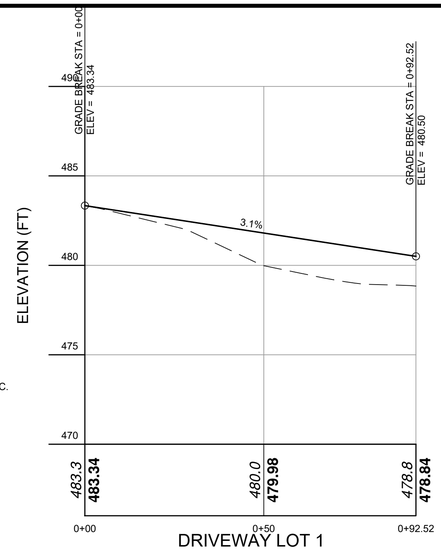
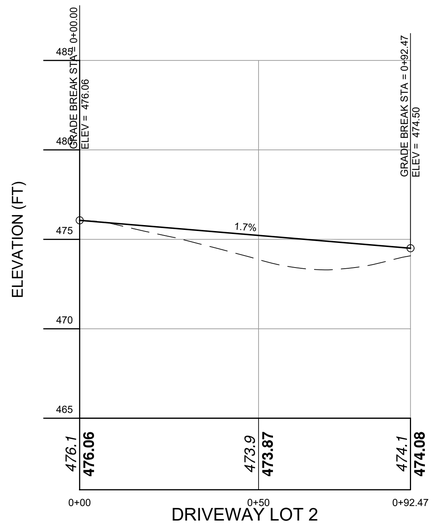
LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER:	MARC WALLACK, ESQ. WALLACK MANAGEMENT COMPANY, INC. 441 LEXINGTON AVE NEW YORK, NY 10017
PROJECT LOCATION:	FIELD STREET TOWN OF YORKTOWN, NY
EXISTING TOWN ZONING:	R1-40, ONE FAMILY RESIDENTIAL
PROPOSED USE:	R1-40, ONE FAMILY RESIDENTIAL
TOWN TAX MAP DATA:	SECTION 36.09, BLOCK 1, LOT 1
SITE AREA :	2.44 ACRES (106,236 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES



DRIVEWAY LOT 1
VERT. SCALE: 1" = 2
HORIZ. SCALE: 1" = 10

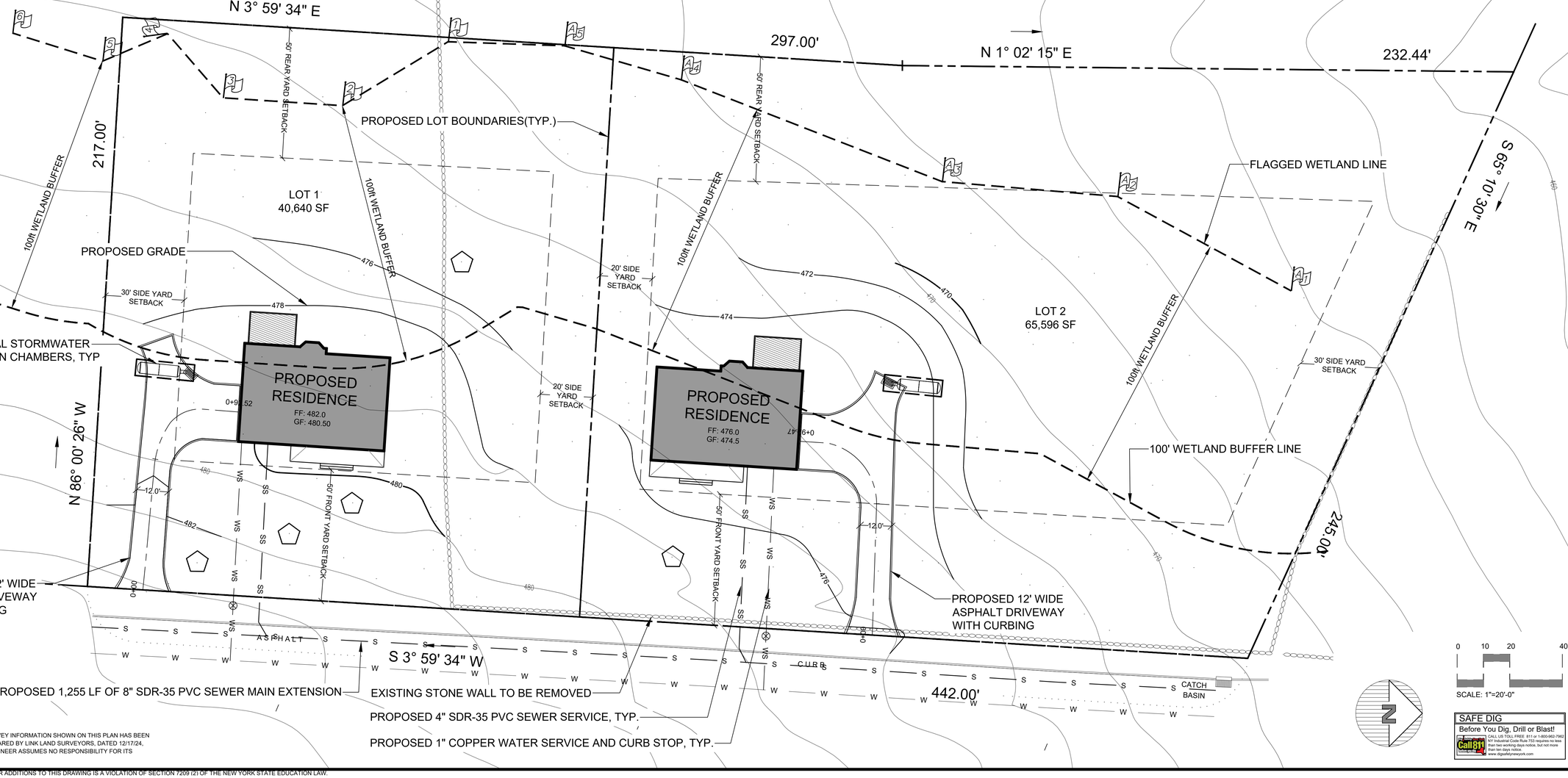


DRIVEWAY LOT 2
VERT. SCALE: 1" = 2
HORIZ. SCALE: 1" = 10

WETLAND BUFFER DISTURBANCE (sf)		
	LOT 1	LOT 2
PERVIOUS	5500	6120
IMPERVIOUS	655	940

ZONING SCHEDULE:

ZONING DISTRICT:	R1-40, ONE FAMILY RESIDENTIAL		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	40,000 SF.	106,236 SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	500 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	50 FT.	50 FT.	NONE
REAR YARD SETBACK:	50 FT.	50 FT.	NONE
ONE SIDE YARD SETBACK:	20 FT.	20 FT.	NONE
COMBINED SIDE YARD SETBACK:	50 FT.	50 FT.	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	50 FT.	-- FT.	NONE
REAR YARD SETBACK:	10 FT.	-- FT.	NONE
ONE SIDE YARD SETBACK:	20 FT.	-- FT.	NONE
COMBINED SIDE YARD SETBACK:	50 FT.	-- FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
PRINCIPAL BUILDING COVERAGE:	15% OF LOT AREA	3.9% OF LOT AREA	NONE
ACCESSORY BUILDING COVERAGE:	15% OF LOT AREA	-- % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	-- FT.	NONE
ACCESSORY BUILDING - FEET:	15 FEET	15 FT MAX	NONE
ACCESSORY BUILDING - STORIES:	2 1/2	-- FT.	NONE



NOTE:
1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY LINK LAND SURVEYORS, DATED 12/17/24, LAST REVISED 12/17/24. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

SAFE DIG
Before You Dig, Drill or Blast!
CALL US TOLL FREE 811 or 1-800-962-7962
NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.
www.digsafelynewyork.com

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

F:\2024\24-16 WALLACK MGMT - FIELD ST, JACOB RD, JORDAN DR\ENGINEERING\CAD\C3D\24-16 WALLACK MGMT FIELD JACOB JORDAN\FIELD STREET\24-16 FIELD STREET SITE PLAN 01-22-2025.DWG 1/28/2025 3:36:15 PM

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

PROJECT # 24-16

Engineer: Joseph C. Ruina, P.E.
NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
---	---	---

SCALE: 1" = 20'
DRAWN BY: AKM
DATE: 11-12-2025

SITE PLAN

SITE PLAN
PREPARED FOR
WALLACK MGMT
FIELD STREET, JACOB ROAD, JORDAN DRIVE
TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

Sheet 1 of 5

N 3° 59' 34" E

297.00'

N 1° 02' 15" E

232.44'

S 65° 10' 30" E

245.00'

442.00'

S 3° 59' 34" W

N 86° 00' 26" W

277.00'

PROPOSED AREA OF DISTURBANCE (16,131 SF)

PROPOSED SILT FENCE (TYP.)

PROPOSED STOCK PILE AREA.

PROPOSED CONSTRUCTION ENTRANCE

PROPOSED SILT FENCE (TYP.)

PROPOSED AREA OF DISTURBANCE (15,898 SF)

PROPOSED STOCK PILE AREA.

PROPOSED GRADE

EXISTING TREES WITHIN AREA OF DISTURBANCE TO BE REMOVED, TYP.

EXISTING TREES TO BE PROTECTED, TYP.

EXISTING TREES WITHIN AREA OF DISTURBANCE TO BE REMOVED, TYP.

PROPOSED CONSTRUCTION ENTRANCE

LOT 40,640 SF

LOT 2 65,596 SF

PROPOSED RESIDENCE FF: 482.0 GF: 480.50

PROPOSED RESIDENCE FF: 476.0 GF: 474.5

50' REAR YARD SETBACK

100ft WETLAND BUFFER

20' SIDE YARD SETBACK

30' SIDE YARD SETBACK

50' FRONT YARD SETBACK

ASPHALT

CURB

CATCH BASIN

SS

WS

0 10 20 40

SCALE: 1"=20'-0"

NOTE:

1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY LINK LAND SURVEYORS, DATED 12/17/24, LAST REVISED 12/17/24. 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.

SAFE DIG

Before You Dig, Drill or Blast!

CALL US TOLL FREE 811 or 1-800-962-7962

NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.

www.digsafelynewyork.com

Site Design Consultants

Civil Engineers • Land Planners

251-F Underhill Avenue, Yorktown Heights, NY 10598

(914) 962-4488 - Fax: (914) 962-7386

www.sitedesignconsultants.com

PROJECT # 24-16

STATE OF NEW YORK * JOSEPH CARLO RUINA * 079701 LICENSED PROFESSIONAL ENGINEER

Engineer: Joseph C. Ruina, P.E.

NYS Lic. No. 64431

Revisions:

No.	Date	Comments:
---	---	---

SCALE: 1" = 20'

DRAWN BY: AKM

DATE: 11-12-2025

E & SC PLAN

SITE PLAN
PREPARED FOR

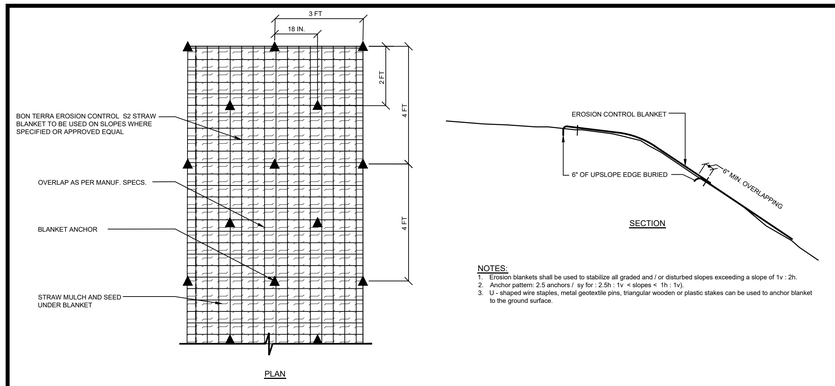
WALLACK MGMT

FIELD STREET, JACOB ROAD, JORDAN DRIVE

TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

Sheet 2 of 5

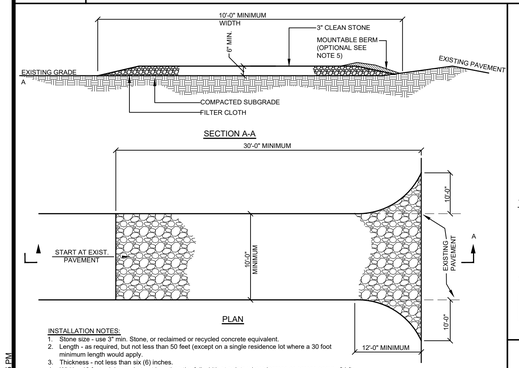
F:\2024\24-16 WALLACK MGMT - FIELD ST. JACOB RD. JORDAN DR\ENGINEERING\CAD\C3D\24-16 WALLACK MGMT FIELD JACOB JORDAN\FIELD STREET\24-16 FIELD STREET SITE PLAN 01-22-2025.DWG, 1/28/2025 3:35:15 PM



NOTES:
1. Erosion blankets shall be used to stabilize all graded and / or disturbed slopes exceeding a slope of 1v : 2h.
2. Anchor pattern: 2.5 anchors / sy for : 2.5h : 1v < slopes < 1h : 1v).
3. U - shaped wire staples, metal geotextile pins, triangular wooden or plastic stakes can be used to anchor blanket to the ground surface.

E-7 EROSION BLANKET AND ANCHOR DETAIL

NOT TO SCALE



INSTALLATION NOTES:
1. Stone size - use 3" min. Stone, or reclaimed or recycled concrete equivalent.
2. Length - as required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply.
3. Thickness - not less than six (6) inches.
4. Width - 10 foot minimum, but not less than the full width at points where ingress or egress occur. 24 ft if single entrance to site.
5. Surface water - all surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
6. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right of way this may require periodic top dressing with additional stone as conditions demand and repair and/or cleanouts of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be removed immediately.
7. Washing - wheels shall be cleaned to remove sediment prior to entrance onto public right of way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
8. Periodic inspection and needed maintenance shall be provided after each rain

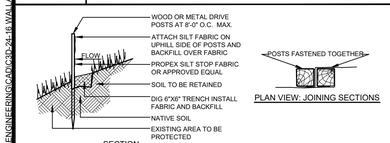
E-2 STABILIZED CONSTRUCTION ENTRANCE DETAIL

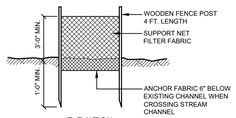
NOT TO SCALE

NOTES:
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 silt fencing or strawbales, then stabilized with vegetation or covered.
4. See detail for installation of silt fence.

E-3 SOIL STOCKPILE DETAIL

NOT TO SCALE



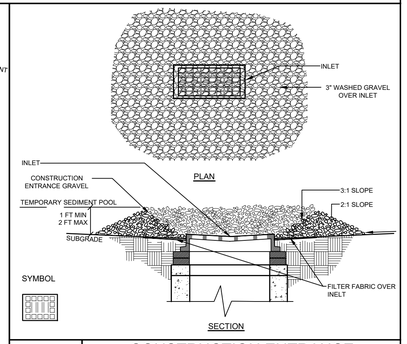


NOTES:
1. Filter cloth to be fastened securely to post: steel either t or u type or 2" hardwood posts at top and mid section.
2. When two sections of filter cloth adjoin each other they shall be overlapped by 6 inches and folded. Filter cloth shall be mirafi 100x, stabilinka t140n or approved equal
3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.
4. Excavate 4 inch trench along the lower perimeter of the site.
5. Unroll a section at a time and position the post against the back (downstream) wall of the trench (net side away from direction of flow).
6. Drive the post into the ground until the netting is approximately 2 inches from the trench bottom.
7. Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tamp the soil. Steeper slopes require an intercept trench.
8. Join sections as shown above.

SYMBOL

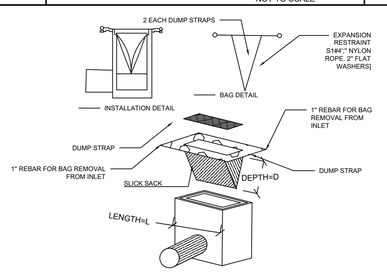
E-1 SILT FENCE DETAIL

NOT TO SCALE



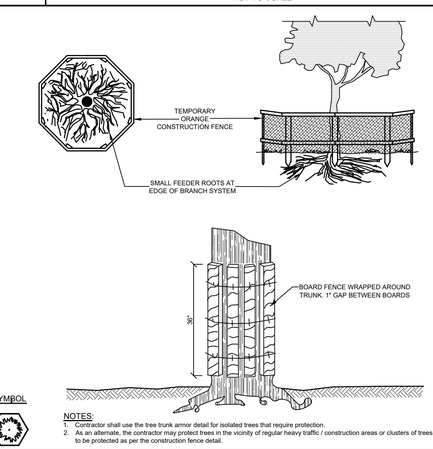
E-4 CONSTRUCTION ENTRANCE INLET PROTECTION DETAIL

NOT TO SCALE



E-5 SILT SACK DETAIL

NOT TO SCALE



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

E-6 TREE TRUNK ARMOR / TREE PROTECTION DETAIL

NOT TO SCALE

GENERAL EROSION CONTROL NOTES:

1. Contractor shall be responsible for compliance with all sediment and erosion control practices. The sediment and erosion control practices are to be installed prior to any major soil disturbances, and maintained until permanent protection is established. Road surface flows from the site should be dissipated with tracking pad or appropriate measures during adjacent road shoulder regrading. Contractor is responsible for the installation and maintenance of all soil erosion and sedimentation control devices throughout the course of construction.
2. Catch basin inlet protection must be installed and operating at all times until tributary areas have been stabilized. When possible flows should be stabilized before reaching inlet protection structure. Timely maintenance of sediment control structures is the responsibility of the Contractor.
3. All structures shall be maintained in good working order at all times. The sediment level in all sediment traps shall be closely monitored and sediment removed promptly when maximum levels are reached or as ordered by the engineer. All sediment control structures shall be inspected on a regular basis, and after each heavy rain to insure proper operation as designed. An inspection schedule shall be set forth prior to the start of construction.
4. The locations and the installation times of the sediment capturing standards shall be as specified in these plans, as ordered by the Engineer, and in accordance with the latest edition of the "New York Standards and Specifications for Erosion and Sediment Control" (NYSSESC).
5. All topsoil shall be placed in a stabilized stockpile for reuse on the site. All stockpile material required for final grading and stored on site shall be temporarily seeded and mulched within 7 days. Refer to soil stockpile details.
6. Any disturbed areas that will be left exposed more than 7 days and not subject to construction traffic, shall immediately receive temporary seeding. Mulch shall be used if the season prevents the establishment of a temporary cover. Disturbed areas shall not be limed and fertilized prior to temporary seeding.
7. All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
8. The contractor shall keep the roadways within the project clear of soil and debris and is responsible for any street cleaning necessary during the course of the project.
9. Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
10. All sediment and erosion control measures shall be installed in accordance with current edition of NYSSESC.
11. All regraded areas must be stabilized appropriately prior to any rock blasting, cutting, and/or filling of soils. Special care should be taken during construction to insure stability during maintenance and integrity of control structures.
12. Any slopes graded at 3:1 or greater shall be stabilized with erosion blankets to be staked into place in accordance with the manufactures requirements. Erosion blankets may also be required at the discretion of Town officials or Project Engineer. When stabilized blanket is utilized for channel stabilization, place all of the volume of seed mix prior to laying net, or as recommended by the manufacturer.
13. To prevent heavy construction equipment and trucks from tracking soil off-site, construct a pervious crushed stone pad. Locate and construct pads as detailed in these plans.
14. Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
15. Contractor shall be responsible for construction inspections as per NYSDEC GP-0-020-001 and Town of Yorktown Code.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

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

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

MAINTENANCE SCHEDULE:

Silt Fence	--	--	Insp.	Insp.	Clean of Sediment/Replace if Bulge Forms	Remove
Stabilized Construction Entrance	Clean of Sediment	Insp.	--	--	Maintain Condition to Prevent Sediment Tracking	Remove
Soil Stockpile	--	Insp.	Insp.	Insp.	Maintain vegetative cover with seeding	Remove
Outlet Structures/Inlet Protection	--	Insp.	Insp.	Insp.	Remove sediment at 50% storage capacity	Remove
Concrete Washout	Inspect (Insp.)	Insp.	Insp.	Insp.	Remove hardened concrete when 75% full	Remove
Erosion Control Blanket	--	Insp.	Insp.	Insp.	Maintain cover with seeding and anchoring	Remove after 80% Uniform Vegetation growth
Construction Fence	--	--	Insp.	Insp.	Replace damaged areas and remove sediment	Remove

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

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

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

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

DEBRIS AND LITTER REMOVAL:

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

STRUCTURAL REPAIR/REPLACEMENT:

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

EROSION CONTROL:

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

SEDIMENT REMOVAL:

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

TOPSOIL:

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

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

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

PERMANENT VEGETATIVE COVER:

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

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

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

TEMPORARY VEGETATIVE COVER:

SITE PREPARATION:
1. Install erosion control measures.
2. Scarify areas of compacted soil.
3. Fertilize with 10-10-10 at 400/acre.
4. Lime as required to ph 6.5.

SEED SPECIES:

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

SEEDING:
Same as permanent vegetative cover

Construction Sequence

RECOMMENDED SEQUENCE OF CONSTRUCTION

USE OF EROSION AND SEDIMENT CONTROL STRUCTURES AND PRACTICES ARE IMPORTANT FOR MAINTAINING SITE STABILITY UNDER RUNOFF AND DURING DAILY CONSTRUCTION ACTIVITIES. THE CONSTRUCTION SEQUENCE SHOULD BE STAGED WITH EROSION AND SEDIMENT CONTROLS, AS FOLLOWS, WITH ALL CONTROLS IN PLACE AND IMPLEMENTED PRIOR TO RESPECTIVE INFRASTRUCTURE CONSTRUCTION. AS CONSTRUCTION PROCEEDS, THE CONTROLS SHOULD BE MONITORED, MAINTAINED AND REPLACED AS NEEDED. ADDITIONAL CONTROLS MAY BE REQUIRED AS NEEDED TO ADDRESS UNFORESEEN SITUATIONS.

REFER TO THE CONSTRUCTION DRAWINGS FOR ALL PLANS AND DETAILS WHICH RELATE TO THE CONSTRUCTION SEQUENCE. THIS SEQUENCE SHOULD BE FOLLOWED IN CONJUNCTION WITH ALL PLANS, NOTES, AND THE STORMWATER POLLUTION PREVENTION PLAN. PRIOR TO THE COMMENCEMENT OF WORK, THE OWNER AND GENERAL CONTRACTOR SHALL READ AND UNDERSTAND THE SEQUENCE FOR CONSTRUCTION. THE SEQUENCE SHALL BE DISCUSSED AT THE TIME OF THE PRE-CONSTRUCTION MEETING.

DURING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL REQUIRED INSPECTIONS WITH VARIOUS AGENCIES AND THE PROJECT ENGINEER.

GENERAL SEQUENCE: THE GENERAL SEQUENCE APPLIES TO THE START OF ALL WORK FOR THE PROJECT. THE REQUIREMENTS IN SUCH SHALL BE APPLIED AS APPROPRIATE AND SHALL BE ASSUMED IN PLACE PRIOR TO THE START OF THE WORK OUTLINED IN THE SEQUENCE.

1. PRIOR TO THE BEGINNING OF ANY SITE WORK THE MAJOR FEATURES OF THE CONSTRUCTION MUST BE FIELD STAKED BY A LICENSED SURVEYOR. THESE INCLUDE THE BUILDING, LIMITS OF DISTURBANCE, UTILITY LINES, AND STORMWATER PRACTICES.
2. PRIOR TO THE START OF THE PROJECT, AN ON-SITE PRE-CONSTRUCTION MEETING WILL BE HELD. THIS WILL BE ATTENDED BY THE PROJECT OWNER, THE OPERATOR RESPONSIBLE FOR COMPLYING WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING THE EROSION AND SEDIMENT CONTROL (E&SC) PLAN AND DETAILS, THE DESIGN ENGINEER, THE ENGINEER RESPONSIBLE FOR E&SC MONITORING DURING CONSTRUCTION, TOWN REPRESENTATIVES FROM THE ENGINEERING DEPARTMENT AND CODE ENFORCEMENT, AND REPRESENTATIVES FROM THE NYC DEP. THE DEP SHALL BE NOTIFIED 48HRS PRIOR TO THE PRECONSTRUCTION MEETING.
3. CUT AND CLEAR TREES WITHIN THE WORK LIMITS AS NECESSARY FOR THE AREAS TO BE DISTURBED. INSTALL TREE PROTECTIVE MEASURE AT MARKED LOCATIONS ON E&SC PLAN.
4. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN FOR THE PROJECT'S IMMEDIATE DISTURBANCE AREAS. THIS SHALL INCLUDE, BUT NOT LIMITED TO SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES, CONSTRUCTION FENCE, ETC. INSTALL THE SEDIMENT TRAPS IN THE LOCATION SHOWN ON THE PLANS. THIS SEQUENCE MUST BE FOLLOWED TO INSURE PROPER IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN (E&SC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CORDON OFF STORMWATER PRACTICES AS SHOWN ON THE E&SC PLAN TO PREVENT COMPACTION OF UNDERLYING SOILS. DURING CONSTRUCTION, RUNOFF WILL SHEET FLOW ACROSS THE SITE TO THE PERIMETER WHERE IT WILL BE PASS THROUGH SILT FENCING.
5. TIMBERED TREES AND WOODCHIPS SHALL BE TEMPORARILY STORED IN THE STOCKPILE AND/OR STAGING AREA IF NECESSARY, BEFORE BEING REMOVED OFF-SITE. WOODCHIPS MAY BE USED FOR MULCH TO STABILIZE DISTURBED AREAS. WOODCHIP MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 500 LBS. PER 1000 SF (2" THICK MINIMUM).
6. REMOVE EXISTING VEGETATIVE COVER, CUT AND CLEAR TREES, GRUB, REMOVE STUMPS AND OTHER SURFACE FEATURES IN THE LIMIT OF CONSTRUCTION ONLY. ANY DISTURBANCE THAT RESULTS FROM TREE CLEARING AND GRUBBING SHALL BE IMMEDIATELY STABILIZED WITH WOODCHIPS MULCH, HYDRO-MULCH, OR STRAW AND SEED. TIMBERED TREES, WOOD CHIPS, AND STUMPS SHALL BE REMOVED OFF-SITE UNLESS OTHERWISE DIRECTED. AS STATED, WOODCHIPS MAY BE STOCKPILED FOR USE AS STABILIZING GROUND COVER. DEMOLISH AND/OR REMOVE EXISTING FEATURES, I.E.: FENCE, CONCRETE SLAB, ASPHALT ETC., AND DISPOSE OF OR STOCKPILE AS REQUIRED BY THE OWNER. ALL CONSTRUCTION DEBRIS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.

THE FOLLOWING IS THE GENERAL ORDER FOR CONSTRUCTION OF THE PROJECT AND MAY BE MODIFIED AFTER APPROVED BY THE SUPERVISING ENGINEER. THIS IS MEANT TO MINIMIZE THE AMOUNT OF OPEN DISTURBANCE. UNDER NO CIRCUMSTANCES SHALL MORE THAN FIVE (5) ACRES OR GREATER BE DISTURBED DURING THE SAME PERIOD OF TIME. IN THE EVENT GREATER DISTURBANCE IS NECESSARY OUTSIDE OF THE LIMIT OF DISTURBANCE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD, AND MUNICIPALITY FOR AN ON-SITE MEETING TO DISCUSS THE ALTERNATIVE APPROACH TO THE CONSTRUCTION.

NOTE: NO STORMWATER IS PERMITTED TO ENTER THE INFILTRATION SYSTEM FROM THE UPSTREAM CONVEYANCE SYSTEM AND SHALL BE BLOCKED UNTIL THE COMPLETION AND STABILIZATION OF ALL AREAS TRIBUTARY TO THE BASIN. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 80% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

HOME SITE CONSTRUCTION AND DRAINAGE INSTALLATIONS

1. IMPLEMENT THE GENERAL SEQUENCE NOTES 1 THROUGH 6 (EXCEPT NOTE 3) WHERE APPLICABLE PRIOR TO CONTINUING.
2. PROVIDE MAINTENANCE OF SEDIMENT CONTROLS THROUGHOUT CONSTRUCTION. UPON COMPLETION OF FINAL GRADING, INSTALLATION OF VEGETATIVE COVER AND INSTALLATION OF FULL STABILIZATION VEGETATIVE COVER, TEMPORARY EROSION CONTROL MEASURES CAN BE REMOVED.
3. ROUGH-GRADE DRIVEWAYS PRIOR TO CLEARING AND GRUBBING HOUSE AND LAWN AREAS. STABILIZE GRADED AREAS AND SWALES BY SEEDING AND MULCHING. EROSION BLANKETS WILL BE USED WHERE SLOPES ARE 3:1 OR GREATER AND IN SWALES.
4. INSTALL DRAINAGE SYSTEM. THESE AREAS SHALL BE IMMEDIATELY SEEDED AND STABILIZED WITH EROSION BLANKETS.
5. AS STATED ABOVE, ALL EROSION AND SEDIMENT CONTROLS SHOULD BE IN PLACE. CLEAR AND GRUB DRIVEWAYS AND BASIN LOCATION.
6. THE INDIVIDUAL LOTS MAY BE CONSTRUCTED IN ANY ORDER,BUT REQUIRES FOLLOWING THE ABOVE PROCEDURE.
7. PROCEED WITH THE CONSTRUCTION OF THE BUILDINGS. AT ANY POINT DURING THIS BEGIN INSTALLATION OF THE UTILITIES INCLUDING THE WATER AND SEWER CONNECTIONS, DRAINAGE AND POWER UTILITIES. PROVIDE SEDIMENT CONTROLS FOR TRENCHES AS INSTALLATION IS COMPLETED. STABILIZE SOILS AT THE END OF EACH DAY.
8. INSTALL SUB-BASE COURSE MATERIAL FOR DRIVEWAY.
9. INSTALL HARDSCAPE SUCH AS PATIOS, WALKS STEPS ETC., AND FINAL VEGETATION INCLUDING SOD AND LANDSCAPING. REFER TO LANDSCAPE PLANS FOR LOCATION AND IDENTIFICATION OF GROUND COVER AND PLANTINGS. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
10. DURING THE FINAL PHASE OF BUILDING CONSTRUCTION, FINISH GRADE, PERFORM SOIL RESTORATION REQUIREMENTS (SEE FIGURE 8.1), TOPSOIL, RAKE, AND SEED ALL AREAS AS REQUIRED. WHERE REQUIRED OR RECOMMENDED, HYDRO-MULCH OR INSTALL EROSION CONTROL BLANKETS.

FINAL SITE STABILIZATION AND COMPLETION OF NEW CONSTRUCTION:

11. UPON COMPLETION OF ALL WORK, THE SITE SHALL BE INSPECTED BY THE SUPERVISING ENGINEER AND TOWN INSPECTOR TO DETERMINE COMPLETION OF ALL WORK AND PERMANENT STABILIZATION OF THE SITE.
12. ANY AREAS DEEMED INCOMPLETE OR NOT PROPERLY STABILIZED SHALL BE DONE SO TO THE SATISFACTION OF THE SUPERVISING ENGINEER AND TOWN INSPECTOR.
13. ONCE THE SITE IS DEEMED ADEQUATELY STABLE THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED. AT THAT TIME IF DEEMED APPROPRIATE DRAINAGE STRUCTURES UPSTREAM FROM THE SUBSURFACE STORMWATER MANAGEMENT SYSTEMS SHALL BE CLEANED OF SEDIMENT AND DEBRIS. THEY CAN THEN BE UNBLOCKED TO ALLOW FOR FLOW OF COLLECTED SURFACE RUNOFF.

CONTACT INFORMATION DURING AND AFTER CONSTRUCTION:
MARC WALLACK
441 LEXINGTON AVE
NEW YORK, NEW YORK 10017
PHONE: (212) 753-3381

Winter Stabilization Notes:

If construction activities are expected to extend into or occur during the winter season the contractor shall anticipate proper stabilization and sequencing. Construction shall be sequenced such that wherever possible areas of disturbance that can be completed and permanently stabilized shall be done by applying and establishing permanent vegetative cover before the first frost. Areas subject to temporary disturbance that will not be worked for an extended period of time shall be treated with temporary seed, mulch, and/or erosion blankets.

OWNER/OPERATOR CERTIFICATION

"I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

Name (please print) _____

Title _____

Date _____

Address _____

Phone _____

E-mail _____

Signature _____

Name of Trained Individual _____

CONTRACTOR CERTIFICATION

Contractor Certification Statement - All contractors and subcontractors identified in a SWPPP in accordance with Part III.A.6 (SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-20-001, January 2020) of this permit shall sign a copy of the following certification statement before undertaking any construction activity at the site identified in the SWPPP:

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

Individual Contractor:

Name and Title (please print) _____

Signature of Contractor _____

Name of Trained Individual _____

Company / Contracting Firm:

Name of Company _____

Address of Company _____

Telephone Number / Cell Number _____

Site Information:

Address of Site _____

Today's Date: _____

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

PROJECT # 24-16

Engineer: STATE OF NEW YORK · CARLO RUINA · JOSEPH C. · LICENSED PROFESSIONAL ENGINEER
Joseph C. Ruina, P.E.
NYS Lic. No. 64431

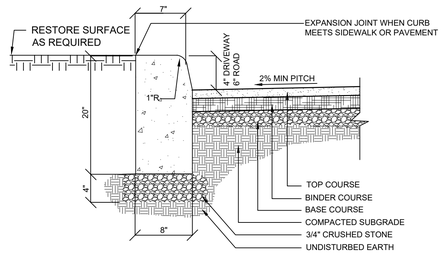
Revisions:		
No.	Date	Comments:
---	---	---

SCALE: --
DRAWN BY: AKM
DATE: 11-12-2025

E&SC DETAILS

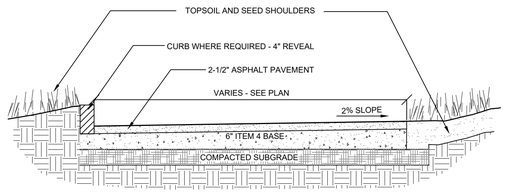
SITE PLAN
PREPARED FOR
WALLACK MGMT
FIELD STREET, JACOB ROAD, JORDAN DRIVE
TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

Sheet 2 of 2

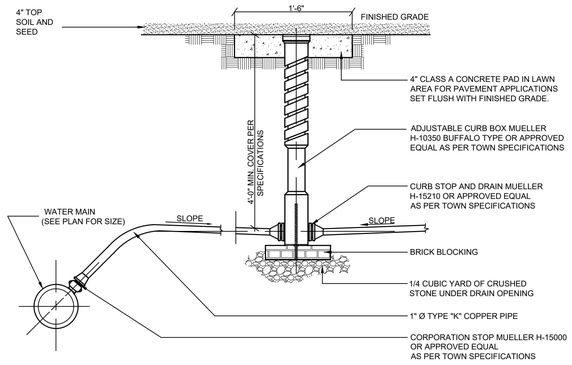


NOTE:
1. Provide 1/2" expansion joint in concrete curb every ten feet.
2. Construct curb with class A concrete (3000 psi).

R-1 CONCRETE CURB DETAIL
NOT TO SCALE



R-2 TYPICAL RESIDENTIAL DRIVEWAY DETAIL
NOT TO SCALE



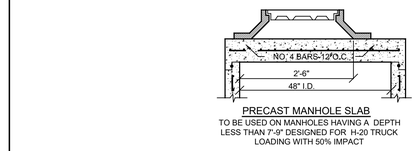
W-1 WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

General Construction Notes:
1. All construction to be done in accordance with construction specifications and land subdivision regulations of the Town of Yorktown.
2. Permanent survey monuments to be located where specified by Town Consulting Engineering.
3. Bench marks using U.S.G.S. datum shall be of such elevation that the ground will slope away from it in all directions.
4. 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 Consulting Engineering.
5. Each dwelling constructed hereon shall be of such an elevation that the ground will slope away from it in all directions.
6. Roof leaders and footing drains shall empty into curtain drains and other town storm drainage systems wherever possible. On plots where this is not possible, then said drain shall empty on the surface of the property in question a minimum distance of 20' from the back of curb. Elevation of footing shall be adjusted accordingly to permit proper drainage. Under no circumstances shall the discharge of ground water or storm water, either by gravity or by pumping, be discharged to any sanitary sewersystem.
7. All existing underground drains encountered during construction of proposed roads are to be connected to proposed drainage improvements. Connections to be approved by Town Consulting Engineer.
8. Interceptor drains are to be installed where required by the Town Consulting Engineer during road construction.
9. Storm drain piping to be corrugated metal pipe, aluminized steel, type II pipe as manufactured by Armco Steel Company or approved equal. Minimum cover to be 2'. Driveway grade shall not exceed 10 %.
10. Street signs to be Lakeshore heavy-cast aluminum 21"x4" with 2" inside diameter by 10 1/2" aluminum posts embedded in a 1:2:4 concrete mix in a hole 8" to 10" in diameter and 3' in depth. All street signs to be four-way and installed at locations shown on approved plans.
11. No topsoil shall be removed from the site.
12. Street opening permit from Yorktown Highway Department shall be required for installation in public roads.
13. All trench openings in town roads will be backfilled with either concrete and 2" asphaltic concrete top or compacted item 4 and 3" of asphaltic concrete binder and 2" asphaltic concrete top.
14. All structures shall be set one inch below pavement.
15. Location of houses is schematic and subject to change by the ABACA Review, prior to the issuance of the building permit.
16. Street lighting to be approved by the Town Consulting Engineer.
17. Any cable T.V. conduit shall be installed during construction, prior to acceptance of the Town road.
18. State Highway Permit (if necessary) shall be procured prior to performing any work on state R.O.W.
19. Upon submission of a building permit for each lot of this subdivision, the owner shall submit a site plan or plot plan, to Planning Board, at a minimum scale of 1" = 20' showing the following:

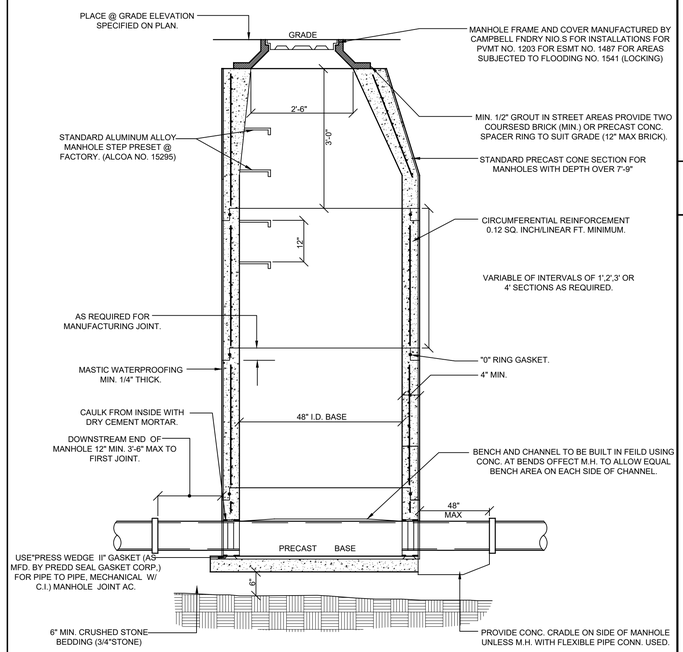
A. The location of the proposed house
B. The proposed finished floor elevation of the first floor, garage and, basement.
C. The proposed grade at the garage entrance, and at each building corner.
D. The percentage slope of the proposed driveway.
E. All existing and proposed topographic contour lines. All contour lines must extend a minimum of 10'-0" beyond the property line.
F. The line of all delineated wetland, wetland buffers, easements, rock outcropping etc.
G. A line indicating the limit of the area which will be disturbed by construction.
H. Any other pertinent information as shown on the subdivision and improvement plan,
I. Retaining walls with complete structural details.

20. Upon application for a building permit for lots in this subdivision, the building inspector shall review the proposed building elevations to determine the requisite grading. Should the building inspector determine that the requisite grading exceeds, by plus or minus two (2) feet, the elevations the Planning Board for approval on the final construction plans, the applicant shall apply to the Planning Board for approval of the proposed excavation is limited to the greatest extent practicable and does not create adverse environmental or aesthetic impacts. The board shall approve or deny the proposed additional grading by resolution.

SANITARY SEWER NOTES:
1. All work to be done in accordance with the Code of the Village of Briarcliff Manor and the Regulations of the Westchester County Department of Health.
2. There are no water supply wells within 25 ft of the proposed sanitary sewer.
3. Sanitary sewers are to be of 8" ring-tight PVC plastic pipe ASTM Class SDR-35 (or heavier if required by the Village Consulting Engineer due to loading conditions). All pipe to be manufactured by John Mansville or equal.
4. Sanitary manholes/cleanout manholes shall be precast concrete. All work shall be manufactured in accordance with approved standards and shall be spaced a maximum distance of 300' on straight runs and installed at every change in alignment. Manhole positioning shall be as to prevent the entrance of surface water during storms. Manhole rims are to be water tight in areas subject to possible flooding conditions.
5. All building laterals to be installed by plumbers, licensed in the Village of Briarcliff Manor according to the requirements of the Village of Briarcliff Manor.
6. A 6" minimum bedding of 3/4" crushed stone is to be placed under all sewer lines and along the sides up to the top to provide firm support.
7. Sanitary sewer construction shall meet all sewer construction specifications for the Village of Briarcliff Manor.
8. The Village Engineer shall be notified 48 hours prior to the start of any work.
9. The sanitary sewer main shall be laid at a minimum slope of 0.5%.
10. All sewers shall be laid at least 10 ft horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is impractical to maintain a 10 foot separation, the Westchester County Department of Health may allow deviation on a case-by-case basis, if supported by data from the Design Engineer.
11. Heavy-duty white fittings as manufactured by GPK Products, Inc. or approved equal, shall be used for the construction of the PVC sewer system.
12. Manhole steps shall be cast iron Neenah No. R-1981-0 or Campbell Foundry No. 2588-1 or polypropylene coated steel (see specifications) or approved equal.
13. Unless otherwise specified, sanitary sewer manholes shall have the letters "SEWER" cast on the cover.
14. Manhole covers and structures shall meet or exceed A.S.T.M. and O.S.H.A. requirements and must be rated for H-20 vehicle loading. Manholes must be min. 48" diameter.
15. All sanitary structures shall receive 2 mil coats of bituminous material "Inertol No. 49" Koppers Supper Service Black or approved equal, applied in accordance with manufacture's specifications.
16. O-ring joints to conform to A.S.T.M. Designation C-443 latest revision. Joints to be mortared inside and out using non-shrinking mortar.
17. Pre-cast manhole sections to be in accordance with "Pre-Cast Reinforced Concrete Manhole Sections" A.S.T.M. Designation C-478, latest revision, minimum compressive strength to be 4000 P.S.I.
18. Where sewer main is to be installed 10' deep or greater, PVC SDR-26 shall be used.
19. When sewer is to be installed in fill material, the supporting fill is to be compacted to minimum Standard Proctor Density of 95%, and shall be certified to the Village.
20. Water mains crossing house sewers, storm sewers or sanitary sewers shall be laid to provide a vertical separation of a minimum of 18" between the bottom of water main and top of sewer. In addition, adequate structural support shall be provided for the sewer to prevent excessive deflection of the joints and the sewer settling and breaking the water main. In addition the length of water pipe is to be centered at the point of crossing so that the joints will be equidistant and as far as possible from the sewer.
21. No water main shall pass through or come in contact with any part of a sewer or sewer manhole.
22. Manholes and sanitary sewer lines shall be tested to conform with Westchester County Department of Health Rules and Regulations in that the infiltration / exfiltration shall not exceed one hundred (100) gallons/inch diameter of pipe/mile/day.
23. Infiltration, exfiltration and visual tests by means of light flashing between manholes shall be as per requirements of the Village Engineer. Testing of the manholes with the pipeline shall not be permitted. Manholes and sanitary sewer lines shall be treated independently of each other. No tests shall be made until two weeks after backfilling of sanitary sewers or longer if conditions, in the opinion of the Village Engineer, warrant it.
24. Air and vacuum testing may be performed on the sanitary sewer lines and manholes in lieu of hydrostatic testing. Air testing of the sanitary sewer lines shall be in accordance with ASTM F1417-92 "Standard Test Method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low-Pressure Air." vacuum testing of the manholes shall be in accordance with the latest release of attachment B "Vacuum Testing of Manholes" from the Westchester County Department of Health.
25. Sanitary sewer service lines shall be tested in conjunction with the sewer mains to the property line or easement line in accordance with the latest Westchester County Department of Health Rules and Regulations.

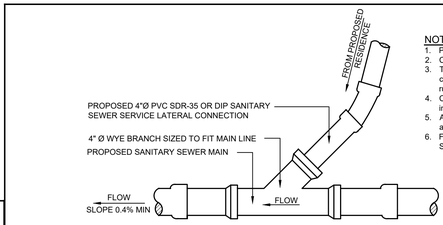


PRECAST MANHOLE SLAB
TO BE USED ON MANHOLES HAVING A DEPTH LESS THAN 7'-9" DESIGNED FOR H-20 TRUCK LOADING WITH 50% IMPACT

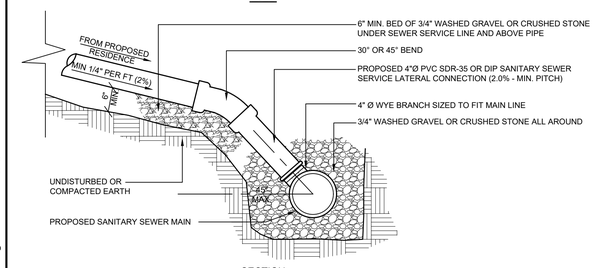


NOTE:
1. *Precast manhole as manufactured by Fort Miller Company, Lockjoint,Kerr or equal having either o-ring or self sealing gasket-tylex-cr-die no.5888 (three projection) to confirm astm-c433-60t*

S-3 SEWER MANHOLE DETAIL
NOT TO SCALE



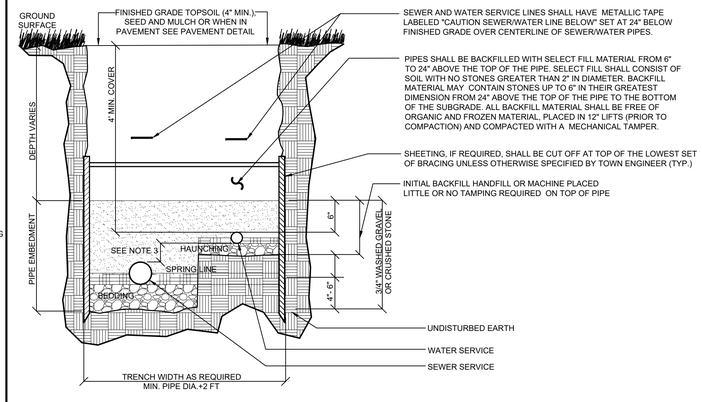
PLAN



SECTION

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

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



NOTES:
1. No rock is to project within the edges of the trench. In rock excavation pipe shall be a min. of 6" over and away from rock.
2. Backfill shall be placed so as to not disturb the pipe alignment.
3. Sewer and water service lines shall be laid with a minimum 10 ft horizontal separation. In the event that site conditions require sewer and water service installation in the same trench, the water service line shall be laid on an undisturbed earth shelf located on one side of the Sewer service at such an elevation that the bottom of the water service is at least 18" above the top of the sewer. The Contractor shall be sure to maintain proper minimum coverage on the service lines.

S-2 SEWER / WATER SERVICE TRENCH DETAIL
NOT TO SCALE

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

PROJECT # 24-16

Engineer: Joseph C. Riina, P.E. NYS Lic. No. 64431

Revisions:

No.	Date	Comments
----	----	----

SCALE: --
DRAWN BY: AKM
DATE: 11-12-2025

SITE DETAILS

SITE PLAN PREPARED FOR
WALLACK MGMT
FIELD STREET, JACOB ROAD, JORDAN DRIVE
TOWN OF YORKTOWN WESTCHESTER COUNTY, NY

Sheet 2 of 2