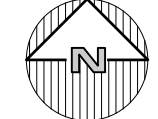


FIELDHOME at CATHERINE STREET Rezone to RSP-2 Proposed By: Toll Brothers



LOCATION MAP
NOT TO SCALE



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FEBRUARY 20, 2024



SITE DATA:
 OWNER / DEVELOPER: TOLL BROTHERS
 42 OLD RIDGEWAY ROAD
 DANBURY, CONNECTICUT, 06810
 PROJECT LOCATION: 2448 CATHERINE STREET
 YORKTOWN, NY, 10598
 EXISTING TOWN ZONING: RSP-3, AGE ORIENTED GERIATRIC COMMUNITY, R1-40 RESIDENTIAL
 PROPOSED USE: RSP-2, SENIOR CITIZENS DISTRICT
 TOWN TAX MAP DATA: SECTION 35.12, BLOCK 1, LOT 2, SECTION 35.08, BLOCK 1, LOT 45
 SITE AREA: 32.8 ACRES (1,429,304 SF)
 SEWAGE FACILITIES: PUBLIC SEWERS
 WATER FACILITIES: PUBLIC WATER FACILITIES

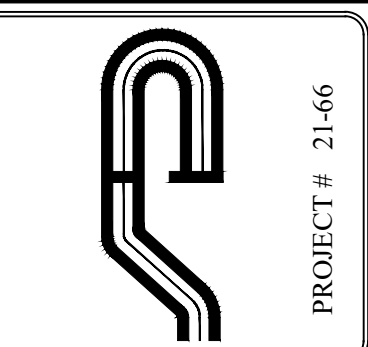
ZONING SCHEDULE:

ZONING DISTRICT:	RSP-2 SENIOR CITIZEN DISTRICT		
	REQUIRED	PROVIDED	VARIANCE REQUIRED
DIMENSIONAL REGULATIONS:			
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	217,800 SF.	1,429,304 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	1,362 FT.	NONE
MINIMUM LOT DEPTH:	150 FT.	1,566 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	50 FT.	55.0 FT.	NONE
REAR YARD SETBACK:	50 FT.	450 FT.	NONE
ONE SIDE YARD SETBACK:	50 FT.	75.0 FT.	NONE
COMBINED SIDE YARD SETBACK:	100 FT.	174.6 FT.	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	45 FEET	38 FT MAX	NONE
F.A.R. (FLOOR AREA RATIO):	0.35	0.15	NONE

PARKING SCHEDULE

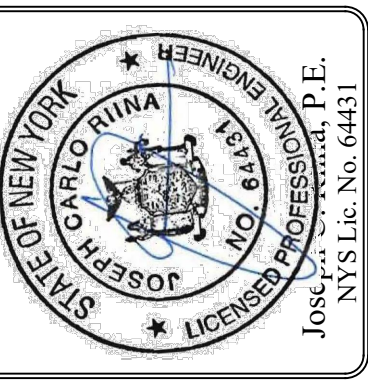
REQUIRED PARKING:	0.5 SPACES PER DWELLING UNIT
PROVIDED PARKING:	115 UNITS @ 0.5 SPACES/UNIT = 59 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

NOTE:
 THIS IS A PRELIMINARY SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAPS PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 1/31/22. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



PROJECT # 21-66

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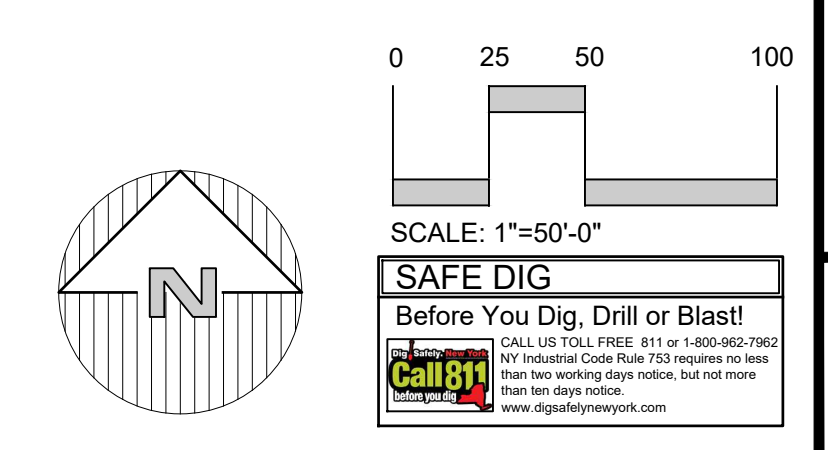


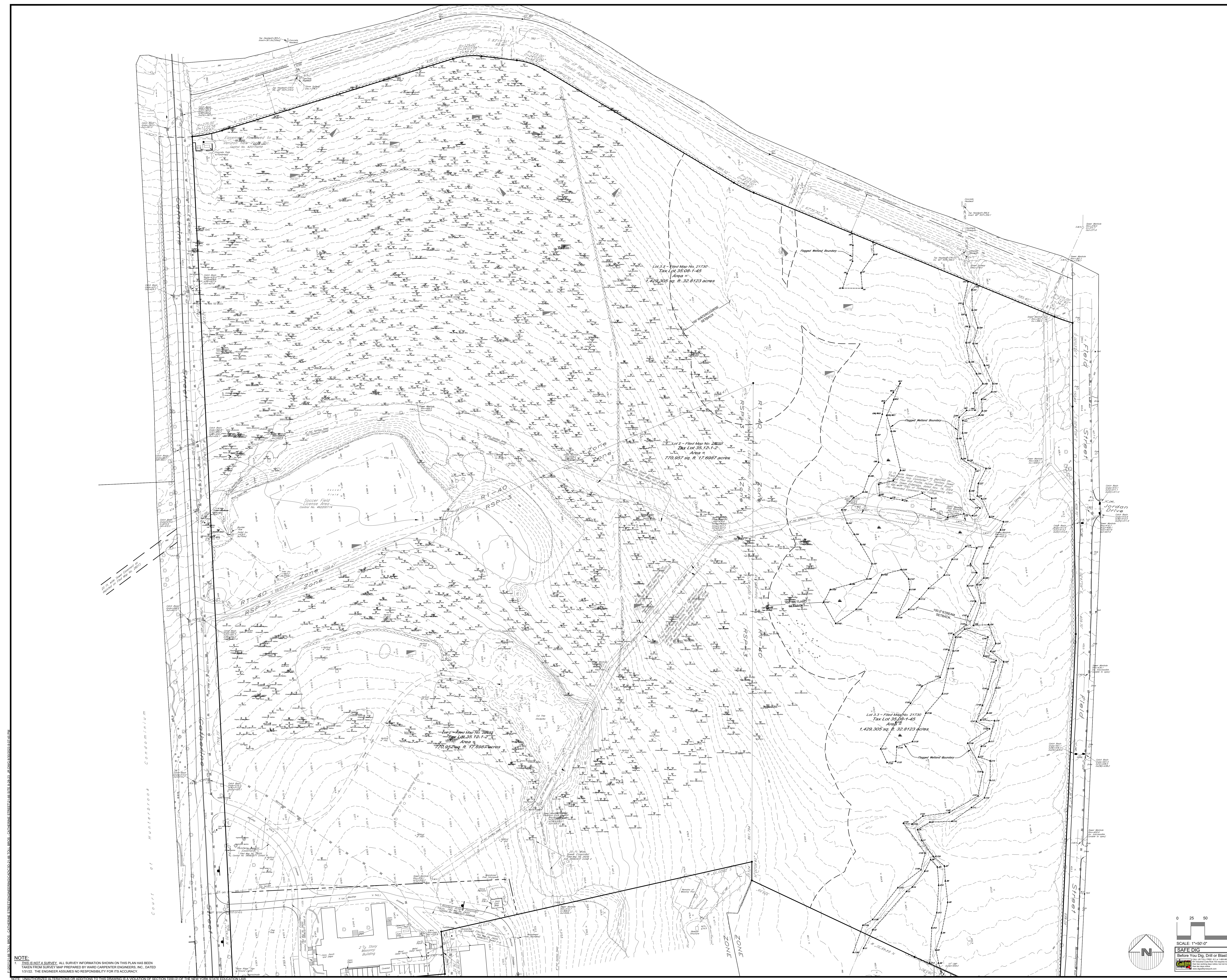
Professional Engineer
 No. 111152, John Lippitt
 3, 2/20/24, John Lippitt

PRELIMINARY SITE PLAN

FIELDHOME AT CATHERINE STREET
 CATHERINE STREET
 Town of Yorktown
 Westchester County

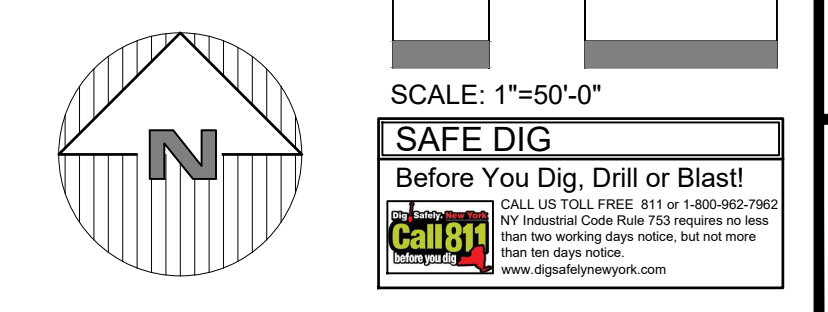
Sheet **10** of **10**





NOTE:
 1. THIS IS A PRELIMINARY SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY MAP PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 1/31/22. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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PRELIMINARY SITE PLAN
 PREPARED FOR

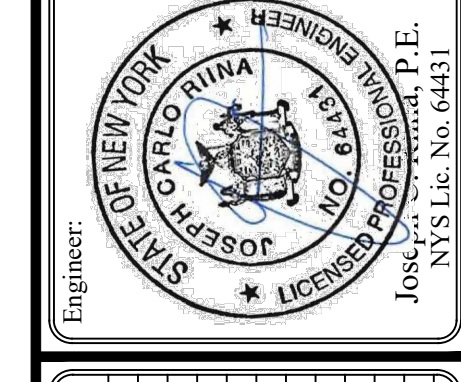
FIELDHOME AT CATHERINE STREET
 CATHERINE STREET
 Town of Yorktown
 Westchester County

EXISTING CONDITIONS

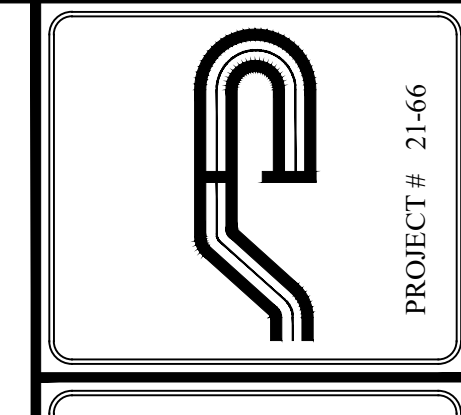
SCALE: 1" = 50'
 DRAWN BY: TK
 DATE: 11.22

NO.	DATE	COMMENTS
1.	11/15/22	Plan Update
2.	11/15/22	Plan Update
3.	11/15/22	Plan Update

REVISIONS	NO.	DATE	COMMENTS



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PROJECT # 2146

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PROJECT DISTURBANCE			
DISTURBANCE AREA	IMPERVIOUS	NON-IMPERVIOUS	TOTALS
NON-BUFFER	20.45 AC	6.19 AC	26.64 AC
BUFFER	0	1.93 AC	1.93 AC
WETLAND	0	0.07 AC	0.07 AC
TOTALS	20.45 AC	8.19 AC	28.64 AC



urb
78
85

SEDIMENT BASIN (TYP.)

SOIL STOCKPILE AREA (TYP.)

SILT FENCE (TYP.)

EROSION BLANKETS WHERE SLOPES EXCEED 3H:1V (TYP.)

STABILIZED CONSTRUCTION ENTRANCE (TYP.)

SILT FENCE (TYP.)

79
5

SILT FENCE DOWNGRADE OF DISTURBANCE (TYP.)

TOP BUFFER

TOP WATERCOURSE BUFFER

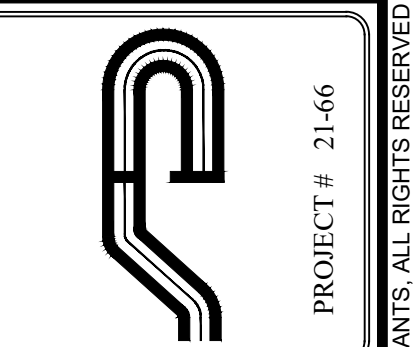
100' BUFFER

WETLAND SETBACK

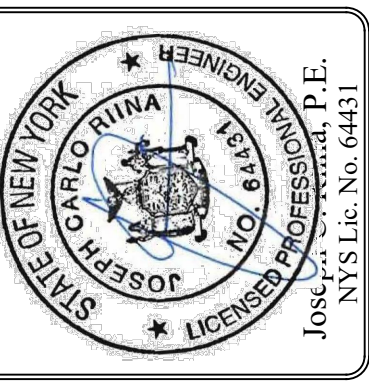
100' BUFFER

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY WARD CARPENTER ENGINEERS, INC. DATED 1/31/22. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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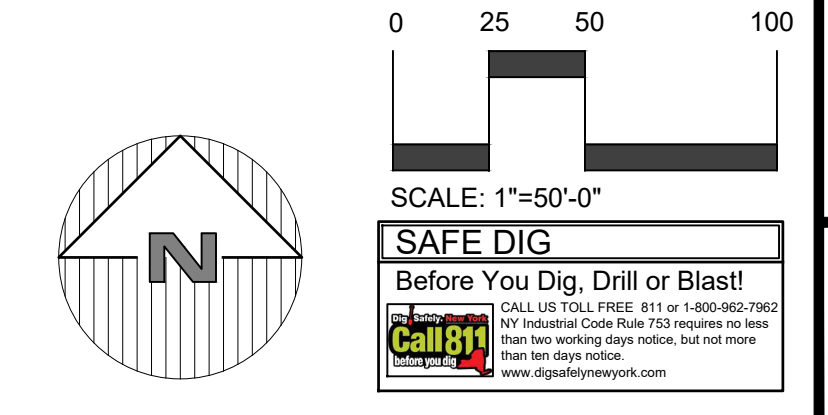
Revisions	No.	Date	Comments
1.	11/15/24	John Ippolito	
2.	11/15/24	John Ippolito	
3.	2/28/24	John Ippolito	

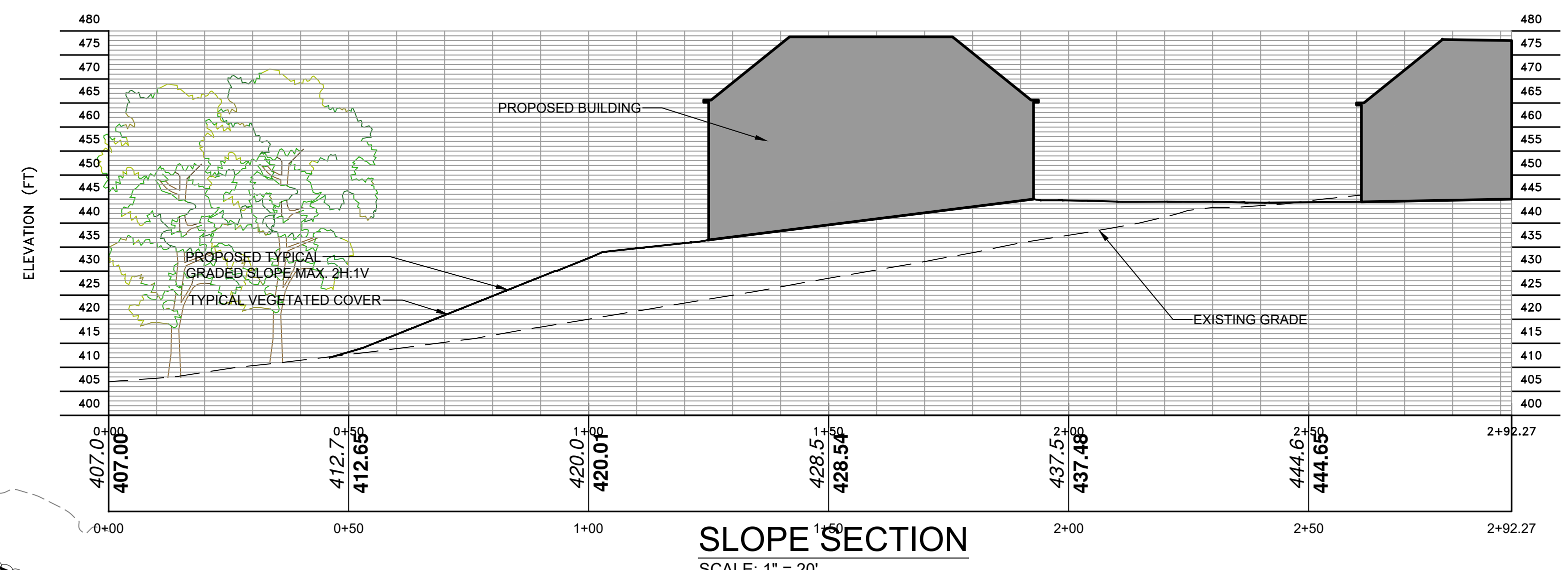
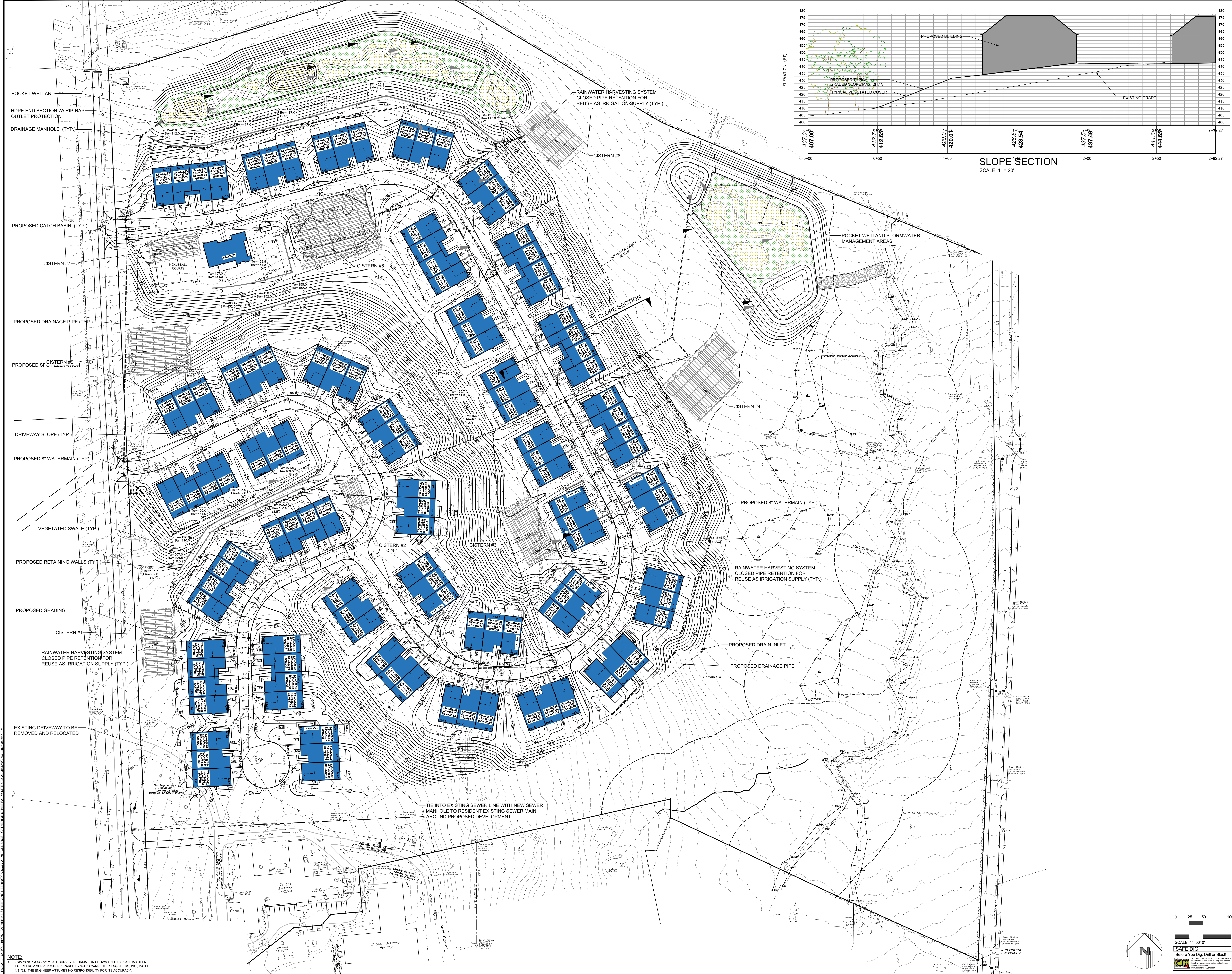
Revisions	No.	Date	Comments
1.	11/15/24	John Ippolito	
2.	11/15/24	John Ippolito	
3.	2/28/24	John Ippolito	

SCALE	1" = 50'
DRAWN BY	TK
DATE	11/22

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

FIELDHOME AT CATHERINE STREET
CATHERINE STREET
Town of Yorktown
Westchester County



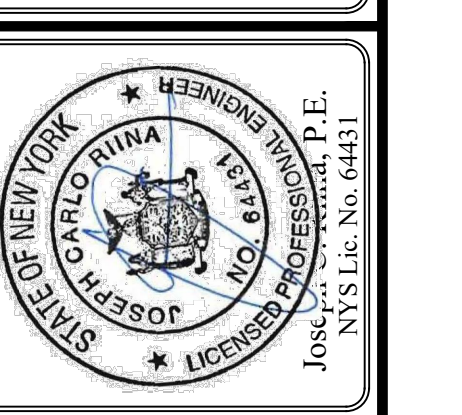


NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 1/31/12. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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PROJECT # 21-66



NO.	DATE	DESCRIPTION

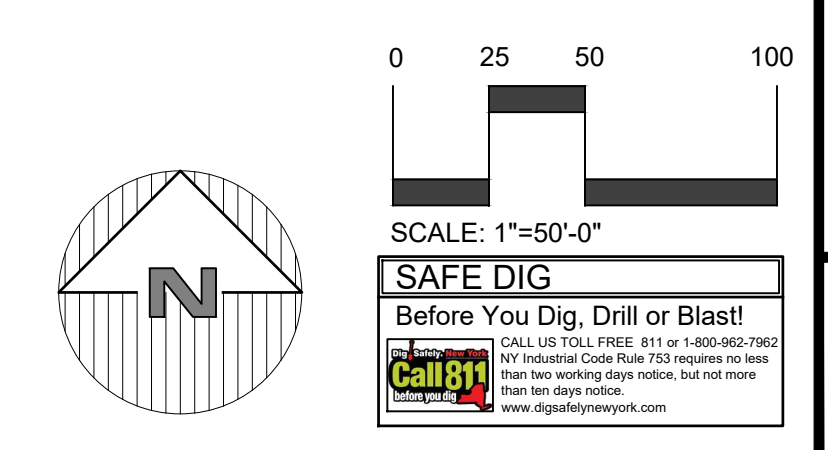
NO.	DATE	DESCRIPTION
1.	11/15/24	John Lichten
2.	11/15/24	John Lichten
3.	2/28/24	John Lichten

SCALE	1" = 50'
DRAWN BY	TK
DATE	11.22

PRELIMINARY SITE PLAN
 PREPARED FOR
FIELDHOME AT CATHERINE STREET
 CATHERINE STREET
 Town of Yorktown
 Westchester County

Sheet 4 of 10

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POCKET WETLAND
 HDPE END SECTION W/ RIP-RAP
 OUTLET PROTECTION
 DRAINAGE MANHOLE (TYP.)

PROPOSED CATCH BASIN (TYP.)
 CISTERN #7

PROPOSED DRAINAGE PIPE (TYP.)
 CISTERN #5

VEGETATED SWALE (TYP.)
 CISTERN #1

RAINWATER HARVESTING SYSTEM
 CLOSED PIPE RETENTION FOR
 REUSE AS IRRIGATION SUPPLY (TYP.)

RAINWATER HARVESTING SYSTEM
 CLOSED PIPE RETENTION FOR
 REUSE AS IRRIGATION SUPPLY (TYP.)

CISTERN #8

CISTERN #6

CISTERN #2

CISTERN #3

CISTERN #4

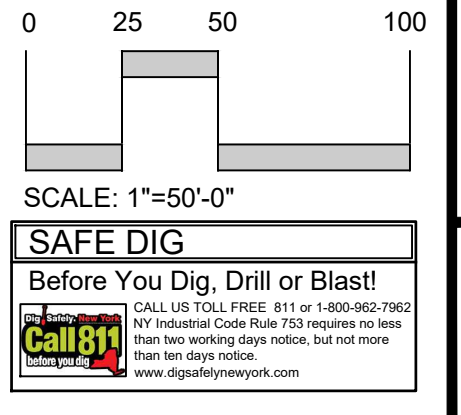
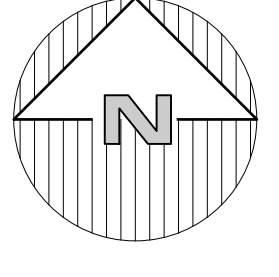
RAINWATER HARVESTING SYSTEM
 CLOSED PIPE RETENTION FOR
 REUSE AS IRRIGATION SUPPLY (TYP.)

PROPOSED DRAIN INLET

PROPOSED DRAINAGE PIPE

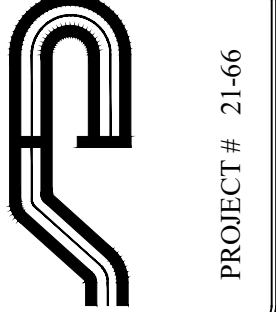
100' BUFFER

POCKET WETLAND STORMWATER
 MANAGEMENT AREAS



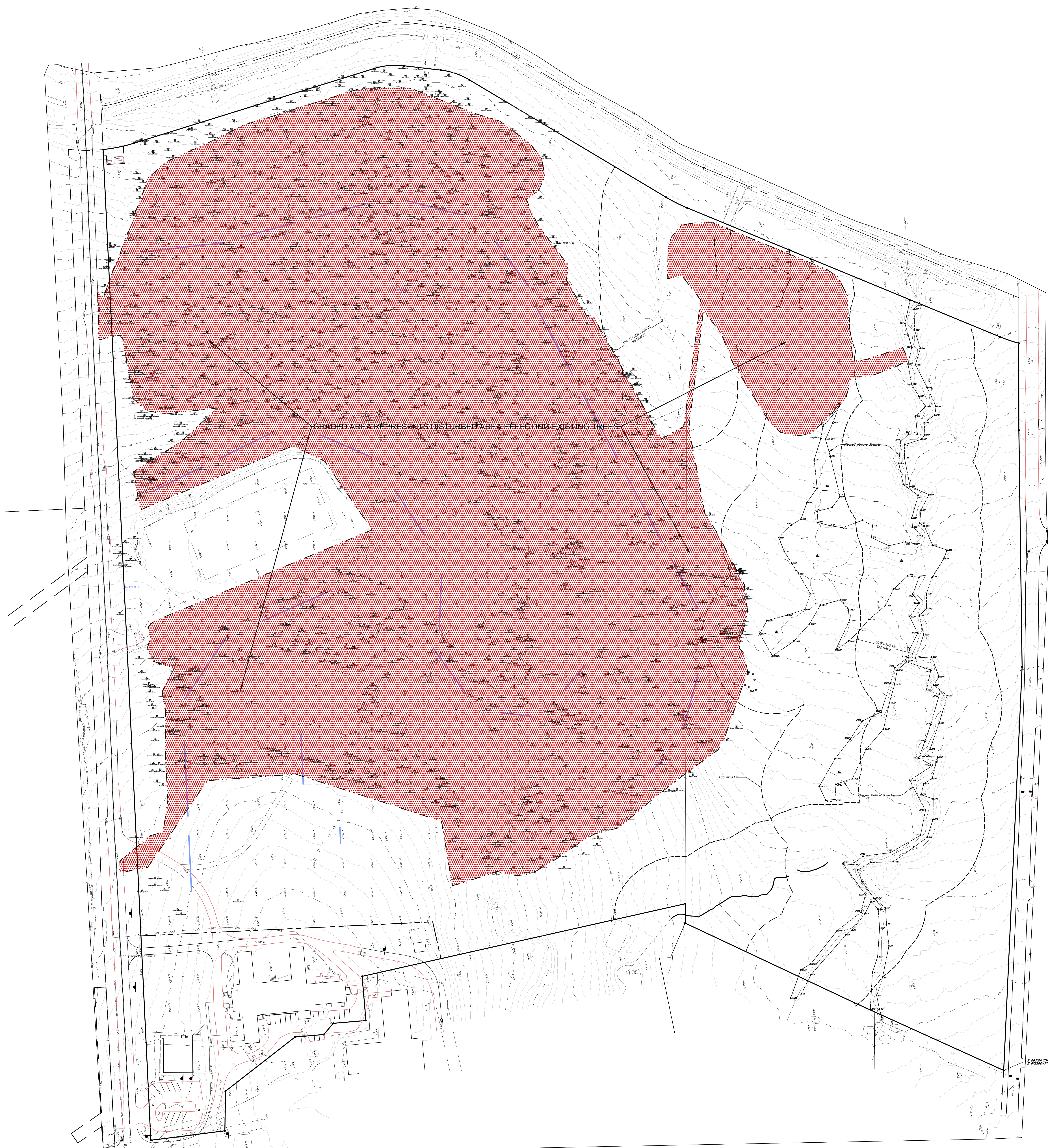
NOTE:
 1. THIS IS A PRELIMINARY SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN
 TAKEN FROM SURVEY MAPS PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED
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PROJECT # 21-66 Engineer: Joseph C. Rima, P.E. License No. 13122	
Revisions: No. 1. Date: 11/15/22 2. Date: 11/15/22 3. Date: 11/15/22 Comments: 1. 11/15/22 John Liodis 2. 11/15/22 John Liodis 3. 11/15/22 John Liodis	Scale: 1" = 50' Drawn by: TK Date: 11.22
<h2>PRELIMINARY STORMWATER PLAN</h2>	
<h3>FIELDHOME AT CATHERINE STREET</h3> <p>CATHERINE STREET Town of Yorktown Westchester County</p>	
PRELIMINARY SITE PLAN PREPARED FOR SHEET 5 OF 10	


NOTE:
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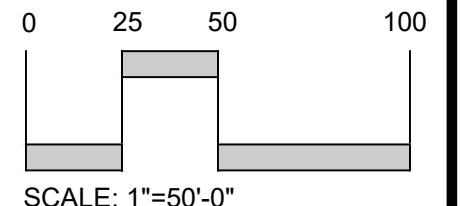
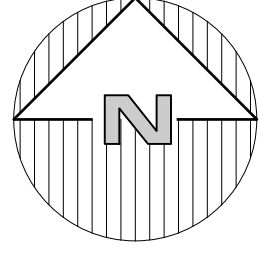
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SHADED AREA REPRESENTS DISTURBED AREA AFFECTING EXISTING TREES

LEGEND

 AREA OF TREE REMOVAL



SCALE: 1"=50'-0"
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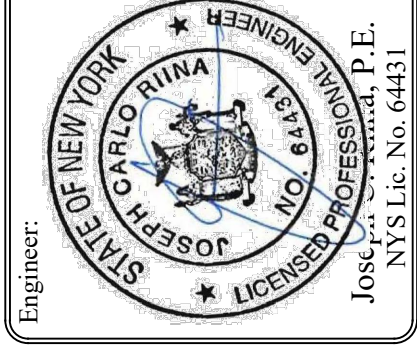
PRELIMINARY SITE PLAN
PREPARED FOR

FIELDHOME AT CATHERINE STREET
CATHERINE STREET
Town of Yorktown
Westchester County

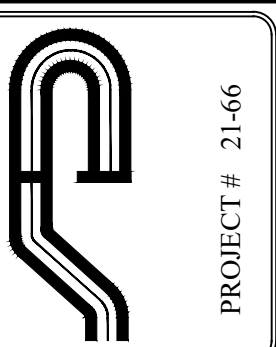
TREE REMOVAL PLAN

SCALE: 1" = 60'
DRAWN BY: AB
DATE: 09/28/23

NO.	DATE	COMMENTS
1.	11/15/23	Plan Update
2.	11/15/23	Plan Update
3.	2/28/24	Plan Update



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PROJECT # 21-66

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Table with columns: TreeID, Host ID, TPZ, Radius, Ft, Stems, AgeClass, Height, Class, Canopy, Radius, Condition, DBH, Height, DBH1, DBH2, DBH3, DBH4, Suitability, Pres, Wetland. Lists various tree species and their characteristics.

Table with columns: TreeID, Host ID, TPZ, Radius, Ft, Stems, AgeClass, Height, Class, Canopy, Radius, Condition, DBH, Height, DBH1, DBH2, DBH3, DBH4, Suitability, Pres, Wetland. Lists various tree species and their characteristics.

Table with columns: TreeID, Host ID, TPZ, Radius, Ft, Stems, AgeClass, Height, Class, Canopy, Radius, Condition, DBH, Height, DBH1, DBH2, DBH3, DBH4, Suitability, Pres, Wetland. Lists various tree species and their characteristics.

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Site Design Consultants logo and contact information: 251-1 Underhill Avenue, Yorktown Heights, NY 10598. Includes phone number (914) 962-4488 and website www.sitedesignconsultants.com.

PRELIMINARY SITE PLAN FOR FIELDHOME AT CATHERINE STREET, Westchester County, NY. Includes project name, location, and sheet number 10 of 10.

TREE SCHEDULE 1. A vertical title for the tree schedule section.

LEGEND. A vertical title for the legend section, which defines symbols for trees to be protected.

TREES TO REMAIN OR BE PROTECTED. A vertical title for the legend section, which defines symbols for trees to be protected.

Table listing tree inventory with columns for ID, Species, Size, Health, Location, and other attributes.

Vertical sidebar containing project information, logos for 'Site Design Consultants' and 'Westchester County', and a 'TREE SCHEDULE 2' graphic.

LEGEND TRES TO REMAIN OR BE PROTECTED

Table with columns for tree ID, species, size, quantity, and notes. The table lists various tree species such as Acer rubrum, Quercus coccinea, and Fraxinus americana, along with their sizes (e.g., 1 Mature Large) and quantities (e.g., 4.5). The table is organized into columns and includes a legend at the bottom right.

LEGEND TREES TO REMAIN OR BE PROTECTED

Site Design Consultants logo and contact information. Includes the text 'Site Design Consultants Civil Engineers & Land Planners', '251-F Uncliff Road, Yorktown Heights, NY 10598', and 'www.sitedesignconsultants.com'. Also includes a 'PRELIMINARY SITE PLAN' stamp and 'TREE SCHEDULE 3' label.

NOTE: UNADJUSTED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 220 (3) OF THE NEW YORK STATE EDUCATION LAW.

Table with columns for Tree ID, Species, DBH, Height, Canopy Spread, and Location. Includes a legend for 'TREES TO REMAIN OR BE PROTECTED' and a site plan showing the location of Fieldhome at Catherine Street.

Project 21-06, Site Design Consultants, Civil Engineers & Land Planners, 251-F, Orchard Road, Garden City, New York 11530, Telephone: (516) 466-4488, Fax: (516) 466-4496, www.sitedesignconsultants.com.

PRELIMINARY SITE PLAN, TREE SCHEDULE 4, FIELDHOME AT CATHERINE STREET, WESTCHESTER COUNTY, New York.

LEGEND, TREES TO REMAIN OR BE PROTECTED, Town of Yorktown, 10 of 10.