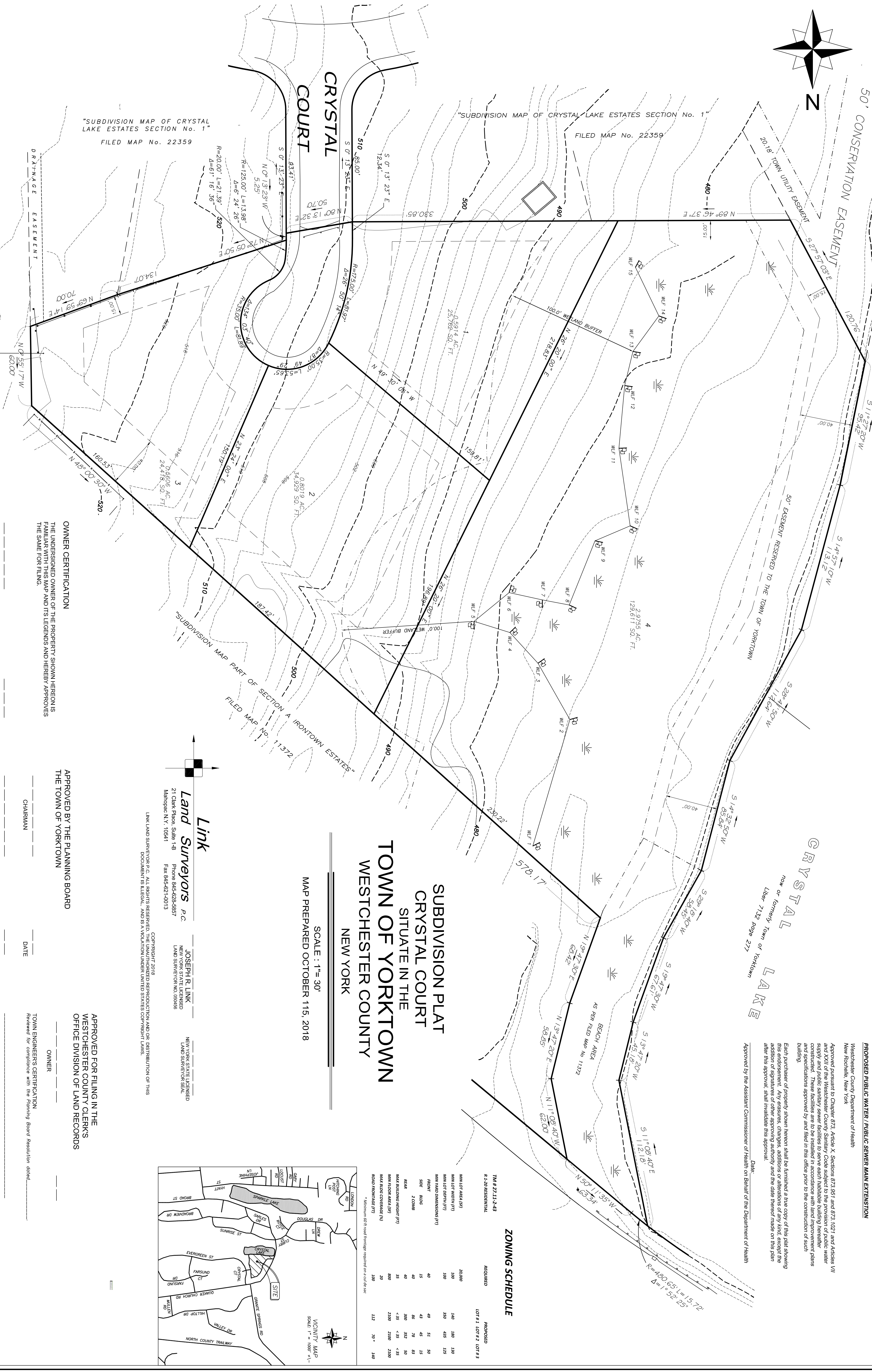


50' CONSERVATION EASEMENT

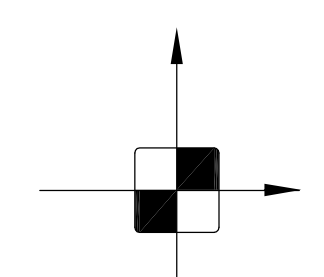
CRYSTAL LAKE
now or formerly Town of Yorktown
Liber 7132 page 277

PROPOSED PUBLIC WATER / PUBLIC SEWER MAIN EXTENSION
Westchester County Department of Health
New Rochelle, New York
Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 and Articles VII and XXII of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.
Each purchaser of property shown hereon shall be furnished a true copy of this plat showing the location of the proposed water and sewer lines and the location of the proposed public water supply and public sanitary sewer facilities. The approval of this plat shall be void unless the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate the approval.
Date: _____
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health



**SUBDIVISION PLAT
CRYSTAL COURT
SITUATE IN THE
TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK**

SCALE : 1" = 30'
MAP PREPARED OCTOBER 11, 2018



Link
Land Surveyors P.C.
21 Clark Plaza, Suite 1-B
Malone, N.Y. 10541
Phone 845-628-6857
Fax 845-621-10013

JOSEPH R. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR SEAL

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APPROVED BY THE PLANNING BOARD
THE TOWN OF YORKTOWN

APPROVED FOR FILING IN THE
WESTCHESTER COUNTY CLERK'S
OFFICE DIVISION OF LAND RECORDS

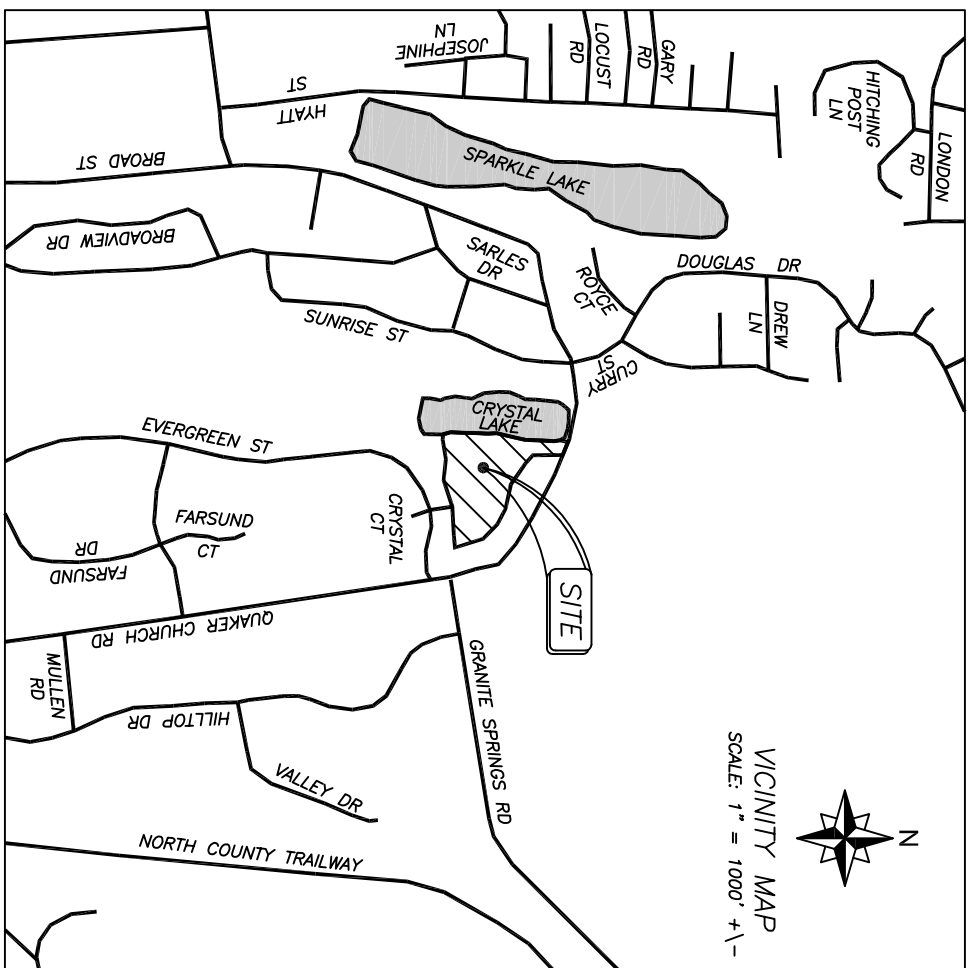
OWNER CERTIFICATION
THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON IS FAMILIAR WITH THIS MAP AND ITS LEGENDS AND HEREBY APPROVES THE SAME FOR FILING.
DATE _____

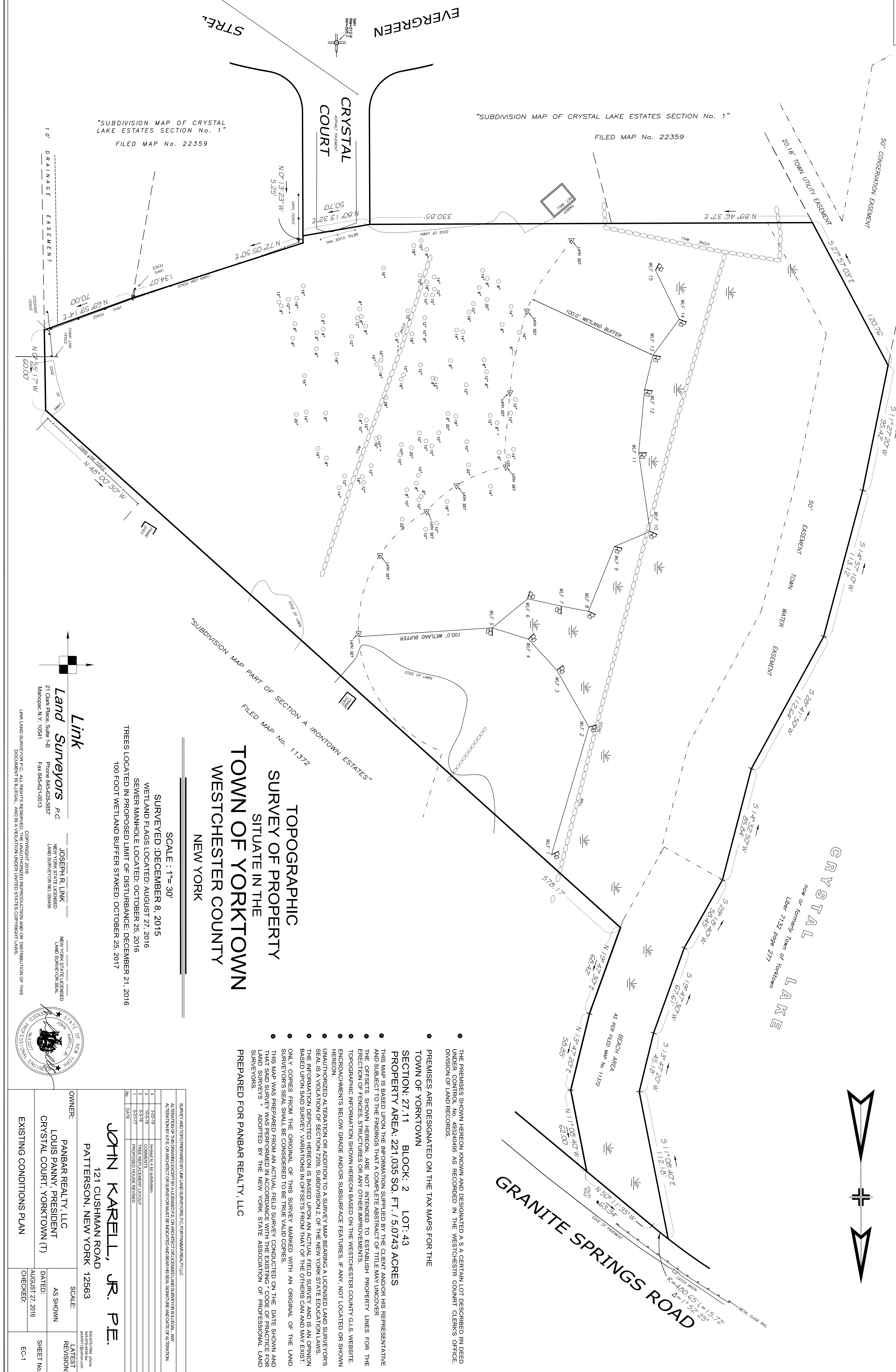
CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

NOTES:
WETLAND FLAGGED BY TED KOWALOWSKI, JUNE 22, 2016
AND LOCATED BY LINK LAND SURVEYORS, AUGUST 27, 2018

ZONING SCHEDULE

REQUIRED	PROPOSED
TM # 22.11-2.43 R-1.20 RESIDENTIAL	LOT # 1 LOT # 2 LOT # 3
MIN. LOT AREA (SQ FT)	20,000
MIN. LOT WIDTH (FT)	100
MIN. LOT DEPTH (FT)	100
MIN. ROAD DIMENSIONS (FT)	300 435 125
FRONT YARD SETBACK (FT)	40
REAR YARD SETBACK (FT)	15
SIDE YARD SETBACK (FT)	40
MAX. BUILDING HEIGHT (FT)	35
MAX. FLOOR AREA (SQ FT)	800
MAX. BALCONY OVERHANG (FT)	20
ROAD FRONTAGE (FT)	112
	70'





"SUBDIVISION MAP OF CRYSTAL LAKE ESTATES SECTION No. 1"
FILED MAP No. 22359

"SUBDIVISION MAP OF CRYSTAL LAKE ESTATES SECTION No. 1"
FILED MAP No. 22359

"SUBDIVISION MAP PART OF SECTION A IRONTOWN ESTATES"
FILED MAP No. 11372

**TOPOGRAPHIC
SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF YORKTOWN
WESTCHESTER COUNTY
NEW YORK**

SCALE : 1" = 30'
SURVEYED : DECEMBER 8, 2015
WETLAND FLAGS LOCATED: AUGUST 27, 2016
SEWER MANHOLE LOCATED: OCTOBER 25, 2016
TREES LOCATED IN PROPOSED LIMIT OF DISTURBANCE: DECEMBER 21, 2016
100 FOOT WETLAND BUFFER STAKED: OCTOBER 25, 2017

CRYSTAL LAKE
now or formerly Town of Yorktown
Liber 7132 page 277

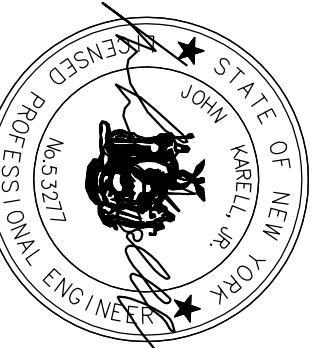
GRANITE SPRINGS ROAD

- THE PREMISES SHOWN HEREON KNOWN AND DESIGNATED AS A CERTAIN LOT DESCRIBED IN DEED UNDER CONTROL No. 493240495 AS RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
 - THE OFFSETS SHOWN HEREON, ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON THE WESTCHESTER COUNTY GIS WEBSITE. ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS. THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
 - THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
- PREPARED FOR PANBAR REALTY, LLC

Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B
Mahopac N.Y. 10541
Phone 845-628-5857
Fax 845-621-0013

JOSEPH R. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR SEAL

**NEW YORK STATE LICENSED
LAND SURVEYOR SEAL**



NO.	DATE	PROPOSED HOUSE REVISION	COMMENTS
4	3-26-18		revised to 4 lot subdivision
3	10-28-18		
2	2-23-19		TREE REMOVAL/REPLANT LAYOUT
1	12-8-17		PROPOSED HOUSE REVISION

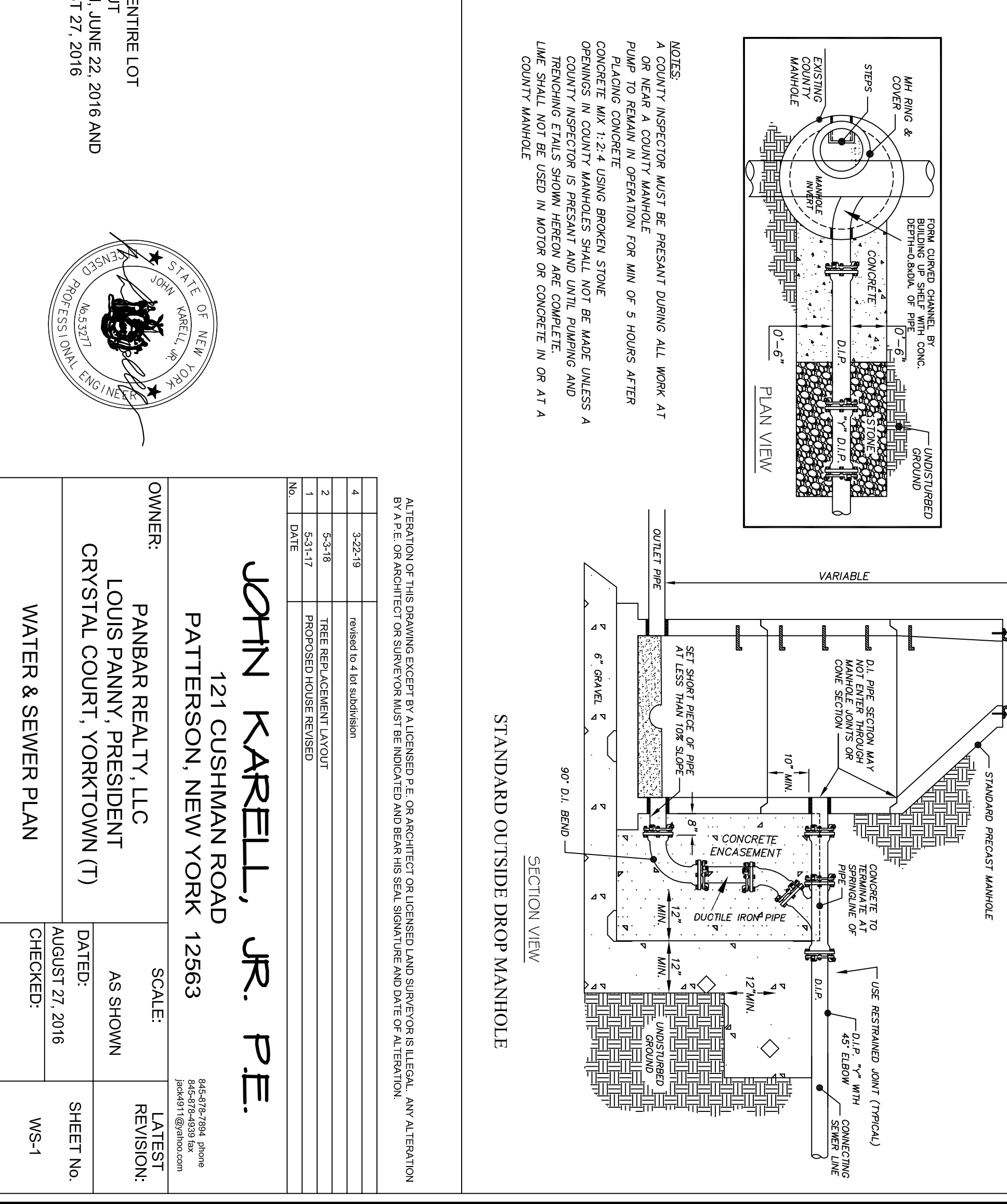
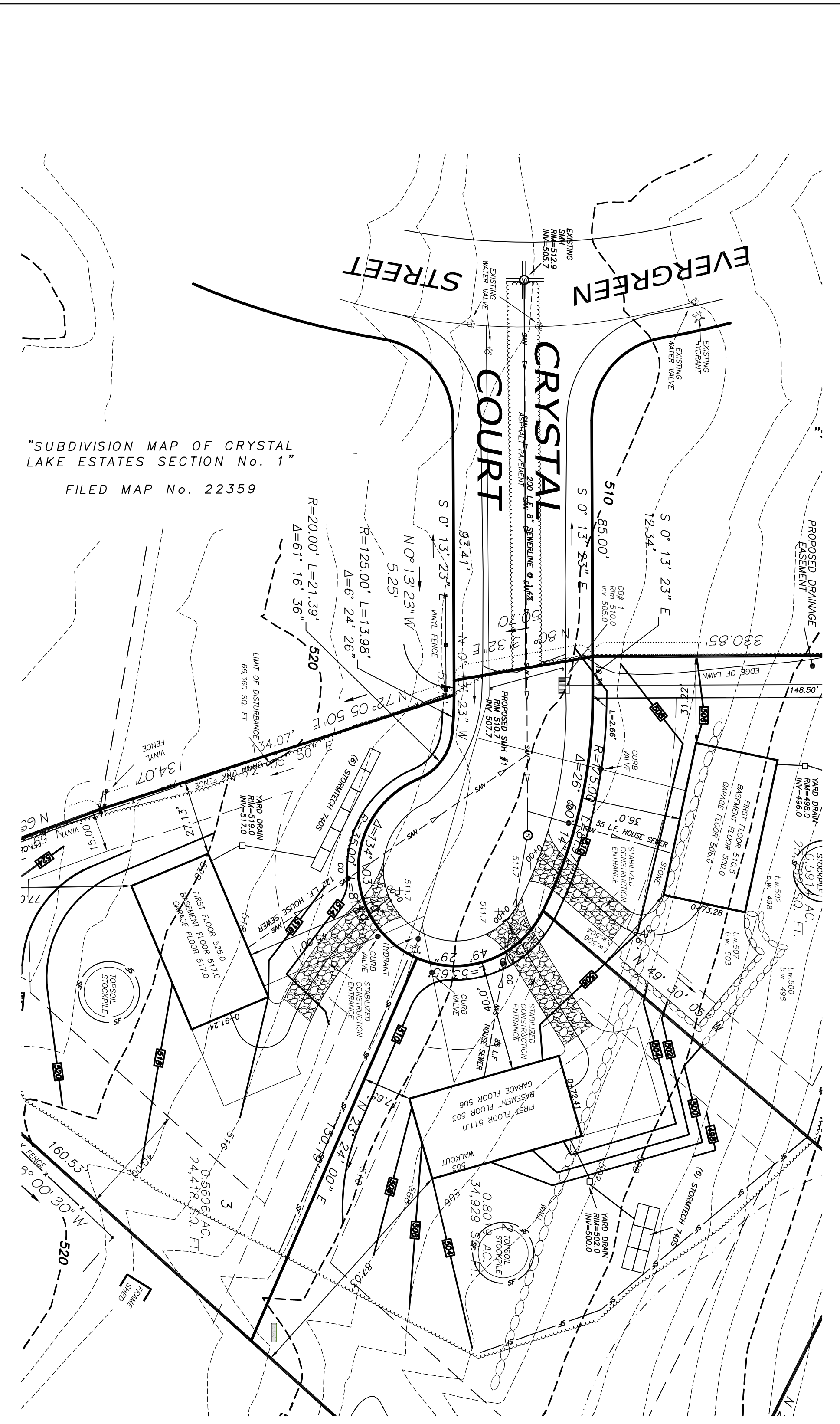
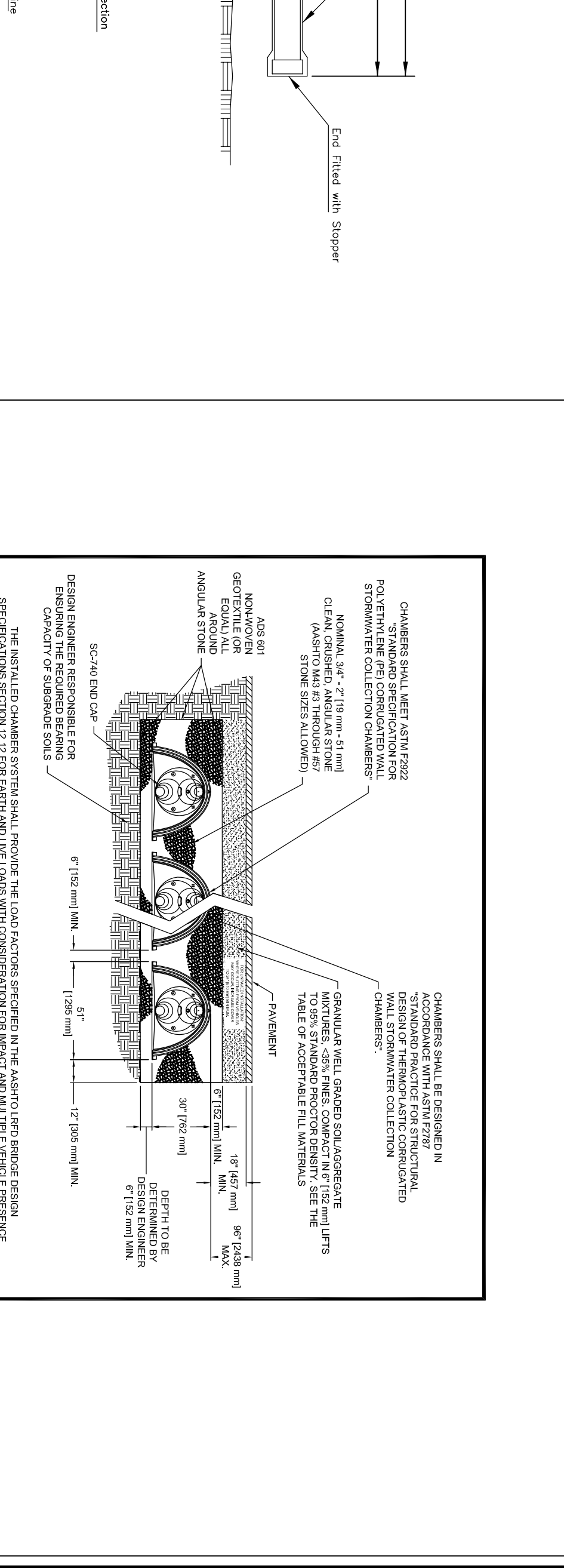
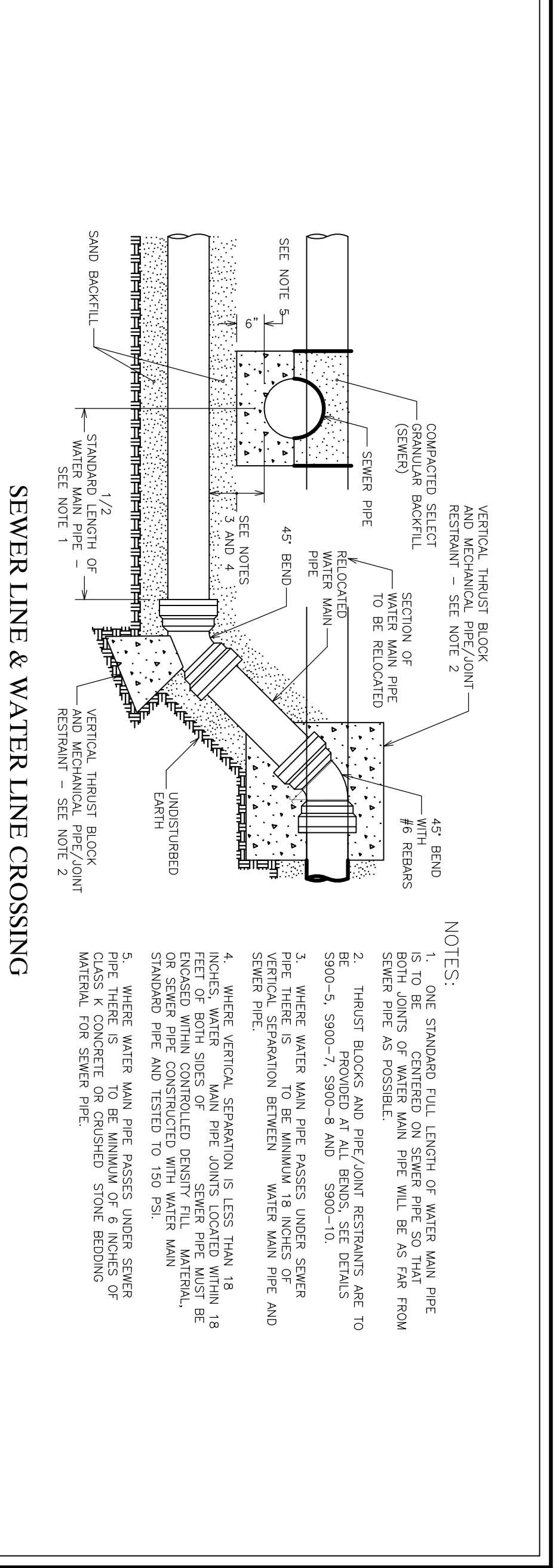
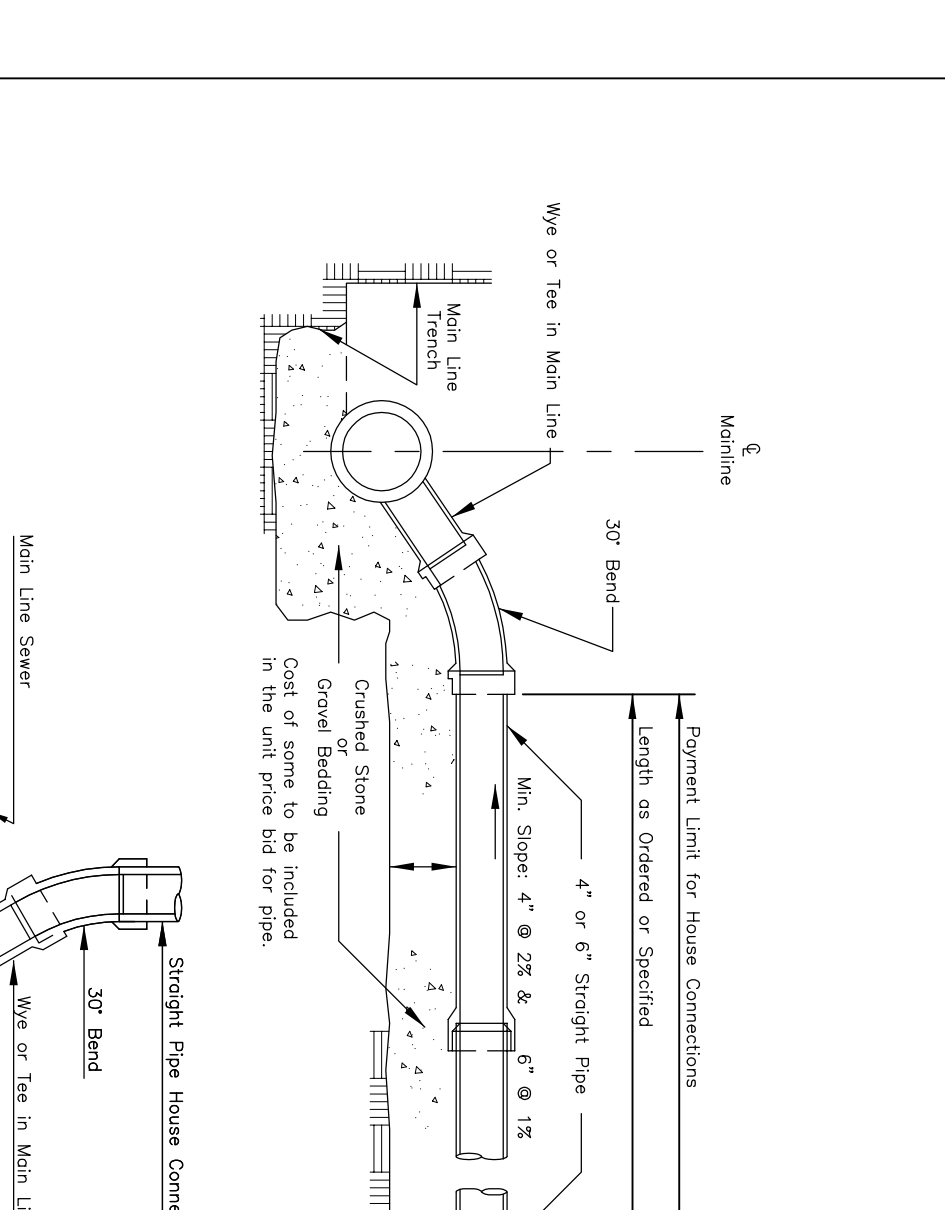
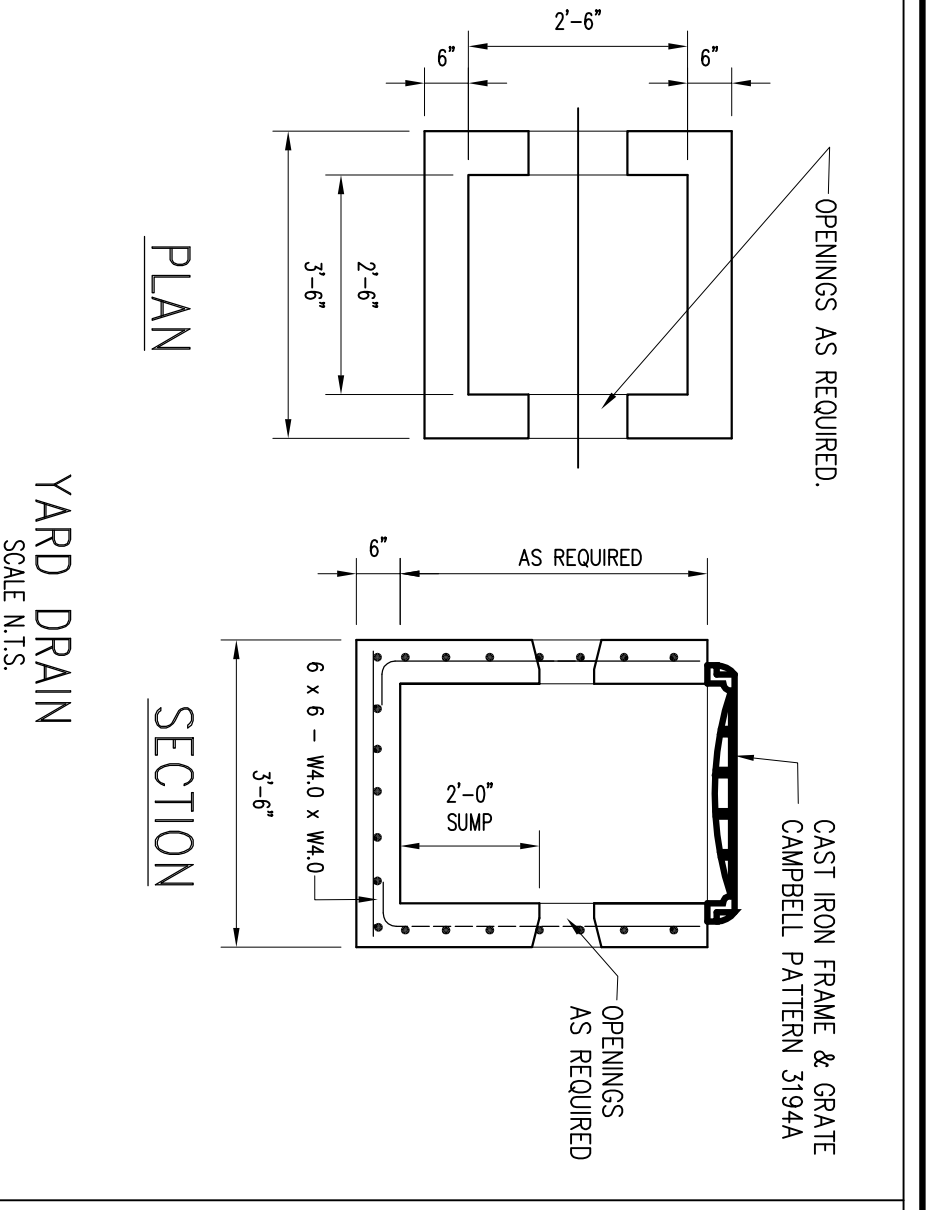
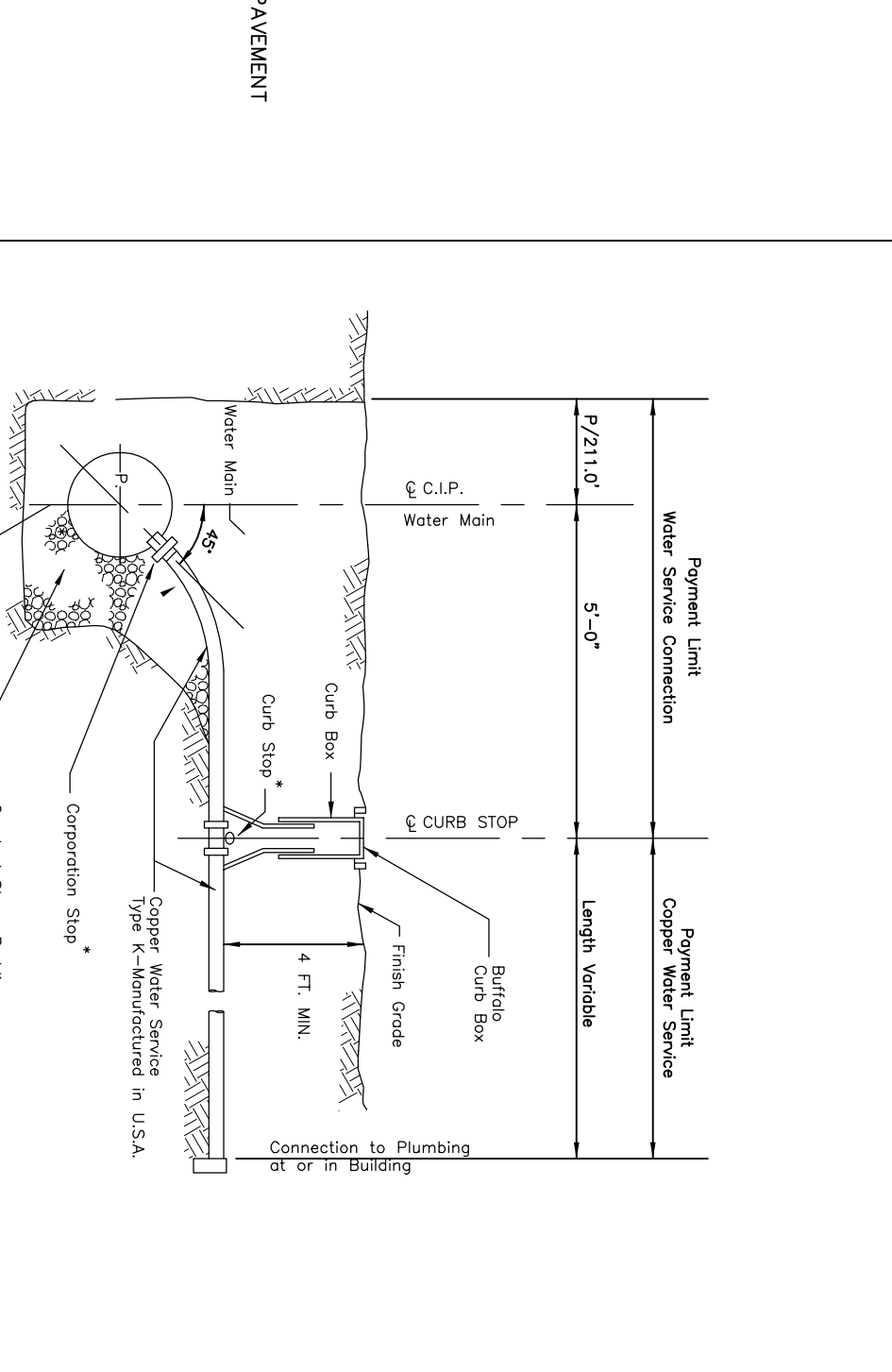
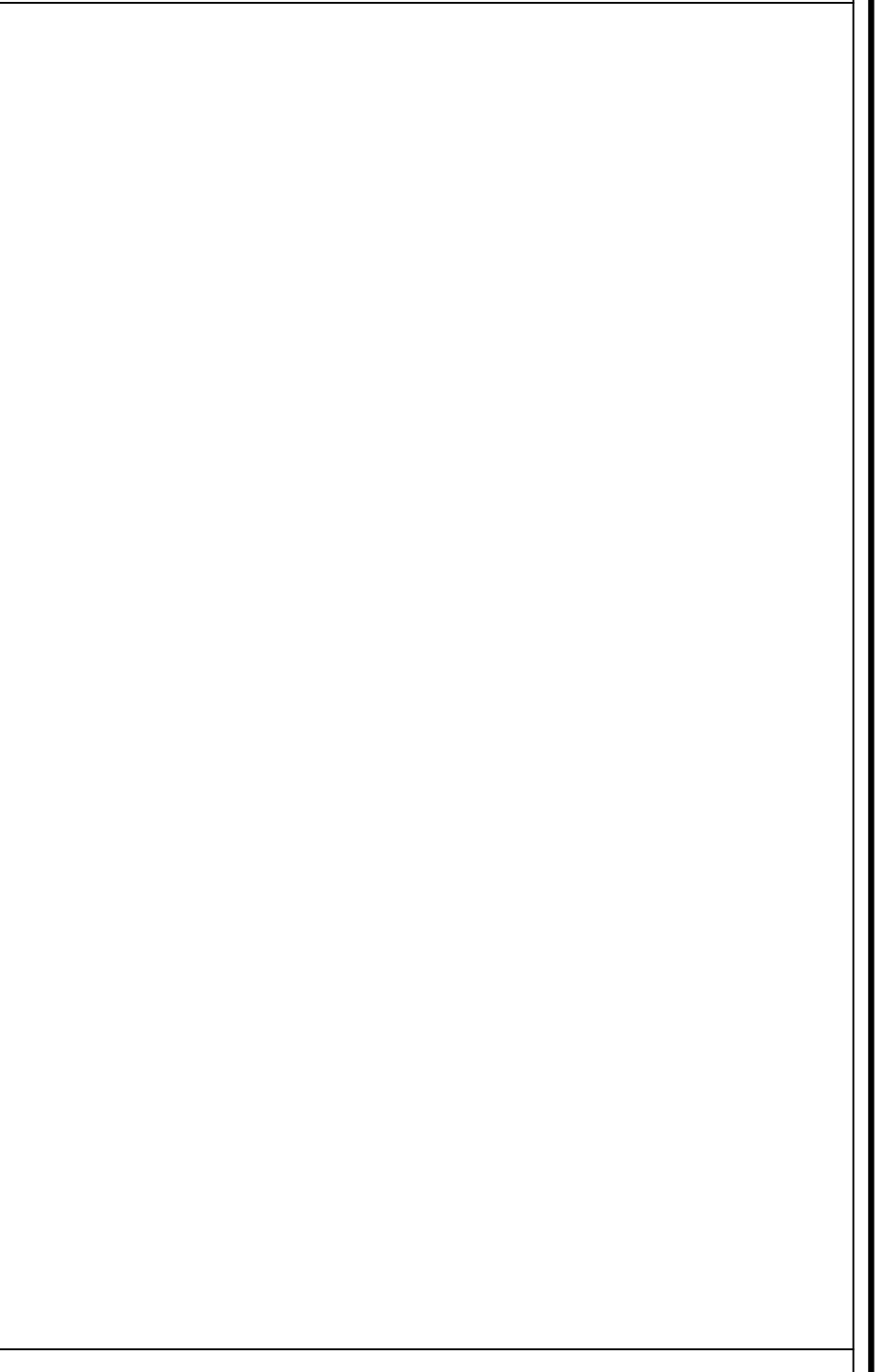
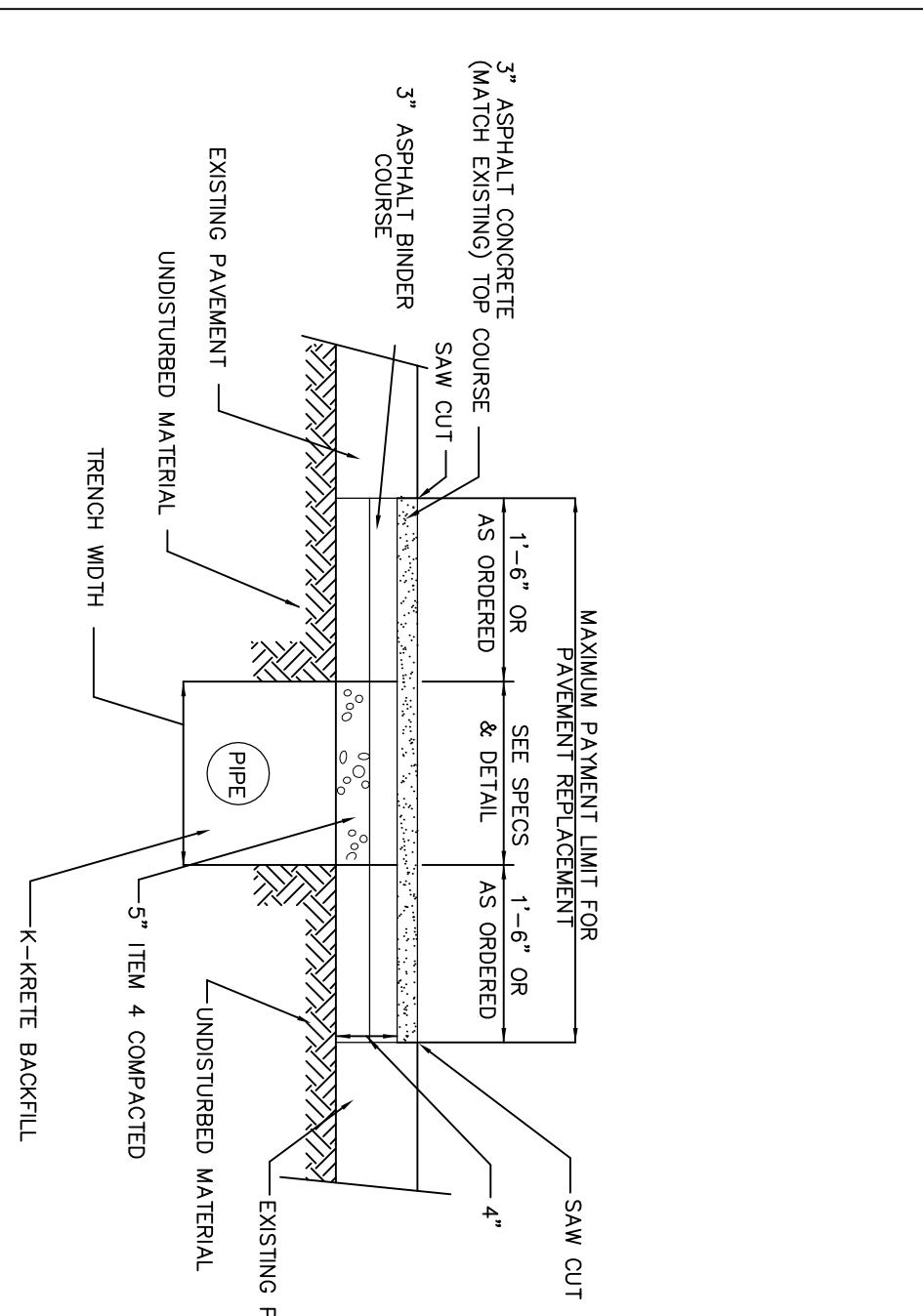
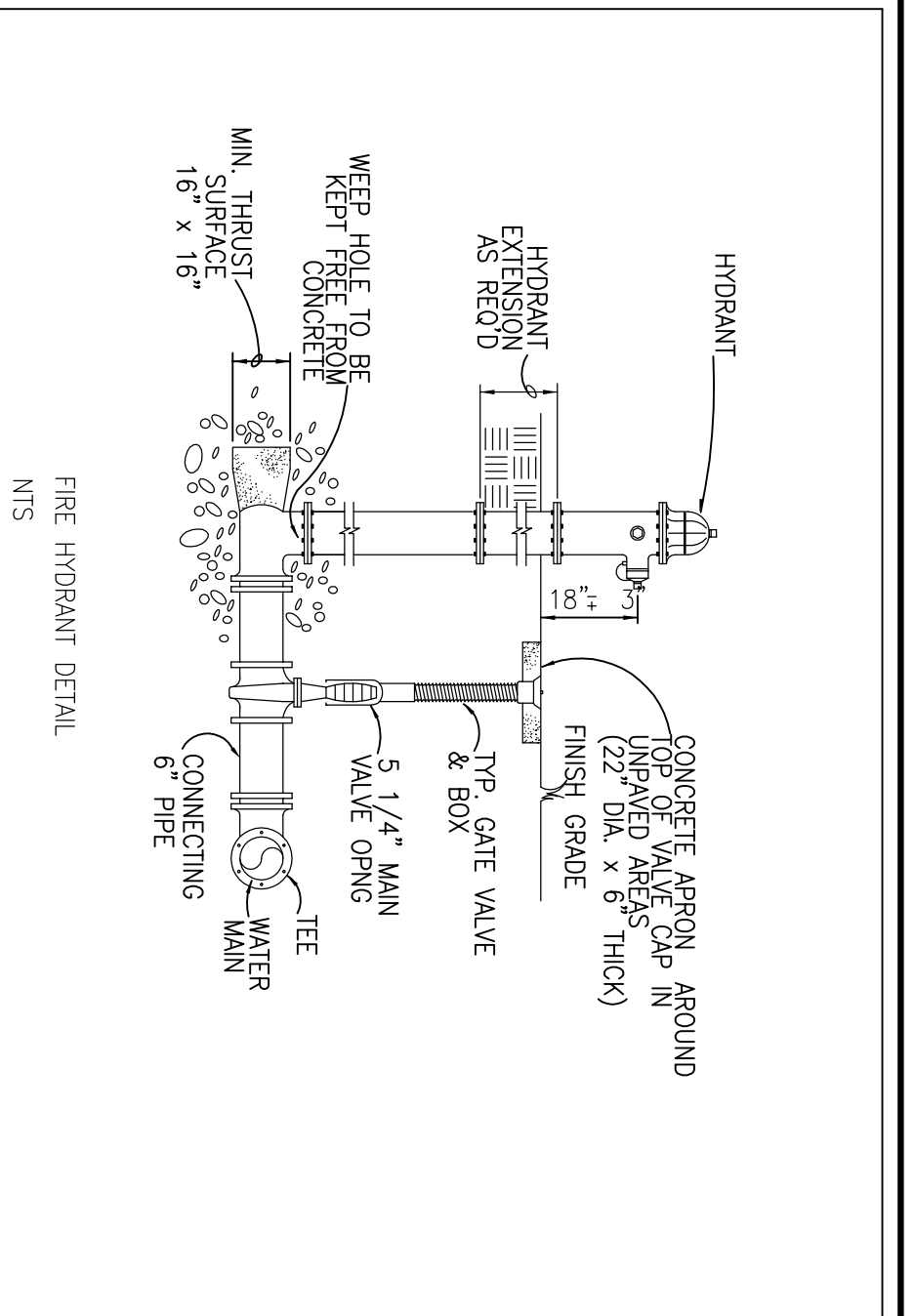
OWNER: PANBAR REALTY, LLC
LOUIS PANNY, PRESIDENT
CRYSTAL COURT, YORKTOWN (T)

EXISTING CONDITIONS PLAN

JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

SCALE: AS SHOWN
DATED: AUGUST 27, 2016
CHECKED: EC-1

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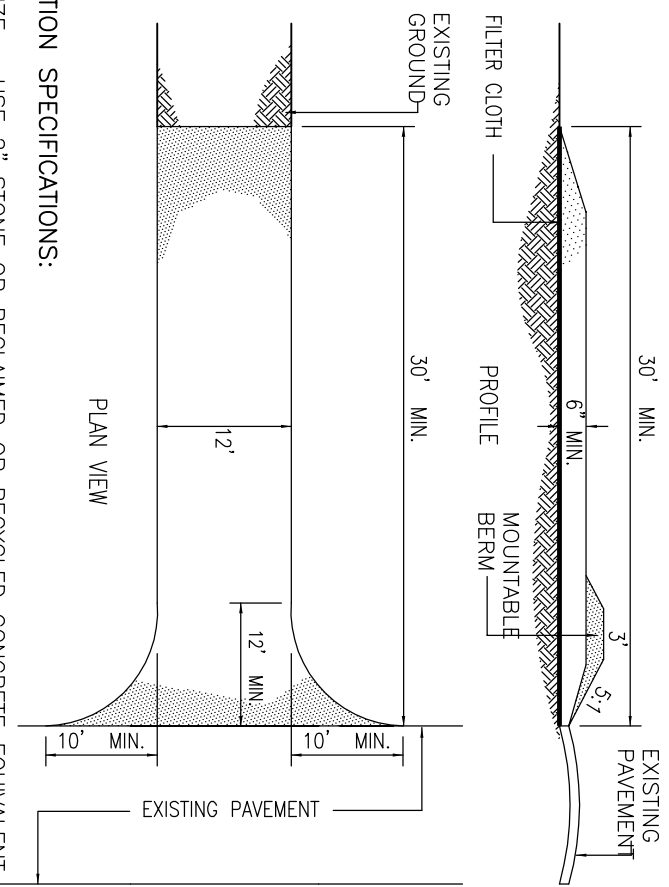


- NOTES:**
1. SOLIS - PNB - PAXTON FINE SANDY LOAM, ENTIRE LOT
 2. WATERLINE LOCATED PER TOWN MARKOUT
 3. WETLAND FLAGGED BY TED KOWSLOWSKI, JUNE 22, 2016 AND LOCATED BY LINK LAND SURVEYORS AUGUST 27, 2016
 4. TAX LOT No. 27-11-2-43
 5. 5.0743 ACRES
 6. ZONE R1-20



OWNER:	PANBAR REALTY, LLC LOUIS PANNY, PRESIDENT CRYSTAL COURT, YORKTOWN (T)	SCALE:	LATEST REVISION:
DATE:	AUGUST 27, 2016	CHECKED:	WS-1
DATE:	AUGUST 27, 2016	CHECKED:	WS-1

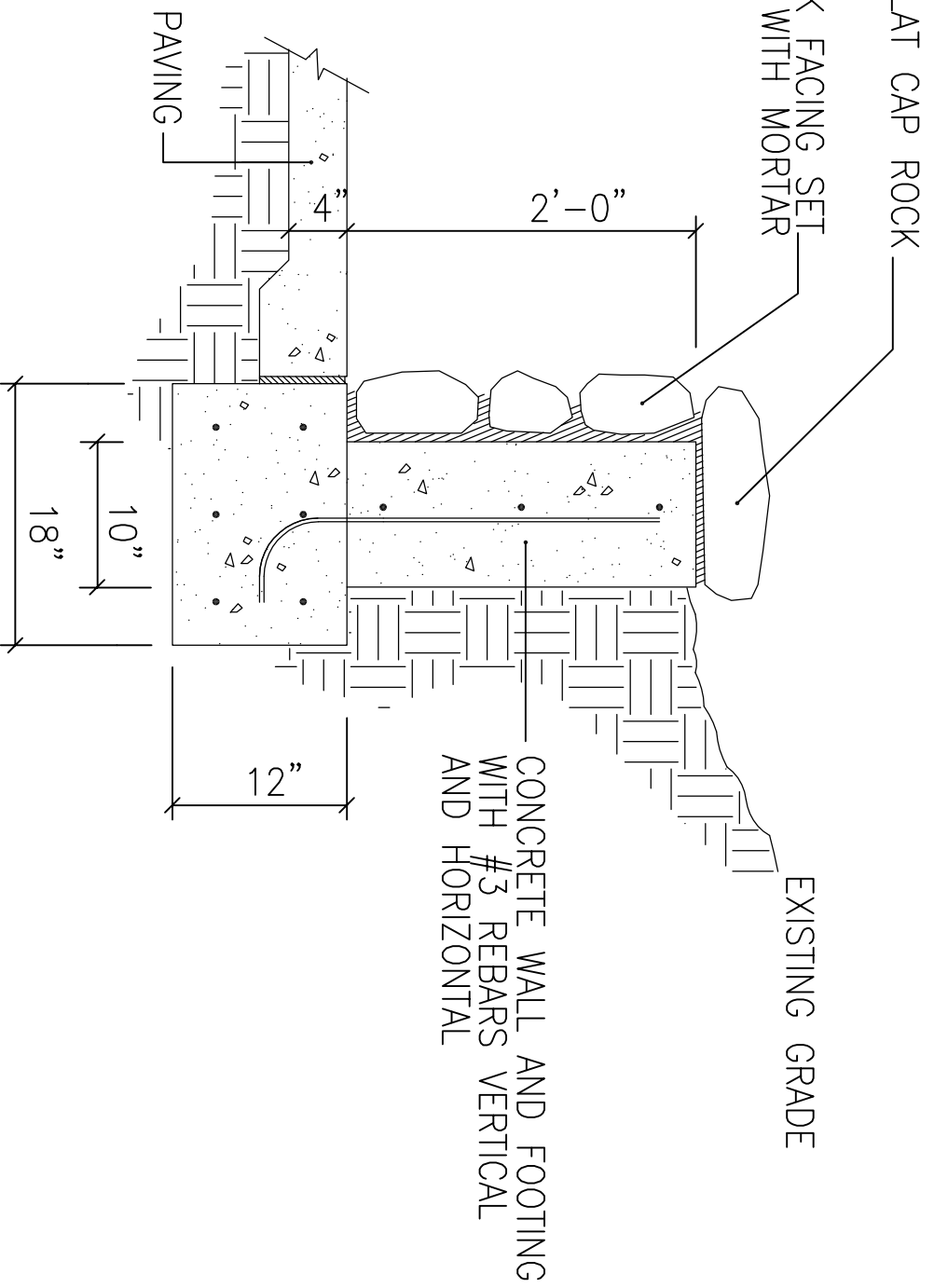
JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563



CONSTRUCTION SPECIFICATIONS:

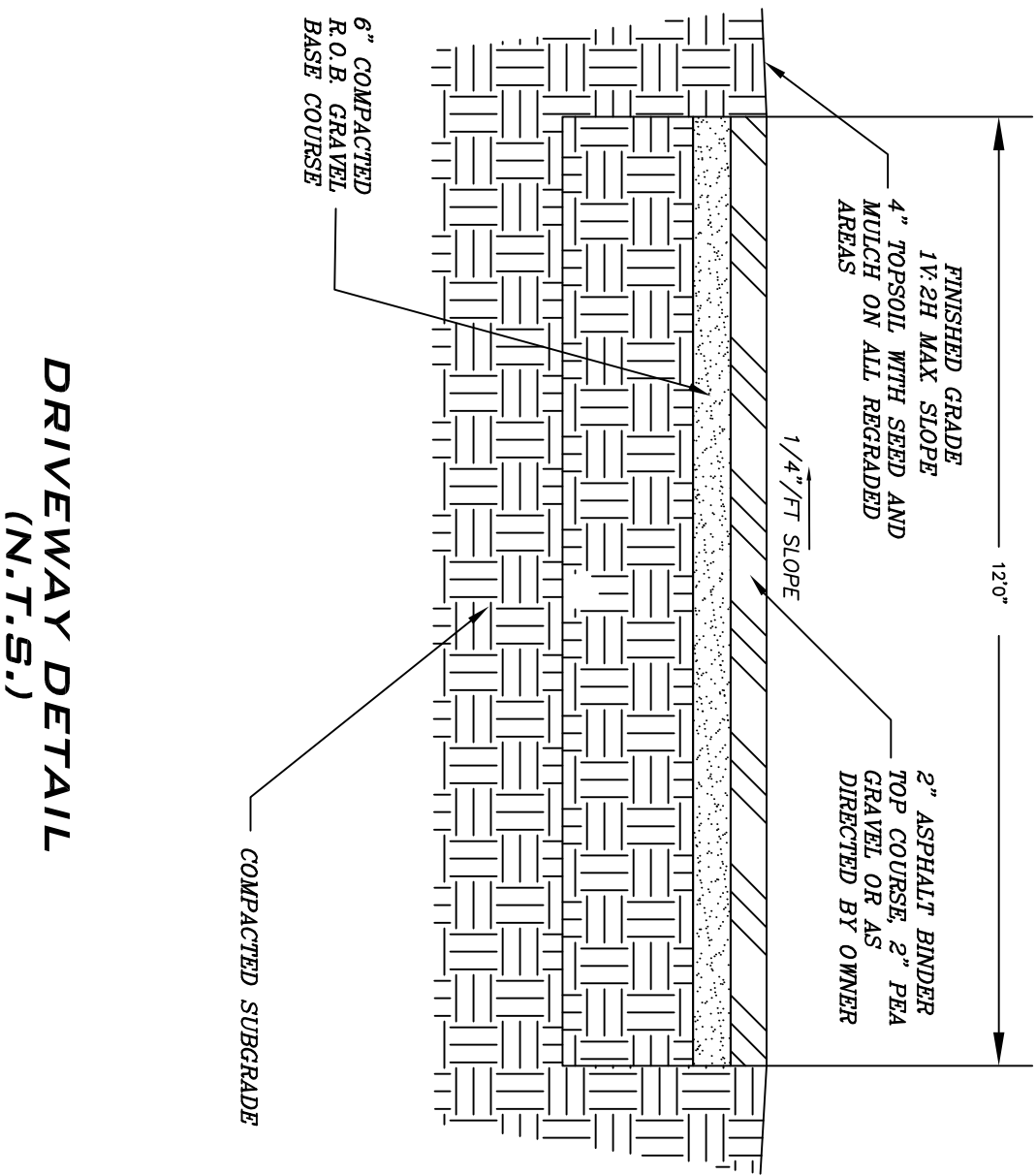
1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 30 FEET.
3. THICKNESS - NOT LESS THAN 30" (9" INCREASES).
4. HEIGHT - THREE (3) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INCREASES OCCUR.
5. AND EGRESS OCCUR.
6. "WARRANT" CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
7. JOINTS, OR APPROVED EQUAL.
8. ENTRANCES - ALL SURFACE WATER FLOWING OR DIVERGED TOWARD CONSTRUCTION SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BEAM WITH SLOPES WILL BE PERMITTED.
9. STABILIZED CONSTRUCTION ENTRANCE WHICH WILL PREVENT OR FLOWING OF SEDIMENT ONTO ADJACENT RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
10. STABILIZED CONSTRUCTION ENTRANCE WHICH WILL PREVENT OR FLOWING OF SEDIMENT ONTO ADJACENT RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
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12. STABILIZED CONSTRUCTION ENTRANCE WHICH WILL PREVENT OR FLOWING OF SEDIMENT ONTO ADJACENT RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
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17. STABILIZED CONSTRUCTION ENTRANCE WHICH WILL PREVENT OR FLOWING OF SEDIMENT ONTO ADJACENT RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
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19. STABILIZED CONSTRUCTION ENTRANCE WHICH WILL PREVENT OR FLOWING OF SEDIMENT ONTO ADJACENT RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
20. STABILIZED CONSTRUCTION ENTRANCE WHICH WILL PREVENT OR FLOWING OF SEDIMENT ONTO ADJACENT RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CONCRETE RETAINING WALL WITH STONE VENEER

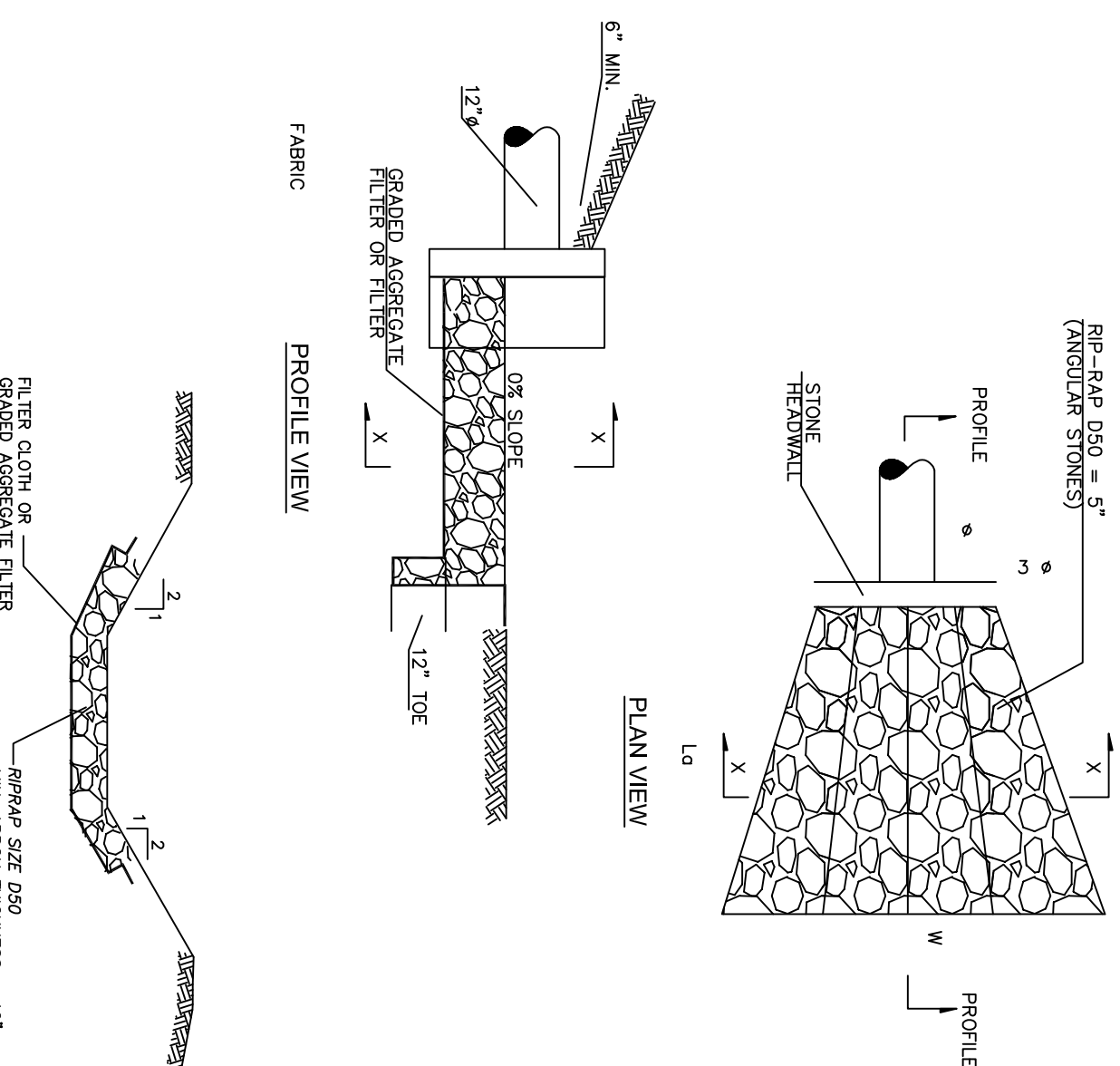


EROSION SEDIMENT CONTROL PLAN

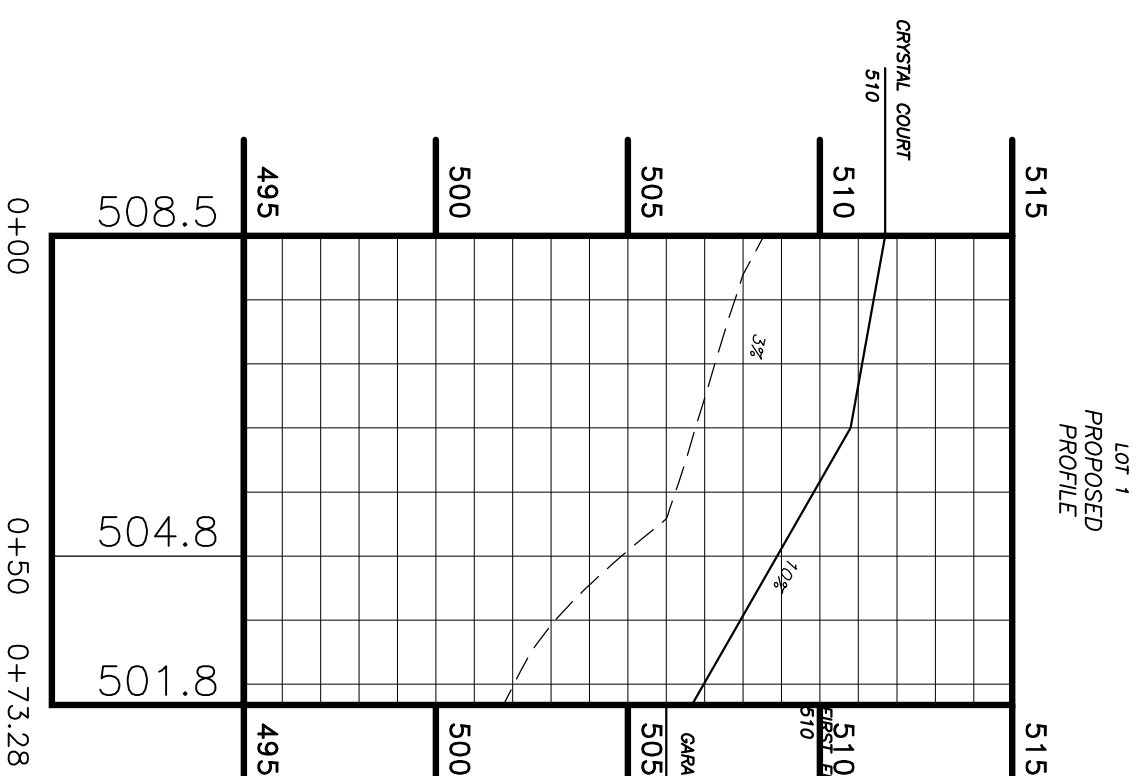
- SITE & EROSION CONTROL NOTES**
1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN.
 2. DISTURBED AREA SHALL NOT EXCEED ONE ACRE OF LAND AND NO WORK SHALL BE DONE WITHIN 100 FEET OF A
 3. ADJOINING PROPERTY. SEPTIC SYSTEMS WILL NOT BE IMPACTED OR DISTURBED BY CONSTRUCTION. ACCESS TO CONSTRUCTION, OR POST CONSTRUCTION.
 4. THERE WILL BE NO POST CONSTRUCTION MESSAGES IN WATER LEAVING THE SITE.
 5. THE TOWN ENGINEER SHALL BE NOTIFIED PRIOR TO ANY MAJOR SOIL DISTURBANCE, THE
 6. MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 7. THE TOWN ENGINEER SHALL BE NOTIFIED PRIOR TO ANY MAJOR SOIL DISTURBANCE, THE
 8. MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 9. THE TOWN ENGINEER SHALL BE NOTIFIED PRIOR TO ANY MAJOR SOIL DISTURBANCE, THE
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 19. THE TOWN ENGINEER SHALL BE NOTIFIED PRIOR TO ANY MAJOR SOIL DISTURBANCE, THE
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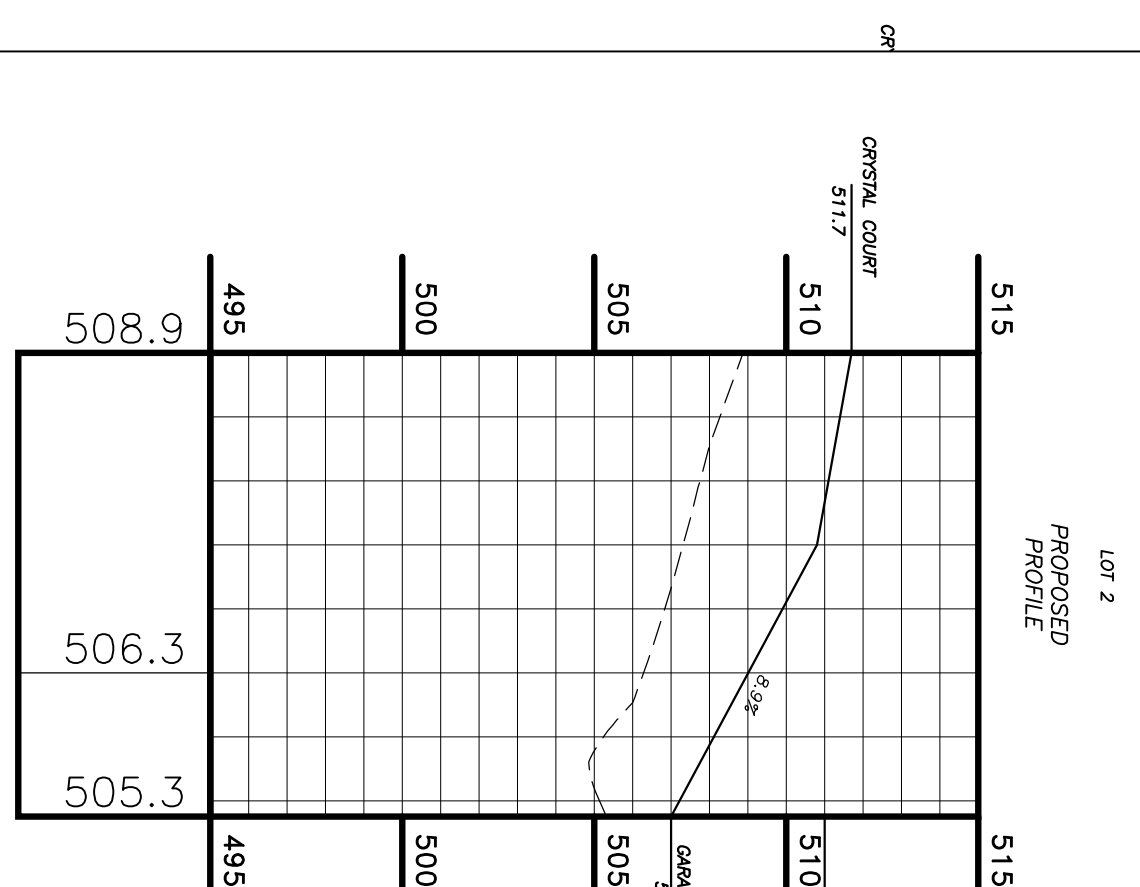
DRIVEWAY DETAIL (N.T.S.)



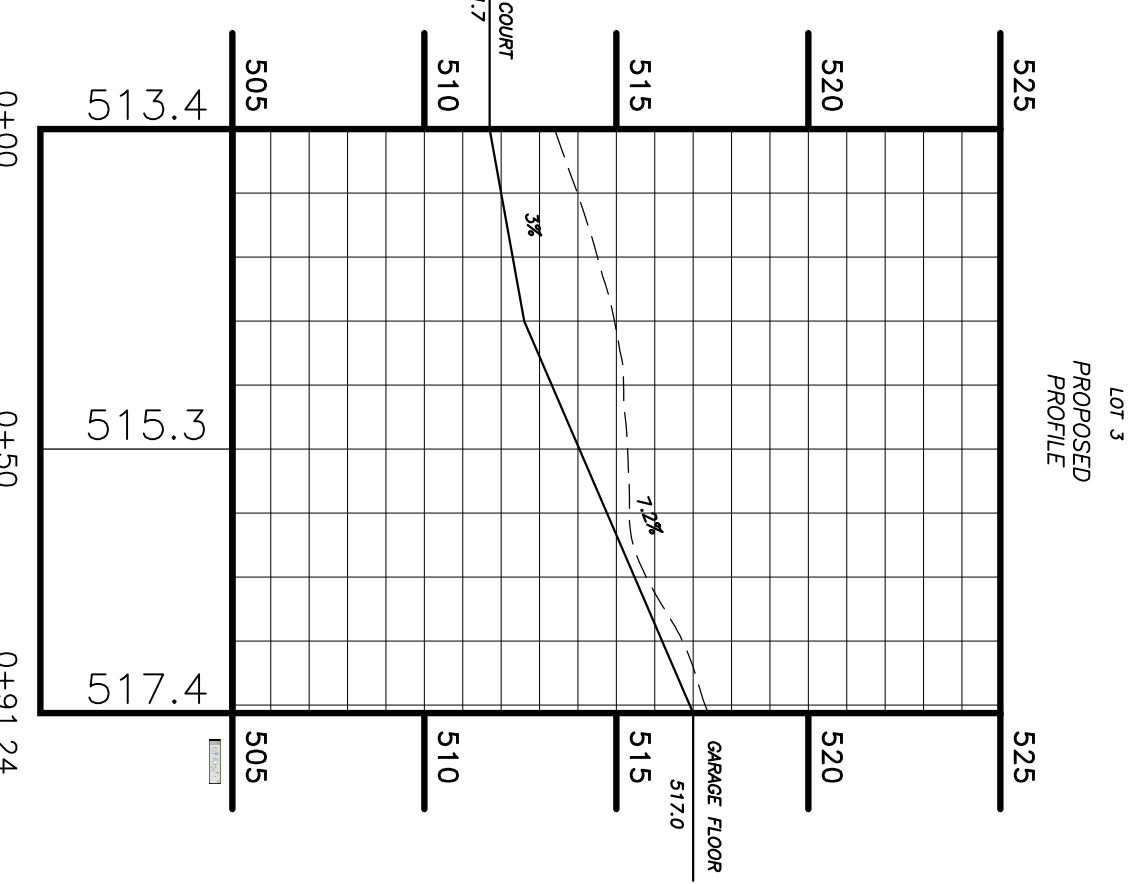
RIP-RAP OUTLET PROTECTION (N.T.S.)



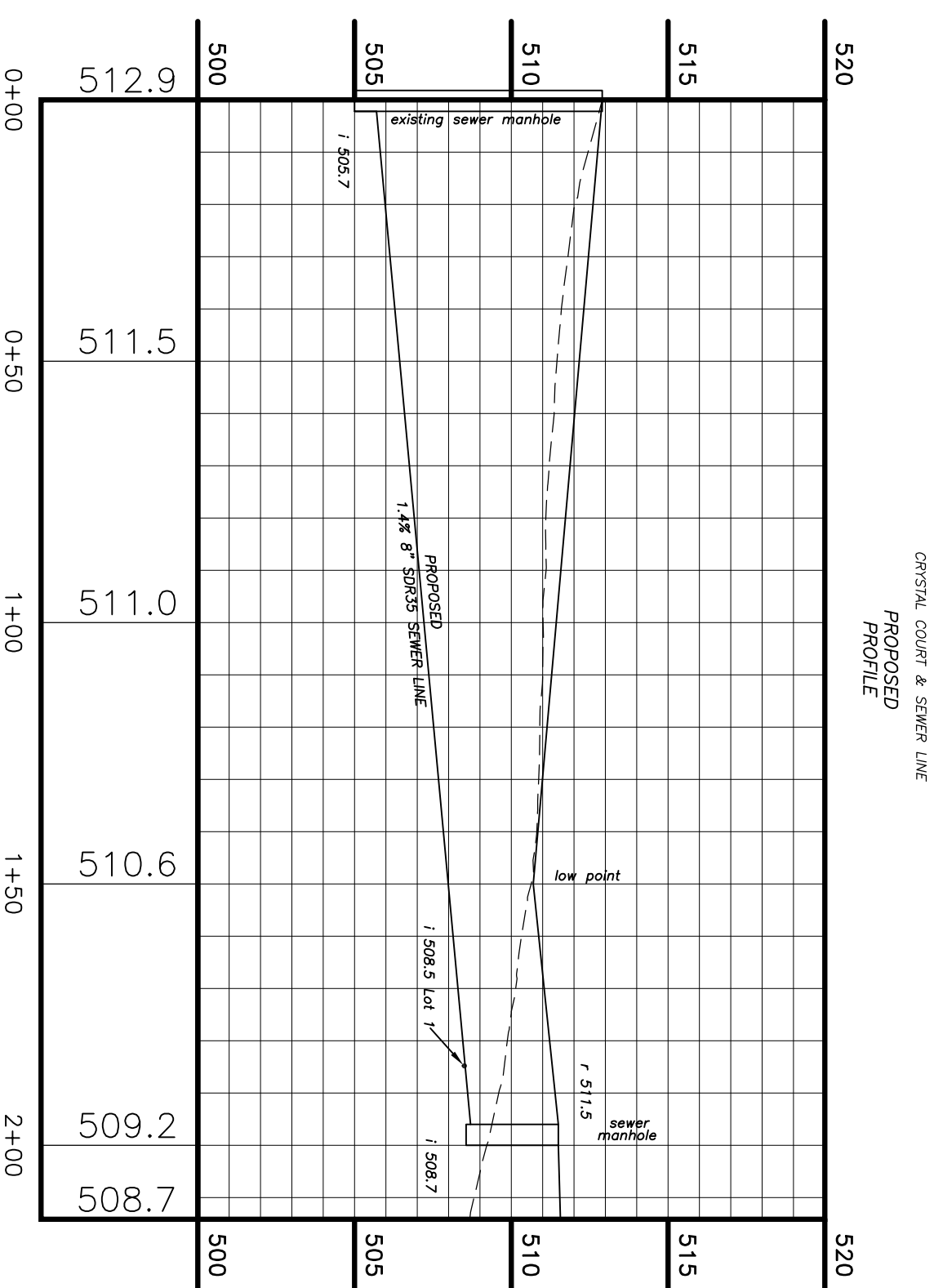
PROFILE SCALE:
HORIZ: 1"=30'
VERT: 1"=5'



PROFILE SCALE:
HORIZ: 1"=30'
VERT: 1"=5'



PROFILE SCALE:
HORIZ: 1"=30'
VERT: 1"=5'



PROFILE SCALE:
HORIZ: 1"=30'
VERT: 1"=5'



JOHN KARELL, JR. P.E.

121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

OWNER: PANBAR REALTY, LLC
LOUIS PANNY, PRESIDENT
CRYSTAL COURT, YORKTOWN (T)

SCALE: AS SHOWN
DATE: AUGUST 27, 2016
CHECKED: D-1

NO.	DATE	REVISIONS
1	3-25-16	ISSUED FOR PERMITS
2	5-25-16	REVISED PER TOWN COMMENTS
3	8-25-16	REVISED PER TOWN COMMENTS
4	11-25-16	REVISED PER TOWN COMMENTS

- NOTES:**
1. SOILS - PIB - PAXTON FINE SANDY LOAM, ENTIRE LOT
 2. WATERLINE LOCATED PER TOWN MARKOUT
 3. WETLAND FLAGGED BY TED KOWSLOWSKI, JUNE 22, 2016 AND LOCATED BY LINK LAND SURVEYORS AUGUST 27, 2016
 4. TAX LOT NO. 27 11-2-43
 5. 5.0743 ACRES
 6. ZONE R1-20

ALTERNATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.