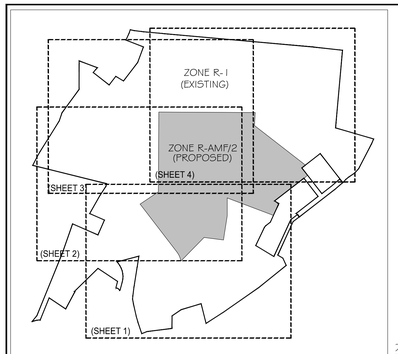

Road C Drainage Table			
Structure	Station	Rim	Invert
CB C1	0+46	426.65	422.55
CB C2	0+46	426.65	422.25
CB C3	2+06	432.93	428.83
CB C4	2+06	432.93	428.53
DMH FS G5	-	443.00	(1) 436.12 (2) 438.00
DMH C1	-	448.00	444.00
CB C5	3+67	448.05	444.42
CB C6	3+67	448.05	444.12
CB C7	5+35	464.85	461.22
CB C8	5+35	464.85	461.52
CB C9	7+00	481.35	477.72
CB C10	7+00	481.35	478.02
DMH C2	7+90	490.39	486.72
CB C11	8+40	495.17	491.72
CB C12	8+40	495.17	492.02
DMH FS K5	-	509.00	(1) 505.00, (2) 506.50
DMH C3	-	507.00	503.86 (In) 499.00 (Out)
CB C13	10+77	510.34	507.19
CB C14	10+77	510.34	506.89
CB C15	11+97	514.68	511.53
CB C16	11+97	514.68	511.23
CB C17	13+29	519.17	515.89
CB C18	13+29	519.17	516.19

Single Family Lots Drainage Table			
Structure	Rim	Invert	
CB 1 Lot 9	456.50	453.50	
CB 1 Lot 13	481.50	478.50	
CB 1 Lot 14	448.75	446.08	
CB 2 Lot 14	450.50	445.40	
CB 3 Lot 14	446.50	444.33	
CB 4 Lot 14	446.00	443.25	
CB 1 Lot 15	440.50	437.50	
CB 1 Lot 16	419.50	416.50	
CB 1 Lot 17	437.00	434.33	
CB 2 Lot 17	437.00	434.17	
CB 1 Lot 18	447.00	444.00	
CB 1 Lot 19	468.00	464.00	
CB 2 Lot 19	467.00	463.50	
CB 1 Lot 20	485.00	481.00	
CB 2 Lot 20	487.00	480.00	
CB 3 Lot 20	486.00	479.00	
CB 1 21	501.00	500.23	
DMH 1 Water Parcel	501.00	496.35	
DMH 2 Water Parcel	502.00	498.26	
DMH 1 Lot 36	500.25	494.02	
DMH 2 Lot 36	500.00	496.94	
DMH 3 Lot 36	498.00	490.95	
DMH 4 Lot 36	496.50	489.50	
CB 1 Lot 37	491.75	489.25	
CB 2 Lot 37	491.75	488.80	
CB 1 Lot 38	475.00	471.50	
DMH FS G7	461.00	(1) 455.30, (2) 456.90	
DMH G1	456.00	452.00	
DMH G2	450.00	442.00	
DMH G3	443.00	433.68	
DMH G4	436.00	432.00	
DMH 1 - ED K5	474.00	470.00	

* Invert (1) to Sand Filter Forebay

* Invert (2) by Basin/E-Detention Basin

Road C sewer Table			
Structure	Station	Rim	Invert
SMH C1	3+32	444.74	438.24
SMH C2	4+47	456.24	450.15
SMH C3	5+62	467.74	462.06
SMH C4	6+85	480.04	474.30
SMH C5	8+05	492.03	486.12
SMH C6	10+50	509.64	504.63
SMH C7	13+00	518.38	512.98

Road C to Pump Station 3 Sewer Table		
Structure	Rim	Invert
SMH PS 4	480.00	471.66
SMH PS 3	477.00	466.44
SMH PS 2	470.00	463.40
SMH PS 1	471.00	462.26

Road B Drainage Table			
Structure	Station	Rim	Invert
CB B1	0+29	426.34	420.81
CB B2	0+29	426.86	423.00
CB B3	0+70	427.06	419.99
CB B4	0+70	427.06	422.44
CB B5	2+40	433.21	428.78
CB B6	2+40	433.21	429.08
CB B7	4+22	449.31	446.19
CB B8	4+22	449.31	445.79
CB B9	5+75	464.70	461.15
CB B10	5+75	464.70	461.35
CB B11	7+70	483.68	480.26
CB B12	7+70	483.68	480.56

Road B Sewer Table			
Structure	Station	Rim	Invert
SMH B1	1+20	428.17	423.50
SMH B2	2+20	432.19	425.71
SMH B3	3+56	442.96	437.55
SMH B4	4+75	454.88	448.48
SMH B5	7+25	479.89	475.75
SMH B6	8+90	489.84	484.64

Road A Drainage Table			
Structure	Station	Rim	Invert
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	498.48	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

Road A Sewer Table			
Structure	Station	Rim	Invert
SMH A7	34+52	508.03	502.60
SMH A8	36+80	480.67	475.24
SMH A9	39+30	450.67	445.24
SMH A10	41+00	433.40	424.04
SMH A11	-	430.50	422.62

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	

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.

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.

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
- 560 PROPOSED MAJOR CONTOUR
- 556 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 ED = MICROPOOL EXTENDED DETENTION BASIN
SF = SURFACE SAND FILTER B = DRY BASIN (PEAK RATE ATTENUATION)
I = INFILTRATION BASIN PW = POCKET WETLANDS
FS = FLOW SPLITTER MANHOLE

CROSS SECTION LINE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch =50 ft.

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

OWNER / APPLICANT
JoFlo Of North Salem
Box 20720
Cherokee Station
New York, NY 10021-0074
Tel: (212) 988.8253
Fax: (775) 923.2292
Email: JoFlo.north.salem@gmail.com

PLANNING & LANDSCAPE DESIGN
TIM MILLER ASSOCIATES, INC.
10 North Street
Cold Spring, NY 10516
Tel: (845) 265-4400
www.timmillerassociates.com

PROJECT SURVEYOR
BUNNEY ASSOCIATES
Professional Land Surveyor
301 Fields Lane
Brewster, NY 10509
Tel: (845) 277-3404
e-mail: bunney.associates@verizon.net

PROJECT ENGINEER
KEANE COPPELMAN GREGORY ENGINEERS, P.C.
113 Smith Avenue
Mount Kisco, NY 10549
Tel: 914.241.2235
e-mail: INFO@KCGENGINEERS.COM

STATE OF NEW YORK — 071996 — LICENSED PROFESSIONAL ENGINEER

COMPREHENSIVE SITE PLAN (Sheet 3)
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-3, 8 of 39