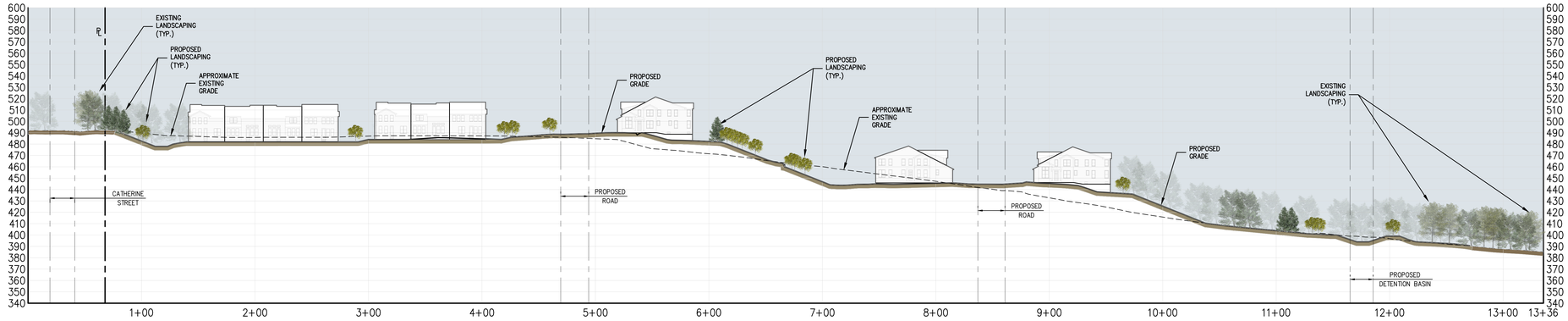
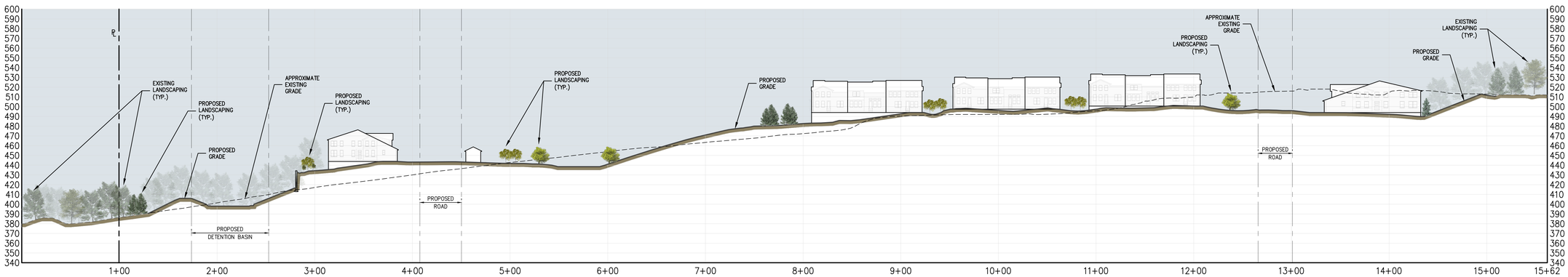


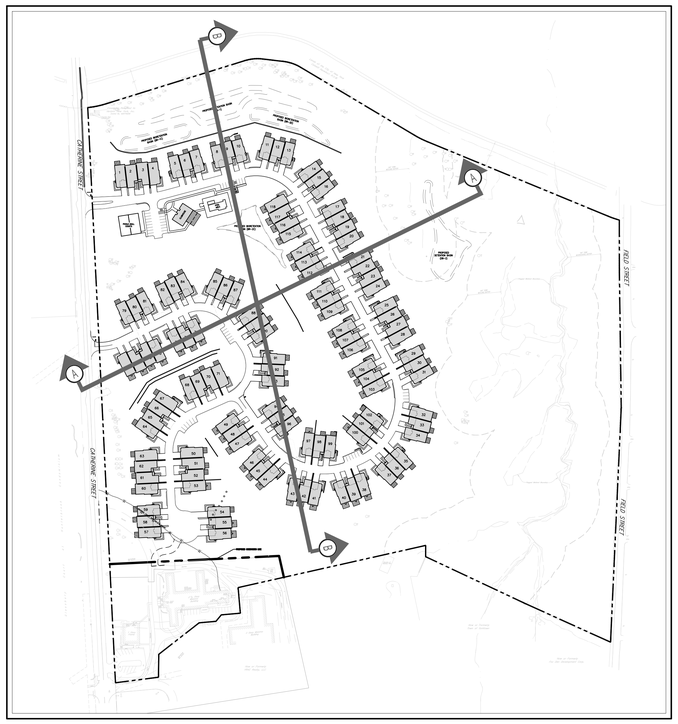
SECTION A–A PROFILE

SCALE: HORZ. 1" = 40'
VERT. 1" = 40'



SECTION B–B PROFILE

SCALE: HORZ. 1" = 40'
VERT. 1" = 40'



AREA MAP
SCALE: 1" = 160'

No.	Revision	Date	By

Previous Editions Obsolete

APPLICANT:
TOLL BROS., INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

CROSS SECTIONS

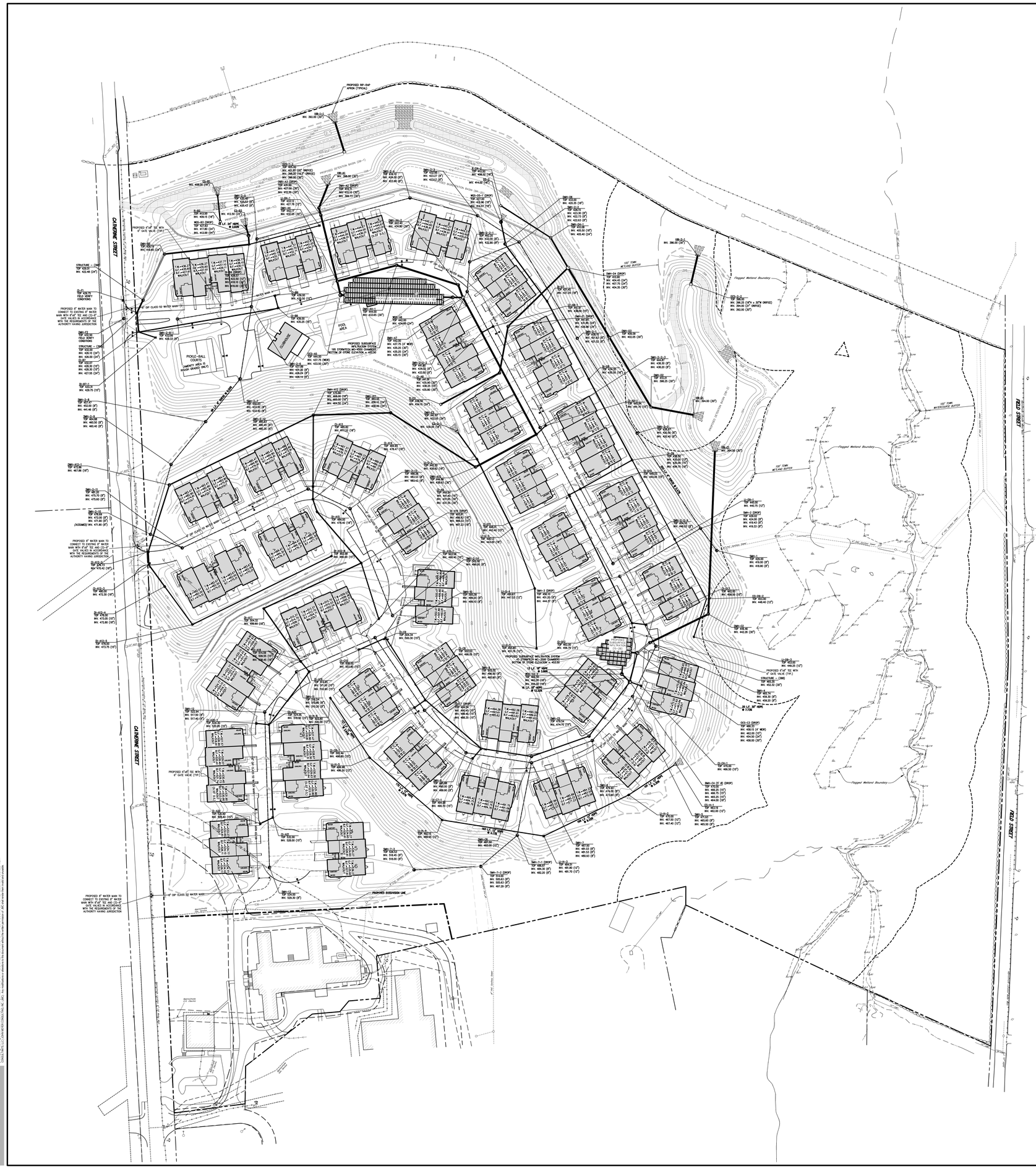
FIELDHOME AT CATHERINE STREET

TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: NB	Approved: DV
Scale: AS SHOWN	
Date: 04/23/2025	
Project No: 23109	
23109-CROSS-SECTIONS	SECTIONS	---
Drawing No: C–220	

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED BYPASS MANHOLE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI DRAIN INLET
- PROPOSED TYPE LI DRAIN INLET
- PROPOSED END SECTION
- PROPOSED HEADWALL
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- 15" HDPE — PROPOSED STORM DRAIN LINE & SIZE
- 8" PVC — PROPOSED SANITARY SEWER LINE & SIZE
- 8" WATER — PROPOSED WATER LINE & SIZE
- PROPOSED CONCRETE ENCASEMENT
- PROPOSED SANITARY SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 07/31/2022.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.

No.	Revision	Date	By
1.	INITIAL DEP SUBMISSION	05/08/2025	CDF
2.	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:

TOLL BROS., INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

OVERALL PRELIMINARY SITE UTILITIES PLAN

FIELDHOME AT CATHERINE STREET

TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	BMS	Approved:	DV
Scale:	1" = 60'		
Date:	04/23/2025		
Project No:	23109		
23109-UTIL	C-300	UTIL.scr	

Drawing No:
C-300

NOT FOR CONSTRUCTION

LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
H3	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
172	EXISTING CONTOUR
170	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
X	EXISTING FENCE
36" RCP	EXISTING STORM DRAIN LINE AND SIZE
8" SAN	EXISTING SANITARY LINE AND SIZE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
OHW	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
HYD	EXISTING FIRE HYDRANT
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
SMH	PROPOSED SANITARY SEWER MANHOLE
DMH	PROPOSED STORM DRAIN MANHOLE
BMH BMH	PROPOSED BYPASS MANHOLE
CI	PROPOSED TYPE CI DRAIN INLET
DI	PROPOSED TYPE DI DRAIN INLET
LI	PROPOSED TYPE LI DRAIN INLET
ES	PROPOSED END SECTION
HW	PROPOSED HEADWALL
WQS	PROPOSED WATER QUALITY STRUCTURE
OCS	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
CO	PROPOSED CLEANOUT
	PROPOSED HYDRANT
15" HDPE	PROPOSED STORM DRAIN LINE & SIZE
8" PVC	PROPOSED SANITARY SEWER LINE & SIZE
8" WATER	PROPOSED WATER LINE & SIZE
	PROPOSED CONCRETE ENCASEMENT
	PROPOSED SANITARY SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED WATER VALVE
	PROPOSED GAS VALVE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 01/31/2022.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.

No.	Revision	Date	By
1.	INITIAL DEP SUBMISSION	05/08/2025	CDF
2.	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:

TOLL BROS, INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

PRELIMINARY SITE UTILITIES PLAN (NORTH)

FIELDHOME AT CATHERINE STREET

CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	BMS	Approved:	DV
Scale:	1" = 40'		
Date:	04/23/2025		
Project No:	23109		
23109-UTIL	C-301	UTIL.scr	
Drawing No:	C-301		

PRELIMINARY SITE UTILITIES PLAN (SOUTH)

FIELDHOME AT CATHERINE STREET
CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A PROFESSIONAL PLANNER, ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL COPY OF THIS DOCUMENT MARKED WITH THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT OR LICENSED LAND SURVEYOR WILL BE RECEIVED AND ACCEPTED.

Drawn:	BJAS
Approved:	DV
Scale:	1" = 40'
Date:	04/23/2025
Project No:	23109
Drawing No:	C-302
Filename:	23109-PL-C-302
Plot Date:	

C-302

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914 273 5225 • fax 914 273 2102
www.jmcpllc.com

John Meyer Consulting, Inc.
JMC Site Development Consultants, LLC

APPLICANT:
TOLL BROS, INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

No.	Revision	Date	By
1.	INITIAL DEP SUBMISSION	05/08/2025	CDF
2.	REVISED PER TOWN COMMENTS	06/26/2025	NB

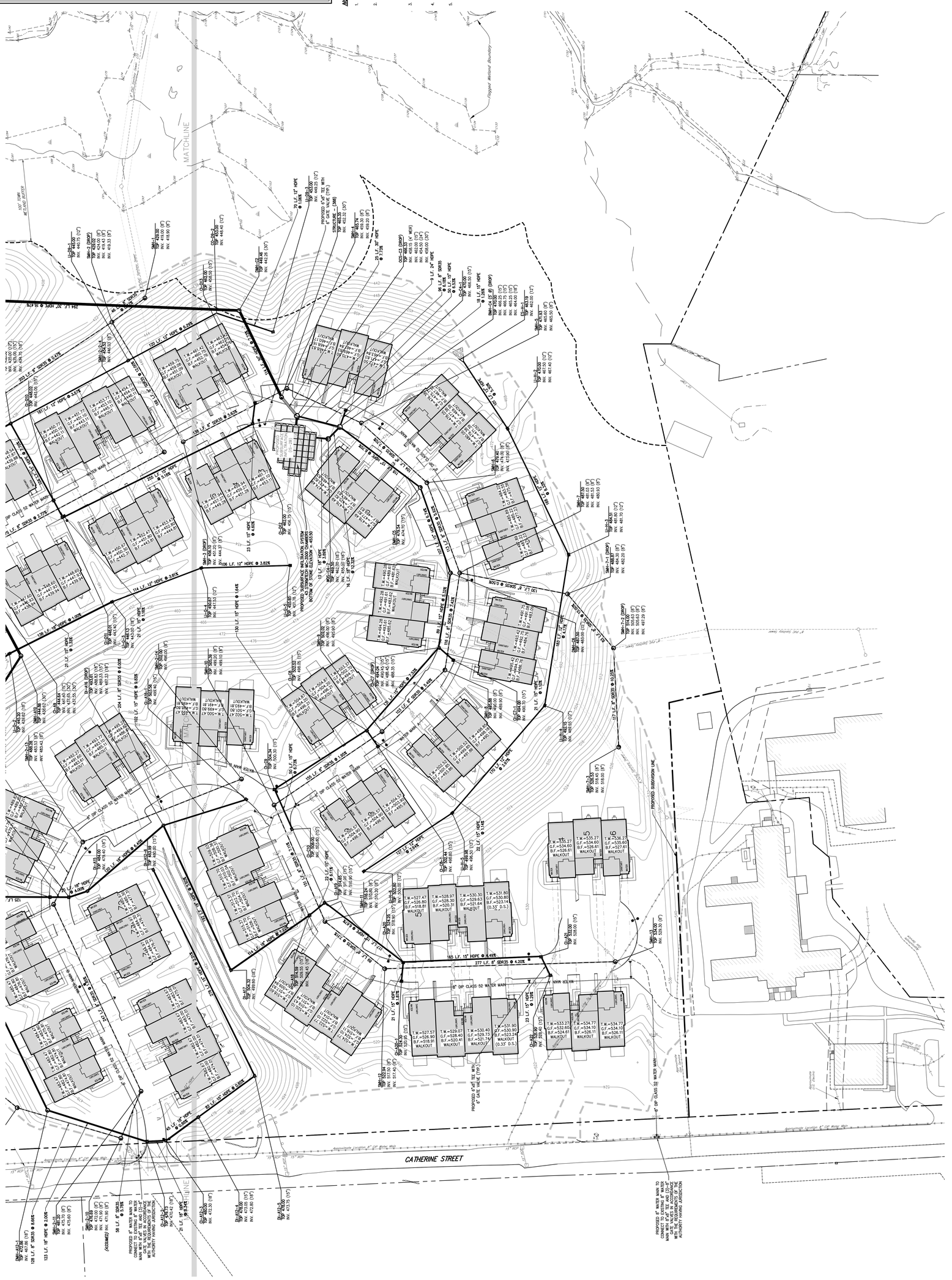
Previous Editions Obsolete

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING ADJACENT BUILDING
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING GUIDE WIRE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED STORM DRAINING LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ROLL CURB AND RAMP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED BYPASS MANHOLE
- PROPOSED TYPE C1 DRAIN INLET
- PROPOSED TYPE D DRAIN INLET
- PROPOSED TYPE L1 DRAIN INLET
- PROPOSED END SECTION
- PROPOSED HEADWALL
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED SUBSURFACE DRAINAGE STRUCTURE AND PIPE
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED STORM DRAIN LINE & SIZE
- PROPOSED SANITARY SEWER LINE & SIZE
- PROPOSED WATER LINE & SIZE
- PROPOSED CONCRETE ENCASEMENT
- PROPOSED SANITARY SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN WERE TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 07/31/2024.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, IF THE PRACTICE IS IN THE PATH OF CONSTRUCTION, THE CONTRACTOR SHALL AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. ADDITIONALLY, THE CONTRACTOR SHALL PROTECT ALL STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. ALL PVC PIPE SHALL BE SCHEDULE 40 UNLESS OTHERWISE SPECIFIED. PVC PIPE SHALL BE POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE ELASTOMERIC GASKET TYPE IN ACCORDANCE WITH ASTM D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034, SDR-35.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ANSI C-151, C-105 AND C-111.



LEGEND	
PHASE 1A / PHASE 1B	PROPOSED DIVIDING LINES AND PHASE NUMBER

NOTES:

1. SALES AND CONSTRUCTION TRAILERS SHALL BE LOCATED ANYWHERE WITHIN THE LIMITS OF DISTURBANCE AT THE DISCRETION OF THE APPLICANT.
2. THE ROADWAY ISLAND LOCATED AT THE NORTHERN CATHERINE STREET ENTRANCE TO THE SITE SHALL NOT BE CONSTRUCTED UNTIL THE FINAL STAGES OF PHASE 3 ARE COMPLETE.

PHASING LEGEND		LOD AREA	CUT/FILL
PHASE 1A:	SEE SHEET C-401	277,393 S.F. (6.37 AC)	43,714 C.Y. (FILL)
PHASE 1B:	SEE SHEET C-402	281,282 S.F. (6.46 AC)	18,481 C.Y. (FILL)
PHASE 2:	SEE SHEET C-403	264,571 S.F. (6.07 AC)	35,597 C.Y. (CUT)
PHASE 3:	SEE SHEET C-404	417,995 S.F. (9.60 AC)	12,667 C.Y. (CUT)
		TOTAL: 1,241,241 S.F. (28.49 AC)	TOTAL: 13,931 C.Y. (FILL)

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

ANY EARTHWORK PERFORMED SHALL BE SUPERVISED BY THE SITE GEOTECHNICAL ENGINEER, AS DIRECTED BY THE GEOTECHNICAL ENGINEER, SUITABLE MATERIALS SHALL BE STOCKPILED AND REUSED ON-SITE AS APPLICABLE; UNSUITABLE MATERIAL SHALL BE EXPORTED OFF-SITE.

PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 1A (APPROX. 6.37 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. STAKE OUT AREA OF SUBSURFACE INFILTRATION PRACTICE IS-1B AND INSTALL ORANGE CONSTRUCTION FENCING PRIOR TO THE COMMENCEMENT OF EARTHWORK.
3. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
4. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
5. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. BEGIN CONSTRUCTION OF RETAINING WALL AND ROADWAY.
6. CONSTRUCT DETENTION BASIN DB-1 (TO BE USED AS SEDIMENT BASIN). INSTALL STORMWATER DRAINAGE SYSTEMS FROM HW-1-1-1 TO OCS-1-1-2 AND HW-A1 THROUGH OCS-A5 AND DMH-A4-2. CONSTRUCTION ASSOCIATED DIVERSIONS SWALES AS REQUIRED.
7. CONSTRUCT BIORETENTION BASINS BR-1C AND BR-2D. INSTALL STORMWATER DRAINAGE SYSTEMS FROM ES-B1 THROUGH CI-B9 AND FROM DMH-D4-1 THROUGH DMH-5. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS.
8. CONTINUE CONSTRUCTION OF ROADWAY AND BEGIN CONSTRUCTION OF BUILDINGS 1-13, CLUBHOUSE, AND AMENITY AREAS. CATHERINE STREET ENTRANCE ISLAND SHALL NOT BE CONSTRUCTED UNTIL THE END OF PHASE 3.
9. INSTALL SUBSURFACE INFILTRATION PRACTICE IS-1B AND THE STORM SEWER PIPES AND WQS UNITS LEADING TO THEM. ALL INFILTRATION PRACTICE AND HYDRODYNAMIC SEPARATOR INLETS SHALL BE PLUGGED DURING CONSTRUCTION AND KEPT OFFLINE UNTIL THE TRIBUTARY AREA IS SUFFICIENTLY STABILIZED. THE INFILTRATION PRACTICE AND THE SURROUNDING AREA SHALL BE CORDONED OFF DURING CONSTRUCTION.
10. INSTALL SANITARY SEWER SYSTEM FROM SMH-2-9 THROUGH SMH-2-3 AND FROM SMH-2-6 TO SMH-2-6-1.
11. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
12. INSTALL ASPHALT PAVEMENT.
13. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE & WETLAND MITIGATION PLAN.
14. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
15. COMPLETE PHASE 1A CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

PHASE 1B (APPROX. 6.46 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZE CONSTRUCTION ENTRANCE.
2. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
3. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
4. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
5. CONSTRUCT DETENTION BASIN DB-2 (TO BE USED AS SEDIMENT BASIN). INSTALL STORMWATER DRAINAGE SYSTEMS FROM HW-2-1 TO OCS-2-2 AND HW-D1 TO DMH-D4-1, HW-C1, AND FROM DMH-D5 THROUGH I-J9-1. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCT ASSOCIATED DIVERSIONS SWALES AS REQUIRED.
6. INSTALL STORMWATER DRAINAGE SYSTEMS FROM DMH-A-4-2 THROUGH DMH-A-10 AND FROM D-I09 THROUGH CI-D11. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS.
7. CONSTRUCT BIORETENTION BASIN BR-2C (TO BE USED AS A SEDIMENT TRAP). INSTALL STORMWATER DRAINAGE SYSTEMS FROM DMH-D4 THROUGH A-E3. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCT ASSOCIATED DIVERSION SWALES AS REQUIRED.
8. CONTINUE CONSTRUCTION OF ROADWAY AND BEGIN CONSTRUCTION OF BUILDINGS 14-28 AND 106-115.
9. INSTALL SANITARY SYSTEM FROM SMH-2-3 THROUGH SMH-1, FROM SMH-2 TO SMH-3, AND FROM SMH-2-2 THROUGH SMH-2-2-4.
10. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
11. INSTALL ASPHALT PAVEMENT.
12. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE & WETLAND MITIGATION PLAN.
13. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
14. COMPLETE PHASE 1B CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

PHASE 2 (APPROX. 6.07 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. STAKE OUT AREA OF SUBSURFACE INFILTRATION PRACTICE IS-2B AND INSTALL ORANGE CONSTRUCTION FENCING PRIOR TO THE COMMENCEMENT OF EARTHWORK.
3. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
4. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
5. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
6. INSTALL STORMWATER DRAINAGE SYSTEMS FROM CI-D-11 THROUGH CI-D13, FROM HW-C1 THROUGH CI-C7, AND FROM I-J-D9-1 THROUGH I-J-D9-3. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCT DIVERSION SWALES AS REQUIRED.
7. INSTALL SUBSURFACE INFILTRATION PRACTICE IS-2B AND THE STORM SEWER PIPES AND WQS UNITS LEADING TO THEM. ALL INFILTRATION PRACTICE AND HYDRODYNAMIC SEPARATOR INLETS SHALL BE PLUGGED DURING CONSTRUCTION AND KEPT OFFLINE UNTIL THE TRIBUTARY AREA IS SUFFICIENTLY STABILIZED. THE INFILTRATION PRACTICE AND THE SURROUNDING AREA SHALL BE CORDONED OFF DURING CONSTRUCTION.
8. CONTINUE CONSTRUCTION OF ROADWAY AND BEGIN CONSTRUCTION OF BUILDINGS 29-46 AND 94-105.
9. INSTALL SANITARY SEWER SYSTEM FROM SMH-3 THROUGH SMH-9 AND FROM SMH-7 THROUGH SMH-7-3.
10. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
11. INSTALL ASPHALT PAVEMENT.
12. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE & WETLAND MITIGATION PLAN.
13. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
14. COMPLETE PHASE 2 CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

PHASE 3 (APPROX. 9.60 AC)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
3. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA OR IN PREVIOUSLY USED STOCKPILE AREAS AS REQUIRED. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
4. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
5. INSTALL STORMWATER DRAINAGE SYSTEMS FROM CI-C8 THROUGH CI-C11, FROM DMH-A-10 THROUGH CI-A21-1, AND FROM DMAH-A12 THROUGH DI-A12-6. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCTION DIVERSION SWALES AS REQUIRED.
6. CONTINUE ROADWAY CONSTRUCTION AND BEGIN CONSTRUCTION OF BUILDINGS 47-93.
7. INSTALL SANITARY SEWER SYSTEM FROM SMH-9 THROUGH SMH-13 AND SMH-2-9 THROUGH SMH-2-13.
8. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
9. INSTALL ASPHALT PAVEMENT.
10. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE & WETLAND MITIGATION PLAN.
11. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
12. COMPLETE SITE AND BUILDING CONSTRUCTION. CONSTRUCT THE ROADWAY ISLAND AT THE CATHERINE STREET ENTRANCE.
13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCE, INLET PROTECTION, ETC.) AND TEMPORARY CONSTRUCTION FENCE FROM INFILTRAION SYSTEM AREAS.
14. BRING INFILTRATION SYSTEMS IS-1B AND IS-2B AND THE ENTIRE STORMWATER NETWORK ONLINE ONCE SUFFICIENT PERMANENT STABILIZATION OF THE CONTRIBUTING DRAINAGE AREAS ARE ESTABLISHED.

No.	Revision	Date	By
1.	INITIAL DEP SUBMISSION	05/08/2025	CDF
2.	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:
TOLL BROS., INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 - fax 914.273.2102
www.jmcpllc.com

OVERALL PRELIMINARY CONSTRUCTION PHASING PLAN

FIELDHOME AT CATHERINE STREET

CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn: CDF	Approved: DV
Scale: 1" = 60'	
Date: 04/23/2025	
Project No: 23109	
23109-PHASING	PHASING	PHASING.scr
Drawing No: C-400	

NOT FOR CONSTRUCTION

LEGEND	
PHASE 1A / PHASE 1B	PROPOSED DIVIDING LINES AND PHASE NUMBER

NOTES:

1. SALES AND CONSTRUCTION TRAILERS SHALL BE LOCATED ANYWHERE WITHIN THE LIMITS OF DISTURBANCE AT THE DISCRETION OF THE APPLICANT.
2. THE ROADWAY ISLAND LOCATED AT THE NORTHERN CATHERINE STREET ENTRANCE TO THE SITE SHALL NOT BE CONSTRUCTED UNTIL THE FINAL STAGES OF PHASE 3 ARE COMPLETE.

PHASING LEGEND		LOD AREA	CUT/FILL
PHASE 1A:	SEE SHEET C-401	277,393 S.F. (6.37 AC)	43,714 C.Y. (FILL)
PHASE 1B:	SEE SHEET C-402	281,282 S.F. (6.46 AC)	18,481 C.Y. (FILL)
PHASE 2:	SEE SHEET C-403	264,571 S.F. (6.07 AC)	35,597 C.Y. (CUT)
PHASE 3:	SEE SHEET C-404	417,995 S.F. (9.60 AC)	12,667 C.Y. (CUT)
		TOTAL: 1,241,241 S.F. (28.49 AC)	TOTAL: 13,931 C.Y. (FILL)

No.	Revision	Date	By

Previous Editions Obsolete

APPLICANT:

TOLL BROS., INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

PRELIMINARY CONSTRUCTION PHASING PLAN (NORTH)

FIELDHOME AT CATHERINE STREET

TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	CDF	Approved:	DV
Scale:	1" = 40'		
Date:	04/23/2025		
Project No:	23109		
23109-PHASING	PHASING - 01	PHASING.scr	
Drawing No:	C-401		

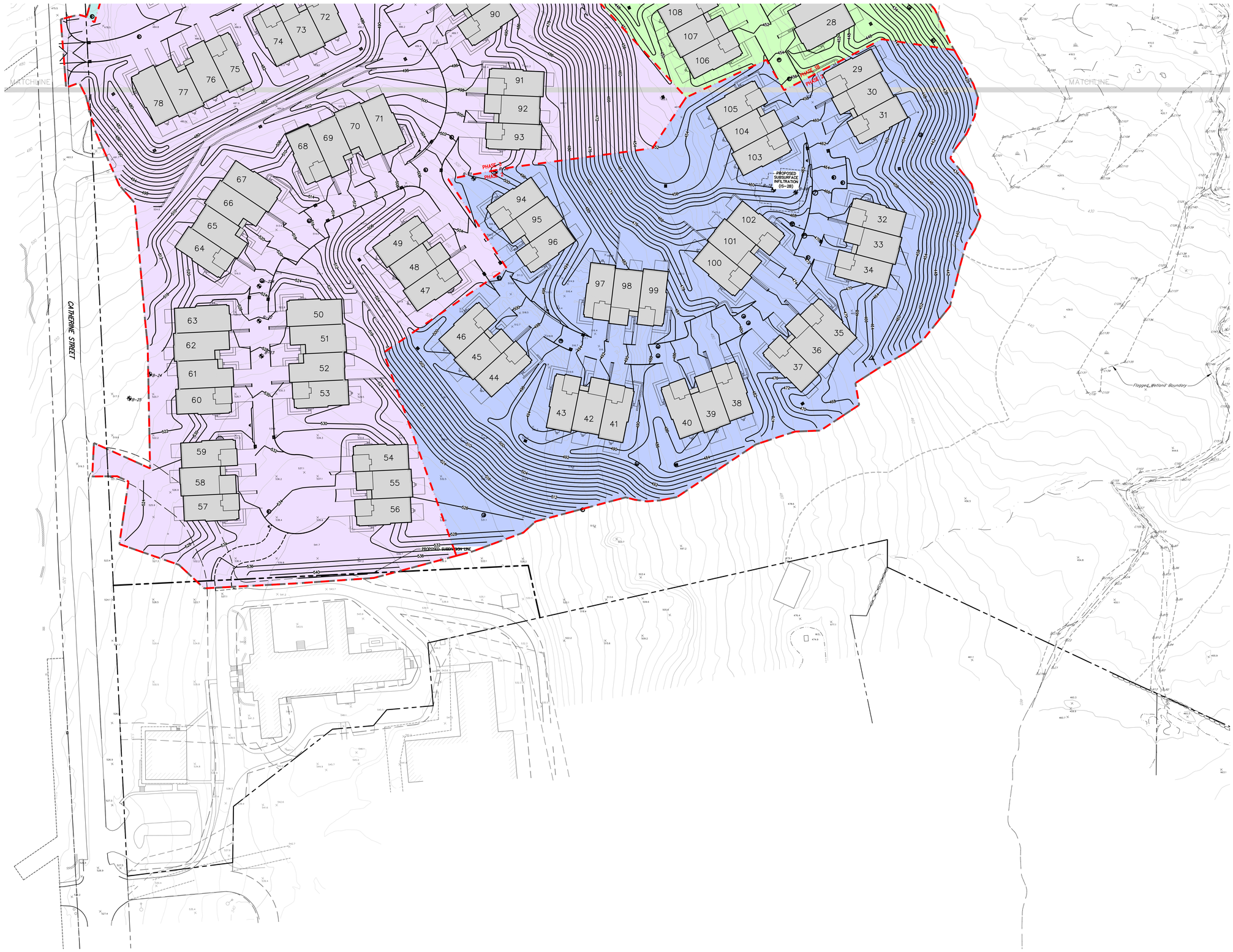
NOT FOR CONSTRUCTION

LEGEND	
PHASE 1A / PHASE 1B	PROPOSED DIVIDING LINES AND PHASE NUMBER

NOTES:

1. SALES AND CONSTRUCTION TRAILERS SHALL BE LOCATED ANYWHERE WITHIN THE LIMITS OF DISTURBANCE AT THE DISCRETION OF THE APPLICANT.
2. THE ROADWAY ISLAND LOCATED AT THE NORTHERN CATHERINE STREET ENTRANCE TO THE SITE SHALL NOT BE CONSTRUCTED UNTIL THE FINAL STAGES OF PHASE 3 ARE COMPLETE.

PHASING LEGEND		LOD AREA	CUT/FILL
PHASE 1A:	SEE SHEET C-401	277,393 S.F. (6.37 AC)	43,714 C.Y. (FILL)
PHASE 1B:	SEE SHEET C-402	281,282 S.F. (6.46 AC)	18,481 C.Y. (FILL)
PHASE 2:	SEE SHEET C-403	264,571 S.F. (6.07 AC)	35,597 C.Y. (CUT)
PHASE 3:	SEE SHEET C-404	417,995 S.F. (9.60 AC)	12,667 C.Y. (CUT)
		TOTAL: 1,241,241 S.F. (28.49 AC)	TOTAL: 13,931 C.Y. (FILL)



No.	Revision	Date	By

Previous Editions Obsolete

APPLICANT:

TOLL BROS, INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

PRELIMINARY CONSTRUCTION PHASING PLAN (SOUTH)

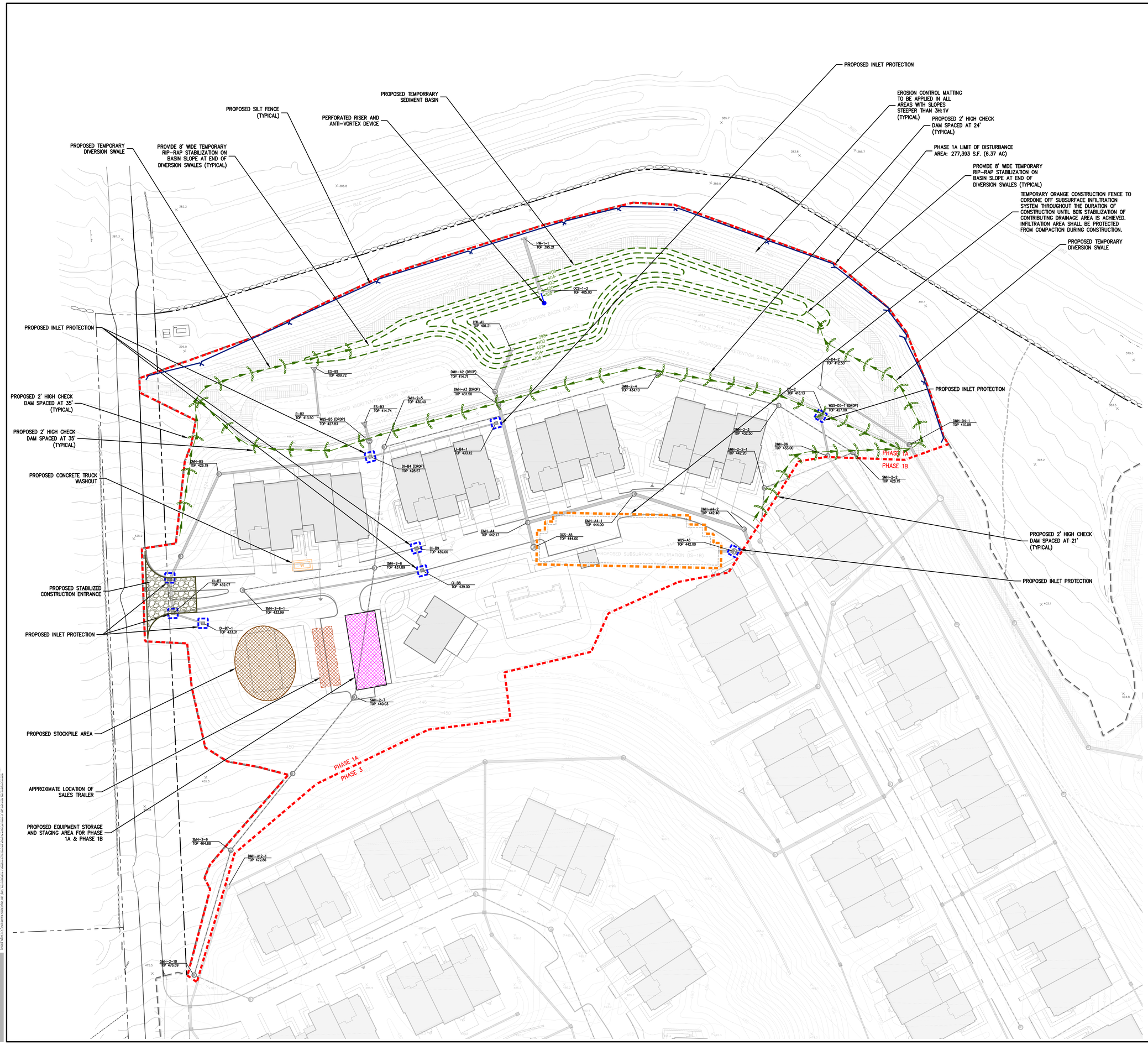
FIELDHOME AT CATHERINE STREET

TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	CDF	Approved:	DV
Scale:	1" = 40'		
Date:	04/23/2025		
Project No:	23109		
23109-PHASING	PHASING – 02	PHASING.dwg	
Drawing No:	C-402		

NOT FOR CONSTRUCTION



LEGEND

- PHASE 1A / PHASE 1B — PROPOSED DIVIDING LINES AND PHASE NUMBER
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE AREA
- PROPOSED TEMPORARY SWALE
- PROPOSED TEMPORARY SEDIMENT BASIN
- TEMPORARY STONE CHECK DAM
- TEMPORARY RISER & ANTI-VORTEX DEVICE
- PROPOSED CONCRETE TRUCK WASHOUT
- APPROXIMATE LOCATION OF SALES TRAILER
- PROPOSED EQUIPMENT STORAGE & STAGING AREA

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 01/31/2022.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
10. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE AND A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). LATEST EDITIONS, AS FOLLOWS:
    SEED MIXTURE AND RATE OF APPLICATION:
    A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
    A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'ARDOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
11. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEEDED METHODS.
12. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
13. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
14. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
15. SALES AND CONSTRUCTION TRAILERS SHALL BE LOCATED ANYWHERE WITHIN THE LIMITS OF DISTURBANCE AT THE DISCRETION OF THE APPLICANT.

SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

ANY EARTHWORK PERFORMED SHALL BE SUPERVISED BY THE SITE GEOTECHNICAL ENGINEER, AS DIRECTED BY THE GEOTECHNICAL ENGINEER, SUITABLE MATERIALS SHALL BE STOCKPILED AND REUSED ON-SITE AS APPLICABLE; UNSUITABLE MATERIAL SHALL BE EXPORTED OFF-SITE.

PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 1A (APPROX. 6.37 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. STAKE OUT AREA OF SUBSURFACE INFILTRATION PRACTICE IS-1B AND INSTALL ORANGE CONSTRUCTION FENCING PRIOR TO THE COMMENCEMENT OF EARTHWORK. INFILTRATION AREAS ARE TO BE PROTECTED FROM COMPACTION DURING CONSTRUCTION.
3. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
4. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
5. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. BEGIN CONSTRUCTION OF RETAINING WALL AND ROADWAY.
6. CONSTRUCT DETENTION BASIN DB-1 (TO BE USED AS SEDIMENT BASIN). INSTALL STORMWATER DRAINAGE SYSTEMS FROM HW-1-1 TO OCS-1-2 AND HW-A1 THROUGH OCS-A5 AND DMH-A4-2. CONSTRUCTION ASSOCIATED DIVERSIONS SWALES AS REQUIRED.
7. CONSTRUCT BIORETENTION BASINS BR-1C AND BR-2D. INSTALL STORMWATER DRAINAGE SYSTEMS FROM ES-B1 THROUGH C-B9 AND FROM DMH-D4-1 THROUGH DMH-5. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS.
8. CONTINUE CONSTRUCTION OF ROADWAY AND BEGIN CONSTRUCTION OF BUILDINGS 1-13, CLUBHOUSE, AND AMENITY AREAS. CATHERINE STREET ENTRANCE ISLAND SHALL NOT BE CONSTRUCTED UNTIL THE END OF PHASE 3.
9. INSTALL SUBSURFACE INFILTRATION PRACTICE IS-1B AND THE STORM SEWER PIPES AND WQS UNITS LEADING TO THEM. ALL INFILTRATION PRACTICE AND HYDRODYNAMIC SEPARATOR INLETS SHALL BE PLUGGED DURING CONSTRUCTION AND KEPT OFFLINE UNTIL THE TRIBUTARY AREA IS SUFFICIENTLY STABILIZED. THE INFILTRATION PRACTICE AND THE SURROUNDING AREA SHALL BE CORDONED OFF DURING CONSTRUCTION.
10. INSTALL SANITARY SEWER SYSTEM FROM SMH-2-9 THROUGH SMH-2-3 AND FROM SMH-2-6 TO SMH-2-6-1.
11. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
12. INSTALL ASPHALT PAVEMENT.
13. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE & WETLAND MITIGATION PLAN.
14. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
15. COMPLETE PHASE 1A CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:
TOLL BROS., INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

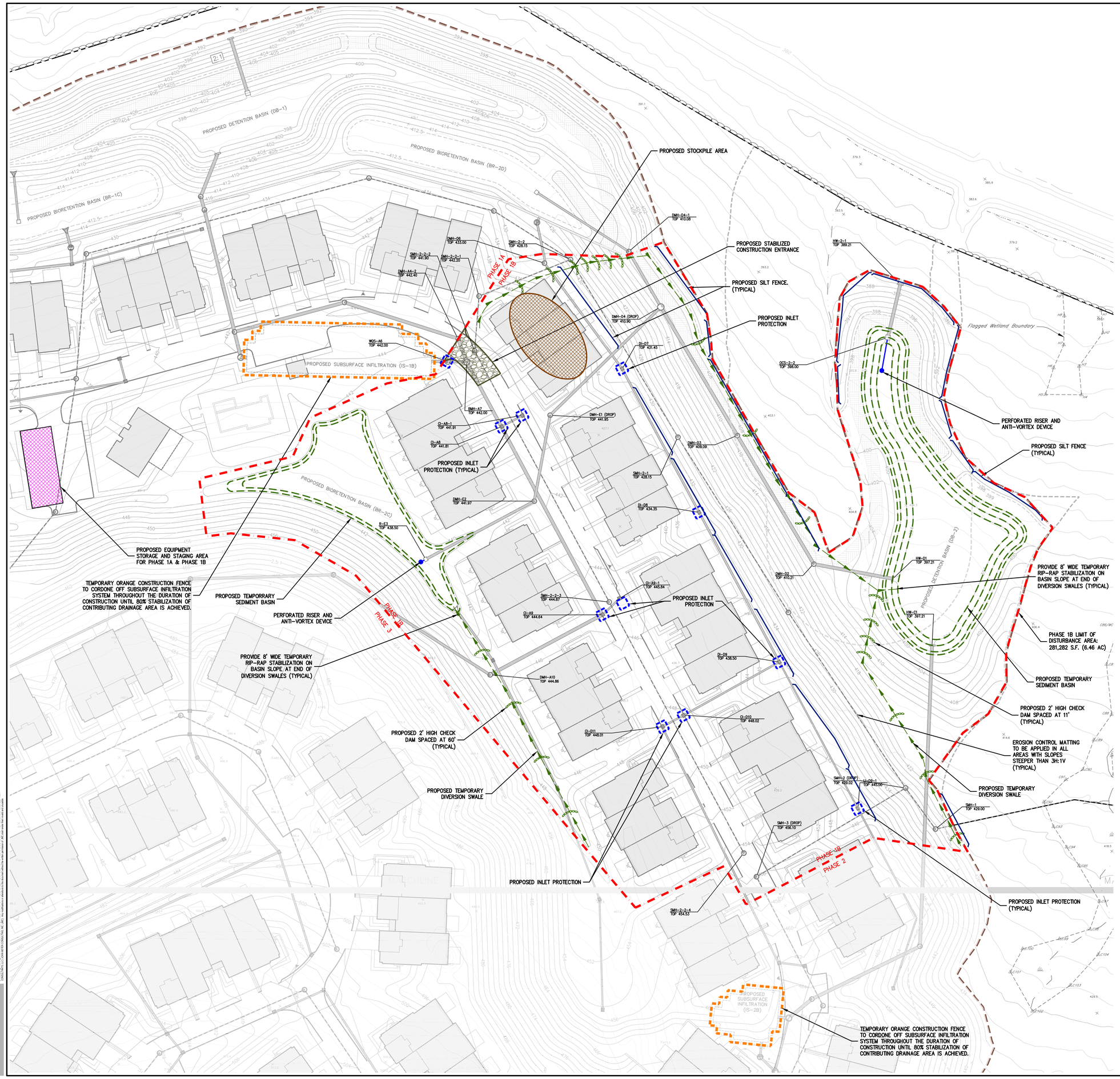
PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN (PHASE 1A)

FIELDHOME AT CATHERINE STREET

CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	IY
Approved:	DV
Scale:	1" = 30'
Date:	04/30/2025
Project No:	23109
23109-LBD PHASE 1A	PHASE 1A	SE.MXP
Drawing No:	C-403



LEGEND

- PHASE 1A / PHASE 1B — PROPOSED DIVIDING LINES AND PHASE NUMBER
- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE AREA
- PROPOSED TEMPORARY SWALE
- PROPOSED TEMPORARY SEDIMENT BASIN
- TEMPORARY STONE CHECK DAM
- TEMPORARY RISER & ANTI-VORTEX DEVICE
- W — PROPOSED CONCRETE TRUCK WASHOUT
- CONTRACTOR — PROPOSED EQUIPMENT STORAGE & STAGING AREA

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 01/31/2022.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
10. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    SEED MIXTURE AND RATE OF APPLICATION:
    - A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
    - A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "ARDOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
11. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
12. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
13. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
14. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
15. SALES AND CONSTRUCTION TRAILERS SHALL BE LOCATED ANYWHERE WITHIN THE LIMITS OF DISTURBANCE AT THE DISCRETION OF THE APPLICANT.

SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

ANY EARTHWORK PERFORMED SHALL BE SUPERVISED BY THE SITE GEOTECHNICAL ENGINEER, AS DIRECTED BY THE GEOTECHNICAL ENGINEER, SUITABLE MATERIALS SHALL BE STOCKPILED AND REUSED ON-SITE AS APPLICABLE; UNSUITABLE MATERIAL SHALL BE EXPORTED OFF-SITE.

PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 1B (APPROX. 6.46 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZE CONSTRUCTION ENTRANCE.
2. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
3. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
4. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
5. CONSTRUCT DETENTION BASIN DB-2 (TO BE USED AS SEDIMENT BASIN). INSTALL STORMWATER DRAINAGE SYSTEMS FROM HW-2-1 TO OCS-2-2 AND HW-2) TO DMH-D4-1, HW-C1, AND FROM DMH-D5 THROUGH U-D9-1. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCT ASSOCIATED DIVERSIONS SWALES AS REQUIRED.
6. INSTALL STORMWATER DRAINAGE SYSTEMS FROM DMH-A-4-2 THROUGH DMH-A-10 AND FROM DI-D9 THROUGH G-D11. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS.
7. CONSTRUCT BIORETENTION BASIN BR-2C (TO BE USED AS A SEDIMENT TRAP). INSTALL STORMWATER DRAINAGE SYSTEMS FROM DMH-D4 THROUGH R-E3. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCT ASSOCIATED DIVERSION SWALES AS REQUIRED.
8. CONTINUE CONSTRUCTION OF ROADWAY AND BEGIN CONSTRUCTION OF BUILDINGS 14-28 AND 106-118.
9. INSTALL SANITARY SYSTEM FROM SMH-2-3 THROUGH SMH-1, FROM SMH-2 TO SMH-3, AND FROM SMH-2-2 THROUGH SMH-2-2-4.
10. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
11. INSTALL ASPHALT PAVEMENT.
12. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE & WETLAND MITIGATION PLAN.
13. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
14. COMPLETE PHASE 1B CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:
TOLL BROS., INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN (PHASE 1B)

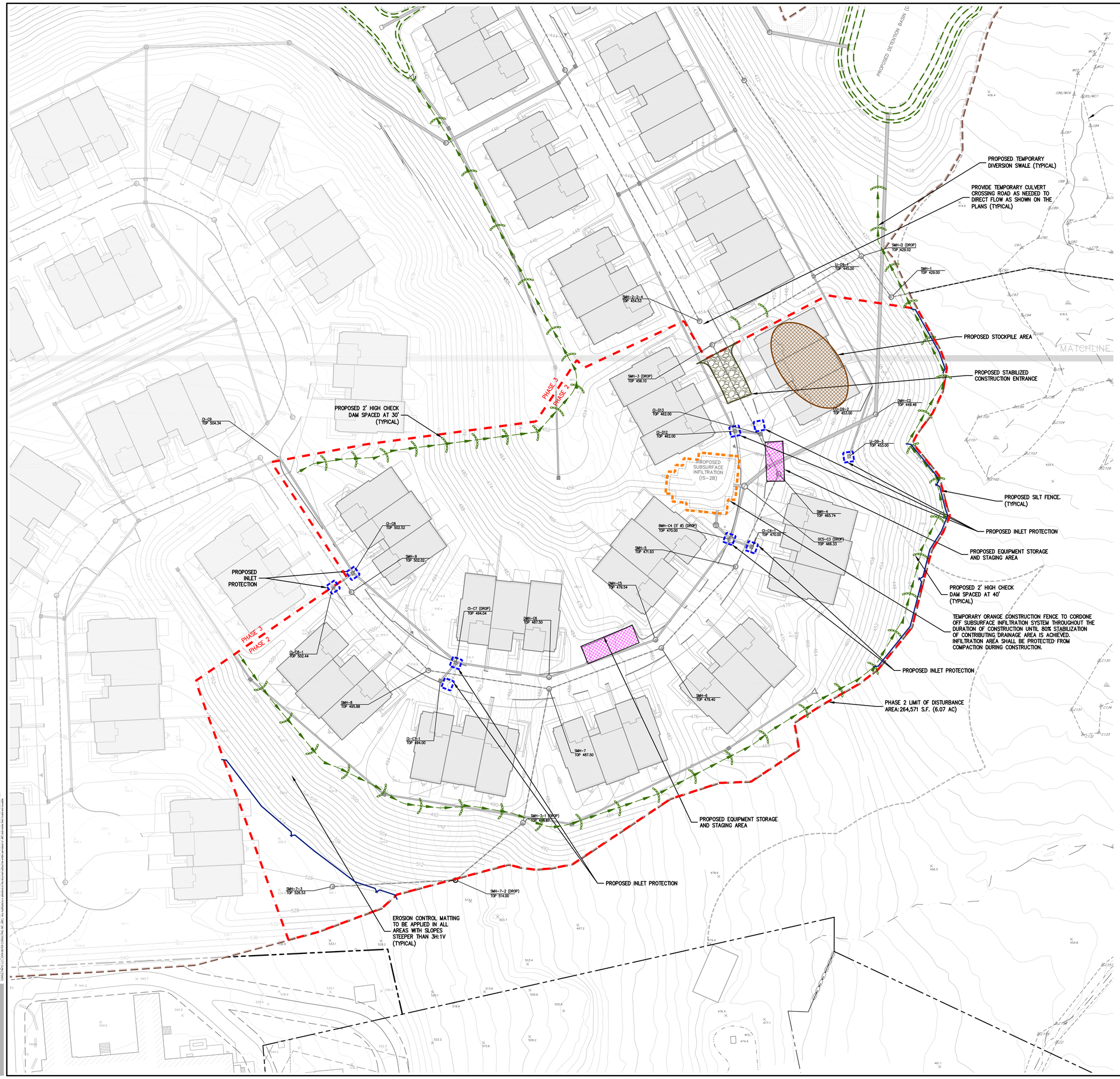
FIELDHOME AT CATHERINE STREET

TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	IY
Approved:	DV
Scale:	1" = 30'
Date:	04/30/2025
Project No:	23109
23109-CEC PHASE IB	PHASE 1B SE.scr
Drawing No:	C-404

NOT FOR CONSTRUCTION



LEGEND

PHASE 1A / PHASE 1B	PROPOSED DIVIDING LINES AND PHASE NUMBER
	PROPOSED INLET PROTECTION
	PROPOSED CONSTRUCTION FENCE
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED STOCKPILE AREA
	PROPOSED TEMPORARY SWALE
	PROPOSED TEMPORARY SEDIMENT BASIN
	TEMPORARY STONE CHECK DAM
	TEMPORARY RISER & ANTI-VORTEX DEVICE
W	PROPOSED CONCRETE TRUCK WASHOUT
	PROPOSED EQUIPMENT STORAGE & STAGING AREA

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 01/31/2022.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
10. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE AND A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    A. SEED MIXTURE AND RATE OF APPLICATION:
        A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
        A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'ARGOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
    B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
11. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
12. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
13. SALES AND CONSTRUCTION TRAILERS SHALL BE LOCATED ANYWHERE WITHIN THE LIMITS OF DISTURBANCE AT THE DISCRETION OF THE APPLICANT.

SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

ANY EARTHWORK PERFORMED SHALL BE SUPERVISED BY THE SITE GEOTECHNICAL ENGINEER AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SUITABLE MATERIALS SHALL BE STOCKPILED AND REUSED ON-SITE AS APPLICABLE; UNSUITABLE MATERIAL SHALL BE EXPORTED OFF-SITE.

PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 2 (APPROX. 6.07 AC.)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. STAKE OUT AREA OF SUBSURFACE INFILTRATION PRACTICE IS-2B AND INSTALL ORANGE CONSTRUCTION FENCING PRIOR TO THE COMMENCEMENT OF EARTHWORK. INFILTRATION AREAS ARE TO BE PROTECTED FROM COMPACTION DURING CONSTRUCTION.
3. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
4. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
5. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
6. INSTALL STORMWATER DRAINAGE SYSTEMS FROM CI-D-11 THROUGH CI-D13, FROM HW-C1 THROUGH CI-C7, AND FROM LI-D9-1 THORUGH LI-D9-3. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCT DIVERSION SWALES AS REQUIRED.
7. INSTALL SUBSURFACE INFILTRATION PRACTICE IS-2B AND THE STORM SEWER PIPES AND WQS UNITS LEADING TO THEM. ALL INFILTRATION PRACTICE AND HYDRODYNAMIC SEPARATOR INLETS SHALL BE PLUGGED DURING CONSTRUCTION AND KEPT OFFLINE UNTIL THE TRIBUTARY AREA IS SUFFICIENTLY STABILIZED. THE INFILTRATION PRACTICE AND THE SURROUNDING AREA SHALL BE CORDONED OFF DURING CONSTRUCTION.
8. CONTINUE CONSTRUCTION OF ROADWAY AND BEGIN CONSTRUCTION OF BUILDINGS 29-46 AND 94-105.
9. INSTALL SANITARY SEWER SYSTEM FROM SMH-3 THROUGH SMH-9 AND FROM SMH-7 THROUGH SMH-7-3.
10. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
11. INSTALL ASPHALT PAVEMENT.
12. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE & WETLAND MITIGATION PLAN.
13. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
14. COMPLETE PHASE 2 CONSTRUCTION. ADVANCE GRADING TO NEXT PHASE AS NECESSARY.

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:
TOLL BROS., INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 - fax 914.273.2102
www.jmcpllc.com

PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN (PHASE 2)

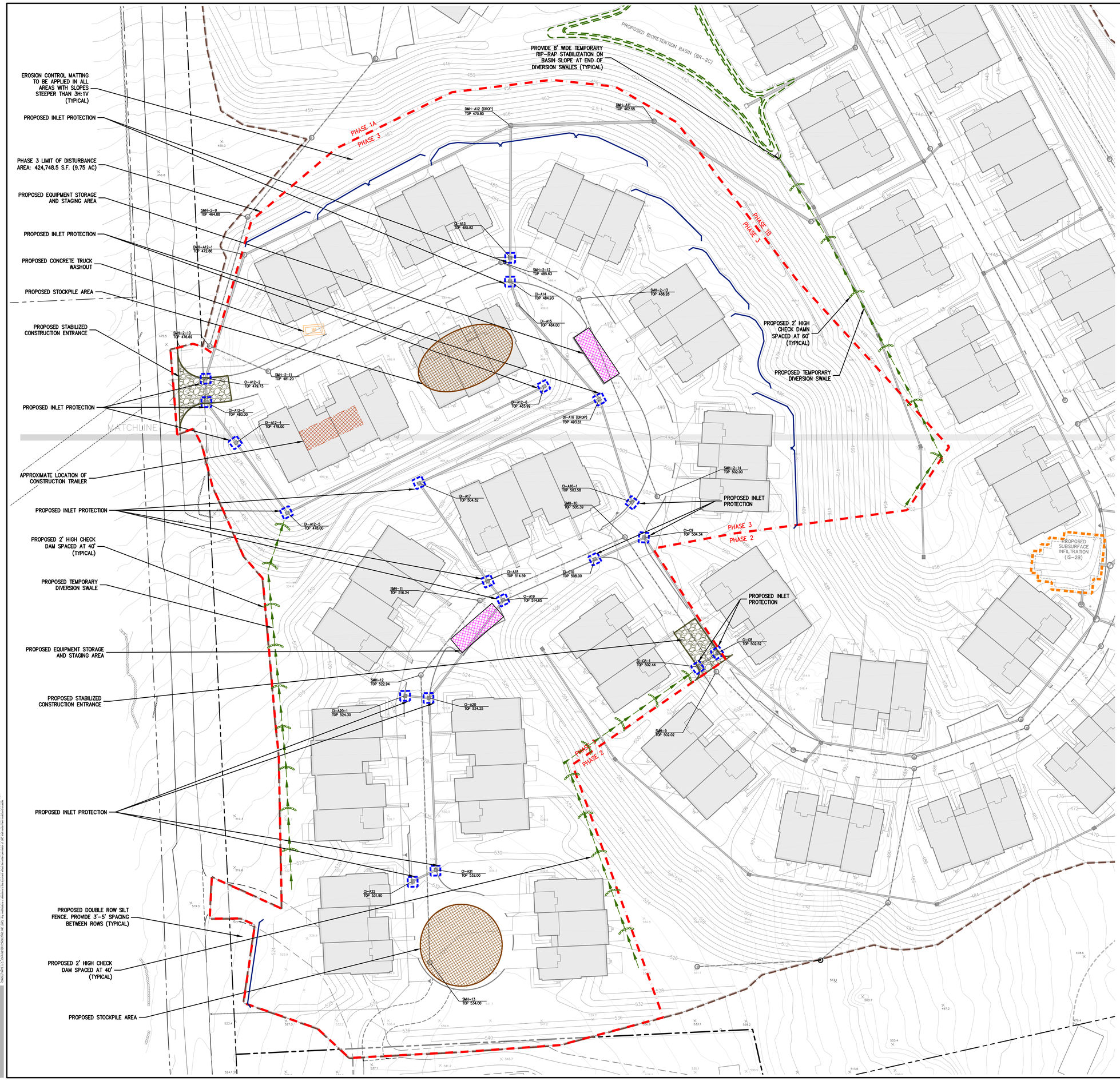
FIELDHOME AT CATHERINE STREET

CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	IY
Approved:	DV
Scale:	1" = 30'
Date:	04/30/2025
Project No:	23109
23109-C&E PHASE 2	PHASE 2 SE.scr
Drawing No:	C-405

NOT FOR CONSTRUCTION



LEGEND

PHASE 1A / PHASE 1B	PROPOSED DIVIDING LINES AND PHASE NUMBER
	PROPOSED INLET PROTECTION
	PROPOSED CONSTRUCTION FENCE
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED STOCKPILE AREA
	PROPOSED TEMPORARY SWALE
	PROPOSED TEMPORARY SEDIMENT BASIN
	TEMPORARY STONE CHECK DAM
	TEMPORARY RISER & ANTI-VORTEX DEVICE
W	PROPOSED CONCRETE TRUCK WASHOUT
	APPROXIMATE AREA OF CONSTRUCTION TRAILER
	PROPOSED EQUIPMENT STORAGE & STAGING AREA

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY WARD CARPENTER ENGINEERS, INC., DATED 01/31/2022.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED/EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
10. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    A. SEED MIXTURE AND RATE OF APPLICATION:
        A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
        A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "ARDOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
    B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
11. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
12. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
13. SALES AND CONSTRUCTION TRAILERS SHALL BE LOCATED ANYWHERE WITHIN THE LIMITS OF DISTURBANCE AT THE DISCRETION OF THE APPLICANT.

SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN.

ALL LOCAL, STATE AND FEDERAL REGULATIONS SHALL BE FOLLOWED BY THE BLASTING CONTRACTOR SHOULD SITE CONDITIONS REQUIRE BLASTING FOR THE PURPOSES OF ROCK REMOVAL.

ANY EARTHWORK PERFORMED SHALL BE SUPERVISED BY THE SITE GEOTECHNICAL ENGINEER. AS DIRECTED BY THE GEOTECHNICAL ENGINEER, SUITABLE MATERIALS SHALL BE STOCKPILED AND REUSED ON-SITE AS APPLICABLE; UNSUITABLE MATERIAL SHALL BE EXPORTED OFF-SITE.

PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

PHASE 3 (APPROX. 9.60 AC)

1. INSTALL ALL SILT FENCES AND STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR THE AREA TO BE CONSTRUCTED. VEGETATIVE WASTE WILL BE CHIPPED AND SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.
3. REMOVE AND STOCKPILE TOPSOIL IN THE DESIGNATED STOCKPILE AREA OR IN PREVIOUSLY USED STOCKPILE AREAS AS REQUIRED. SEED, MULCH, AND INSTALL SILT FENCING AROUND THE TEMPORARY TOPSOIL STOCKPILE LOCATION FOR EROSION CONTROL PURPOSES.
4. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION. INSTALL EROSION CONTROL MATTING ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. CONTINUE ROADWAY CONSTRUCTION.
5. INSTALL STORMWATER DRAINAGE SYSTEMS FROM CI-C8 THROUGH CI-C11, FROM DMH-A-10 THOUGH CI-A21-1, AND FROM DMH-A12 THROUGH CI-A12-6. IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS. CONSTRUCTION DIVERSION SWALES AS REQUIRED.
6. CONTINUE ROADWAY CONSTRUCTION AND BEGIN CONSTRUCTION OF BUILDINGS 47-83.
7. INSTALL SANITARY SEWER SYSTEM FROM SMH-9 THROUGH SMH-13 AND SMH-2-9 THROUGH SMH-2-13.
8. TRENCH AND INSTALL OTHER UTILITIES AS REQUIRED (WATER, GAS, ELECTRIC, TELEPHONE).
9. INSTALL ASPHALT PAVEMENT.
10. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION IN ACCORDANCE WITH THE LANDSCAPE & WETLAND MITIGATION PLAN.
11. CLEAN SURROUNDING AREA AND STORM DRAINAGE SYSTEMS OF ALL ACCUMULATED SEDIMENT.
12. COMPLETE SITE AND BUILDING CONSTRUCTION. CONSTRUCT THE ROADWAY ISLAND AT THE CATHERINE STREET ENTRANCE.
13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCE, INLET PROTECTION, ETC.) AND TEMPORARY CONSTRUCTION FENCE FROM INFILTRATION SYSTEM AREAS.
14. BRING INFILTRATION SYSTEMS IS-1B AND IS-2B AND THE ENTIRE STORMWATER NETWORK ONLINE ONCE SUFFICIENT PERMANENT STABILIZATION OF THE CONTRIBUTING DRAINAGE AREAS ARE ESTABLISHED.

No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:
TOLL BROS., INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 - fax 914.273.2102
www.jmcpllc.com

PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN (PHASE 3)

FIELDHOME AT CATHERINE STREET

TOWN OF YORKTOWN, NEW YORK

Drawn:	IY
Approved:	DV
Scale:	1" = 30'
Date:	04/30/2025
Project No:	23109
23109-CBS PHASE 3	PHASE 3
SE.mxd	
Drawing No:	C-406

LEGEND

	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
1.1	PROPOSED ILLUMINANCE IN FOOT-CANDLES
	EXISTING FEATURE TO BE REMOVED

NOTES:

1. LIGHTING DESIGN AND PHOTOMETRIC LEVELS HAVE BEEN TAKEN FROM PLAN PREPARED BY ELK-STRUCKT.

No.	Revision	Date	By
1.	INITIAL DEP SUBMISSION	05/08/2025	CDF
2.	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:
TOLL BROS, INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914 273 5225 • fax 914 273 2102
www.jmcpllc.com

OVERALL PRELIMINARY SITE LIGHTING PLAN

FIELDHOME AT CATHERINE STREET
CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL, SIGNATURE AND/OR STAMP OF A LICENSED ENGINEER OR LICENSED LAND SURVEYOR IS VIOLATION OF STATE LAW. SEE SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 OF THE NEW YORK STATE REAL PROPERTY LAW, AND SECTION 7209, SUBSECTION 2.

Drawn:	NB
Approved:	DV
Scale:	1" = 60'
Date:	04/23/2025
Project No:	23109
ZDB-ADRNE:	LIGHTING
LAYfor:	
Drawing No:	C-600

NOT FOR CONSTRUCTION

LEGEND

- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED SINGLE 48W LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED ILLUMINANCE IN FOOT-CANDLES
- EXISTING FEATURE TO BE REMOVED

NOTES:

1. LIGHTING DESIGN AND PHOTOMETRIC LEVELS HAVE BEEN TAKEN FROM PLAN PREPARED BY ELK-STRUCT.

No.	Revision	Date	By
1.	INITIAL DEP SUBMISSION	05/08/2025	CDF
2.	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:
TOLL BROS, INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914 273 5225 • fax 914 273 2102
www.jmcpllc.com

PRELIMINARY SITE LIGHTING PLAN (NORTH)

FIELDHOME AT CATHERINE STREET
CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 AND ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 OF THE NEW YORK STATE PROFESSIONAL ENGINEERING LAW, SECTION 7209, SUBSECTION 2.

Drawn:	NB
Approved:	DV
Scale:	1" = 40'
Date:	04/23/2025
Project No:	23109
ZDB-NORMS:	LIGHNNL = 0|
LAYout:	
Drawing No:	C-601

LEGEND

- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED ILLUMINANCE IN FOOT-CANDLES
- EXISTING FEATURE TO BE REMOVED

NOTES:

1. LIGHTING DESIGN AND PHOTOMETRIC LEVELS HAVE BEEN TAKEN FROM PLAN PREPARED BY ELK-STRUSKY.

No.	Revision	Date	By
1.	INITIAL DEP SUBMISSION	05/08/2025	CDF
2	REVISED PER TOWN COMMENTS	06/26/2025	NB

Previous Editions Obsolete

APPLICANT:
TOLL BROS, INC.
42 OLD RIDGEBURY ROAD
DANBURY, CT 06810

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914 273 5225 • fax 914 273 2102
www.jmcpllc.com

PRELIMINARY SITE LIGHTING PLAN (SOUTH)

FIELDHOME AT CATHERINE STREET
CATHERINE STREET
TOWN OF YORKTOWN, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL, SIGNATURE AND STAMP OF A LICENSED ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF TOWN ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, DIVISION OF PROFESSIONS, SECTION 7209, SUBSECTION 2.

Drawn:	NB
Approved:	DV
Scale:	1" = 40'
Date:	04/23/2025
Project No:	23109
ZDB-HDRW:	LIGHTING - 02
LAYout:	
Drawing No:	C-602

NOT FOR CONSTRUCTION