LOT #6
LOT #42
R-AMF/2
PARCEL AREA
=38.65 ACRES
WETLAND "B"
0.82 ACRES
LOT #5
ROAD A (PRIVATE)
ROAD E (PRIVATE)
ROAD D (PRIVATE)
LOT #4
LOT #3
LOT #2
LOT #1
PSED AREA 1
AREA: 43374 SF
DAILY FLOW: 758 GPD
PSED AREA 2A-2
DAILY FLOW: 9500 GPD
PSED AREA 2A-1
DAILY FLOW: 5750 GPD
PSED AREA 2B
DAILY FLOW:
1000 GPD
PARCEL J
SEWER
= 1.01 ACRES
PSED AREA 3A
DAILY FLOW: 9000 GPD
PSED AREA 3B
DAILY FLOW: 4000 GPD
PARCEL I
SEWER
14.13 ACRES
R.O.W.
WALDRAN
ROAD A (PRIVATE)
REED
ROAD
PARCEL C
PRIVATE ROAD
12.75 ACRES

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
- 365 PROPOSED MAJOR CONTOUR
- 358 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
- (2) 5FM PROPOSED SEWER FORCEMAINS
- PROPOSED WATER MAIN
- 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
- PROPOSED SUBSURFACE DISCHARGE LOCATION FOR TREATED WASTEWATER TREATMENT PLANT EFFLUENT (4' x 4' CONCRETE GALLIES)

EROSION CONTROL LEGEND

- TEMPORARY DIVERSION SWALE WITH STONE CHECK DAMS
- SILT FENCE TO BE INSTALLED DOWNHILL OF ALL CONSTRUCTION ACTIVITIES
- GRAVEL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE
- SWALE WITH STONE CHECK DAMS

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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.

Note:
Existing stone walls throughout the site shall be preserved where possible, and reused when disturbance is unavoidable.

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.

ZONE R- I (EXISTING)
ZONE RMF2 (PROPOSED)
(SHEET 4)
(SHEET 3)
(SHEET 2)
(SHEET 1)

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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e-mail: INFO@KCGENGINEERS.COM

STATE OF NEW YORK
PETER J. LAGONEGRO
071226
LICENSED PROFESSIONAL ENGINEER

EROSION CONTROL SITE PLAN (Sheet 1)
HIGGATE - 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: DC
SCALE: 1" = 50'	
DATE: NOVEMBER 1, 2005	
JOB NUMBER	SHEET
	EC-1, 19 of 39