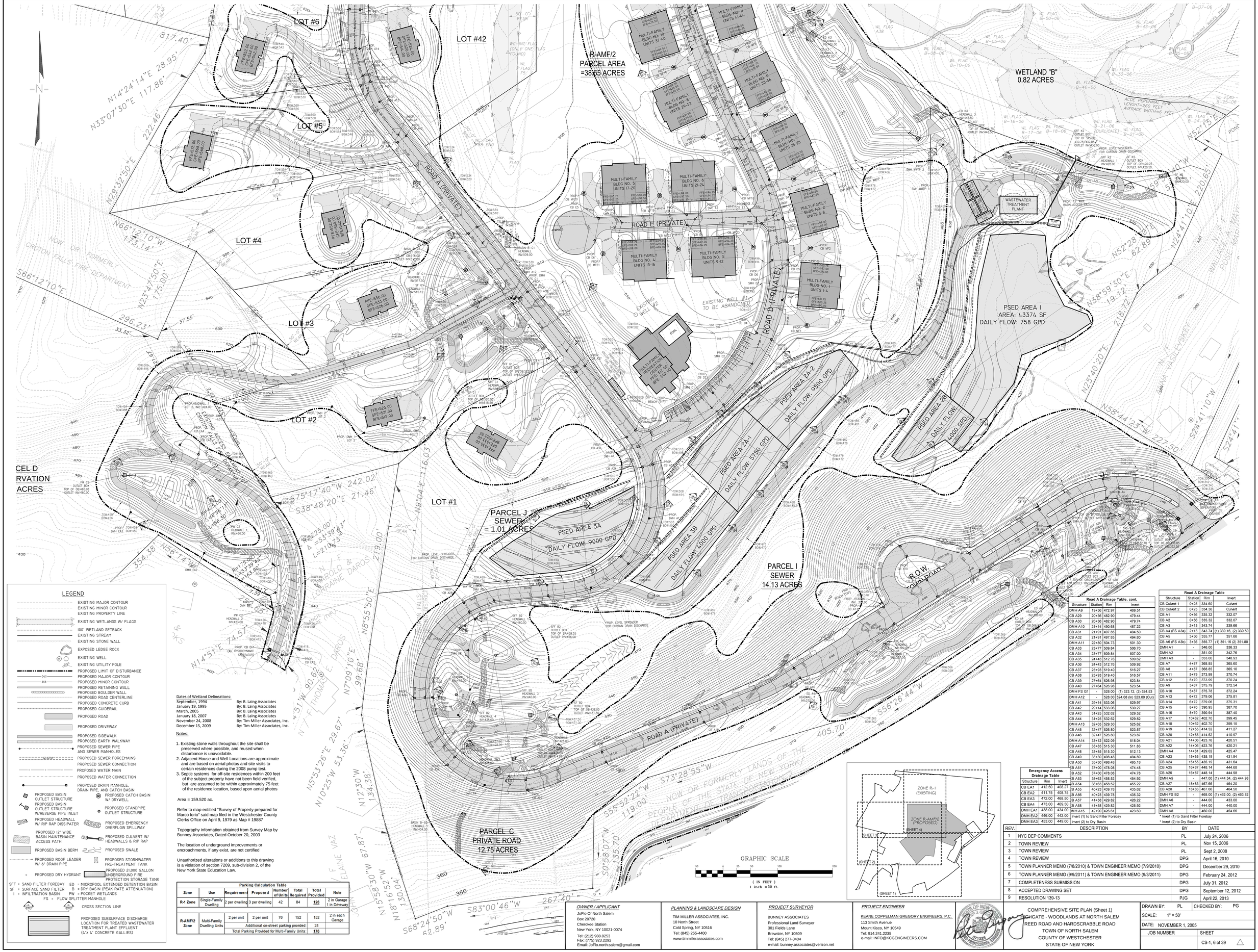

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING WETLANDS W/ FLAGS
- 100' WETLAND SETBACK
- EXISTING STREAM
- EXISTING STONE WALL
- EXPOSED LEDGE ROCK
- EXISTING WELL
- EXISTING UTILITY POLE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED BOULDER WALL
- PROPOSED ROAD CENTERLINE
- PROPOSED CONCRETE CURB
- PROPOSED GUIDERAIL
- PROPOSED ROAD
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED EARTH WALKWAY
- PROPOSED SEWER PIPE AND SEWER MANHOLES
- PROPOSED SEWER FORCEMAINS
- PROPOSED SEWER CONNECTION
- PROPOSED WATER MAIN
- PROPOSED WATER CONNECTION
- PROPOSED DRAIN MANHOLE, DRAIN PIPE, AND CATCH BASIN
- PROPOSED BASIN OUTLET STRUCTURE
- PROPOSED CATCH BASIN W/ DRYWELL
- PROPOSED BASIN OUTLET STRUCTURE W/REVERSE PIPE INLET
- PROPOSED STANDPIPE OUTLET STRUCTURE
- PROPOSED HEADWALL W/ RIP RAP DISSIPATER
- PROPOSED EMERGENCY OVERFLOW SPILLWAY
- PROPOSED 12' WIDE BASIN MAINTENANCE ACCESS PATH
- PROPOSED CULVERT W/ HEADWALLS & RIP RAP
- PROPOSED BASIN BERM
- PROPOSED SWALE
- PROPOSED ROOF LEADER W/ 6" DRAIN PIPE
- PROPOSED STORMWATER PRE-TREATMENT TANK
- PROPOSED DRY HYDRANT
- PROPOSED 21,000 GALLON UNDERGROUND FIRE PROTECTION STORAGE TANK
- SFF = SAND FILTER FOREBAY
- SF = SURFACE SAND FILTER
- I = INFILTRATION BASIN
- FS = FLOW SPLITTER MANHOLE
- ED = MICROPOOL EXTENDED DETENTION BASIN
- B = DRY BASIN (PEAK RATE ATTENUATION)
- PW = POCKET WETLANDS
- CROSS SECTION LINE
- PROPOSED SUBSURFACE DISCHARGE LOCATION FOR TREATED WASTEWATER TREATMENT PLANT EFFLUENT (4'x 4' CONCRETE GALLIES)

Dates of Wetland Delineations:

September, 1994	By: B. Laing Associates
January 19, 1995	By: B. Laing Associates
March, 2005	By: B. Laing Associates
January 18, 2007	By: B. Laing Associates
November 24, 2008	By: Tim Miller Associates, Inc.
December 15, 2009	By: Tim Miller Associates, Inc.

Notes:

1. Existing stone walls throughout the site shall be preserved where possible, and reused when disturbance is unavoidable.
2. Adjacent House and Well Locations are approximate and are based on aerial photos and site visits to certain residences during the 2008 pump test.
3. Septic systems for off-site residences within 200 feet of the subject property have not been field verified, but are assumed to be within approximately 75 feet of the residence location, based upon aerial photos

Area = 159.520 ac.

Refer to map entitled "Survey of Property prepared for Marco Iorio" said map filed in the Westchester County Clerks Office on April 9, 1979 as Map # 19887

Topography information obtained from Survey Map by Bunney Associates, Dated October 20, 2003

The location of underground improvements or encroachments, if any exist, are not certified

Unauthorized alterations or additions to this drawing is a violation of section 7209, sub-division 2, of the New York State Education Law.

Parking Calculation Table

Zone	Use	Requirement	Proposed	Number of Units	Total Required	Total Provided	Note
R-1 Zone	Single-Family Dwelling	2 per dwelling	3 per dwelling	42	84	126	2 in Garage 1 in Driveway
R-AMF/2 Zone	Multi-Family Dwelling Units	2 per unit	2 per unit	76	152	152	2 in each Garage
		Additional on-street parking provided:				24	
		Total Parking Provided for Multi-Family Units:				176	

Road A Drainage Table, cont.

Structure	Station	Rim	Invert
DMH A9	19+36	472.97	469.51
CB A29	20+36	482.90	479.44
CB A30	20+36	482.90	479.74
DMH A10	21+14	490.68	487.22
CB A31	21+91	497.85	494.50
CB A32	21+91	497.85	494.80
DMH A11	22+80	504.73	501.30
CB A33	23+77	509.84	506.70
CB A34	23+77	509.84	507.00
CB A35	24+43	512.76	509.62
CB A36	24+43	512.76	509.92
CB A37	25+93	519.40	516.27
CB A38	25+93	519.40	516.57
CB A39	27+64	526.98	523.84
CB A40	27+64	526.98	523.54
DMH FS G1	-	528.00	(1) 523.12, (2) 524.53
DMH A12	-	528.00	524.08 (in) 523.00 (Out)
CB A41	29+14	533.06	529.97
CB A42	29+14	533.06	530.27
CB A43	31+25	532.62	529.52
CB A44	31+25	532.62	529.82
DMH A13	32+05	529.30	525.62
CB A45	32+47	526.80	523.57
CB A46	32+47	526.80	523.87
DMH A14	33+12	522.09	518.04
CB A47	33+85	515.30	511.83
CB A48	33+85	515.30	512.13
CB A49	35+30	498.48	494.89
CB A50	35+30	498.46	495.18
CB A51	37+00	478.08	474.48
CB A52	37+00	478.08	474.78
CB A53	38+63	458.52	454.92
CB A54	38+63	458.52	455.22
CB A55	40+23	439.78	435.62
CB A56	40+23	439.78	435.32
CB A57	41+58	429.82	426.22
CB A58	41+58	429.82	425.92
DMH A15	42+90	426.61	423.60
DMH EA2	446.00	442.00	Invert (1) to Sand Filter Forebay
DMH EA3	453.00	449.00	Invert (2) to Dry Basin

Road A Drainage Table

Structure	Station	Rim	Invert
CB Culvert 1	0+25	334.00	Culvert
CB Culvert 2	0+25	334.36	Culvert
CB A1	0+56	335.32	332.07
CB A2	0+56	335.32	332.07
CB A3	2+13	343.74	339.66
CB A4 (FS A3a)	2+13	343.74	(1) 339.16, (2) 339.50
CB A5	3+36	355.77	351.66
CB A6 (FS A3b)	3+36	355.77	(1) 351.16 (2) 351.80
DMH A1	-	346.00	336.33
DMH A2	-	351.00	342.76
DMH A3	-	353.00	348.93
CB A7	4+87	368.85	365.60
CB A8	4+87	368.85	365.10
CB A11	5+79	373.99	370.74
CB A12	5+79	373.99	370.24
CB A9	5+87	375.79	372.54
CB A10	5+87	375.78	372.24
CB A13	6+72	379.06	375.81
CB A14	6+72	379.06	375.31
CB A15	8+70	390.95	387.70
CB A16	8+70	390.94	387.40
CB A17	10+62	402.70	399.45
CB A18	10+62	402.70	399.15
CB A19	12+55	414.52	411.27
CB A20	12+55	414.52	410.97
CB A21	14+06	423.76	420.51
CB A22	14+06	423.76	420.21
DMH A4	14+81	429.02	425.47
CB A23	15+55	435.19	431.94
CB A24	15+55	435.19	431.64
CB A25	16+87	448.14	444.88
CB A26	16+87	448.14	444.98
DMH A5	-	447.00	(1) 444.34, (2) 444.98
CB A27	18+83	467.66	464.20
CB A28	18+83	467.66	464.50
DMH FS B2	-	468.00	(1) 462.00, (2) 463.82
DMH A6	-	444.00	433.00
DMH A7	-	444.00	440.00
DMH A8	-	460.00	454.66

Emergency Access Drainage Table

Structure	Rim	Invert
CB EA1	412.50	408.27
CB EA2	411.75	408.75
CB EA3	472.00	468.50
CB EA4	473.00	469.50
DMH EA1	438.00	434.00
DMH EA2	446.00	442.00
DMH EA3	453.00	449.00

* Invert (1) to Sand Filter Forebay
* Invert (2) to Dry Basin

REV.	DESCRIPTION	BY	DATE
1	NYC DEP COMMENTS	PL	July 24, 2006
2	TOWN REVIEW	PL	Nov 15, 2006
3	TOWN REVIEW	PL	Sept 2, 2008
4	TOWN REVIEW	DPG	April 16, 2010
5	TOWN PLANNER MEMO (7/8/2010) & TOWN ENGINEER MEMO (7/9/2010)	DPG	December 29, 2010
6	TOWN PLANNER MEMO (9/9/2011) & TOWN ENGINEER MEMO (9/3/2011)	DPG	February 24, 2012
7	COMPLETENESS SUBMISSION	DPG	July 31, 2012
8	ACCEPTED DRAWING SET	DPG	September 12, 2012
9	RESOLUTION 139-13	PJG	April 22, 2013

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STATE OF NEW YORK — ALAN P. GREGORY — 071295 — LICENSED PROFESSIONAL ENGINEER

COMPREHENSIVE SITE PLAN (Sheet 1)
HIGHGATE - WOODLANDS AT NORTH SALEM
REED ROAD AND HARDSCRABBLE ROAD
TOWN OF NORTH SALEM
COUNTY OF WESTCHESTER
STATE OF NEW YORK

DRAWN BY:	PL
CHECKED BY:	PG
SCALE:	1" = 50'
DATE:	NOVEMBER 1, 2005
JOB NUMBER	
SHEET	CS-1, 6 of 39