



LOCATION MAP
NOT TO SCALE



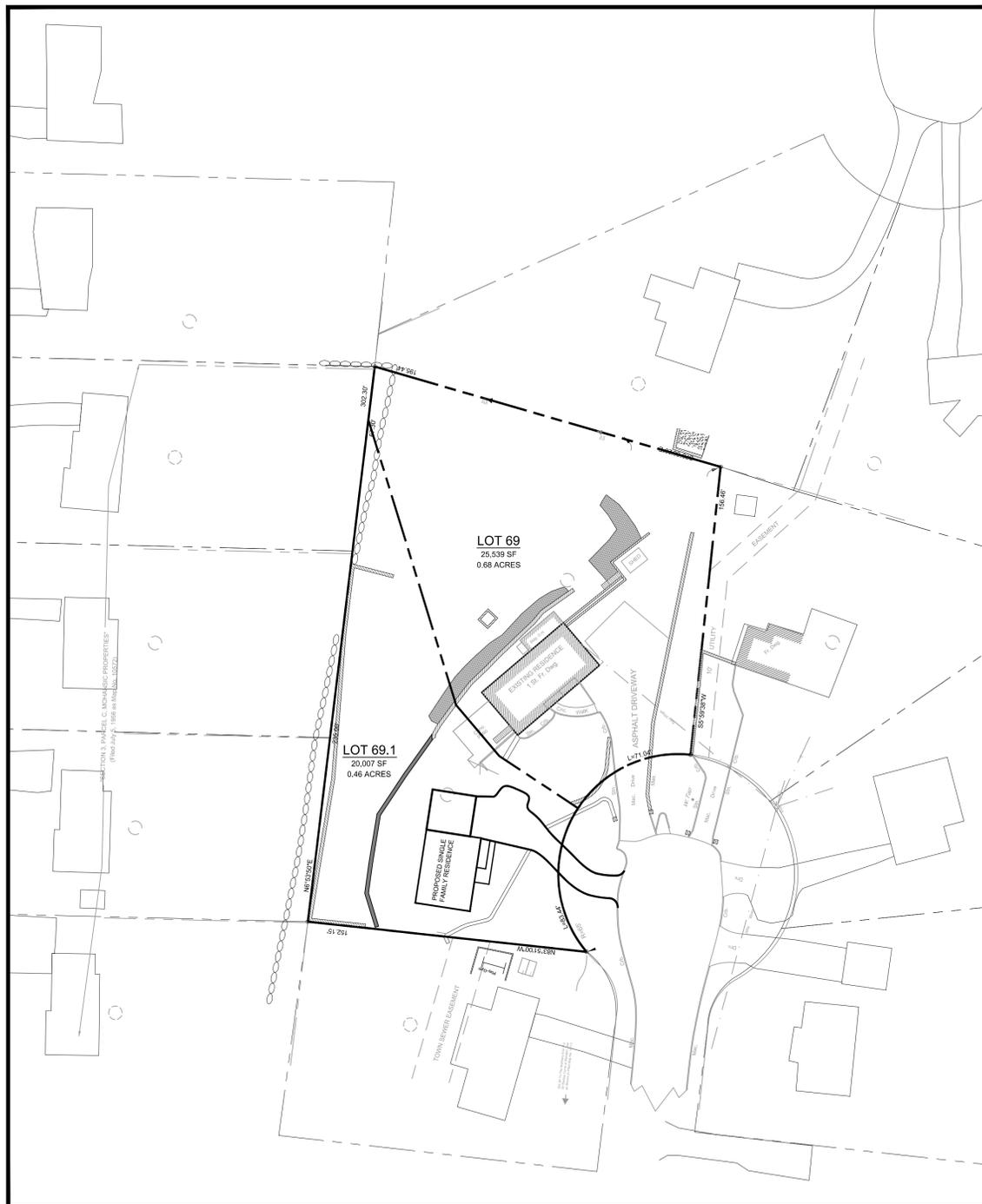
AERIAL VIEW



VIEW LOOKING UP EASTERN PROPERTY LINE



VIEW LOOKING DOWN SOUTHERN PROPERTY LINE



SITE DATA:

OWNER / DEVELOPER: FRANK FIORE
2797 CARR COURT
YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 2797 CARR COURT
YORKTOWN HEIGHTS, NY 10598

EXISTING TOWN ZONING: R1-20 SINGLE FAMILY RESIDENCE

TOWN TAX MAP DATA: SECTION 26.15, BLOCK 1, LOT 69

SITE AREA: 1.137 ACRES (49,546 SF)

SEWAGE FACILITIES: PUBLIC SEWERS

WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

| ZONING DISTRICT: R1-20, SINGLE FAMILY RESIDENTIAL | | | | |
|---|-----------------|-----------------|-------------------|-------------------|
| DIMENSIONAL REGULATIONS: | REQUIRED | PROVIDED LOT 69 | PROVIDED LOT 69.1 | VARIANCE REQUIRED |
| MINIMUM SIZE OF LOT: | | | | |
| MINIMUM LOT AREA: | 20,000 SF. | 25,539 SF. | 20,007 SF. | NONE |
| MINIMUM LOT WIDTH: | 100 FT. | 148 FT. | 100 FT. | NONE |
| MINIMUM LOT DEPTH: | 100 FT. | 195 FT. | 131 FT. | NONE |
| MINIMUM ROAD FRONTAGE: | 60 FT. | 71 FT. | 83 FT. | NONE |
| MINIMUM YARD DIMENSIONS: | | | | |
| PRINCIPAL BUILDING: | | | | |
| FRONT YARD SETBACK: | 40 FT. | 49.29 FT. | 49.8 FT. | NONE |
| REAR YARD SETBACK: | 40 FT. | 104.64 FT. | 56.6 FT. | NONE |
| ONE SIDE YARD SETBACK: | 15 FT. | 15.0 FT. | 15.0 FT. | NONE |
| COMBINED SIDE YARD SETBACK: | 40 FT. | 69.23 FT. | 40.2 FT. | NONE |
| ACCESSORY BUILDINGS: | | | | |
| FRONT YARD SETBACK: | 40 FT. | ----- | ----- | ----- |
| REAR YARD SETBACK: | 10 FT. | ----- | ----- | ----- |
| SIDE YARD SETBACK: | 15 FT. | ----- | ----- | ----- |
| MAXIMUM % OF LOT TO BE OCCUPIED: | | | | |
| TOTAL BUILDING COVERAGE: | 20% OF LOT AREA | 7 % OF LOT AREA | 8.6 % OF LOT AREA | NONE |
| MINIMUM USABLE FLOOR AREA OF D.U.: | 800 SF | 2500 SF | 2500 SF | NONE |
| MAXIMUM HEIGHT: | | | | |
| PRINCIPAL BUILDING - FEET: | 35 FT. | 35 FT MAX | 35 FT MAX | NONE |
| ACCESSORY BUILDING - FEET: | 15 FT | ----- | ----- | ----- |

PARKING SCHEDULE

| REQUIRED PARKING | |
|----------------------------|----------------------------|
| RESIDENTIAL BUILDING: | 1 DWELLING UNIT = 1 SPACE |
| TOTAL PROVIDED PARKING: | 2 SPACES PER DWELLING UNIT |
| PARKING VARIANCE REQUIRED: | 0 SPACES |



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: Joseph P. Ruina, P.E.
NYS Lic. No. 64431

| Revisions: | No. | Date | Comments |
|------------|-----|---------|------------|
| | 1. | 1/31/18 | Town Comm. |
| | 2. | 1/28/19 | Town Comm. |
| | 3. | 2/12/19 | Town Comm. |

SCALE: 1" = 20'

DRAWN BY: JCR

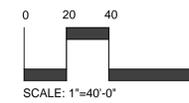
DATE: 2/2/18

ZONING & VICINITY PLAN

PROPOSED SUBDIVISION
PREPARED FOR
FRANK FIORE
2797 CARR COURT
Yorktown Heights, New York

Sheet 1 of 8

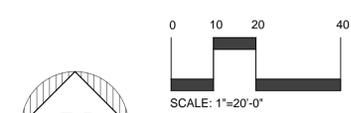
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LEGEND

| | |
|--|------------------------------|
| | PROPERTY LINE / RIGHT OF WAY |
| | PROPOSED DRIVEWAY CENTERLINE |
| | PROPOSED CURB |
| | EXISTING RETAINING WALLS |
| | PROPOSED RETAINING WALLS |



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 JOSEPH P. FIORE
 LICENSED PROFESSIONAL ENGINEER
 NYS Lic. No. 64431

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SUBDIVISION PLAN

PROPOSED SUBDIVISION PREPARED FOR

FRANK FIORE

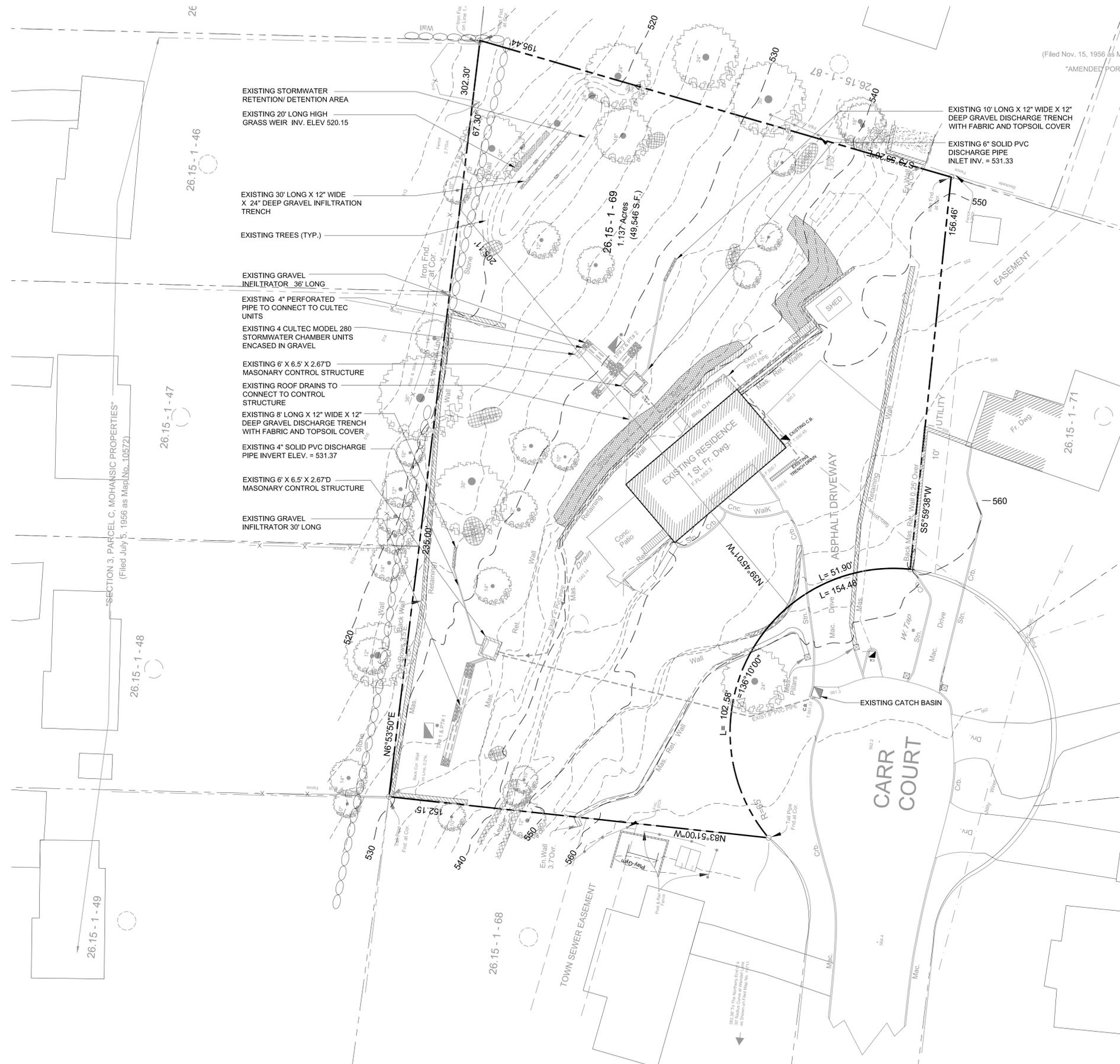
Westchester Co., New York

2797 CARR COURT

Town Of Yorktown

Sheet 2

of 8



SECTION 3, PARCEL C, MOHANSIC PROPERTIES*
(Filed July 5, 1956 as Map No. 10572)

26.15 - 1 - 46

26.15 - 1 - 47

26.15 - 1 - 48

26.15 - 1 - 49

26.15 - 1 - 69
1.137 Acres
(49,546 S.F.)

26.15 - 1 - 68

26.15 - 1 - 71

26.15 - 1 - 87

26.15 - 1 - 88

26.15 - 1 - 89

26.15 - 1 - 90

26.15 - 1 - 91

26.15 - 1 - 92

26.15 - 1 - 93

26.15 - 1 - 94

26.15 - 1 - 95

26.15 - 1 - 96

26.15 - 1 - 97

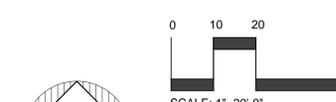
26.15 - 1 - 98

26.15 - 1 - 99

26.15 - 1 - 100

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- LEGEND**
- 222 --- EXISTING GRADING
 - × 222.8 EXISTING SPOT GRADE
 - PROPERTY LINE / RIGHT OF WAY
 - W --- EXISTING WATER LINE
 - EXISTING RETAINING WALLS
 - EXISTING UTILITY WIRES
 - RD --- EXISTING ROOF DRAIN



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See them too wearing safety vests, but not
more than 10 days before
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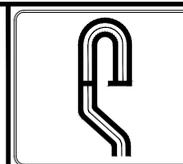
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EXISTING CONDITIONS PLAN

PROPOSED SUBDIVISION
PREPARED FOR
FRANK FIORE
2797 CARR COURT
Westchester Co., New York
Town Of Yorktown

Sheet 3 of 8



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CONSTRUCTION SEQUENCE:

General Notes

1. Prior to the beginning of any phase work the major features of the construction must be field staked by a licensed surveyor. These include the building, limits of disturbance, utility lines, and Stormwater practices. All stormwater practices shall be cordoned off to prevent disturbance and compaction of the existing soil.
2. Prior to commencement of work, an on-site preconstruction meeting will be held. This will be attended by the Owner responsible for any fines or penalties, the Operator responsible for complying with the approved construction drawings including the E&SC plan and details, the Environmental Planner responsible for E&SC monitoring during construction, Town representatives from the Engineering Department and Code Enforcement.

Individual Lot

1. Prepare the individual lot for construction by installing all temporary perimeter erosion and sediment controls (E&SCs) as shown on the approved construction drawings. Remove existing vegetative cover and other surface features in the limit of construction only for work to be immediately done. Silt fencing should be installed at the base of slopes, and stockpiles shall be placed in the locations shown on the plan.
2. Establish the driveway entrance and install the stabilized construction entrance.
3. Rough grade driveway and install erosion and sediment controls as needed. Slopes in excess of 3:1 shall be stabilized using erosion blankets.
4. Remove existing stone walls and store for re-use.
5. Excavate for and install foundations.
6. Excavate to the required depth to install the chambers. Compact subgrade to the elevation shown on the detail. Install filter media and plantings called out on the detail. Install the chambers and gravel bedding. Install filter media on top of gravel bedding separated by filter fabric. Stabilize along with the required fill to replace with filter media. During stabilization, runoff will be prevented from entering the sedimentation basin, and will be bypassed to the detention chambers. Practice shall be inspected monthly for the first year after construction to ensure level settlement. Practice shall be inspected for uneven ponding during this interval. Protect trenches and open excavations from erosion. Refer to manufacturer's recommendations for installation of the water treatment and detention system. All drainage inlets shall be protected from sediment entering. There shall be no direct unfiltered discharge into the subsurface stormwater system.
7. Install Infiltration chamber systems: Install the drainage pipes and structures as shown on the plan.
8. Upon completion of foundation and retaining walls backfill and grade the remainder of the lot.
9. Begin construction of the remainder of the building.
10. Begin the excavation and installation of utilities and drainage system.
11. Connect the stormwater management systems to all upstream structures. Install outlet protection at all outlets. Backfill as needed. Entry points to drainage system shall be blocked until site is stable. Runoff shall be diverted to the subsurface chambers. All erosion controls shall remain in place.
12. Once the infiltrator system is installed
13. Install base course material for driveway.
14. Topsoil, rake, seed and mulch all disturbed areas.
15. Install walks, fences, other site improvements and final plantings.
16. Install base and top course of asphalt to the driveway.
17. Once all disturbances have received and final stabilization measures are established, unblock piping to the stormwater management system. This shall be done during optimum weather conditions if possible to avoid sediment transport. This work shall not occur if precipitation is forecasted during the work.
18. Upon stabilization of all disturbed areas and approval from the Town representative remove all temporary erosion and sediment controls.

Contact information during and after construction:

The Construction Sequence is also shown on the Site Development Plans. A signature line for the Owner and Operator, if different, to certify that they have read, understand and agree to follow the Site Development, including the Construction Sequence and Erosion and Sedimentation Control plan.

Responsible Party during and after Construction:

Frank Fiore
2797 Carr Court
Yorktown Heights, NY 10598
914-245-2507
19.

Winter Stabilization Notes:

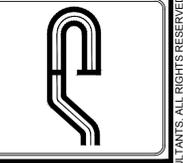
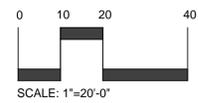
If construction activities are expected to extend into or occur during the winter season the contractor shall anticipate proper stabilization and sequencing. Construction shall be sequenced such that wherever possible areas of disturbance that can be completed and permanently stabilized shall be done by applying and establishing permanent vegetative cover before the first frost. Areas subject to temporary disturbance that will not be worked for an extended period of time shall be treated with temporary seed, mulch, and/or erosion blankets.

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LEGEND

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- X 222.8 --- EXISTING SPOT GRADE
- 200 --- PROPOSED GRADING
- --- PROPERTY LINE / RIGHT OF WAY
- --- PROPOSED DRIVEWAY CENTERLINE
- --- PROPOSED CURB
- --- EXISTING STONE WALL
- W --- EXISTING WATER LINE
- H --- EXISTING FIRE HYDRANT
- S --- EXISTING SANITARY LINE
- --- EXISTING DRAINAGE INLET
- --- PROPOSED DRAINAGE LINE
- --- PROPOSED DRAIN INLET
- LPSS --- PROPOSED LOW PRESSURE SEWER
- WS --- PROPOSED WATER SERVICE CONNECTION
- SS --- PROPOSED SEWER SERVICE CONNECTION
- FD --- PROPOSED FOOTING DRAIN
- RD --- PROPOSED ROOF DRAIN
- UE --- PROPOSED UNDERGROUND ELECTRIC SERVICE
- --- EXISTING RETAINING WALLS
- --- PROPOSED RETAINING WALLS
- SS --- PROPOSED SOIL STOCKPILES
- --- PROPOSED SILT FENCE
- --- PROPOSED CRUSHED STONE INLET PROTECTION
- --- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- --- PROPOSED LIMIT OF DISTURBANCE
- --- EXISTING TREE TO BE PROTECTED
- --- EXISTING TREE TO BE REMOVED



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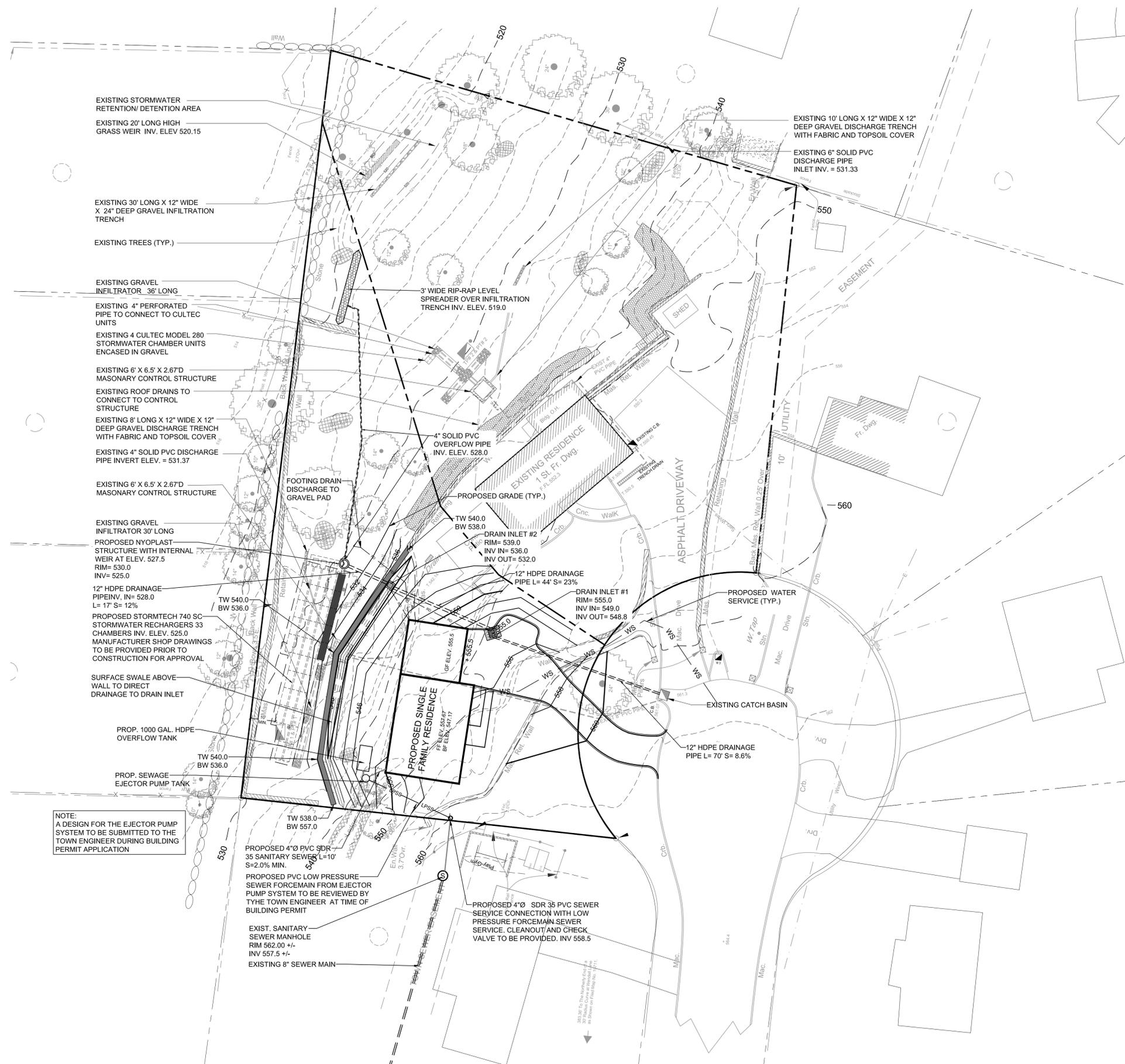
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DRAWN BY: JCR
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EROSION & SEDIMENT CONTROL PLAN

PROPOSED SUBDIVISION PREPARED FOR
FRANK FIORE
2797 CARR COURT
Town Of Yorktown
Westchester Co., New York

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EXISTING STORMWATER RETENTION/ DETENTION AREA
EXISTING 20' LONG HIGH GRASS WEIR INV. ELEV 520.15

EXISTING 30' LONG X 12" WIDE X 24" DEEP GRAVEL INFILTRATION TRENCH

EXISTING TREES (TYP.)

EXISTING GRAVEL INFILTRATOR 36' LONG

EXISTING 4" PERFORATED PIPE TO CONNECT TO CULTTEC UNITS

EXISTING 4 CULTTEC MODEL 280 STORMWATER CHAMBER UNITS ENCASED IN GRAVEL

EXISTING 6' X 6.5' X 2.67'D MASONRY CONTROL STRUCTURE

EXISTING ROOF DRAINS TO CONNECT TO CONTROL STRUCTURE

EXISTING 8' LONG X 12" WIDE X 12" DEEP GRAVEL DISCHARGE TRENCH WITH FABRIC AND TOPSOIL COVER

EXISTING 4" SOLID PVC DISCHARGE PIPE INVERT ELEV. = 531.37

EXISTING 6' X 6.5' X 2.67'D MASONRY CONTROL STRUCTURE

EXISTING GRAVEL INFILTRATOR 30' LONG

PROPOSED NYOPLAST STRUCTURE WITH INTERNAL WEIR AT ELEV. 527.5
RIM= 530.0
INV= 525.0

12" HDPE DRAINAGE PIPE INV. IN= 528.0
L= 17' S= 12%

PROPOSED STORMTECH 740 SC STORMWATER RECHARGERS 33 CHAMBERS INV. ELEV. 525.0
MANUFACTURER SHOP DRAWINGS TO BE PROVIDED PRIOR TO CONSTRUCTION FOR APPROVAL

SURFACE SWALE ABOVE WALL TO DIRECT DRAINAGE TO DRAIN INLET

PROP. 1000 GAL. HDPE OVERFLOW TANK

PROP. SEWAGE EJECTOR PUMP TANK

NOTE:
A DESIGN FOR THE EJECTOR PUMP SYSTEM TO BE SUBMITTED TO THE TOWN ENGINEER DURING BUILDING PERMIT APPLICATION

PROPOSED 4" Ø PVC SDR 35 SANITARY SEWER L=10' S=2.0% MIN.
PROPOSED PVC LOW PRESSURE SEWER FORCEMAIN FROM EJECTOR PUMP SYSTEM TO BE REVIEWED BY TYHE TOWN ENGINEER AT TIME OF BUILDING PERMIT

EXIST. SANITARY SEWER MANHOLE RIM 562.00 +/- INV 557.5 +/-
EXISTING 8" SEWER MAIN

PROPOSED 4" Ø SDR 35 PVC SEWER SERVICE CONNECTION WITH LOW PRESSURE FORCEMAIN SEWER SERVICE. CLEANOUT AND CHECK VALVE TO BE PROVIDED. INV 558.5

3' WIDE RIP-RAP LEVEL SPREADER OVER INFILTRATION TRENCH INV. ELEV. 519.0

4" SOLID PVC OVERFLOW PIPE INV. ELEV. 528.0

TW 540.0 BW 538.0
DRAIN INLET #2
RIM= 539.0
INV IN= 536.0
INV OUT= 532.0

12" HDPE DRAINAGE PIPE L= 44' S= 23%
DRAIN INLET #1
RIM= 555.0
INV IN= 549.0
INV OUT= 548.8

EXISTING 10' LONG X 12" WIDE X 12" DEEP GRAVEL DISCHARGE TRENCH WITH FABRIC AND TOPSOIL COVER

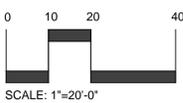
EXISTING 6" SOLID PVC DISCHARGE PIPE INLET INV. = 531.33

PROPOSED WATER SERVICE (TYP.)

12" HDPE DRAINAGE PIPE L= 70' S= 8.6%

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- --- PROPOSED UNDERGROUND ELECTRIC SERVICE
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- --- PROPOSED RETAINING WALLS



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IMPROVEMENT PLAN

PROPOSED SUBDIVISION PREPARED FOR

FRANK FIORE

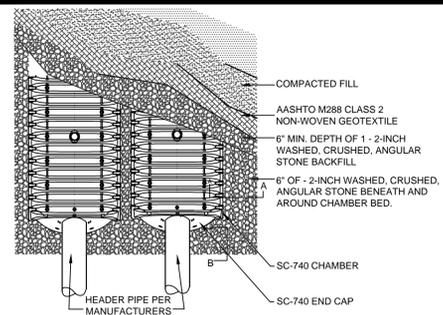
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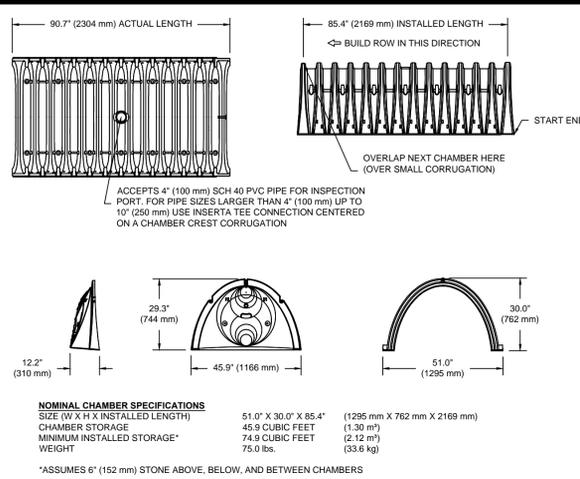
Sheet 5 of 8

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- NOTES:**
- All design specifications for Stormtech SC-740 chambers shall be in accordance with the Stormtech design manual.
 - The installation of Stormtech SC-740 chambers shall be in accordance with the latest Stormtech installation instructions.
 - The contractor is advised to review and understand the installation instructions prior to beginning system installation. Call 1-888-922-2694 or visit www.stormtech.com to receive a copy of the latest Stormtech installation instructions.
 - Chambers shall meet the design requirements and load factors specified in Section 12.12 of the latest edition of the AASHTO LRFD bridge design specifications

SWM-1 STORMTECH SC-740 CHAMBER SYSTEM PLAN VIEW DETAIL
NOT TO SCALE



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

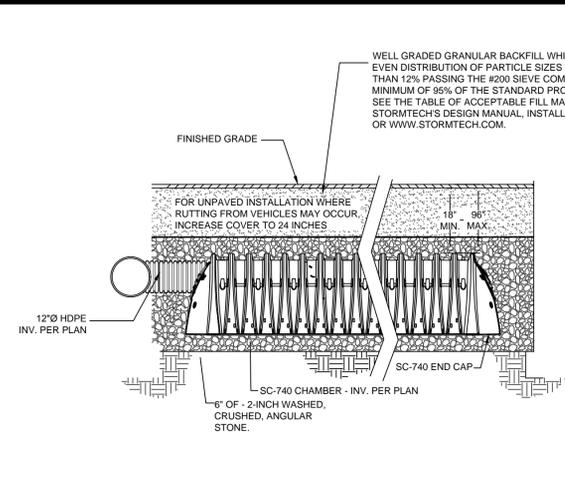
| PART # | STUB | A | B | C |
|-----------------------------|--------------|----------------|----------------|--------------|
| SC740EPE06T / SC740EPE06TPC | 6" (150 mm) | 10.9" (277 mm) | 18.5" (470 mm) | --- |
| SC740EPE06B / SC740EPE06BPC | --- | --- | --- | 0.5" (13 mm) |
| SC740EPE08T / SC740EPE08TPC | 8" (200 mm) | 12.2" (310 mm) | 16.5" (419 mm) | --- |
| SC740EPE08B / SC740EPE08BPC | --- | --- | --- | 0.6" (15 mm) |
| SC740EPE10T / SC740EPE10TPC | 10" (250 mm) | 13.4" (340 mm) | 14.5" (368 mm) | --- |
| SC740EPE10B / SC740EPE10BPC | --- | --- | --- | 0.7" (18 mm) |
| SC740EPE12T / SC740EPE12TPC | 12" (300 mm) | 14.7" (373 mm) | 12.5" (318 mm) | --- |
| SC740EPE12B / SC740EPE12BPC | --- | --- | --- | 1.2" (30 mm) |
| SC740EPE15T / SC740EPE15TPC | 15" (375 mm) | 18.4" (467 mm) | 9.0" (229 mm) | --- |
| SC740EPE15B / SC740EPE15BPC | --- | --- | --- | 1.3" (33 mm) |
| SC740EPE18T / SC740EPE18TPC | 18" (450 mm) | 19.7" (500 mm) | 5.0" (127 mm) | --- |
| SC740EPE18B / SC740EPE18BPC | --- | --- | --- | 1.6" (41 mm) |
| SC740EPE24B | 24" (600 mm) | 18.5" (470 mm) | --- | 0.1" (3 mm) |

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-922-2694.

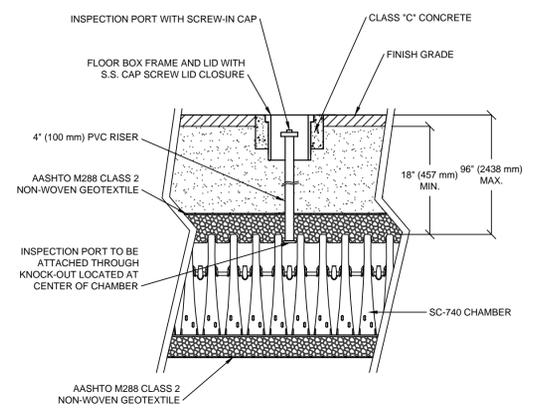
* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

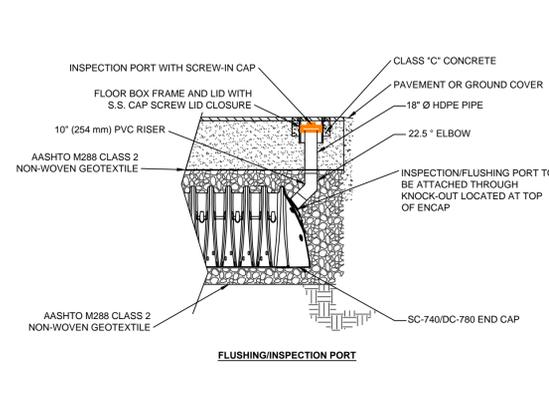
SWM-2 STORMTECH SC-740 CHAMBER DETAIL
NOT TO SCALE



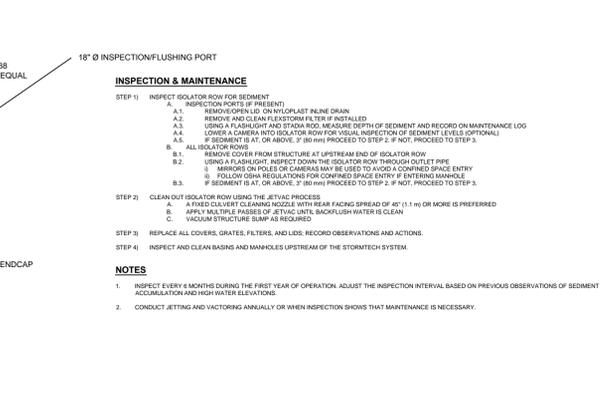
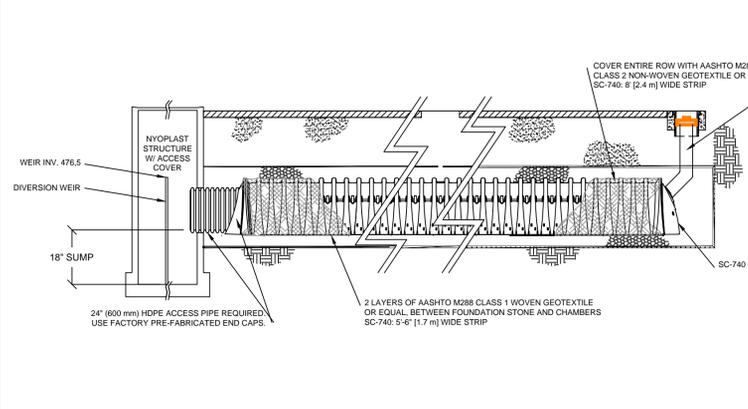
SWM-3 STORMTECH SC-740 CHAMBER SYSTEM INLET/OUTLET DETAIL
NOT TO SCALE



SWM-4 STORMTECH SC-740 INSPECTION/ FLUSHING PORT DETAIL



SWM-5 STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL
NOT TO SCALE



12" NYOPLAST DRAIN BASIN

(3,4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:
4" - 8" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), PVC SEWER (EX: SDR 35), PVC DWV

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRADE.
- CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
- STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.

D-6 12" NYOPLAST DRAIN BASIN

NOTE: THE BUILDER SHALL OBTAIN SHOP DRAWINGS FROM THE STORMWATER SYSTEM MANUFACTURER FOR APPROVAL BY THE DESIGN ENGINEER. THE DESIGN ENGINEER WILL PROVIDE THE MANUFACTURER WITH DESIGN PARAMETERS IF REQUIRED.

NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

D-7 NYOPLAST DRAINAGE BASIN DETAIL
NOT TO SCALE

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

PROJECT # 15-03



Revisions:

| No. | Date | Comments |
|-----|---------|------------|
| 1. | 1/31/18 | Town Comm. |
| 2. | 1/28/19 | Town Comm. |
| 3. | 2/12/19 | Town Comm. |

SCALE: 1" = 20'

DRAWN BY: JCR

DATE: 2/2/18

STORMWATER MANAGEMENT DETAILS

PROPOSED SUBDIVISION PREPARED FOR
FRANK FIORE
2797 CARR COURT
Town of Yorktown
Westchester County, NY

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NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.