

LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: JOYCE SANDVOSS
4165 BROWN MILLS ROAD
ALEXANDER, NY, 14005

PROJECT LOCATION: 1005 HANOVER STREET
YORKTOWN HEIGHTS, NY, 10598

EXISTING TOWN ZONING: R1-80, RESIDENTIAL

PROPOSED USE: R1-80, RESIDENTIAL

TOWN TAX MAP DATA: SECTION 59.07, BLOCK 1, LOT 6, 7, 8

SITE AREA: 18.62 ACRES (811,261 SF)

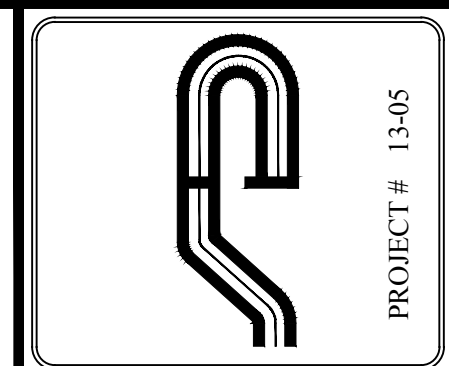
SEWAGE FACILITIES: ONSITE SUBSURFACE WASTEWATER DISPOSAL

WATER FACILITIES: INDIVIDUAL DRILLED WELLS

ZONING SCHEDULE:

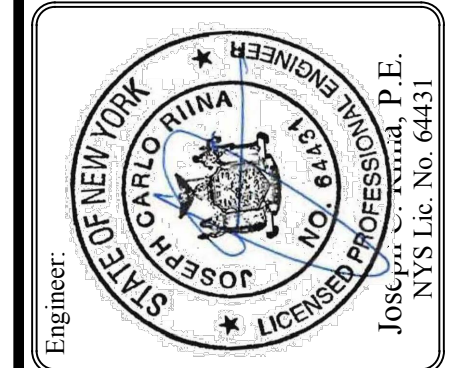
ZONING DISTRICT: R1-80, RESIDENCE DISTRICT					
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 7	LOT 7.1	LOT 7.2	LOT 8
MINIMUM SIZE OF LOT:					
MINIMUM LOT AREA:	80,000 SF.	244,800 SF.	221,389 SF.	137,450 SF.	122,964 SF.
MINIMUM LOT WIDTH:	200 FT.	231 FT.	267 FT.	317 FT.	576.3 FT.
MINIMUM LOT DEPTH:	200 FT.	899 FT.	719.8 FT.	1,000 FT.	576.3 FT.
MINIMUM YARD DIMENSIONS:					
PRINCIPAL BUILDING:					
FRONT YARD SETBACK:	75 FT.	290 FT.	381 FT.	410 FT.	77 FT.
REAR YARD SETBACK:	75 FT.	166 FT.	154 FT.	166 FT.	457 FT.
ONE SIDE YARD SETBACK:	30 FT.	84 FT.	70 FT.	64 FT.	31 FT.
COMBINED SIDE YARD SETBACK:	80 FT.	297 FT.	278 FT.	253 FT.	169 FT.
ROAD FRONTAGE:	200 FT.	0 FT.*	0 FT.*	0 FT.*	229 FT.
MAXIMUM % OF LOT TO BE OCCUPIED:					
BUILDING COVERAGE:	10% OF LOT AREA	0.8%	0.8%	1.6%	1.4%
MAXIMUM HEIGHT:					
PRINCIPAL BUILDING - FEET:	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2
REQUIRED PARKING SPACES PER DWELLING UNIT:					
	1 SPACE	2	2	2	2

*A VARIANCE WAS ISSUED BY THE ZONING BOARD OF APPEALS TO CREATE 3 BUILDING LOTS WITH 0 FEET FRONTAGE, RESOLUTION NUMBER 8-09, FILED 7/23/2009



PROJECT # 13-05

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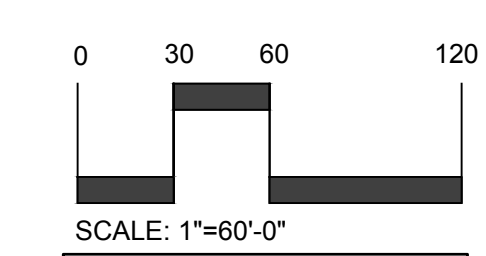
Revisions:	No.	Date	Comments
	1	6/30/17	DEP Comments
	2	8/23/17	DEP Comments
	3	10/16/17	Zoning Info
	4	11/13/17	Planning Comments

SCALE: 1" = 60'	DRAWN BY: TK	DATE: 10/4/16
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SITE PLAN

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER
- CONSERVATION EASEMENT LINE
- PROPOSED HOUSE AND DRIVE



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

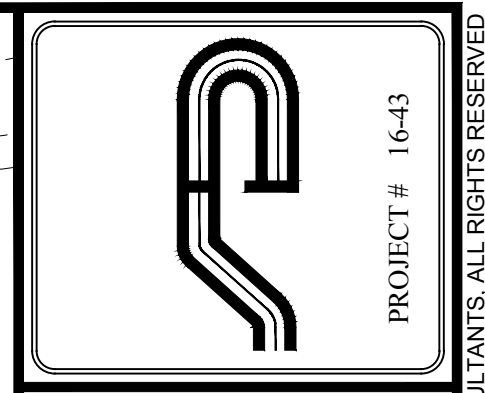
SITE PLAN PREPARED FOR
SANDVOSS SUBDIVISION
1005 HANOVER STREET
Town of Yorktown Heights, Westchester County, New York

Sheet 1 of 9

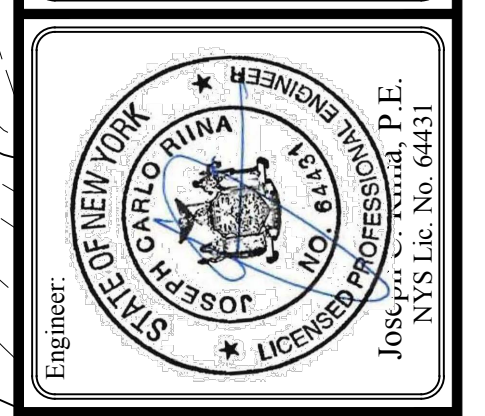
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	4	11/15/17	Planning Comments

SCALE:	1" = 50'
DRAWN BY:	TK
DATE:	10/4/16

EXISTING CONDITIONS

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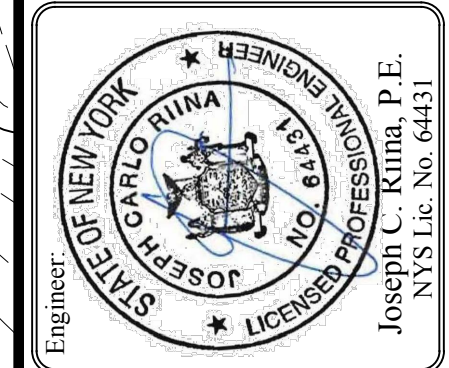
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LEGEND

- 222 --- EXISTING GRADING
- x 222.8 EXISTING SPOT GRADE
- 200 --- PROPOSED GRADING
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER
- CONSERVATION EASEMENT LINE
- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL WITH RIP RAP
- FD --- PROPOSED FOOTING DRAIN
- RD --- PROPOSED ROOF DRAIN
- PROPOSED HOUSE AND DRIVE

0 25 50 100
 SCALE: 1"=50'-0"
SAFE DIG
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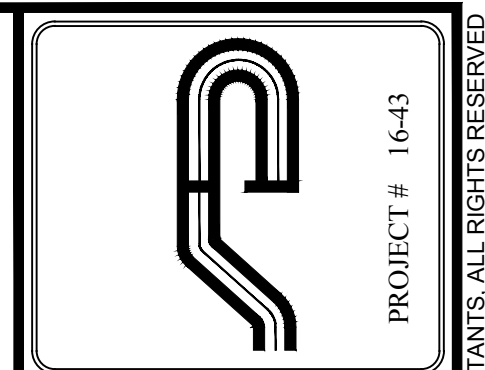
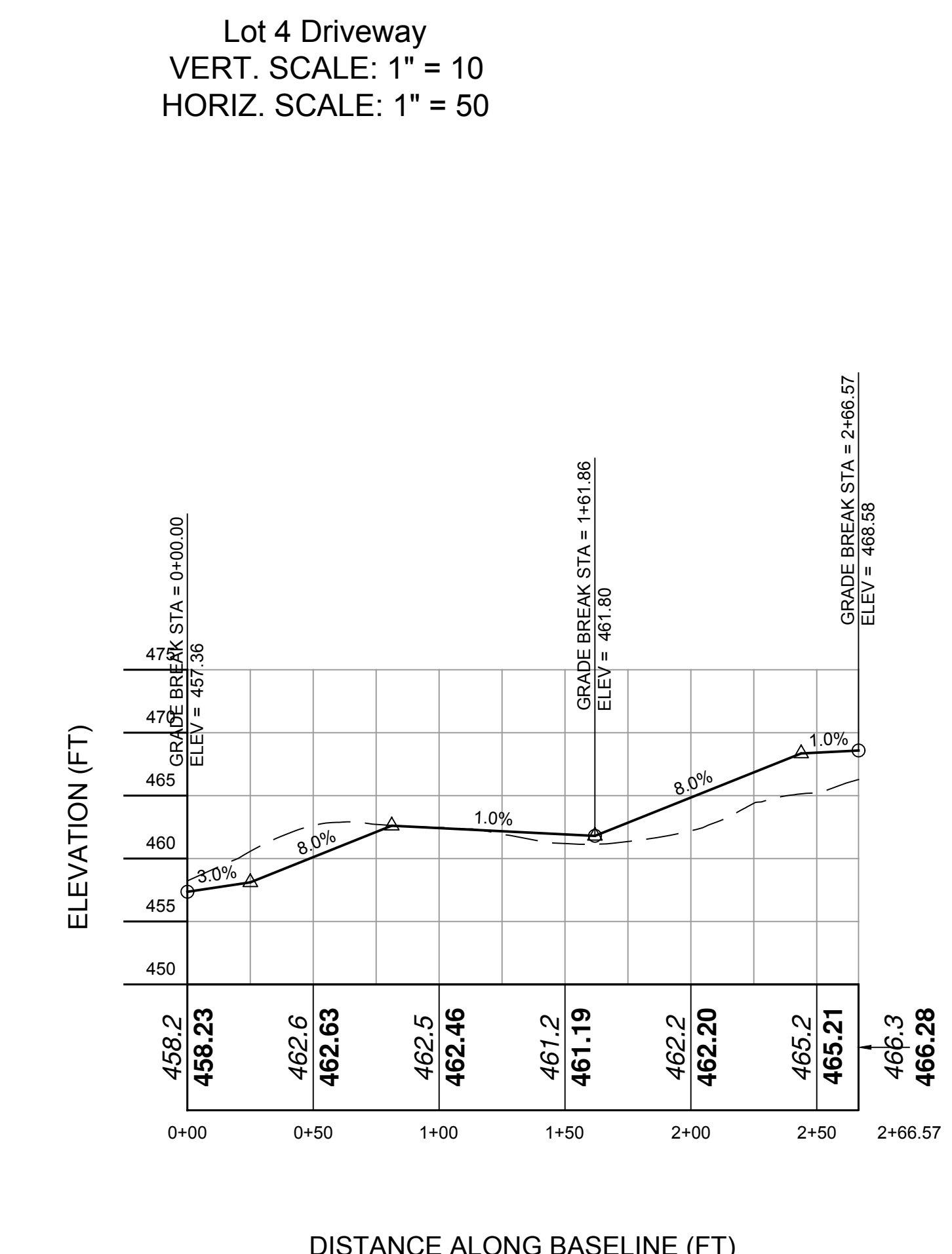
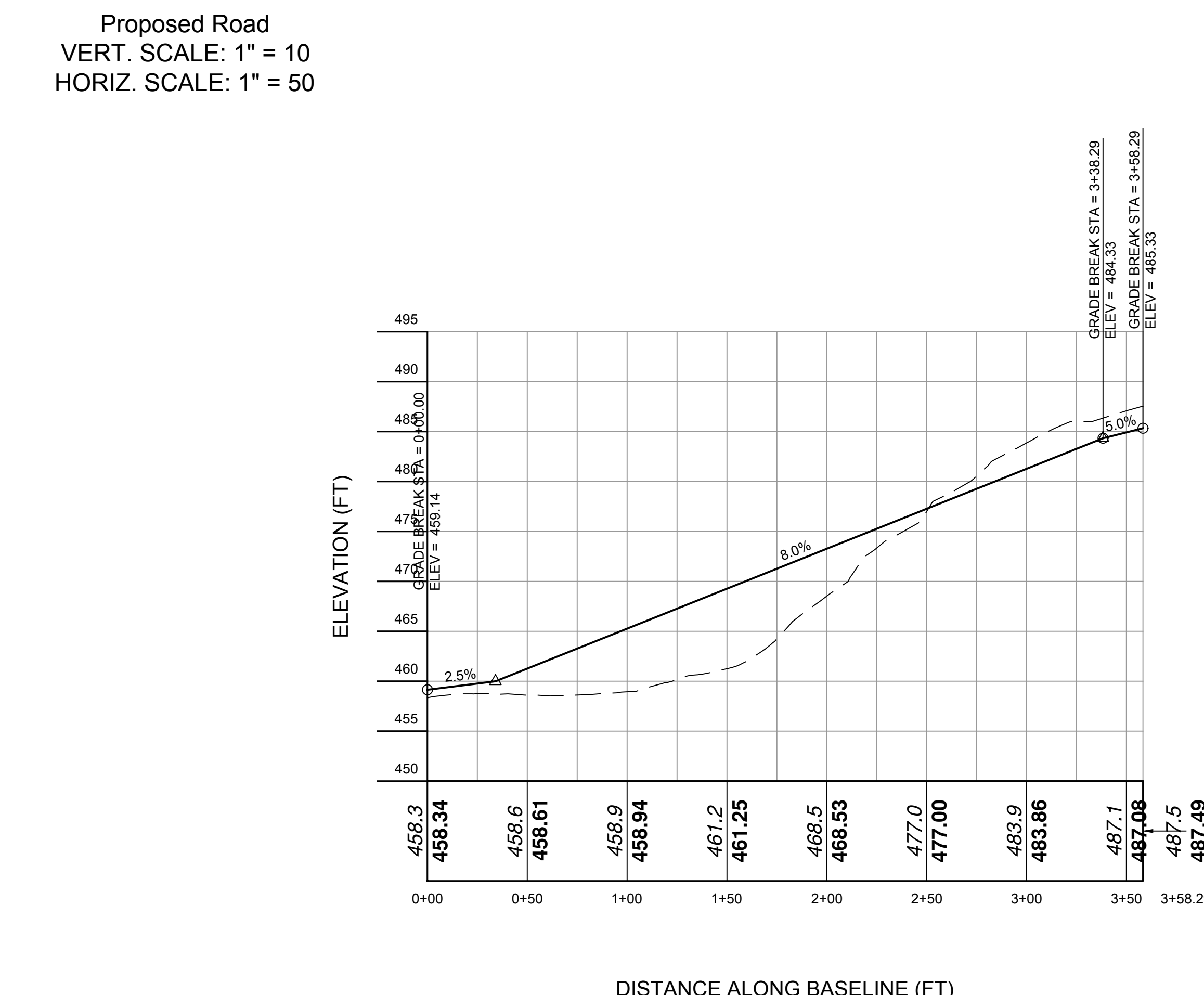
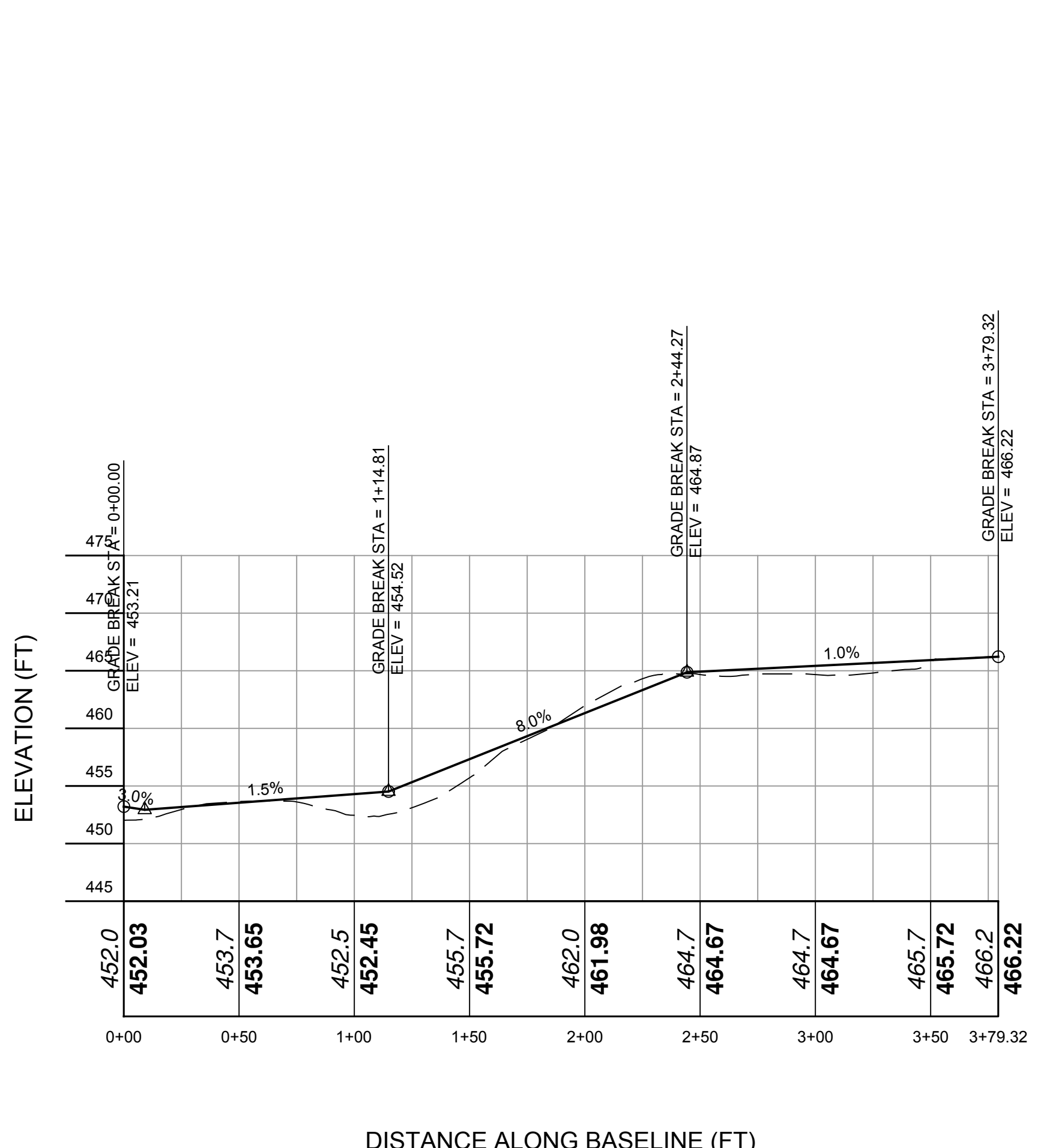
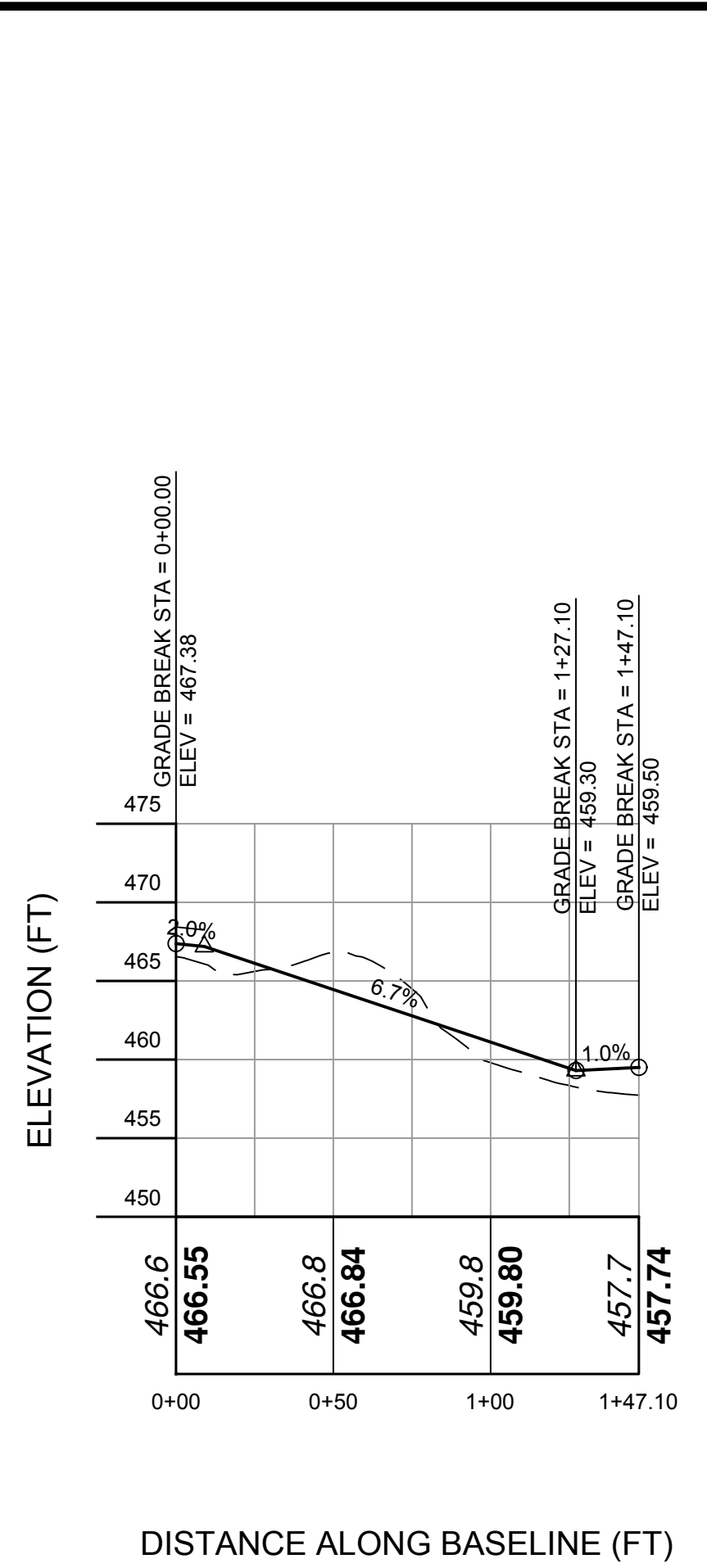
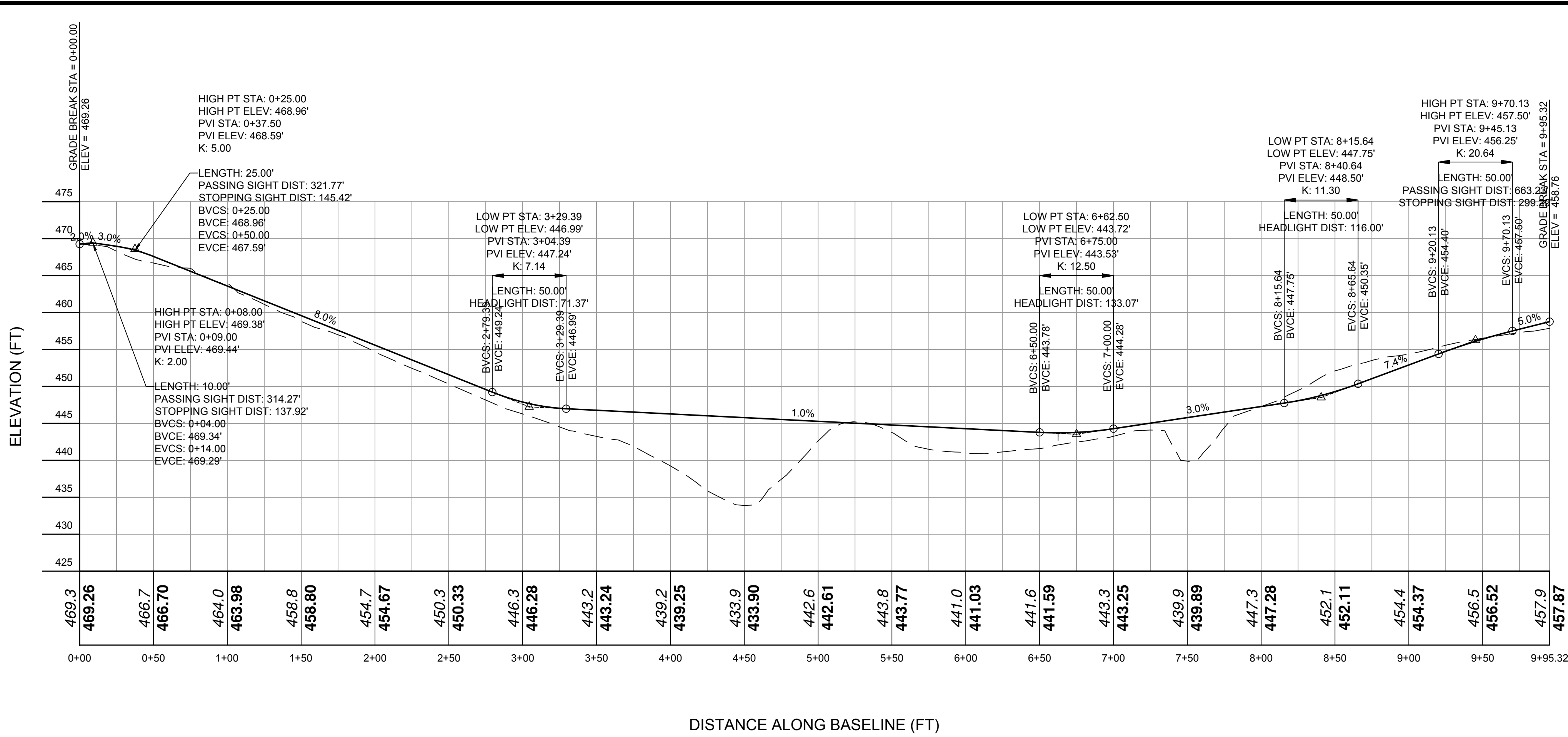
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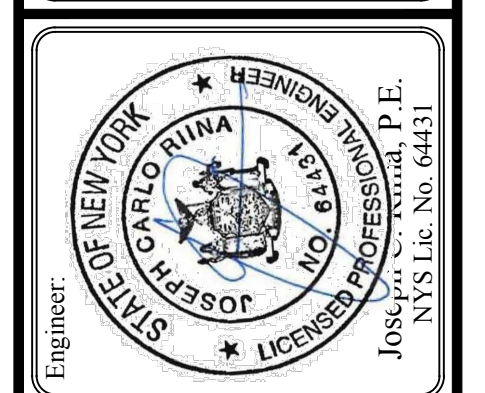
IMPROVEMENT PLAN

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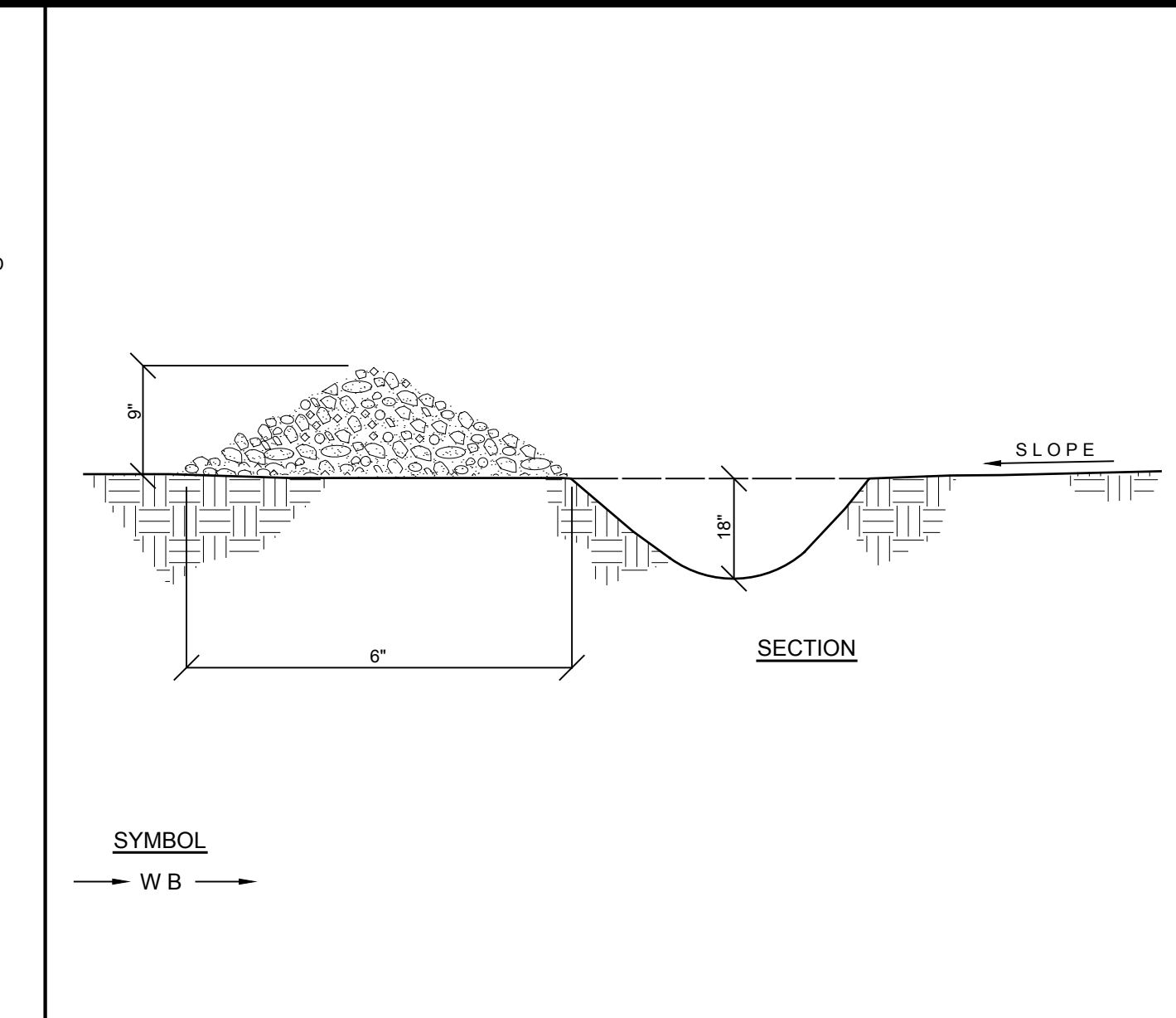
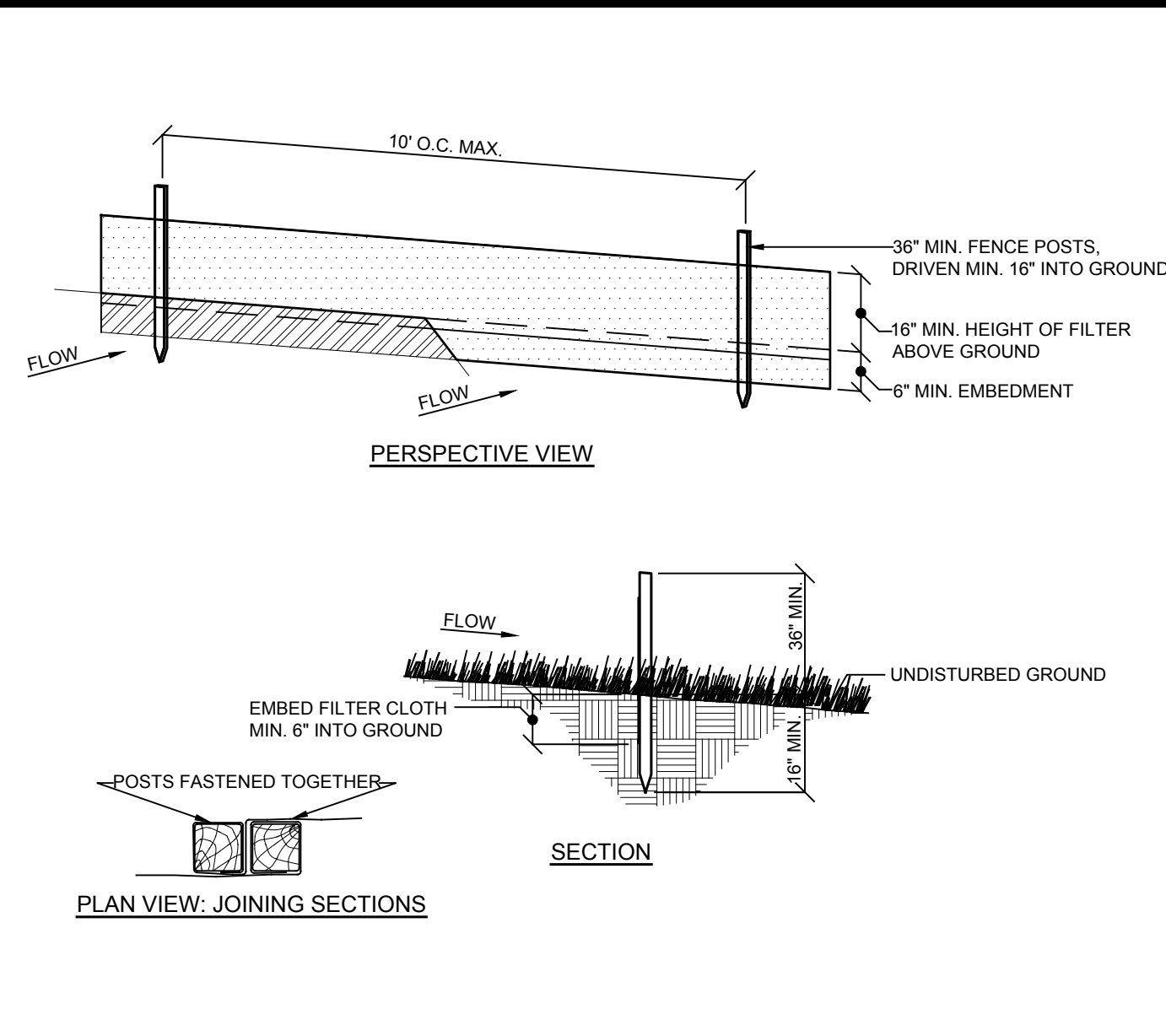
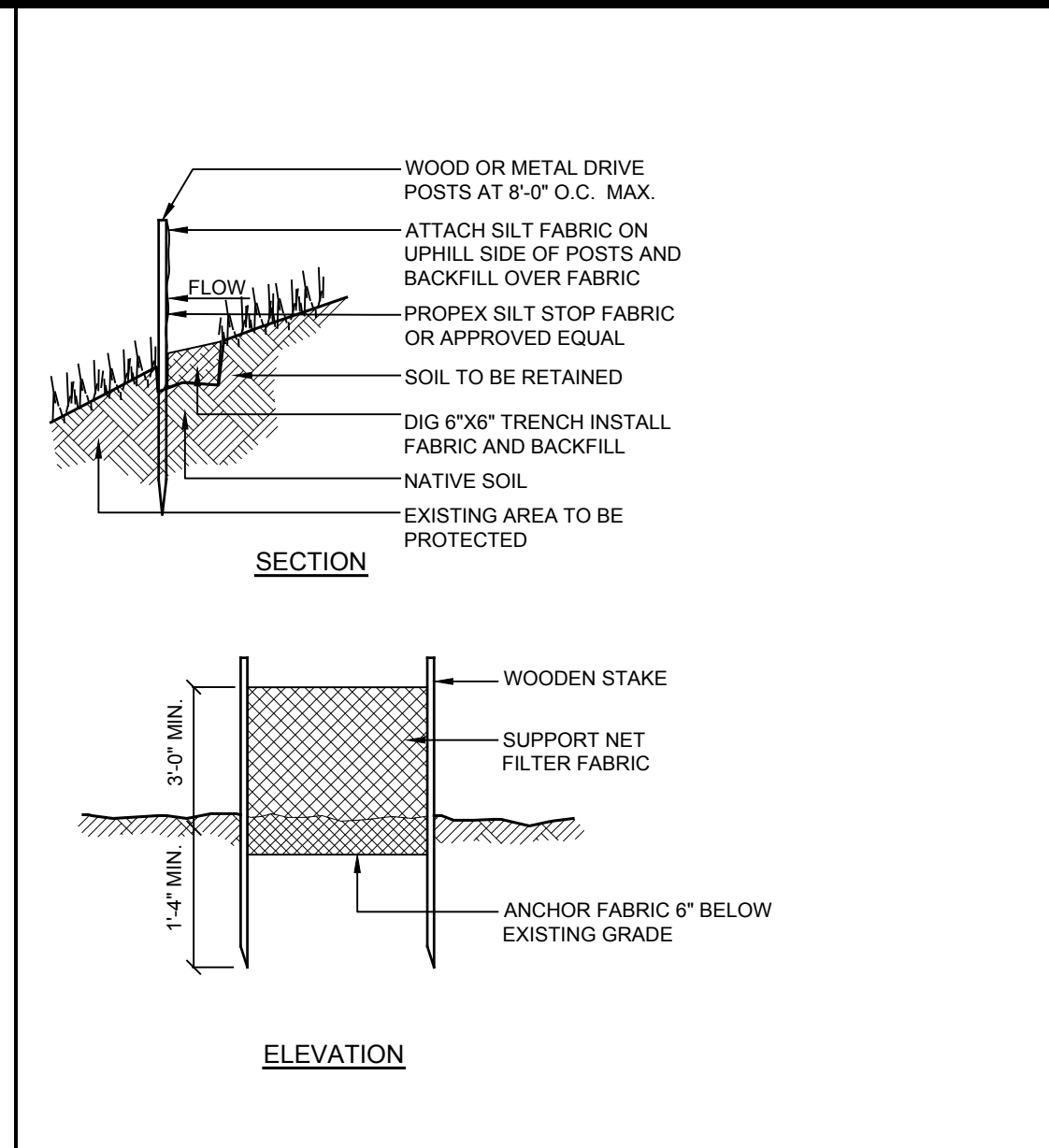
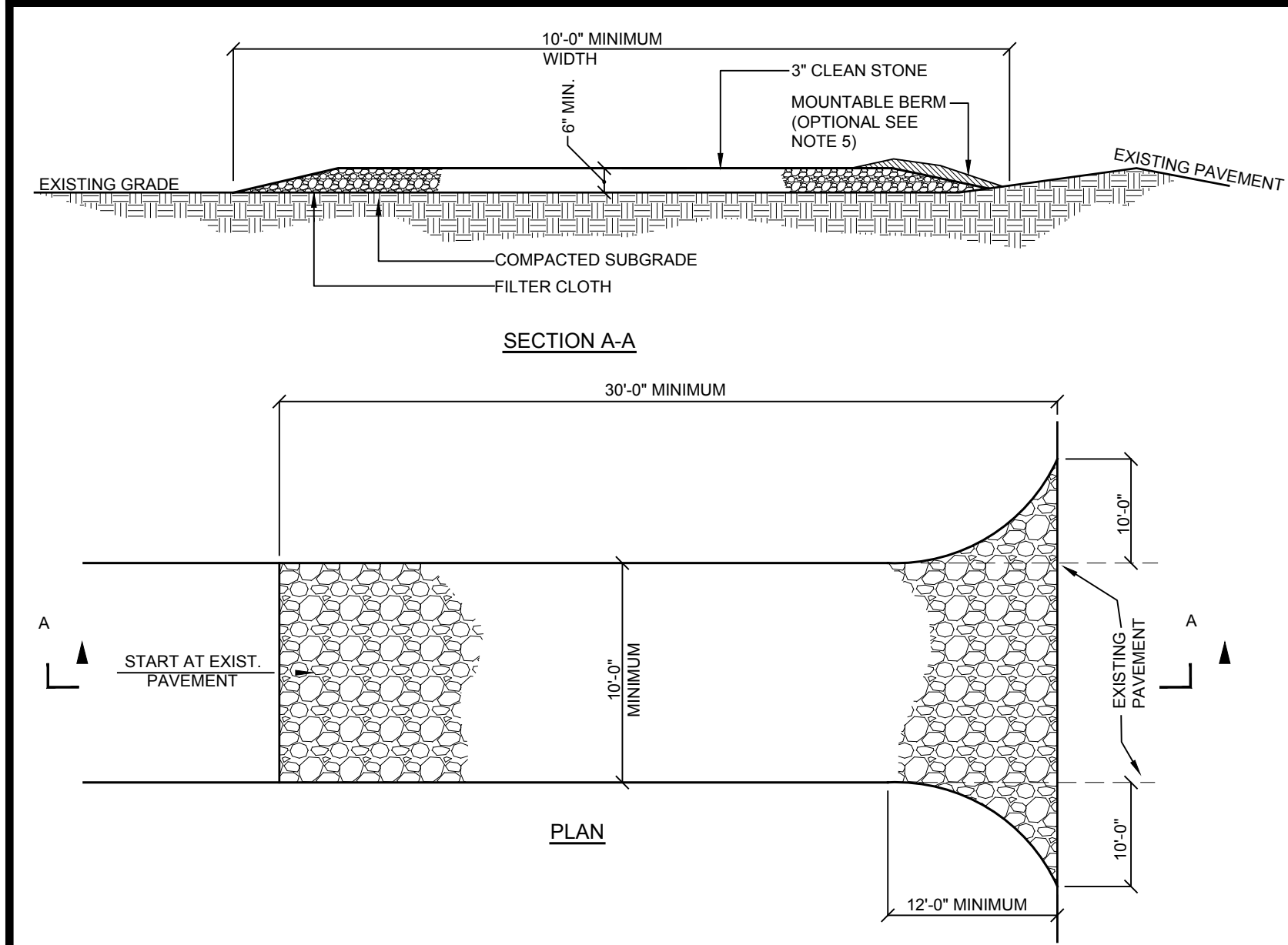
SCALE: NTS
 DRAWN BY: TK
 DATE: 10/4/16

PROFILES

SITE PLAN PREPARED FOR
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PROJECT # 16-43

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INSTALLATION NOTES:

- Stone size - use 3" min. Stone, or reclaimed or recycled concrete equivalent.
- Length - as required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
- Thickness - not less than six (6) inches.
- Width - 10 foot minimum, but not less than the full width at points where ingress or egress occur. 24 ft if single entrance to site.
- 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.
- Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right of way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanouts of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be removed immediately.
- Washing - wheels shall be cleaned to remove sediment prior to entrance onto public right 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.
- Periodic inspection and needed maintenance shall be provided after each rain.

NOTES:

- Filter cloth to be fastened securely to upgrade side of post: steel posts (either T or U type) or 2" hardwood posts at top and mid section.
- When two sections of filter cloth adjoin each other they shall be overlapped by 6 inches and folded. Filter cloth shall be Mirafi 100x, Stablinka T140n or approved equal.
- Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence or the capacity reaches 50%.
- Excavate 6 inch trench along the silt fence line and bury the fabric.
- Unroll a section at a time and position the post against the back (downstream) wall of the trench.
- Drive the post into the ground until the netting is approximately 2 inches from the trench bottom.
- Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tamp the soil. Steeper slopes require an intercept trench.
- Join sections as shown above.

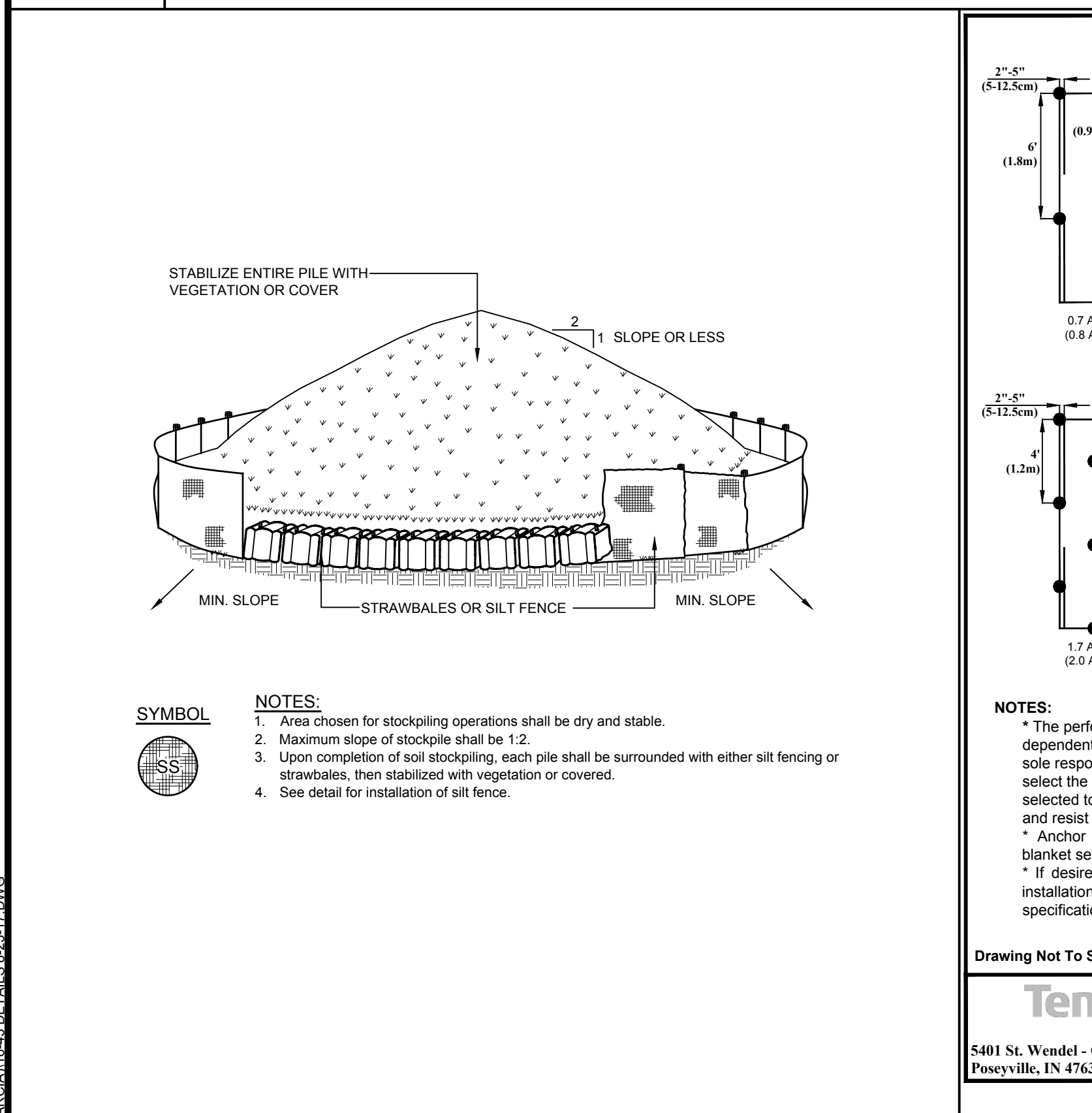
INSTALLATION NOTES:

- Install the water bar as soon as the right of way is cleared and graded.
- Disk or strip the soil from the base for the constructed ridge before placing fill.
- Track the ridge to compact it to the design cross section.
- The outlet shall be located on an undisturbed area. Field spacing will be adjusted to use the most stable outlet areas. Outlet protection will be provided when natural areas are not adequate.
- Vehicle crossing shall be stabilized with gravel. Exposed areas shall be immediately seeded and mulched.
- Periodically inspect water bars for erosion damage and sediment. Check outlet areas and make repairs as needed to restore operation.

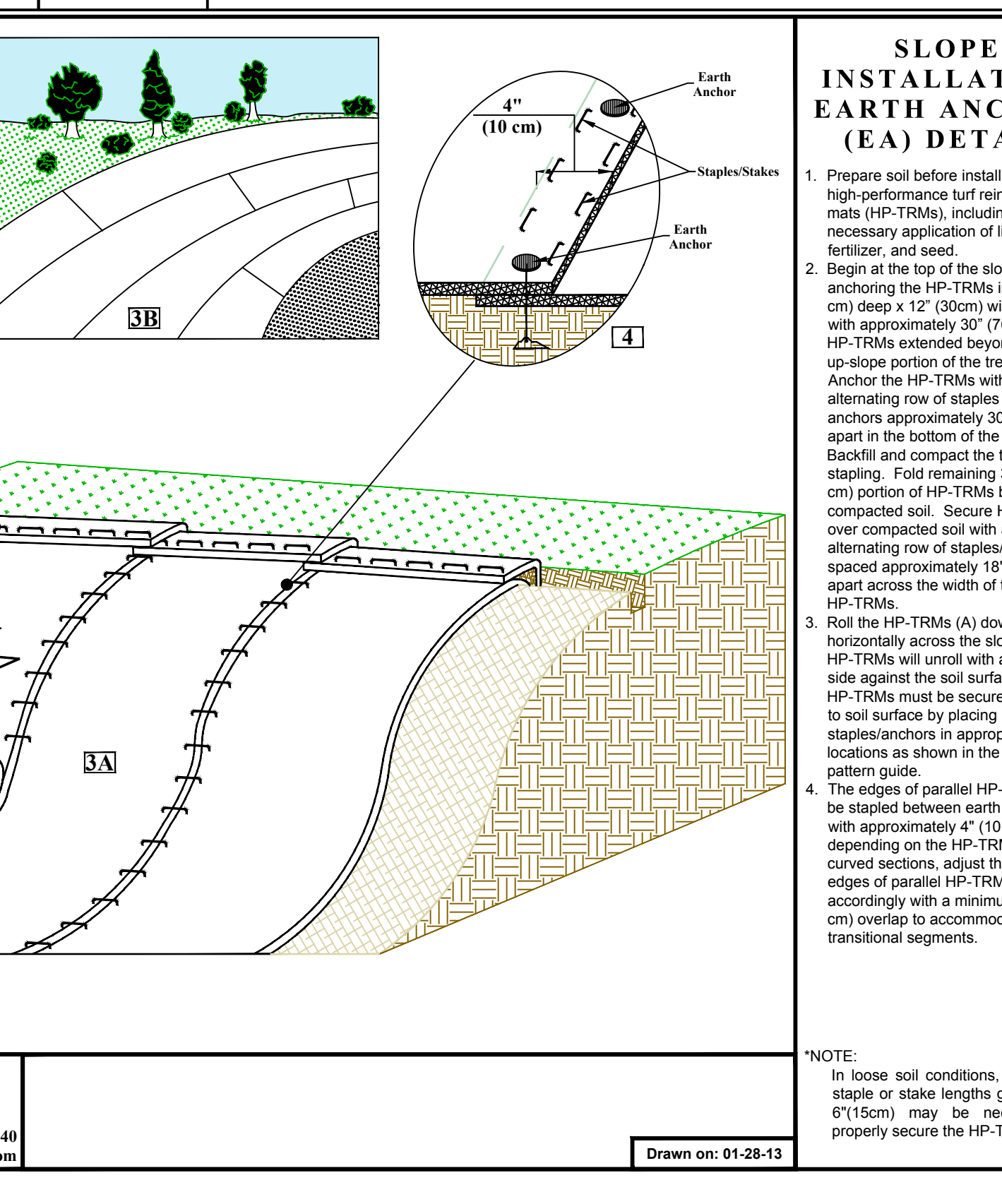
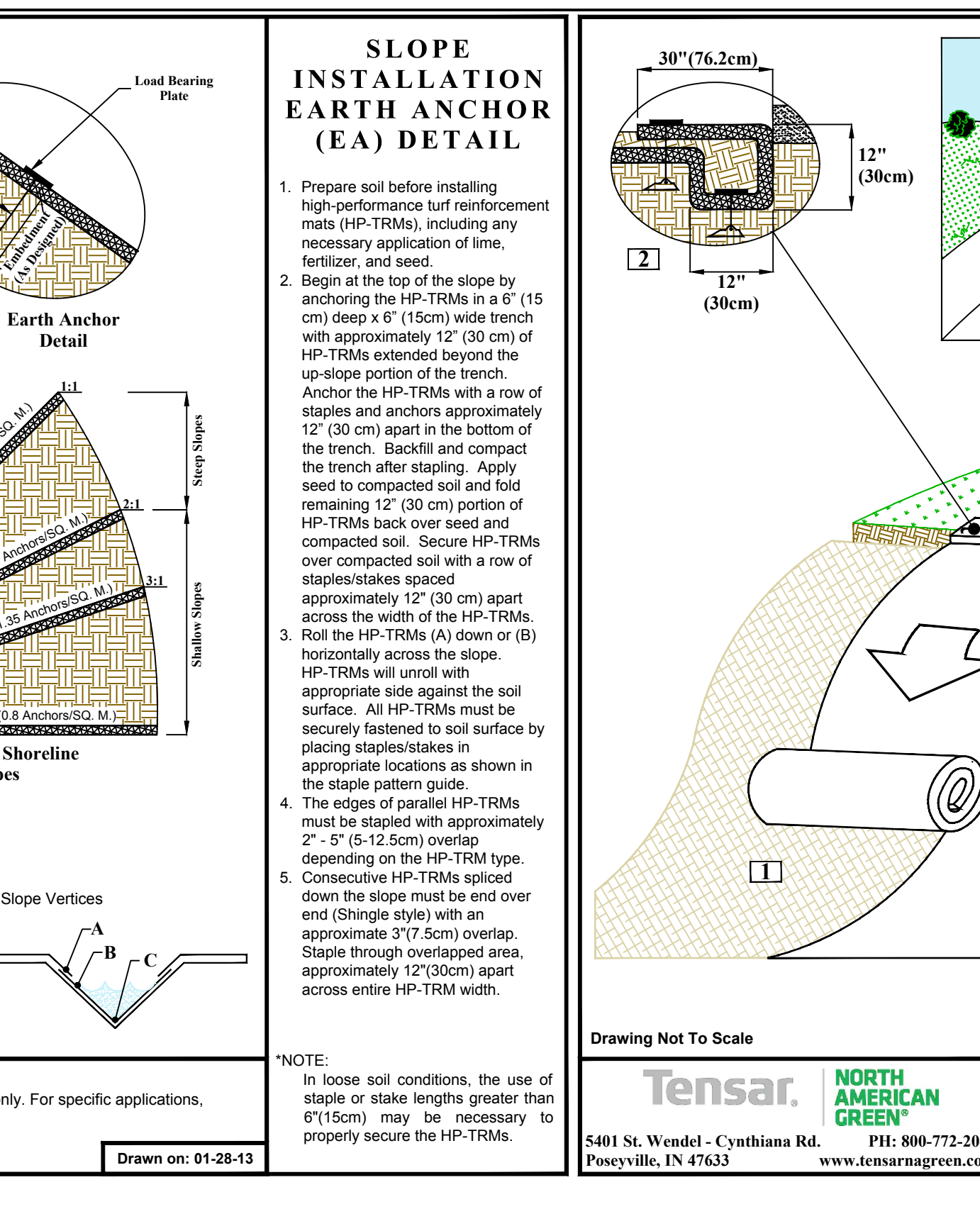
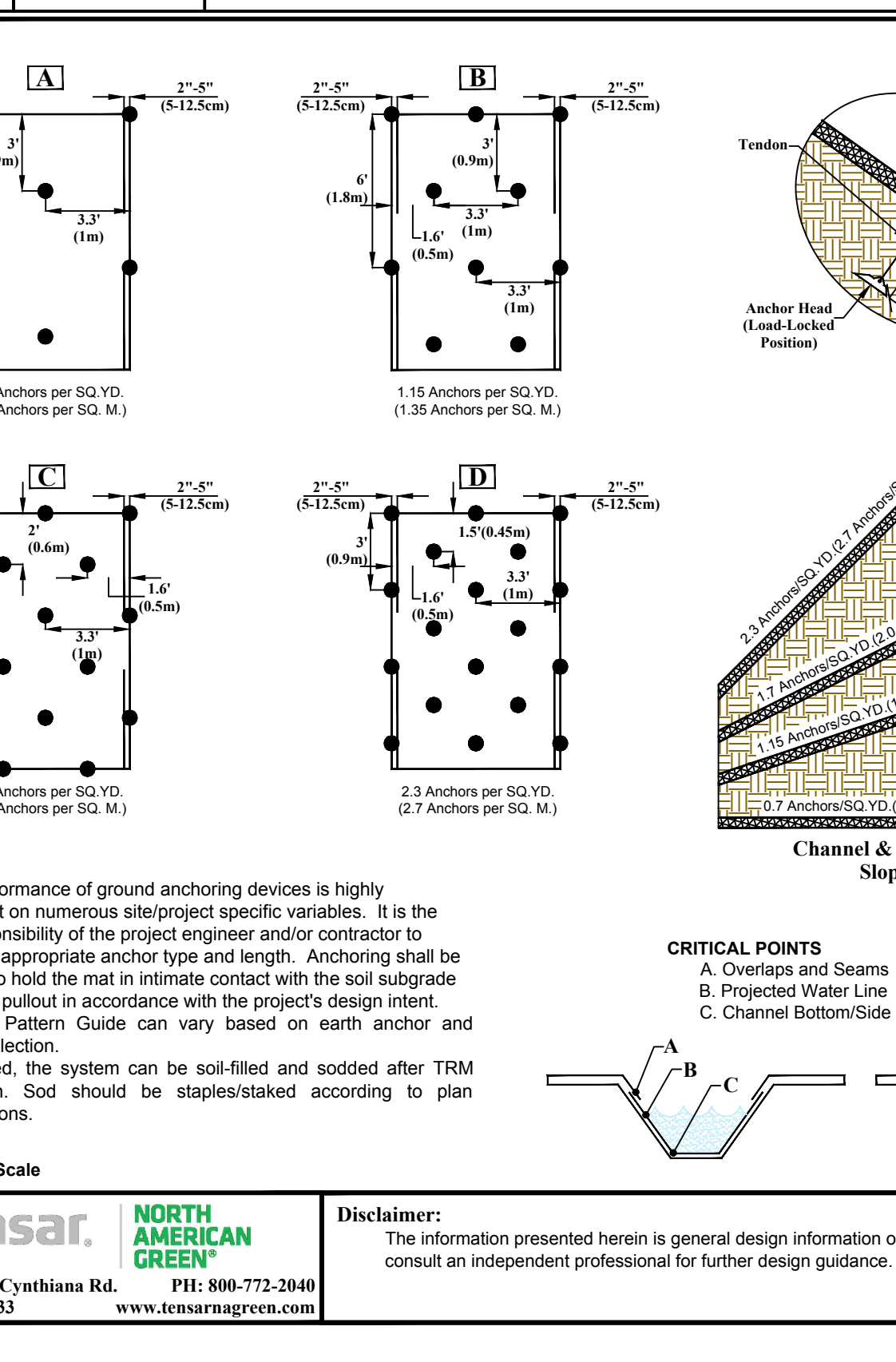
E-1 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

E-2 SILT FENCE DETAIL
NOT TO SCALE

E-3 WATER BAR DETAIL
NOT TO SCALE



E-4 SOIL STOCKPILE DETAIL



SYMBOL

NOTES:

- Area chosen for stockpiling operations shall be dry and stable.
- Maximum slope of stockpile shall be 1:2.
- Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or strawbales, then stabilized with vegetation or cover.
- See detail for installation of silt fence.

NOTES:

* The performance of ground anchoring devices is highly dependent on numerous site/project specific variables. It is the sole responsibility of the project engineer and/or contractor to select the appropriate anchor type and length. Anchoring shall be selected to hold the mat in intimate contact with the soil subgrade and resist pullout in accordance with the project's design intent.

* Anchor Pattern Guide can vary based on earth anchor and blanket selection.

* If desired, the system can be soil-filled and sodded after TRM installation. Sod should be staples/staked according to plan specifications.

CRITICAL POINTS

A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

NOTE:

In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the HP-TRMs.

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Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 01-28-13

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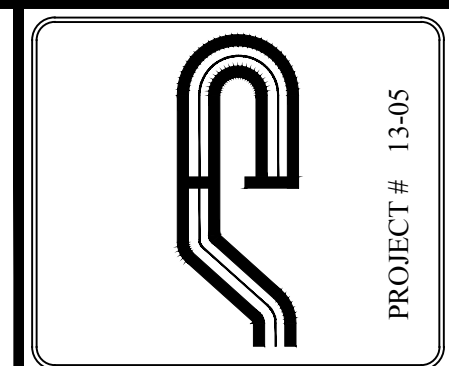
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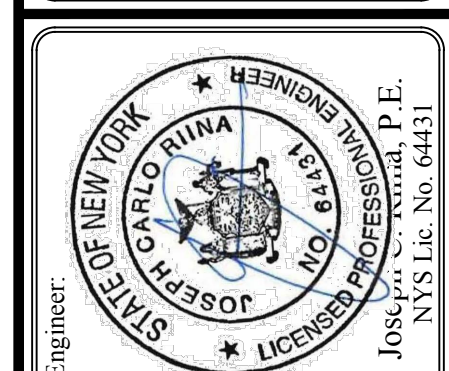
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**E&S
DETAILS**

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