

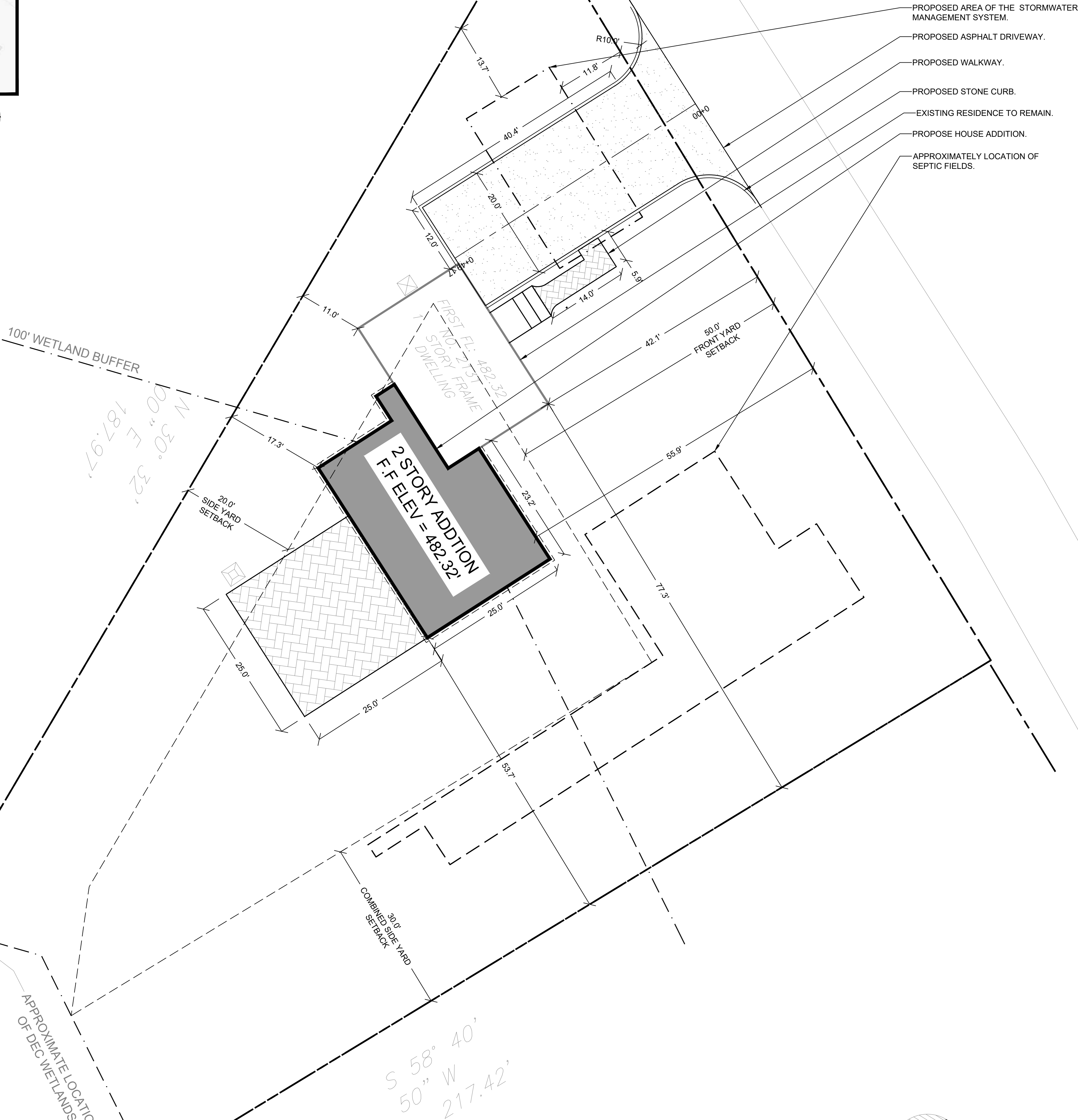
SITE DATA:

OWNER / DEVELOPER:

DELIGNE RAMIREZ
2131 MOHANSIC AVE
YORKTOWN HEIGHTS, NY 10598
R1-40
ONE FAMILY RESIDENTIAL
SECTION 36.15, BLOCK 1, LOT 16
19,436.1 SF
PRIVATE SEPTIC
PUBLIC WATER FACILITIES

EXISTING TOWN ZONING:
PROPOSED USE:
TOWN TAX MAP DATA:
SITE AREA :
SEWAGE FACILITIES:
WATER FACILITIES:

LOCATION MAP

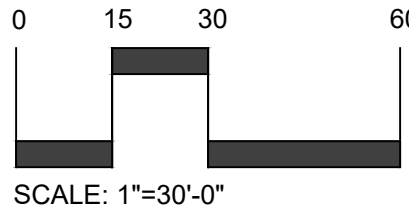
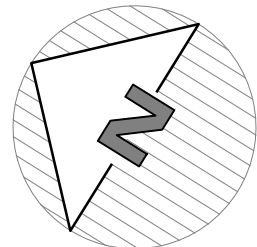


- PROPOSED AREA OF THE STORMWATER MANAGEMENT SYSTEM.
- PROPOSED ASPHALT DRIVEWAY.
- PROPOSED WALKWAY.
- PROPOSED STONE CURB.
- EXISTING RESIDENCE TO REMAIN.
- PROPOSE HOUSE ADDITION.
- APPROXIMATELY LOCATION OF SEPTIC FIELDS.

ZONING SCHEDULE:

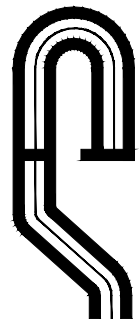
ZONING DISTRICT: R1-40, SINGLE FAMILY RESIDENTIAL				
DIMENSIONAL REGULATIONS:	REQUIRED	EXISTING HOUSE	PROP. ADDITION	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	40,000 SF.	19,436.1SF.	19,436.1SF.	NONE
MINIMUM LOT WIDTH:	150 FT.	150 FT.	150 FT.	NONE
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	50 FT.	42.1 FT	55.9 FT	NONE
REAR YARD SETBACK:	50 FT.	11 FT.	11 FT.	NONE
ONE SIDE YARD SETBACK:	20 FT.	77.3 FT.	53.7 FT.	NONE
COMBINED SIDE YARD SETBACK:	50 FT.			NONE
MAXIMUM % OF LOT TO BE OCCUPIED:				
PRINCIPAL BUILDING COVERAGE:	15% OF LOT AREA	15 % OF LOT AREA		NONE
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	35 FEET	14 FT MAX	24.5 FT MAX	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	1	2 1/2 MAX	NONE

OVERALL SITE PLAN



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY RAPHAEL GEROME LEWIS P.L.S. DATED 06-06-25. LAST REVISED 06-06-25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

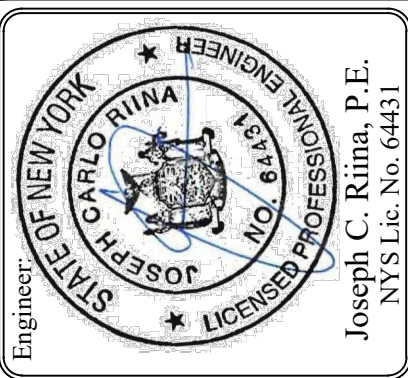
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PROJECT # 25-22

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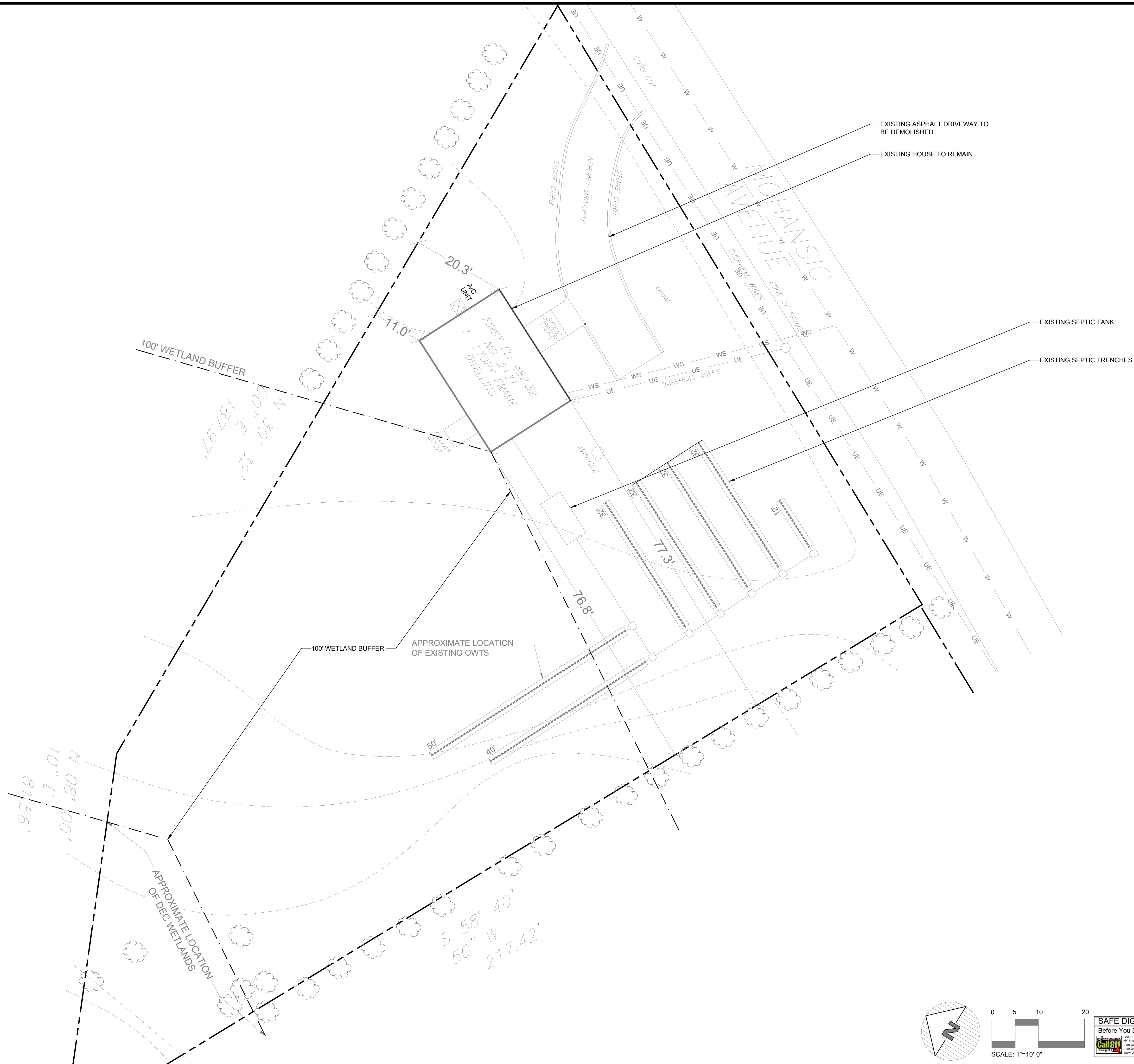
Revisions:	No.	Date	Comments:
	1	8-7-25	Site Plan

SCALE: 1" = 10.0'	DRAWN BY: MA	DATE: 8-7-2025
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SITE PLAN

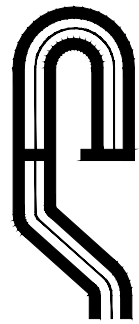
SITE PLAN
PREPARED FOR
DELIGNE RAMIREZ
2131 MOHANSIC AVE.
Town of Yorktown Heights Westchester County, NY

Sheet
1 of 9



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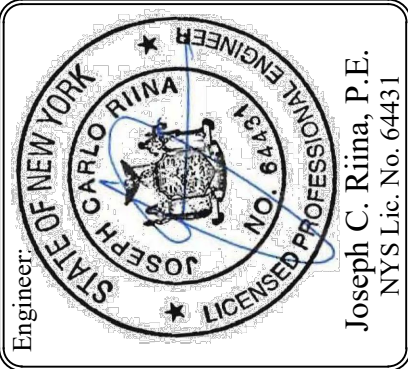
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SCALE:
1" = 10.0'

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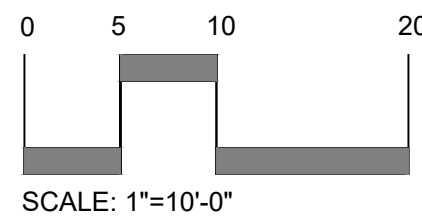
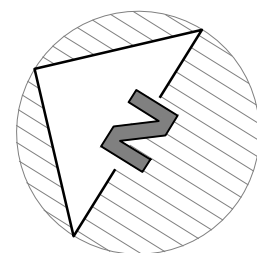
DATE:
8-7-2025

EXISTING PLAN

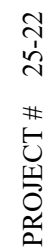
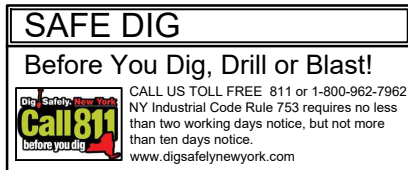

SITE PLAN
PREPARED FOR
DELIGNE RAMIREZ

2131 MOHANSIC AVE.
Town of Yorktown Heights Westchester County, NY

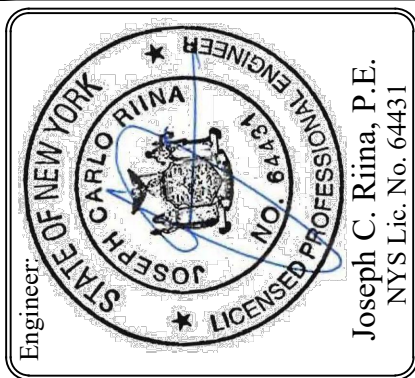
Sheet 2 of 6



1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY RAPHAEL GEROGE LEWIS P.L.S, DATED 06-06-25, LAST REVISED 06-06-25. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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DRAWN BY:
MA

DATE:
8-7-2025

IMPROVEMENT PLAN

SITE PLAN
PREPARED FOR

DELIGNE RAMIREZ

2131 MOHANSIC AVE.

Town of Yorktown Heights
Westchester County, NY

Sheet

of

9

1. LIMIT OF DISTURBANCE SHALL BE STAKED IN THE FIELD PRIOR TO THE BEGINNING OF THE CONSTRUCTION.

PROPOSED LIMIT OF DISTURBANCE
TOTAL DISTURBANCE = 4.859 SF.

PROPOSED SILT FENCE. (TYP.)

PROPOSED DRAIN INLET PROTECTION.

—PROPOSED STABILIZED
CONSTRUCTION ENTRANCE. (TYP.)

PROPOSED DRAIN INLET PROTECTION

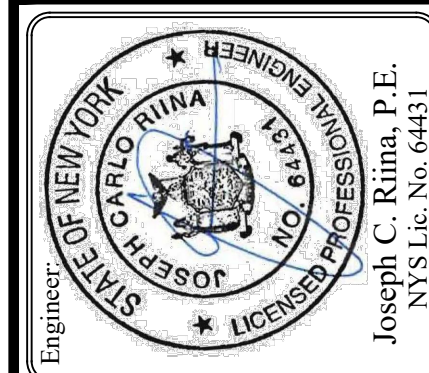
—PROPOSED CONCRETE WASHOUT AREA

PROPOSED SOIL STOCKPILE. (TYP.)

—PROPOSED SILT FENCE. (TYP.)

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SCALE:
1" = 100'

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MA

DATE: 8-7-2025

EROSION & SEDIMENT CONTROL PLAN

SITE PLAN
PREPARED FOR

DELIGNE RAMIREZ

2131 MOHANSIC AVE.

Town of Yorktown Heights
Westchester County, NY

Sheet

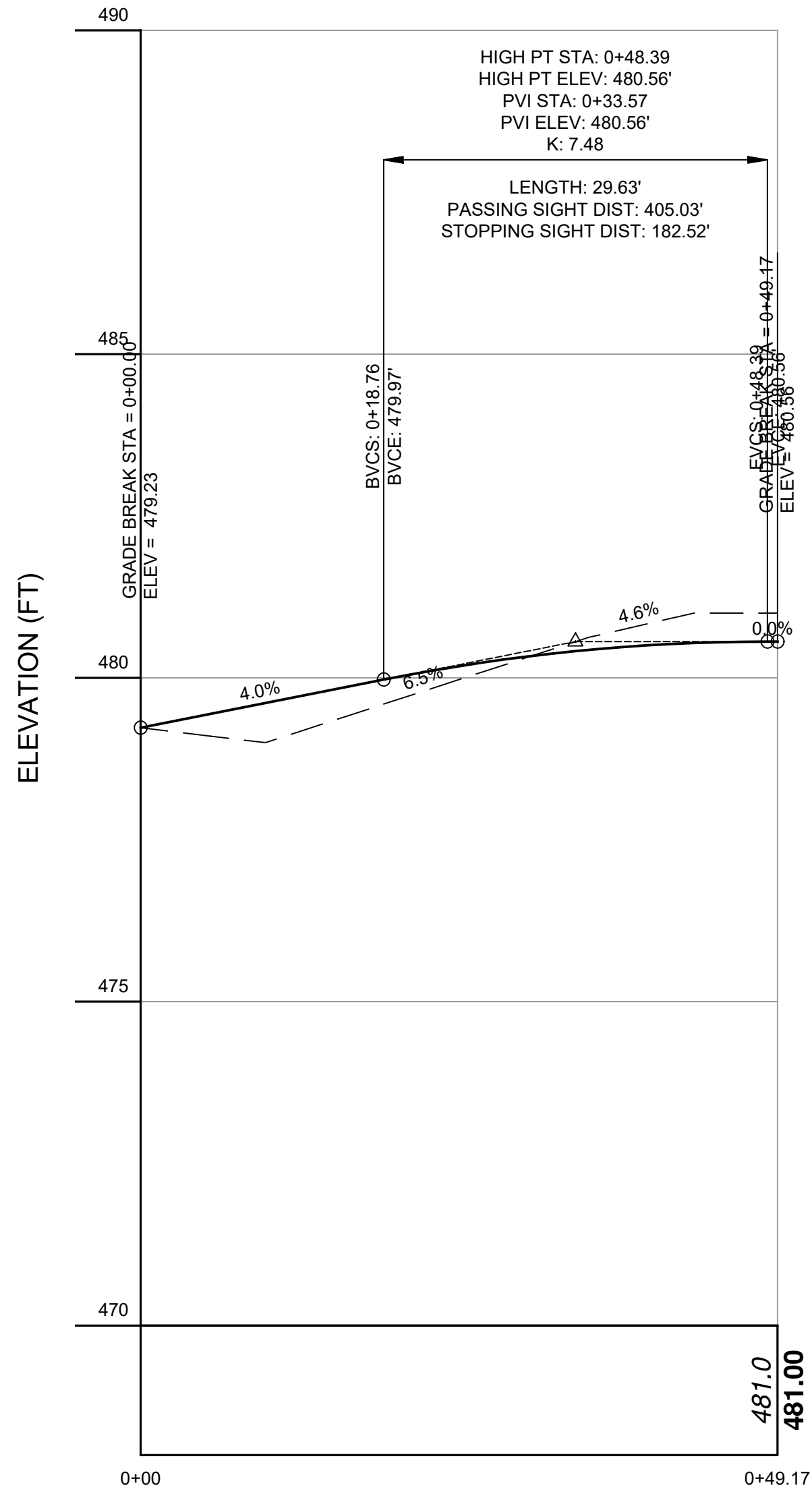
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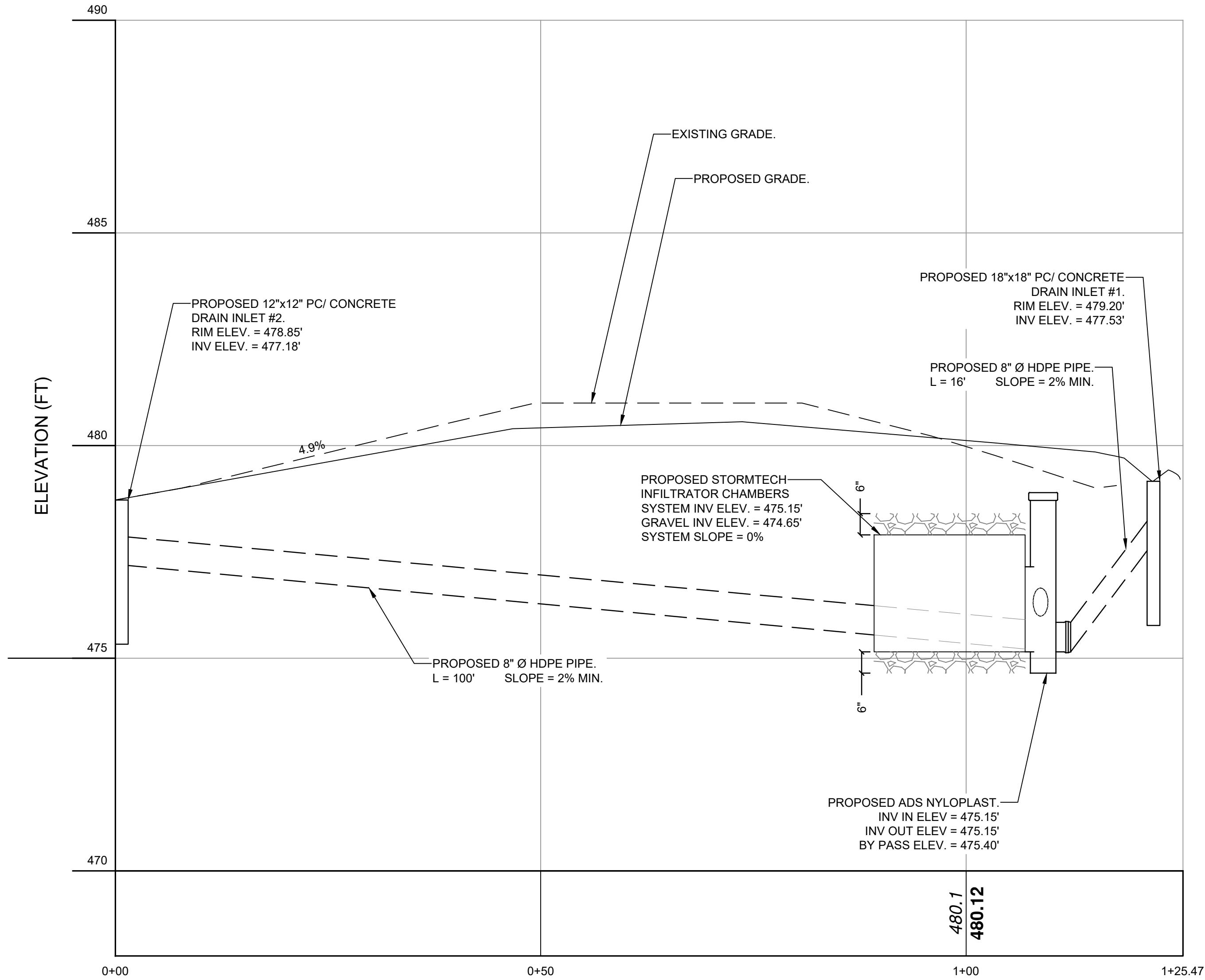
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DRIVEWAY PROFILE
VERT. SCALE: 1" = 2
HORIZ. SCALE: 1" = 10



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

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PROJECT # 25-22

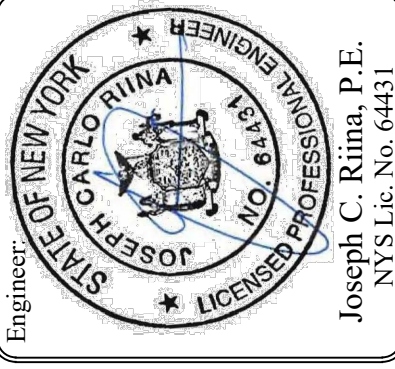
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Engineer:
Joseph C. Rina, P.E.
NYS Lic. No. 64431

Revisions:	
No.	Date / Comments
1	8-7-25 Site Plan

SCALE:
1" = 10.0'

DRAWN BY:
MA

DATE:
8-7-2025

SITE PLAN
PREPARED FOR

DELIGNE RAMIREZ

2131 MOHANSIC AVE.

Town of Yorktown Heights

Westchester County, NY

Sheet

5

of

9

PROFILES

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FL202625-22-RAMIREZ, DELIGNE, MOHANSIC AVENUE, YORKTOWN ENGINEERING, CAD: C-25-22-RAMIREZ, MOHANSIC AVENUE, YORKTOWN 25-27-RAMIREZ, 8-7-25-DWG, 11/6/2017 3:49:52 PM

GENERAL EROSION CONTROL NOTES:

- 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.
- 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.
- 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.
- 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).
- 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.
- 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.
- All disturbed areas within 500 feet of an inhabited dwelling shall be wetted as necessary to provide dust control.
- 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.
- Sediment and erosion control structures shall be removed and the area stabilized when the drainage area has been properly stabilized by permanent measures.
- All sediment and erosion control measures shall be installed in accordance with current edition of NYSSSESC.
- 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.
- 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.
- 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.
- Contractor is responsible for controlling dust by sprinkling exposed soil areas periodically with water as required. Contractor to supply all equipment and water.
- Contractor shall be responsible for construction inspections as per NYSDCEP GP-0-25-001 and Town of North Salem Code.

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES:

- N.Y.S.D.E.C. GP-0-25-001 EXPOSURE RESTRICTIONS - States that any exposed earthwork shall be stabilized in accordance with the guidelines of this plan.
- Trees and vegetation shall be protected at all times as shown on the detail drawing and as directed by the Engineer.
 - Care should be taken so as not to channel concentrated runoff through the areas of construction activity on the site.
 - Fill and site disturbances shall not be created which causes water to pond off site or on adjacent properties.
 - Runoff from land disturbances shall not be discharged or have the potential to discharge off site without first being intercepted by a control structure, such as a silt fence. Sediment shall be removed before exceeding 50% of the retention structure's capacity.
 - For finished grading, adequate grade shall be provided so that water will not pond on lawns for more than 24 hours after rainfall, except in swale flow areas which may drain for as long as 48 hours after rainfall.
 - All swales and other areas of concentrated flow shall be properly stabilized with temporary control measures to prevent erosion and sediment travel. Surface flows over cut and fill areas shall be stabilized at all times.
 - All sites shall be stabilized with erosion control materials within 7 days of final grading.

MAINTENANCE SCHEDULE:

	DAILY	WEEKLY	MONTHLY	AFTER RAINFALL	NECESSARY TO MAINTAIN FUNCTION	AFTER APPROVAL OF INSPECTOR
SILT FENCE	- - - -	INSP.	- - - - -	INSP.	CLEAN/ REPLACE	REMOVE
WHEEL CLEANER	CLEAN	- - - - -	- - - - -	- - - - -	REPLACE	REMOVE
EROSION BLANKET	- - - -	INSP.	- - - - -	INSP.	CLEAN/ REPLACE	REMOVE
INLET PROTECTION	- - - -	INSP.	- - - - -	INSP.	CLEAN/ REPLACE	REMOVE
SOIL STOCKPILE	- - - -	INSP.	- - - - -	INSP.	- - - - -	REMOVE
SILT SACK	- - - -	INSP.	- - - - -	INSP.	CLEAN/ REPLACE	REMOVE
CONSTRUC. ENTRANCE	- - - -	INSP.	- - - - -	INSP.	CLEAN/ REPLACE	REMOVE
CEMENT WASHOUT	- - - -	INSP.	- - - - -	INSP.	CLEAN/ REPLACE	REMOVE

MAINTENANCE OF PERMANENT CONTROL STRUCTURES DURING CONSTRUCTION:

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

MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:

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

DEBRIS AND LITTER REMOVAL:

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

STRUCTURAL REPAIR/REPLACEMENT:

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

EROSION CONTROL:

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

SEDIMENT REMOVAL:

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

Construction Sequence

Refer to the plan set for all plans and details which relate to construction sequence.

- Prior to the beginning of any sitework the major features of the construction must be field staked by a licensed surveyor. These include the building, limits of disturbance, utility lines, and stormwater practices.
- Prior to the start of the project, an on-site pre-construction meeting will be held. This will be attended by the project owner, the operator responsible for complying with the approved construction drawings including the erosion and sediment control (E&SC) plan and details, the design engineer, the engineer responsible for E&SC monitoring during construction, town representatives from the engineering department and code enforcement.
- A licensed surveyor must define infrastructure locations, limits of disturbance, stormwater basin limits, and grades in the field prior to start of any construction. Limits of disturbance shall be marked with the installation of construction fence or approved equal. The extents of the stormwater management system shall be cordoned off to minimize the disturbance on this area.
- Install all perimeter erosion control measures, construction entrance as shown on the erosion and sediment control plan and the associated details. Install silt fencing at the bottom of slopes. The standards established in part 1.b of the GP-020-001 included in appendix b of this SWPPP must be adhered to.
- Strip site, clear vegetation, and place topsoil in stockpile locations shown on the plan.
- Begin demolition of existing building and improvements to be removed. All demolition material shall be removed from the site and properly disposed of.
- Rough grade building, driveway, and parking area.
- Begin the excavation and installation of the stormwater management system. Protect trenches and open excavations from erosion. Entry into the system shall be blocked off until site has reached final stabilization. Once system has been installed, backfill, seed where necessary, and reinstall measures to cordon off the system from disturbance.
- During site construction maintain and re-establish as required erosion control and stabilization measures as required by the site plan and details.
- Install gravel surface. Once installed, inlet to infiltrator system may be unblocked.
- Install and backfill curbs, grade, place final soil topping and put in place permanent vegetative cover over all disturbed areas, landscape beds, slopes, etc.

Winter Stabilization Notes:

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

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CONTRACTOR CERTIFICATION STATEMENT:

Contractor Certification Statement - All contractors and subcontractors identified in a SWPPP in accordance with Part III.A.6 (SPDES General Permit for Stormwater Runoff from Construction Activity, GP-0-25-001, January 2025) of this permit shall sign a copy of the following certification statement before undertaking any construction activity at the site identified in the SWPPP:

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

Individual Contractor:

Name and Title (please print) _____
Signature of Contractor _____
Name of Trained Individual _____
Company / Contracting Firm: _____
Name of Company _____
Address of Company _____
Telephone Number / Cell Number _____
Site Information: _____
Address of Site _____
Today's Date: _____

OWNER / OPERATOR CERTIFICATION:

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

Name (please print) _____
Title _____
Date _____
Address _____
Phone _____
E-mail _____
Signature _____
Name of Trained Individual _____

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):

- The pH of the material shall be 5.5 to 7.6.
- The organic content shall not be less than 2% or more than 70%.
- Gradation
SIEVE SIZE
2 INCH 100
1 INCH 85 TO 100
1/4 INCH 65 TO 100
NO. 200 MESH 20 TO 80

PERMANENT VEGETATIVE COVER:

- SITE PREPARATION:
 - INSTALL EROSION CONTROL MEASURES.
 - SCARIFY COMPACTED SOIL AREAS.
 - LIME AS REQUIRED TO PH 6.5.
- FERTILIZE WITH 10-6-4 4 LBS/ 1,000 S.F.
- INCORPORATE AMENDMENTS INTO SOIL WITH DISC HARROW.
- 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 BLOOM GRASS
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 LAYERS, 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:
- INSTALL EROSION CONTROL MEASURES.
 - SCARIFY AREAS OF COMPACTED SOIL.
 - FERTILIZE WITH 10-10-10 AT 400/ACRE.
 - 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.

GENERAL NOTES:

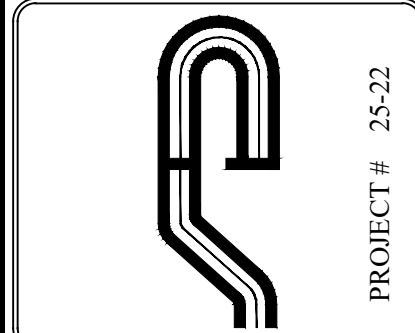
- THE ENGINEER WHOSE SEAL APPEARS HEREON IF NOT RETAINED FOR SUPERVISION OF CONSTRUCTION, IS NOT RESPONSIBLE FOR CONSTRUCTION AND THEREFORE ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PRACTICES, PROCEDURES, AND RESULTS THEREFROM.
- THE ENGINEER SHALL NOT BE HELD RESPONSIBLE OR HELD ACCOUNTABLE FOR THE INTEGRITY OF ANY STRUCTURES CONSTRUCTED OR UNDER CONSTRUCTION PRIOR TO THE APPROVAL OF THE PLANS.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE TOWN OF YORKTOWN CODE AND NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
- ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS. ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE STORMWATER POLLUTION PREVENTION PLAN.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL IN A "CODE 753" PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS.
- SUBSTRUCTURES AND THEIR ENCROACHMENTS BELOW GRADE, IF ANY, ARE NOT SHOWN.
- ANY PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE LINES ARE TO BE PLACED UNDERGROUND.
- THE DESIGN ENGINEER DISCLAIMS ANY LIABILITY FOR DAMAGE OR LOSS INCURRED DURING OR AFTER CONSTRUCTION.
- 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.

CONTRACTOR RESPONSIBILITIES:

- 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.
- 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 OF THE WORK UNDER A SEPARATE CONTRACT WITH THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SHORE EXISTING UTILITIES IF REQUIRED BY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE THE TOWN ENGINEER IN ADVANCE OF HIS WORK OR AS THE INSPECTOR DEEMS APPROPRIATE.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
- 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.

GENERAL CONSTRUCTION NOTES:

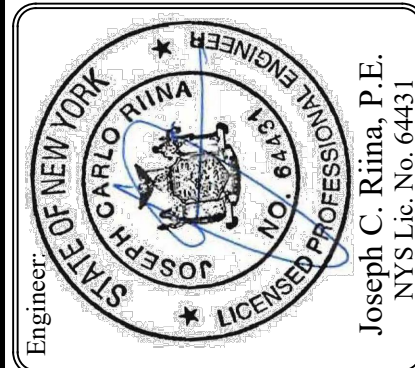
- THE CONTRACTOR SHALL REQUEST A BENCH MARK FROM THE SURVEYOR IN THE SAME DATUM AS THE DESIGN PLANS.
- FINISHED GRADES SHALL BE OF SUCH ELEVATION THAT THE GROUND WILL SLOPE AWAY FROM IT IN ALL DIRECTIONS.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED FROM 8:00 A.M. TO 6 P.M., AND NO CONSTRUCTION ACTIVITY 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 5:00 P.M. NO BLASTING SHALL OCCUR ON HOLIDAYS, SATURDAY OR SUNDAY. ALL BLASTING SHALL ALSO BE COMPLETED IN ACCORDANCE WITH THE TOWN OF NORTH SALEM AND NEW YORK STATE BLASTING ORDINANCES.
- 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 OWNER SHALL RETAIN A SOILS ENGINEER TO EVALUATE AND PREPARE A DESIGN FOR THE CONDITION.
- ROCK CUT STABILITY IS TO BE FIELD VERIFIED BY A GEOTECHNICAL ENGINEER AND SHALL BE MODIFIED IF REQUIRED.
- NO CRUSHING/PROCESSING IS PERMITTED ON THE SITE WITHOUT PRIOR APPROVAL BY THE TOWN OF NORTH SALEM BOARD.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL STANDARDS. IF NECESSARY THE REMOVAL SHALL BE DONE BY A CONTRACTOR LICENSED TO REMOVE AND DISPOSE OF VARIOUS MATERIALS.



PROJECT # 25-22

Site Design Consultants

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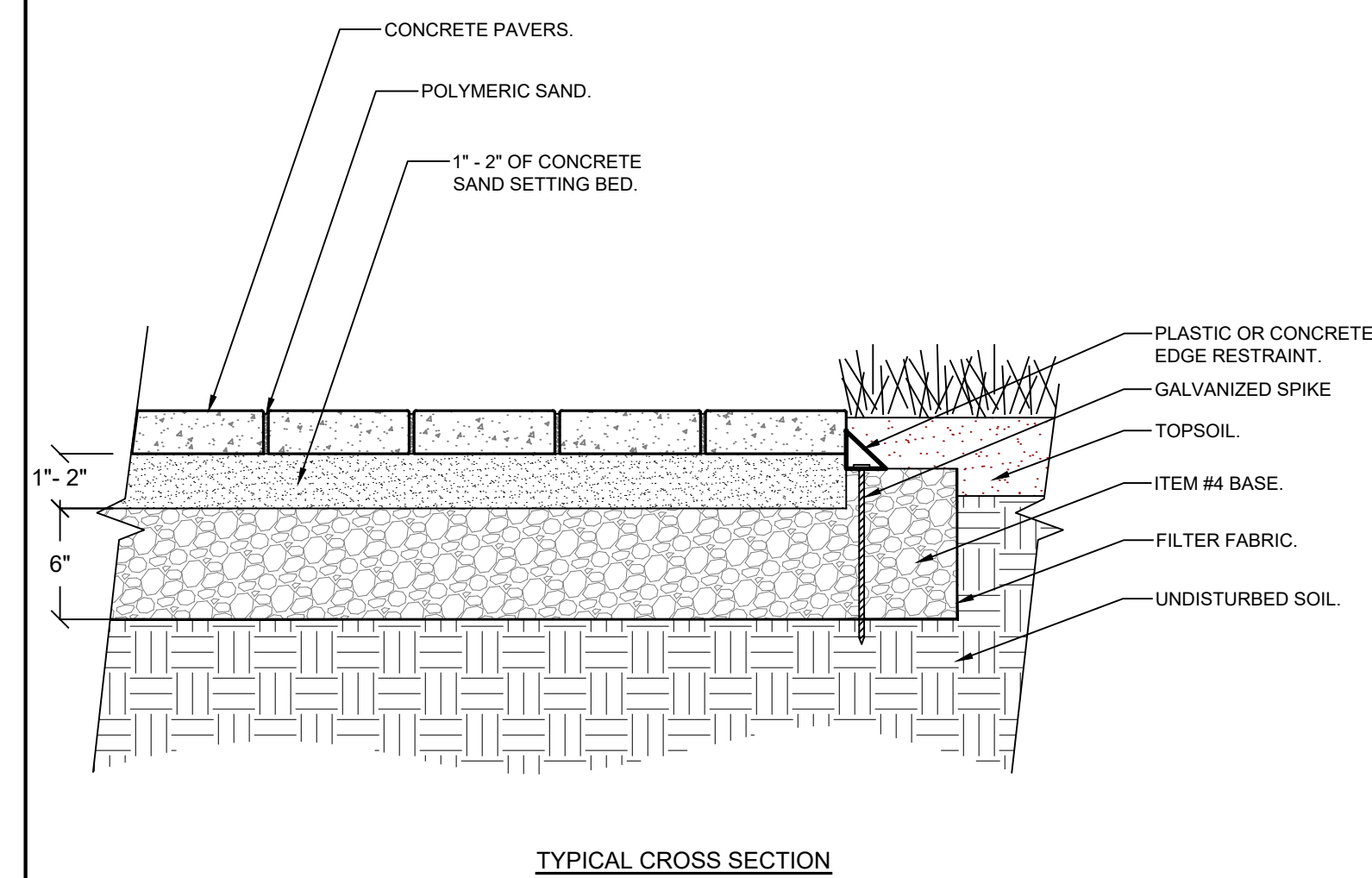
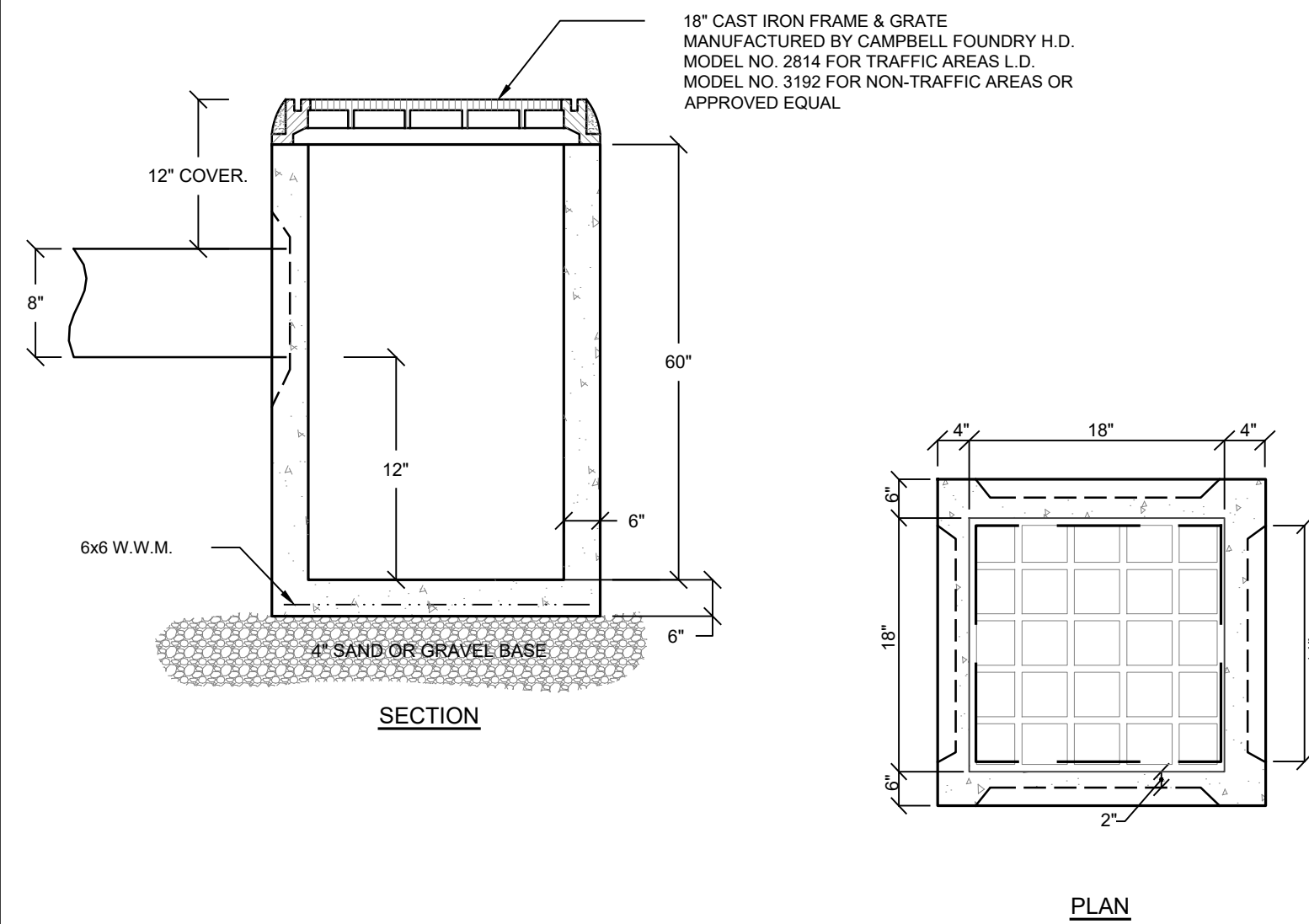
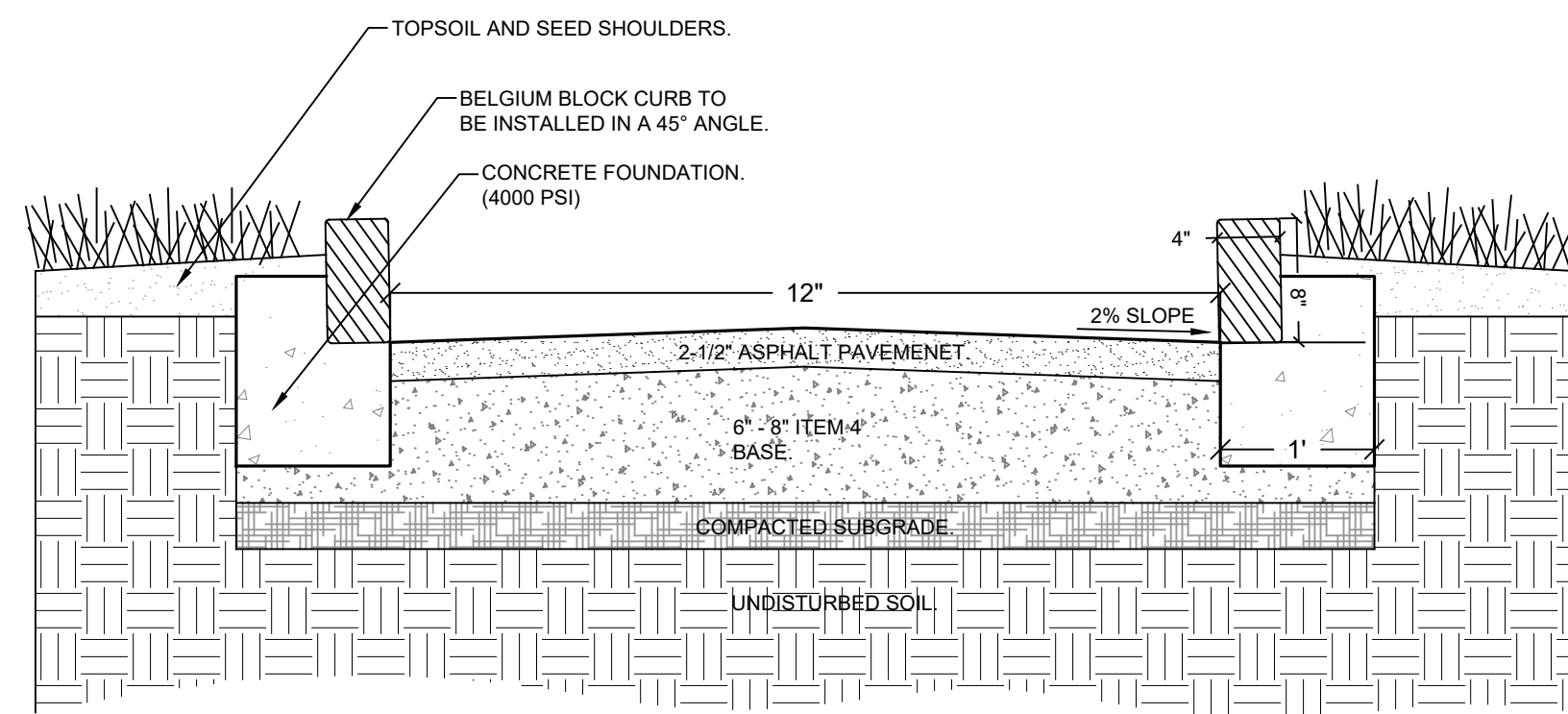
Revisions:		No.	Date	Comments
1		8-7-25	Site Plan.	

SCALE: 1" = 10.0'	DRAWN BY: MA	DATE: 8-7-2025
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NOTES

SITE PLAN
PREPARED FOR
DELIGNE RAMIREZ

2131 MOHANSIC AVE.
Town of Yorktown Heights
Westchester County, NY



S-1

HOUSE DRIVEWAY DETAIL
NOT TO SCALE

NOT TO SCALE

S-2

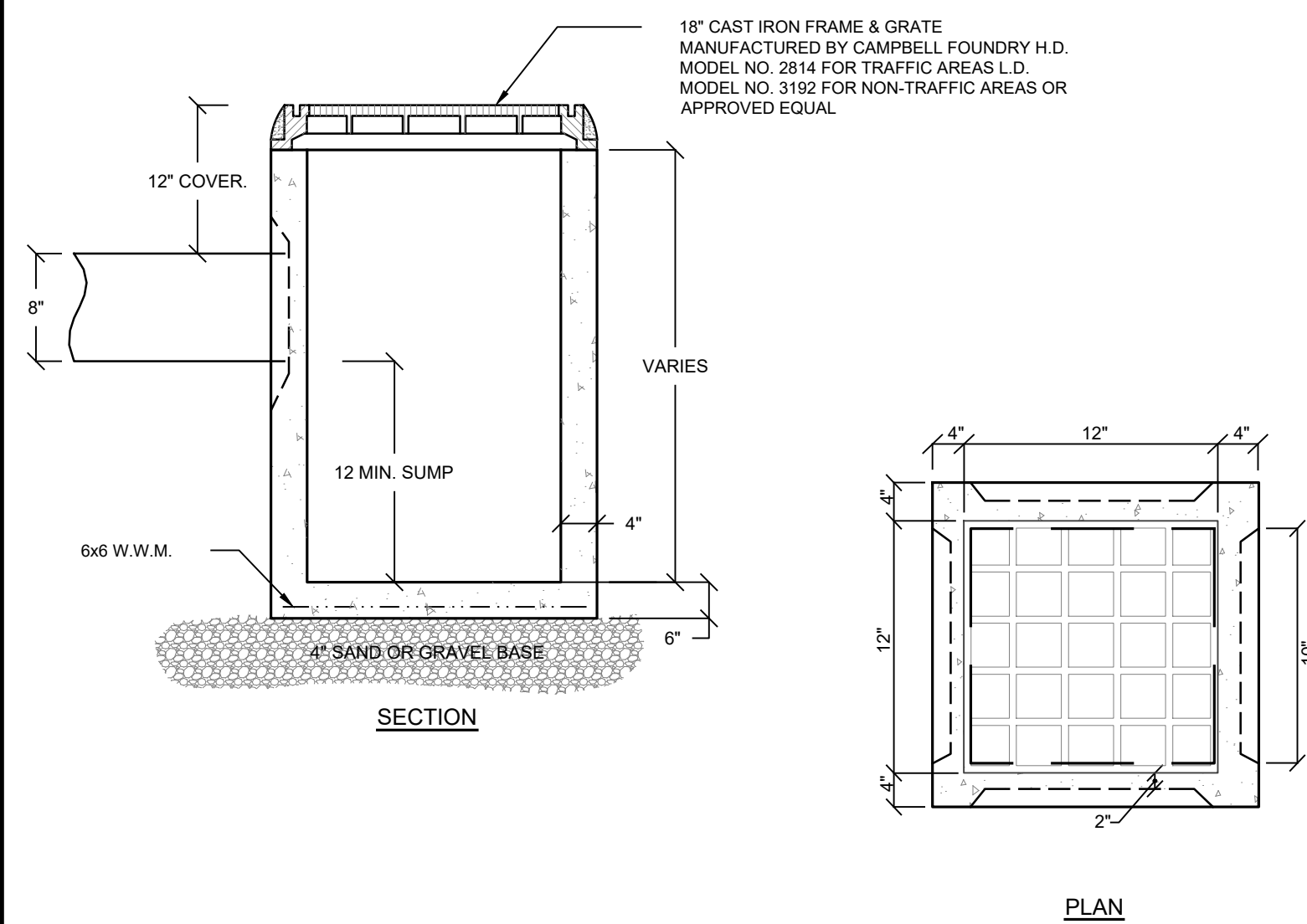
PRECAST DRAIN INLET DETAIL

NOT TO SCALE

S-3

CONCRETE PAVER DETAIL

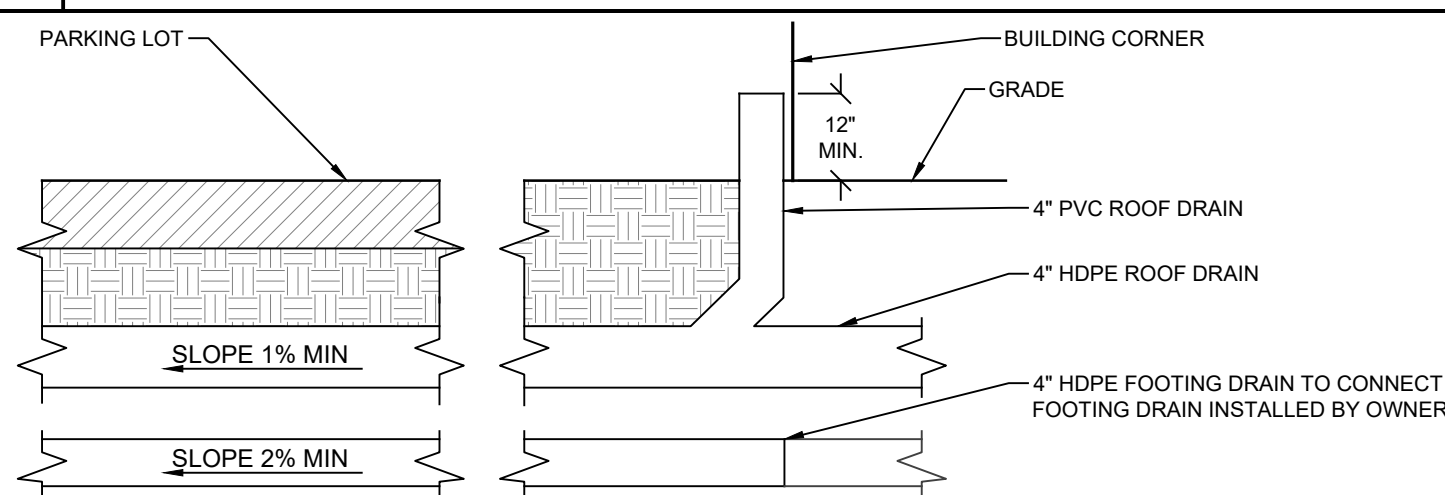
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S-4

PRECAST DRAIN INLET DETAIL

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S-5

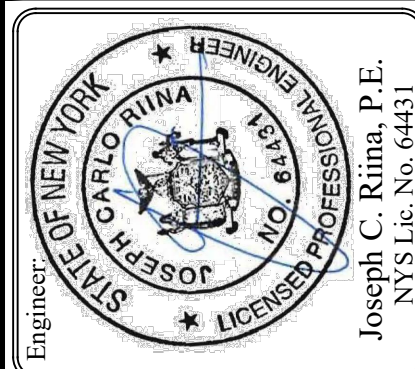
ROOF & FOOTING DRAIN CONNECTION DETAIL

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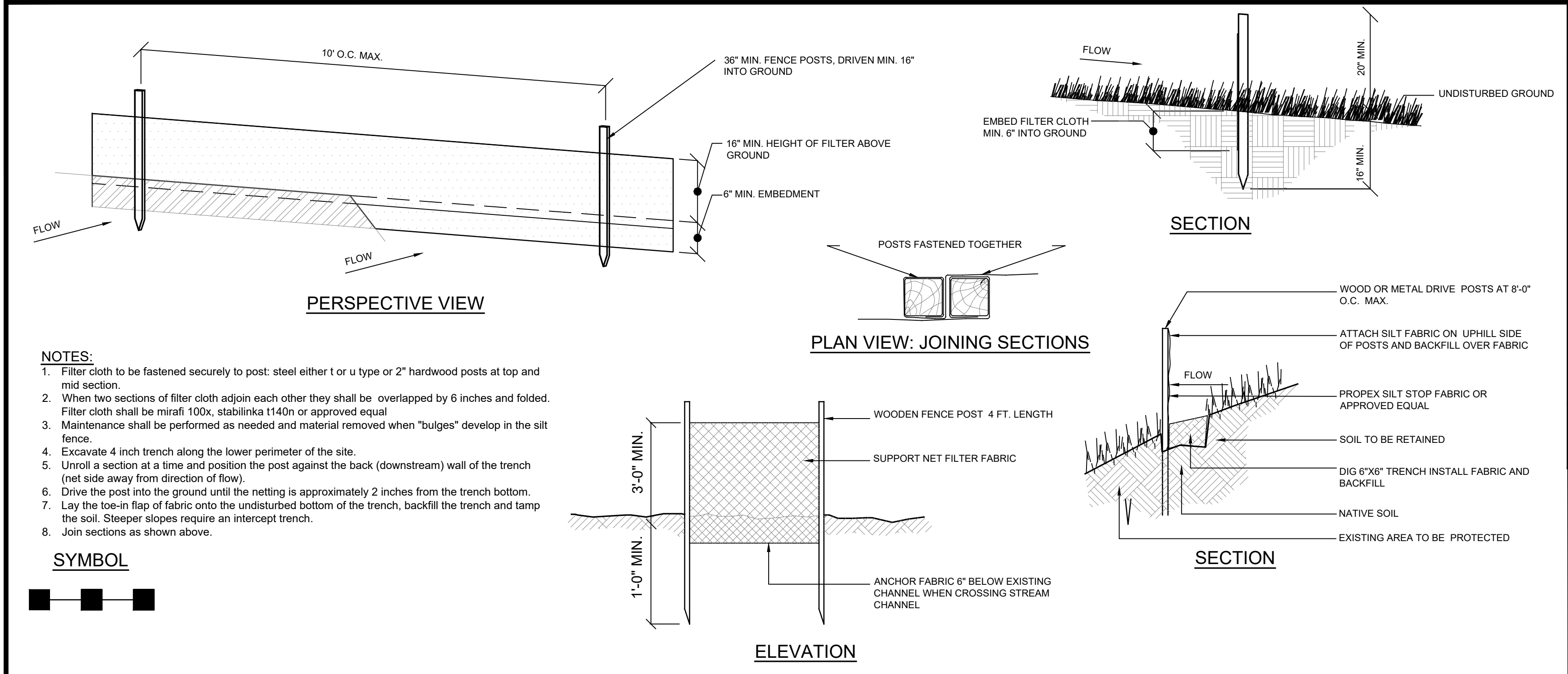
SCALE: 1" = 10.0'	DRAWN BY: MA	DATE: 8-7-2025
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SITE DETAILS

SITE PLAN
PREPARED FOR
DELIGNE RAMIREZ
2131 MOHANSIC AVE.
Yorktown Heights Westchester County

Sheet 7 of 9

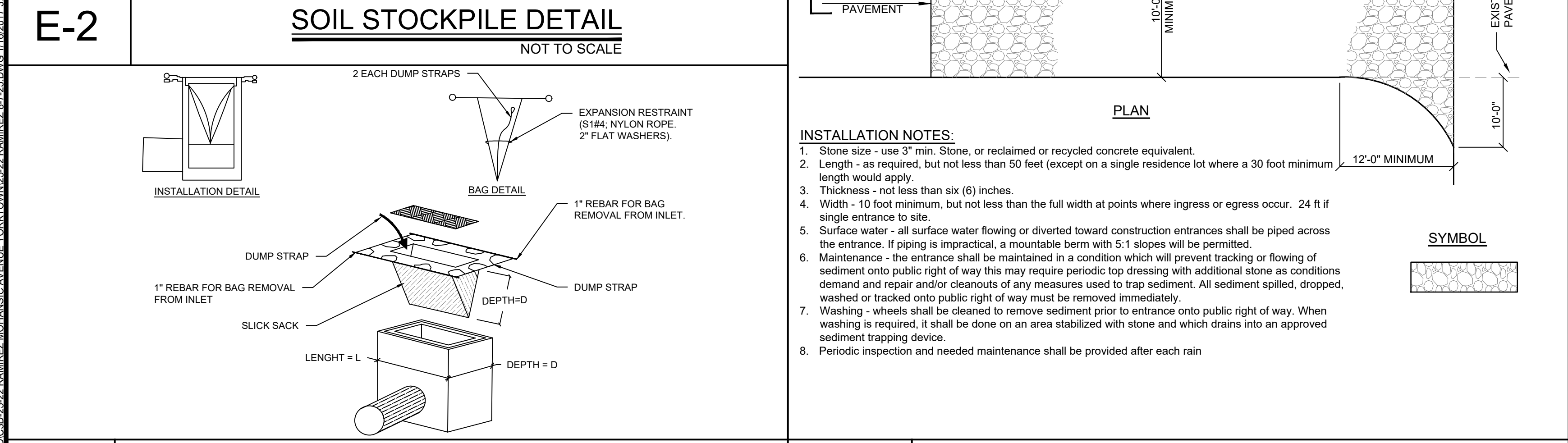
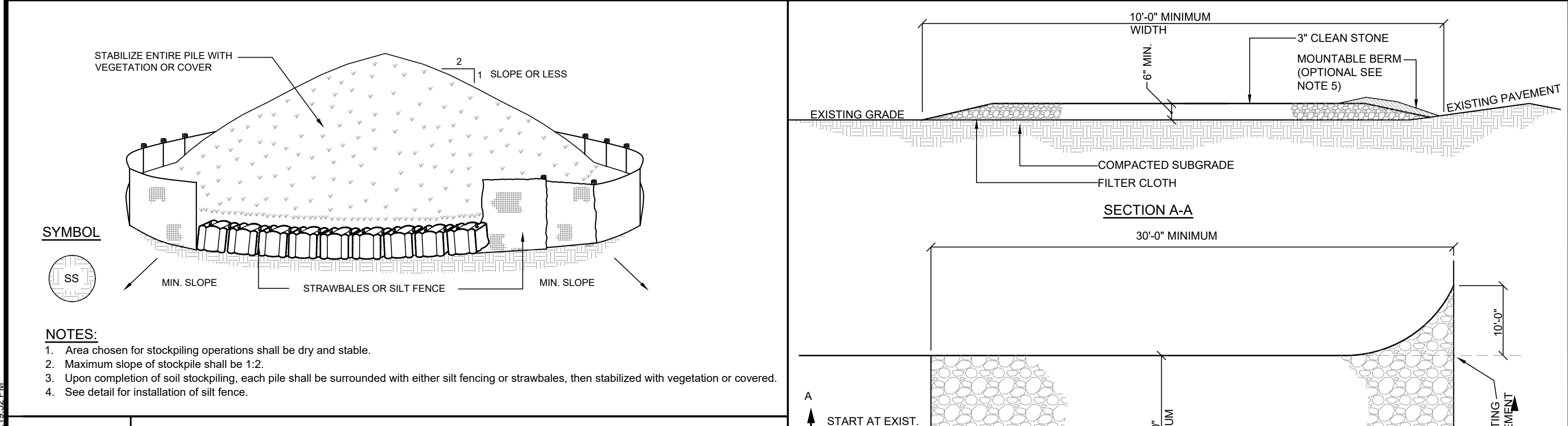
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E-1

SILT FENCE DETAIL

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E-3

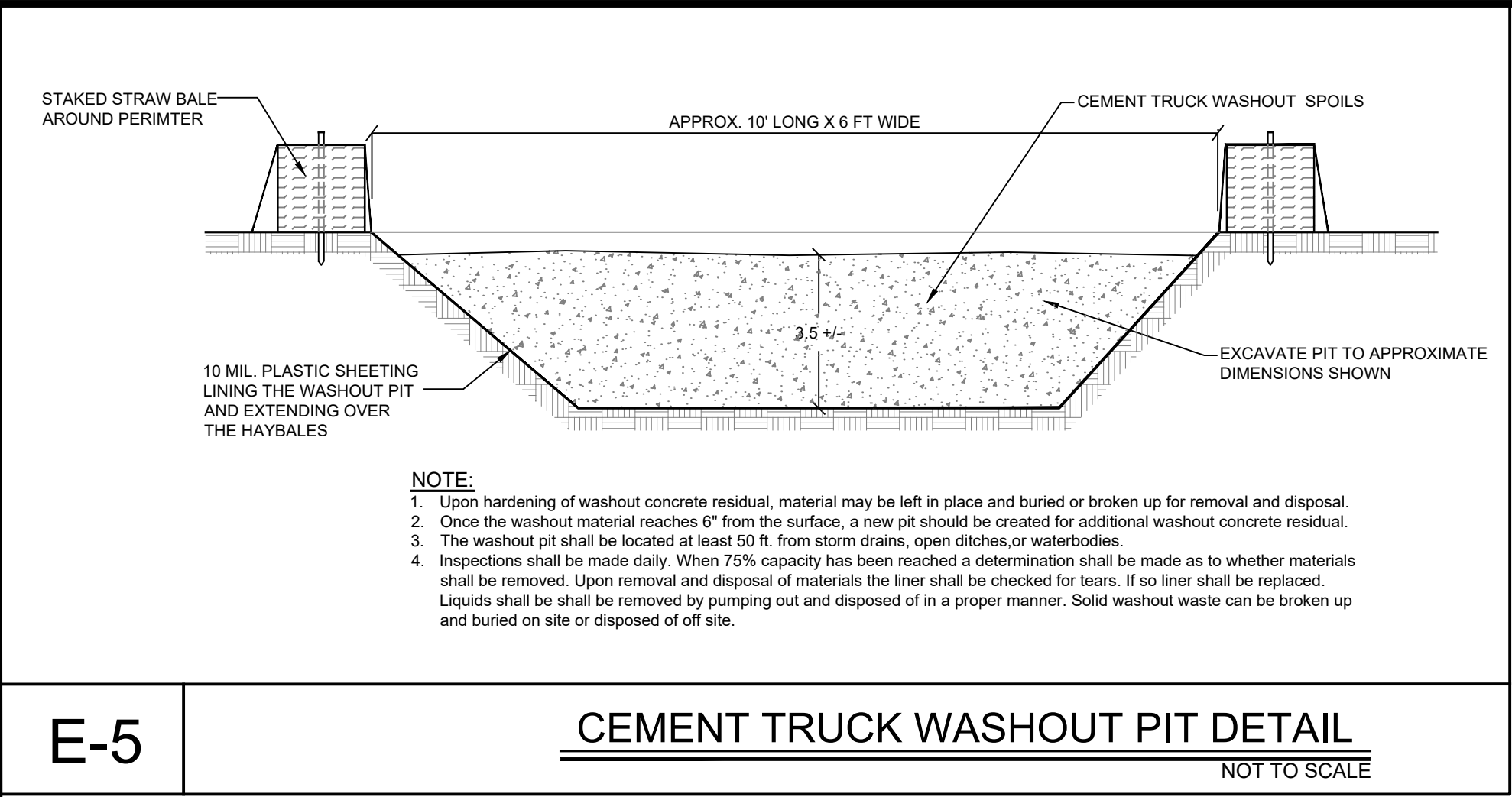
SILT SACK DETAIL

NOT TO SCALE

E-4

STABILIZED CONSTRUCTION ACCESS DETAIL

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PROJECT # 25-22

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Revisions:	
No.	Date
1	8-7-25
	Comments:
	Site Plan.

SCALE:	1" = 10.0'
DRAWN BY:	MA
DATE:	8-7-2025

EROSION & SEDIMENT CONTROL DETAILS

SITE PLAN PREPARED FOR

DELIGNE RAMIREZ

2131 MOHANSIC AVE.

Town of Yorktown Heights

Westchester County, NY

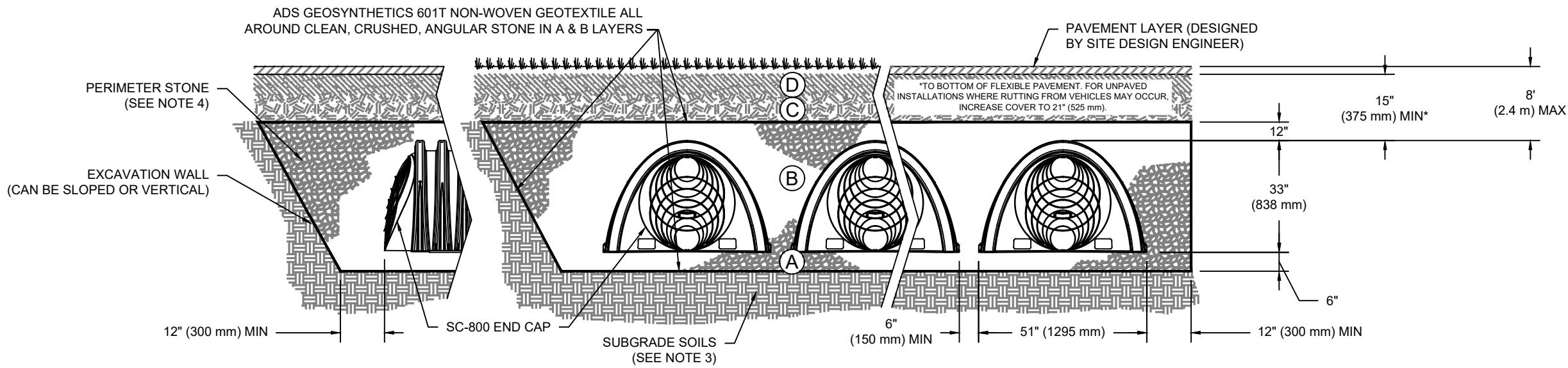
Sheet

8 of 9

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ²	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6-20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT³%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

D-1

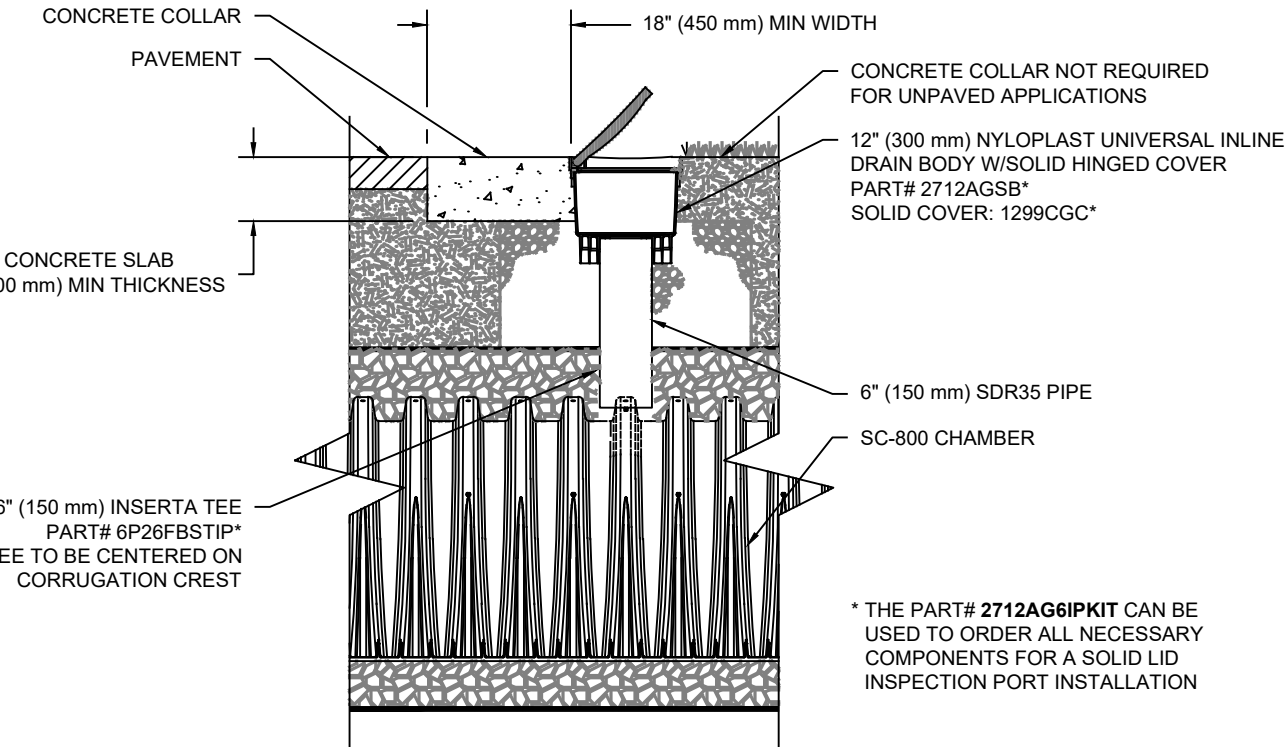
SC - 800 CROSS SECTION

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D-5

NYLOPLAST DRAIN DETAIL

NOT TO SCALE



D-2

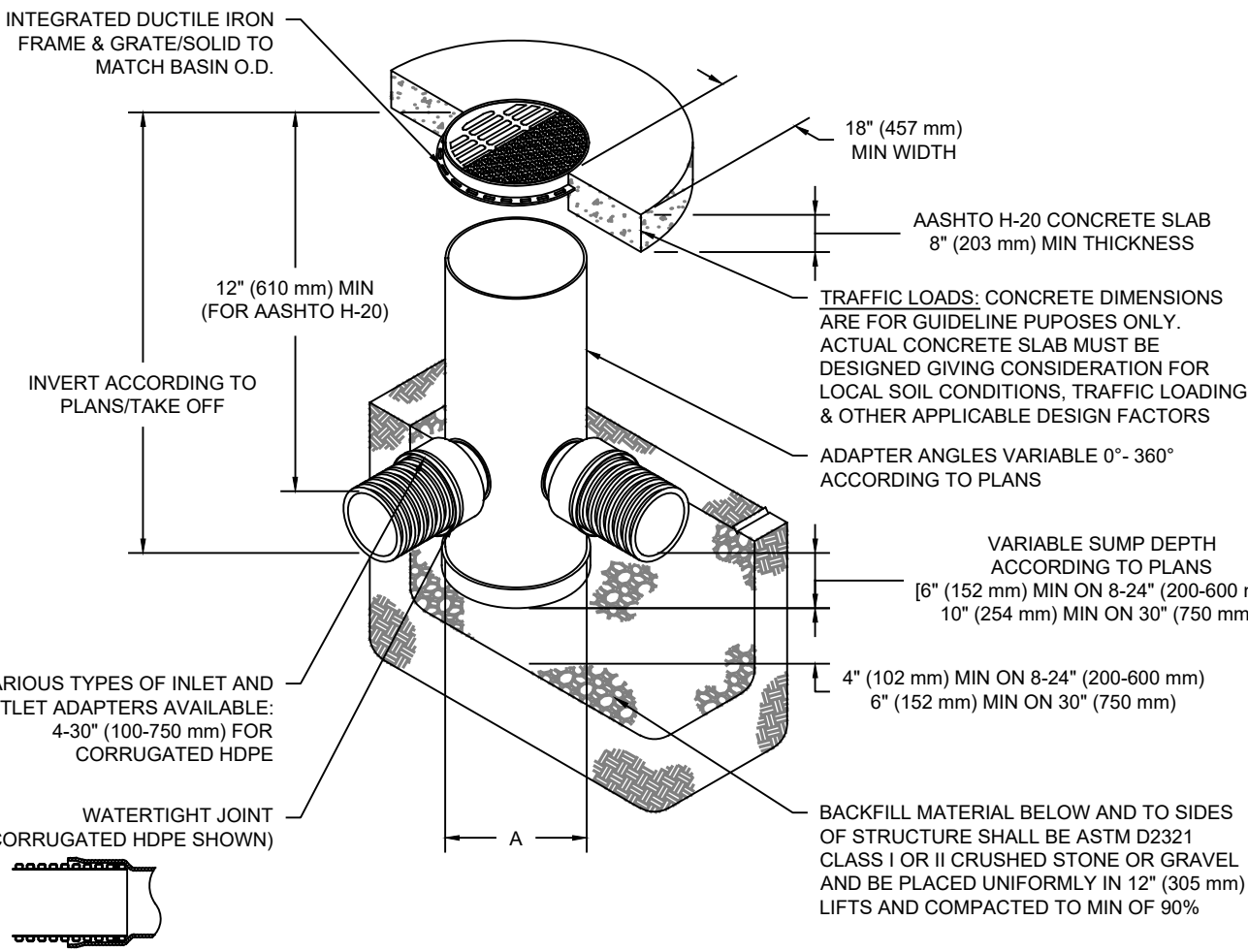
6" INSPECTION PORT

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D-2

SC-800 ISOLATOR ROW

NOT TO SCALE



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOCK DUAL WALL & SDR 35 PVC)
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

NOMINAL CHAMBER SPECIFICATIONS	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
SIZE (W X H X INSTALLED LENGTH)	50.6 CUBIC FEET	(1.43 m ³)
CHAMBER STORAGE	81.0 CUBIC FEET	(2.29 m ³)
MINIMUM INSTALLED STORAGE*	15.7 lbs	(7.1 kg)
WEIGHT		

NOMINAL END CAP SPECIFICATIONS	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
SIZE (W X H X INSTALLED LENGTH)	3.4 CUBIC FEET	(0.09 m ³)
END CAP STORAGE	15.4 CUBIC FEET	(0.43 m ³)
MINIMUM INSTALLED STORAGE**	15.7 lbs	(7.1 kg)
WEIGHT		

* ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS
** ASSUMES 6" (152 mm) STONE ABOVE AND BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE PUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

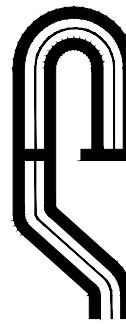
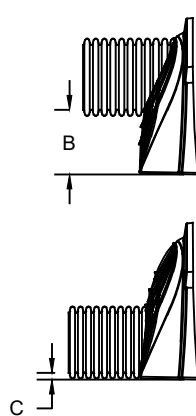
NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE08TPC		21.4" (544 mm)	---
SC800EPE08BPC	6" (150 mm)	---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC	---	---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC	---	---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC	---	---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC	---	---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC	---	---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	---	SOLID END CAP

NOTE: ALL DIMENSIONS ARE NOMINAL



PROJECT # 25-22

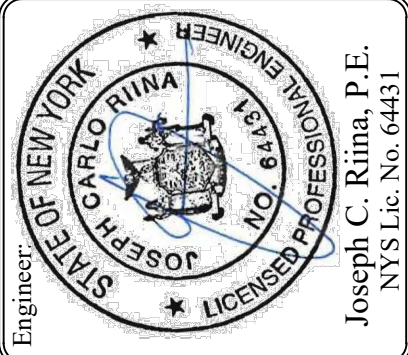
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Revisions:	No.	Date	Comments:
	1	8-7-25	Site Plan.

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STORMWATER MANAGEMENT SYSTEM DETAILS

SITE PLAN PREPARED FOR
DELIGNE RAMIREZ

2131 MOHANSIC AVE.

Town of Yorktown Heights Westchester County, NY