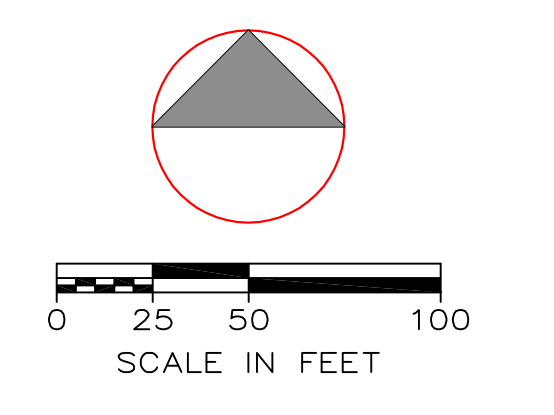


LOCATION MAP
N.T.S.



LEGEND

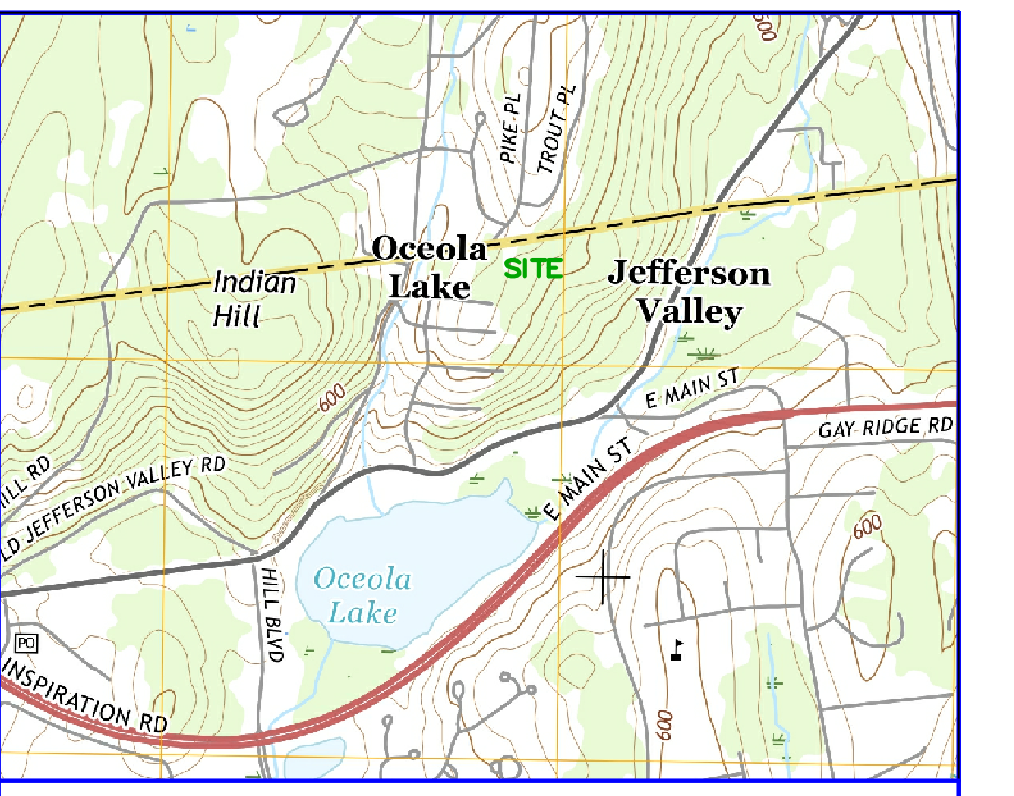
EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		MONUMENT
		O.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		DEEP TEST PIT
		PERCOLATION HOLE
		DRYWELL

ZONING SCHEDULE

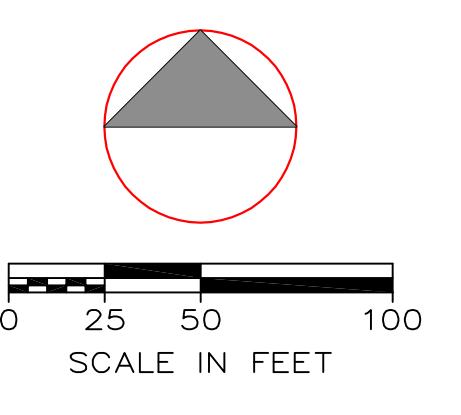
OSCEOLA ROAD	REQUIRED	PROPOSED	LOT 1	LOT 2	LOT 3
ZONE: R1-80					
MINIMUM AREA S.F.	80,000	200,157	162,582	123,796	
MINIMUM WIDTH FT.	200	200	200	216	
MINIMUM DEPTH FT.	200	324	414	546	
MINIMUM YARD FT.					
FRONT	75	79	88	111	
ONE SIDE / BOTH	30/80	67/146	60/138	52/132	
REAR	75	195	300	220	
MAX. BLDG. HEIGHT FT.	35	< 35	< 35	< 35	
MAX. BLDG. COVER %	10	0.9	1.3	1.8	
TAX DESIGNATION					
SEC. 8.13 BLK. 1 LOT 10					
SEC. 6.17 BLK. 2 LOT 63					

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PRELIMINARY PLAT/
IMPROVEMENT PLAN/
GRADING/UTILITIES
PROPOSED SUBDIVISION
PREPARED FOR
KRISTINE HANSMANN
TOWN OF YORKTOWN
WESTCHESTER CO., NY
FEBRUARY 18 2021
SHEET 1 OF 5 SHEETS



LOCATION MAP
N.T.S.

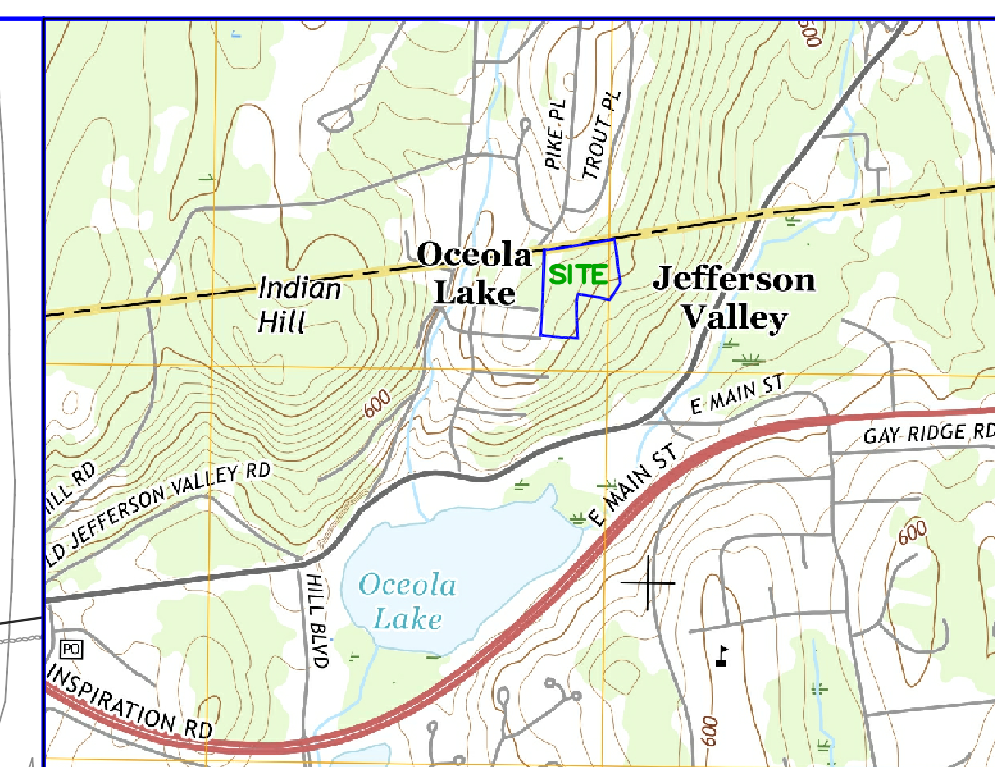


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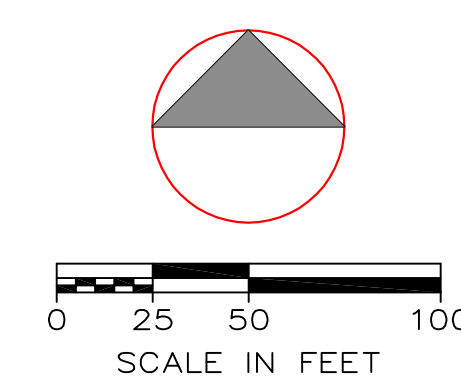
EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		MONUMENT
		O.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		TREE/TAG NUMBER

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EXISTING CONDITIONS MAP
PROPOSED SUBDIVISION
PREPARED FOR
KRISTINE HANSMANN
TOWN OF YORKTOWN
WESTCHESTER CO., NY
FEBRUARY 18, 2021
SHEET 2 OF 5 SHEETS



LOCATION MAP
N.T.S.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		MONUMENT
		O.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		DEEP TEST PIT
		PERCOLATION HOLE
		TREE/TAG NUMBER
		TREE TO BE REMOVED
		DISTURBANCE LIMIT LINE (WOODLAND DISTURBANCE) TOTAL DISTURBANCE = 3.55 AC.

TREE REMOVAL SCHEDULE

OFFSITE ROAD	7
ONSITE CUL-DE-SAC	55
LOT 1	106
LOT 2	115
LOT 3	65
TOTAL	348

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PRELIMINARY PLAT/
TREE PLAN
PREPARED FOR
KRISTINE HANSMANN
TOWN OF YORKTOWN
WESTCHESTER CO., NY
FEBRUARY 18, 2021
SHEET 3 OF 5 SHEETS

Tree Schedule table with 6 columns: Tree#/CommonName, Spc Code, BotanicalName, DBH", Condition. The table contains thousands of rows of tree inventory data.

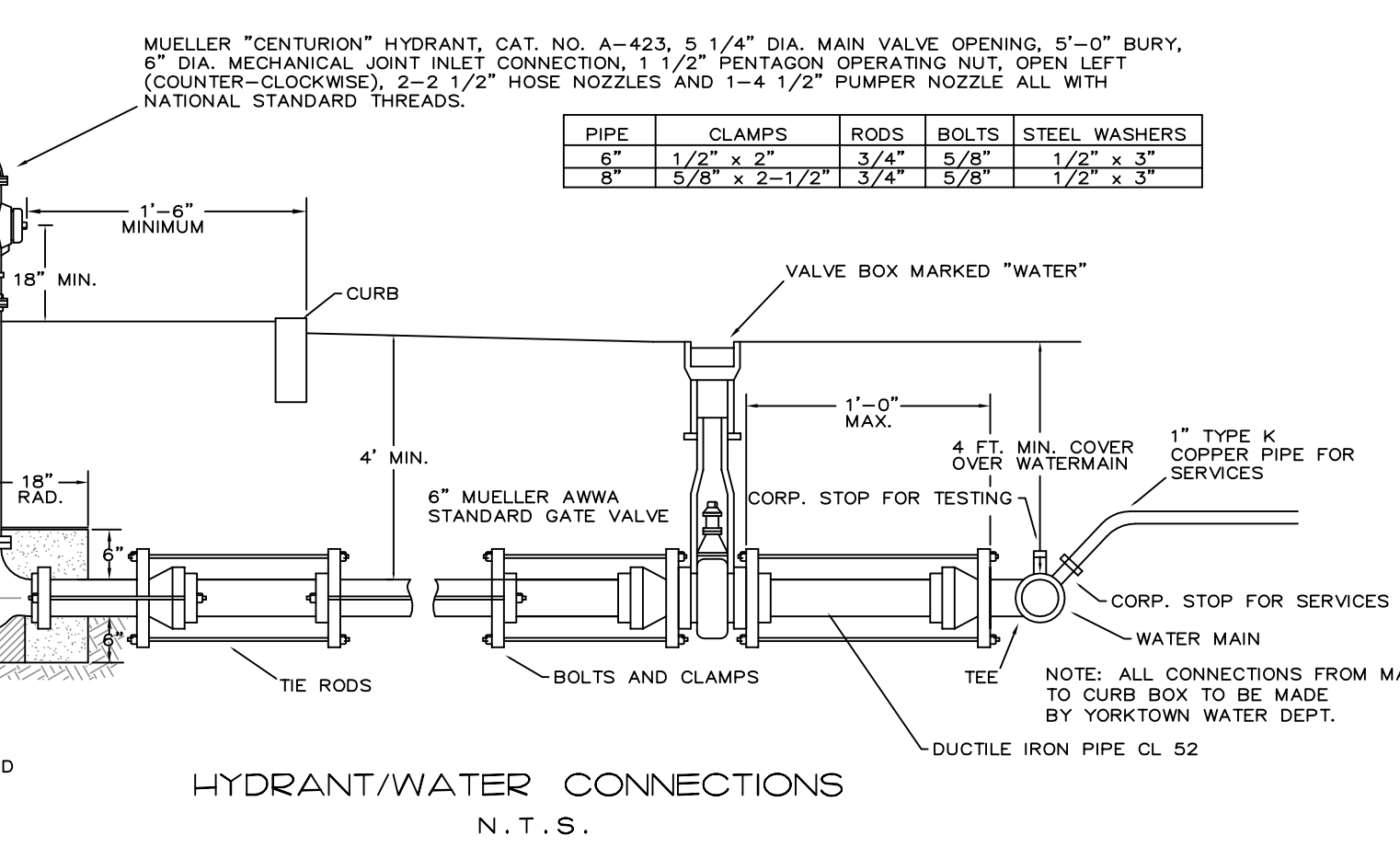
RALPH G. MASTROMONACO, PE, PC. CONSULTING ENGINEER. 13 Dove Court, Croton-on-Hudson, New York 10520. (914) 271-4762. (914) 271-2820 Fax

TREE SCHEDULE. PROPOSED SUBDIVISION. PREPARED FOR KRISTINE HANSMANN TOWN OF YORKTOWN WESTCHESTER CO., NY

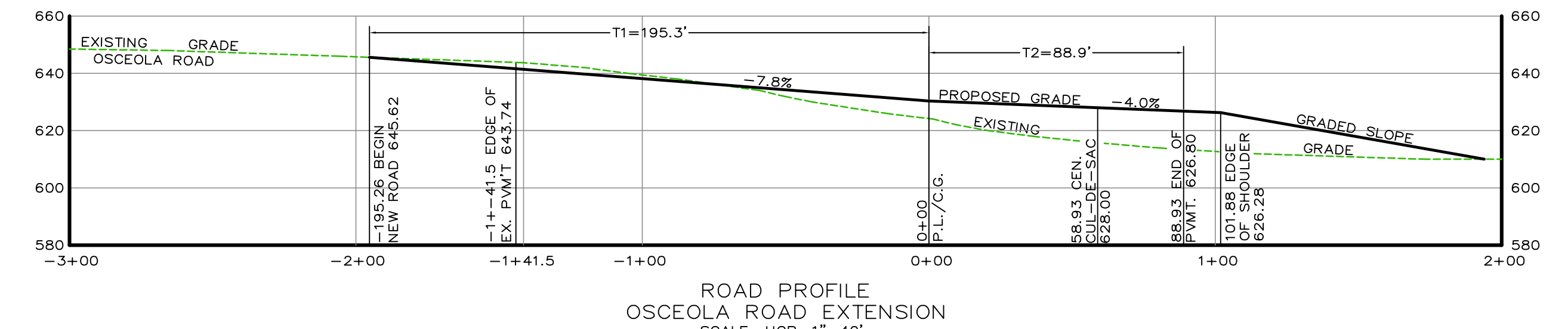
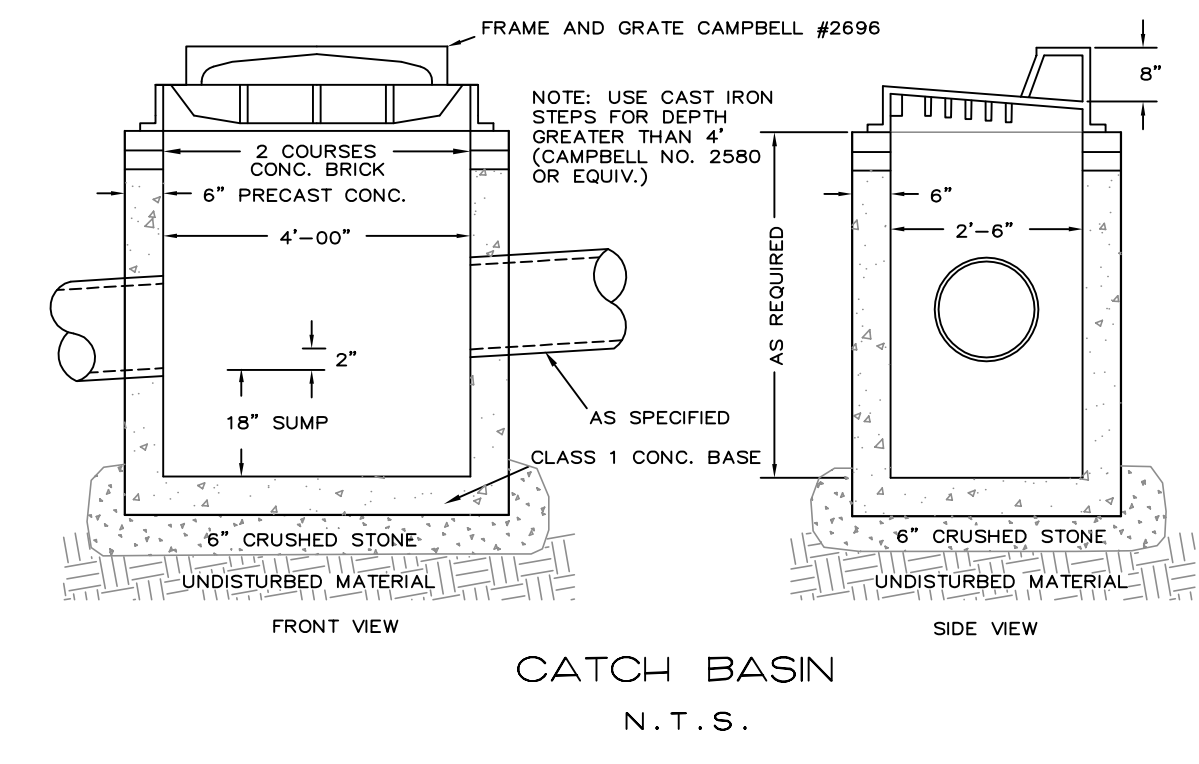
FEBRUARY 18, 2021. SHEET 4 OF 5 SHEETS

A portion of section 209 (b) of the new tree laws is designated as a section of the new tree laws. Erection Law

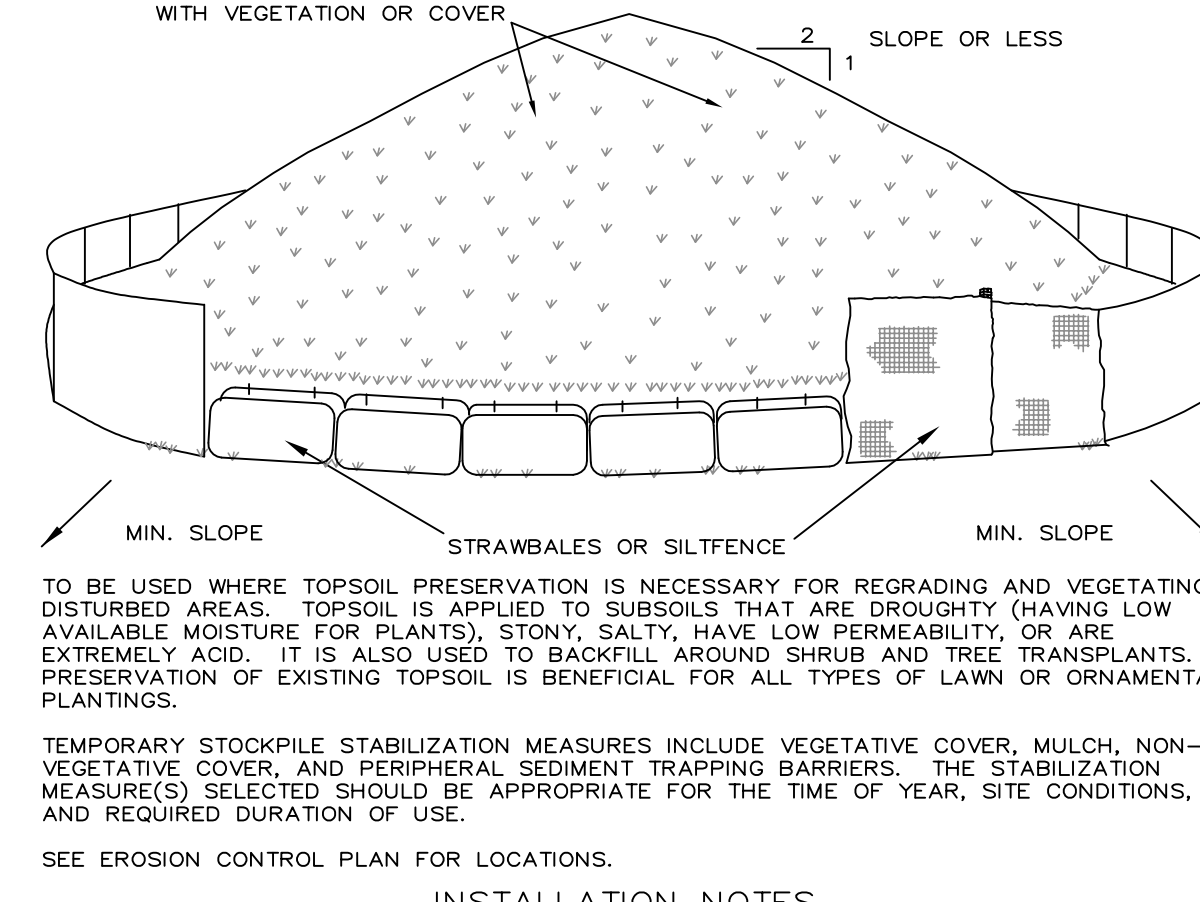
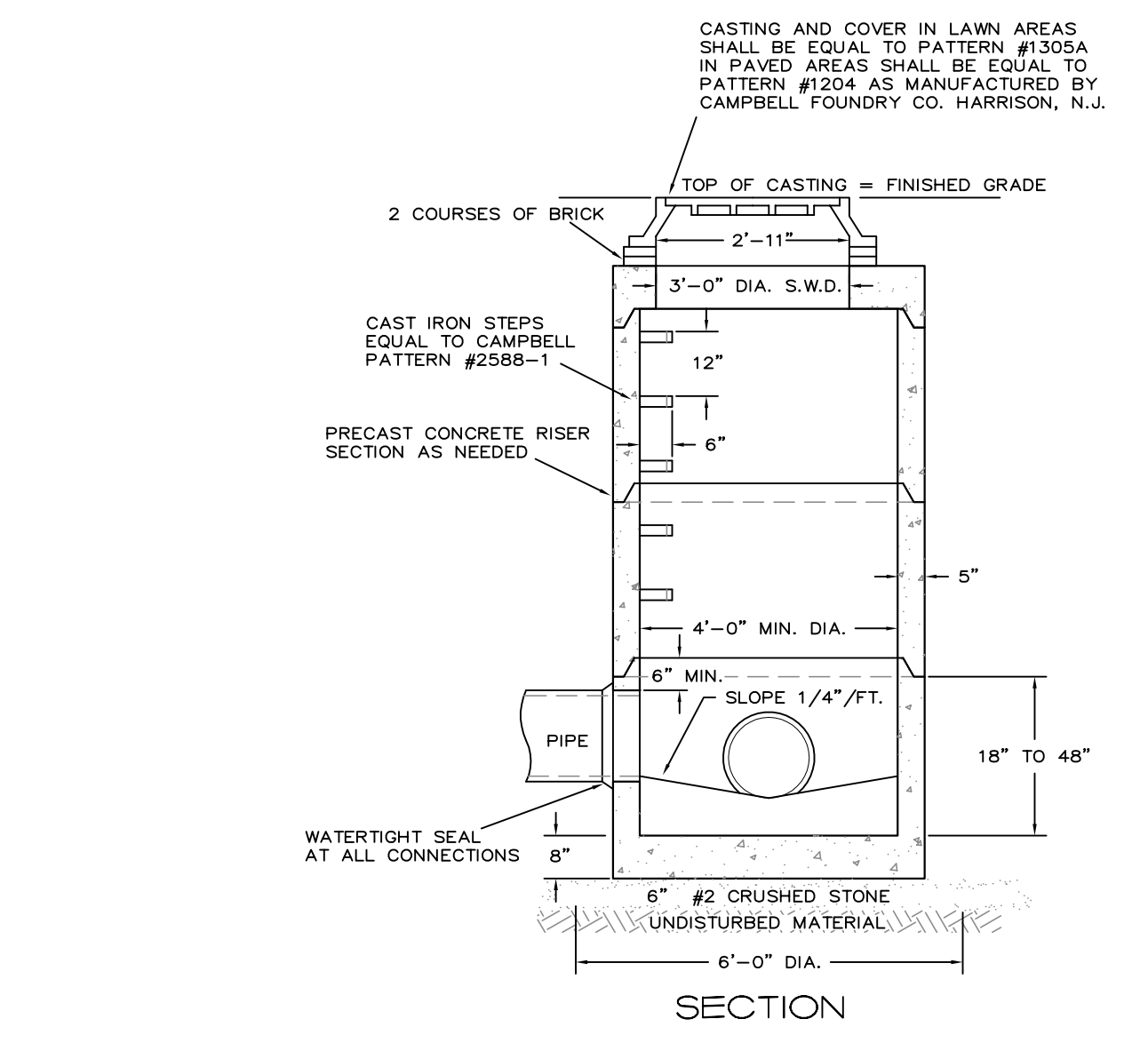
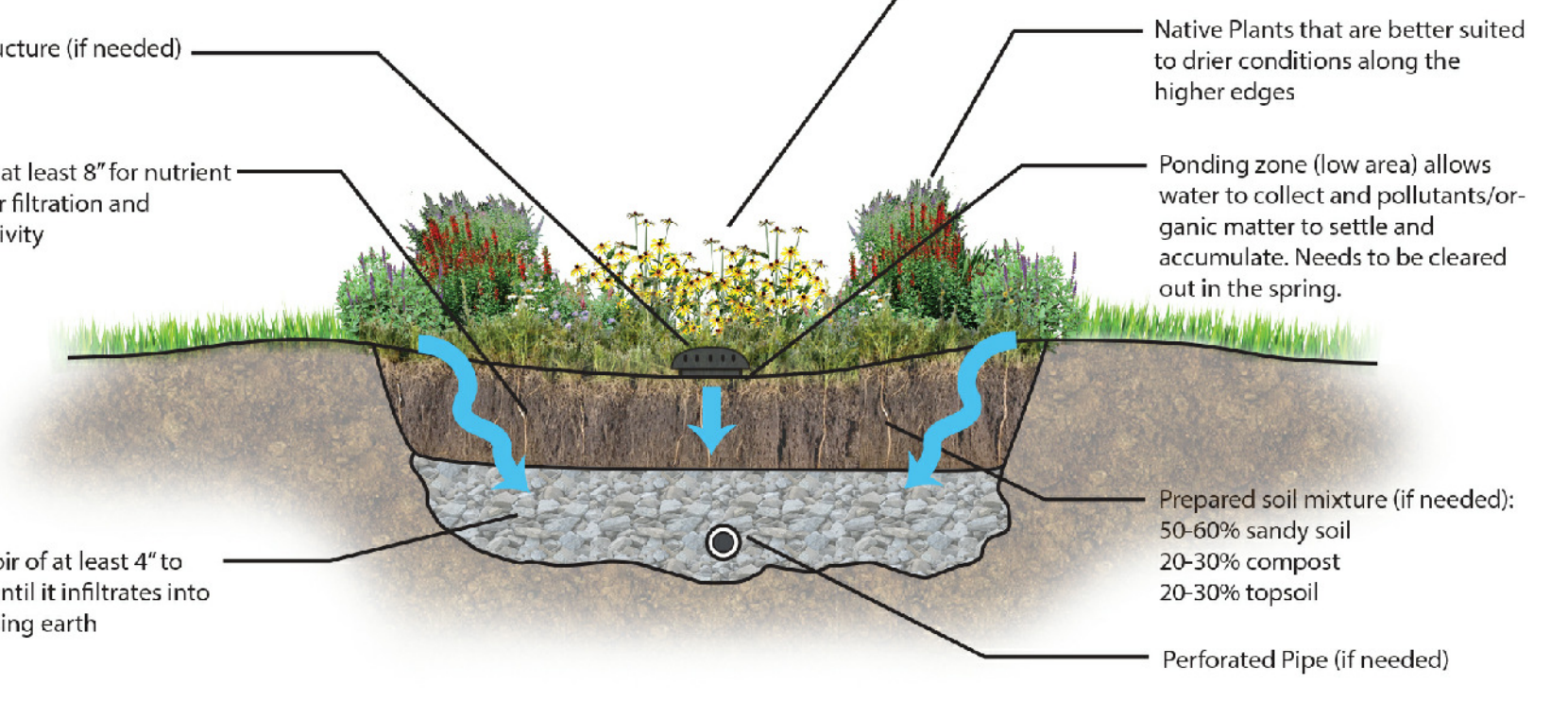
HYDRANT/WATER CONNECTION NOTES:
 1. REVENUE SLABS AND CONCRETE THURST BLOCKS OR TIE RODS WHERE NECESSARY ARE REQUIRED.
 2. HYDRANT SHALL BE FINISHED WITH TWO COATS OF MAINTENANCE ENAMEL (NEED AS MANUFACTURED BY DODD PAINT COMPANY).
 3. IF DRINKABLE IS INDICATED WITHIN 5 FT. OF THE GROUND SURFACE, HYDRANT DRAINS SHALL BE PLUGGED. WHEN GRASS ARE PLUGGED, BARRELS SHALL BE PLUGGED. WHEN GRASS ARE PLUGGED, BARRELS SHALL BE PLUGGED. WHEN GRASS ARE PLUGGED, BARRELS SHALL BE PLUGGED.
 4. ALL MATERIALS SHALL BE APPROVED BY THE TOWN OF YONKONIA WATER DEPARTMENT.



PIPE	CLAMPS	RODS	BOLTS	STEEL WASHERS
6"	1/2" x 2"	3/4"	1/2"	1/2" x 3/4"
8"	3/4" x 2"	1"	3/4"	3/4" x 1"

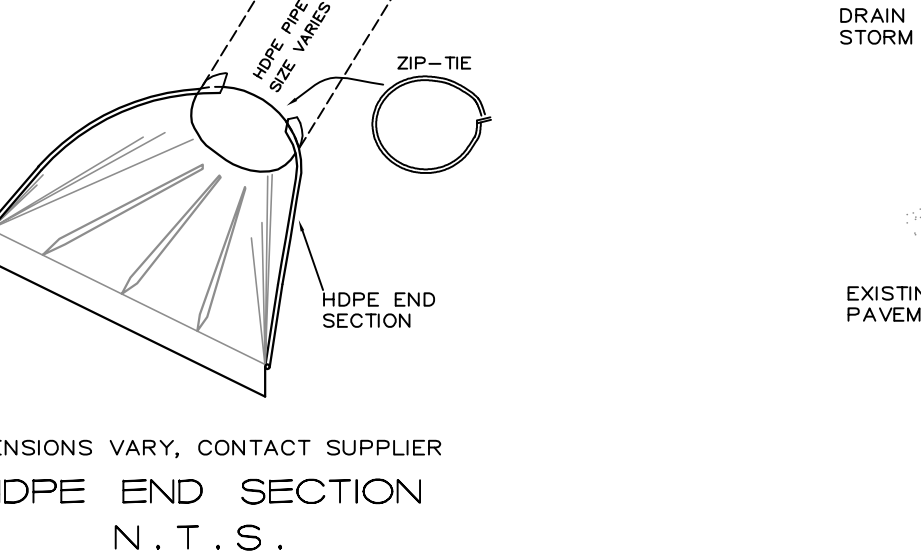
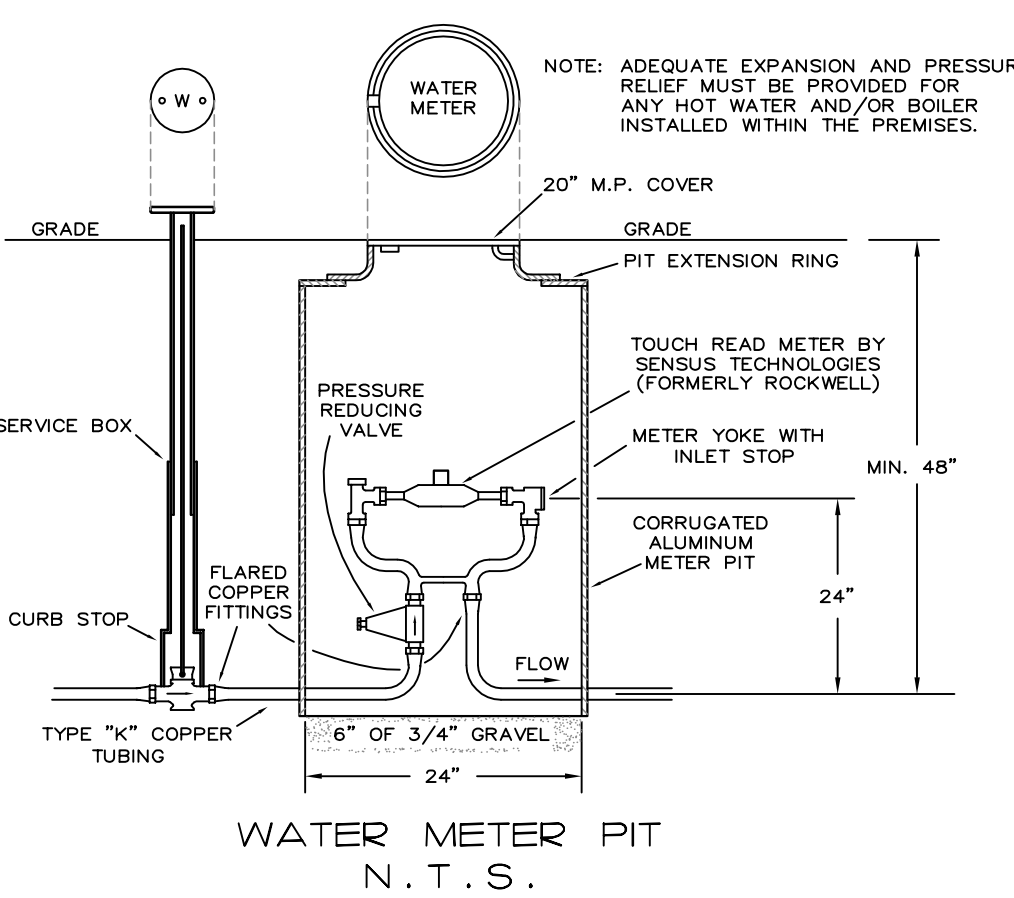
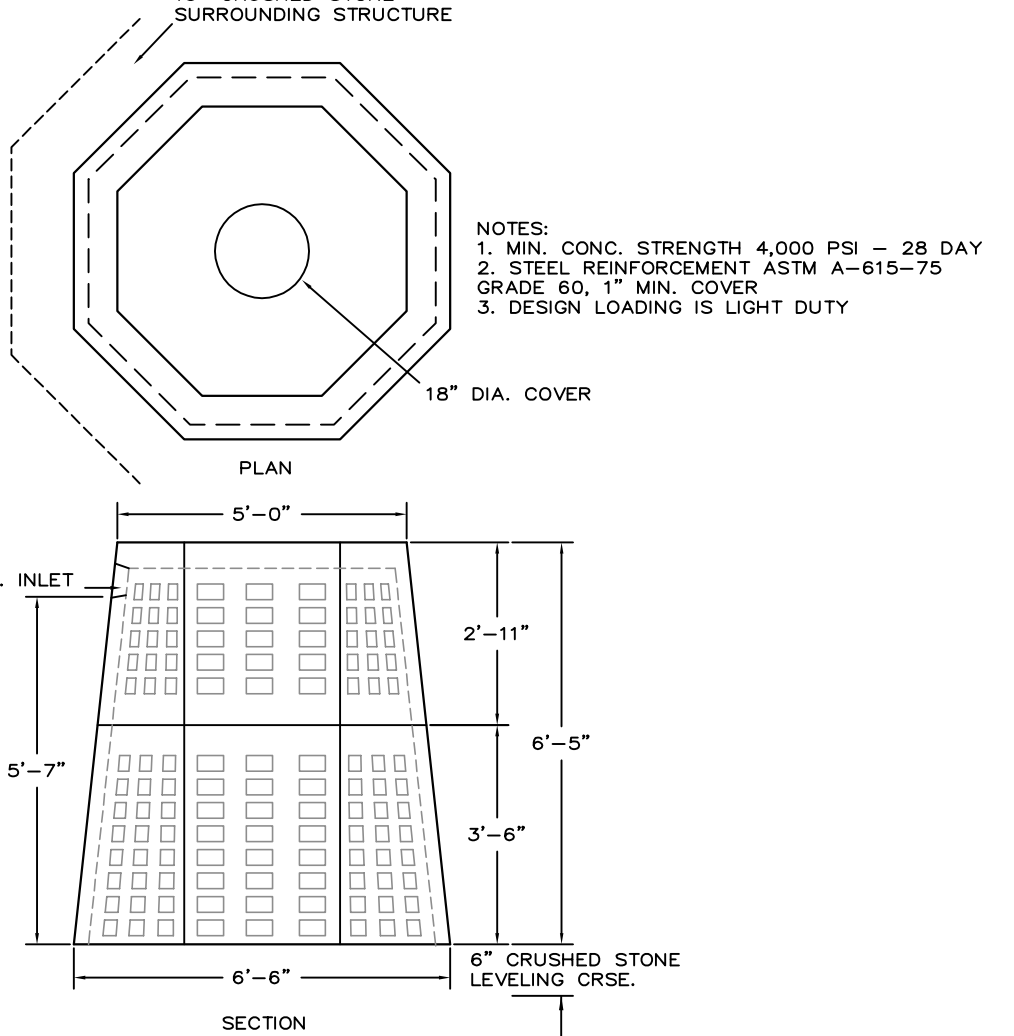


Residential Rain Garden

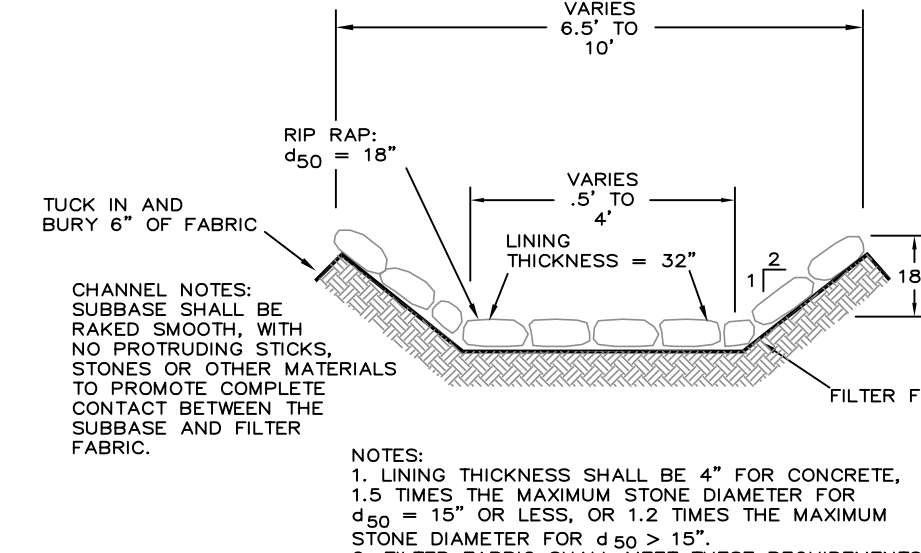
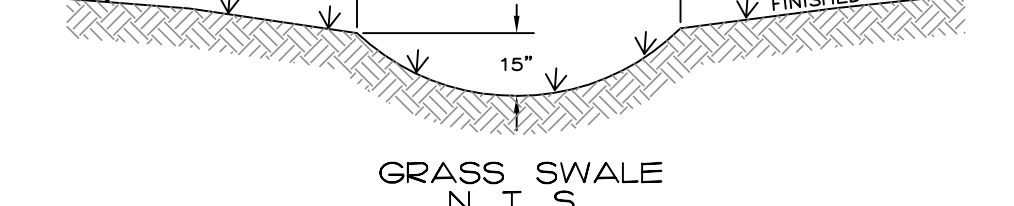
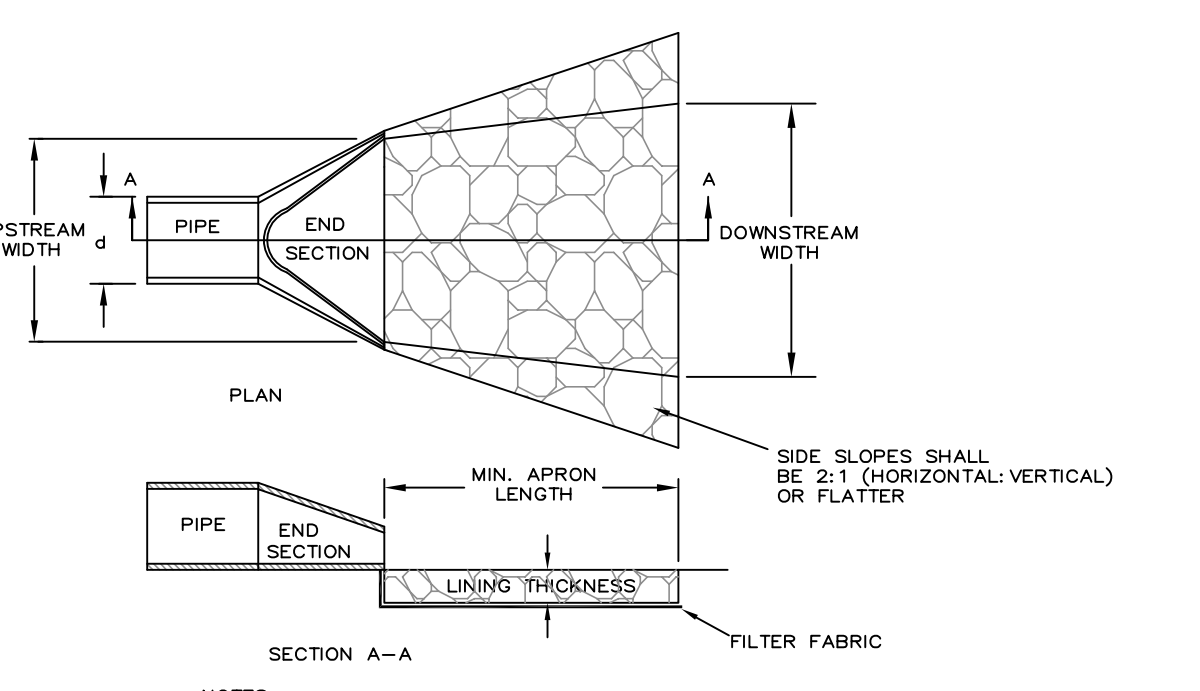


1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SLT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

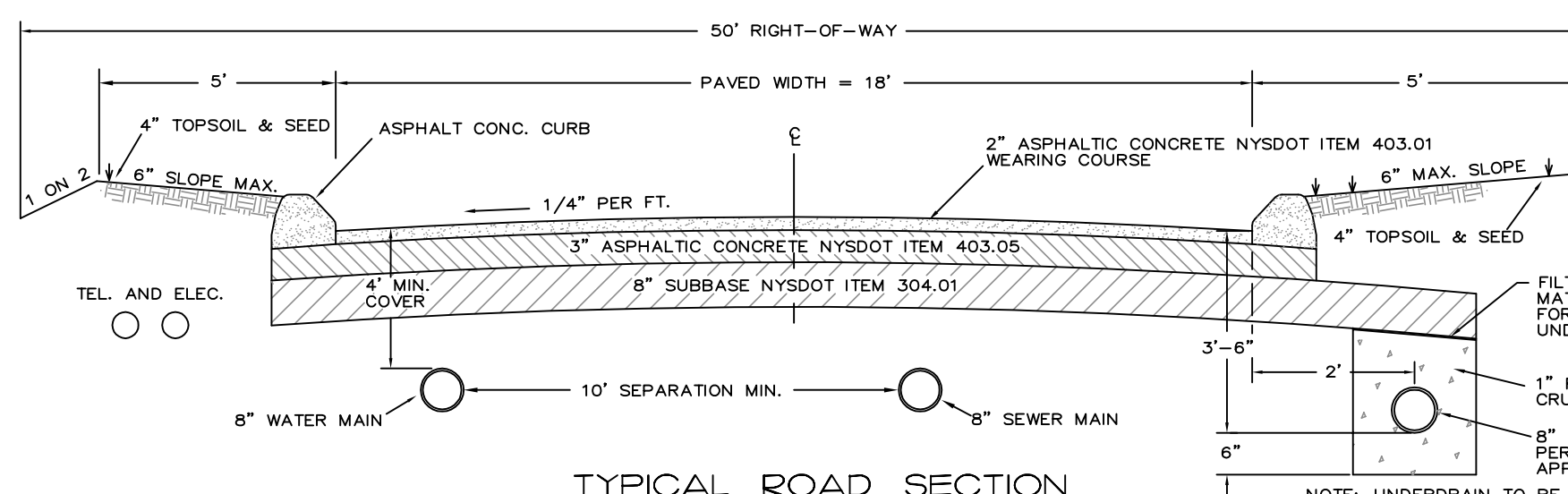
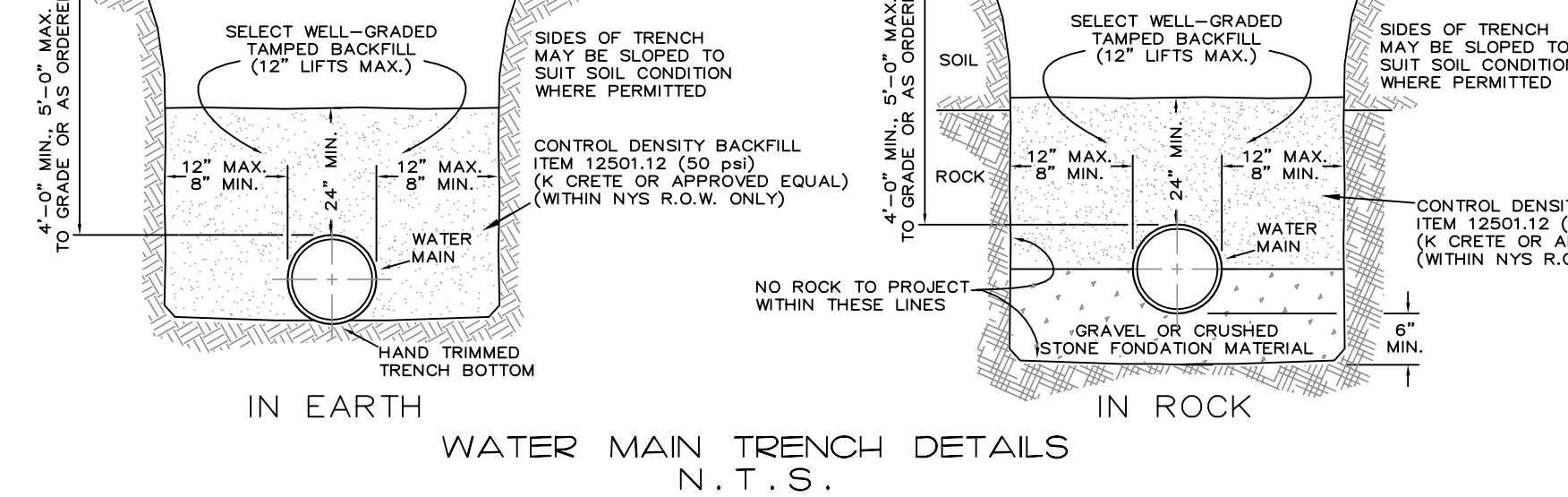
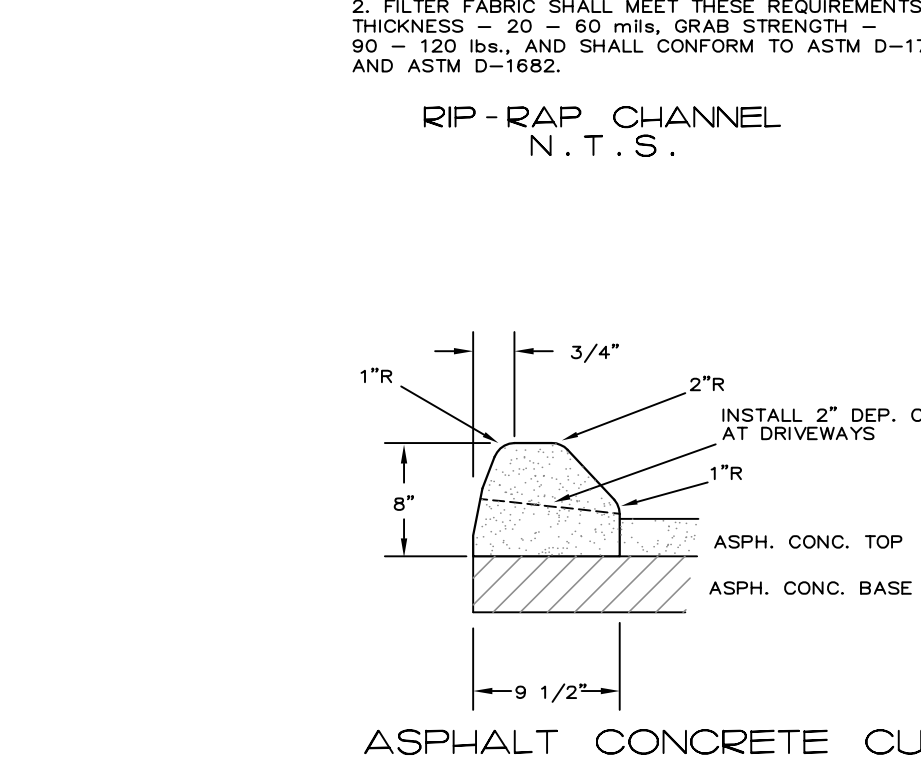
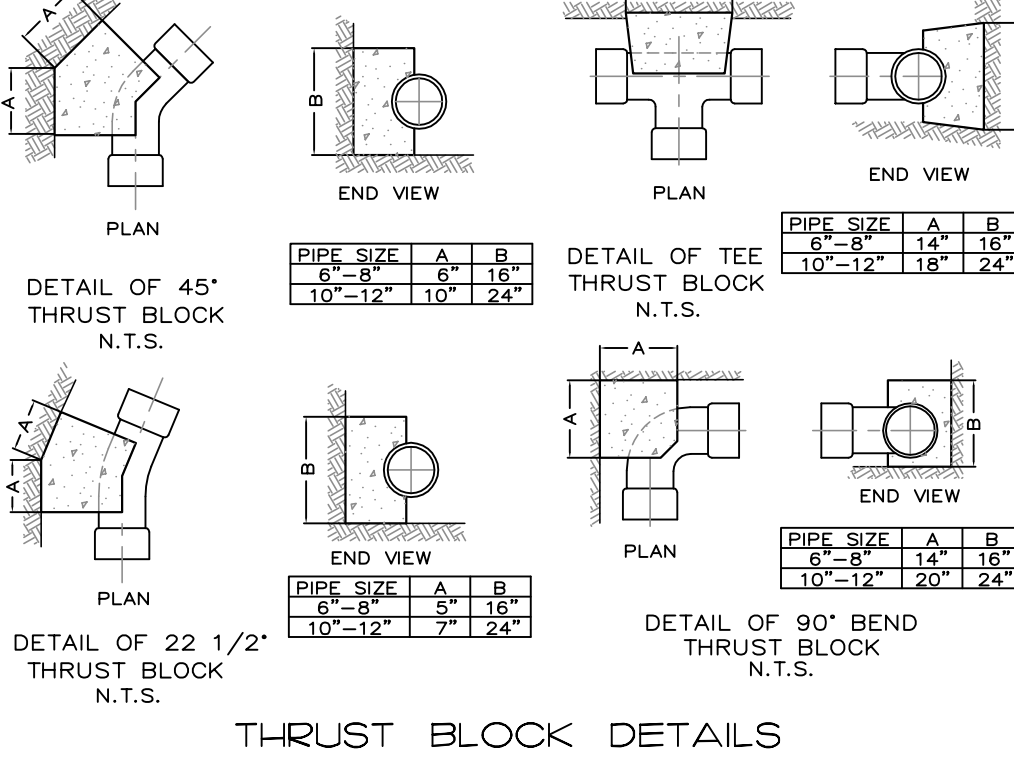
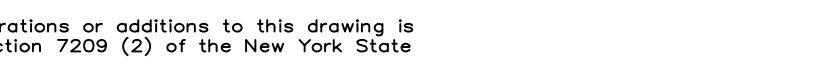
Sanitary/Drain Manhole



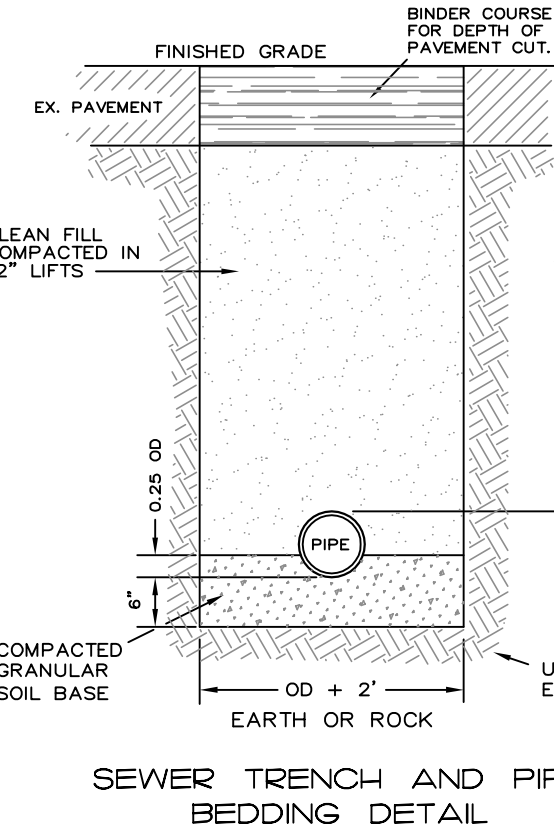
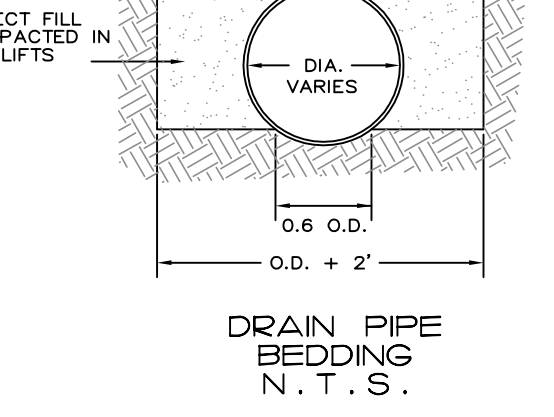
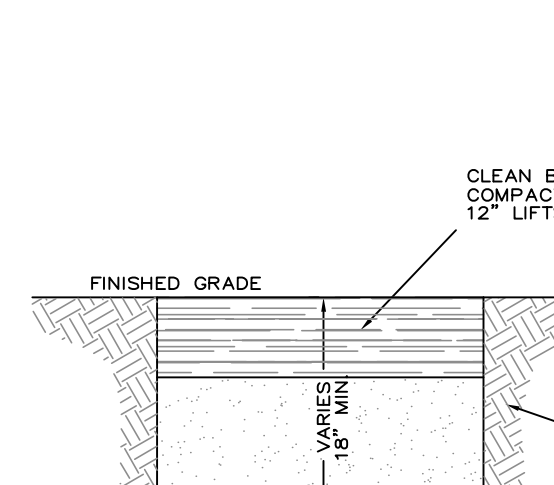
Drywell



Velocity Dissipator



Drain/Sewer Water Separation



GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL, BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 783 (FORMERLY CODE 93).
2. THE INSTALLATION OF WATER MAIN SHALL BE UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
3. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
4. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
6. THE ROAD AND UTILITIES SHALL BE STATED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR OR ENGINEER.
7. UNDERGROUND GAS AND ELECTRICAL SHALL BE AS REQUIRED BY THE TOWN AND CON EDISON.
8. TELEPHONE AND CABLE LINES TO BE UNDERGROUND.
9. WATER MAIN CONSTRUCTION SHALL BE AS REQUIRED BY THE TOWN OF YONKONIA WATER DEPARTMENT.
10. ALL DRAINAGE PIPE TO BE HOPE UNLESS OTHERWISE NOTED.
11. PROVIDE RELEASE DRAINS WHERE REQUIRED BY THE TOWN ENGINEER.
12. ALL GRADED SLOPES SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL UNLESS OTHERWISE NOTED BY THE TOWN ENGINEER.
13. ALL STRUCTURES TO BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR 10-20 LBS/SQ. YD.
14. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND LAND SUBDIVISION REGULATIONS OF THE TOWN OF YONKONIA.
15. PERMANENT SURVEY MONUMENTS TO BE LOCATED WHERE SPECIFIED BY TOWN ENGINEER.
16. LOCATION OF GAS AND WATER VALVES, ELECTRIC AND TELEPHONE POLES ARE TO BE DETERMINED BY PROPER AUTHORITIES AND APPROVED AS TO LOCATION BY THE TOWN ENGINEER.
17. ALL EXISTING UNDERGROUND DRAINS ENCOUNTERED DURING CONSTRUCTION OF PROPOSED ROADS ARE TO BE CONNECTED TO PROPOSED DRAINAGE IMPROVEMENTS.
18. INTERVENTION DRAINS ARE TO BE INSTALLED WHERE REQUIRED BY THE TOWN ENGINEER DURING ROAD CONSTRUCTION.
19. ALL SITE UTILITY LINES SHALL BE PLACED UNDERGROUND.
20. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
21. TOWN ENGINEERING DEPT. SHALL BE NOTIFIED BEFORE CONSTRUCTION IS STARTED.
22. SITE TOPOGRAPHY IS BY OTHERS, NO CERTIFICATION IS GIVEN.

WATER MAIN NOTES:

1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPLICABLE CURRENT EDITIONS OF THE SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
2. ALL WATER MAIN PIPE SHALL BE AWWA C151-76 THIRDS CLASS FIBERGLASS REINFORCED PLASTIC (FRP) WITH TWO (2) BRONZE WEDGES PER JOINT. INSTALLATION SHALL BE IN ACCORDANCE WITH AWWA C151-76 (LATEST EDITION) EXCEPT THAT THE PROCEEDING SECTION 4.4.2 WILL NOT BE ALLOWED. A MINIMUM OF TWO (2) BACTERIAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED.
3. ALL PIPE FITTINGS SHALL BE DUCTILE IRON UNLESS OTHERWISE NOTED.
4. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL, RESILIENT WEDGE GATE VALVE AND AWWA C500.
5. ALL VALVE BOXES SHALL BE THIRDS CLASS FIBERGLASS REINFORCED PLASTIC (FRP) WITH TWO (2) BRONZE WEDGES PER JOINT. VALVE BOXES SHALL BE PLACED IN PAVED AREAS SHALL BE DESIGNED FOR 10-20 LBS/SQ. YD.
6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL, SHALL BE IN-BORED AND THRUST BLOCED WITH CONCRETE AGAINST UNDISTURBED EARTH AS DIRECTED BY THE ENGINEER.
7. ALL FIRE HYDRANTS SHALL BE "MUELLER" CENTURION WITH SAFETY HAZARDOUS WEDGE GATE VALVE AND AWWA C500. THE NOZZLE SHALL BE 1 1/2".
8. FLUSH OUT ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE ENGINEER UNTIL THE WATER BECOMES CLEAR AND FREE OF OILS AND DIRT. PRESERVE ALL LINES AND APPURTENANCES FOR FUTURE USE AND RECORD AS DIRECTED BY THE ENGINEER. REMOVE ALL LEAKS OR BROKEN PIPE IMMEDIATELY. REPAIR OR REPLACE AS A TOTAL PROJECT OR BETWEEN VALVED SECTIONS AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROMPTLY UNDER THE LEAK OR BROKEN PIPE AND IMMEDIATELY REPAIR AND RESTORE TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE ENGINEER'S TRAVEL AND PER DIEM. THE ENGINEER SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C100-0 AND WESTCHESTER COUNTY DEPT. OF HEALTH RECORDS.
9. WESTCHESTER COUNTY DEPT. OF HEALTH MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.
10. ALL WATER MAINS AND APPURTENANCES SHALL BE DISCONNECTED TO THE EXISTING WATER TABLE WITH 7 FEET OF FINISHED GRADE. SUCH LOCATIONS HYDRANT BARRELS SHALL BE PUMPED DRY AFTER EACH USE.
11. NEW HYDRANT DRAINS SHALL BE PLUGGED AT LOCATIONS WHERE THE DRAINAGE WATER TABLE IS WITHIN 7 FEET OF FINISHED GRADE. SUCH LOCATIONS HYDRANT BARRELS SHALL BE PUMPED DRY AFTER EACH USE.
12. ALL HYDRANTS SHALL REQUIRE TWO (2) COATS OF MAINTENANCE ENAMEL (RED BODY, TOP HOLE CONNECTIONS AND CAP) AS MANUFACTURED BY DODD PAINT COMPANY OR APPROVED EQUAL. ALL HYDRANTS TO BE MUELLER CENTURION WITH 1 1/2" VALVES.

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS PRESCRIBED BY THE TOWN OF YONKONIA.
3. IF ANY EROSION CONTROL MEASURES ARE NOTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE SPECIFICATIONS OF THE MANUFACTURER. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE DISTURBED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. IMMEDIATELY TOPSOIL & SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WHITE RYE AND MULCH WITH 2" OF DRY OR FRESHED SOILS AND ALL ROUGH OUT SLOPES TO REHABILITATE.
5. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH STABILIZED SOIL SHALL BE TOPSOILED, SEEDS, MULCHED AND NOTED.
6. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN ADDITION TO ALL SLOPES AND LOCATIONS EROSION CONTROL MEASURES SHALL BE INSTALLED. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
7. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE CHANNELS OR IN AREAS WITH SURROUNDING ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT SCREEN MATERIALS.
8. LOCATIONS WHERE EROSION IS PREVENTED WITH SLOPE PROTECTION AREAS ARE THOROUGHLY STABILIZED WITH TOPSOIL AND SEEDS.
9. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED IN AREAS OF HIGH ELEVATION TO BE REMOVED IMMEDIATELY FROM THE SITE AFTER EACH FILLING. AREAS TO BE STOCKPILED SHALL BE STABILIZED WITH TOPSOIL AND SEEDS AT THE BOTTOM OF THE SOIL.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH BARREL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
11. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY 18" IN HEIGHT. THE SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.
12. BLASTING AREAS - ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. BLASTING WILL OBEY ALL REGULATIONS AND STANDARDS PRESCRIBED BY THE TOWN OF YONKONIA.

PIPE SCHEDULE	PIPE CLASS
WATER MAIN	8" OF CLASS 52
WATER SERVICE	1" COPPER TYPE 'K'
SEWER	HDPE (HIGH DENSITY POLYETHYLENE)
LEADER AND FOOTING DRAIN	6" PVC OR FLEXIBLE PIPE

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DETAILS/NOTES/PROFILES
 PROPOSED SUBDIVISION
 PREPARED FOR
 KRISTINE HANSMANN
 TOWN OF YONKONIA
 WESTCHESTER CO., NY
 FEBRUARY 18, 2021
 SHEET 5 OF 5 SHEETS

Unauthorized alterations or additions in this drawing is a violation of Section 7209 (2) of the New York State Education Law.