

- Proposed Phasing General Guidelines**
1. Utility Markouts Shall be provided prior to Construction
  2. All Construction Limit Fencing to be installed Prior to Construction
  3. All Erosion Control Devices to be installed Prior to Construction and Constructed in accordance with the "NYS Standards and Specifications for Erosion and Sediment Control, Latest Edition."
  4. Survey Stakeout Prior to Construction
  5. Although phases are larger than 5 acres, disturbed areas are to be limited to as small an area as possible, not to exceed 5 acres
  6. Site shall be stabilized on a regular basis
  7. All Erosion Control Devices shall be monitored as stated in the "New York State Standards and Specifications for Erosion and Sediment Control, Latest Edition."

- Proposed Phasing Plan**
- Phase 1**
- Construct Road "A" from Reed Road to Station 31+00 including Retaining Walls and associated Drainage Basins including Catch Basins, Drain Manholes, and Pipes.
  - Rock Processing Equipment in area of proposed turn around
  - Construct Water Treatment Plant, access road, install well feed lines from wells to water treatment plant and install Water Mains
  - Construct Wastewater Treatment Plant and access road
  - Install Sewage Collection system from SMH A1 to A3, SMH D1 - D10, through Septic Tanks, Pump and Fields
  - Construct Single Family Houses on Lots 1, 2, 3 & 4
  - Rough Grade Road "E" From Road "A" to cul-de-sac
  - Rough Grade Road "F"
  - Multi-family Buildings 1, 2, 3, 4, 5, & 6 including associated Retaining Walls
  - Multi-family Clubhouse and Recreation
  - Install Landscaping Requirements for the finished areas of Construction
  - Construct Emergency Access Road from Sun Valley Drive
- Phase 2**
- Precast Concrete Box Culvert and Precast Concrete Bridge
  - Move Rock Processing Equipment to area of Multi-Family Unit 18
  - Rough Grade Road A from Station 31+00 through Intersection to Station 2+50 on Road B and associated Drainage
  - Install Water Main Road from Station 31+00 through Intersection of Road A, B & C
  - Install Sewage Collection from SMH A4 through Intersection of Road A, B & C
  - Install Lift Station and Force Mains to Plant
  - Construct Houses on Lots 5 - 9, 39 - 42
  - Construct Single Family Recreation Center
  - Construct Multi-family Buildings 7 - 19 including associated Retaining Walls
  - Finish construction of Road D, including association drainage, sewer and water services.
  - Finish construction of Road D, including association drainage, sewer and water services.
  - Install Landscaping Requirements for the finished areas of Construction

- Phase 3**
- Rough Grade Road B from Station 2+50 to cul-de-sac and install associated Drainage
  - Move Rock Processing Equipment to area of Cul-De-Sac
  - Install Water Main Road B from Station 2+50 to cul-de-sac
  - Install Sewage Collection from SMH B1 to End
  - Construct Houses on Lots 10 - 16
  - Finish construction of Road B, including drainage, sewer, and water services.
  - Install Landscaping Requirements for the finished areas of Construction

- Phase 4**
- Rough Grade Road C from Intersection to cul-de-sac and install associated Drainage
  - Move Rock Processing Equipment to area of Cul-De-Sac on Road C
  - Install Water Mains Road C from Intersection to Cul-De-Sac
  - Install Sewage Collection from SMH C1 to End, Install Lift Station and Force Mains
  - Construct Emergency Access Road from Road D to Road C
  - Construct Houses on Lots 17 - 38
  - Finish construction of Road C, including drainage, sewer, and water services.
  - Construct Road Road Improvements
  - Construct Walking Path
  - Install Landscaping Requirements for the finished areas of Construction

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

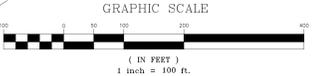
Topography information obtained from Survey Map by Bunney Associates, Dated October 20, 2003

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.

**LEGEND**

Phase	Area of Disturbance
PHASE 1	36.31 ACRES*
PHASE 2	15.17 ACRES*
PHASE 3	6.73 ACRES*
PHASE 4	21.92 ACRES* 1.16 ACRES (OFF-SITE)*
<b>TOTAL</b>	<b>82.13 ACRES (ON-SITE) TOTAL 1.16 ACRES (OFF-SITE)</b>

\*CONSTRUCTION DISTURBANCE IN EACH PHASE WILL NOT EXCEED 5 ACRES AT ANY TIME UNLESS OTHERWISE AUTHORIZED BY THE LOCAL MS4



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**PHASING PLAN**  
 HIGHGATE - WOODLANDS AT NORTH SALEM  
 REED ROAD AND HARDSCRABBLE ROAD  
 TOWN OF NORTH SALEM  
 COUNTY OF WESTCHESTER  
 STATE OF NEW YORK

<b>DRAWN BY:</b> PL	<b>CHECKED BY:</b> DC
<b>SCALE:</b> 1" = 100'	<b>DATE:</b> NOVEMBER 1, 2005
<b>JOB NUMBER</b>	<b>SHEET</b>
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