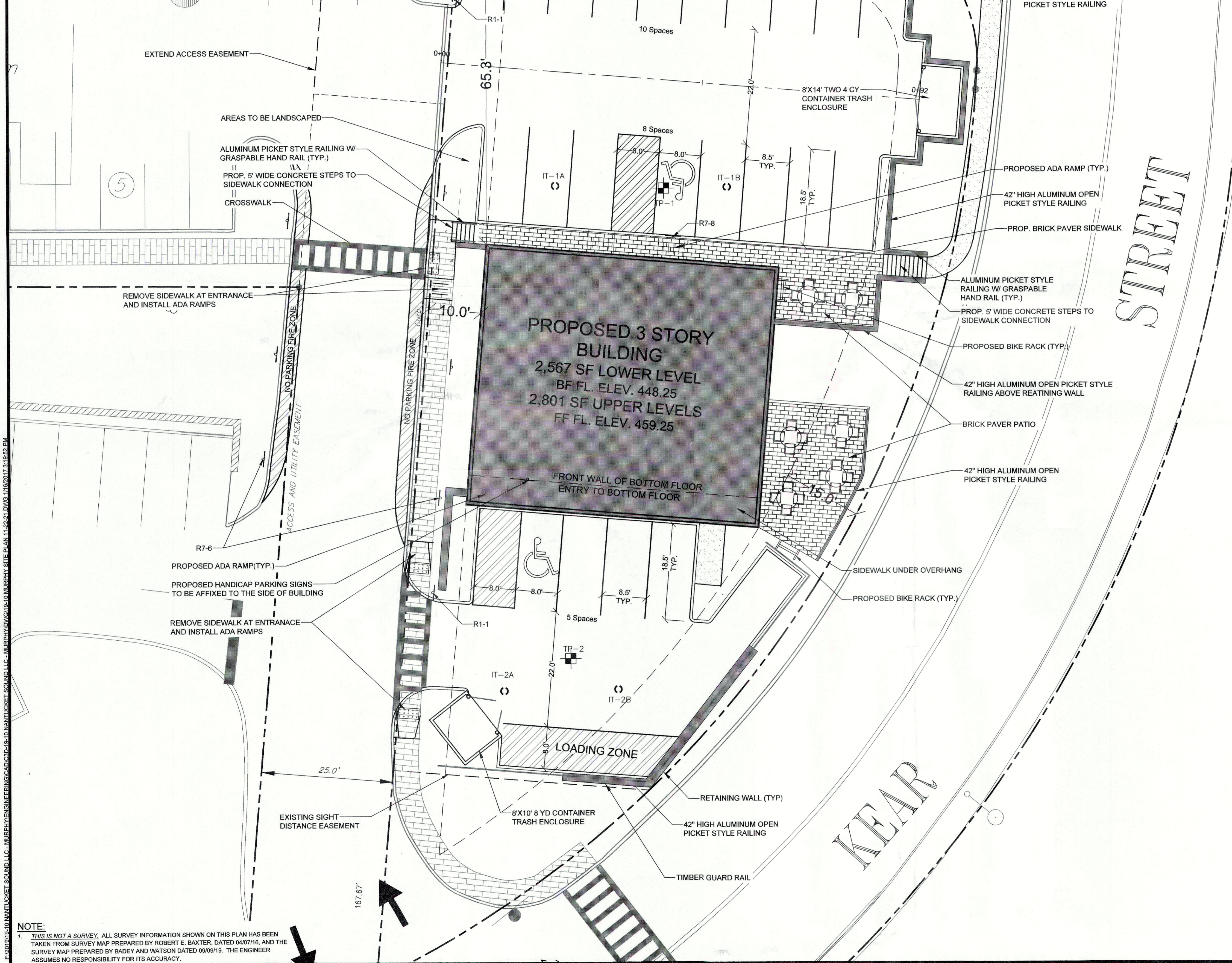


LOCATION MAP
NOT TO SCALE



NOTE: REMAINDER OF DOT ROW SHALL BE PROTECTED FROM DISTURBANCE
PROP. 5" WIDE CONCRETE SIDEWALK CONNECTION
RETAINING WALL AS REQUIRED

SITE DATA:

OWNER / DEVELOPER: NANTUCKET SOUND SONS, LLC.
1672 MORNINGVIEW DRIVE
YORKTOWN, NY, 10598
KEAR STREET
TOWN OF YORKTOWN

EXISTING TOWN ZONING: C2-R
C2-R
PROPOSED USE: SECTION 37.12, BLOCK 2, LOT 86
TOWN TAX MAP DATA: 0.36 ACRES (15,807 SF)
SITE AREA: PUBLIC SEWERS
SEWAGE FACILITIES: PUBLIC WATER FACILITIES
WATER FACILITIES:

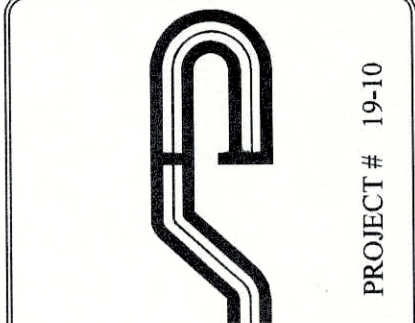
ZONING SCHEDULE:

ZONING DISTRICT:		C-2R, COMMERCIAL HAMLET CENTER DISTRICT		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED	
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	NONE	15,807 S.F.	NONE	NONE
MINIMUM LOT WIDTH:	NONE	60 FT.	NONE	NONE
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	*15 FT.	15 FT.	NONE	NONE
REAR YARD SETBACK:	30 FT.	N/A	NONE	NONE
ONE SIDE YARD SETBACK:	*10 FT.	10 FT.	NONE	NONE
COMBINED SIDE YARD SETBACK:	NONE	N/A	NONE	NONE
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	50 FT.	NONE	NONE	NONE
REAR YARD SETBACK:	30 FT.	NONE	NONE	NONE
ONE SIDE YARD SETBACK:	NONE	NONE	NONE	NONE
COMBINED SIDE YARD SETBACK:	NONE	NONE	NONE	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:				
PRINCIPAL BUILDING COVERAGE:	30% OF LOT AREA	17.72 % OF LOT AREA	NONE	NONE
ACCESSORY BUILDING COVERAGE:	30% OF LOT AREA	N/A	NONE	NONE
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	35 FEET	34 FT.	NONE	NONE
ACCESSORY BUILDING - FEET:	20 FEET	NONE	NONE	NONE
ACCESSORY BUILDING - STORIES:	2 1/2	NONE	NONE	NONE

NOTE:
1. 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.
*FRONT YARD SETBACK IS 75 FEET WITH PARKING.
**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 ADJOINS AN R DISTRICT, SHALL BE 50 FEET.

PARKING SCHEDULE

REQUIRED PARKING:	
BUSINESS:	4 SPACES PER 1000 SF OF BUILDING
RESIDENTIAL:	2.2 SPACES PER RESIDENTIAL UNIT
BUSINESS BUILDING:	2,567 S.F. @ 4 SPACES/1000 S.F. = 10 SPACES
RESIDENTIAL BUILDING:	6 UNITS @ 2.2 SPACES/1 UNIT = 13 SPACES
TOTAL REQUIRED:	23 SPACES
PROVIDED PARKING:	21 STANDARD 2 HANDICAP
TOTAL PROVIDED PARKING:	23 SPACES
PARKING VARIANCE REQUIRED:	NONE



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Revisions:

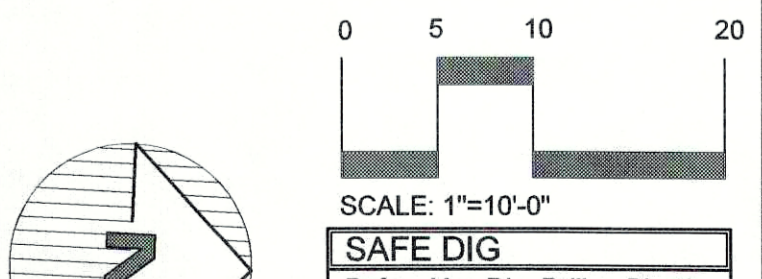
No.	Date	Comments
1	8/25/20	Issue Comments
2	8/25/20	Issue Comments
3	8/25/20	DIP Comments
4	10/20/21	DIP Comments
5	11/22/21	DIP Comments

SCALE: 1" = 10'
DRAWN BY: TK
DATE: 3/14/20

SITE PLAN

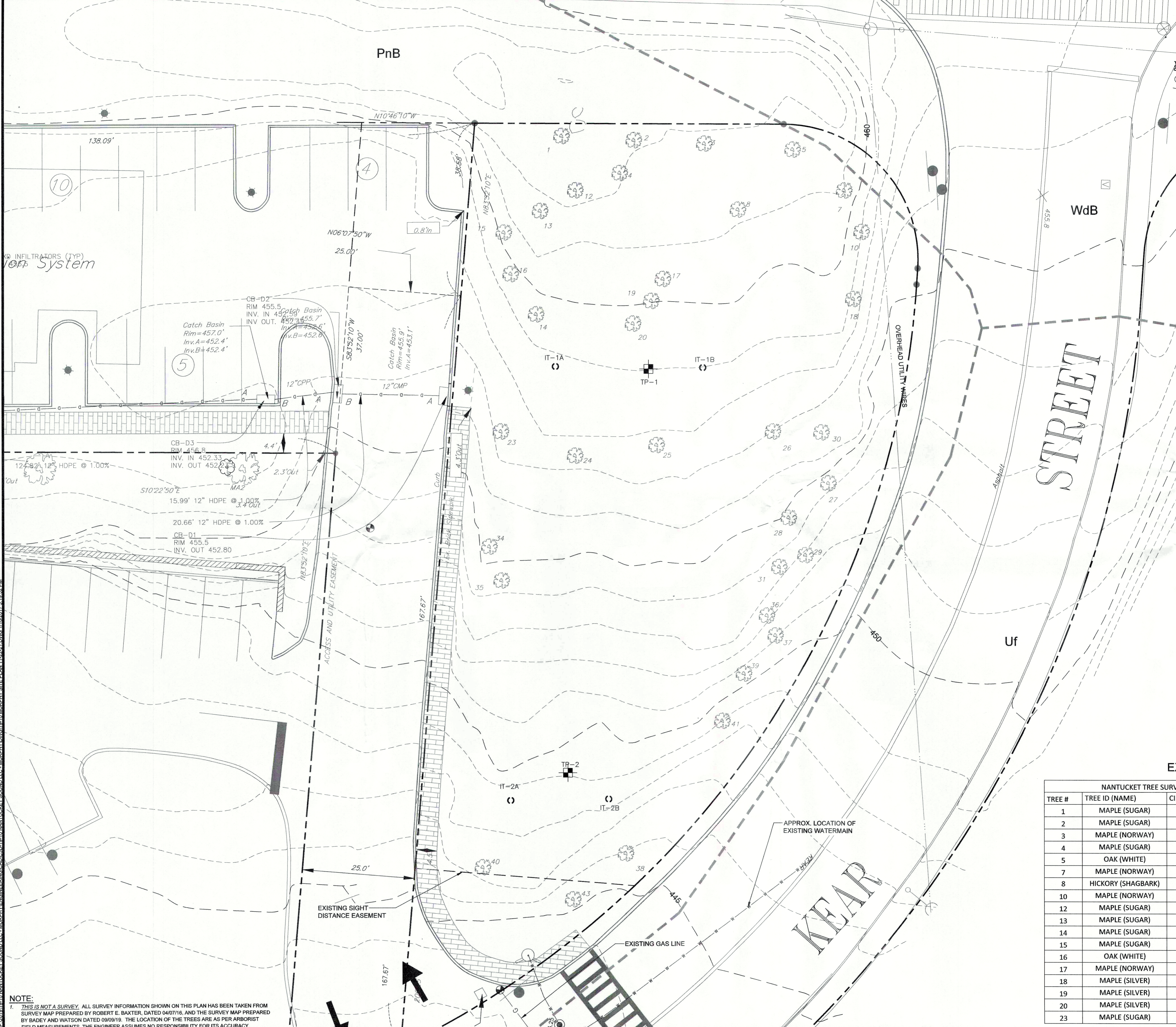
SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Westchester County, NY

APPROVED
on the 14th day of August, 2021
Planning Board, Town of Yorktown, NY
by Resolution Number 21-14
Date 3/14/2022
Planning Board Chairman



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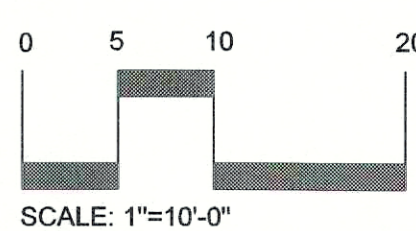
NOTE:
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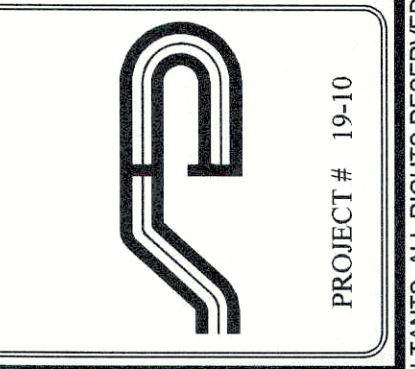
APPROVED
 Resolution Number 21-14
 Date August 9, 2021



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EXISTING TREE LIST

NANTUCKET TREE SURVEY				NANTUCKET TREE SURVEY			
TREE #	TREE ID (NAME)	CIR. (")	DIA. (")	TREE #	TREE ID (NAME)	CIR. (")	DIA. (")
1	MAPLE (SUGAR)	44	14.01	24	MAPLE (SILVER)	51	16.24
2	MAPLE (SUGAR)	38	12.1	25	MAPLE (SUGAR)	42	13.38
3	MAPLE (NORWAY)	36	11.46	26	MAPLE (SUGAR)	60	19.11
4	MAPLE (SUGAR)	28	8.92	27	MAPLE (SILVER)	30	9.55
5	OAK (WHITE)	118	37.58	28	BLACK BIRCH	39	12.42
7	MAPLE (NORWAY)	66	21.02	29	CHERRY (BIRCH)	27	8.6
8	HICKORY (SHAGBARK)	30	9.55	30	LOCUST (BLACK)	61	19.43
10	MAPLE (NORWAY)	27	8.6	31	MAPLE (SUGAR)	44	14.01
12	MAPLE (SUGAR)	28	8.92	34	LOCUST (BLACK)	63	20.06
13	MAPLE (SUGAR)	27	8.6	35	MAPLE (SUGAR)	67	21.34
14	MAPLE (SUGAR)	32	10.19	36	MAPLE (SUGAR)	69	21.97
15	MAPLE (SUGAR)	44	14.01	37	MAPLE (SILVER)	32	10.19
16	OAK (WHITE)	46	14.65	38	MAPLE (SUGAR)	60	19.11
17	MAPLE (NORWAY)	26	8.28	39	MAPLE (SUGAR)	34	10.83
18	MAPLE (SILVER)	79	25.16	40	BEECH (AMERICAN)	52	16.56
19	MAPLE (SILVER)	31	9.87	41	MAPLE (SUGAR)	59	18.79
20	MAPLE (SILVER)	33	10.51	43	OAK (WHITE)	58	18.47
23	MAPLE (SUGAR)	36	11.46				



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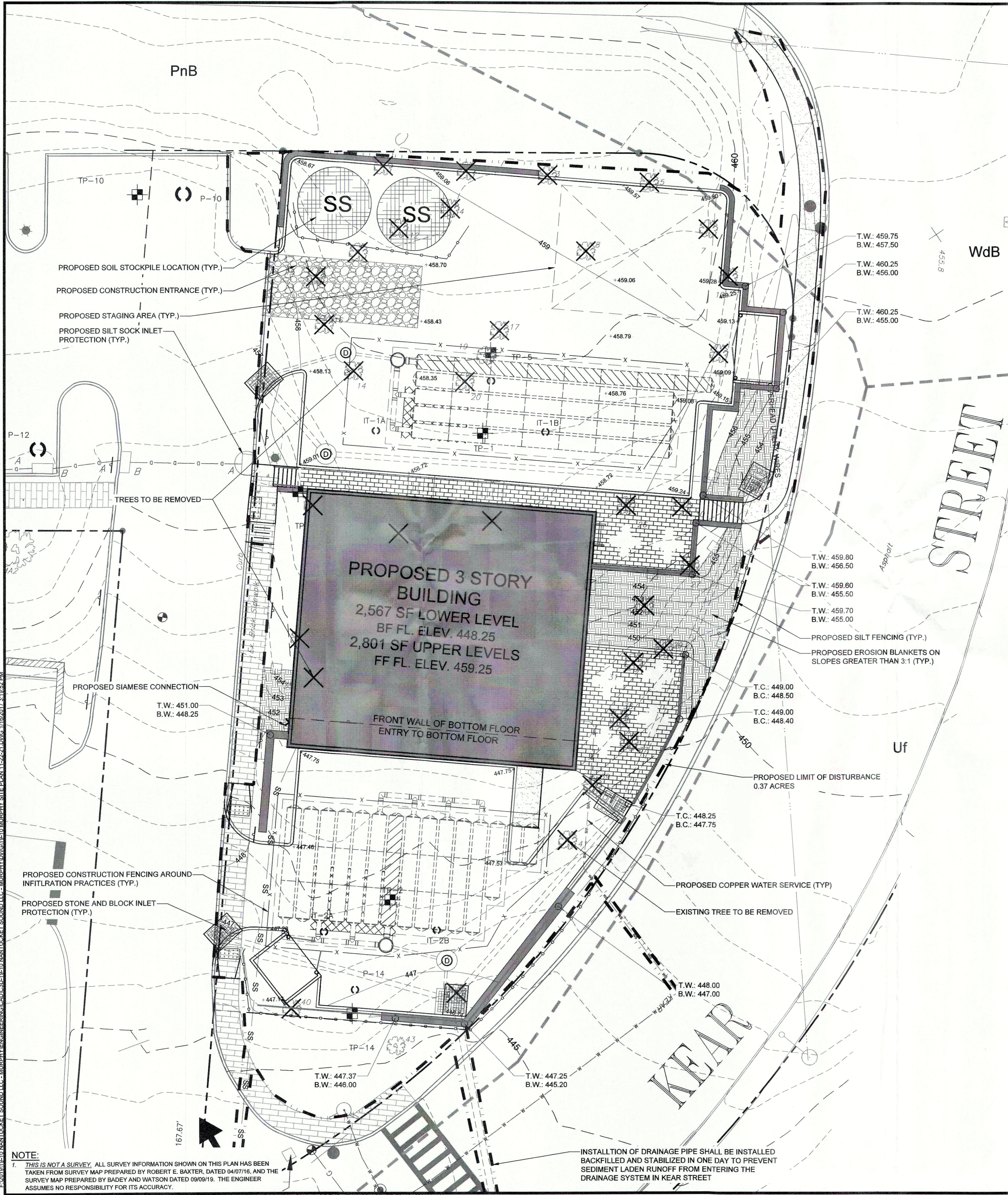
Revisions:

No.	Date	Comments
1	6/17/20	Final Comments
2	8/25/21	Final Comments
3	8/25/21	DIP Comments
4	10/20/21	DIP Comments
5	11/22/21	DIP Comments

SCALE: 1" = 10'
 DRAWN BY: TK
 DATE: 3/14/20

EXISTING CONDITIONS

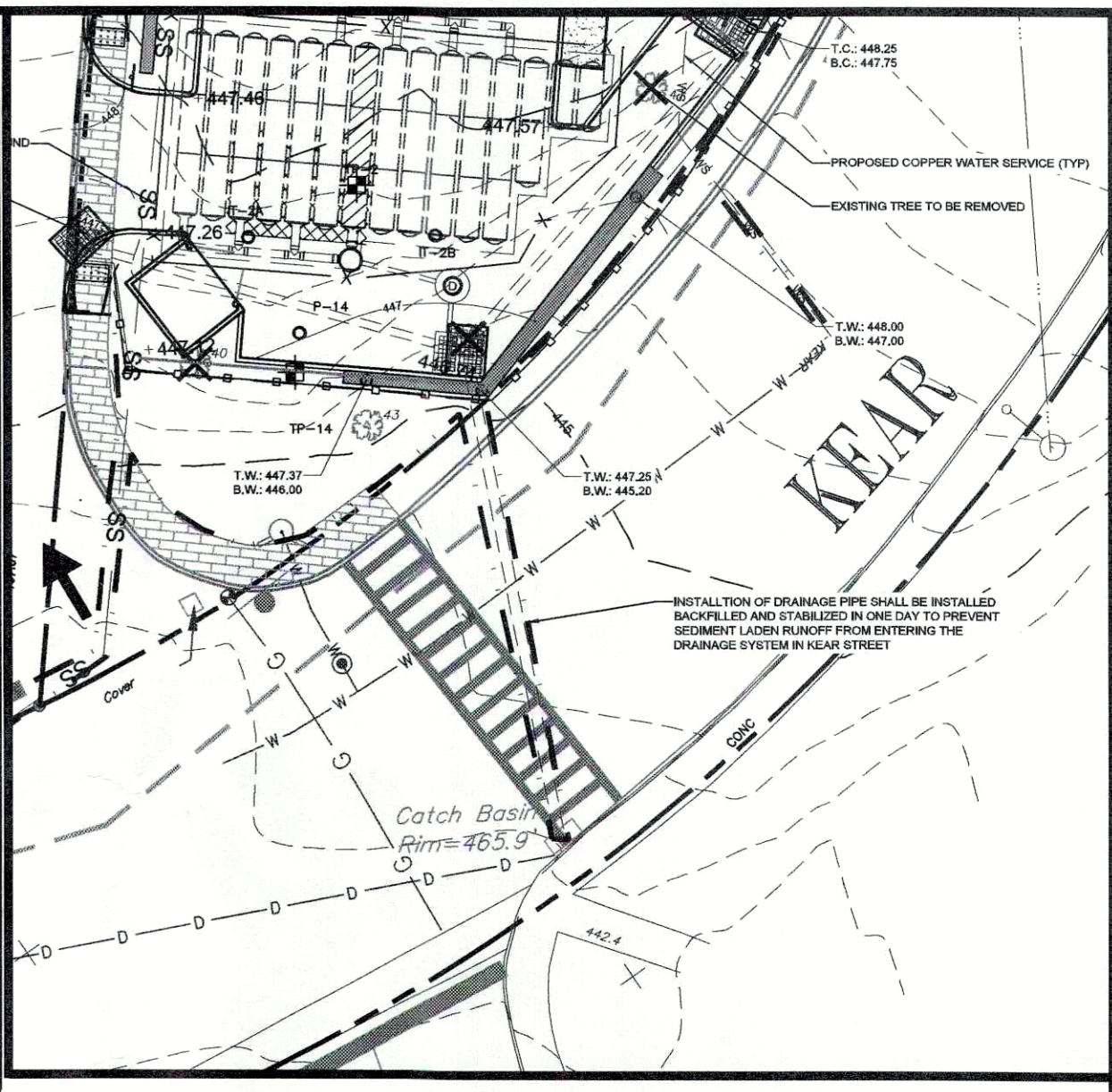
SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
 KEAR STREET
 Westchester County, NY
 Town of Yorktown



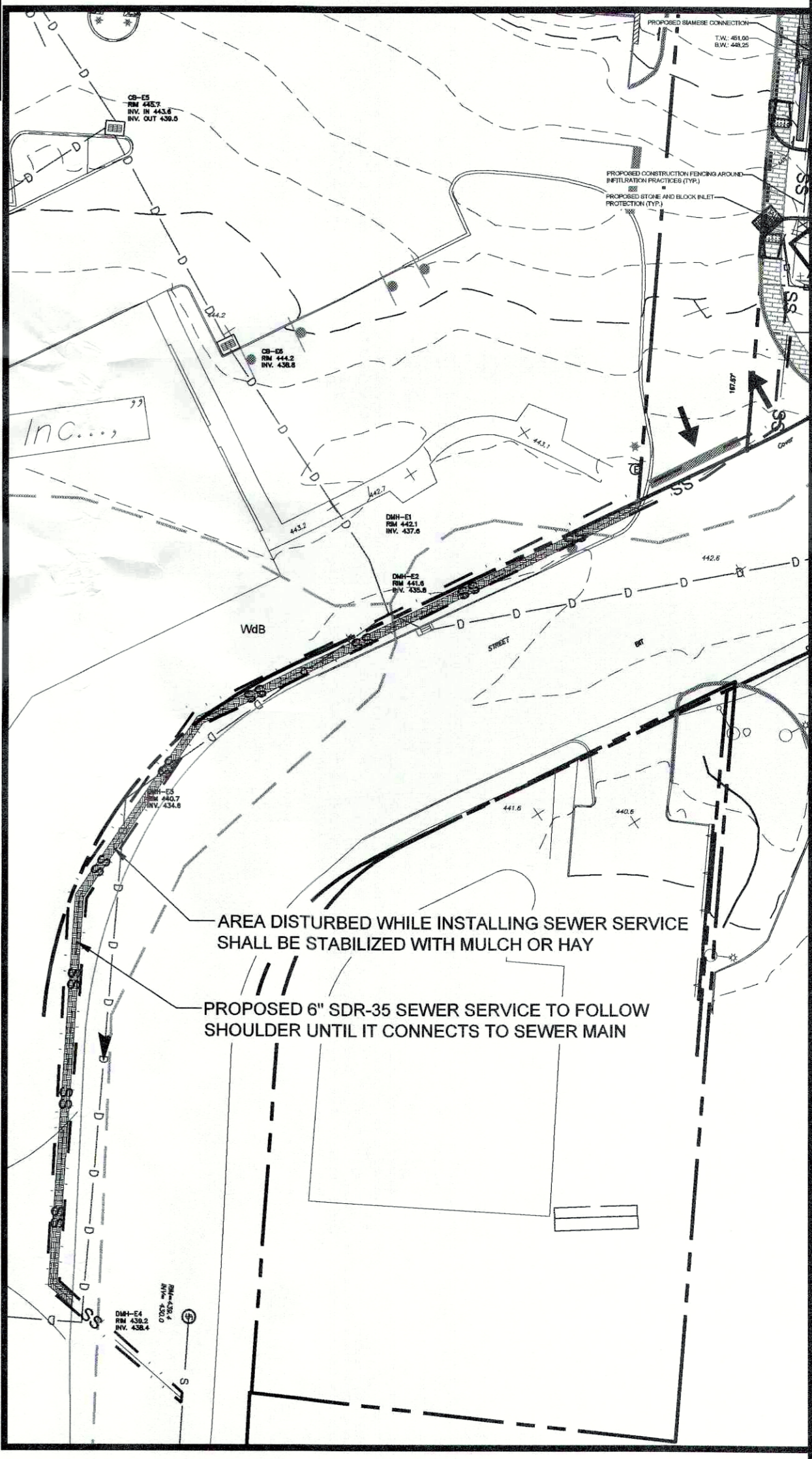
SOIL TESTING RESULTS:

Block	Time	Depth (ft)	Moisture (%)	Plasticity (%)	Soil Description		
1A	9:39 AM	10:01 AM	22	6.2	8.2	24	65.45
	10:02 AM	11:02 AM	60	6.2	8.1	22.8	22.80
	11:03 AM	12:04 AM	61	6.2	8.1	22.8	22.43
	12:06 AM	1:06 AM	60	6.2	8.15	23.4	23.40
		17" Exposed Pipe	Average =		33.52		
1B	9:42 AM	9:55 AM	13	6.3	8.3	24	110.77
	9:57 AM	10:23 AM	26	6.3	8.3	24	55.38
	12:43 PM	1:18 PM	35	6.3	8.3	24	41.14
	1:19 PM	1:54 PM	35	6.3	8.3	24	41.14
		13" Exposed Pipe	Average =		62.11		
2A	9:09 AM	10:09 AM	60	4.75	6.4	19.8	19.80
	10:09 AM	11:10 AM	60	4.75	6.8	24.6	24.60
	10:09 AM	11:10 AM	60	4.75	6.2	17.4	17.40
	10:09 AM	11:10 AM	61	4.75	6.1	16.2	15.93
		11" Exposed Pipe	Average =		19.43		
2B	9:12 AM	9:25 AM	13	5.65	7.65	24	110.77
	11:59 AM	12:26 PM	32	5.65	7.65	24	45.00
	12:29 PM	1:06 PM	37	5.65	7.65	24	38.92
	1:08 PM	1:43 PM	35	5.65	7.65	24	41.14
		9" Exposed Pipe	Average =		58.96		

DEPTH	HOLE NO. 1	DEPTH	HOLE NO. 2
G.L.		G.L.	
6"	Topsoil	6"	Fill topsoil
12"		12"	
18"		18"	
24"		20"	
28"		28"	
36"	Brown silty loam, gravel and cobbles	30"	
42"		42"	
48"		48"	
54"		54"	Brown sandy loam, some cobbles
60"		60"	
66"		66"	
72"		72"	
78"	Very compact brown silty loam, gravel and cobbles	78"	
80"		84"	
90"		90"	
96"		96"	
Total Depth = 8.0'		Total Depth = 8.0'	



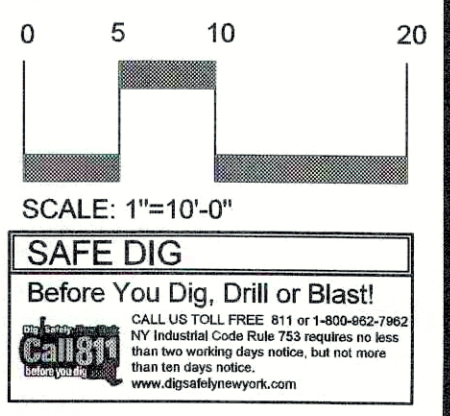
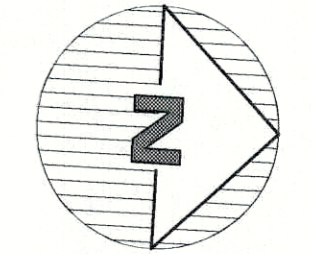
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SCALE 1" = 10'



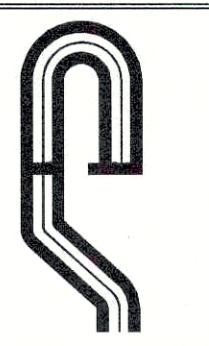
INSET 2
SCALE 1" = 30'

POST CONSTRUCTION MAINTENANCE SCHEDULE:

Control to be Inspected	Inspection Frequency	Maintenance Threshold Criteria	Maintenance Procedure
Drain Inlets/ Catch Basins	Quarterly	3" + Accumulated Sediment	Remove debris and sediment.
Bypass Structures	Quarterly	3" + Accumulated Sediment	Remove debris and sediment.
Infiltration Chambers	Bi-annually	3" + Accumulated Sediment	JetVac debris and sediment
Downstream Defender	Bi-annually	18" + Accumulated Sediment	Vacuum debris and sediment




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Engineer:
Joseph C. Nardella, P.E.
NYS Lic. No. 04421

No.	Date	Comments
1	8/25/20	Plan Revisions
2	8/25/20	DEP Comments
3	8/25/21	DEP Comments
4	10/20/21	DEP Comments
5	11/22/21	DEP Comments

SCALE: 1" = 10'

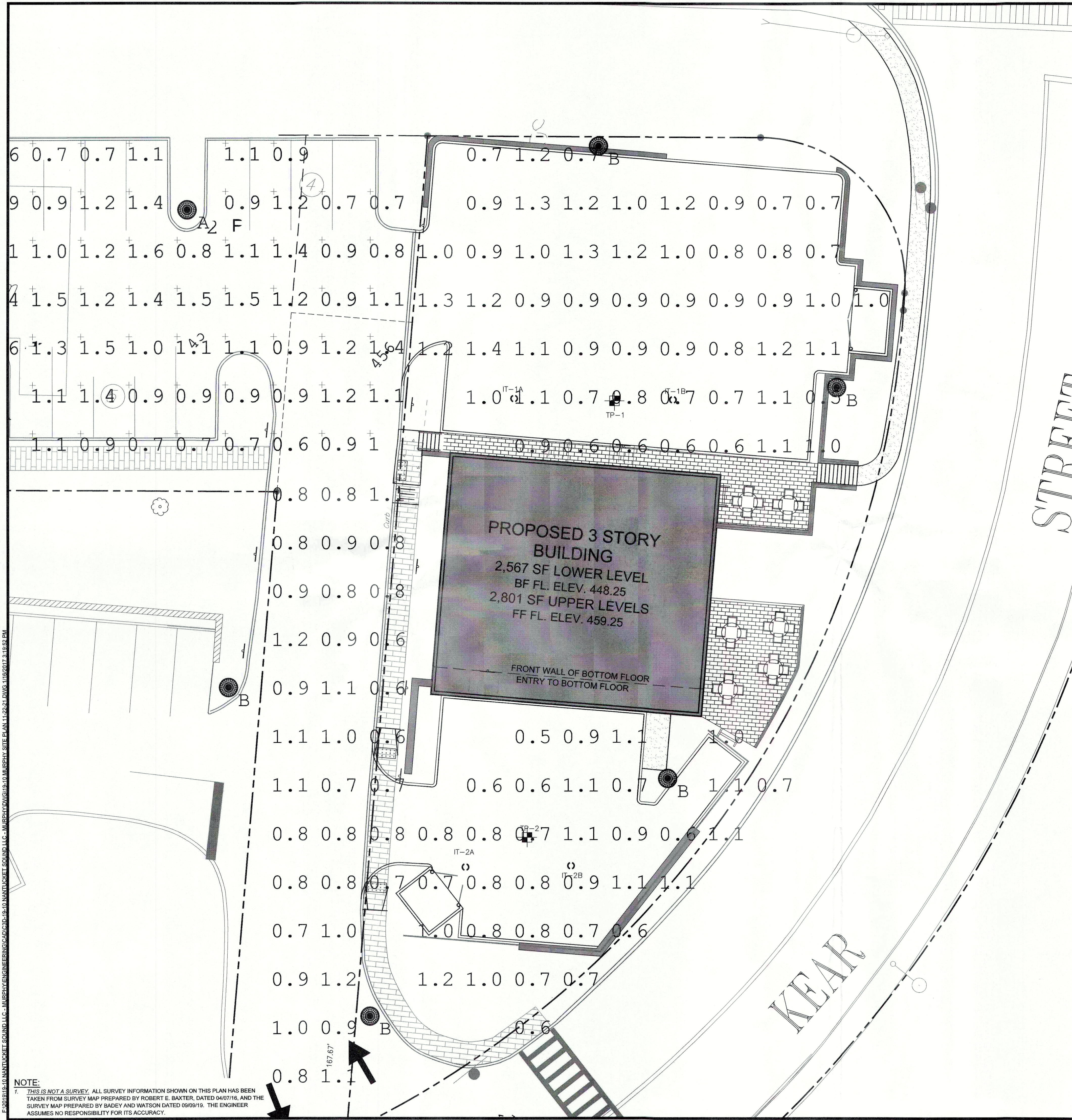
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DATE: 3/14/20

E&S PLAN

SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Westchester County, NY
Town of Yorktown

Sheet 3 of 12



Symbol	Qty	Label	Arrangement	LLF	Description
●	29	A	SINGLE	1.000	Existing 91T5-65 LED-15DIA-X-34H-POLE TOP@16' AG
●	5	B	SINGLE	1.000	New 91T5-65 LED-15DTA-X-34H-POLE TOP@16' AG

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
South & East CalcPts	Illuminance	Fc	0.88	1.4	0.5	1.76	2.80

Based on the information provided, all dimensions and luminaire locations shown represent recommended placement and luminaire orientation. The engineer and/or architect must determine applicability of the layout to relevant field conditions.

Actual on-site performance of any manufacturer's luminaires may vary from laboratory test results due to variations in: electrical voltage, tolerance in lamps, and other variable field conditions.

This photometric analysis may be based on ies data files that were provided or recommended by the manufacturer or product reseller and thus it is beyond the control of the creator of this report to ensure that the ies file(s) utilized in this report represent the actual product provided. Due to this fact, the creator of this report makes no expressed or implied warranty that the results of this report will occur at the project site.

If existing luminaires are included in this report, their illumination characteristics are based upon a combination of customer provided specifications and our best estimations. Due to this fact, the resulting footcandle accuracy may be compromised.

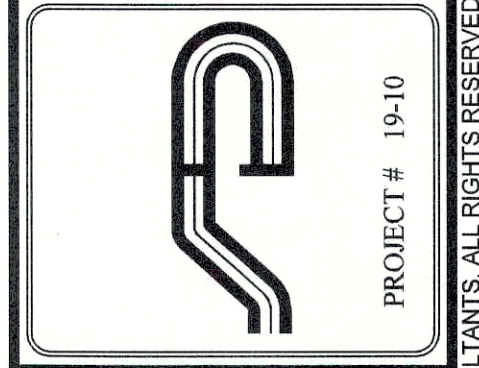
The footcandle readings on this report depict all of the readings as being on the same vertical plane. If this site contains multiple elevations, please notify Sterling Innovations LLC and request an updated report that includes the additional elevation based photometry.

If this plan is based on an original non-scaled CAD drawing, by virtue of that fact, the scale of the drawing will have been compromised and thus the resulting figures and calculations on this document will also be compromised.

PROJECT NO: NANTUCKET SOUND, LLC - MURPHY ENGINEERING, CAD: 15-10 NANTUCKET SOUND, LLC - MURPHY ENGINEERING, SITE PLAN 11-22-21 DWG 11/16/2021 3:18:52 PM

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Revisions:	No.	Date	Comments
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	3	10/20/21	Issued Comments
	4	10/20/21	DEP Comments
	5	11/22/21	DEP Comments

SCALE: 1" = 10'
 DRAWN BY: TK
 DATE: 3/14/20

LIGHTING PLAN

APPROVED
 Resolution Number 21-14
 Date August 9, 2021

SCALE: 1"=10'-0"

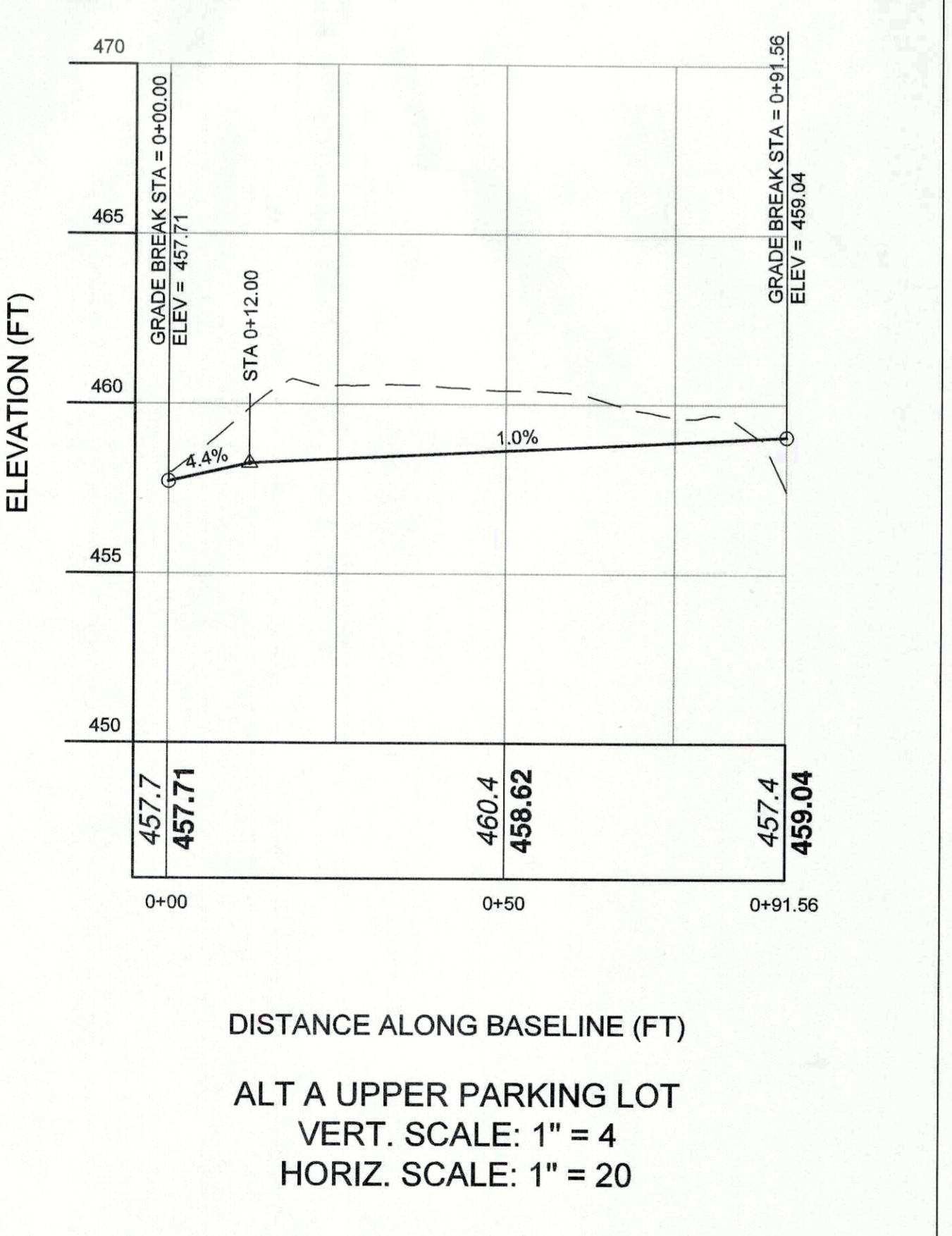
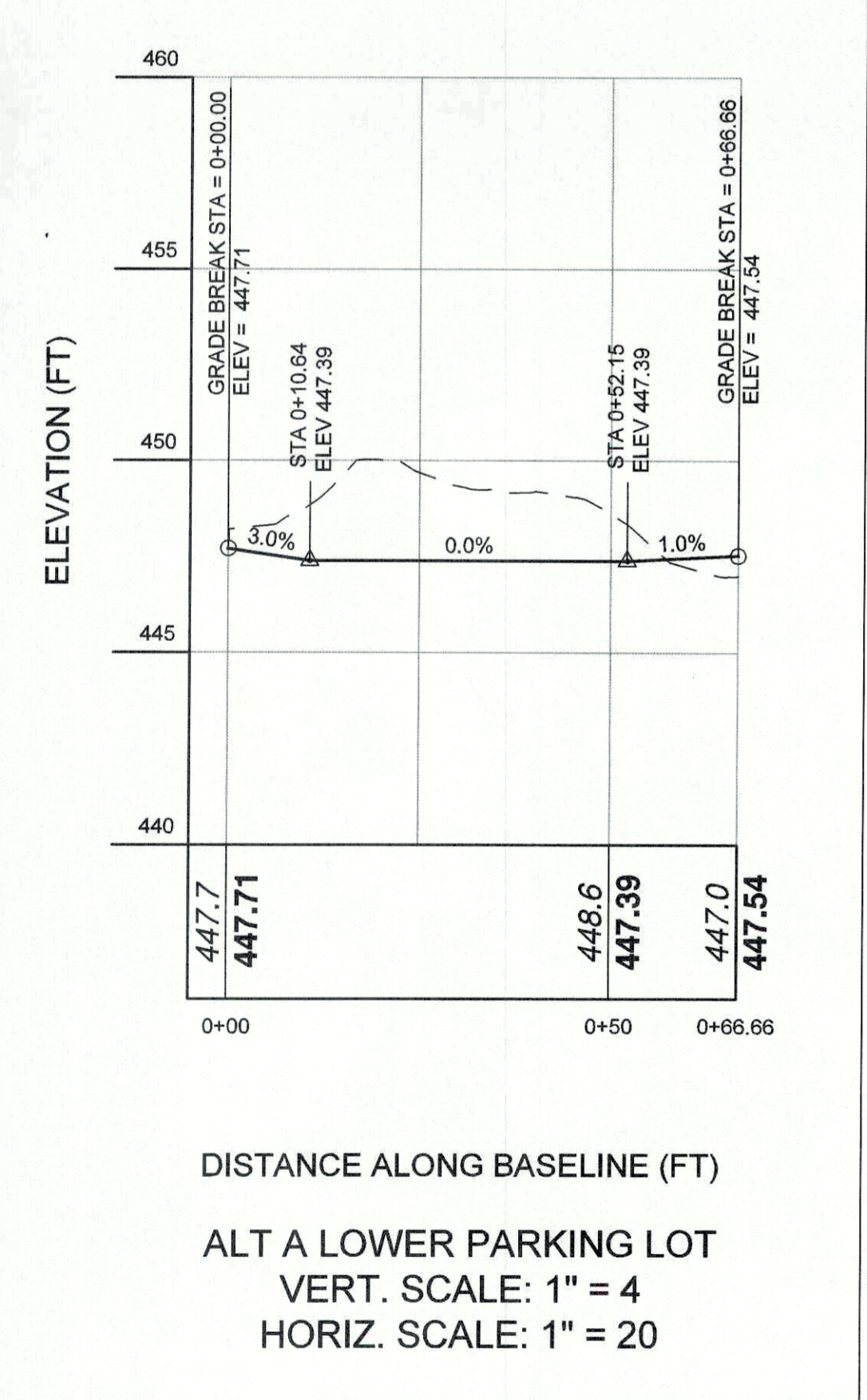
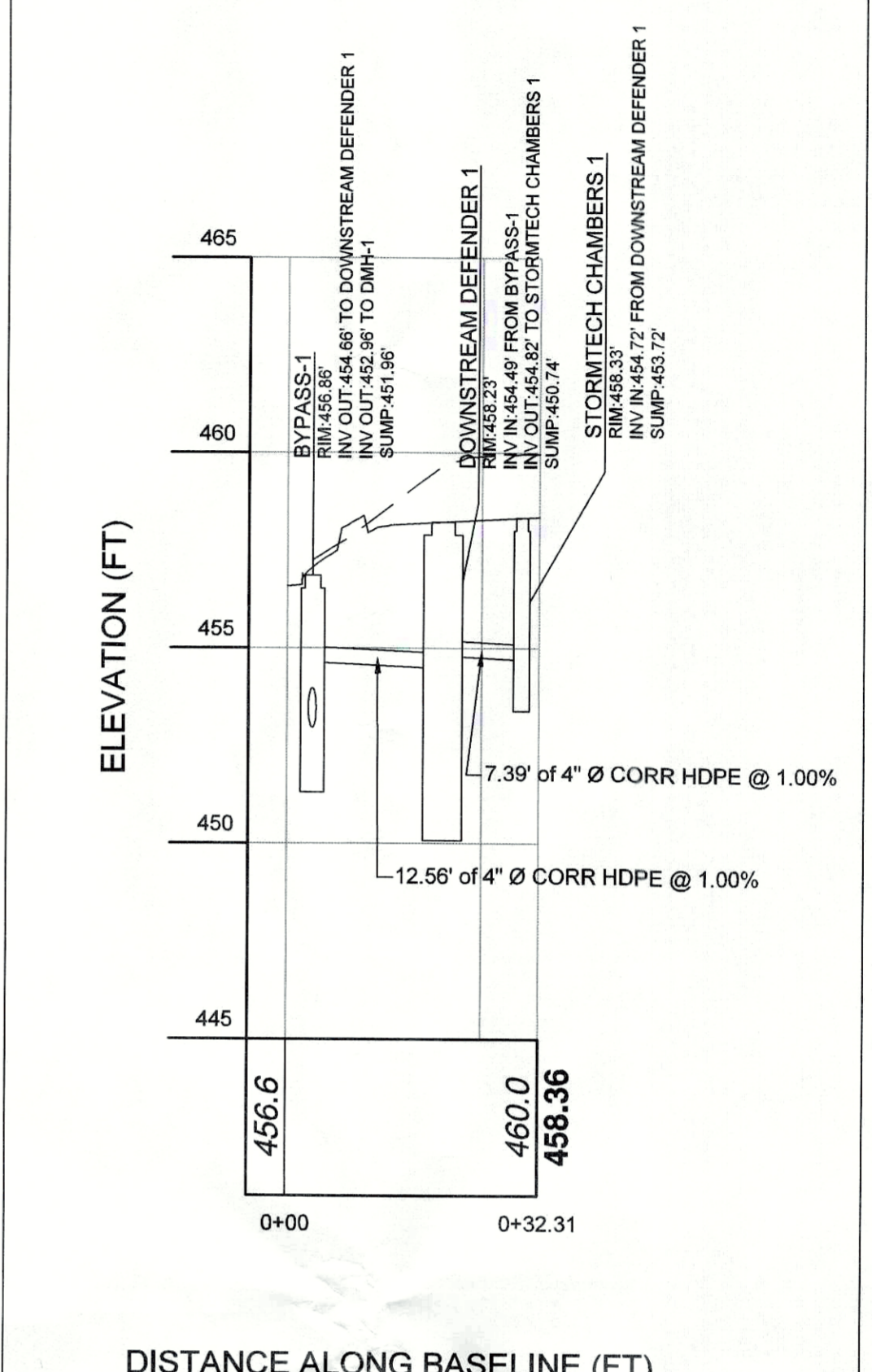
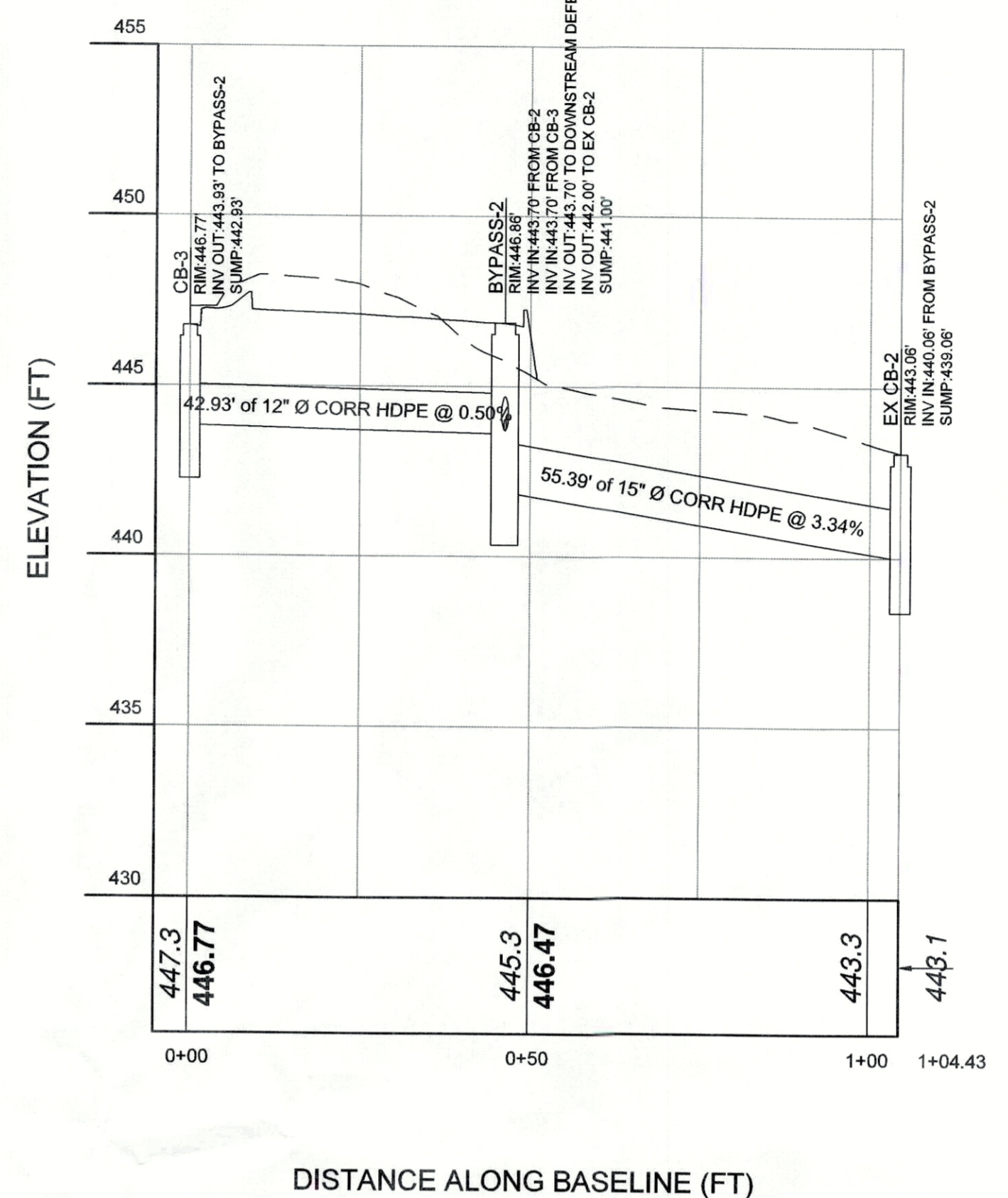
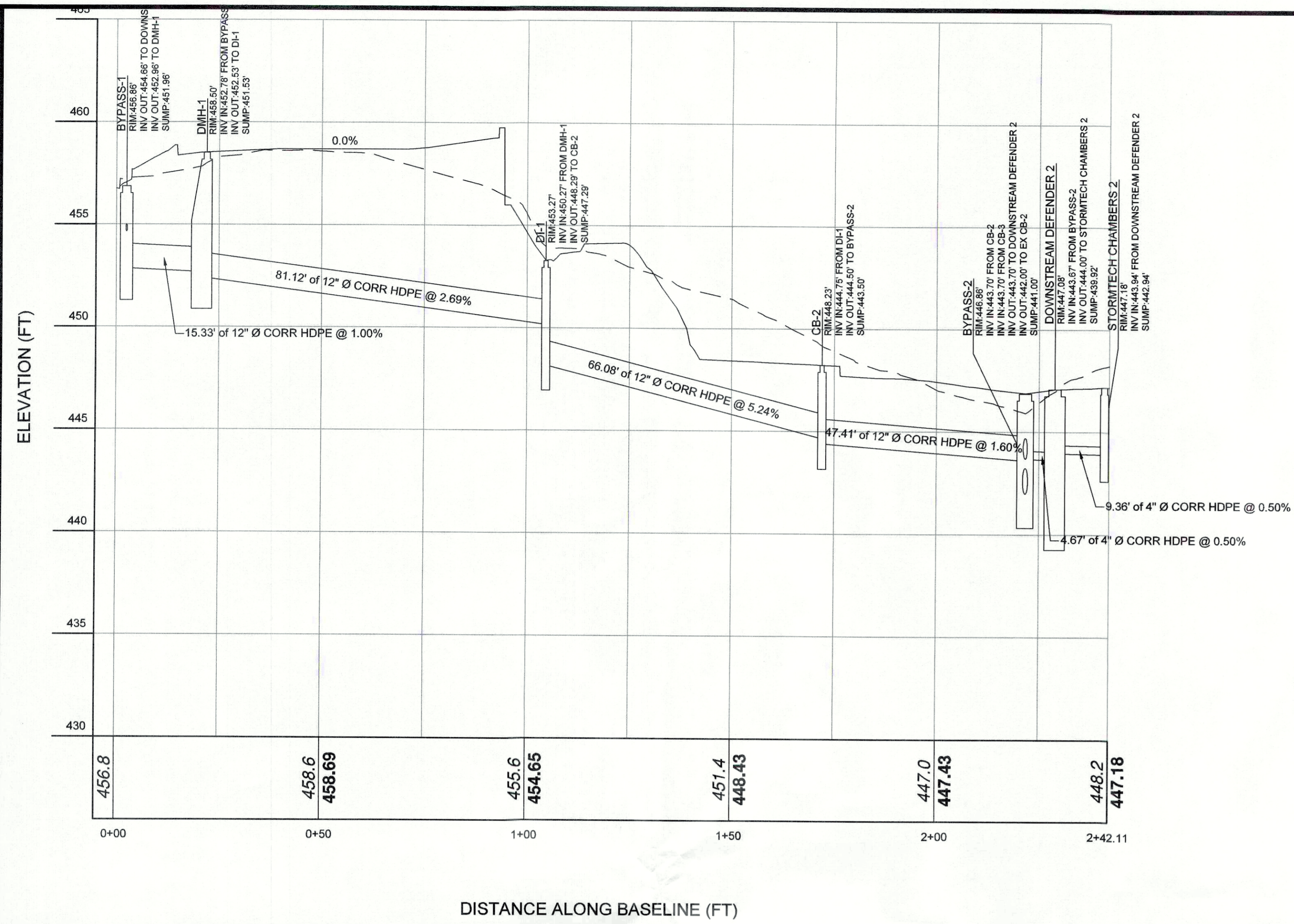
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SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
 KEAR STREET
 Town of Yorktown
 Westchester County, NY

Sheet 6 of 12

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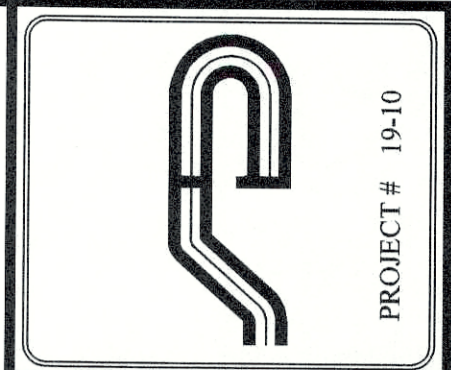
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APPROVED
Resolution Number 21-14
Date August 9, 2021

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SCALE: 1" = 10'
DRAWN BY: TK
DATE: 3/14/20

PROFILES

SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown
Westchester County, NY

PROJECT # 19-10
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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 REGRAINDING. 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 LOCATION 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" (NYSSDC).
- 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 IMMEDIATELY. 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 NYSSDC.
- ALL REGURD 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 MANUFACTURER'S 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 PAVEMENT 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 NYSSDC 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 SOIL 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

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.

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 (S6713.01 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/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

CONSTRUCTION SEQUENCE:

General sequence: the general sequence applies to the start of all phases of the project. The requirements in such shall be applied as appropriate in that phase and shall be assumed in place prior to the start of the work outlined in the sequence for each phase.

- 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. All stormwater practices areas shall be cordoned off with construction fencing until final asphalt cover is put in place.
- 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 a representative from the NYC DEP. The DEP shall be notified 48 hrs prior to the start of the meeting.
- Cut and clear trees within the phase limits as necessary for the areas to be disturbed.
- Install all temporary erosion control measures as shown on the erosion and sediment control plan for the project's immediate disturbance areas. This shall include, but not limited to silt fence, stabilized construction entrances, construction fence, etc. This sequence must be followed to insure proper implementation of the erosion and sediment control plan (e&sc) and stormwater pollution prevention plan (swppp).
- Timbered trees and woodchips shall be temporarily stored in the stockpile and/or staging area if necessary before being removed off-site. Woodchips may be used for mulch to stabilize disturbed areas. Woodchip mulch shall be applied at a minimum rate of 500 lbs. Per 1000 sq ft (2" thick minimum).
- Remove existing vegetative cover, cut and clear trees, grub, remove stumps and other surface features in the limit of construction only. Any disturbance that results from tree clearing and grubbing shall be immediately stabilized with woodchips mulch, hydro-mulch, or straw and seed. Timbered trees, wood chips, and stumps shall be removed off-site unless otherwise directed. As stated woodchips may be stockpiled for use as stabilizing ground cover. These stockpiles shall be separate from soil stockpiles. Demolish and/or remove existing features, i.e.: fence, concrete slab, asphalt etc., and dispose of or stockpile as required by the owner. All construction debris shall be properly disposed of in accordance with all federal, state, and local requirements.

Standard sequence notes for building construction

- The surveyor shall stake-out the proposed driveway centerlines and the limits of cut and fill
- Implement the general sequence notes 1 through 6 where applicable prior to continuing.
- Once the tree removal operation is complete strip the topsoil within the work boundary and place excavated topsoil within the identified stockpile locations. Any soils so deemed by the design or monitoring engineer shall be stockpiled for future use as landscaped area topsoil. Contractor shall take every precaution feasible to reduce the amount of disturbed/exposed soils during construction.
- Any disturbed areas that will not be further disturbed within seven (7) days shall be immediately stabilized with woodchips, hydro-mulch, or straw and seed.
- Prior to starting the work install all erosion and sediment controls including the installation of the stabilized construction entrance.
- Begin rough grading of driveways within work limits and adjacent areas. Slopes in excess of 3h:1v shall not be left exposed and must be stabilized.
- Stake-out the location of utilities and utility structures. Begin installation of subsurface infiltration chambers. Installation occur in any order but the first one to be installed shall be completed before the installation of the other is started.
- Backfill as installation is complete and stabilize the area. If trenches are to be left open, place excavated material on the up-slope sides of the trench and protect and stabilize immediately if it is to remain open for an extended period of seven (7) days or more.
- Upon completion of the subsurface chambers, Place construction fencing around the system to prevent compaction during the remainder of construction.
- Begin installation of Downstream Defender, and outlet structures. Install storm sewer piping, catch basins and manholes, working downstream to upstream. The upstream drainage structure shall be blocked so as to not allow sediment laden water from reaching the subsurface chambers or the catch basin in Kear Street. During the installation of catch basins, install inlet protection as per e&sc plan to assure that sediment laden water will not enter the silt trap system. Once the final grade above the system is achieved, put into place the final topsoil cover, seed mix, and erosion control blanket, or hydro-mulch. Refer to the landscape plan for the seed mix requirements.

Note: no stormwater is permitted to enter the infiltration system from the upstream conveyance system and shall be blocked until the completion and stabilization of all phases tributary to the basin. 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.

- Begin excavation of the building foundation for the building and adjacent areas.
- Install or check condition of all temporary erosion control measures as shown on the erosion and sediment control plan.
- Begin construction of the foundation. Upon completion and after proper curing time is achieved, backfill the foundation and bring site to rough grade. Areas which are to remain undisturbed for more than seven (7) days shall be stabilized immediately with temporary seeding or mulch.
- Proceed with the construction of the buildings. This includes the building structure itself, retaining walls, and rough grades. At any point during this begin installation of the utilities including the water and sewer connections, power utilities.
- Once the utilities have been brought up to the building foundation, grade and install the base course for the driveways and parking areas.
- Complete construction of the buildings and remaining retaining walls.
- Stake out and install curbing as per plan. Once curbing is completed around catch basins, re-install inlet protection within catch basins. As curbing is complete, backfill with topsoil. Areas that are filled with topsoil are to be raked, seeded, and hay mulched.
- Upon completion of the work, the contractor shall be required to immediately stabilize disturbed soils in the event the disturbed area will remain not worked for greater than seven (7) days, at the direction of the engineer of record or permitting entity inspector, and when significant precipitation is in the immediate forecast. All disturbed areas shall be temporarily stabilized with hydro-mulch or where appropriate woodchips. It is recommended that any grading that is at the finish stage will receive no further disturbance and that permanent stabilization such as topsoil, seed, mulching or blankets as per the plan be installed.

Final site stabilization and completion of new construction:

- Upon completion of all work, the site shall be inspected by the supervising engineer and town inspector to determine completion of all work and permanent stabilization of the site.
- Any areas deemed incomplete or not properly stabilized shall be done so to the satisfaction to the supervising engineer and town inspector.
- Once the site is deemed adequately stable the temporary erosion and sediment control measures can be removed. At that time if deemed appropriate drainage structures upstream from the subsurface stormwater management systems shall be cleaned of sediment and debris. They can then be unblocked to allow for flow of collected surface runoff.

Contact information during and after construction:

Terenice Murphy
1672 Morningview Drive
Yorktown, NY 10598
914-224-8348

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.

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:

E-mail:

Signature:

POST CONSTRUCTION MAINTENANCE SCHEDULE:

Control to be Inspected	Inspection Frequency	Maintenance Threshold Criteria	Maintenance Procedure
Drain Inlets/ Catch Basins	Quarterly	3" + Accumulated Sediment	Remove debris and sediment.
Bypass Structures	Quarterly	3" + Accumulated Sediment	Remove debris and sediment.
Infiltration Chambers	Bi-annually	3" + Accumulated Sediment	JetVac debris and sediment
Downstream Defender	Bi-annually	18" + Accumulated Sediment	Vacuum debris and sediment

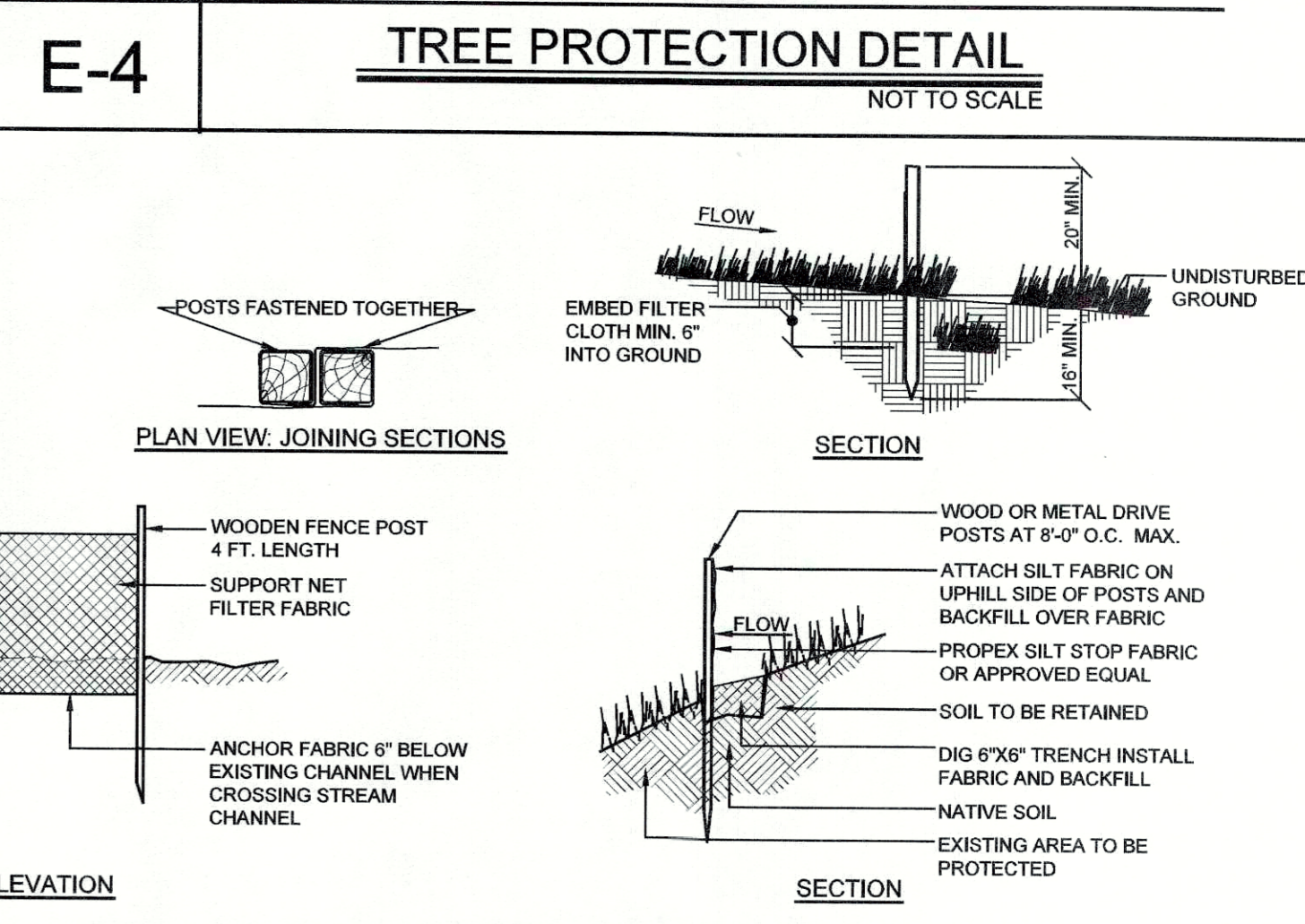
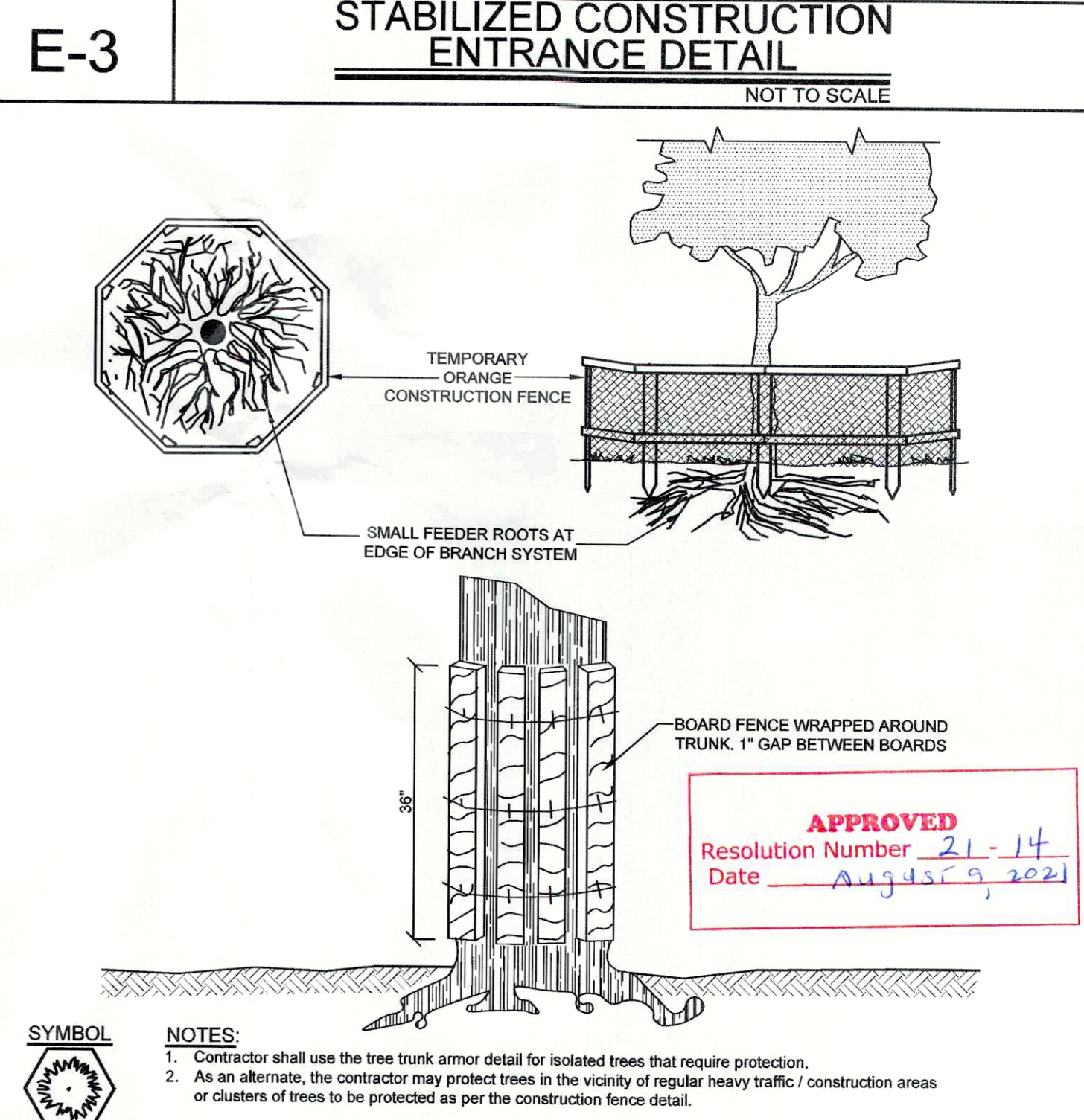
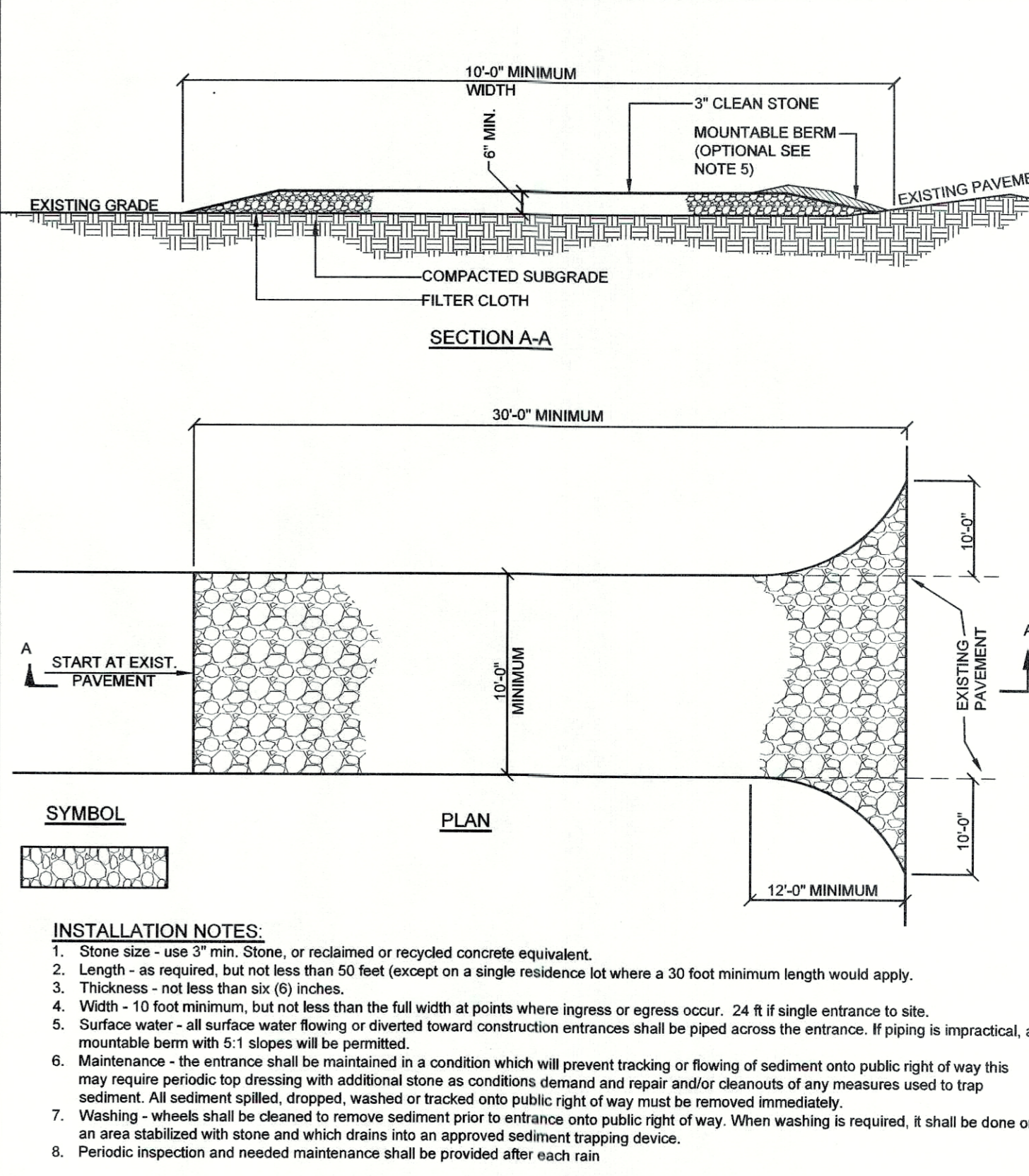
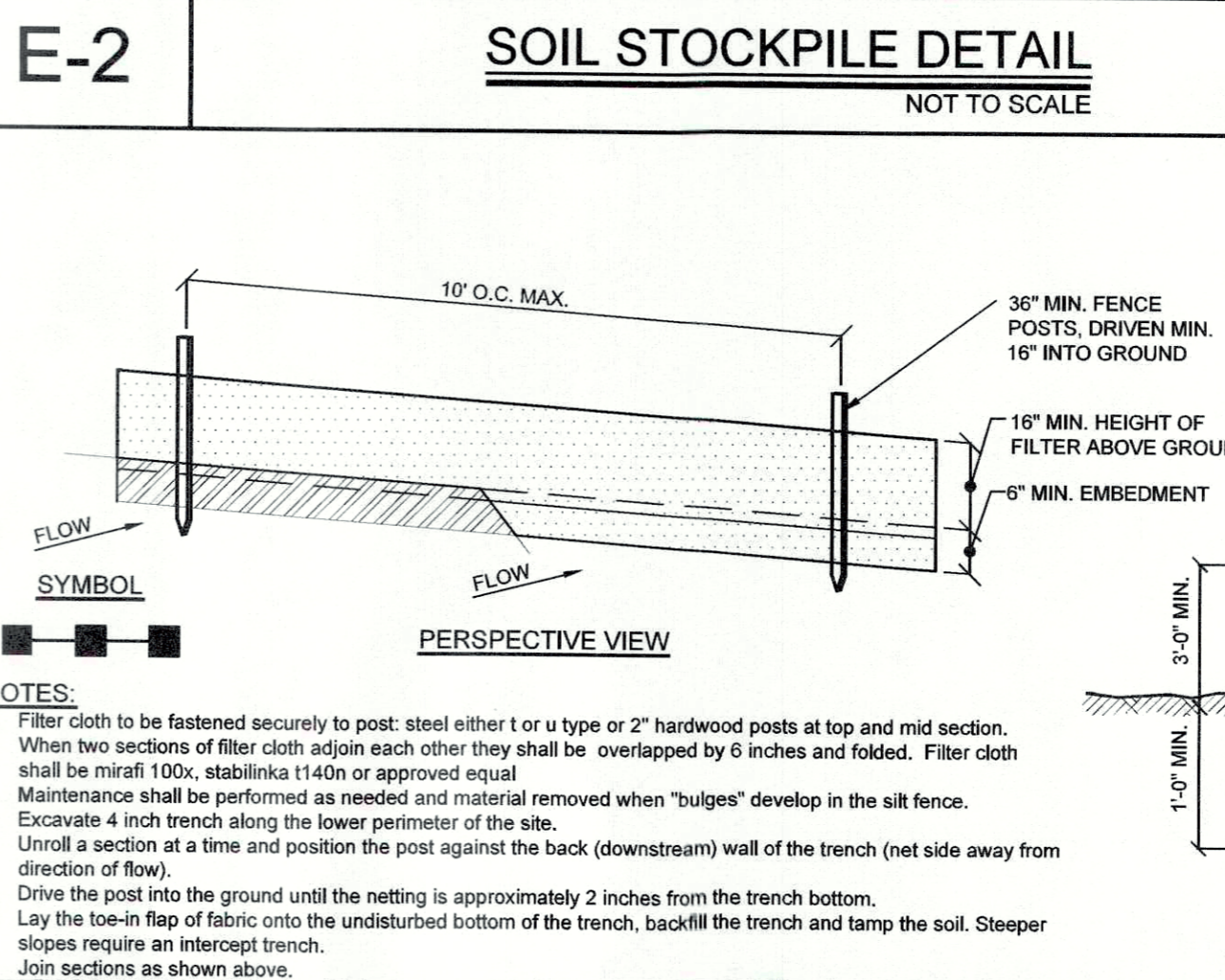
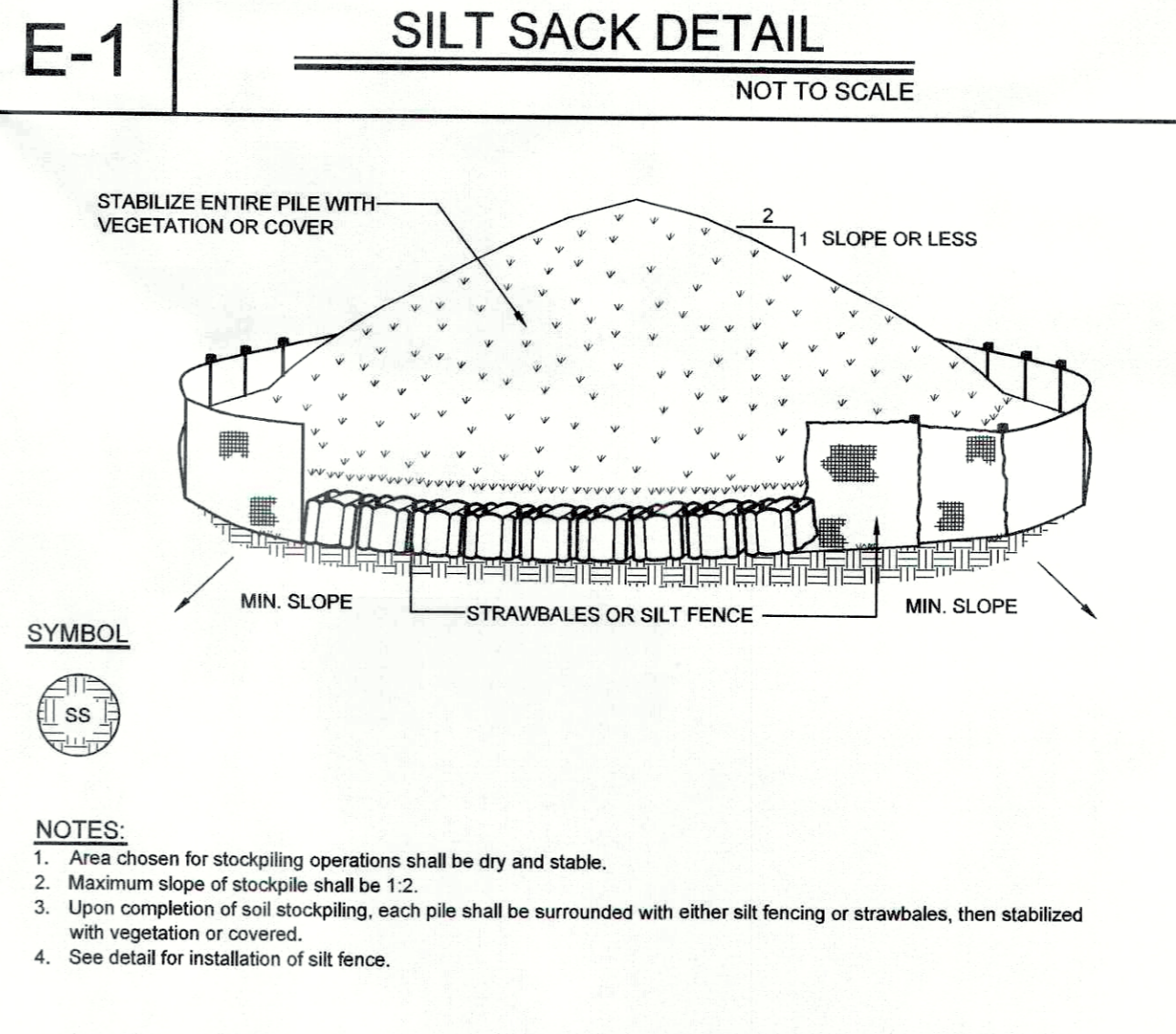
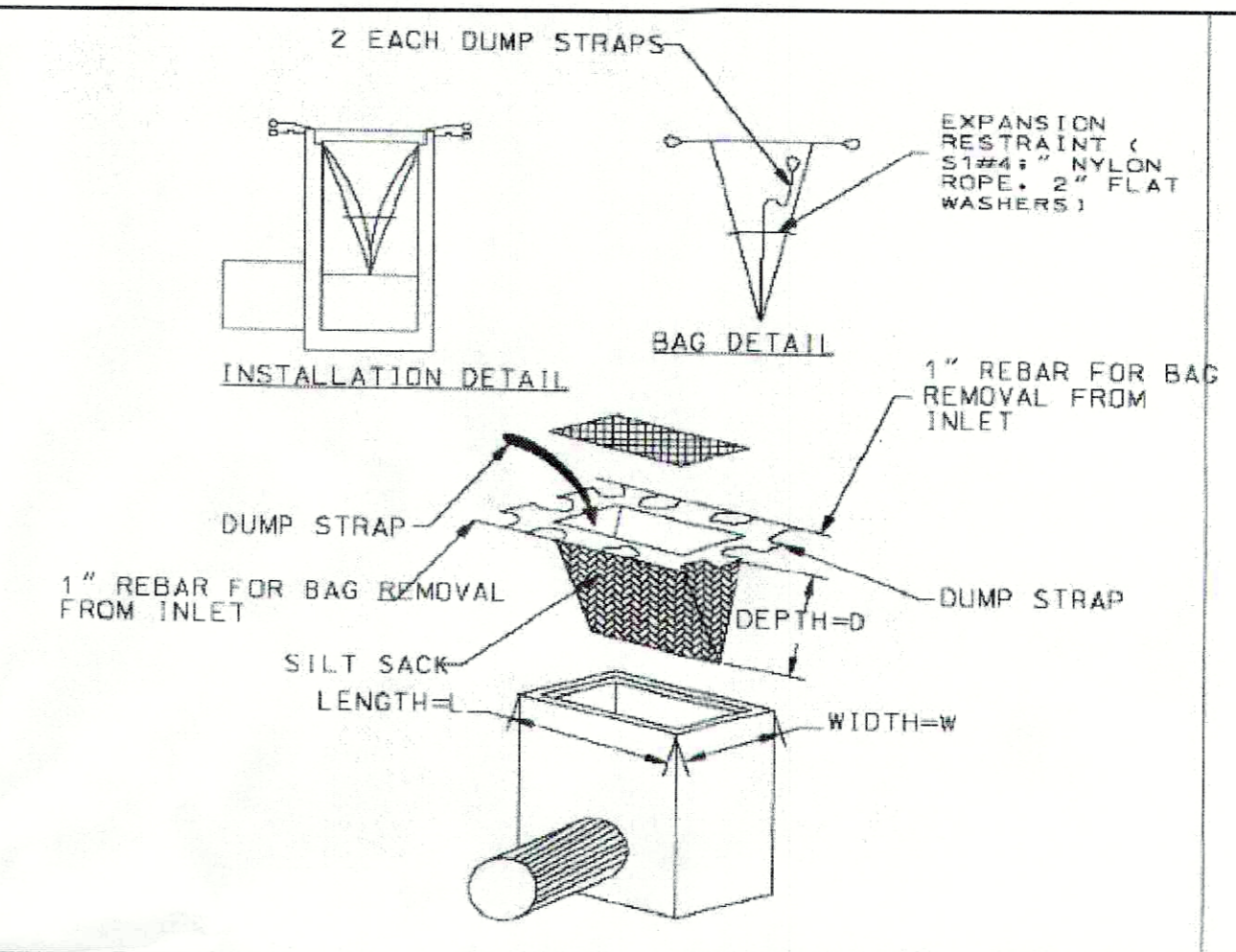
CONTRACTOR CERTIFICATION STATEMENT

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: _____



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 C. RINA, P.E.**
Professional Engineer
NYS Lic. No. 64451

Revisions:

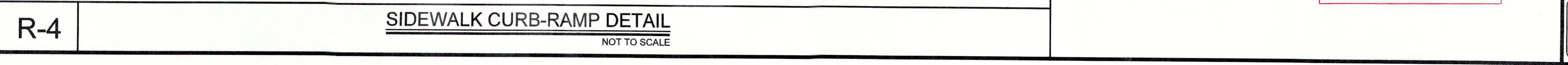
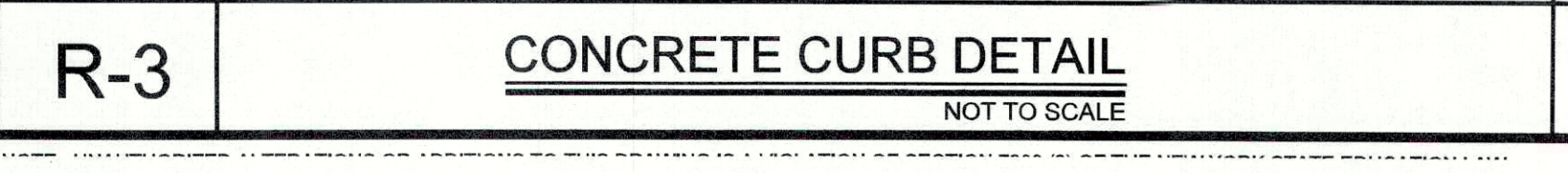
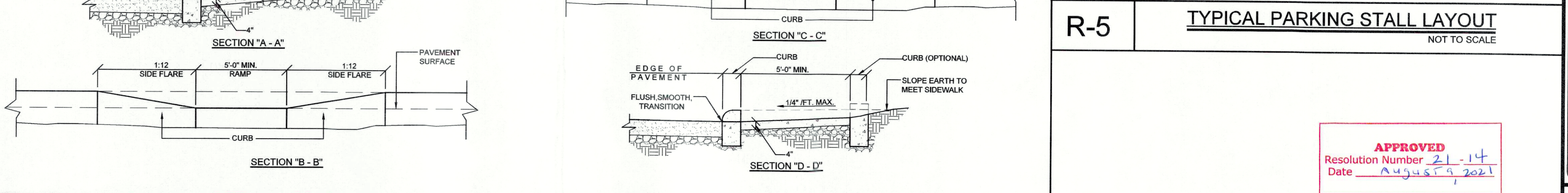
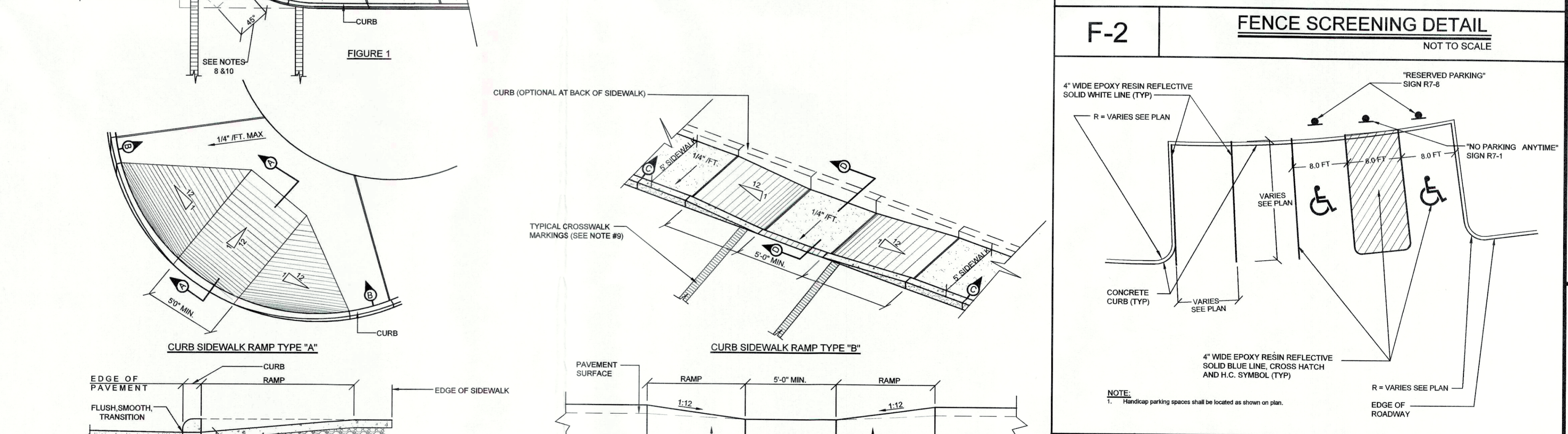
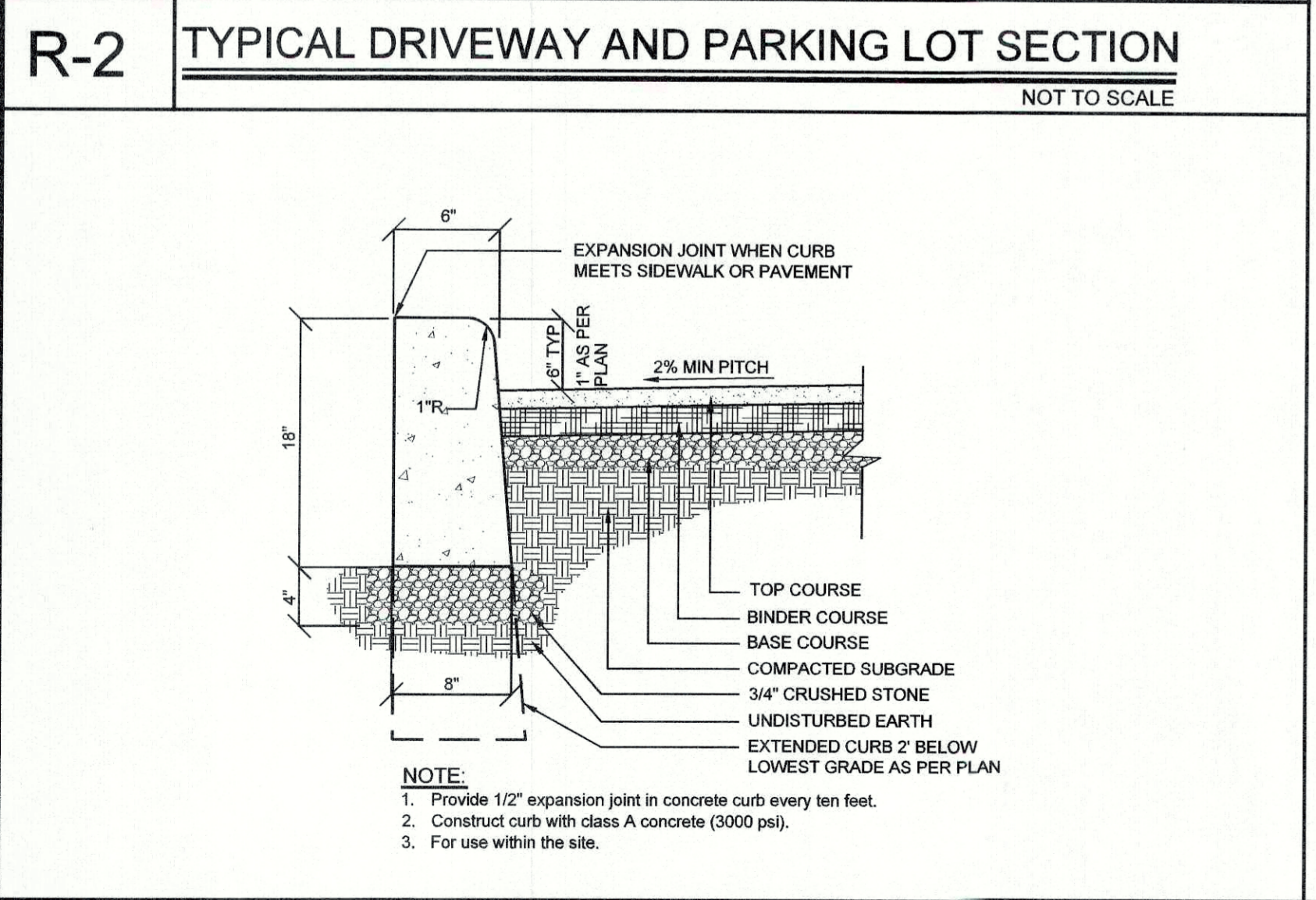
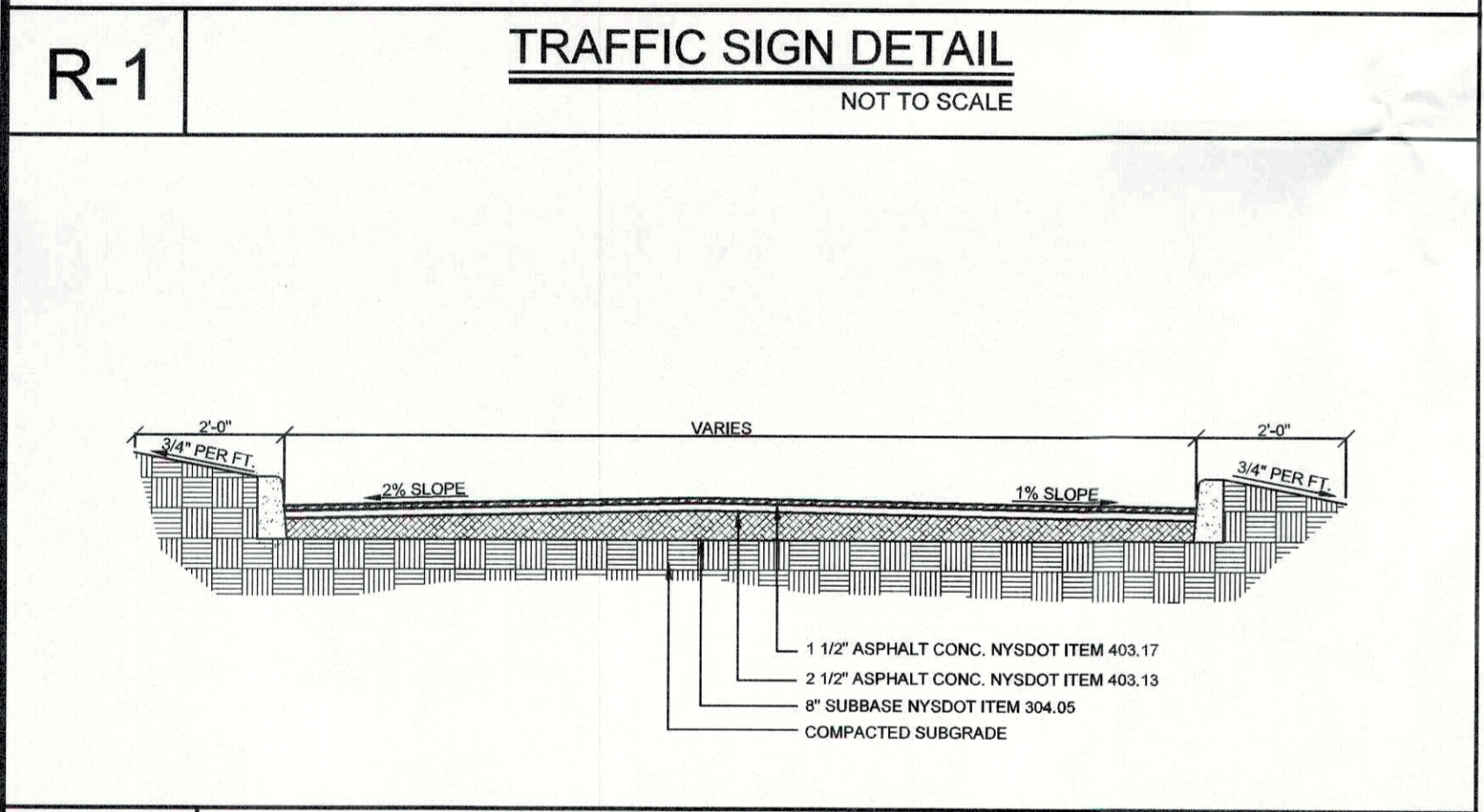
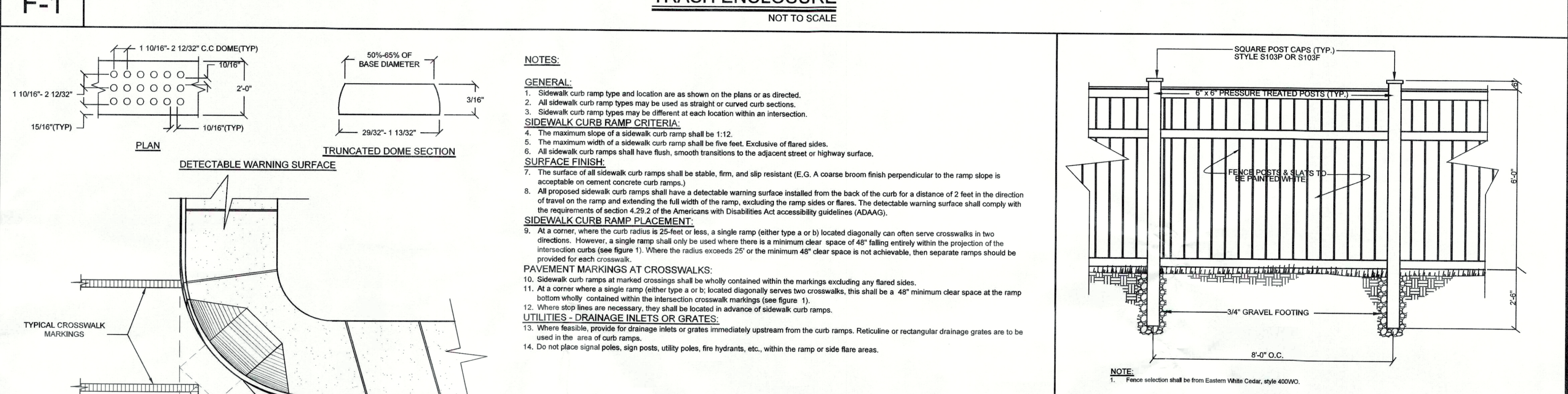
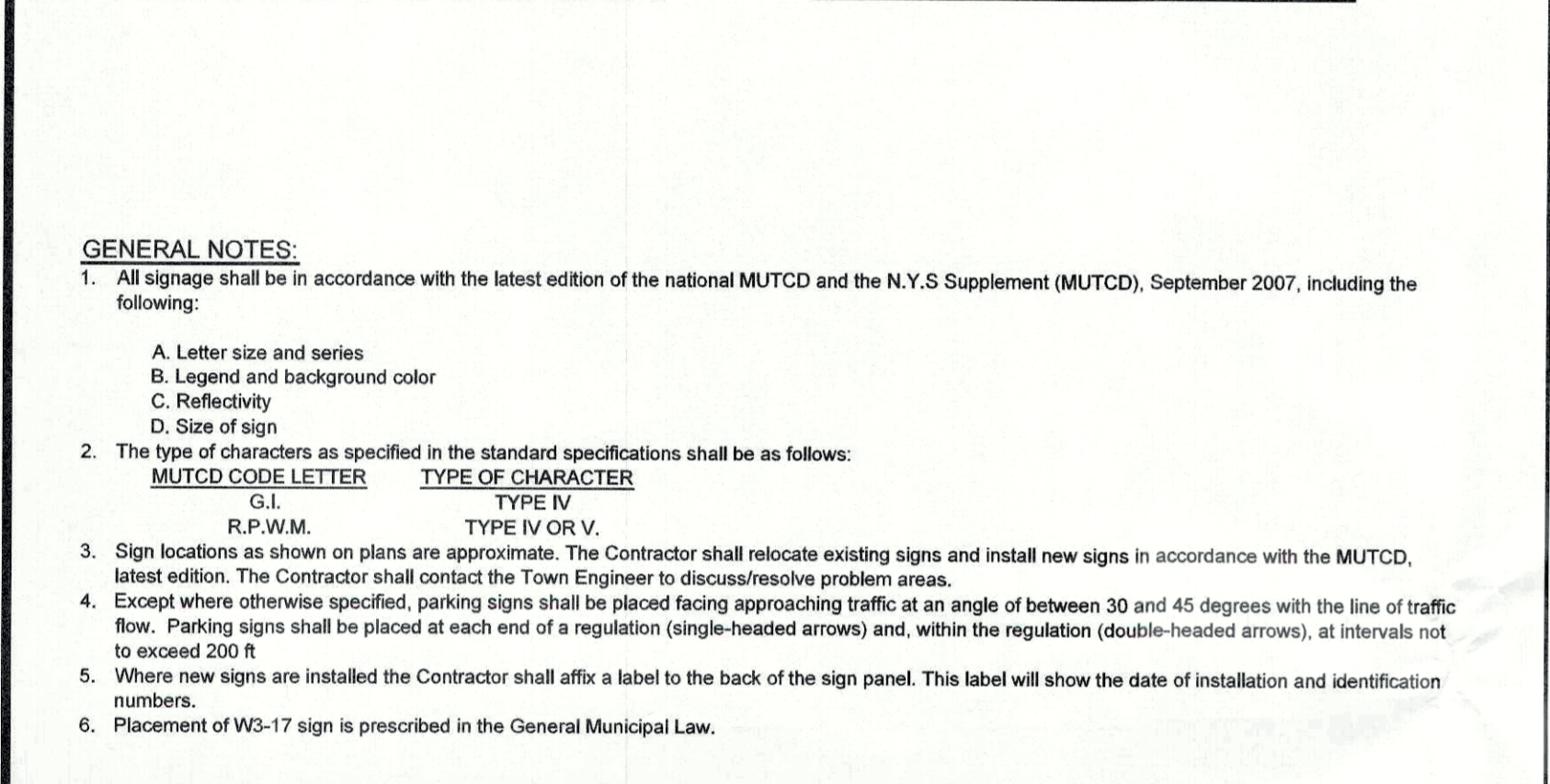
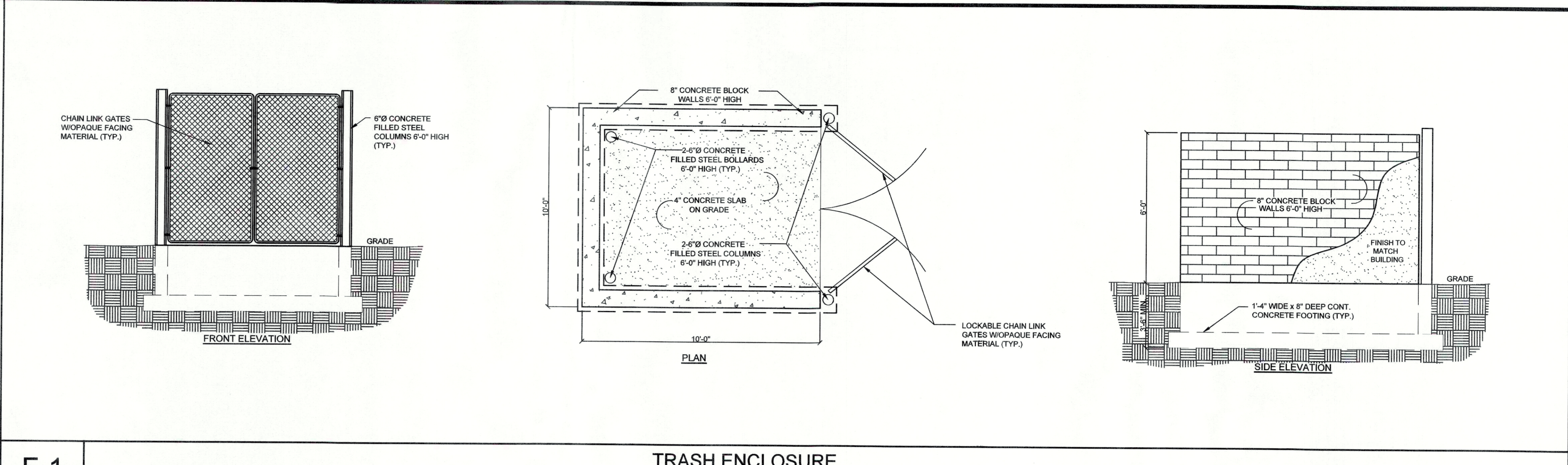
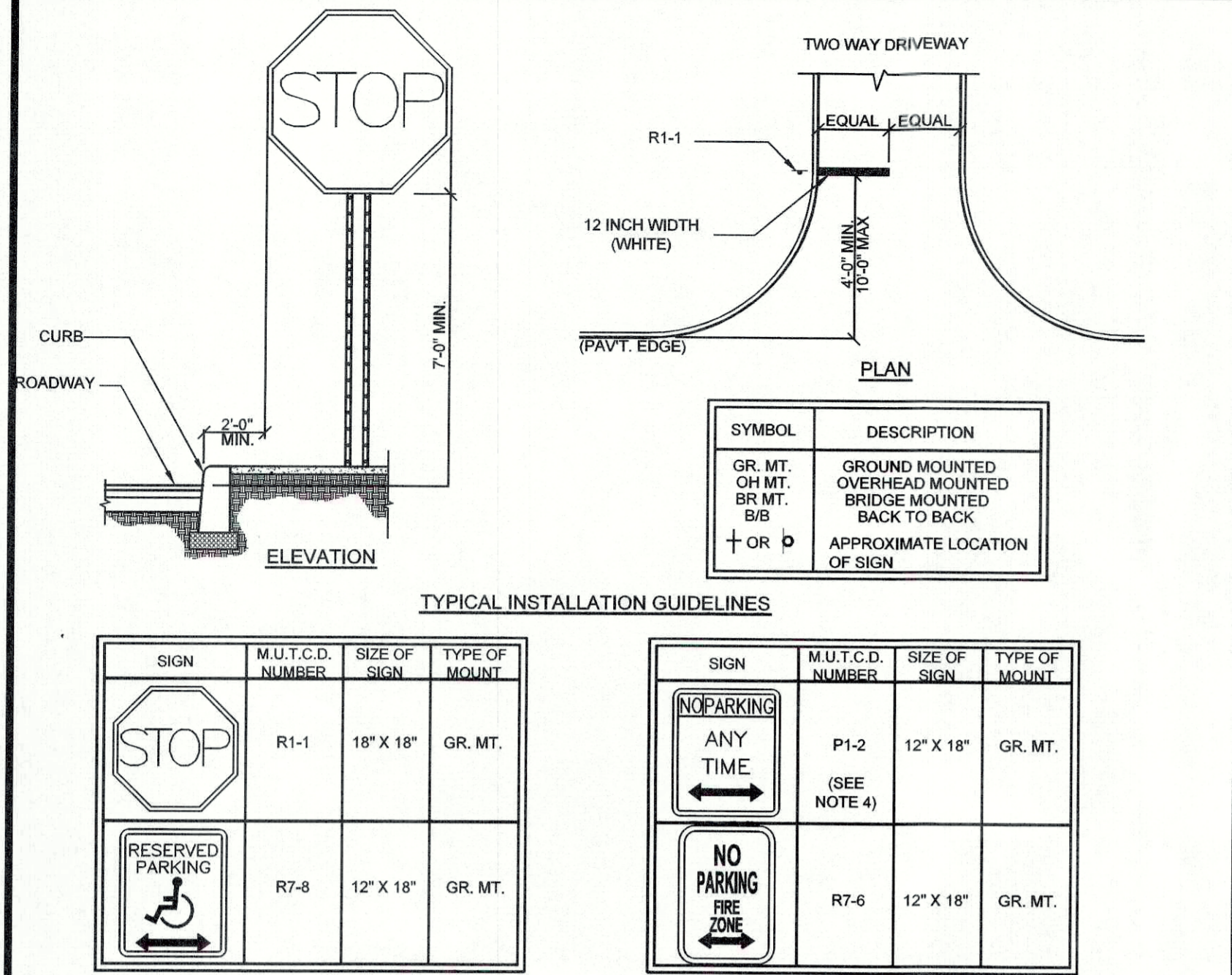
No.	Date	Comments
1	6/17/20	Plan Revisions
2	8/5/21	DEF Comments
3	10/20/21	DEF Comments
4	11/22/21	DEF Comments

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DRAWN BY: TK
DATE: 3/14/20

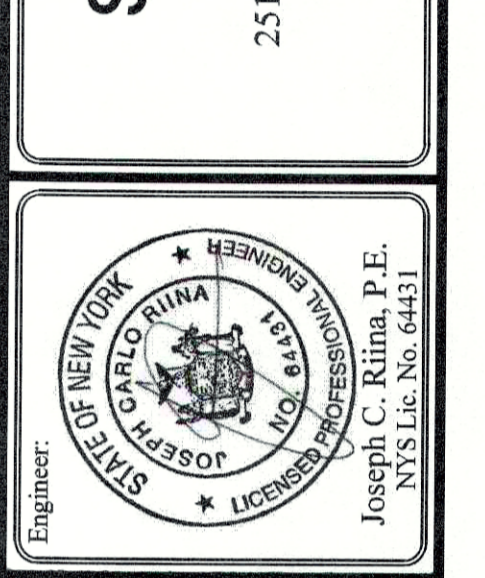
E&S NOTES & DETAILS

APPROVED
Resolution Number 21-14
Date August 9, 2021

SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Westchester County, NY
Town of Yorktown



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www.sitedesignconsultants.com



Revisions:	Date	Comments
No.		
1	8/24/20	ISSUE FOR PERMITS
2	8/25/20	TOWN COMMENTS
3	8/25/20	DEF COMMENTS
4	10/20/21	DEF COMMENTS
5	11/22/21	DEF COMMENTS

SCALE: NTS
DRAWN BY: TK
DATE: 3/14/20

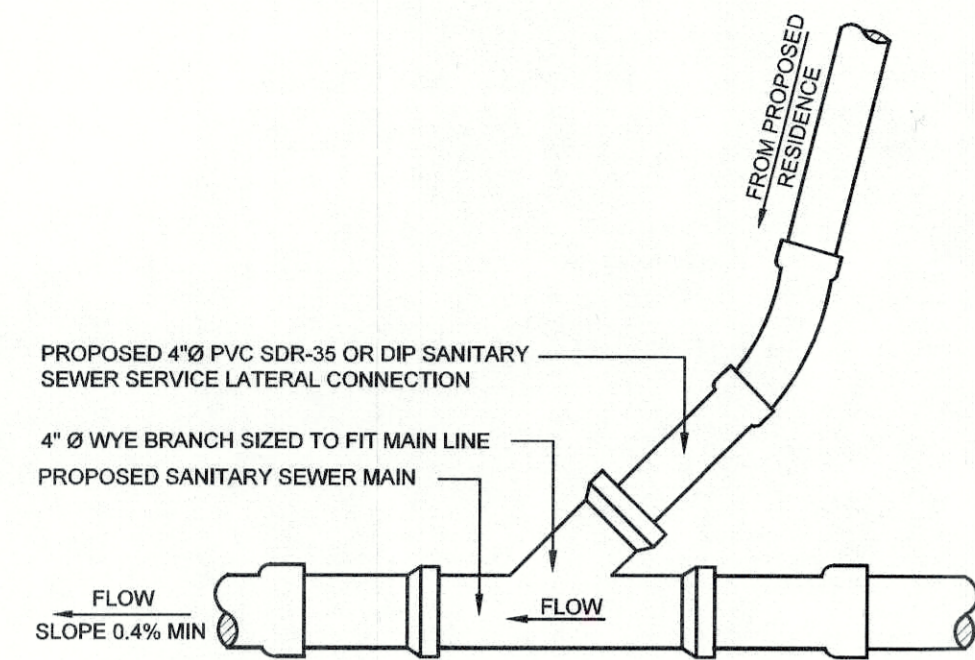
SITE DETAILS

SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Westchester County, NY
Town of Yorktown

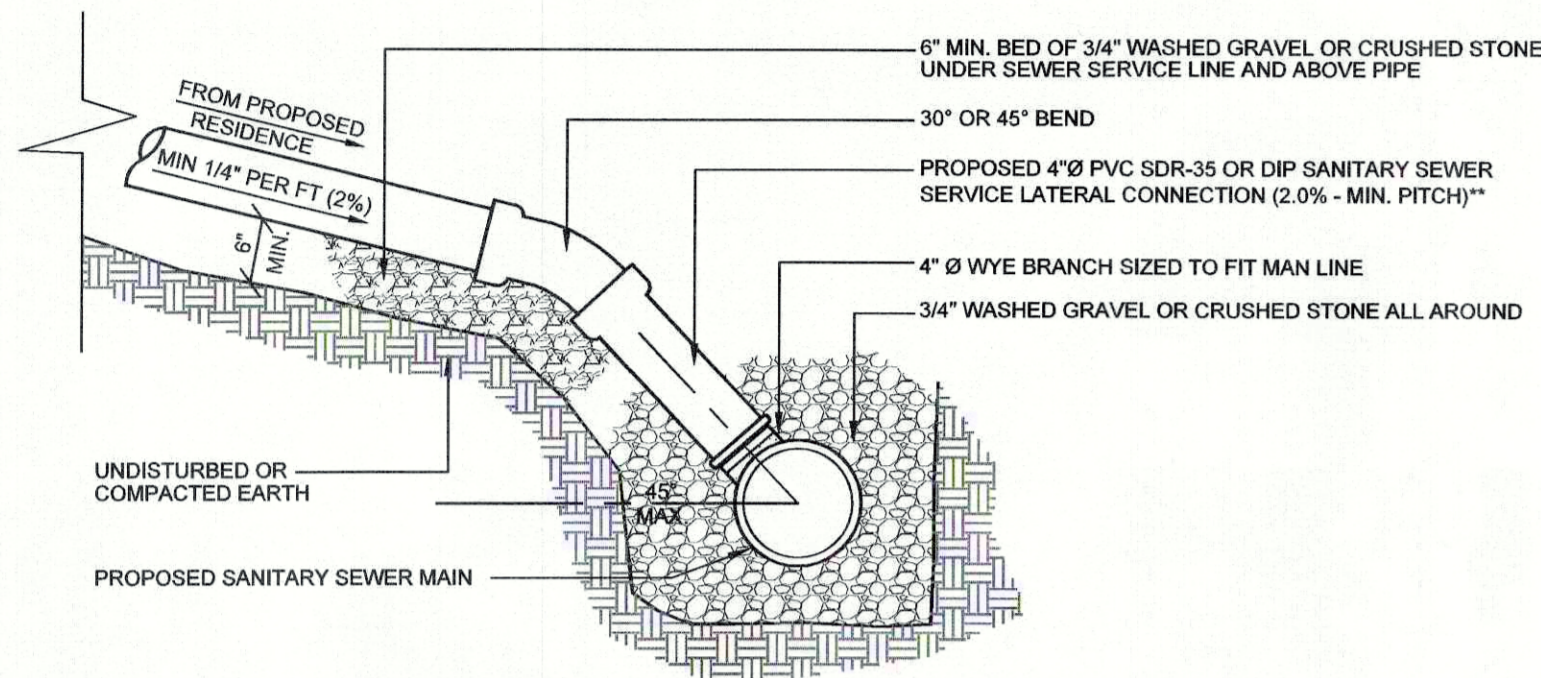
APPROVED
Resolution Number 21-14
Date August 9, 2021

EXPLORIS:10.NANTUCKET SOUND, LLC - MURPHY ENGINEERING, CAD:13.0.DETAIL:15.11.22:21.DWG

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PLAN



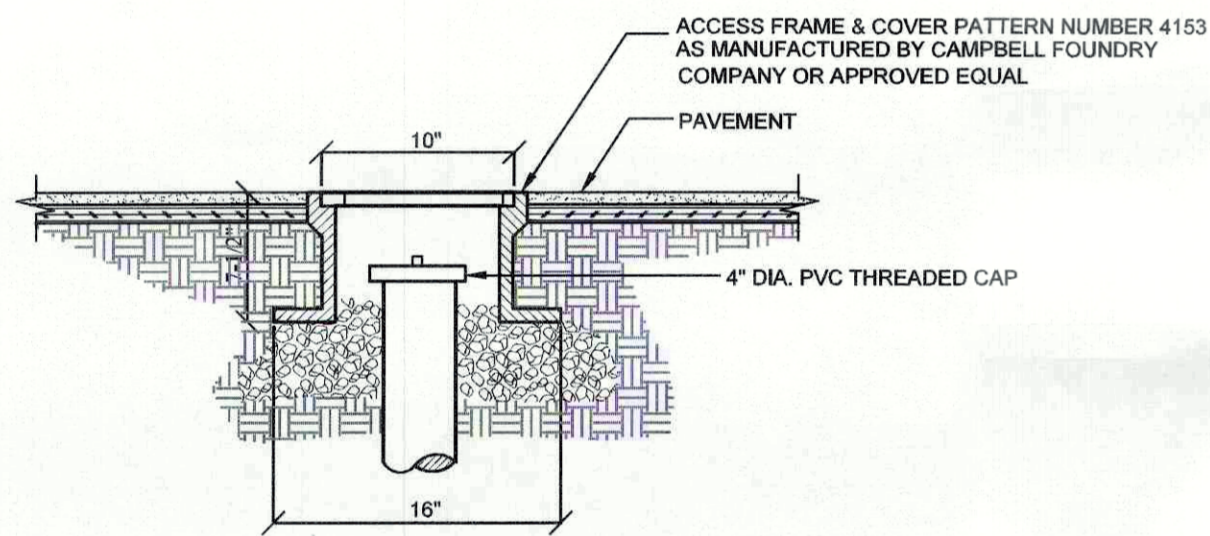
SECTION

- NOTES:**
1. PROVIDE CLEANOUT AS REQUIRED (SEE DETAIL).
 2. CONTRACTOR TO FOLLOW MANUFACTURER'S INSTALLATION GUIDE.
 3. 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.
 4. CONTRACTOR TO NOTIFY TOWN OF CORTLANDT 48 HOURS IN ADVANCE FOR TRENCH INSPECTION.
 5. ALL FITTINGS TO BE WHITE HD. AS MANUFACTURED BY GPM PRODUCTS INC. OR PROVED EQUAL.
 6. FOR BACKFILLING REQUIREMENTS OF SEWER SERVICE SEE "SEWER MAIN/SEWER SERVICE TRENCH DETAIL".
 7. **LOT 6-USE 6" PVC SDR 23 (1.0% MIN. PITCH)

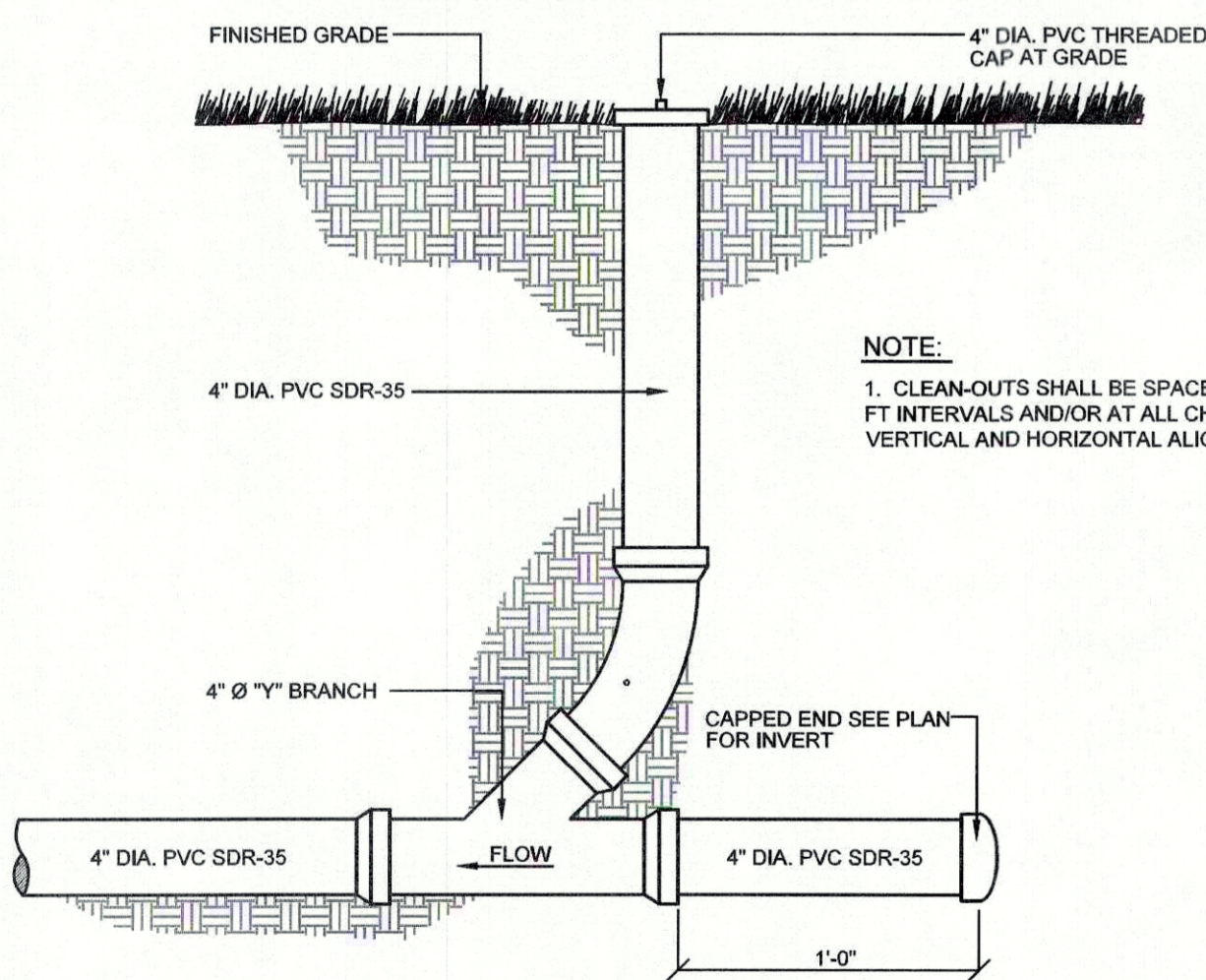
S-1

SEWER CONNECTION TO PROPOSED MAIN-LINE DETAIL

NOT TO SCALE



ACCESS FRAME & COVER DETAIL FOR CLEANOUT UNDER PAVEMENT

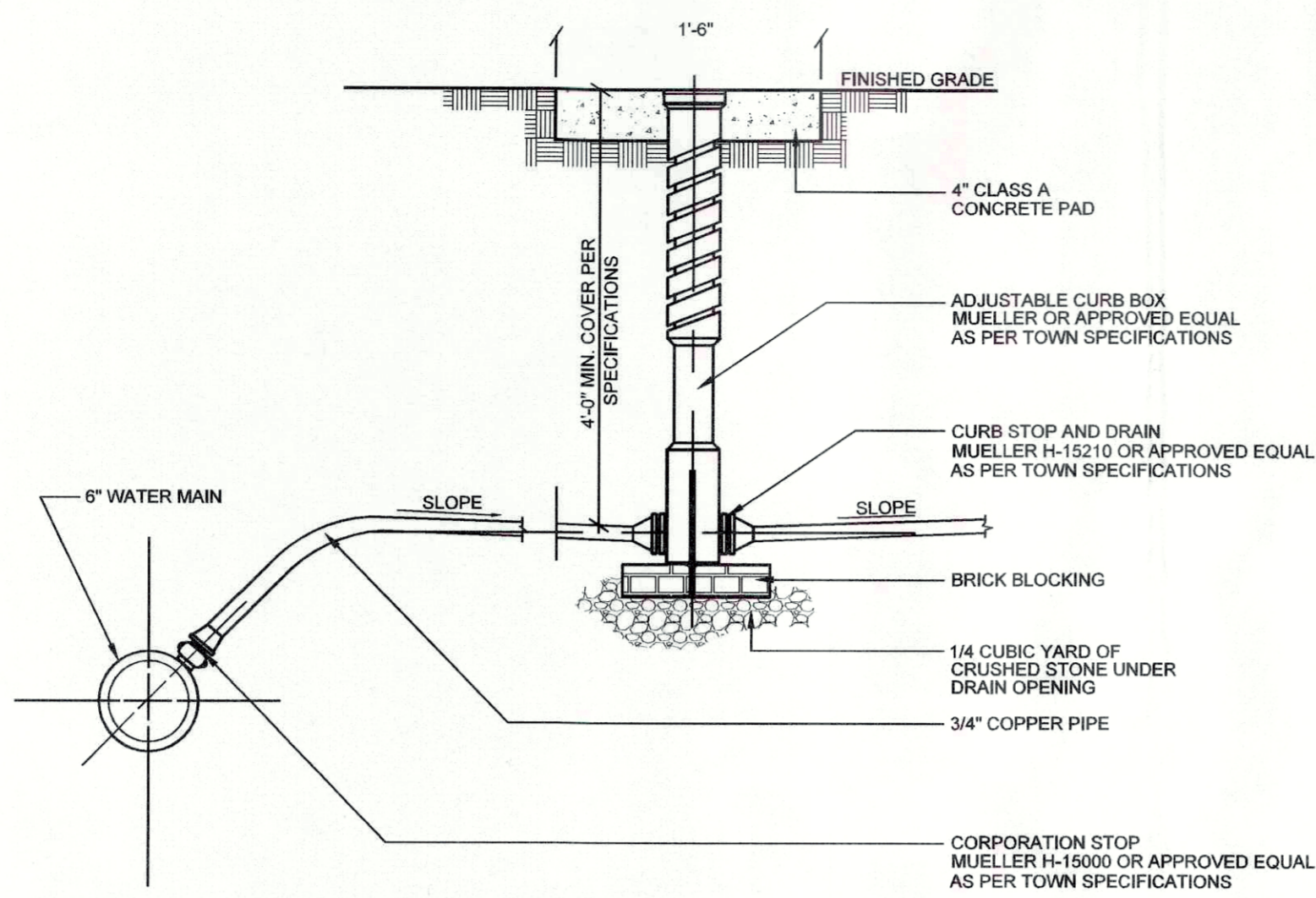


- NOTE:**
1. CLEAN-OUTS SHALL BE SPACED AT MINIMUM 50 FT INTERVALS AND/OR AT ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT.

S-2

GRAVITY SEWER CLEAN-OUT DETAIL

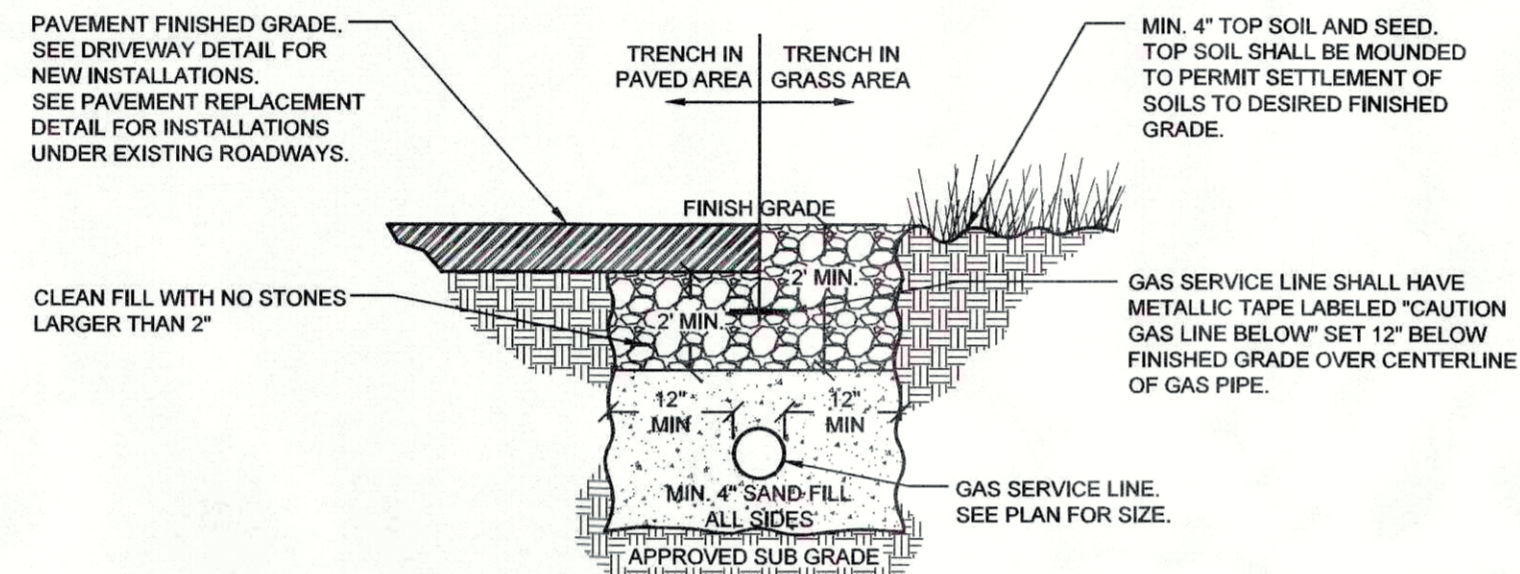
NOT TO SCALE



W-1

WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

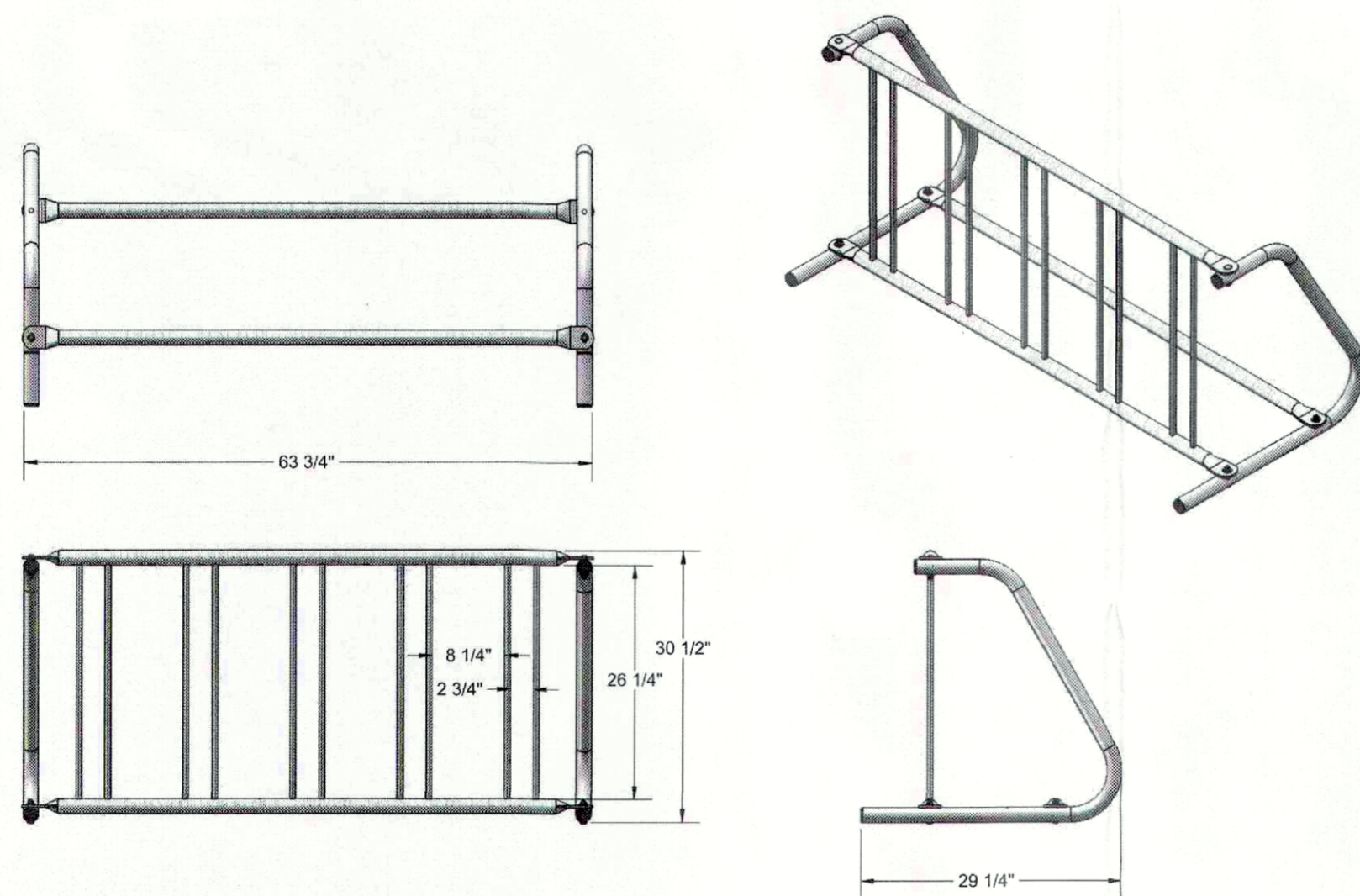


- NOTES:**
1. Contractor shall coordinate installation with utility owner. All materials and installation procedures shall meet or exceed minimal requirements of the utility owner.
 2. Pipe shall be laid and connected in the bedding which shall consist of:
 - A. Compacted existing subsoil when laid above ground water;
 - B. 3/4" crushed stone when laid below ground water.
 3. 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.

G-1

GAS SERVICE BEDDING DETAIL

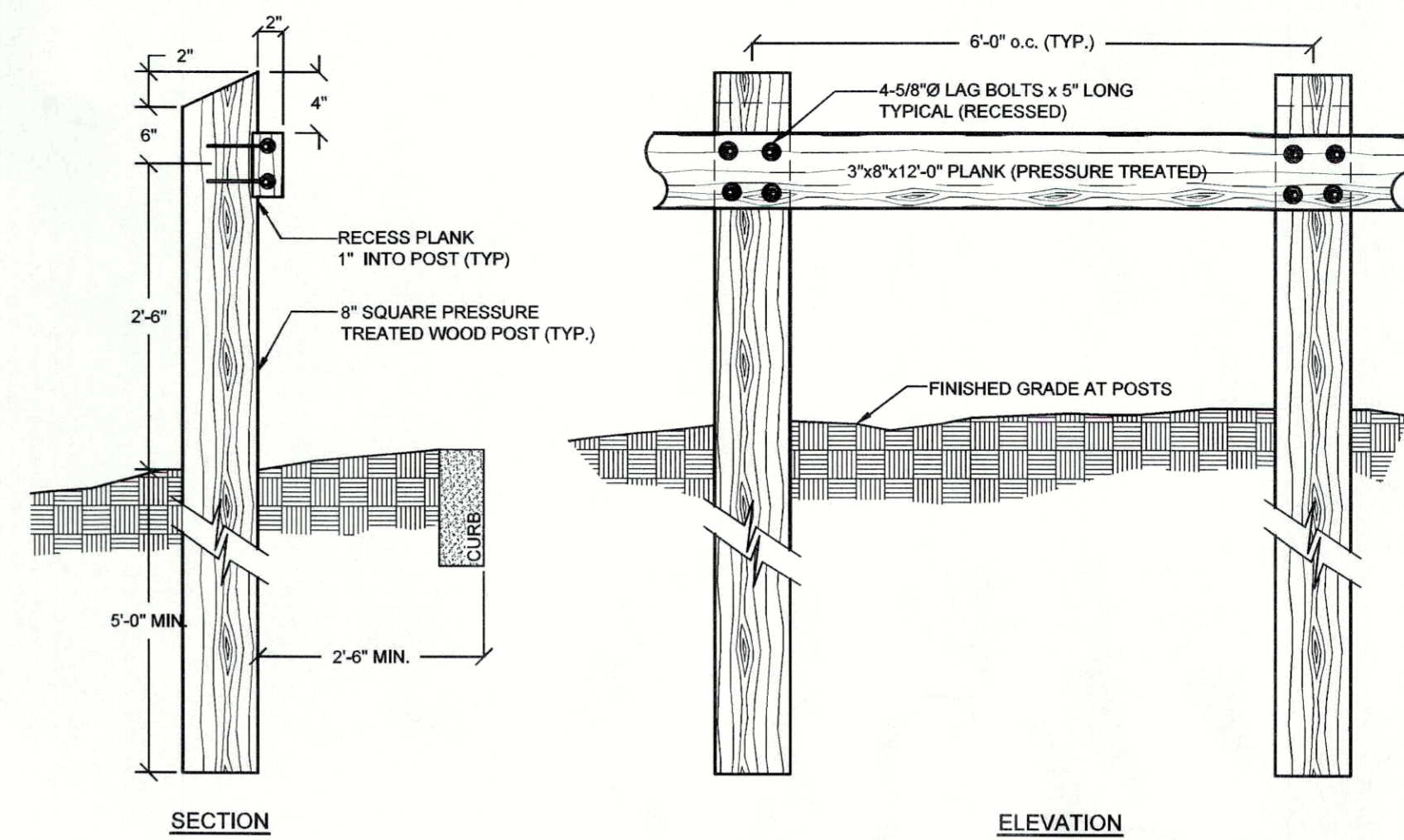
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R-7

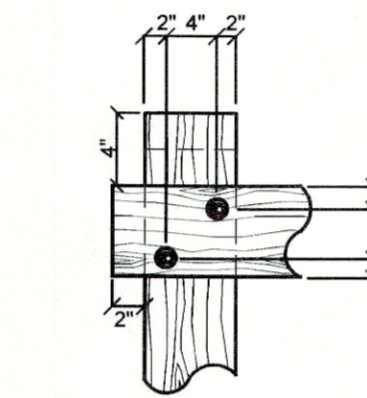
BIKE RACK DETAIL

NOT TO SCALE

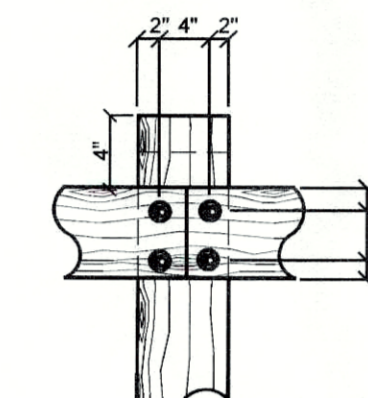


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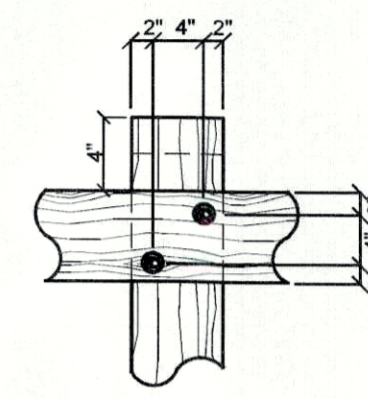
ELEVATION



END POST CONNECTION DETAIL



RAIL SPLICE CONNECTION DETAIL

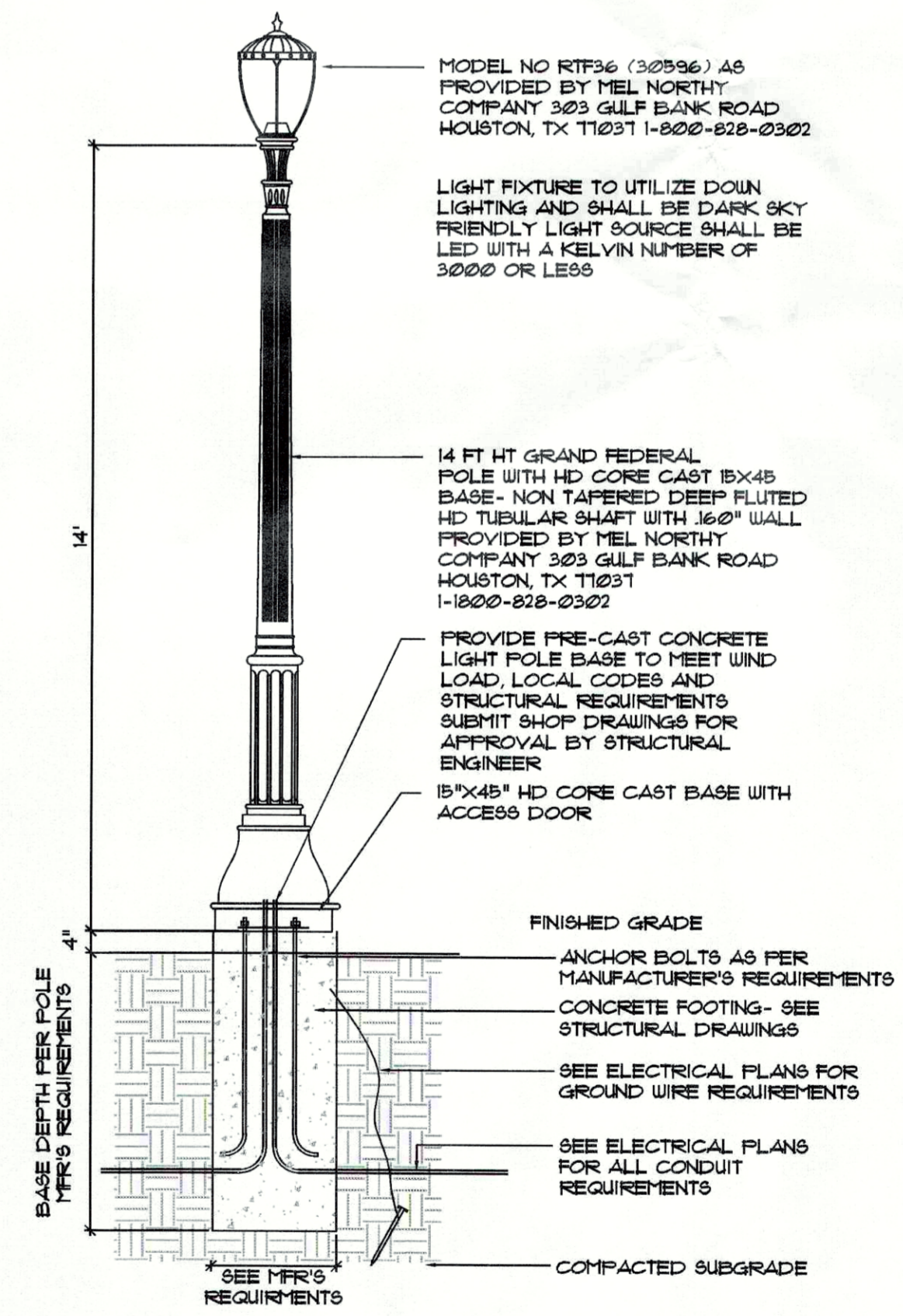


INTERMEDIATE POST CONNECTION DETAIL

R-6

TIMBER GUARDRAIL DETAIL

NOT TO SCALE



MODEL NO RTF36 (307596) AS PROVIDED BY MEL NORTHY COMPANY 303 GULF BANK ROAD HOUSTON, TX 71031 1-800-828-0302

LIGHT FIXTURE TO UTILIZE DOWN LIGHTING AND SHALL BE DARK SKY FRIENDLY LIGHT SOURCE SHALL BE LED WITH A KELVIN NUMBER OF 3000 OR LESS

14 FT HT GRAND FEDERAL POLE WITH HD CORE CAST 16X45 BASE - NON TAPERED DEEP FLUTED HD TUBULAR SHAFT WITH 160" WALL PROVIDED BY MEL NORTHY COMPANY 303 GULF BANK ROAD HOUSTON, TX 71031 1-800-828-0302

PROVIDE PRE-CAST CONCRETE LIGHT POLE BASE TO MEET WIND LOAD, LOCAL CODES AND STRUCTURAL REQUIREMENTS. SUBMIT SHOP DRAWINGS FOR APPROVAL BY STRUCTURAL ENGINEER.

16X45" HD CORE CAST BASE WITH ACCESS DOOR

FINISHED GRADE

ANCHOR BOLTS AS PER MANUFACTURER'S REQUIREMENTS

CONCRETE FOOTING - SEE STRUCTURAL DRAWINGS

SEE ELECTRICAL PLANS FOR GROUND WIRE REQUIREMENTS

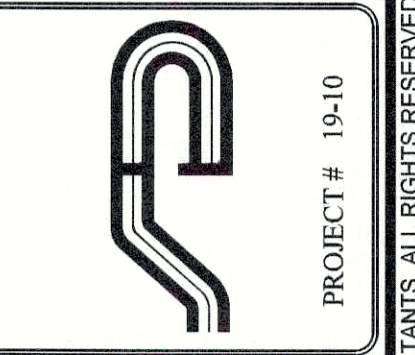
SEE ELECTRICAL PLANS FOR ALL CONDUIT REQUIREMENTS

COMPACTED SUBGRADE

L-1

LIGHT POLE 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



Revisions:	No.	Date	Comments
	1	6/17/20	Plan Revisions
	2	8/25/20	Town Comments
	3	8/25/21	DEP Comments
	4	11/22/21	DEP Comments
	5	11/22/21	DEP Comments

SCALE: NTS	DRAWN BY: TK	DATE: 3/14/20
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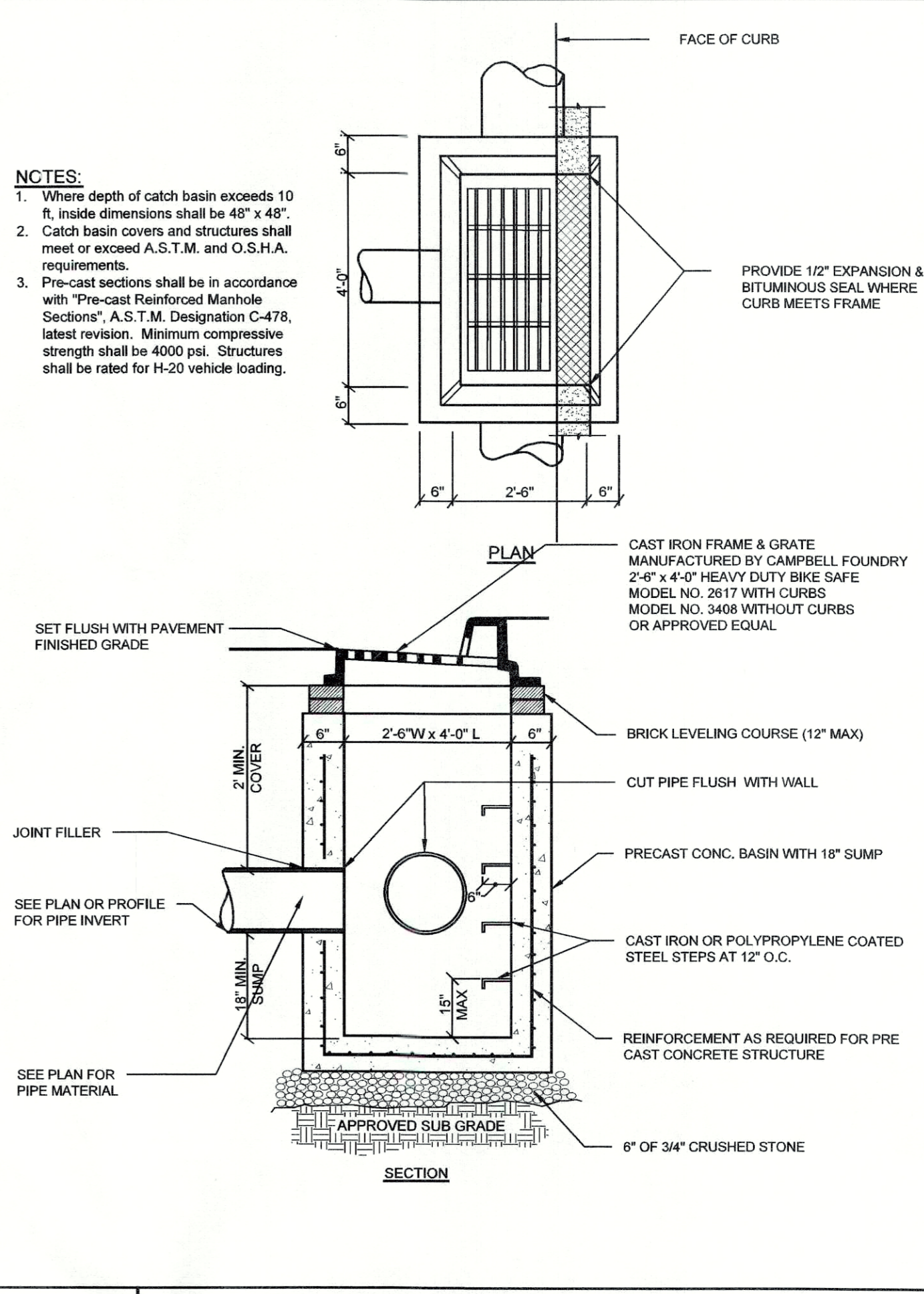
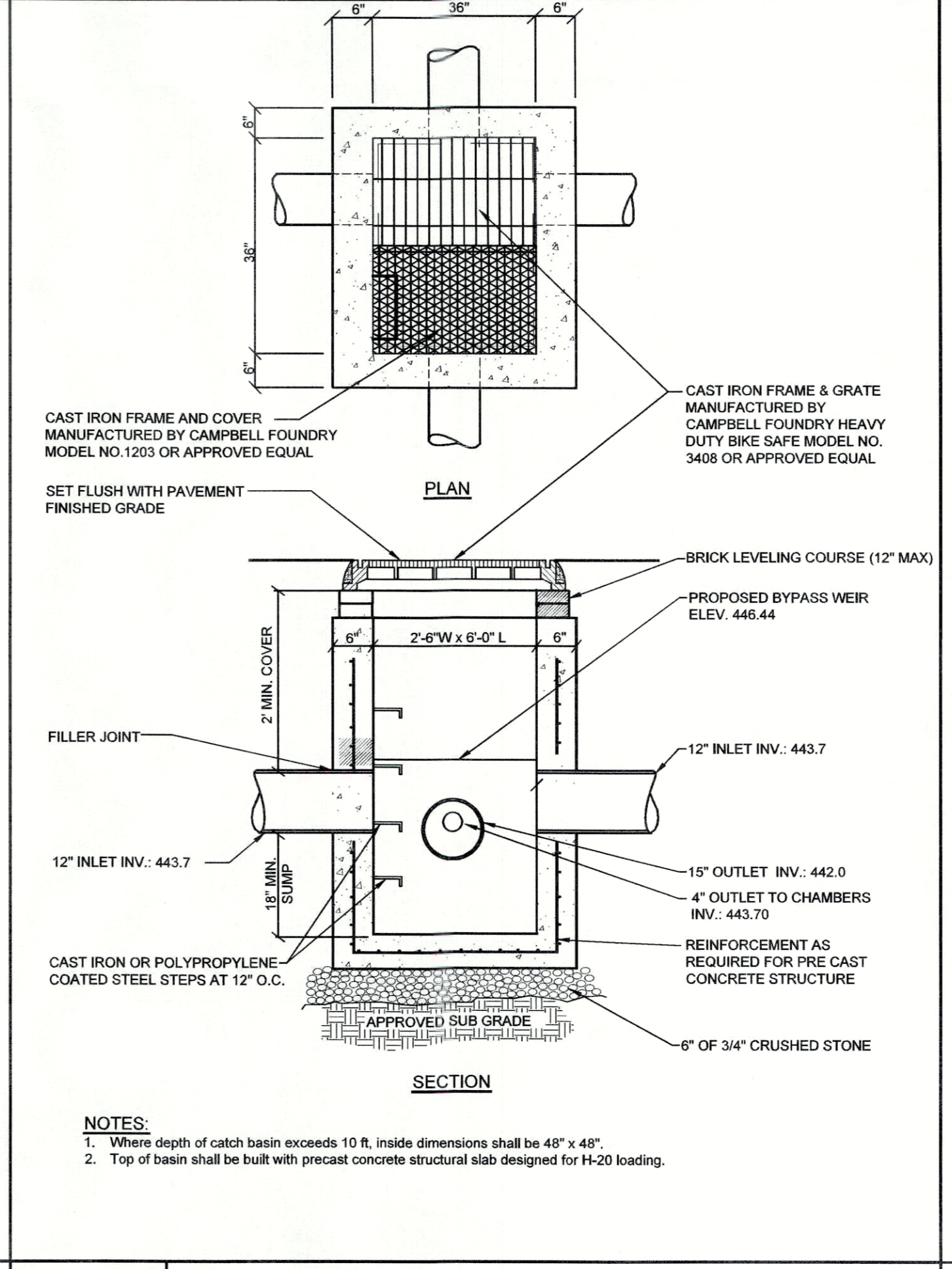
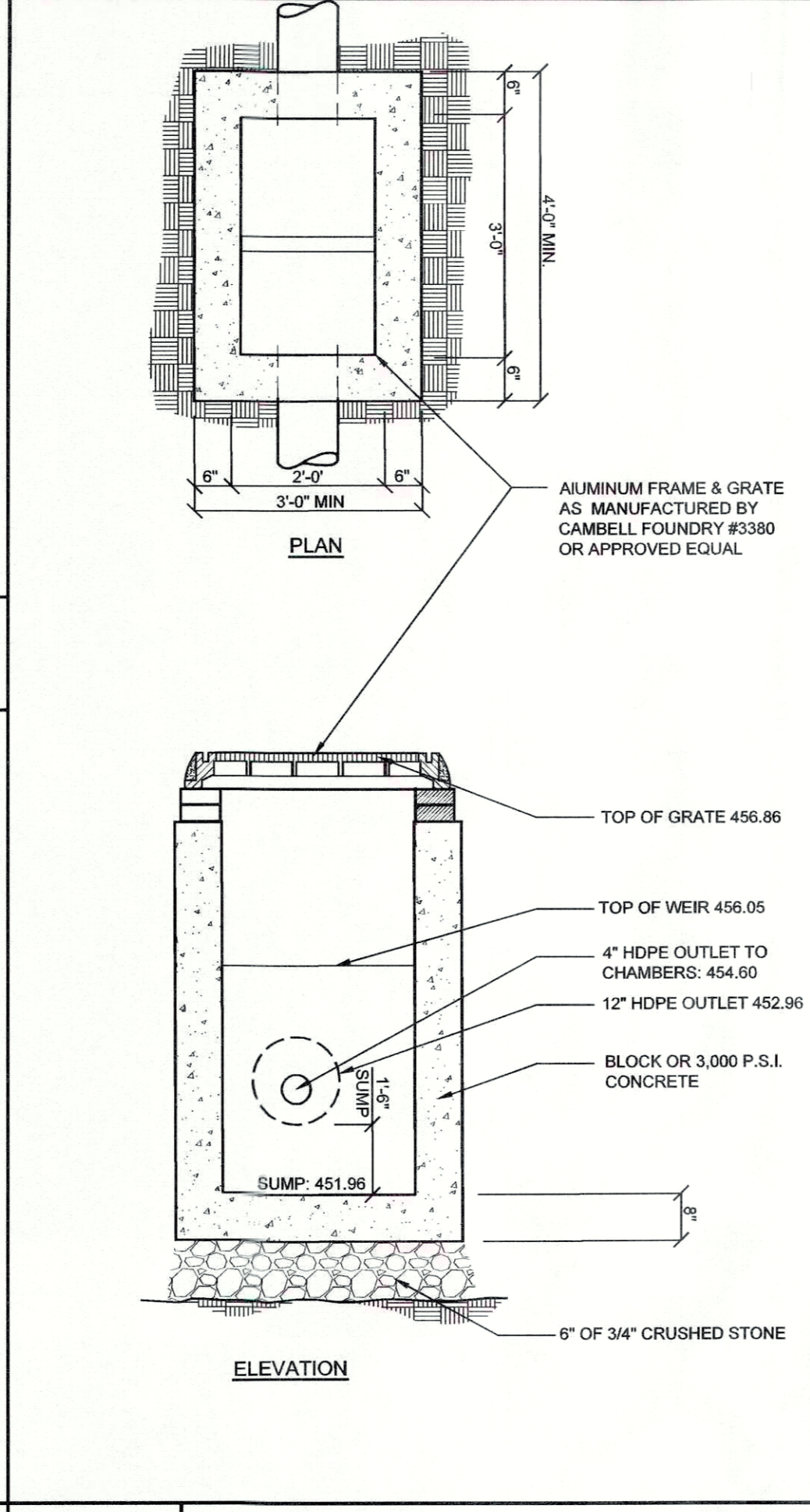
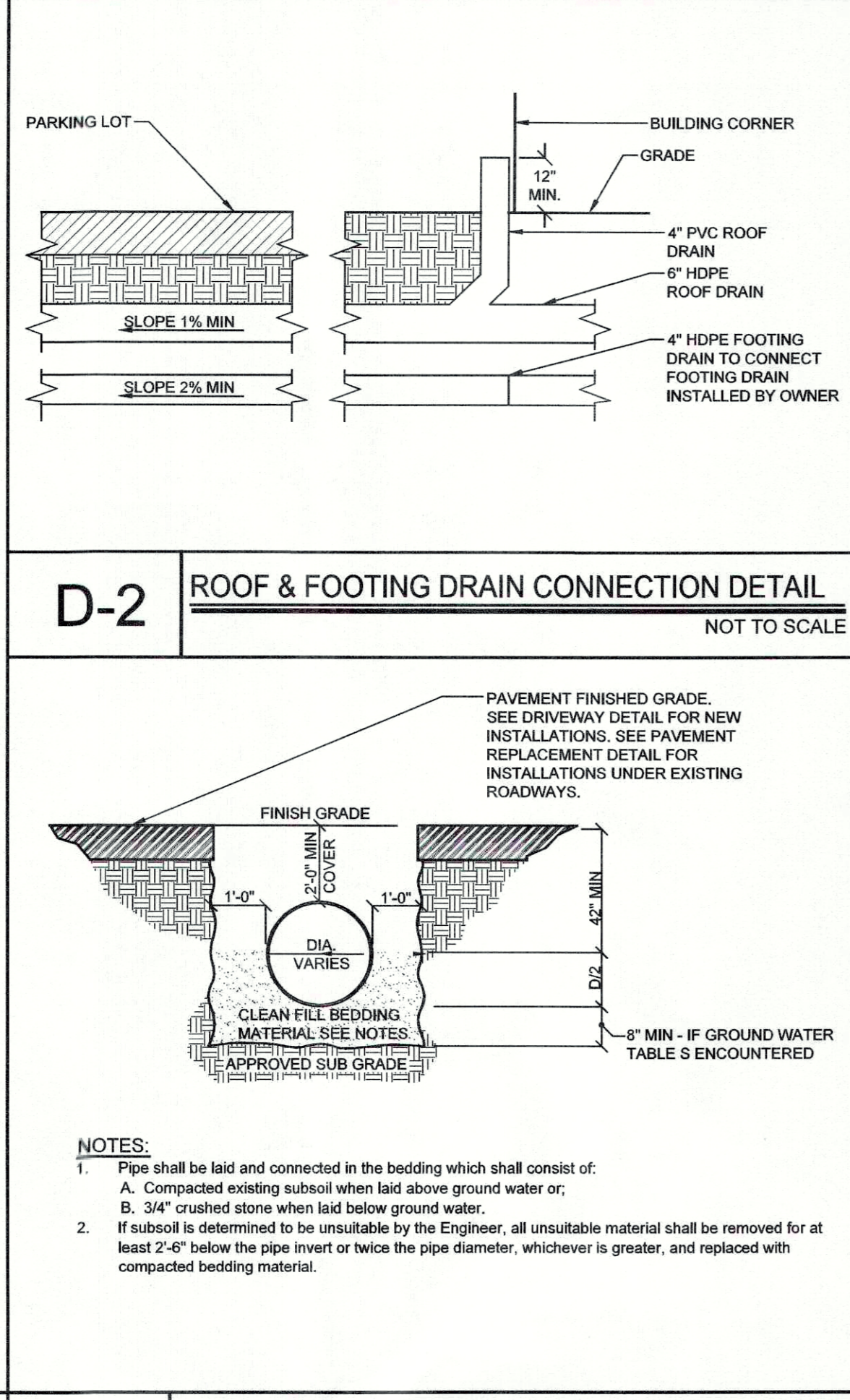
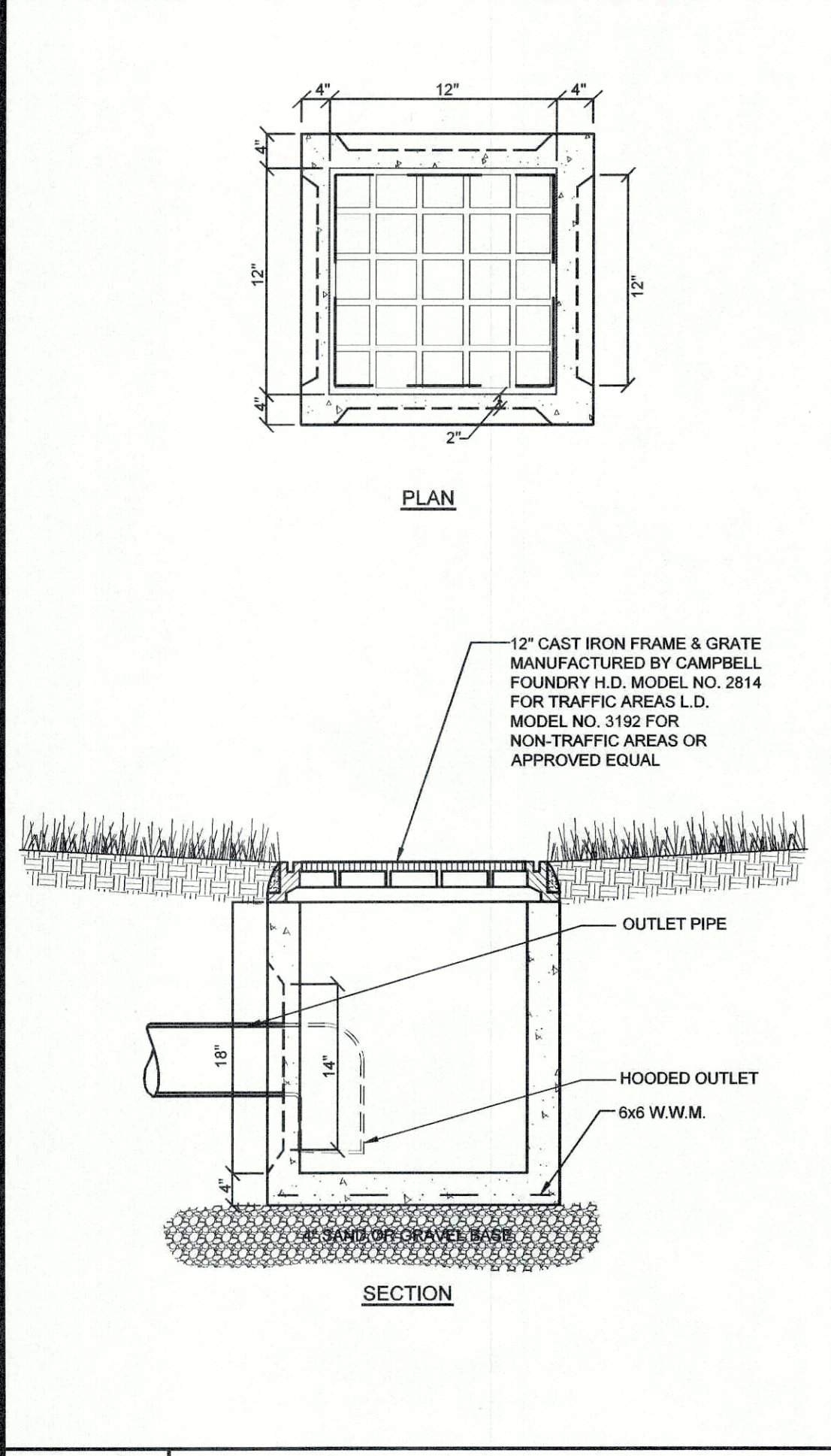
SITE DETAILS 2

SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Town of Yorktown
Westchester County, NY

APPROVED
Resolution Number 21-14
Date August 9, 2021

E:\2021\15-NANTUCKET SOUND LLC - MURPHY ENGINEERING\CAD\15-NANTUCKET_SOUND\15-NANTUCKET_SOUND\15-DETAILS\15-25-24.DWG

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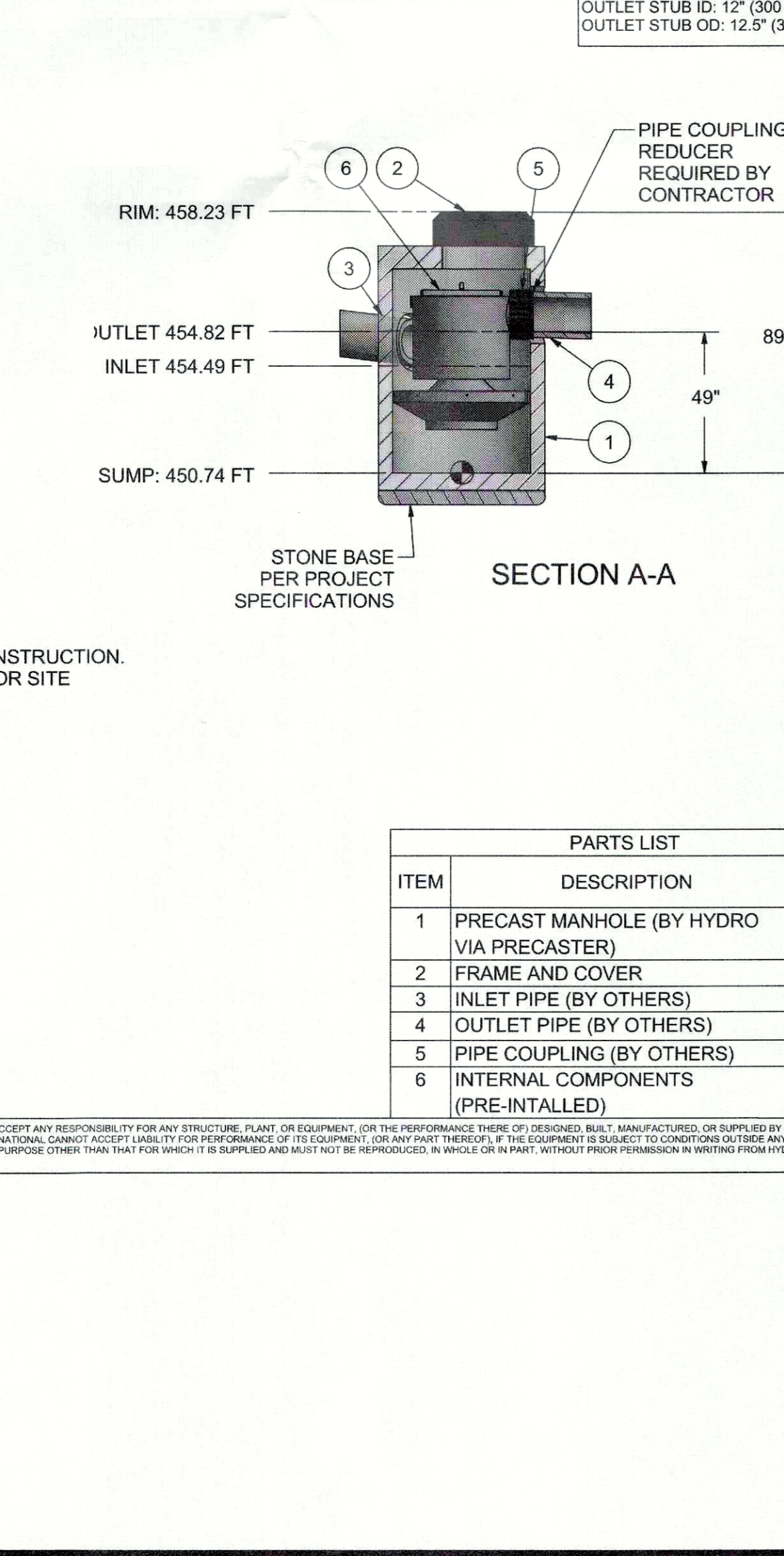
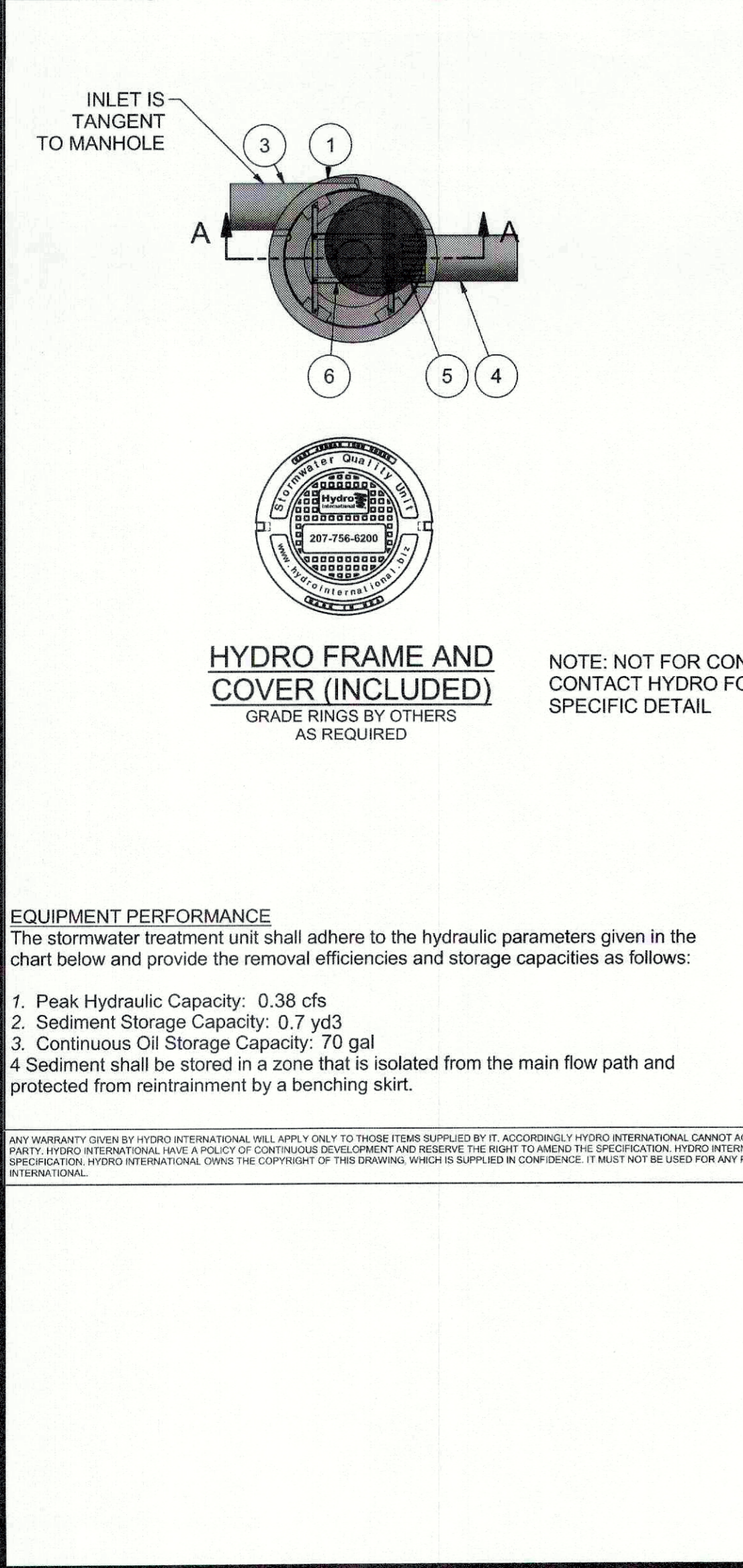
D-1 PRECAST DRAIN INLET DETAIL
NOT TO SCALE

D-3 STORM PIPE BEDDING DETAIL
NOT TO SCALE

D-4 BYPASS STRUCTURE 1 DETAIL
NOT TO SCALE

D-5 BYPASS STRUCTURE 2 DETAIL
NOT TO SCALE

D-6 TYPICAL CATCH BASIN DETAIL
NOT TO SCALE



IF IN DOUBT ASK

COMMENTS:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.

REVISION HISTORY:

REV	BY	DESCRIPTION	DATE
1		FIRST RELEASE	

DATE: 3/14/20
SCALE: NTS

Drawn by: TK
Checked by:
Approved by:

Structure No: Downstream Defender 1

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: N/A MATERIAL:
REFERENCE NUMBER: 20_12_1956
DRAWING NO:

SHEET SIZE: B SHEET: 1 OF 1

IF IN DOUBT ASK

COMMENTS:

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REVISION HISTORY:

REV	BY	DESCRIPTION	DATE
1		FIRST RELEASE	

DATE: 3/14/20
SCALE: NTS

Drawn by: TK
Checked by:
Approved by:

Structure No: Downstream Defender 2

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: N/A MATERIAL:
REFERENCE NUMBER: 20_12_1956
DRAWING NO:

SHEET SIZE: B SHEET: 1 OF 1

IF IN DOUBT ASK

COMMENTS:

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REVISION HISTORY:

REV	BY	DESCRIPTION	DATE
1		FIRST RELEASE	

DATE: 3/14/20
SCALE: NTS

Drawn by: TK
Checked by:
Approved by:

Structure No: Downstream Defender 2

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: N/A MATERIAL:
REFERENCE NUMBER: 20_12_1956
DRAWING NO:

SHEET SIZE: B SHEET: 1 OF 1

EQUIPMENT PERFORMANCE
The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

Item	Capacity
1. Peak Hydraulic Capacity:	0.38 cfs
2. Sediment Storage Capacity:	0.7 yd ³
3. Continuous Oil Storage Capacity:	70 gal
4. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.	

PARTS LIST

ITEM	DESCRIPTION	SIZE (in)
1	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)	48
2	FRAME AND COVER	30
3	INLET PIPE (BY OTHERS)	4
4	OUTLET PIPE (BY OTHERS)	4
5	PIPE COUPLING (BY OTHERS)	
6	INTERNAL COMPONENTS (PRE-INTALLED)	

EQUIPMENT PERFORMANCE
The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

Item	Capacity
1. Peak Hydraulic Capacity:	0.4 cfs
2. Sediment Storage Capacity:	0.7 yd ³
3. Continuous Oil Storage Capacity:	70 gal
4. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.	

PARTS LIST

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ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, OR THE PERFORMANCE THEREOF DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAS A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, OR ANY PART THEREOF, IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.

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Site Design Consultants
Civil Engineers • Land Planners
25 L-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 • Fax: (914) 962-7386
www.sitedesignconsultants.com

STATE OF NEW YORK
Professional Engineer
Joseph C. Rina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments
1	6/17/20	Plan Revisions
2	8/25/20	Draw Comments
3	8/25/20	DWP Comments
4	10/29/20	DWP Comments
5	11/22/20	TOP Comments

SCALE: NTS
DRAWN BY: TK
DATE: 3/14/20

DRAINAGE DETAILS

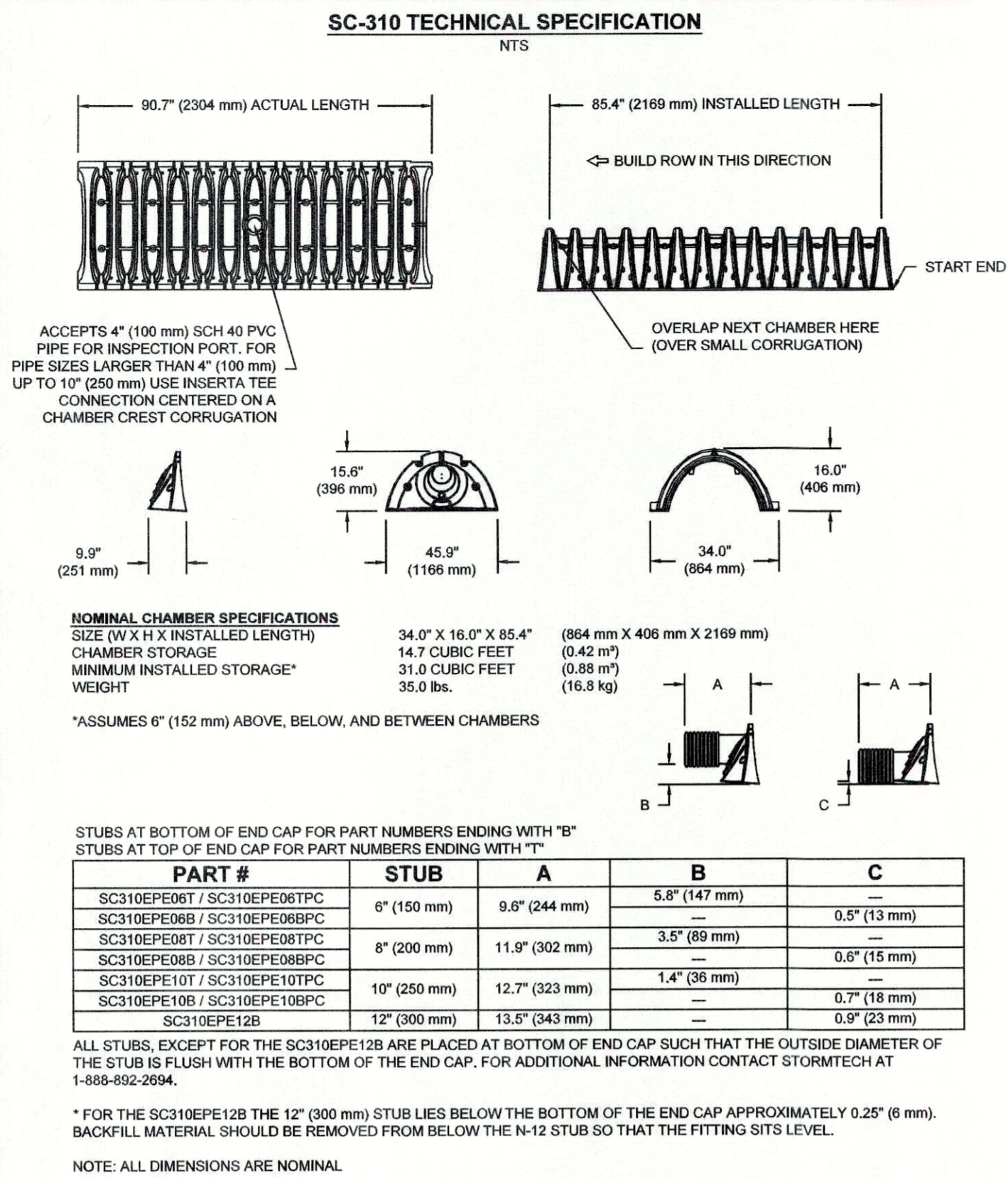
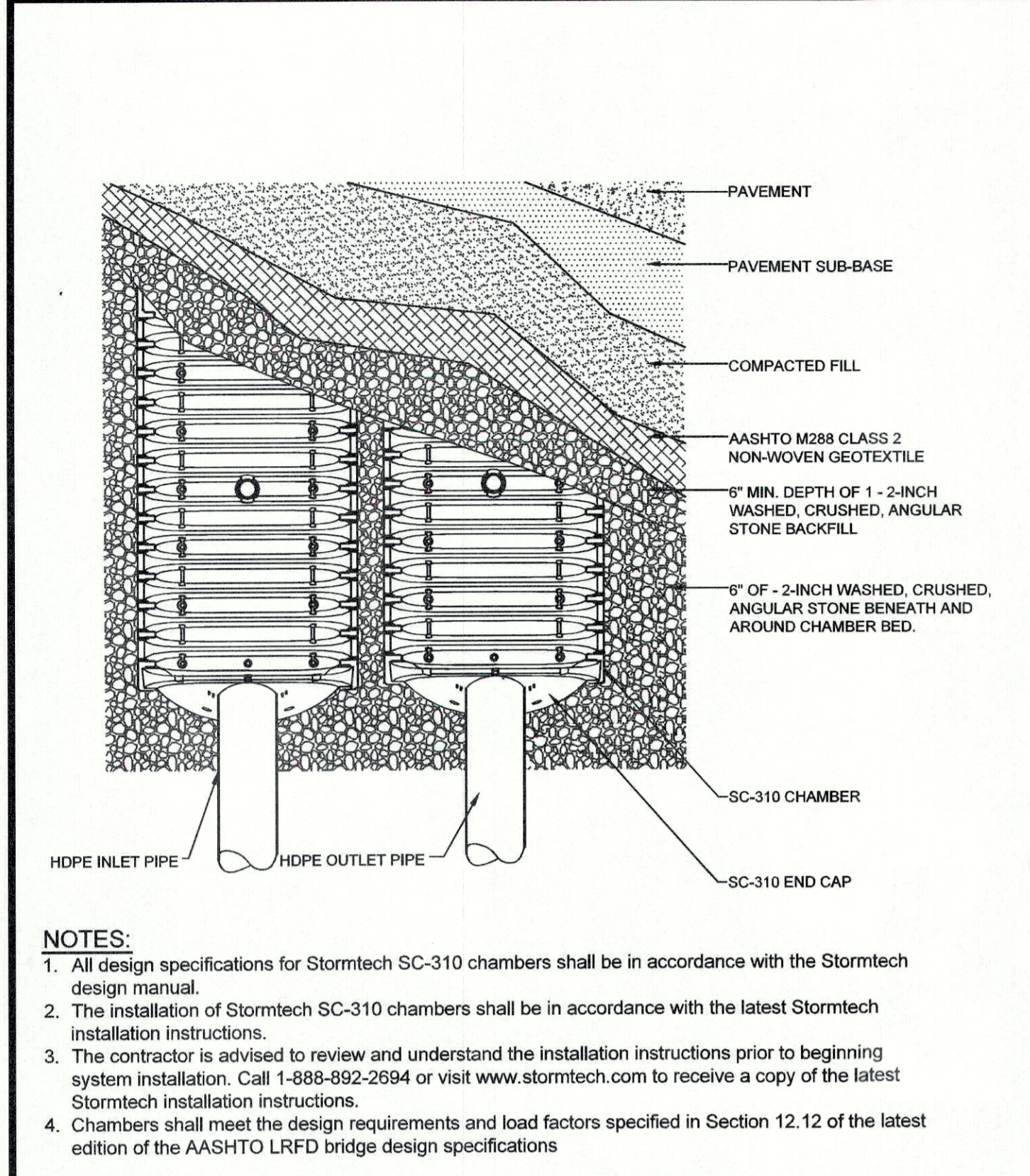
SITE PLAN PREPARED FOR
NANTUCKET SOUND SONS, LLC.
KEAR STREET
Westchester County, NY
Town of Yorktown

Sheet 11 of 12

APPROVED
Resolution Number 21-14
Date 8/9/2021

EXHIBIT D-10 NANTUCKET SOUND, LLC - MURPHY ENGINEERS, INC. NANTUCKET SOUND, LLC - MURPHY ENGINEERS, INC. DETAILS 115224.DWG

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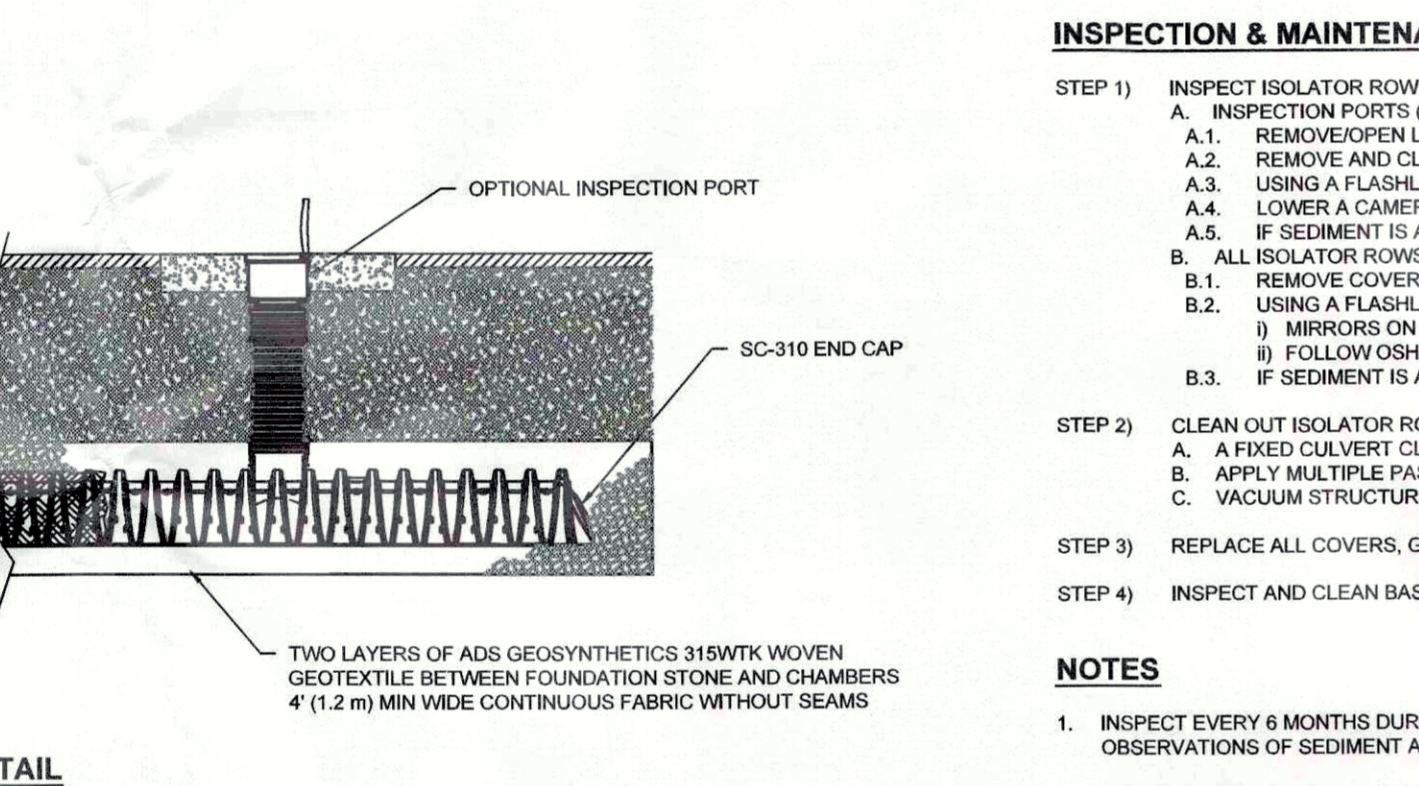
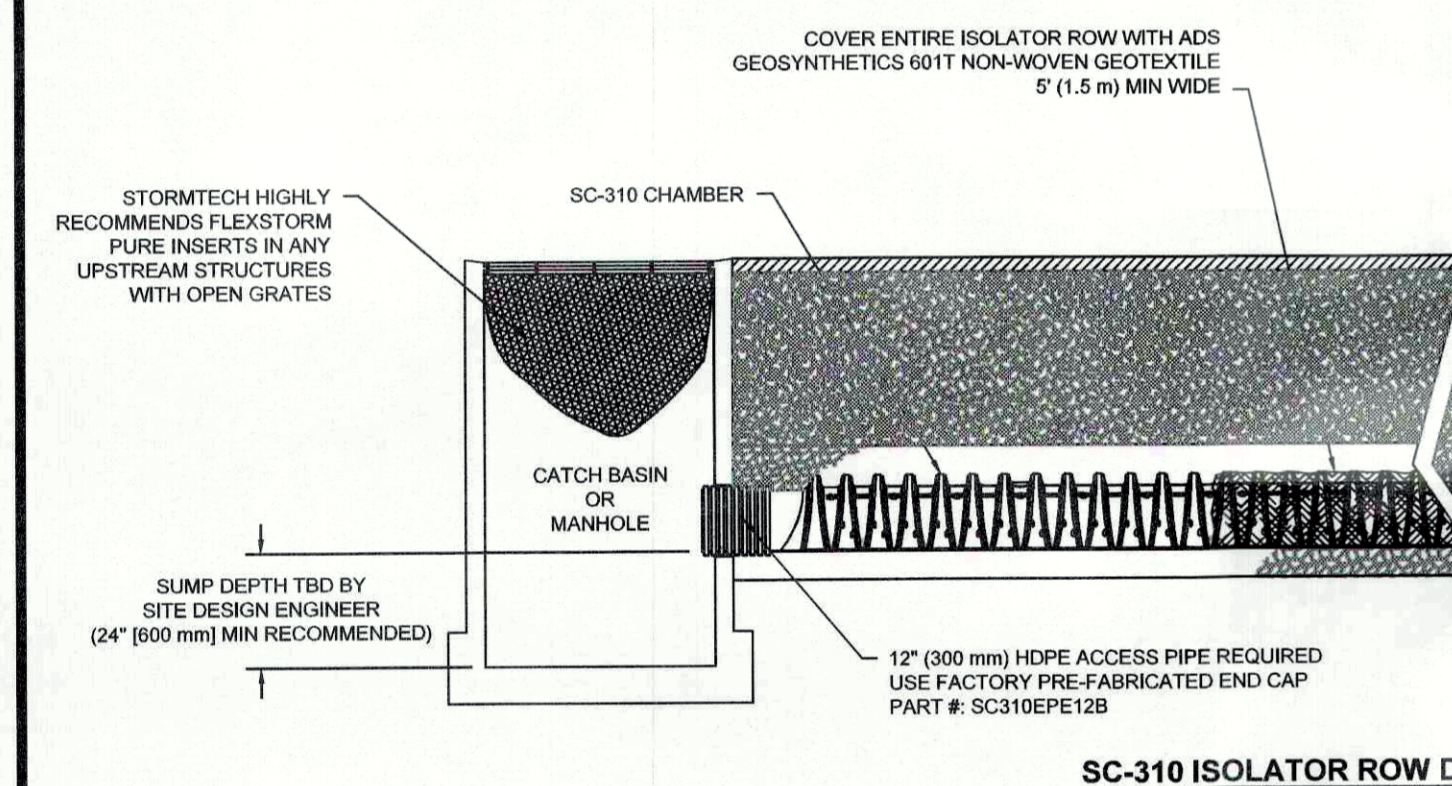


NOTES:

- All design specifications for Stormtech SC-310 chambers shall be in accordance with the Stormtech design manual.
- The installation of Stormtech SC-310 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 1-888-892-2694 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

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M451 A-1, A-2.4, A-3 OR AASHTO M431 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 70, 6, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M431 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M431 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

- REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR ROWS

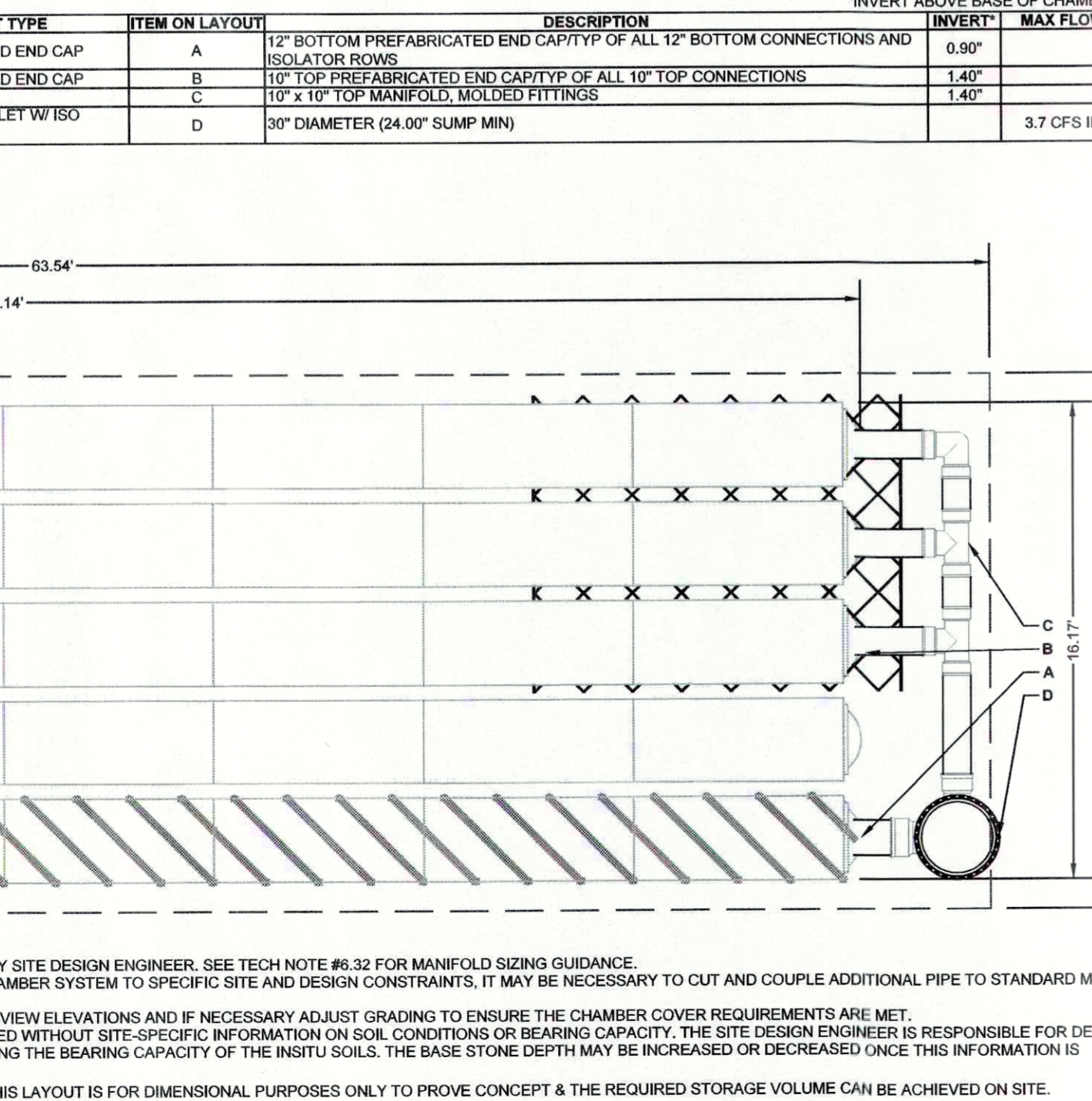
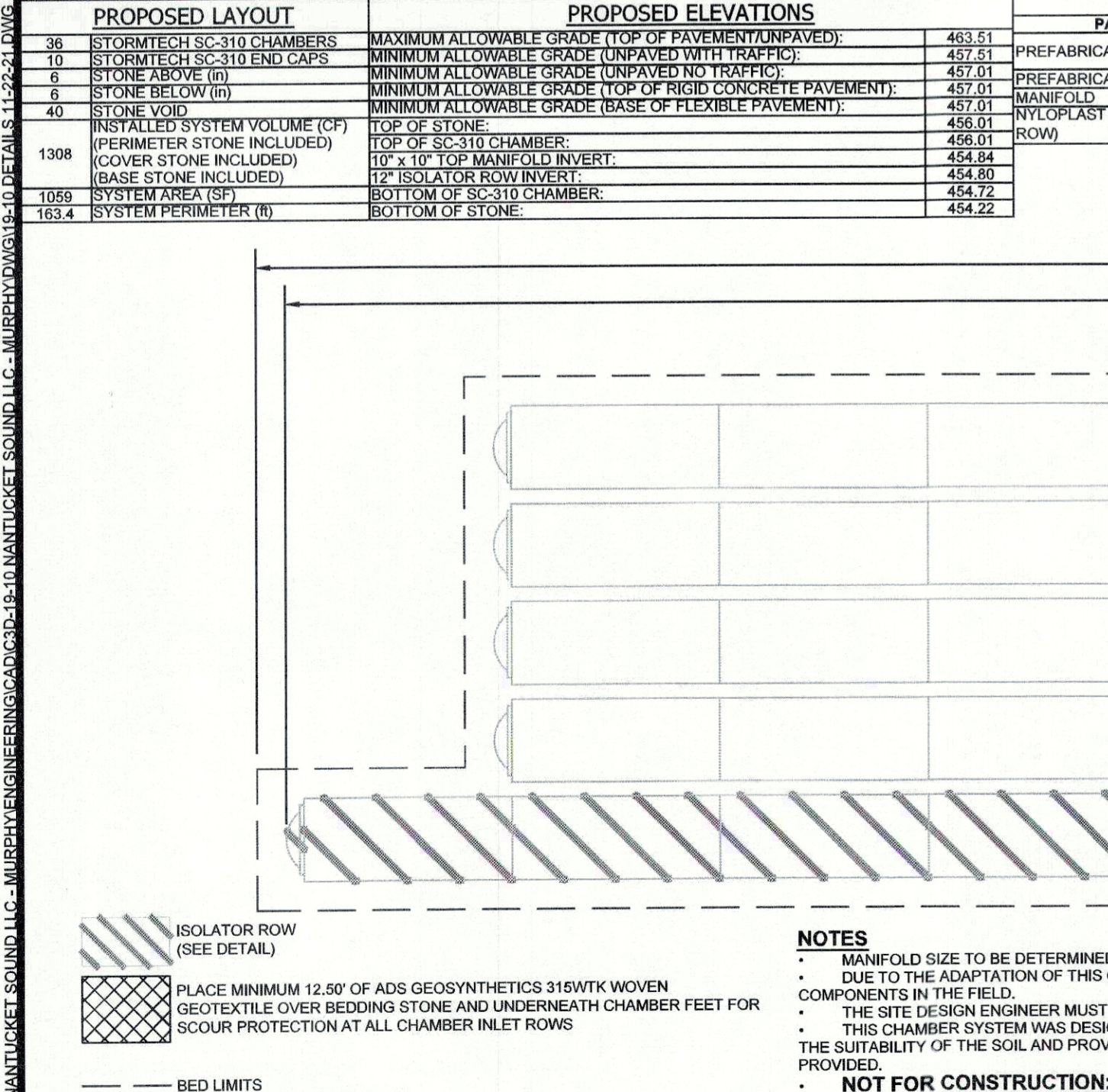
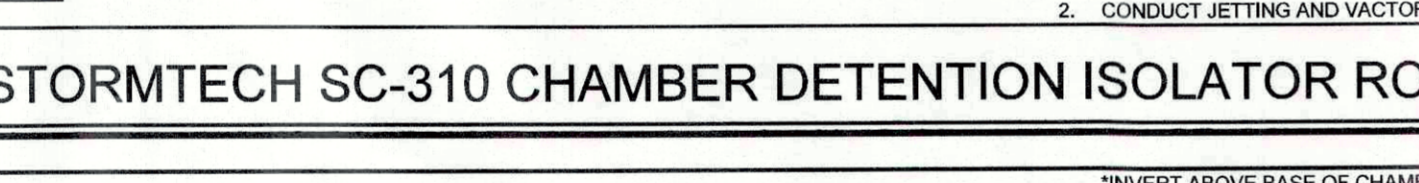
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS

- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

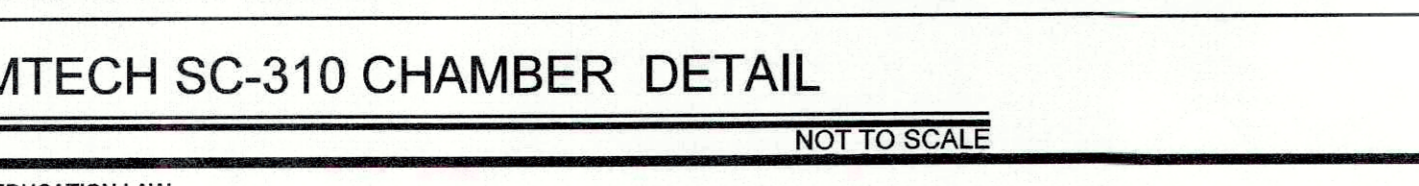
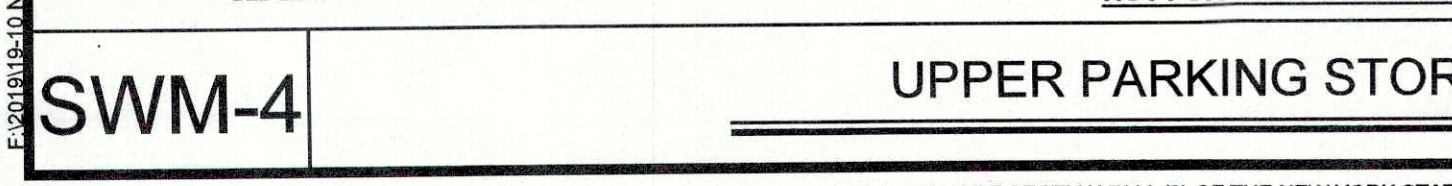


PROPOSED LAYOUT

NO.	DESCRIPTION	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
36	STORMTECH SC-310 CHAMBERS	463.51	457.01	457.01	457.01
10	STORMTECH SC-310 END CAPS	457.01	457.01	457.01	457.01
6	STONE ABOVE (in)	457.01	457.01	457.01	457.01
6	STONE BELOW (in)	457.01	457.01	457.01	457.01
40	STONE VOID	457.01	457.01	457.01	457.01
1308	PERIMETER STONE INCLUDED	454.80	454.80	454.80	454.80
1059	SYSTEM AREA (SF)	454.72	454.72	454.72	454.72
163.4	SYSTEM PERIMETER (ft)	454.72	454.72	454.72	454.72

PROPOSED LAYOUT

NO.	DESCRIPTION	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
40	STORMTECH SC-310 CHAMBERS	453.27	446.77	446.77	446.77
30	STORMTECH SC-310 END CAPS	446.77	446.77	446.77	446.77
6	STONE ABOVE (in)	446.77	446.77	446.77	446.77
6	STONE BELOW (in)	446.77	446.77	446.77	446.77
40	STONE VOID	446.77	446.77	446.77	446.77
1492	PERIMETER STONE INCLUDED	444.01	444.01	444.01	444.01
1238	SYSTEM AREA (SF)	444.01	444.01	444.01	444.01
158.9	SYSTEM PERIMETER (ft)	444.01	444.01	444.01	444.01

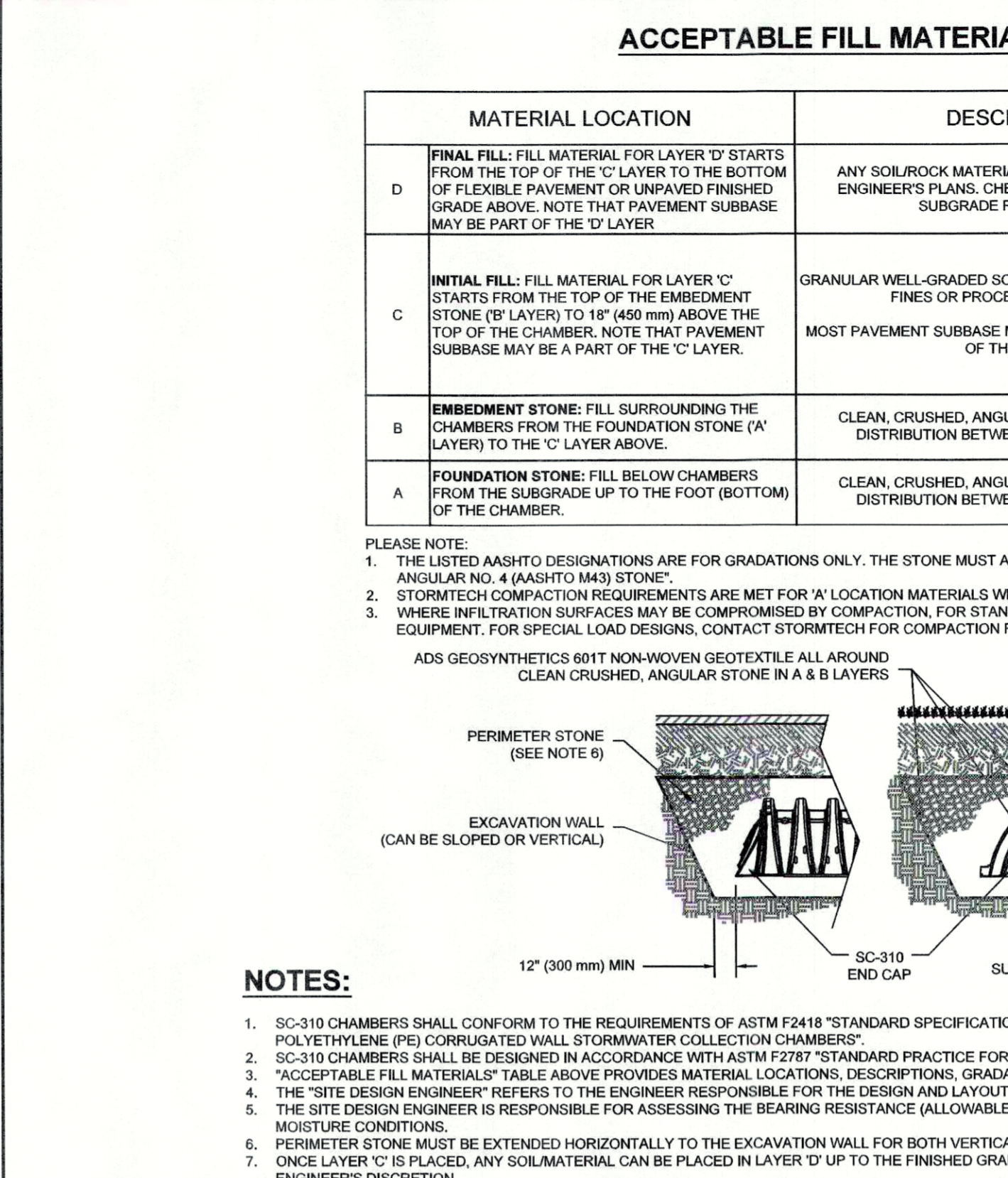


NOTES:

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

- REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR ROWS

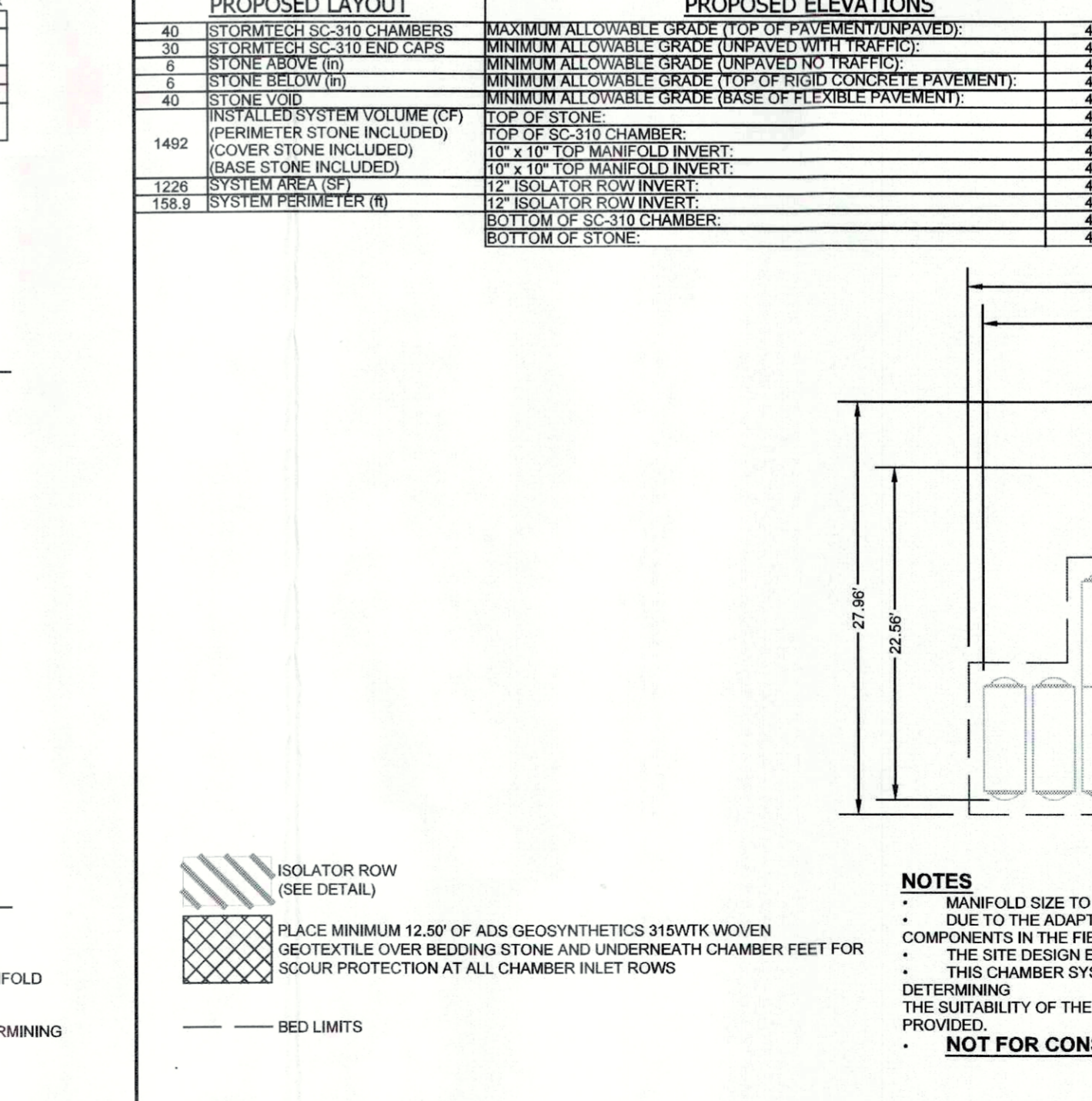
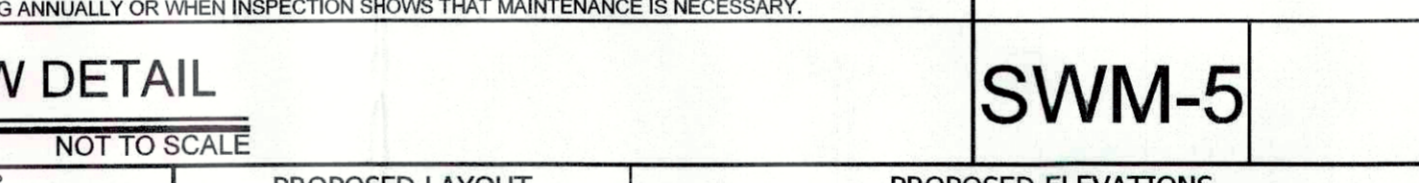
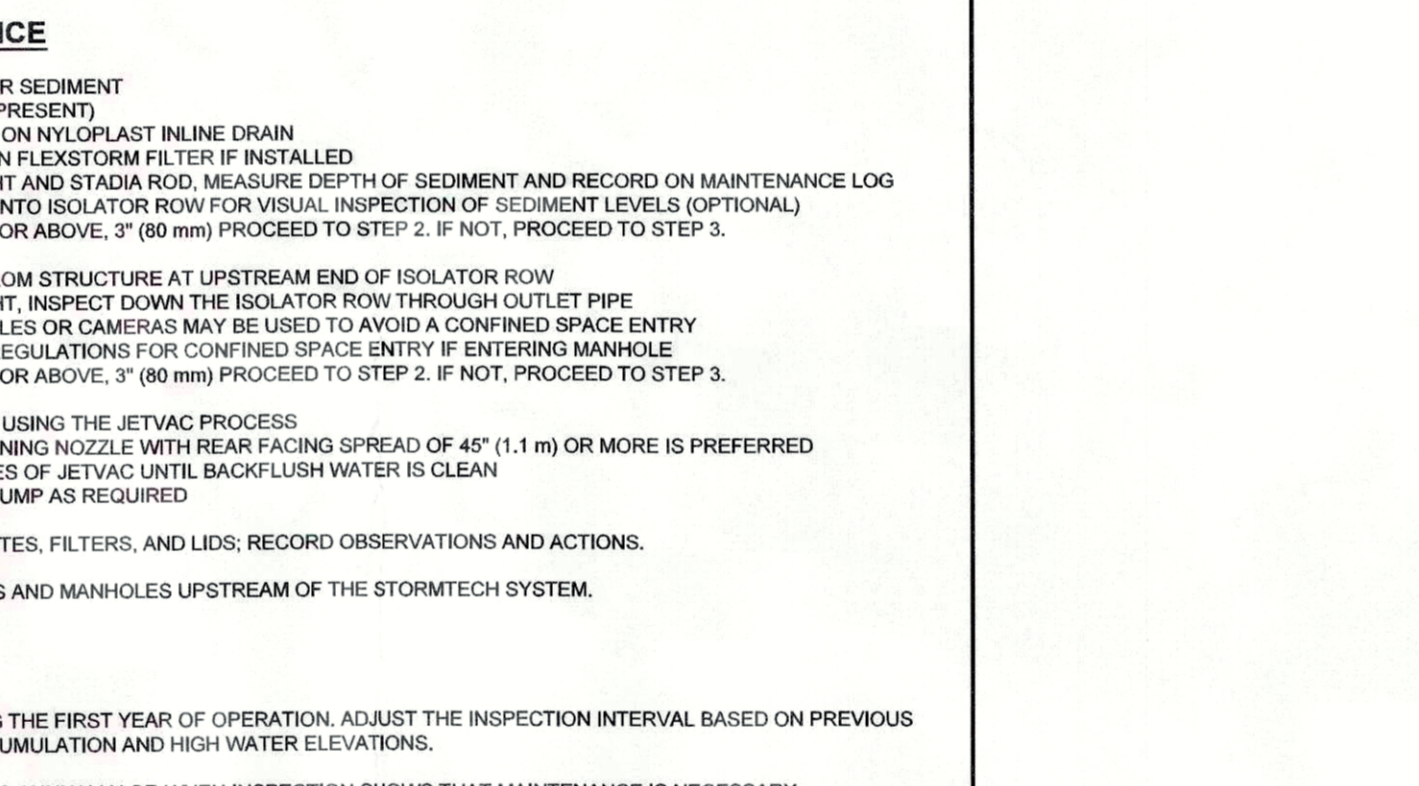
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS

- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

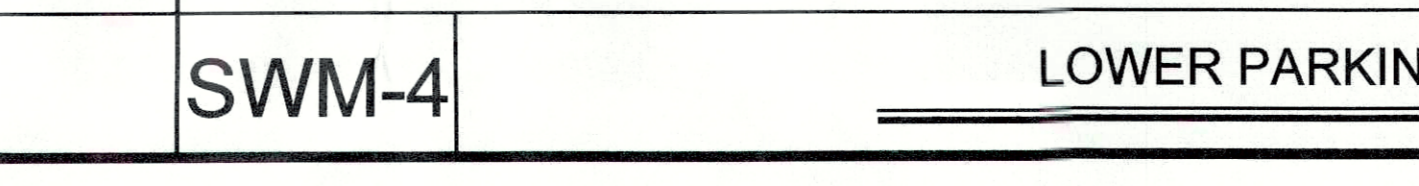
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.



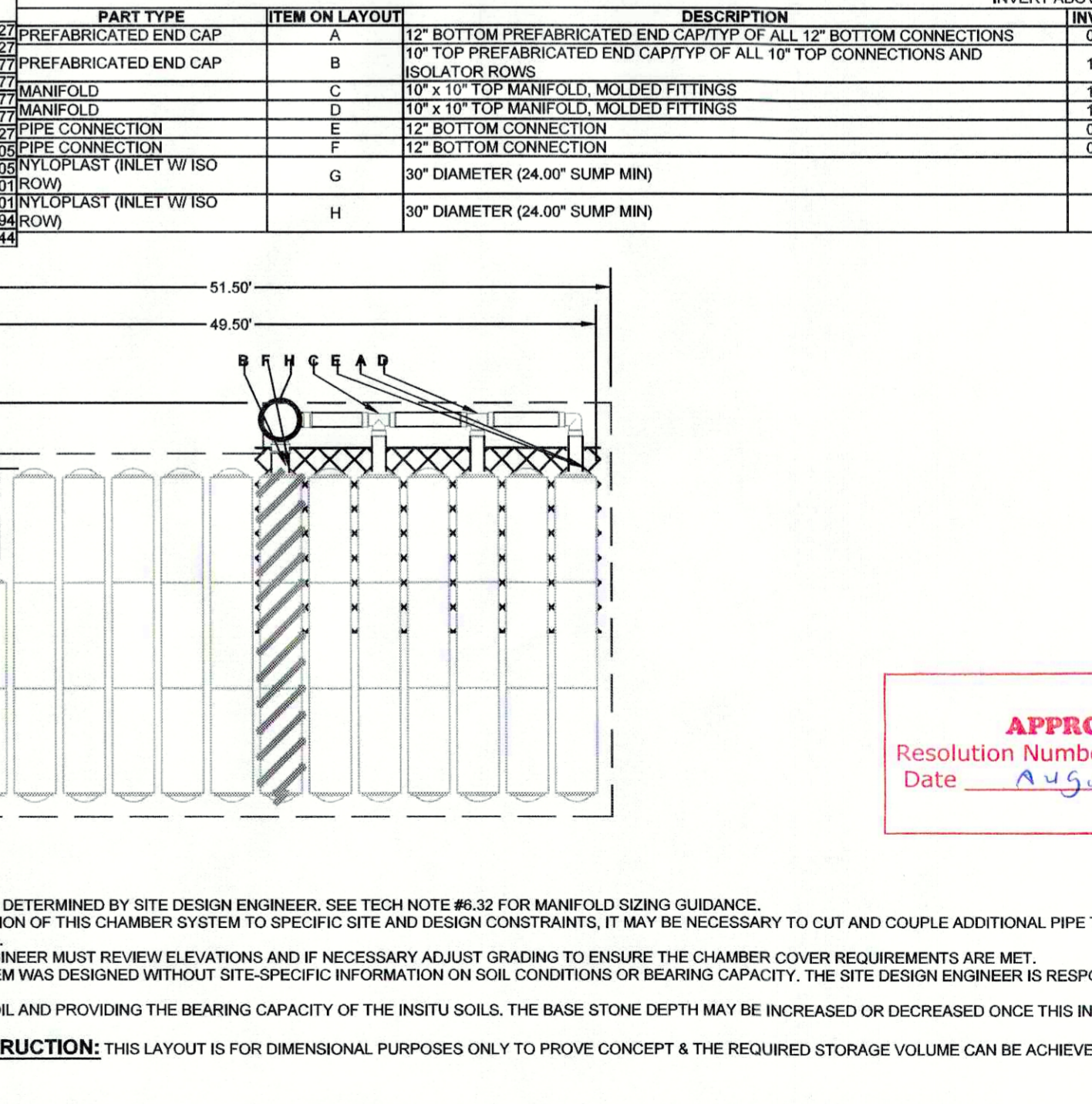
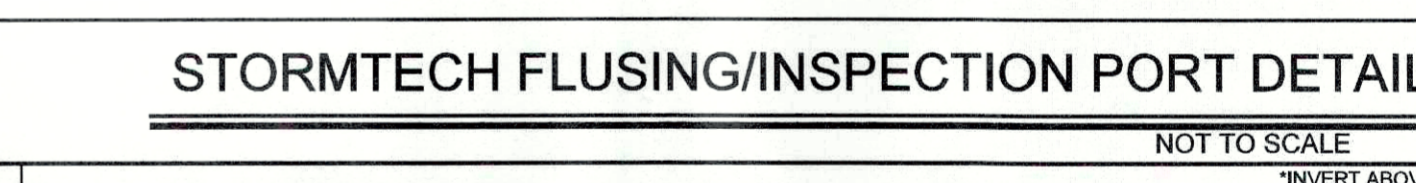
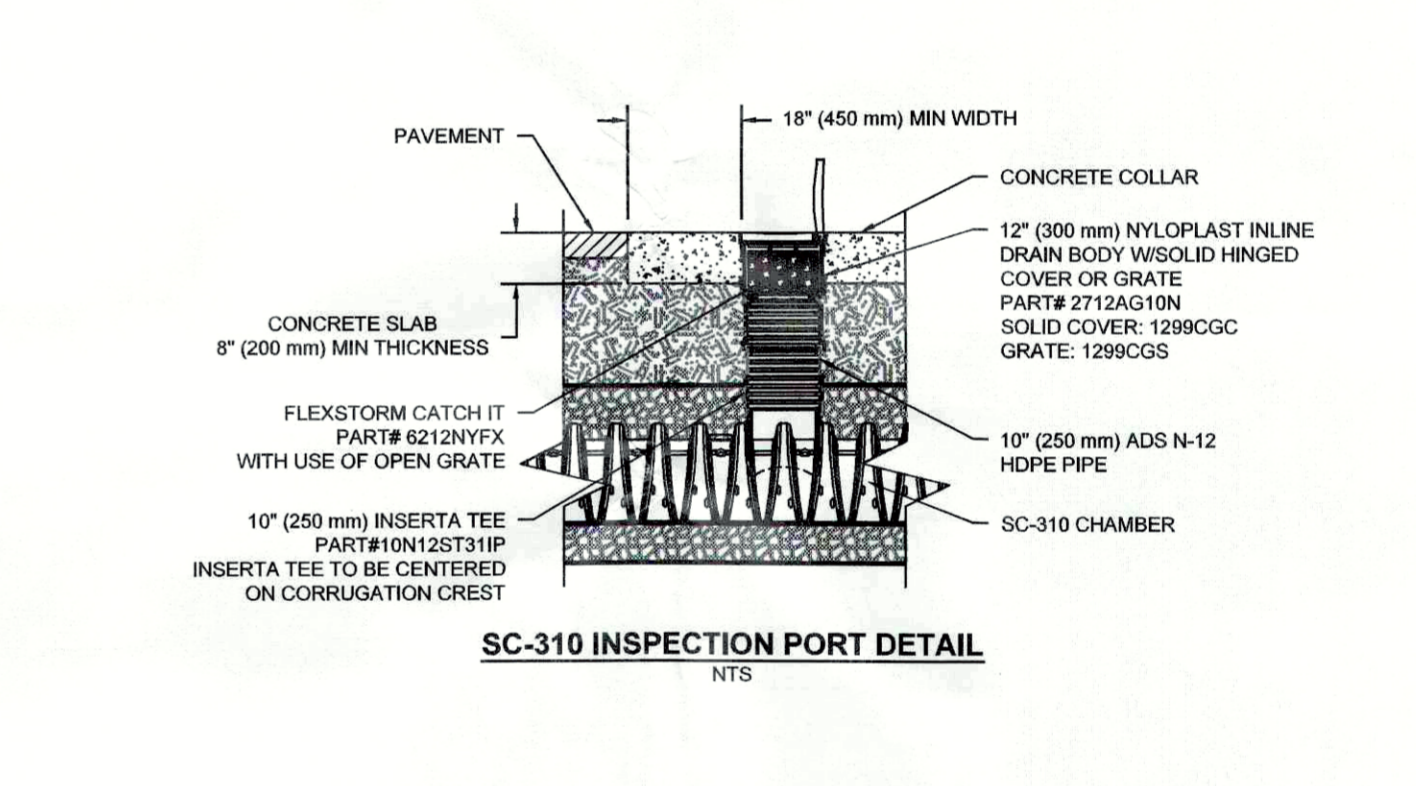
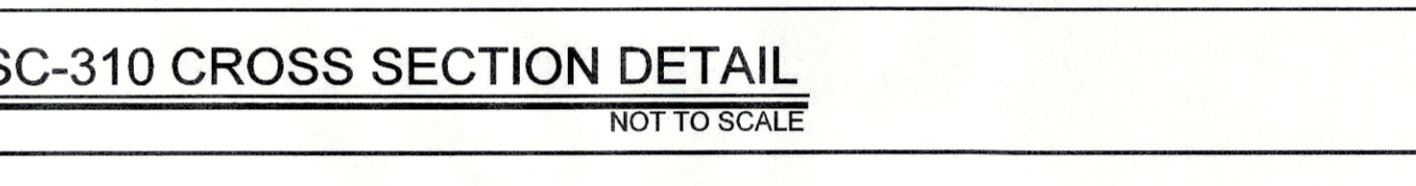
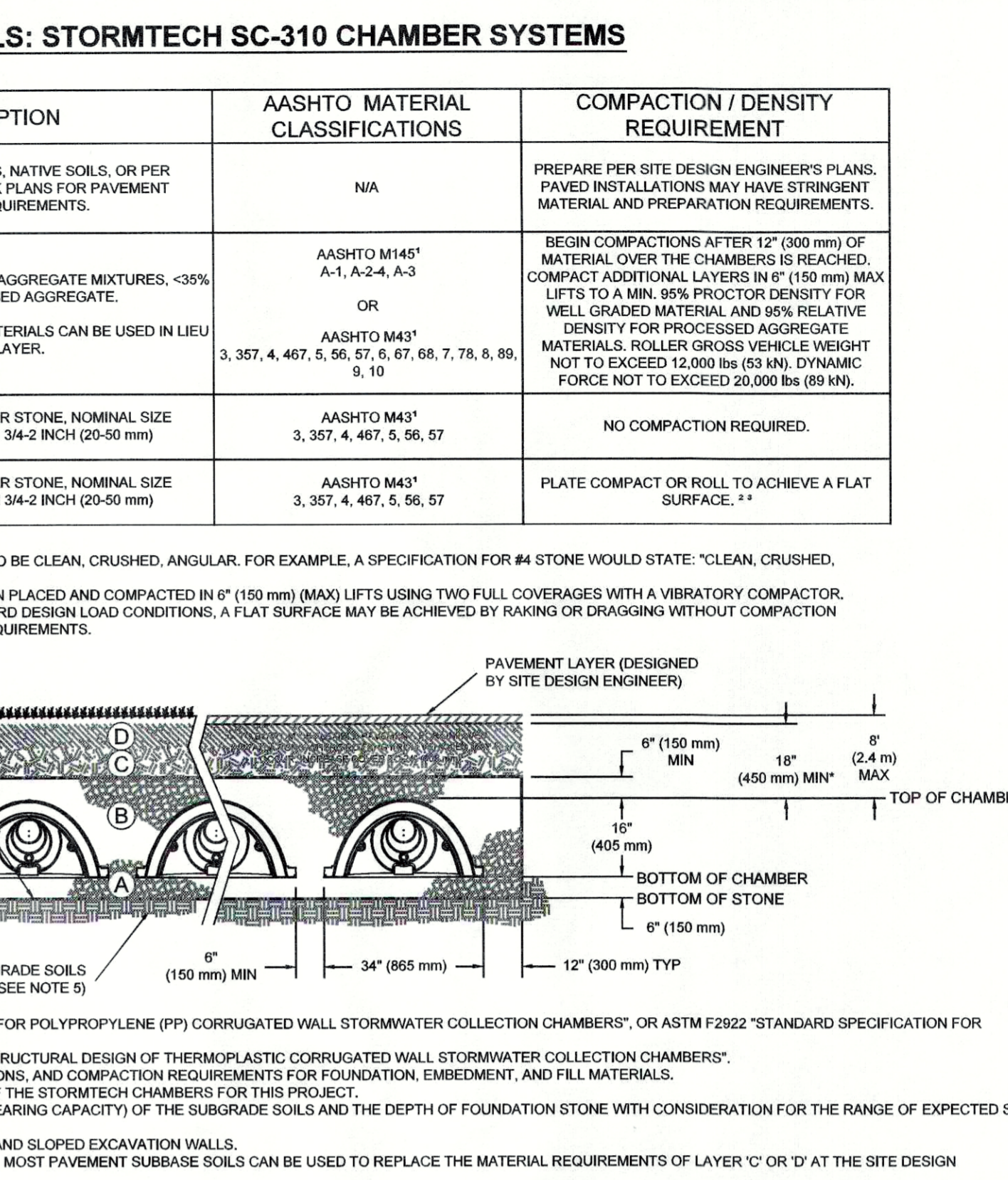
PROPOSED LAYOUT

NO.	DESCRIPTION	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
40	STORMTECH SC-310 CHAMBERS	453.27	446.77	446.77	446.77
30	STORMTECH SC-310 END CAPS	446.77	446.77	446.77	446.77
6	STONE ABOVE (in)	446.77	446.77	446.77	446.77
6	STONE BELOW (in)	446.77	446.77	446.77	446.77
40	STONE VOID	446.77	446.77	446.77	446.77
1492	PERIMETER STONE INCLUDED	444.01	444.01	444.01	444.01
1238	SYSTEM AREA (SF)	444.01	444.01	444.01	444.01
158.9	SYSTEM PERIMETER (ft)	444.01	444.01	444.01	444.01



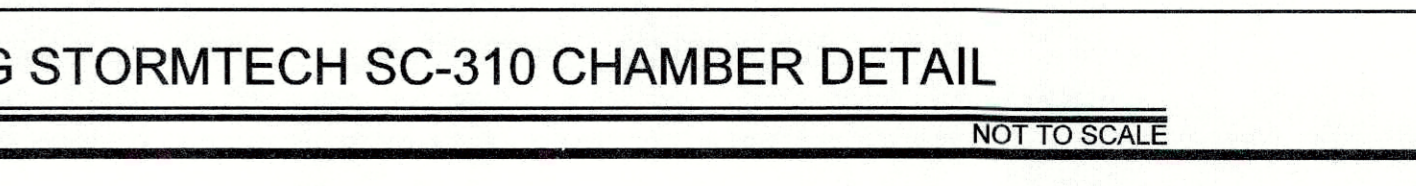
NOTES:

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



PROPOSED LAYOUT

NO.	DESCRIPTION	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
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ENGINEER: JOSEPH C. RINA, P.E., NYS Lic. No. 64451
 PROJECT # 19-10
 251-F Underhill Avenue, Yorktown Heights, NY 10598
 (914) 962-4488 - Fax: (914) 962-7386
 www.sitedesignconsultants.com
 SITE PLAN PREPARED FOR NANTUCKET SOUND SONS, L.L.C. WESTCHESTER COUNTY, NY
 KEAR STREET
 Town of Yorktown
 Sheet 12 of 12

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 Civil Engineers • Land Planners
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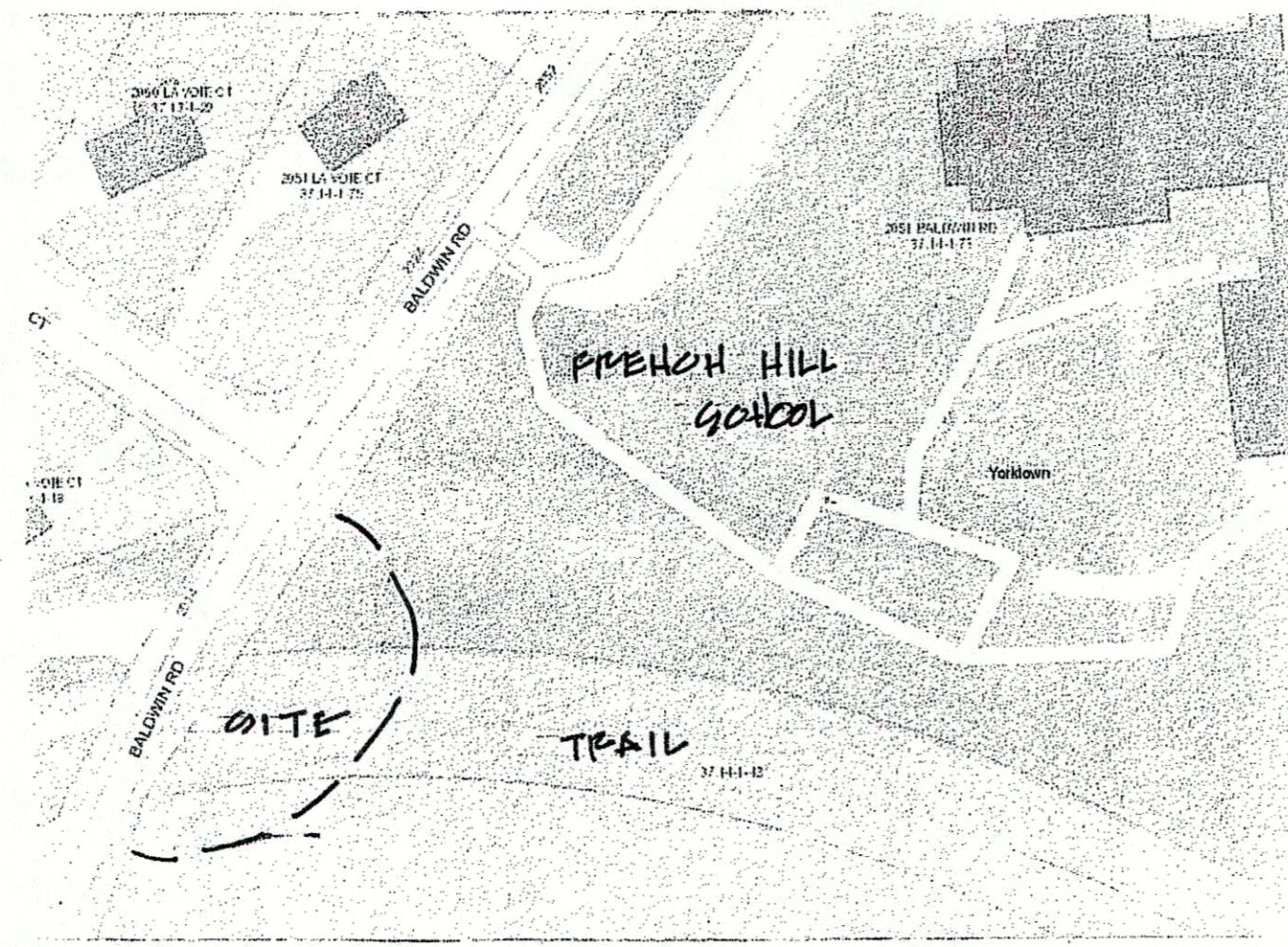
Revisions:

No.	Date	Comments
1	6/27/20	Plan Revisions
2	8/27/20	DEP Comments
3	8/27/20	DEP Comments
4	10/20/21	DEP Comments
5	11/22/21	DEP Comments

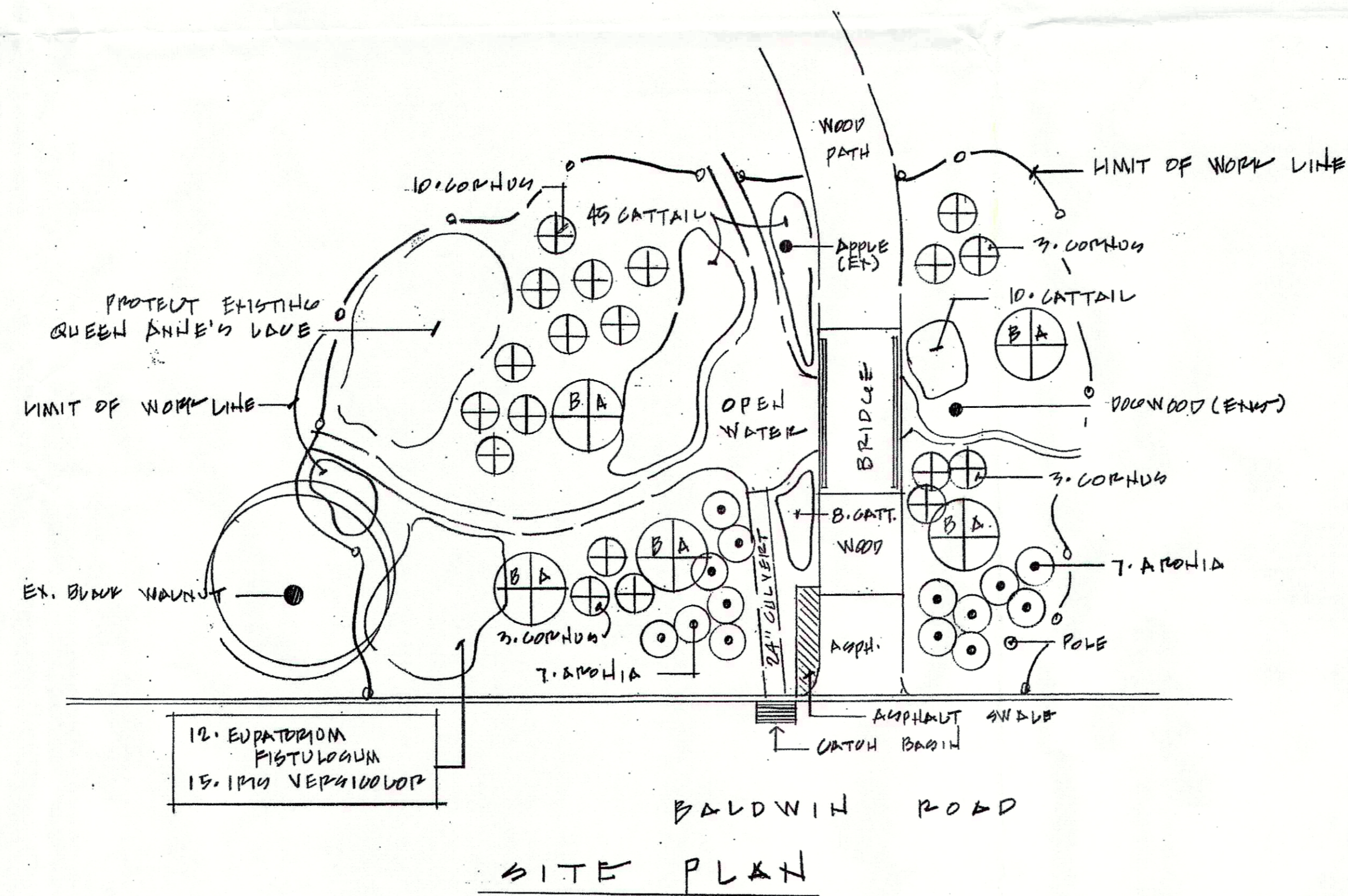
SCALE: NTS
 DRAWN BY: TK
 DATE: 3/14/20

STORMWATER DETAILS

APPROVED
 Resolution Number 21-14
 Date August 9, 2021



LOCATION MAP



SITE PLAN

PLANT SCHEDULE

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
BA	5	Betula alleghaniensi - Yellow Birch	10 Gal
	14	Aronia arbutifolia - Red Chokecherry	2 Gal.
	19	Cornus stolonifera - Red Osier Dogwood	2 Gal.
	63	Typha latifolia - Broadleaf Cattail	2 Gal.
	12	Eupatorium fistulosum - Joe Pye	2 Gal.
	15	Iris versicolor - Northern Blue Flag	2 Gal.

SPECIFICATIONS and NOTES:

INVASIVE SPECIE REMOVAL: The Japanese Knotweed is the main invasive species in the area. However, there are small communities of Multiflora Rose and Japanese Barberry within the limit of work area as well. All invasive species within the limit of work line shall be cut to within 6"-12" from the ground. All cut stems and branches shall be removed off site. The remaining plant stems shall be brushed with the herbicide "Rodeo" (not Roundup). Label directions should be followed for - Direct stem "Painted" Application. After one growing season, any new growth shall be cut again to 6"-12" from the ground, and another application, as stated above - of "Rodeo", shall be applied. After all invasive species have been eliminated, the new plantings shall be planted.

GENERAL: All plants shall meet the specifications for "plant material" as per the American Horticultural Society. 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.

MULCHING: The entire area shall be mulched with 3" of shredded Cedar Bark.

WATERING: Landscape contractor shall keep all plantings well-watered until final approval by the owner and the Town of Yorktown, NY.

APPROVED
 Resolution Number 21-14
 Date 8/9/21

**BALDWIN ROAD TRAIL ENTRANCE
OFF SITE TREE
MITIGATION PLAN
(FOR NANTUCKET - KEAR STREET)**

YORKTOWN HEIGHTS, NEW YORK 10598
PLAN SCALE 1"=10' - JUNE 11, 2021



FRANK GIULIANO - LANDSCAPE ARCHITECT
8 PINE TREE DRIVE, KATONAH, N.Y. 10536
PH: 914.962.3690 FG1ARCH@AOL.COM