

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland _____ A-28 _____ as delineated by _____ Paul Joehning _____ on 2/4/2020 _____.

DEC Staff: _____ Surveyor/Engineer: Ralph G. Mastromonaco, PE, PC

Date Valid: 1/9/2025 Expiration Date: 1/9/2030 SEAL

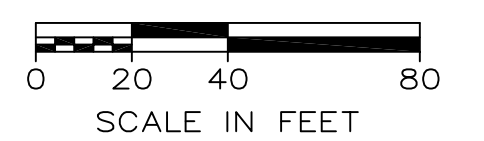
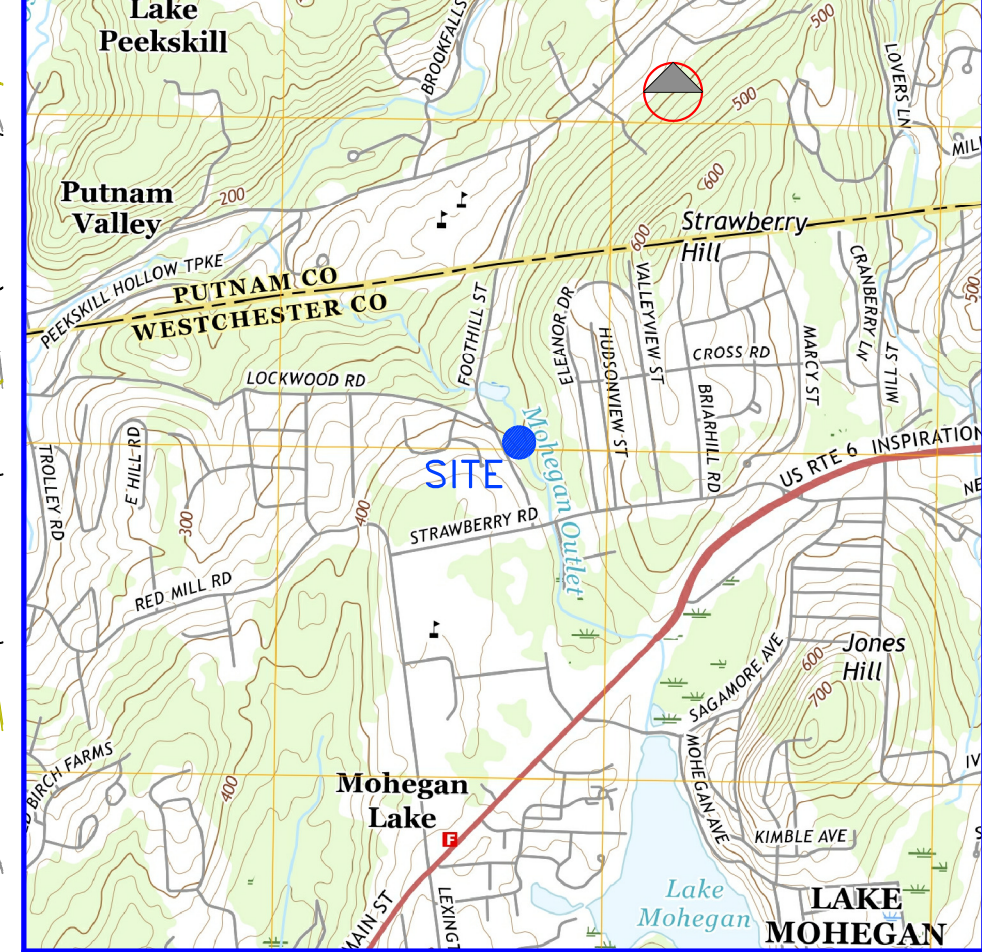
SEE SIGNED VALIDATION ON SEPARATE SHEET

 Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years **unless** existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). **After five (5) years the boundary must be revalidated by DEC staff.** Revalidation may include a new delineation and survey of the wetland boundary.

 Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

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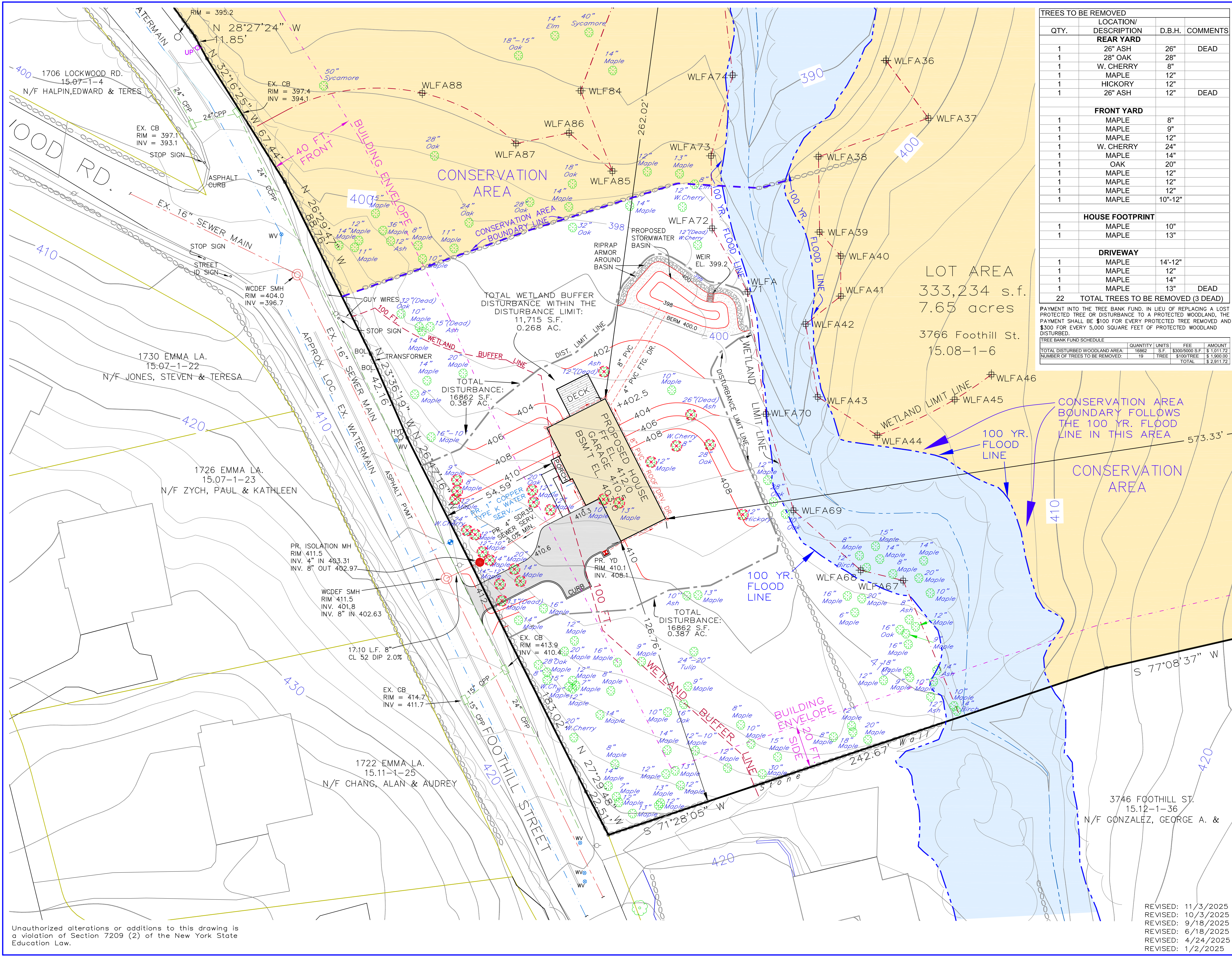
TAX MAP DESIGNATION: SHEET 15-08, BLOCK 1, LOT 6		
TOTAL LOT AREA: 7.65 acres		
	MINIMUM R1-20 REQUIREMENTS	PROVIDED PROPOSED PLAN
MINIMUM REQUIRED:		
LOT AREA: (SQ. FT.)	20,000	333,234
WIDTH AT BLDG. LINE (FT)	100	494
DEPTH (FT.)	100	670
FRONT YARD: (FT.)	40	54
ONE SIDE YARD: (FT.)	15	126
TWO SIDE YARD: (FT.)	40	388
REAR YARD: (FT.)	40	573
MAXIMUM PERMITTED:		
BUILDING HEIGHT (FT.)	35	30

EXISTING	PROPOSED	
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		HEADWALL
		DRY WELL
		MONUMENT
		CONTOUR LINE
		SPOT ELEVATION
		EX. TREE TO BE REMOVED
		(22 TREES TO BE REMOVED)

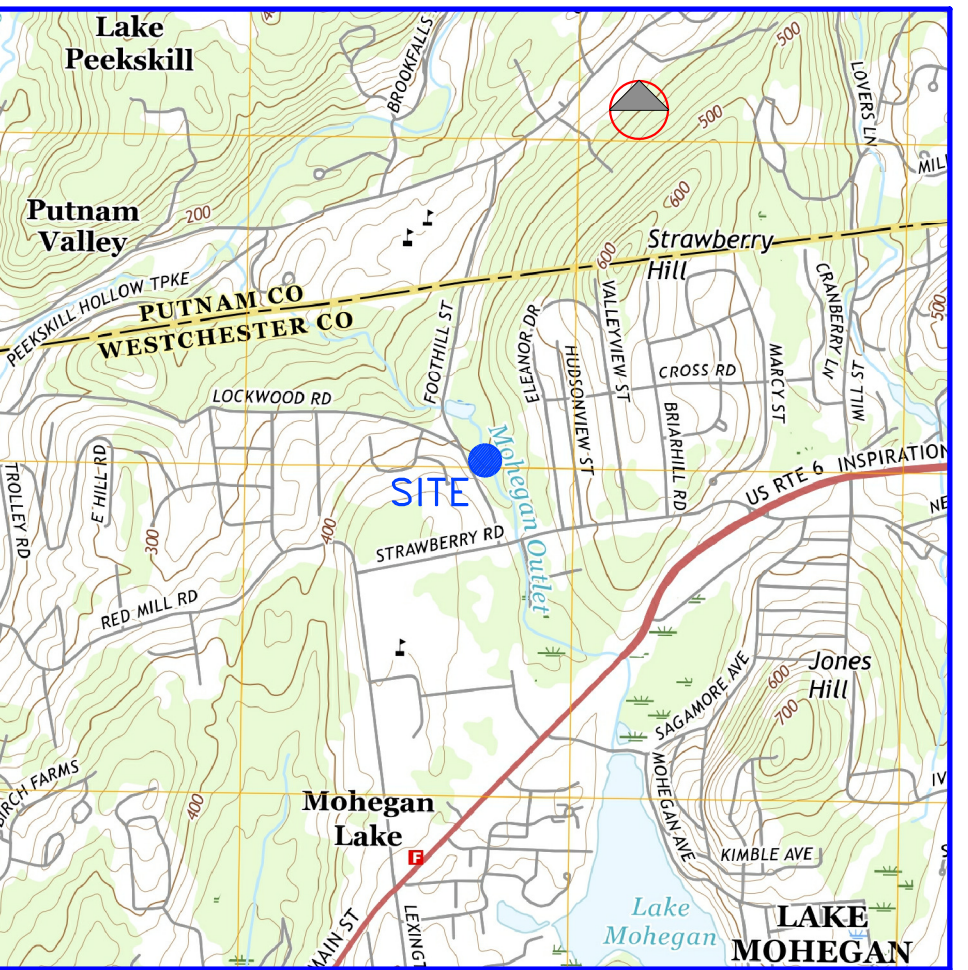


SHEET 1 OF 5 SHEETS

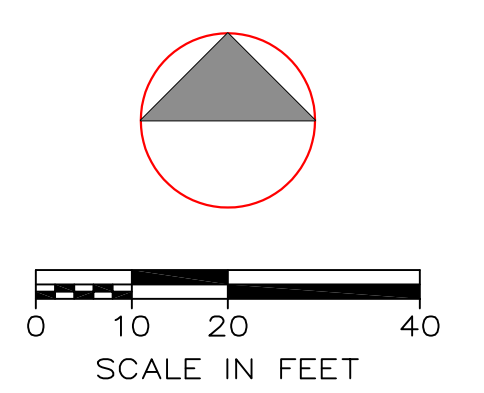
REVISED: 11/3/2025
REVISED: 10/3/2025
REVISED: 9/18/2025
REVISED: 6/18/2025
REVISED: 4/24/2025
REVISED: 1/2/2025



TREES TO BE REMOVED			
QTY.	LOCATION/ DESCRIPTION	D.B.H.	COMMENTS
REAR YARD			
1	26" ASH	26"	DEAD
1	28" OAK	28"	
1	W. CHERRY	8"	
1	MAPLE	12"	
1	HICKORY	12"	
1	26" ASH	12"	DEAD
FRONT YARD			
1	MAPLE	8"	
1	MAPLE	9"	
1	MAPLE	12"	
1	W. CHERRY	24"	
1	MAPLE	14"	
1	OAK	20"	
1	MAPLE	12"	
1	MAPLE	12"	
1	MAPLE	12"	
1	MAPLE	10"-12"	
HOUSE FOOTPRINT			
1	MAPLE	10"	
1	MAPLE	13"	
DRIVEWAY			
1	MAPLE	14'-12"	
1	MAPLE	12"	
1	MAPLE	14"	
1	MAPLE	13"	DEAD
22	TOTAL TREES TO BE REMOVED (3 DEAD)		
PAYMENT INTO THE TREE BANK FUND, IN LIEU OF REPLACING A LOST PROTECTED TREE OR DISTURBANCE TO A PROTECTED WOODLAND, THE PAYMENT SHALL BE \$100 FOR EVERY PROTECTED TREE REMOVED AND \$300 FOR EVERY 5,000 SQUARE FEET OF PROTECTED WOODLAND DISTURBED.			
TREE BANK FUND SCHEDULE			
TOTAL DISTURBED WOODLAND AREA:	16862	S.F.	\$300/5000 S.F. \$ 1,011.72
NUMBER OF TREES TO BE REMOVED:	19	TREE	\$100/TREE \$ 1,900.00
		TOTAL	\$ 2,911.72



LOCATION MAP
N.T.S.



ZONING INFORMATION

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LEGEND	
EXISTING	PROPOSED
(22 TREES TO BE REMOVED)	

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Consulting Engineers
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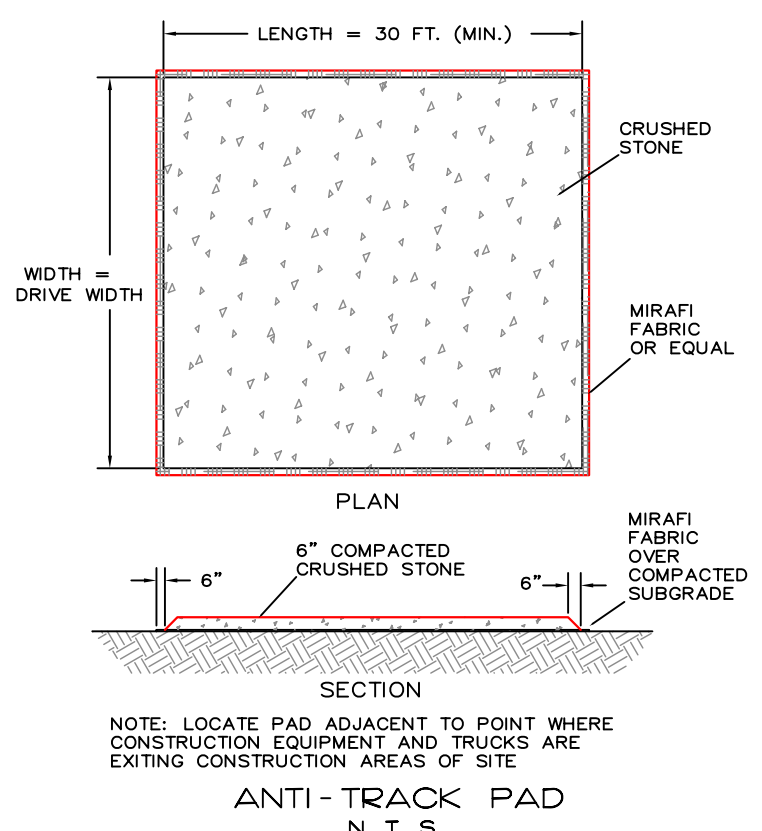
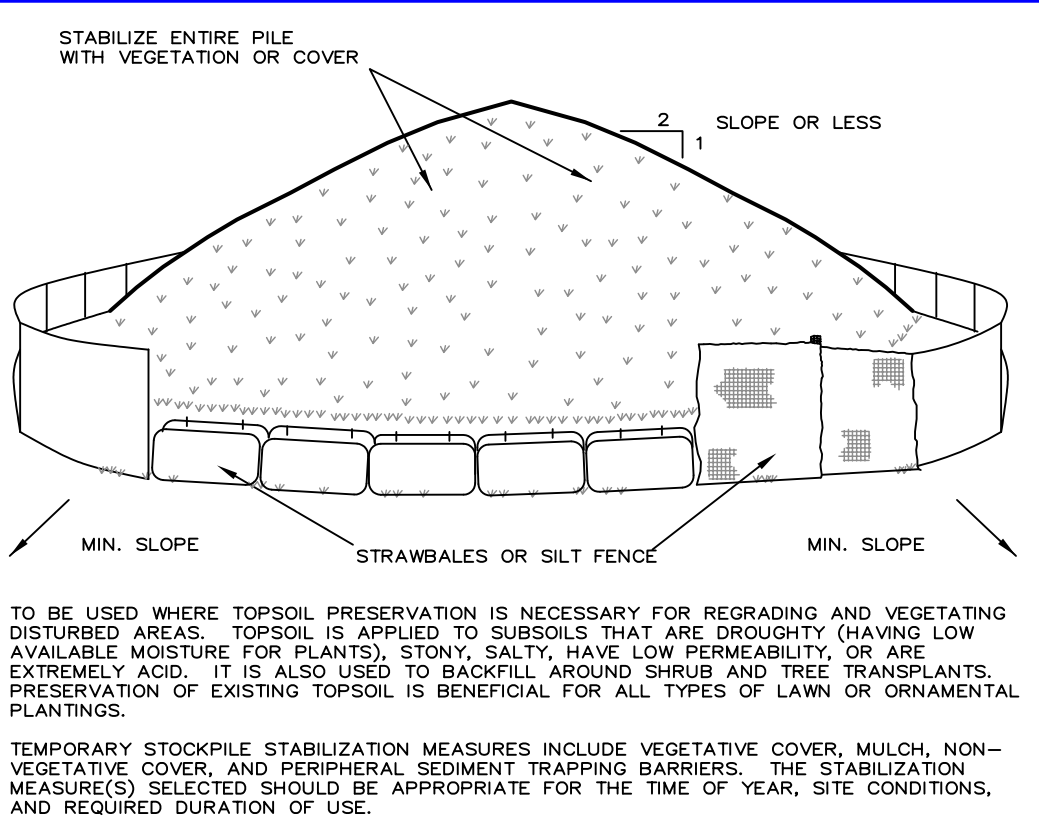
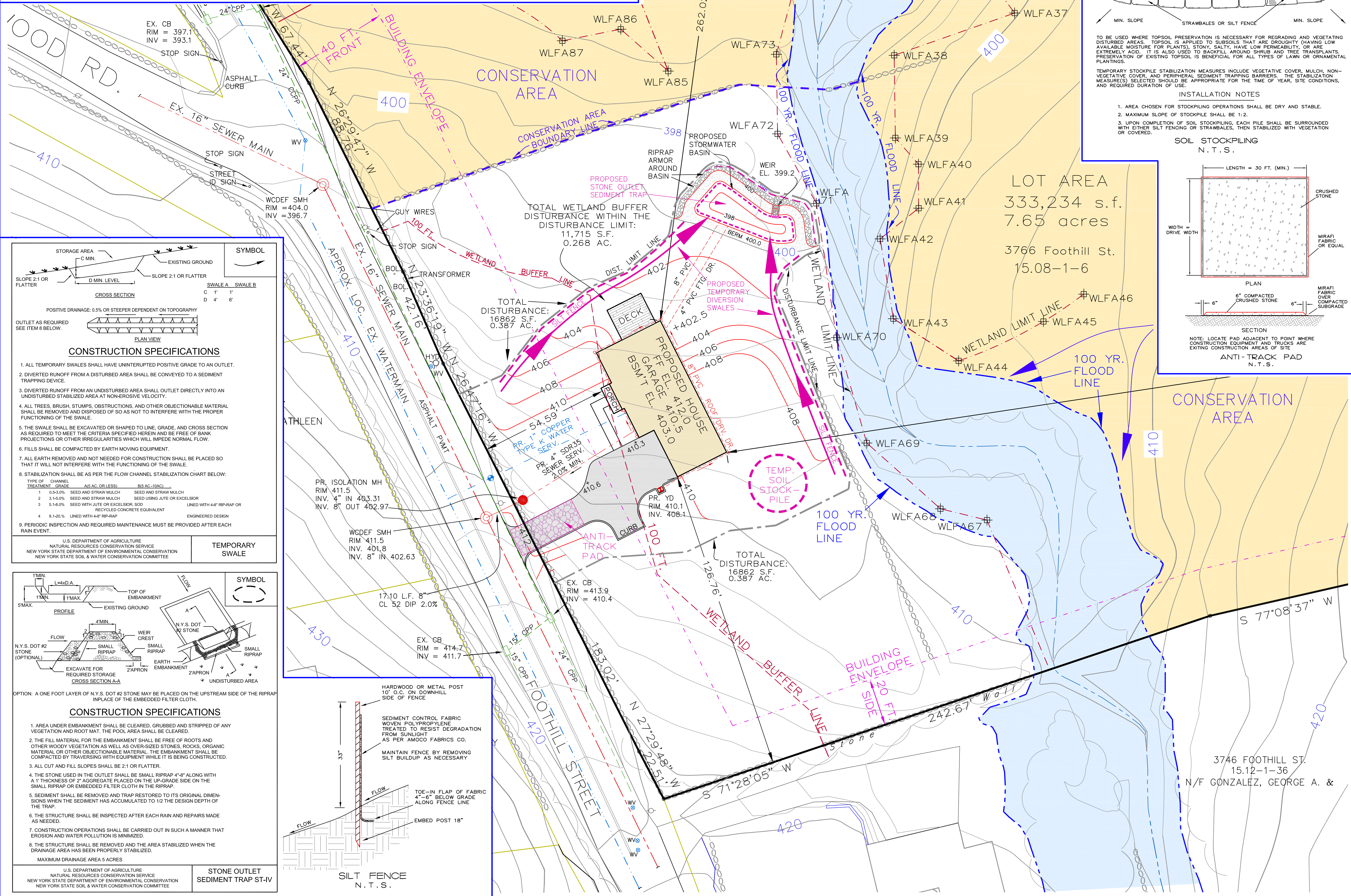


ENLARGED VIEW
SITE PLAN
PROPOSED RESIDENCE
AT
3766 FOOTHILL STREET
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NY
OCTOBER 18, 2024

REVISED: 11/3/2025
REVISED: 10/3/2025
REVISED: 9/18/2025
REVISED: 6/18/2025
REVISED: 4/24/2025
REVISED: 1/2/2025

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

STORMWATER DEVICE MAINTENANCE SCHEDULE					PRIOR TO SIGNIFICANT RAINFALL	AFTER SIGNIFICANT RAINFALL	
TEMPORARY — DURING CONSTRUCTION	WEEKLY	MONTHLY	BI-ANNUALLY	ANNUALLY			
SILT FENCE		INSPECT		INSPECT	INSPECT	INSPECT/CLEAN	
SEDIMENT TRAP		INSPECT	CLEAN		INSPECT	INSPECT	*
ANTI-TRACKING PAD	INSPECT		RESTORE		INSPECT	INSPECT	
* REMOVE SEDIMENT AFTER 50% OF THE AVAILABLE CAPACITY HAS BEEN EXCEEDED.							



- EROSION AND SEDIMENT CONTROL NOTES:**
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF YORKTOWN.
 - PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE APPROPRIATE LOCATIONS NOTED ON EROSION CONTROL PLAN. SILT FENCING SHALL BE INSTALLED AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE INSTRUCTIONS OF THE MANUFACTURER. ADDITIONAL SILT FENCE MAY BE PLACED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
 - ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO REMAIN OPEN FOR EXTENDED PERIODS IMMEDIATELY TOPSOIL, SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6" OF HAY.
 - ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED JUTE NETTING, UNLESS OTHERWISE NOTED.
 - ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN ADDITION TO ALL SPECIFIED AND LOCATED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
 - DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH SILT SCREEN AND SEED THEM WITH THE ANNUAL RYE GRASS.
 - ALL CATCH BASINS ARE TO BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
 - HAYBALES SHALL BE USED AT THE TOPS AND TOES OF SLOPES, AS NECESSARY, TO COLLECT SILT AND DIVERT FLOWS. SILT SCREENS WILL BE USED IN AREAS OF UNCONCENTRATED FLOWS TO COLLECT SILT. HAYBALES AND SILT SCREEN ON PLANS MAY BE AUGMENTED IN THE FIELD AS NECESSARY.
 - UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH, AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED, AND MULCHED.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.
 - INSTALL GRAVEL BED AT CONSTRUCTION ENTRANCE TO SERVE AS ANTI-TRACKING PAD. BED TO BE 2" DIAMETER CRUSHED STONE 6" DEEP, OVER GEOTEXTILE SUPPORT FABRIC. ANTI-TRACKING PADS TO MEASURE 30' (MIN.) LENGTH BY THE ROADWAY WIDTH.
 - BLASTING AREAS — ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE TOWN OF YORKTOWN.

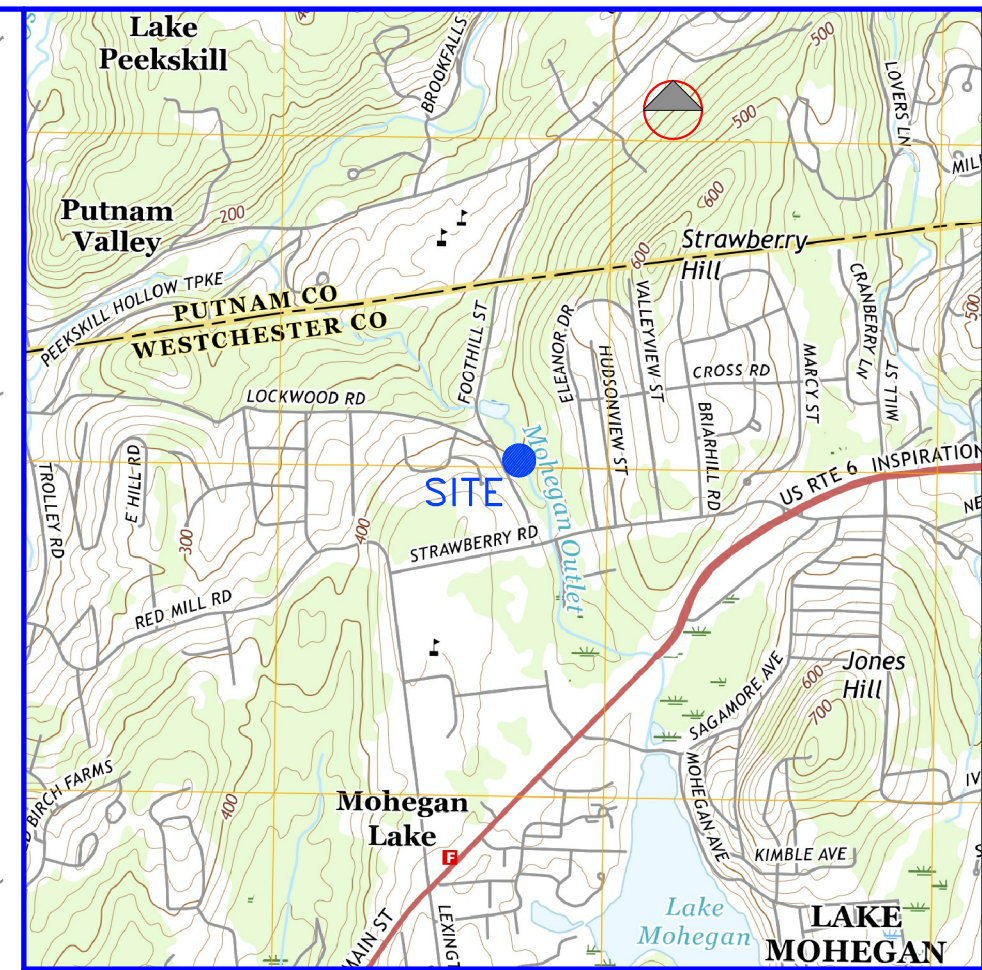
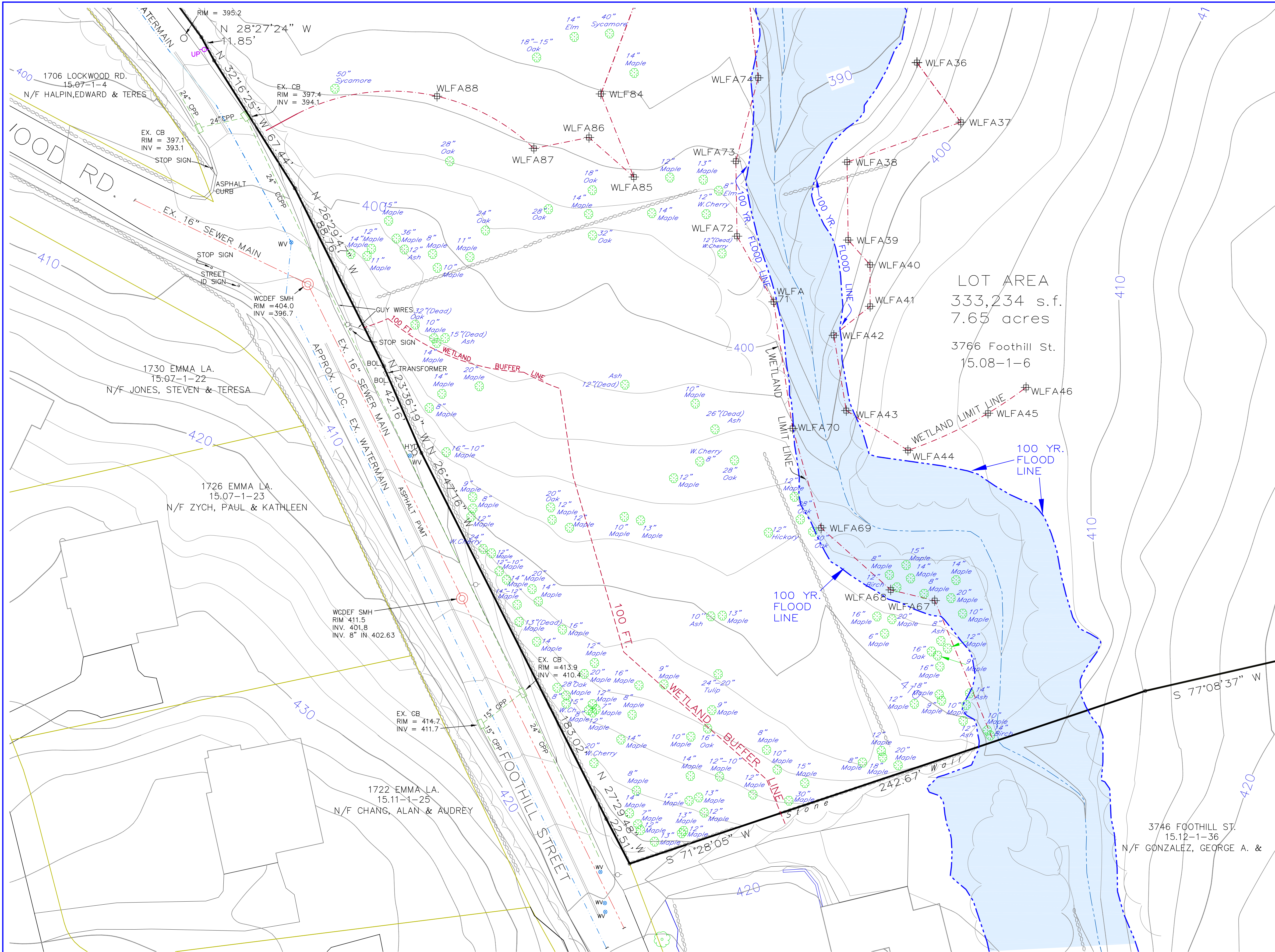
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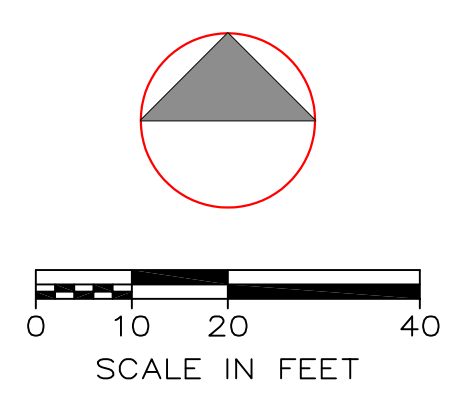
ENLARGED VIEW
STORMWATER POLLUTION
PREVENTION PLAN/
EROSION CONTROL PLAN
PROPOSED RESIDENCE
AT
3766 FOOTHILL STREET
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NY
SEPTEMBER 18, 2025
SHEET 3 OF 5 SHEETS

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REVISED: 11/3/2025
REVISED: 10/3/2025



LOCATION MAP
N.T.S.



ZONING INFORMATION

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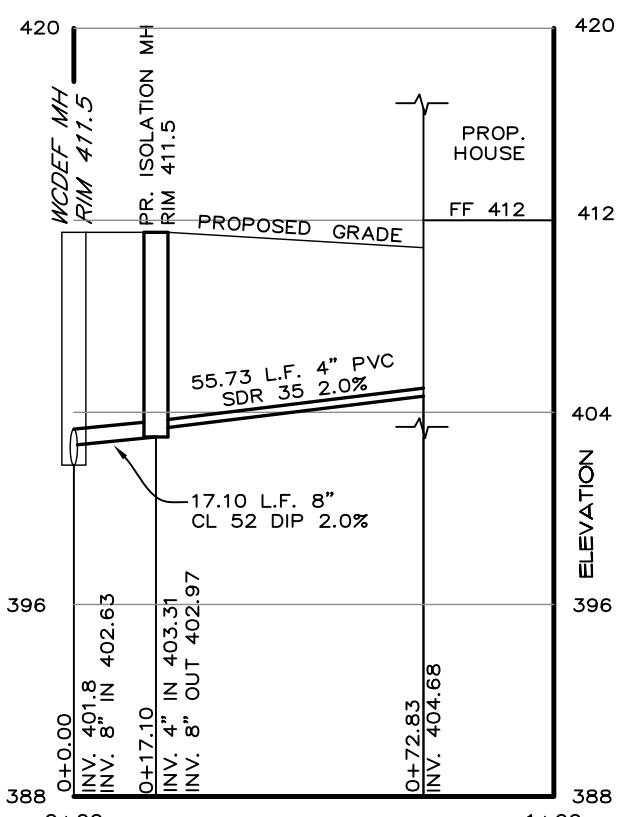
LEGEND

EXISTING	PROPOSED	
		CATCH BASIN
		DRAIN MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		HEADWALL
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		EX. TREE TO BE REMOVED (22 TREES TO BE REMOVED)

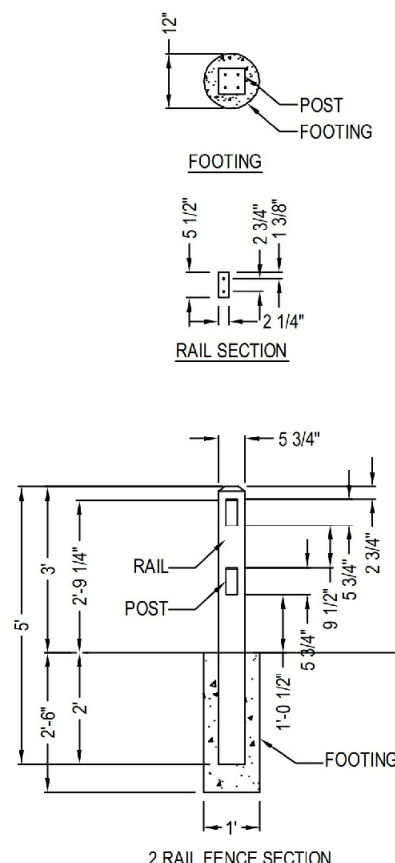
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ENLARGED VIEW
EXISTING CONDITIONS
PROPOSED RESIDENCE
AT
3766 FOOTHILL STREET
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NY
JUNE 18, 2025



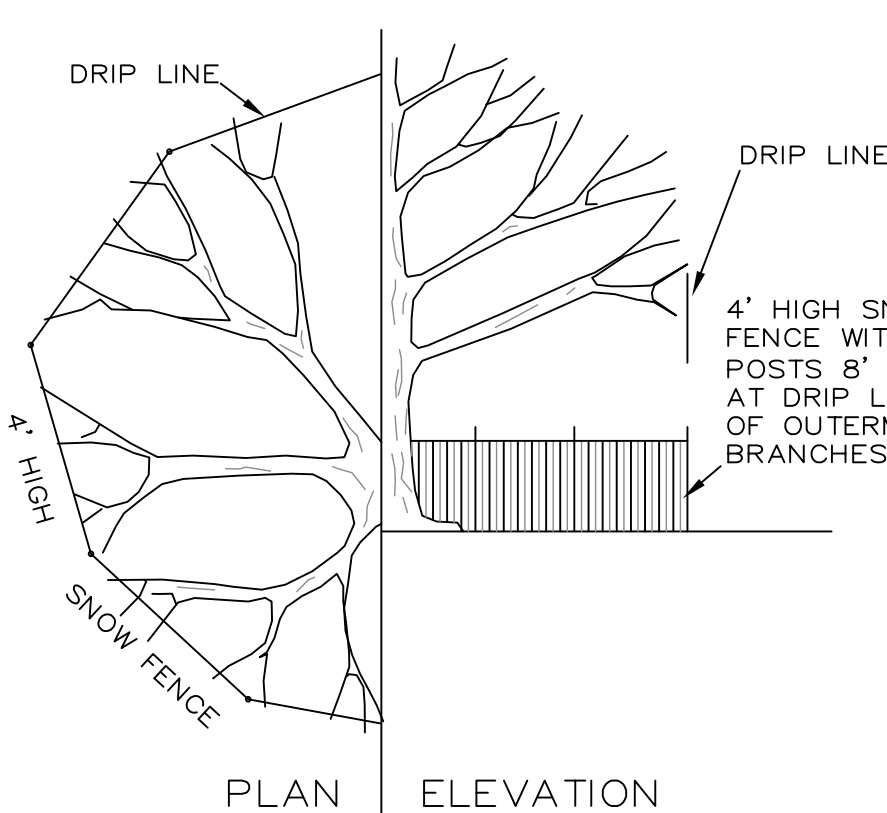
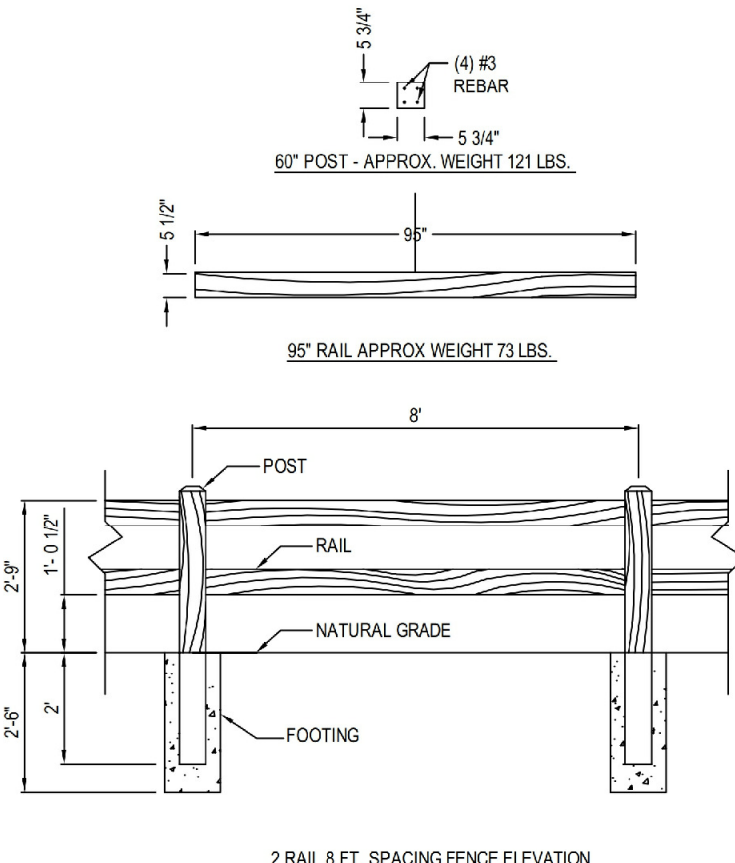
SEWER SERVICE PROFILE
SCALE: HOR. 1" = 40'
VER. 1" = 8'



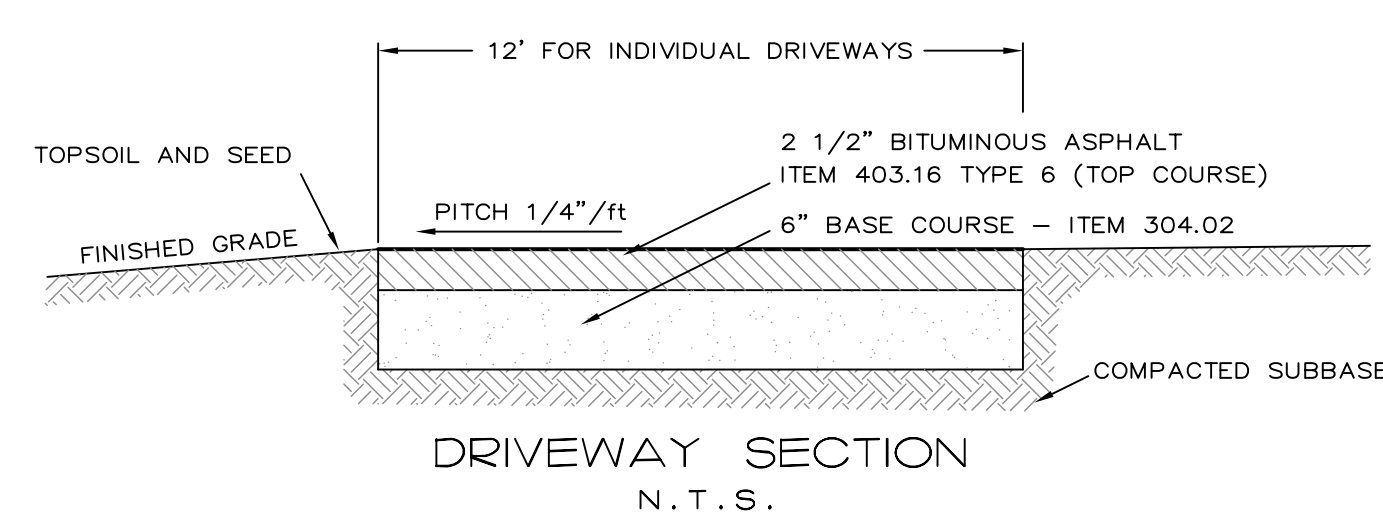
NOTES:

1. ALL CONCRETE TO BE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.

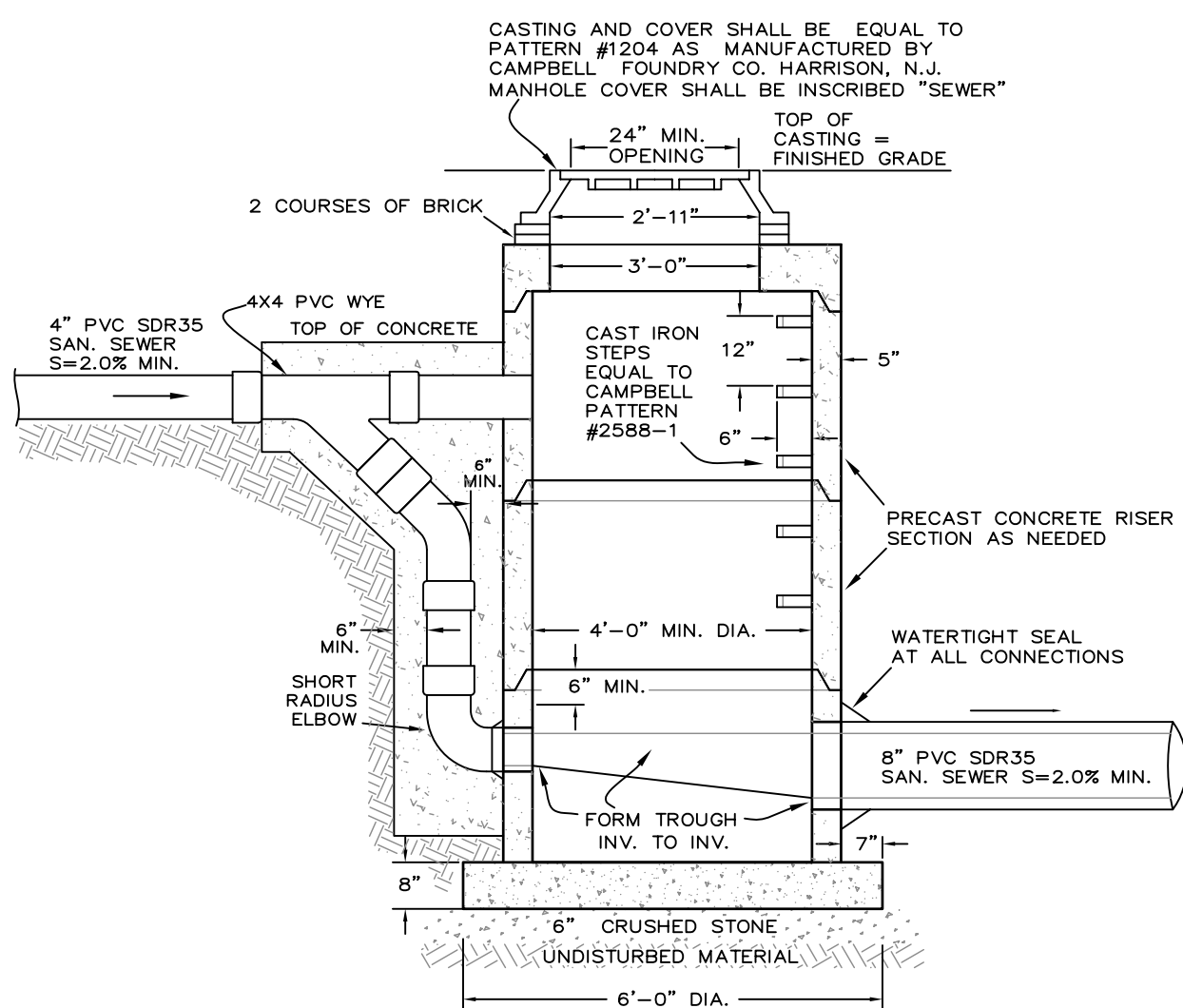
SPLIT RAIL FENCE
N.T.S.



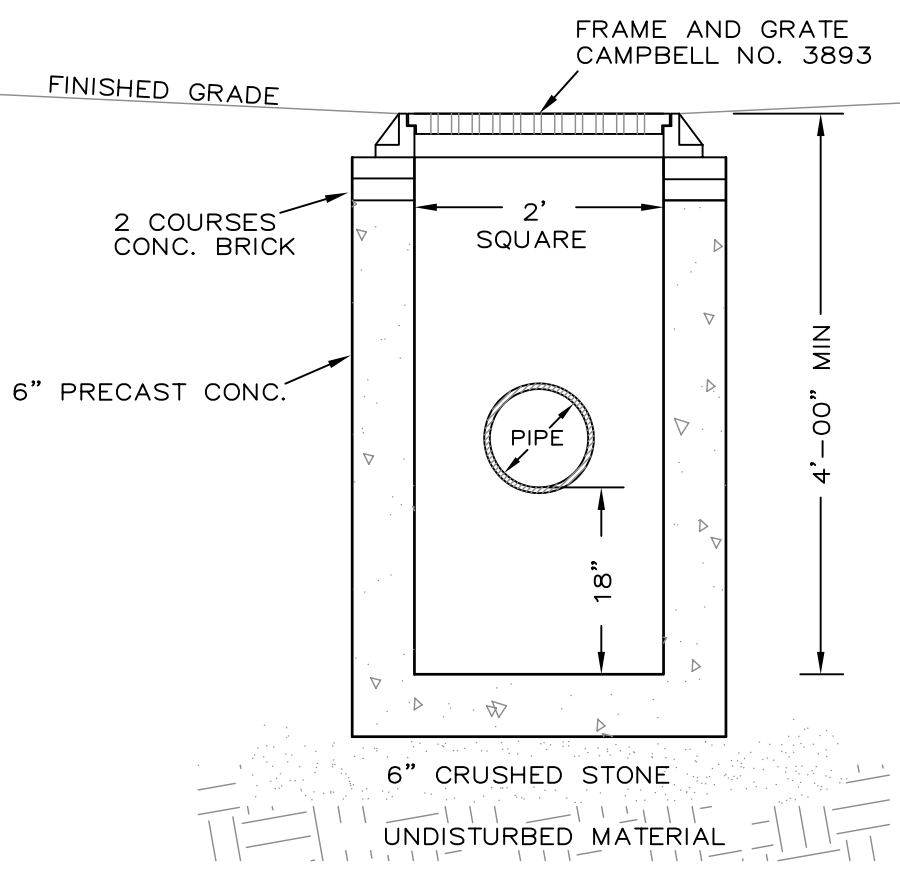
TREE PROTECTION DETAIL
N.T.S.



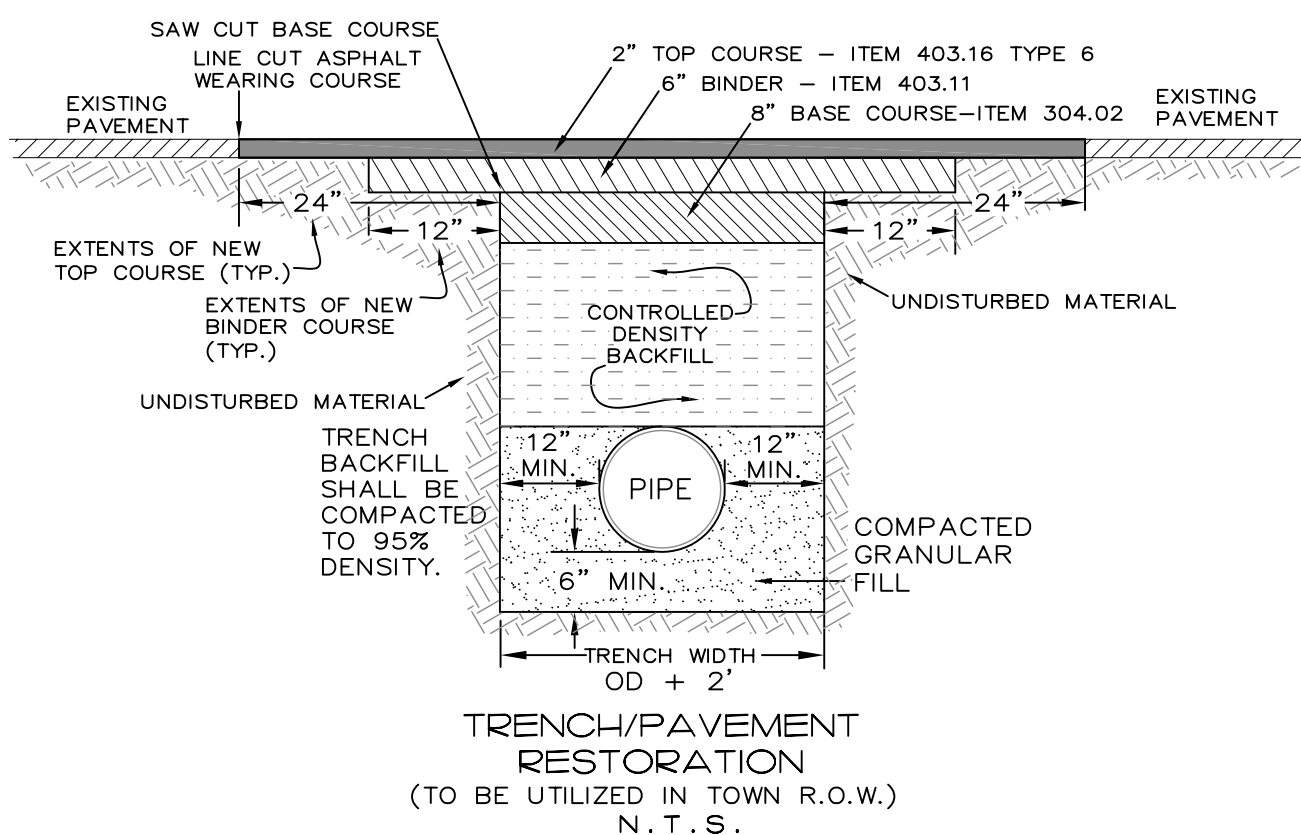
DRIVEWAY SECTION
N.T.S.



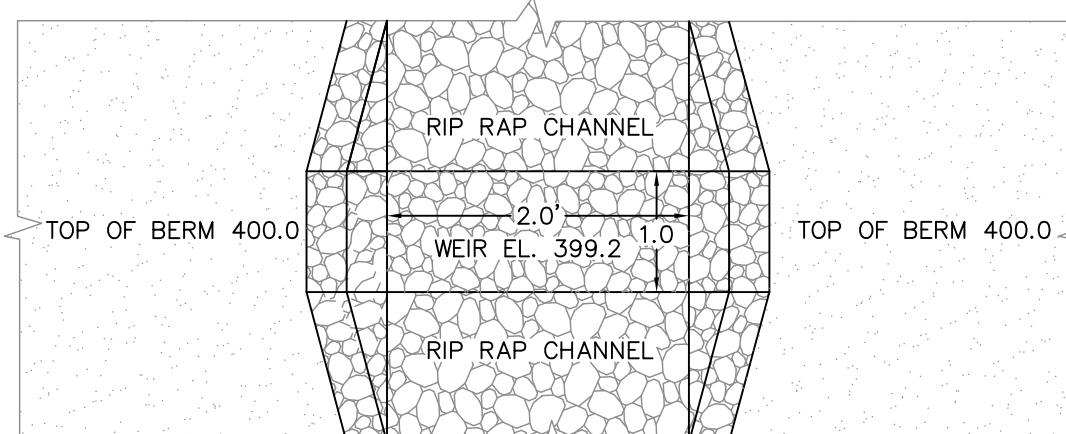
SECTION
SEWER CONNECTION
DROP/ISOLATION MANHOLE
N.T.S.



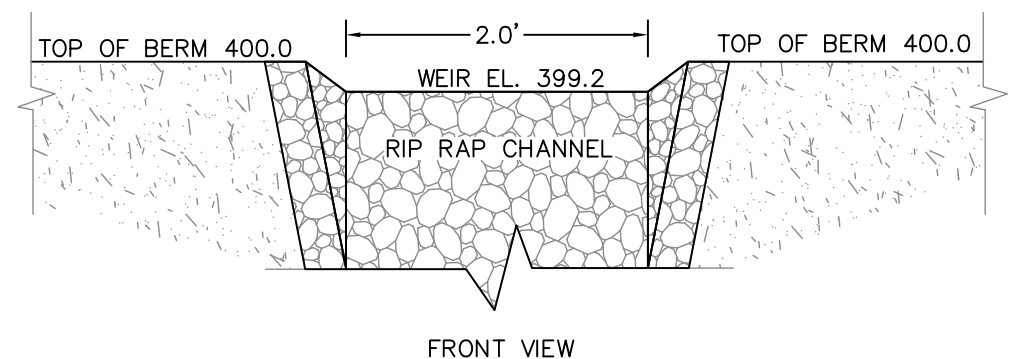
SECTION
YARD DRAIN
N.T.S.



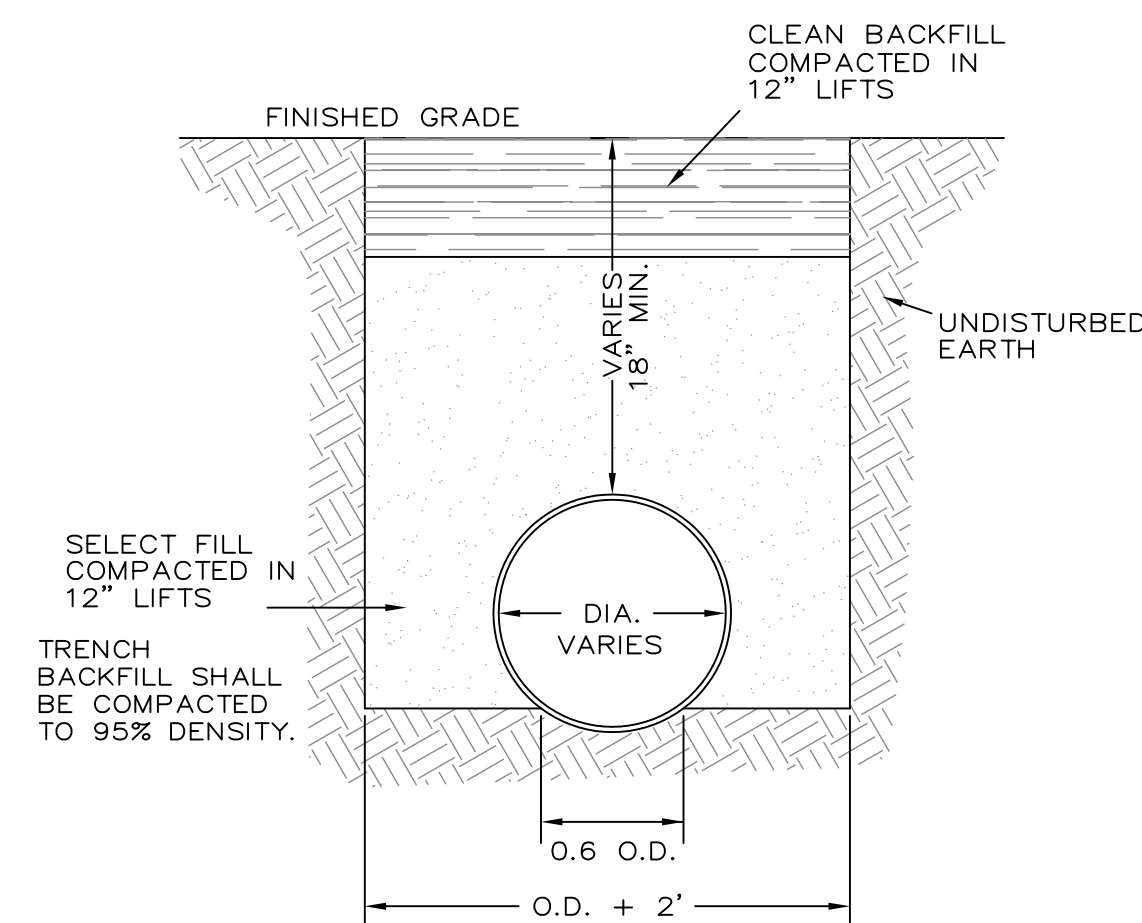
TRENCH/PAVEMENT
RESTORATION
(TO BE UTILIZED IN TOWN R.O.W.)
N.T.S.



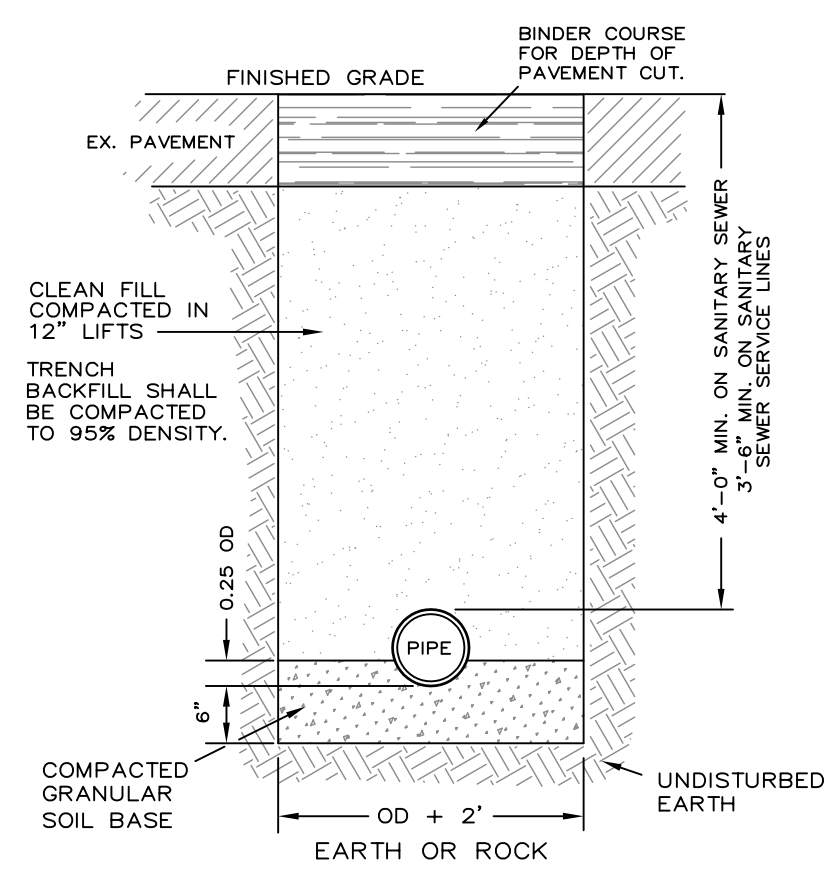
TOP VIEW
OUTLET CONTROL STRUCTURE
N.T.S.



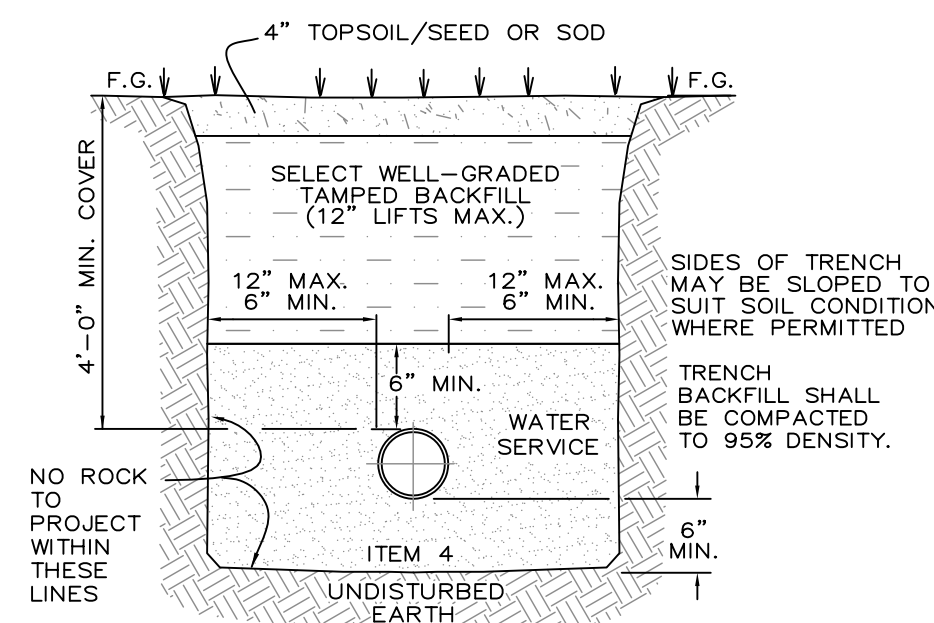
FRONT VIEW
OUTLET CONTROL STRUCTURE
N.T.S.



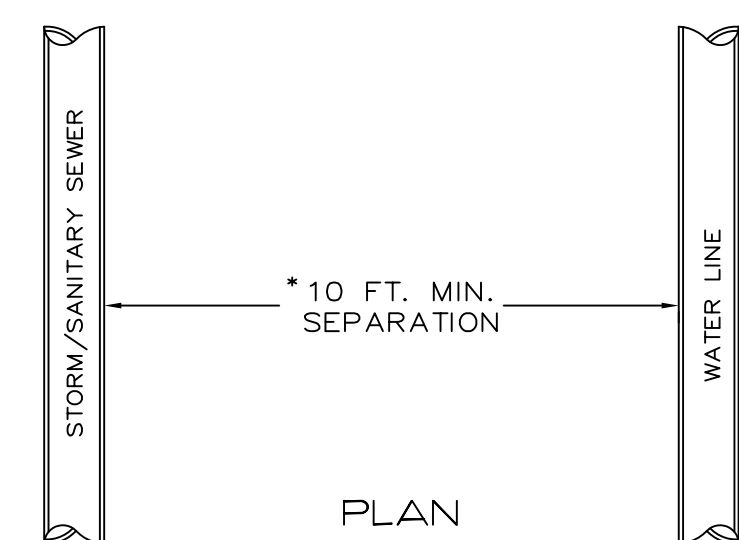
DRAIN PIPE BEDDING
N.T.S.



SEWER TRENCH AND PIPE
BEDDING DETAIL
N.T.S.

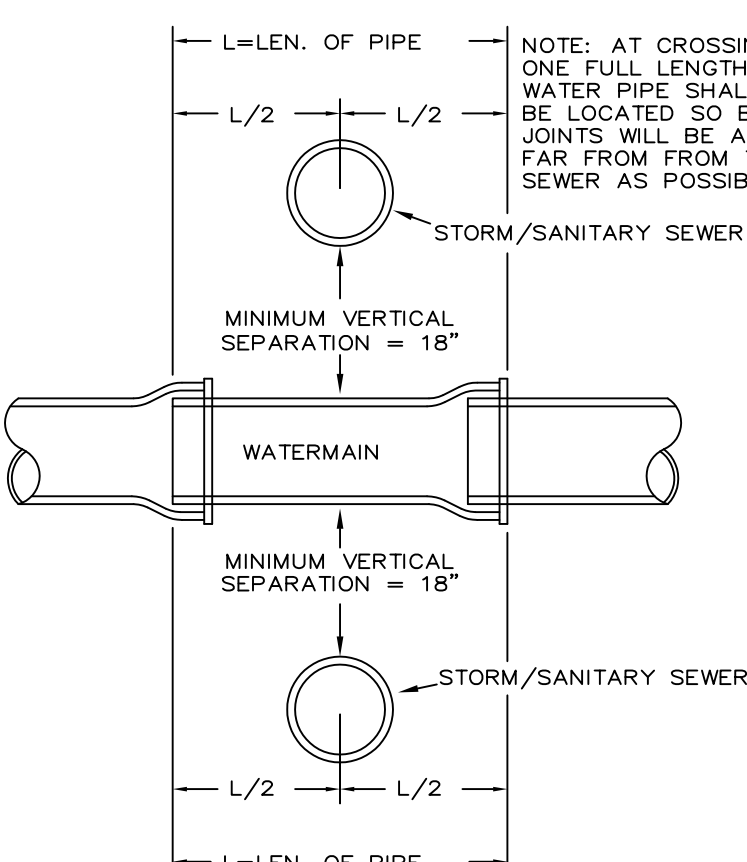


WATER SERVICE BEDDING
N.T.S.

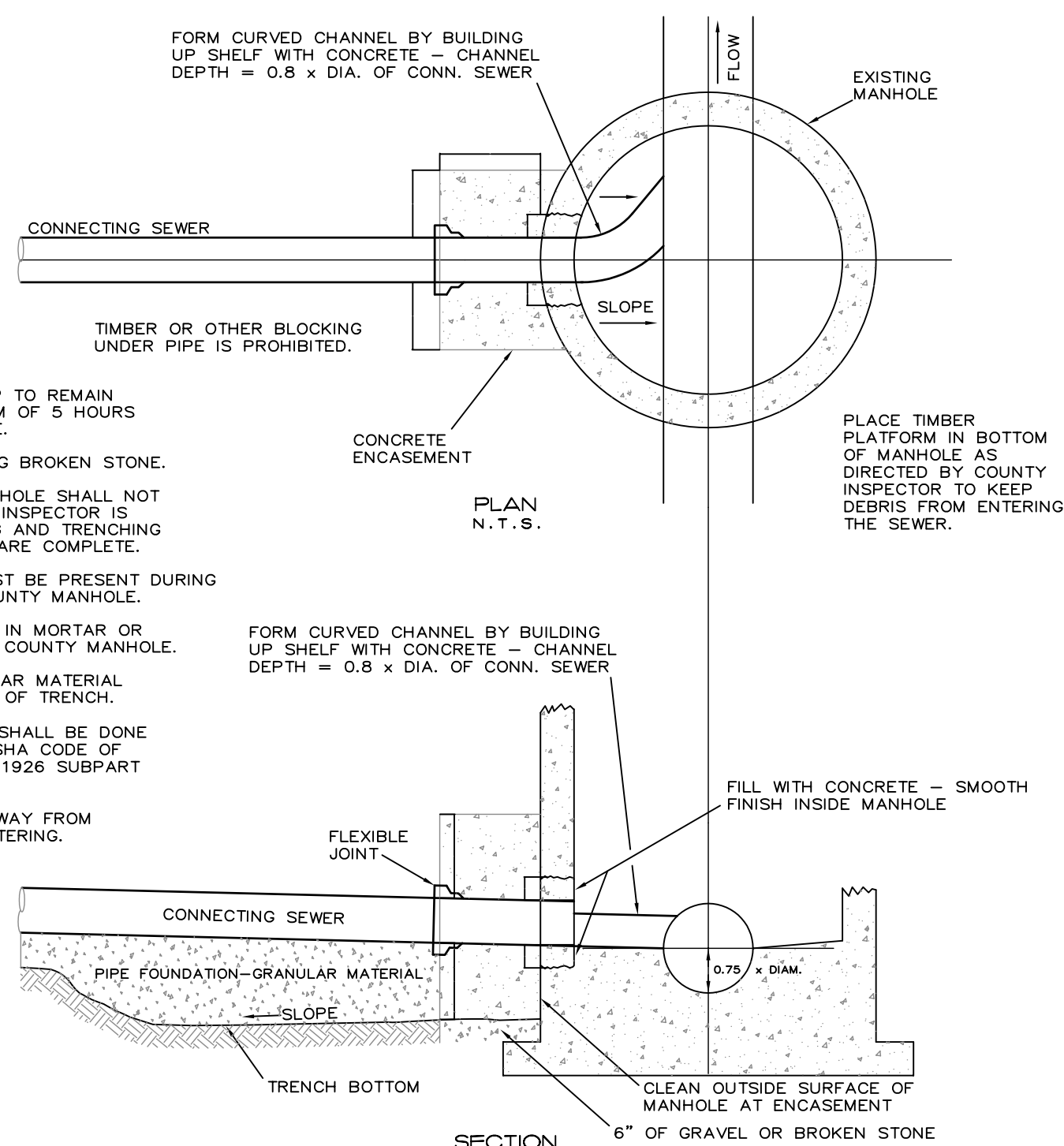


Sewers shall be laid at least 10 feet (3.0 m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18 inches (46 cm) above the top of the sewer.

DRAIN/SEWER/WATER SEPARATION
N.T.S.



DRAIN/SEWER
WATER MAIN CROSSING
N.T.S.



SECTION
WESTCHESTER COUNTY DEPARTMENT OF
ENVIRONMENTAL FACILITIES SEWER CONNECTION
CONSTRUCTION DETAILS STANDARD CONNECTION
INTO EXISTING MANHOLE
N.T.S.

- NOTES:
1. TRENCH DEWATERING PUMP TO REMAIN IN OPERATION FOR A MINIMUM OF 5 HOURS AFTER PLACING OF CONCRETE.
 2. CONCRETE MIX 1:2:4 USING BROKEN STONE.
 3. OPENINGS IN COUNTY MANHOLE SHALL NOT BE MADE UNLESS A COUNTY INSPECTOR IS PRESENT AND UNTIL PUMPING AND TRENCHING DETAILS DESCRIBED HEREON ARE COMPLETE.
 4. A COUNTY INSPECTOR MUST BE PRESENT DURING ALL WORK AT OR IN THE COUNTY MANHOLE.
 5. LIME SHALL NOT BE USED IN MORTAR OR CONCRETE PLACED IN OR AT COUNTY MANHOLE.
 6. PIPE FOUNDATION-GRANULAR MATERIAL COMPACTED FOR FULL WIDTH OF TRENCH.
 7. TRENCHING AND SHORING SHALL BE DONE IN FULL COMPLIANCE WITH OSHA CODE OF FEDERAL REGULATIONS PART 1926 SUBPART P (EXCAVATIONS).
 8. SLOPE TRENCH BOTTOM AWAY FROM COUNTY MANHOLE FOR DEWATERING.

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CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53)
2. EROSION CONTROL MEASURES, INCLUDING SILT FENCE, SHALL BE REQUIRED AS DIRECTED BY THE TOWN.
3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
5. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN AND LOCAL POWER COMPANY.

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DETAILS/NOTES
PROPOSED RESIDENCE
AT
3766 FOOTHILL STREET
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NY
OCTOBER 17, 2024

SHEET 5 OF 5 SHEETS

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