

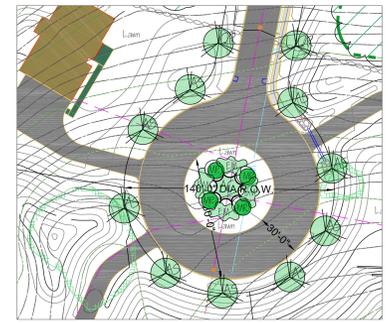


- Wetland and Buffer Mitigation Areas**
- The wetland and buffer mitigation effort is intended to offset impact on buffers as a result of project development. During the course of development a very minor area of wetland (.002 acres) will be impacted but a more significant area of buffers (4.7 acres) will be impacted as a result of project grading.
 - In areas noted on the plans as Wetland & Buffer Management areas it is intended to remove invasive, non-native plants such as Barberry, Japanese Knotweed and Purple Loosestrife. These plants will be manually harvested and the remaining stem areas will be treated with an herbicide. This activity will occur in areas not being physically impacted by development, and is intended to improve the functioning of existing, naturally occurring wetlands. This area is 7.5 acres in size.
 - In Wetland Buffer Enhancement areas project development will disturb existing wetland buffers. In these disturbed areas, and in some instances adjacent areas not previously falling into the definition of buffers but being adjacent to disturbed buffers, the surface will be reworked and planted with a mix of seed and individual plants. The sites will be to reconstitute a highly functioning ecosystem in the disturbed buffer areas with plant materials typical of such locations. This area is 2.1 acres in size. The plants complementing the seed mix will be woody materials (vs. herbaceous plants). These plants will be installed at the rate of 40 trees and 60 shrubs per acre, thereby achieving nearly fully wooded conditions at maturity of the plants. Refer to the plant list below for a representative sampling of woody plants. Planting layout will be determined in the field and will reflect existing conditions at the time of planting. Plants may be grouped by species or mixed, or a combination of both, to best create a diversified species mix in a naturalistic layout. The Plant List below identifies the types of woody plants anticipated to be used, and the recommended seed mix.

Wetland Buffer Plant List

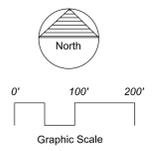
Abb.	Botanical Name	Common Name	Size
Trees			
AC	<i>Amelanchier canadensis</i>	Shadbush	6'-8' Ht.
AR	<i>Acer rubrum</i>	Red Maple	8'-10' Ht.
PN	<i>Petalia nigra</i>	River Birch	6'-8' clump
LS	<i>Liquidambar styraciflua</i>	Sweetgum	8'-10' Ht.
QP	<i>Quercus palustris</i>	Pin Oak	8'-10' Ht.
Shrubs			
CS	<i>Cornus sericea</i>	Red Twig Dogwood	2'-2.5' Ht.
WR	<i>Ilex verticillata</i>	Winterberry	2'-2.5' Ht.
SP	<i>Salix discolor</i>	Pussy Willow	5'-6' Ht.
VD	<i>Viburnum dentatum</i>	Arrowwood	5'-4' Ht.
VT	<i>Viburnum trilobum</i>	Cranberrybush	5'-4' Ht.

* Plants to be used at a proportion of approximately two shrubs per each tree, and in relatively equal amounts within these groups assuming availability. Field placement to be at direction of the landscape architect. Any changes in species or sizes to be subject to the approval of the landscape architect. Plants to be healthy and in good form at the time of planting and to be warranted for some for one year thereafter.



Cul de Sac Planting Detail
Scale: 1" = 40'

Stone Wall Notes:
1. Existing stone walls throughout the site shall be preserved where possible and reused when disturbance is unavoidable. Preferred locations for reused walls is in complementing site plan features such as addresses, project entrances, etc. Reused stone wall material to be dry laid, not to exceed 30" in height.



- Legend**
- Street Trees
 - Coniferous Trees
 - Minor Trees
 - Shrubs, Hedges & Herbaceous Masses
 - Benches
 - Wetland & Buffer Management
 - Wetland Buffer Enhancement

WETLANDS LINE FLAGGED BY THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION, ON 10/31/06, LOCATED BY BUNNEY ASSOCIATES, 10/06. AREA = 159.920 AC.

REFER TO MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR MARCO (DDB) SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON APRIL 9, 1979 AS MAP NO. 19887"

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

Notes:
1. All base data by others. No representation or warranty is expressed or implied as to accuracy of same.
2. The Landscape Design plan is for illustration of plant material purposes only. Please refer to Engineer or Surveyor drawings for all other site plan and site features information.
3. Developer/ builder is responsible for maintaining a safe site during construction and until future owners take possession of the site, or portions thereof, at which time the new owners will take full responsibility for maintaining a safe site through proper maintenance, modification and/or replacement of plant material as necessary.

<p>OWNER / APPLICANT JoFlo Of North Salem Box 20720 Cherokee Station New York, NY 10021-0074 Tel: (212) 988-8253 Tel: (775) 923-2292 Email: joflo@north-salem@gmail.com</p>	<p>PLANNING & LANDSCAPE DESIGN TIM MILLER ASSOCIATES, INC. 10 North Street Cold Spring, NY 10516 Tel: (845) 265-4400 www.timillerassociates.com</p>	<p>PROJECT SURVEYOR BUNNEY ASSOCIATES Professional Land Surveyor 301 Fields Lane Brewster, NY 10509 Tel: (845) 277-3404 email: bunney.associates@verizon.net</p>	<p>PROJECT ENGINEER KEANE COPPELMAN GREGORY ENGINEERS, P.C. 113 Smith Avenue Mount Kisco, NY 10549 Tel: 914.241.2235 email: INFO@KCGENGINEERS.COM</p>
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<p>LANDSCAPE & WETLAND BUFFER MITIGATION PLAN & LIGHTING PLAN HIGHGATE - WOODLANDS AT NORTH SALEM REED ROAD AND HARDSCRABBLE ROAD TOWN OF NORTH SALEM COUNTY OF WESTCHESTER STATE OF NEW YORK</p>	<p>DRAWN BY: SL SCALE: 1" = 100' DATE: NOVEMBER 1, 2005 JOB NUMBER: SHEET LS-1, 23 of 39</p>	<p>CHECKED BY: DATE: APRIL 22, 2013</p>
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REV	DESCRIPTION	BY	DATE
1	In House Comments		4-27-2010
2	In House Comments		5-10-2010
3	Miscellaneous Town Comments		8-16-2010
4	Miscellaneous Town Comments		1-5-2011
5	TOWN PLANNER MEMO (7/8/2010) & TOWN ENGINEER MEMO (7/9/2010)		December 29, 2010
6	TOWN PLANNER MEMO (9/9/2011) & TOWN ENGINEER MEMO (9/3/2011)		February 24, 2012
7	APPROVED DRAWING SET		September 12, 2012
8	RESOLUTION 139-13		April 22, 2013