PROPOSED 6 DUPLEX BUILDINGS(12 UNITS)
10 TRIPLEX BUILDINGS (30 UNITS)
6 QUADRUPLEX BUILDINGS (24 UNITS)

(*)22 BUILDINGS (66 UNITS TOTAL)
All engineering plans will be revised to reflect 66 units for site plan review

CALCULATION OF BASE LOT AREA (W/ 0R W/O GROCREY STORE)			
	GROSS AREA	DEDUCTION %	NET AREA
SITE AREA	26.68	--	26.68
STATE WETLANDS / 100 YR FLOOD PLAINS	6.08	75%	-4.56
LOCAL WETLANDS	0.12	75%	-0.09
VERY STEEP SLOPES (<25%)	0.0	75%	-0.0
BASE LOT AREA			22.03 *

* NO DEDUCTION IS MADE FOR THE GROCERY STORE PARCEL, AS THE DEVELOPER BELIEVES THAT PROVIDING A GROCERY STORE IS A BENEFIT TO THE TOWN FOR WHICH HE REQUESTS RELIEF FROM THE 15% AFFORDABLE HOUSING REQUIREMENT.

CALCULATION OF MAXIMUM # OF UNITS	
2 DENSITY UNITS X BASE LOT AREA	44.06
# UNIT TYPES PER DENSITY UNIT (D.U.) :	
2 2-BR UNITS	
1.5 3-BR UNITS	
X = UMBER OF 2-BR UNITS	
Y = NUMBER OF 3-BR UNITS	
PROPOSED RATIO OF 2-BR UNITS TO 3-BR UNITS: X = $\frac{3}{4}$ Y	
THEREFORE:	
$\frac{1}{2}$ X + $\frac{2}{3}$ Y = 44.06	
$\frac{3}{2}$ ($\frac{1}{4}$) Y + $\frac{2}{3}$ Y = 44.06.	
$\frac{9}{8}$ Y + $\frac{2}{3}$ Y = $\frac{3}{2}$ Y = 44.06	
NUMBER OF 3-BR UNITS: Y = 30 .....(ROUNDED)	30
AND, # OF 2-BR UNITS: X = $\frac{3}{4}$ Y = 50.....(ROUNDED)	50
MAX. # OF UNITS.	80

PARKING SPACES	
	NUMBER OF SPACES
COMMERCIAL	122
RESIDENTIAL	300 (INCLUDES GARAGES, DRIVEWAYS & VISITORS)

US ROUTE 202 SITE ACCESS - SIGHT DISTANCE SUMMARY TABLE				
			AASHTO SIGHT DISTANCES	
		AVAILABLE SIGHT DISTANCE	STOPPING SIGHT DISTANCE	INTERSECTION SIGHT DISTANCE
LEFT TURN FROM SIGHT ACCESS	LOOKING LEFT	515 FT.	305 FT.	445 FT.
	LOOKING RIGHT	750 FT.	305 FT.	445 FT.
LEFT TURN FROM MAJOR ROAD	LEFT TURN ENTRY	545 FT.	305 FT.	325 FT.
	REAR END	735 FT.	305 FT.	-

NOTES:

AASHTO SIGHT DISTANCES ARE BASED ON 40 MPH OPERATING SPEED ALONG US ROUTE 202 IN THE VICINITY OF THE PROPOSED SITE ACCESS LOCATION OPPOSITE HERITAGE HILLS DRIVE.

THE PROPOSED SITE ACCESS DRIVEWAY APPROACH WILL BE ADDED TO THE EXISTING TRAFFIC SIGNAL CONTROL AT THIS INTERSECTION. THE AASHTO INTERSECTION SIGHT DISTANCES WOULD ONLY APPLY IN THE EVENT OF A TRAFFIC SIGNAL MALFUNCTION RESULTING IN A FLASHING OPERATION.

NYS ROUTE 100 SITE ACCESS - SIGHT DISTANCE SUMMARY TABLE				
			AASHTO SIGHT DISTANCES	
		AVAILABLE SIGHT DISTANCE	STOPPING SIGHT DISTANCE	INTERSECTION SIGHT DISTANCE
LEFT TURN FROM SIGHT ACCESS	LOOKING LEFT	700 FT. +	425 FT.	555 FT.
	LOOKING RIGHT	570 FT.	425 FT.	555 FT.
LEFT TURN FROM MAJOR ROAD	LEFT TURN ENTRY	700 FT. +	425 FT.	405 FT.
	REAR END	545 FT.	425 FT.	-

NOTES:

AASHTO SIGHT DISTANCES ARE BASED ON 50 MPH OPERATING SPEED ALONG NYS ROUTE 100 IN THE VICINITY OF THE PROPOSED SITE ACCESS LOCATION OPPOSITE HERITAGE HILLS DRIVE.

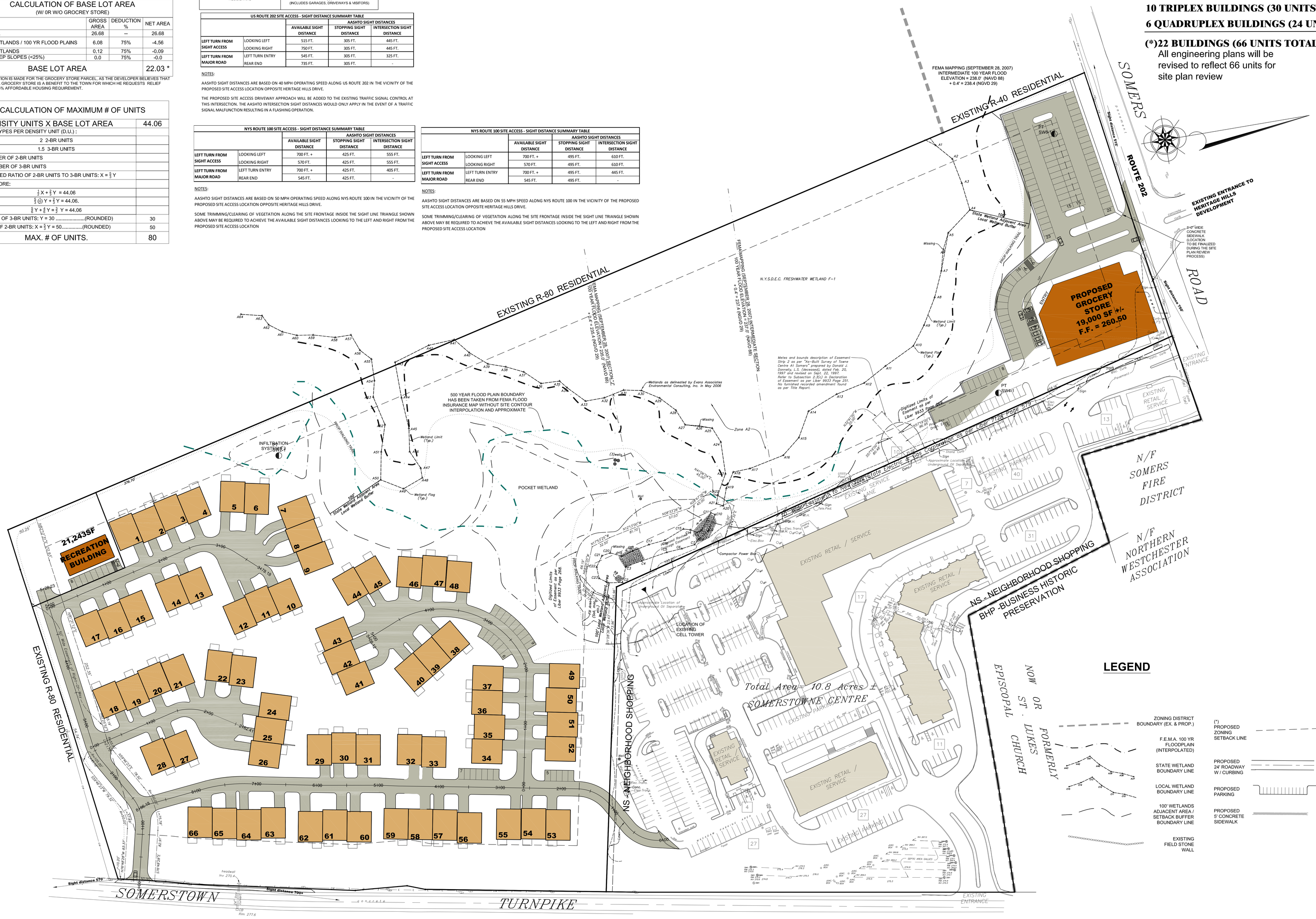
SOME TRIMMING/CLEARING OF VEGETATION ALONG THE SITE FRONTAGE INSIDE THE SIGHT LINE TRIANGLE SHOWN ABOVE MAY BE REQUIRED TO ACHIEVE THE AVAILABLE SIGHT DISTANCES LOOKING TO THE LEFT AND RIGHT FROM THE PROPOSED SITE ACCESS LOCATION

NYS ROUTE 100 SITE ACCESS - SIGHT DISTANCE SUMMARY TABLE				
			AASHTO SIGHT DISTANCES	
		AVAILABLE SIGHT DISTANCE	STOPPING SIGHT DISTANCE	INTERSECTION SIGHT DISTANCE
LEFT TURN FROM SIGHT ACCESS	LOOKING LEFT	700 FT. +	495 FT.	610 FT.
	LOOKING RIGHT	570 FT.	495 FT.	610 FT.
LEFT TURN FROM MAJOR ROAD	LEFT TURN ENTRY	700 FT. +	495 FT.	445 FT.
	REAR END	545 FT.	495 FT.	-

NOTES:

AASHTO SIGHT DISTANCES ARE BASED ON 55 MPH SPEED ALONG NYS ROUTE 100 IN THE VICINITY OF THE PROPOSED SITE ACCESS LOCATION OPPOSITE HERITAGE HILLS DRIVE.

SOME TRIMMING/CLEARING OF VEGETATION ALONG THE SITE FRONTAGE INSIDE THE SIGHT LINE TRIANGLE SHOWN ABOVE MAY BE REQUIRED TO ACHIEVE THE AVAILABLE SIGHT DISTANCES LOOKING TO THE LEFT AND RIGHT FROM THE PROPOSED SITE ACCESS LOCATION



LEGEND

- ZONING DISTRICT BOUNDARY (EX. & PROP.)
- (*) PROPOSED ZONING SETBACK LINE
- F.E.M.A. 100 YR FLOODPLAIN (INTERPOLATED)
- STATE WETLAND BOUNDARY LINE
- PROPOSED 24' ROADWAY W / CURBING
- LOCAL WETLAND BOUNDARY LINE
- PROPOSED PARKING
- 100' WETLANDS ADJACENT AREA / SETBACK BUFFER BOUNDARY LINE
- PROPOSED 5' CONCRETE SIDEWALK
- EXISTING FIELD STONE WALL

PLAN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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REVISIONS

DATE:	DESCRIPTION	BY/CK	DATE:	DESCRIPTION	BY/CK

STATE OF NEW YORK · TIMOTHY S. ALLEN · 073134 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY S. ALLEN, P.E.

CONCEPTUAL SITE PLAN
66 RESIDENTIAL UNITS

SOMERS CROSSINGS / BONIELLO
SOMERSTOWN TURNPIKE RTE 100
TOWN OF SOMERS , WESTCHESTER COUNTY ,NY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	3-4-16
SCALE:	1" = 50'
FILE:	----
DSGN / CHK:	SB
DRN. BY:	DK
SHT NO.	1 OF
DWG NO.	LP

PROPOSED 7 DUPLEX BUILDINGS(14 UNITS)
9 TRIPLEX BUILDINGS (27 UNITS)
6 QUADRUPLEX BUILDINGS (24 UNITS)
22 BUILDINGS (65 UNITS TOTAL)

CALCULATION OF BASE LOT AREA (W/ 0R W/O GROCREY STORE)			
	GROSS AREA	DEDUCTION %	NET AREA
SITE AREA	26.68	--	26.68
STATE WETLANDS / 100 YR FLOOD PLAINS	6.08	75%	-4.56
LOCAL WETLANDS	0.12	75%	-0.09
VERY STEEP SLOPES (<25%)	0.0	75%	-0.0
BASE LOT AREA			22.03 *

* NO DEDUCTION IS MADE FOR THE GROCERY STORE PARCEL, AS THE DEVELOPER BELIEVES THAT PROVIDING A GROCERY STORE IS A BENEFIT TO THE TOWN FOR WHICH HE REQUESTS RELIEF FROM THE 15% AFFORDABLE HOUSING REQUIREMENT.

CALCULATION OF MAXIMUM # OF UNITS	
2 DENSITY UNITS X BASE LOT AREA	44.06
# UNIT TYPES PER DENSITY UNIT (D.U.) :	
2 2-BR UNITS	
1.5 3-BR UNITS	
X = UMBER OF 2-BR UNITS	
Y = NUMBER OF 3-BR UNITS	
PROPOSED RATIO OF 2-BR UNITS TO 3-BR UNITS: X = $\frac{6}{5}$ Y	
THEREFORE:	
$\frac{2}{1}$ X + $\frac{3}{2}$ Y = 44.06	
$\frac{2}{1}$ ($\frac{6}{5}$) Y + $\frac{3}{2}$ Y = 44.06.	
$\frac{12}{5}$ Y + $\frac{3}{2}$ Y = $\frac{24}{10}$ Y = 44.06	
NUMBER OF 3-BR UNITS: Y = 30 .....(ROUNDED)	30
AND, # OF 2-BR UNITS: X = $\frac{6}{5}$ Y = 50.....(ROUNDED)	50
MAX. # OF UNITS.	80

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- ZONING DISTRICT BOUNDARY (EX. & PROP.)
- F.E.M.A. 100 YR FLOODPLAIN (INTERPOLATED)
- STATE WETLAND BOUNDARY LINE
- LOCAL WETLAND BOUNDARY LINE
- 100' WETLANDS ADJACENT AREA / SETBACK BUFFER BOUNDARY LINE
- EXISTING FIELD STONE WALL
- TEST PITS 1-15 7/15/2015
- TEST PITS A-S 9/24/2009
- (*) PROPOSED ZONING SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 24' ROADWAY W / CURBING
- PROPOSED PARKING
- PROPOSED 5' CONCRETE SIDEWALK

PLAN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

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			1-19-16		DK,SB

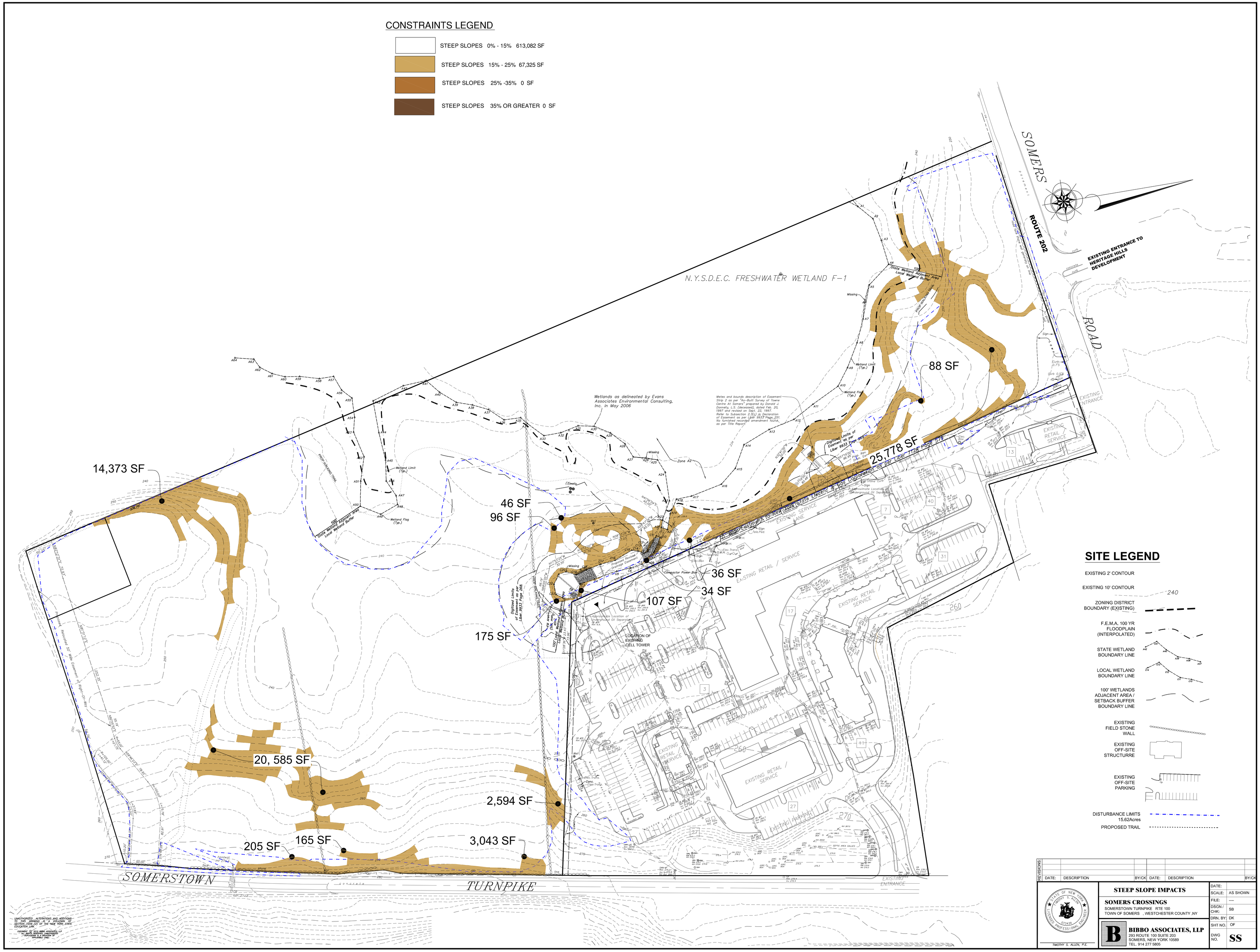
STATE OF NEW YORK · TIMOTHY S. ALLEN · 073434 · LICENSED PROFESSIONAL ENGINEER
TIMOTHY S. ALLEN, P.E.

PRELIMINARY GRADING PLAN
65 RESIDENTIAL UNITS

SOMERS CROSSINGS / BONIELLO
SOMERSTOWN TURNPIKE RTE 100
TOWN OF SOMERS , WESTCHESTER COUNTY ,NY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	9-3-15
SCALE:	1" = 50'
FILE:	----
DSGN / CHK:	SB
DRN. BY:	DK
SHT NO.	1 OF
DWG NO.	UP


CONSTRAINTS LEGEND
STEEP SLOPES 0% - 15% 613,082 SF
STEEP SLOPES 15% - 25% 67,325 SF
STEEP SLOPES 25% -35% 0 SF
STEEP SLOPES 35% OR GREATER 0 SF
SOMERS ROAD
ROUTE 202
EXISTING ENTRANCE TO HERITAGE HILLS DEVELOPMENT
N.Y.S.D.E.C. FRESHWATER WETLAND F-1
88 SF
25,778 SF
14,373 SF
46 SF
96 SF
36 SF
34 SF
107 SF
175 SF
20, 585 SF
2,594 SF
3,043 SF
205 SF
165 SF
SOMERSTOWN TURNPIKE
EXISTING RETAIL / SERVICE
EXISTING PARKING
LOCATION OF EXISTING CELL TOWER
SITE LEGEND
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
ZONING DISTRICT BOUNDARY (EXISTING)
F.E.M.A. 100 YR FLOODPLAIN (INTERPOLATED)
STATE WETLAND BOUNDARY LINE
LOCAL WETLAND BOUNDARY LINE
100' WETLANDS ADJACENT AREA / SETBACK BUFFER BOUNDARY LINE
EXISTING FIELD STONE WALL
EXISTING OFF-SITE STRUCTURRE
EXISTING OFF-SITE PARKING
DISTURBANCE LIMITS 15.62Acres
PROPOSED TRAIL
REVISIONS:
DATE: DESCRIPTION BY/CK DATE: DESCRIPTION BY/CK
STEEP SLOPE IMPACTS
SOMERS CROSSINGS
SOMERSTOWN TURNPIKE RTE 100
TOWN OF SOMERS , WESTCHESTER COUNTY ,NY
BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805
TIMOTHY S. ALLEN, P.E.
DATE:
SCALE: AS SHOWN
FILE: ----
DSGN / CHK: SB
DRN. BY: DK
SHT NO. OF
DWG NO. SS

PROPOSED 7 DUPLEX BUILDINGS(14 UNITS)
9 TRIPLEX BUILDINGS (27 UNITS)
6 QUADRUPLEX BUILDINGS (24 UNITS)
22 BUILDINGS (65 UNITS TOTAL)

CALCULATION OF BASE LOT AREA (W/ 0R W/O GROCREY STORE)			
	GROSS AREA	DEDUCTION %	NET AREA
SITE AREA	26.68	--	26.68
STATE WETLANDS / 100 YR FLOOD PLAINS	6.08	75%	-4.56
LOCAL WETLANDS	0.12	75%	-0.09
VERY STEEP SLOPES (<25%)	0.0	75%	-0.0
BASE LOT AREA			22.03 *

* NO DEDUCTION IS MADE FOR THE GROCERY STORE PARCEL, AS THE DEVELOPER BELIEVES THAT PROVIDING A GROCERY STORE IS A BENEFIT TO THE TOWN FOR WHICH HE REQUESTS RELIEF FROM THE 15% AFFORDABLE HOUSING REQUIREMENT.

CALCULATION OF MAXIMUM # OF UNITS	
2 DENSITY UNITS X BASE LOT AREA	44.06
# UNIT TYPES PER DENSITY UNIT (D.U.) :	
2 2-BR UNITS	
1.5 3-BR UNITS	
X = UMBER OF 2-BR UNITS	
Y = NUMBER OF 3-BR UNITS	
PROPOSED RATIO OF 2-BR UNITS TO 3-BR UNITS: X = $\frac{3}{2}$ Y	
THEREFORE:	
$\frac{1}{2}$ X + $\frac{3}{2}$ Y = 44.06	
$\frac{3}{2}$ $(\frac{1}{2})$ Y + $\frac{3}{2}$ Y = 44.06.	
$\frac{3}{4}$ Y + $\frac{9}{4}$ Y = $\frac{3}{2}$ Y = 44.06	
NUMBER OF 3-BR UNITS: Y = 30 .....(ROUNDED)	30
AND, # OF 2-BR UNITS: X = $\frac{3}{2}$ Y = 50.....(ROUNDED)	50
MAX. # OF UNITS.	80

CONSTRAINTS LEGEND

- STEEP SLOPES 0% - 15% 1,013,337 SF
- STEEP SLOPES 15% - 25% 63,843 SF
- STEEP SLOPES 25% -35% 30,000 SF
- STEEP SLOPES 35% OR GREATER 55,000 SF

Infiltration System # 1
60'W x 120'L x 4.5'H Crushed Stone Pad
100 Cultec Recharger 330 XLHD Infiltrators
6 Row of 14 1 row of 16 =
700' total effective lengths
24 connectors fo-24

Infiltration System # 2
17'W x 220'L x 4.0'H Crushed Stone Pad
60 Cultec Recharger 330 XLHD Infiltrators
2 Row of 30 420' total effective lengths
24 connectors fo-24

Infiltration System # 3
Stormwater Basin

Infiltration System # 4
5,965 Irregular shape X 5.0' H Crushed Stone Pad
100 Cultec Recharger 330 XLHD Infiltrators
2 Rows of 24
1 Row of 22
1 Rows of 7
1 Row of 8
2 Rows of 6
700' total effective lengths

Infiltration System # 5
5,896 SF Irregular shape 4.5'H Crushed Stone Pad
100 Cultec Recharger 330 XLHD Infiltrators
3 Rows of 4
1 Row of 6
2 Rows of 7
2 Row of 17
1 Rows of 16
1 Row of 18
700' total effective lengths

Infiltration System # 6
40'W x 120'L x 4.5'H Crushed Stone Pad
60 Cultec Recharger 330 XLHD Infiltrators
4 Row of 15 420' total effective lengths

Infiltration System # 7
24'W x 100'L x 5' H Crushed Stone Pad
26 Cultec Recharger 330 XLHD Infiltrators
2 Row of 13 = 182' total effective lengths

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- ZONING DISTRICT BOUNDARY (EX. & PROP.)
- F.E.M.A. 100 YR FLOODPLAIN (INTERPOLATED)
- STATE WETLAND BOUNDARY LINE
- LOCAL WETLAND BOUNDARY LINE
- 100' WETLANDS ADJACENT AREA / SETBACK BUFFER BOUNDARY LINE
- EXISTING FIELD STONE WALL
- (*) PROPOSED ZONING SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10 CONTOUR
- PROPOSED 24' ROADWAY W / CURBING
- PROPOSED PARKING
- PROPOSED 5' CONCRETE SIDEWALK

PLAN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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STATE OF NEW YORK · TIMOTHY S. ALLEN · 071435 · LICENSED PROFESSIONAL ENGINEER

TIMOTHY S. ALLEN, P.E.

POST-DEVELOPMENT STEEP SLOPES
65 RESIDENTIAL UNITS

SOMERS CROSSINGS / BONIELLO
SOMERSTOWN TURNPIKE RTE 100
TOWN OF SOMERS , WESTCHESTER COUNTY ,NY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	9-3-15
SCALE:	1" = 50'
FILE:	----
DSGN / CHK:	SB
DRN. BY:	DK
SHT NO.	1 OF
DWG. NO.	PS

PROPOSED 7 DUPLEX BUILDINGS(14 UNITS)
9 TRIPLEX BUILDINGS (27 UNITS)
6 QUADRUPLEX BUILDINGS (24 UNITS)
22 BUILDINGS (65 UNITS TOTAL)

CALCULATION OF BASE LOT AREA (W/ 0R W/O GROCREY STORE)			
	GROSS AREA	DEDUCTION %	NET AREA
SITE AREA	26.68	--	26.68
STATE WETLANDS / 100 YR FLOOD PLAINS	6.08	75%	-4.56
LOCAL WETLANDS	0.12	75%	-0.09
VERY STEEP SLOPES (<25%)	0.0	75%	-0.0
BASE LOT AREA			22.03 *

* NO DEDUCTION IS MADE FOR THE GROCERY STORE PARCEL, AS THE DEVELOPER BELIEVES THAT PROVIDING A GROCERY STORE IS A BENEFIT TO THE TOWN FOR WHICH HE REQUESTS RELIEF FROM THE 15% AFFORDABLE HOUSING REQUIREMENT.

CALCULATION OF MAXIMUM # OF UNITS	
2 DENSITY UNITS X BASE LOT AREA	44.06
# UNIT TYPES PER DENSITY UNIT (D.U.) :	
2 2-BR UNITS	
1.5 3-BR UNITS	
X = UMBER OF 2-BR UNITS	
Y = NUMBER OF 3-BR UNITS	
PROPOSED RATIO OF 2-BR UNITS TO 3-BR UNITS: X = $\frac{6}{9}$ Y	
THEREFORE:	
$\frac{2}{3}$ X + $\frac{2}{3}$ Y = 44.06	
$\frac{2}{3}$ ($\frac{3}{2}$) Y + $\frac{2}{3}$ Y = 44.06.	
$\frac{6}{9}$ Y + $\frac{6}{9}$ Y = $\frac{6}{9}$ Y = 44.06	
NUMBER OF 3-BR UNITS: Y = 30 .....(ROUNDED)	30
AND, # OF 2-BR UNITS: X = $\frac{6}{9}$ Y = 50.....(ROUNDED)	50
MAX. # OF UNITS.	80

PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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			1-19-16	REVISIONS	DK:SB
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STATE OF NEW YORK · TIMOTHY S. ALLEN · 071434 · LICENSED PROFESSIONAL ENGINEER
TIMOTHY S. ALLEN, P.E.

WETLAND / BUFFER IMPACT & LIMITS OF DISTURBANCE
65 RESIDENTIAL UNITS

SOMERS CROSSINGS / BONIELLO
SOMERSTOWN TURNPIKE RTE 100
TOWN OF SOMERS , WESTCHESTER COUNTY ,NY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	9-3-15
SCALE:	1" = 50'
FILE:	----
DSGN / CHK:	SB
DRN. BY:	DK
SHT NO.	1 OF
DWG NO.	WB

PROPOSED 7 DUPLEX BUILDINGS(14 UNITS)
9 TRIPLEX BUILDINGS (27 UNITS)
6 QUADRUPLEX BUILDINGS (24 UNITS)
22 BUILDINGS (65 UNITS TOTAL)

CALCULATION OF BASE LOT AREA (W/ 0R W/O GROCREY STORE)			
	GROSS AREA	DEDUCTION %	NET AREA
SITE AREA	26.68	--	26.68
STATE WETLANDS / 100 YR FLOOD PLAINS	6.08	75%	-4.56
LOCAL WETLANDS	0.12	75%	-0.09
VERY STEEP SLOPES (<25%)	0.0	75%	-0.0
BASE LOT AREA			22.03 *

* NO DEDUCTION IS MADE FOR THE GROCERY STORE PARCEL, AS THE DEVELOPER BELIEVES THAT PROVIDING A GROCERY STORE IS A BENEFIT TO THE TOWN FOR WHICH HE REQUESTS RELIEF FROM THE 15% AFFORDABLE HOUSING REQUIREMENT.

CALCULATION OF MAXIMUM # OF UNITS	
2 DENSITY UNITS X BASE LOT AREA	44.06
# UNIT TYPES PER DENSITY UNIT (D.U.) :	
2 2-BR UNITS	
1.5 3-BR UNITS	
X = UMBER OF 2-BR UNITS	
Y = NUMBER OF 3-BR UNITS	
PROPOSED RATIO OF 2-BR UNITS TO 3-BR UNITS: X = $\frac{6}{5}$ Y	
THEREFORE:	
$\frac{3}{2}$ X + $\frac{9}{2}$ Y = 44.06	
$\frac{3}{2}$ ($\frac{6}{5}$) Y + $\frac{9}{2}$ Y = 44.06.	
$\frac{9}{5}$ Y + $\frac{9}{2}$ Y = $\frac{63}{10}$ Y = 44.06	
NUMBER OF 3-BR UNITS: Y = 30 .....(ROUNDED)	30
AND, # OF 2-BR UNITS: X = $\frac{6}{5}$ Y = 50.....(ROUNDED)	50
MAX. # OF UNITS.	80

PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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DATE:	DESCRIPTION	BY/CK	DATE:	DESCRIPTION	BY/CK
			1-19-16	REVISIONS	DK,SB

STATE OF NEW YORK · TIMOTHY S. ALLEN · 071434 · LICENSED PROFESSIONAL ENGINEER
TIMOTHY S. ALLEN, P.E.

EROSION CONTROL PLAN
65 RESIDENTIAL UNITS

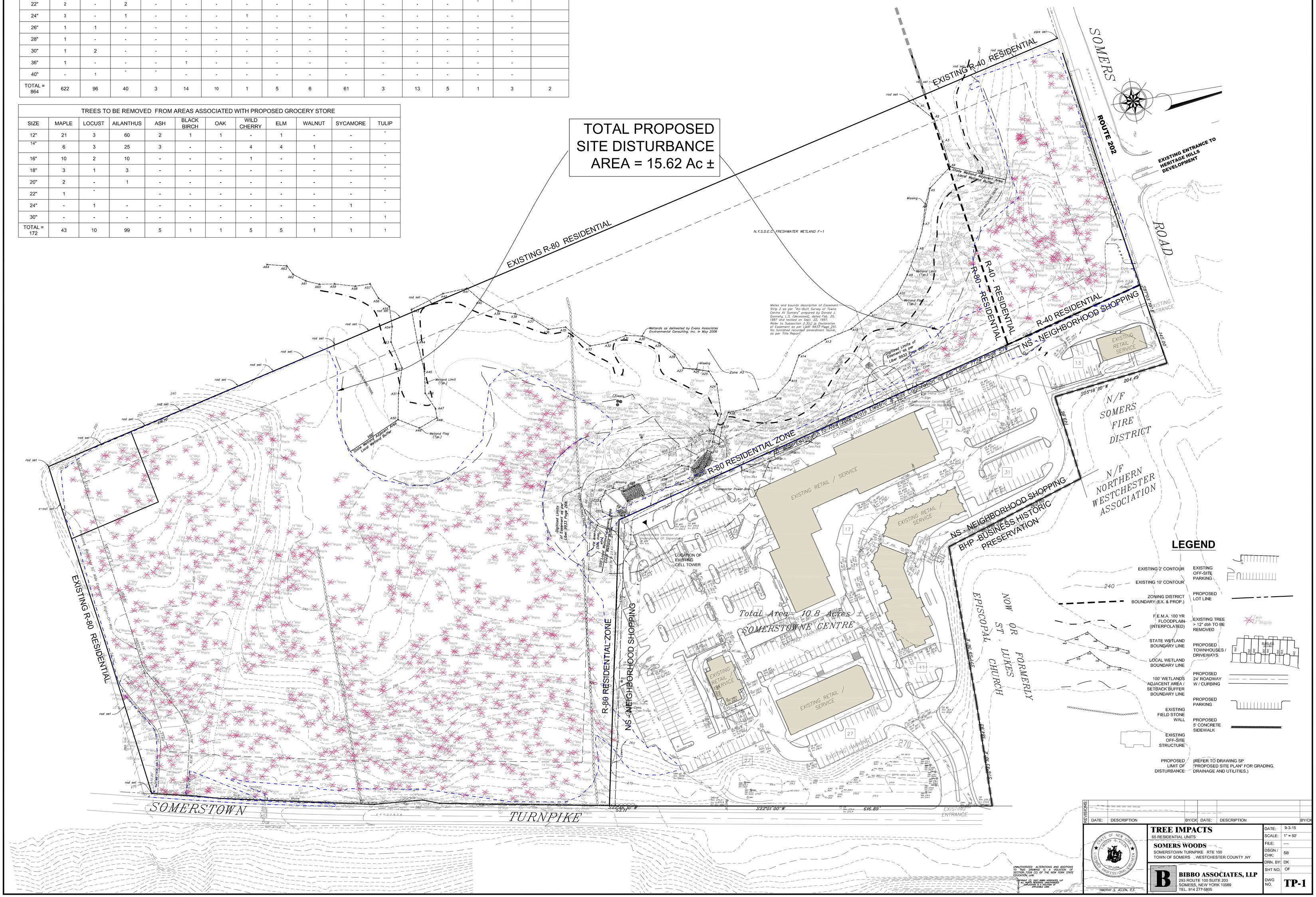
SOMERS CROSSINGS / BONIELLO
SOMERSTOWN TURNPIKE RTE 100
TOWN OF SOMERS , WESTCHESTER COUNTY ,NY

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	9-3-15
SCALE:	1" = 50'
FILE:	----
DSGN / CHK:	SB
DRN. BY:	DK
SHT NO.	1 OF
DWG NO.	EC

TREES TO BE REMOVED WITHIN RESIDENTIAL AREA																
SIZE	MAPLE	ASH	OAK	TULIP	HICKORY	POPLAR	WALNUT	ELM	BLACK BIRCH	WILD CHERRY	SYCAMORE	LOCUST	CEDAR	SPRUCE	AILANTHUS	APPLE
12"	332	49	11	2	7	6	-	1	2	24	-	11	1	-	1	2
14"	210	26	11	1	5	1	-	2	2	20	-	2	4	1	2	
16"	55	12	4	-	1	3	-	2	2	13	1	-	-	-	-	
18"	13	4	7	-	-	-	-	-	-	4	1	-	-	-	-	
20"	3	1	4	-	-	-	-	-	-	-	1	-	-	-	-	
22"	2	-	2	-	-	-	-	-	-	-	-	-	-	-	-	
24"	3	-	1	-	-	-	1	-	-	1	-	-	-	-	-	
26"	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
28"	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
30"	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	
36"	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	
40"	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL = 864	622	96	40	3	14	10	1	5	6	61	3	13	5	1	3	2

TREES TO BE REMOVED FROM AREAS ASSOCIATED WITH PROPOSED GROCERY STORE											
SIZE	MAPLE	LOCUST	AILANTHUS	ASH	BLACK BIRCH	OAK	WILD CHERRY	ELM	WALNUT	SYCAMORE	TULIP
12"	21	3	60	2	1	1	-	1	-	-	-
14"	6	3	25	3	-	-	4	4	1	-	-
16"	10	2	10	-	-	-	1	-	-	-	-
18"	3	1	3	-	-	-	-	-	-	-	-
20"	2	-	1	-	-	-	-	-	-	-	-
22"	1	-		-	-	-	-	-	-	-	-
24"	-	1	-	-	-	-	-	-	-	1	-
30"	-	-	-	-	-	-	-	-	-	-	1
TOTAL = 172	43	10	99	5	1	1	5	5	1	1	1



PLANT LIST

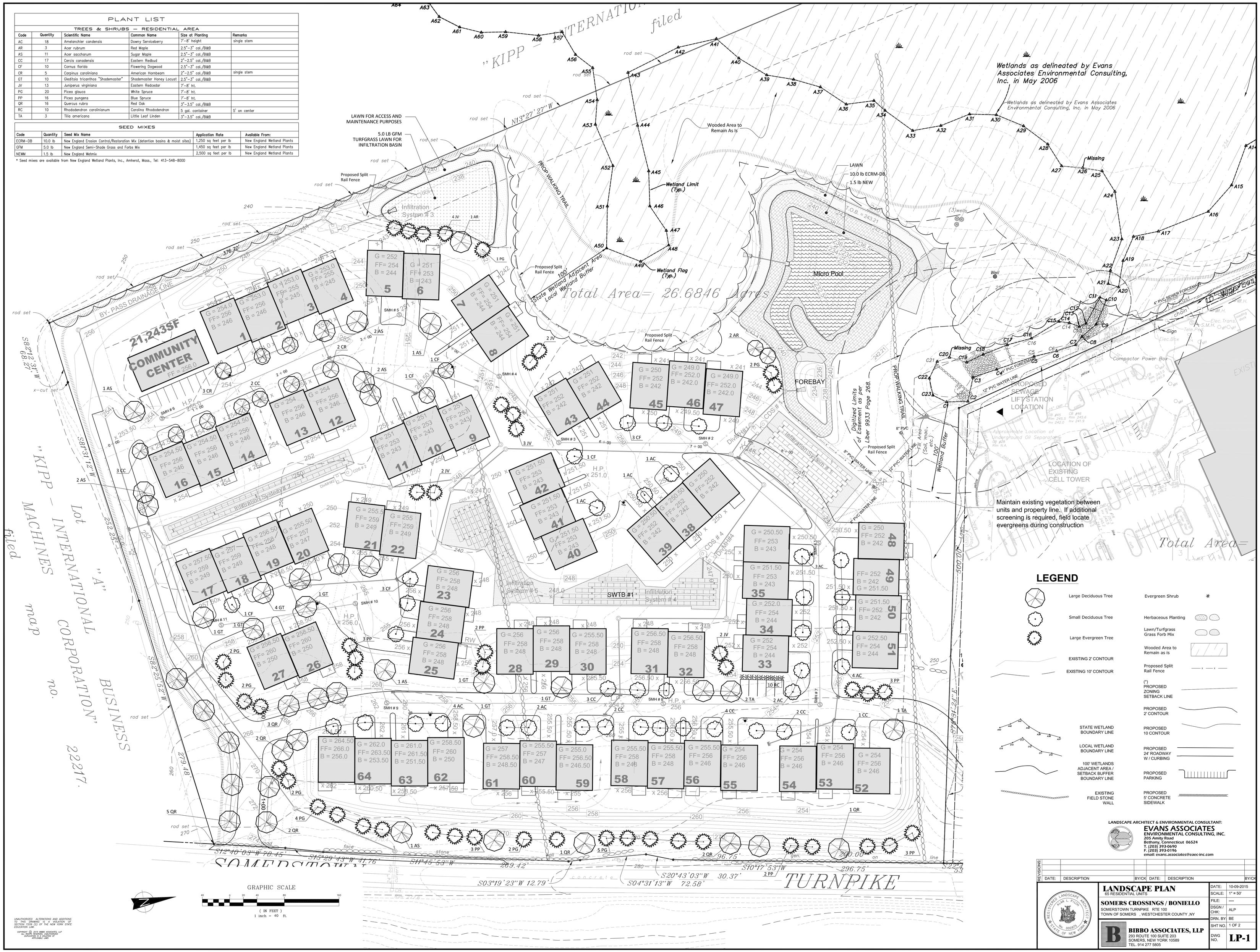
TREES & SHRUBS – RESIDENTIAL AREA

Code	Quantity	Scientific Name	Common Name	Size at Planting	Remarks
AC	18	Amelanchier candensis	Downy Serviceberry	7'–8' height	single stem
AR	3	Acer rubrum	Red Maple	2.5"–3" cal./B&B	
AS	11	Acer saccharum	Sugar Maple	2.5"–3" cal./B&B	
CC	17	Cercis canadensis	Eastern Redbud	2"–2.5" cal./B&B	
CF	10	Cornus florida	Flowering Dogwood	2.5"–3" cal./B&B	
CR	5	Carpinus caroliniana	American Hornbeam	2"–2.5" cal./B&B	single stem
GT	10	Gleditsia tricanthos "Shademaster"	Shademaster Honey Locust	2.5"–3" cal./B&B	
JV	13	Juniperus virginiana	Eastern Redcedar	7'–8' ht.	
PG	20	Picea glauca	White Spruce	7'–8' ht.	
PP	16	Picea pungens	Blue Spruce	7'–8' ht.	
QR	16	Quercus rubra	Red Oak	3"–3.5" cal./B&B	
RC	10	Rhododendron carolinianum	Carolina Rhododendron	5 gal. container	5' on center
TA	3	Tilia americana	Little Leaf Linden	3"–3.5" cal./B&B	

SEED MIXES

Code	Quantity	Seed Mix Name	Application Rate	Available From:
ECRM-DB	10.0 lb	New England Erosion Control/Restoration Mix (detention basins & moist sites)	1,250 sq feet per lb	New England Wetland Plants
GFM	5.0 lb	New England Semi-Shade Grass and Forbs Mix	1,450 sq feet per lb	New England Wetland Plants
NEWM	1.5 lb	New England Wetmix	2,500 sq feet per lb	New England Wetland Plants

* Seed mixes are available from New England Wetland Plants, Inc., Amherst, Mass., Tel: 413-548-8000



LEGEND

- Large Deciduous Tree
- Small Deciduous Tree
- Large Evergreen Tree
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- STATE WETLAND BOUNDARY LINE
- LOCAL WETLAND BOUNDARY LINE
- 100' WETLANDS ADJACENT AREA / SETBACK BUFFER BOUNDARY LINE
- EXISTING FIELD STONE WALL
- Evergreen Shrub
- Herbaceous Planting
- Lawn/Turfgrass Grass Forb Mix
- Wooded Area to Remain as Is
- Proposed Split Rail Fence
- (*) PROPOSED ZONING SETBACK LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10 CONTOUR
- PROPOSED 24' ROADWAY W / CURBING
- PROPOSED PARKING
- PROPOSED 5' CONCRETE SIDEWALK

LANDSCAPE ARCHITECT & ENVIRONMENTAL CONSULTANT:
EVANS ASSOCIATES
ENVIRONMENTAL CONSULTING, INC.
205 Amity Road
Bethany, Connecticut 06524
T. (203) 393-0690
F. (203) 393-0196
email: evans.associates@eaec-inc.com

REVISIONS:					
DATE:	DESCRIPTION	BY/CK	DATE:	DESCRIPTION	BY/CK

LANDSCAPE PLAN
65 RESIDENTIAL UNITS

SOMERS CROSSINGS / BONIELLO
SOMERSTOWN TURNPIKE RTE 100
TOWN OF SOMERS , WESTCHESTER COUNTY ,NY

REGISTERED LANDSCAPE ARCHITECT ALAN L. PILOT No. 000875 STATE OF NEW YORK

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805

DATE:	10-09-2015
SCALE:	1" = 50'
FILE:	----
DSGN / CHK:	ALP
DRN. BY:	BE
SHT NO.	1 OF 2
DWG NO.	LP-1

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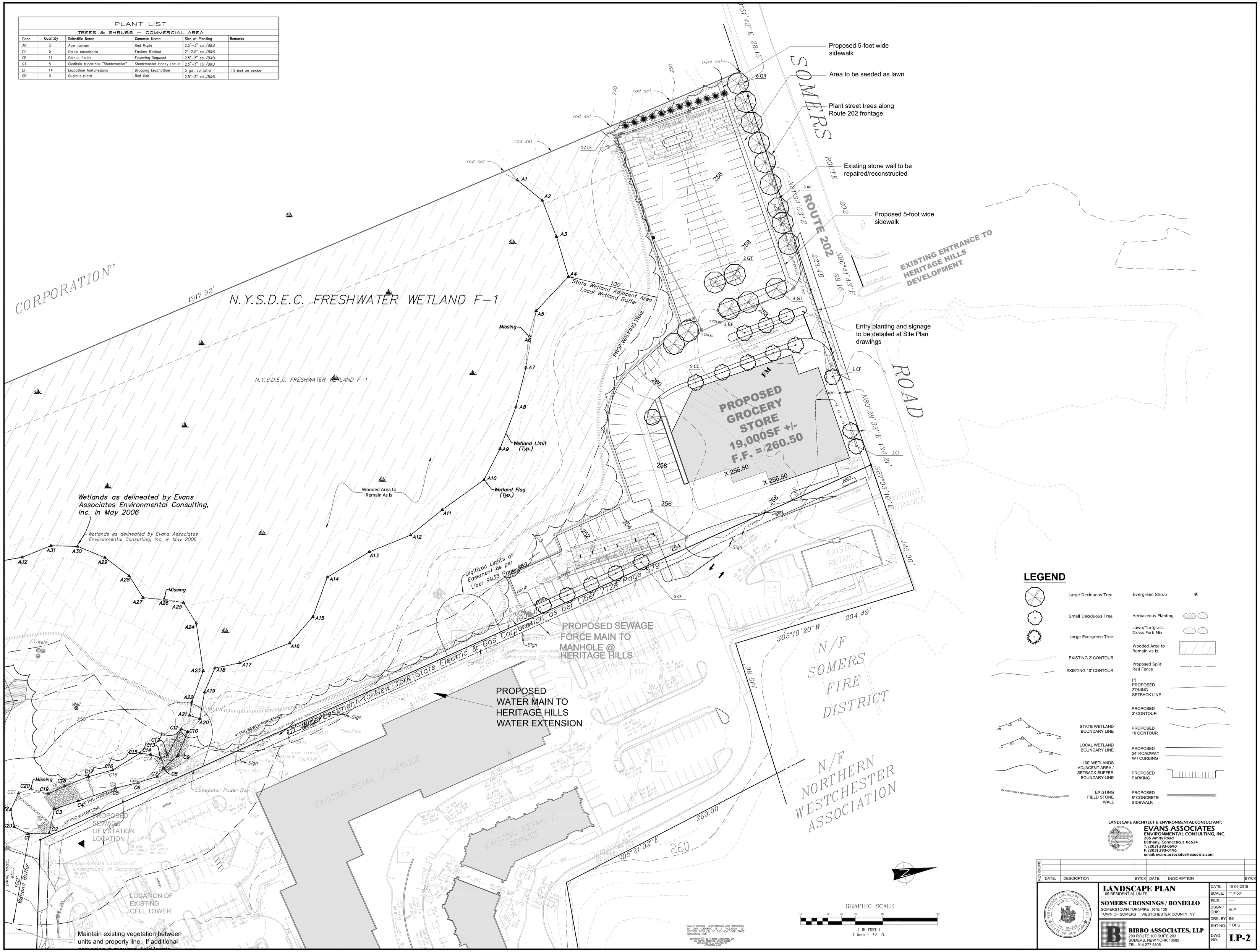
PLANT LIST

TREES & SHRUBS – COMMERCIAL AREA

Code	Quantity	Scientific Name	Common Name	Size at Planting	Remarks
AR	3	Acer rubrum	Red Maple	2.5"–3" cal./B&B	
CC	5	Cercis canadensis	Eastern Redbud	2"–2.5" cal./B&B	
CF	11	Cornus florida	Flowering Dogwood	2.5"–3" cal./B&B	
GT	5	Gleditsia tricanthos "Shademaster"	Shademaster Honey Locust	2.5"–3" cal./B&B	
LF	14	Leucothoe fontanesiana	Drooping Leuchothoe	5 gal. container	10 feet on center
QR	9	Quercus rubra	Red Oak	2.5"–3" cal./B&B	



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LANDSCAPE PLAN

65 RESIDENTIAL UNITS

SOMERS CROSSINGS / BONIELLO

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