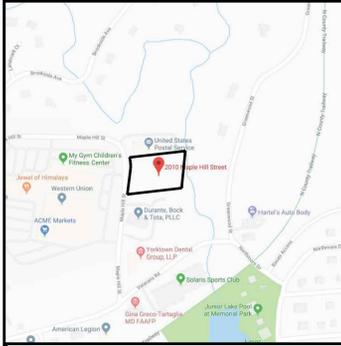


Proposed Site Plan

ATLANTIC APPLIANCE



LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER: 2010 MAPLE HILL STREET, LLC.
50 TRIANGLE CENTER
YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 2010 MAPLE HILL ST. & 2015 GREENWOOD ST.
YORKTOWN HEIGHTS, NY, 10598

EXISTING TOWN ZONING: C-2, COMMERCIAL HAMLET CENTER DISTRICT (MAPLE ST.)
C-4, GENERAL COMMERCIAL (GREENWOOD ST.)
C-2, COMMERCIAL HAMLET CENTER DISTRICT

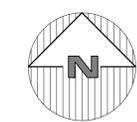
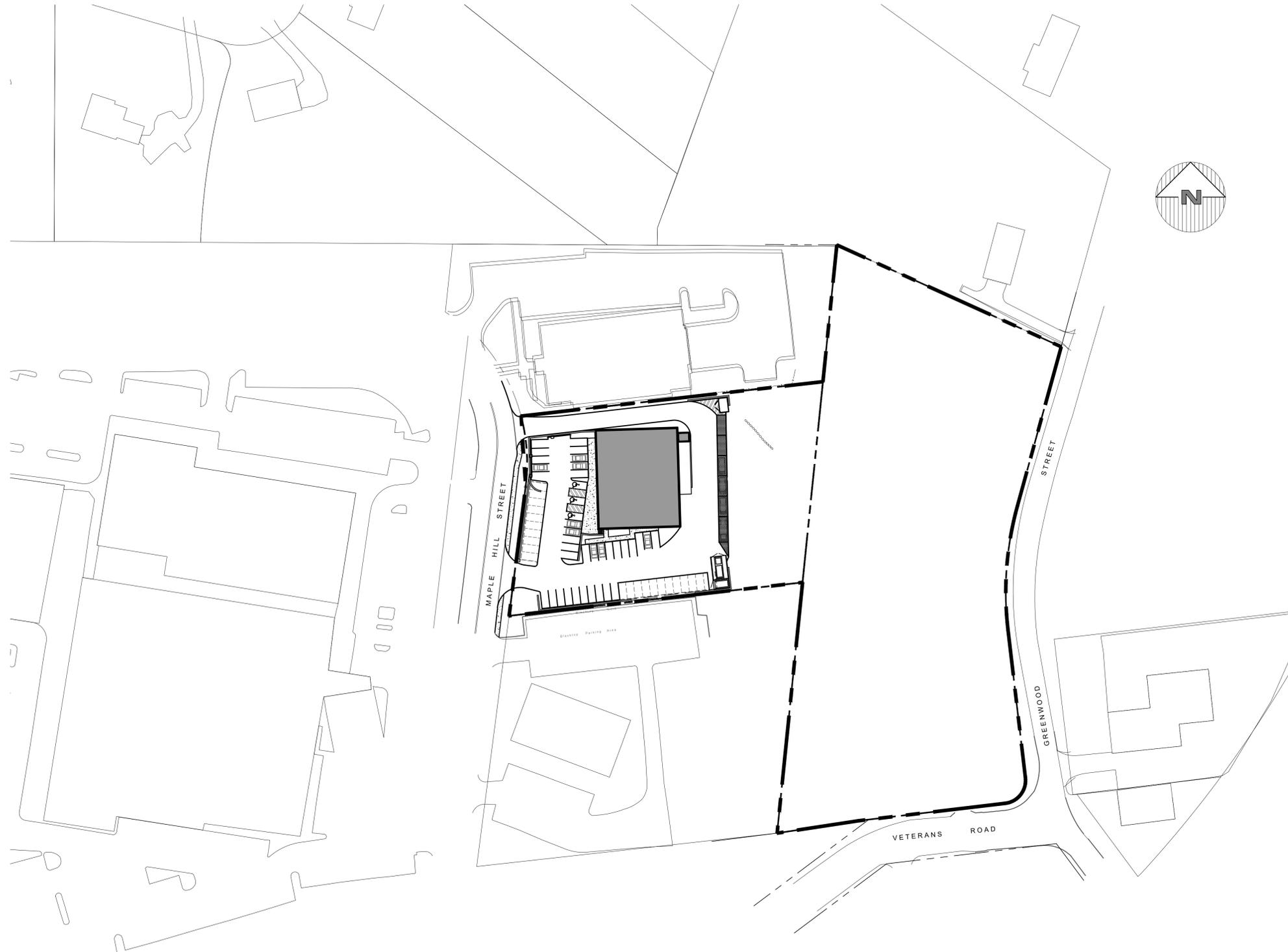
PROPOSED USE: SECTION 37.15, BLOCK 1, LOT 31 & 35

TOWN TAX MAP DATA: LOT 31: 1.576 ACRES (68,658 SF), LOT 35: 3.13 ACRES (13,634 SF)

SITE AREA: PUBLIC SEWERS

SEWAGE FACILITIES: PUBLIC WATER FACILITIES

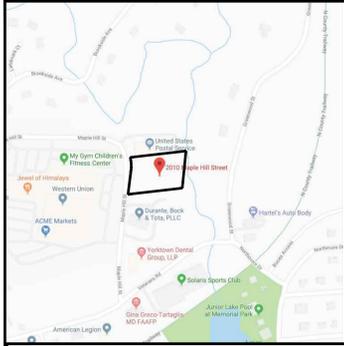
WATER FACILITIES:



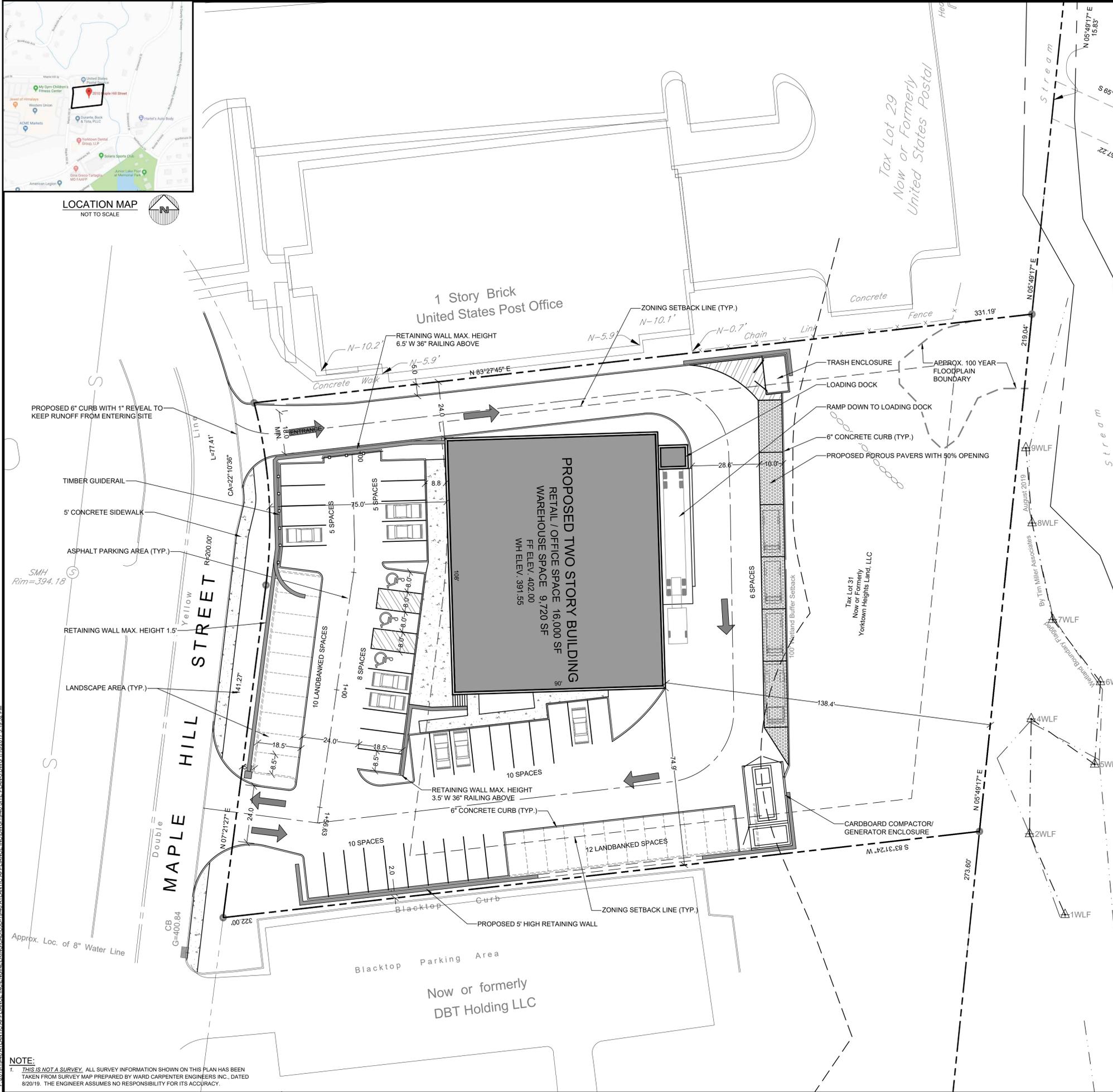
April 1, 2020

E:\2019\19-ATLANTIC APPLIANCE\ENGINEERING\CD\19-40-ATLANTIC APPLIANCE\INDIVIDUAL SITE PLANS\DWG\1162017.3.19.20.RVT

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LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER: 2010 MAPLE HILL STREET, LLC.
 50 TRIANGLE CENTER
 YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 2010 MAPLE HILL ST. & 2015 GREENWOOD ST.
 YORKTOWN HEIGHTS, NY 10598

EXISTING TOWN ZONING: C-2, COMMERCIAL HAMLET CENTER DISTRICT (MAPLE ST.)
 C-4, GENERAL COMMERCIAL (GREENWOOD ST.)

PROPOSED USE: C-2, COMMERCIAL HAMLET CENTER DISTRICT

TOWN TAX MAP DATA: SECTION 37.15, BLOCK 1, LOT 31 & 35

SITE AREA: LOT 31: 1.576 ACRES (68,658 SF), LOT 35: 3.13 ACRES (13,634 SF)

SEWAGE FACILITIES: PUBLIC SEWERS

WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

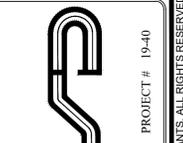
ZONING DISTRICT: C-2, COMMERCIAL HAMLET CENTER DISTRICT			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	NONE	68,658 SF	NONE
MINIMUM LOT WIDTH AT FRONT BLDG LINE:	25 FT.	100 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	15, 75 FT. (1)	75 FT. (1)	NONE
REAR YARD SETBACK:	30 FT.	138.4 FT.	NONE
ONE SIDE YARD SETBACK:	10, 17, 25 FT. (2)	24.0 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
TOTAL BUILDING COVERAGE:	30% OF LOT AREA 20,537 SF	14.1 % OF LOT AREA 9,720 SF	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	-	2	NONE

ZONING DISTRICT: C-4 COMMERCIAL GENERAL DISTRICT			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT WIDTH:	25 FT.	N/A	NONE
MINIMUM LOT DEPTH:	100 FT.	N/A	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	15 FT.	N/A	NONE
REAR YARD SETBACK:	30 FT.	N/A	NONE
ONE SIDE YARD SETBACK:	0 FT. (4)	N/A	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	15 FT.	N/A	NONE
REAR YARD SETBACK:	30 FT.	N/A	NONE
ONE SIDE YARD SETBACK:	0 FT. (4)	N/A	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
ALL BUILDING COVERAGE:	30% OF LOT AREA	N/A	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	N/A	NONE
ACCESSORY BUILDING - FEET:	20 FEET	N/A	NONE

- ZONING REGULATION NOTES:**
- FRONT YARD SETBACK FOR PRINCIPAL BUILDING SHALL BE 15 FT. WITHOUT PARKING OR 75 FT. WITH PARKING.
 - SIDE YARD SETBACK FOR PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE 10 FT.; IF USED AS ONE-WAY VEHICULAR ACCESS, SHALL BE 17 FEET; TWO-WAY VEHICULAR ACCESS, 25 FEET.
 - PARKING PLAN APPROVAL REQUIRED IN ACCORDANCE WITH §§ 300-179 THROUGH 300-182 AND 300-183 THROUGH 300-186. SEPARATE STRUCTURES LESS THAN 500 SQUARE FEET SHALL NOT BE PERMITTED.
 - NONE, BUT IF PROVIDED SHALL BE 10 FEET; IF USED AS ONE-WAY VEHICULAR ACCESS, SHALL BE 17 FEET; TWO-WAY VEHICULAR ACCESS, 25 FEET; IF IT ADJOINS AN R DISTRICT, SHALL BE 50 FEET.

PARKING SCHEDULE

REQUIRED PARKING:	
WAREHOUSE:	4 EMPLOYEES @ 1/2 EMPLOYEES = 2 SPACES
RETAIL SPACE / OFFICE SPACE:	16,000 SF / 1000 SF X 4 SPACES = 64 SPACES
TOTAL PROVIDED REQUIRED:	66 SPACES
PROVIDED PARKING:	41 STANDARD 22 LANDBANKED 3 HANDICAP
TOTAL PROVIDED PARKING:	66 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES



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No.	Date	Comments
1	12/24/19	Plan Revisions
2	1/10/20	Plan Revisions
3	3/06/20	Plan Update
4	4/01/20	Plan Update

SCALE: 1" = 20'
 DRAWN BY: JCR
 DATE: 12.03.19

SITE PLAN

SITE PLAN PREPARED FOR
ATLANTIC APPLIANCE
 2010 MAPLE HILL STREET
 Town of Yorktown Westchester County, New York

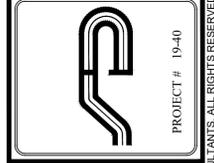
NOTE: 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY WARD CARPENTER ENGINEERS INC., DATED 8/20/19. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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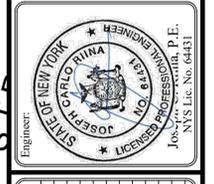


LEGEND

- 222 EXISTING GRADING
- X 222.8 EXISTING SPOT GRADE
- PROPERTY LINE / RIGHT OF WAY
- EDGE OF WETLAND
- 100' WETLAND BUFFER
- EXISTING WATER LINE
- EXISTING DRAINAGE INLET
- EXISTING SANITARY LINE



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 DRAWN BY: JCR
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EXISTING CONDITIONS PLAN

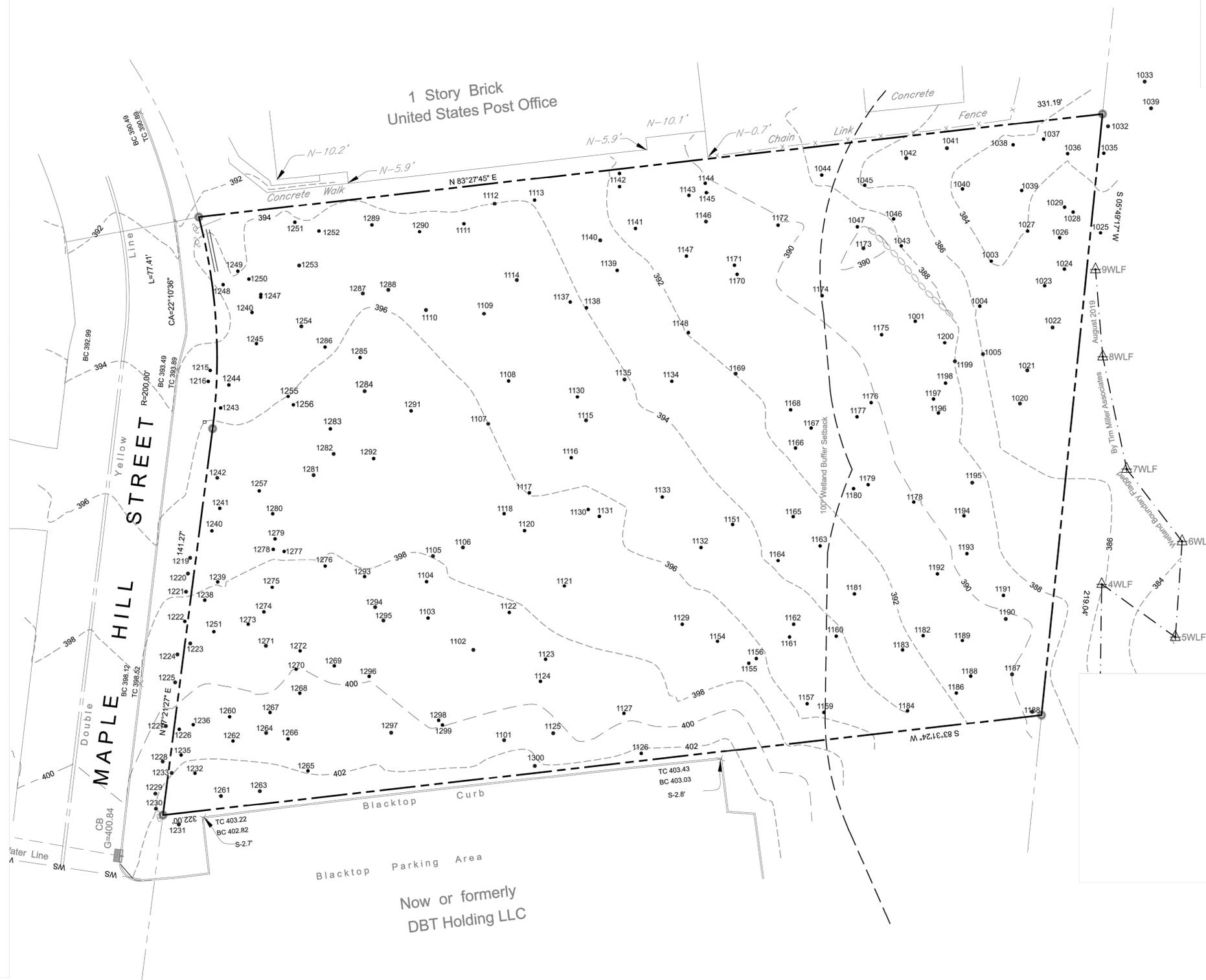
SITE PLAN PREPARED FOR
ATLANTIC APPLIANCE
 2010 MAPLE HILL STREET
 Town of Yorktown Westchester County, New York

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SCALE: 1"=20'-0"
 SAFETY: Dig, Drill or Blast!
 UFPD
 www.ufpd.com

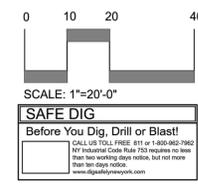
Cut (x)	Tag #	Species	Size (in)	Notes
x	1001	BK Cherry	10	
x	1003	Elm	8	Leaning
x	1004	Red Maple	16	
x	1006	Red Maple	9	
x	1009	Red Maple	12	
x	1010	Cottonwood	18	
x	1011	Cottonwood	14	
x	1012	Norway Maple	14	
x	1013	Cottonwood	14	
x	1015	Cottonwood	16	
x	1016	Cottonwood	16	
x	1018	Pin Oak	8	
x	1019	Ash	20	
x	1020	Red Maple	8	Leaning/Vines
x	1022	Red Oak	20	
x	1025	Cottonwood	24	
x	1027	Norway Maple	12	
x	1028	Cottonwood	24	dead limbs
x	1029	Sycamore	16	
x	1030	Elm	8	
x	1034	Ash	16	Vines
x	1035	Cottonwood	12	brittle
x	1036	Sycamore	10	
x	1037	Cottonwood	20	
x	1038	Elm	8	Vines
x	1039	Cottonwood	26	
x	1043	BK Cherry	14	
x	1044	Hickory	16	
x	1045	BK Cherry	10-10	Vines
x	1047	Ash	12	Vines
x	1103	Red Maple	14	
x	1104	Red Maple	20	
x	1107	Red Maple	16	
x	1108	Red Maple	18-20	
x	1110	Red Maple	16	
x	1111	Red Maple	28	
x	1112	Elm	10	
x	1113	Red Maple	14-18	
x	1114	Ash		Dead
x	1115	Red Maple	16	
x	1116	Red Maple	8	
x	1117	Red Maple	12	
x	1118	Ash		Dead
x	1119	Red Maple	10	
x	1120	Red Maple	10-18	
x	1121	Red Maple	22	
x	1122	Red Maple	14	
x	1123	Red Maple	12	
x	1124	Red Maple	28	
x	1126	Red Maple	16	
x	1127	Red Maple	10-12-14-14	
x	1128	Red Maple	16	
x	1129	Red Maple	12	
x	1130	Red Maple	18	
x	1131	Red Maple	18	
x	1132	Red Maple	12	
x	1133	Red Maple	8-10	
x	1134	Red Maple	12-14	
x	1135	Elm	12	
x	1136	Red Maple	12	
x	1137	Red Maple	18	
x	1138	Red Maple	22	
x	1139	Red Maple	16-6	
x	1141	Red Maple	14	
x	1142	Hickory	18	
x	1143	Red Maple	12	
x	1144	Elm	14	
x	1145	BK Birch	8	
x	1147	Pin Oak	22	
x	1148	Red Maple	24	
x	1149	Pin Oak	12	Leaning
x	1150	Red Maple	12	
x	1151	Red Maple	15-18-18	
x	1152	Red Maple	14	
x	1153	Red Maple	14	
x	1154	Red Maple	14	
x	1155	Red Maple	18	
x	1156	Red Maple	16	
x	1157	Red Maple	12	
x	1158	Red Maple	16	
x	1159	Red Maple	26	
x	1160	Red Maple	18	
x	1161	Red Maple	10-12	
x	1162	Red Maple	16	
x	1163	Red Maple	10	
x	1164	Red Maple	20	
x	1165	Red Maple	12	
x	1166	Red Maple	14	
x	1167	Red Maple	24	
x	1168	Red Maple	10	
x	1169	Red Maple	16	
x	1170	Red Maple	12	
x	1171	BK Cherry	12	
x	1172	Pin Oak	30	
x	1174	BK Cherry	10	
x	1176	Red Maple	24	
x	1177	Red Maple	10	
x	1178	Red Maple	22	
x	1179	Pin Oak	22	



x	1180	Red Maple	22	
x	1181	Red Maple	14	
x	1182	Red Maple	8	
x	1183	Red Maple	8	
x	1184	Red Maple	12-12-6-8	Vines
x	1185	Red Maple	8	
x	1186	Red Maple	10	
x	1187	Red Maple	15	
x	1188	Red Maple	22	
x	1189	Red Maple	22	
x	1191	Red Maple	14	
x	1192	Red Maple	22	
x	1193	Red Maple	14	
x	1194	Red Maple	14	
x	1195	Red Maple	22	
x	1196	BK Cherry	8	
x	1197	Elm	10	Leaning
x	1198	Beech	14	
x	1200	Pin Oak	22	
x	1216	Red Maple	16	Vines
x	1222	BK Cherry	12	
x	1225	Red Maple	10	
x	1228	Pin Oak	8	
x	1232	BK Cherry	20	
x	1233	Norway Maple	10	
x	1234	Red Maple	14	
x	1235	Red Maple	10	
x	1236	Red Maple	12	
x	1238	Red Maple	10-12	
x	1239	Red Maple	12-10-10-8	
x	1240	Red Maple	22	
x	1241	Red Maple	20	
x	1243	Red Maple	10	
x	1244	Red Maple	16	
x	1245	Red Maple	10-10	
x	1246	Red Maple	14	
x	1247	Red Maple	22	
x	1249	Red Maple	8	
x	1250	Red Maple	12	Vines
x	1251	Red Maple	12	
x	1252	Red Maple	10-10	
x	1253	Red Maple	14	
x	1254	Red Maple	22	
x	1255	Red Maple	12	
x	1256	Red Maple	18	
x	1257	Red Maple	4-16	
x	1260	BK Cherry	14-12	
x	1261	Red Maple	20	
x	1262	Red Maple	20	
x	1263	Red Maple	8	
x	1265	Red Maple	10	
x	1266	Red Maple	30	
x	1269	Red Maple	16	
x	1270	Red Maple	14	
x	1271	Red Maple	8	
x	1272	Red Maple	14	
x	1273	BK Cherry	12	
x	1274	Red Maple	8-5	
x	1275	Red Maple	18	
x	1276	Red Maple	9	
x	1277	Red Maple	16	
x	1278	Red Maple	10	
x	1279	Red Maple	8	
x	1280	Red Maple	14	
x	1281	Red Maple	8	
x	1282	Red Maple	8	
x	1283	Red Maple	14	
x	1284	Red Maple	20	
x	1285	Red Maple	26	
x	1286	Red Maple	18	
x	1287	Red Maple	16	
x	1288	Red Maple	10	
x	1289	Red Maple	20	
x	1290	Elm	14	
x	1291	Elm	12	
x	1292	Red Maple	24	
x	1293	Red Maple	10	
x	1294	Red Maple	12	
x	1295	BK Cherry	8	Leaning
x	1296	Red Maple	18	
x	1298	Red Maple	14-14	
x	1299	Red Maple	14	
x	1300	BK Cherry	8	

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Tree Survey Updated by:
 Tim Miller Associates, Inc.
 Environmental and Planning Services
 10 North Street, Cold Spring, NY
 845 265 4400



PROJECT # 19-40

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Revisions:	No.	Date	Comments
	1	12/24/19	Plan Revisions
	2	1/10/20	Plan Revisions
	3	3-06-20	Plan Update
	4	4-01-20	Plan Update

SCALE: NTS	DRAWN BY: TC	DATE: 1/10/19
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TREE SURVEY PLAN

SITE PLAN PREPARED FOR
ATLANTIC APPLIANCE
 2010 MAPLE HILL STREET
 Westchester County, New York

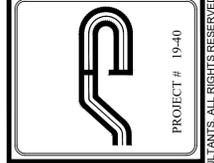
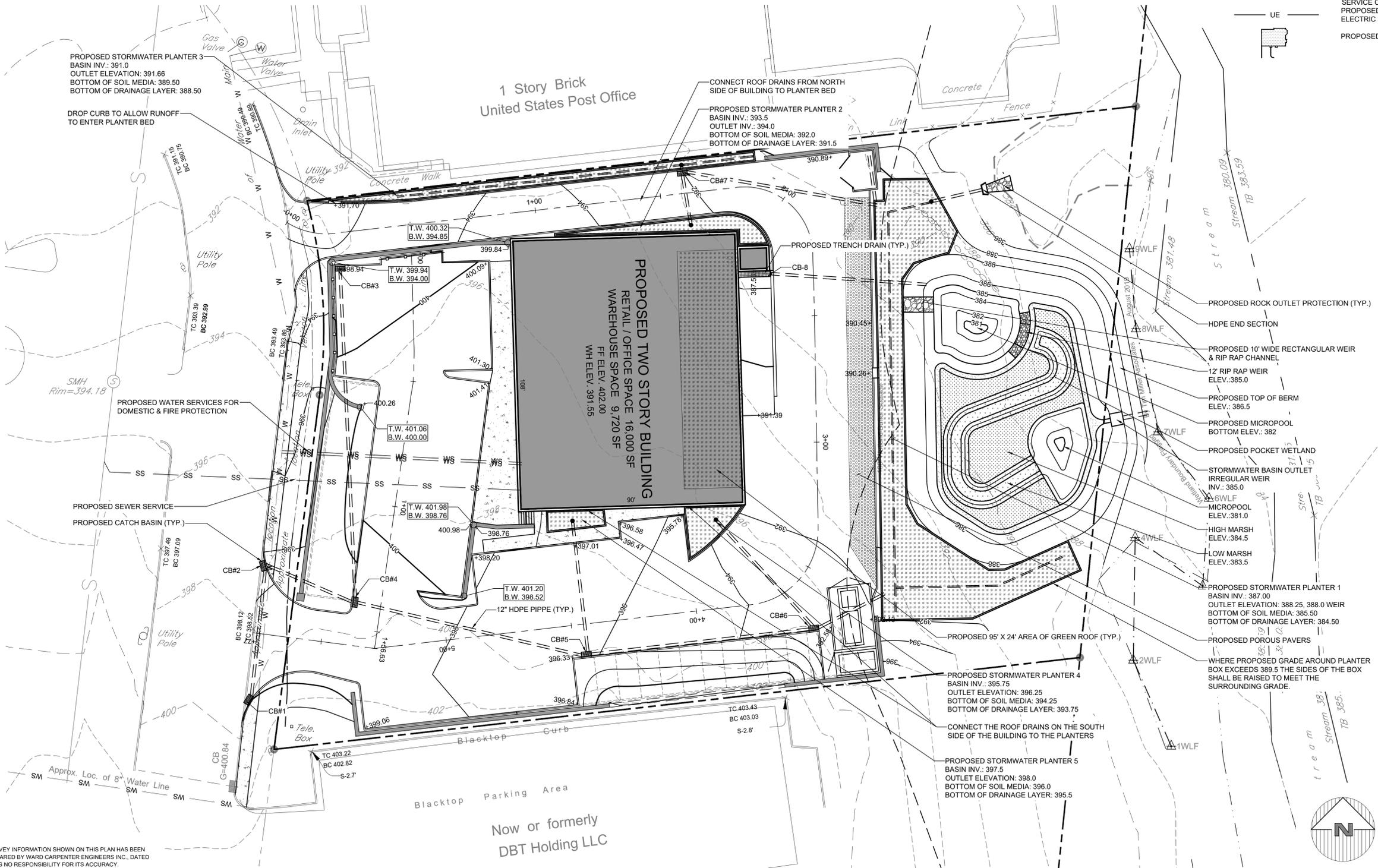
Sheet 4 of 12

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PIPE	UPSTREAM STRUCTURE	RIM	DOWNSTREAM STRUCTURE	RIM	LENGTH (FT)	UPSTREAM INV.	DOWNSTREAM INV.	SLOPE (%)	PIPE DIAMETER (INCHES)
CB-1 TO CB-2	CB-1	399.68	CB-2	397.67	49.10	396.88	394.67	3.75	12
CB-2 TO CB-4	CB-2	399.67	CB-4	399.18	36.69	394.42	394.22	0.50	12
CB-3 TO CB-4	CB-3	398.93	CB-4	399.18	128.73	395.85	395.16	0.50	12
CB-4 TO CB-5	CB-4	399.18	CB-5	396.17	91.08	393.97	393.17	0.85	12
STORMWATER PLANTER 5 TO CB-5	STORMWATER PLANTER 5	398.00	CB-5	396.17	53.07	394.50	393.11	4.14	12
CB-5 TO CB-6	CB-5	396.17	CB-6	392.75	88.84	393.11	389.75	3.42	12
STORMWATER PLANTER 4 TO CB-6	STORMWATER PLANTER 4	395.75	CB-6	392.75	58.99	390.12	389.58	0.91	12
CB-6 TO STORMWATER PLANTER 1	CB-6	392.75	STORMWATER PLANTER 1	N/A	26.53	389.50	388.09	4.98	12
STORMWATER PLANTER 2 TO CB-7	STORMWATER PLANTER 2	394.00	CB-7	392.12	19.78	389.00	388.50	2.48	12
STORMWATER PLANTER 3 TO CB-7	STORMWATER PLANTER 3	391.66	CB-7	392.12	4.13	388.50	388.48	0.50	12
CB-7 TO STORMWATER PLANTER 1	CB-7	392.12	STORMWATER PLANTER 1	N/A	82.23	388.48	388.06	0.50	12
STORMWATER PLANTER 1 TO OUTLET	STORMWATER PLANTER 1	388.00	OUTLET	N/A	24.39	384.50	384.38	0.50	12

LEGEND

- EXISTING GRADING
- EXISTING SPOT GRADE
- PROPOSED GRADING
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED CURB
- EDGE OF WETLAND
- 100' WETLAND BUFFER
- EXISTING WATER LINE
- EXISTING DRAINAGE INLET
- EXISTING SANITARY LINE
- PROPOSED DRAINAGE LINE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED SEWER SERVICE CONNECTION
- PROPOSED WATER SERVICE CONNECTION
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED STRUCTURE AND DRIVE



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	4	4/01/20	Plan Update

SCALE: 1" = 20'
DRAWN BY: RMS
DATE: 12.03.19

IMPROVEMENT PLAN

SITE PLAN
PREPARED FOR
ATLANTIC APPLIANCE
2010 MAPLE HILL STREET
Town of Yorktown Westchester County, New York

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PLANT SCHEDULE

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
TREES			
AR	6	Acer rubrum "October Glory"	3 1/2"-4" Cal.
CAR	42	Carpinus caroliniana "Firespire" – Upright Hornbeam	7'-8' HT.
TH	22	Thuja p."Green Giant" – Northern Cedar	6'-7' HT.
ILX	34	Ilex glabra "Densa" – Densa Inkberry	5 Gal.
JUN	75	Juniperus "Parsonii" -Parsons Juniper	3 Gal.
HEL	10	Parthenocissus quinquefolia – Virginia Creeper	3 Gal.
RLO	27	Rhus a. "Gro-Low" – Gro-Low Sumac	3 Gal.

PLANTING SPECIFICATIONS:

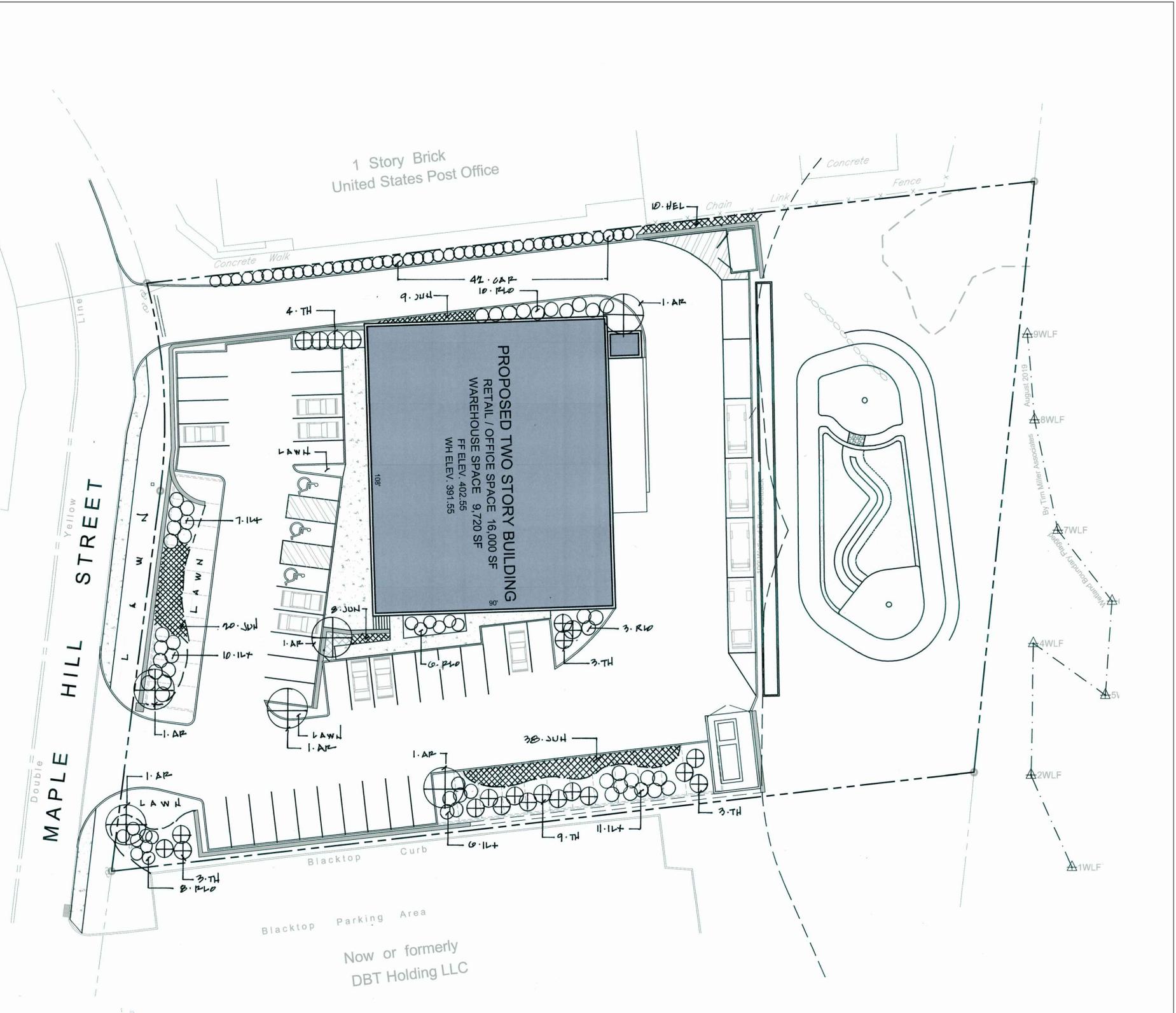
GENERAL: All plants, shrubs and vines, shall meet the specifications for "plant material" as per the American Horticultural Society. The landscape architect reserves the right to inspect all plants prior to shipping. All plants shall be guaranteed for one full year from the time the landscaping is formally accepted by the owner and the Town of Yorktown, NY.

PLANTING: All plants shall be planted in planting pits two times the diameter of the plant ball or container, and 12" deeper than the plant ball or container. The plants shall be planted so the root flare is exposed. Backfill for all planting pits shall be as follows: Two parts native soil, one part screened topsoil and one part humus. "Roots Plus" shall be added to all backfill, as per label directions.

WATERING: Landscape contractor shall keep all plantings well-watered until final approval by the owner.

MULCHING: All planting beds shall be mulched with three (3) inches of shredded Cedar bark. All trees shall be mulched with three (3) inches of shredded bark in a four (4) foot diameter circle around each existing tree. No colored wood chip mulch. Mulch should not come in direct contact with the trunk of trees or basal stems of shrubs.

LAWN AREAS: All disturbed areas shall be sodded. All sodded shall have a minimum of four (4) inches of topsoil as a base. Sod bed shall be fine graded, with all stones and debris over 1" in diameter removed. Sod shall be farm grown and meet the specifications of the American Sod Growers Association.



FRANK GIULIANO - LANDSCAPE ARCHITECT
 8 PINETREE DRIVE KATONAH, NY 10536
 914-962-3690
 FG1ARCH@AOL.COM



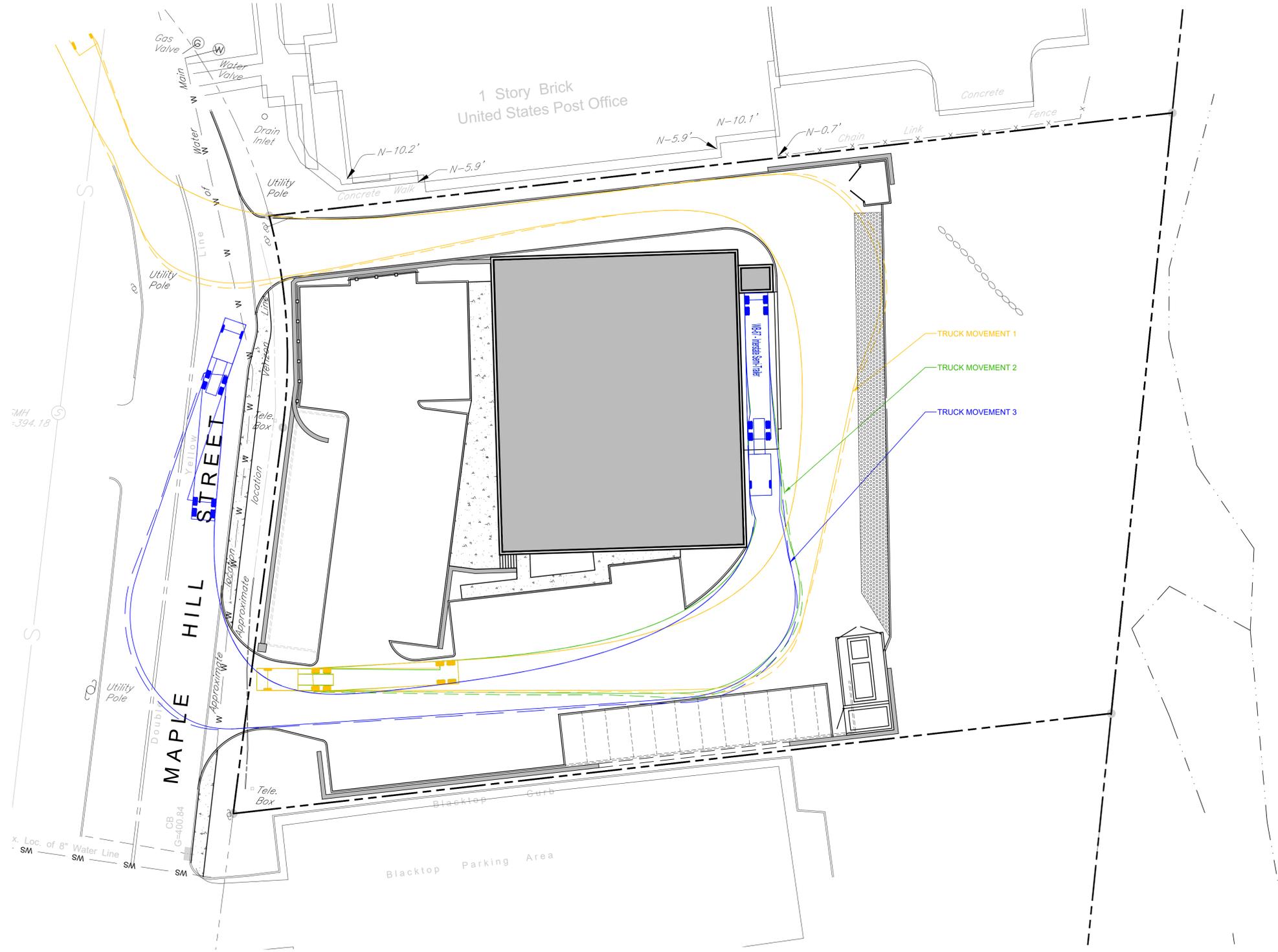
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	4	4/01/20	Plan Update

SCALE: #####
 DRAWN BY: FG
 DATE: 2-20-20

LANDSCAPE PLAN

SITE PLAN PREPARED FOR
ATLANTIC APPLIANCE
 2010 MAPLE HILL STREET
 Town of Yorktown Westchester County, New York

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



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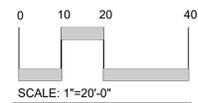
X Loc. of 8" Water Line
SM SM SM SM

MAPLE HILL STREET
Yellow
Double
Approximate
location

1 Story Brick
United States Post Office

Blacktop Parking Area

TRUCK MOVEMENT 1
TRUCK MOVEMENT 2
TRUCK MOVEMENT 3

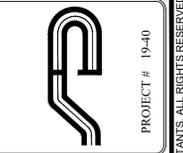


SCALE: 1"=20'-0"

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 8/20/19. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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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.



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Revisions:	No.	Date	Comments
	1	12/24/19	Plan Revisions
	2	1/10/20	Plan Revisions
	3	3/06/20	Plan Update
	4	4/01/20	Plan Update

SCALE: 1" = 20'
DRAWN BY: RMS
DATE: 12.03.19

TURNING MOVEMENT PLAN

SITE PLAN
PREPARED FOR
ATLANTIC APPLIANCE
2010 MAPLE HILL STREET
Town of Yorktown Westchester County, New York

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GENERAL EROSION CONTROL NOTES:

- Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
- Catch basin inlet protection must be installed and operating at all times until tributary areas have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
- All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
- The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
- All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 7 days. Refer to soil stockpile details.
- Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
- All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
- Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
- All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
- All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
- Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Town officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place all of the volume of seed mix prior to laying net, or as recommended by the manufacturer.
- To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
- Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
- Contractor shall be responsible for construction inspections as per NYSDEC GP-0-15-002 and Town of Yorktown Code.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

N.Y.S.D.E.C. GP-0-15-002 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.

- Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
- Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
- Fill and site disturbances should not be created which causes water to pond off site or on adjacent properties.
- Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a sediment trap or silt fence. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
- For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
- All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
- All sites shall be stabilized with erosion control materials within 7 days of final grading.
- Temporary sediment trapping devices shall be removed from the site within 30 days of final stabilization.

MAINTENANCE SCHEDULE:

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	---	INSP.	INSP.	INSP.	CLEAN/ REPLACE	REMOVE
WHEEL CLEANER	CLEAN	---	---	---	REPLACE	REMOVE
INLET PROTECTION	---	INSP.	INSP.	CLEAN	REPLACE	REMOVE
SOIL STOCKPILE	---	INSP.	INSP.	INSP.	SEED AS NECESSARY	REMOVE
WATER BARS	---	INSP.	INSP.	INSP.	CLEAN/ REPLACE	REMOVE
CONSTRUCTION ENTRANCE	---	INSP.	INSP.	INSP.	CLEAN/ REPLACE	REMOVE

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

The stormwater management system and outlet structure shall be inspected on a regular basis and after every rainfall event. Sediment build up shall be removed from the inlet protection regularly to insure detention capacity and proper drainage. Outlet structure shall be free of obstructions. All piping and drain inlets shall be free of obstruction. Any sediment build up shall be removed.

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

Controls (including respective outlet structures) should be inspected periodically for the first few months after construction and on an annual basis thereafter. They should also be inspected after major storm events.

DEBRIS AND LITTER REMOVAL:

Twice a year, inspect outlet structure and drain inlets for accumulated debris. Also, remove any accumulations during each mowing operation.

STRUCTURAL REPAIR/REPLACEMENT:

Outlet structure must be inspected twice a year for evidence of structural damage and repaired immediately.

EROSION CONTROL:

Unstable areas tributary to the basin shall immediately be stabilized with vegetation or other appropriate erosion control measures.

SEDIMENT REMOVAL:

Sediment should be removed after it has reached a maximum depth of five inches above the stormwater management system floor.

CONSTRUCTION SEQUENCE:

Refer to the Plan Set for all plans and details which relate to Construction Sequence.

- Prior to the beginning of any site 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.
- Prior to the start of the project, an on-site pre-construction meeting will be held, this will be attended by the project owner, the operator responsible for complying with the approved construction drawings including the erosion and sediment control (E&SC) plan and details, the design engineer, the engineer responsible for E&SC monitoring during construction, town representatives from the engineering department and code enforcement, and representatives from the NYC DEP. The NYC DEP shall be notified 48 hrs prior to the preconstruction meeting.
- A licensed surveyor must define infrastructure locations, limits of disturbance, stormwater basin limits, and grades in the field prior to start of any construction. Limits of disturbance shall be marked with the installation of construction fence or approved equal. The extents of the stormwater management system shall be cordoned off to minimize the disturbance on this area.
- Install all perimeter erosion control measures, construction entrance as shown on the Erosion and Sediment Control Plan and the associated Details. Install silt fencing at the bottom of slopes. The standards established in Part 1.B 1.b of the GP-015-002 included in appendix B of this SWPPP must be adhered to.
- Strip site, clear vegetation, and place topsoil in stockpile locations shown on the plan.
- Begin rough grading the site. Contractor to limit exposure of denuded soils by providing temporary stabilization for work areas that will remain undisturbed for over seven (7) days. Chipped rock that is not suitable to remain on site shall be hauled away and properly disposed of. An area has been provided for the stockpiling of removed soil and rock which is to be removed from the site.
- Rough grade building, driveway, and parking area.
- Begin construction of building.
- Begin the excavation and installation of the stormwater management system. Protect trenches and open excavations from erosion. Entry into the system shall be blocked off until site has reached final stabilization. Once system has been installed, backfill, seed where necessary, and reinstall measures to cordon off the system from disturbance.
- During site construction maintain and re-establish as required erosion control and stabilization measures as required by the site plan and details.
- Excavate to the sub-grade level. Scarify the existing soil to a depth of 12-inches by rototilling or other means acceptable to the Engineer. Install all courses of stone as per the specifications given on the Plan.
- Install base course of Item 4 in all pavement areas. Stabilize all open areas with seed and mulch.
- Construct remainder of building, driveway and parking areas. First install curbs, asphalt binder, and concrete sidewalk. Once binder course is installed, drainage outlet may be unblocked.
- Backfill curbs, grade, place final soil topping and put in place permanent vegetative cover over all disturbed areas, landscape beds, slopes, etc.
- Once site stabilization has taken place (An area shall be considered to have achieved final stabilization when it has a minimum uniform 80% perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding and other movements), remove all temporary erosion and sediment controls, unplug the drainage system to allow runoff to enter the stormwater management system.

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.

TOPSOIL:

Existing topsoil will be removed and stored in piles sufficiently as to avoid mixing with other excavation. Stockpiles shall be surrounded by erosion control as outlined on these plans. The furnishing of new topsoil shall be of a better or equal to the following criteria (SS713.01 NYSDOT):

- The pH of the material shall be 5.5 to 7.6.
- The organic content shall not be less than 2% or more than 70%.
- Gradation:

SIEVE SIZE	% PASSING BY WGT.
2 INCH	100
1 INCH	85 TO 100
1/4 INCH	65 TO 100
NO. 200 MESH	20 TO 80

PERMANENT VEGETATIVE COVER:

- Site preparation:
 - Install erosion control measures.
 - Scarify compacted soil areas.
 - Lime as required to pH 6.5.
 - Fertilize with 10-6-4 4 lbs/1,000 S.F.
 - Incorporate amendments into soil with disc harrow.
- Seed mixtures for use on swales and cut and fill areas.

MIXTURE		LBS./ACRE
ALT. A	KENTUCKY BLUE GRASS	20
	CREeping RED FESCUE	28
	RYE GRASS OR REDTOP	5
ALT. B	CREeping RED FESCUE	20
	REDTOP	2
	TALL FESCUE/SMOOTH BLOOMGRASS	20

SEEDING

- Prepare seed bed by raking to remove stones, twigs, roots and other foreign material.
- Apply soil amendments and integrate into soil.
- Apply seed uniformly by cyclone seeder culti-packer or hydro-seeder at rate indicated.
- Stabilize seeded areas in drainage swales.
- Irrigate to fully saturate soil layer, but not to dislodge planting soil.
- Seed between April 1st and May 15th or August 15th and October 15th.
- Seeding may occur May 15th and August 15th if adequate irrigation is provided.

TEMPORARY VEGETATIVE COVER:

SITE PREPARATION:

- Install erosion control measures.
- Scarify areas of compacted soil.
- Fertilize with 10-10-10 at 400/lb/acre.
- Lime as required to pH 6.5.

SEED SPECIES:

MIXTURE	LBS./ACRE
Rapidly germinating annual ryegrass (or approved equal)	20
Perennial ryegrass	20
Cereal oats	36

SEEDING:

Same as permanent vegetative cover

CONTRACTOR CERTIFICATION STATEMENT

Certification Statement - All contractors and subcontractors as identified in a SWPPP, by the Owner or Operator, in accordance with Part III.A.5 of the SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-15-002, dated January 29, 2015, Page 10 of 40, shall sign a copy of the following Certification Statement before undertaking any construction activity at the Site identified in the SWPPP:

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the Qualified Inspector during a site inspection. I also understand that the Owner or Operator must comply with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharge from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Individual Contractor: _____
 Name and Title (please print): _____
 Signature of Contractor: _____
 Company / Contracting Firm: _____
 Name of Company: _____
 Address of Company: _____
 Telephone Number / Cell Number: _____
 Site Information: _____
 Address of Site: _____
 Today's Date: _____

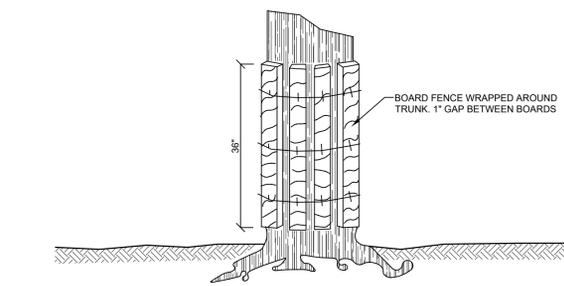
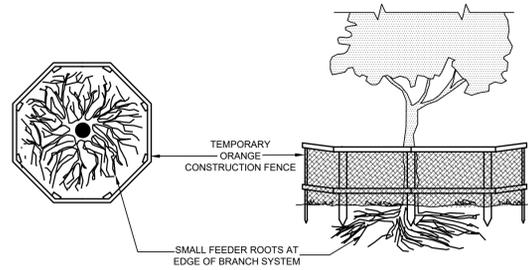
OWNER / OPERATOR CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Name (please print): _____
 Title: _____
 Date: _____
 Address: _____
 Phone: _____
 Signature: _____
 E-mail: _____

POST CONSTRUCTION MAINTENANCE SCHEDULE:

Control to be Inspected	Inspection Frequency	Maintenance Threshold Criteria	Maintenance Procedure
Drain Inlets	Quarterly	3" accumulated sediment	Remove debris and sediment.
Stormwater Planters	Quarterly	Ponding for more than 48 hrs	Remove Accumulated sediment and debris; weed and replace plants and mulch as needed.
Pocket Wetland	Quarterly	Ponding for more than 48 hours above permanent pool	Remove Accumulated Sediment and debris. Weed and replace plants and mulch as needed. Clean outlet orifice of debris
Swales	Semi-Annually	Debris and leaves and sediment at 5%	Remove debris and sediment Semi-Annually
Tree Planting	Quarterly	Ponding for more than 48 hours	Remove accumulated sediment and debris; weed and replace dead trees with new ones, and mulch as needed.
Porous Pavers	Quarterly	Paving does not dewater between storms	Clean area of debris and sediment; vacuum sweep area.

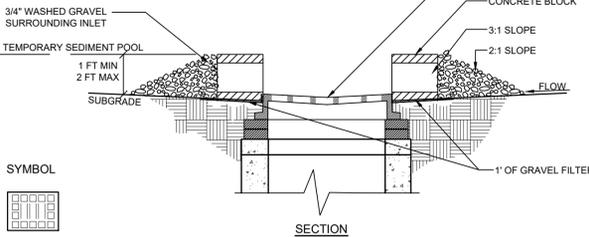
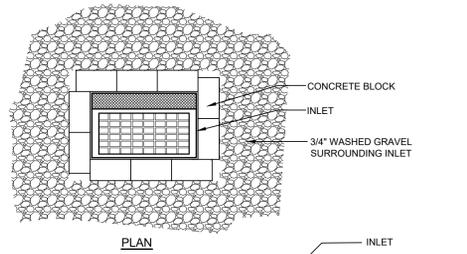


NOTES:
 1. Contractor shall use the tree trunk armor detail for isolated trees that require protection.
 2. As an alternate, the contractor may protect trees in the vicinity of regular heavy traffic / construction areas or clusters of trees to be protected as per the construction fence detail.

E-1

TREE PROTECTION DETAIL

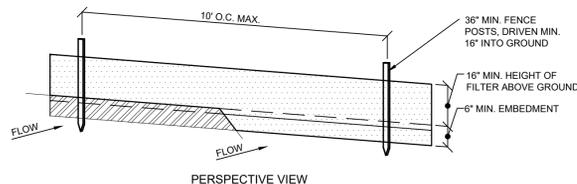
NOT TO SCALE



E-2

INLET PROTECTION DETAIL

NOT TO SCALE



- NOTES:**
- Filter cloth to be fastened securely to post: steel either 1 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 miraf 100x, stalinka t140n or approved equal.
 - Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.
 - Excavate 4 inch trench along the lower perimeter of the site.
 - Unroll a section at a time and position the post against the back (downstream) wall of the trench (net side away from direction of flow).
 - 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.

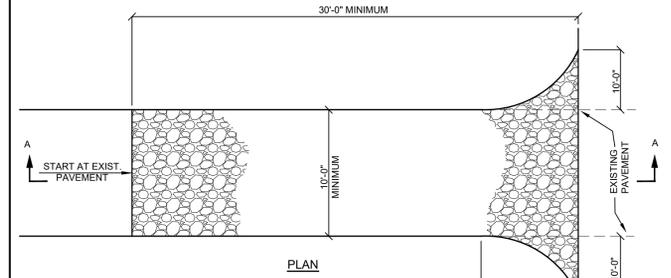
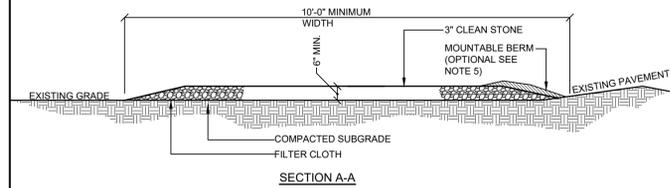
SYMBOL



E-3

SILT FENCE DETAIL

NOT TO SCALE



- 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 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.

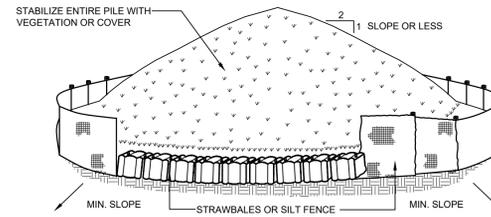
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E-4

STABILIZED CONSTRUCTION ENTRANCE DETAIL

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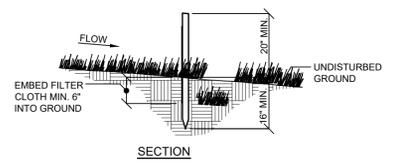
- NOTES:**
- Areas chosen for stockpiling operations shall be dry and stable.
 - Maximum slope of stockpile shall be 1:2.
 - Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or strawbales, then stabilized with vegetation or covered.
 - See detail for installation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



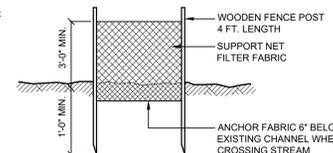
E-5

SOIL STOCKPILE DETAIL

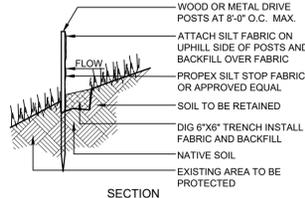
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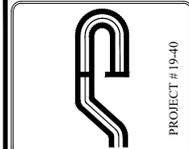
PLAN VIEW, JOINING SECTIONS



ELEVATION



SECTION



PROJECT # 19-40

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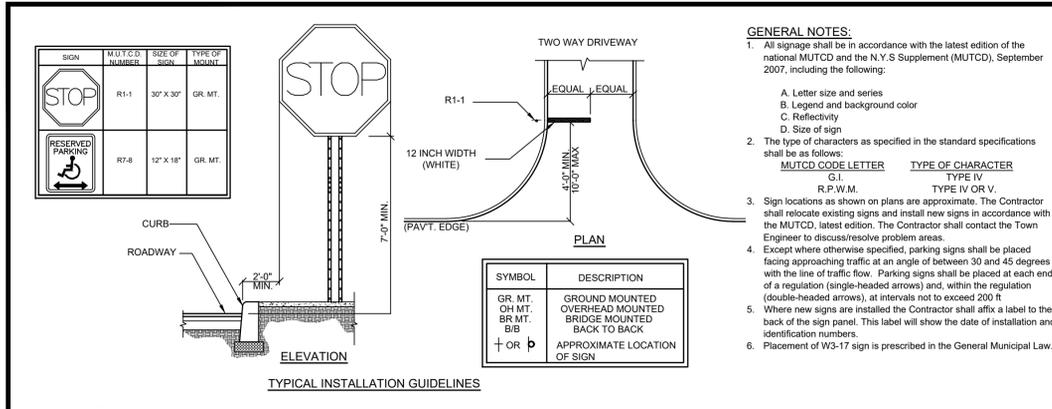


Revisions:	No.	Date	Comments:
	1	2/24/19	Plan Revisions
	2	1/10/20	Plan Revisions
	3	3-06-20	Plan Update
	4	4-01-20	Plan Update

SCALE:	NTS
DRAWN BY:	DR
DATE:	10/16/17

E&SC Notes & Details

ATLANTIC APPLIANCE
 2010 MAPLE HILL STREET
 Westchester County, New York



R-1 TRAFFIC SIGN DETAIL
NOT TO SCALE

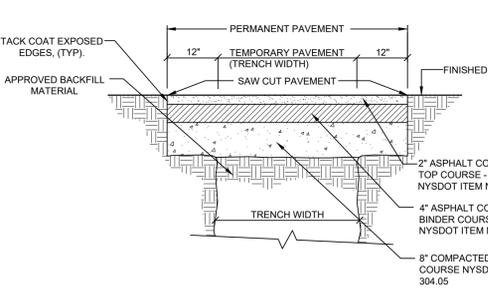
GENERAL NOTES:

- THE ENGINEER WHOSE SEAL APPEARS HEREON HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION, SUBSEQUENTLY, HE IS NOT RESPONSIBLE FOR CONSTRUCTION AND THEREFORE ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PRACTICES, PROCEDURES, AND RESULTS THEREFROM.
- THE ENGINEER SHALL NOT BE HELD RESPONSIBLE OR HELD ACCOUNTABLE FOR THE INTEGRITY OF ANY STRUCTURES CONSTRUCTED OR UNDER CONSTRUCTION PRIOR TO THE APPROVAL OF THE PLANS.
- THE TOWN ENGINEER'S OFFICE AND WATER DISTRICT OFFICE IS TO BE NOTIFIED 24 HOURS BEFORE COMMENCING SITE CONSTRUCTION OR WATER MAIN CONNECTION.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE TOWN'S CODE OF PRACTICE AND SPECIFICATIONS.
- ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
- ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL IN A "CODE 53" PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS.
- SUBSTRUCTURES AND THEIR ENCROACHMENTS BELOW GRADE, IF ANY, ARE NOT SHOWN.
- CONTRACTOR TO VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
- ANY PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE LINES ARE TO BE PLACED UNDERGROUND.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS, AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- THE DESIGN ENGINEER DISCLAIMS ANY LIABILITY FOR DAMAGE OR LOSS INCURRED DURING OR AFTER CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A COPY AND BE FAMILIAR WITH THE TOWN OF SOMERS "SUBDIVISION ROAD CONSTRUCTION SPECIFICATIONS" CHAPTER A174 OF THE TOWN CODE. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADHERE TO THESE SPECIFICATIONS.

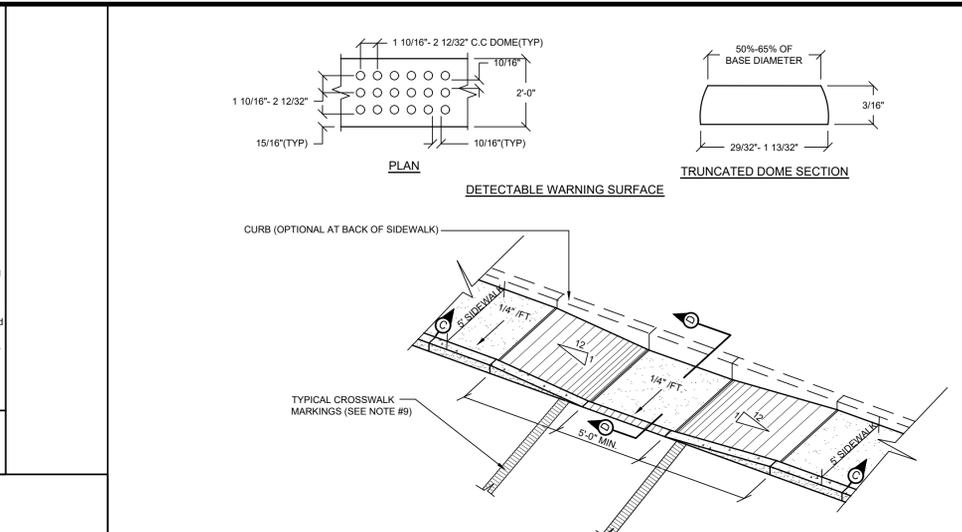
CONTRACTOR RESPONSIBILITIES:

- ALL WORK ON THE PROJECT SHALL BE PERFORMED IN A WORKMAN LIKE MANNER AND SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INDUSTRY. THE OWNER WILL BE THE SOLE JUDGE OF THE ACCEPTABILITY OF THE WORK. MATERIALS AND WORK DEEMED UNACCEPTABLE WILL BE REMOVED AND REDONE AT THE SOLE COST AND RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT HIS WORK AND WILL BE HELD RESPONSIBLE FOR CONSEQUENTIAL DAMAGES DUE TO HIS ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A SEPARATE CONTRACT WITH THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SHORE EXISTING UTILITIES IF REQUIRED BY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE THE BUILDING INSPECTOR IN ADVANCE OF HIS WORK OR AS THE INSPECTOR DEEMS APPROPRIATE.
- ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE OWNER/ENGINEER NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK. THE OWNER/ENGINEER WILL EVALUATE THE SITUATION AND MODIFY THE PLAN AS NECESSARY.
- ALL CHANGES MADE TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
- THE DESIGN ENGINEER DISCLAIMS ANY LIABILITY FOR DAMAGE OR LOSS INCURRED DURING OR AFTER CONSTRUCTION.
- THE CONTRACTOR SHALL SECURE & PAY FOR A BUILDERS RISK POLICY TO COVER THE PERIOD OF CONSTRUCTION. THE ENGINEER & OWNER SHALL BE NAMED AS ADDITIONAL INSURED. ALL CONTRACTORS EMPLOYED AT THE SITE SHALL BE COVERED BY WORKMAN'S COMPENSATION.
- ENGINEER WHOSE SEAL APPEARS HEREON HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION, SUBSEQUENTLY, HE HIS NOT RESPONSIBLE FOR CONSTRUCTION AND THEREFORE ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PRACTICES, PROCEDURES, AND RESULTS THEREFROM.

R-3 ROADWAY PAVEMENT REPLACEMENT DETAIL
NOT TO SCALE



NOTE:
1. Pavement layer thickness shown are minimum values and shall match existing if greater.



ST-1 STONE & MORTAR RETAINING WALL
NOT TO SCALE

GENERAL NOTES:

- All signage shall be in accordance with the latest edition of the national MUTCD and the N.Y.S Supplement (MUTCD), September 2007, including the following:
A. Letter size and series
B. Legend and background color
C. Reflectivity
D. Size of sign
- The type of characters as specified in the standard specifications shall be as follows:
MUTCD CODE LETTER TYPE OF CHARACTER
G.I. TYPE IV
R.P.W.M. TYPE IV OR V
- Sign locations as shown on plans are approximate. The Contractor shall relocate existing signs and install new signs in accordance with the MUTCD, latest edition. The Contractor shall contact the Town Engineer to discuss/resolve problem areas.
- Except where otherwise specified, parking signs shall be placed facing approaching traffic at an angle of between 30 and 45 degrees with the line of traffic flow. Parking signs shall be placed at each end of a regulation (single-headed arrows) and, within the regulation (double-headed arrows), at intervals not to exceed 200 ft.
- Where new signs are installed the Contractor shall affix a label to the back of the sign panel. This label will show the date of installation and identification numbers.
- Placement of W3-17 sign is prescribed in the General Municipal Law.

R-4 SIDEWALK CURB-RAMP DETAIL
NOT TO SCALE

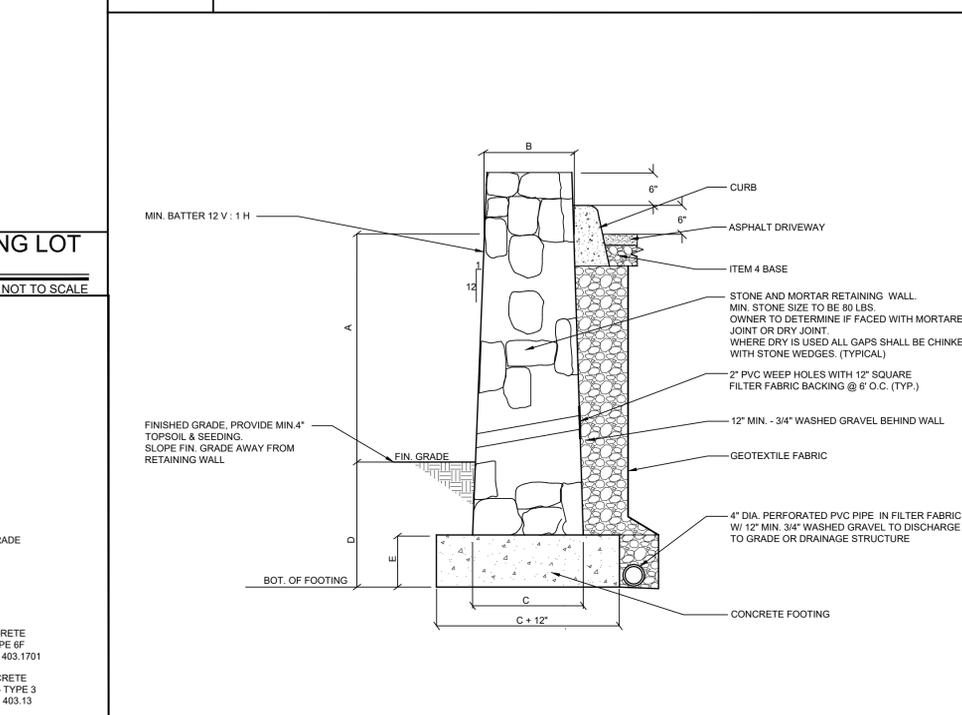
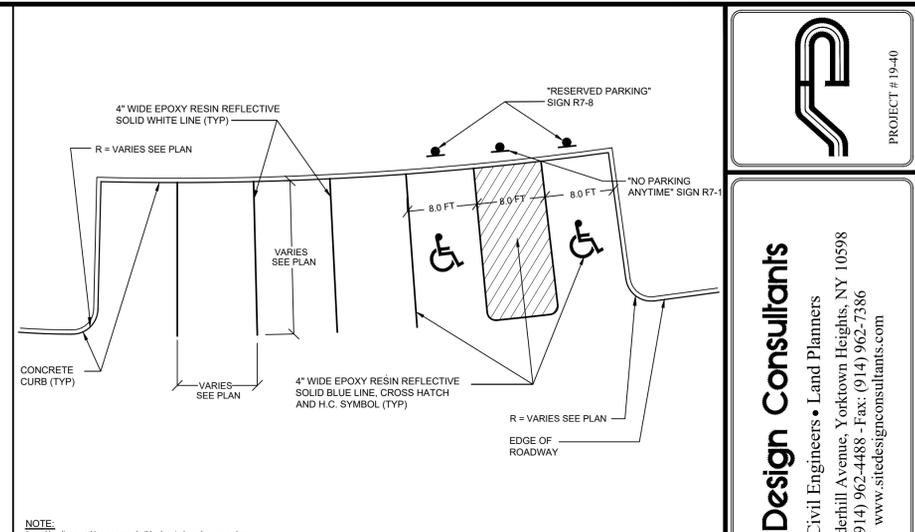


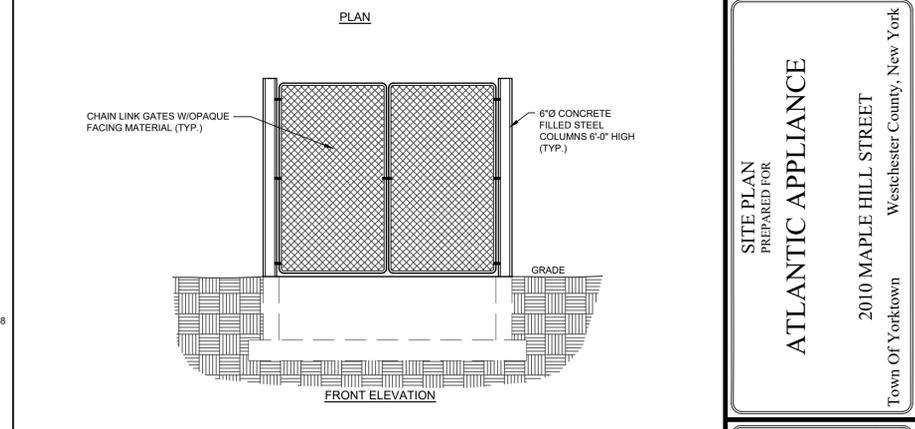
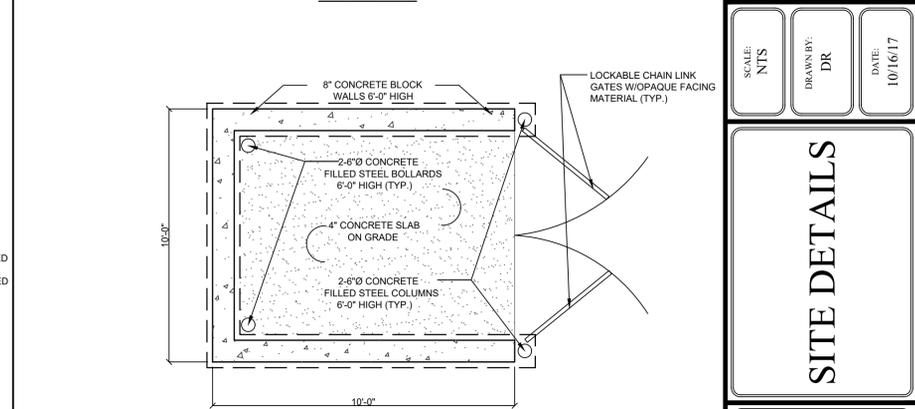
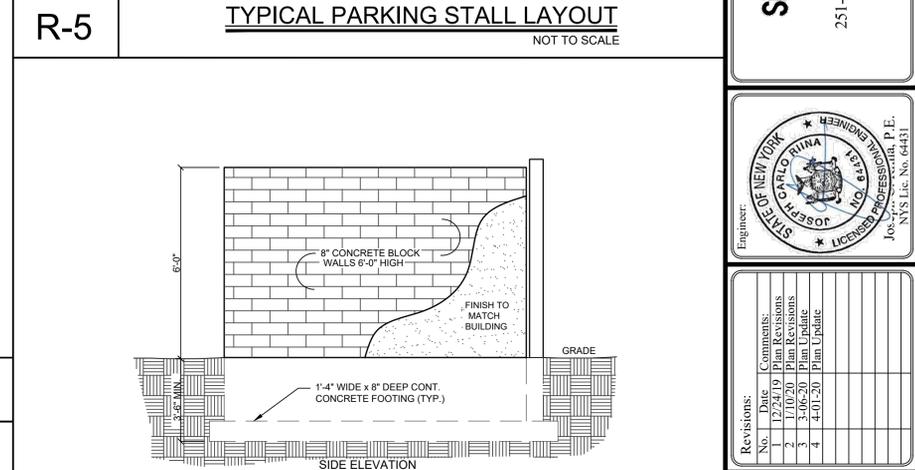
TABLE-1

WALL HEIGHT "A"	TOP OF WALL WIDTH "B"	BOTTOM OF WALL WIDTH "C"	BURIAL DEPTH "D"	FOOTING DEPTH "E"
4'-0"	2'-0"	2'-6"	3'-6"	2'-0"
6'-6"	2'-6"	3'-0"	3'-6"	2'-6"

NOTES:
1. Heavy construction equipment shall not be used within 5 ft of the wall.
2. Walls above 4 ft shall have Durawall reinforcement placed at 2' high intervals.
3. When on rock ledge, base of wall shall be anchored to rock using a 3 ft long #8 dowel @ 4' O.C. Dowel shall have a min. rock embedment of 1 ft.

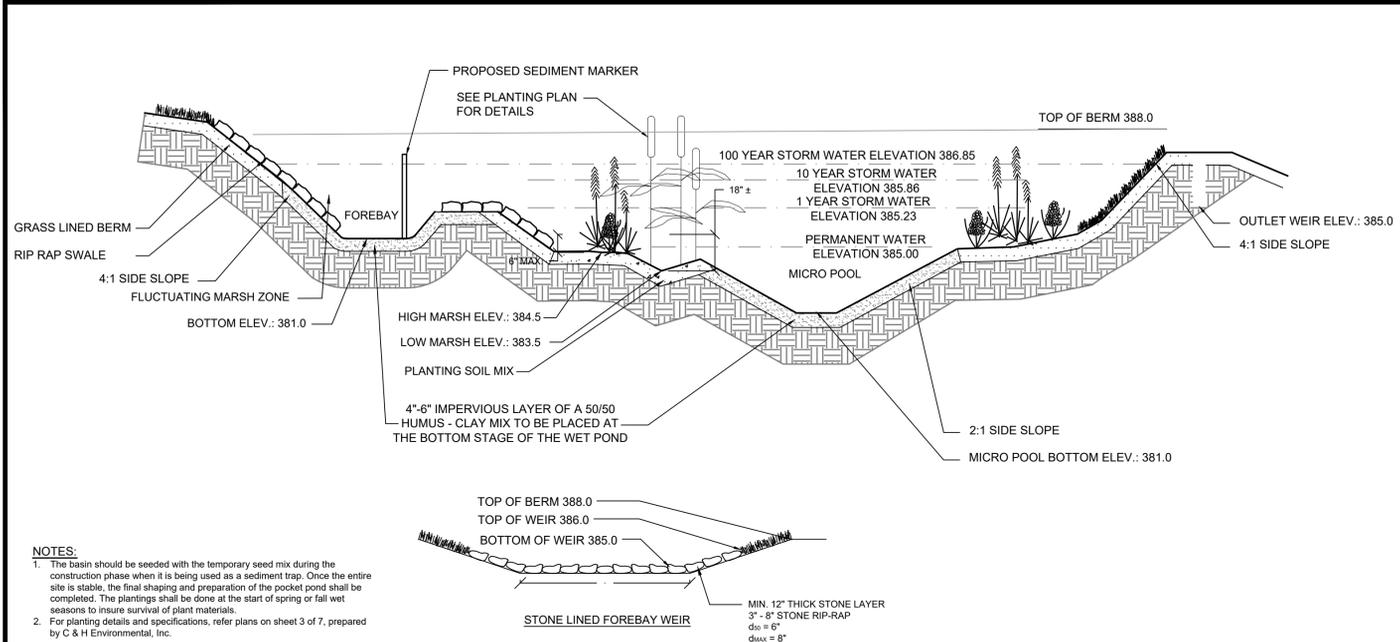


R-5 TYPICAL PARKING STALL LAYOUT
NOT TO SCALE



F-1 TRASH ENCLOSURE
NOT TO SCALE

PROJECT # 19-40
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 www.sitedesignconsultants.com
 STATE OF NEW YORK
 JOSEPH P. RUINA
 LICENSED PROFESSIONAL ENGINEER
 NYS Lic. No. 64431
 Revisions:
 No. Date Comments
 1 2/24/19 Plan Revisions
 2 1/10/20 Plan Revisions
 3 3-06-20 Plan Update
 4 4-01-20 Plan Update
 SCALE: NTS
 DRAWN BY: DR
 DATE: 10/16/17
SITE DETAILS
 SITE PLAN PREPARED FOR
ATLANTIC APPLIANCE
 2010 MAPLE HILL STREET
 Westchester County, New York
 Town Of Yorktown
 Sheet 10 of 12



NOTES:

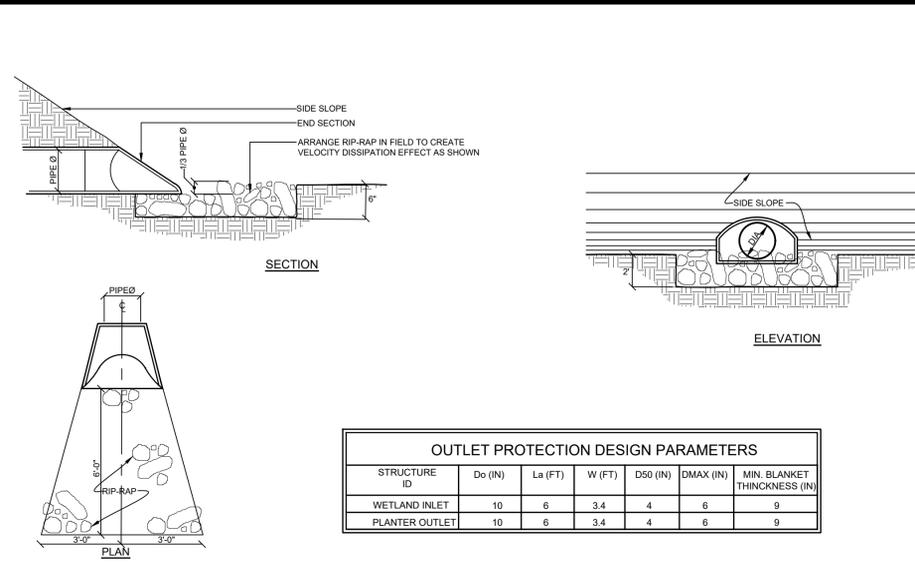
- The basin should be seeded with the temporary seed mix during the construction phase when it is being used as a sediment trap. Once the entire site is stable, the final shaping and preparation of the pocket pond shall be completed. The plantings shall be done at the start of spring or fall wet seasons to insure survival of plant materials.
- For planting details and specifications, refer plans on sheet 3 of 7, prepared by C & H Environmental, Inc.

TEMPORARY VEGETATIVE COVER SPECIFICATIONS FOR DETENTION BASIN SIDE SLOPES

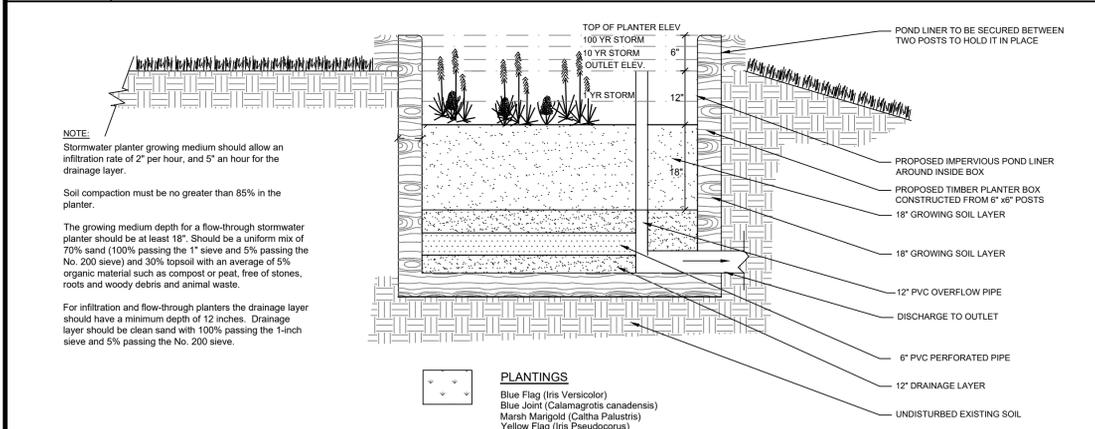
NORTHEAST WETLAND GRASS SEED MIX
AS SUPPLIED BY SOUTHERN TIER CONSULTING, INC. WEST CLARKSVILLE NY (716) 968-8120

AGROSTIS STOLONIFERA CREEPING BENTGRASS APPLY AT 1 LB/3000 SF
POA TRIVIALIS ROUGH BLUEGRASS
ALOPECURUS ARUNDINACEUS MEADOW FOXTAIL
PANICUM CLANDESTINUM DEERTONGUE

- SUGGESTED POCKET WETLAND PLANTINGS**
- PLANTINGS**
- LOW & HIGH MARSH**
- Narrowleaf Cattail (*Typha angustifolia*)
 - Lizard's Tail (*Saururus cernuus*)
 - Pickeral Weed (*Pontederia cordata*)
 - Swamp Milkweed (*Asclepias incarnata*)
 - Soft Stem Bulrush (*Scirpus validus*)
 - Arrow arum (*Peltandra virginica*)
 - Smartweed (*Polygonum* spp.)
- HIGH MARSH**
- Blue Flag (*Iris Versicolor*)
 - Blue Joint (*Calamagrostis canadensis*)
 - Marsh Marigold (*Caltha Palustris*)
 - Yellow Flag (*Iris Pseudocorus*)
- BUFFER FRINGE**
- Meadowsweet (*Spiraea latifolia*)
 - Rose-Rugosa (*Rosa rugosa*)
 - Flowering Dogwood (*Cornus florida*)
 - Shadblow (*Amelanchier canadensis*)
 - Black Chokeberry (*Aronia melanocarpa*)
 - Redosier Dogwood (*Cornus sericea*)
 - Buttonbush (*Cephalanthus occidentalis*)
 - Inkberry (*Ilex glabra*)
 - Silky Dogwood (*Cornus amomum*)
- BUFFER UPLAND**
- White Ash (*Fraxinus americana*)
 - White Oak (*Quercus alba*)
 - Tulip Poplar (*Liriodendron tulipifera*)



SW-1 POCKET WETLAND (W-4) TYPICAL SECTION NOT TO SCALE



NOTE: Stormwater planter growing medium should allow an infiltration rate of 2" per hour, and 5" an hour for the drainage layer.

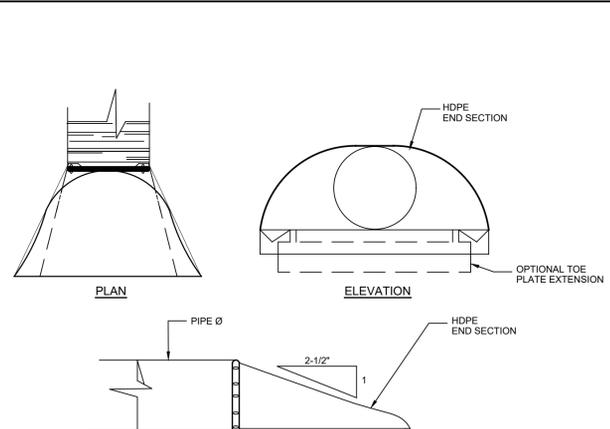
Soil compaction must be no greater than 85% in the planter.

The growing medium depth for a flow-through stormwater planter should be at least 18". Should be a uniform mix of 70% sand (100% passing the 1" sieve and 5% passing the No. 200 sieve) and 30% topsoil with an average of 5% organic material such as compost or peat, free of stones, roots and woody debris and animal waste.

For infiltration and flow-through planters the drainage layer should have a minimum depth of 12 inches. Drainage layer should be clean sand with 100% passing the 1-inch sieve and 5% passing the No. 200 sieve.

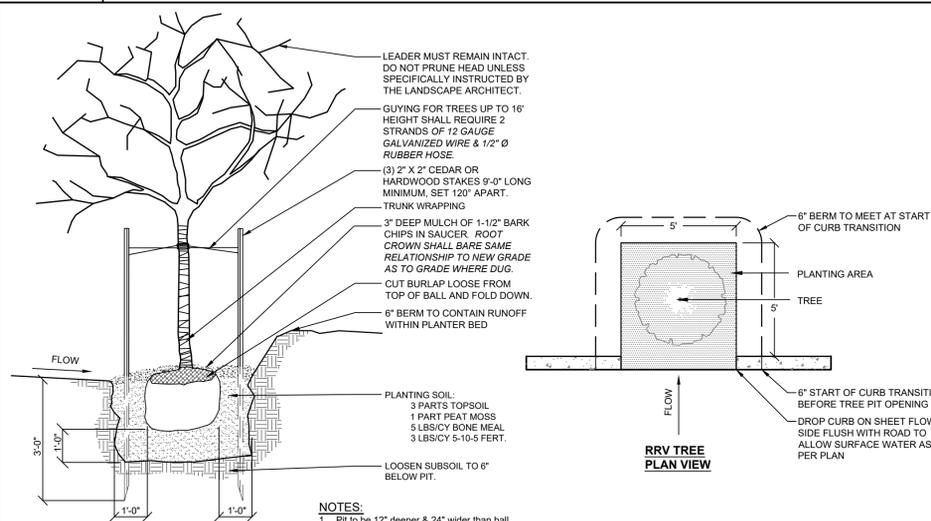
PLANTINGS

- Blue Flag (*Iris Versicolor*)
- Blue Joint (*Calamagrostis canadensis*)
- Marsh Marigold (*Caltha Palustris*)
- Yellow Flag (*Iris Pseudocorus*)

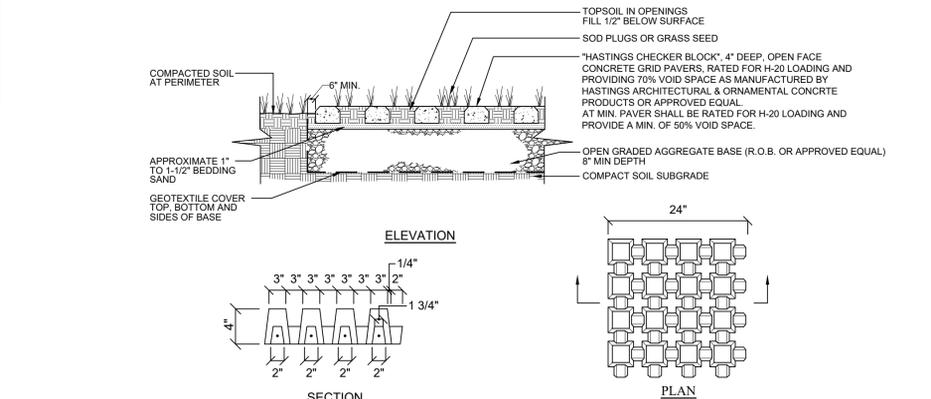


D-6 HDPE PIPE END SECTION DETAIL NOT TO SCALE

D-7 RIP-RAP APRON/ENERGY DISSIPATOR DETAIL NOT TO SCALE



P-1 TREE PLANTING DETAIL NOT TO SCALE



SW-2 POROUS PAVERS NOT TO SCALE

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PROJECT # 19-40

Engineer: **JOSEPH P. RINA**
NYS Lic. No. 64431

Revisions:

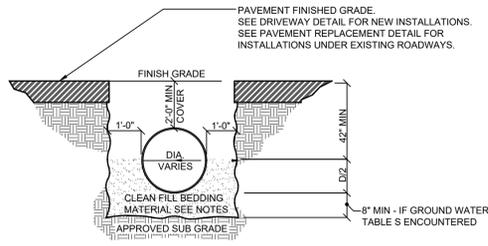
No.	Date	Comments
1	12/24/19	Plan Revisions
2	1/10/20	Plan Revisions
3	3-06-20	Plan Update
4	4-01-20	Plan Update

SCALE: NTS
DRAWN BY: TK
DATE: 12-03-19

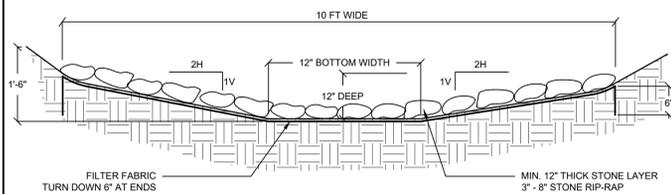
STORMWATER DETAILS

SITE PLAN PREPARED FOR
ATLANTIC APPLIANCE
2010 MAPLE HILL STREET
Westchester County, New York
Town Of Yorktown

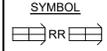
E:\2019\19-40\ATLANTIC APPLIANCE\ENGINEERING\CADD\CD-19-40-ATLANTIC APPLIANCE\DWG\19-40 SITE PLANS.DWG



- NOTES:**
- Pipe shall be laid and connected in the bedding which shall consist of:
 - A. Compacted existing subsoil when laid above ground water or;
 - B. 3/4" crushed stone when laid below ground water.
 - If subsoil is determined to be unsuitable by the Engineer, all unsuitable material shall be removed for at least 2'-6" below the pipe invert or twice the pipe diameter, whichever is greater, and replaced with compacted bedding material.



- NOTES:**
- The foundation area shall be cleared of trees, stumps, sod, loose rock, or other objectionable materials.
 - The cross section shall be excavated to the neat lines and grades shown on the plans. Over excavated areas shall be backfilled with moist soil compacted to the density of the surrounding material.
 - Filter, bedding, and rock rip-rap shall be placed to line and grade in the manner specified.
 - No abrupt deviations from design grade or horizontal alignment shall be permitted.
 - Construction operations shall be done in such a manner that erosion, air and water pollution will be minimized and held within legal limits. All disturbed areas shall be vegetated or otherwise protected against soil erosion.



GENERAL CONSTRUCTION NOTES:

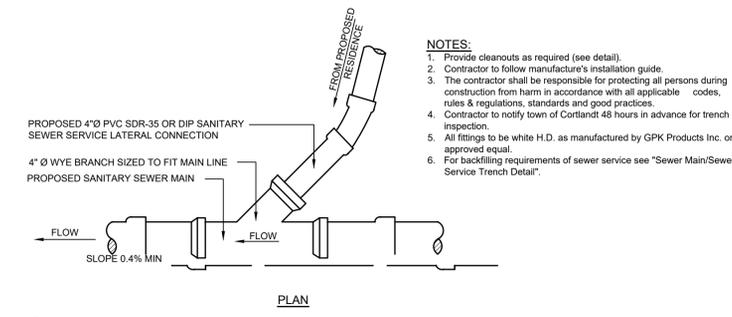
- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS SET FORTH IN THESE DOCUMENTS AND LAND SUBDIVISION REGULATIONS OF THE TOWN OF YORKTOWN.
- PERMANENT SURVEY MONUMENTS TO BE LOCATED WHERE SPECIFIED BY THE TOWN ENGINEER.
- BENCH MARKS USING U.S.G.S. DATUM SHALL BE OF SUCH ELEVATION THAT THE GROUND WILL SLOPE AWAY FROM IT IN ALL DIRECTIONS.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED FROM 8:00 A.M. TO 6 P.M., AND NO CONSTRUCTION ACTIVITY SHALL OCCUR ON SUNDAYS OR LEGAL NEW YORK STATE HOLIDAYS. WHERE BLASTING IS NECESSARY, IT SHALL OCCUR FROM MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. NO BLASTING SHALL OCCUR ON HOLIDAYS, SATURDAY OR SUNDAY. ALL BLASTING SHALL ALSO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF SOMERS AND NEW YORK STATE BLASTING ORDINANCES.
- ANY SOIL THAT IS UNSUITABLE FOR DEVELOPMENT OF BUILDINGS OR ROADWAYS SHALL BE REMOVED FROM AREAS TO BE DEVELOPED AND SHALL BE DISPOSED OF WITHIN THE SITE IN NEW EMBANKMENTS WHERE STRUCTURAL LOADING, I.E. A BUILDING OR ROADWAY, WILL NOT TAKE PLACE. WHEN CONSTRUCTION IS PROPOSED TO OCCUR IN SPECIFIC AREAS WHERE SOILS ARE OF QUESTIONABLE SUITABILITY, THE APPLICANT SHALL PROVIDE SOILS ENGINEERING REPORTS AS REQUIRED BY THE PLANNING BOARD ENGINEER, PRIOR TO THE CONSTRUCTION OF ROADWAYS AND, AS REQUIRED BY THE BUILDING INSPECTOR, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE.

GENERAL STORM DRAINAGE & UTILITY NOTES:

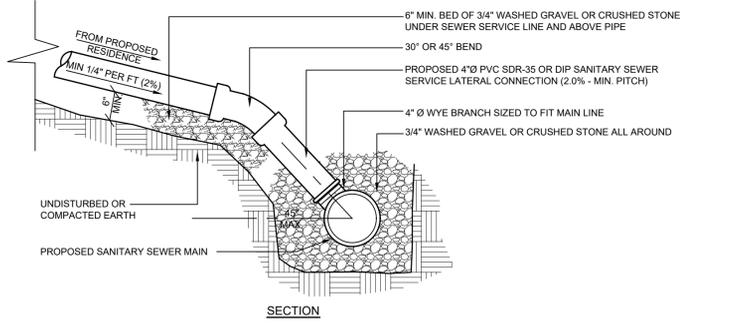
- ALL UTILITIES, INCLUDING ELECTRIC LINES, TELEPHONE, WATER, SANITARY SEWER LINES, AND STORM SEWER LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF YORKTOWN AND THE UTILITY COMPANIES HAVING JURISDICTION.
- LOCATION OF WATER VALVES, ELECTRIC AND TELEPHONE POLES ARE TO BE DETERMINED BY PROPER AUTHORITIES AND APPROVED, AS TO LOCATION, BY THE TOWN ENGINEER.
- ROOF LEADER DRAINS SHALL EMPTY INTO THE STORM DRAINAGE SYSTEM OR DISCHARGE DIRECTLY TO STORMWATER MANAGEMENT BASINS UNDER NO CIRCUMSTANCES SHALL THE DISCHARGE OF GROUND WATER OR STORM WATER, EITHER BY GRAVITY OR BY PUMPING, BE DISCHARGED TO ANY SANITARY SEWER SYSTEM.
- ANY REVISIONS AND/OR ADDITIONS TO THE ROAD STORM DRAINAGE SYSTEMS CURRENTLY SHOWN ON THE PLANS WHICH ARE DEEMED NECESSARY DURING CONSTRUCTION MUST BE MADE BY THE CONTRACTOR AS REQUIRED BY THE TOWN AND SHALL BE SHOWN ON THE AS-BUILT DRAWINGS.
- STORM DRAIN PIPING TO BE HIGH DENSITY POLYETHYLENE AS SHOWN ON THE CONSTRUCTION DRAWINGS. MINIMUM COVER TO BE 2' UNLESS OTHERWISE NOTED.
- PRIOR TO FINAL APPROVAL AND OPERATION OF DRAINAGE SYSTEM, CONTRACTOR SHALL CLEAR ALL ACCUMULATED SEDIMENT AND/OR DEBRIS FROM DRAINAGE STRUCTURES, MANHOLES, CULVERTS, OUTLETS AND DRAIN INLETS. ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION.
- ALL STRUCTURES SHALL BE SET ONE INCH BELOW PAVEMENT.
- STREET OPENING PERMIT FROM THE TOWN OF YORKTOWN D.P.W. MAY BE REQUIRED FOR INSTALLATION IN PUBLIC ROADS.

D-1 STORM PIPE BEDDING DETAIL

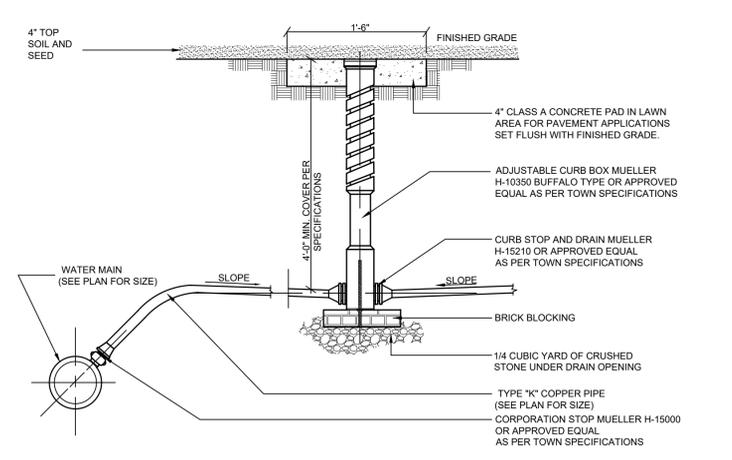
SW-1 RIP-RAP SWALE DETAIL
NOT TO SCALE



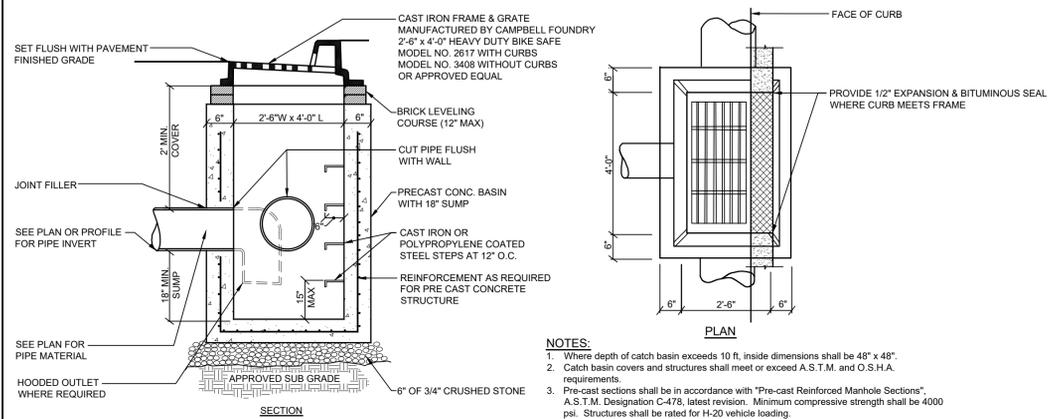
- NOTES:**
- Provide cleanouts as required (see detail).
 - Contractor to follow manufacturer's installation guide.
 - The contractor shall be responsible for protecting all persons during construction from harm in accordance with all applicable codes, rules & regulations, standards and good practices.
 - Contractor to notify town of Cortlandt 48 hours in advance for trench inspection.
 - All fittings to be white H.D. as manufactured by GPK Products Inc. or approved equal.
 - For backfilling requirements of sewer service see "Sewer Main/Sewer Service Trench Detail".



S-1 SEWER CONNECTION TO PROPOSED MAIN-LINE DETAIL
NOT TO SCALE

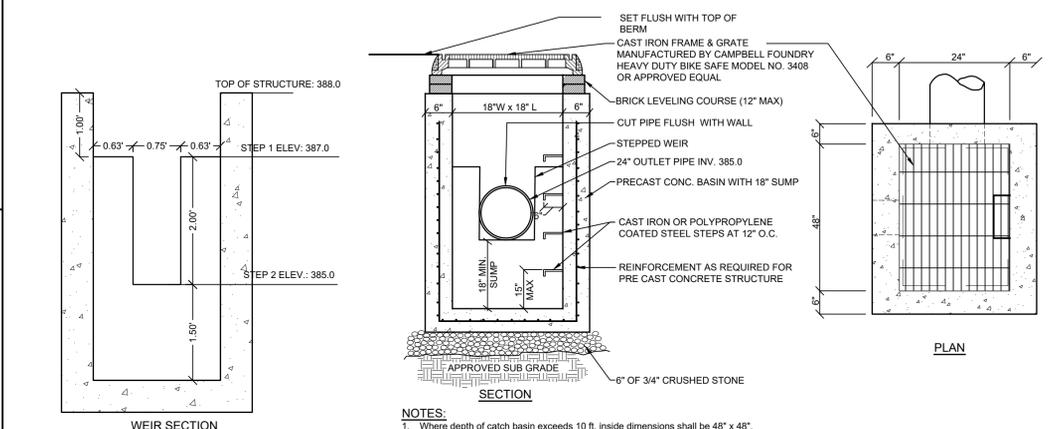


W-1 WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



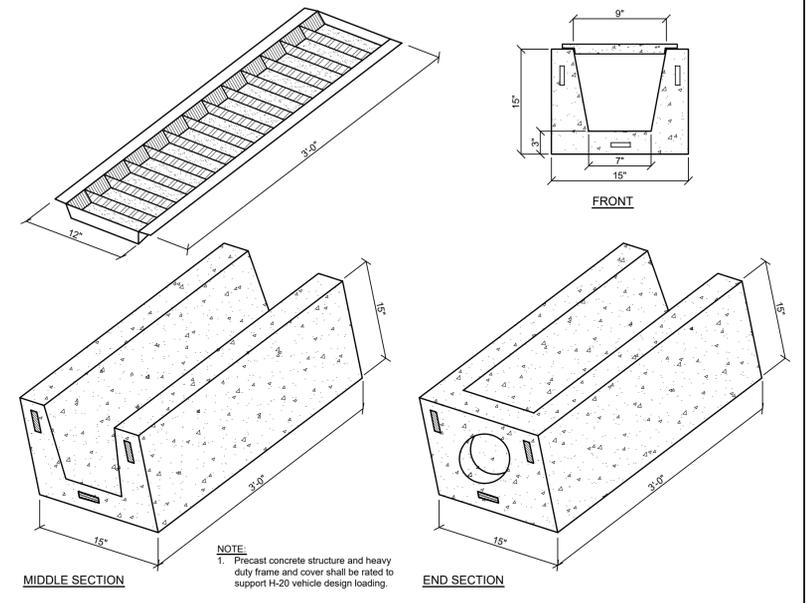
- NOTES:**
- Where depth of catch basin exceeds 10 ft, inside dimensions shall be 48" x 48".
 - Catch basin covers and structures shall meet or exceed A.S.T.M. and O.S.H.A. requirements.
 - Pre-cast sections shall be in accordance with "Pre-cast Reinforced Manhole Sections", A.S.T.M. Designation C-478, latest revision. Minimum compressive strength shall be 4000 psi. Structures shall be rated for H-20 vehicle loading.

D-2 TYPICAL CATCH BASIN DETAIL
NOT TO SCALE



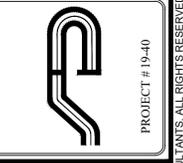
- NOTES:**
- Where depth of catch basin exceeds 10 ft, inside dimensions shall be 48" x 48".
 - Top of basin shall be built with precast concrete structural slab designed for H-20 loading.

D-3 POCKET WETLAND OUTLET STRUCTURE
NOT TO SCALE



- NOTE:**
- Pre-cast concrete structure and heavy duty frame and cover shall be rated to support H-20 vehicle design loading.

D-4 TRENCH DRAIN BOX & GRATE DETAIL
NOT TO SCALE



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Revisions:	No.	Date	Comments:
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	3	3-06-20	Plan Update
	4	4-01-20	Plan Update

SCALE: NTS
DRAWN BY: DR
DATE: 10/16/17

IMPROVEMENT DETAILS

SITE PLAN PREPARED FOR
ATLANTIC APPLIANCE
2010 MAPLE HILL STREET
Town of Yorktown
Westchester County, New York

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