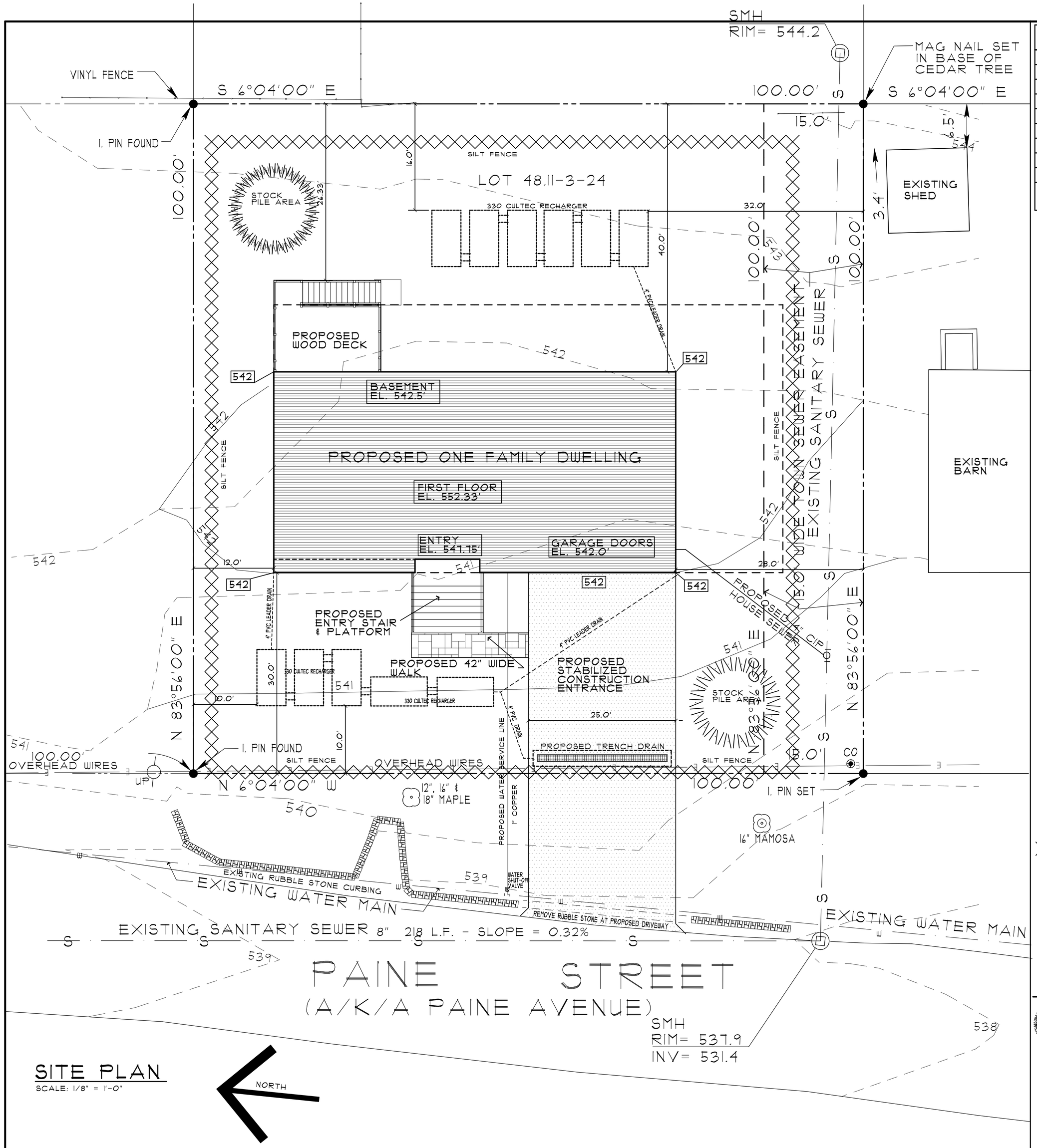


SITE PLAN

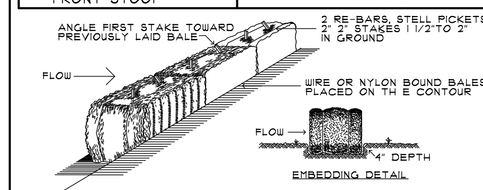
SCALE: 1/8" = 1'-0"

ZONING DATA:

ZONE DISTRICT = R-10

SECTION -48.11 BLOCK -3 LOTS -24

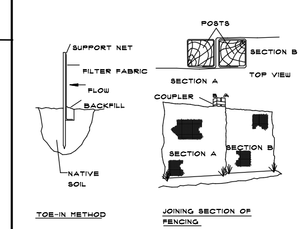
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA	20,000 SF	10,000 SF	10,000 SF	non-conforming
LOT WIDTH	80 FT	100 FT	100 FT	complies
FRONT YARD	30'		30.0'	complies
REAR YARD	30'		40.0'	complies
SIDE YARD	1 SIDE = 17' 2 COMBINED - 24'		1 SIDE = 17' 2 COMBINED - 40'	complies
HEIGHT	35 FT - 2 1/2 STORIES		24.5' - 2 1/2 STORIES	complies
BLDG. COVERAGE	25% (5000 sf)		17.8% (1780.738 SF)	complies
HOUSE DECK FRONT STOOP			1780.738 SF 218.667 SF 114.012 SF	



STRAWBALE SEDIMENT BARRIER

INSTALLATION NOTES:

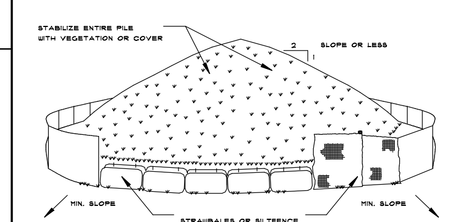
1) BALES SHALL BE PLACED ON A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2) EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3) BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.



SILT FENCE

INSTALLATION NOTES:

1) EXCAVATE A 4" TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2) UNROLL A SECTION AR A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SOB AWAY FROM DIRECTION OF FLOW).
3) DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 3' FROM THE TRENCH BOTTOM.
4) LAY THE TOE-IN FLAP OF FABRIC ON THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5) JOIN SECTIONS AS SHOWN ABOVE.



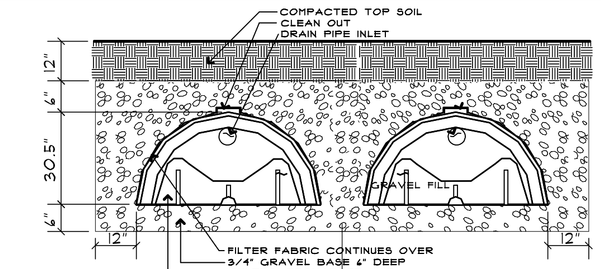
SOIL STOCKPILING

INSTALLATION 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 SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

LEGEND

- SILT FENCE
- HAY BAILS
- EXISTING GRADE LINES
- NEW GRADE LINES
- 542 PROPOSED NEW ELEVATION
- EXISTING RUBBLE STONE CURBING
- PROPERTY LINE
- STOCK PILE AREA — STOCK PILE AREA
- STOCK PILE AREA



CULTEC RECHARGER DETAIL

330 CULTEC RECHARGER CAPACITY = 593 GALLONS

STORM WATER RUN-OFF COMPUTATIONS

EXISTING CONDITIONS

AREAS = RAIL LAND (GRASS) = 10,000 SF

$Q_{10} = 0.25 \times 6 \times 10000 = 15000 / 96.25 = 155.81$ gal/min.

TOTAL = 155.81 gal/min.

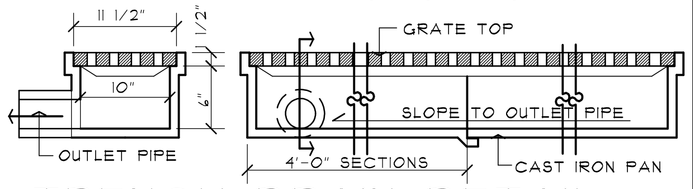
POST DEVELOPMENT

AREAS = HOUSE = 1680 SF
FRONT WALK = 49 SF
DRIVEWAY = 800 SF
OPEN LAND = 7374.25 SF
ENTRY STAIR/PLATFORM = 96.75 SF

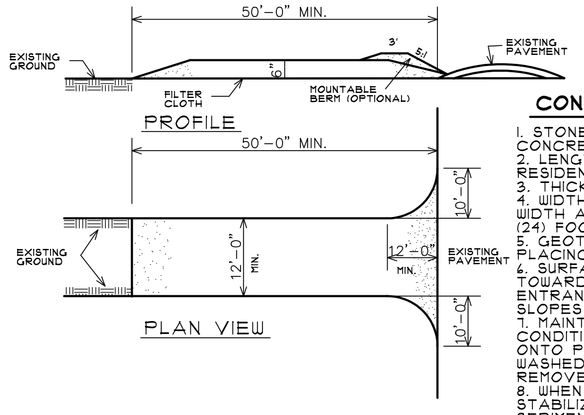
$Q_{10} = 0.90 \times 6 \times 1680 = 9072 / 96.25 = 94.21$ gal/min.
$Q_{10} = 0.90 \times 6 \times 49 = 264.6 / 96.25 = 2.75$ gal/min.
$Q_{10} = 0.90 \times 6 \times 800 = 4320 / 96.25 = 44.86$ gal/min.
$Q_{10} = 0.25 \times 6 \times 7374.25 = 10063.75 / 96.25 = 104.55$ gal/min.
$Q_{10} = 0.25 \times 6 \times 96.75 = 145.125 / 96.25 = 1.5$ gal/min.

TOTAL = 258.34 gal/min.

299.63 - 258.35 = 102.49 gal/min. 40 minutes = 4149.6 gallons
(102.37) II - 330 Jdhd rechargers @ 593 gals. each = 6523 gallons



TRENCH DRAIN DETAIL



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1" - 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - 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 - TWELVE (12) FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY, MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROACHED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

REVISIONS

P.C.D. ASSOCIATES
DESIGN CONSULTANTS
2506 KINGS WAY * CARMEL, NY 10512

STEVEN A. COSTA, P.E.
CONSULTING ENGINEER
756 PALISADE AVENUE ○ YONKERS, NEW YORK 10703

STATE OF NEW YORK · STEVEN ANTHONY COSTA · 075-0371 · LICENSED PROFESSIONAL ENGINEER

To the best of my knowledge, belief, and professional judgment of the design professional, Steven A. Costa, P.E., the plans and specifications depicted on these drawings are in compliance with the applicable provisions of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code, as currently in effect.

JOB TITLE	MASTRO RESIDENCE 1552 PAINE STREET YORKTOWN HTS., NY
DRAWING TITLE	drainage / erosion control plan / details
DATE	2/10/25
SCALE	AS NOTED
DRAWN BY	PC
CHECKED BY	SAC
DRAWING NUMBER	A2