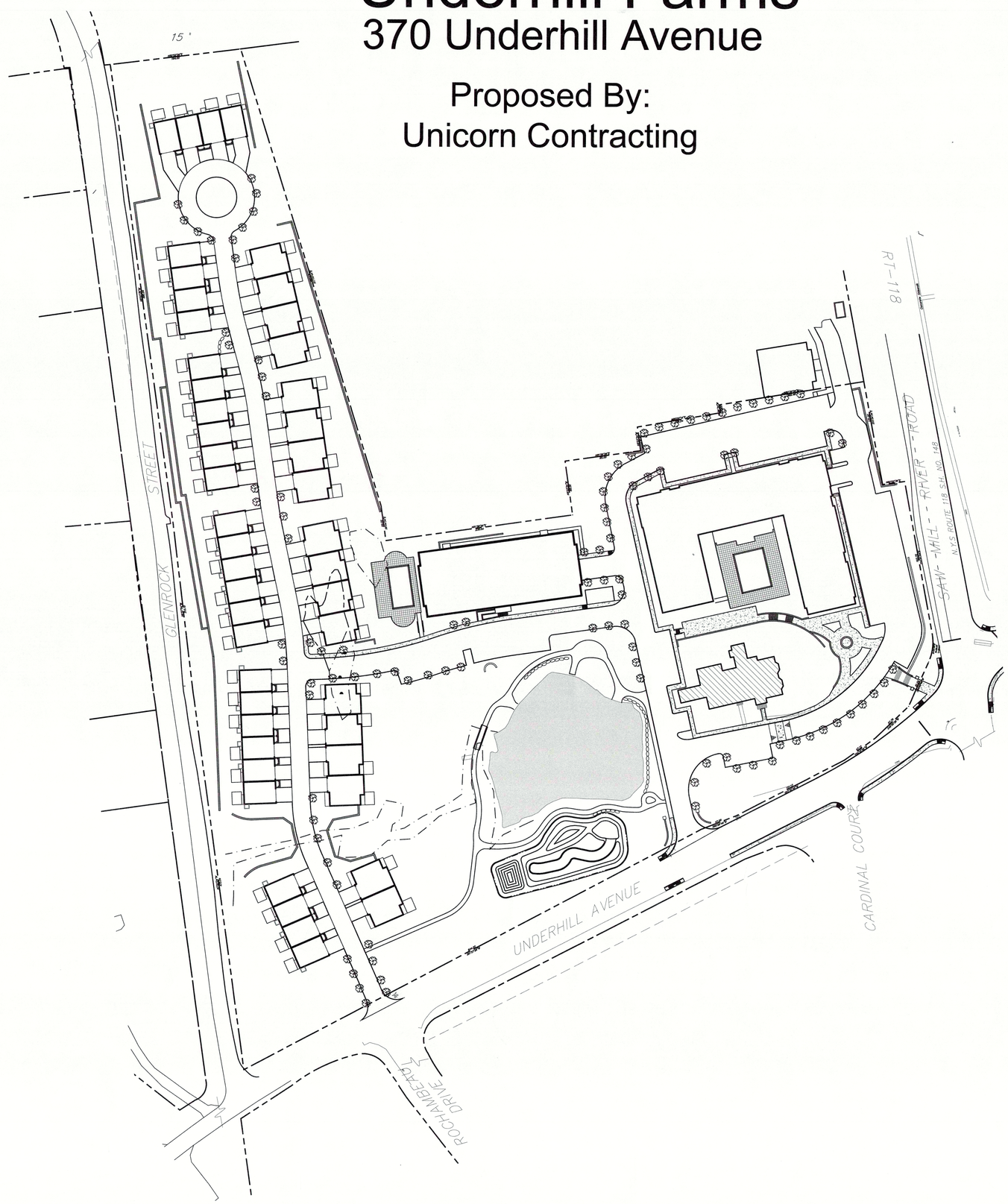
Multi-Use Development
Known As
Underhill Farms
370 Underhill Avenue

Proposed By:
Unicorn Contracting



OWNER / Applicant:

Unicorn Contacting 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

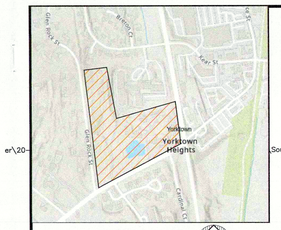
SURVEYOR:

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

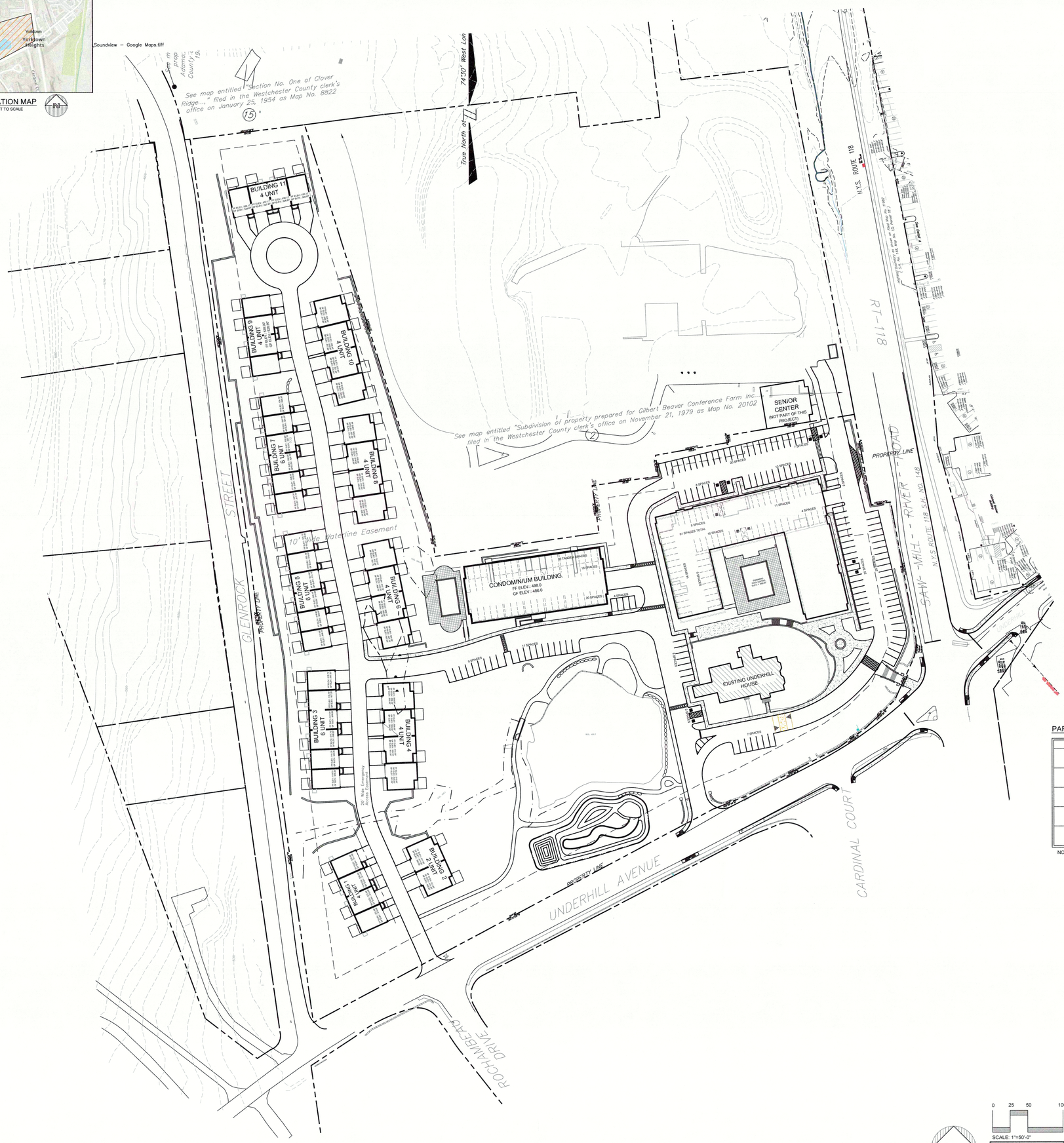
APPROVED
on the 13th day of July 2023
Planning Board, Town of Yorktown, NY
by Resolution Number 23-12
Planning Board Chairman
Date July 13, 2023

Date: June 10, 2024

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



LOCATION MAP
NOT TO SCALE



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, RESIDENTIALDESCRIPTION
PROPOSED USE:	PLANNED DEVELOPMENT DISTRICT
TOWN TAX MAP DATA:	SECTION 48.06, BLOCK 1, LOT 30
SITE AREA :	13.78 ACRES (600,459 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES

BULK ZONE REQUIREMENTS:

ZONING DISTRICT: 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:	52.5 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

APARTMENTS:	99,415 GSF
CONDO FLATS:	54,800 SF
UPHILL TOWNHOUSE:	59,320 SF
DOWNHILL TOWNHOUSE:	77,000 SF
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:

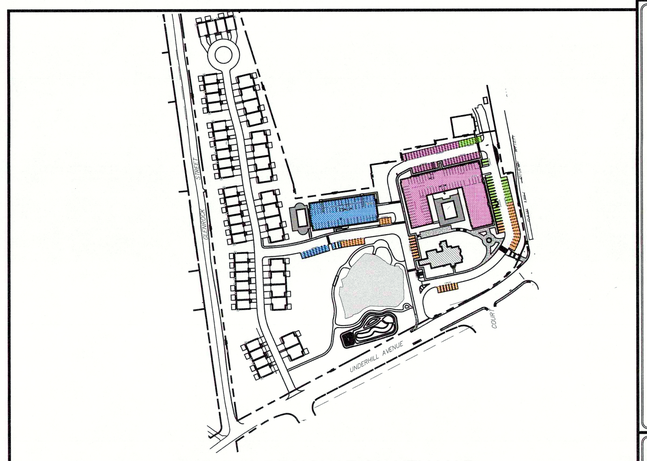
APARTMENT BUILDING (68 UNITS):	16 - 1 BEDROOM UNITS @ 750 SF 46 - 2 BEDROOM UNITS @ 1,050 SF 6 - 3 BEDROOM UNITS @ 1,280 SF
CONDO BUILDING (32 UNITS):	2 - 1 BEDROOM UNITS @ 1,000 SF 18 - 2 BEDROOM UNITS @ 2,000 SF 12 - 2 BEDROOM UNITS @ 1,400 SF
TOWNHOUSES (48 UNITS):	20 - 4 BEDROOM UNITS @ 2,966 SF 28 - 3 BEDROOM UNITS @ 2,750 SF
TOTAL NUMBER OF DWELLING UNITS 148	

APPROVED
Resolution Number 23-13
Date July 17, 2023

PARKING SCHEDULE

USE:	UNITS / SQ FT:	REQUIREMENT:	REQUIRED:	PROVIDED:	LEGEND
TOWNHOMES	48 UNITS	2 SPACES / UNIT	96 SPACES	96 GARAGE SPACES 96 DRIVEWAY SPACES	
CONDOMINIUM BLDG	32 UNITS	1.5 SPACES / UNIT	48 SPACES	36 INSIDE SPACES 11 OUTSIDE SPACES 15 TANDEM SPACES	
APARTMENTS	68 UNITS	1.5 SPACES / UNIT	102 SPACES	61 INSIDE SPACES 41 OUTSIDE SPACES	
MIXED-USE COMM.	8,000 SQ FT	4 SPACES / 1,000 SQ FT	33 SPACES	34 SPACES	
MANSION RE-USE	5,500 SQ FT COMM. 1,500 SQ FT PATRON 500 SQ FT PREP	4 SPACES / 1,000 SQ FT 1 SPACE / 50 SQ FT 1 SPACE / 100 SQ FT	22 SPACES 30 SPACES 5 SPACES	48 SPACES	

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



PARKING DESIGNATION KEY MAP

0 25 50 100
SCALE: 1"=50'-0"

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NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BADEY 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 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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PROJECT - 20-20

Site Design Consultants
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251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 245-4083 Fax (914) 245-4086
www.sitedesignconsultants.com

STATE OF NEW YORK · JOSEPH C. RUNA · 071 · LICENSED PROFESSIONAL ENGINEER
Joseph C. Runa, P.E.
NYS Lic. No. 071

Revisions:

No.	Date	Comments
12.	8/18/21	Site Plan update
13.	10/18/21	Site Plan update
14.	10/1/21	DEP Comments
15.	12/20/21	Site Plan update
16.	2/14/2024	WCDD Comments
17.	3/12/2024	DEP Sewer Comments
18.	3/14/2024	Site Plan Revisions
19.	4/29/2024	WCDD Comments
20.	5/20/2024	Site Plan Revisions
21.	5/20/2024	WCHD Comments
22.	5/20/2024	Site Plan update

Revisions:

No.	Date	Comments
1.	7/17/20	Site Plan Comments
2.	9/17/20	Zoning Schedule
3.	9/17/20	F.A.R Schedule Revised
4.	10/17/20	Updated Grading and Utility Plans
5.	11/20/20	Updated Parking Schedule
6.	1/12/21	Site Plan Revisions
7.	1/21/21	Site Plan Revisions
8.	2/18/21	Site Plan Revisions
9.	10/26/21	Site Plan Revisions
10.	3/30/22	Updated site/bind boundary
11.	4/18/22	Site Plan Revisions
12.	5/20/2024	Site Plan update
13.	5/20/2024	WCHD Comments
14.	5/20/2024	Site Plan update

SCALE: 1" = 50'
DRAWN BY: TK
DATE: 6-22-20

ZONING DATA

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

Sheet C-101

APPROVED
Resolution Number 23-13
Date July 11, 2023

SCALE 1=40'0"
0 20 40 80

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Sheet C-102

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

SITE PLAN

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

Revisions:

No.	Date	Comments
1.	8/20/20	R-3 Zone Schedule
2.	9/15/20	Zone Schedule Key Zones
3.	12/2/20	Updated Grading and Utility Plans
4.	1/21/21	Pedestrian Access Revisions
5.	1/22/21	Site Plan Revisions
6.	1/26/22	Site Plan Revisions
7.	10/24/22	Site Plan Revisions
8.	1/06/23	Updated vertical boundary
9.	5/15/23	Site plan update
10.	6/12/23	Site plan update
11.	8/08/23	Site Plan update

Revisions:

No.	Date	Comments
12.	8/18/23	Site plan update
13.	9/8/2023	Site plan update
14.	10/11/23	DEP Comments
15.	2/2/2024	DEP Comments
16.	2/14/2024	WCHD Comments
17.	2/15/2024	DEP Comments
18.	2/21/2024	DEP Comments
19.	2/22/2024	DEP Comments
20.	2/27/2024	WCHD Comments
21.	2/28/2024	WCHD Comments
22.	2/29/2024	WCHD Comments
23.	3/08/2024	WCHD Comments

Engineer:
JOSEPH C. KIHM
NEW YORK
No. 64431
LICENSED PROFESSIONAL ENGINEER
Joseph C. Kihm, P.E.
NYS Lic. No. 64431

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(914) 962-4488 - Fax: (914) 962-7586
www.sitedesignconsultants.com

PROJECT - 20.20

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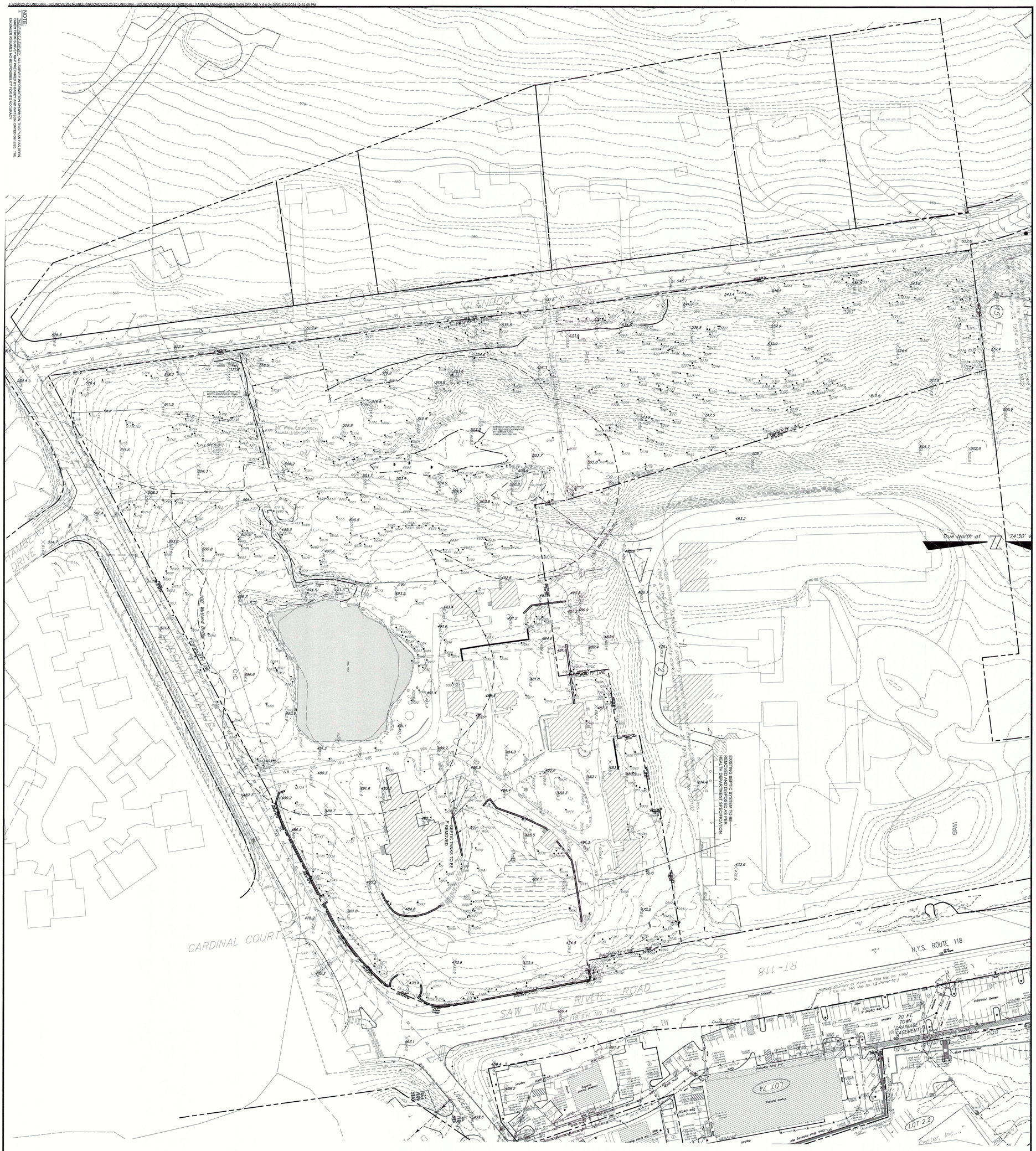
NOTE:
1. THIS PLAN IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY MOREY AND WATSON, DATED 09/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. ACCESS EASEMENT TO THE TOWN OF YORKTOWN HAS BEEN GRANTED TO THE TOWN OF YORKTOWN FOR ACCESS AND MAINTENANCE OF ALL PUBLIC UTILITIES.

F:\2020\20-20 UNICORN - SOUNDVIEW\ENGINEERING\CAD\C3D 20-20 UNICORN - SOUNDVIEW\DWG\20-20 UNDERHILL FARM PLANNING BOARD SIGN OFF ONLY 6-6-24.DWG 4/22/2024 12:52:09 PM

NOTE:
1. BOUNDARY SURVEY, ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NANTY-A-MUNK, P.C. DATED 5/1/2020. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



APPROVED
Resolution Number 23-13
Date 1/11/23

SCALE: 1"=40'-0"

0 20 40 80

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Sheet	SITE PLAN PREPARED FOR UNDERHILL FARM	EXISTING CONDITIONS	SCALE: 1" = 40' / DRAWN BY: TK / DATE: 6-22-20
C-103	UNDERHILL AVENUE Town of Yorktown — Westchester County, New York		

Revisions:

No.	Date	Comments:
1.	6/30/20	R-3 Zone Schedule
2.	7/13/20	Zone Schedule Rev Floor Areas
3.	12/3/20	Updated Grading and Utility Plans
4.	1/21/21	Pedestrian Access Revisions
5.	1/12/22	Site Plan Revisions
6.	3/16/22	Site Plan Revisions
7.	10/24/22	Site Plan Revisions
8.	3/06/23	Udated wetland boundary
9.	3/31/23	Parking update
10.	4/12/23	Site Plan update
11.	5/08/23	Site Plan update

Revisions:

No.	Date	Comments:
12.	8/18/23	Site Plan update
13.	9/8/2023	Site Plan update
14.	10/11/23	DEP Comments
15.	2/2/2024	DEP Comments
16.	2/14/2024	WCHD Comments
17.	3/13/2024	DEP Sewer Comments
18.	3/21/2024	DEP Comments
19.	4/22/2024	WCHD Comments
20.	5/10/2024	DEP Comments
21.	5/23/2024	WCHD Comments
22.	6/20/2024	WCHD Comments

Engineer: SITE OF NEW YORK — JOSEPH CARLO RIINA — LICENSED PROFESSIONAL ENGINEER — NO. 64431
Joseph C. Riina, P.E.
NYS Lic. No. 64431

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PROJECT - 20-20

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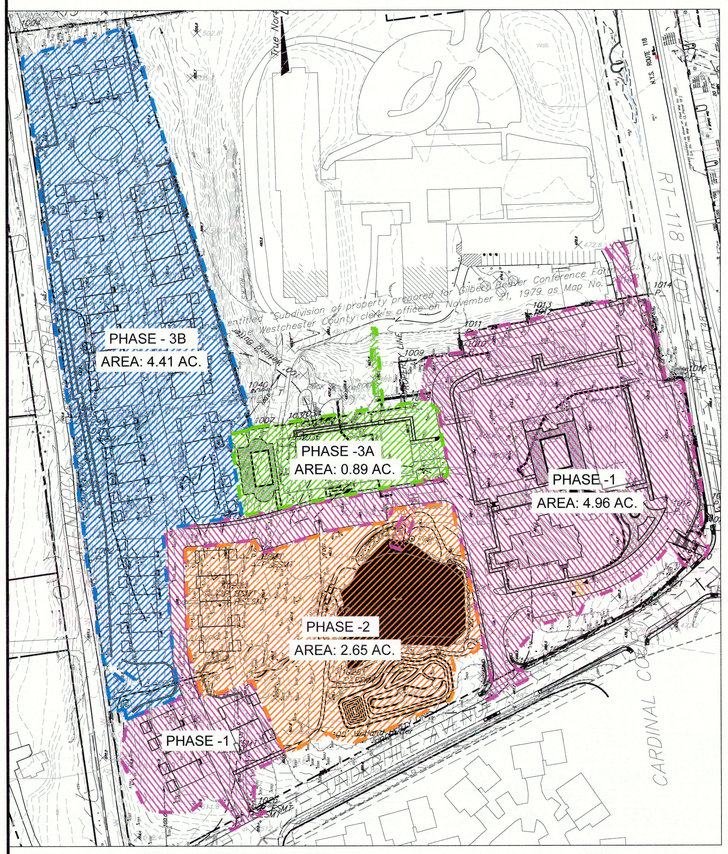

PHASE 1	
PHASE 2	
PHASE 3A	
PHASE 3B	

Phase Schedule		
Phase	Disturbed Area	Cut/Fill Analysis
1	4.96 AC.	7,000 CF CUT
2	2.65 AC.	2,285 CF CUT
3A	0.89 AC.	1,750 CF CUT
3B	4.42 AC.	11,000 CF CUT

NOTE: ALL CUT MATERIAL TO BE EXPORTED OFF SITE

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

APPROVED
Resolution Number 23-13
Date July 17 2023

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

Sheet C-104

PROJECT - 20-20

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STATE OF NEW YORK · JOSEPH CHRIS RUINA · LICENSED PROFESSIONAL ENGINEER
Joseph C. Ruina, P.E.
NYS I.D. No. 081411

Revisions:

No.	Date	Comments
1	8/18/20	Site Plan update
2	9/18/20	Site Plan update
3	10/1/20	DRP comments
4	10/12/20	DRP comments
5	11/9/20	Site Plan Revisions
6	11/23/20	Site Plan Revisions
7	12/14/20	Site Plan Revisions
8	1/25/21	Site Plan Revisions
9	3/30/21	Site Plan Revisions
10	4/19/21	Site Plan Revisions
11	5/30/21	Collect wetland boundary
12	6/14/21	Site Plan update
13	4/19/22	Site Plan update
14	10/10/22	DRP comments
15	11/9/22	Site Plan update
16	2/14/23	WCHD Comments
17	3/17/23	DEP Scenic Comments
18	4/17/23	Site Plan update
19	4/24/2023	WCHD Comments
20	5/22/2023	WCHD Comments
21	6/26/2023	WCHD Comments
22	7/20/2023	WCHD Comments

Revisions:

No.	Date	Comments
1	8/18/20	Site Plan update
2	9/18/20	Site Plan update
3	10/1/20	DRP comments
4	10/12/20	DRP comments
5	11/9/20	Site Plan Revisions
6	11/23/20	Site Plan Revisions
7	12/14/20	Site Plan Revisions
8	1/25/21	Site Plan Revisions
9	3/30/21	Site Plan Revisions
10	4/19/21	Site Plan Revisions
11	5/30/21	Collect wetland boundary
12	6/14/21	Site Plan update
13	4/19/22	Site Plan update

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

E&SC PLAN

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

Structure Table	
Structure Name	Structure Details
DMH-8	RIM = 483.202 SUMP = 476.850 Pipe - (151) INV IN = 478.098 Pipe - (152) INV OUT = 477.850
DMH-9	RIM = 483.140 SUMP = 476.300 Pipe - (152) INV IN = 477.552 Pipe - (153) INV OUT = 477.300
BYPASS #1	RIM = 475.236 SUMP = 468.320 Pipe - (65) INV IN = 470.700 Pipe - (115) INV OUT = 469.320 Pipe - (1) INV OUT = 470.320
DD-2	RIM = 475.580 SUMP = 467.317 Pipe - (115) INV IN = 469.250 Pipe - (116) INV OUT = 471.250
CB-23	RIM = 480.413 SUMP = 474.812 Pipe - (94) INV IN = 476.892 Pipe - (94) (1) INV OUT = 475.812
DMH-11	RIM = 473.373 SUMP = 466.153 Pipe - (122) INV IN = 468.297 Pipe - (123) INV OUT = 467.153
DMH-10	RIM = 468.467 SUMP = 463.684 Pipe - (123) INV IN = 464.760 Pipe - (124) INV OUT = 464.684
DMH-6	RIM = 476.280 SUMP = 469.000 Pipe - (119) INV IN = 470.560 Pipe - (135) INV IN = 470.560 Pipe - (120) INV OUT = 470.000
BYPASS #2	RIM = 475.817 SUMP = 468.320 Pipe - (120) INV IN = 469.500 Pipe - (121) INV OUT = 469.320 Pipe - (3) INV OUT = 470.320
OS-1	RIM = 492.200 SUMP = 484.940 Pipe - (150) INV OUT = 485.940
DMH-7	RIM = 531.999 SUMP = 526.540 Pipe - (150) INV IN = 481.807 Pipe - (151) INV OUT = 481.560
CB-25	RIM = 475.044 SUMP = 470.067 Pipe - (90) (1) (2) INV IN = 471.067 Pipe - (137) INV OUT = 471.070
DI-7	RIM = 476.271 SUMP = 473.667 Pipe - (135) INV OUT = 473.667
CB-4	RIM = 522.091 SUMP = 518.036 Pipe - (113) INV OUT = 519.036
CB-6	RIM = 515.000 SUMP = 510.735 Pipe - (114) INV OUT = 511.735
CB-24	RIM = 475.998 SUMP = 469.717 Pipe - (94) (1) INV IN = 472.133 Pipe - (137) INV IN = 470.860 Pipe - (119) INV OUT = 470.717
DI-1	RIM = 535.914 SUMP = 529.495 Pipe - (55) INV OUT = 530.495
DI-2	RIM = 527.636 SUMP = 520.420 Pipe - (55) INV IN = 522.169 Pipe - (56) INV OUT = 521.420
DI-3	RIM = 518.108 SUMP = 506.244 Pipe - (56) INV IN = 511.174 Pipe - (57) INV OUT = 507.244
CB-9	RIM = 506.645 SUMP = 498.024 Pipe - (57) INV IN = 500.878 Pipe - (58) INV OUT = 499.024
CB-13	RIM = 488.487 SUMP = 483.962 Pipe - (60) INV IN = 484.320 Pipe - (70) INV IN = 484.321 Pipe - (61) INV OUT = 484.070
CB-15	RIM = 482.948 SUMP = 478.392 Pipe - (61) INV IN = 478.750 Pipe - (71) INV IN = 478.750 Pipe - (136) INV IN = 478.750 Pipe - (62) INV OUT = 478.500
CB-17	RIM = 479.000 SUMP = 474.000 Pipe - (62) INV IN = 475.245 Pipe - (63) INV OUT = 475.000
CB-18	RIM = 476.995 SUMP = 471.710 Pipe - (63) INV IN = 472.956 Pipe - (64) INV OUT = 472.710
CB-19	RIM = 475.296 SUMP = 471.021 Pipe - (64) INV IN = 471.540 Pipe - (68) INV IN = 471.700 Pipe - (65) INV OUT = 471.129
CB-11	RIM = 496.234 SUMP = 491.249 Pipe - (69) INV IN = 492.249
CB-14	RIM = 488.968 SUMP = 483.607 Pipe - (70) INV OUT = 484.607
CB-16	RIM = 483.133 SUMP = 479.000 Pipe - (71) INV OUT = 480.000
CB-26	RIM = 474.996 SUMP = 470.547 Pipe - (88) INV IN = 471.596 Pipe - (90) (1) INV OUT = 471.547
CB-21	RIM = 486.495 SUMP = 482.239 Pipe - (92) INV OUT = 483.239
DMH-5	RIM = 488.468 SUMP = 481.490 Pipe - (92) INV IN = 482.743 Pipe - (93) INV OUT = 482.490
CB-22	RIM = 487.386 SUMP = 479.880 Pipe - (93) INV IN = 481.131 Pipe - (94) INV OUT = 480.880
DI-4	RIM = 510.996 SUMP = 506.553 Pipe - (76) INV OUT = 507.553
DI-5	RIM = 497.748 SUMP = 492.560 Pipe - (76) INV IN = 493.814 Pipe - (78) INV OUT = 493.560
DMH-3	RIM = 484.657 SUMP = 479.322 Pipe - (78) INV IN = 480.341 Pipe - (136) INV OUT = 480.322
DI-6	RIM = 497.000 SUMP = 492.750 Pipe - (59) INV OUT = 493.750

Structure Table	
Structure Name	Structure Details
CB-12	RIM = 496.962 SUMP = 491.120 Pipe -(59) INV IN = 492.372 Pipe - (60) INV OUT = 492.120 Pipe - (69) INV OUT = 492.372
CB-27	RIM = 548.591 SUMP = 543.233 Pipe - (43) INV OUT = 544.233
CB-28	RIM = 545.074 SUMP = 537.487 Pipe - (43) INV IN = 538.740 Pipe - (52) INV IN = 538.740 Pipe - (44) INV OUT = 538.487
CB-29	RIM = 541.087 SUMP = 535.165 Pipe - (44) INV IN = 536.728 Pipe - (53) INV IN = 536.728 Pipe - (45) INV OUT = 536.165
CB-30	RIM = 531.260 SUMP = 525.080 Pipe - (45) INV IN = 526.334 Pipe - (54) INV IN = 526.330 Pipe - (46) INV OUT = 526.080
CB-31	RIM = 524.483 SUMP = 513.376 Pipe - (46) INV IN = 516.690 Pipe - (47) INV OUT = 516.689 Pipe - (55) INV OUT = 514.440
DD-1	RIM = 517.788 SUMP = 500.870 Pipe - (50) INV IN = 509.050 Pipe - (51) INV OUT = 512.050
ES-1	RIM = 512.386 SUMP = ??? Pipe - (51) INV IN = 509.173
EX-1	RIM = 545.960 SUMP = 540.602 Pipe - (52) INV OUT = 541.602
EX-2	RIM = 542.224 SUMP = 536.866 Pipe - (53) INV OUT = 537.866
EX-3	RIM = 531.999 SUMP = 526.540 Pipe - (54) INV OUT = 527.640
EX-4	RIM = 525.665 SUMP = 521.468 Pipe - (49) INV IN = 522.468
CB-32	RIM = 522.119 SUMP = 516.514 Pipe - (47) INV IN = 517.514 Pipe - (48) INV OUT = 518.750
CB-33	RIM = 524.619 SUMP = 520.260 Pipe - (48) INV IN = 521.260 Pipe - (49) INV OUT = 521.511
CB-3	RIM = 521.995 SUMP = 516.337 Pipe - (27) INV IN = 517.537 Pipe - (113) INV IN = 518.388 Pipe - (28) INV OUT = 517.337
CB-5	RIM = 514.976 SUMP = 507.739 Pipe - (28) INV IN = 508.882 Pipe - (114) INV IN = 511.121 Pipe - (29) INV OUT = 508.739
CB-7	RIM = 506.241 SUMP = 498.040 Pipe - (29) INV IN = 499.790 Pipe - (30) INV OUT = 499.040
CB-8	RIM = 506.408 SUMP = 496.930 Pipe - (30) INV IN = 498.840 Pipe - (58) INV IN = 498.094 Pipe - (31) INV OUT = 497.930
CB-10	RIM = 509.000 SUMP = 495.257 Pipe - (31) INV IN = 496.560 Pipe - (32) INV OUT = 495.257
DMH-1	RIM = 511.223 SUMP = 493.688 Pipe - (32) INV IN = 494.963 Pipe - (33) INV OUT = 494.688
CB-1	RIM = 524.349 SUMP = 519.007 Pipe - (26) INV OUT = 520.007
CB-2	RIM = 527.307 SUMP = 518.063 Pipe - (26) INV IN = 519.516 Pipe - (27) INV OUT = 519.063
ES-8	RIM = 511.590 SUMP = ??? Pipe - (8) INV OUT = 509.732
ES-7	RIM = 509.391 SUMP = ??? Pipe - (8) INV IN = 507.533
ES-6	RIM = 506.712 SUMP = ??? Pipe - (9) INV OUT = 503.000
ES-5	RIM = 505.760 SUMP = ??? Pipe - (9) INV IN = 502.047
DD-3	RIM = 475.967 SUMP = 467.170 Pipe - (121) INV IN = 469.250 Pipe - (121) (1) INV OUT = 471.250
ES-3	RIM = 492.212 SUMP = ??? Pipe - (33) INV IN = 489.000
DMH-12	RIM = 473.362 SUMP = ??? Pipe - (3) INV IN = 470.128 Pipe - (12) INV IN = 472.450 Pipe - (4) INV OUT = 470.128
ES-2	RIM = 466.196 SUMP = ??? Pipe - (124) INV IN = 463.959
DMH-2	RIM = 501.969 SUMP = 493.969 Pipe - (167) INV IN = 496.969 Pipe - (5) INV OUT = 496.969
ES-4	RIM = 497.842 SUMP = ??? Pipe - (5) INV IN = 496.655
TD-1	RIM = 475.148 SUMP = 471.375 Pipe - (68) INV OUT = 472.375
DMH-4	RIM = 475.000 SUMP = 469.000 Pipe - (1) INV IN = 470.000 Pipe - (2) INV OUT = 470.000
DETENTION #1	RIM = 474.951 SUMP = 470.472 Pipe - (2) (1) INV IN = 469.000

Structure Table	
Structure Name	Structure Details
CL-14	RIM = 516.097 SUMP = ??? Pipe - (125) INV OUT = 514.932
CL-11	RIM = 497.025 SUMP = ??? Pipe - (125) (2) (1) INV IN = 495.861 Pipe - (126) INV OUT = 495.861
CL-10	RIM = 496.746 SUMP = ??? Pipe - (126) INV IN = 495.582 Pipe - (154) INV OUT = 495.582
DMH-2A	RIM = 500.200 SUMP = 492.262 Pipe - (154) INV IN = 495.262 Pipe - (155) INV OUT = 495.262
CL-0	RIM = 522.031 SUMP = ??? Pipe - (158) INV OUT = 520.798
CL-1	RIM = 520.245 SUMP = ??? Pipe - (158) INV IN = 519.005 Pipe - (159) INV OUT = 518.868
CL-2	RIM = 517.779 SUMP = ??? Pipe - (159) INV IN = 516.545 Pipe - (160) INV OUT = 516.546
CL-3	RIM = 509.475 SUMP = ??? Pipe - (160) INV IN = 508.242 Pipe - (161) INV OUT = 508.242
CL-4	RIM = 506.630 SUMP = ??? Pipe - (161) INV IN = 505.396 Pipe - (162) INV OUT = 505.396
CL-5	RIM = 503.343 SUMP = ??? Pipe - (162) INV IN = 502.109 Pipe - (163) INV OUT = 502.109
CL-6	RIM = 502.540 SUMP = ??? Pipe - (163) INV IN = 501.307 Pipe - (164) INV OUT = 501.307
CL-7	RIM = 501.276 SUMP = ??? Pipe - (164) INV IN = 500.043 Pipe - (165) INV OUT = 500.043
CL-8	RIM = 500.388 SUMP = ??? Pipe - (165) INV IN = 499.155 Pipe - (166) INV OUT = 499.155
CL-9	RIM = 499.247 SUMP = ??? Pipe - (166) INV IN = 498.014 Pipe - (167) INV OUT = 498.014
CL-13	RIM = 505.589 SUMP = ??? Pipe - (125) INV IN = 504.424 Pipe - (125) (2) INV OUT = 504.424

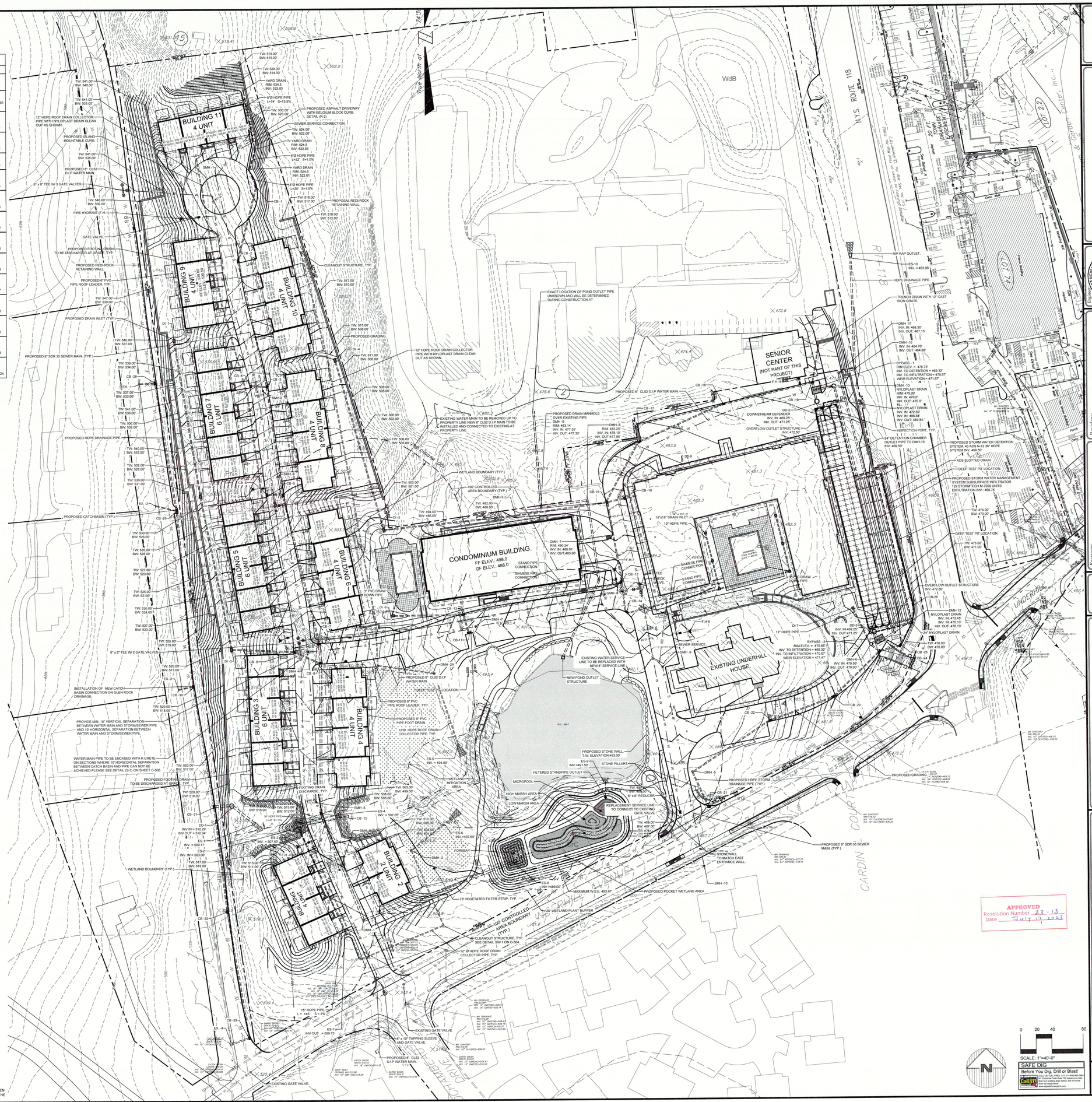
SEWER CHART	
Structure Name	Structure Details
SMH –1	RIM = 526.52' INV OUT = 521.50'
SMH –2	RIM = 521.58' INV IN = 514.18' INV OUT = 513.93'
SMH –3	RIM = 515.80' INV IN = 509.42' INV OUT = 509.17'
SMH –4	RIM = 506.40' INV IN = 502.62' INV OUT = 502.62' INV OUT = 502.37'
SMH –5	RIM = 508.98' INV IN = 504.97' INV OUT = 504.67'
SMH –6	RIM = 509.93' INV OUT = 505.75'
SMH –7	RIM = 496.09' INV IN = 488.87' INV OUT = 488.62'
SMH –8	RIM = 488.83' INV IN = 480.41' INV OUT = 480.16'
SMH –9	RIM = 490.42' INV IN = 478.40' INV OUT = 478.15'
SMH –10	RIM = 487.80' INV IN = 476.59'

NOTE:

1. THE TOWN OF YORKTOWN WILL PERIODICALLY MAINTAIN THE PROPOSED SEWER MAIN EXTENSION FOR LOW FLOW CONDITIONS
2. ALL TREE SELECTED FOR RRV REDUCTION IN THIS PROJECT ARE SELECTED PER THE NYSDM TO CLAIM THE 100 SF/TREE REQUIREMENT
3. SANITARY SEWER SERVICE CONNECTIONS TO THE APARTMENT BUILDING AND CONDOMINIUM BUILDING WILL REQUIRE PRIVATE SEWER APPLICATIONS THAT WILL BE SUBMITTED TO THE HEALTH DEPARTMENT UNDER A SEPARATE COVER

NOTE:

1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY BADEY AND WATSON, DATED 05/12/20. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



APPROVED
Resolution Number 23-13
Date July 1, 2023

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

Sheet C-105

PROJECT - 20-20

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Joseph C. Rizza P.E.
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Revisions:

No.	Date	Comments
1.	8/17/20	Site Plan update
2.	9/18/20	Per Schoder Site Plan update
3.	10/01/20	NYSEG Comments
4.	10/13/20	DEP Sewer Comments
5.	12/21/20	Site Plan Revisions
6.	2/12/2021	NYSEG Comments
7.	3/12/2021	DEP Sewer Comments
8.	4/26/2021	Site Plan Revisions
9.	5/26/2021	Site Plan Revisions
10.	6/24/2021	NYSEG Comments
11.	7/12/2021	DEP Sewer Comments
12.	8/23/2021	Site Plan Revisions
13.	10/25/2021	NYSEG Comments
14.	11/08/2021	DEP Sewer Comments
15.	12/06/2021	Site Plan update
16.	1/24/2022	Site Plan update

Revisions:

No.	Date	Comments
1.	3/15/22	Site Plan update
2.	5/13/22	Site Plan Revisions
3.	6/13/22	Site Plan Revisions
4.	7/14/22	Site Plan Revisions
5.	10/24/22	Site Plan Revisions
6.	3/06/23	Updated wetland boundary
7.	4/04/23	Site Plan Revisions
8.	6/14/23	Site Plan Revisions
9.	6/14/23	Site Plan update

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

IMPROVEMENT PLAN

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TW: 519.00'
BW: 515.00'

TW: 528.00'
BW: 514.00'

YARD DRAIN
RIM: 534.5
INV: 532.83

8"Ø HDPE PIPE
L=74' S=13.5%

TW: 530.00'
BW: 520.00'

PROPOSED ASPHALT DRIVEWAY WITH BELGIUM BLOCK CURB. DETAIL (R-2)

SEWER SERVICE CONNECTION.

TW: 524.00'
BW: 522.00'

YARD DRAIN
RIM: 524.5
INV: 522.83

8"Ø HDPE PIPE
L=22' S=1.0%

YARD DRAIN
RIM: 524.5
INV: 522.61

8"Ø HDPE PIPE
L=20' S=1.0%

TW: 518.00'
BW: 517.00'

PROPOSAL REDI-ROCK RETAINING WALL.

TW: 518.00'
BW: 512.00'

TW: 541.00'
BW: 540.00'

TW: 541.00'
BW: 535.00'

12" HDPE ROOF DRAIN COLLECTOR PIPE WITH NYLOPLAST DRAIN CLEAN OUT AS SHOWN.

PROPOSED ISLAND MOUNTABLE CURB.

TW: 541.00'
BW: 535.00'

PROPOSED 8" CL52 D.I.P WATER MAIN.

8" x 8" TEE W/ 3 GATE VALVES

TW: 548.00'
BW: 539.00'

FIRE HYDRANT (F.H-1)

GATE VALVE.

PROPOSED FOOTING DRAIN TO BE DISCHARGED AT GRADE, TYP.

PROPOSED REDI-ROCK RETAINING WALL.

PROPOSED 6" PVC PIPE ROOF LEADER, TYP.

TW: 547.00'
BW: 539.00'

PROPOSED DRAIN INLET (TYP.)

TW: 540.00'
BW: 537.00'

PROPOSED 8" SDR 35 SEWER MAIN. (TYP.)

TW: 539.00'
BW: 534.00'

CB -28

EX. -1

TW: 537.00'
BW: 533.00'

TW: 541.00'
BW: 536.00'

TW: 536.00'
BW: 532.00'

PROPOSED HDPE DRAINAGE PIPE.

TW: 540.00'
BW: 533.00'

TW: 532.00'
BW: 528.00'

TW: 539.00'
BW: 531.00'

EX. -2

PROPOSED CATCHBASIN (TYP.)

CB -29

TW: 530.00'
BW: 526.00'

TW: 535.00'
BW: 528.00'

TW: 527.00'
BW: 523.00'

TW: 525.00'

BUILDING 11
4 UNIT
FF ELEV.: 539.17' GF ELEV.: 529.67'
FF ELEV.: 537.17' GF ELEV.: 527.67'
FF ELEV.: 536.17' GF ELEV.: 526.67'
FF ELEV.: 535.17' GF ELEV.: 525.67'

SMH -1

CB -1

CB -27

CB -2

BUILDING 9
4 UNIT
FF ELEV.: 538.00'
GF ELEV.: 528.50'

BUILDING 10
4 UNIT
FF ELEV.: 528.80' GF ELEV.: 517.80'
FF ELEV.: 527.80' GF ELEV.: 516.80'

CLEANOUT STRUCTURE, TYP.

TW: 517.00'
BW: 510.00'

DI -1

TW: 515.00'
BW: 508.00'

PROPOSED GRADING.

DI -4

TW: 511.00'
BW: 506.00'

12" HDPE ROOF DRAIN COLLECTOR PIPE WITH NYLOPLAST DRAIN CLEAN OUT AS SHOWN.

TW: 509.00'
BW: 505.00'

CB -4

CB -3

SMH-2

BUILDING 7
6 UNIT
FF ELEV.: 534.70' GF ELEV.: 525.20'
FF ELEV.: 533.70' GF ELEV.: 524.20'
FF ELEV.: 532.75' GF ELEV.: 523.75'
FF ELEV.: 530.25' GF ELEV.: 520.75'
FF ELEV.: 528.75' GF ELEV.: 519.25'
FF ELEV.: 527.25' GF ELEV.: 517.75'

BUILDING 8
4 UNIT
FF ELEV.: 526.80' GF ELEV.: 515.80'
FF ELEV.: 525.80' GF ELEV.: 514.80'
FF ELEV.: 524.80' GF ELEV.: 513.80'
FF ELEV.: 523.80' GF ELEV.: 512.80'
FF ELEV.: 522.80' GF ELEV.: 511.80'
FF ELEV.: 521.80' GF ELEV.: 510.80'
FF ELEV.: 520.80' GF ELEV.: 509.80'
FF ELEV.: 519.80' GF ELEV.: 508.80'
FF ELEV.: 518.80' GF ELEV.: 507.80'
FF ELEV.: 517.80' GF ELEV.: 506.80'

TW: 508.00'
BW: 502.00'

TW: 506.00'
BW: 505.00'

SMH -3

CB -6

CB -5

DI -2

F.H -2

TW: 502.00'
BW: 501.00'

BUILDING 5
6 UNIT
FF ELEV.: 525.10' GF ELEV.: 513.60'
FF ELEV.: 524.10' GF ELEV.: 512.60'
FF ELEV.: 523.10' GF ELEV.: 511.60'
FF ELEV.: 522.10' GF ELEV.: 510.60'
FF ELEV.: 521.10' GF ELEV.: 509.60'
FF ELEV.: 520.10' GF ELEV.: 508.60'

EXPANDED WETLAND LIMITS AS PER FIELD CORRECTIONS REQUIRED BY ACOE CONSTRUCTION PERMIT

BUILDING 6
4 UNIT
FF ELEV.: 512.75 GF ELEV.: 501.75
FF ELEV.: 512.25 GF ELEV.: 501.75
FF ELEV.: 511.75 GF ELEV.: 500.75
FF ELEV.: 509.75 GF ELEV.: 498.75
FF ELEV.: 509.25 GF ELEV.: 498.25

3" PVC DRAW

WETLAND BOUNDARY (TYP.)

100' CONTROLLED AREA BOUNDARY (TYP.)

DMH-3

TW: 492.00'
BW: 486.00'

TW: 494.00'
BW: 486.00'

DI -5

CONDOMINIUM BUILDING.
FF ELEV.: 498.0
GF ELEV.: 486.0

STAND PIPE CONNECTION.

SIAMESE FIRE CONNECTION.

EXISTING DRAINAGE PIPE.

EXACT LOCATION OF POND OUTLET PIPE UNKNOWN AND WILL BE DETERMINED DURING CONSTRUCTION AT

PROPOSED 6" CL52 D.I.P WATER MAIN.

EXISTING WATER MAIN TO BE REMOVED UP TO PROPERTY LINE NEW 8" CL52 D.I.P MAIN TO BE INSTALLED AND CONNECTED TO EXISTING AT PROPERTY LINE.

PROPOSED DRAIN MANHOLE OVER EXISTING PIPE
DMH -9
RIM: 483.14'
INV. IN: 477.55'
INV. OUT: 477.30'

DMH -8
RIM: 483.20'
INV. IN: 478.10'
INV. OUT:477.85'

CB -17

CB-15

CB -16

18"x18" DRAIN INLET

12" HDPE PIPE.

DMH -7
RIM: 490.24'
INV. IN: 486.01'
INV. OUT:485.06'

F.H-7

CB -13

8" TEE

CHECK VALVE.

APPROVED
Resolution Number 23-13
Date July 17 2023

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PROJECT - 20-20

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Joseph C. Riina, P.E.
NYS Lic. No. 0751

Revisions:

No.	Date	Comments
1	8/8/23	Site Plan update.
2	8/18/23	Site Plan update.
3	9/11/23	Site Plan update.
4	10/1/23	DEP comments.
5	11/6/23	Site Plan update.
6	2/14/2024	WCHD Comments.
7	3/14/2024	DEP Sewer Comments.
8	3/19/2024	Site Plan Revisions.
9	4/29/2024	WCHD Comments.
10	5/20/2024	Site Plan Revisions.
11	5/27/2024	WCHD Comments.
12	6/30/2024	WCHD Comments.

Revisions:

No.	Date	Comments
1	8/8/23	Site Plan update.
2	8/18/23	Site Plan update.
3	9/11/23	Site Plan update.
4	10/1/23	DEP comments.
5	11/6/23	Site Plan Revisions.
6	2/14/2024	WCHD Comments.
7	3/14/2024	DEP Sewer Comments.
8	3/19/2024	Site Plan Revisions.
9	4/29/2024	WCHD Comments.
10	5/20/2024	Site Plan Revisions.
11	5/27/2024	WCHD Comments.
12	6/30/2024	WCHD Comments.
13	7/17/2024	Site Plan update.

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

IMPV. PLAN A

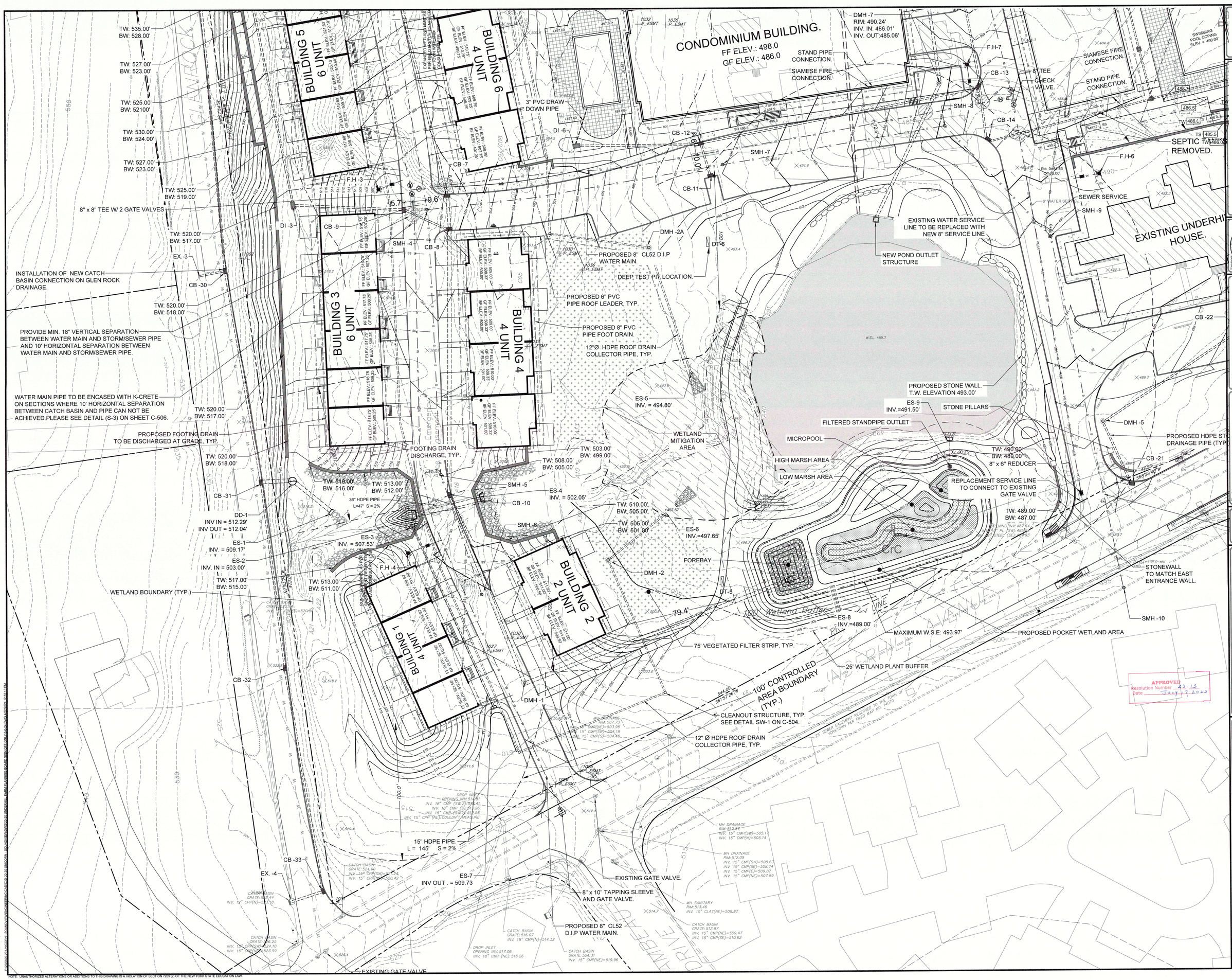
SITE PLAN
PREPARED FOR

UNDERHILL FARM

UNDERHILL AVENUE
Town of Yorktown
Westchester County, New York

Sheet C-105 A

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



PROJECT : 20-30

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Joseph C. Riina, P.E.
President
NYS Lic. No. 071

Revisions:

No.	Date	Comments
1.	8/17/20	Site Plan update
2.	8/31/20	Site Plan update
3.	9/8/2021	Site Plan update
4.	10/11/21	DEP Comments
5.	10/12/21	DEP Comments
6.	2/14/2022	WCDD Comments
7.	3/14/2022	WCDD Comments
8.	5/12/2022	DEP Sewer Comments
9.	5/12/2022	DEP Sewer Comments
10.	6/24/2022	WCDD Comments
11.	7/22/2022	WCDD Comments
12.	8/22/2022	WCDD Comments
13.	12/7/2022	WCDD Comments

Revisions:

No.	Date	Comments
1.	8/17/20	Site Plan update
2.	8/31/20	Site Plan update
3.	9/8/2021	Site Plan update
4.	10/11/21	DEP Comments
5.	10/12/21	DEP Comments
6.	2/14/2022	WCDD Comments
7.	3/14/2022	WCDD Comments
8.	5/12/2022	DEP Sewer Comments
9.	5/12/2022	DEP Sewer Comments
10.	6/24/2022	WCDD Comments
11.	7/22/2022	WCDD Comments
12.	8/22/2022	WCDD Comments
13.	12/7/2022	WCDD Comments

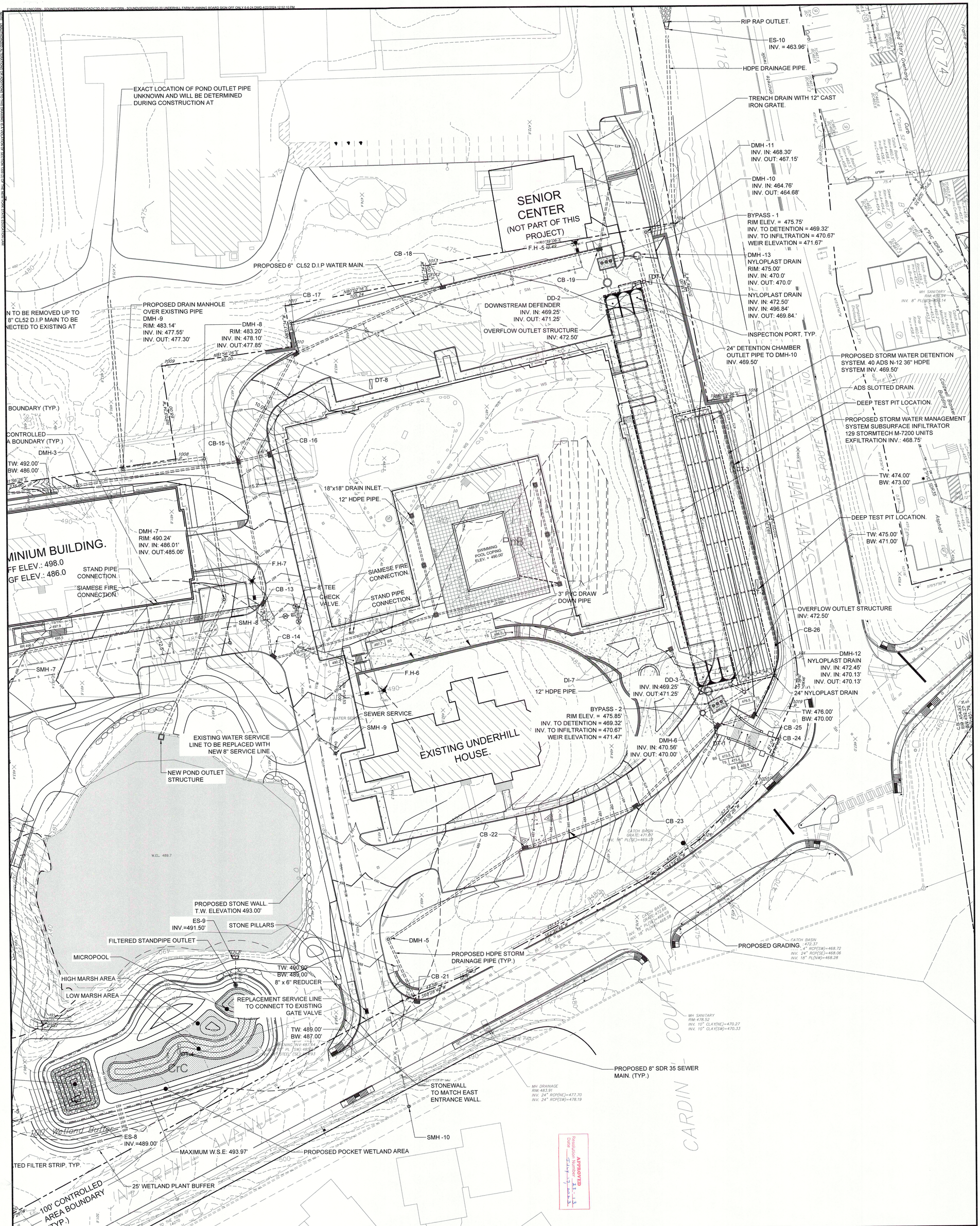
SCALE:	DRAWN BY:	DATE:
1" = 20'	TK	6-22-20

IMPV. PLAN B

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

Sheet C-105 B

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



Sheet	SITE PLAN PREPARED FOR		SCALE:	Revisions:			Revisions:			Engineer:	Site Design Consultants
C-105 C	UNDERHILL FARM UNDERHILL AVENUE Town of Yorktown — Westchester County, New York	IMPV. PLAN C	1" = 20'	No. / Date / Comments			No. / Date / Comments			STATE OF NEW YORK — JOSEPH CARLO RIINA — LICENSED PROFESSIONAL ENGINEER — NO. 64431	Civil Engineers • Land Planners
			DRAWN BY: TK	1. 6/30/20	R-3 Zone Schedule		12. 8/18/23	Site Plan update		Joseph C. Riina, P.E.	251-F Underhill Avenue, Yorktown Heights, NY 10598
			DATE: 6-22-20	2. 7/13/20	Zone Schedule Rev Floor Areas		13. 9/8/2023	Site Plan update		NYS Lic. No. 64431	(914) 962-4488 - Fax: (914) 962-7386
				3. 12/3/20	Updated Grading and Utility Plans		14. 10/11/23	DEP Comments			www.sitedesignconsultants.com
				4. 1/21/21	Pedestrian Access Revisions		15. 2/7/2024	DEP Comments			
				5. 1/12/22	Site Plan Revisions		16. 2/14/2024	WCHD Comments			
				6. 3/16/22	Site Plan Revisions		17. 3/12/2024	DEP Sewer Comments			
				7. 10/24/22	Site Plan Revisions		18. 3/21/2024	DEP Comments			
				8. 3/06/23	Updated wetland boundary		19. 4/22/2024	WCHD Comments			
				9. 3/31/23	Parking update		20. 5/10/2024	DEP Comments			
				10. 4/12/23	Site Plan update		21. 4/22/2024	WCHD Comments			
				11. 5/08/23	Site Plan update		22. 5/10/2024	WCHD Comments			

PROJECT - 20-20

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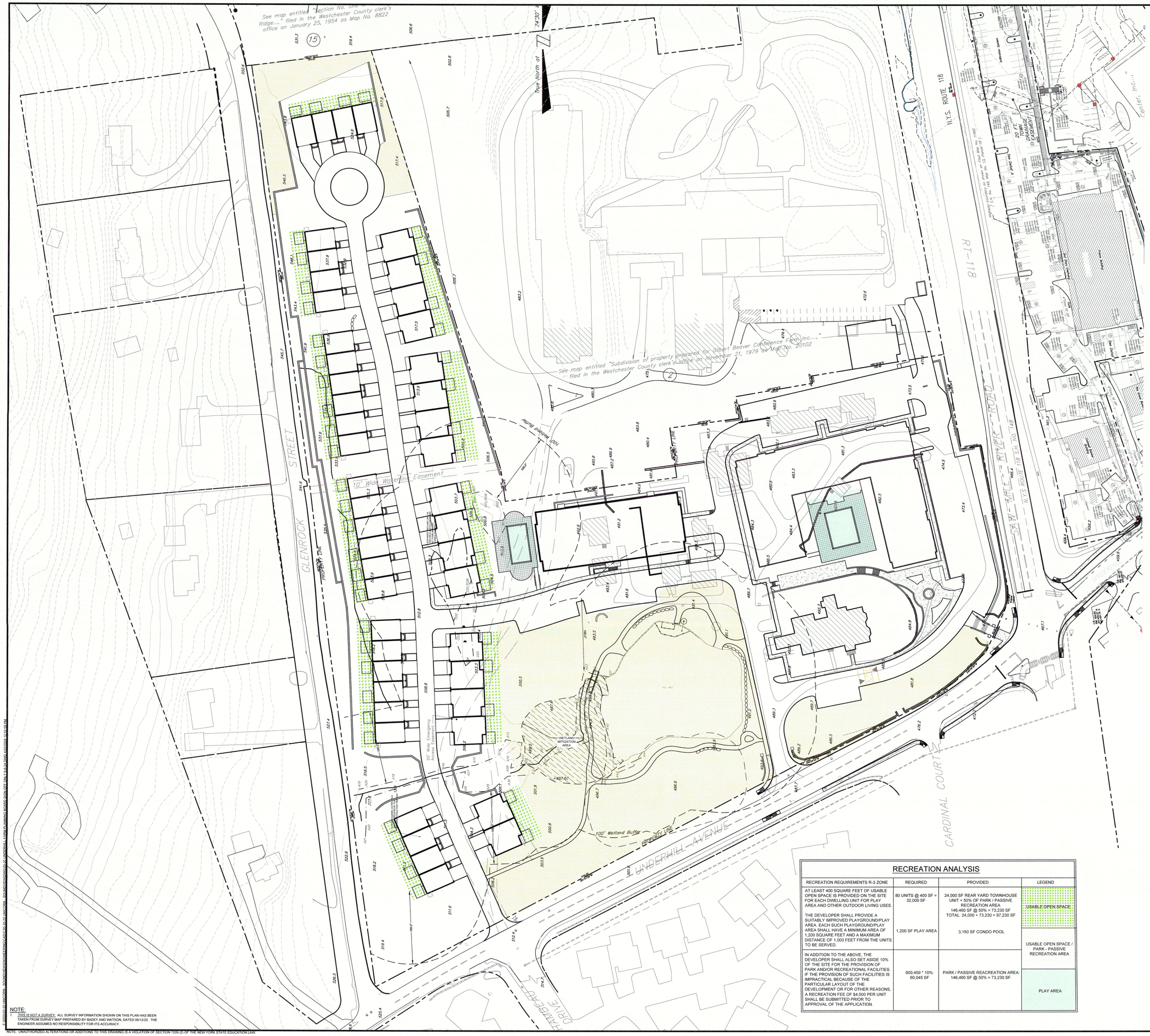

RECREATION ANALYSIS

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 REACREATION AREA: 146,460 SF @ 50% = 73,230 SF.	PLAY AREA

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Resolution Number 23-13
Date July 17, 2023

0 20 40 80
SCALE: 1"=40'-0"

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

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PROJECT - 20-20

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STATE OF NEW YORK · JOSEPH CONRAD RIINA · 071 · LICENSED PROFESSIONAL ENGINEER
Engineer: Joseph C. Riina, P.E.
NYS Lic. No. 071

Revisions:

No.	Date	Comments
12.	8/18/21	Site Plan update
13.	9/13/21	Add Sheet C-106
14.	1/11/22	DPH Comments
15.	2/14/22	DPH Comments
16.	2/14/2022	WCHD Comments
17.	3/1/2022	DEP Sewer Comments
18.	3/14/2022	DEP Sewer Comments
19.	6/27/2022	WCHD Comments
20.	10/18/22	WCHD Comments
21.	10/24/22	Site Plan Revisions
22.	3/06/23	Latest Wetlands Boundary
23.	6/20/23	Site Plan update
24.	10/25/23	Site Plan update
25.	6/06/24	WCHD Comments

Revisions:

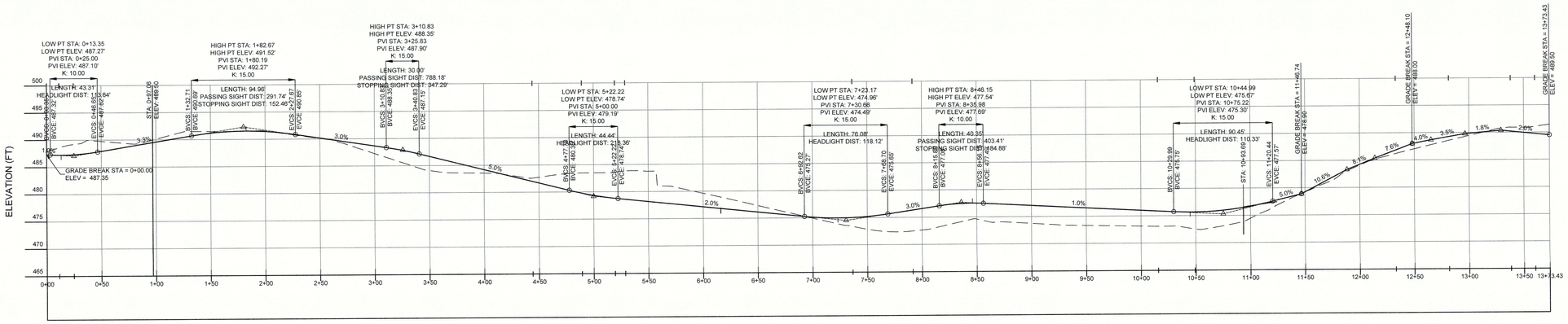
No.	Date	Comments
1.	8/18/20	Site Plan update
2.	9/10/20	Add Schedule Rec Usage Areas
3.	9/17/20	Updated Grading and Utility Plans
4.	10/12/20	Updated Wetlands Boundary
5.	10/26/20	Site Plan Revisions
6.	12/7/20	Site Plan Revisions
7.	12/24/20	Site Plan Revisions
8.	3/30/21	Latest wetlands boundary
9.	4/16/21	Site Plan update
10.	7/7/21	Site Plan update
11.	8/06/21	Site Plan update

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

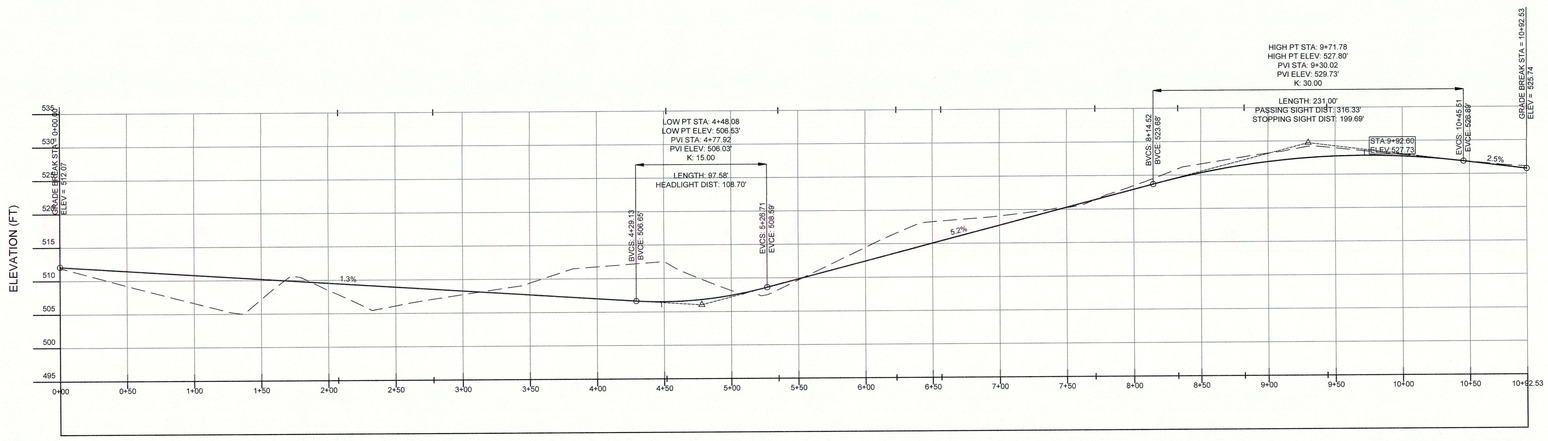
OPEN SPACE AND RECREATION

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

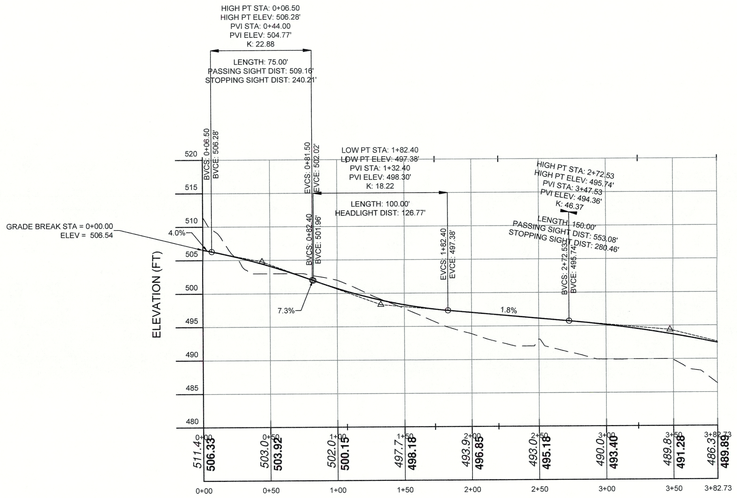
Sheet C-106



APARTMENT DRIVEWAY (1) (1)
VERT. SCALE: 1" = 8
HORIZ. SCALE: 1" = 40



TOWN HOUSE ROAD (1) (1) (1)
VERT. SCALE: 1" = 8
HORIZ. SCALE: 1" = 40



CONNECTING ROAD NEW
VERT. SCALE: 1" = 8
HORIZ. SCALE: 1" = 40

APPROVED
Resolution Number 23-13
Date July 17, 2023

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PROJECT - 20-20

STATE OF NEW YORK · JOSEPH C. RITA · LICENSED PROFESSIONAL ENGINEER
Engineer: Joseph C. Rita, P.E.
License No. 085,847

Revisions:

No.	Date	Comments
1	6/17/21	Site Plan update
2	7/7/21	Zone Schedule Rec. Floor Areas
3	7/27/21	Updated Location and Utility Plans
4	12/7/21	Updated Comments
5	1/10/22	Site Plan Revisions
6	1/19/22	Site Plan Revisions
7	10/24/22	Site Plan Revisions
8	3/17/23	Parking setbacks boundary
9	4/10/23	Site Plan update
10	4/10/23	Site Plan update
11	5/15/23	Site Plan update

Revisions:

No.	Date	Comments
1	6/17/21	Site Plan update
2	10/11/21	DEP Comments
3	10/14/21	DEP Comments
4	10/17/21	DEP Comments
5	1/10/22	DEP Comments
6	2/14/22	WCED Comments
7	3/10/22	WCED Comments
8	3/21/22	DEP Special Comments
9	6/29/22	WCED Comments
10	6/29/22	NYSDEC Comments
11	10/20/22	WCED Comments
12	10/24/22	WCED Comments
13	3/17/23	WCED Comments
14	5/15/23	WCED Comments

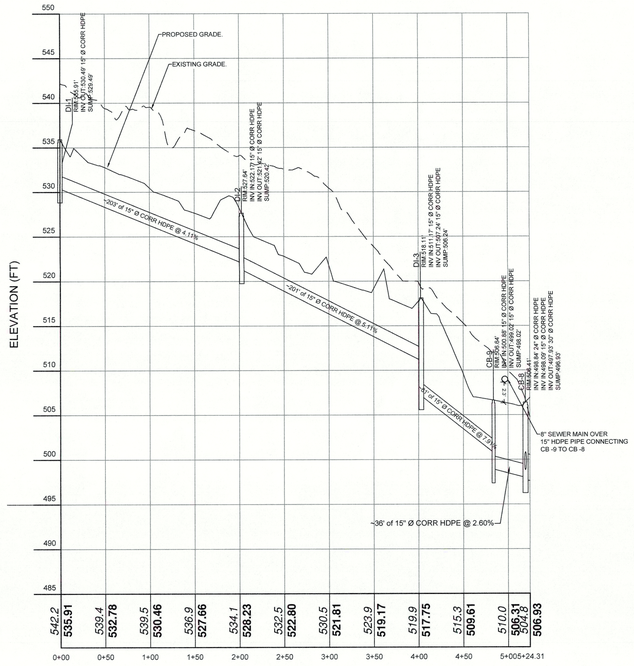
SCALE:	DRAWN BY:	DATE:
1" = 40'	TK	6-22-20

ROADWAY PROFILES

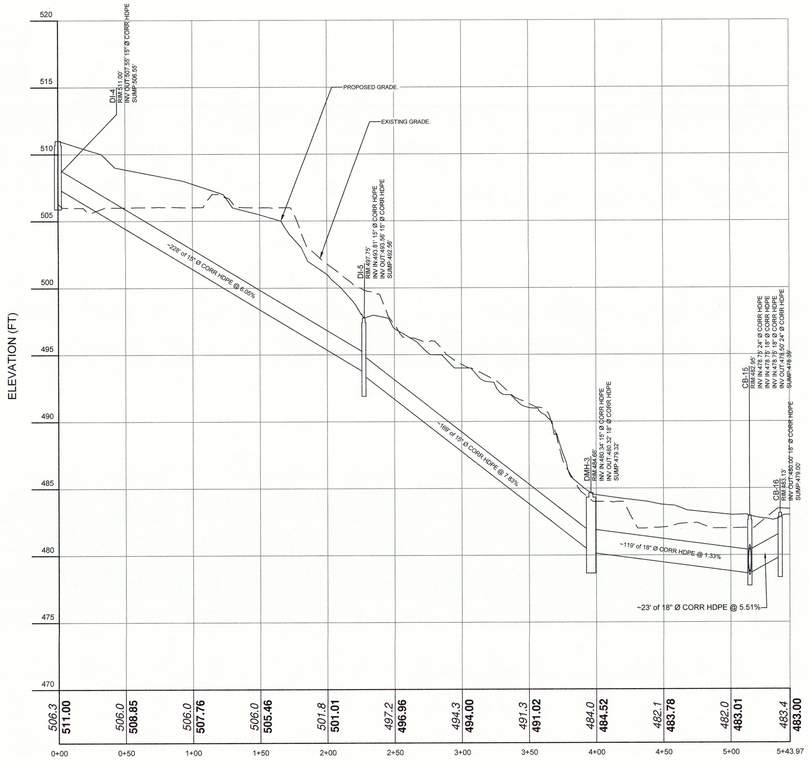
SITE PLAN
PREPARED FOR
UNDERHILL FARM
UNDERHILL AVENUE
Town of Yorktown, Westchester County, New York

Sheet C-301

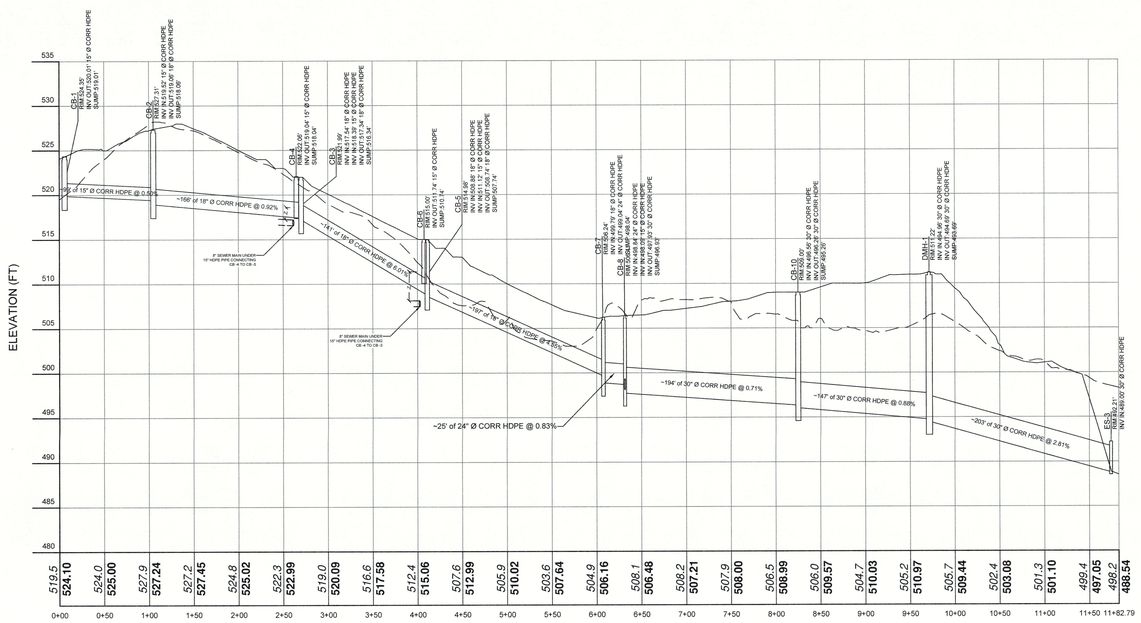
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



UPHILL UNITS BACKYARD DRAINAGE PROFILE
VERT. SCALE: 1" = 4
HORIZ. SCALE: 1" = 60



DOWNHILL BACKYARD DRAINAGE DI-4 TO CB-16
VERT. SCALE: 1" = 4
HORIZ. SCALE: 1" = 40



TOWNHOUSE DRAINAGE PROFILE
VERT. SCALE: 1" = 4
HORIZ. SCALE: 1" = 60

APPROVED
Resolution Number 23-13
Date July 7, 2023

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Joseph C. Runa, P.E.
NYS Lic. No. 071-071

Revisions:

No.	Date	Comments
1	8/8/2021	Site Plan update
2	9/17/21	Zone Schedule
3	10/12/21	Updated Contour and Utility Plans
4	12/6/21	Updated Contour and Utility Plans
5	1/14/22	Site Plan Revisions
6	1/19/22	Site Plan Revisions
7	1/24/22	Site Plan Revisions
8	1/26/22	Site Plan Revisions
9	3/17/23	Perform cut/fill boundary
10	4/18/23	Site Plan update
11	5/19/23	Site Plan update

Revisions:

No.	Date	Comments
1	8/8/2021	Site Plan update
2	9/17/21	Zone Schedule
3	10/12/21	DPZ Comments
4	12/6/21	Updated Contour and Utility Plans
5	1/14/22	WCHD Comments
6	1/19/22	Site Plan Revisions
7	1/24/22	DPZ Sewer Comments
8	2/10/22	Site Plan Revisions
9	2/22/22	WCHD Comments
10	3/10/22	DPZ Comments
11	4/18/22	Site Plan update
12	5/27/22	WCHD Comments
13	10/19/2022	WCHD Comments

SCALE: ########
DRAWN BY: TK
DATE: 6-22-20

DRAINAGE PROFILE

SITE PLAN
FOR PROPOSED NEW
UNDERHILL FARM
UNDERHILL AVENUE
Westchester County, New York
Town of Yorktown

Sheet C-302