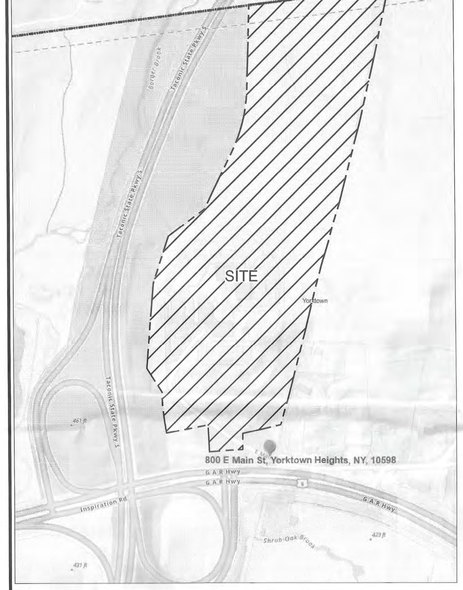
Residential Development
Known As

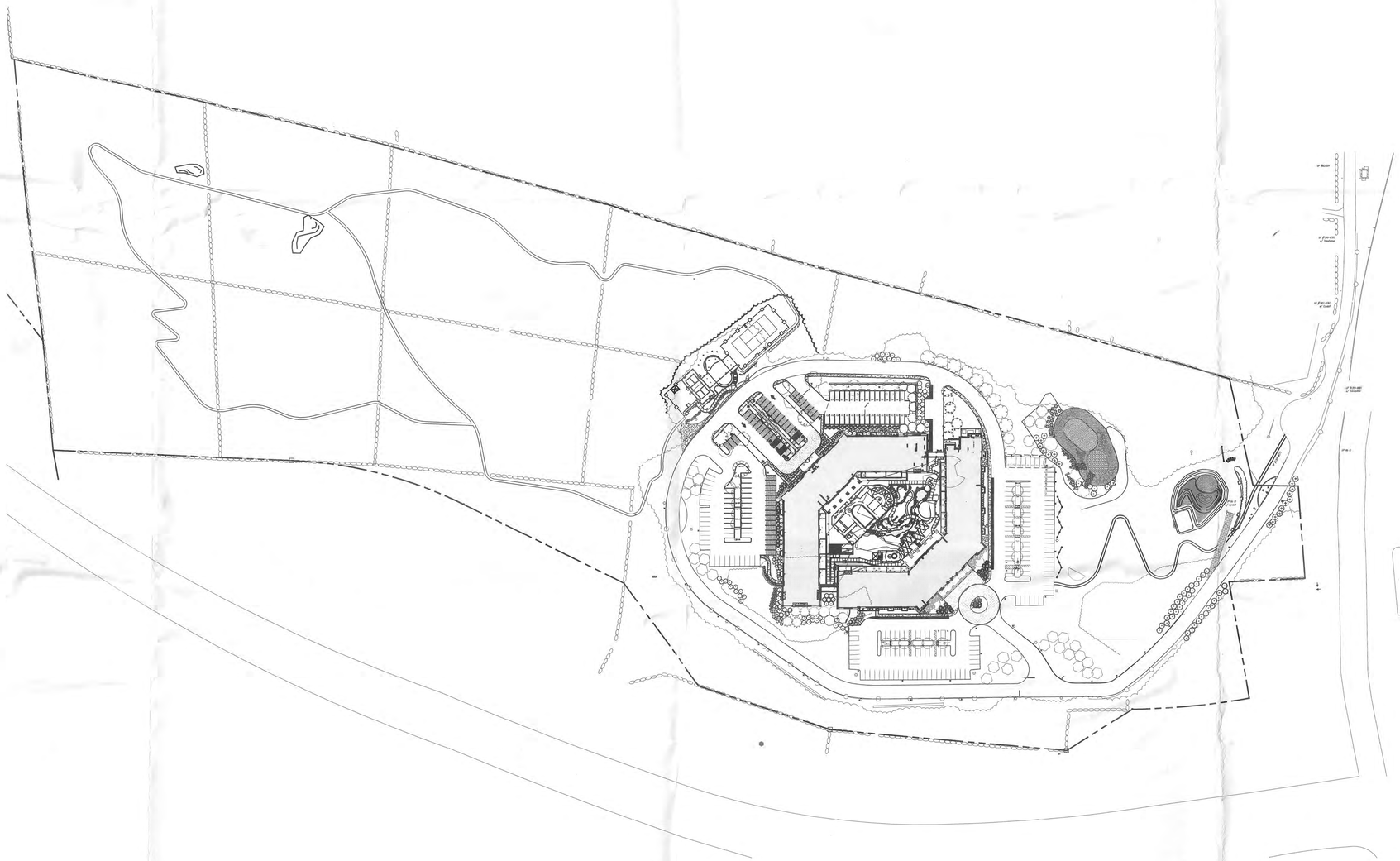
# AMS YORKTOWN ACTIVE ADULT COMMUNITY

## 800 East Main Street

Proposed By:
AMS ACQUISITIONS
NOVEMBER 7, 2025
REVISED DECEMBER 18, 2025




LOCATION MAP
NOT TO SCALE



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## PROJECT TEAM:


OWNER / APPLICANT:
AMS Acquisitions

One Bridge Plaza North, Suite 840
Fort Lee, NJ 07024
212-695-7585

PROJECT ATTORNEY:
Janet Giris
DelBello Donnellan Weingarten Wise & Weiderkehr, LLP
360 Hamilton Avenue, Suite 1010
White Plains, NY 10601
914-681-0200

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

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

PROJECT ARCHITECT:
Seelan Pather, LEED AP

Beinfield Architecture PC
11 Chestnut St #102
South Norwalk, CT, 06854
203-838-5789

LANDSCAPE ARCHITECT:
Jason Williams, PLA, NCI

SLR Consulting
195 Church St
New Haven, Ct 06510
203-344-7955

SURVEYOR:
Craig Black, L.S.

Dynamic Survey, LLC
40 Main Street
Toms River, NJ 08753
732-687-0000


APPROVED
on the 18th Day of October, 2025
Planning Board, Town of Yorktown, NY
by Resolution Number 25-21
Planning Board Chairman
Date January 13, 2026

## PARKING SCHEDULE

| | |
|---|---|
| REQUIRED PARKING: | 0.5 PER DWELLING UNIT + 10 VISITOR SPACES =(0.5*180 UNITS) +10 = 100 SPACES |
| PROVIDED PARKING: | 262 STANDARD SPACES<br>9 ADA COMPLIANT SPACES |
| TOTAL PROVIDED PARKING: | 271 SPACES |
| PARKING VARIANCE REQUIRED: | 0 SPACES |

## SITE DATA:

| | |
|---|---|
| OWNER / DEVELOPER: | MR. RYAN SUTHERLAND<br>ONE BRIDGE PLAZA NORTH - SUITE 840<br>FORT LEE NJ 07024 |
| PROJECT LOCATION: | 800 EAST MAIN STREET<br>JEFFERSON VALLEY YORKTOWN 10535 |
| EXISTING TOWN ZONING: | OB RESEARCH LABORATORY AND OFFICE DISTRICT |
| PROPOSED USE: | RSP-2 SENIOR HOUSING |
| TOWN TAX MAP DATA: | 5.19-1-15 |
| SITE AREA : | 32.27 ACRES (1,536,174 SF) |
| SEWAGE FACILITIES: | PUBLIC SEWERS |
| WATER FACILITIES: | PUBLIC WATER FACILITIES |

## ZONING SCHEDULE:

| ZONING DISTRICT: | RSP-2, SENIOR CITIZENS DISTRICT | | |
|---|---|---|---|
| DIMENSIONAL REGULATIONS: | REQUIRED | PROVIDED | VARIANCE REQUIRED |
| MINIMUM SIZE OF LOT: | | | |
| MINIMUM LOT AREA: | 10,000 SF. | 1,536,174 SF. | NONE |
| MINIMUM LOT DEPTH: | 150 FT. | 2,196 FT. | NONE |
| MINIMUM LOT WIDTH: | 150 FT. | 787 FT. | NONE |
| MINIMUM YARD DIMENSIONS: | | | |
| PRINCIPAL BUILDING: | | | |
| FRONT YARD SETBACK: | 50 FT. | 445 FT. | NONE |
| REAR YARD SETBACK: | 50 FT. | 1,332 FT. | NONE |
| ONE SIDE YARD SETBACK: | 50 FT. | 185 FT. | NONE |
| COMBINED SIDE YARD SETBACK: | 100 FT. | 185 FT. | NONE |
| MAXIMUM % OF LOT TO BE OCCUPIED: | | | |
| PRINCIPAL BUILDING COVERAGE: | -- | -- | -- |
| FLOOR AREA RATIO | 0.35 | 0.28 | NONE |
| MAXIMUM HEIGHT: | | | |
| PRINCIPAL BUILDING - FEET: | 55 FT. | 55 FT. | NONE |

ZONING REGULATION NOTES:

1. ON STREETS WITH LESS THAN A 50-FOOT RIGHT-OF-WAY, THE FRONT YARD SETBACK SHALL BE MEASURED FROM THE CENTER LINE OF THE EXISTING ROADWAY AND 25 FEET SHALL BE ADDED TO THE REQUIRED FRONT YARD SETBACK.
2. ALL MULTIFAMILY OR APARTMENT DEVELOPMENTS SHALL BE AS SPECIFIED ON A SITE PLAN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF §§300-82 THROUGH 300-85.
3. THE REQUIRED REAR AND SIDE YARD SETBACKS FOR AN ACCESSORY BUILDING IN AN R1-40, R1-20, R1-10 OR R-2 ZONE SHALL BE NO LESS THAN 20 FEET WHERE THE ACCESSORY BUILDING IS (A) LOCATED WHOLLY OR PARTLY IN A REAR YARD AND (B) HAS A FOOTPRINT 50% OR GREATER THAN THAT OF THE MAIN BUILDING.
4. IN ALL MULTIFAMILY DISTRICTS, INCLUDING R-3, R-2A, RSP-1, RSP-2 AND R-3A, THE FLOOR AREA RATIO, USABLE AND THE LOT AREA (SQUARE FEET) SHALL BE CALCULATED ON THE BASIS OF NET AREA, WHICH SHALL BE DETERMINED BY SUBTRACTING FROM THE GROSS AREA OF THE SITE ALL WETLANDS AND CONTROLLED AREA AS DEFINED IN CHAPTER 178, FRESHWATER WETLANDS.
5. ON SITES GREATER THAN 25 ACRES, MAXIMUM HEIGHT (FEET) MAY BE INCREASED TO 55 FEET FOR MAIN BUILDINGS.

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DYNAMIC SURVEY, LLC., DATED 02/15/22, LAST REVISED 02/27/25. 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.

APPROVED
Resolution Number 25-21
Date 10/20/2025

SCALE: 1"=30'-0"

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www.sitedesignconsultants.com

PROJECT # 23-18

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STATE OF NEW YORK — JOSEPH C. RUMA — LICENSED PROFESSIONAL ENGINEER
Joseph C. Ruma, P.E.
NYS Lic. No. 64411

Revisions:

| No. | Date | Comments: |
|---|---|---|
| 1. | 10/03/25 | Initial Development Drawings |
| 2. | 10/24/25 | Updated Civil Backgrounds |
| 3. | 10/24/25 | Updated Civil Backgrounds Submission |
| 4. | 10/30/25 | Pump Station Initial Review |
| 5. | 10/30/25 | Pump Station Initial Review Submission |
| 6. | 11/06/25 | Health Department Submission |
| 7. | 11/07/25 | Planning Board Submission |

SCALE: 1" = 30'
DRAWN BY: AKM
DATE: 11/07/2025

SITE PLAN PREPARED FOR
800 EAST MAIN ST DEV AMS LLC.
800 EAST MAIN STREET — Westchester County, NY
Town of Yorktown

OVERALL SITE PLAN

Sheet C-010

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| | |
|---|---|
| Sheet | C-020 |

**SITE PLAN**
PREPARED FOR
**800 EAST MAIN ST DEV AMS LLC.**
Town of Yorktown — 800 EAST MAIN STREET — Westchester County, NY

# OVERALL IMPROVEMENT PLAN

| | |
|---|---|
| SCALE | 1" = 30' |
| DRAWN BY | AKM |
| DATE | 11/07/2025 |

Revisions:

| No. | Date | Comments |
|---|---|---|
| 1. | 10/01/25 | Design Improvement Drainage |
| 2. | 10/24/25 | Updated CIVIL Bldg Setbacks |
| 3. | 10/31/25 | 90% Construction Drawings Submission |
| 4. | 12/01/25 | Town Design Initial Review |
| 5. | 12/10/25 | 100% Construction Drawings Submission |
| 6. | 12/15/25 | Final Engineering Submission |
| 7. | 12/17/25 | Planning Board Submission |

Revisions:

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

Engineer:
JOSEPH C. KUHN, P.E.
No. 64431
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
Joseph C. Kuhn, P.E.
NYS LIC. No. 64431

**Site Design Consultants**
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PROJECT # 23-18

SCALE: 1"=30'-0"
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APPROVED
Resolution Number 25 - 21
Date 1 2 25

LANDS OF TACONIC STATE PARKWAY COMMISSION
(FORMERLY BRONX PARKWAY EXTENSION)

NOTE:
1. TAX MAP #3000-18-1-2.1 & 3000-18-1-2.2
2. TOTAL PROPERTY AREA = 5.0 ACRES ±
3. TOTAL DISTURBED AREA = 4.1 ACRES ±
4. TOTAL NEW IMPERVIOUS AREA = 2.1 ACRES ±
5. TOTAL NEW PERVIOUS AREA = 2.0 ACRES ±
6. 7555.G.607.4 SURVEY: ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY PREPARED BY DOLAN & DEAN, ENTITLED "ALTA/NSPS LAND TITLE SURVEY" REVISED 03/27/25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

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Sheet C-100

SITE PLAN
PREPARED FOR
800 EAST MAIN ST DEV AMS LLC.
Town of Yorktown — 800 EAST MAIN STREET — Westchester County, NY

EXISTING CONDITIONS PLAN

| SCALE: | DRAWN BY: | DATE |
|---|---|---|
| 1" = 30' | AKM | 11/07/2025 |

Revisions:

| No. | Date | Comments |
|---|---|---|
| 1. | 10/07/25 | Update Development Summary |
| 2. | 10/24/25 | Updated Civil Bulk/grounds |
| 3. | 12/02/25 | Water Station Initial Review |
| 4. | 12/02/25 | Update Construction Details/Schedule |
| 5. | 12/16/25 | Update Construction Details/Schedule |
| 6. | 12/17/25 | Update Dimensional Schedule |
| 7. | 12/17/25 | Planning Board Submission |

Revisions:

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

Engineer: JOSEPH C. KUMA — STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER — 66631
Joseph C. Kuma, P.E.
NYS Lic. No. 66631

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Civil Engineers • Land Planners
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PROJECT # 23-18

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Resolution Number 2025 21
Date 10/20/2025

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LANDS OF TACONIC STATE PARKWAY COMMISSION
(FORMERLY BROOK PARKWAY EXTENSION)

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Sheet C-102

# 800 EAST MAIN ST DEV AMS LLC.

SITE PLAN
PREPARED FOR

Town of Yorktown — 800 EAST MAIN STREET — Westchester County, NY

# SITE DEMOLITION PLAN

| SCALE: | DRAWN BY: | DATE: |
|---|---|---|
| 1" = 30' | ARM | 11/07/2025 |

| Revisions: | | |
|---|---|---|
| No. | Date | Comments: |
| 1. | 10/03/25 | Design Development Update |
| 2. | 10/24/25 | Updated Civil Bulk/Setbacks |
| 3. | 12/03/25 | Site Plan Initial Review |
| 4. | 12/03/25 | Updated Construction Demolition Schedule |
| 5. | 12/16/25 | Septic Upgrade Comments Schedule |
| 6. | 12/17/25 | Septic Upgrade Comments Schedule |
| 7. | 12/17/25 | Planning Board Submission |

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

Engineer's Seal: Joseph C. Klimm, P.E. — NYS I.R. No. 64431

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PROJECT # 23-18

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APPROVED
Resolution Number 23-25 ZA
Date 1-21-25

LANDS OF TACONIC STATE PARKWAY COMMISSION
(FORMERLY BROOM PARKWAY EXTENSION)

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY ZARRILLI ASSOCIATES, LAST REVISED 03/27/25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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| | |
|---|---|
| Sheet | C-103 |
| SITE PLAN PREPARED FOR | 800 EAST MAIN ST DEV AMS LLC. |
| Town of Yorktown | 800 EAST MAIN STREET Westchester County, NY |
| | EROSION & SEDIMENT CONTROL PLAN |
| SCALE | 1" = 30' |
| DRAWN BY | AKM |
| DATE | 11/07/2025 |

Revisions:

| No. | Date | Comments |
|---|---|---|
| 1. | 10/07/25 | Design Improvement Thrumaps |
| 2. | 10/24/25 | Updated Civil Backgrounds |
| 3. | 11/07/25 | 95% Construction Improvement Submission |
| 4. | 12/02/25 | Town Station Initial Review |
| 5. | 12/15/25 | 95% Construction Improvement Submission |
| 6. | 12/16/25 | Health Department Submission |
| 7. | 12/17/25 | Planning Board Submission |

Revisions:

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

Telephone: (914) 962-4488

STATE OF NEW YORK
JOSEPH C. KUHN
No. 64121
LICENSED PROFESSIONAL ENGINEER

Joseph C. Kuhn, P.E.
NYS Lic. No. 64121

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APPROVED
Resolution Number 21
Date 12/2/2025

STABILIZED CONSTRUCTION ENTRANCE

SOIL STOCKPILES, TYP. WITH PERIMETER CONTROL

TREES TO BE PRESERVED, TYP.

TREES TO BE REMOVED, TYP.

LIMIT OF DISTURBANCE - 5.02 AC.

LIMIT OF DISTURBANCE - 0.45 AC.

CONCRETE WASHOUT

INLET PROTECTION, TYP.

EROSION BLANKET ON SLOPES GREATER THAN 2:1, TYP.

SILT FENCE, TYP.

LANDS OF TACONIC STATE PARKWAY COMMISSION
(FORMERLY BRIAR PARKWAY EXTENSION)

NOTE: AREA OF DISTURBANCE IS NOT TO EXCEED 5 ACRES AT ANY POINT DURING CONSTRUCTION

NOTE:
1. TOPOGRAPHIC & BOUNDARY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A SURVEY MAP PREPARED BY DYNAMIC SURVEY, LLC, DATED 05/19/22, LAST REVISED 02/27/25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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DECORATIVE PAVING SPECIFICATIONS:

TRIBECA COBBLE - 5,670 SF
AS MANUFACTURED BY: UNILOCK
COLOR: CRYSTALINE BASALT
PATTERN: RUNNING BOND

WESTPORT - 2,475 SF
AS MANUFACTURED BY: UNILOCK
STYLE: ANTIQUE PROCESSED
COLOR: STEEL MOUNTAIN
PATTERN: 3-UNIT RANDOM

PERMEABLE PAVERS – ECO-PRIORA - 6,410 SF
AS MANUFACTURED BY: UNILOCK
STYLE: CLASSIC
COLOR: GRANITE
PATTERN: HERRINGBONE

THERMOPLASTIC COLOR/ IMPRINTED ASPHALT - 200 SF

S16° 52' 30.01"W 122.0'
S13° 24' 30.01"W 78.0'
S15° 55' 30.01"W 125.2'
S14° 33' 30.01"W 126.9'
S12° 55' 30.01"W 214.6'
S14° 01' 30.01"W 404.0'
S15° 15' 30.01"W 93.8'
378.84'
379.38'
50' R.O.W. EASEMENT FOR NEW CROTON AQUEDUCT
PROPOSED WALKING TRAIL, SEE LANDSCAPE PLANS
PROPOSED CAST IN PLACE CONCRETE WALL SEE STRUCTURAL PLANS FOR LANDSCAPE SITE WALLS
THERMOPLASTIC/ IMPRINTED ASPHALT CROSSWALK
AMENITIES AREA SEE LANDSCAPE PLANS
R1-1 SIGN
PROPOSED LANDSCAPE PLANTERS, TYP.
PROPOSED ADA PARKING SPACES AND SIGNAGE, TYP.
EXISTING ACCESS ROAD
PROPOSED UNILOCK RETAINING WALL
PORTION OF EV PARKING TO BE COMPLETED FOR DAY ONE BUILD OUT
PROPOSED 5' CONCRETE SIDEWALK
PROPOSED EV PARKING AND CHARGERS, TYP.
PROPOSED RETAINING WALL WITH DECOARTIVE STEEL PICKET FENCE (SEE LANDSCAPE DETAILS SHEET)
R8-3 SIGN
CONCRETE BOLLARD, TYP.
FIRE LANE STRIPING, TYP.
PROPOSED SERVICE ACCESS ROAD
START OF NEW CURBING AND PAVEMENT
MILL AND OVERLAY ALL EXISTING PAVEMENT
PROPOSED RETAINING WALL WITH DECOARTIVE STEEL PICKET FENCE (SEE LANDSCAPE DETAILS SHEET)
PROPOSED PAD MOUNTED TRANSFORMER
PROPOSED PAD MOUNTED GENERATOR
PROPOSED 5' CONCRETE SIDEWALK
EXISTING LIGHT POLE TO REMAIN
PROPOSED 6" CURB TO CLOSE EXISTING CURB CUT
PROPOSED MICROPOOL EXTENDED DETENTION POND, SEE LANDSCAPE PLAN FOR PLANTING SCHEDULE
PROPOSED DECORATIVE FENCE, SEE LANDSCAPE PLAN
PROPOSED ENTRY MONUMENTS
S00° 22' 29.99"E 81.2'
DECORATIVE BOULDERS, TYP. SEE LANDSCAPE PLANS
PROPOSED 6" CONCRETE CURB TO CLOSE EXISTING CURB CUT
PROPOSED SITE LIGHTING, TYP.
PROPOSED PARKING, TYP.
TRIBECA COBBLE PAVERS
PROPOSED PORTE-COCHERE COLUMNS
PERMEABLE PAVERS IN THE PARKING AREAS
EXISTING PARKING TO BE RECONFIGURED MILL & OVERLAY EXISTING PAVEMENT
PROPOSED FOUR STORY BUILDING
PROPOSED POCKET WETLAND, SEE LANDSCAPE PLAN FOR PLANTING SCHEDULE
PROPOSED SPLIT RAIL WOOD FENCE
EXISTING CURBING AND PAVEMENT TO BE REPLACED AND BROUGHT BACK TO ADA STANDARDS, EV CHARGER TO BE ADDED
PROPOSED WALKING TRAIL
MILL AND OVERLAY ALL EXISTING PAVEMENT
N03° 45' 09.99"W 136.7'
EXISTING CONCRETE CURB EXPANSION JOINTS TO BE SEALED, TYP.
START OF NEW CURBING AND PAVEMENT
PROPOSED SITE LIGHTING, TYP.
END OF NEW CURBING VERIFY EXISTING CURB ELEVATIONS IN FIELD
PROPOSED 5' CONCRETE WALKWAY
DECORATIVE STEEL PICKET FENCE (SEE LANDSCAPE DETAILS SHEET)
PROPOSED UNILOCK RETAINING WALL
EXISTING ENTRANCE CIRCLE TO BE RESURFACED
EXISTING LIGHT POLES TO REMAIN, TYP.
END OF NEW CURBING AND PAVEMENT
EXISTING ADA PARKING SPACES TO REMAIN
EXISTING PARKING TO BE RESURFACED
EXISTING CONCRETE CURB EXPANSION JOINTS TO BE SEALED, TYP.
EXISTING ACCESS ROAD
EXISTING ENTRANCE TO BE RECONFIGURED
PROPOSED FOUR STORY BUILDING
PROPOSED UNILOCK RETAINING WALL
PROPOSED 5' CONCRETE SIDEWALK
FIRE LANE STRIPING
GUARD RAIL TO REMAIN, TYP.
PROPERTY SETBACK LINE
N17° 13' 10.01"E 250.5'
N05° 59' 20.01"E 429.9'
N05° 33' 20.01"E 231.0'
L=212.96', R=1300.18'
140.8' N03° 15' 09.99"W
214.4' N08° 38' 14.01"W
167.6' S84° 39' 40.01"W
LANDS OF TACONIC STATE PARKWAY COMMISSION
(FORMERLY BRONX PARKWAY EXTENSION)
UP # 13KV-W383 w/ Transformer
Benchmark Top Bolt Hydrant El.: 433.77 (NAVD 88)
Historic Yorktown Sign
UP # 13KV-W382 w/ Conduit
Asphalt Roadway Edge of Pavement
Guiderail
Directional Sign
Area of Snow Coverage
UP # 13KV-W w/ Transfor.
Guiderail Edge of Pavement
UP No ID
Wooded Area
Pump & Tank
GRAVEL
No ID w/ Conduit
Single Bollard
Split Rail Fence
Stone Curb
Retaining Wall
Guiderail
Yellow Curb
Conc. Curb
Edge of Pavement
Rock Outcropping
Elec. Box
Stop Bar
Bollard Light (Typ.)
Gross Area
Asphalt Drive
Curb & Gutter
Tops & Bases
Concrete Walk
Trellis
Drain
Gazebo
Shed
Entrance
Overhang
Wooden Fence
Grass Area
Conc. Curb
Asphalt Curb
Gutter
Guide Rail
Wooden Rail
Fence
Stone Wall
Tops & Bases
Curb & Gutter
Concrete Curb
Asphalt Drive
Curb & Gutter
Tops & Bases
Wooden Rail
Fence
Stone Wall
Guide Rail
Yellow Curb
Conc. Curb
Edge of Pavement
Retaining Wall
Guiderail
Fence
Wooden Area
Conc. Curb
Gutter

SEE LANDSCAPE PLANS FOR DETAILED RECREATION GRADING PLAN

PROPOSED FOUR STORY BUILDING
FF ELEV. 566.00

SEE LANDSCAPE PLANS FOR DETAILED COURTYARD GRADING PLAN

PROPOSED FOUR STORY BUILDING
FF ELEV. 566.00

## LEGEND

| | |
|---|---|
| TC | TOP OF CURB |
| BC | BOTTOM OF CURB |
| SW | SIDEWALK |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| ME | MATCH EXISTING |

# BUILDING ENVELOPE GRADING PLAN

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DYNAMIC SURVEY, LLC., DATED 02/15/22, LAST REVISED 02/27/25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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APPROVED
Resolution Number 25 - 21
Date 10 | 20 | 2025

0 10 20 40
SCALE: 1"=20'-0"

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PROJECT # 23-18

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Registered NEW YORK STATE LICENSED PROFESSIONAL ENGINEER
JOSEPH PETER RUINA
No. 64431
Joseph Peter Ruina, P.E.
NYS Lic. No. 64431

Revisions:

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

Revisions:

| No. | Date | Comments: |
|---|---|---|
| 1. | 09/24/25 | Updated Civil Backgrounds |
| 2. | 10/14/25 | Planning Board Resubmission |
| 3. | 10/20/25 | Town Section Initial Review |
| 4. | 10/21/25 | Town Construction Inspection Submission |
| 5. | 10/27/25 | Town Construction Inspection Submission |
| 6. | 10/31/25 | Planning Board Submission |
| 7. | | |

SCALE: 1" = 20'
DRAWN BY: AKM
DATE: 11/07/2025

SITE GRADING PLAN

SITE PLAN PREPARED FOR
800 EAST MAIN ST DEV AMS LLC.
800 EAST MAIN STREET
Town of Yorktown
Westchester County, NY

Sheet C-105A

## LEGEND

| | |
|---|---|
| TC | TOP OF CURB |
| BC | BOTTOM OF CURB |
| SW | SIDEWALK |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| ME | MATCH EXISTING |

16%

Tele. Manhole
RIM 504.65

CENTERLINE OF 30 FT. WIDE EASEMENT PER
D.B. 4653 PG. 97

L=212.960, R=1960.180

S16° 42' 14.01"W
214.4'

N69° 59' 46.99"W
140'

## REVISED ENTRANCE GRADING PLAN

LAWN

20%

12%

3.2%

2.2%

10.8%

12.5%

13.3%

11.3%

13%

16%

13.3%

16%

LAWN

TRAVEL

S00° 22' 29.99"E
81.2'

N03° 45' 09.99"W
136.7'

UP @ 4.5%+/-

## STORMWATER AND MEANDERING PATH GRADING PLAN

NOTE:
1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DYNAMIC SURVEY, LLC., DATED 02/15/22, LAST REVISED 02/27/25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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APPROVED
Resolution Number 25-21
Date 10 | 20 | 2025

0 10 20 40
SCALE: 1"=20'-0"

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PROJECT # 23-18


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STATE OF NEW YORK * JOSEPH C. RIZZO * 103614 * LICENSED PROFESSIONAL ENGINEER
Engineer's Seal
Joseph C. Rizzo, P.E.
NYS Lic. No. 103614

Revisions:

| No. | Date | Comments: |
|---|---|---|
| 1 | 10/24/25 | Design Development Drawings |
| 2 | 11/07/25 | Planning Board Meeting |
| 3 | 11/07/25 | Site Construction Drawings Submission |
| 4 | 12/15/25 | Planning Board Meeting |
| 5 | 12/15/25 | Site Construction Drawings Submission |
| 6 | 12/19/25 | Planning Board Meeting |
| 7 | 12/19/25 | Planning Board Submission |

SCALE: 1" = 20'
DRAWN BY: AKM
DATE: 11/07/2025

# SITE GRADING PLAN

SITE PLAN
PREPARED FOR

# 800 EAST MAIN ST DEV AMS LLC.

800 EAST MAIN STREET
Town of Yorktown
Westchester County, NY

Sheet C-105B


P:\2023\23-18 AMS - E MAIN STREET, YORKTOWN\ENGINEERING\DWGS\23-18 AMS MAIN STREET YORKTOWN 23-18 AMS SITE DSG DWG 11/07/2025 10:15:43 PM

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PROJECT # 21-18

Joseph C. Kunz, P.E.
NYS Lic. No. 64211

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

| Revisions: | | |
|---|---|---|
| No. | Date | Comments: |
| 1. | 10/03/25 | Design Development Drawings |
| 2. | 10/24/25 | Updated Civil Backgrounds |
| 3. | 11/07/25 | 100% Construction Documents Submission |
| 4. | 12/03/25 | Pump Station Initial Review |
| 5. | 12/16/25 | Health Department Submission |
| 6. | 12/17/25 | 100% Construction Documents Submission |
| 7. | 12/17/25 | Planning Board Submission |

SCALE: 1" = 30'
DRAWN BY: AKM
DATE: 11/07/2025

# DRAINAGE PLAN

## 800 EAST MAIN ST DEV AMS LLC.

Town of Yorktown — 800 EAST MAIN STREET — Westchester County, NY

SITE PLAN
PREPARED FOR

Sheet C-106

SCALE: 1"=30'-0"

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APPROVED
Resolution Number 21
Date 12.2.25

NOTE:
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LANDS OF TACONIC STATE PARKWAY COMMISSION
(FORMERLY BRONX PARKWAY EXTENSION)

NOTE: DIMENSIONS SHOWN ON PLAN TYPED ON 24x36 PRINT TO THIS DRAWING IS A FRACTION OF SECTION 7005 (b) OF THE NEW YORK STATE EDUCATION LAW.

F:\2021\21-18\S - E MAIN STREET YORKTOWN\ENGINEERING\C-106 21-18 AMS MAIN STREET YORKTOWN.dwg 11/6/2025 7:19:52 PM

S16° 55' 30.01"W 122.0'
S13° 55' 30.01"W 78.0'
S15° 55' 30.01"W 129.2'
S14° 33' 30.01"W 126.9'
S12° 55' 30.01"W 214.8'
S14° 33' 30.01"W 404.0'
S15° 15' 30.01"W 93.8'
30'
90° ELEM EASEMENT FOR WATER MAIN, DP ☆
379.18'
578.84'
UP #13KV-W383 w/ Transformer
UP #13KV-W382 w/ Conduit
UP #13KV-W w/ Transfor.
UP No ID
UP No ID w/ Conduit
UTILITY CROSSING, TYP. MAINTAIN 18" VERTICAL SEPARATION WATER MAIN AND STORM OR SEWER PIPES
TRIO OF GATE VALVES AND 8"x8"x8" TEE TO BE ADDED TO EXISTING WATER LINE AND CONNECT TO FH-2
4" DOMESTIC WATER SERVICE WITH 4" GATE VALVE
6" FIRE WATER SERVICE WITH 6" GATE VALVE
APPROX. LOCATION OF NEW 250kW DIESEL GENERATOR ON CONCRETE PAD
APPROX. LOCATION OF NEW 1000kVA UTILITY PAD-MOUNTED TRANSFORMER
TEST PIT LOCATION
8" GATE VALVE
8" 22.5° BEND
2" AIR RELIEF VALVE SEE DETAIL W-9
TEST PIT LOCATION
8" 11.25° BEND CONNECT TO EXISTING MAIN
EV CHARGERS TO BE SET 1' OFF THE CURB, SEE MEP PLAN FOR CONDUIT LAYOUT, TYP.
FH-2
SMH-1 RIM:545.40' INV IN: 534.76' 8" Ø INV OUT: 533.26' 8" Ø
8"x8"x6" TEE TO FH-1
8" GATE VALVE
6" GATE VALVE
6" 45° BEND
4" 45° BEND
~93' 8" SDR-35 PVC @ 4.46%
SMH-2 RIM:535.67' INV IN: 529.13' 8" Ø INV OUT: 529.03' 8" Ø
EXISTING SEWER MAIN TO BE ABANDONED IN PLACE
4" DOMESTIC WATER SERVICE WITH 4" GATE VALVE
6" FIRE WATER SERVICE WITH 6" GATE VALVE
EXISITING MANHOLE OPENING TO BE CUT AND SEALED
APPROX. LOCATION OF EXISTING CUSTOMER ELECTRICAL SERVICE POLE
CONNECT TO EXISTING SEWER MANHOLE INV.: 448.50' 8" Ø
8" 11.25° BEND
90° BEND TO FH-1
6" GATE VALVE
FH-1
PROPOSED SIAMESE FIRE CONNECTION
8" SDR-35 PVC SEWER SERVICE INV. OUT :543.00'
~35' 8" SDR-35 PVC @ 15.65%
~228' 8" SDR-35 PVC @ 8.00%
SMH-3 RIM:533.76' INV IN: 527.13' 8" Ø INV IN: 527.13' 8" Ø INV OUT: 527.03' 8" Ø
8" SDR-35 PVC SEWER SERVICE INV. OUT: 531.00'
EXISITING SANITARY SEWER PIPE TO BE REMOVED FROM STORMWATER LIMITS.
BEGIN PUBLIC SEWER MAIN
BEGIN PUBLIC WATER MAIN LOOP
~73' 8" SDR-35 PVC @ 7.13%
L=200' R=1' 29.99"E 91.2'
8" 22.5° BEND
PROPOSED SIAMESE FIRE CONNECTION
EXISTING STORM DRAIN TO BE REMOVED
EV CHARGER LOCATIONS, TYP.
APPROX. ROUTING OF 2-6"C FROM T-TAP BOX TO TRANSFORMER
APPROX. LOCATION OF RELOCATED EXISTING T-TAP BOX TO INTERCEPT PRIMARY UG CONDUITS
APPROX. LOCATION OF EXISTING U/G PRIMARY SERVICE
TEST PIT LOCATION
EXISTING SEWER MAIN TO BE ABANDONED IN PLACE
SMH-8 RIM:464.19' INV IN: 458.93' 8" Ø INV OUT: 458.26' 8" Ø
~228' 8" SDR-35 PVC @ 2.41%
EXISTING STORM PIPE TO BE ABANDONED IN PLACE
EXISTING SEWER PIPE TO BE ABANDONED IN PLACE
EXISTING 8" WATER MAIN
N03° 45' 09.99"W 136.7'
TEST PIT LOCATION
8" GATE VALVE TO BE ADDED TO EXISTING MAIN
SMH-4 END OF PUBLIC SEWER MAIN RIM:530.24' INV IN: 521.30' 8" Ø INV IN: 521.30' 8" Ø INV OUT: 520.80' 8" Ø
EXISTING SEWER PIPE TO BE ABANDONED IN PLACE
SMH-7 RIM:488.65' INV IN: 482.14' 8" Ø INV OUT: 482.04' 8" Ø
~228' 8" SDR-35 PVC @ 8.00%
SMH-4A RIM:532.30' INV IN: 525.98' 8" Ø INV OUT: 525.73' 8" Ø
PROPOSED SIAMESE FIRE CONNECTION
8" ISOLATION VALVE
EXISTING WATER SERVICE LINE TO BE CUT & CAPPED IN FIELD
EXISTING HYDRANT TO BE MOVED CLOSER TO EXISTING GATE VALVE, EXISTING PIPE TO BE ABANDONED IN PLACE
~166' 8" SDR-35 PVC @ 8.00%
~212' 8" SDR-35 PVC @ 8.00%
SMH-5 RIM:512.61' INV IN: 507.57' 8" Ø INV OUT: 507.47' 8" Ø
TEST PIT LOCATION
8" GATE VALVE
8x8x8 TEE TO CONNECT NEW WATER LOOP
~104' 8" SDR-35 PVC @ 8.00%
8" GATE VALVE
8" GATE VALVE
8" 22.5° VERTICAL BEND
SMH-6 RIM:504.30' INV IN: 499.18' 8" Ø INV OUT: 499.08' 8" Ø
8" 11.25° BEND
8" 22.5° BEND
22.5° BEND
EXISTING 8" WATER MAIN
WATER MAIN TO BE ENCASED IN CONRETE, TYP.
N02° 23' 30.01"E 231.0'
N17° 13' 10.01"E 250.5'
N53° 15' 09.99"W 140.9'
L=212.96', R=1300.180'
429.9'
429.87'
LANDS OF TACONIC STATE PARKWAY COMMISSION
(FORMERLY BRONX PARKWAY EXTENSION)
CONTINUE 50' X 20' FT. WIDE EASEMENT PER D.B. 4823 PG 97

NOTE:
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APPROVED
Resolution Number 25 - 21
Date 1 | 30 | 2025

0 15 30 60
SCALE: 1"=30'-0"

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PROJECT # 22-18

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Joseph C. Kuna, P.E.
NYS Lic. No. 84421

Revisions:

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

Revisions:

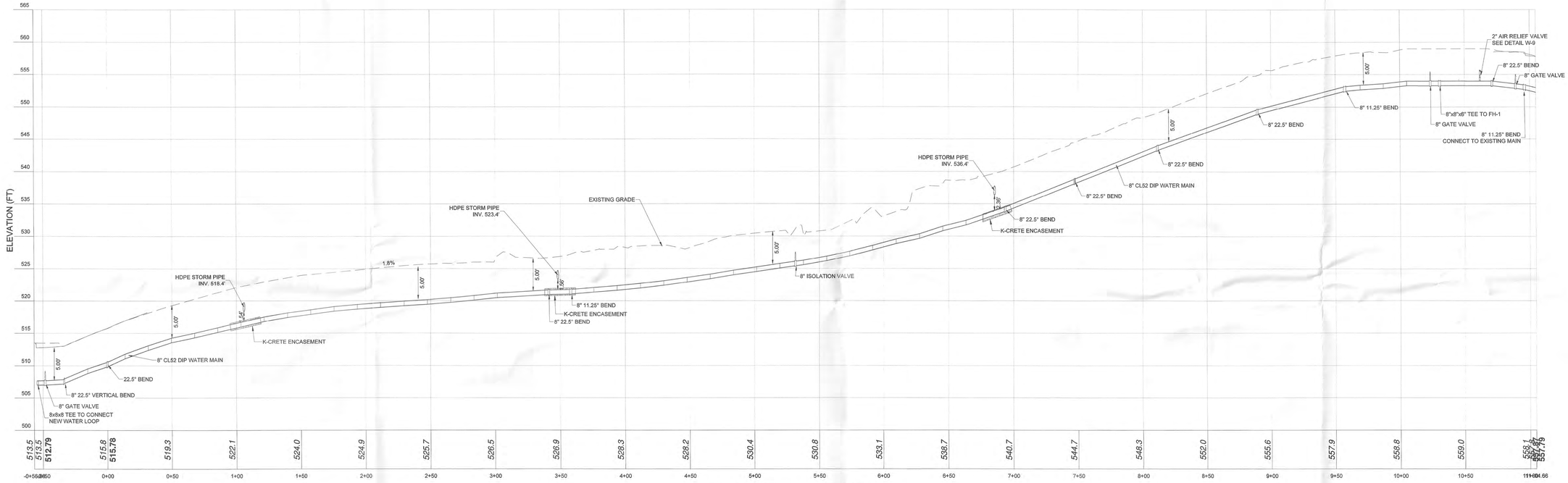
| No. | Date | Comments: |
|---|---|---|
| 1. | 10/03/25 | Planning Board Submission |
| 2. | 10/24/25 | Updated Civil Backgrounds |
| 3. | 10/27/25 | Planning Board Submission |
| 4. | 10/30/25 | Pump Station Inlet Review |
| 5. | 11/03/25 | Planning Board Submission |
| 6. | 11/06/25 | Hydrant Placement Revision |
| 7. | 12/17/25 | Planning Board Submission |

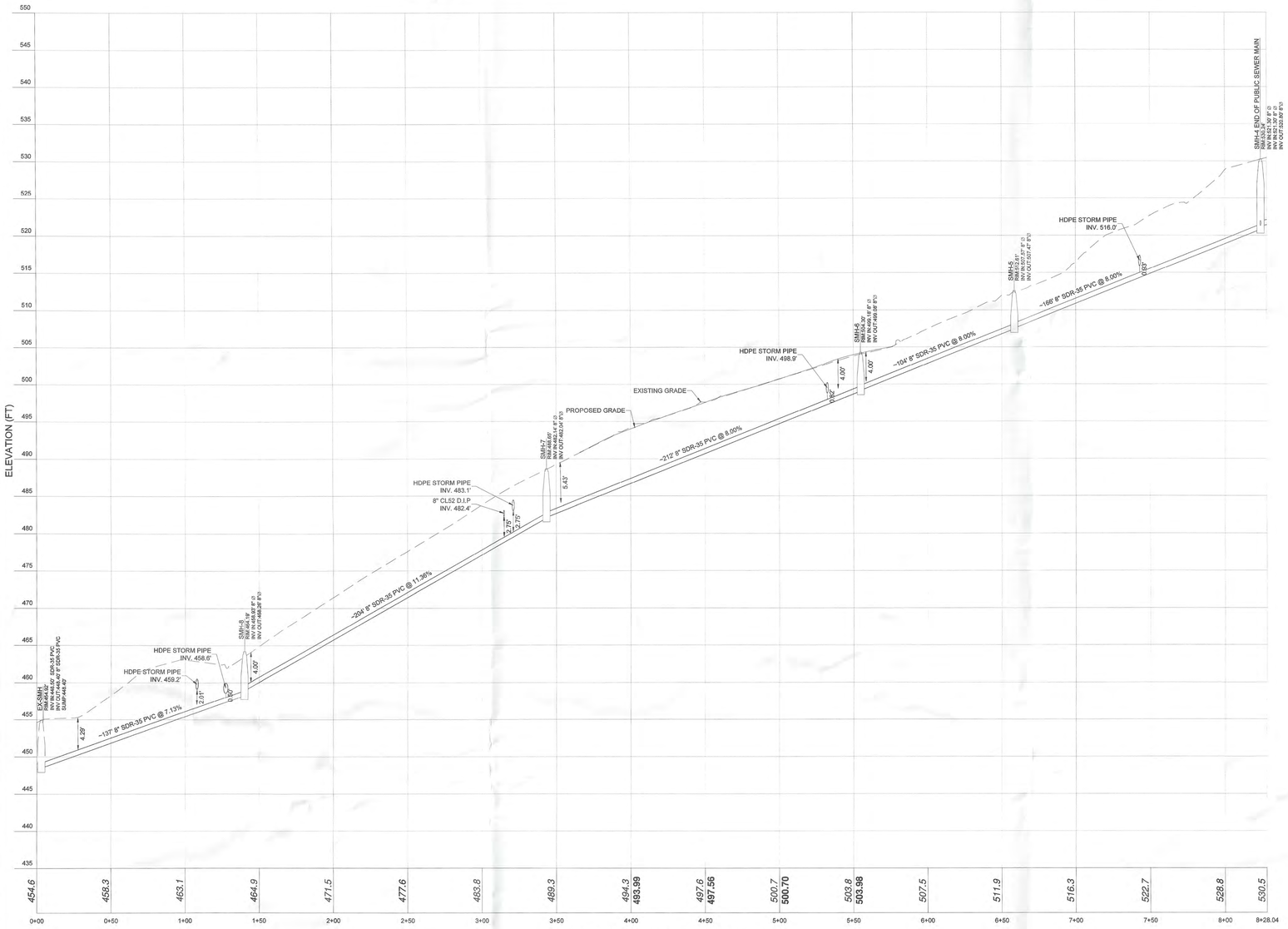
SCALE: 1"=30'
DRAWN BY: AKM
DATE: 11/07/2025

SITE UTILITY PLAN

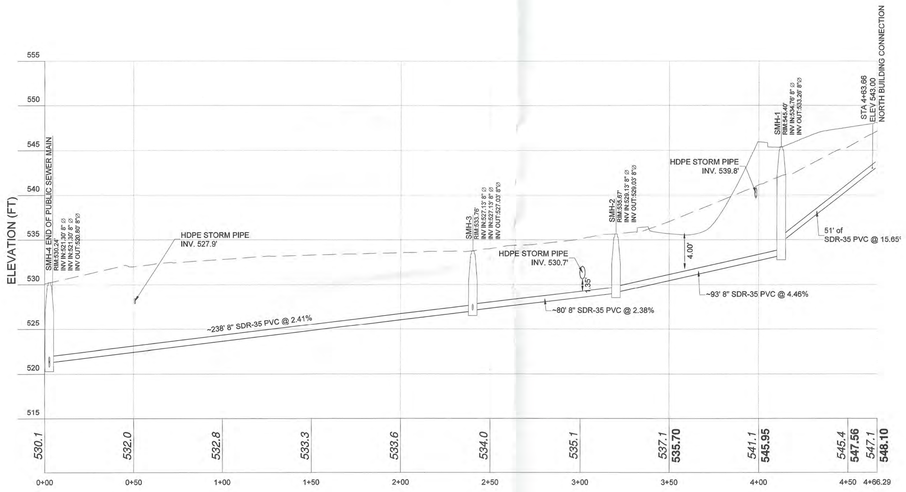
SITE PLAN PREPARED FOR
800 EAST MAIN ST DEV AMS LLC.
800 EAST MAIN STREET Westchester County, NY
Town of Yorktown

Sheet C-106

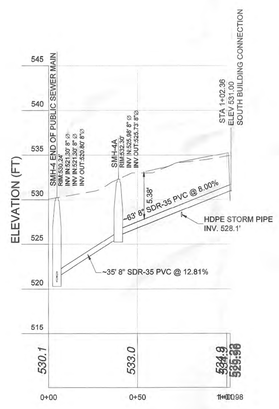

ELEVATION (FT)
565
560
555
550
545
540
535
530
525
520
515
510
505
500
HDPE STORM PIPE INV. 518.4'
HDPE STORM PIPE INV. 523.4'
EXISTING GRADE
HDPE STORM PIPE INV. 536.4'
2" AIR RELIEF VALVE SEE DETAIL W-9
8" 22.5° BEND
8" GATE VALVE
8" 11.25° BEND
8"x8"x6" TEE TO FH-1
8" GATE VALVE
8" 11.25° BEND
CONNECT TO EXISTING MAIN
8" 22.5° BEND
8" CL52 DIP WATER MAIN
8" 22.5° BEND
K-CRETE ENCASEMENT
8" 22.5° BEND
8" ISOLATION VALVE
1.8%
5.00'
5.00'
5.00'



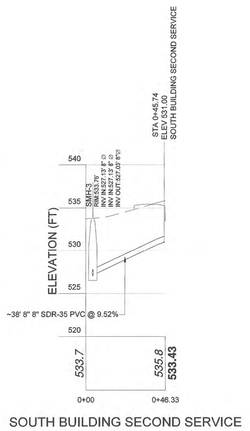

PUBLIC SEWER MAIN EXTENSION
VERT. SCALE: 1" = 6
HORIZ. SCALE: 1" = 30




NORTH BUILDING PRIVATE SEWER SERVICE
VERT. SCALE: 1" = 6
HORIZ. SCALE: 1" = 30




SOUTH BUILDING PRIVATE SEWER SERVICE
VERT. SCALE: 1" = 6
HORIZ. SCALE: 1" = 30




SOUTH BUILDING SECOND SERVICE
VERT. SCALE: 1" = 6
HORIZ. SCALE: 1" = 30

## SANITARY SEWER DESIGN SHEET

Site Design Consultants
CIVIL ENGINEERS • LAND PLANNERS

PROJECT: AMS Yorktown
JOB NO. 23-18
LOC: 800 East Main Street Yorktown NY 105
DATE: 12/16/2025
SHEET: 1 OF 1

Basis for Sewage Design Flow: Single Family Residence 110 gpd per bedroom
Pipe Design Manning Formula for n = 0.10

| LOCATION | MANHOLE NO. FROM | MANHOLE NO. TO | LENGTH (FT) | NUMBER OF BEDROOMS INCREMENT | NUMBER OF BEDROOMS TOTAL | TOTAL SEWAGE FLOW (GPD) AVERAGE | TOTAL SEWAGE FLOW (GPD) PEAK FLOW FACTOR | TOTAL SEWAGE FLOW (GPD) PEAK | SLOPE (%) | PIPE DIA. (IN) | A (FT) | P (FT) | R (FT) | CAPACITY FULL (CFS) | VELOCITY (FPS) FULL | VELOCITY (FPS) AVERAGE | VELOCITY (FPS) PEAK |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Private North Building | - | SMH #1 | 60 | | 152 | 16,720 | 4 | 66,880 | 13.52 | 8 | 0.35 | 2.09 | 0.167 | 1.66 | 4.75 | 0.074 | 0.296 |
| *Private | SMH #1 | SMH #2 | 83 | | 152 | 16,720 | 4 | 66,880 | 5.00 | 8 | 0.35 | 2.09 | 0.167 | 1.01 | 2.89 | 0.074 | 0.296 |
| *Private | SMH #2 | SMH #3 | 80 | | 152 | 16,720 | 4 | 66,880 | 2.38 | 8 | 0.35 | 2.09 | 0.167 | 0.70 | 1.99 | 0.074 | 0.296 |
| *Private | SMH #3 | SMH #4 | 238 | | 152 | 16,720 | 4 | 66,880 | 2.41 | 8 | 0.35 | 2.09 | 0.167 | 0.70 | 2.01 | 0.074 | 0.296 |
| *Private South Building | - | SMH #4A | 63 | 125 | 125 | 13,750 | 4 | 55,000 | 8.00 | 8 | 0.35 | 2.09 | 0.167 | 1.28 | 3.66 | 0.061 | 0.244 |
| | SMH #4A | SMH #4 | 35 | | 125 | 13,750 | 4 | 55,000 | 12.81 | 8 | 0.35 | 2.09 | 0.167 | 1.62 | 4.63 | 0.061 | 0.244 |
| Start of Public Main | SMH #4 | SMH #5 | 166 | | 277 | 30,470 | 4 | 121,880 | 8.00 | 8 | 0.35 | 2.09 | 0.167 | 1.28 | 3.66 | 0.135 | 0.540 |
| | SMH #5 | SMH #6 | 104 | | 277 | 30,470 | 4 | 121,880 | 8.00 | 8 | 0.35 | 2.09 | 0.167 | 1.28 | 3.66 | 0.135 | 0.540 |
| | SMH #6 | SMH #7 | 212 | | 277 | 30,470 | 4 | 121,880 | 8.00 | 8 | 0.35 | 2.09 | 0.167 | 1.28 | 3.66 | 0.135 | 0.540 |
| | SMH #7 | SMH #8 | 204 | | 277 | 30,470 | 4 | 121,880 | 11.36 | 8 | 0.35 | 2.09 | 0.167 | 1.52 | 4.36 | 0.135 | 0.540 |
| Tie-In | SMH #8 | EX-SMH | 137 | | 277 | 30,470 | 4 | 121,880 | 7.13 | 8 | 0.35 | 2.09 | 0.167 | 1.20 | 3.45 | 0.135 | 0.540 |

NOTE:
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APPROVED
Resolution Number 25-21
Date 10/20/2025

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PROJECT # 23-18

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Engineer: JOSEPH ANTHONY RIINA, LICENSED PROFESSIONAL ENGINEER, STATE OF NEW YORK
Joseph A. Riina, P.E.
NYS Lic. No. 64431

Revisions:
No. Date Comments:

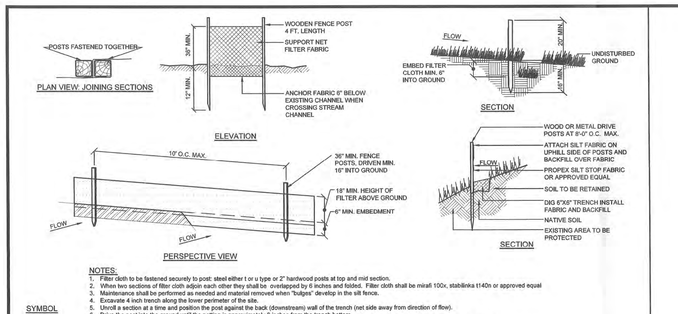
Revisions:
No. Date Comments:
1. 10/24/25 Updated Civil Backgrounds
2. 11/05/25 Planning Board Submission
3. 12/03/25 Pump Station Initial Review
4. 12/15/25 90% Construction Drawings Submission
5. 12/16/25 Pump Station Review
6. 12/17/25 Planning Board Submission
7.

SCALE
DRAWN BY: AKM
DATE: 11/07/2025

SANITARY SEWER PROFILES

SITE PLAN PREPARED FOR
800 EAST MAIN ST DEV AMS LLC.
800 EAST MAIN STREET Westchester County, NY
Town of Yorktown

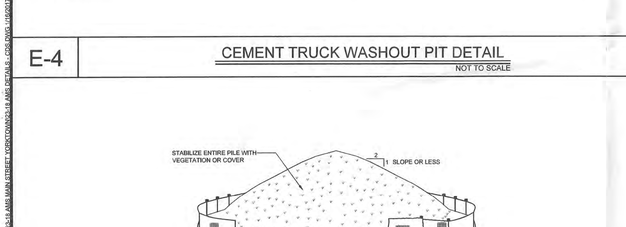
Sheet C-201




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 (set 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. Tie the two fabrics so that it holds 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




SYMBOL

## E-2 STONE & BLOCK INLET PROTECTION 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.

SYMBOL

## E-3 TREE TRUNK ARMOR / TREE PROTECTION DETAIL
NOT TO SCALE




NOTE:
1. Upon hardening of washout concrete residual, material shall be left in place and buried or broken up for removal and disposal.
2. Once the washout material reaches 6" from the surface, a new pit should be created for additional washout concrete residual.
3. The washout pit shall be located at least 50 ft. from storm drains, open ditches,or waterbodies.
4. Inspections shall be made daily. When 75% capacity has been reached a determination shall be made as to whether materials shall be removed. Upon removal and disposal of materials the liner shall be checked for tears. If so liner shall be replaced. Liquids shall be shall be removed by pumping out and disposed of in a proper manner. Solid washout waste can be broken up and buried on site or disposed of off site.

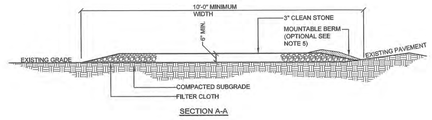
## E-4 CEMENT TRUCK WASHOUT PIT DETAIL
NOT TO SCALE

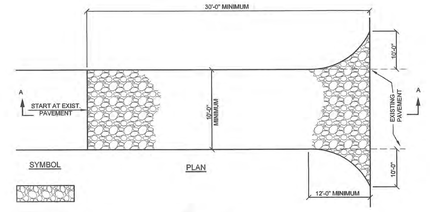



SYMBOL

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.

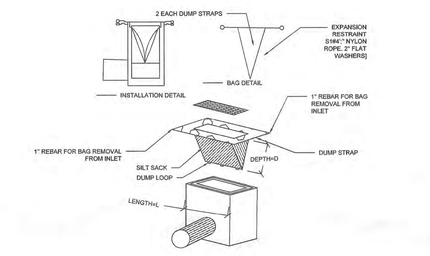
## E-5 SOIL STOCKPILE DETAIL
NOT TO SCALE



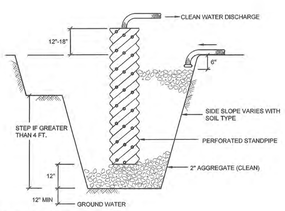




INSTALLATION NOTES:
1. Stone size - use 3" min. stone, or reclaimed or recycled concrete equivalent.
2. Length - as required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply.
3. Thickness - not less than six (6) inches.
4. Width - 10 foot minimum, 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 clean out 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-6 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE




## E-7 SILTSACK DETAIL
NOT TO SCALE

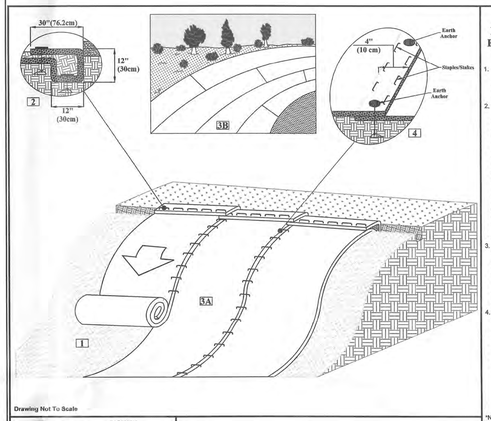



INSTALLATION NOTES:
1. Pit dimensions are variable.
2. The standpipe should be a perforated 12" to 24" diameter corrugated metal, PVC or HDPE pipe.
3. A base of 2" clean aggregate should be placed in the pit to a depth of 12". After installing the standpipe, the pit surrounding the standpipe should then be backfilled with 2" aggregate.
4. The standpipe should extend 12" - 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe should be wrapped with filter fabric before installation. If desired, 1/4" - 1/2" hardware cloth may be placed around the standpipe, prior to attaching the filter fabric, this will increase the rate of water seepage into the pipe.

## E-8 DEWATERING PIT 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. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
8. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
9. 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.
10. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF NYSSESC.
12. 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.
13. 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.
14. 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.
15. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. CONTRACTOR TO SUPPLY ALL EQUIPMENT AND WATER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION INSPECTIONS AS PER NYSDEC GP-0-20-001 AND TOWN OF YORKTOWN CODE.
17. ALL HYDRAULIC LINES ON ALL CONSTRUCTION EQUIPMENT AND VEHICLES MUST BE CHECKED AT THE END OF EACH WORKDAY TO MINIMIZE THE POSSIBILITY OF ACCIDENTAL LEAKAGE OF ANY HYDRAULIC FLUIDS.




Drawing Not To Scale

## SLOPE INSTALLATION EARTH ANCHOR (EA) DETAIL

1. Prepare soil before installing high-performance turf reinforcement mats (HP-TRMs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the HP-TRMs in a 12" (30 cm) deep x 12" (30cm) wide trench with approximately 30" (76.2 cm) of HP-TRMs extended beyond the up-slope portion of the trench. Anchor the HP-TRMs with an alternating row of staples and anchors approximately 30" (76.2 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Fold remaining 30" (76.2 cm) portion of HP-TRMs back over compacted soil. Secure HP-TRMs over compacted soil with an alternating row of staples/anchors spaced approximately 18" (45 cm) apart across the width of the HP-TRMs.
3. Roll the HP-TRMs (A) down or (B) horizontally across the slope. HP-TRMs will unroll with appropriate side against the soil surface. All HP-TRMs must be securely fastened to soil surface by placing staples/anchors in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel HP-TRMs must be stapled between earth anchors with approximately 4" (10 cm) overlap depending on the HP-TRM type. For curved sections, adjust the overlap edges of parallel HP-TRMs accordingly with a minimum of 4" (10 cm) overlap to accommodate transitional segments.

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

Tensar NORTH AMERICAN GREEN®
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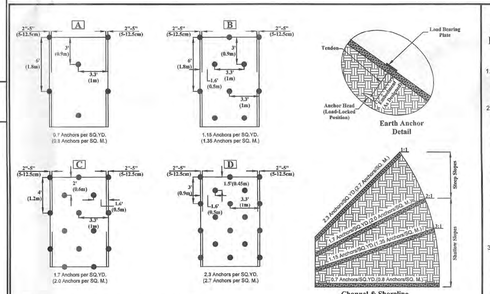
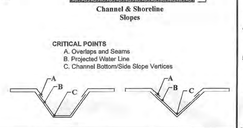
www.tensarnagreen.com

Drawn on: 01-28-13




NOTES:
* The performance of ground anchoring devices is highly dependent on numerous site/project specific variables. It is the sole responsibility of the project engineer and/or contractor to select the appropriate anchor type and length. Anchoring shall be selected to hold the mat in intimate contact with the soil subgrade and resist pullout in accordance with the project's design intent.
* Anchor Pattern Guide can vary based on earth anchor and blanket selection.
* If desired, the system can be soil-filled and sodded after TRM installation. Sod should be staples/staked according to plan specifications.

CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

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Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 01-28-13

## SLOPE INSTALLATION EARTH ANCHOR (EA) DETAIL

1. Prepare soil before installing high-performance turf reinforcement mats (HP-TRMs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the HP-TRMs in a 6" (15cm) wide trench with approximately 12" (30 cm) of HP-TRMs extended beyond the up-slope portion of the trench. Anchor the HP-TRMs with a row of staples and anchors approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of HP-TRMs back over seed and compacted soil. Secure HP-TRMs over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the HP-TRMs.
3. Roll the HP-TRMs (A) down or (B) horizontally across the slope. HP-TRMs will unroll with appropriate side against the soil surface. All HP-TRMs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel HP-TRMs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the HP-TRM type.
5. Consecutive HP-TRMs spliced down the slope must be end over end (Shingle style) with an approximate 3'(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire HP-TRM width.

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

## E-9 EROSION BLANKET SLOPE STABILIZATION DETAIL
NOT TO SCALE

## MAINTENANCE SCHEDULE:

| | DAILY | WEEKLY | MONTHLY | AFTER RAINFALL | NECESSARY TO MAINTAIN FUNCTION | AFTER APPROVAL OF INSPECTOR |
|---|---|---|---|---|---|---|
| SILT FENCE | – – – | – – – – | INSP. | INSP. | CLEAN OF SEDIMENT/ REPLACE IF BULGES FORM | REMOVE |
| STABILIZED CONST. ENT. | CLEAN OF SEDIMENT | INSP. | – – – – | – – – – | MAINTAIN CONDITION TO PREVENT SEDIMENT TRACKING | REMOVE |
| SOIL STOCKPILE | – – – | INSP. | INSP. | INSP. | MAINTAIN VEGETATIVE COVER WITH SEEDING | REMOVE |
| OUTLET/ INLET STRUCTURES & PROTECTION | – – – | INSP. | INSP. | INSP. | REMOVE SEDIMENT AT 50% STORAGE CAPACITY | REMOVE |
| CONCRETE WASHOUT | INSPECTION (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 |

## 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.

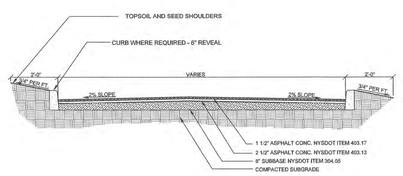
DURING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL REQUIRED INSPECTIONS WITH VARIOUS AGENCIES AND THE PROJECT ENGINEER.

**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 BUILDINGS, ROADS, 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) PLANS 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. THIS SEQUENCE MUST BE FOLLOWED TO ENSURE PROPER IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN (E&SC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP). 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 AS PER PLAN 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.
7. NO MORE THAN FIVE ACRES SHALL BE DISTURBED ON SITE AT ONE TIME.
8. THE SURVEYOR SHALL STAKE-OUT THE PROPOSED ROADWAY CENTERLINES, PARKING LOT LIMITS, LIMITS OF CUT AND BUILDINGS.
9. ONCE THE TREE REMOVAL OPERATION IS COMPLETE, STRIP THE TOPSOIL WITHIN THE WORK BOUNDARY AND PLACE EXCAVATED TOPSOIL WITHIN THE IDENTIFIED STOCKPILE LOCATIONS. ANY SOILS SO DEEMED BY THE DESIGN OR MONITORING ENGINEER SHALL BE STOCKPILED FOR FUTURE USE AS LANDSCAPED AREA TOPSOIL. CONTRACTOR SHALL TAKE EVERY PRECAUTION FEASIBLE TO REDUCE THE AMOUNT OF DISTURBED/EXPOSED SOILS DURING CONSTRUCTION.
10. ANY DISTURBED AREA THAT WILL NOT BE FURTHER DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY STABILIZED WITH WOODCHIPS, HYDRO-MULCH, OR STRAW AND SEED IN ACCORDANCE WITH SPDES GENERAL PERMIT GP-025-001.
11. INSTALL NEW DRAINAGE AND CURBING.
12. BEGIN ROUGH GRADING OF NEW PARKING WITHIN WORK LIMITS AND ADJACENT AREAS. SLOPES IN EXCESS OF 3H:1V SHALL NOT BE LEFT EXPOSED AND MUST BE STABILIZED. ONCE SUBGRADE ELEVATION IS SET, INSTALL ITEM BASE COURSE. BEGIN GRADING WORKING FROM INSIDE THE SITE. ONCE GRADES HAVE BEEN ESTABLISHED, INSTALL OR REPLACE THE CONSTRUCTION ENTRANCE.
13. BEGIN ROUGH GRADING THE BUILDING PADS FOR THE BUILDINGS. ALL COMPACTION REQUIREMENTS SHALL BE MET WITHIN THE FILL SECTIONS. (THIS WORK SHALL INCLUDE THE COMMENCEMENT OF THE RETAINING WALLS AROUND THE PROPOSED BUILDING CONSTRUCTION.) UPON COMPLETION OF THE GRADING, TEMPORARY SEED OR HYDRO-MULCH THE EMBANKMENT AND INSTALL EROSION CONTROL BLANKETS AS SHOWN ON THE PLANS. DURING BUILDING AND SITE CONSTRUCTION, MAINTAIN AND RE-ESTABLISH AS REQUIRED, EROSION CONTROL AND STABILIZATION MEASURES AS REQUIRED BY THE SITE PLAN AND DETAILS. AREAS WHICH ARE TO REMAIN UNDISTURBED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCH.
14. BEGIN PREPARATION OF THE BUILDING SITE AND EXCAVATION OF THE BUILDING FOUNDATION AS WELL AS CONSTRUCTION OF ALL RETAINING WALLS. REBAR AND FOOTINGS OF ALL RETAINING WALLS BE INSPECTED BY THE DESIGN ENGINEER OR TOWN PRIOR TO CONCRETE POUR. AREAS IN WHICH FINAL GRADE IS ACHIEVED SHALL BE IMMEDIATELY STABILIZED WITH PERMANENT VEGETATIVE COVER. PERMANENT SLOPES OF 3:1 OR GREATER SHALL RECEIVE EROSION BLANKETS.
15. BEGIN CONSTRUCTION OF THE FOUNDATION. UPON COMPLETION AND AFTER PROPER CURING TIME IS ACHIEVED, BACKFILL THE FOUNDATION AND BRING SITE TO ROUGH GRADE. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
16. ONCE BUILDING FOUNDATIONS AND RETAINING WALLS HAVE BEEN COMPLETED, BRING THE SITE TO THE FINAL SUBGRADE ELEVATION.
17. PROCEED WITH THE CONSTRUCTION OF THE BUILDINGS. THIS INCLUDES THE BUILDING STRUCTURE ITSELF, RETAINING WALLS, AND ROUGH GRADES. AT ANY POINT DURING THIS BEGIN INSTALLATION OF THE UTILITIES INCLUDING THE WATER AND SEWER CONNECTIONS, DRAINAGE AND POWER UTILITIES. CONCRETE TRUCKS SHALL BE WASHED OUT IN THE LOCATION SHOWN ON THE PLANS.
18. STAKE-OUT THE LOCATION OF UTILITIES AND UTILITY STRUCTURES. BEGIN INSTALLATION OF STORMWATER MANAGEMENT SYSTEMS.
19. WHEN THE DRAINAGE IMPROVEMENTS ARE COMPLETE, THE UPSTREAM DRAINAGE STRUCTURE SHALL BE BLOCKED TO NOT ALLOW SEDIMENT LADEN WATER FROM REACHING THE SUBSURFACE CHAMBERS.
20. BACKFILL AS INSTALLATION IS COMPLETE AND STABILIZE THE AREA. IF TRENCHES ARE TO BE LEFT OPEN, PLACE EXCAVATED MATERIAL ON THE UP-SLOPE SIDES OF THE TRENCH AND PROTECT AND STABILIZE IF IT IS TO REMAIN OPEN FOR AN EXTENDED PERIOD OF SEVEN (7) DAYS OR MORE.

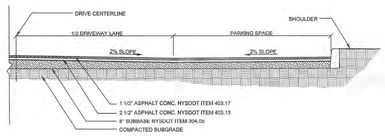
**FINAL SITE STABILIZATION AND COMPLETION OF NEW CONSTRUCTION:**

21. 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.
22. ANY AREAS DEEMED INCOMPLETE OR NOT PROPERLY STABILIZED SHALL BE DONE SO TO THE SATISFACTION TO THE S



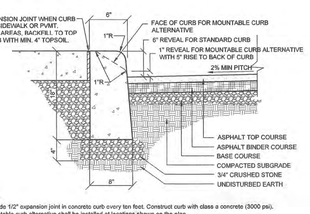

## R-1 TYPICAL DRIVEWAY SECTION

NOT TO SCALE




## R-2 TYPICAL DRIVEWAY AND PARKING LOT SECTION

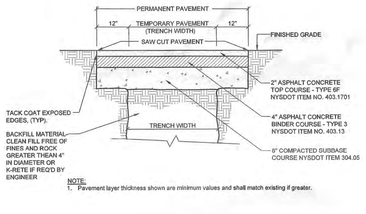
NOT TO SCALE




NOTE:
1. Provide 1/2" expansion joint in concrete curb every ten feet. Construct curb with class a concrete (3000 psi).
2. Mountable curb alternative shall be installed at locations shown on the plan.
3. Transition from standard to mountable curb sections shall be smooth and tapered.

## R-3 STANDARD AND MOUNTABLE CONCRETE CURB DETAIL

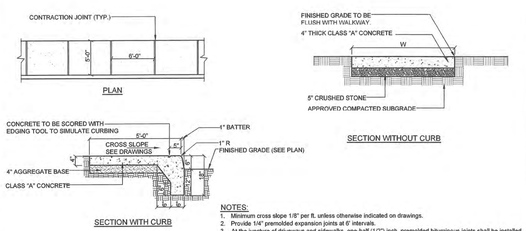
NOT TO SCALE




NOTE:
1. Pavement layer thickness shown are minimum values and shall match existing if greater.

## R-4 PAVEMENT REPLACEMENT DETAIL

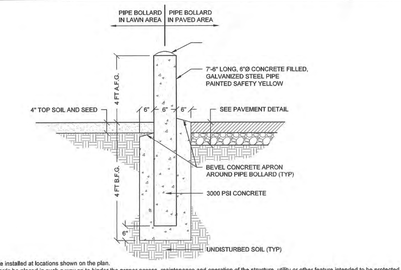
NOT TO SCALE




NOTES:
1. Minimum cross slope 1/8" per ft. unless otherwise indicated on drawings.
2. Provide 1/4" premolded expansion joints at 6' intervals.
3. At the juncture of driveways and sidewalks, one-half (1/2") inch, premolded bituminous joints shall be installed

## ST-1 CONCRETE CURB & SIDEWALK DETAIL

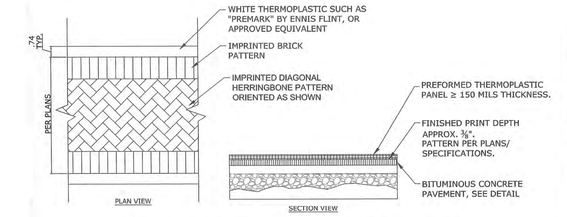
NOT TO SCALE




NOTE:
1. Pipe bollards shall be installed at locations shown on the plan.
2. In no case shall bollards be placed in such a way as to hinder the proper access, maintenance and operation of the structure, utility or other feature intended to be protected.
3. Contractor shall coordinate placement of bollards at fire hydrants with the local Fire or Water Department as appropriate.

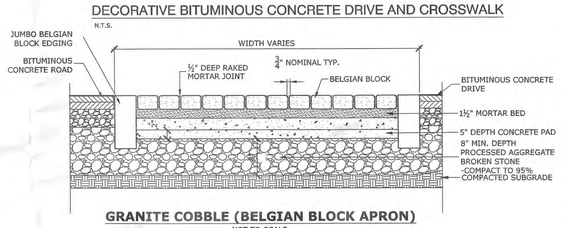
## ST-2 PIPE BOLLARD DETAIL

NOT TO SCALE




NOTE:
1. SURFACE TO BE INSTALLED OVER NEWLY INSTALLED BITUMINOUS CONCRETE. REFER TO MANUFACTURERS RECOMMENDATIONS FOR BITUMINOUS CONCRETE CURING PERIOD BEFORE INSTALLING SURFACE THERMOPLASTIC MARKING TREATMENTS.
2. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL

## DECORATIVE BITUMINOUS CONCRETE DRIVE AND CROSSWALK

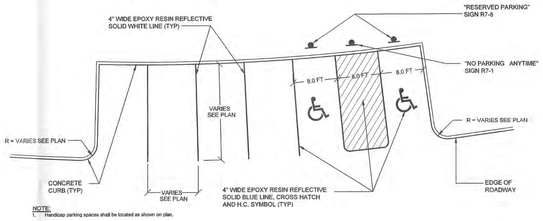



## GRANITE COBBLE (BELGIAN BLOCK APRON)

NOT TO SCALE

## ST-3 DECORATIVE PAVERS DETAIL

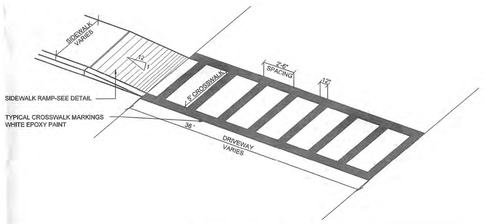
NOT TO SCALE




NOTE:
1. Handicap parking spaces shall be located as shown on plan.

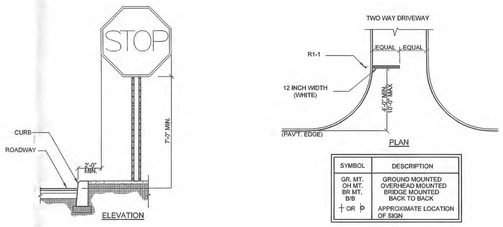
## R-5 TYPICAL PARKING STALL LAYOUT

NOT TO SCALE




## R-6 PAINTED CROSS WALK

NOT TO SCALE




| SYMBOL | DESCRIPTION |
|---|---|
| GR. MT.<br>OH MT.<br>BR MT.<br>B/B<br>OR | GROUND MOUNTED<br>OVERHEAD MOUNTED<br>BRIDGE MOUNTED<br>BACK TO BACK<br>APPROXIMATE LOCATION OF SIGN |

TYPICAL INSTALLATION GUIDELINES

| SIGN | M.U.T.C.D. NUMBER | SIZE OF SIGN | TYPE OF MOUNT | SIGN | M.U.T.C.D. NUMBER | SIZE OF SIGN | TYPE OF MOUNT |
|---|---|---|---|---|---|---|---|
| STOP | R1-1 | 30" X 30" | GR. MT. | NO PARKING FIRE LANE | R8-3 | 12" X 18" | GR. MT. |
| NO PARKING ANY TIME (SEE NOTE 4) | P1-2 | 12" X 18" | GR. MT. | | | | |
| RESERVED PARKING | R7-8 | 12" X 18" | GR. MT. | | | | |

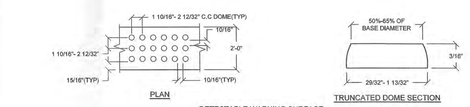
GENERAL NOTES:
1. All signage shall be in accordance with the latest edition of the national MUTCD and the N.Y.S Supplement (MUTCD), September 2007, including the following:
   A. Letter size and series
   B. Legend and background color
   C. Reflectivity
   D. Size of sign
2. The type of characters as specified in the standard specifications shall be as follows:

| MUTCD CODE LETTER | TYPE OF CHARACTER |
|---|---|
| ELI<br>R,P,W,M, | TYPE IV<br>TYPE IV OR V, |

3. Sign locations as shown on plans are approximate. The Contractor shall relocate existing signs and install new signs in accordance with the MUTCD, latest edition. The Contractor shall contact the Town Engineer to discuss/resolve problem areas.
4. Except where otherwise specified, parking signs shall be placed facing approaching traffic at an angle of between 30 and 45 degrees with the line of traffic flow. Parking signs shall be placed at each end of a regulation (single-headed arrows) and, within the regulation (double-headed arrows), at intervals not to exceed 200 ft.
5. Where new signs are installed the Contractor shall affix a label to the back of the sign panel. This label will show the date of installation and identification numbers.
6. Placement of W3-1? sign is prescribed in the General Municipal Law.

## R-7 TRAFFIC SIGN DETAIL

NOT TO SCALE



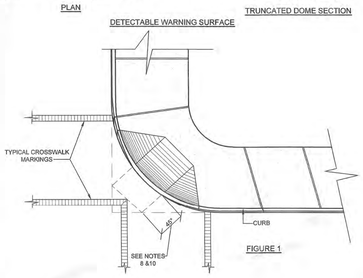
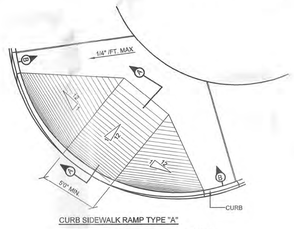
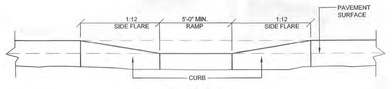



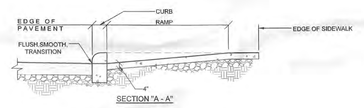

FIGURE 1



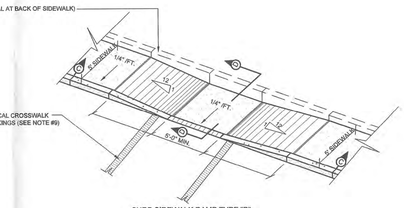

CURB SIDEWALK RAMP TYPE "A"



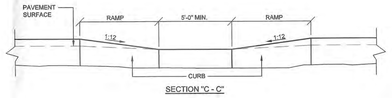

SECTION "B - B"



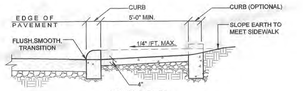

SECTION "A - A"




CURB SIDEWALK RAMP TYPE "B"




SECTION "C - C"




SECTION "D - D"

NOTES:

GENERAL:
1. Sidewalk curb ramp type and location are as shown on the plans or as directed.
2. All sidewalk curb ramp types may be used as straight or curved curb sections.
3. Sidewalk curb ramp types may be different at each location within an intersection.

SIDEWALK CURB RAMP CRITERIA:
4. The maximum slope of a sidewalk curb ramp shall be 1:12.
5. The maximum width of a sidewalk curb ramp shall be five feet, Exclusive of flared sides.
6. All sidewalk curb ramps shall have flush, smooth transitions to the adjacent street or highway surface.

SURFACE FINISH:
7. The surface of all sidewalk curb ramps shall be stable, firm, and slip resistant (E.G. A coarse broom finish perpendicular to the ramp slope is acceptable on cement concrete curb ramps.)
8. All proposed sidewalk curb ramps shall have a detectable warning surface installed from the back of the curb for a distance of 2 feet in the direction of travel on the ramp and extending the full width of the ramp, excluding the ramp sides or flares. The detectable warning surface shall comply with the requirements of section 4.29.2 of the Americans with Disabilities Act accessibility guidelines (ADAAG).

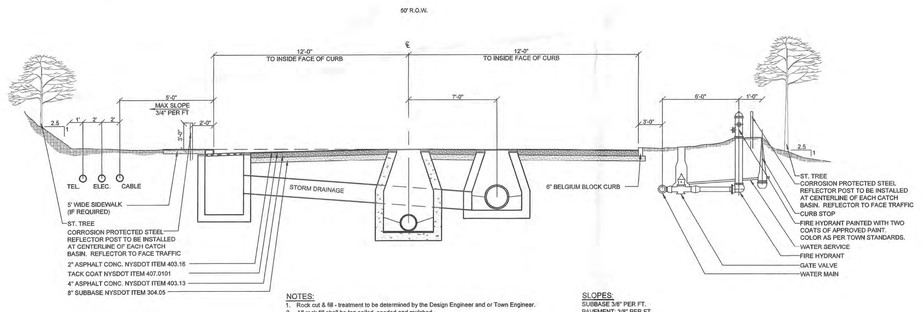
SIDEWALK CURB RAMP PLACEMENT:
9. At a corner, where the curb radius is 25-feet or less, a single ramp (either type a or b) located diagonally can often serve crosswalks in two directions. However, a single ramp shall only be used where there is a minimum clear space of 48" falling entirely within the projection of the intersection curbs (see figure 1). Where the radius exceeds 25' or the minimum 48" clear space is not achievable, then separate ramps should be provided for each crosswalk.

PAVEMENT MARKINGS AT CROSSWALKS:
10. Sidewalk curb ramps at marked crossings shall be wholly contained within the markings excluding any flared sides.
11. At a corner where a single ramp (either type a or b; located diagonally serves two crosswalks, this shall be a 48" minimum clear space at the ramp bottom wholly contained within the intersection crosswalk markings (see figure 1).
12. Where stop lines are necessary, they shall be located in advance of sidewalk curb ramps.

UTILITIES - DRAINAGE INLETS OR GRATES:
13. Where feasible, provide for drainage inlets or grates immediately upstream from the curb ramps. Reticuline or rectangular drainage grates are to be used in the area of curb ramps.
14. Do not place signal poles, sign posts, utility poles, fire hydrants, etc., within the ramp or side flare areas.

## R-8 SIDEWALK CURB-RAMP DETAIL

NOT TO SCALE




NOTES:
1. Rock cut & fill - treatment to be determined by the Design Engineer and or Town Engineer.
2. All rock fill shall be top soiled, seeded and mulched.
3. Catch basin to be in line with traveled way.
4. Gas line to be installed on opposite side of traveled way from water main and 5' behind curb line.
5. Invert to be installed in all storm manholes.
6. Where sidewalks are installed, mailboxes shall be placed on opposite side of road.
7. See subdrain detail for subdrain location.

SLOPES:
SUBBASE 3/8" PER FT.
PAVEMENT: 3/8" PER FT.
SHOULDER: 3/4" PER FT.

COMPACTION NOTE:
1. The Contractor shall be responsible to ensure that all road courses meet the following NYSDOT compaction specifications:
   Subbase Compaction: Item 203-3.12.
   Asphalt Compaction: Item 401-3.12.

## R-9 TYPICAL ROADWAY / UTILITY LAYOUT SECTION

NOT TO SCALE

APPROVED
Resolution Number 25 - 21
Date 10 | 20 | 2025

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www.sitedesignconsultants.com

PROJECT # 23-18

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STATE OF NEW YORK * JOSEPH CARLO RUINA * 076 * LICENSED PROFESSIONAL ENGINEER
Joseph C. Ruina, P.E.
NYS Lic. No. 64431

| Revisions: | No. | Date | Comments: |
|---|---|---|---|
| | 1. | 10/03/25 | Design Development Drawings |
| | 2. | 10/24/25 | Updated Civil Backgrounds |
| | 3. | 10/29/25 | Planning Board Resubmission |
| | 4. | 12/03/25 | Zone Station Initial Review |
| | 5. | 12/15/25 | Planning Board Resubmission |
| | 6. | 2/16/26 | Health Department Submission |
| | 7. | 2/17/25 | Planning Board Submission |

SCALE:

DRAWN BY: AKM

DATE: 11/07/2025

SITE DETAILS

SITE PLAN
PREPARED FOR

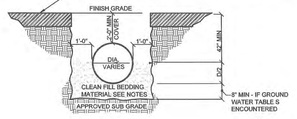
800 EAST MAIN ST DEV AMS LLC.

800 EAST MAIN STREET Westchester County, NY

Town of Yorktown

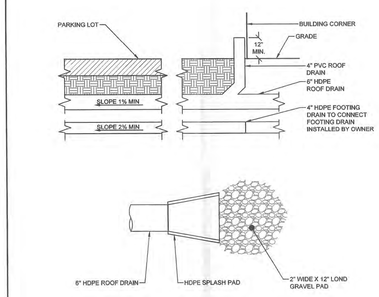
Sheet C-302

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



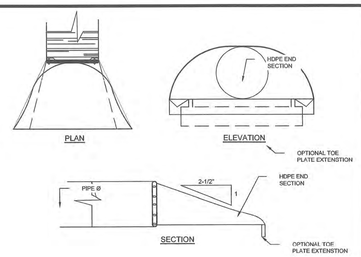

NOTES:
1. Pipe shall be laid and connected in the bedding which shall consist of:
   A. Compacted existing subsoil when laid above ground water or;
   B. 3/4" crushed stone when laid below ground water.
2. If subsoil is determined to be unsuitable by the Engineer, all unsuitable material shall be removed for at least 2'-6" below the pipe invert or twice the pipe diameter, whichever is greater, and replaced with compacted bedding material.

**D-1** STORM PIPE BEDDING DETAIL
NOT TO SCALE



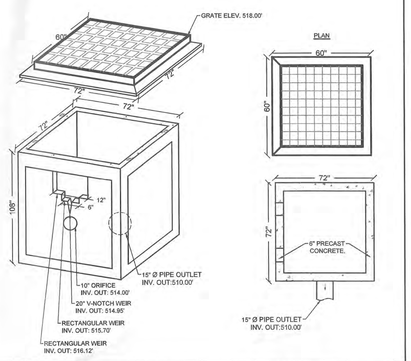

FOOTING DRAIN SPLASH PAD

**D-2** ROOF & FOOTING DRAIN CONNECTION DETAIL
NOT TO SCALE

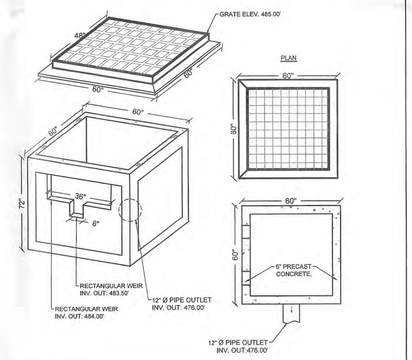



NOTE:
1. HDPE END SECTION SHALL BE FITTED AND FASTENED TO PROPOSED PIPE AS PER MANUFACTURER RECOMMENDATIONS.

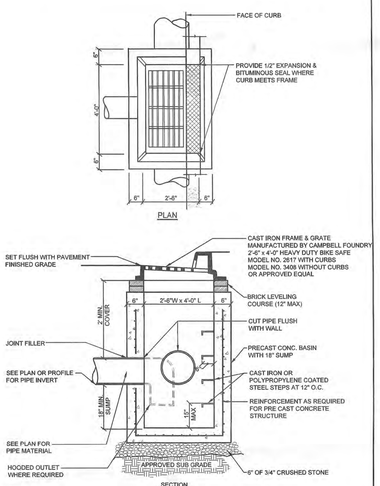
**D-3** HDPE PIPE END SECTION DETAIL
NOT TO SCALE




**SW-1** POND OUTLET STRUCTURE
NOT TO SCALE

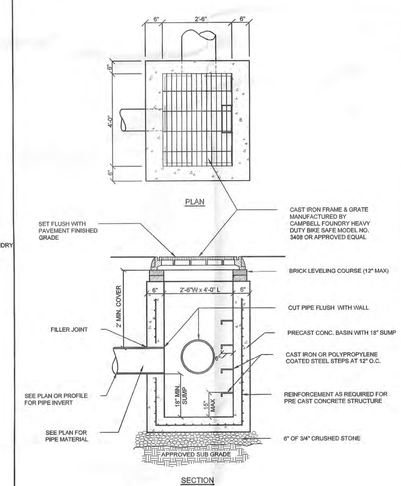



**SW-2** WETLAND OUTLET STRUCTURE
NOT TO SCALE



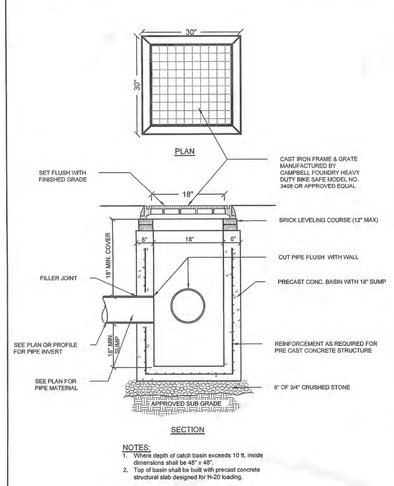

NOTES:
1. Where depth of catch basin exceeds 10 ft, inside dimensions shall be 48" x 48".
2. Catch basin covers and structures shall meet or exceed A.S.T.M. and O.S.H.A. requirements.
3. Pre-cast sections shall be in accordance with "Pre-cast Reinforced Manhole Sections", A.S.T.M. Designation C-478, latest revision. Minimum compressive strength shall be 4000 psi. Structures shall be rated for H-20 vehicle loading.

**D-4** TYPICAL CATCH BASIN DETAIL
NOT TO SCALE



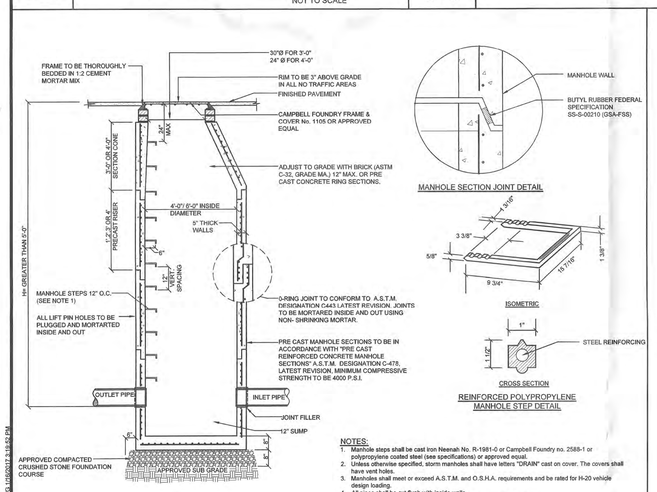

NOTES:
1. Where depth of catch basin exceeds 10 ft, inside dimensions shall be 48" x 48".
2. Top of basin shall be built with precast concrete structural slab designed for H-20 loading.

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



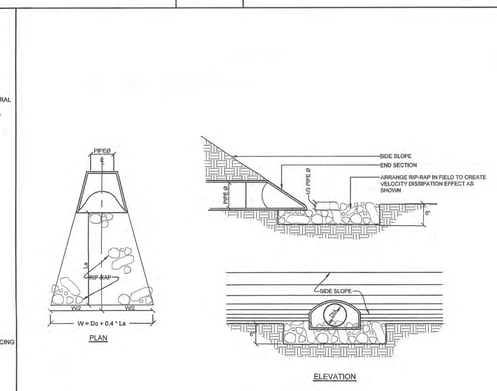

NOTES:
1. Where depth of catch basin exceeds 10 ft, inside dimensions shall be 48" x 48".
2. Top of basin shall be built with precast concrete structural slab designed for H-20 loading.

**D-6** DRAIN INLET CATCH BASIN
NOT TO SCALE

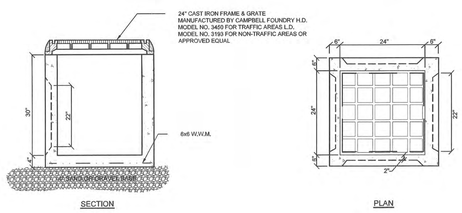



NOTES:
1. Manhole steps shall be cast Iron Neenah No. R-1981-I or Campbell Foundry no. 2588-1 or polypropylene coated steel (see specifications) or approved equal.
2. Unless otherwise specified, storm manholes shall have letters "DRAIN" cast on cover. The covers shall have vent holes.
3. Manholes shall meet or exceed A.S.T.M. and O.S.H.A. requirements and be rated for H-20 vehicle design loading.
4. All pipes shall be cut flush with inside walls.
5. Where depth of manhole exceeds 10 ft, inside diameter shall be 60 ".

**D-7** PRECAST CONCRETE STORM DRAIN MANHOLE DETAIL
NOT TO SCALE




**D-8** RIP-RAP APRON/ENERGY DISSIPATOR DETAIL
NOT TO SCALE




**D-9** PRECAST DRAIN INLET DETAIL
NOT TO SCALE

## GENERAL NOTES:

1. THE ENGINEER WHOSE SEAL APPEARS HEREON HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION. SUBSEQUENTLY,HE IS NOT RESPONSIBLE FOR CONSTRUCTION AND THEREFORE ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PRACTICES, PROCEDURES, AND RESULTS THEREFROM.
2. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE OR HELD ACCOUNTABLE FOR THE INTEGRITY OF ANY STRUCTURES CONSTRUCTED OR UNDER CONSTRUCTION PRIOR TO THE APPROVAL OF THE PLANS.
3. THE TOWN ENGINEER'S OFFICE AND WATER DISTRICT OFFICE IS TO BE NOTIFIED 24 HOURS BEFORE COMMENCING SITE CONSTRUCTION OR WATER MAIN CONNECTION.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE TOWN CODE OF PRACTICE AND SPECIFICATIONS.
5. ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
6. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER WHOSE SEALAPPEARS ON THESE DRAWINGS. ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
7. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL IN A "CODE 753" PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. 9. SUBSTRUCTURES AND THEIR ENCROACHMENTS BELOW GRADE, IF ANY, ARE NOT SHOWN.
9. ANY PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE LINES ARE TO BE PLACED UNDERGROUND.
10. THE DESIGN ENGINEER DISCLAIMS ANY LIABILITY FOR DAMAGE OR LOSS INCURRED DURING OR AFTER CONSTRUCTION.
11. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE OWNER/ENGINEER NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK. THE OWNER/ENGINEER WILL EVALUATE THE SITUATION AND MODIFY THE PLAN AS NECESSARY.
12. MAINTENANCE OF EASEMENTS ON SITE ARE THE RESPONSIBILITY OF THE GRANTOR.

## CONTRACTOR RESPONSIBILITIES:

1. ALL WORK ON THE PROJECT SHALL BE PERFORMED IN A WORKMAN LIKE MANNER AND SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INDUSTRY. THE OWNER WILL BE THE SOLE JUDGE OF THE ACCEPTABILITY OF THE WORK, MATERIALS AND WORK DEEMED UNACCEPTABLE WILL BE REMOVED AND REDONE AT THE SOLE COST AND RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT HIS WORK AND WILL BE HELD RESPONSIBLE FOR CONSEQUENTIAL DAMAGES DUE TO HIS ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEE, AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY THE WORK UNDER A SEPARATE CONTRACT WITH THE CONTRACTOR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SHORE EXISTING UTILITIES IF REQUIRED BY CONSTRUCTION.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BUILDING INSPECTOR IN ADVANCE OF HIS WORK OR AS THE INSPECTOR DEEMS APPROPRIATE.
5. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE OWNER/ENGINEER NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK. THE OWNER/ENGINEER WILL EVALUATE THE SITUATION AND MODIFY THE PLAN AS NECESSARY.
6. ALL CHANGES MADE TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS,TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THIS CONTRACT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS, AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
9. THE CONTRACTOR SHALL VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL SECURE & PAY FOR A BUILDERS RISK POLICY TO COVER THE PERIOD OF CONSTRUCTION. THE ENGINEER & OWNER SHALL BE NAMED AS ADDITIONAL INSURED. ALL CONTRACTORS EMPLOYED AT THE SITE SHALL BE COVERED BY WORKMAN'S COMPENSATION.
11. THE CONTRACTOR SHALL PREPARE SPECIFIC MEASURES NECESSARY TO PREVENT AND CLEAN UP CHEMICAL AND PETROLEUM PRODUCT SPILLS THAT MAY OCCUR DURING ALL PHASES OF WORK ON THE PROJECT SITE.

## GENERAL CONSTRUCTION NOTES:

1. BENCH MARKS USING U.S.G.S. DATUM SHALL BE OF SUCH ELEVATION THAT THE GROUND WILL SLOPE AWAY FROM IT IN ALL DIRECTIONS.
2. CONSTRUCTION ACTIVITY SHALL BE LIMITED FROM 8:00 A.M. TO 6 P.M., AND NO CONSTRUCTION ACTIVITY SHALL OCCUR ON SUNDAYS OR LEGAL NEW YORK STATE HOLIDAYS. WHERE BLASTING IS NECESSARY, IT SHALL OCCUR FROM MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. NO BLASTING SHALL OCCUR ON HOLIDAYS, SATURDAY OR SUNDAY. ALL BLASTING SHALL ALSO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF YORKTOWN AND NEW YORK STATE BLASTING ORDINANCES.
3. ANY SOIL THAT IS UNSUITABLE FOR DEVELOPMENT OF BUILDINGS OR ROADWAYS SHALL BE REMOVED FROM AREAS TO BE DEVELOPED AND SHALL BE DISPOSED OF WITHIN THE SITE IN NEW EMBANKMENTS WHERE STRUCTURAL LOADING, I.E. A BUILDING OR ROADWAY, WILL NOT TAKE PLACE. WHEN CONSTRUCTION IS PROPOSED TO OCCUR IN SPECIFIC AREAS WHERE SOILS ARE OF QUESTIONABLE SUITABILITY, THE APPLICANT SHALL PROVIDE SOILS ENGINEERING REPORTS AS REQUIRED BY THE PLANNING BOARD ENGINEER, PRIOR TO THE CONSTRUCTION OF ROADWAYS AND, AS REQUIRED BY THE BUILDING INSPECTOR, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
4. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
5. ROCK CUT STABILITY IS TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER AND SHALL BE MODIFIED IF REQUIRED.
6. NO CRUSHING/PROCESSING IS PERMITTED ON THE SITE WITHOUT PRIOR APPROVAL BY THE TOWN OF YORKTOWN PLANNING BOARD.

## GENERAL STORM DRAINAGE & UTILITY NOTES

1. ALL UTILITIES, INCLUDING ELECTRIC LINES, TELEPHONE, WATER, SANITARY SEWER LINES, AND STORM SEWER LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF YORKTOWN AND THE UTILITY COMPANIES HAVING JURISDICTION.
2. LOCATION OF GAS AND WATER VALVES, ELECTRIC AND TELEPHONE POLES ARE TO BE DETERMINED BY PROPER AUTHORITIES AND APPROVED, AS TO LOCATION, BY THE TOWN ENGINEER.
3. EACH BUILDING CONSTRUCTED HEREON SHALL BE OF SUCH AN ELEVATION THAT THE GROUND WILL SLOPE AWAY FROM IT IN ALL DIRECTIONS. IN THE EVENT THAT THIS IS NOT FEASIBLE, THE CONTRACTOR SHALL INSTALL TYPICAL YARD DRAINS AS REQUIRED AND CONNECT THEM TO THE STORM DRAINAGE SYSTEM OR AS DIRECTED BY THE PROJECT ENGINEER.
4. ROOF LEADERS AND FOOTING DRAINS SHALL EMPTY INTO THE STORM DRAINAGE SYSTEM OR DISCHARGE DIRECTLY TO STORMWATER MANAGEMENT SYSTEMS IF GRADES PERMIT, AND CONNECTION TO THE STORM SYSTEM IS NOT FEASIBLE, FOOTING DRAINS ONLY MAY DISCHARGE TO DAYLIGHT AT THE REAR OF BUILDINGS. FOOTING DRAINS SHALL EXTEND A MINIMUM OF 30 FT. FROM THE REAR FACE OF THE BUILDING WHEN POSSIBLE. UNDER NO CIRCUMSTANCES SHALL THE DISCHARGE OF GROUND WATER OR STORM WATER, EITHER BY GRAVITY OR BY PUMPING, BE DISCHARGED TO ANY SANITARY SEWER SYSTEM.
5. ANY REVISIONS AND/OR ADDITIONS TO THE ROAD STORM DRAINAGE SYSTEMS CURRENTLY SHOWN ON THE PLANS WHICH ARE DEEMED NECESSARY DURING CONSTRUCTION MUST BE MADE BY THE CONTRACTOR AS REQUIRED BY THE TOWN AND SHALL BE SHOWN ON THE AS-BUILT DRAWINGS.
6. STORM DRAIN PIPING TO BE HIGH DENSITY POLYETHYLENE AS SHOWN ON THE CONSTRUCTION DRAWINGS. MINIMUM COVER TO BE 2' UNLESS OTHERWISE NOTED.
7. INTERCEPTOR DRAINS ARE TO BE INSTALLED WHERE REQUIRED BY THE TOWN OR PROJECT ENGINEER DURING ROAD CONSTRUCTION.
8. ALL EXISTING UNDERGROUND DRAINS ENCOUNTERED DURING CONSTRUCTION OF PROPOSED ROADS ARE TO BE CONNECTED TO PROPOSED DRAINAGE IMPROVEMENTS. CONNECTIONS TO BE APPROVED BY THE TOWN ENGINEER.
9. PRIOR TO FINAL APPROVAL AND OPERATION OF DRAINAGE SYSTEM, CONTRACTOR SHALL CLEAR ALL ACCUMULATED SEDIMENT AND/OR DEBRIS FROM DRAINAGE STRUCTURES, MANHOLES, CULVERTS, OUTLETS AND DRAIN INLETS. ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION.
10. ALL STRUCTURES SHALL BE SET ONE INCH BELOW PAVEMENT.
11. STREET OPENING PERMIT FROM THE TOWN OF YORKTOWN D.P.W. MAY BE REQUIRED FOR INSTALLATIONS IN PUBLIC ROADS.

## WALL NOTES:

1. EXCAVATION IN GENERAL SHALL CONFORM TO THE LINES AND GRADES SHOWN ON THE CONTRACT DRAWINGS.
2. THE ENGINEER SHALL BE NOTIFIED OF UNSUITABLE SUB-GRADE SOILS PRIOR TO PLACEMENT OF WALL.
3. WALLS TO BE CONSTRUCTED ON VIRGIN IN-SITU SOIL SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 2 TSF. ALL OTHER CONDITIONS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
4. TO INSURE A PROPER BEARING SURFACE, THE WALL SHALL BE CONSTRUCTED ON NATURAL IN-SITU SOIL. THE CONTRACTOR SHALL STRIP ALL TOP SOIL. THE AREA SHALL THEN BE COMPACTED USING SUITABLE COMPACTION EQUIPMENT. A MINIMUM OF 3 PASSES SHALL BE MADE.
5. WALLS SHALL NOT BE CONSTRUCTED ON WET OR FROZEN GROUND.
6. SOILS USED AS BACKFILL SHALL CONSIST OF CLEAN DRY SOIL. THE MATERIAL SHALL BE GRANULAR AND FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL. IN GENERAL THE SOIL SHALL BE NON-PLASTIC WITH A PLASTICITY INDEX LESS THAN 5 AND SHALL CONFORM TO THE AASHTO SOIL CLASSIFICATION SYSTEM FOR AN "A-1-A" SOIL. HOWEVER THE MAXIMUM SIZE SHALL BE 6". IN GENERAL ALL FILL SHALL BE APPROVED BY THE ENGINEER PRIOR TO IT'S USE, WET MATERIAL OR UNSUITABLE MATERIAL SHOULD NOT BE USED.
7. BACKFILL SHALL BE PLACED AND COMPACTED IN A MAXIMUM 12" LIFTS.
8. ALL BOULDER RETAINING WALLS SHALL HAVE A GEOTEXTILE FABRIC BACKING FOR THE FULL HEIGHT OF THE WALL AS MANUFACTURED BY MIRAFI OR APPROVED EQUAL.
9. IF GROUNDWATER IS ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY TO DETERMINE IF THE ADDITION OF AN UNDERDRAIN MAY BE REQUIRED.
10. THE CONTRACTOR SHALL NOT USE LARGE OR HEAVY CONSTRUCTION EQUIPMENT WITHIN 5' OF THE RETAINING WALLS OR NEW FOUNDATION WALLS. HAND OPERATED COMPACTING EQUIPMENT SHALL BE USED WITHIN 5' OF THE WALL FACE.
11. ALTERNATE WALL DESIGNS MUST BE SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER THE MINIMUM FACTORS OF SAFETY FOR SLIDING AND OVERTURNING SHALL BE 2.0.
12. ALTERNATE WALL DESIGNS MUST BE SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER THE MINIMUM FACTORS OF SAFETY FOR SLIDING AND OVERTURNING SHALL BE 2.0.

APPROVED
Resolution Number 25 - 21
Date 10 | 20 | 2025

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PROJECT # 23-18


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STATE OF NEW YORK — JOSEPH A. MERCURIO — 084151 — LICENSED PROFESSIONAL ENGINEER
Engineer: Joseph A. Mercurio P.E.
NYS Lic. No. 84151

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

| Revisions: | | |
|---|---|---|
| No. | Date | Comments: |
| 1. | 10/02/24 | Updated Civil Backgrounds |
| 2. | 11/20/24 | Zoning Submittal / Review Submission |
| 3. | 12/20/24 | Zoning Submittal / Review Submission |
| 4. | 1/10/25 | Zoning Submittal / Review Submission |
| 5. | 2/21/25 | Town Comments Revised Plan Submission |
| 6. | 5/21/25 | Town Comments Revised Plan Submission |
| 7. | 10/7/25 | Planning Board Submission |

SCALE: —
DRAWN BY: AKM
DATE: 11/07/2025

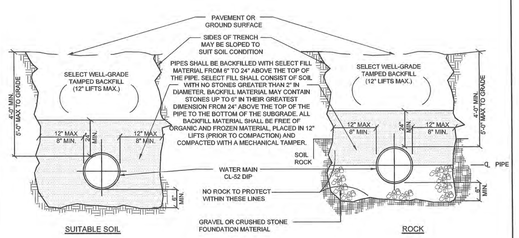
DRAINAGE DETAILS

SITE PLAN
PREPARED FOR
800 EAST MAIN ST DEV AMS LLC.
800 EAST MAIN STREET
Town of Yorktown — Westchester County, NY

Sheet C-303

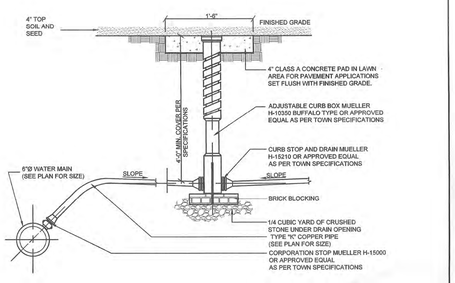
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.


C:\Users\Joseph\Site Design Consultants\Site Design Consultants - Documents\800 E MAIN STREET, YORKTOWN\PROJECT DOCS\DRAWINGS\800 E MAIN ST DETAILS & GENERAL NOTES.dwg, 11/7/2025 2:19:52 PM

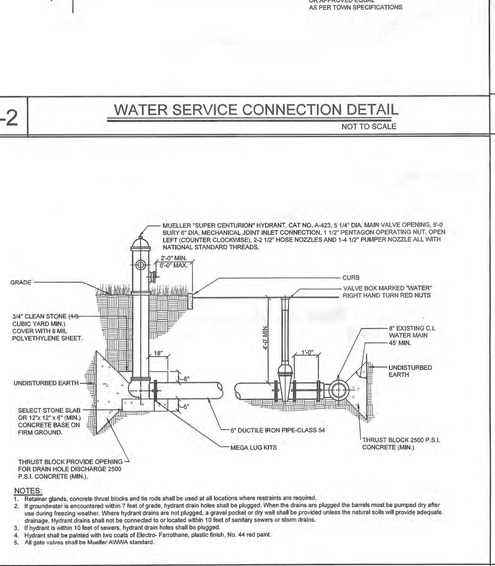



NOTES:
1. In materials to be considered as unsuitable (i.e. Muck) material is to be replaced 24" below the pipe invert and replaced with item no. 4 bedding.
2. A continuous and uniform bedding shall be provided in the trench for all buried pipe. Backfill material shall be tamped in layers around the pipe and to a sufficient height above the pipe to adequately support and protect the pipe. Stones found in the trench shall be removed for a depth of at least six inches below the bottom of the pipe.
3. See Pavement Replacement Detail for backfill specifications in local and main TOWN roads.

## W-1 WATER MAIN BEDDING DETAIL
NOT TO SCALE

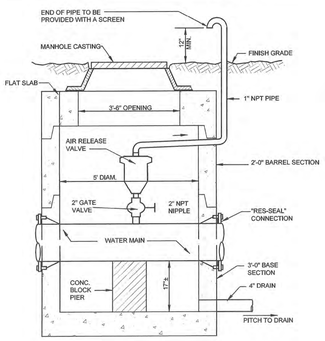



## W-2 WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



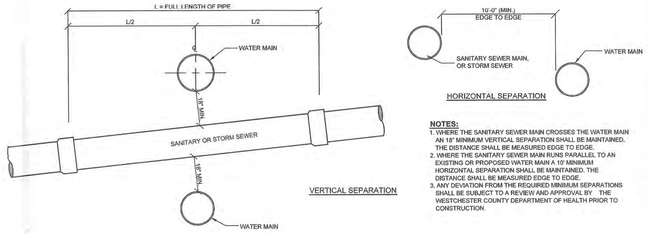

NOTES:
1. Retainer glands, concrete thrust blocks and tie rods shall be used at all locations where restraints are required.
2. If groundwater is encountered within 7 feet of grade, hydrant drain holes shall be plugged. When the drains are plugged the barrels must be pumped dry after use during freezing weather. Where hydrant drains are not plugged, a gravel pocket or dry well shall be provided unless the natural soils will provide adequate drainage. Hydrant drains shall not be connected to or located within 10 feet of sanitary sewers or storm drains.
3. If hydrant is within 10 feet of sewers, hydrant drain holes shall be plugged.
4. Hydrant shall be painted with two coats of Electro- Farrothane, plastic finish, No. 44 red paint.
5. All gate valves shall be Mueller AWWA standard.

## W-3 FIRE HYDRANT DETAIL
NOT TO SCALE



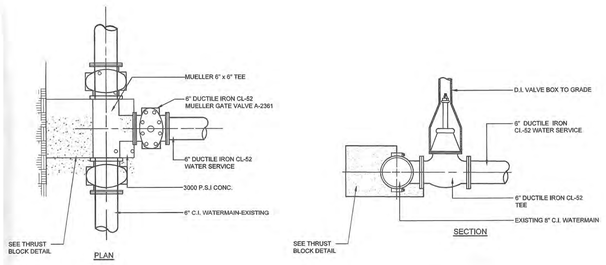

NOTES:
1. Valves: Shall be of a type as manufactured by Mueller or Darling.
2. Hydrant: shall be a standard hydrant as manufactured by Mueller or Darling except for Thorwood water district which uses A.P. Smith, minimum valve opening to be 4 1/2"

## W-4 AIR RELEASE VALVE DETAIL
NOT TO SCALE

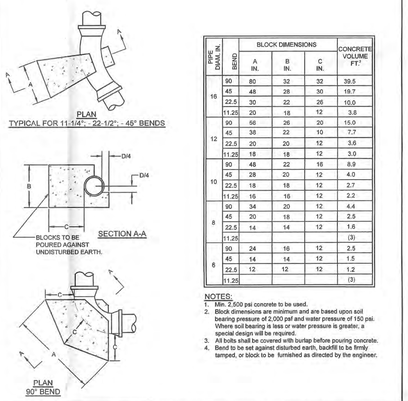



NOTES:
1. WHERE THE SANITARY SEWER MAIN CROSSES THE WATER MAIN AN 18" MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
2. WHERE THE SANITARY SEWER MAIN RUNS PARALLEL TO AN EXISTING OR PROPOSED WATER MAIN A 10' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
3. ANY DEVIATION FROM THE REQUIRED MINIMUM SEPARATIONS SHALL BE SUBJECT TO A REVIEW AND APPROVAL BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH PRIOR TO CONSTRUCTION

## W-4 SEPARATION OF WATER MAINS, SANITARY SEWERS OR STORM SEWERS
NOT TO SCALE



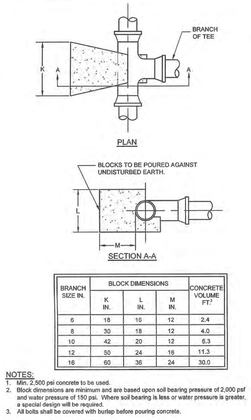

## W-5 TEE AND GATE VALVE CONNECTION DETAIL
NOT TO SCALE




| PIPE DIAM. | BEND | BLOCK DIMENSIONS A IN. | B IN. | C IN. | CONCRETE VOLUME FT³ |
|---|---|---|---|---|---|
| 16 | 90 | 80 | 32 | 32 | 39.5 |
| | 45 | 48 | 28 | 30 | 19.7 |
| | 22.5 | 30 | 22 | 26 | 10.0 |
| | 11.25 | 20 | 18 | 12 | 3.8 |
| 12 | 90 | 56 | 26 | 20 | 15.0 |
| | 45 | 38 | 22 | 10 | 7.7 |
| | 22.5 | 20 | 20 | 12 | 3.6 |
| | 11.25 | 18 | 18 | 12 | 3.0 |
| 10 | 90 | 48 | 22 | 16 | 8.9 |
| | 45 | 28 | 20 | 12 | 4.0 |
| | 22.5 | 18 | 18 | 12 | 2.7 |
| | 11.25 | 16 | 16 | 12 | 2.2 |
| 8 | 90 | 34 | 20 | 12 | 4.4 |
| | 45 | 20 | 18 | 12 | 2.5 |
| | 22.5 | 14 | 14 | 12 | 1.6 |
| | 11.25 | | | | (3) |
| 6 | 90 | 24 | 16 | 12 | 2.5 |
| | 45 | 14 | 14 | 12 | 1.5 |
| | 22.5 | 12 | 12 | 12 | 1.2 |
| | 11.25 | | | | (3) |

NOTES:
1. Min. 2,500 psi concrete to be used.
2. Block dimensions are minimum and are based upon soil bearing pressure of 2,000 psf and water pressure of 150 psi. Where soil bearing is less or water pressure is greater, a special design will be required.
3. All bolts shall be covered with burlap before pouring concrete.
4. Bend to be set against disturbed earth, backfill to be firmly tamped, or block to be furnished as directed by the engineer.

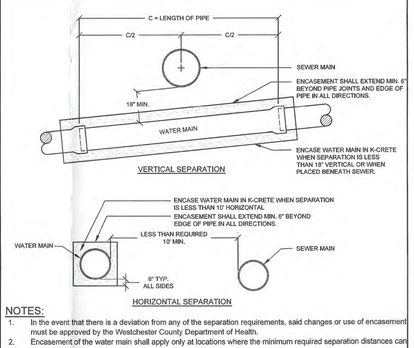
## W-6 THRUST BLOCKING FOR HORIZONTAL BENDS
NOT TO SCALE




| BRANCH SIZE IN. | BLOCK DIMENSIONS K IN. | L IN. | M IN. | CONCRETE VOLUME FT³ |
|---|---|---|---|---|
| 6 | 18 | 16 | 12 | 2.4 |
| 8 | 30 | 18 | 12 | 4.0 |
| 10 | 42 | 20 | 12 | 6.3 |
| 12 | 50 | 24 | 16 | 11.3 |
| 16 | 60 | 36 | 24 | 30.0 |

NOTES:
1. Min. 2,500 psi concrete to be used.
2. Block dimensions are minimum and are based upon soil bearing pressure of 2,000 psf and water pressure of 150 psi. Where soil bearing is less or water pressure is greater, a special design will be required.
3. All bolts shall be covered with burlap before pouring concrete.

## W-7 THRUST BLOCKING FOR TEES
NOT TO SCALE




NOTES:
1. In the event that there is a deviation from any of the separation requirements, said changes or use of encasement must be approved by the Westchester County Department of Health.
2. Encasement of the water main shall apply only at locations where the minimum required separation distances can not be maintained or whenever a water main crosses beneath a sewer main.
3. Encasement of the water main shall be limited to those locations indicated on the plans.
4. Encasement shall be completed with k-crete having a minimum compressive strength of 50 psi.
5. One full length of sewer pipe shall be laid so both joints will be as far from the water main as possible.
6. Where the sewer has already been installed, the water main shall be placed so that the joints on the water main are equidistant from the sewer. No water pipe shall pass through or come in contact with any sewer manhole.

## W-8 WATER MAIN ENCASEMENT DETAIL
NOT TO SCALE

## WATERMAIN NOTES

### I. DISTRIBUTION SYSTEM - WATERMAIN

A. GENERAL

THE CONTRACTOR SHALL PERFORM THE NECESSARY EXCAVATION, BACKFILLING, CLEARING, GRUBBING, SHEETING, SHORING, DO ALL SHAPING OF TRENCHES, PUMPING AND BAILING, LAYING AND JOINING OF ALL PIPES, PROTECT AND SUPPORT EXISTING STRUCTURES AND REPAIR THEM, IF DAMAGED, AND ALL ELSE NECESSARY TO COMPLETE THE WORK.

THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND TOOLS NECESSARY TO COMPLETE THE WORK IN A SAFE, NEAT, AND WORKMANLIKE MANNER.

B. SITE AND ACCESS CLEARING (WITHIN EASEMENTS)

THE CONTRACTOR SHALL CONFINE ALL CLEARING OPERATIONS TO WITHIN THE IMMEDIATE AREAS THAT ARE ESSENTIAL FOR CONSTRUCTION OF THE WORK.

C. STOCKPILING OF SUITABLE BACKFILL MATERIAL

THE CONTRACTOR SHALL BE PREPARED WHEN EXCAVATING THE TRENCH TO SEPARATE SUITABLE BACKFILL MATERIAL FROM UNSUITABLE MATERIAL FOR USE AS BACKFILL ADJACENT TO THE PIPE.

D. PROTECTION OF EXISTING STRUCTURES AND UTILITIES
SPECIAL PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT OVERHEAD POWER LINES, WATERMAINS, GAS MAINS, ELECTRIC AND TELEPHONE CONDUITS, STORM AND SANITARY SEWERS, CULVERTS, BUILDINGS AND OTHER EXISTING STRUCTURES IN AND NEAR THE EXCAVATION. IN ALL CASES, WHETHER UNDERGROUND STRUCTURES HAVE OR HAVE NOT BEEN DELINEATED, THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE ACCEPTS NO RESPONSIBILITY FOR THEIR LOCATION. 'UNDERGROUND UTILITIES" LOCATES EXISTING UNDERGROUND UTILITIES FREE OF CHARGE. THE PHONE NUMBER IS 1-800-245-2828.

GUTTERS, SEWERS, DRAINS AND DITCHES SHALL BE KEPT OPEN AT ALL TIMES FOR SURFACE DRAINAGE. NO DAMMING OR PONDING OF WATER IN GUTTERS OR OTHER WATERWAYS WILL BE PERMITTED EXCEPT WHERE STREAM CROSSINGS ARE NECESSARY AND THEN ONLY TO AN EXTENT WHICH THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE SHALL CONSIDER NECESSARY. THE CONTRACTOR SHALL NOT DIRECT ANY FLOW OF WATER ACROSS OR OVER PAVEMENTS EXCEPT THROUGH APPROVED PIPES OR PROPERLY CONSTRUCTED TROUGHS OF SUCH SIZES AND LENGTHS AS MAY BE REQUIRED, AND PLACE THE SAME AS DIRECTED. THE GRADING IN THE VICINITY OF TRENCHES SHALL BE CONTROLLED SO THAT THE GROUND SURFACE IS PROPERLY PITCHED TO PREVENT WATER RUNNING IN THE TRENCHING. THE CONTRACTOR SHALL NOT COMMENCE OPERATIONS INVOLVING ANY PUBLIC UTILITY BEFORE HAVING GIVEN WRITTEN NOTICE TO THE COMPANY OR OWNER, OR ITS AGENTS, AND SHALL COOPERATE WITH THE COMPANY'S OR OWNER'S FORCES IN PROTECTING AND PREVENTING DAMAGE TO THE PROPERTY.

THE CONTRACTOR WILL, AT HIS OWN EXPENSE, BE RESPONSIBLE FOR DIRECT OR INDIRECT DAMAGE THAT MAY BE DONE TO ANY UTILITY OR STRUCTURE IN THE PROSECUTION OF HIS WORK. THE LIABILITY OF THE CONTRACTOR IS ABSOLUTE AND IS NOT DEPENDENT UPON ANY QUESTIONS OF NEGLIGENCE ON HIS PART OR ON THE PART OF HIS AGENT, OR EMPLOYEES, AND THE NEGLECT OF THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE TO DIRECT THE CONTRACTOR TO TAKE ANY PARTICULAR PRECAUTION OR TO REFRAIN FROM DOING SUCH DAMAGE.

SHOULD THE POSITION OF ANY PIPE, CONDUIT, POLE OR OTHER STRUCTURES, ABOVE OR BELOW THE GROUND, BE SUCH AS TO REQUIRE ITS REMOVAL, REALIGNMENT, OR CHANGE DUE TO WORK TO BE DONE, REALIGNMENT OR CHANGE WILL BE DONE BY OR UNDER SUPERVISION OF THE OWNER OF THE OBSTRUCTIONS. THE CONTRACTOR SHALL UNCOVER AND SUSTAIN THE STRUCTURES AFTER SUCH REALIGNMENT OR CHANGE.

THE CONTACTOR SHALL NOT INTERFERE WITH ANY PERSONS, OR WITH THE OWNER IN PROTECTING, REMOVING, CHANGING OR REPLACING THEIR PIPES, CONDUITS, POLES OR OTHER STRUCTURES, BUT HE SHALL SUFFER SAID PERSONS OR THE OWNER TO TAKE ALL SUCH MEASURES AS THEY MAY DEEM NECESSARY OR ADVISABLE FOR THE PURPOSE AFORESAID, AND THE CONTRACTOR SHALL THEREBY BE IN NO WAY RELIEVED OF ANY OF HIS RESPONSIBILITIES.

THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE OWNER OF THE RESPECTIVE UTILITY PRIOR TO RELOCATION OR INTERRUPTION OF SERVICE. ALL WORK NECESSARY FOR THE RELOCATION SHALL BE PERFORMED BY THE CONTRACTOR, OR BY THE OWNER AT THE OWNER'S OPTION, AND TO THE SATISFACTION OF THE OWNER. WHERE SERVICE IS INTERRUPTED, THE CONTRACTOR SHALL COOPERATE IN RESTORING SERVICE PROMPTLY. ALL CHARGES FOR DAMAGES DONE TO UTILITIES SHALL BE PAID BY THE CONTRACTOR.

E. CONSTRUCTION OF ROAD RIGHT-OF-WAY
CONSTRUCTION IN THE ROAD RIGHT-OF-WAY SHALL AT ALL TIMES BE PERFORMED WITH MINIMUM DISTURBANCE TO TRAFFIC WITH SUFFICIENT BARRICADES AND DIRECTION. DETOURS CAN BE INSTITUTED WITH APPROVAL OF THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE, OR STATE, COUNTY, OR LOCAL AUTHORITIES. PAVEMENT SHALL BE CUT PRIOR TO REMOVAL. HOLES AND SETTLEMENTS IN THE TRENCHES SHALL BE IMMEDIATELY FILLED TO THE ORIGINAL GRADE ELEVATION WITH THE SPECIFIED MATERIALS.

F. EXCAVATION AND PREPARATION OF TRENCH
THE CONTRACTOR SHALL PROCEED WITH CAUTION IN THE EXCAVATION AND PREPARATION OF THE TRENCH SO THAT THE EXACT LOCATION OF UNDERGROUND STRUCTURES, BOTH KNOWN AND UNKNOWN, MAY BE DETERMINED. THE TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND DEPTH REQUIRED. MINIMUM DEPTH OF COVER FROM SURFACE OF GROUND TO TOP OF PIPE BARREL SHALL BE FOUR FEET (4'). NO TRENCH SHALL BE EXCAVATED MORE THAN FIVE HUNDRED LINEAL FEET (500 LF) IN ADVANCE OF PIPE LAYING UNLESS AUTHORIZED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE. THE TRENCH SHALL BE SO BRACED AND DRAINED THAT THE WORKMEN MAY WORK THEREIN SAFELY AND EFFICIENTLY. IT IS ESSENTIAL THAT THE DISCHARGE OF THE TRENCH DEWATERING PUMPS BE CONDUCTED TO NATURAL DRAINAGE CHANNELS OR DRAINS, AS IN ACCORDANCE WITH OSHA REQUIREMENTS.

THE WIDTH OF THE TRENCH SHALL BE OF ADEQUATE SIZE TO PERMIT THE PIPE TO BE LAID AND JOINTED PROPERLY, BUT SHALL NOT EXCEED THE SUM OF TWENTY-FOUR INCHES(24") PLUS THE PIPE OUTSIDE DIAMETER, AND THE BACKFILL TO BE PLACED AND COMPACTED AS SPECIFIED.

LEDGE ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A CLEARANCE OF AT LEAST SIX INCHES (6") BELOW AND ON EACH SIDE OF ALL PIPES AND FITTINGS.

THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE ON SOLID AND UNDISTURBED GROUND AT EVERY POINT, WHERE THE BOTTOM OF THE TRENCH AT A SUBGRADE IS FOUND TO BE UNSTABLE, OR TO INCLUDE ASHES, CINDERS, ALL TYPES OF REFUSE, VEGETABLE OR OTHER ORGANIC MATERIAL OR LARGE PICES OF FRAGMENTS OR INORGANIC MATERIAL WHICH IN THE JUDGEMENT OF THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE SHOULD BE REMOVED, THE CONTRACTOR SHALL EXCAVATE AND REMOVE SUCH UNSUITABLE MATERIAL TO THE WIDTH AND DEPTH ORDERED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE.

ANY PART OF THE BOTTOM OF THE TRENCH EXCAVATED BELOW THE SPECIFIED GRADE SHALL BE CORRECTED WITH APPROVED BEDDING MATERIAL, SUCH AS THOROUGHLY COMPACTED CRUSHED STONE, GRAVEL, OR CONCRETE AS DIRECTED BY THE TOWN ENGINEER, WATER SUPERINTENDENT, OR AUTHORIZED REPRESENTATIVE. THE FINISHED SUBGRADE SHALL BE PREPARED ACCURATELY BY MEANS OF HAND TOOLS.

### GENERAL WATER MAIN NOTES:

1. ALL PROPOSED WATERMAIN MATERIALS, CONSTRUCTION AND INSTALLATION SHALL CONFORM TO ALL APPLICABLE RULES AND REGULATIONS OF THE TOWN OF YORKTOWN WATER DEPARTMENT AND THE WESTCHESTER COUNTY HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS. CONSTRUCTION MUST BE UNDER THE SUPERVISION OF A LICENSED AND REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK WHO SHALL FURNISH A CERTIFICATE OF CONSTRUCTION COMPLIANCE AND TWO (2) SETS OF AS-BUILT PLANS AFTER THE COMPLETION OF THE PROJECT.
2. THE RECORDS OF THE TOWN OF YORKTOWN INDICATE THAT THERE IS ADEQUATE WATER PRESSURE AND CAPACITY AS REQUIRED TO SERVE THIS PROJECT.
3. ALL BACKFLOW PREVENTION DEVICES ASSOCIATED WITH THE FIRE AND DOMESTIC SERVICES FOR EACH OF THE PROPOSED OFFICE SPACES IN THE TYPE "B" UNITS SHALL BE LOCATED INTERNAL TO THE BUILDING AND SHALL REQUIRE SEPARATE APPROVAL BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
4. ALL FIRE AND DOMESTIC SERVICE CONNECTIONS FROM THE PROPOSED WATER MAIN SHALL BE INSTALLED WITH WET TAPS AFTER THE CONTRACTOR HAS INSTALLED THE MAIN AND IT HAS BEEN APPROVED BY THE TOWN OF YORKTOWN WATER DEPARTMENT AND THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
5. THE CONTRACTOR IS ADVISED THAT BEFORE HE CONNECTS TO THE EXISTING WATER SYSTEM, HE MUST ADVISE AND COORDINATE HIS OPERATIONS WITH THE TOWN OF YORKTOWN WATER DEPARTMENT'S SUPERINTENDENT. MEANS AND METHODS USED TO CONNECT TO THE EXISTING SERVICE SHALL BE APPROVED BY THE TOWN AND SHALL INCLUDE BUT NOT RF LIMITED TO WET TAPS OR OTHERWISE.
6. THE CONTRACTOR IS TO MAINTAIN CONSTANT FLOW AND PRESSURE IN ALL WATER MAINS AT ALL TIMES. IF THE NEED SHOULD ARISE THAT WATER SERVICE IS TO BE INTERRUPTED FOR A SHORT PERIOD, IT MUST BE COORDINATED WITH AND APPROVED BY THE ENGINEER AND THE TOWN OF YORKTOWN SUPERINTENDENT OF WATER.
7. 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.
8. WATER MAINS PASSING UNDER HOUSE SEWERS, IN ADDITION, SHALL BE PROTECTED BY PROVIDING A VERTICAL SEPARATION OF 18" MINIMUM FROM THE BOTTOM OF THE SEWER TO THE TOP OF THE WATER MAIN AND ADEQUATE STRUCTURAL SUPPORT 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. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
9. THE COVER OVER THE TOP OF THE WATER MAIN SHALL BE A MINIMUM OF 4 FEET TO A MAXIMUM OF 5.5 FT.
10. WATER MAINS SHALL BE CLASS 52 DUCTILE IRON PIPES (DIP) TYTON JOINT TYPE AND FITTINGS SHALL BE FACTORY CEMENT LINED CLASS 52. ALL FITTINGS SHALL HAVE MECHANICAL JOINTS AND SHALL BE PRESSURE RATED AT 250 PSI. ALL NECESSARY JOINT MATERIALS SHALL BE FURNISHED. WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH AWWA STANDARDS, LATEST REVISION.
11. ALL GATE VALVES SHALL BE MUELLER RESILIENT WEDGE (TURN LEFT OPEN) TYPE AND SHALL MEET AWWA STANDARDS, LATEST REVISION.
12. ALL SERVICE CONNECTIONS AND SMALL DIAMETER EXTENSIONS SHALL CONFORM TO AWWA C-151.
13. RETAINER GLANDS AND CONCRETE THRUST BLOCKS OR RODS SHALL BE USED AT ALL LOCATIONS WHERE RESTRAINTS EXIST.
14. INSTALLATION AND TESTING OF THE WATER MAIN SHALL BE INSPECTED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH. THE CONTRACTOR SHALL PROVIDE THE HEALTH DEPARTMENT A MINIMUM 48 HOURS NOTICE PRIOR TO ANY PRESSURE/LEAKAGE TESTS AND/OR DISINFECTION AND BACTERIOLOGICAL TESTS PERFORMED ON THE PROPOSED WATER MAIN. THE RESULTS OF THE ABOVE TESTS MUST BE ACCEPTED BY THE WCHD PRIOR TO USE OF THE MAIN.
15. ASBUILT DRAWINGS SHALL SHOW DIMENSIONS BETWEEN ALL VALVE TURNING NUTS AND FINISH GRADE.
16. INSTALLATION, DISINFECTION AND TESTING TO BE WITNESSED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR TOWN OF YORKTOWN ENGINEER.
17. ALL HYDRANTS AND VALVES SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY.
18. THE FINAL LOCATIONS OF FIRE HYDRANTS AND SIAMESE CONNECTIONS SHALL BE DETERMINED BY AND COORDINATED WITH THE TOWN OF YORKTOWN FIRE DEPARTMENT.
19. IF, DURING CONSTRUCTION, IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS, AND BUILDING SEWERS CANNOT BE MET, THE DEVELOPER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONTACT THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH. APPROVAL BY THE WCHD IS REQUIRED PRIOR TO ANY FIELD CHANGES THAT WILL AFFECT MINIMUM WATER/SEWER SEPARATION DISTANCES.
20. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C-600.
21. ALL NEW, CLEANED OR REPAIRED WATER MAINS SHALL BE DISINFECTED AND BACTERIOLOGICAL TESTING PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C-651-05 (EXCEPT FOR SECTION 4.4.2 WHICH IS NOT APPROVABLE), THE SPECIFICATIONS INCLUDE DETAILED PROCEDEURES FOR THE ADEQUATE FLUSHING, DISINFECTION, AND MICRO- BIOLOGICAL TESTING OF ALL WATER MAINS.
22. ROAD OPENINGS SHALL BE DONE IN ACCORDANCE WITH CONDITIONS OF PERMIT, AND COORDINATED WITH THE TOWN OF YORKTOWN.
23. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS AND ACCEPTABLE BACTERIOLOGICAL SAMPLE AND WATER MAIN HYDROSTATIC TEST RESULTS MUST BE SUBMITTED ALONG WITH THE DESIGN PROFESSIONAL'S CERTIFICATION OF CONSTRUCTION TO THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.

APPROVED
Resolution Number 25 21
Date 10/20/2025

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PROJECT # 23-18

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JOSEPH A. CRISTINZIO — Engineer OF NEW YORK — Licensed Professional Engineer — No. 064511 — STATE OF NEW YORK — Joseph A. Cristinzio, P.E. — Licensed Professional Engineer — NYS Lic. No. 64451

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

| Revisions: No. | Date | Comments: |
|---|---|---|
| 1. | 10/24/23 | Updated Civil Backgrounds |
| 2. | 12/01/23 | Planning Board Resubmission |
| 3. | 10/24/24 | Zoning Board Initial Review |
| 4. | 12/10/24 | Zoning Board Resubmission |
| 5. | 12/16/24 | Dec's Submission Zoning Submission |
| 6. | 12/27/24 | Zoning Board Submission |
| 7. | 10/20/25 | Planning Board Submission |

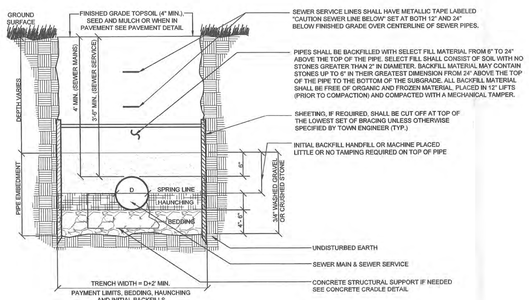
SCALE:
DRAWN BY: AKM
DATE: 11/07/2025

# WATER DETAILS

SITE PLAN PREPARED FOR
800 EAST MAIN ST DEV AMS LLC.
800 EAST MAIN STREET
Town of Yorktown — Westchester County, NY

Sheet C-303

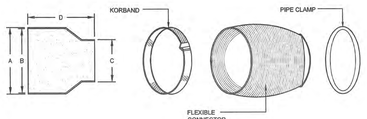
NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



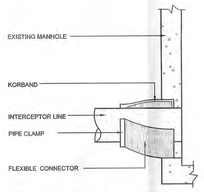

NOTES:
1. Sewer pipe shall be PVC SDR-35 in all cases except where depth of cover exceeds 10 ft. In cases where cover exceeds 10 ft, sewer pipe shall be a min. PVC SDR-26. When a sewer main is installed in a fill section, the fill shall be compacted to a min. 95% standard proctor and certified to the Town of Yorktown.
2. No rock is to project into within the edges of the trench. Where excavation pipe shall be a min. of 6" over and away from rock.
3. Backfill shall be placed so as to not disturb the pipe alignment.
4. Where adequate cover can not be maintained for sewer main, proper protection shall be provided against freezing and superimposed loading.

## SS-1 SEWER MAIN / SEWER SERVICE TRENCH DETAIL

NOT TO SCALE




KOR-N-SEAL ASSEMBLY SCHEMATIC

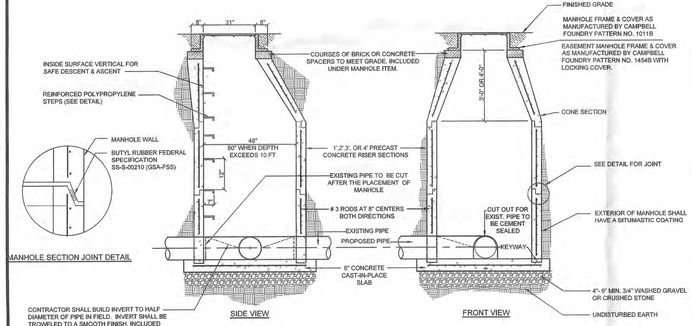



FOR CONNECTION TO EXISTING SANITARY MANHOLE

NOTES:
1. Connections to existing precast concrete manholes with P.V.C. SDR-35 or higher class pipe shall be made, as follows:
   A. The existing manholes shall be core drilled to receive a kor-n-seal flexibility connector.
   B. The opening shall be cleaned and the connector set in place with the korband using a hydraulic lift.
   C. The contractor may substitute another system for one described provided that a seal of the same reliability is maintained with the manhole. The pipe clamps and all devices, including screws, shall be stainless steel.

## SS-2 EXISTING SANITARY FLEXIBLE CONNECTION

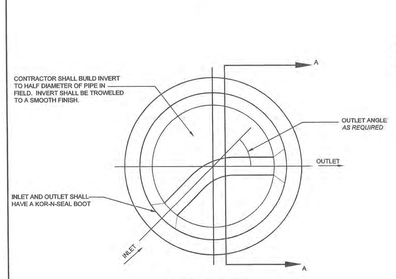
NOT TO SCALE

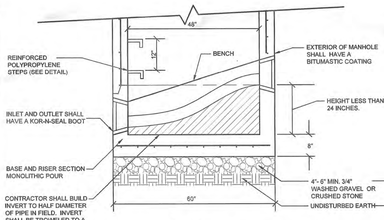



NOTE:
1. Contractor may be required to furnish and install additional steps so as to provide proper ingress and egress to & from manhole.
2. Easement manhole frame & covers shall be set in relation to the surrounding finished grade so as to not collect runoff.

## SS-3 EXISTING LINE TIE-IN "DOGHOUSE" MANHOLE DETAIL

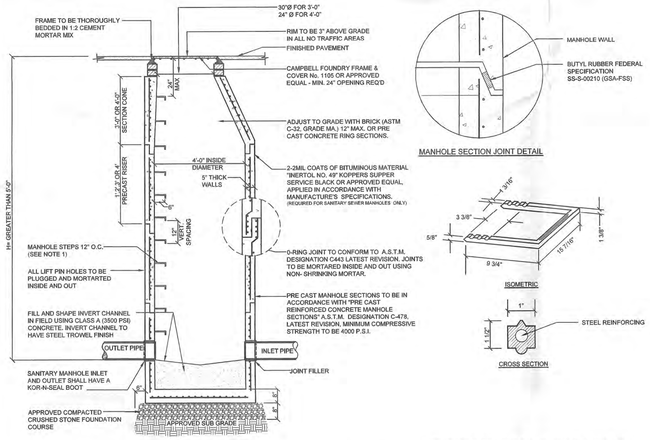
NOT TO SCALE




## SS-4 TYPICAL DETAIL OF TIE-IN TO EXISTING SEWER MANHOLE

NOT TO SCALE




REINFORCED POLYPROPYLENE MANHOLE STEP DETAIL

NOTES:
1. Manhole steps shall be cast iron Neenah No. R-1981-D or Campbell Foundry no. 3588-1 or polypropylene coated steel (see specifications) or approved equal.
2. Unless otherwise specified, sanitary sewer manholes shall have letters "SEWER" and storm manholes shall have letters "DRAIN" cast on cover. The covers shall have vent holes.
3. Manholes shall meet or exceed A.S.T.M. and O.S.H.A. requirements and be rated for H-20 vehicle design loading.
4. All pipes shall be cut flush with inside walls.
5. Where depth of manhole exceeds 10 ft, inside diameter shall be 60 ".

## SS-5 PRECAST CONCRETE SEWER MANHOLE DETAIL

NOT TO SCALE

## SANITARY SEWER TESTING

PROCEDURE AND METHOD OF TESTING - THE TEST LENGTH INTERVALS AND TYPE OF LEAKAGE TEST SHALL BE APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND SITE ENGINEER. IN THE CASE OF SEWERS LAID ON STEEP GRADES, THE LENGTH OF LINE TO BE TESTED BY EXFILTRATION AT ANY ONE TIME MAY BE LIMITED BY THE MAXIMUM ALLOWABLE INTERNAL PRESSURE ON THE PIPE AND JOINTS AT THE LOWER END OF THE LINE. THE WCHD SHALL BE NOTIFIED 48 HRS IN ADVANCE SO THEY MAY WITHNESS THE TESTING DEPENDING ON FIELD CONDITIONS AND/OR DESIRE OF THE CONTRACTOR. THE FOLLOWING TESTS FOR LEAKAGE MAY BE EMPLOYED:

1. HYDROSTATIC TEST
   THE TEST PERIOD, WHEREIN THE MEASUREMENTS ARE TAKEN SHALL NOT BE LESS THAN FOUR (4) HOURS IN EITHER TYPE OF TEST. THE TOTAL LEAKAGE OF ANY SECTION TESTED SHALL NOT EXCEED THE RATE OF 100 GALLONS PER MILE OF PIPE PER 24 HOURS PER INCH OF NOMINAL PIPE DIAMETER. FOR PURPOSES OF DETERMINING THE MAXIMUM ALLOWABLE LEAKAGE, MANHOLES SHALL BE CONSIDERED AS SECTIONS OF PIPE AND SHALL BE TESTED AT A LEVEL ABOVE THE HIGHEST JOINT PRIOR TO THE CONCRETEFRM CONNECTION.
   (I) INFILTRATION TEST -
   THIS TEST MAY BE USED ONLY WHEN GROUND WATER LEVELS ARE AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE FOR THE ENTIRE LENGTH OF THE SECTION TO BE TESTED DURING THE ENTIRE PERIOD OF THE TEST. GROUND WATER LEVELS MAY BE MEASURED IN AN OPEN TRENCH OR IN STANDPIPES PREVIOUSLY PLACED IN BACKFILLED TRENCHES DURING THE BACKFILLING OPERATIONS. WHEN STANDPIPES ARE INSTALLED IN THE BACKFILL FOR GROUND WATER MEASUREMENT, THE LOWER ENDS OF THESE SHALL BE SATISFACTORILY EMBEDDED IN A MASS OF CRUSHED STONE OR GRAVEL TO MAINTAIN FREE PERCOLATION AND DRAINAGE. INFILTRATION THROUGH JOINTS SHALL BE MEASURED BY USING A WATERTIGHT WEIR OR ANY OTHER APPROVED DEVICE FOR VOLUMETRIC MEASUREMENT INSTALLED AT THE LOWER END OF THE SECTION UNDER TEST.
   (II) EXFILTRATION TEST -
   THIS TEST CONSISTS OF FILLING THE PIPE WITH WATER TO PROVIDE A HEAD OF AT LEAST TWO (2) FEET ABOVE THE TOP OF THE PIPE OR TWO (2) FEET ABOVE GROUND WATER, WHICHEVER IS HIGHER, AT THE HIGHEST POINT OF THE PIPE LINE UNDER TEST, AND THEN MEASURING THE LOSS OF WATER FROM THE LINE BY THE AMOUNT WHICH MUST BE ADDED TO MAINTAIN THE ORIGINAL LEVEL. IN THIS TEST THE LINE MUST REMAIN FILLED WITH WATER FOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE TAKING OF MEASUREMENTS. EXFILTRATION SHALL BE MEASURED BY THE DROP OF WATER LEVEL IN A CLOSED-END STANDPIPE OR IN ONE OF THE SEWER MANHOLES AVAILABLE FOR CONVENIENT MEASURING.
   WHEN A STANDPIPE AND PLUG ARRANGEMENT IS USED IN THE UPPER MANHOLE OF A LINE UNDER TEST, THERE MUST BE SOME POSITIVE METHOD OF RELEASING ENTRAPPED AIR IN THE SEWER PRIOR TO TAKING MEASUREMENTS.
2. VACUUM TESTING OF MANHOLES - TESTED AS PER ASTM STANDARD - C-1244
   THIS TEST METHOD IS ONLY APPLICABLE TO PRECAST CONCRETE MANHOLES. ALL LIFTING HOLES AND EXTERIOR JOINTS SHALL BE FILLED AND POINTED WITH AN APPROVED NON-SHRINKING MORTAR. NO STANDING WATER SHALL BE ALLOWED IN THE MANHOLE EXCAVATION WHICH MAY AFFECT THE ACCURACY OF THE TEST. ALL PIPES AND OTHER OPENINGS INTO THE MANHOLE SHALL BE SUITABLY PLUGGED IN SUCH A MANNER AS TO PREVENT DISPLACEMENT OF THE PLUGS WHILE THE VACUUM IS DRAWN. INSTALLATION AND OPERATION OF THE VACUUM EQUIPMENT AND INDICATING DEVICES SHALL BE IN ACCORDANCE WITH EQUIPMENT SPECIFICATIONS AND INSTRUCTIONS PROVIDED BY THE MANUFACTURER.
   THE TEST HEAD MAY BE PLACED IN THE CONE SECTION OF THE MANHOLE. THE RIM-CONE JOINT IS NOT USUALLY TESTED. A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN. THE TIME FOR THE VACUUM TO DROP TO 9 INCHES OF MERCURY SHALL BE RECORDED. ACCEPTANCE FOR 4 FT. DIAMETER MANHOLES SHALL BE DEFINED AS WHEN THE TIME TO DROP TO 9 INCHES OF MERCURY MEETS OR EXCEEDS THE FOLLOWING:
   FOR MANHOLES 8 FT. IN DIAMETER, ADD AN ADDITIONAL 15 SECONDS:
   FOR MANHOLES 6 FT. IN DIAMETER, ADD AN ADDITIONAL 30 SECONDS
   TO THE TIME REQUIREMENTS FOR FOUR FOOT DIAMETER MANHOLES.
3. LOW-PRESSURE AIR TEST OF PIPE LINES - TESTED PER ASTM STANDARD F-1417
   PLUG ALL OPENINGS IN THE TEST SECTION. ADD AIR UNTIL THE INTERNAL PRESSURE OF THE LINE IS RAISED TO APPROXIMATELY 4.0 PSI. AFTER THIS PRESSURE IS REACHED, ALLOW THE PRESSURE TO STABILIZE. THE PRESSURE WILL NORMALLY DROP AS THE AIR TEMPERATURE STABILIZES. THIS USUALLY TAKES 2 TO 5 MIN. DEPENDING ON THE PIPE SIZE. THE PRESSURE MAY BE REDUCED TO 3.5 PSI BEFORE STARTING THE TEST.
   WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE THE STARTING TEST PRESSURE OF 3.5 PSI, START THE TEST. IF THE PRESSURE DROPS MORE THAN 1.0 PSI DURING THE TEST TIME, THE LINE IS PRESUMED TO HAVE FAILED THE TEST. IF A 1.0-PSI DROP DOES NOT OCCUR WITHIN THE TEST TIME, THE LINE HAS PASSED THE TEST.
   TEST TIMES ARE FOR A 1.0 PSI PRESSURE DROP FROM 3.5 TO 2.5 PSI. IF THE SECTION OF LINE TO BE TESTED INCLUDES MORE THAN ONE PIPE SIZE, CALCULATE THE TEST TIME FOR EACH SIZE AND ADD THE TEST TIMES TO ARRIVE AT THE TOTAL TEST TIME FOR THE SECTION. MINIMUM TEST TIMES FOR VARIOUS PIPE SIZES IN INCHES ARE AS FOLLOWS:

| SIZE (INCHES) | TIME (MIN./100 FT.) |
|---|---|
| UP TO 8 | 1.2 |
| 10 | 1.5 |
| 12 | 1.8 |

4. DEFLECTION TESTING OF PIPES-
   IN ACCORDANCE WITH THE TEN STATES "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES - SECTION 33.86"-LATEST EDITION.

A. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.

B. NO PIPE SHALL EXCEED A DEFLECTION OF 5 PERCENT. IF DEFLECTION EXCEEDS 5 PERCENT, THE PIPE SHALL BE EXCAVATED. REPLACEMENT OR CORRECTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH REQUIREMENTS IN THE APPROVED SPECIFICATIONS.

C. THE RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 95 PERCENT OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

## SANITARY SEWER NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CODE OF THE TOWN OF YORKTOWN AND THE REGULATIONS OF THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH.
2. SANITARY MANHOLES/CLEANOUT MANHOLES SHALL BE PRECAST CONCRETE.
3. 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.
4. ALL BUILDING LATERALS TO BE INSTALLED BY PLUMBERS, LICENSED IN THE TOWN OF YORKTOWN ACCORDING TO THE REQUIREMENTS OF THE TOWN OF YORKTOWN.
5. SANITARY SEWER CONSTRUCTION SHALL MEET ALL SEWER CONSTRUCTION SPECIFICATIONS FOR THE TOWN OF YORKTOWN.
6. THE TOWN ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF ANY WORK.
7. A CODE 53 SHALL BE CALLED BEFORE THE START OF ANY EXGAVATION WORK.
8. A STREET OPENING PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY WORK BEING STARTED IN PUBLIC ROADS.
9. 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.
10. 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.
11. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE THE LETTERS "SEWER" CAST ON THE COVER.
12. 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 LOADING. MANHOLES MUST BE MIN. 48" DIAMETER.
13. 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.
14. 0-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.
15. 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. 22. WHERE SEWER MAIN IS TO BE INSTALLED 10' DEEP OR GREATER, PVC SDR-26 SHALL BE USED.
16. 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 TOWN.
17. 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. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
18. MANHOLES AND SANITARY SEWER LINES SHALL BE TESTED TO CONFORM WITH WESTCHESTER COUNTY DEPARTMENT OF HEALTH RULES AND REGULATIONS AND AS PER SANITARY SEWER TESTING NOTES BELOW.
19. THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH SHALL BE PROVIDED A 48 HOUR NOTICE PRIOR TO THE TESTING OF THE INSTALLED UTILITIES TO ALLOW WITNESSING OF TESTING BY THE DEPARTMENT.
20. ALL INSTALLATIONS AND TESTING SHALL BE IN ACCORDANCE WITH ASTM STANDARDS F-1417, C-1244 AND THE TEN STATES STANDARDS, LATEST VERSION.

WCHD NOTES:

1. UPON COMPLETION AND PRIOR USE, TWO SETS OF AS-BUILT PLANS MUST BE SUBMITTED ALONG WITH P.E. CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF AIR OR WATER TESTING OF SEWER AND MANHOLES.
2. WCHD MUST NE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY LEAKAGE TEST.

APPROVED
Resolution Number 25 - 21
Date 10/20/2025

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


PROJECT # 23-18

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Engineer: STATE OF NEW YORK — JOSEPH C. KIMM — LICENSED PROFESSIONAL ENGINEER
Joseph C. Kimm, P.E.
NYS Lic. No. 64431

| Revisions: | No. | Date | Comments: |
|---|---|---|---|
| | 1. | 03/03/25 | Yonkers Development Dimyhac |
| | 2. | 03/25/25 | Westchester Development Submission |
| | 3. | 07/25/25 | Orchard Golf Basement |
| | 4. | 08/25/25 | Dunn Station Initial Review |
| | 5. | 09/25/25 | Dunn Station Planning Board Submission |
| | 6. | 10/16/25 | Health Department Submission |
| | 7. | 10/17/25 | Planning Board Submission |

SCALE:

DRAWN BY: AKM

DATE: 11/07/2025

# WATER DETAILS

SITE PLAN PREPARED FOR

# 800 EAST MAIN ST DEV AMS LLC.

800 EAST MAIN STREET — Westchester County, NY

Town of Yorktown

Sheet C-303

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

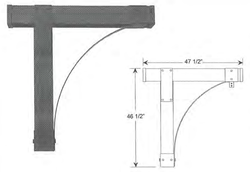
P:\2023\23-18 AMS - E MAIN STREET, YORKTOWN\ENGINEERING\CAD\23-18 AMS MAIN STREET YORKTOWN 23-18 AMS DETAILS - CSD.DWG 11/7/2025 2:19:27 PM

ANP Lighting

## Specifications PA10003-1

Project: _____
Fixture Type: _____
Customer: _____

AMS YORKTOWN
YORKTOWN, NY
ARM FOR PT3, PT4 & PT5




Specifications

**General:** Due to size or weight, arms are not universally compatible all ANP luminaires.

**Material:** All parts are high strength extruded aluminum. .188 wall thickness.

All hardware provided shall be stainless steel or zinc plated steel.

**Fixture Mounting:** Dual clevis pin to male coupling.

**Post Arm Mounting:** Slip tenon to accommodate 6" square pole.

Pole section of arm matches pole diameter and style.

**Electrical:** Pull wire provided.

**Finish:** Sequoia wood grain powder coat finish is skillfully hand streaked to look like real Sequoia redwood. #72 Matte Black paint finish is standard for decorative scroll and aluminum banding.

**Modifications:** Consult factory for custom or modified designs.

**PA10003-1**
1 Lt Post Arm for Pendant Fixture
**Weight:** 38 lbs
**EPA:** 3.99

Catalog Logic: PA1000 | 3 | - | 1 | - | N/A | - | 6 | - | S | - | 99
(Post Arm Style | Pendant Post | - | Number of Arms | - | Center Mount | - | Pole Dimension | - | Pole Style | - | Finish)

Catalog Number: 1 PA1000 | 2 3 | - | 3 1 | - | 4 N/A | - | 5 6 | - | S | - | 99

1 Arm Configuration

1 POST ARM ORIENTATION: 3 - Pendant
2 NUMBER OF ARMS: 1 - One Arm Configuration
3 CENTER MOUNT OPTIONS: N/A
4 POLE DIMENSIONS: 6 - 6" X 6" Square
5 POLE STYLE: S - Smooth
6 FINISHES: Sequoia 99 — Consult Factory for additional paint charges and availability.

4 - 4" X 4" SQUARE

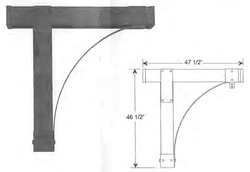


ANP Lighting

## Specifications PA10003-1

Project: _____
Fixture Type: _____
Customer: _____

AMS YORKTOWN
YORKTOWN, NY
ARM FOR PT6D




Specifications

**General:** Due to size or weight, arms are not universally compatible all ANP luminaires.

**Material:** All parts are high strength extruded aluminum. .188 wall thickness.

All hardware provided shall be stainless steel or zinc plated steel.

**Fixture Mounting:** Dual clevis pin to male coupling.

**Post Arm Mounting:** Slip tenon to accommodate 6" square pole.

Pole section of arm matches pole diameter and style.

**Electrical:** Pull wire provided.

**Finish:** Sequoia wood grain powder coat finish is skillfully hand streaked to look like real Sequoia redwood. #72 Matte Black paint finish is standard for decorative scroll and aluminum banding.

**Modifications:** Consult factory for custom or modified designs.

**PA10003-1**
1 Lt Post Arm for Pendant Fixture
**Weight:** 38 lbs
**EPA:** 3.99

Catalog Logic: PA1000 | 3 | - | 1 | - | N/A | - | 6 | - | S | - | 99
(Post Arm Style | Pendant Post | - | Number of Arms | - | Center Mount | - | Pole Dimension | - | Pole Style | - | Finish)

Catalog Number: 1 PA1000 | 2 3 | - | 3 2 | - | 4 N/A | - | 5 6 | - | S | - | 99

1 Arm Configuration

1 POST ARM ORIENTATION: 3 - Pendant
2 NUMBER OF ARMS: 1 - One Arm Configuration
3 CENTER MOUNT OPTIONS: N/A
4 POLE DIMENSIONS: 6 - 6" X 6" Square
5 POLE STYLE: S - Smooth
6 FINISHES: Sequoia 99 — Consult Factory for additional paint charges and availability.

2 DOUBLE ARM AT 180 DEG
4 - 4" X 4" SQUARE



ANP Lighting

## Specifications BL0131

Project: _____ Qua
Fixture Type: _____
Customer: _____

AMS YORKTOWN
YORKTOWN, NY
BL3

Specifications

**Material:** All parts are A356 cast aluminum and extruded aluminum. All mounting hardware shall be stainless steel or zinc plated steel.

**Lens:** PMMA Optical lens.

**Mounting:** Standard anchor bolts are 3/8" x 10" x 2". Bolts, nuts and washers shall be hot dipped galvanized steel.

Bolt pattern diameter is 2 7/8".

**Drivers:** Input voltage 120-277 is standard. 0-10V TRIAC and ELV dimming to 1% is standard.

See page 2 table for more LED engine and driver specifications.

**Electrical:** 20KA max/10KA nominal surge protection device is standard.

**Certifications:** UL Listed for outdoor, wet location. CSA Certified. Designed for Safety for Lighting Luminaires.

**Finish:** A polyester powder coat high quality finish.

Marine grade finish is available.

**Modifications:** Consult factory for custom or modified designs.

**Weight:** 12 lbs

**BL0131**
**Siteline Bollard**

Catalog Logic: BL0131 | A010LD2 | T5 | 40K | - | N/A | - | 72
(Bollard Series | Light Source & Voltage | Optics | CCT | Accessories | Finish)

Catalog Number: 1 BL0131 | 2 A018LD4 | 3 T3 | 4 30K | 5 SEQUOI

1 LIGHT SOURCE & WATTAGES
A010LD2 (10W LED Array)
A018LD4 (18W LED Array)
A032LD6 (32W LED Array)

2 OPTICS
T1 (Type I)
T2 (Type II)
T3 (Type III)
T5 (Type V)

3 COLOR TEMPERATURE (CCT)
27K (2700K)
30K (3000K)
35K (3500K)
40K (4000K)

4 ACCESSORIES
HLMSN (Integral high-low motion sensor; **See page 2 for specifications**)
HS5185-1 (180° House Side Shield for BL0131)
*BOLT (Eye Bolt)
EMG-LED04 (6W, LED Emergency Driver)
EMG-LED10 (10W, LED Emergency Driver)
EMG-LED18 (18W, LED Emergency Driver; **only compatible with 18w and 32w**)
EMG-LED20 (20W, LED Emergency Driver; **only compatible with 32w**)
*GFI15 (15 amp GFCI receptacle outlet)
*GFI20 (20 amp GFCI receptacle outlet)
*GFI-WPU (20 amp GFCI receptacle w/weather proof in-use cover)

*Accessory finish will match fixture finish.

5 FINISHES

| Standard Colors | Gloss Level | Standard Code | Standard Lead Time |
|---|---|---|---|
| Aspen Green | 70 | 10W Architectural Bronze | 5-7wd |
| Cardamom | 11 | 11W Palma Verde | 5-7wd |
| Lilac | 13 | 13W Copper Clay | 5-7wd |
| Putty | 13 | 13M Silver | 5-7wd |
| Rare Driftwood | 60 | NA Black Vanilla | 5-7wd |
| Black | 70 | 4TM Painted Charcoal | 5-7wd |
| Forest Green | 42 | 42M Painted Copper | 5-7wd |
| Bright Red | 41 | 41M Textured Black | 5-7wd |
| White | 44 | 44M Matte Black | 5-7wd |
| Bright Blue | 65 | 65M Textured Architectural Bronze | 5-7wd |
| Stanley Yellow | 66 | 66M Textured White | 5-7wd |
| Aqua Green | 47 | 47M Textured Silver | 5-7wd |
| Safety Orange | 69 | NA PREMIUM FINISH | Please Consult Factory |
| Silver | 50 | 50M Custom Graphite | 10-12wd |

Consult Factory for additional paint charges and availability.

SEQUOIA FINISH



ANP Lighting

## Specifications BL0131

Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____

**12 LED ARRAY**

PERFORMANCE

| System Wattage | CCT | CRI | Type I: Delivered Lumens | Per Watt | B | U | G | Type II: Delivered Lumens | Per Watt | B | U | G | Type III: Delivered Lumens | Per Watt | B | U | G | Type V: Delivered Lumens | Per Watt | B | U | G | Drive Current |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10W | 2700K | 80 | 1003 | 100 | 1 | 0 | 1 | 1021 | 102 | 1 | 0 | 1 | 1016 | 102 | 0 | 0 | 1 | 945 | 94 | 1 | 0 | 1 | 250mA |
| | 3000K | 70 | 1097 | 112 | 1 | 0 | 1 | 1117 | 112 | 1 | 0 | 1 | 1111 | 111 | 0 | 0 | 1 | 1033 | 103 | 1 | 0 | 1 | 250mA |
| | 3500K | 70 | 1154 | 115 | 1 | 0 | 1 | 1175 | 118 | 1 | 0 | 1 | 1170 | 117 | 0 | 0 | 1 | 1088 | 109 | 1 | 0 | 1 | 250mA |
| | 4000K | 70 | 1178 | 118 | 1 | 0 | 1 | 1199 | 120 | 1 | 0 | 1 | 1193 | 119 | 0 | 0 | 1 | 1110 | 111 | 1 | 0 | 1 | 250mA |
| 15W | 2700K | 80 | 1805 | 100 | 1 | 0 | 1 | 1838 | 102 | 1 | 0 | 1 | 1829 | 102 | 1 | 0 | 1 | 1701 | 94 | 1 | 0 | 1 | 450mA |
| | 3000K | 70 | 1974 | 110 | 1 | 0 | 1 | 2010 | 112 | 1 | 0 | 1 | 2001 | 111 | 1 | 0 | 1 | 1860 | 103 | 1 | 0 | 1 | 450mA |
| | 3500K | 70 | 2077 | 113 | 1 | 0 | 1 | 2115 | 118 | 1 | 0 | 1 | 2106 | 117 | 1 | 0 | 1 | 1958 | 109 | 1 | 0 | 1 | 450mA |
| | 4000K | 70 | 2120 | 118 | 1 | 0 | 1 | 2159 | 120 | 1 | 0 | 1 | 2148 | 119 | 1 | 0 | 1 | 1997 | 111 | 1 | 0 | 1 | 450mA |
| 32W | 2700K | 80 | 3209 | 100 | 2 | 0 | 2 | 3267 | 102 | 1 | 0 | 1 | 3252 | 102 | 1 | 0 | 1 | 3024 | 94 | 2 | 0 | 1 | 800mA |
| | 3000K | 70 | 3500 | 110 | 2 | 0 | 2 | 3574 | 112 | 1 | 0 | 1 | 3557 | 111 | 1 | 0 | 1 | 3307 | 103 | 2 | 0 | 1 | 800mA |
| | 3500K | 70 | 3683 | 115 | 2 | 0 | 2 | 3761 | 118 | 1 | 0 | 1 | 3743 | 117 | 1 | 0 | 1 | 3481 | 109 | 2 | 0 | 1 | 800mA |
| | 4000K | 70 | 3768 | 118 | 2 | 0 | 2 | 3837 | 120 | 1 | 0 | 1 | 3819 | 119 | 1 | 0 | 1 | 3551 | 111 | 2 | 0 | 1 | 800mA |

**LED SPECIFICATIONS -SMILE LED (CREE XLAMP)**
- PMMA Optical Lens
- 12 High-power LEDs
- Efficacy ranges from 94-120 lm/W
- Distributions: Type I, II, III, V
- CCT: 2700K, 3000K, 3500K, 4000K
- Certifications: UL Recognized, RoHS, REACh
- CRI: >70 (2700K is >80)

**BURGE SUPPRESSION**
- A Surge Protection Device (SPD) is optional featuring a 20kA maximum discharge current (8/20μs waveform) and 10kA nominal discharge current (8/20μs waveform) and thermally protected varistor technology.
- Meets IEEE C62.41.2 Location Category C High and US Dept of Energy MSSLC Model Specs.
- SPD shall be wired in series and will result in an open circuit during a fault state, resulting in the luminaire to turn off to protect system components thereby indicating SPD module replacement.

**FINISHES**
- A polyester powder coat high quality finish is electro-statically applied and baked at 400° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion
- Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

**WARRANTY**
See www.ANPlighting.com for complete fixture warranty.
LED warranty information
- 5 year limited warranty*

*Limited Warranty: A typical year is defined as 4380 hours of operation.

**DRIVER SPECIFICATIONS-ERP ESS SERIES(10W/18W ONLY)**
- Universal Input 120-277V
- Dimming: 0-10V, TRIAC, ELV (Dims to 1%)
- Power Factor @ Full Load >90%
- THD @ Full Load <20%
- Constant Current Output 50/60Hz
- Operating Temperature: -30°C Minimum
- Lifetime: >50,000 hours
- Ingress Protection: IP66
- Certifications: UL Recognized, CE

**DRIVER SPECIFICATION-ERP PHB SERIES (32W ONLY)**
- Universal Input 120-277V
- Dimming: 0-10V, TRIAC, ELV (Dims to 1%)
- Power Factor @ Full Load >90%
- THD @ Full Load <20%
- Constant Current Output 50/60Hz
- Operating Temperature: -10°C Minimum
- Lifetime: >50,000 hours
- Certifications: UL Recognized, CE

**SPECIFICATIONS -IR-TEC LBC-101 OCCUPANCY SENSOR**
- Sensor Type: High Frequency Doppler (HFD)
- 360° Detection Range, Approximately 15 (30' Diameter)
- Line Voltage Sensor: 120 / 240 / 277 VAC, 50/60 Hz
- Factory Defaults:
- Dim Levels: High / 30%
- Motion Time Delay: 5 min
- For other settings, consult factory



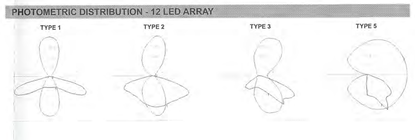
ANP Lighting

## Specifications BL0131

Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____

**ACCESSORIES**

**PHOTOMETRIC DISTRIBUTION - 12 LED ARRAY**






ANP Lighting

## Specifications SBWFT18

Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

Specifications

**Material:** Spun housing is 12 gauge (0.095") 1100 series aluminum. Cast parts are A356 cast aluminum. Hardware is stainless steel or zinc-plated steel.

**Lens:** EVONIK ACRYLITE® Satinice, 82% Light Transmission, reduces pixilation and glare (for Roku only).

**Fixture Mounting:** Universal Mount: Flange Tenon with Dual Clevis Pins.

**Drivers:** Universal Voltage 120-277V is standard. 0-10V dimming is standard. (Refer to Driver Specification section for other specifications.)

**Dark Sky Friendly:** Fixture meets dark sky friendly compatibility: 3.0000K

**Electrical:** A lightning surge protective device is standard. 10kV/10kA (4-OAK Normal). Approximately 12' of pull wire extends from luminaire. All luminaires are prewired with 6-10V dimming leads. Terminal blocks are provided for feed point wires and wall mounts.

**Finish:** A polyester powder coat high quality finish. Marine grade finish is available.

**Modifications:** Consult factory for custom or modified designs.

**Buy American:** This product is assembled in the USA and meets the Buy American sourcing and documentation requirements under BAA, DFARS and DOT regulations. Click here for additional information.

**SBWFT18**
**EPA:** 0.73
**Weight:** 10 lbs.

Catalog Logic: SBWFT18 | 1 | - | CPS30W18 | T5 | - | 40K | - | PC | - | PA3111 | - | 72
(Luminaire Series | Fixture Orientation | Light Source & Wattage | Optics | CCT | Accessories | Mounting Source | Finish)

Catalog Number: 1 SBWFT18 | 2 | 3 | 4 | 5 | 6 | 7

1 FIXTURE ORIENTATION: 3 (Pendant)

2 LIGHT SOURCE & WATTAGES

TIR Performance Platforms
CPS30W18 (30W TIR Performance Platform)
CPS39W18 (39W TIR Performance Platform, CA Title 24)
CPS46W18 (46W TIR Performance Platform)
*Includes drop-down diffuse lens.

Edge-Lit LED Small*
ES30LDS (30W Small Edge-Lit LED Comfort Solution)
ES39LDS (39W Small Edge-Lit LED Comfort Solution, CA Title 24)
ES50LDS (50W Small Edge-Lit LED Comfort Solution)
ES65LDS (65W Small Edge-Lit LED Comfort Solution)
ES80LDS (80W Small Edge-Lit LED Comfort Solution)
*See LED Performance Charts for distribution type compatibility.

3 OPTICS
T2 (Type II)
T3 (Type III)
T4 (Type IV)
T5 (Type V)

4 CCT (COLOR TEMPERATURE)
27K (2700K)
30K (3000K)
35K (3500K)
40K (4000K)
50K (5000K) Consult Factory

5 ACCESSORIES

| Standard Colors | Gloss Level | Standard Code | Standard Lead Time |
|---|---|---|---|
| Aspen Green | 70 | 10W | Called Clay | 5-7wd |
| Cardamom | 11 | 11W | Silver | 5-7wd |
| Lilac | 13 | 13M | Black Vanilla | 4T | 5-7wd |
| Putty | 13 | 13M | Painted Charcoal | 5-7wd |
| Black | 70 | 4TM | Painted Copper | 71 | 7-10d |
| Forest Green | 42 | 42M | Painted Copper | 71 | 7-10d |
| Bright Red | 41 | 41M | Textured Black | 72 | 7-10d |
| White | 44 | 44M | Matte Black | 72 | 7-10d |
| Bright Blue | 65 | 65M | Textured Architectural Bronze | 86 | 30d |
| Stanley Yellow | 66 | 66M | Textured White | 87 | 30d |
| Aqua Green | 47 | 47M | Textured Silver | 88 | 30d |
| Safety Orange | 69 | NA | PREMIUM FINISH | Please Consult Factory | |
| Sequoia | 99 | 72M | Textured Dark Bronze | 89 | 45d |
| Architectural Bronze | 86 | 72M | Graphite | 90 | 45d |
| Palma Verde | 82 | 72M | Cu Nuanced Bronze | 85 | 60d |
| Silver | 87 | 72M | Carbon Bedrock | 84 | 60d |

Consult Factory for additional custom RAL color.

6 MOUNTING SOURCE
Custom Pole and Arm Assembly together

7 FINISHES
(Additional finishes available, please consult factory for availability and lead times)

ANP Lighting

## Specifications SBWFT18

Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

**PERFORMANCE TABLE - TIR PERFORMANCE PLATFORM - NO LENS - DELIVERED LUMENS**

| LED Catalog | Watts | Distribution | 2700K: Delivered Lumens | lm/W | B | U | G | 3000K: Delivered Lumens | lm/W | B | U | G | 3500K: Delivered Lumens | lm/W | B | U | G | 4000K: Delivered Lumens | lm/W | B | U | G |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CPS30W18 | 30W | TYPE II* | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | TYPE III | 2748 | 92 | 1 | 0 | 1 | 2964 | 99 | 1 | 0 | 1 | 2884 | 99 | 1 | 0 | 1 | 3082 | 103 | 1 | 0 | 1 |
| | | TYPE IV* | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | TYPE V | 2718 | 91 | 1 | 0 | 1 | 2931 | 98 | 1 | 0 | 1 | 2851 | 98 | 1 | 0 | 1 | 3048 | 102 | 1 | 0 | 1 |
| CPS39W18 | 39W | TYPE II* | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | TYPE III | 3573 | 92 | 1 | 0 | 1 | 3854 | 99 | 1 | 0 | 1 | 3879 | 99 | 1 | 0 | 1 | 4007 | 103 | 1 | 0 | 1 |
| | | TYPE IV* | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | TYPE V | 3533 | 91 | 1 | 0 | 1 | 3811 | 98 | 2 | 0 | 1 | 3836 | 98 | 2 | 0 | 1 | 3962 | 102 | 2 | 0 | 1 |
| CPS46W18 | 46W | TYPE II* | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | TYPE III | 4214 | 92 | 1 | 0 | 1 | 4543 | 99 | 1 | 0 | 1 | 4576 | 99 | 1 | 0 | 1 | 4728 | 103 | 2 | 0 | 1 |
| | | TYPE IV* | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | TYPE V | 4167 | 91 | 2 | 0 | 1 | 4495 | 98 | 2 | 0 | 1 | 4525 | 98 | 2 | 0 | 1 | 4673 | 102 | 2 | 0 | 1 |

*TYPE II and TYPE IV available but not listed. Please Consult factory.

**PERFORMANCE TABLE - EDGE-LIT LED SMALL - NO LENS - DELIVERED LUMENS**

| LED Catalog | Watts | Distribution | 2700K: Delivered Lumens | lm/W | B | U | G | 3000K: Delivered Lumens | lm/W | B | U | G | 3500K: Delivered Lumens | lm/W | B | U | G | 4000K: Delivered Lumens | lm/W | B | U | G |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ES30LDS | 30W | TYPE II | 3108 | 104 | 1 | 0 | 1 | 3018 | 101 | 1 | 0 | 1 | 3395 | 122 | 1 | 0 | 1 | 3271 | 109 | 1 | 0 | 1 |
| | | TYPE III | 3201 | 107 | 1 | 0 | 1 | 3108 | 104 | 1 | 0 | 1 | 3702 | 123 | 1 | 0 | 1 | 3566 | 112 | 1 | 0 | 1 |
| | | TYPE IV | 3265 | 109 | 1 | 0 | 1 | 3171 | 106 | 1 | 0 | 1 | 3778 | 126 | 1 | 0 | 1 | 3436 | 115 | 1 | 0 | 1 |
| | | TYPE V | 2937 | 98 | 2 | 0 | 1 | 2852 | 95 | 2 | 0 | 1 | 3398 | 113 | 2 | 0 | 1 | 3090 | 103 | 2 | 0 | 1 |
| ES39LDS | 39W | TYPE II | 4041 | 104 | 2 | 0 | 2 | 3924 | 101 | 2 | 0 | 2 | 4673 | 120 | 2 | 0 | 2 | 4252 | 109 | 2 | 0 | 2 |
| | | TYPE III | 4161 | 107 | 2 | 0 | 2 | 4041 | 104 | 2 | 0 | 2 | 4812 | 123 | 2 | 0 | 2 | 4379 | 112 | 2 | 0 | 2 |
| | | TYPE IV | 4245 | 109 | 1 | 0 | 1 | 4122 | 106 | 1 | 0 | 1 | 4909 | 126 | 2 | 0 | 2 | 4465 | 115 | 2 | 0 | 2 |
| | | TYPE V | 3818 | 98 | 2 | 0 | 1 | 3707 | 95 | 2 | 0 | 1 | 4415 | 113 | 2 | 0 | 1 | 4017 | 103 | 2 | 0 | 1 |
| ES50LDS | 50W | TYPE II | 5162 | 104 | 2 | 0 | 2 | 5013 | 101 | 2 | 0 | 2 | 5970 | 120 | 2 | 0 | 2 | 5432 | 109 | 2 | 0 | 2 |
| | | TYPE III | 5336 | 107 | 2 | 0 | 2 | 5181 | 104 | 2 | 0 | 2 | 6175 | 123 | 2 | 0 | 2 | 5614 | 112 | 2 | 0 | 2 |
| | | TYPE IV | 5442 | 109 | 2 | 0 | 2 | 5284 | 106 | 2 | 0 | 2 | 6293 | 126 | 2 | 0 | 2 | 5726 | 115 | 2 | 0 | 2 |
| | | TYPE V | 4894 | 98 | 3 | 0 | 1 | 4753 | 95 | 3 | 0 | 1 | 5660 | 113 | 3 | 0 | 1 | 5150 | 103 | 3 | 0 | 1 |
| ES65LDS | 65W | TYPE II | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | TYPE III | 6936 | 107 | 2 | 0 | 2 | 6735 | 104 | 2 | 0 | 2 | 8021 | 123 | 2 | 0 | 2 | 7295 | 112 | 2 | 0 | 2 |
| | | TYPE IV | 7075 | 109 | 2 | 0 | 2 | 6870 | 106 | 2 | 0 | 2 | 8181 | 126 | 2 | 0 | 2 | 7644 | 115 | 2 | 0 | 2 |
| | | TYPE V | 6363 | 98 | 3 | 0 | 1 | 6179 | 95 | 3 | 0 | 1 | 7358 | 113 | 3 | 0 | 1 | 6690 | 103 | 3 | 0 | 1 |
| ES80LDS | 80W | TYPE II | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | TYPE III | 8447 | 107 | 3 | 0 | 2 | 8223 | 104 | 3 | 0 | 3 | 9792 | 123 | 3 | 0 | 3 | 8909 | 112 | 3 | 0 | 3 |
| | | TYPE IV | 8635 | 109 | 3 | 0 | 3 | 8385 | 106 | 3 | 0 | 2 | 9988 | 126 | 3 | 0 | 3 | 9098 | 115 | 3 | 0 | 3 |
| | | TYPE V | 7822 | 98 | 3 | 0 | 1 | 7596 | 95 | 3 | 0 | 1 | 9046 | 113 | 3 | 0 | 2 | 8230 | 103 | 3 | 0 | 2 |

*40W and 80W TYPE II not available.



ANP Lighting

## Specifications SBWFT18

Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

**TIR PERFORMANCE PLATFORM SPECIFICATION**
- Performance, Ceramic-cooling technology
- Distributions: Type II, III, IV, V
- CCT: 2700K, 3000K, 3500K, 4000K
- Life: L70 >50,000 hours
- Ingress Protection: IP66
- Certification: ETL
- CRI: >80, 3 SDCM

**EDGE-LIT LED SPECIFICATION**
- Edge-Lit comfort solution
- Distributions: Type II, III, IV, V
- CCT: 2700K, 3000K, 3500K, 4000K
- Life: L70 >50,000 hours
- Ingress Protection: IP66
- Certification: UL, RoHS
- CRI: >80, 3 SDCM

**DRIVER SPECIFICATION**
- Universal Input 120-277V
- 0-10V Dimming to 10%
- Power Factor @ Full Load >95%
- THD @ Full Load <12%
- Constant Current Output 50/60Hz
- Operating Temperature: -40°C Minimum
- Ingress Protection: IP66
- Certifications: UL Recognized, CSA, RoHS

**FINISHES**
- A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.
- Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3,000 hours of continuous salt spray, comes with a 5 year warranty and is available in either a textured or gloss surface.

**WARRANTY**
See www.ANPlighting.com for complete fixture warranty.
LED warranty information
- 5 year limited warranty*

*Limited Warranty: A typical year is defined as 4,380 hours of operation.

**ACCESSORIES**






ANP Lighting

## Specifications SBWFT18

Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

**POPULAR POST MOUNTS** See Post Arm Section on Website for Specification Sheets and additional post arms. Dimensions are Projection x Height. Click here for all Post Mount options.

**COLUMN MOUNT**




**RIGID STEM MOUNT**




**PENDANT CHAIN MOUNT**




**POPULAR WALL MOUNTS** WALL MOUNTS - See Wall Mount Section on Website for Specification Sheets and additional wall mount arms. Dimensions are Projection x Height. Click here for all Wall Mount options.

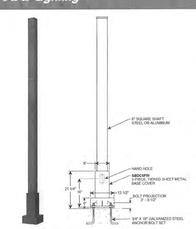





ANP Lighting

## Specifications BD6SQ

Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____




Catalog Logic: BD6SQSTL14.7 | SBDC6FW | N/A | 99
(Pole | Bolt Cover | Accessory | Finish)

Catalog Number: 1 | 2 SBDC6FW | 3 | 4 99

| 1 Part Number | SQ | Height | Wall | EPA, 60 MPH | EPA, 90 MPH | EPA, 100 MPH |
|---|---|---|---|---|---|---|
| **STEEL POLES** | | | | | | |
| BD6SQSTL12.7 | 6.00" | 12' | .7ga | 39.0 | 30.8 | 25.0 |
| BD6SQSTL13.7 | 6.00" | 13' | .7ga | 37.4 | 29.5 | 24.0 |
| BD6SQSTL14.7 | 6.00" | 14' | .7ga | 35.1 | 27.6 | 22.5 |
| BD6SQSTL15.7 | 6.00" | 15' | .7ga | 30.7 | 24.0 | 19.7 |
| BD6SQSTL16.7 | 6.00" | 16' | .7ga | 26.2 | 20.7 | 16.8 |
| BD6SQSTL17.7 | 6.00" | 17' | .7ga | 24.2 | 19.1 | 15.5 |
| BD6SQSTL18.7 | 6.00" | 18' | .7ga | 22.1 | 17.5 | 14.2 |
| **ALUMINUM POLES** | | | | | | |
| BD6SQ012.188 | 6.00" | 12' | .188 | 12.4 | 9.8 | 8.0 |
| BD6SQ013.188 | 6.00" | 13' | .188 | 9.3 | 7.4* | 6.0* |
| BD6SQ014.188 | 6.00" | 14' | .188 | 7.8 | 6.2* | - |
| BD6SQ015.188 | 6.00" | 15' | .188 | 7.8 | 6.2* | - |
| BD6SQ016.188 | 6.00" | 16' | .188 | 7.0 | 5.5* | - |
| BD6SQ017.188 | 6.00" | 17' | .188 | 7.0 | 5.5* | - |
| BD6SQ018.188 | 6.00" | 18' | .188 | 6.2 | - | - |

***Note: (*) For use with Sequoia Series PA10003-1 single arm only.***

**Material:** Steel poles - 7 gauge, round corner, rectangular shaft (ASTM-A000 Grade B, 42,000 PSI minimum yield) with one flush-welded vertical seam. Shaft is welded to a 3/4" flat steel (ASTM-36/372.50) anchor base with reinforcement brackets.

Aluminum poles - 0.188" wall, sharp corner, extruded 6061-T6 aluminum. Shaft is welded to a heavy-duty A356 cast aluminum anchor base.

**Mounting:** Four (4) provided anchor bolts are 3/4" x 18". Anchor bolts, nuts and washers are hot-dipped galvanized steel. Specialized 2-piece square/tiered base cover provided.

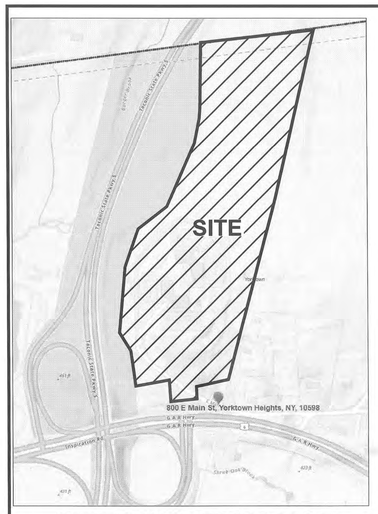
**Access:** Poles are provided with a hand hole opening and cover. For steel poles, hand hole cover is cast aluminum and secured with a single button-head screw. For aluminum poles, hand hole cover is a flat plate and secures with two (2) button-head screws. (Tamper-proof screws are an option.)

**Grounding:** A 5/16-18 ground screw is integrated to inner wall of shaft, 180° to hand hole.

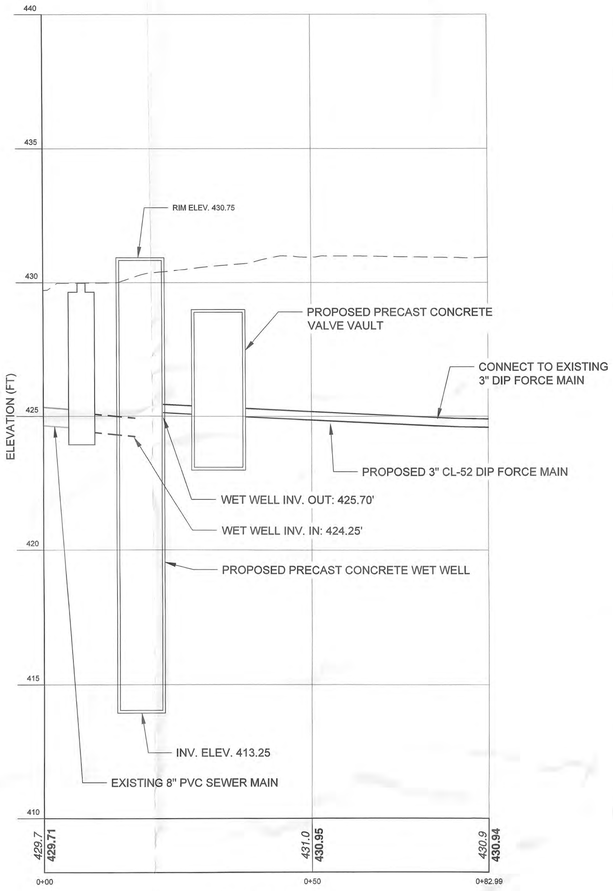
**Pole Height:** Maximum pole length is 18 feet.

**Accessories:** GFCI receptacles and other accessories are optional.

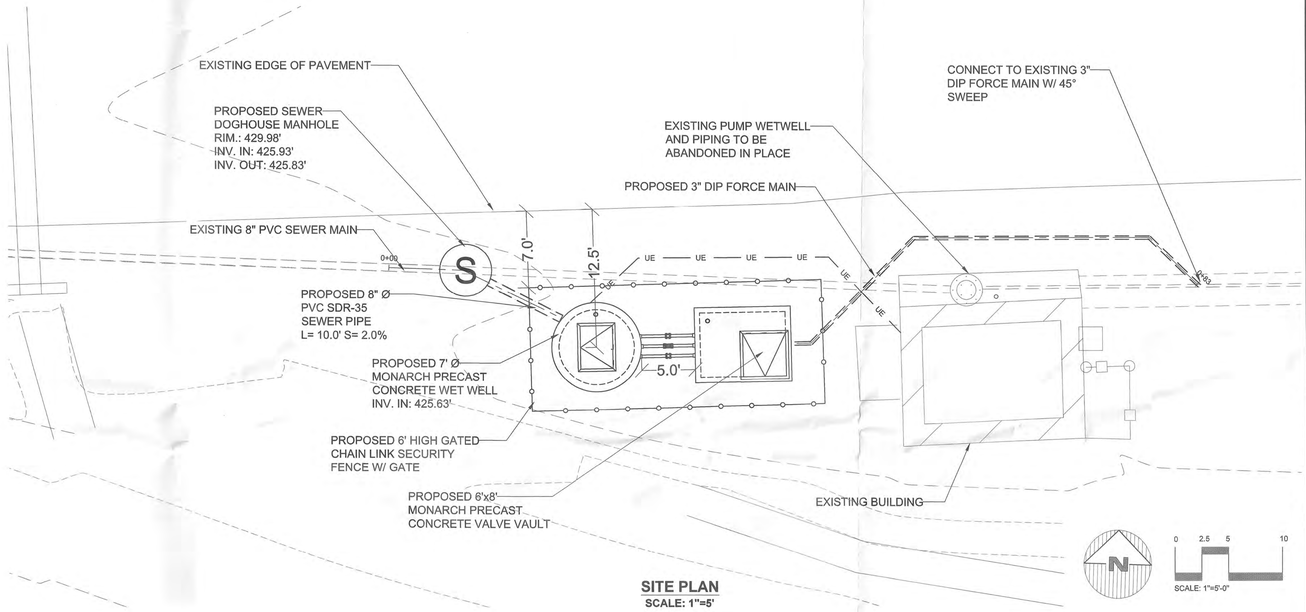
**Finish:** An intensive five-step cleansing and pretreatment process for maximum paint adhesion. A polyester powder-coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Pole base coat is #6011 bronze, thurn a hand treatment of w




## SITE LOCATION MAP
N.T.S.




PROFILE VIEW
VERT. SCALE: 1" = 2
HORIZ. SCALE: 1" = 10



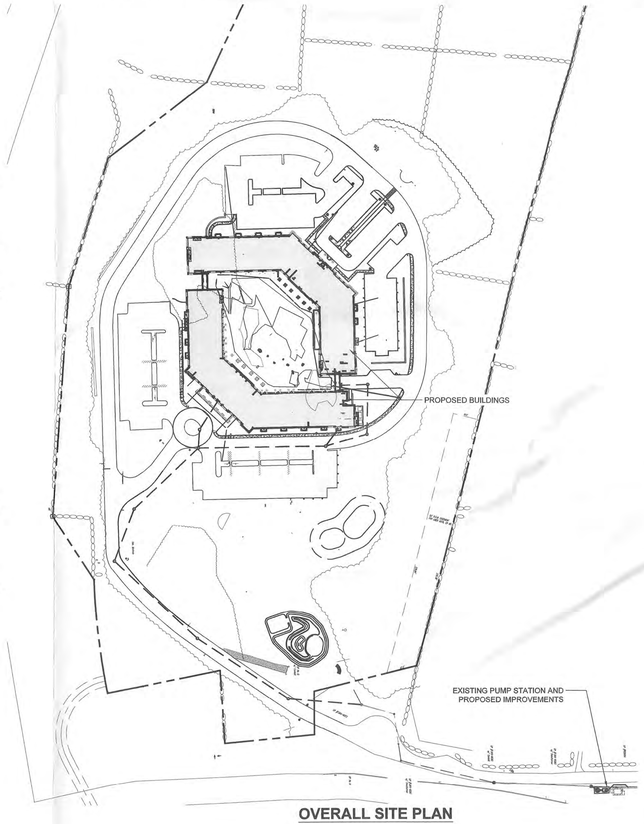

## SITE PLAN
SCALE: 1"=5'

GENERAL CONSTRUCTION SEQUENCE:

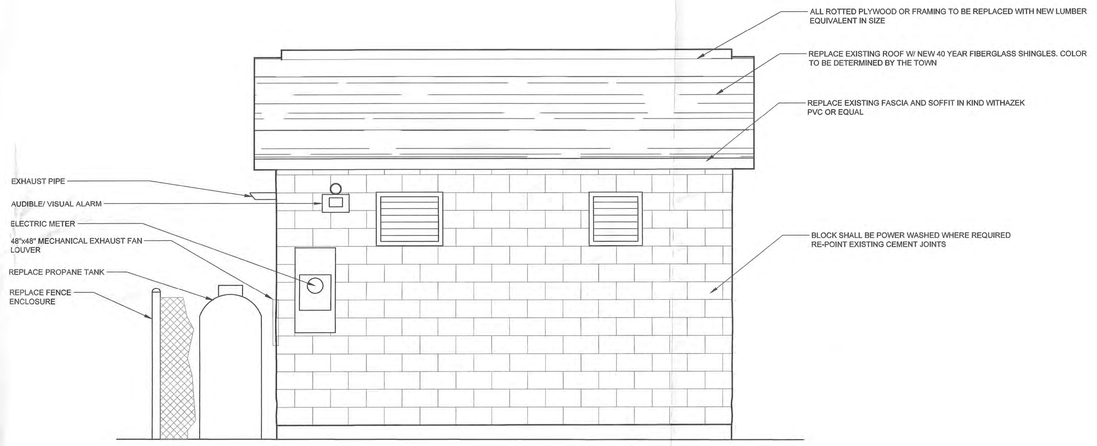
1. INSTALL NEW WET WELL AND VALVE VAULT
2. INSTALL NEW CONDUITS FROM WET WELL TO BUILDING
3. INSTALL NEW CONTROL PANELS AND AUTOMATIC TRANSFER SWITCH
4. INSTALL NEW PUMPS AND FLOATS IN WET WELL
5. INSTALL NEW DOGHOUSE MANHOLE ON EXISTING SERVICE LINE, NOT TO BE OPENED UNTIL SERVICE IS READY
6. INSTALL NEW FORCE MAIN PIPING, PLUG CONNECTION POINT TO EXISTING FORCE MAIN
7. PRESSURE TEST FORCE MAIN FROM VALVE VAULT TO NEW CONNECTION POINT
8. PRESSURE TEST PIPE FROM MANHOLE TO WET WELL
9. OPEN DOGHOUSE MANHOLE TO CONNECT NEW SERVICE
10. CONNECT NEW FORCE MAIN, A PUMP TRUCK IS TO BE ON STANDBY DURING DISCONNECT AND CONNECT

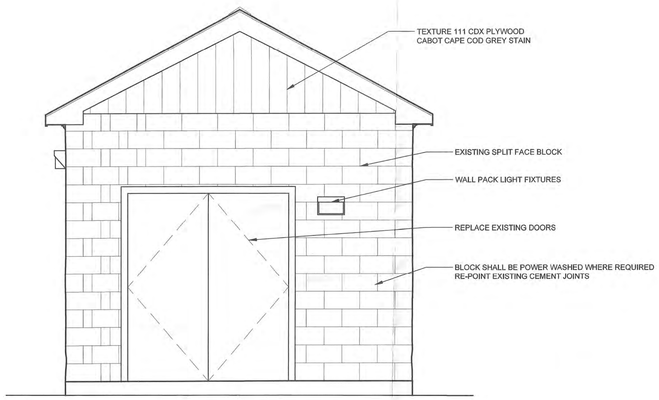
NOTES:

1. CONTRACTOR SHALL VERIFY POWER AND SIGNAL REQUIREMENTS WITH MANUFACTURER AND COORDINATE INSTALLATION. PRIMARY AND EMERGENCY POWER SHALL BE CONNECTED TO EXISTING SOURCE. ALARM DIALER SHALL BE INTERCONNECTED WITH EXISTING SYSTEM. ANY MODIFICATIONS TO EXISTING SWITCH GEAR AND/OR ALARM DIALER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AT NO TIME SHALL THE CONTRACTOR INTERRUPT EXISTING PUMP STATION OPERATIONS. IN THE EVENT A TEMPORARY SHUT-DOWN IS REQUIRED, IT SHALL ONLY BE PERMITTED AT THE APPROVAL OF THE TOWN WITH A MINIMUM 72 HOURS NOTICE.
2. PUMP CONTROL PANEL AS MANUFACTURED BY KEEN PUMP OR APPROVED EQUAL.
3. PRECAST CONCRETE WET WELL AS MANUFACTURED BY MONARCH PRECAST CONCRETE OR APPROVED EQUAL.
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF COMPONENTS WITH VARIOUS MANUFACTURERS AND VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD.
5. CONTROL PANEL SHALL OPERATE ON 460 V, 3 PHASE, 60 HZ SERVICE. ENCLOSURE SHALL BE NEMA 4X FIBERGLASS WITH STAINLESS STEEL LOCKABLE LATCHES.
6. COMPONENTS SHALL INCLUDE ALL LISTED ON THESE PLANS AND WITHIN THE SPECIFICATIONS OR AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
7. PUMPS SHALL ALTERNATE SUCH THAT THE LEAD PUMP ON THE FIRST CYCLE BECOMES THE LAG PUMP ON THE NEXT CYCLE.
8. FORCE MAIN SHALL DISCHARGE AT EXISTING FORCE MAIN AS INDICATED ON THE PLAN.
9. PUMP STATION SHALL BE SECURED WITHIN A 6 FT HIGH CHAIN LINK FENCE ENCLOSURE. FENCE SHALL HAVE AN 8 FT WIDE LOCKING GATE.
10. THE CONTRACTOR SHALL PROVIDE THE OWNER AND TOWN WITH A SEQUENCE OF CONSTRUCTION.
11. ALL WORK SHALL BE COMPLETE AND TESTED BEFORE THE SWITCH OVER SHALL TAKE PLACE. ANY TEMPORARY SHUT DOWNS WILL BE COORDINATED WITH TOWN SEWER DEPARTMENT. IF NECESSARY THE CONTRACTOR SHALL HAVE A SEWAGE PUMP TRUCK AVAILABLE TO EVACUATE ANY BUILDUP IN THE CURRENT WET WELL.
12. THE CONTRACTOR SHALL PROVIDE A SHEETING AND BRACING DESIGN SIGNED AND SEALED BY A NYS LICENSED PROFESSIONAL ENGINEER.
13. REFER TO STANDARD SANITARY SEWER NOTES PROVIDED ON SHEET C-305.




## OVERALL SITE PLAN
SCALE: 1"=100'




## CONTROL BUILDING ELEVATIONS
N.T.S.

APPROVED
Resolution Number 25-21
Date 10/20/2025

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DYNAMIC SURVEY, LLC., DATED 01/5/22, LAST REVISED 02/27/25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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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 # 23-18

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STATE OF NEW YORK
JOSEPH A. RINA
045787
LICENSED PROFESSIONAL ENGINEER
Engineer
Jennifer Alexander, P.E.
NYS Lic. No. 64451

Revisions:

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

Revisions:

| No. | Date | Comments: |
|---|---|---|
| 1. | 10/24/23 | Updated Civil Backgrounds |
| 2. | 12/19/23 | Updated Grading & Drainage Submission |
| 3. | 12/20/24 | Pump Station Initial Review Submission |
| 4. | 12/15/25 | Site Construction Drawings Submission |
| 5. | 12/15/25 | Updated Grading & Drainage Submission |
| 6. | 12/17/25 | Planning Board Submission |
| 7. | | |

SCALE: AS NOTED | DRAWN BY: AKM | DATE: 11/07/2025

SITE PLAN / PROFILE/ BUILDING ELEVATIONS & NOTES

SITE PLAN PREPARED FOR:
800 EAST MAIN ST DEV AMS LLC.
800 EAST MAIN STREET
Town of Yorktown
Westchester County, NY

Sheet C-401

# PUMP STATION MATERIALS LIST

**PRECAST WETWELL**

1 – 7'-0" inside diameter x 17'-6" overall high precast concrete wetwell which includes 8" thick walls, 10" thick top and 12" thick x 7" extended bottom slab, interior and exterior coatings, interior fillet/hopper, 2" butyl joint sealant (double row), Halliday 36" x 42" standard duty aluminum hatch with safety grate cast into top slab, (1) 8" Kor-N-Seal inlet gasket cast into side of wetwell, (1) 4" PVC Sch 80 coupling cast in for vent, (4) flexible rubber gaskets per ASTM C923 specifications installed for 2" electrical conduit penetrations, Sulzer lift out systems with upper guide rail brackets. Heaviest pick 27,000 pounds. Wetwell to include the following:
(2) 1.00" 304 Stainless steel guide rails
(2) 3" Class 53 Ductile iron vertical discharge pipes and flanged fittings, All flanged connections to have 304 SS nuts and bolts.
(2) Flanged coupling adapters with SS hardware
(4) 3" Pipe couplings, for interconnecting pipe between wet well and valve vault
(2) Horizontal 304 Stainless steel discharge pipe supports
3" Sch. 40 PVC pipe and fittings from valve vault into the wet well
(1) 3" Duckbill check valve for drain from valve chamber, pipe to extend 2' down the wall, with valve mounted at the end
(1) 4" PVC Sch. 80 and fittings for vent pipe supplied
(1) 304 SS Float bracket
(3) 2" Electrical PVC conduits for pump power cables, pressure transducer cable and back up float cables

**PRECAST VALVE CHAMBER**

1 – 6'-0" Inside width x 8'0" inside length x 5'0" inside bottom precast concrete valve chamber which includes 8" thick top, 6" thick walls, and 8" thick x 6" extended bottom slab, 1-1/2" butyl joint sealant double row, Halliday 48" x 48" aluminum hatch with safety grate cast into top slab, (1) 4" PVC Sch 80 coupling cast in for 4" Sch. 80 PVC vent, Three 3" flexible rubber gaskets per ASTM C923 specifications installed for 3" DICL pipe penetrations, One 2" flexible rubber gaskets cast in for 2" PVC conduits for the flow meter, Halliday aluminum ladder with safety extension. Weight of heaviest piece, 25,000 pounds. Valve chamber to include the following valves, flow meter and appurtenances:
All DICL piping to be 3" Class 53 flanged pipe, All flanged fittings to have 304 SS nuts and bolts.
(2) 3" Cast iron FL x FL check valves with weight and lever
(4) 3" Cast iron FL x FL plug valves
(1) 3" Aluminum cam/groove bypass fitting with dust cap, for emergency by-pass connection
(2) Pressure gauges with shut off valves (0-50 PSI)
(5) Stainless steel pipe supports, for vertical restraint, 5 – 89 Stand-On Pipe supports
(1) Khrone 3" flow meter (rated for submersion) with 75' of cable, Transmitter to be installed inside or adjacent to pump control panel
(1) 4" Flange coupling adapter with SS Hardware
(1) 4" Sch. 80 PVC Vent pipe
(1) 2" PVC Electrical conduit for flow meter power and signal cable, from valve vault to pump control panel

**SUBMERSIBLE SEWAGE PUMPS**

2 – Sulzer Model Model XFP80C-CB1.4-PE3S/4 Contrablock impeller explosion proof submersible sewage pumps with 4.7HP, 208 volt, 3 phase, 1750 rpm motor. Pump shall have 3" ANSI discharge, silicon carbide upper and lower seals, moisture sensor/over temp feature, trimmed impeller to meet a design condition of 100 GPM @ 40' TDH and 40' of power and moisture sensor cord. Pumps shall be supplied with (2) lengths of ¼" stainless steel lifting chains and shackles

**PUMP CONTROL PANEL**

1 – Duplex control panel with NEMA 3R stainless steel enclosure for five (5) float operation and the following items mounted, wired and tested:
1 – Alternator
1 – Control breaker
2 – Adjustable seal relays
1 – High water alarm breaker
1 - Audible /visual alarm with test and silence button
1 - Flashing amber alarm light
2 – Elapsed time meters
2 – Pump fail lights
2 – Pump seal fail lights
2 – Pump operation selector switch (HOA)
1 – Item dry contacts for signals from cellular system
1 – Listing UL698 (Intrinsically safe relays)
1 – Mission 850 monitoring unit supplied, installed, programmed and includes 3 years of cellular service. Unit to monitor the following but not limited to:

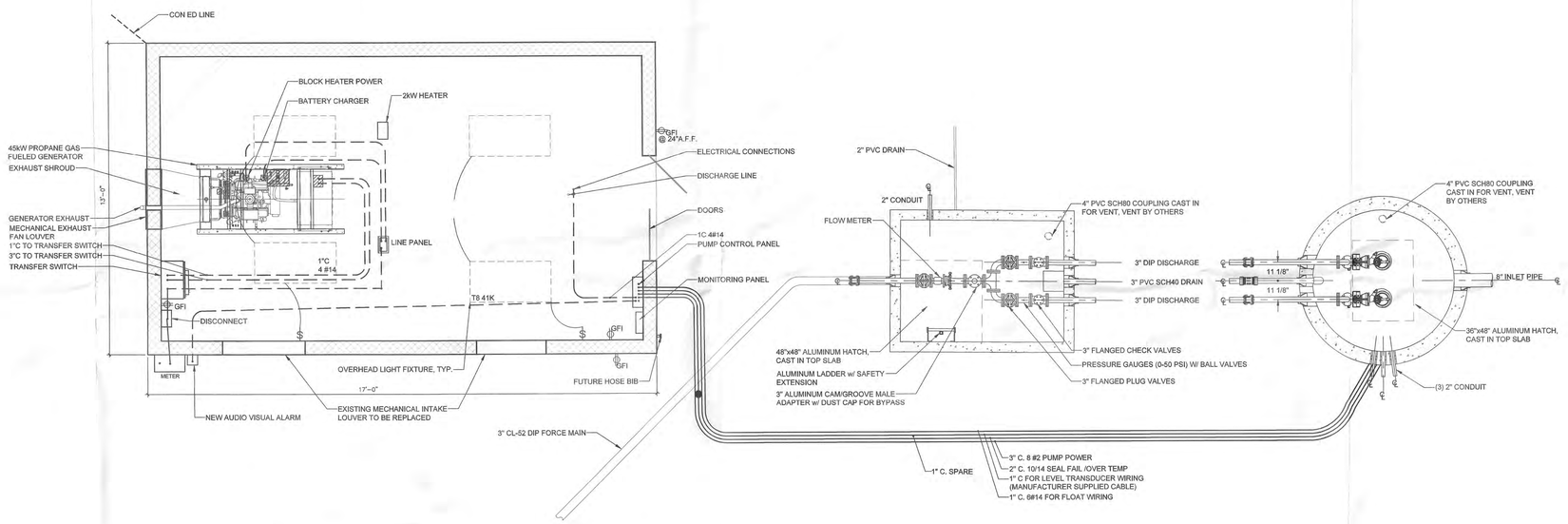
- High level alarm
- Low level alarm
- Lag pump run
- Pump 1 Fail – Over temperature/moisture sensor
- Pump 2 Fail – Over temperature/moisture sensor
- Pump 1 Starts
- Pump 2 Starts
- Pump 1 Runtimes
- Pump 2 Runtimes
- Pump 1 current (running amps)

**LEVEL CONTROLS**

5 – Mechanical float switches with 50' of cable for secondary back up level control with float cable rack

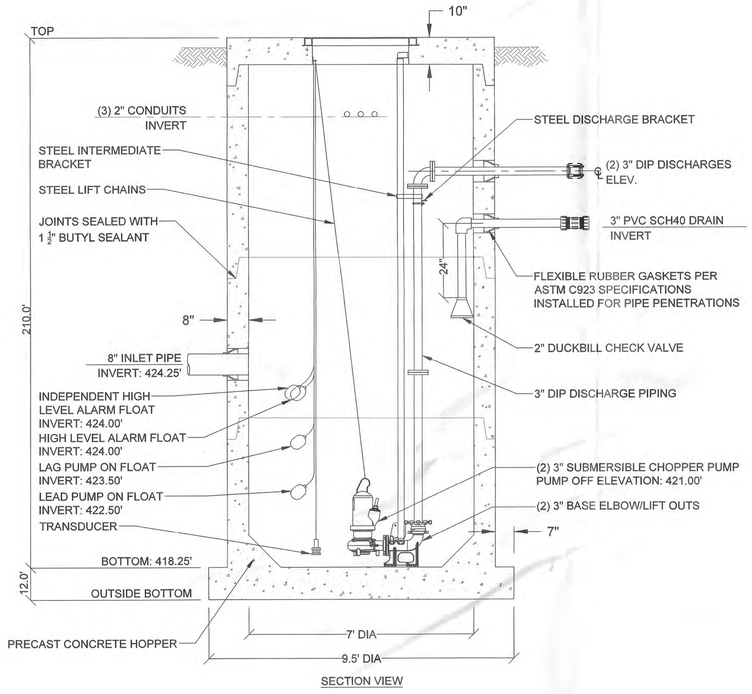
**CATERPILLAR NATURAL GAS GENERATOR AND AUTO TRANSFER SWITCH**

1 – Natural gas generator model rated 45kw/5kva, 120/208 volt, 3 phase, 60Hz with the following equipment and accessories:
Item – UL 2200 Listed and labeled
1 – Permanent magnet alternator
1 – Cooling system with unit mounted radiator
1 – Engine jacket water heater, 1500-Watt, 120V
1 – Electronic isochronous governor
1 – Battery charge, 10-amp auto float/equalize
1 – 12 Volt engine starting batteries with batter rack and cables
1 – Steel sound enclosure with internally mounted silencer (65db(A) @ 23' in a free field environment
1 – APM402 Digital controller, NFPA 110 level 1 w/run relay, 2 In/5 out I/O module, common fault relay
1 – Unit mounted main circuit breaker: 150 amp, 3P, 80% rated with thermal magnetic trip
1 – Remote alarm annunciator (shipped loose)
1 – Remote emergency stop button (shipped loose)
1 – Flexible fuel line (shipped loose)
1 – Initial antifreeze and lubrication oil
1 – Standard transition, automatic transfer switch, 150 amp, 240 volt, 3 pole, 3 phase, NEMA 1 solid neutral




## SCHEMATIC LAYOUT

**N.T.S.**




SECTION VIEW

## WET WELL SECTION

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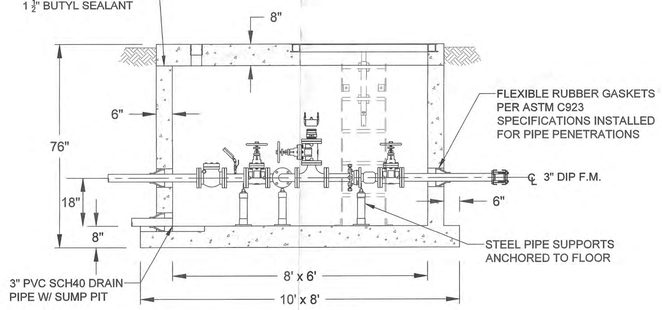
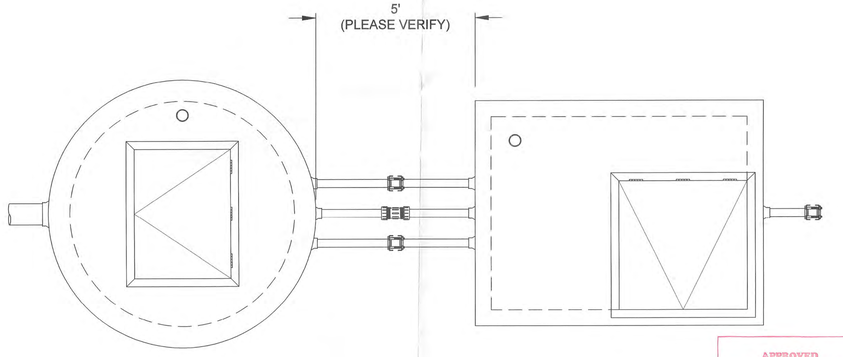



NOTES:
- PRECAST CONCRETE VAULT CONFORMS TO ASTM C857 & C858 SPECIFICATIONS AND IS RATED FOR HS-20 LOADING
- (1) COAT COAL TAR EPOXY APPLIED TO EXTERIOR WALLS
- (2) COATS WHITE EPOXY COATING APPLIED TO INTERIOR SURFACES

## VALVE PIT SECTION

**N.T.S.**




PLAN VIEW - WET WELL

PLAN VIEW - VALVE VAULT

## SURFACE VIEW

**N.T.S.**

APPROVED
Resolution Number 25-21
Date 10/20/2025

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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 DYNAMIC SURVEY, LLC., DATED 02/15/22, LAST REVISED 02/27/25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
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PROJECT # 23-18

Engineer: STATE OF NEW YORK JOSEPH C. RUNA LICENSED PROFESSIONAL ENGINEER — Joseph C. Runa, P.E. NYS Lic. No. 64411

Revisions:

| No. | Date | Comments: |
|---|---|---|
| 1. | 10/07/25 | Design Development Drawings |
| 2. | 10/15/25 | Updated Civil Backgrounds Submission |
| 3. | 10/17/25 | Updated Civil Backgrounds Submission |
| 4. | 12/02/25 | Pump Station Initial Review |
| 5. | 12/16/25 | Updated Civil Backgrounds Submission |
| 6. | 01/06/26 | Health Department Submission |
| 7. | 02/17/26 | Planning Board Submission |

SCALE: AS NOTED
DRAWN BY: AKM
DATE: 11/07/2025

PUMP STATION DETAILS

800 EAST MAIN ST DEV AMS LLC.

SITE PLAN PREPARED FOR

800 EAST MAIN STREET — Westchester County, NY

Town of Yorktown

Sheet C-402