

Site Data:
 Tax Map No.: 5-1735-19
 Zone: R-MF/4
 Area: 39,995 AC ±
 Proposed Use: Multi-family Residential

Owner:
 June Road Properties LLC
 150 Oscoleta Road
 Ridgefield, CT 06877

Applicant:
 Wilder Baiter Partners, Inc.
 570 Taxter Road, 6th Floor
 Elmsford, NY 10523

R-MF/4 District Requirements:
 Multi-family dwelling units:
 4 dwelling units per acre = 160 units

Parking Calculation:
 75 units @ 1 space/unit = 75 spaces
 150 bedrooms @ 1/3 space/bedroom = 50 spaces
 Total spaces required = 125 spaces
 Total spaces provided = 190 spaces
 150 spaces in garages and 40 spaces for visitors and recreation area

LEGEND

	Property Line
	Existing Brush Line
	Existing Hedgerow
	Existing Trees
	Existing Stone Wall
	Existing Stone Wall to be Removed
	Existing Rocks
	Existing Treeline
	Existing Dirt Trail
	Existing Wetland Limit Line with Flags
	Wetland Buffer
	Existing Watercourse
	Existing Fence
	Existing Building
	Existing Utility Pole With Overhead Wires
	Proposed Building
	Proposed Curb
	Proposed Retaining Wall

- General Notes:**
1. Topography and existing features shown herein is based upon aerial photography dated April 14, 2003 and was photogrammetrically compiled. Elevations shown herein conform to the North American Vertical Datum of 1988 (N.A.V.D., 1988). Contour interval is 2 feet.
 2. Property line shown herein is based upon map entitled "Topographic Survey of Property Situate in the Town of North Salem Westchester County New York" dated March 9, 2000 prepared by Bunny Associates.
 3. Wetland Limits indicated on this plan delineated by Tim Miller Associates in December, 2005 and survey located by Insite Engineering, Surveying, and Landscape Architecture, P.C.
 4. The subject property is not located within a water district.
 5. The subject property is not located within a sewer district.
 6. There are no known underground utilities on the subject property.
 7. There are no existing structures located on the subject property.
 8. There are no known ledge outcroppings on the subject property. The existing conditions and topographic information are based on aerial photography and no ledge or rock outcroppings were detected.
 9. There are no floodways or special flood hazard areas on the subject property in accordance with the official Flood Insurance Rate Map and Flood Boundary and Floodway Map.
 10. It shall be the contractor's responsibility to identify and protect all underground utilities. The contractor shall contact DIG SAFETY NEW YORK at 1-800-962-7962 and any other required utility locators prior to the start of construction.
 11. Section 18-39 of the "Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources" was referenced with regard to the construction of an impervious surface within the limiting distance of the watercourse of wetland.
 12. All new utilities (electric, cable, telephone, etc.) shall be installed underground.
 13. Proposed water, sewer and storm drainage systems to be generally installed within roadway areas.
 14. The sight distance at the proposed access road intersection looking left and right is in excess of 500 feet.

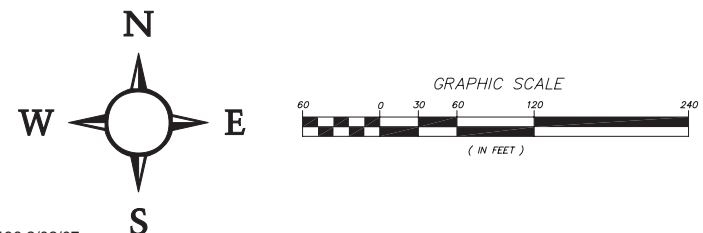


Figure 14-3: Previous 75 Unit Plan
Salem Hunt
 Town of North Salem, Westchester County, New York
 Source: Insite Engineering, Surveying & Landscape Architecture, P.C.
 Date: 11/28/06
 Scale: Graphic