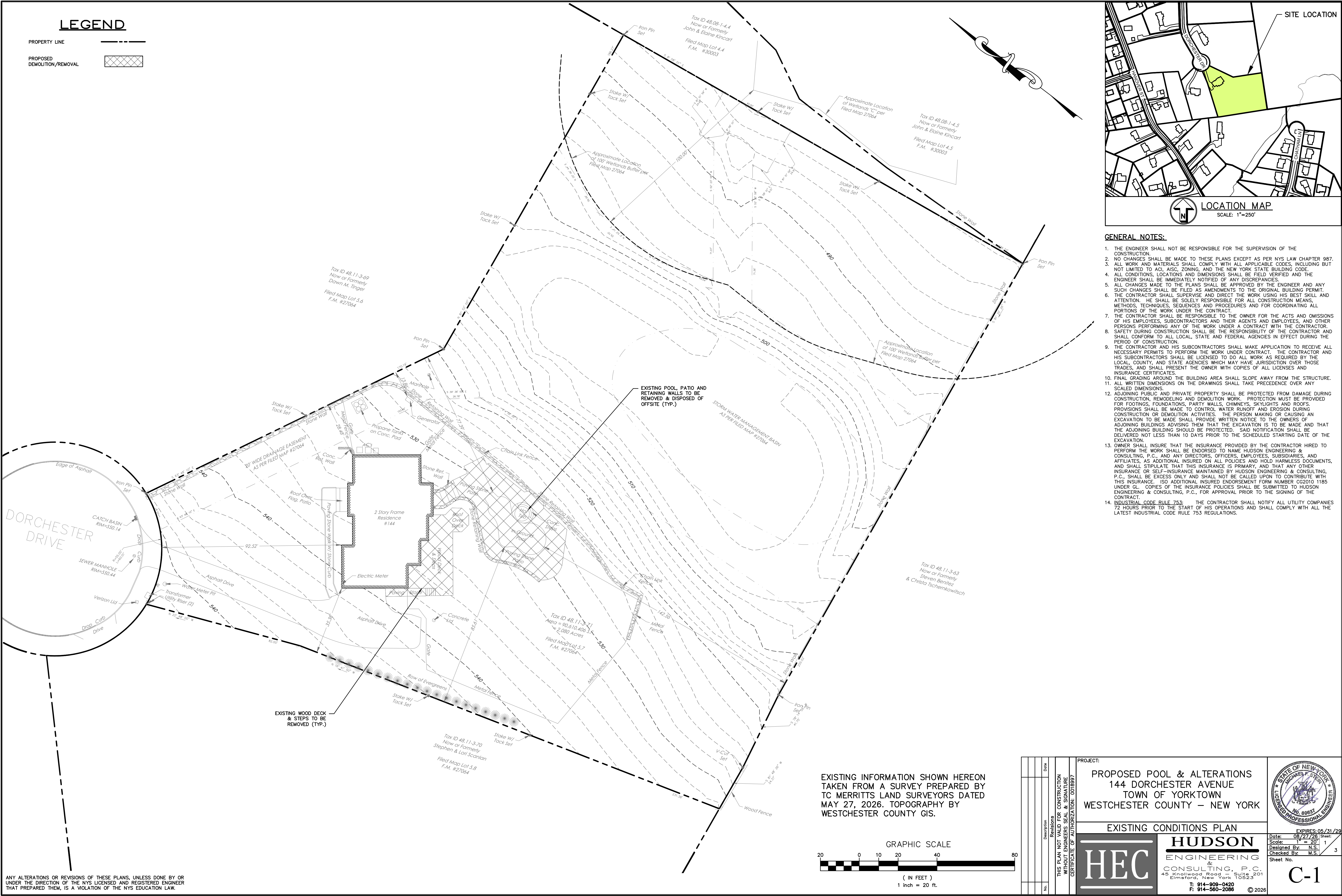
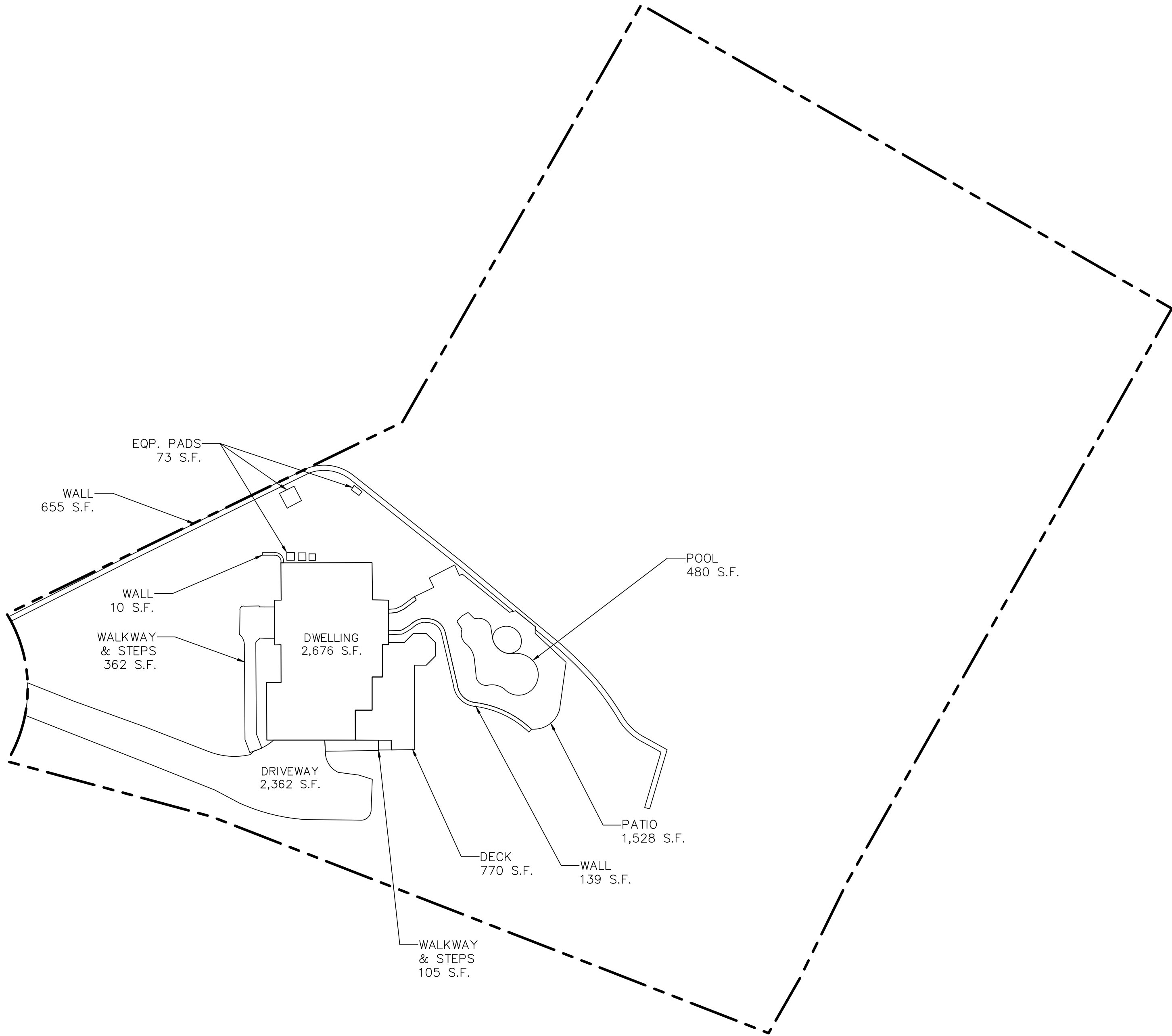




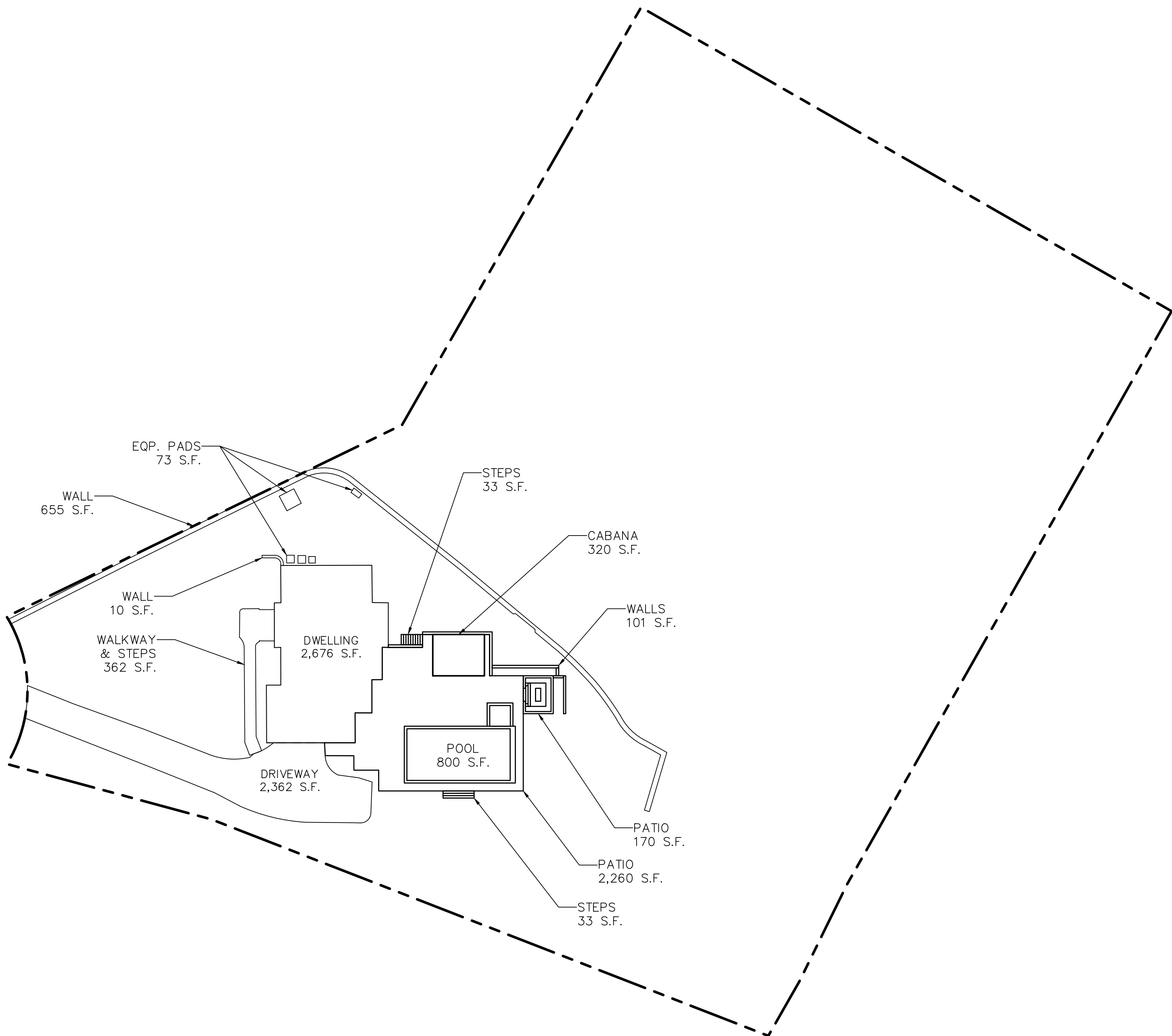
BUILDING		IMPERVIOUS	
DWELLING	= 2,676	ASPHALT DRIVEWAY	= 2,362
		PATIO	= 1,528
		DECK	= 770
		POOL	= 480
		WALKWAY & STEPS	= 467
		WALLS	= 804
		EQP. PADS	= 73
TOTAL= 2,676		TOTAL = 6,484	
		TOTAL = 9,160 S.F.	



EXISTING LOT COVERAGE

SCALE: 1"=30'

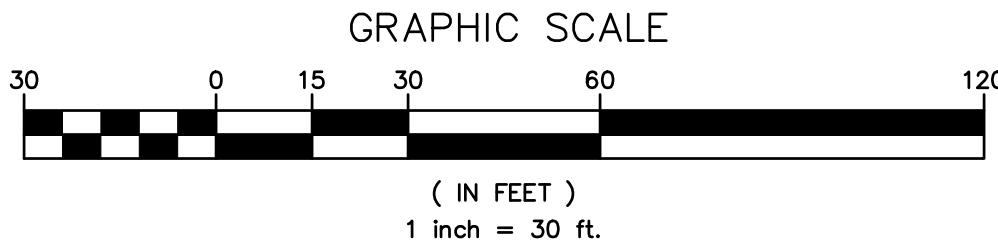
BUILDING		IMPERVIOUS	
DWELLING	= 2,676	ASPHALT DRIVEWAY	= 2,362
CABANA	= 320	PATIO	= 2,260
		POOL	= 800
		WALKWAY & STEPS	= 428
		WALLS	= 756
		EQP. PADS	= 73
TOTAL= 2,996		TOTAL = 7,067	
		TOTAL = 9,675 S.F.	



PROPOSED LOT COVERAGE

SCALE: 1"=30'

EXISTING INFORMATION SHOWN HEREON
TAKEN FROM A SURVEY PREPARED BY
TC MERRITTS LAND SURVEYORS DATED
MAY 27, 2026. TOPOGRAPHY BY
WESTCHESTER COUNTY GIS.



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UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER
THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

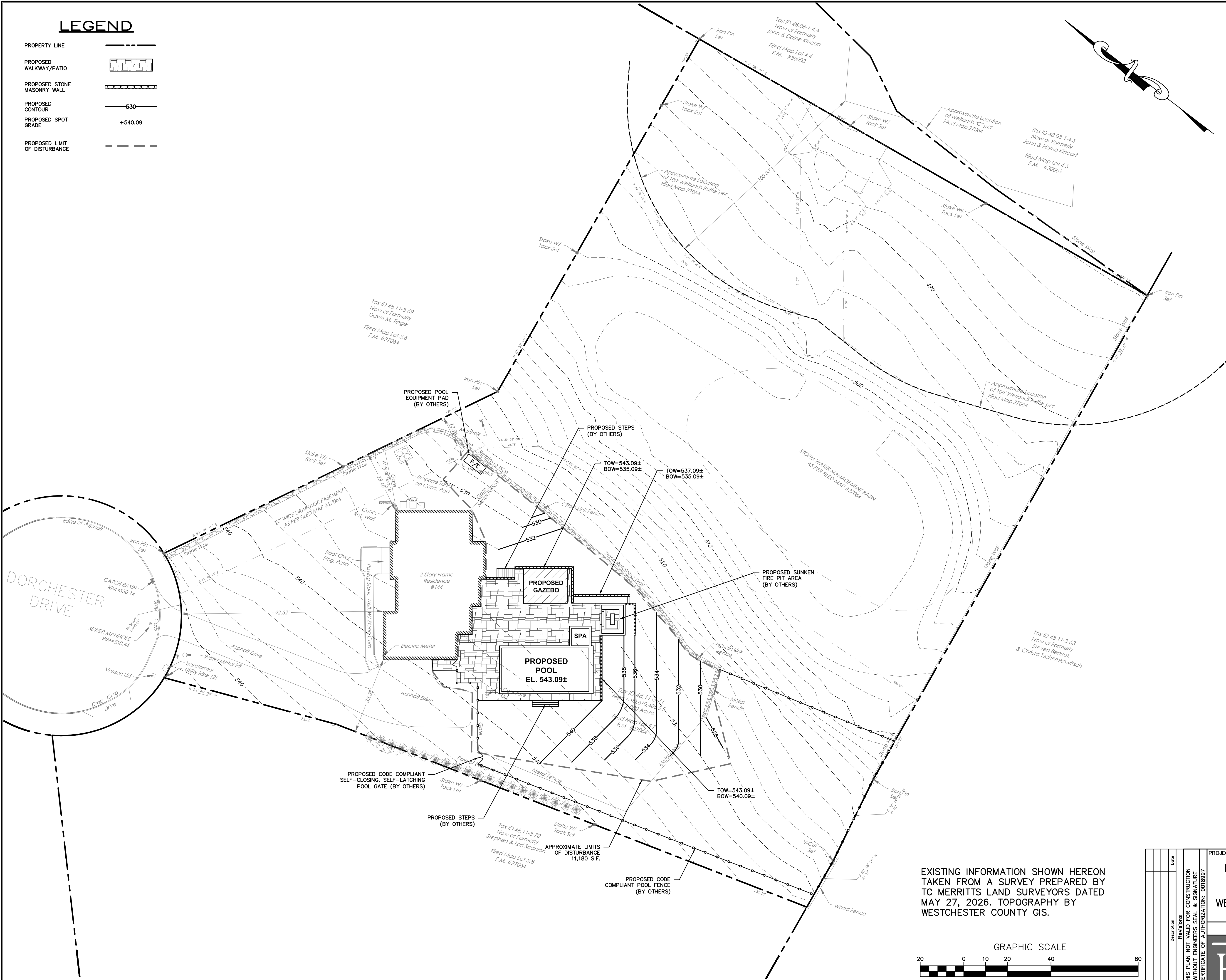
<table><tr><td>No.</td><td>Revisions</td><td>Date</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Revisions	Date										PROJECT: PROPOSED POOL & ALTERATIONS 144 DORCHESTER AVENUE TOWN OF YORKTOWN WESTCHESTER COUNTY – NEW YORK	<table><tr><td colspan="2">EXPIRES: 05/31/29</td></tr><tr><td>Date:</td><td>08/27/26 Sheet: 2</td></tr><tr><td>Scale:</td><td>1" = 30'</td></tr><tr><td>Designed By:</td><td>N.S.</td></tr><tr><td>Checked By:</td><td>M.S.</td></tr><tr><td>Sheet No.</td><td>3</td></tr></table>	EXPIRES: 05/31/29		Date:	08/27/26 Sheet: 2	Scale:	1" = 30'	Designed By:	N.S.	Checked By:	M.S.	Sheet No.	3
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EXISTING CONDITIONS PLAN																										
<table><tr><td>HEC</td><td>HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2026</td></tr></table>		HEC	HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2026																							
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<table><tr><td colspan="2">THIS PLAN NOT VALID FOR CONSTRUCTION & WITHOUT ENGINEERS SEAL & SIGNATURE CERTIFICATE OF AUTHORIZATION: 0018997</td></tr></table>		THIS PLAN NOT VALID FOR CONSTRUCTION & WITHOUT ENGINEERS SEAL & SIGNATURE CERTIFICATE OF AUTHORIZATION: 0018997																								
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LEGEND

- PROPERTY LINE
--- --
- PROPOSED WALKWAY/PATIO
[Pattern]
- PROPOSED STONE MASONRY WALL
[Pattern]
- PROPOSED CONTOUR
-530-
- PROPOSED SPOT GRADE
+540.09
- PROPOSED LIMIT OF DISTURBANCE
- - - -



INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY – FINAL GRADING

REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – LANDSCAPING

SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL.
BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – FINAL LANDSCAPING

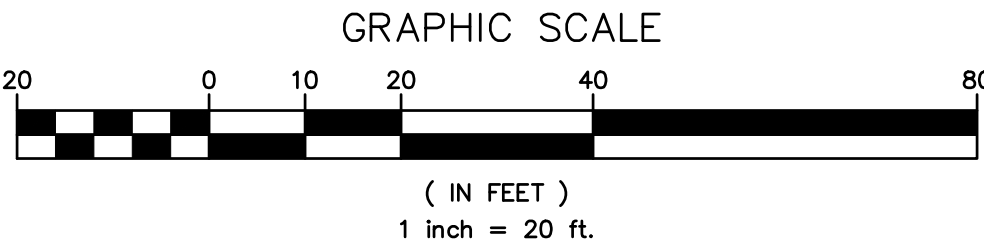
GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – FINAL INSPECTION

ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

DORCHESTER DRIVE

EXISTING INFORMATION SHOWN HEREON
TAKEN FROM A SURVEY PREPARED BY
TC MERRITTS LAND SURVEYORS DATED
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PROJECT:		PROPOSED POOL & ALTERATIONS 144 DORCHESTER AVENUE TOWN OF YORKTOWN WESTCHESTER COUNTY – NEW YORK	
EXISTING CONDITIONS PLAN		HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2026	
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE CERTIFICATE OF AUTHORIZATION: 0018997		EXPIRES: 05/31/29 Date: 08/27/26 Sheet: 1 Scale: 1" = 20' Designed By: N.S. Checked By: M.S. Sheet No. 3	



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