

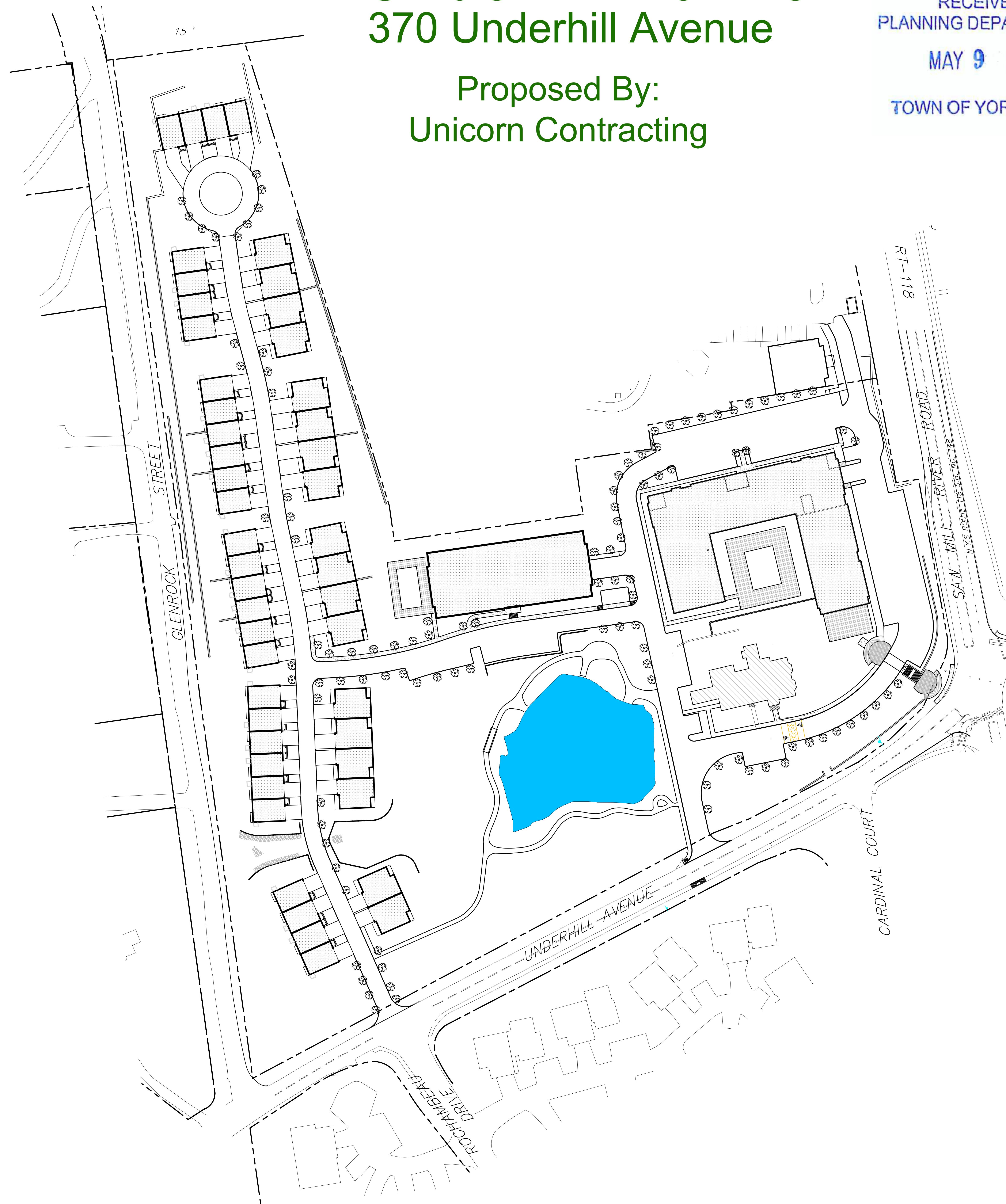
Multi-Use Development
Known As
Underhill Farms
370 Underhill Avenue

Proposed By:
Unicorn Contracting

RECEIVED
PLANNING DEPARTMENT

MAY 9 2023

TOWN OF YORKTOWN



OWNER / Applicant:
Unicorn Contracting Corp.
10 Julia Lane, Suite 103
Cold Spring, NY 10516
845-809-5969

PROJECT ATTORNEY:
Mark W. Blanchard
Blanchard & Wilson, LLC.
235 Main Street, Suite 330
White Plains, NY 10601
914-461-0280

PROJECT ENGINEER:
Joseph C. Riina, P.E.

Site Design Consultants
251 F Underhill Avenue
Yorktown Heights, NY 10598
914-962-4488

TRAFFIC ENGINEER:
Phillip J. Grealy, Ph.D., P.E.

Colliers Engineering & design
400 Columbus Avenue
Suite 180E
Valhalla, NY 10595
914-347-4700

PROJECT ARCHITECT:
Chris Lessard, AIA

Lessard Design Inc., PC
8125 Leesburgh Pike
Vienna, VA 22182
571-830-1800

ENVIRONMENTAL CONSULTANT:
Steven Marino, PWS

Tim Miller Associates, Inc.
10 North Street
Cold Spring, NY 10516
845-265-4400

CULTURAL RESOURCES CONSULTANT:
Beth Selig

Hudson Cultural Services
Box 264
Salt Point, NY 12578
845-465-3698

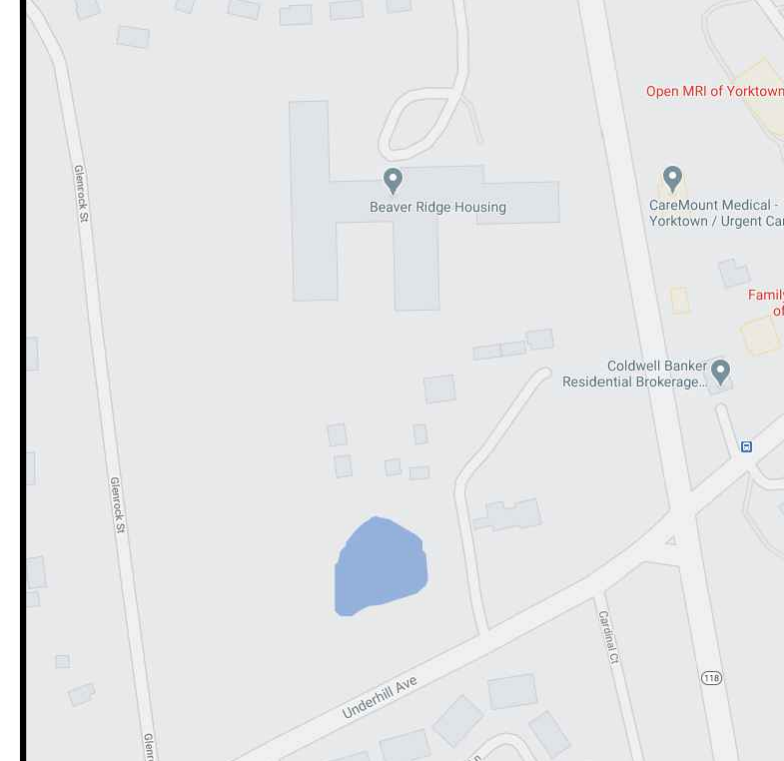
LANDSCAPE ARCHITECT:
Earl Govern, AIA

Blades & Govern, Landscape Architects
Box 1851
Fairfield, Ct 06825
203-254-8530

SURVEYOR:
Glen Watson, L.S.
Badey & Watson Surveying &
Engineering
3063 Route 9
Cold Spring, NY 10516
845-265-9216

Date: May 8, 2023

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



SITE DATA:
 OWNER / DEVELOPER: UNICORN CONTRACTING
 10 JULIA LANE
 COLD SPRING, NY, 10516
 PROJECT LOCATION: 370 UNDERHILL AVE
 YORKTOWN, NY, 10516
 EXISTING TOWN ZONING: R1-40, RESIDENTIAL DESCRIPTION
 PROPOSED USE: PLANNED DEVELOPMENT DISTRICT SECTION 48.06, BLOCK 1, LOT 50
 TOWN TAX MAP DATA: 13.78 ACRES (600,459 SF)
 SITE AREA: PUBLIC SEWERS
 SEWAGE FACILITIES: PUBLIC SEWERS
 WATER FACILITIES: PUBLIC WATER FACILITIES

Site Design Consultants
 Civil Engineers & Land Planners
 251-F Underhill Yorktown Heights, NY 10596
 (914) 962-4488 Fax: (914) 962-2786
 www.sitedesignconsultants.com

BULK ZONE REQUIREMENTS:

EXISTING: R1-40 RESIDENTIAL	PROPOSED: YORKTOWN HEIGHTS PLANNED DESIGN DISTRICT OVERLAY ZONE
DIMENSIONAL REGULATIONS:	
MINIMUM SIZE OF LOT:	600,459 SF / 13.78 ACRES
FLOOR AREA (WITH PUBLIC SEWERS)	
12 UNITS/ACRE	
10 UNITS/ACRE	
9 UNITS/ACRE	
MINIMUM LOT DEPTH:	510 FT.
MINIMUM YARD DIMENSIONS*:	
PRINCIPAL BUILDING:	
FRONT YARD SETBACK:	53.5 FT.
REAR YARD SETBACK:	20 FT.
ONE SIDE YARD SETBACK:	26.9 FT.
COMBINED SIDE YARD SETBACK:	130.2 FT.
MAXIMUM HEIGHT:	
PRINCIPAL BUILDING - FEET:	40 FT MAX
MAXIMUM USABLE FLOOR AREA:	
MAXIMUM % OF LOT TO BE OCCUPIED:	
BUILDING COVERAGE*:	20.3%
MAXIMUM ROAD FRONTAGE:	
DISTANCE BETWEEN MAIN WALLS OF BUILDINGS:	32.5 FT.
DISTANCE BETWEEN END WALLS OF BUILDINGS WITH WINDOWS:	30 FT.
DISTANCE BETWEEN WALLS IN ANY OTHER CASE:	30 FT.
MAXIMUM LENGTH OF ANY BUILDING:	250 FT.
DISTANCE OF PARKING TO PROPERTY LINE:	5 FT.
AT LEAST 400 SQUARE FEET OF USABLE OPEN SPACE IS PROVIDED ON THE SITE FOR EACH DWELLING UNIT FOR PLAY AREA AND OTHER OUTDOOR LIVING USES. THE DEVELOPER SHALL PROVIDE A SUITABLY IMPROVED PLAYGROUND/PLAY AREA. EACH SUCH PLAYGROUND/PLAY AREA SHALL HAVE A MINIMUM AREA OF 1,200 SQUARE FEET AND A MAXIMUM DISTANCE OF 1,000 FEET FROM THE UNITS TO BE SERVED.	65,000 SF
IN ADDITION TO THE ABOVE, THE DEVELOPER SHALL ALSO SET ASIDE 10% OF THE SITE FOR THE PROVISION OF PARK AND/OR RECREATIONAL FACILITIES, IF THE PROVISION OF SUCH FACILITIES IS IMPRACTICAL BECAUSE OF THE PARTICULAR LAYOUT OF THE DEVELOPMENT OR FOR OTHER REASONS. A RECREATION FEE OF \$4,000 PER UNIT SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE APPLICATION.	65,000 SF

* THE PLANNED DEVELOPMENT DISTRICT ALLOWS FOR UP TO A 60% REDUCTION IN THE REQUIREMENTS OF THE UNDERLYING ZONE.

F.A.R. CALCULATION BASIS:

TOTAL LOT AREA:	600,459 SF
ALLOWABLE F.A.R. = 0.55	
PROVIDED F.A.R.:	
144 DWELLING UNITS	99,415 GSF
APARTMENTS:	54,800 SF
CONDO FLATS:	59,320 SF
UPHILL TOWNHOUSE:	77,000 SF
DOWNHILL TOWNHOUSE:	
TOTAL:	290,535 SF
TOTAL F.A.R. = 290,535 / 600,459 = 0.48 < 0.55	
NOT INCLUDED IN F.A.R.:	
EXISTING BUILDING:	8,000 SF
NEW RETAIL SPACE:	11,000 SF

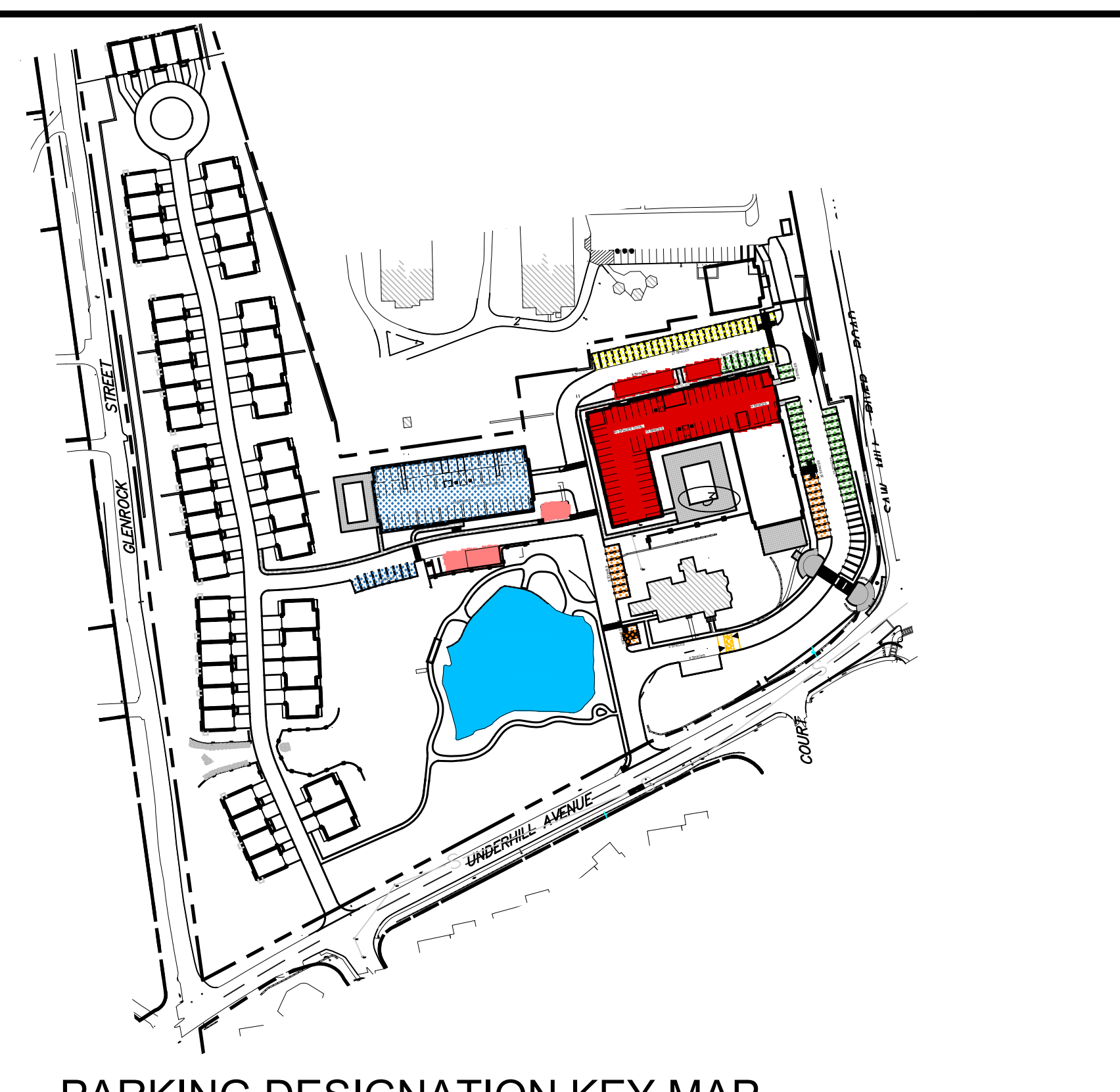
BUILDING UNITS:

APARTMENT BUILDING (64 UNITS):	16 - 1 BEDROOM UNITS @ 750 SF 46 - 2 BEDROOM UNITS @ 1,050 SF 6 - 3 BEDROOM UNITS @ 1,280 SF
CONDO BUILDING (32 UNITS):	2 - 1 BEDROOM UNITS @ 1,000 SF 18 - 2 BEDROOM UNITS @ 2,000 SF 12 - 2 BEDROOM UNITS @ 1,400 SF
TOWNHOUSES (48 UNITS):	20 - 4 BEDROOM UNITS @ 2,966 SF 28 - 3 BEDROOM UNITS @ 2,750 SF
TOTAL NUMBER OF DWELLING UNITS	148

PARKING SCHEDULE

APARTMENT/CONDO PARKING:	1.5 SPACES/ RESIDENTIAL UNIT:	LEGEND
APARTMENT BUILDING @ 64 UNITS = 102 (REQUIRED) - 103 (PROVIDED) W/ 30 SPACES SHARED W/ SENIOR CENTER		[Red pattern]
CONDO BUILDING @ 32 UNITS = 48 (REQUIRED) - 48 (PROVIDED) PLUS 16 INTERIOR TANDEM SPACES		
TOWNHOUSE PARKING:	2 SPACES/UNIT = 96 (REQUIRED) - 192 (PROVIDED) (GARAGE & DRIVEWAY)	[Blue pattern]
RETAIL PARKING:	NEW OFFICE / RETAIL 8,100 SF @ 4 SPACES/1,000 SF = 33 SPACES (REQUIRED) - 33 SPACES (PROVIDED)	[Green pattern]
SENIOR CENTER PARKING:	EXISTING BUILDING / OFFICE / RETAIL 5,500 SF @ 4 SPACES/1,000 SF = 22 SPACES (REQUIRED) + (RESTAURANT PATRON AREA 1,500 SF @ 1 SP / 50 SF = 30 SPACES + NON PATRON 500 SF @ 1 SP / 100 SF = 5 SPACES) - TOTAL REQUIRED 57 SPACES - 46 SPACES PROVIDED	[Yellow pattern]
VISITOR / PUBLIC PARKING:	30 SPACES PROVIDED - SHARED W/ APARTMENT BUILDING	[White pattern]
VISITOR / PUBLIC PARKING:	8 SPACES PROVIDED	[Red pattern]

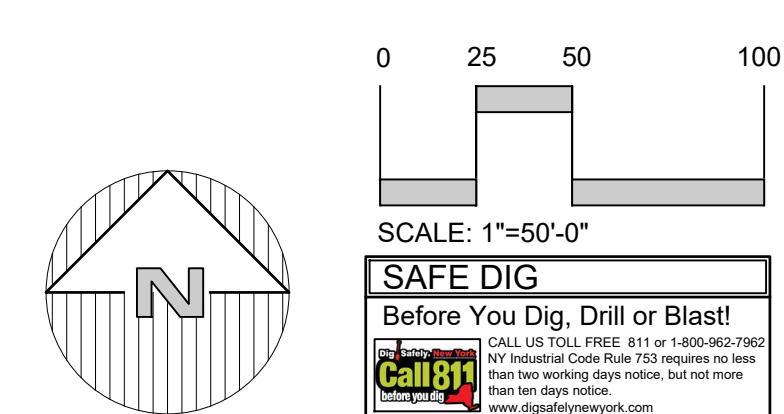
NOTE: 20% REDUCTION FOR OVERLAPPING USES. ADDITIONAL OFFSITE PARKING PROVIDED ON ADJACENT PROPERTIES WITHIN 500 FT GRATER THAN SPACES DEFICIT.



ZONING DATA

PRELIMINARY SITE PLAN
 PREPARED FOR
UNDERHILL FARM
 UNDERHILL AVENUE
 Yorktown
 Westchester County, New York

NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAPS PREPARED BY BAKEY AND WATSON, DATED 06/12/02. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 2. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THE DRAWING IS A VIOLATION OF SECTION 2205 (2) OF THE NEW YORK STATE EDUCATION LAW.

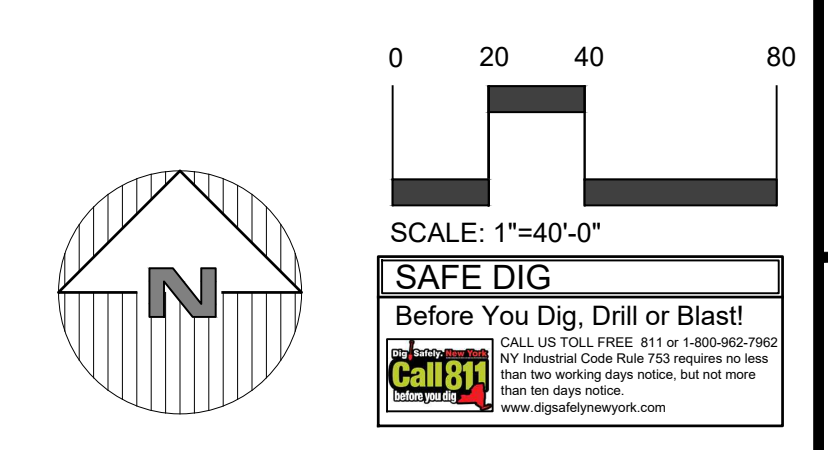




AC (1) (1)
ELEVATION (1)

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEYS AND PREPARED BY BAKLEY AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (1) OF THE NEW YORK STATE EDUCATION LAW.



Sheet C-102

PRELIMINARY SITE PLAN
PREPARED FOR
UNDERHILL FARM
UNDERHILL AVENUE
Westchester County, New York

SITE PLAN

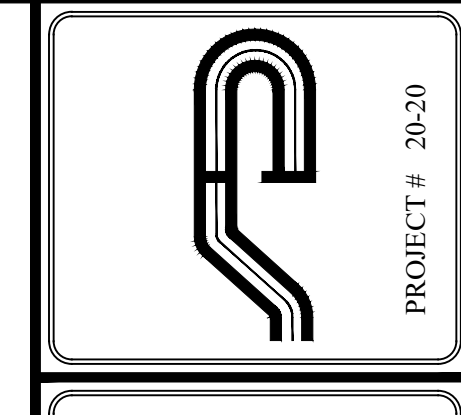
SCALE: 1" = 40'
DRAWN BY: TK
DATE: 6-22-20

No.	Date	Comments
1	7/1/20	Issue for Review
2	7/1/20	Issue for Review
3	7/1/20	Issue for Review
4	7/1/20	Issue for Review
5	7/1/20	Issue for Review
6	7/1/20	Issue for Review
7	7/1/20	Issue for Review
8	7/1/20	Issue for Review
9	7/1/20	Issue for Review
10	7/1/20	Issue for Review

Revisions	No.	Date	Comments

Engineer:
Joseph C. Reina, P.E.
10/15/2019

Site Design Consultants
Civil Engineers & Land Planners
251-F Underhill, Yorktown Heights, NY 10598
(914) 962-4882, Fax: (914) 962-4786
www.sitedesignconsultants.com



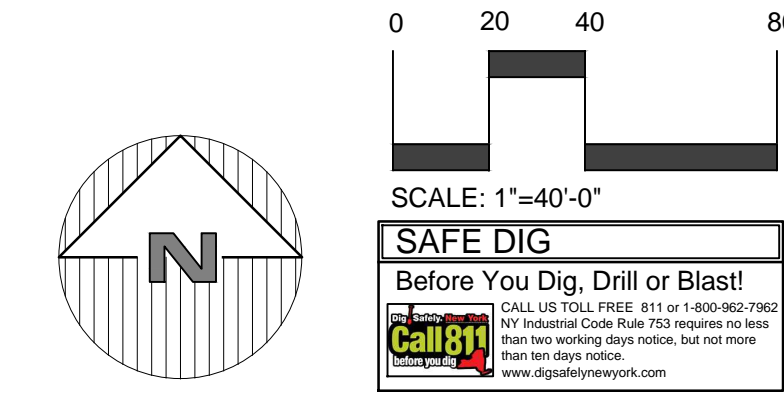
PROJECT # 20-20

COPYRIGHT © 2020 BY SITE DESIGN CONSULTANTS. ALL RIGHTS RESERVED.



NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAPS PREPARED BY BACEY AND WATSON, DATED 06/10/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2203 (1) OF THE NEW YORK STATE EDUCATION LAW.



Sheet C-103

PRELIMINARY SITE PLAN
 PREPARED FOR
UNDERHILL FARM
 UNDERHILL AVENUE
 Westchester County, New York

EXISTING CONDITIONS

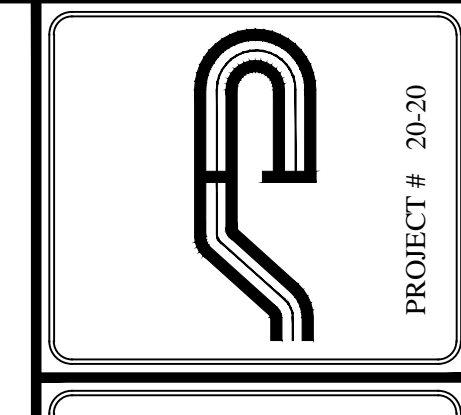
SCALE: 1" = 40'
 DRAWN BY: TK
 DATE: 6-22-20

NO.	DATE	COMMENTS
1.	7/13/20	Issue Site Plan
2.	7/13/20	Issue Site Plan
3.	7/13/20	Issue Site Plan
4.	7/13/20	Issue Site Plan
5.	7/13/20	Issue Site Plan
6.	7/13/20	Issue Site Plan
7.	7/13/20	Issue Site Plan
8.	7/13/20	Issue Site Plan
9.	7/13/20	Issue Site Plan
10.	7/13/20	Issue Site Plan

NO.	DATE	COMMENTS

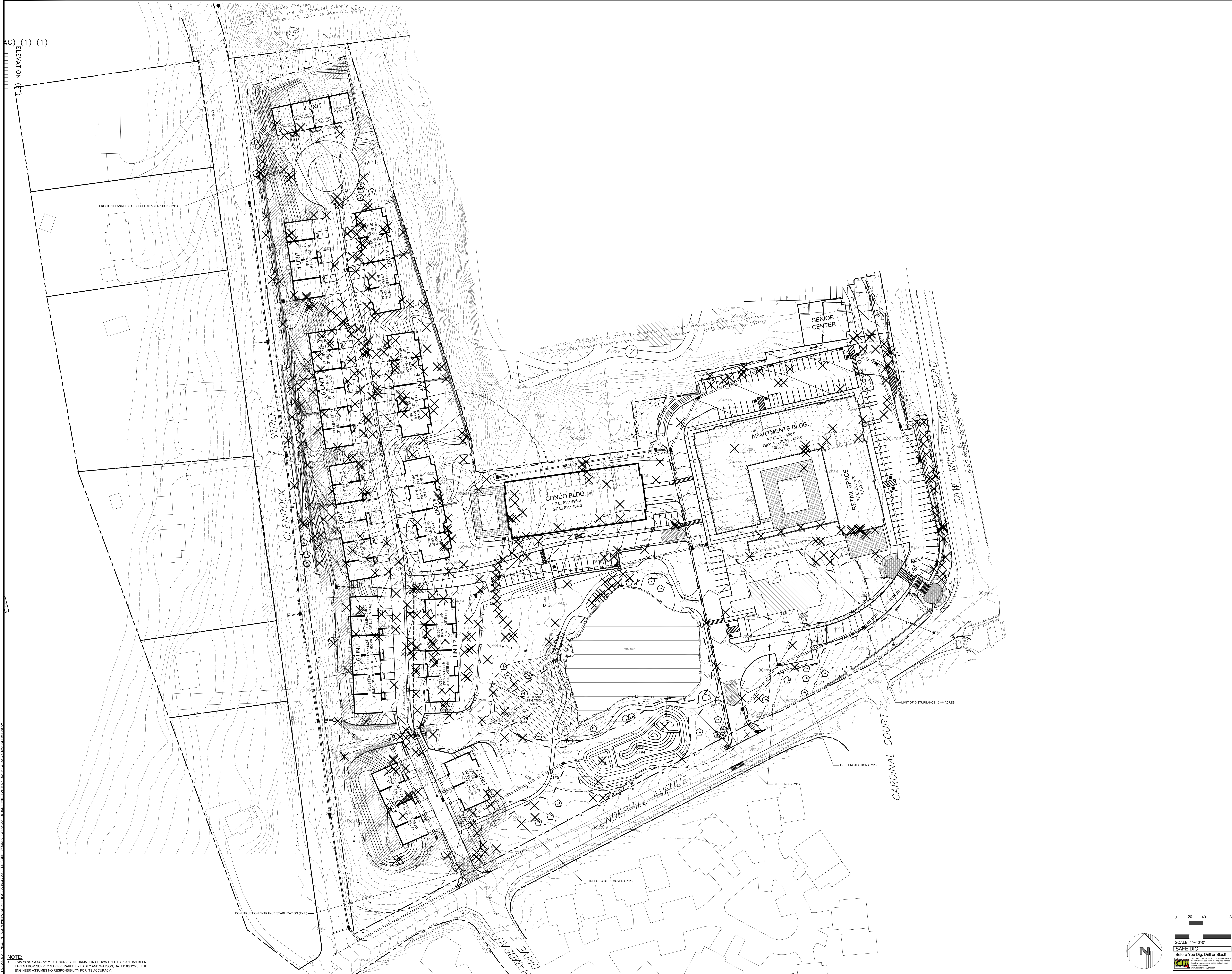
Engineer:
 Joseph C. Rima, P.E.
 License No. 10473

Site Design Consultants
 Civil Engineers & Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10596
 (914) 962-4488, Fax: (914) 962-4786
 www.sitedesignconsultants.com



PROJECT # 20-20

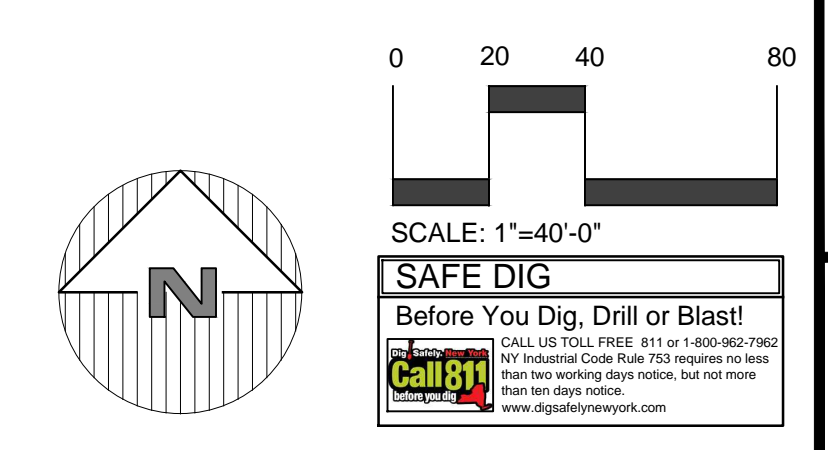
CONSENT TO BE BOUND BY SITE DESIGN CONSULTANTS' ALL RIGHTS RESERVED



C(1) (1)
ELEVATION (1)

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BACEY AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2203 (1) OF THE NEW YORK STATE EDUCATION LAW.



Sheet C-104

PRELIMINARY SITE PLAN
PREPARED FOR
UNDERHILL FARM
UNDERHILL AVENUE
Westchester County, New York

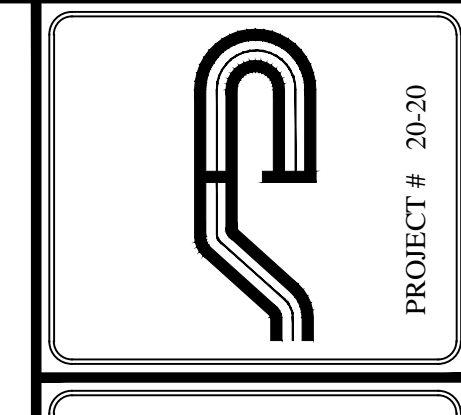
EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 40'
DRAWN BY: TK
DATE: 6-22-20

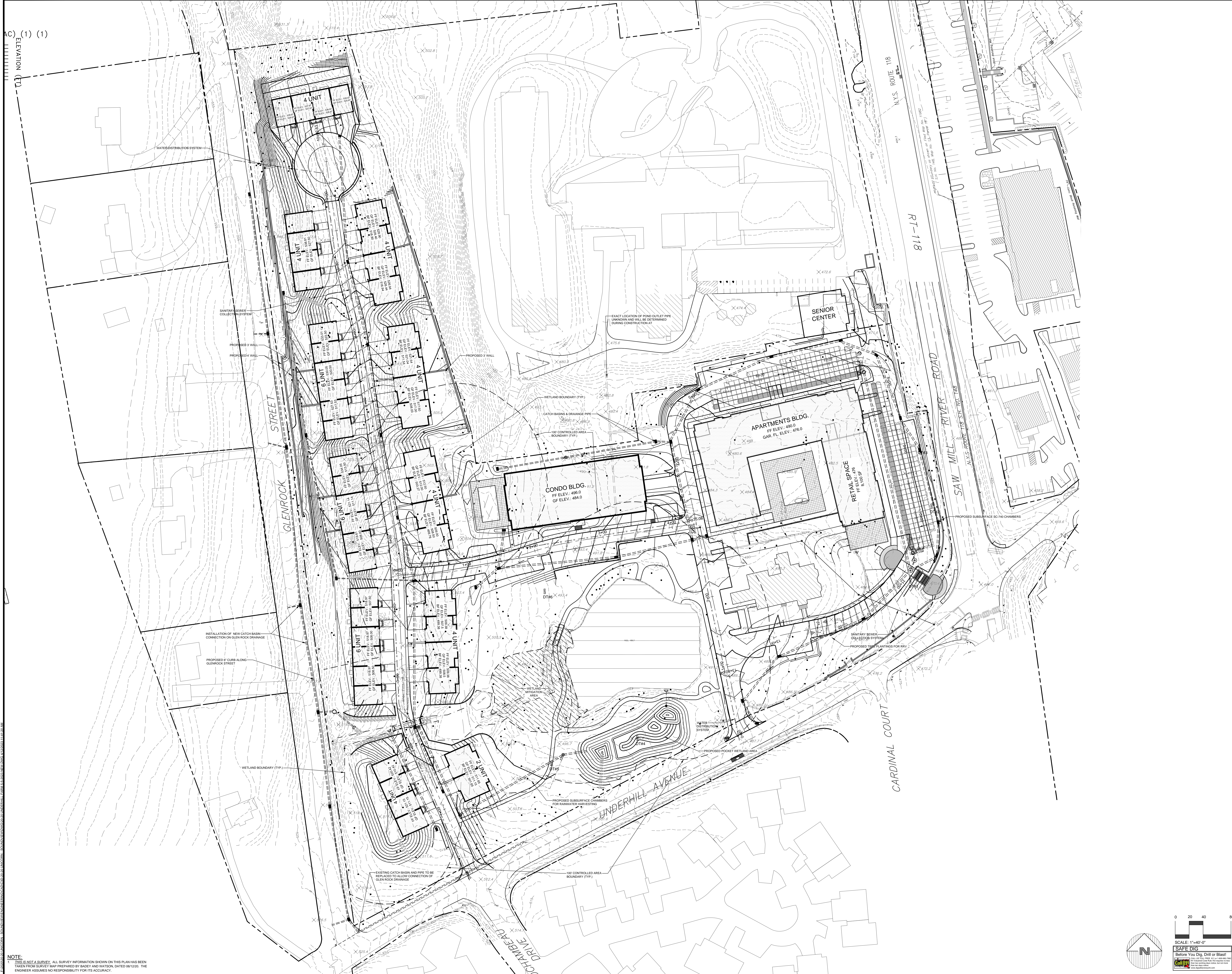
Revisions:	No.	Date	Comments
1.	1/1/20	1/1/20	Zone Schedule, Erosion Control, and Utility Plans
2.	1/1/20	1/1/20	Revisions to Erosion Control and Utility Plans
3.	1/1/20	1/1/20	Revisions to Erosion Control and Utility Plans
4.	1/1/20	1/1/20	Revisions to Erosion Control and Utility Plans
5.	1/1/20	1/1/20	Revisions to Erosion Control and Utility Plans
6.	1/1/20	1/1/20	Revisions to Erosion Control and Utility Plans
7.	1/1/20	1/1/20	Revisions to Erosion Control and Utility Plans
8.	1/1/20	1/1/20	Revisions to Erosion Control and Utility Plans
9.	1/1/20	1/1/20	Revisions to Erosion Control and Utility Plans
10.	1/1/20	1/1/20	Revisions to Erosion Control and Utility Plans

Engineer:
Joseph C. Rima, P.E.
10/10/19/20

Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Hightstown, NJ 08520
(609) 426-4488, Fax: (609) 426-4786
www.sitedesignconsultants.com



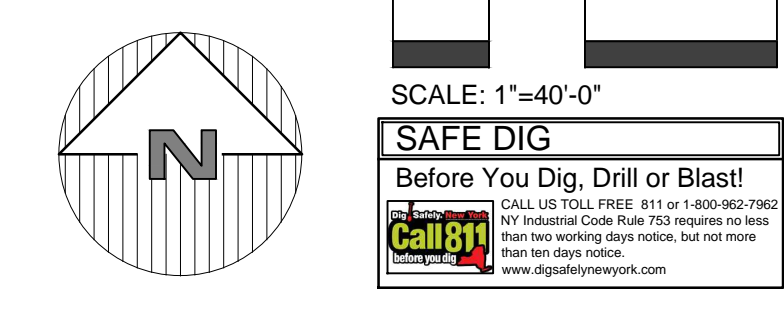
PROJECT # 20-20



AC (1) (1)
ELEVATION (1)

NOTE:
THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BACEY AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2203 (2) OF THE NEW YORK STATE EDUCATION LAW.



Sheet C-105

PRELIMINARY SITE PLAN
PREPARED FOR
UNDERHILL FARM
UNDERHILL AVENUE
Town of Yorktown
Westchester County, New York

IMPROVEMENT PLAN

SCALE
1" = 40'
DRAWN BY
TK
DATE
6-22-20

Revisions:	No.	Date	Comments
1.	1/12/20	1/12/20	Issue Schematic, Etc. From AIAA
2.	1/12/20	1/12/20	Issue Construction and Utility Plans
3.	1/12/20	1/12/20	Issue Construction and Utility Plans
4.	1/12/20	1/12/20	Issue Construction and Utility Plans
5.	1/12/20	1/12/20	Issue Construction and Utility Plans
6.	1/12/20	1/12/20	Issue Construction and Utility Plans
7.	1/12/20	1/12/20	Issue Construction and Utility Plans
8.	1/12/20	1/12/20	Issue Construction and Utility Plans
9.	1/12/20	1/12/20	Issue Construction and Utility Plans
10.	1/12/20	1/12/20	Issue Construction and Utility Plans

Engineer:
Joseph C. Rima, P.E.
1000 Saw Mill River Road
Roseton, NY 10596

Site Design Consultants
Civil Engineers • Land Planners
251 F. Underhill Avenue, Yorktown Heights, NY 10596
(914) 962-4488 • Fax: (914) 962-2786
www.sitedesignconsultants.com

PROJECT # 20-20

Copyright © 2020 by Site Design Consultants, All Rights Reserved.

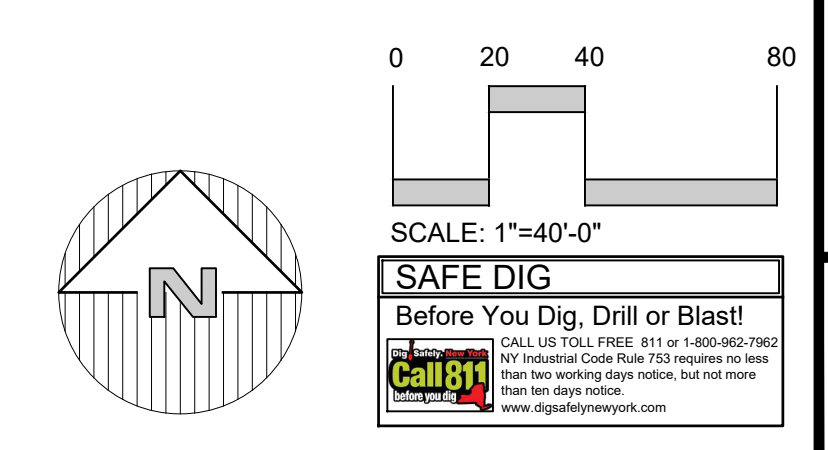


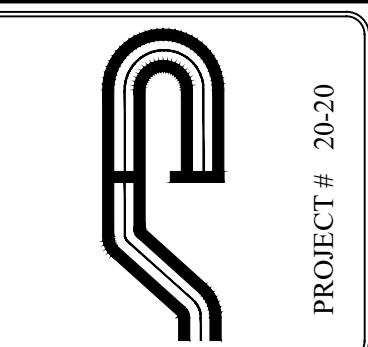
C) (1) (1)
ELEVATION (1)

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEYS MADE BY BAKER AND WATSON, DATED 06/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2205 (2) OF THE NEW YORK STATE EDUCATION LAW.

RECREATION ANALYSIS			
RECREATION REQUIREMENTS R-3 ZONE	REQUIRED	PROVIDED	LEGEND
AT LEAST 400 SQUARE FEET OF USABLE OPEN SPACE IS PROVIDED ON THE SITE FOR EACH DWELLING UNIT FOR PLAY AREA AND OTHER OUTDOOR LIVING USES.	80 UNITS @ 400 SF = 32,000 SF	24,000 SF REAR YARD TOWNHOUSE UNIT + 50% OF PARK / PASSIVE RECREATION AREA 146,460 SF @ 50% = 73,230 SF TOTAL: 24,000 + 73,230 = 97,230 SF	USABLE OPEN SPACE
THE DEVELOPER SHALL PROVIDE A SUITABLY IMPROVED PLAYGROUND/PLAY AREA. EACH SUCH PLAYGROUND/PLAY AREA SHALL HAVE A MINIMUM AREA OF 1,200 SQUARE FEET AND A MAXIMUM DISTANCE OF 1,000 FEET FROM THE UNITS TO BE SERVED.	1,200 SF PLAY AREA	3,150 SF CONDO POOL	USABLE OPEN SPACE / PARK - PASSIVE RECREATION AREA
IN ADDITION TO THE ABOVE, THE DEVELOPER SHALL ALSO SET ASIDE 10% OF THE SITE FOR THE PROVISION OF PARK AND/OR RECREATIONAL FACILITIES. IF THE PROVISION OF SUCH FACILITIES IS IMPRACTICAL BECAUSE OF THE PARTICULAR LAYOUT OF THE DEVELOPMENT OR FOR OTHER REASONS, A RECREATION FEE OF \$4,000 PER UNIT SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE APPLICATION.	600,459 * 10% = 60,045 SF	PARK / PASSIVE RECREATION AREA 146,460 SF @ 50% = 73,230 SF	PLAY AREA





Site Design Consultants
Civil Engineers & Land Planners
251-F Underhill Road, Westchester, NY 10596
(914) 962-4488, Fax: (914) 962-4786
www.sitedesignconsultants.com

PROJECT # 20-20

Engineer:
Joseph C. Reina, P.E.
10/12/2019

Revisions:

No.	Date	Comments
1	10/12/19	Final
2	10/12/19	Zone Schedule, Etc. Issue Annotations
3	10/12/19	Included existing and Utility Plans
4	10/12/19	Site Plan Revision
5	10/12/19	Site Plan Revision
6	10/12/19	Site Plan Revision
7	10/12/19	Site Plan Revision
8	10/12/19	Site Plan Revision
9	10/12/19	Site Plan Revision
10	10/12/19	Final

SCALE: 1" = 40'
DRAWN BY: TK
DATE: 6-22-20

OPEN SPACE AND RECREATION

UNDERHILL FARM

UNDERHILL AVENUE

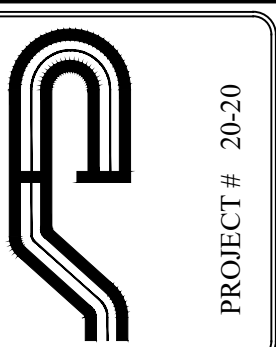
Town of Yorktown
Westchester County, New York

PRELIMINARY SITE PLAN
PREPARED FOR

Sheet

C-106

SAFE DIG
Before You Dig, Drill or Blast!
Call 811
www.811.org



PROJECT # 20-20

Site Design Consultants
Civil Engineers & Land Planners
251-F Underhill, Yorktown Heights, NY 10598
(914) 962-4888, Fax: (914) 962-7386
www.sitedesignconsultants.com

Engineer:
Joseph C. Reina, P.E.
L.S. No. 24052-01

No.	Date	Comments

No.	Date	Comments
1.	7/10/20	Issue
2.	7/13/20	Issue
3.	7/13/20	Issue
4.	7/13/20	Issue
5.	7/13/20	Issue
6.	7/13/20	Issue
7.	10/20/20	Issue
8.	11/17/20	Issue
9.	11/17/20	Issue
10.	5/10/21	Issue

SCALE
1" = 40'

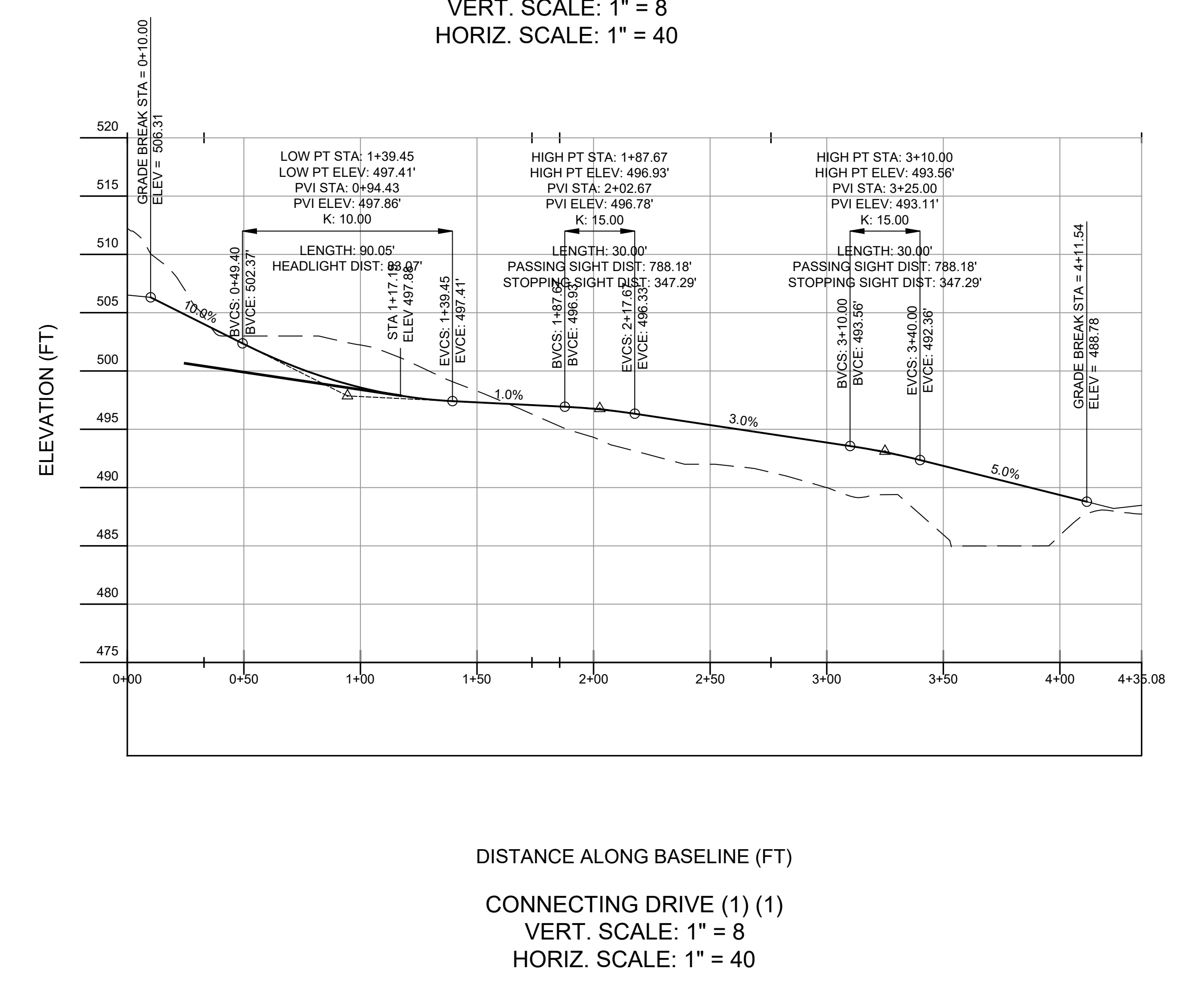
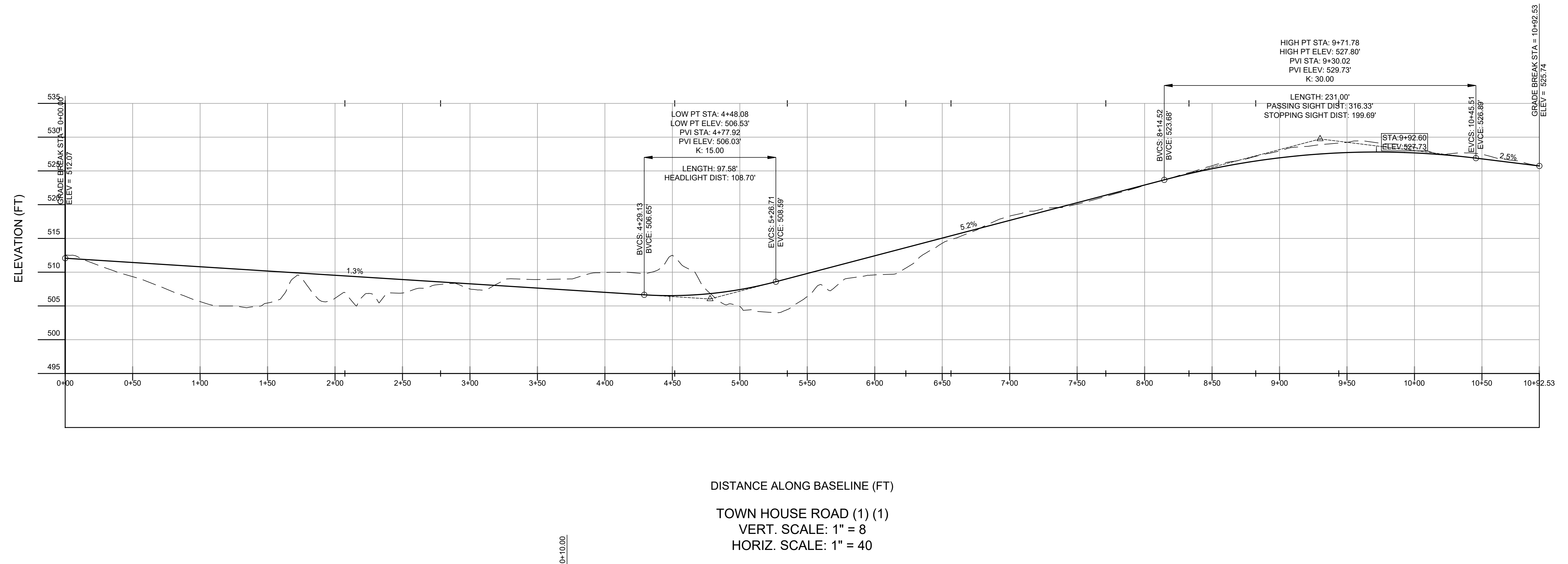
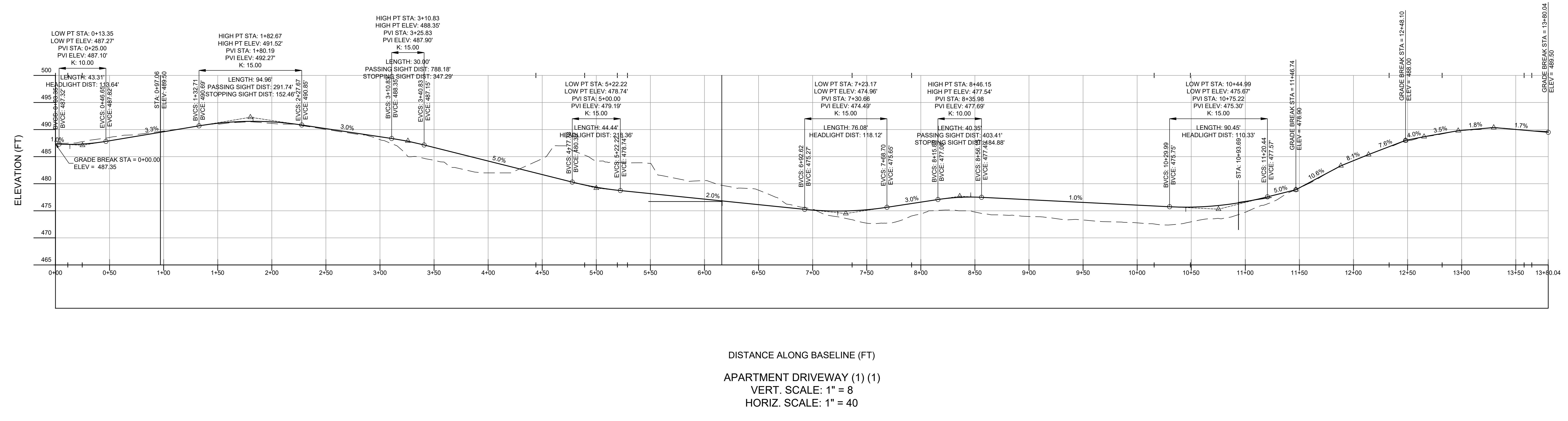
DRAWN BY:
TK

DATE:
6-22-20

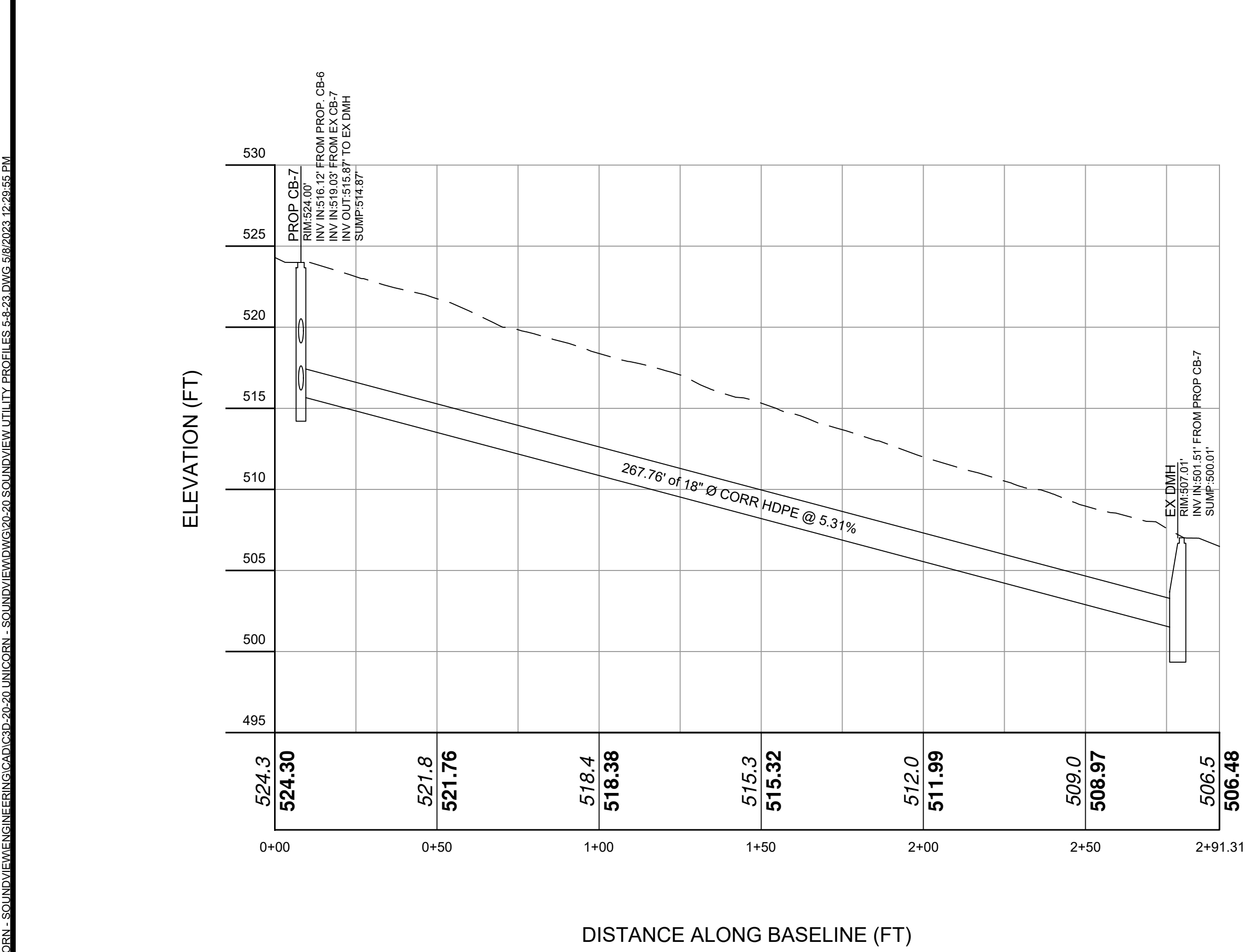
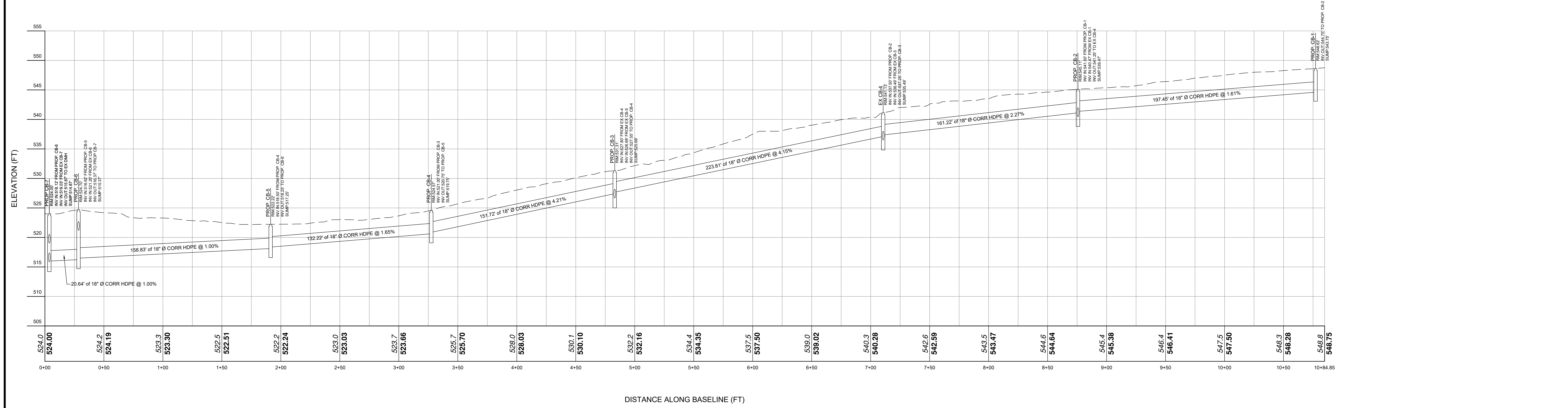
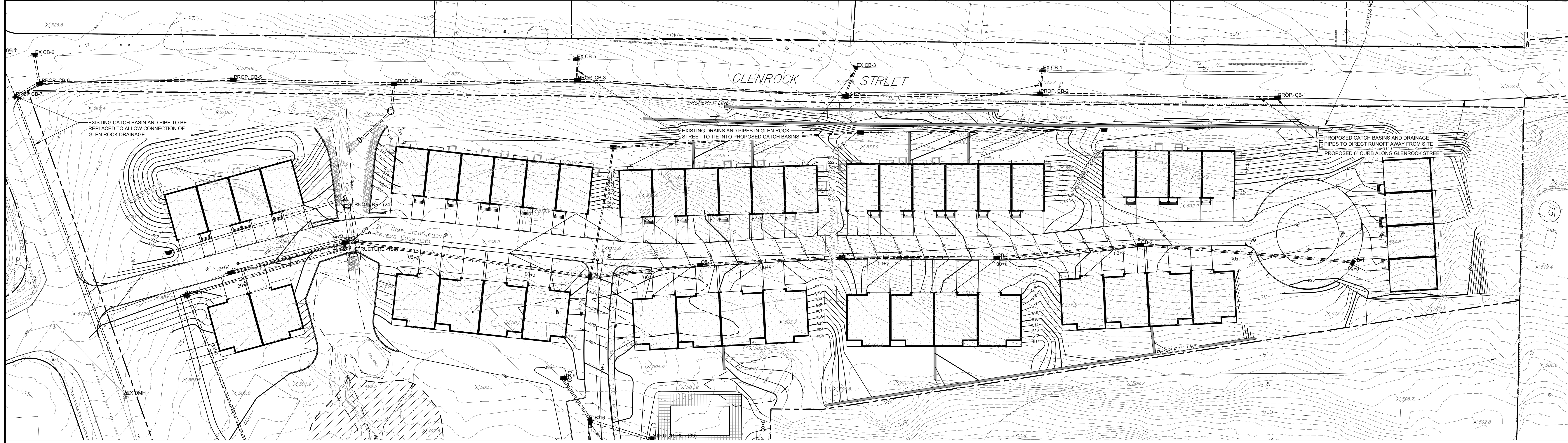
ROADWAY PORFILES

PRELIMINARY SITE PLAN
PREPARED FOR
UNDERHILL FARM
UNDERHILL AVENUE
Town of Yorktown
Westchester County, New York

Sheet
C-301



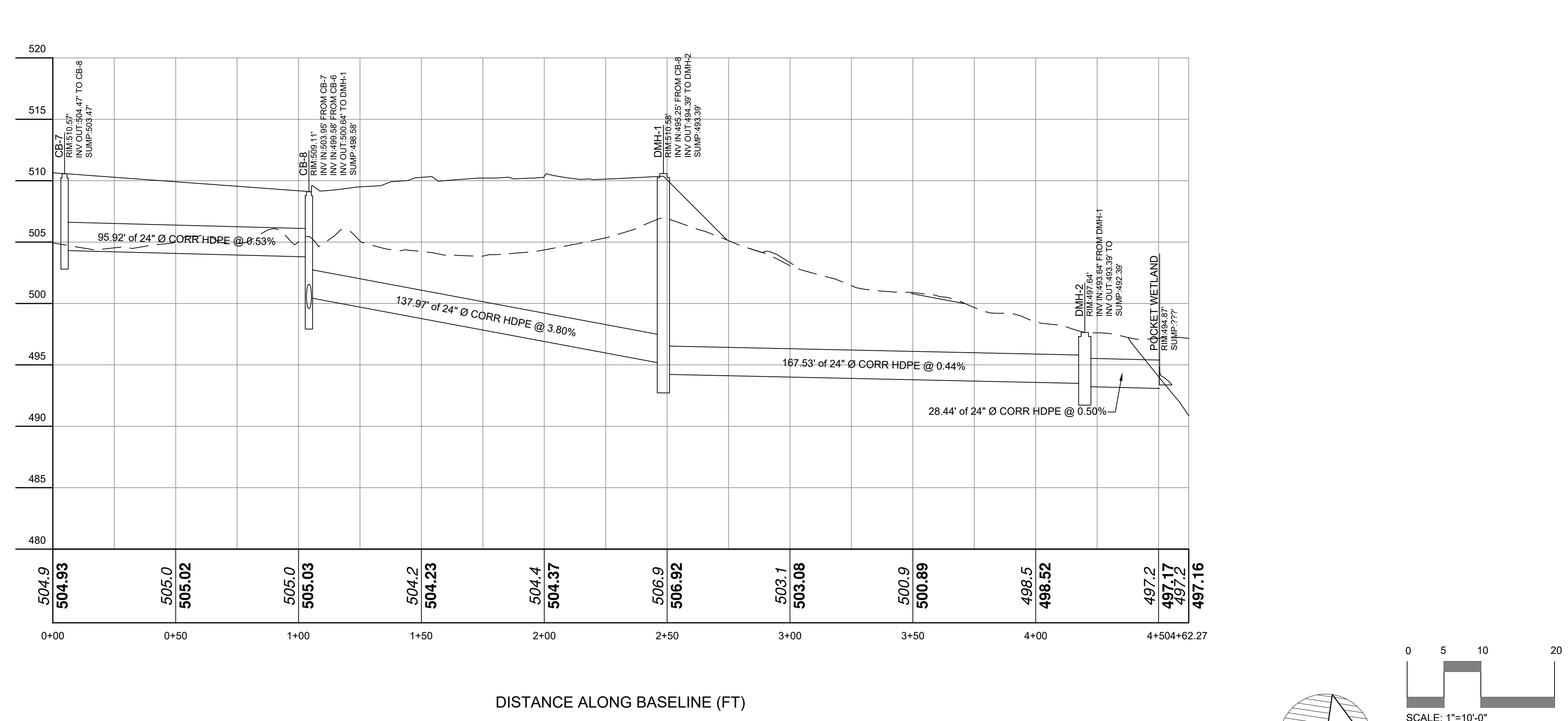
15:00:00:00 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW.



CONNECT TO EX DMH
 VERT. SCALE: 1" = 6'
 HORIZ. SCALE: 1" = 30'

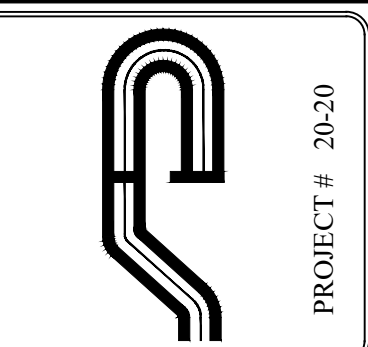


ALIGNMENT - (PROP STORM SEWER) - (5)
 VERT. SCALE: 1" = 6'
 HORIZ. SCALE: 1" = 30'



ALIGNMENT - (PROP STORM SEWER) - (5)
 VERT. SCALE: 1" = 6'
 HORIZ. SCALE: 1" = 30'

NOTE: THIS IS A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY DATA PROVIDED BY NAME OF SURVEYOR DATED XXXXX LAST. REVISIONS XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



PROJECT # 20-20

Site Design Consultants
 Civil Engineers & Land Planners
 251-F Underhill Avenue, Yorkville, New York, NY 10596
 (914) 962-4488, Fax: (914) 962-7306
 www.sitedesignconsultants.com

Engineer:
 Joseph C. Reina, P.E.
 License No. 13112

Revisions:
No. Date Comments
1 7/15/24 Issue for Review
2 7/15/24 Issue for Review
3 7/15/24 Issue for Review
4 7/15/24 Issue for Review
5 7/15/24 Issue for Review
6 7/15/24 Issue for Review
7 7/15/24 Issue for Review
8 7/15/24 Issue for Review
9 7/15/24 Issue for Review
10 7/15/24 Issue for Review

SCALE: 1" = 30'

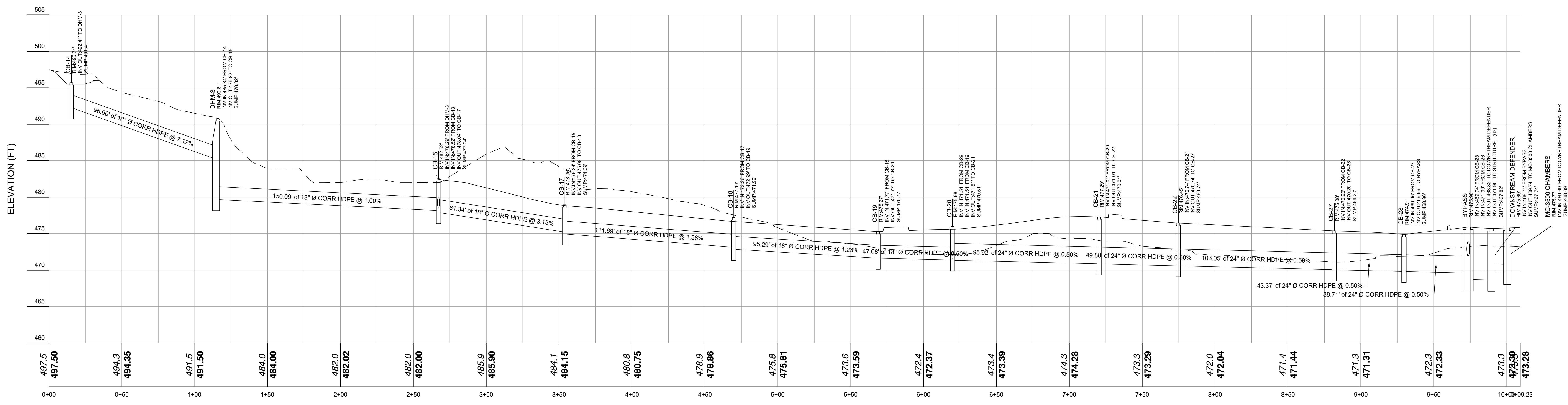
DRAWN BY: TK

DATE: 6-22-20

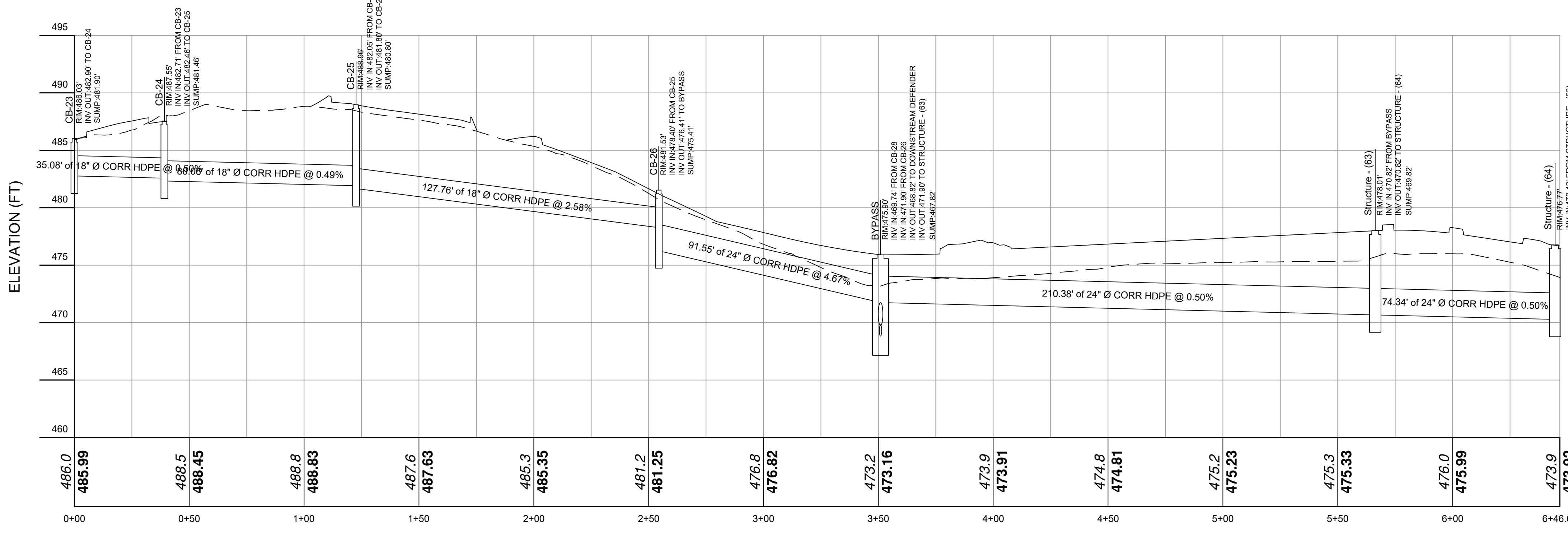
GLENROCK DRAINAGE & DRAINAGE PROFILES

PRELIMINARY SITE PLAN
 PREPARED FOR:
UNDERHILL FARM
 UNDERHILL AVENUE
 Westchester County, New York
 Town of Yorktown

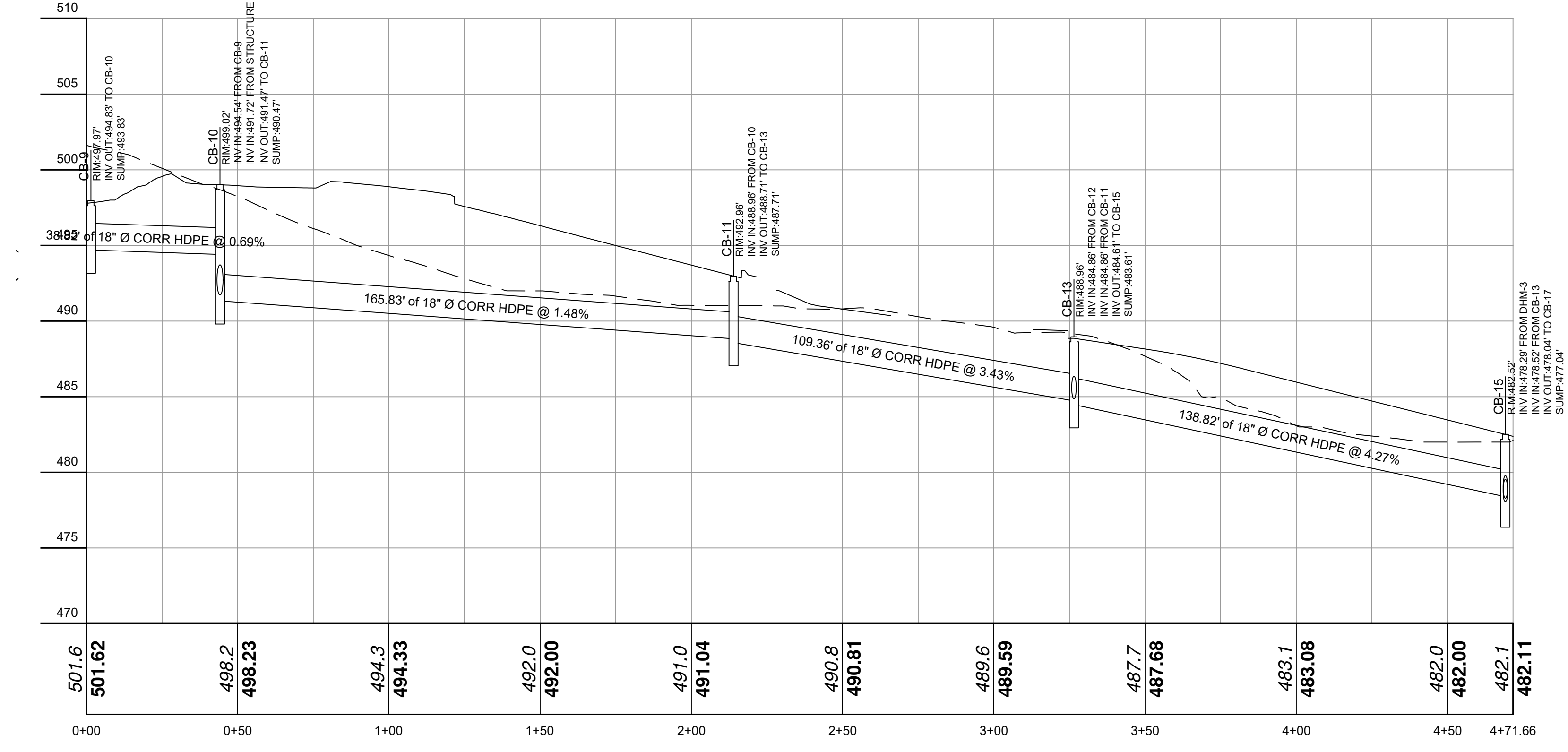
Sheet **C-302**



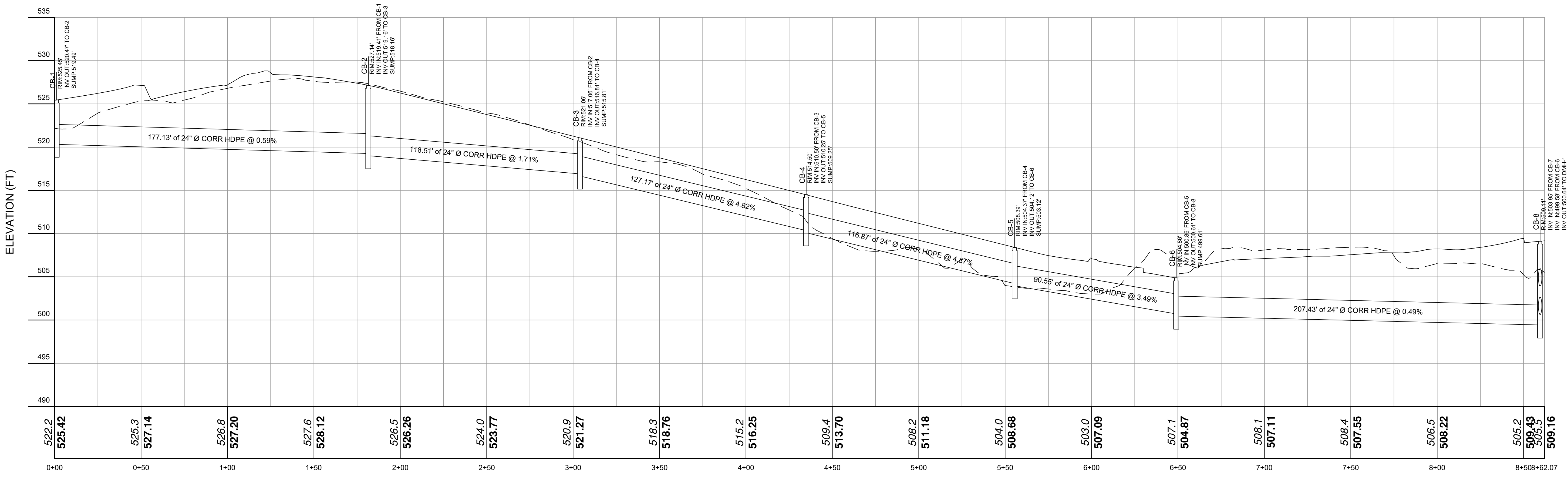
Alignment - (PROP STORM SEWER) - (2)
 VERT. SCALE: 1" = 6
 HORIZ. SCALE: 1" = 30



Alignment - (PROP STORM SEWER) - (3)
 VERT. SCALE: 1" = 6
 HORIZ. SCALE: 1" = 30



Alignment - (PROP STORM SEWER) - (6)
 VERT. SCALE: 1" = 6
 HORIZ. SCALE: 1" = 30



Alignment - (PROP STORM SEWER) - (4)
 VERT. SCALE: 1" = 6
 HORIZ. SCALE: 1" = 30

Revisions:

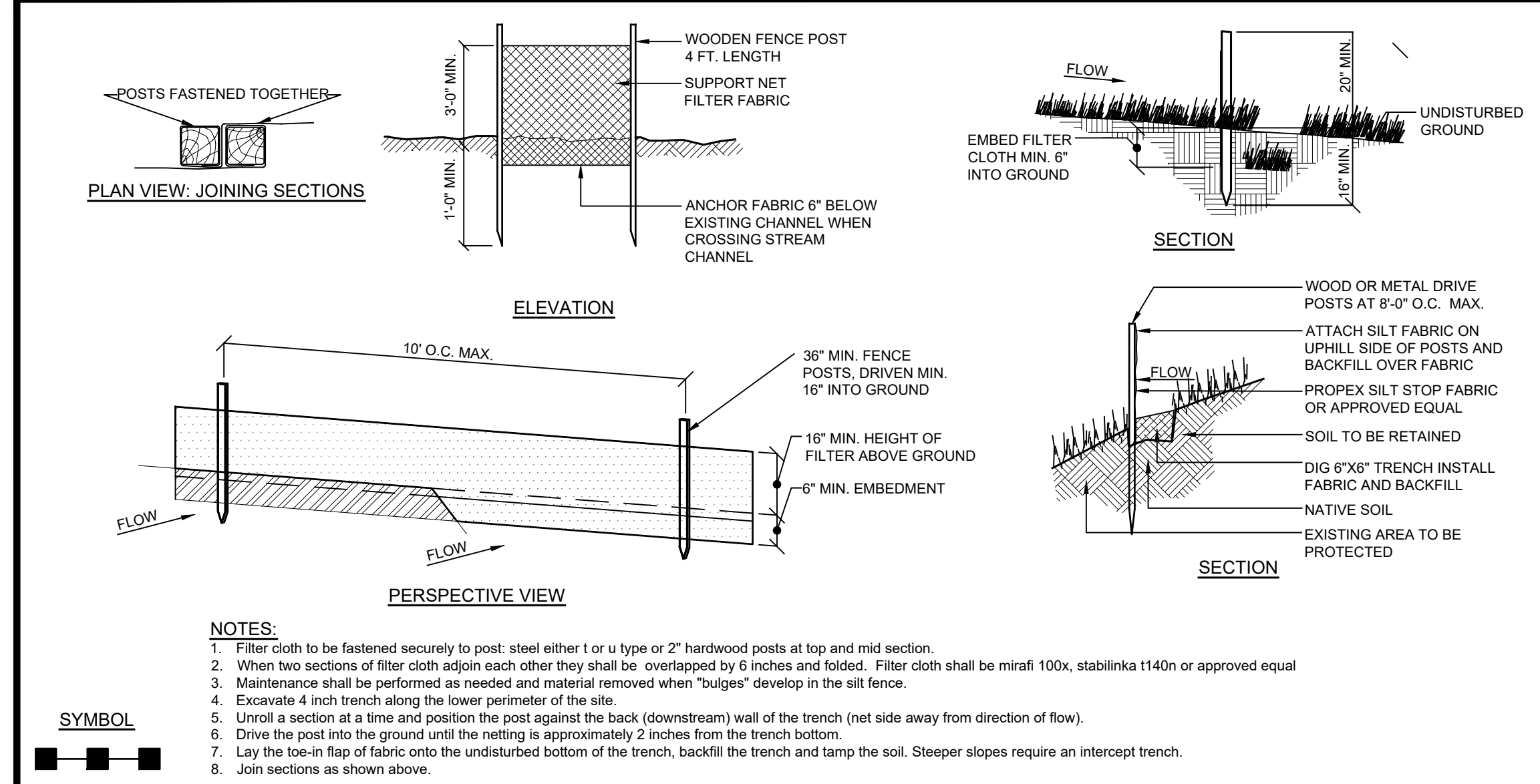
No.	Date	Comments
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Scale: #####

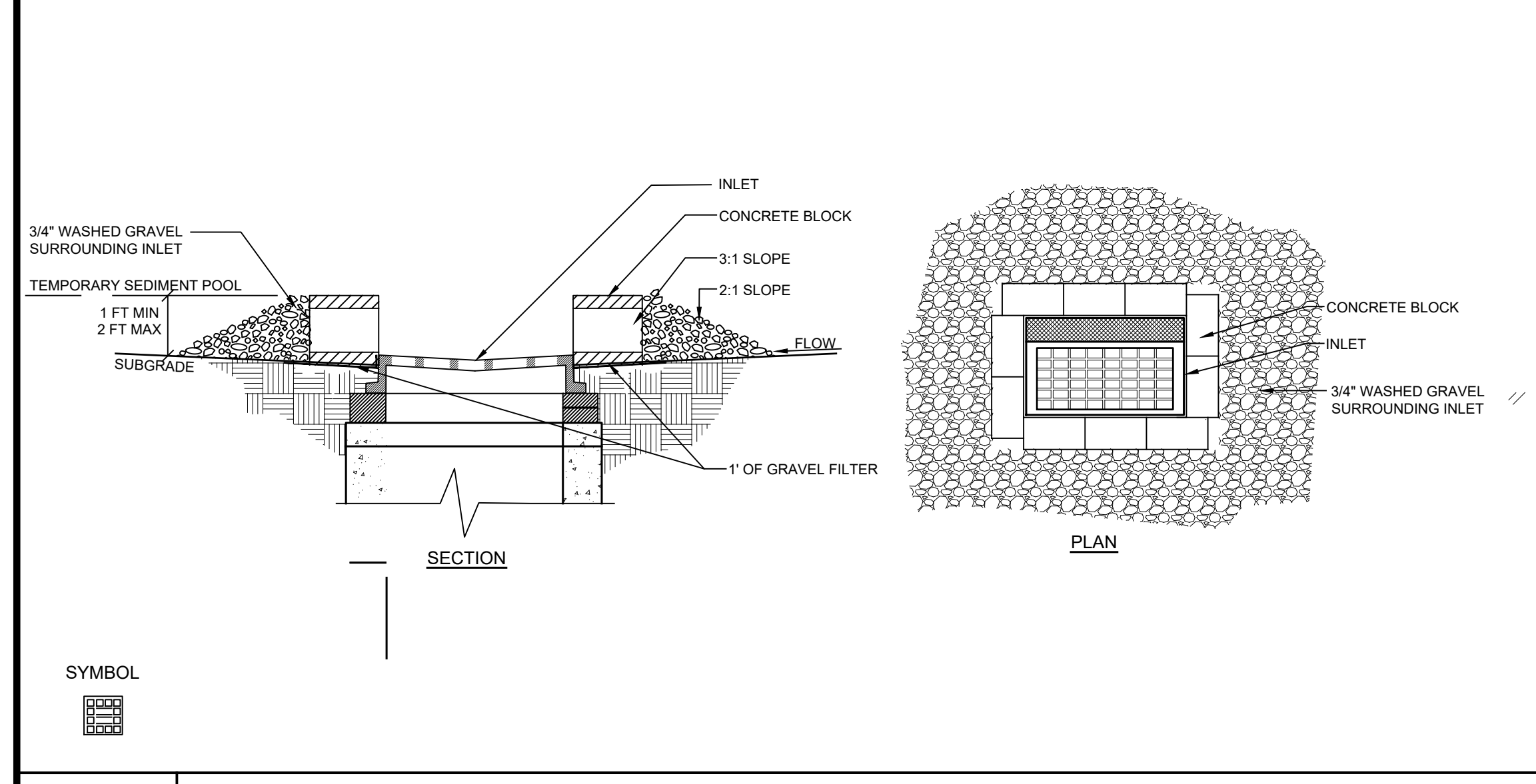
Drawn by: TK

Date: 6-22-20

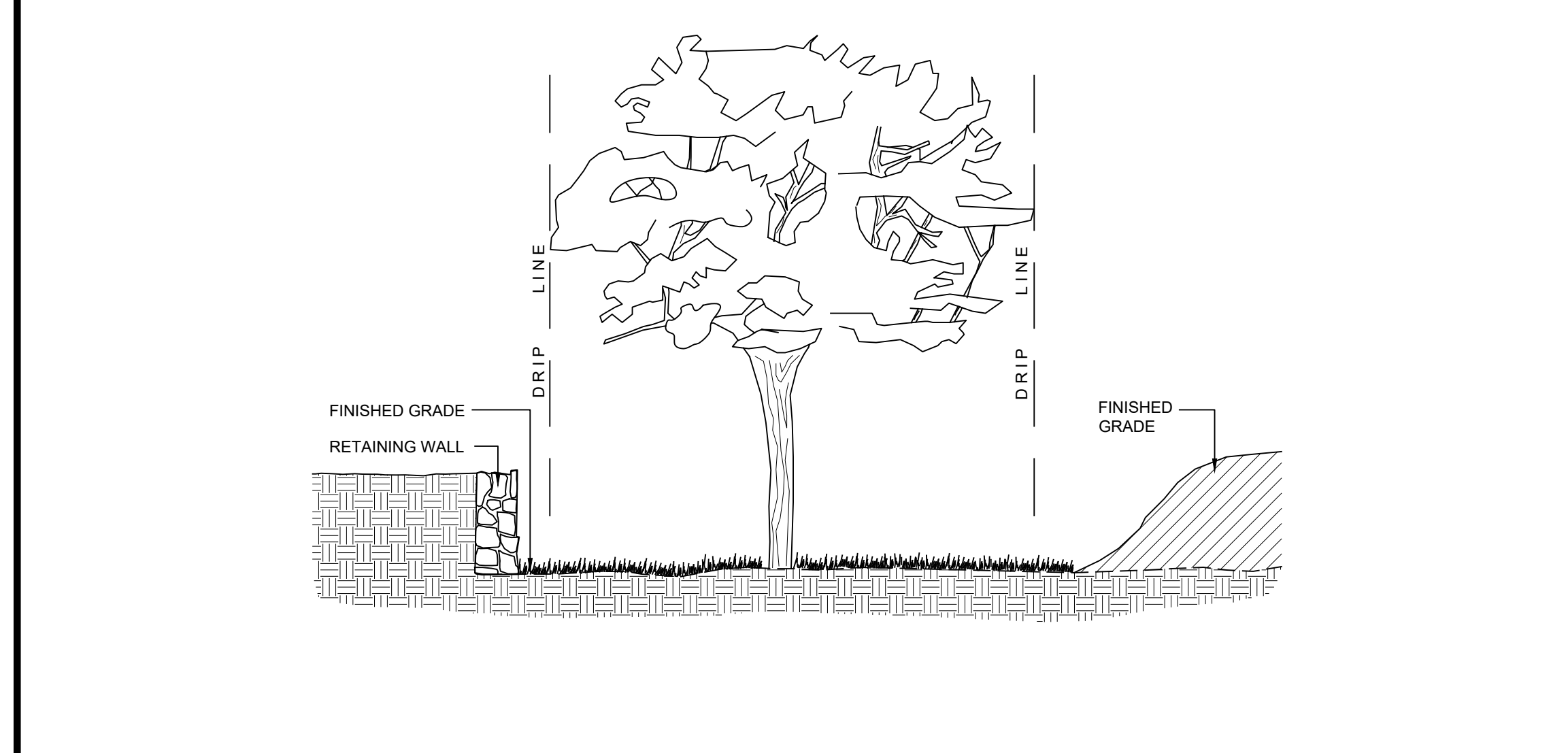
DRAINAGE PROFILES



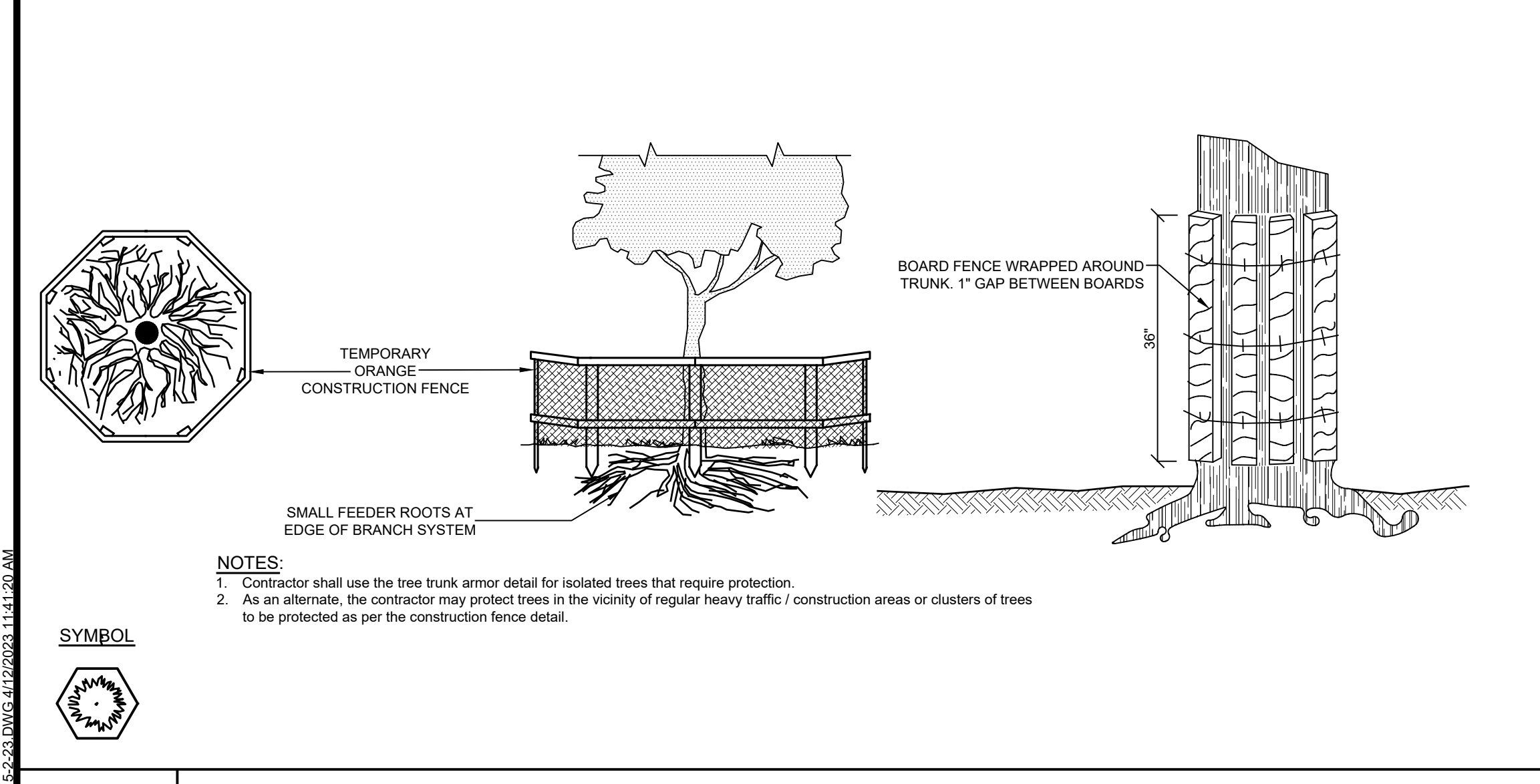
E-1 SILT FENCE DETAIL
NOT TO SCALE



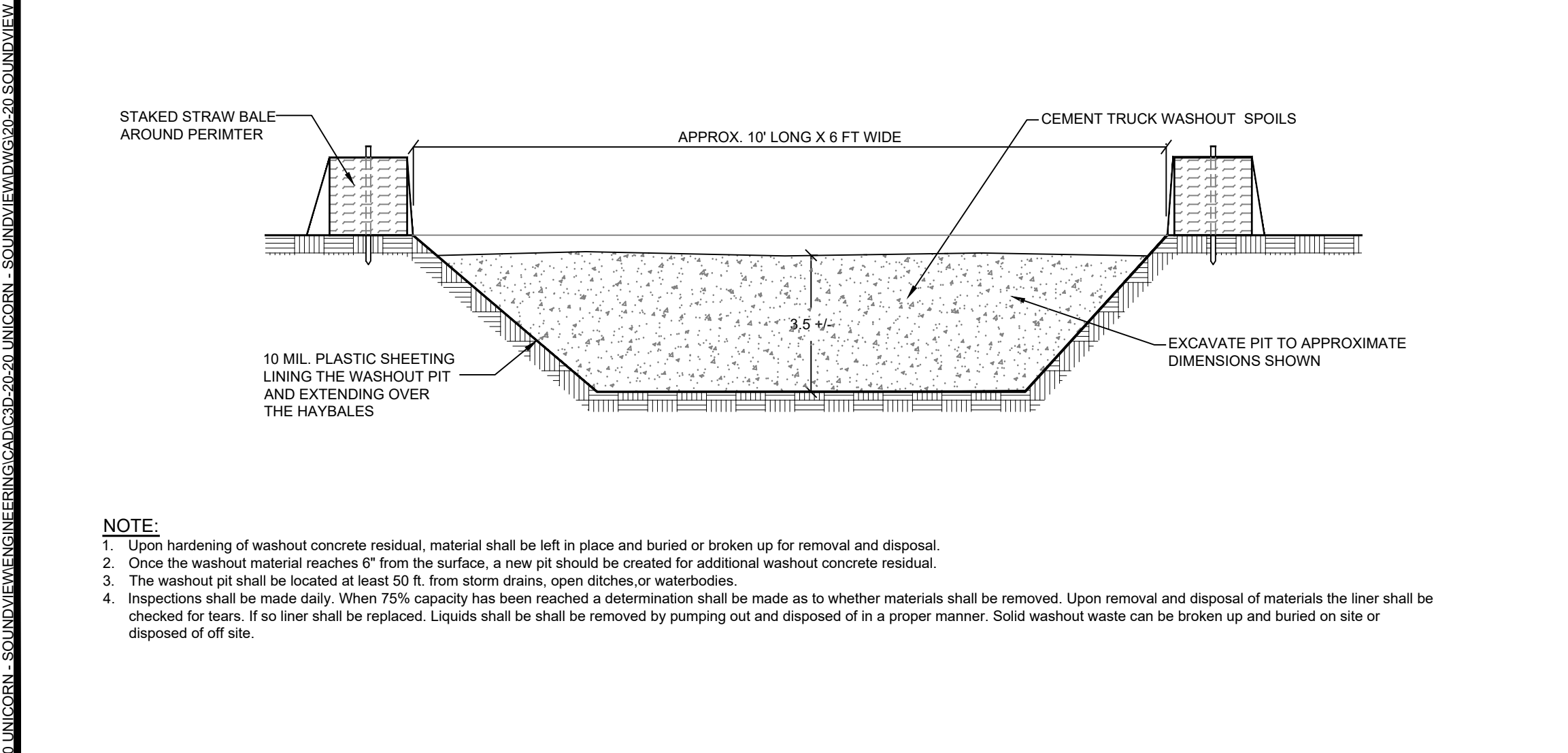
E-3 STONE & BLOCK INLET PROTECTION DETAIL
NOT TO SCALE



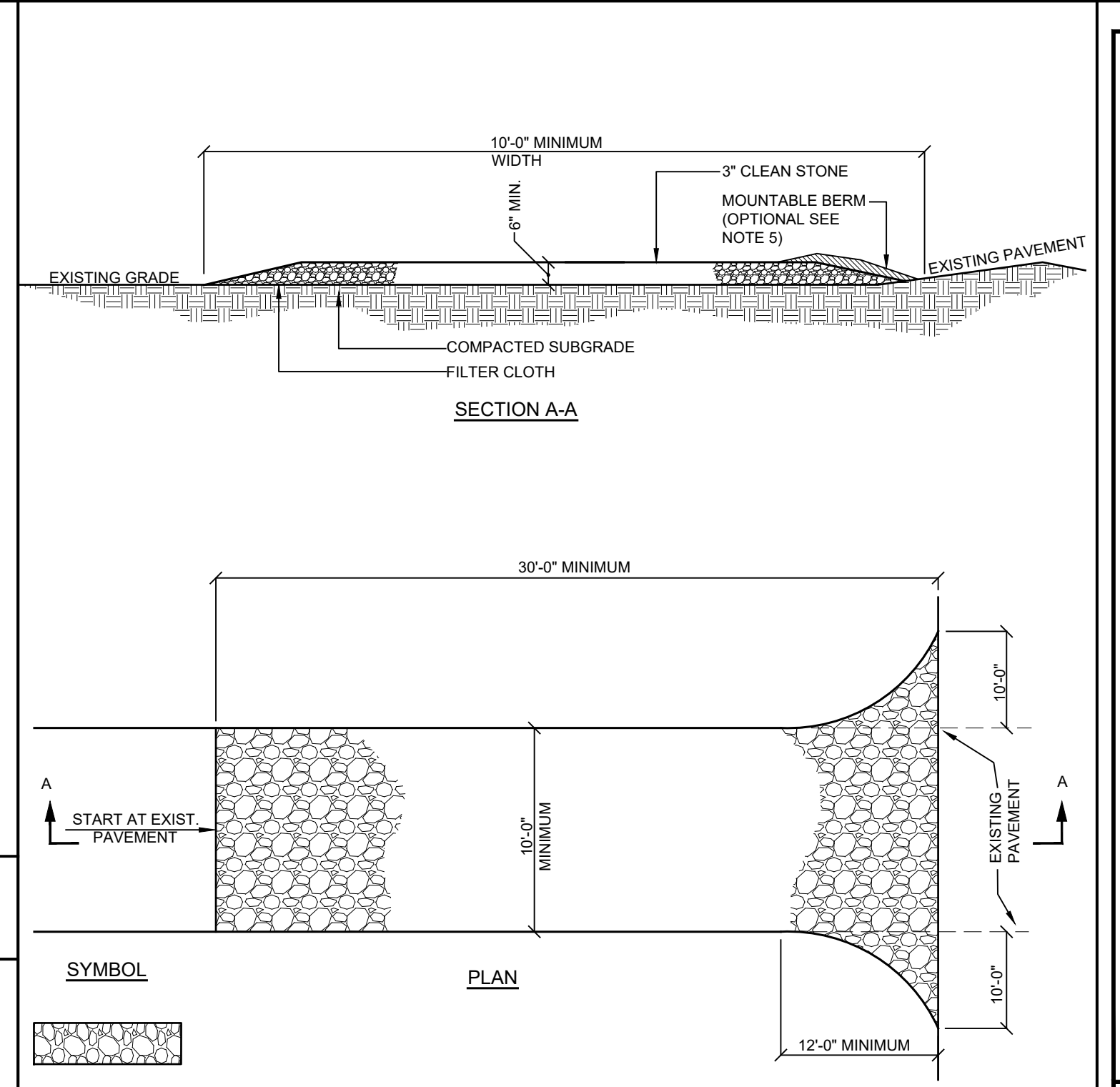
E-7 TREE PROTECTION PLAN FOR GRADE CHANGE DETAIL
NOT TO SCALE



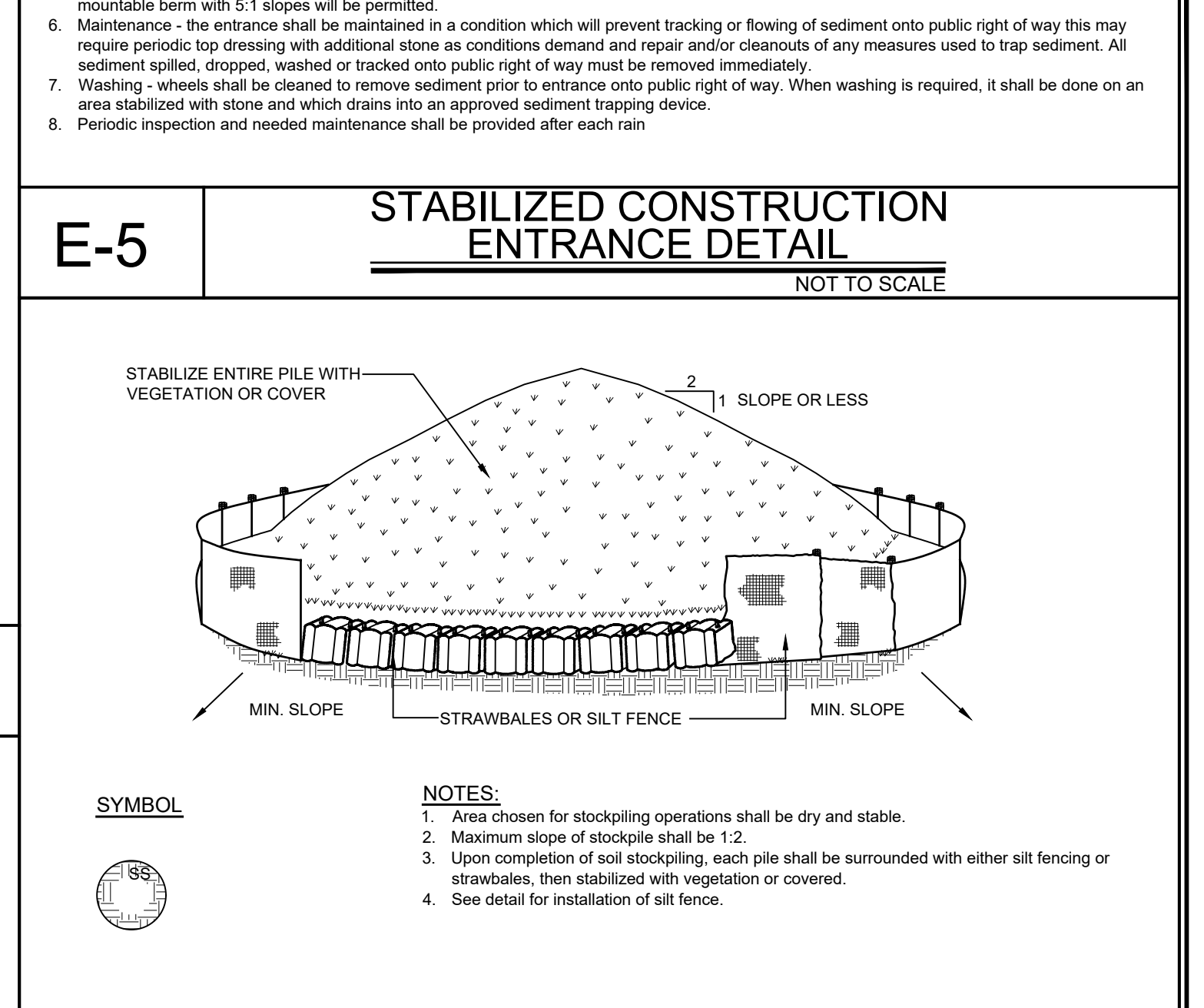
E-2 TREE TRUNK ARMOR / TREE PROTECTION DETAIL
NOT TO SCALE



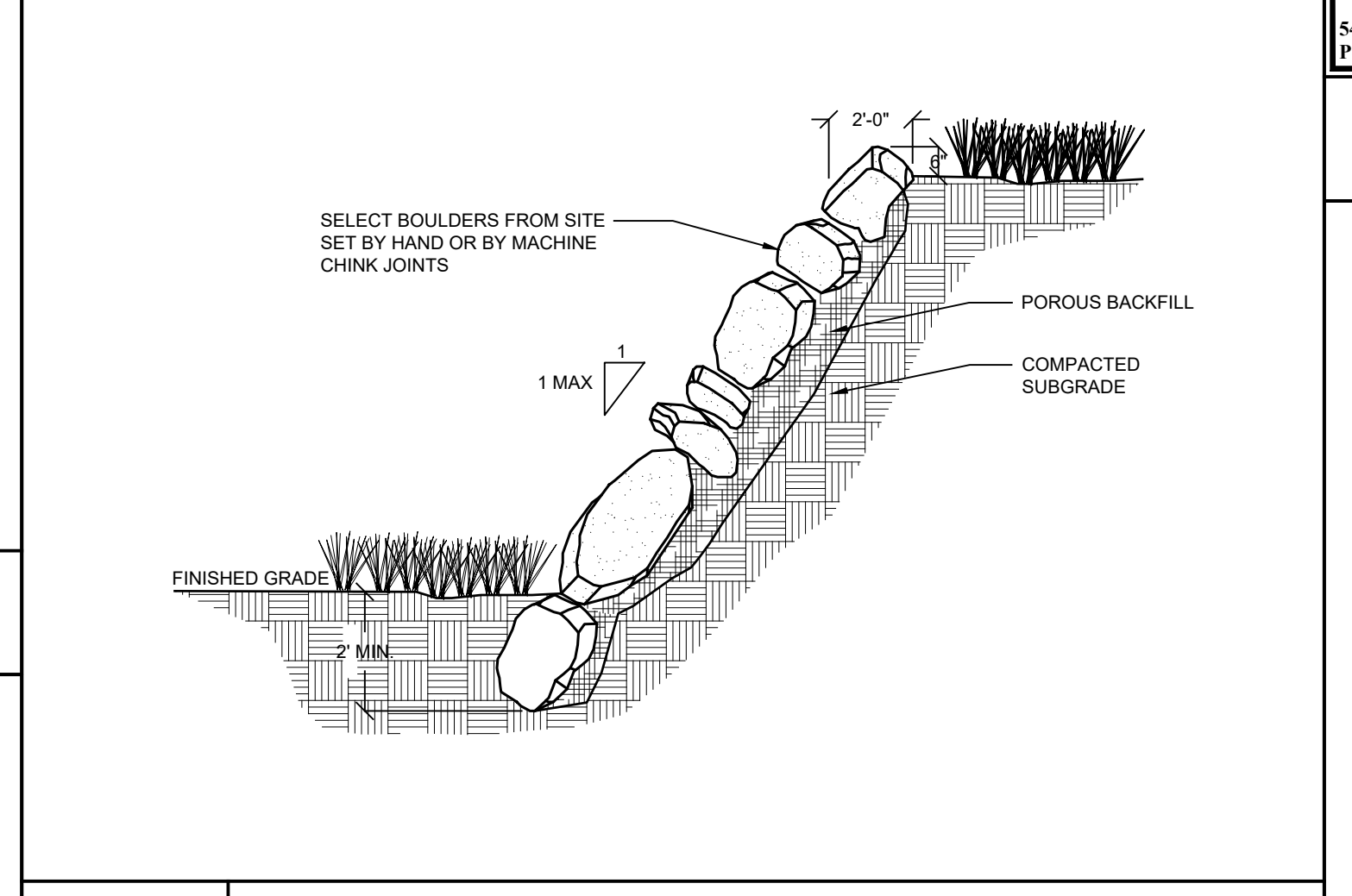
E-4 CEMENT TRUCK WASHOUT PIT DETAIL
NOT TO SCALE



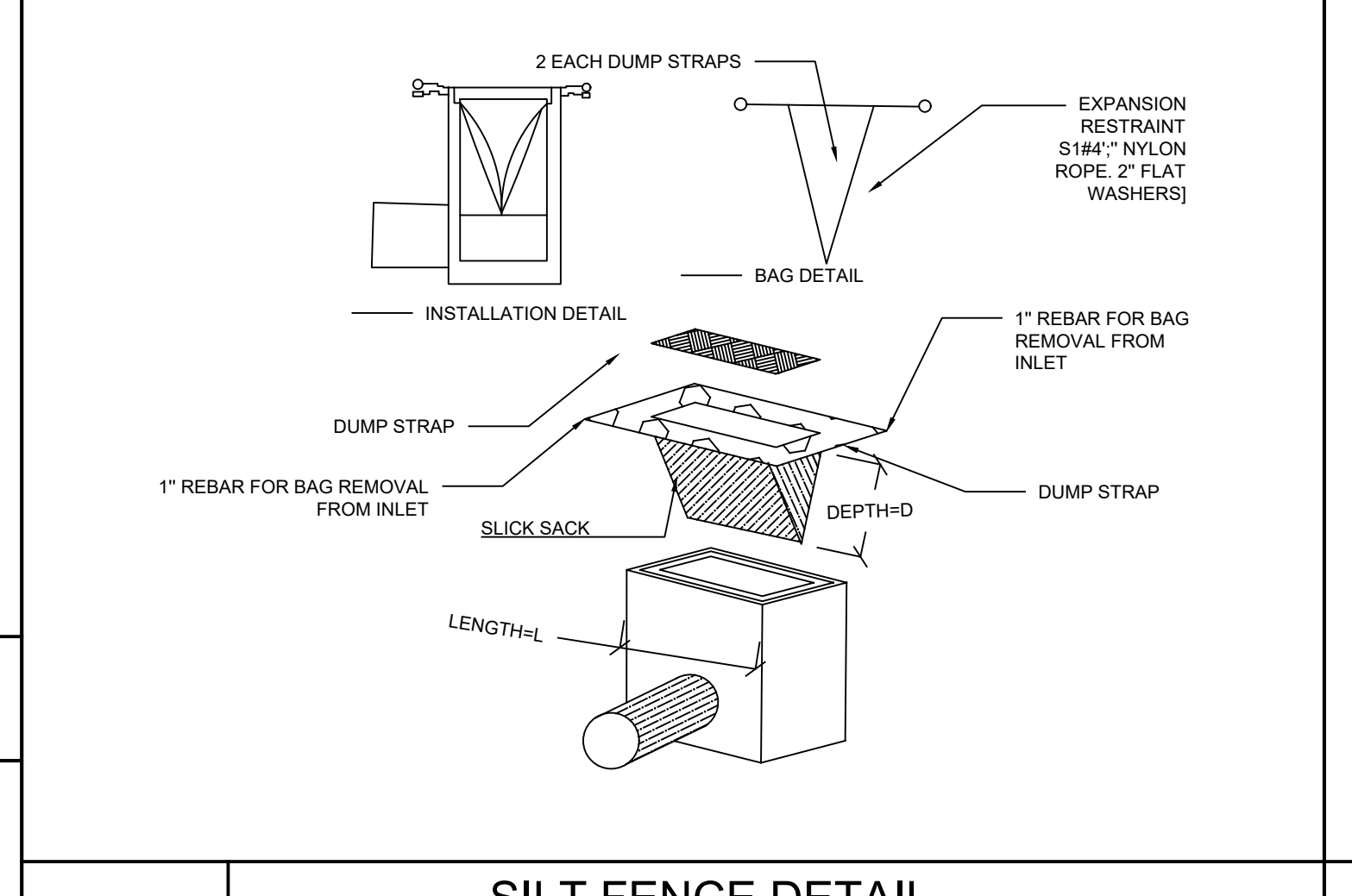
E-5 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



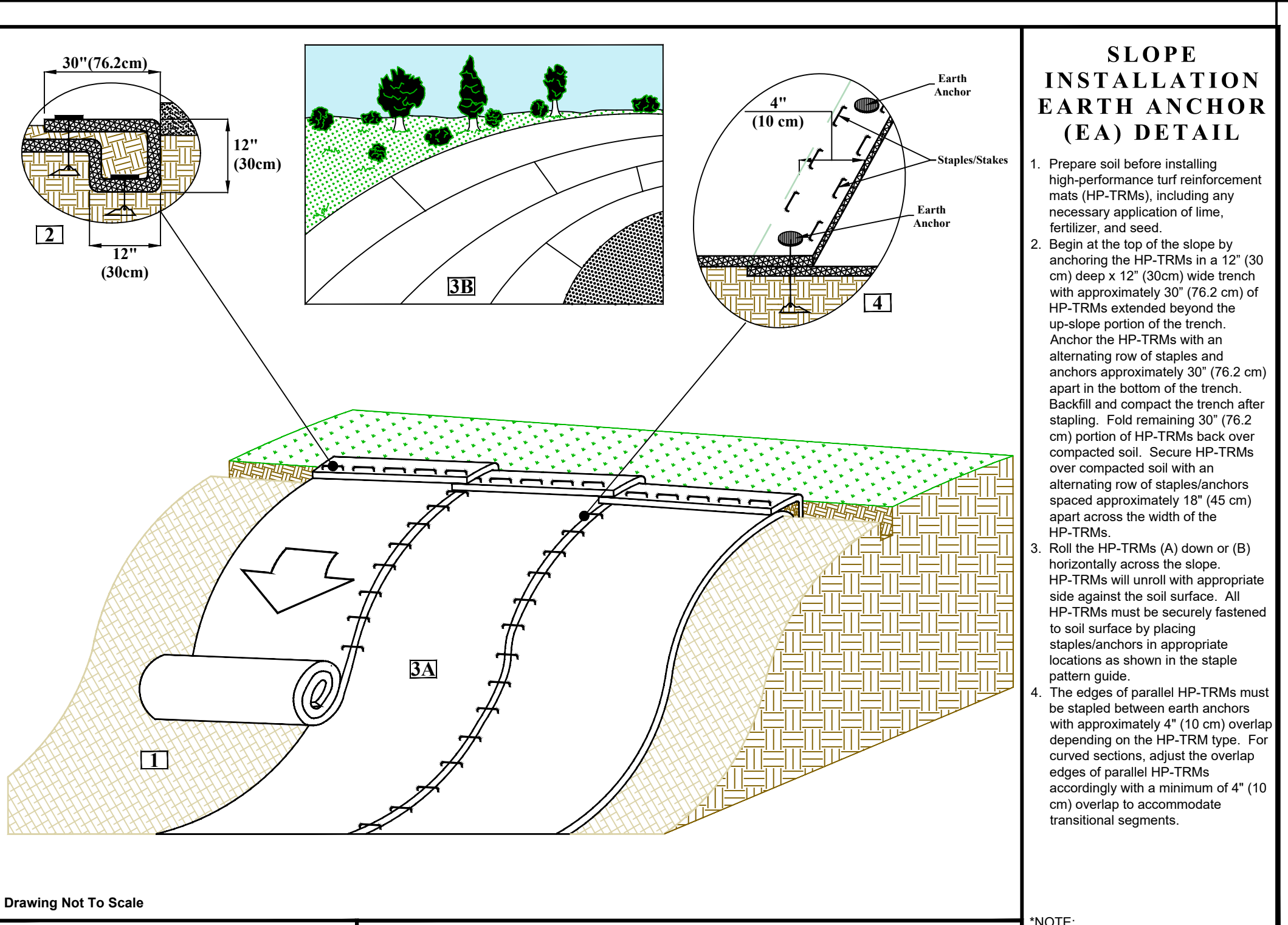
E-6 SOIL STOCKPILE DETAIL
NOT TO SCALE



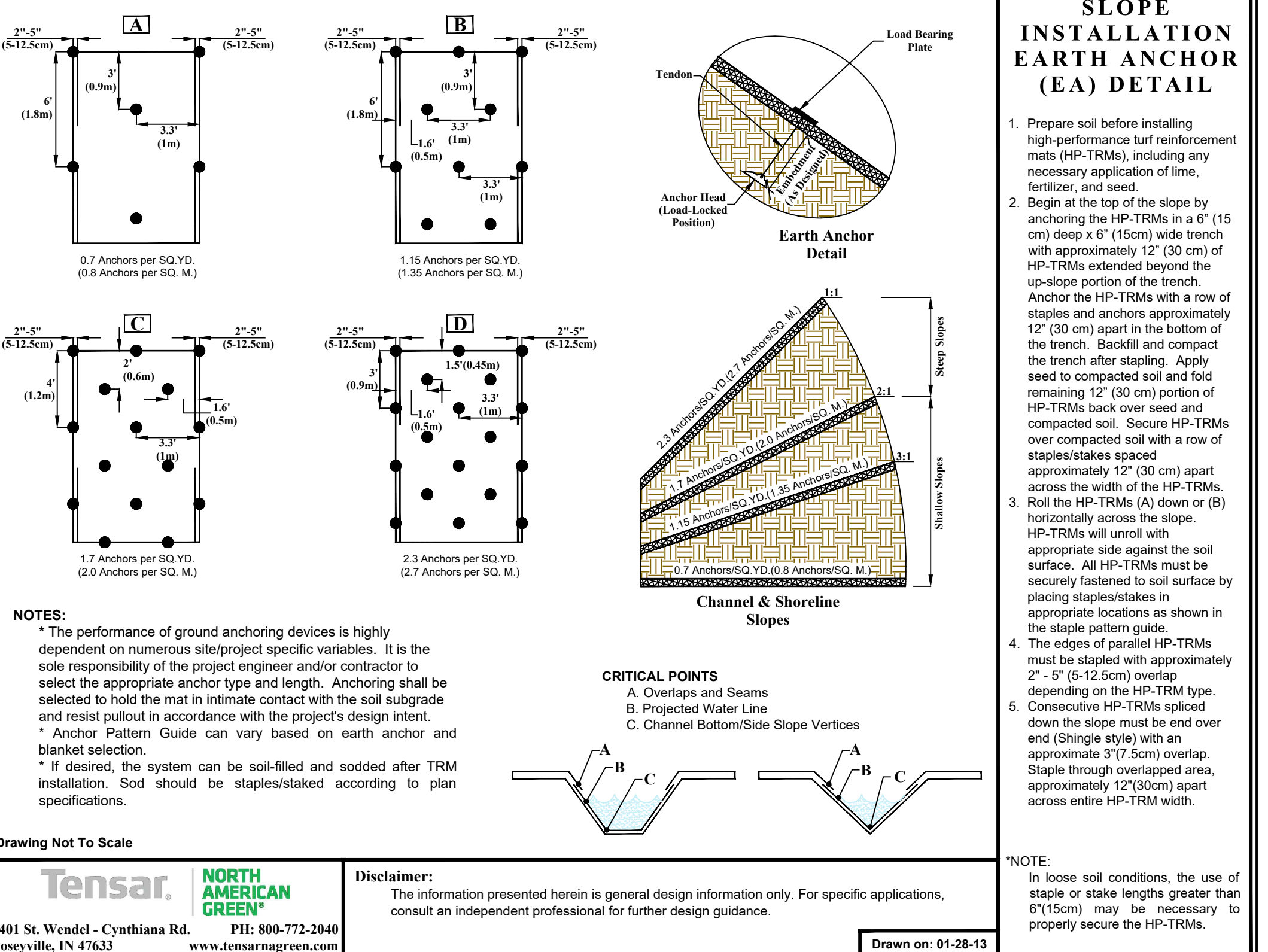
E-X RIP RAP SLOPE DETAIL
NOT TO SCALE



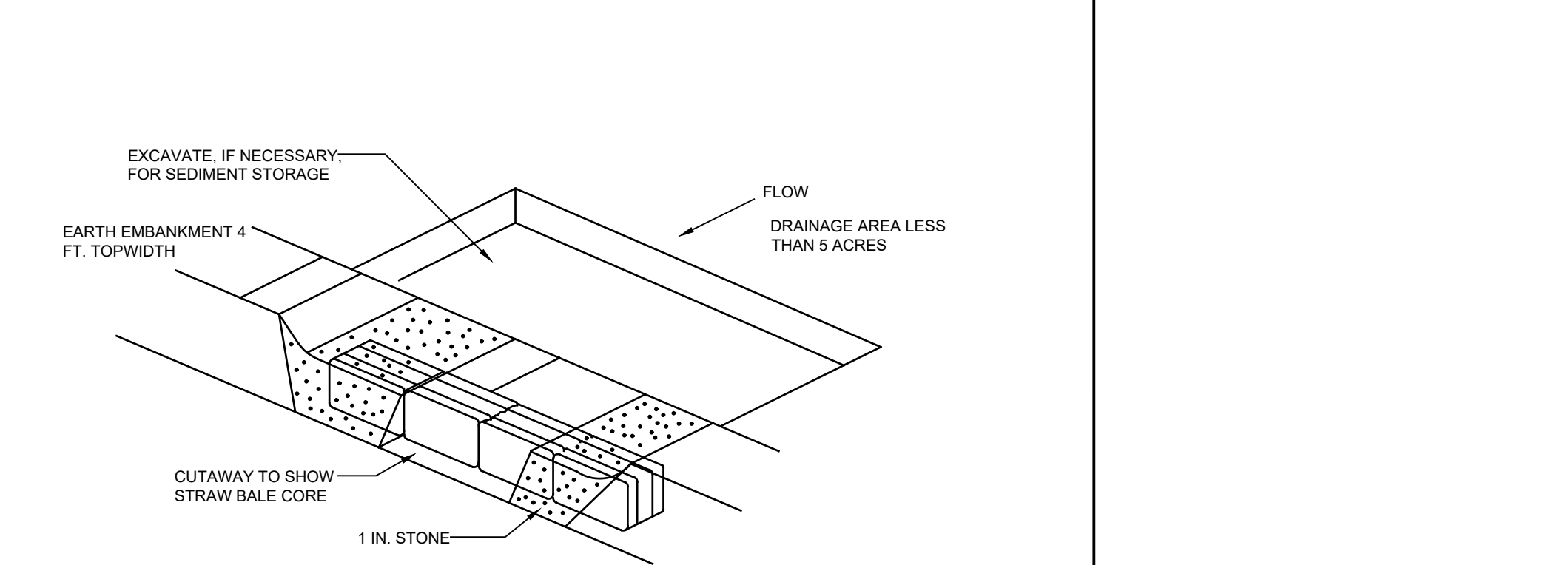
E-5 SILT FENCE DETAIL
NOT TO SCALE



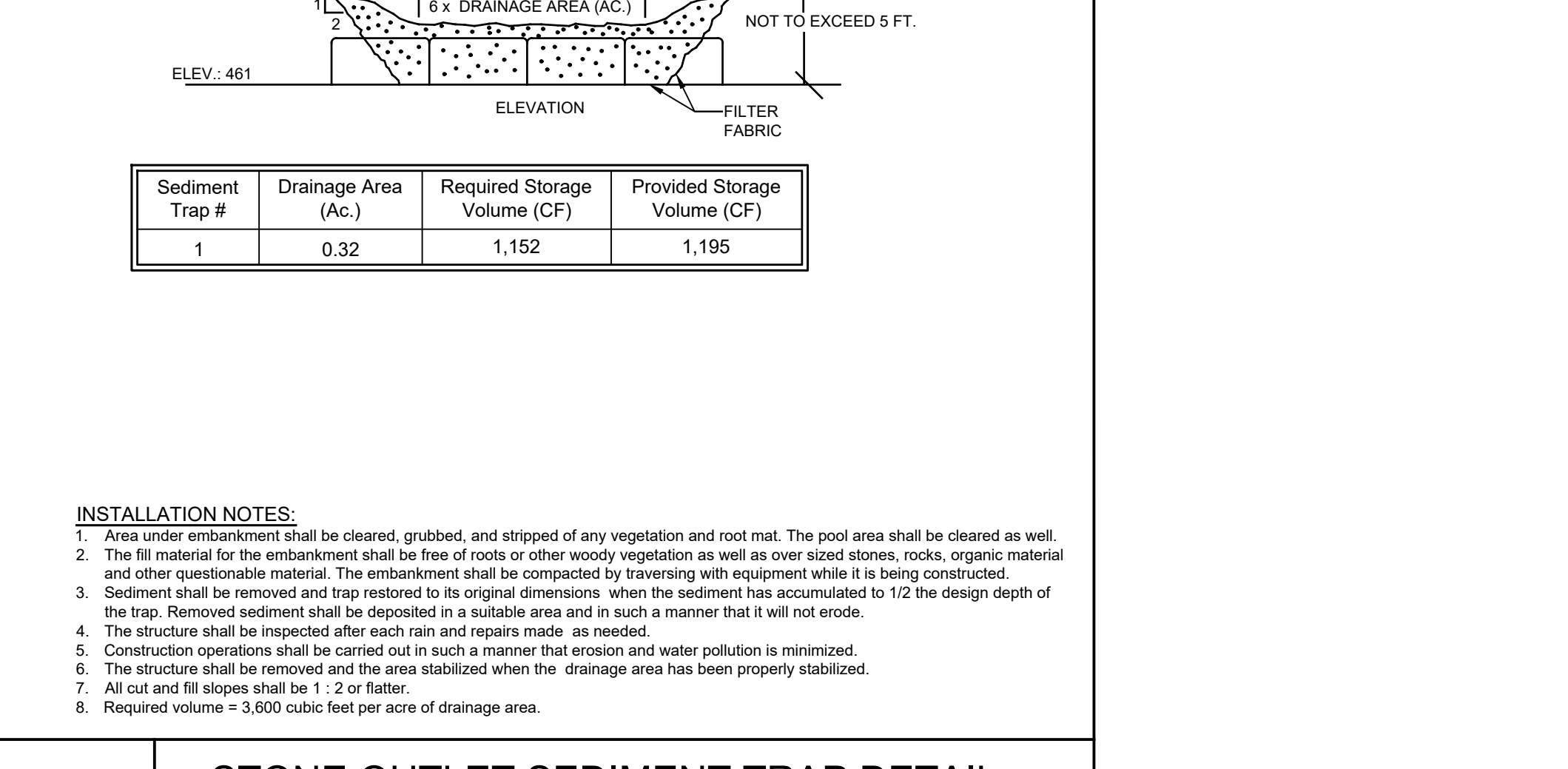
E-8 SLOPE INSTALLATION EARTH ANCHOR (EA) DETAIL
NOT TO SCALE



E-8 SLOPE INSTALLATION EARTH ANCHOR (EA) DETAIL
NOT TO SCALE



E-8 EROSION BLANKET SLOPE STABILIZATION DETAIL
NOT TO SCALE



E-8 STONE OUTLET SEDIMENT TRAP DETAIL
NOT TO SCALE

SLOPE INSTALLATION EARTH ANCHOR (EA) DETAIL

1. Prepare soil before installing high-performance turf reinforcement mats (HP-TRMs), including any necessary application of lime, fertilizer, and seed.

2. Begin at the top of the slope by anchoring the HP-TRMs in a 12" (30 cm) deep x 12" (30cm) wide trench with approximately 30" (76.2 cm) of HP-TRMs extended beyond the up-slope portion of the trench. Anchor the HP-TRMs with an alternating row of staples and anchors approximately 30" (76.2 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Fold remaining 30" (76.2 cm) portion of HP-TRMs back over seed and compacted soil. Secure HP-TRMs over compacted soil with a row of staples/staples spaced approximately 12" (30 cm) apart across the width of the HP-TRMs.

3. Roll the HP-TRMs (A) down or (B) horizontally across the slope. HP-TRMs will unroll with appropriate side against the soil surface. All HP-TRMs must be securely fastened to staples/anchors in appropriate locations as shown in the slope pattern guide.

4. The angles of parallel HP-TRMs must be stapled between earth anchors and secured to the HP-TRM type. For curved sections, adjust the overlap edges of parallel HP-TRMs according with a minimum of 4" (10 cm) overlap to accommodate transitional segments.

NOTE: In loose soil conditions, the use of staple or stake lengths greater than 6" (15cm) may be necessary to properly secure the HP-TRMs.

Tensar. NORTH AMERICAN GREEN
581 St. Wendel - Cynthiana Rd. - P.O. Box 772-2440
Pocsville, IN 47633 www.tensaragreen.com

Drawn on: 01-28-13

SLOPE INSTALLATION EARTH ANCHOR (EA) DETAIL

1. Prepare soil before installing high-performance turf reinforcement mats (HP-TRMs), including any necessary application of lime, fertilizer, and seed.

2. Begin at the top of the slope by anchoring the HP-TRMs in a 6" (15 cm) deep x 6" (15cm) wide trench with approximately 12" (30 cm) of HP-TRMs extended beyond the up-slope portion of the trench. Anchor the HP-TRMs with a row of staples and anchors approximately 12" (30 cm) apart across the width of the HP-TRMs.

3. Roll the HP-TRMs (A) down or (B) horizontally across the slope. HP-TRMs will unroll with appropriate side against the soil surface. All HP-TRMs must be securely fastened to soil surface by stapling staples/anchors in appropriate locations as shown in the slope pattern guide.

4. The slopes of parallel HP-TRMs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the HP-TRM type.

5. Consecutive HP-TRMs spaced close to the slope must be stapled end (change style) with an approximate 3/16" (5mm) overlap. Staple through overlapped area, approximately 12" (30cm) apart across entire HP-TRM width.

CRITICAL POINTS

- A: Overlaps and Seams
- B: Projected Water Line
- C: Channel Bottom/Side Slope Vertices

NOTE: In loose soil conditions, the use of staple or stake lengths greater than 6" (15cm) may be necessary to properly secure the HP-TRMs.

Tensar. NORTH AMERICAN GREEN
581 St. Wendel - Cynthiana Rd. - P.O. Box 772-2440
Pocsville, IN 47633 www.tensaragreen.com

Drawn on: 01-28-13

EROSION & SEDIMENT CONTROL DETAILS

Scale: #/###/###

Drawn by: TK

Date: 6-22-20

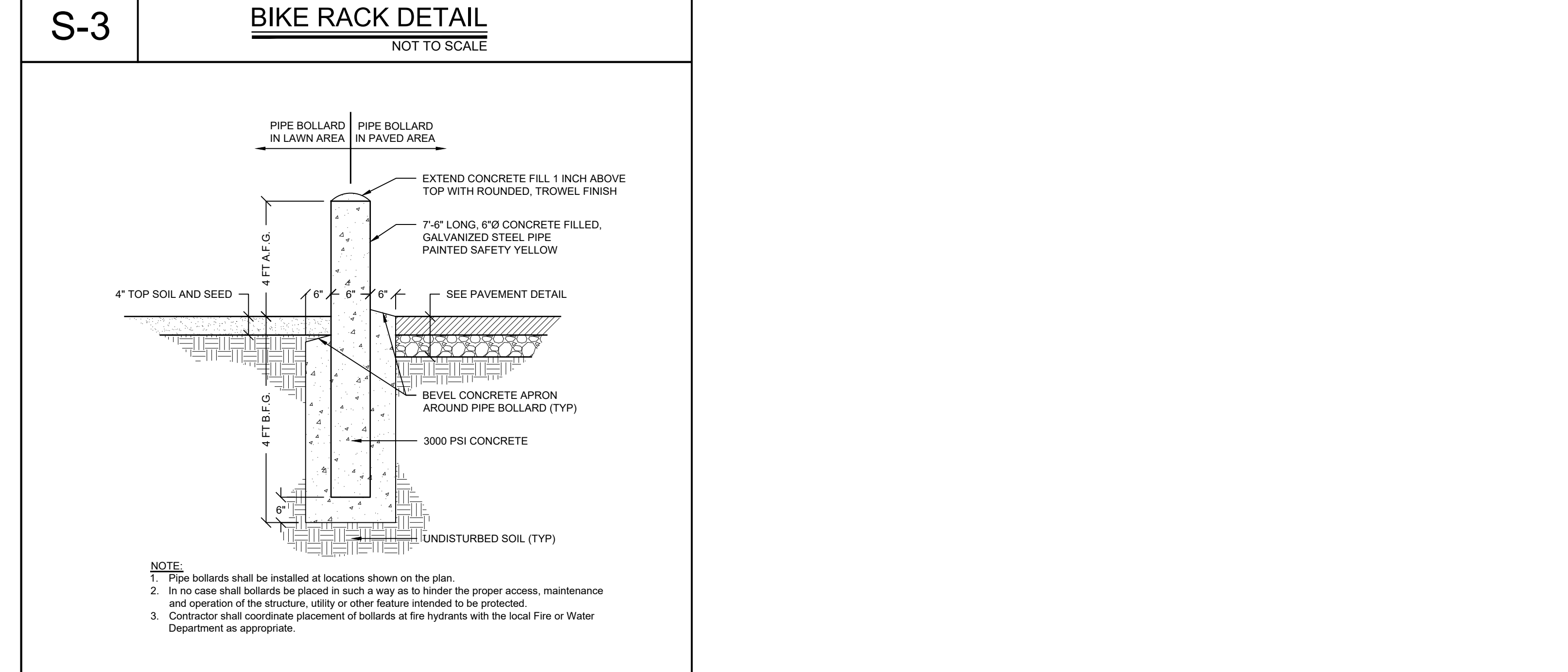
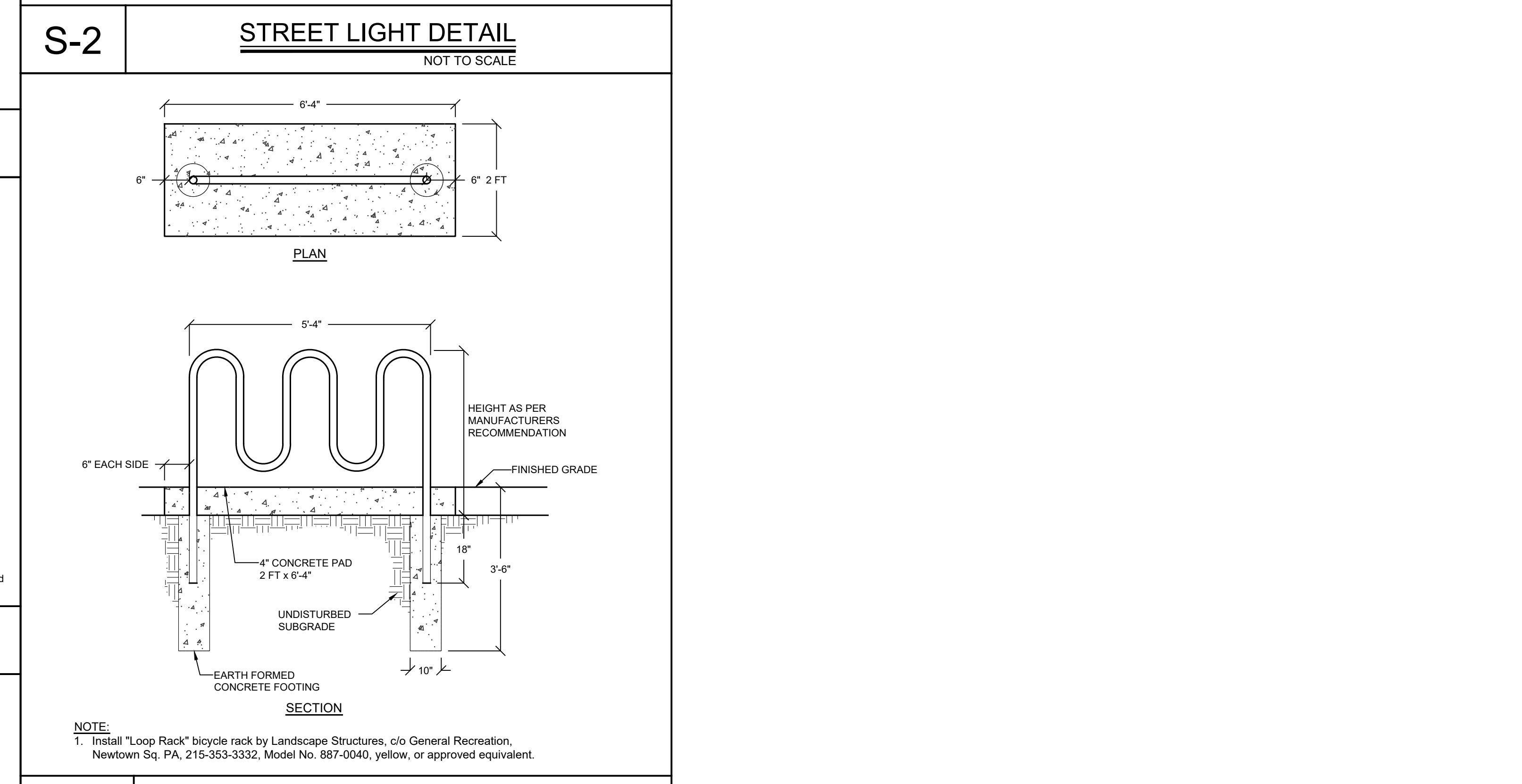
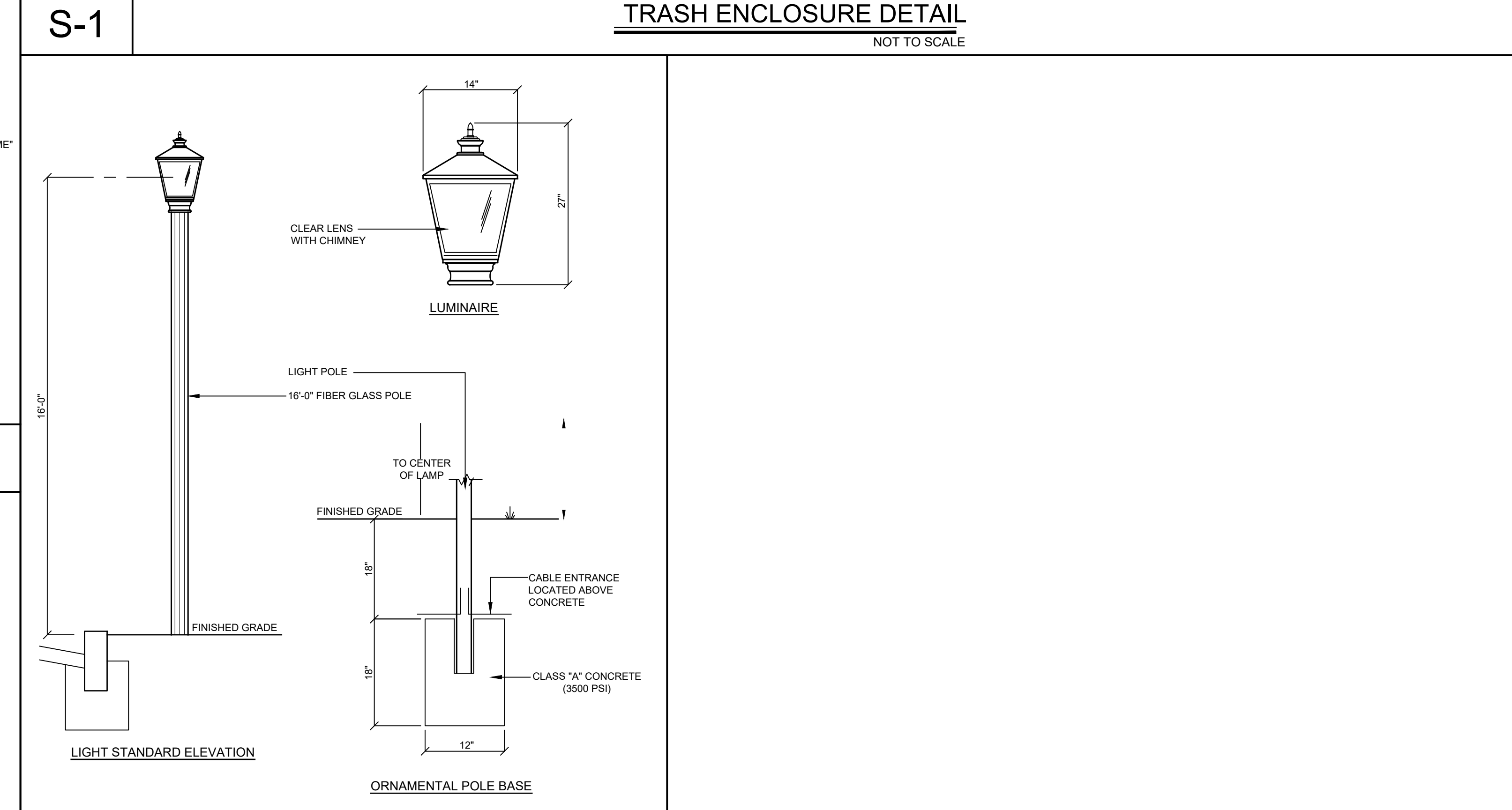
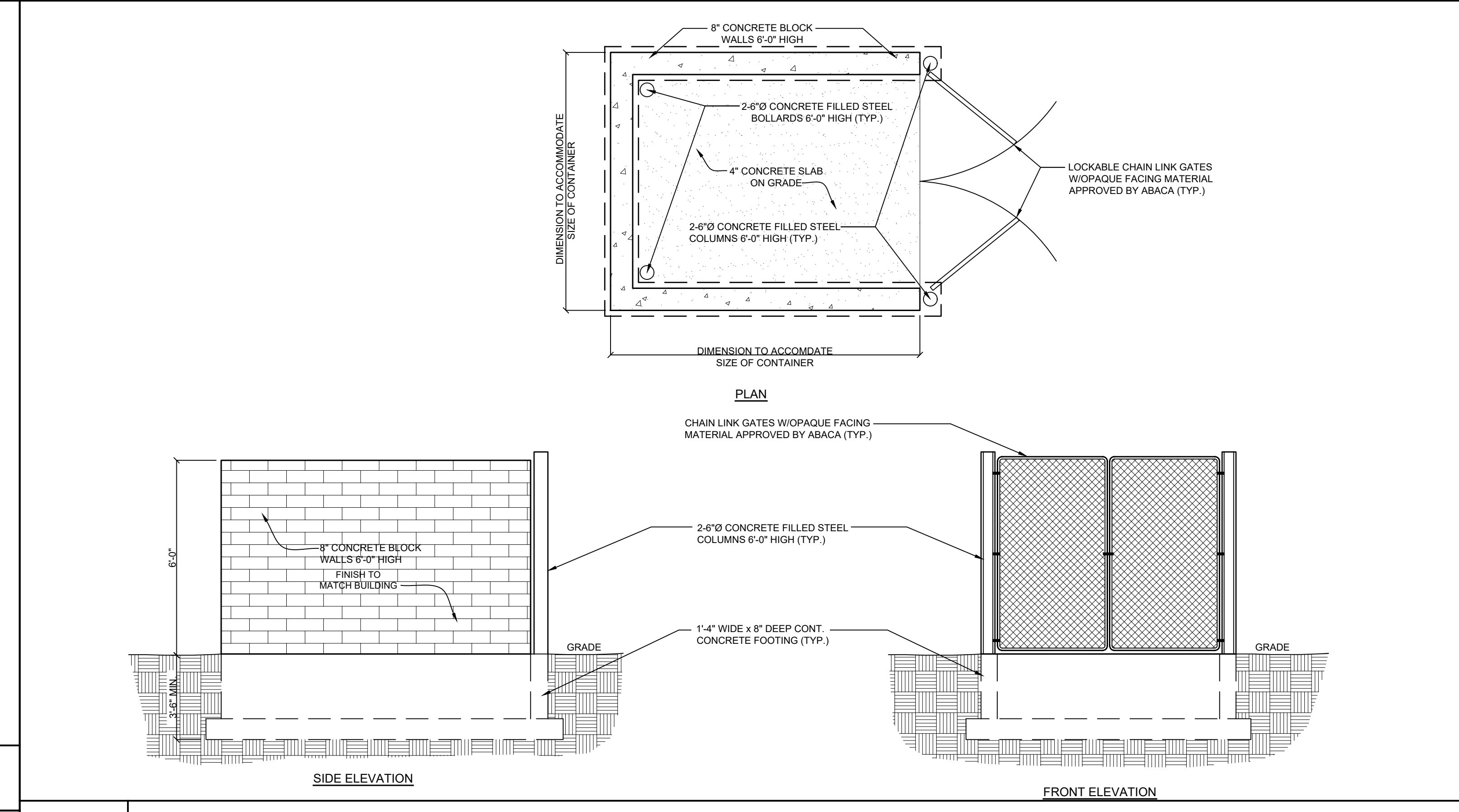
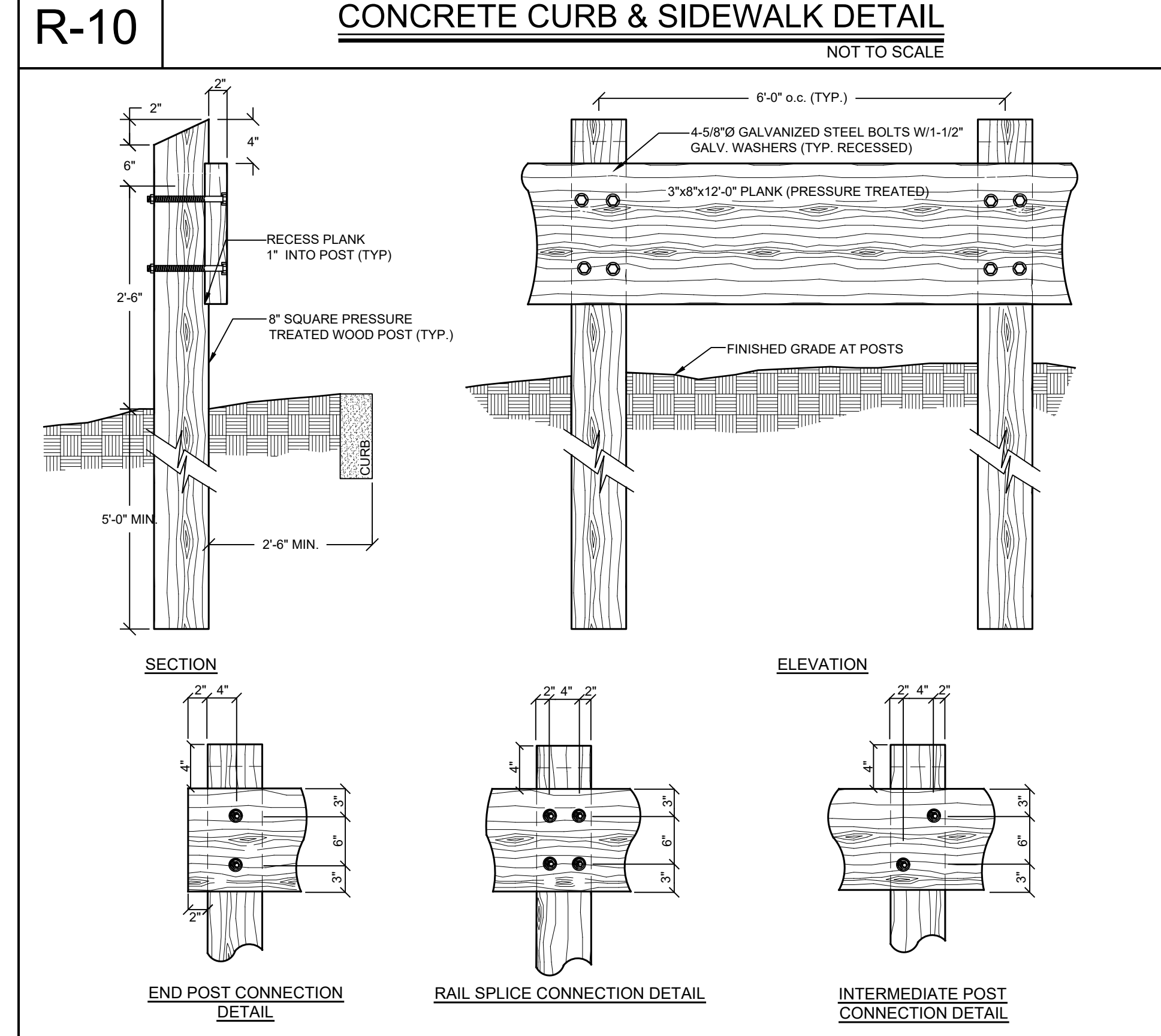
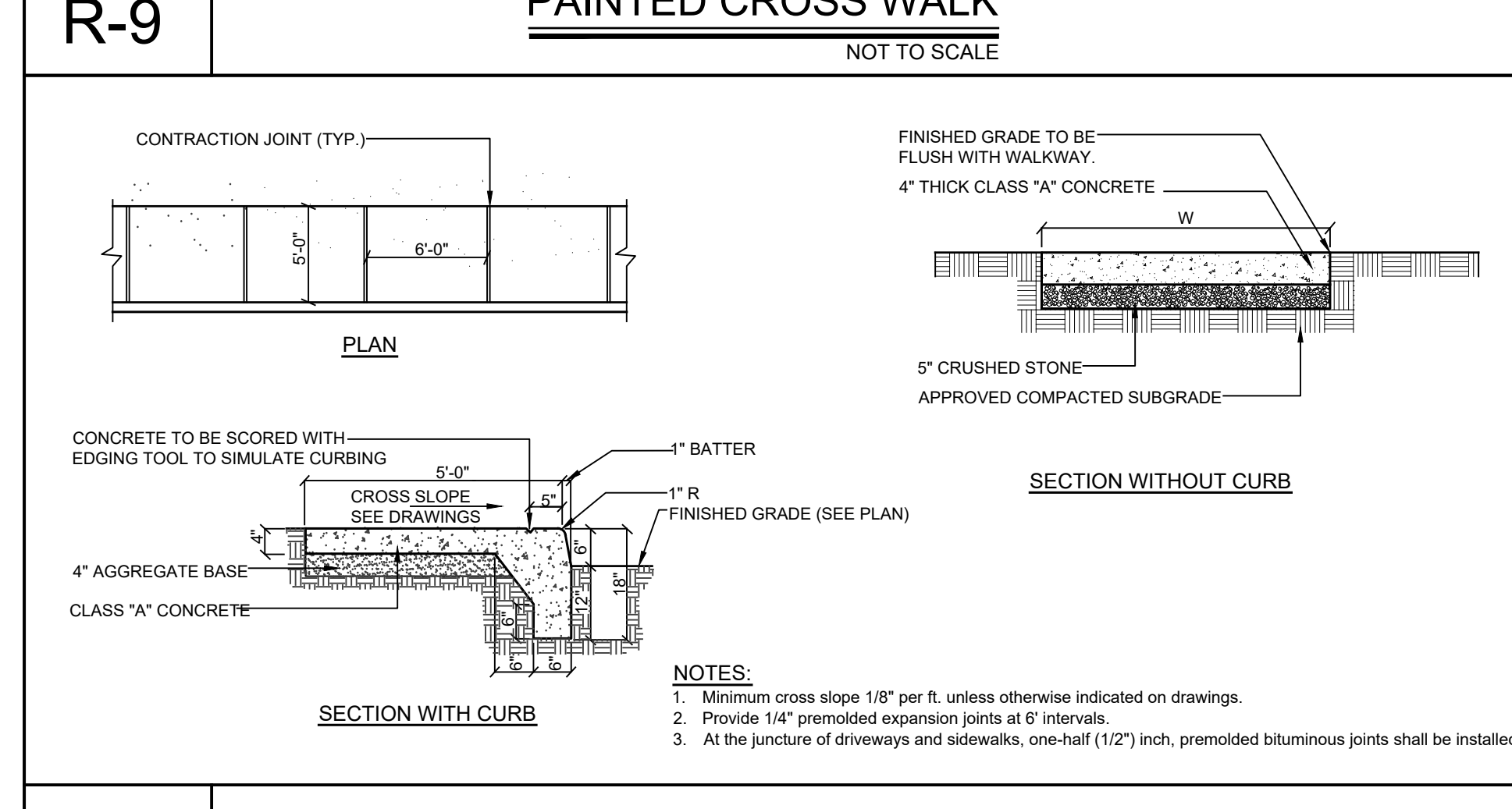
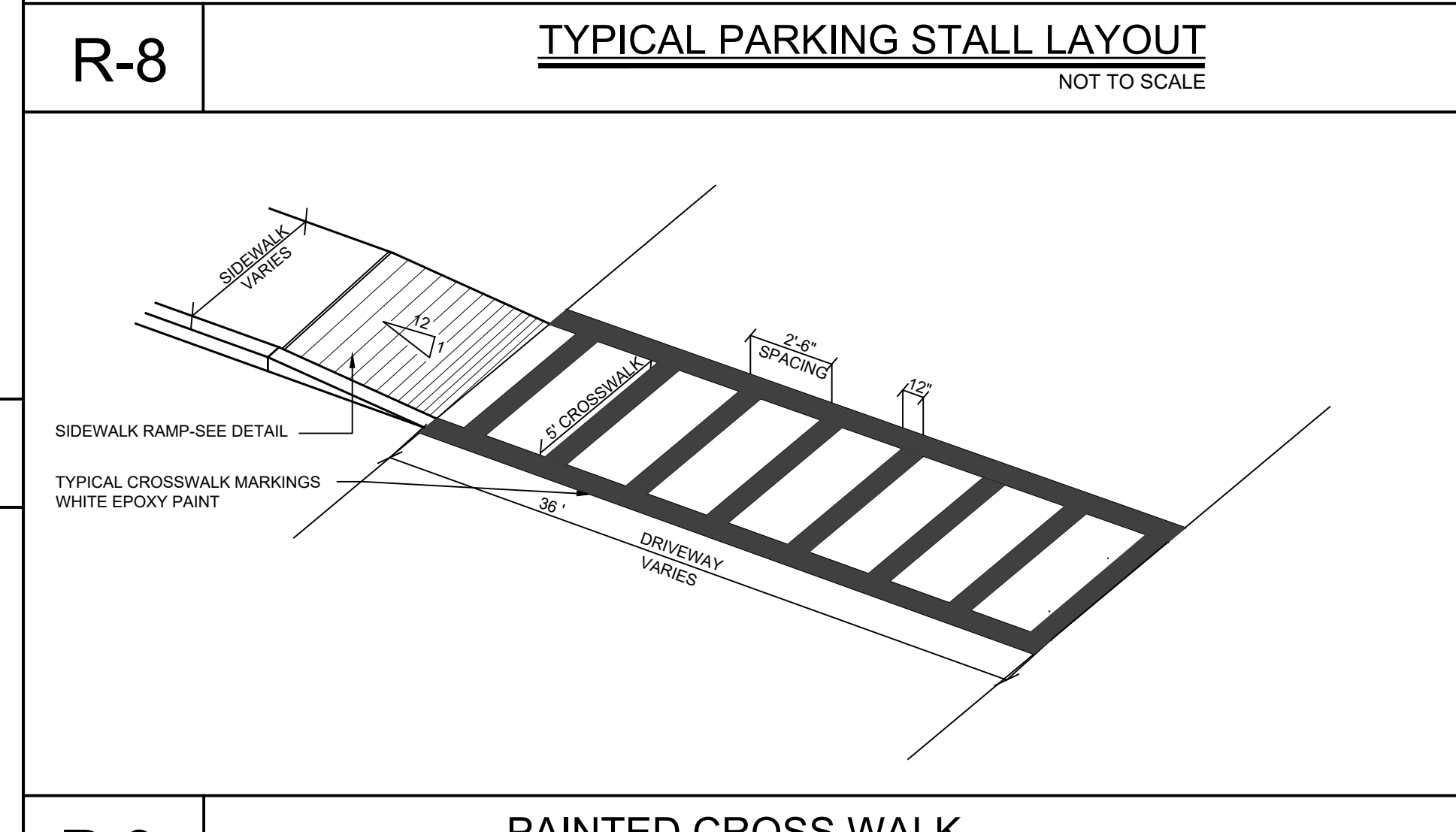
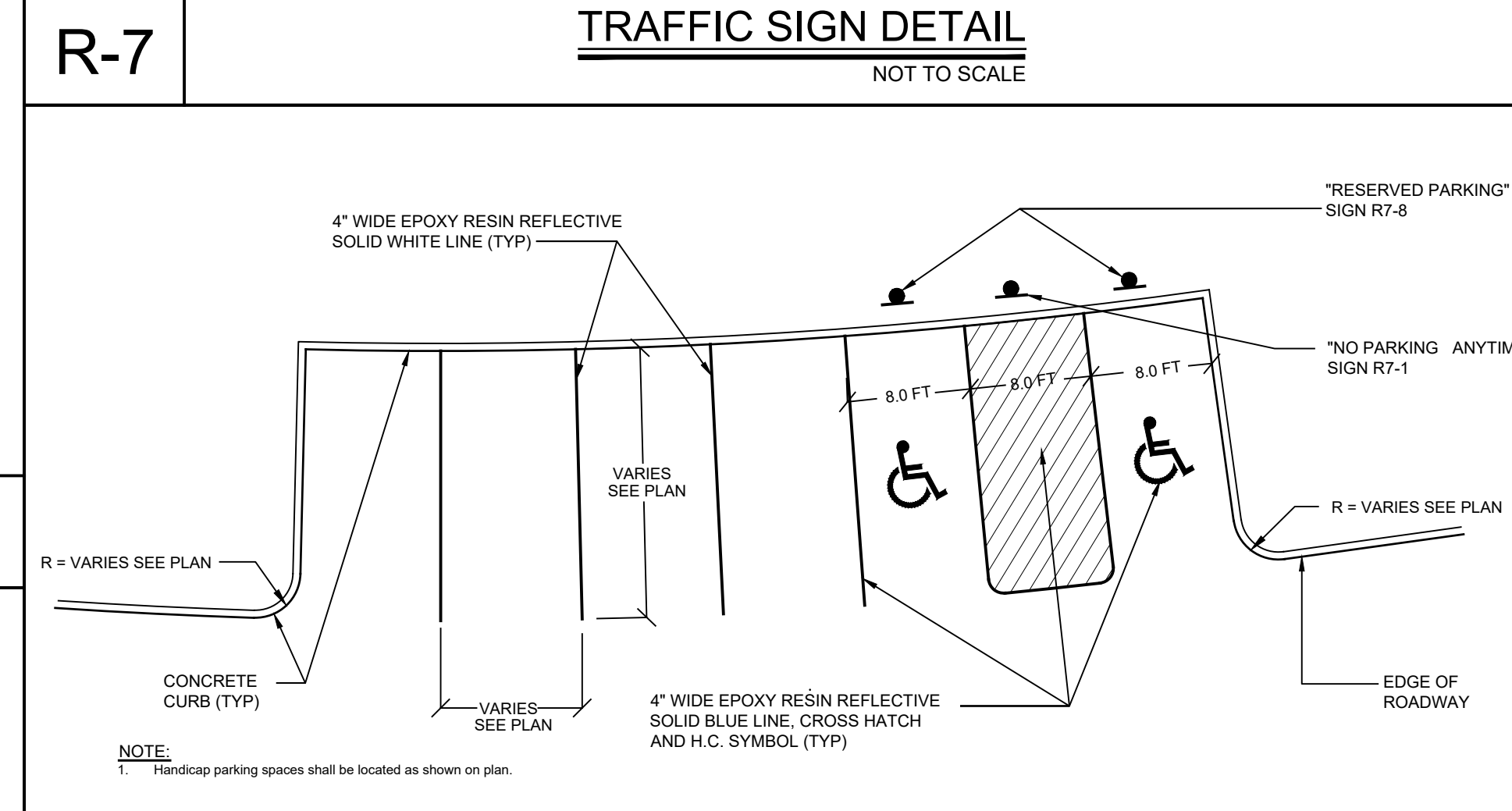
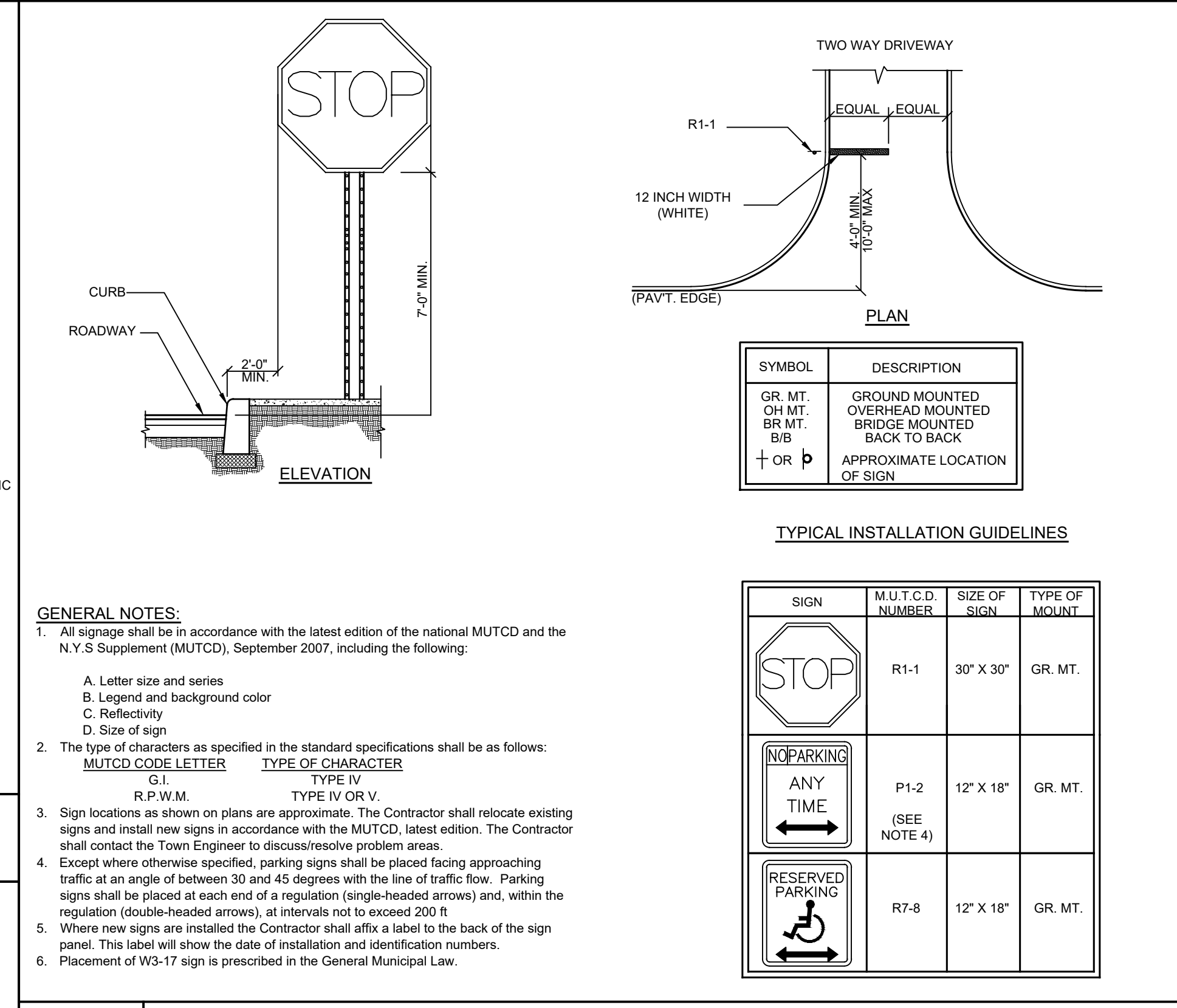
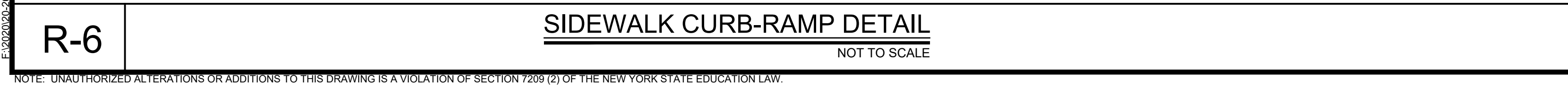
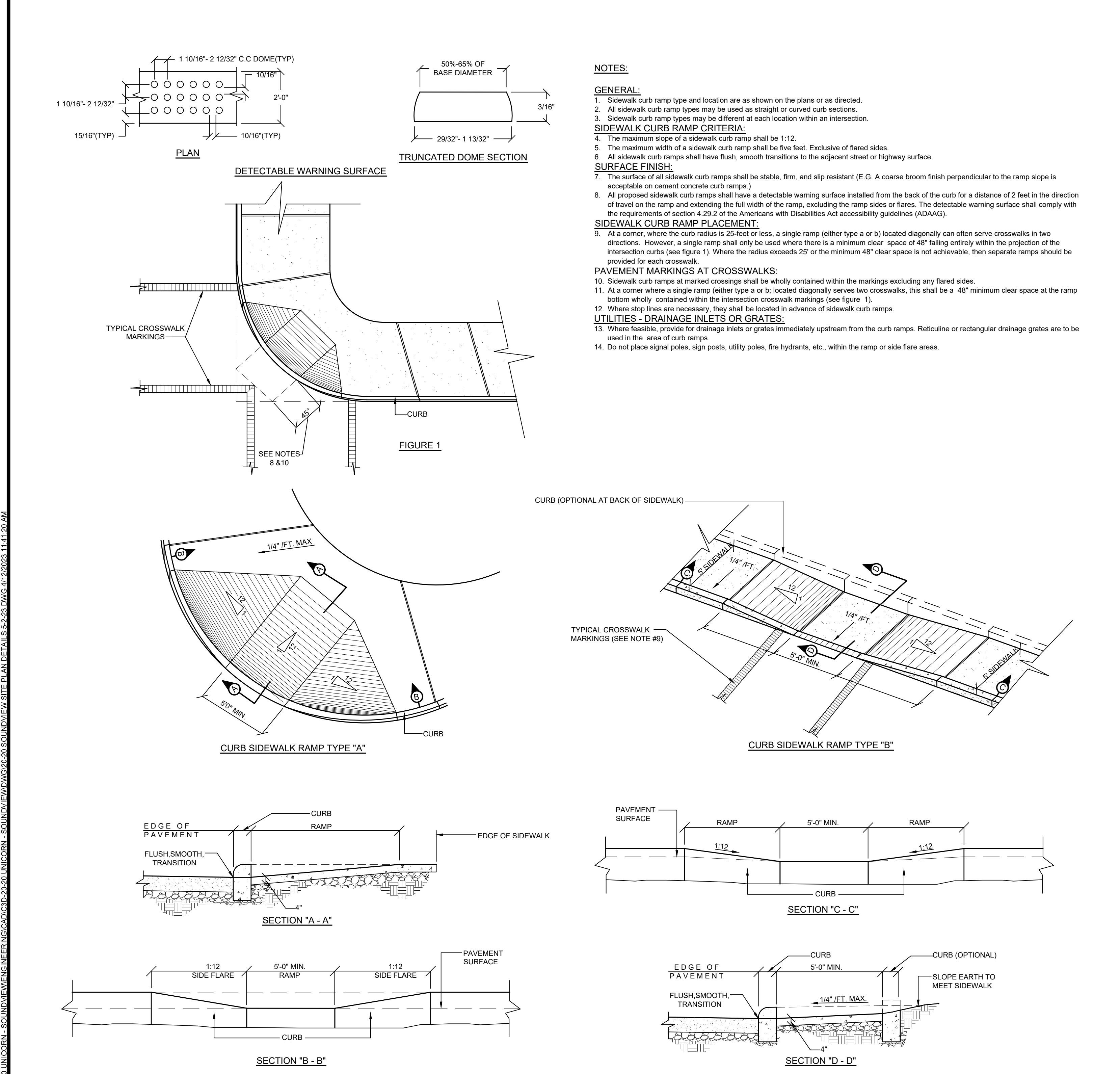
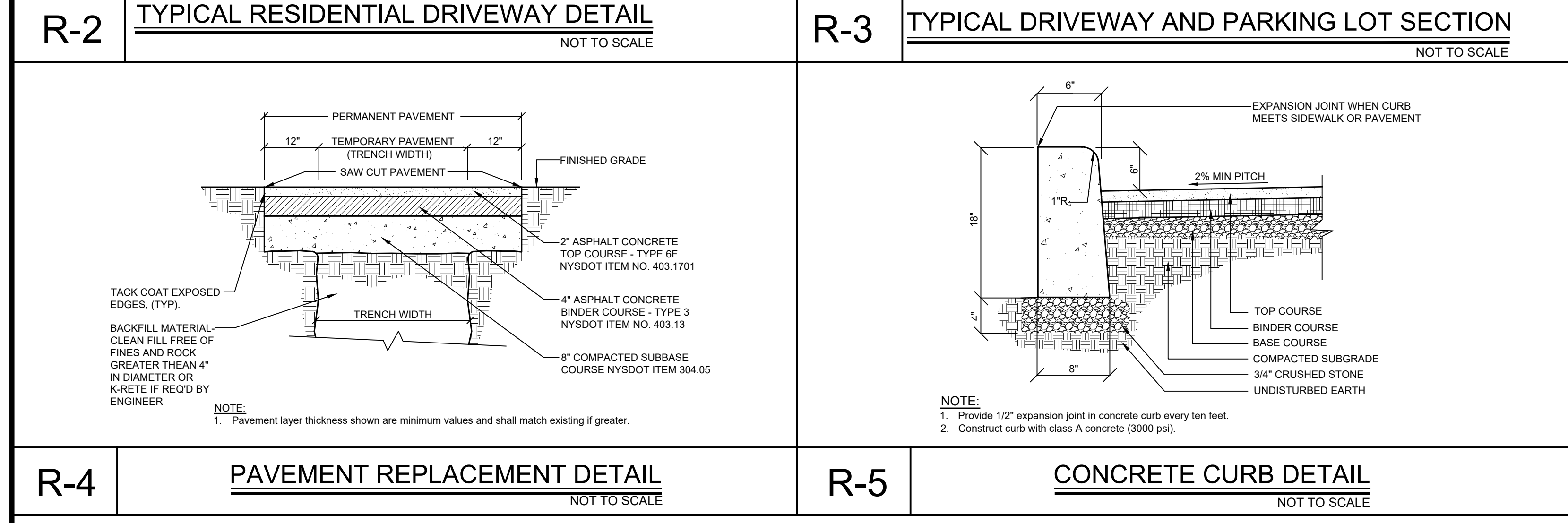
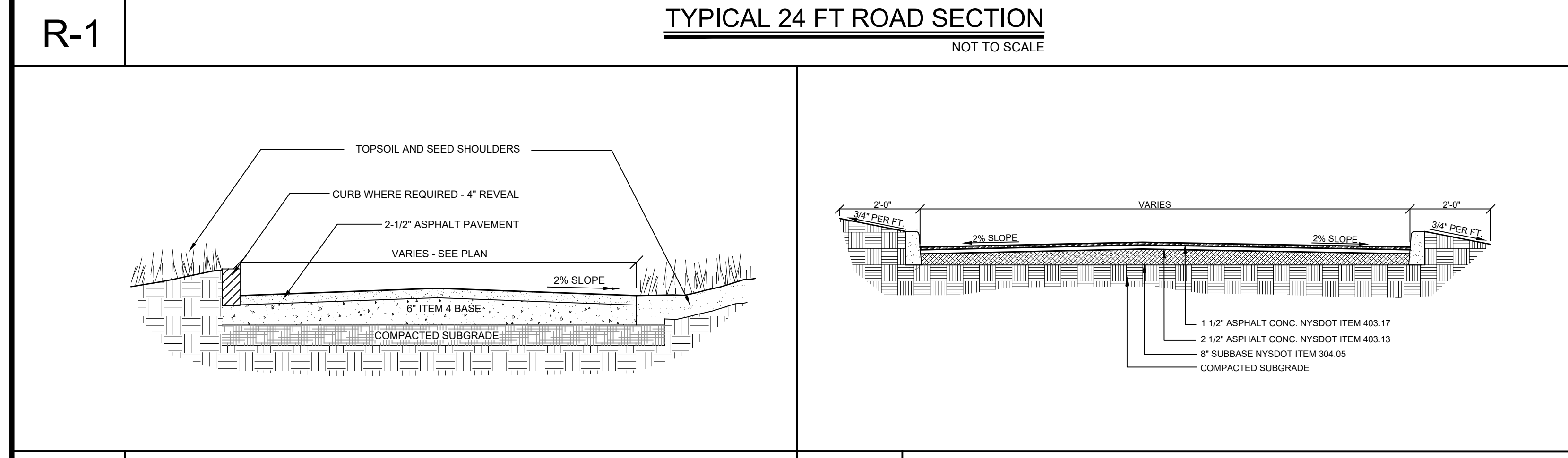
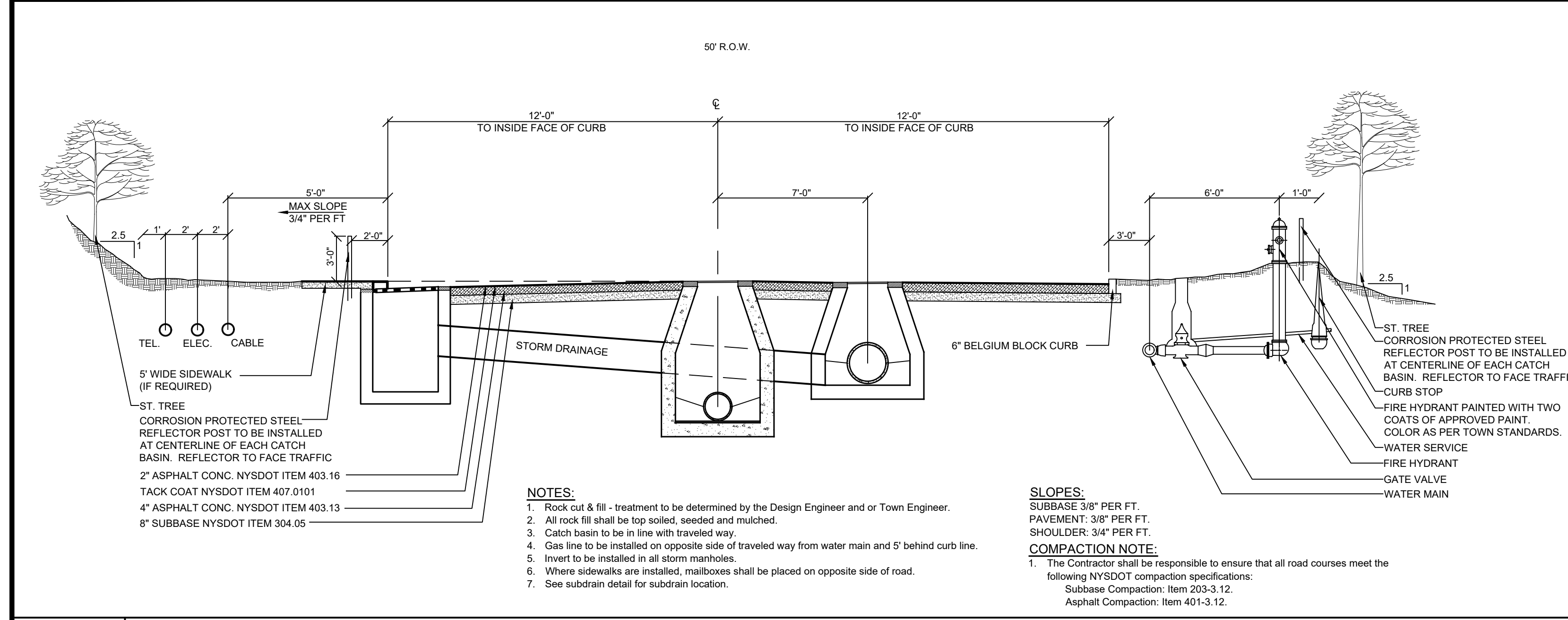
PRELIMINARY SITE PLAN PREPARED FOR UNDERHILL FARM

UNDERHILL AVENUE

Westchester County, New York

Town of Yorktown

Sheet: C-501



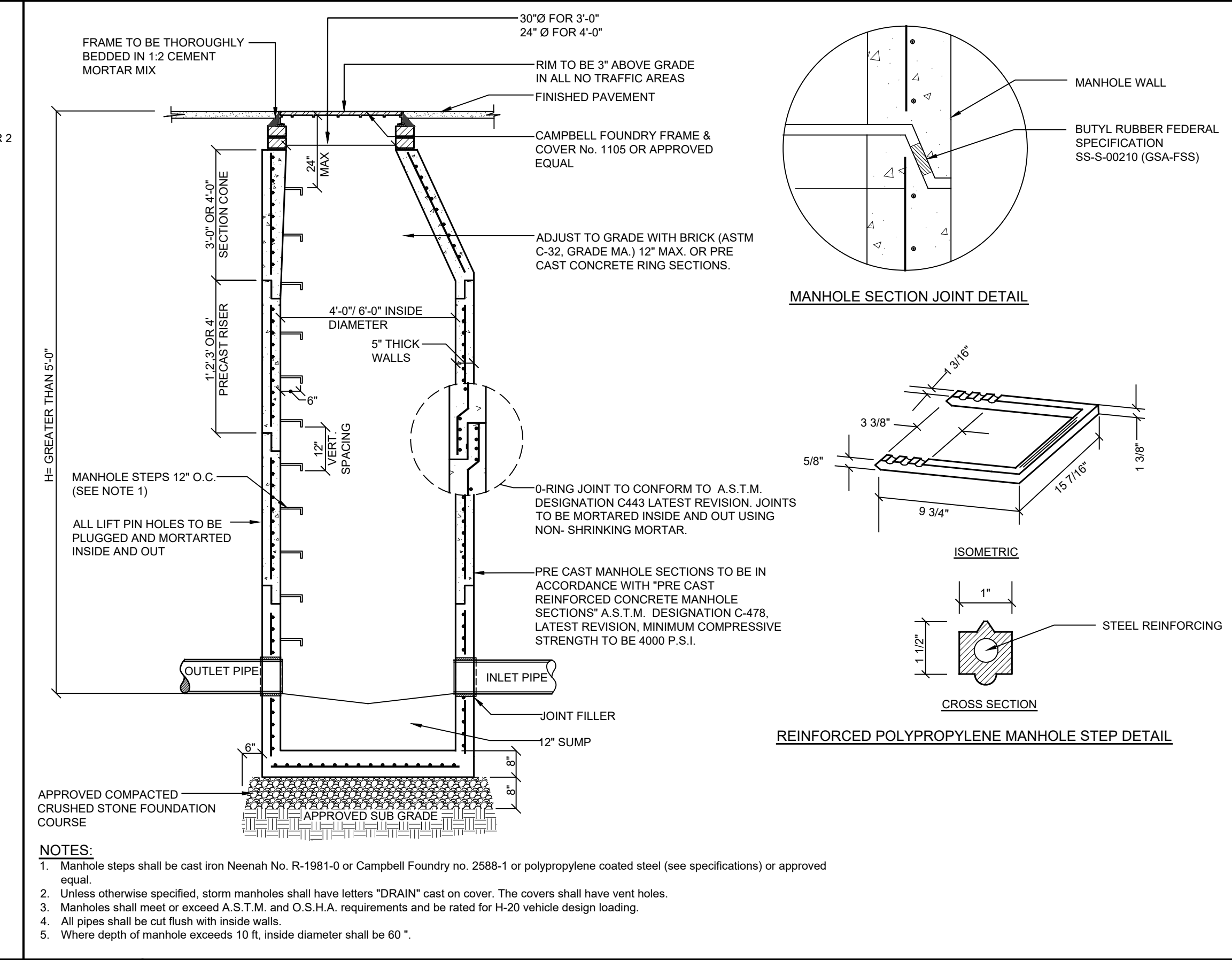
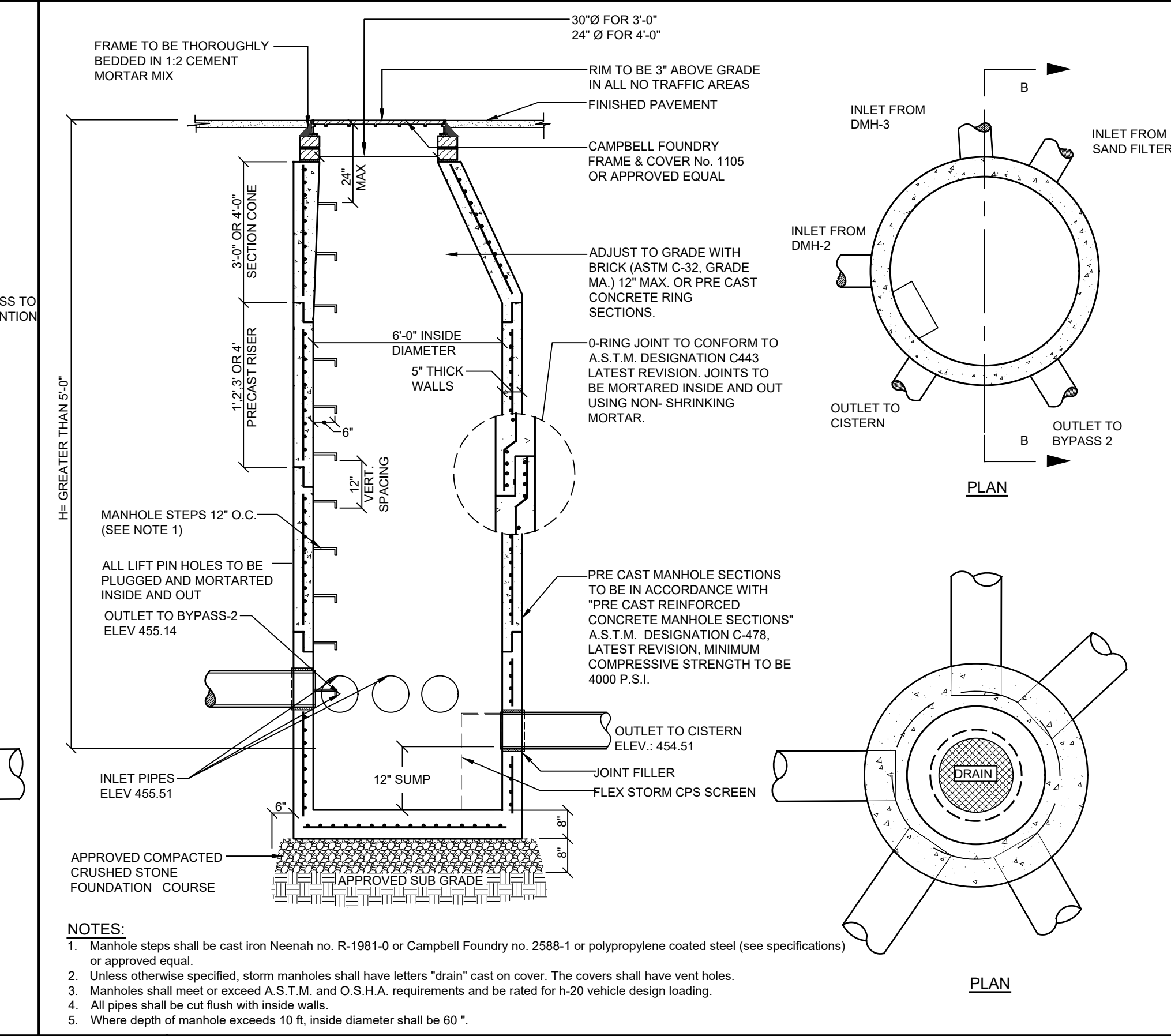
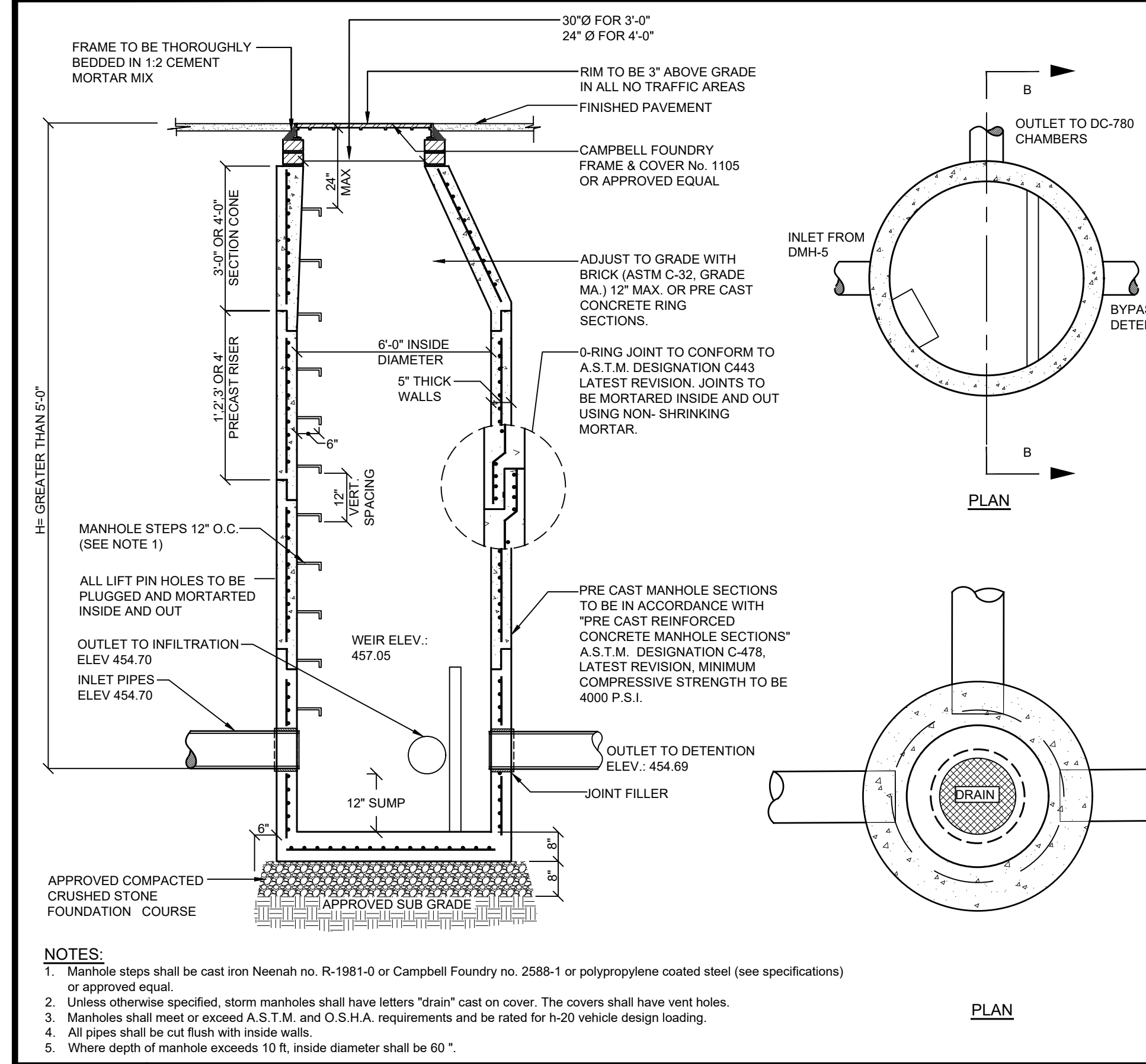
Site Design Consultants
Civil Engineers, Land Planners
251-F Underhill Avenue, Westchester, NY 10598
(914) 962-4888, Fax: (914) 962-4786
www.sitedesignconsultants.com

UNDERHILL FARM
UNDERHILL AVENUE
Westchester County, New York

PRELIMINARY SITE PLAN
PREPARED FOR
UNDERHILL FARM
UNDERHILL AVENUE
Town of Yorktown

Scale: #1/8"=1'-0"
Date: 6-22-20
Drawn by: TK

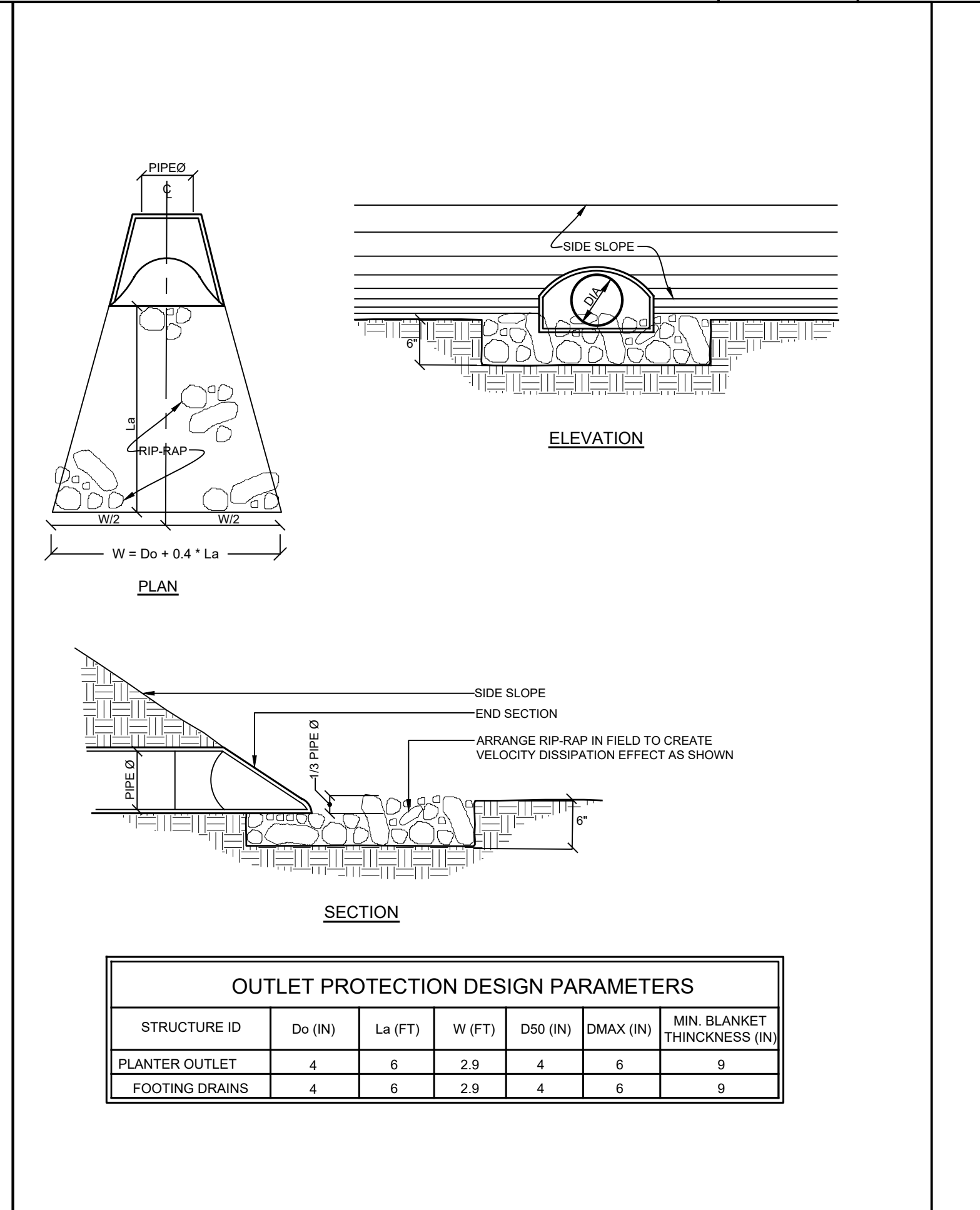
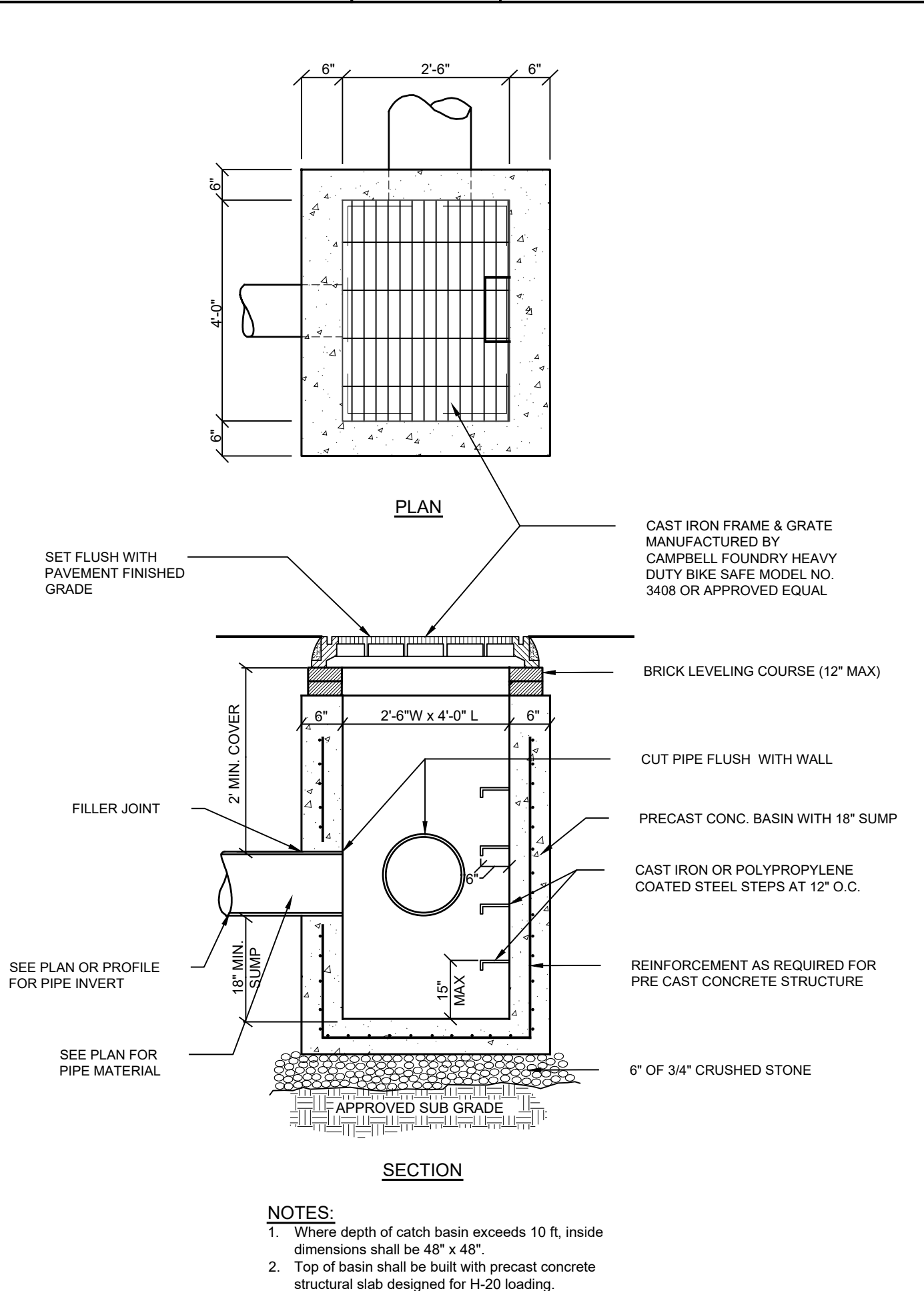
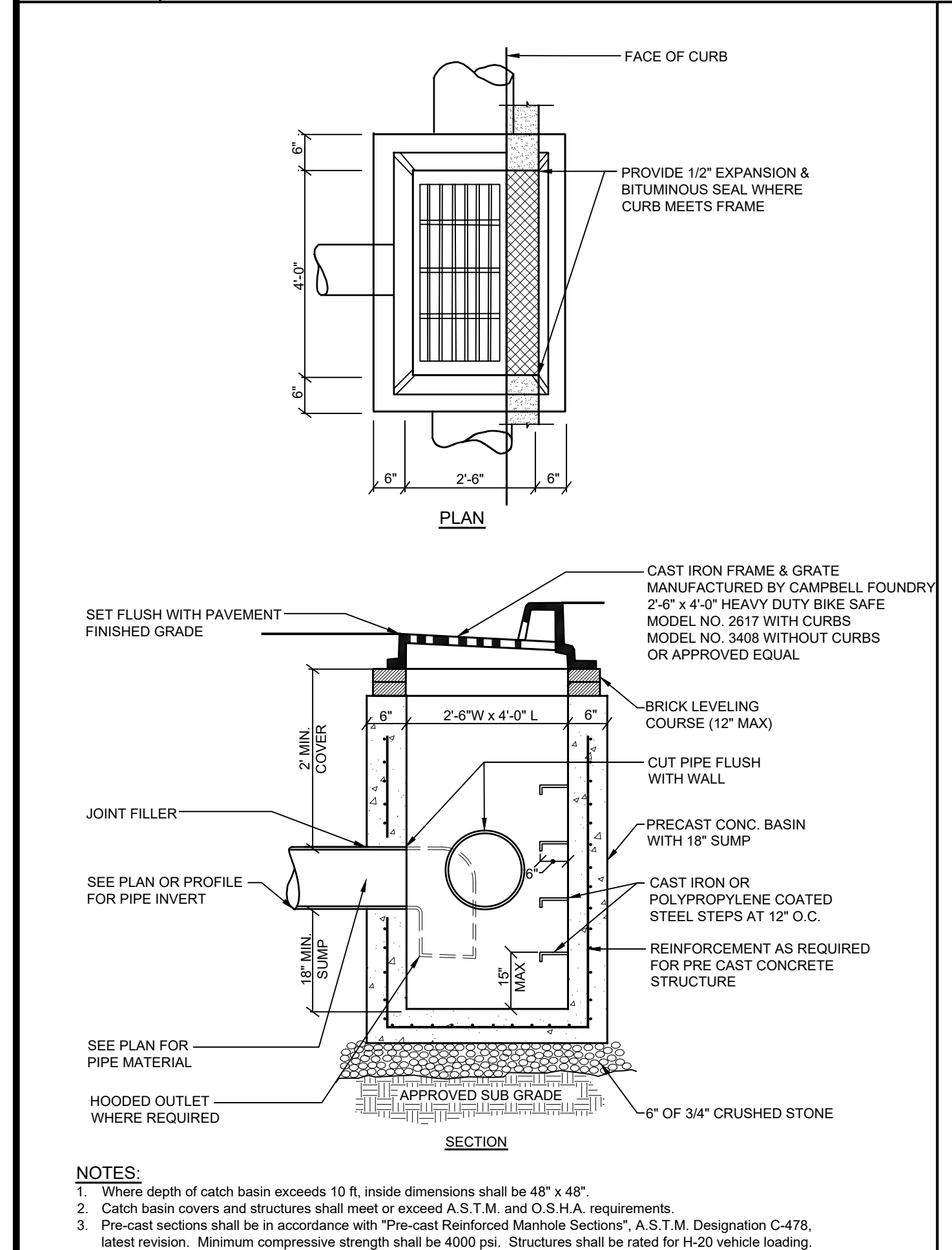
Sheet: C-502



D-1 STORM BYPASS 3 STRUCTURE DETAIL NOT TO SCALE

D-2 STORM BYPASS 2 STRUCTURE DETAIL NOT TO SCALE

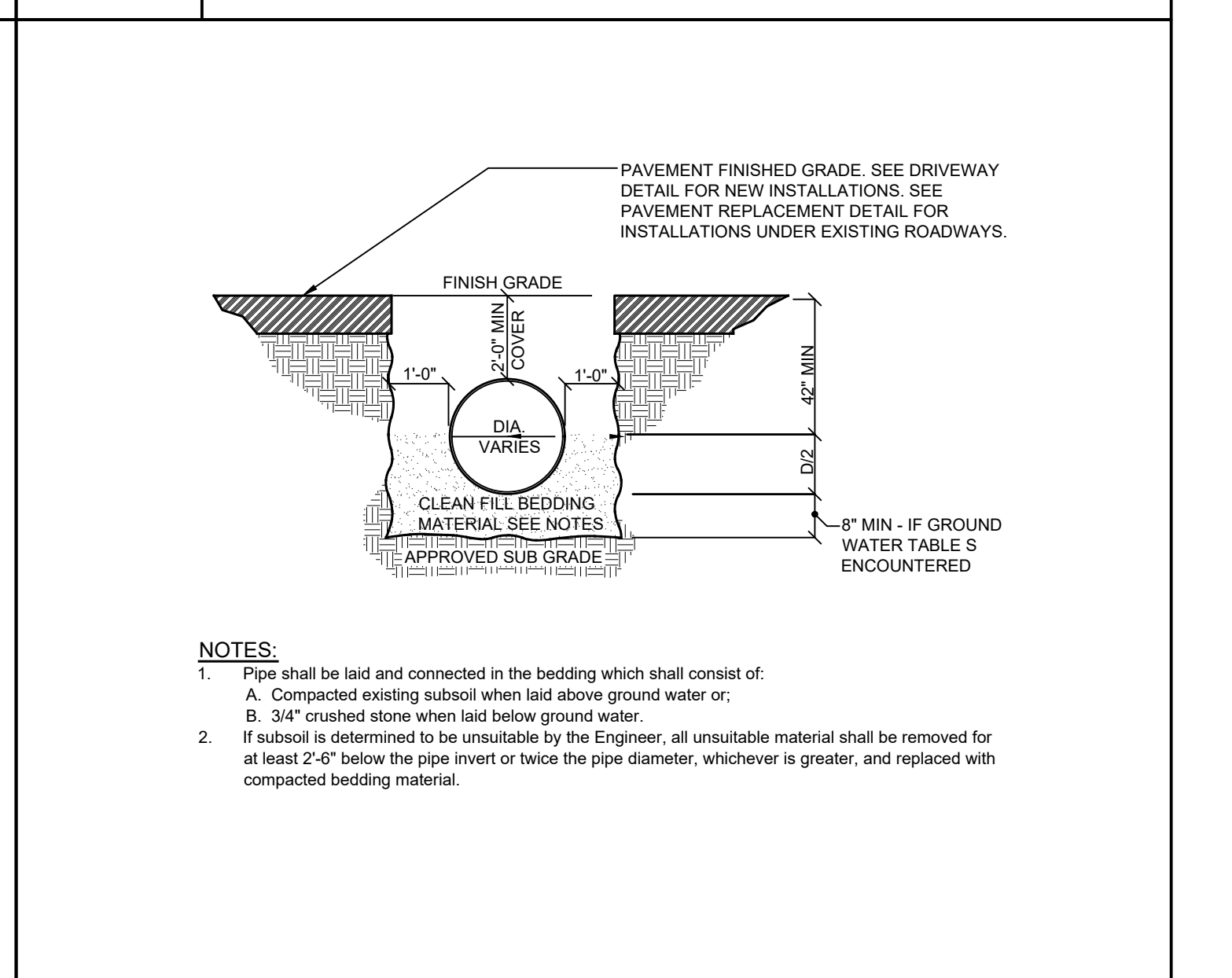
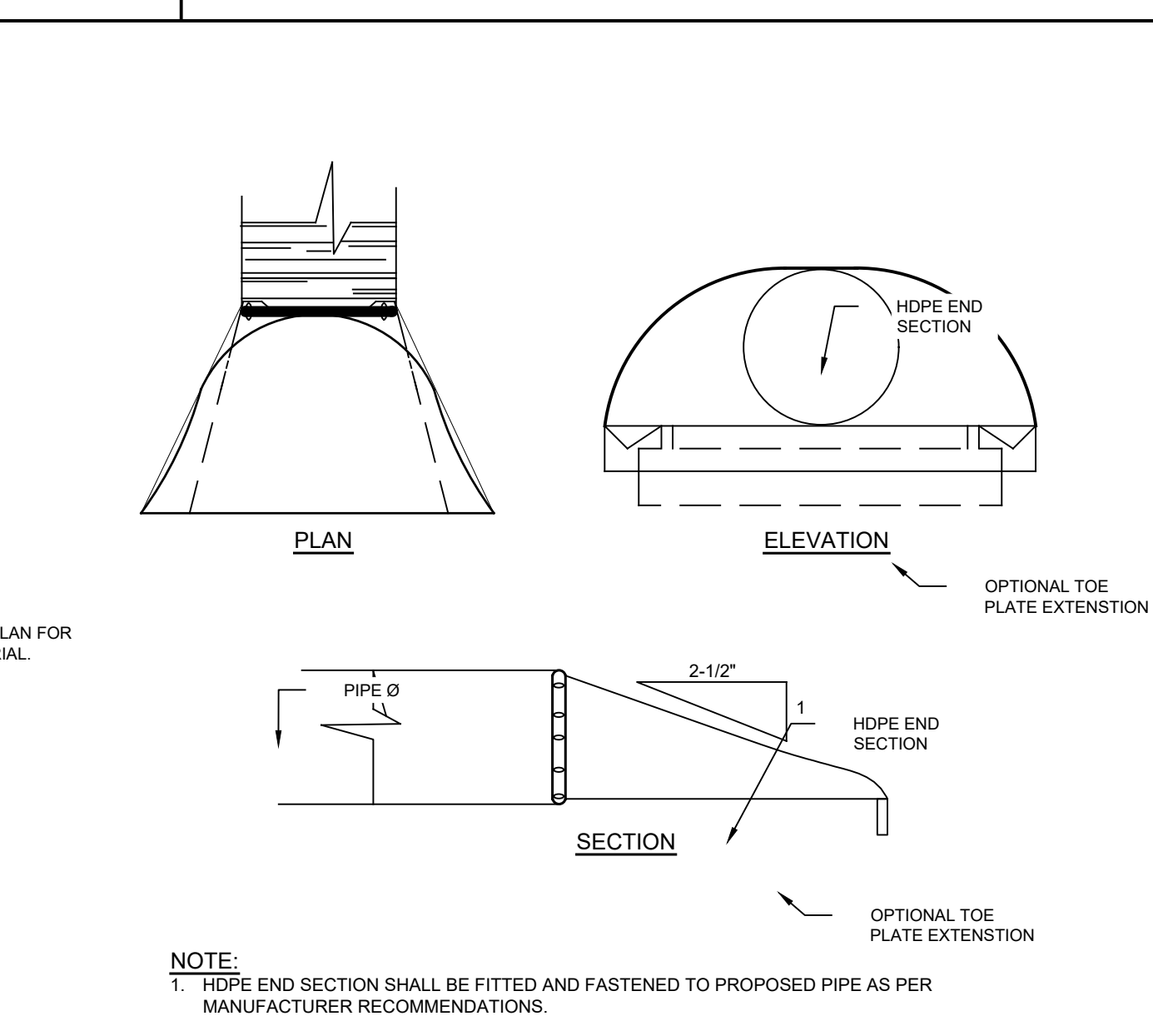
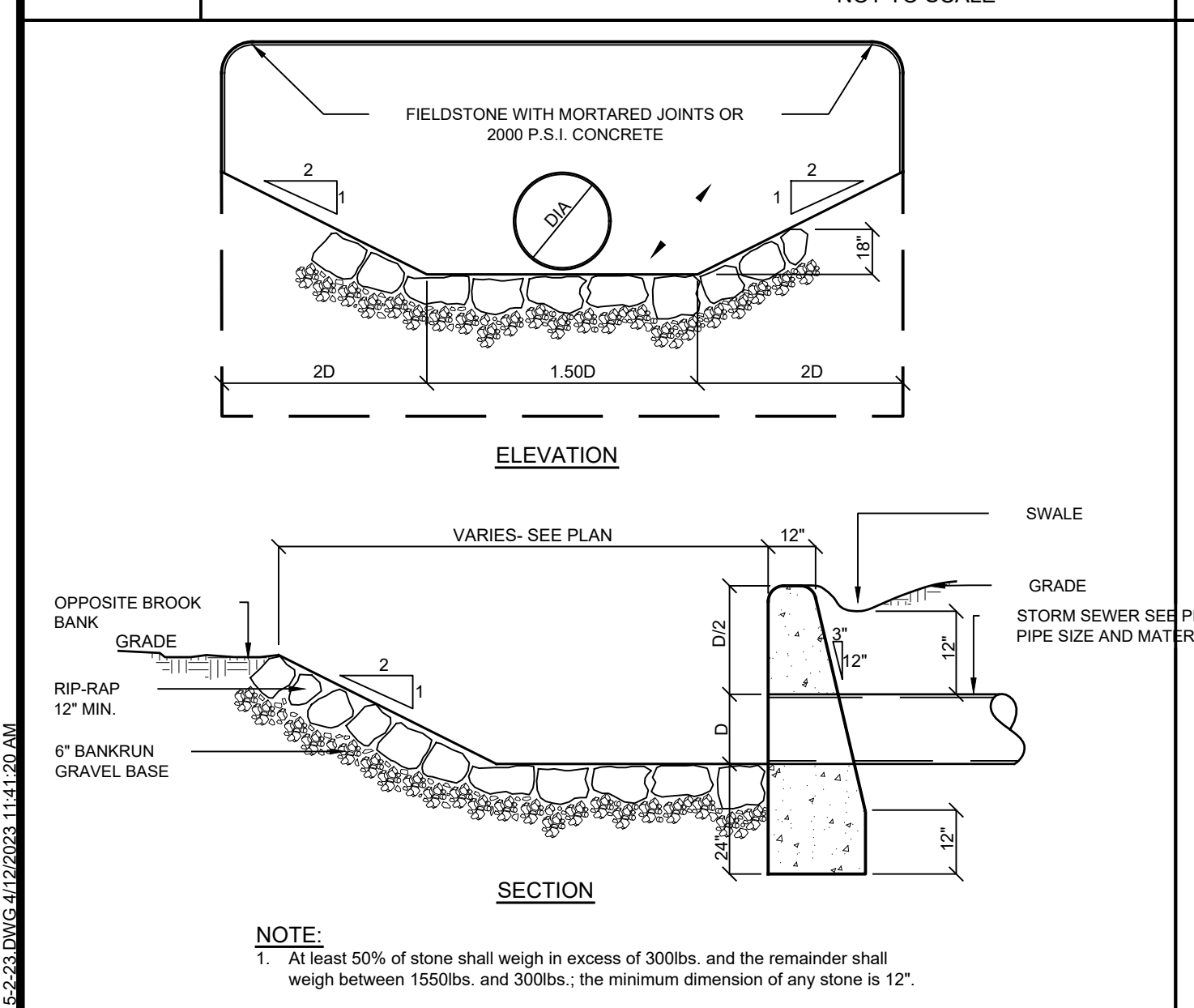
D-3 PRECAST CONCRETE STORM DRAIN MANHOLE DETAIL NOT TO SCALE



D-4 TYPICAL CATCH BASIN DETAIL NOT TO SCALE

D-5 PRECAST CATCH BASIN - NO CURB DETAIL NOT TO SCALE

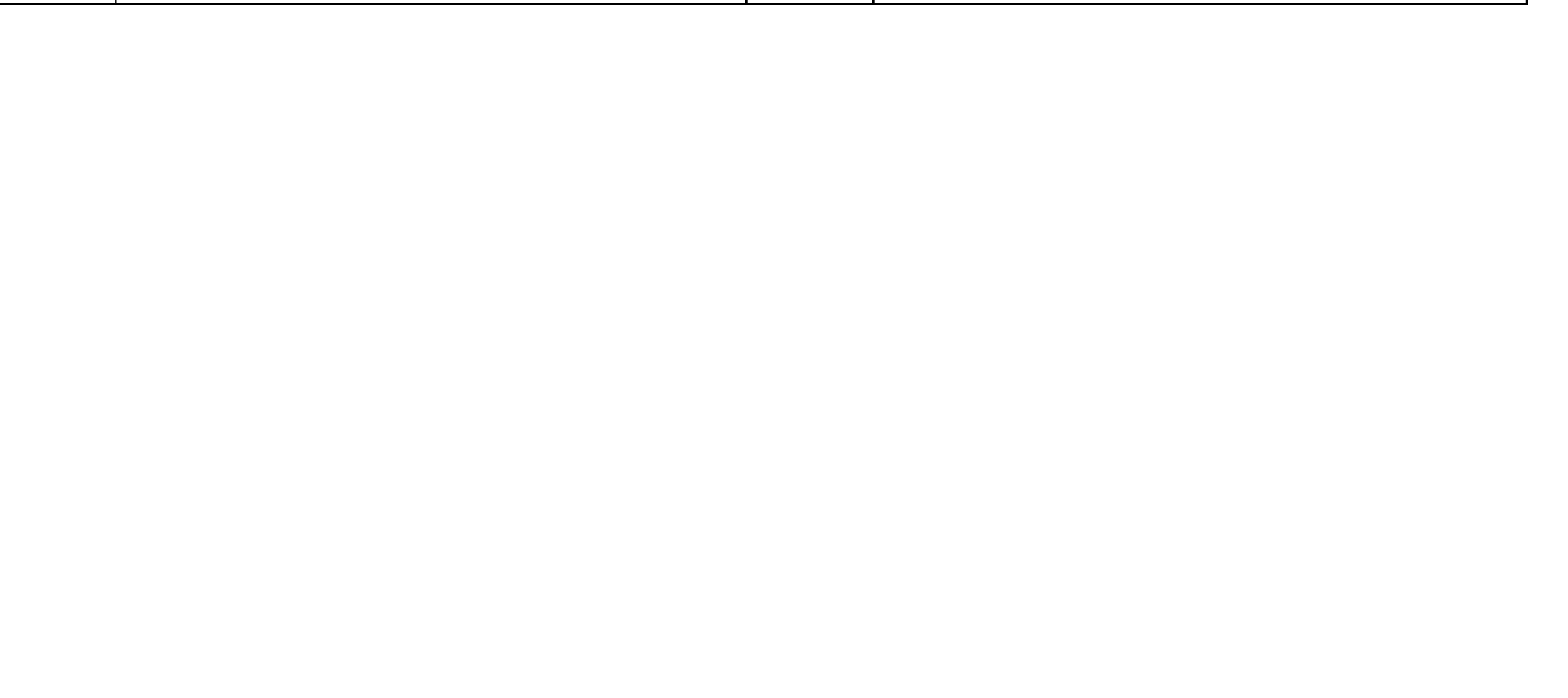
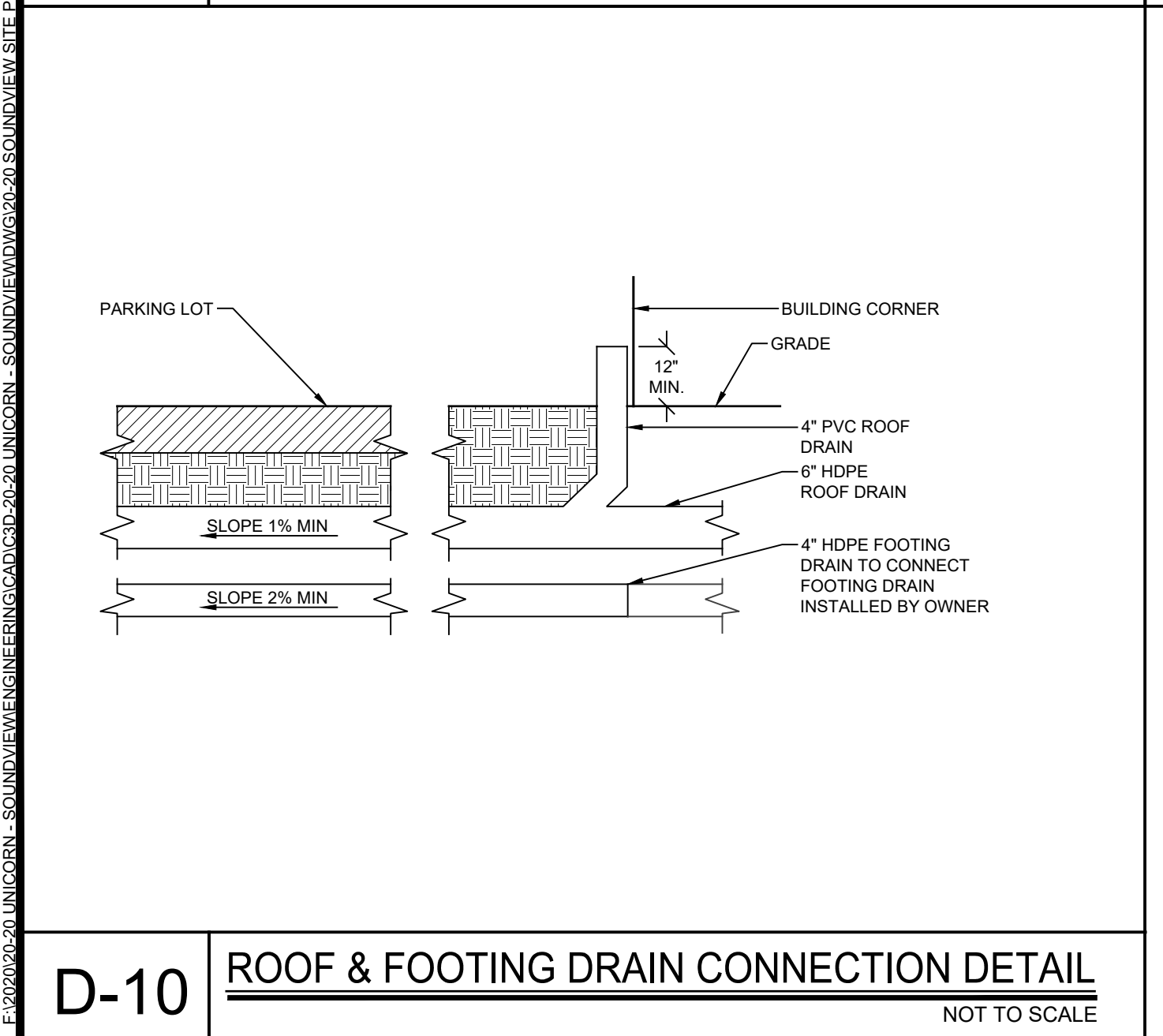
D-6 RIP-RAP APRON/ENERGY DISSIPATOR DETAIL NOT TO SCALE



D-7 FIELDSTONE HEADWALL DETAIL NOT TO SCALE

D-8 HDPE PIPE END SECTION DETAIL NOT TO SCALE

D-9 STORM PIPE BEDDING DETAIL NOT TO SCALE



D-10 ROOF & FOOTING DRAIN CONNECTION DETAIL NOT TO SCALE

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 205(2)(d) OF THE NEW YORK STATE EDUCATION LAW.

PROJECT # 20-20

Site Design Consultants
Civil Engineers, Land Planners
251-F Underhill Avenue, Westchester, NY 10598
(914) 962-4482, Fax: (914) 962-4786
www.sitedesignconsultants.com

Revisions:

No.	Date	Comments
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: #1/8" = 1'-0"

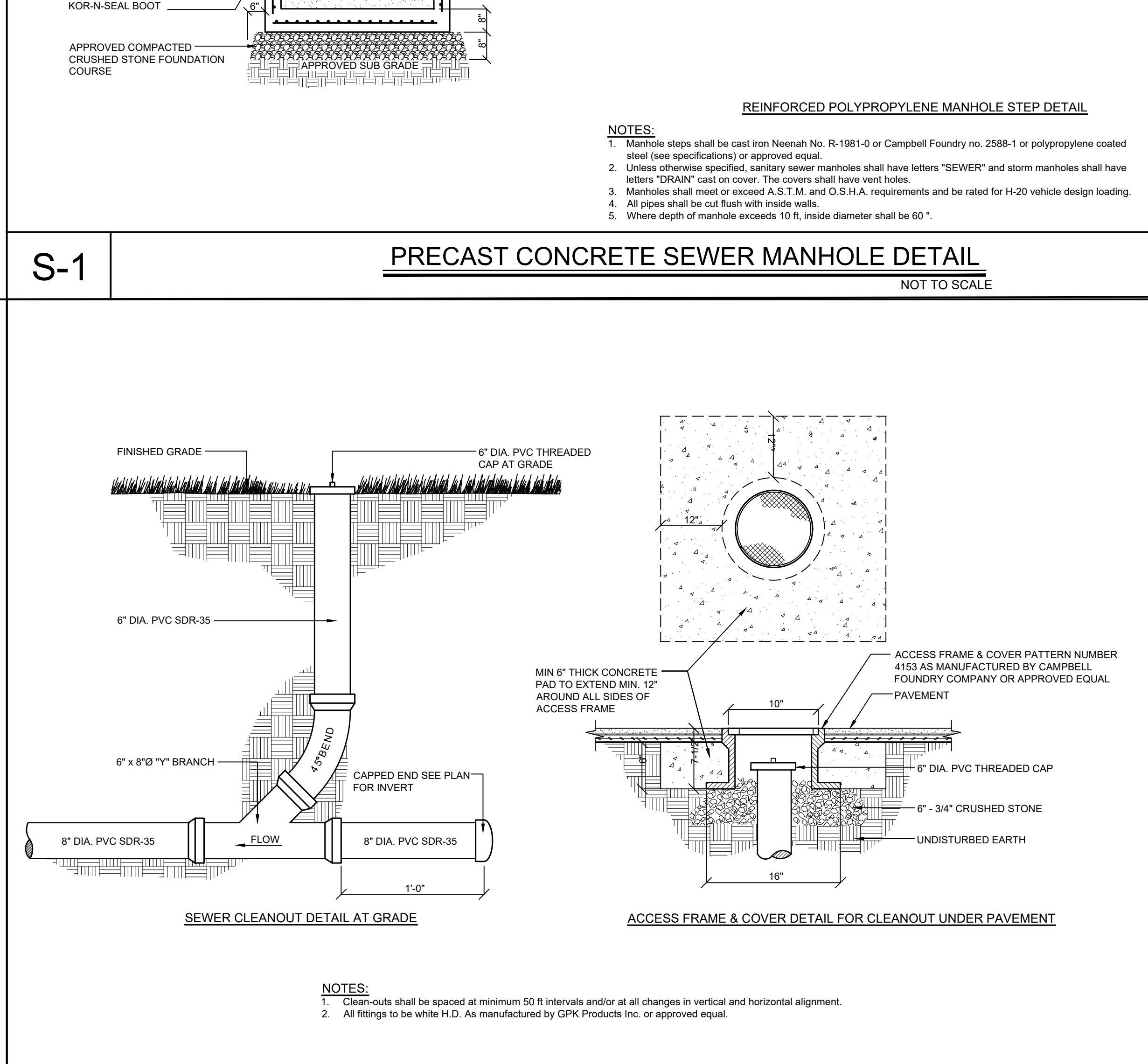
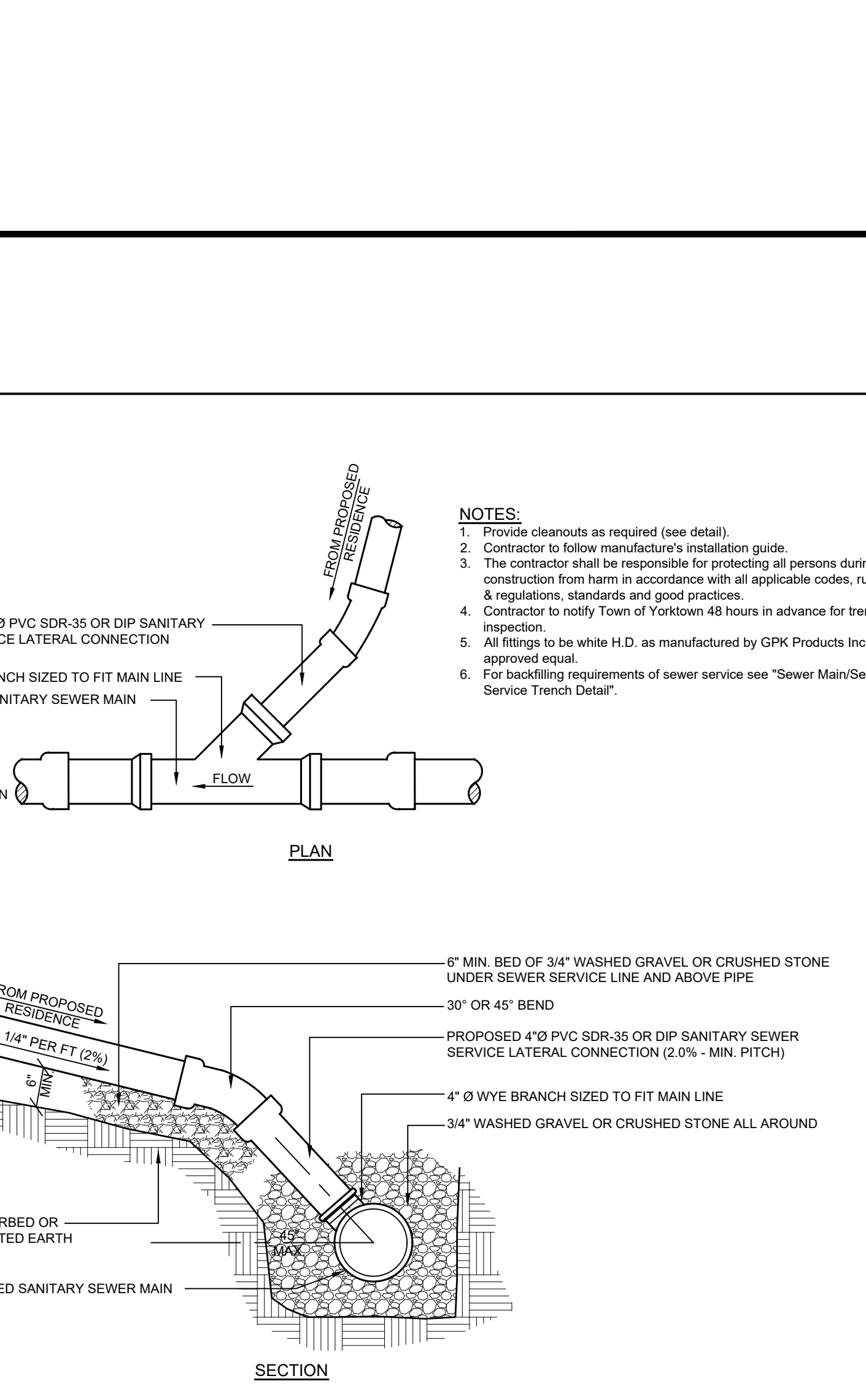
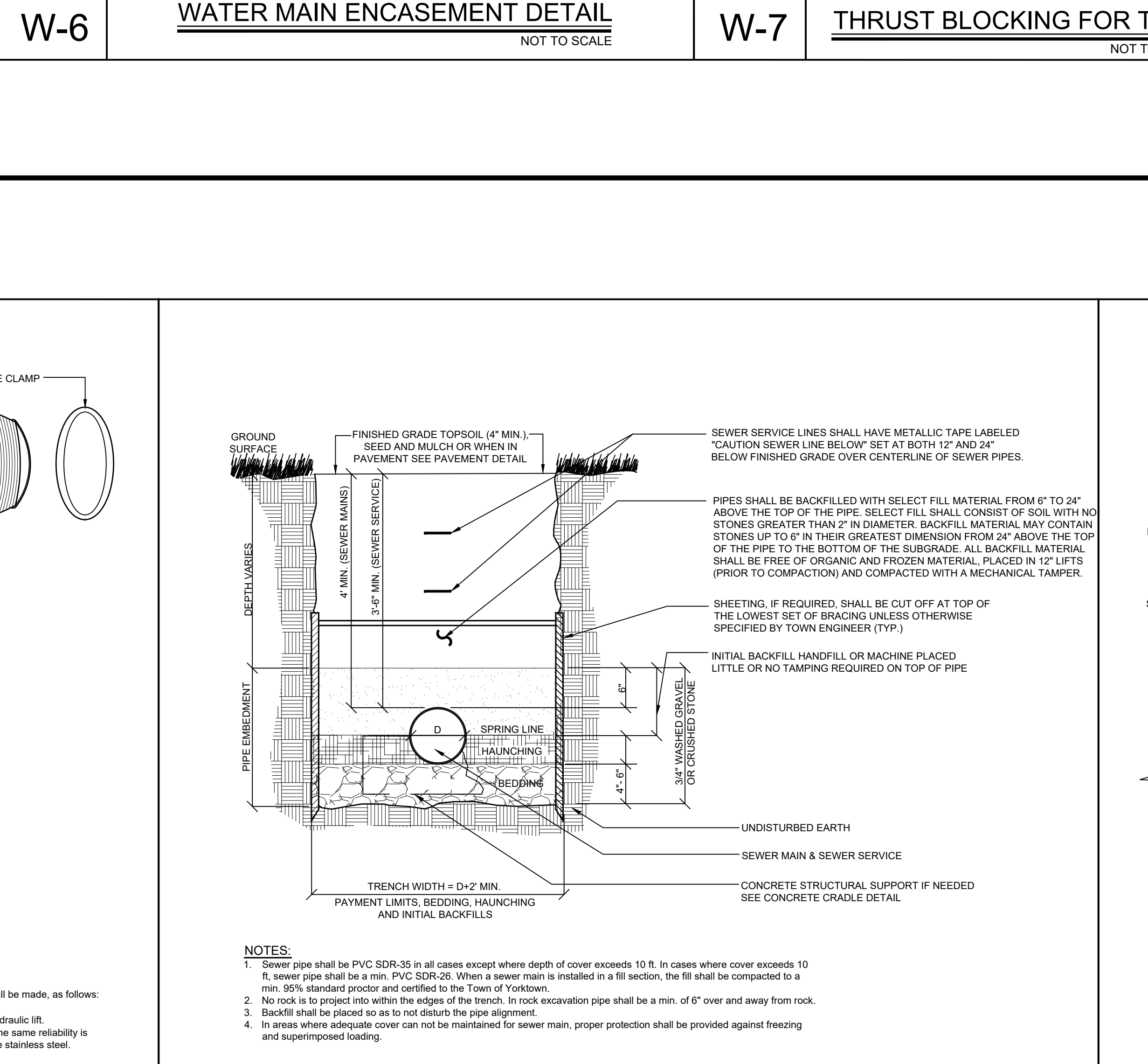
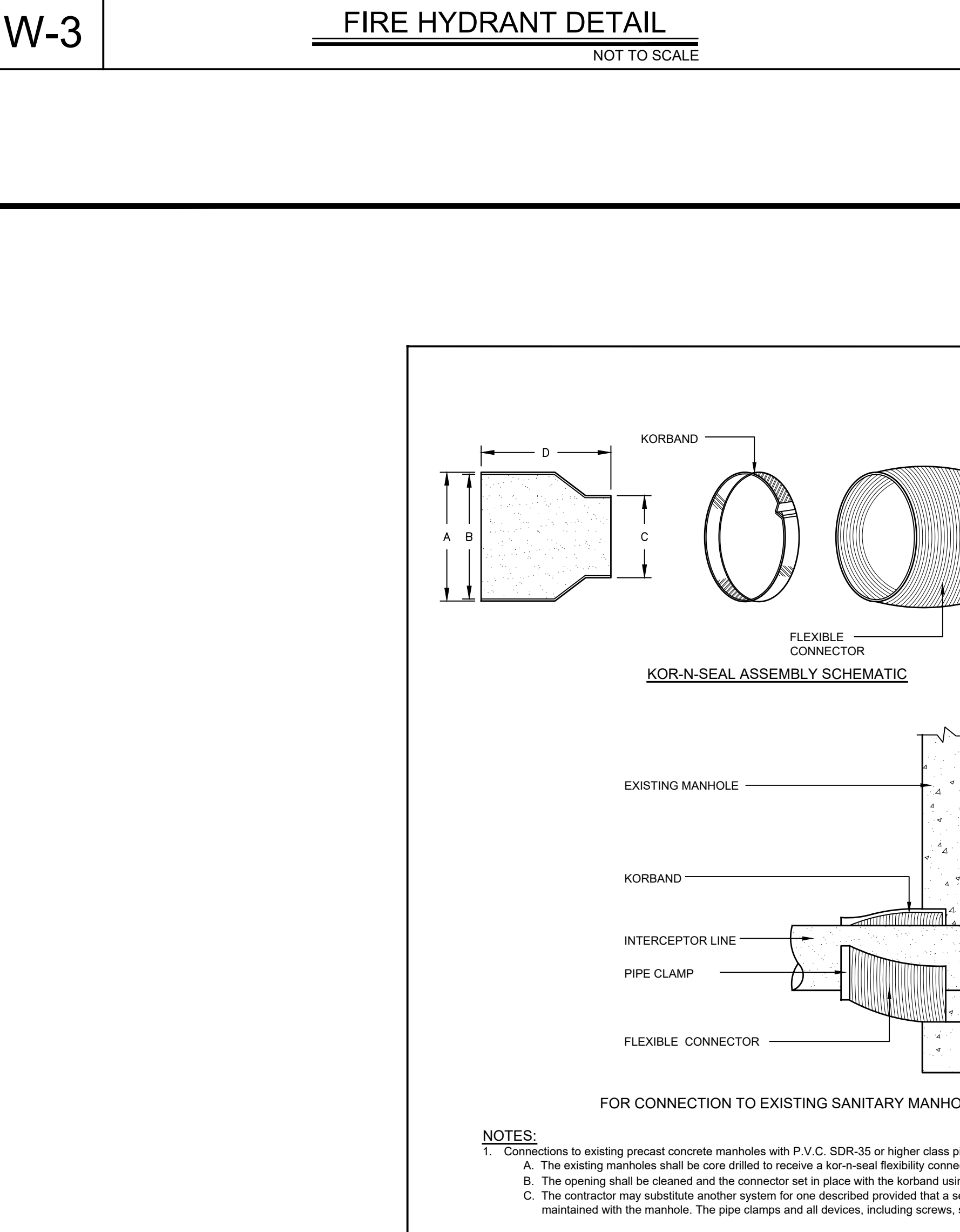
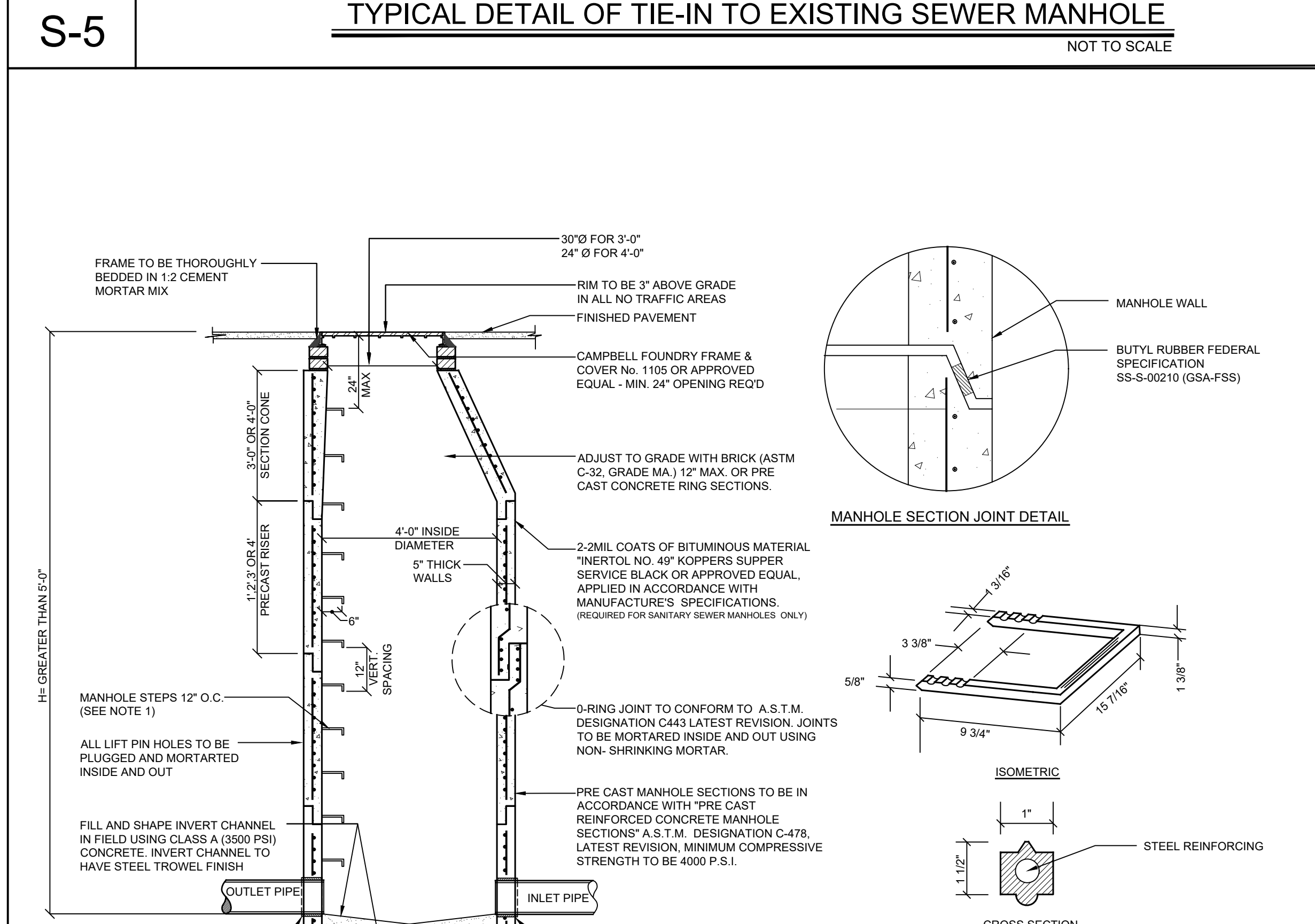
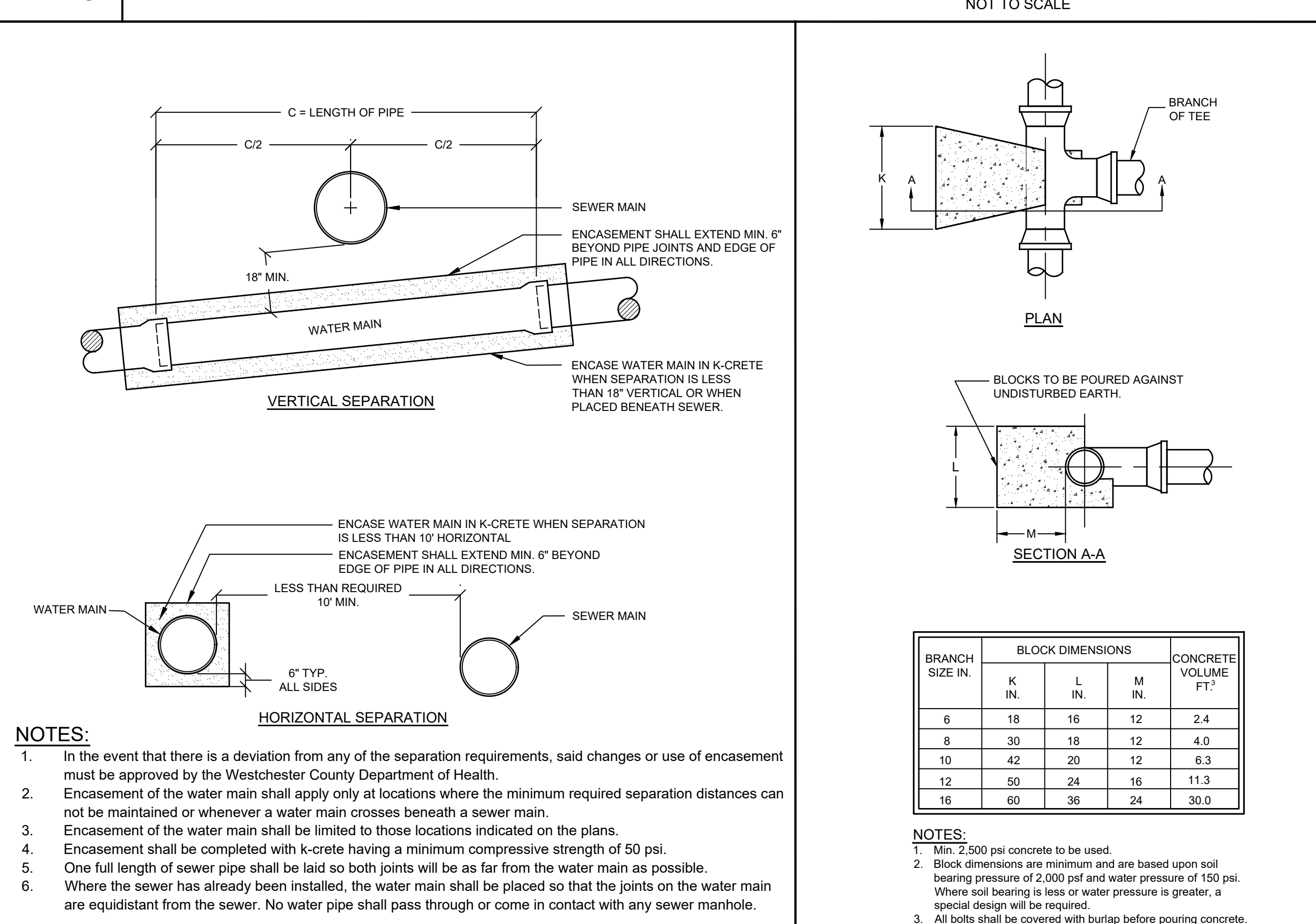
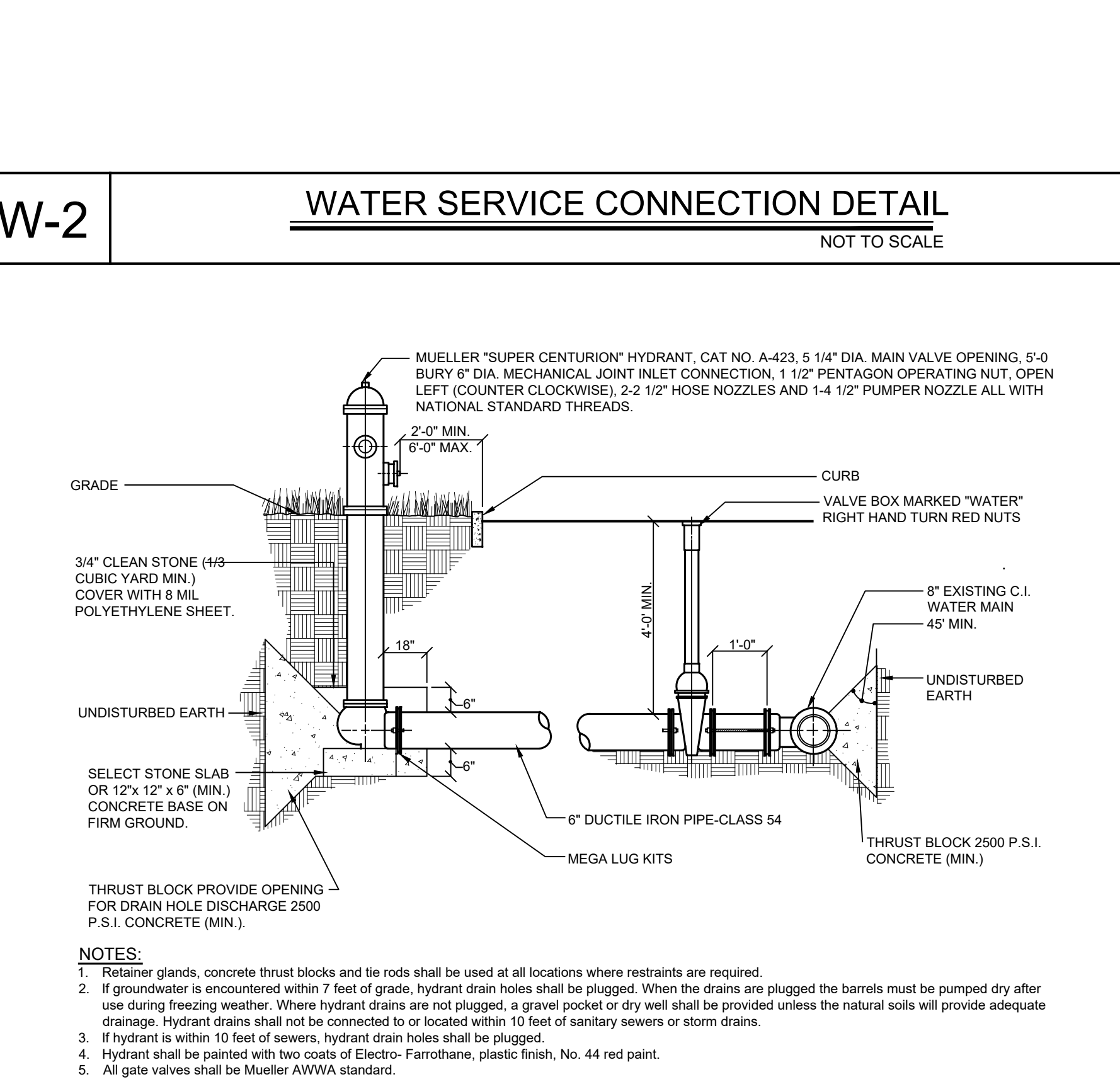
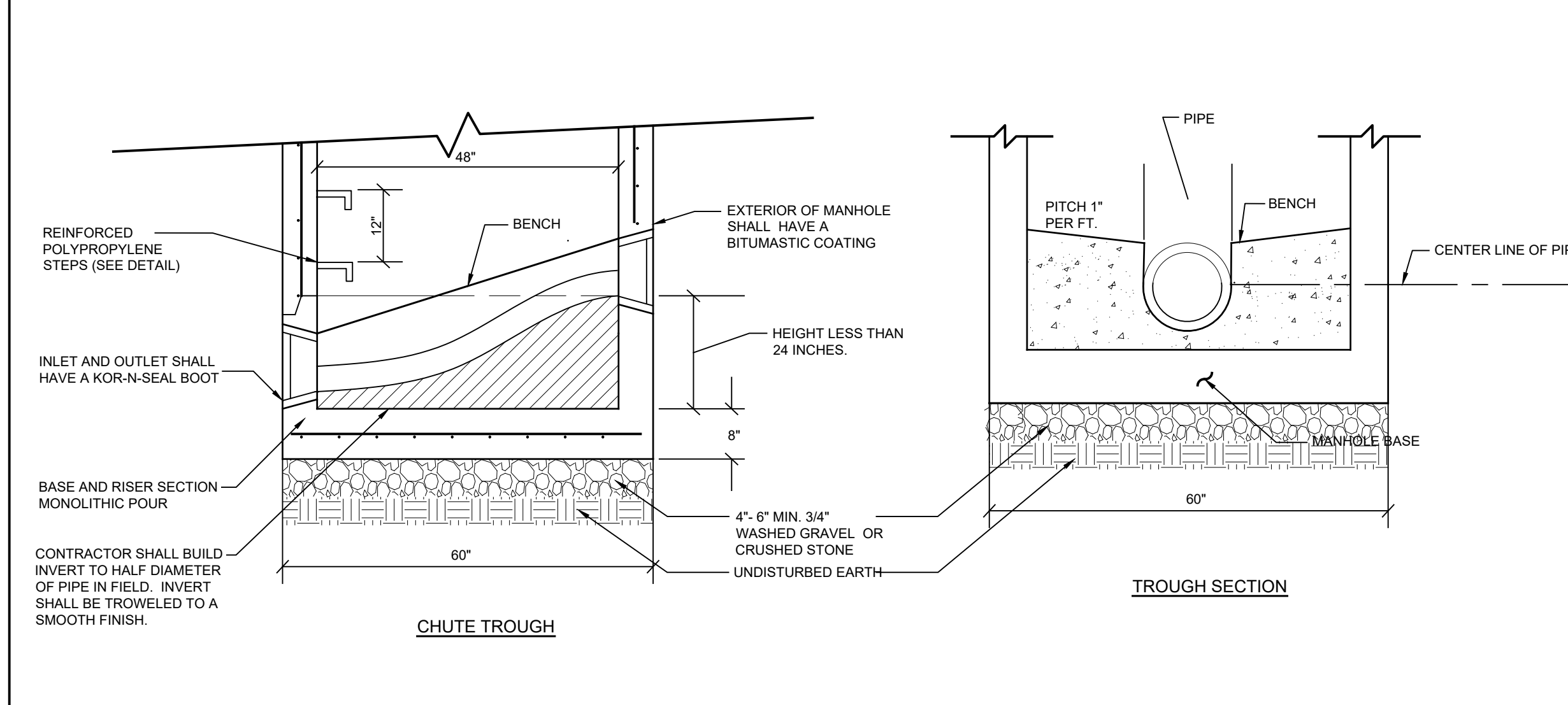
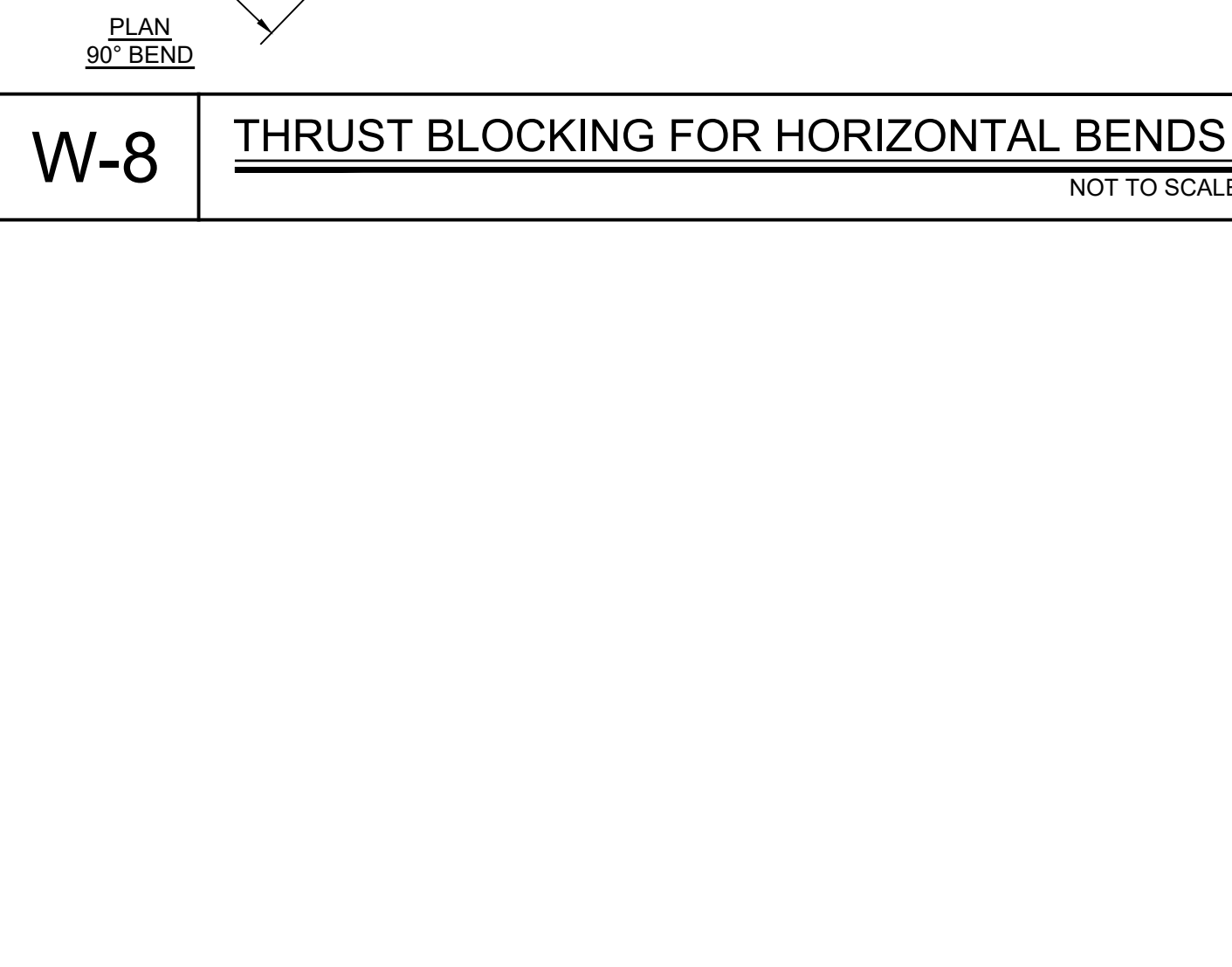
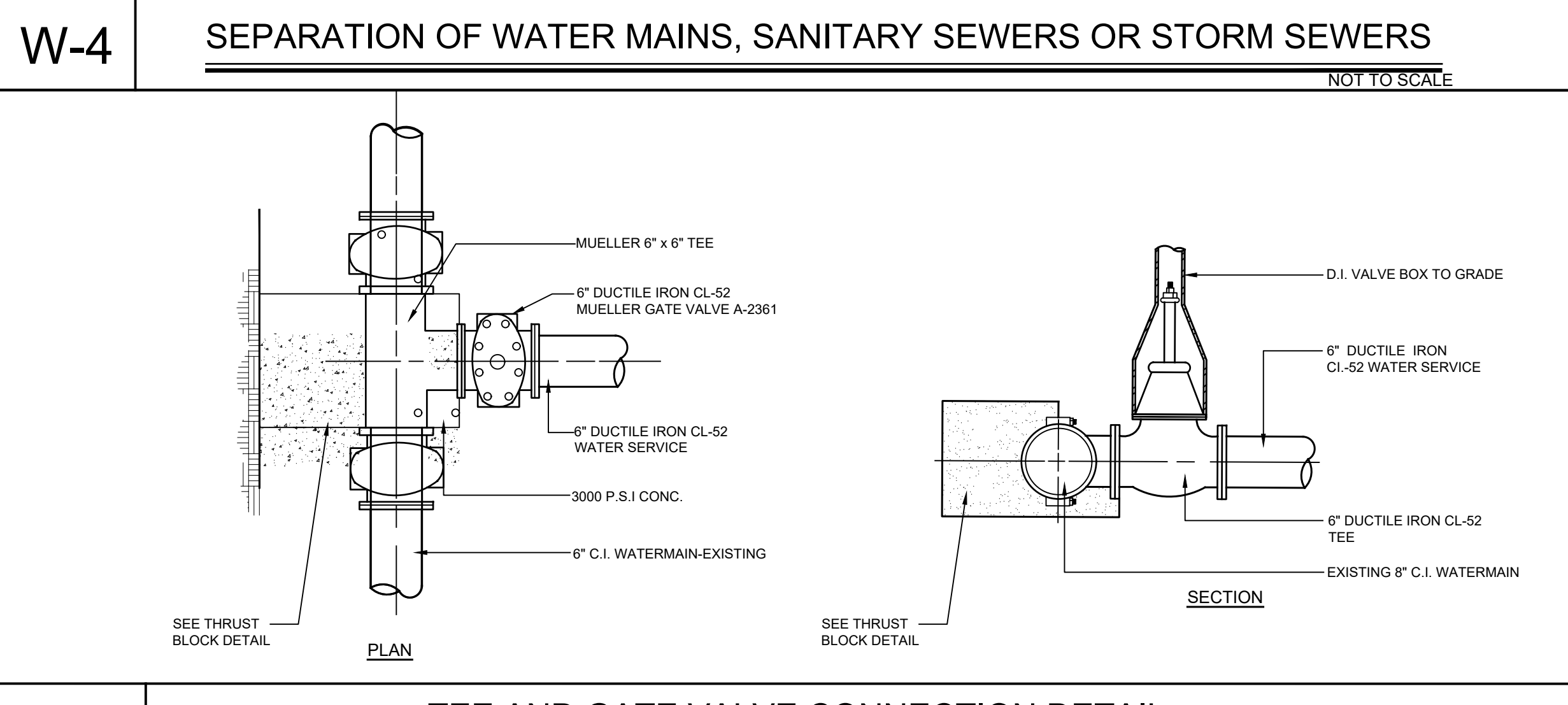
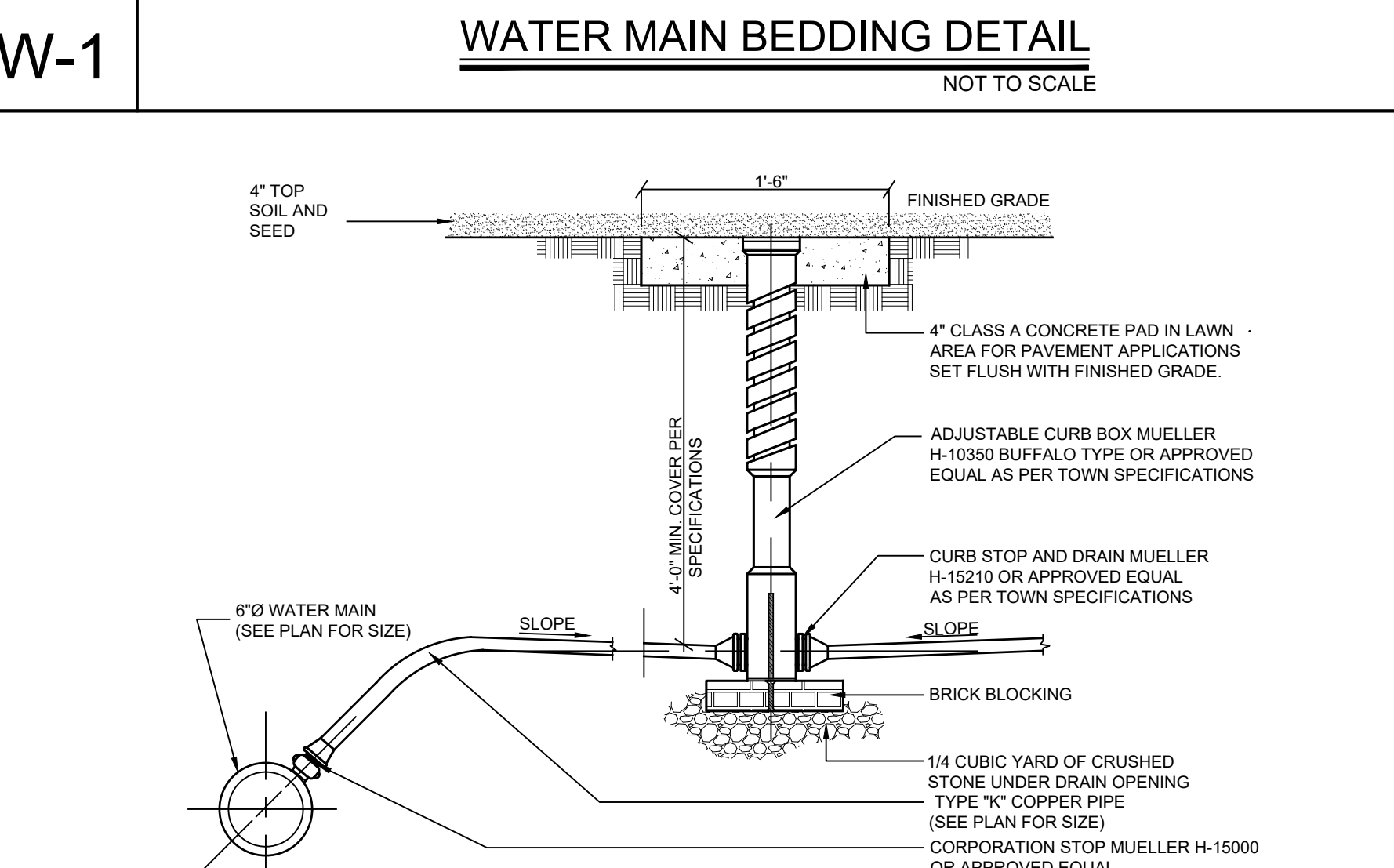
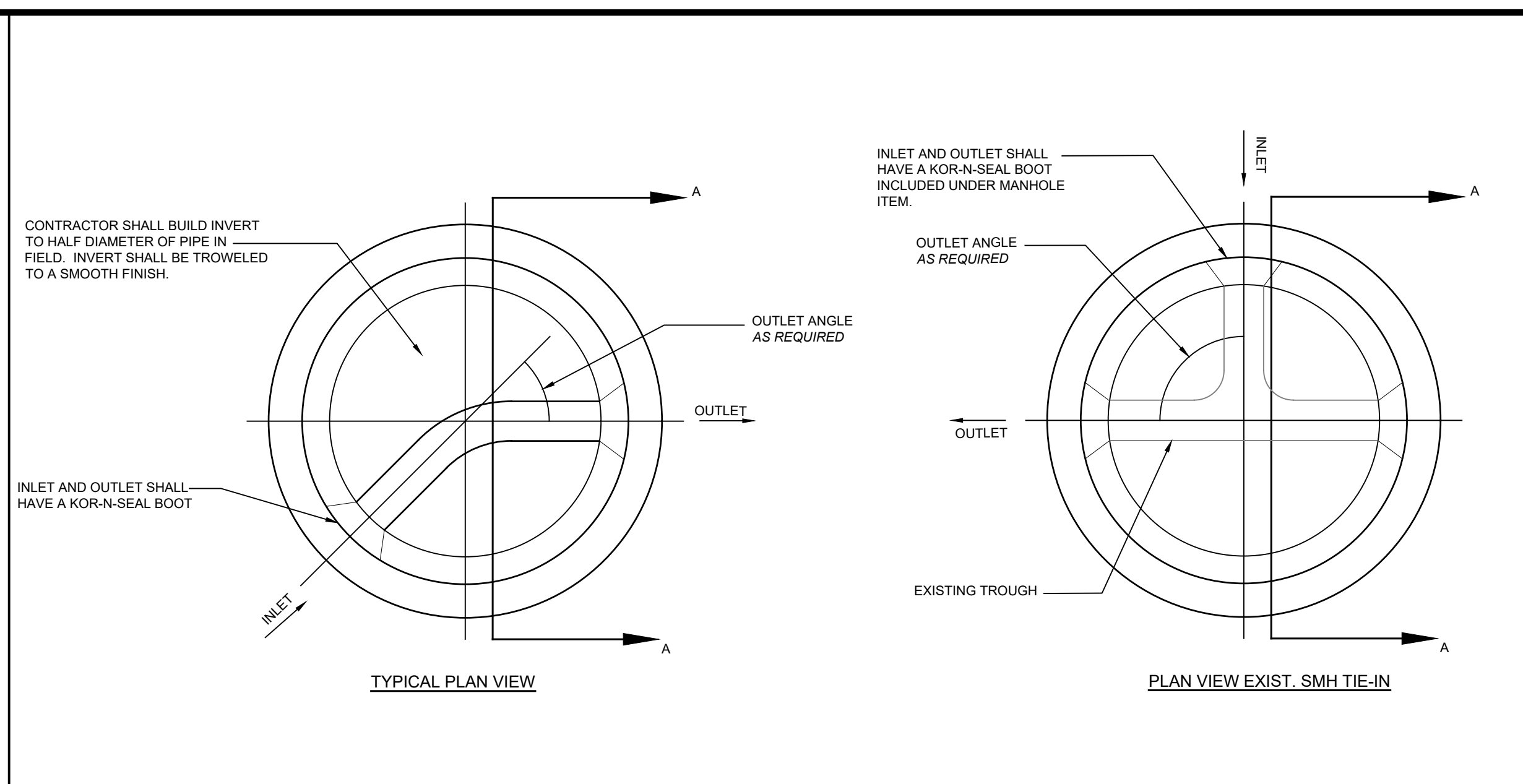
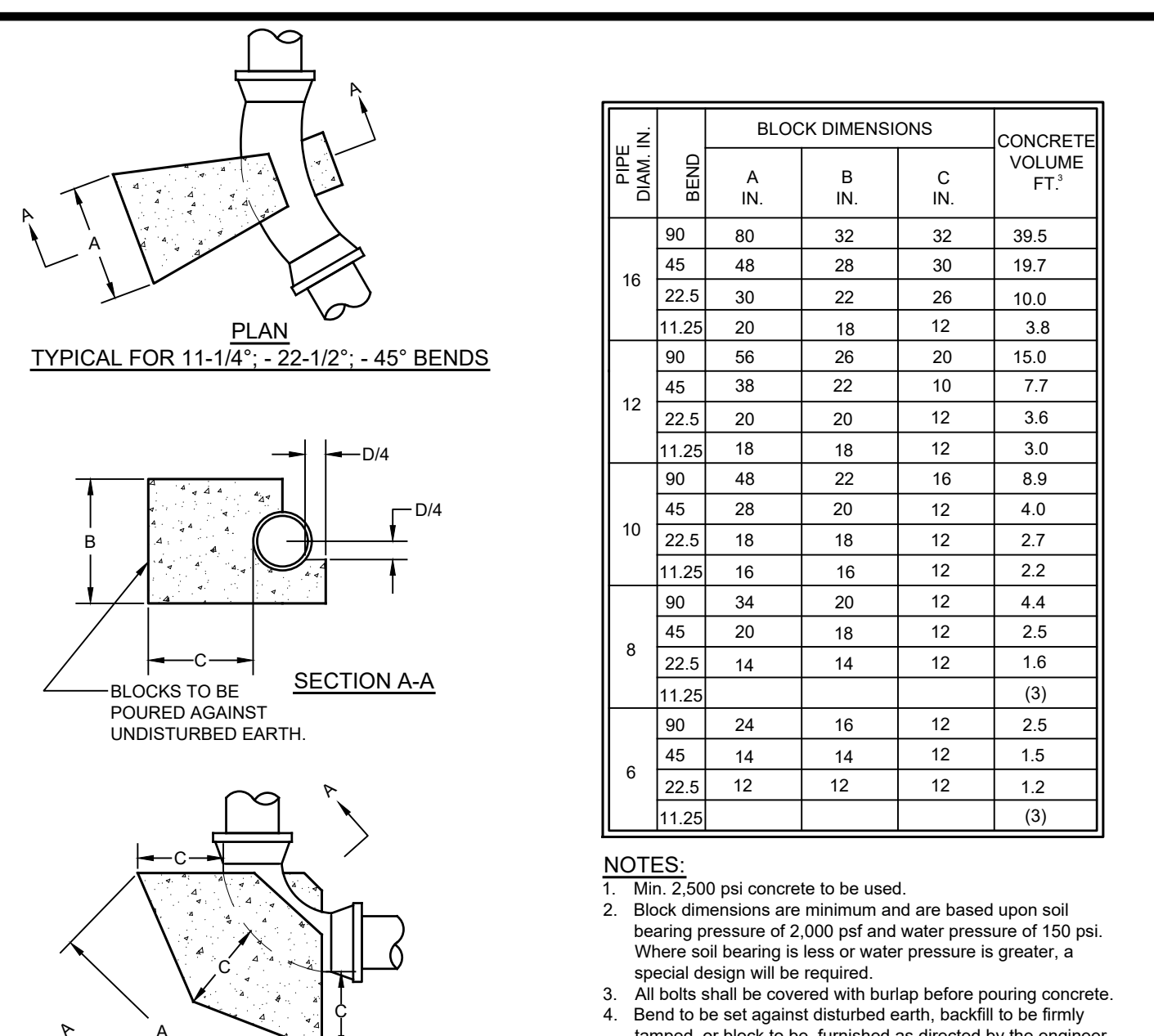
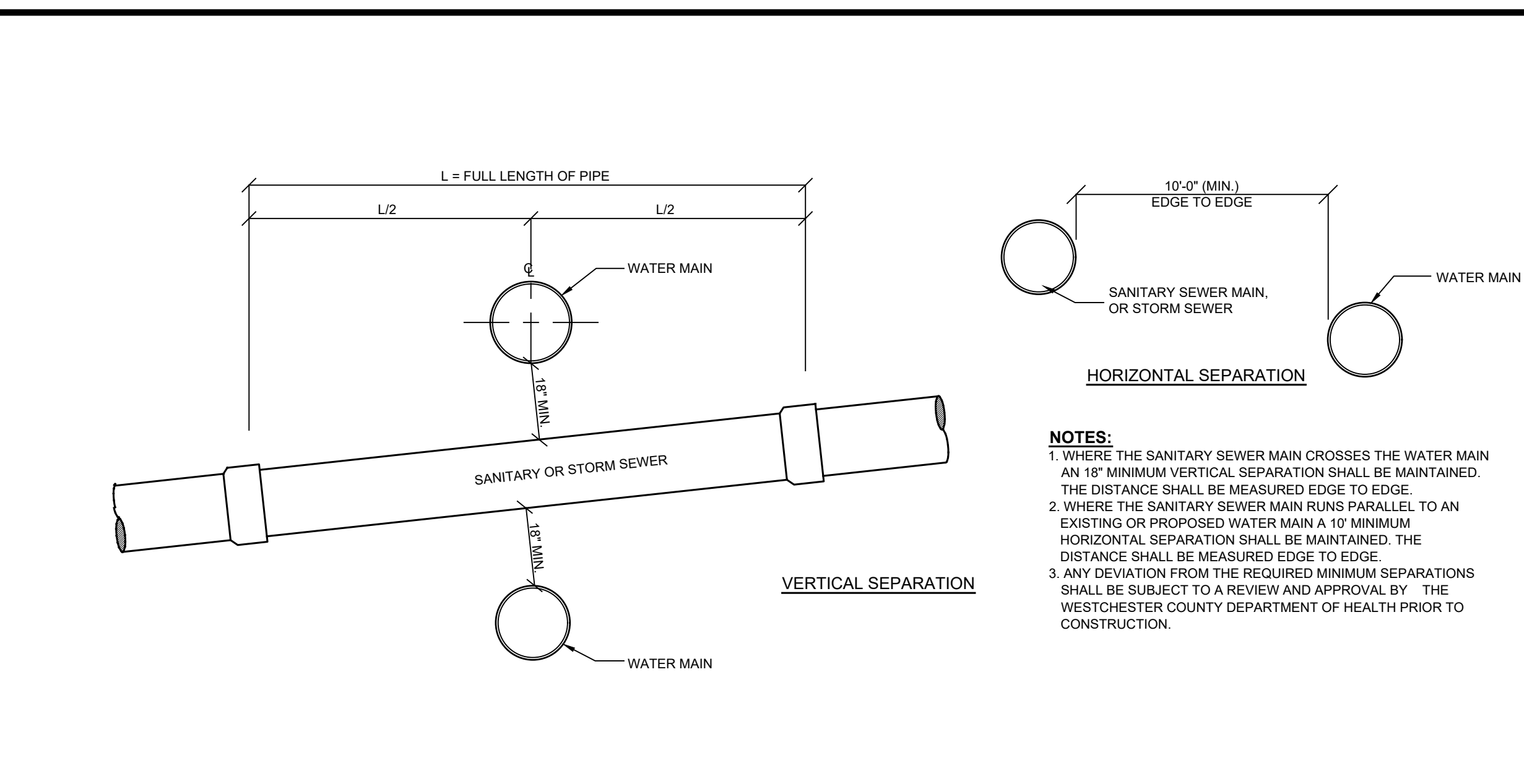
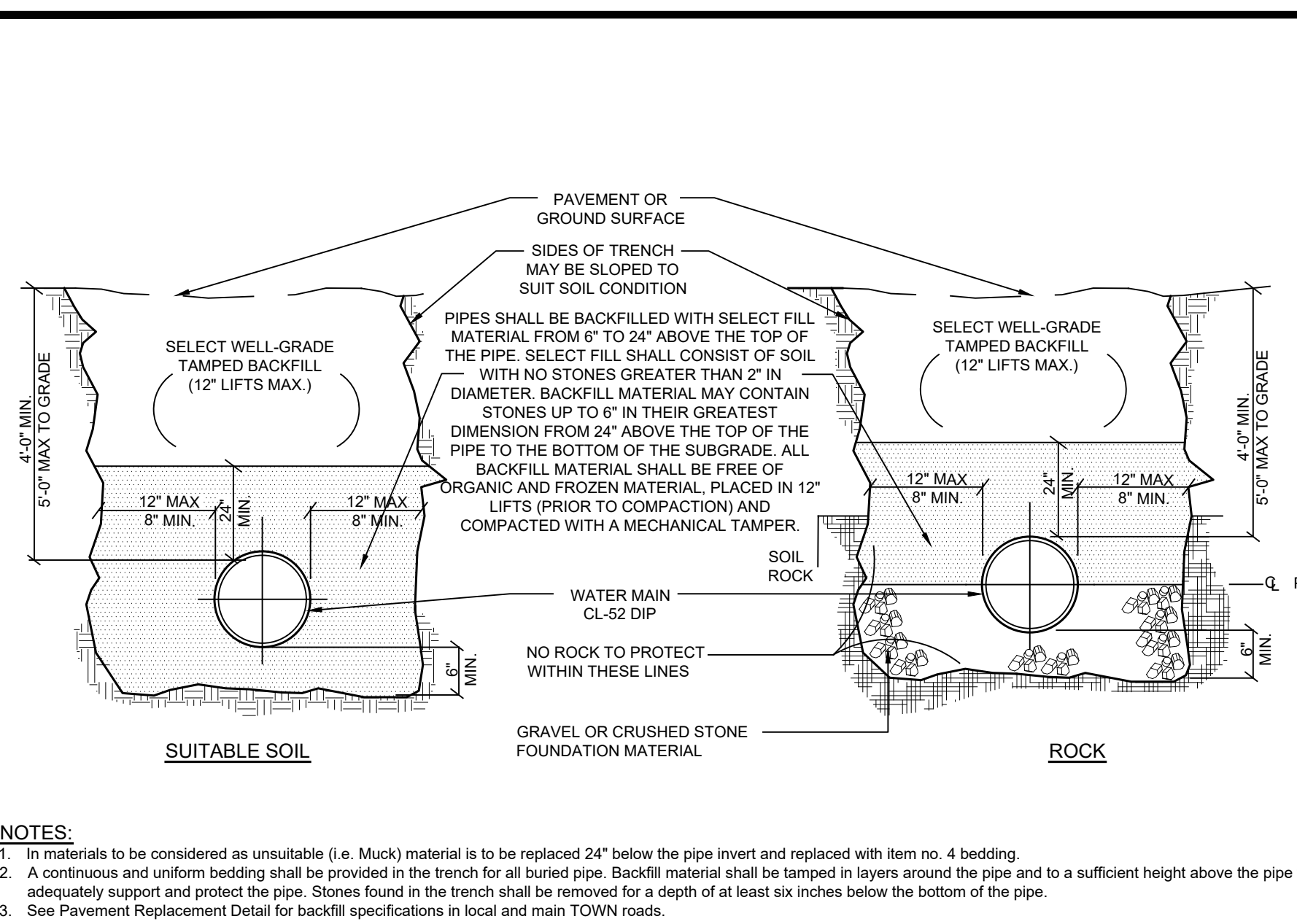
DRAWN BY: TK

DATE: 6-22-20

STORM DRAINAGE DETAILS

PRELIMINARY SITE PLAN
PREPARED FOR
UNDERHILL FARM
UNDERHILL AVENUE
Westchester County, New York
Town of Yorktown

Sheet **C-503**



Site Design Consultants
Civil Engineers & Land Planners
251-F Underhill Farm, Yorkville, New York 10998
(914) 962-4888, Fax: (914) 962-7306
www.sitedesignconsultants.com

UNDERHILL FARM
UNDERHILL AVENUE
Town of Yorkville

Project # 20-20

Sheet C-505