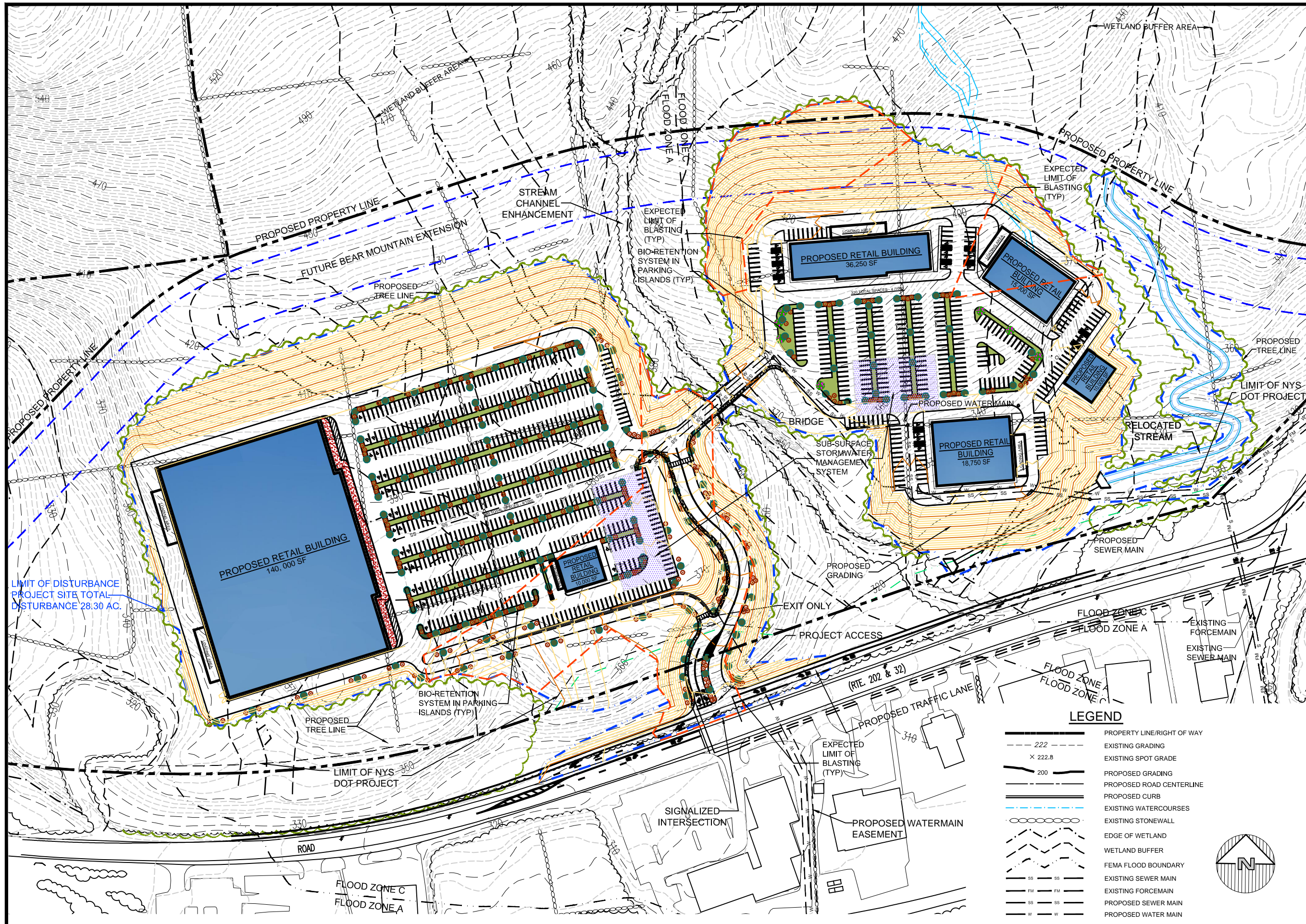
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FIGURE 2 - PRELIMINARY SITE & BMP IMPROVEMENT PLAN  
 PREPARED FOR  
**CHARLES MONACO**  
 a.k.a State Land Corp.  
 ROUTE 202

Westchester Co., New York  
 Town Of Yorktown

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 ROUTE 202

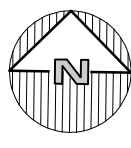
Westchester Co., New York

Town Of Yorktown

FIGURE 3 - PRELIMINARY SITE IMPROVEMENT PLAN

**LEGEND**

---	PROPERTY LINE/RIGHT OF WAY
---	EXISTING GRADING
x 222.8	EXISTING SPOT GRADE
---	PROPOSED GRADING
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB
---	EXISTING WATERCOURSES
---	EXISTING STONEWALL
---	EDGE OF WETLAND
---	WETLAND BUFFER
---	FEMA FLOOD BOUNDARY
SS SS	EXISTING SEWER MAIN
FM FM	EXISTING FORCEMAIN
SS SS	PROPOSED SEWER MAIN
W W	PROPOSED WATER MAIN



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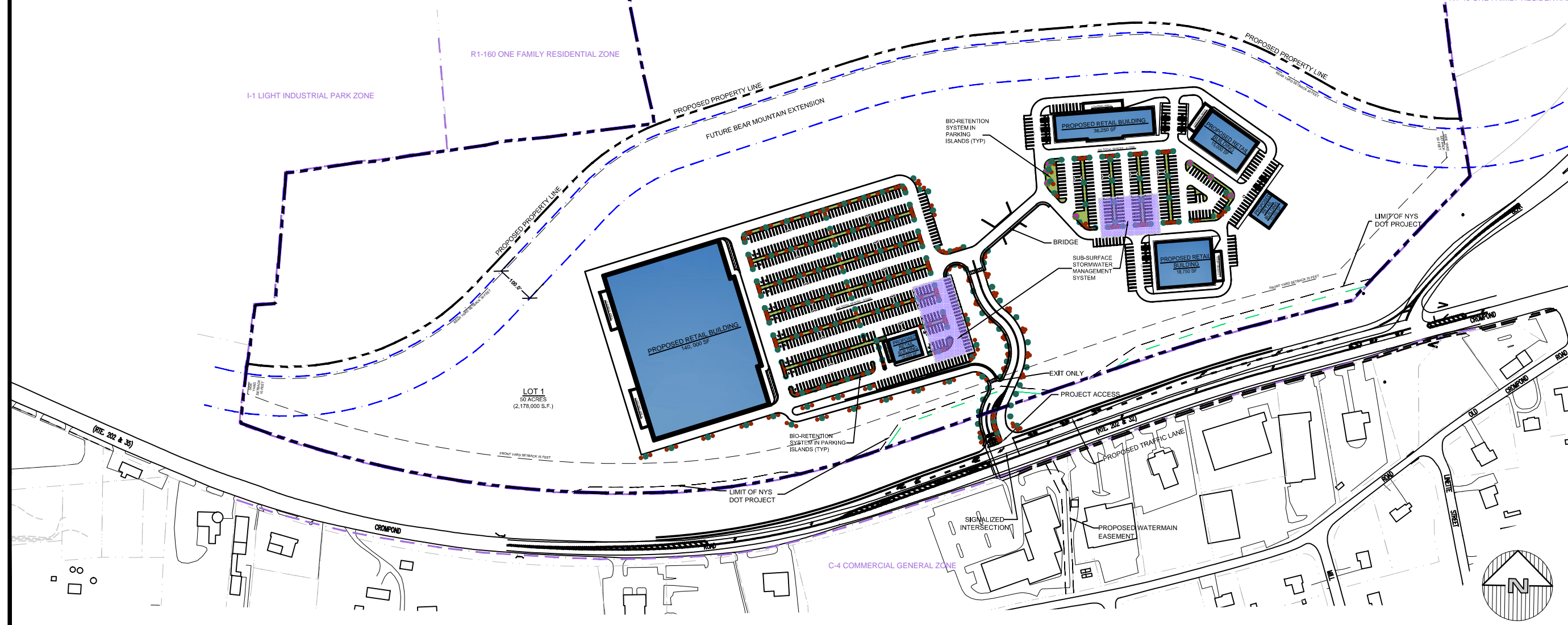
**ZONING SCHEDULE:**

PROPOSED ZONING DISTRICT: C-3, COMMERCIAL LIMITED (CURRENT R1-160)		
<b>DIMENSIONAL REGULATIONS:</b>	<b>REQUIRED</b>	<b>PROVIDED LOT 1</b>
<b>MINIMUM SIZE OF LOT:</b>		
MINIMUM LOT AREA:	10,000 SF.	2,178,000 SF. (50 Ac.)
MINIMUM LOT WIDTH:	100 FT.	1,660 FT.
<b>MINIMUM YARD DIMENSIONS:</b>		
<b>PRINCIPAL BUILDING:</b>		
FRONT YARD SETBACK:		
WITH PARKING	75 FT.	123.0 FT.
WITHOUT PARKING	30 FT.	-----
REAR YARD SETBACK:	30 FT.	189.0 FT.
SIDE YARD: MAIN AND ACCESSORY BUILDINGS	SEE NOTE *	870. FT / 468.0 FT
<b>ACCESSORY BUILDINGS:</b>		
FRONT YARD SETBACK:	50 FT.	N/A
REAR YARD SETBACK:	30 FT.	N/A
<b>MAXIMUM % OF LOT TO BE OCCUPIED:</b>		
PRINCIPAL BUILDING COVERAGE:	30% OF LOT AREA	8.9 % OF LOT AREA
ACCESSORY BUILDING COVERAGE:	30% OF LOT AREA	N/A
<b>MAXIMUM HEIGHT:</b>		
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT
ACCESSORY BUILDING - FEET:	20 FEET	N/A

\* NONE, BUT IF PROVIDED SHALL BE 10'; IF USED AS ONE-WAY VEHICULAR ACCESS, SHALL BE 17 FT.; TWO WAY VEHICULAR ACCESS, 25 FT.; IF JOINS AN R DISTRICT, SHALL BE 50 FT.

**PARKING SCHEDULE**

<b>REQUIRED PARKING:</b>	<b>5 SPACES PER 1000 SF OF BUILDING</b>
WEST SITE:	150,000 S.F. @ 4 SPACES/1000 S.F. = 600 SPACES
EAST SITE:	80,000 S.F. @ 4 SPACES/1000 S.F. = 320 SPACES
<b>PROVIDED PARKING:</b>	
WEST SITE:	600 = 4 SPACES SPACES/1000 S.F.
EAST SITE:	320 = 4 SPACES SPACES/1000 S.F.
<b>TOTAL PROVIDED PARKING:</b>	<b>920 SPACES</b>
<b>PARKING WAIVER REQUIRED:</b>	<b>NONE</b>



SCALE: NTS

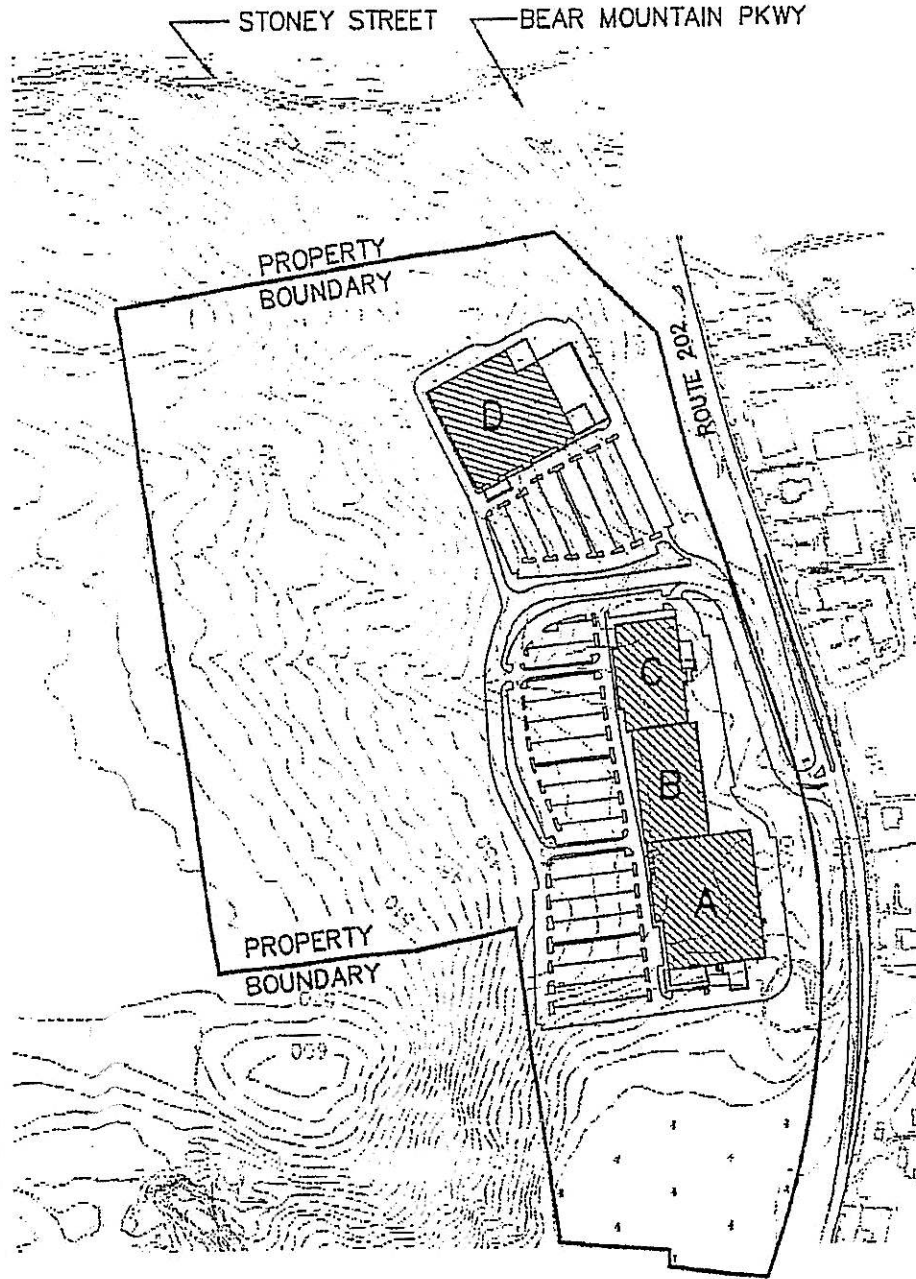
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FIGURE 4 - ZONING SITE PLAN  
 PREPARED FOR  
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 a.k.a State Land Corp.  
 ROUTE 202  
 Westchester Co., New York  
 Town Of Yorktown

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**FIGURE 4A**

**SOURCE: Homart Development Company**  
 (Fig. V-2, Site Plan dated 11/3/94)

**HOMART COMMUNITY CENTER SITE PLAN**

**STATE LAND CORP.**  
**YORKTOWN, WESTCHESTER COUNTY, NEW YORK**





**SOURCE: John Meyer Consulting, P.C.;**  
**(Figure 2-2 "Subdivision Plan"; Pulte Homes**  
**Estates DEIS, dated 2004**

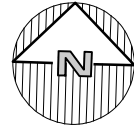
**FIGURE 4B**

**PULTE HOMES ESTATES**  
**27 LOT RESIDENTIAL DEVELOPMENT**

**STATE LAND CORP.**  
**YORKTOWN, WESTCHESTER COUNTY, NEW YORK**



SOIL CHART					
Soil Symbol	Soil Name	HSG Group	Area (acres)	Total (acres)	Overall Site Area (%)
ChB	Charlton Loam	A	6.25	33.972	34.11
ChC	Charlton Loam		0.80		
ChD	Charlton Loam		9.45		
CrC	Charlton-Chatfield Complex		12.70		
LcB	Leicester Loam	B	4.77	29.270	29.39
CsD	Charlton-Chatfield Complex		27.45		
SuB	Sutton Loam	C	1.82	26.626	26.73
PnB	Paxton Fine Sandy Loam		3.51		
WdB	Woodbridge Loam		0.43		
WdC	Woodbridge Loam	D	22.69	9.242	9.28
Sh	Sun Loam		0.52		
Ce	Carlisle Muck		5.55		
HrF	Hollis-Rock Outcrop		0.21		
LcA	Leicester Loam	-	2.96	-	-
W	Water	-	0.49	0.489	0.49
Total			99.60	99.599	100.00



**LEGEND**

- PROPERTY LINE/RIGHT OF WAY
- USDA SOIL SYMBOL
- USDA SOIL BOUNDARY

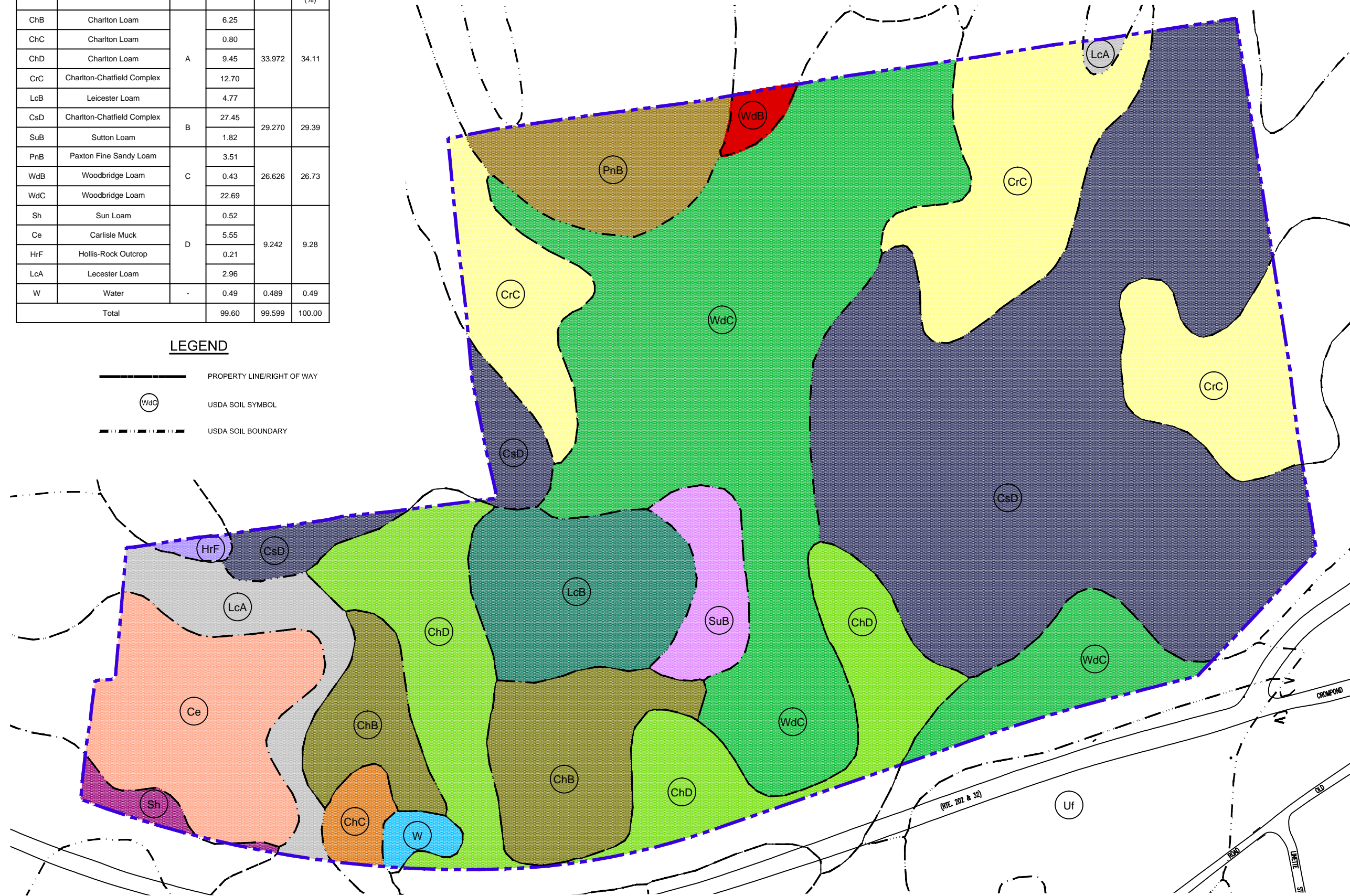


FIGURE 5 - SOILS MAP

PREPARED FOR

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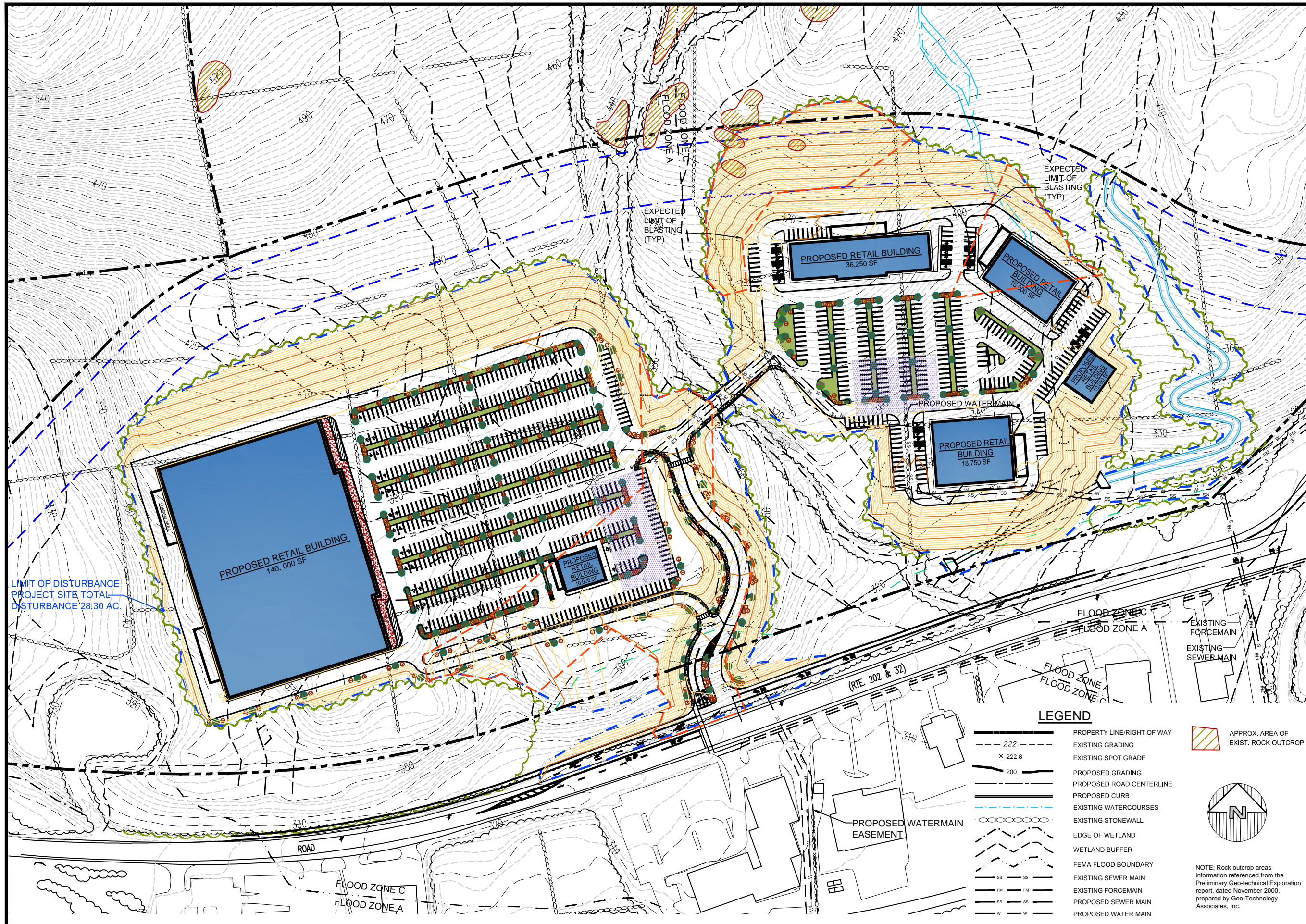
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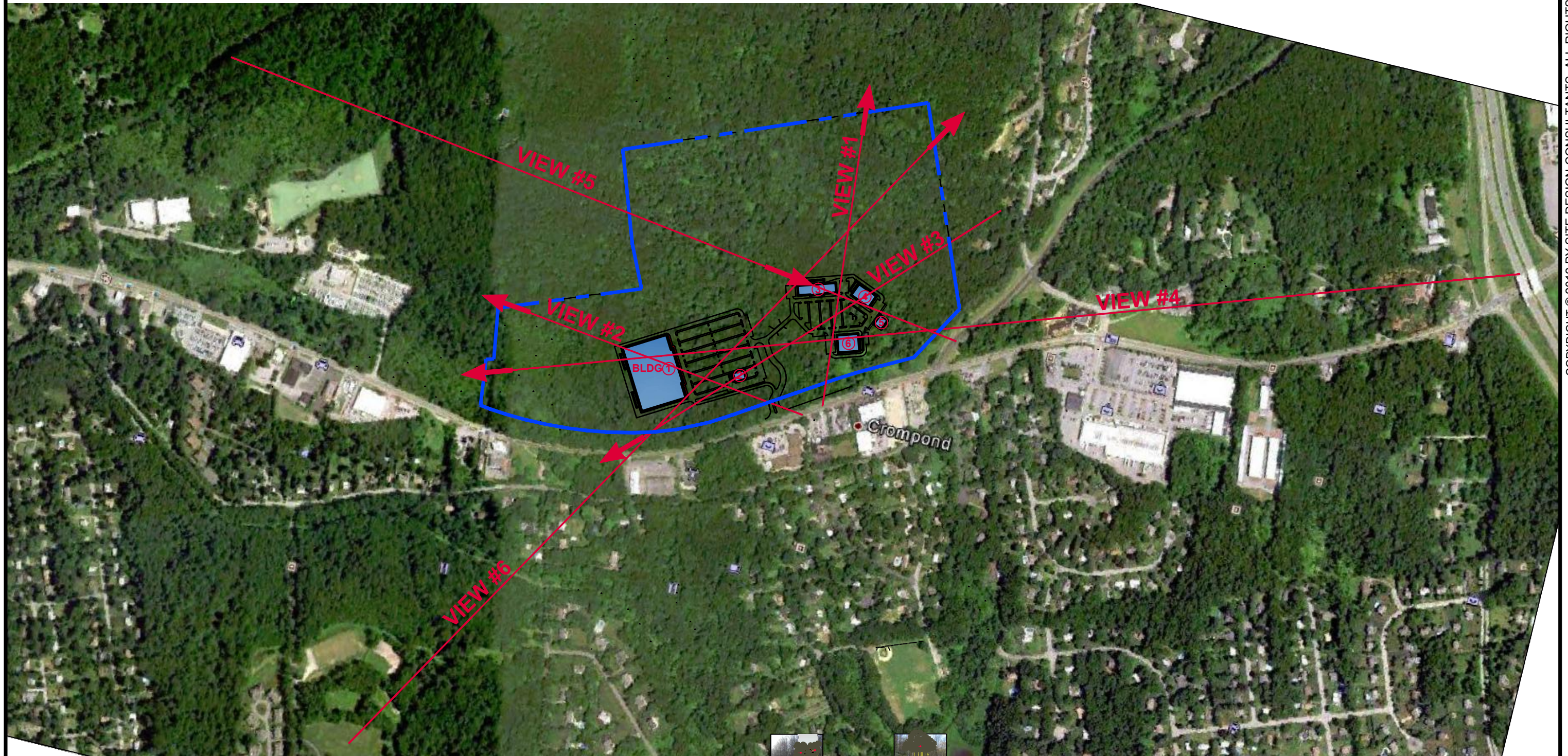
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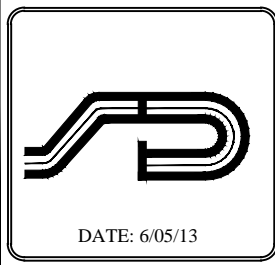
FIGURE 6 - BEDROCK OUTCROP & ROCK BLASTING AREAS

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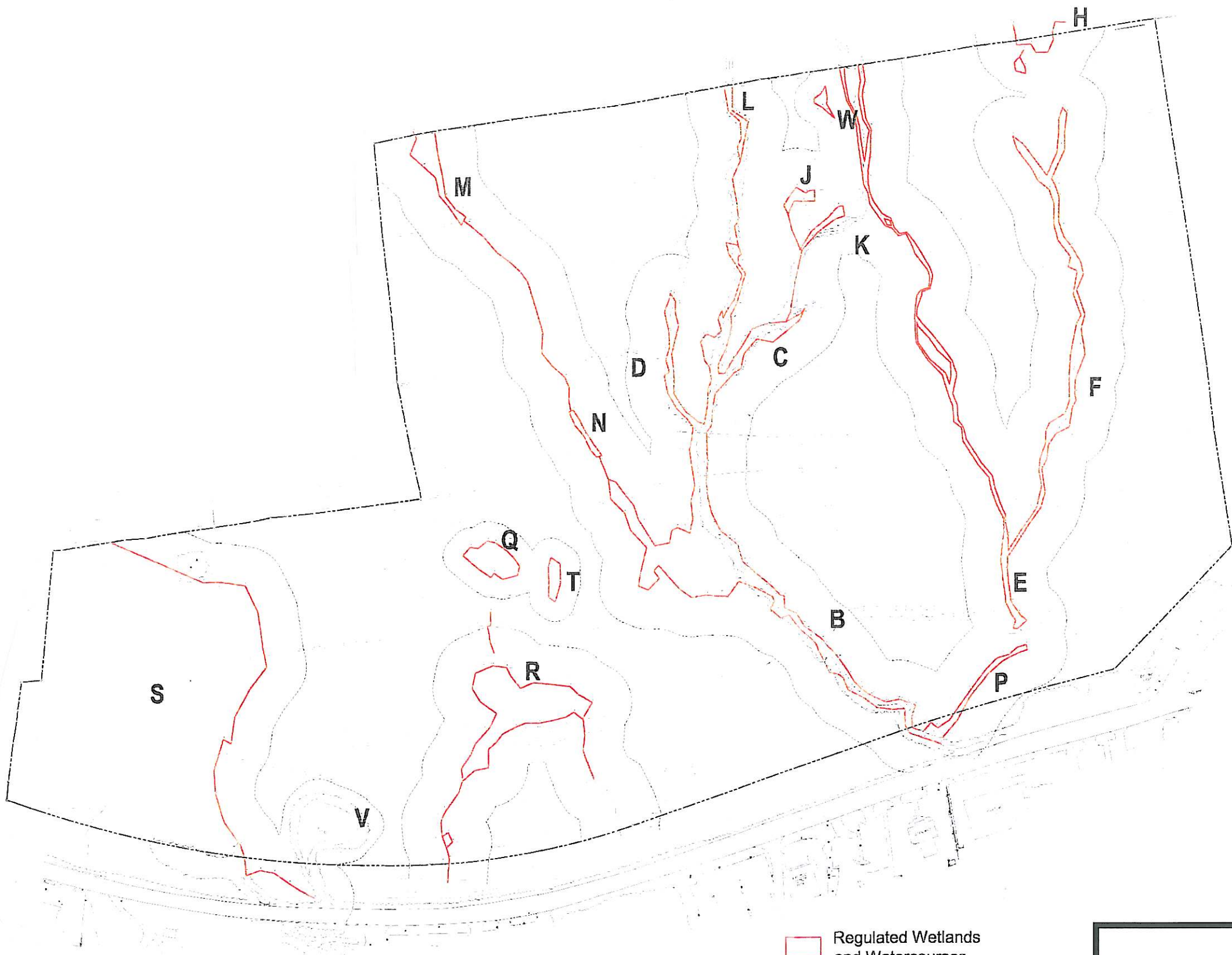
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FIG.7  
**KEY MAP TO LINE OF SIGHT  
 PROFILES**

PROJECT SIGHT LINE VIEWS  
 PREPARED FOR  
**CHARLES MONACO - STATE LAND CORP.**  
 ROUTE 202  
 Town of Yorktown  
 Westchester Co., New York

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Regulated Wetlands  
and Watercourses

**FIGURE 8**  
**ON-SITE REGULATED WETLAND**  
**AND WATERCOURSES**

STATE LAND CORP.  
YORKTOWN, WESTCHESTER COUNTY, NEW YORK

SOURCE: John Meyer Consulting, Pulte Home Estates DEIS, Figure 3.2-4 "SITE WETLANDS";



**ONSITE WASTEWATER TREATMENT SYSTEM (SEPTIC SYSTEM) CALCULATIONS:**  
 APPROX. AREA AVAILABLE: 106,300 SF

APPROX. AREA OF SEPTIC SYSTEM BASED ON AVAILABLE AREA: 106,300 SF / 7 SF/LF X 1.05 WASTE FACTOR = 14,465 LF

ASSUMED PERCOLATION RATE BASED ON AVERAGE OF A & C SOILS: 20 MIN/IN  
 APPLICATION RATE: 0.70 GAL/SF/DAY

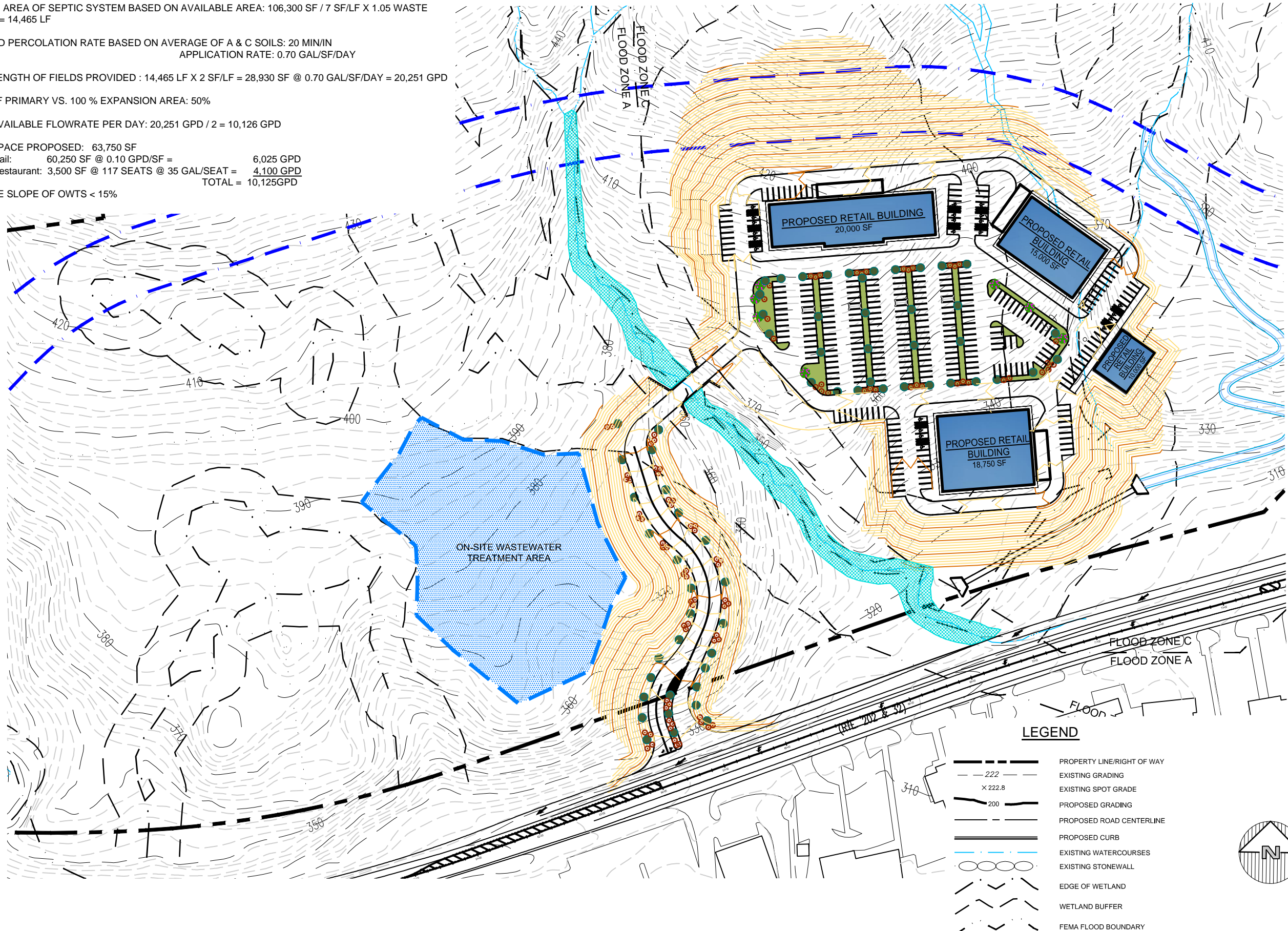
TOTAL LENGTH OF FIELDS PROVIDED : 14,465 LF X 2 SF/LF = 28,930 SF @ 0.70 GAL/SF/DAY = 20,251 GPD

RATIO OF PRIMARY VS. 100 % EXPANSION AREA: 50%

TOTAL AVAILABLE FLOWRATE PER DAY: 20,251 GPD / 2 = 10,126 GPD

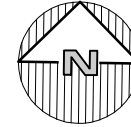
TOTAL SPACE PROPOSED: 63,750 SF  
 Retail: 60,250 SF @ 0.10 GPD/SF = 6,025 GPD  
 1 Restaurant: 3,500 SF @ 117 SEATS @ 35 GAL/SEAT = 4,100 GPD  
 TOTAL = 10,125 GPD

AVERAGE SLOPE OF OWTS < 15%



**LEGEND**

- 222 --- PROPERTY LINE/RIGHT OF WAY
- - - - - 222.8 - - - - - EXISTING GRADING
- x 222.8 EXISTING SPOT GRADE
- 200 — PROPOSED GRADING
- — — — — PROPOSED ROAD CENTERLINE
- — — — — PROPOSED CURB
- — — — — EXISTING WATERCOURSES
- ○ ○ ○ ○ EXISTING STONEWALL
- — — — — EDGE OF WETLAND
- — — — — WETLAND BUFFER
- — — — — FEMA FLOOD BOUNDARY



**FIGURE 9 - ON-SITE WASTEWATER TREATMENT ALTERNATIVE**

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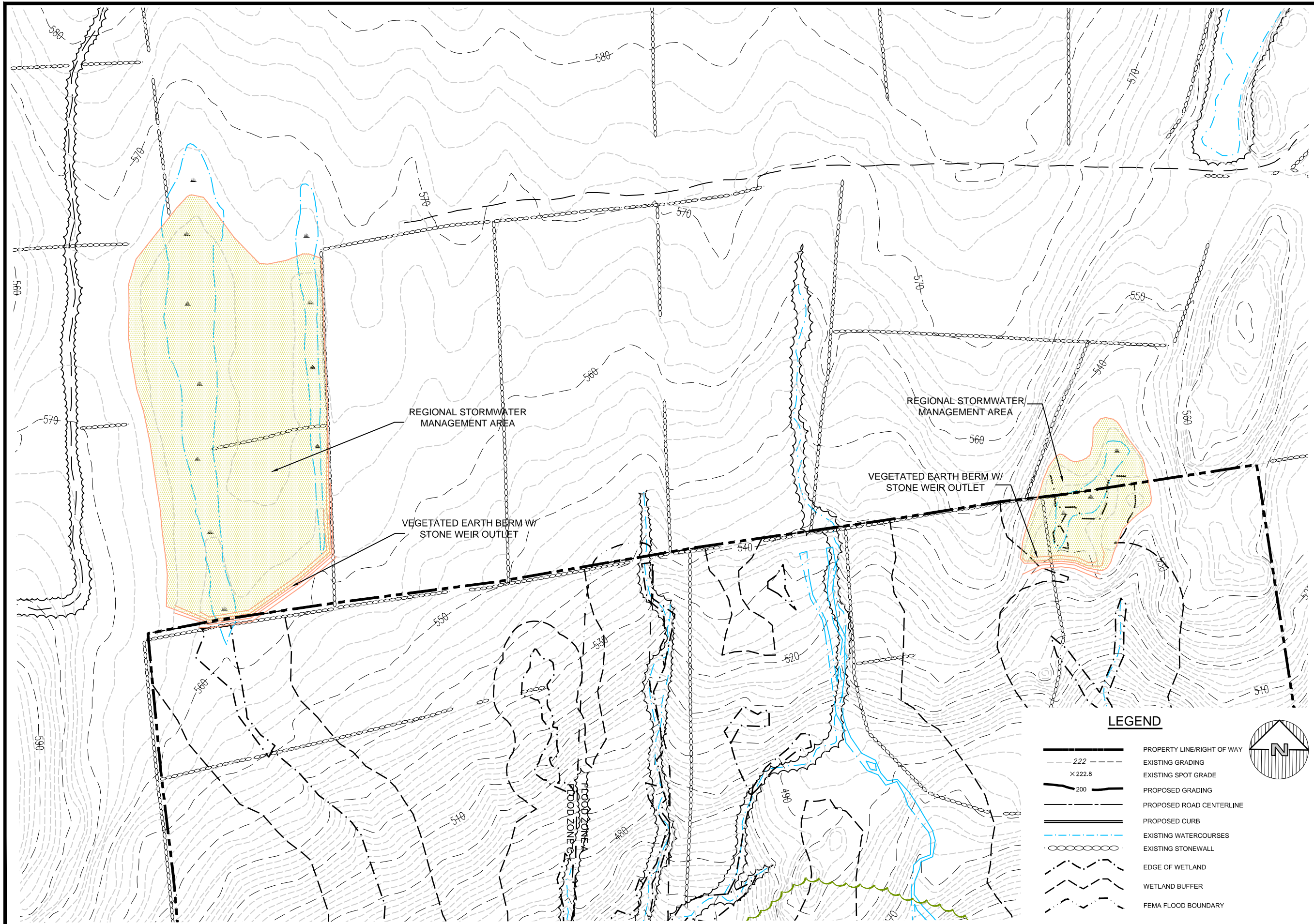


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FIGURE 10 - REGIONAL STORMWATER MANAGEMENT AREAS

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Town Of Yorktown

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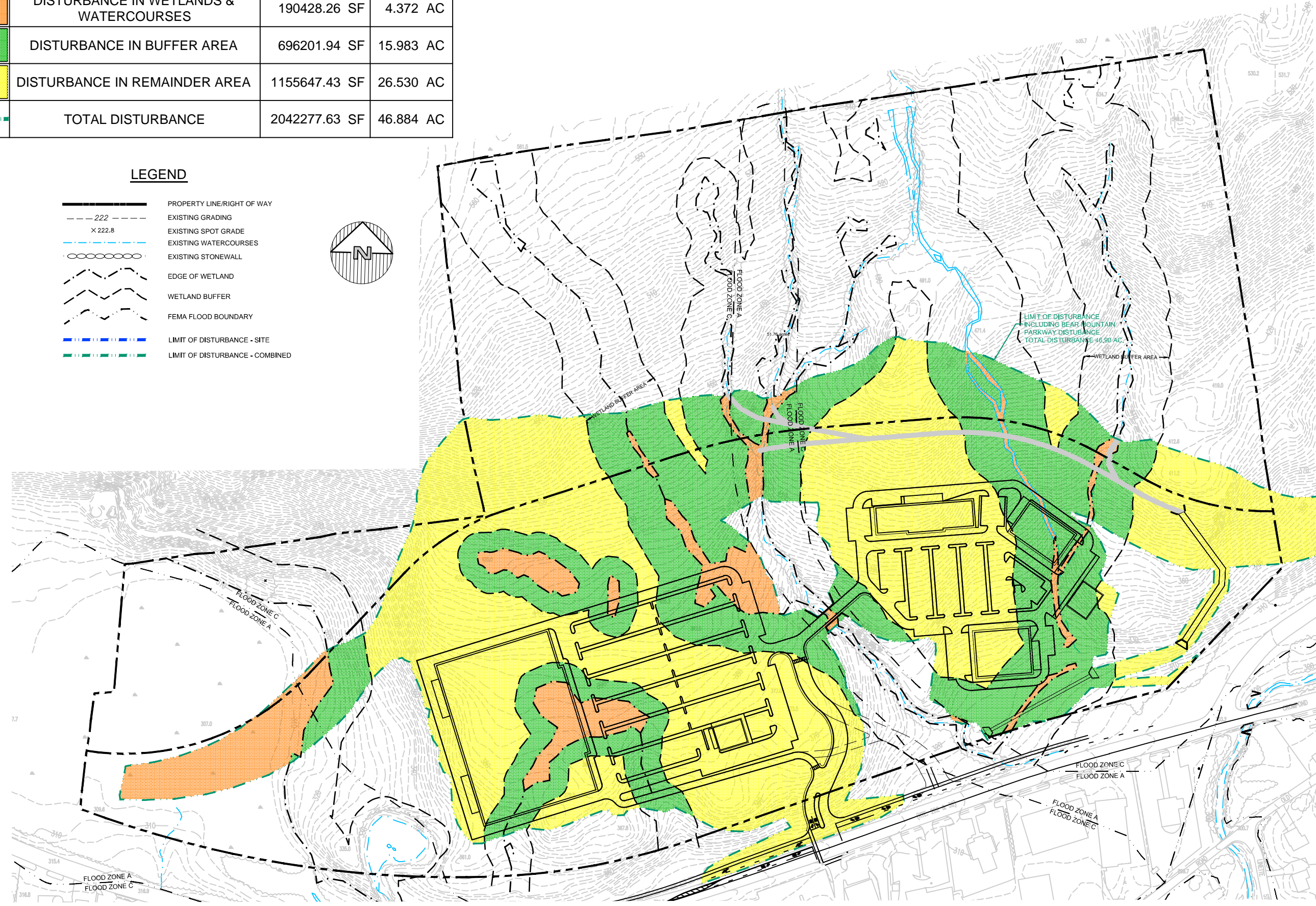
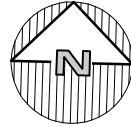


# COMBINED BMP & SITE DISTURBANCE

	DISTURBANCE IN WETLANDS & WATERCOURSES	190428.26 SF	4.372 AC
	DISTURBANCE IN BUFFER AREA	696201.94 SF	15.983 AC
	DISTURBANCE IN REMAINDER AREA	1155647.43 SF	26.530 AC
	TOTAL DISTURBANCE	2042277.63 SF	46.884 AC

## LEGEND

- PROPERTY LINE/RIGHT OF WAY
- EXISTING GRADING
- EXISTING SPOT GRADE
- EXISTING WATERCOURSES
- EXISTING STONEWALL
- EDGE OF WETLAND
- WETLAND BUFFER
- FEMA FLOOD BOUNDARY
- LIMIT OF DISTURBANCE - SITE
- LIMIT OF DISTURBANCE - COMBINED



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FIGURE 11 - WETLAND DISTURBANCE PROJECT SITE & BMP

PREPARED FOR





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 ROUTE 202

Westchester Co., New York











Town Of Yorktown

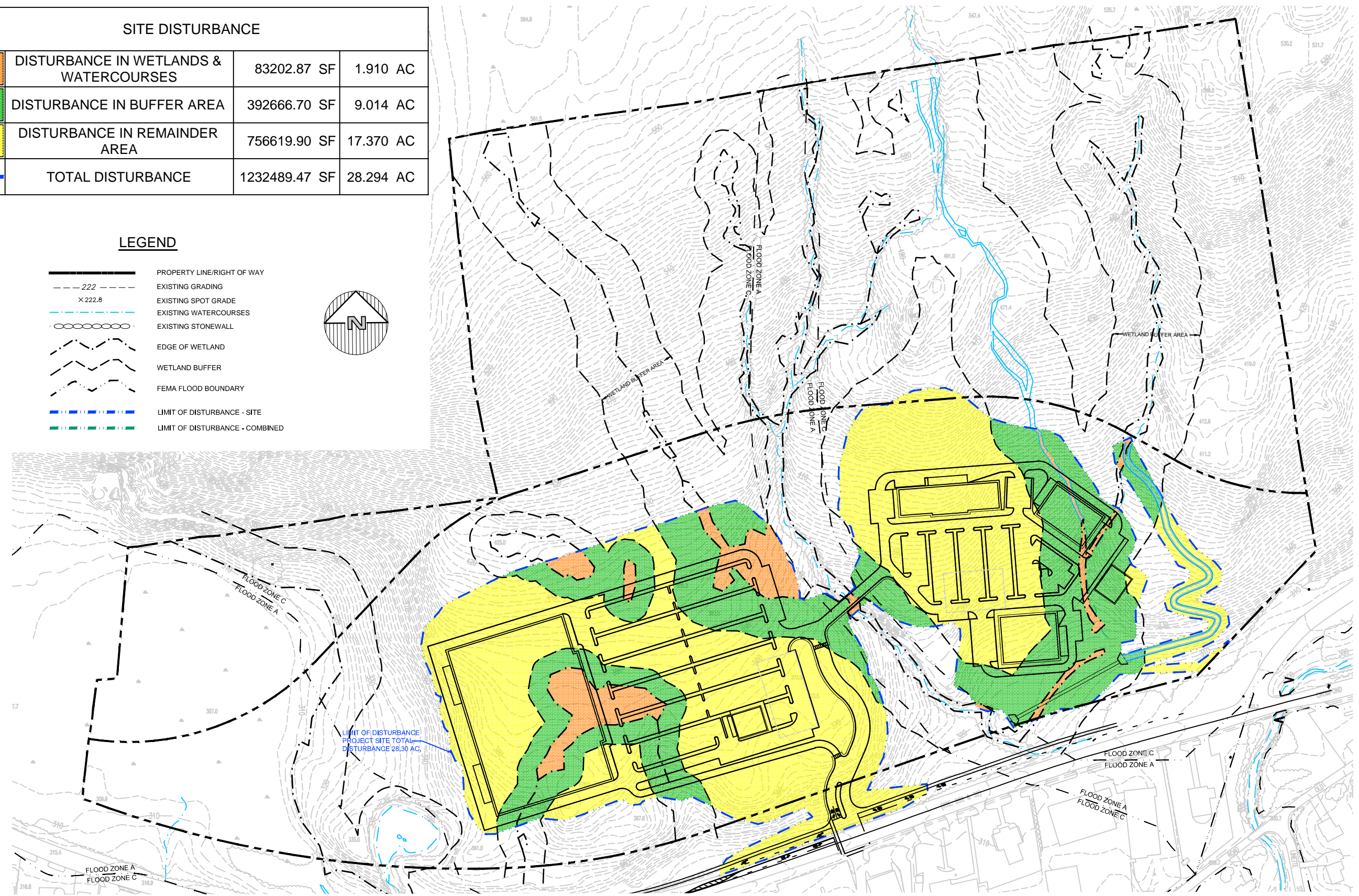
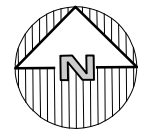
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SITE DISTURBANCE			
	DISTURBANCE IN WETLANDS & WATERCOURSES	83202.87 SF	1.910 AC
	DISTURBANCE IN BUFFER AREA	392666.70 SF	9.014 AC
	DISTURBANCE IN REMAINDER AREA	756619.90 SF	17.370 AC
	TOTAL DISTURBANCE	1232489.47 SF	28.294 AC

**LEGEND**

-  PROPERTY LINE/RIGHT OF WAY
-  EXISTING GRADING
-  EXISTING SPOT GRADE
-  EXISTING WATERCOURSES
-  EXISTING STONEWALL
-  EDGE OF WETLAND
-  WETLAND BUFFER
-  FEMA FLOOD BOUNDARY
-  LIMIT OF DISTURBANCE - SITE
-  LIMIT OF DISTURBANCE - COMBINED



SCALE: NTS  
  
 DATE: 06/05/2013

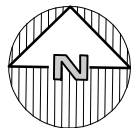
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FIGURE 12 - WETLAND DISTURBANCE PROJECT SITE  
 PREPARED FOR  
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 ROUTE 202  
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 Town Of Yorktown

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SLOPE DISTURBANCE PROJECT SITE				
Color	Range Beg.	Range End	Percent	Area
	0.00	10.00	35.4	429030.31
	10.01	15.00	22.6	274199.41
	15.01	1000.00	41.9	507919.26

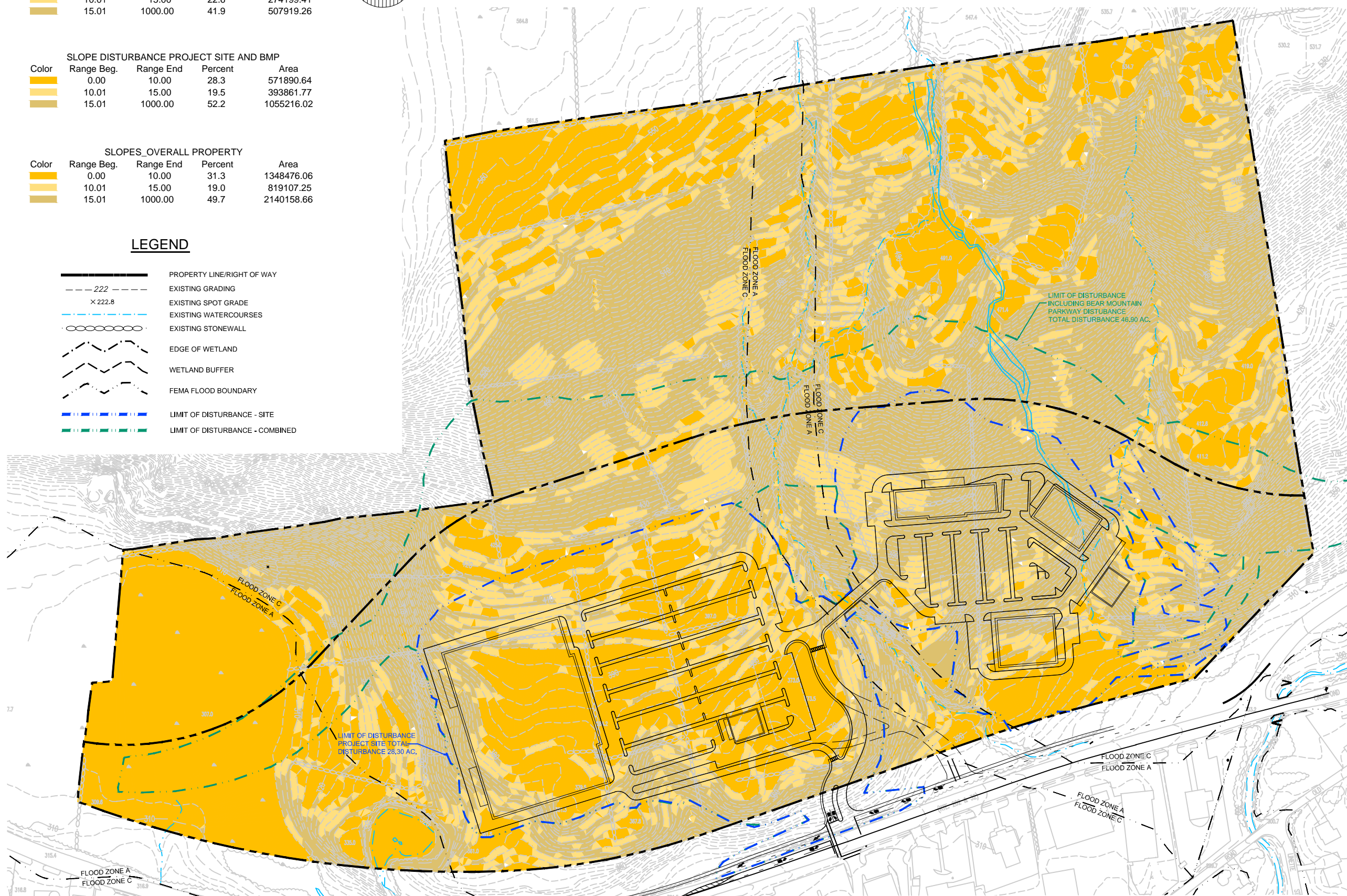


SLOPE DISTURBANCE PROJECT SITE AND BMP				
Color	Range Beg.	Range End	Percent	Area
	0.00	10.00	28.3	571890.64
	10.01	15.00	19.5	393861.77
	15.01	1000.00	52.2	1055216.02

SLOPES_OVERALL PROPERTY				
Color	Range Beg.	Range End	Percent	Area
	0.00	10.00	31.3	1348476.06
	10.01	15.00	19.0	819107.25
	15.01	1000.00	49.7	2140158.66

**LEGEND**

- PROPERTY LINE/RIGHT OF WAY
- EXISTING GRADING
- EXISTING SPOT GRADE
- EXISTING WATERCOURSES
- EXISTING STONEWALL
- EDGE OF WETLAND
- WETLAND BUFFER
- FEMA FLOOD BOUNDARY
- LIMIT OF DISTURBANCE - SITE
- LIMIT OF DISTURBANCE - COMBINED



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FIGURE 13 - STEEP SLOPE MAP  
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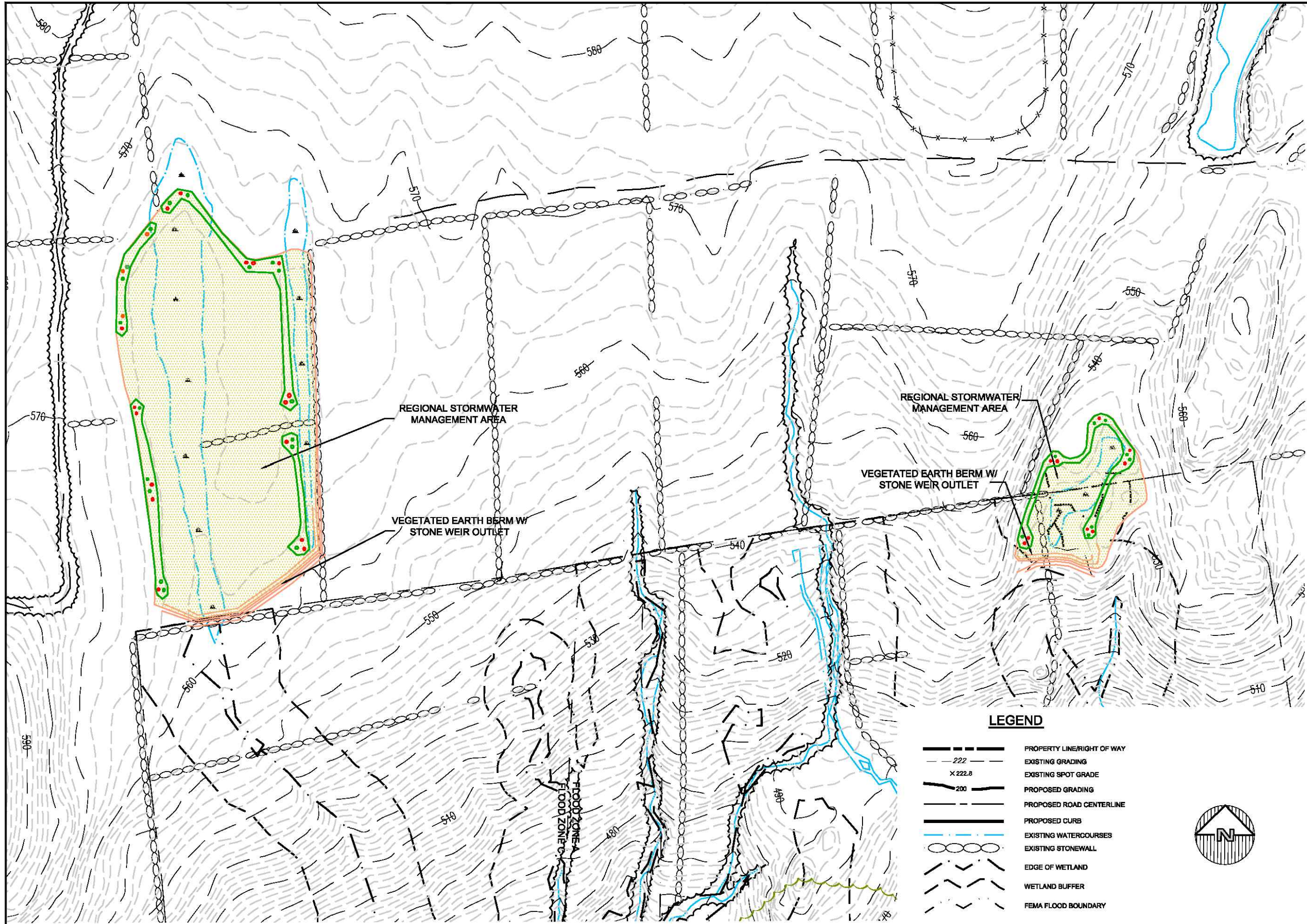
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FIGURE 15 - WETLAND MITIGATION PLAN  
 PREPARED FOR  
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PRELIMINARY WETLAND MITIGATION PLAN NOTES

MITIGATION PLANTINGS

Creation areas will receive plantings of herbaceous and woody vegetation species. Every effort will be made to ensure that existing wetland vegetation, located in close proximity to each creation area, is protected from potential damage during planting. Each creation area will be manually graded to enhance drainage to thereby ensure the highest level of creation success rates.

A field evaluation of soil quality within each proposed creation area will be completed to characterize existing soil texture and other growth related properties. As necessary, hand auger soil samples will be obtained from each creation areas and visually examined to determine its acceptability for selected mitigation plantings. Existing soils deemed suitable for use within the creation areas will be utilized for base grading, primarily to achieve horizontal and vertical limits within each wetland creation area. Soils determined to be unsuitable for creation will be removed from the site. If necessary, soils with a low permeability (i.e. 1x10-6) will be imported to the site for use as a supplemental soil material in order to achieve ideal conditions for creation area plantings.

Soils placed within the creation areas will be graded to a thickness suitable to support selected species of vegetation. Appropriate siltation fencing will be installed in the field around the limits of the creation areas to offset sedimentation potentials to surrounding areas. During manual grading, every effort will be made to reduce soil compacting and ensure that soil conditions are adequate for the best growth rates required for select vegetation stock.

Vegetation growth will be established within each creation area by means of planting herbaceous root stock, shrubs and trees produced by qualified nurseries. Efforts will be made to use only hearty, indigenous species for planting stock. The planting of herbaceous root stock will be placed within moist soil conditions on 18 inch center, and in a direction which is perpendicular to flow. The species selected for mitigation have been confirmed as indigenous by documenting the types of vegetation communities observed as part of a Biodiversity Assessment completed for the two proposed retention basin areas, and nearby adjoining areas.

Vegetation plantings will be performed between April and June and August and October. Plant density for herbaceous plantings will approximate 1 plant per 3.0 square foot. Shrubs will be spaced 2 to 4 feet on center. Trees will be planted randomly, within the most idea sites to favor growth. As necessary, quick release fertilization will be utilized across the creation areas (10% Nitrogen, 6% available Phosphorus and 4% water soluble Potash) during initial planting. A minimal amount of fertilizer will be used to avoid excessive nutrient loading. Subsequently, a slow release fertilizer will be utilized in accordance with the qualified nursery chosen to supply root stock. In considering additional fertilization, emphasis will be placed on evaluating vegetation density and species diversification.

Each species will be placed within a manually pre-excavated hole with a depth and diameter of approximately 1 ½ times the root container or plug dimensions. Each planting will be prepared with fertilizer (Osmocote with peat moss and compost) to provide a "jump start" in root development. Hay mulch will be placed around each planting. As necessary, the creation areas will initially be saturated with water (by way of a portable water source) at a frequency suitable to ensure the proper level of inundation recommended by recognized practices, and as suggested by the nursery chosen to supply required root stock. Deer fencing will be installed around each creation area in order to protect young vegetation from browse potentials.

ERADICATION OF INVASIVE SPECIES

Invasive species of Stilt Grass (*Microstegium vimineum*) and Bar-berry (*Berberidaceae* spp.) observed during field activities performed under the Biodiversity Assessment, will be manually removed (as necessary) from the edge portions of the existing on-site wetland. Removed vegetation will be transported to an off-site disposal location. Efforts will be made to remove invasive forms of vegetation during the most ideal time of the growing season (i.e.: before seed propagation).

MITIGATION MONITORING NOTES


One week after completing all plantings, periodic monitoring will commence. Monitoring inspections will first be performed monthly during the initial growing season (April through October) for the first year after planting and then annually for 5 total years until at least 85 percent vegetative cover is achieved within the planting areas.

Each annual monitoring inspection will consist of gathering transect data within each creation area and evaluation of planting conditions. In the event an herbaceous plant, shrub or tree does not display successful growth conditions, then the plant will be replaced. Monitoring will include photographic documentation to document plant density, diversity and overall growing conditions, which will be combined with the transect data recordings of vegetation conditions (density, number, height and diversity), to aid in measuring survival rates over time. Information gathered during each annual monitoring inspection will be used to prepare a brief letter report on plant conditions with indication of the plant replacements (if necessary) performed in order ensure density and/or diversification. The annual report will be submitted to the Town Environmental Inspector for review. As necessary, erosion and sedimentation controls (siltation fencing) will be replaced to reduce sedimentation potentials.

SELECTED PLANTINGS  
PRELIMINARY WETLAND MITIGATION PLAN

TREE SPECIES			
Common Name	Scientific Name	Northwest Basin	Northeast Basin
American Elm	<i>Ulmus americana</i>	X	
Black Willow	<i>Salix nigra</i>		X
Red Maple	<i>Acer rubrum</i>	X	X
Sycamore	<i>Plantanus occidentalis</i>	X	X
SHRUBS			
Common Name	Scientific Name	Northwest Basin	Northeast Basin
Arrowwood	<i>Viburnum dentatum</i>	X	
Green Ash	<i>Faxinus pennsylvanica</i>		X
Highbus Blueberry	<i>Vaccinium corybossum</i>	X	X
Red Osier	<i>Cornus sericea</i>	X	
Silky Dogwood	<i>Cornus amomum</i>	X	X
Spicebush	<i>Lindera benzoin</i>		X
HERBACEOUS			
Common Name	Scientific Name	Northwest Basin	Northeast Basin
Cinnamon Fern	<i>Osmunda cinnamomea</i>	X	X
Royal Fern	<i>Osmunda regalis</i>	X	X
Soft Rush	<i>Juncus effusus</i>	X	X
Tussock Sedge	<i>Carex stricta</i>	X	
Roughleaf Goldenrod	<i>Solidago patula</i>		X

SCALE: NTS



DATE: 06/05/2013

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FIGURE 15.1 - WETLAND PLANTINGS NOTES AND TABLE

PREPARED FOR  
**CHARLES MONACO**  
a.k.a State Land Corp.  
ROUTE 202

Westchester Co., New York  
Town Of Yorktown