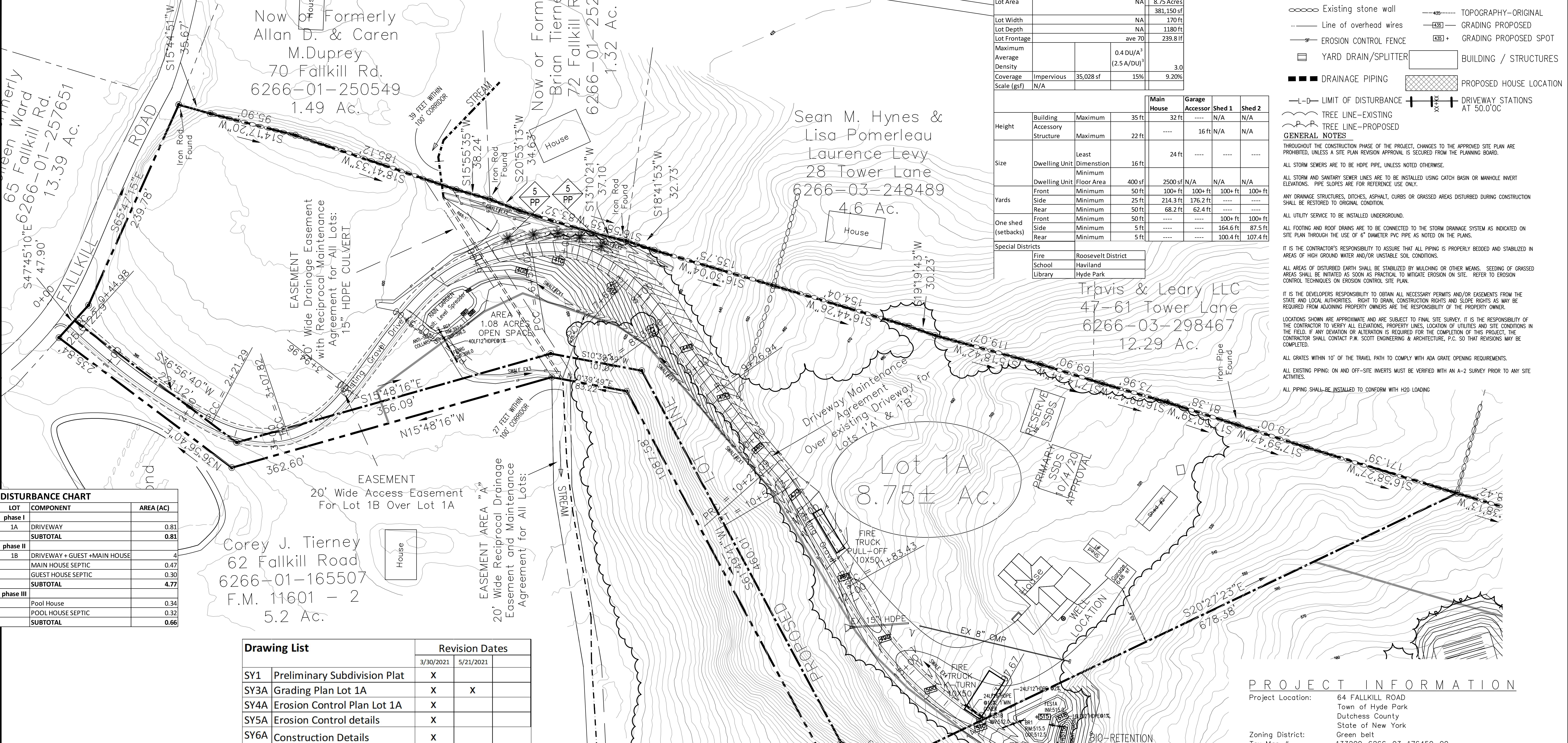


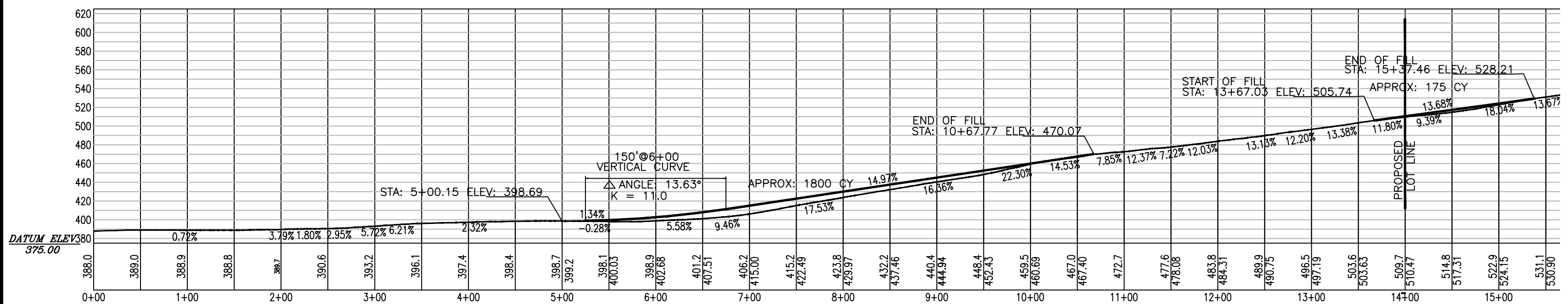
SYM	QUANT.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE/CONT.	SPACING	COMMENT
TREE								
JV	5	JUNIPERUS VIRGINIANA L.	EASTERN RED CEDAR	36-72"	20'	8'-10"	18'	B&B, FULL, WELL ROUNDED
PP	5	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	40-60'	20'	8'-10"	18'	B&B, FULL, WELL ROUNDED



LOT	COMPONENT	AREA (AC)
phase I	1A DRIVEWAY	0.81
	SUBTOTAL	0.81
phase II	1B DRIVEWAY + GUEST + MAIN HOUSE	4
	MAIN HOUSE SEPTIC	0.47
	GUEST HOUSE SEPTIC	0.30
	SUBTOTAL	4.77
phase III	Pool House	0.34
	POOL HOUSE SEPTIC	0.32
SUBTOTAL	0.66	

Corey J. Tierney
62 Falkkill Road
6266-01-165507
F.M. 11601 - 2
5.2 Ac.

Drawing List	Revision Dates	
	3/30/2021	5/21/2021
SY1 Preliminary Subdivision Plat	X	
SY3A Grading Plan Lot 1A	X	X
SY4A Erosion Control Plan Lot 1A	X	
SY5A Erosion Control details	X	
SY6A Construction Details	X	



2 DRIVEWAY PROFILE
SCALE: 1" = 100'-0"

THESE DRAWINGS ARE THE SOLE PROPERTY OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C. AND WILL NOT BE REPRODUCED BY ANY MEANS AND BE GIVEN TO ANY OTHER TRADES/PERSONS WITHOUT THE EXPRESS PERMISSION OF P.W. SCOTT ENGINEERING AND ARCHITECTS, P.C.

NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

Highbury Estates		
Greenbelt Zoning District		
One Family Dwellings ***		
LOT 1A	Regulation	Provided
Lot Area	NA	8.75 Acres
		381,150 sf
Lot Width	NA	170 ft
Lot Depth	NA	1180 ft
Lot Frontage	ave 70	239.8 lf
Maximum Average Density	0.4 DU/A ³ (2.5 A/DU)	3.0
Coverage	Impervious 35,028 sf	15%
Scale (gsf)	N/A	9.20%

Height	Building Accessory Structure	Maximum	Main House				Garage	Shed 1	Shed 2
			35 ft	32 ft	N/A	N/A	N/A	N/A	
Size	Dwelling Unit	Least Dimension	16 ft	24 ft	---	---	---	---	
	Dwelling Unit	Floor Area	400 sf	2500 sf	N/A	N/A	N/A	N/A	
	Front	Minimum	50 ft	100+ ft	100+ ft	100+ ft	100+ ft	100+ ft	
	Side	Minimum	25 ft	214.3 ft	176.2 ft	---	---	---	
Yards	Rear	Minimum	50 ft	68.2 ft	62.4 ft	---	---	---	
	Front	Minimum	50 ft	---	---	100+ ft	100+ ft	100+ ft	
One shed (setbacks)	Side	Minimum	5 ft	---	---	164.6 ft	87.5 ft	---	
	Rear	Minimum	5 ft	---	---	100.4 ft	107.4 ft	---	

Special Districts	
Fire	Roosevelt District
School	Haviland
Library	Hyde Park

LEGEND

- PROPERTY LINE
- PROPOSED DRIVE SHOULDER
- SETBACK LINE
- Existing stone wall
- Line of overhead wires
- EROSION CONTROL FENCE
- YARD DRAIN/SPLITTER
- DRAINAGE PIPING
- LIMIT OF DISTURBANCE
- TREE LINE-EXISTING
- TREE LINE-PROPOSED
- PROPOSED PATIO
- PROPOSED GUIDERAIL
- PROPOSED CHAIN LINK FENCE
- TOPOGRAPHY-ORIGINAL
- GRADING PROPOSED
- GRADING PROPOSED SPOT
- BUILDING / STRUCTURES
- PROPOSED HOUSE LOCATION
- DRIVEWAY STATIONS AT 50.0' OC

GENERAL NOTES

THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT, CHANGES TO THE APPROVED SITE PLAN ARE PROHIBITED, UNLESS A SITE PLAN REVISION APPROVAL IS SECURED FROM THE PLANNING BOARD.

ALL STORM SEWERS ARE TO BE HDPE PIPE, UNLESS NOTED OTHERWISE.

ALL STORM AND SANITARY SEWER LINES ARE TO BE INSTALLED USING CATCH BASIN OR MANHOLE INVERT ELEVATIONS. PIPE SLOPES ARE FOR REFERENCE USE ONLY.

ANY DRAINAGE STRUCTURES, DITCHES, ASPHALT, CURBS OR GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.

ALL UTILITY SERVICE TO BE INSTALLED UNDERGROUND.

ALL FOOTING AND ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM AS INDICATED ON SITE PLAN THROUGH THE USE OF 6" DIAMETER PVC PIPE AS NOTED ON THE PLANS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL PIPING IS PROPERLY BEDDED AND STABILIZED IN AREAS OF HIGH GROUND WATER AND/OR UNSTABLE SOIL CONDITIONS.

ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL TO MITIGATE EROSION ON SITE. REFER TO EROSION CONTROL TECHNIQUES ON EROSION CONTROL SITE PLAN.

IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM THE STATE AND LOCAL AUTHORITIES. RIGHT TO DRAIN, CONSTRUCTION RIGHTS AND SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF ANY DEVIATION OR ALTERATION IS REQUIRED FOR THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL CONTACT P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. SO THAT REVISIONS MAY BE COMPLETED.

ALL GRATES WITHIN 10' OF THE TRAVEL PATH TO COMPLY WITH ADA GRATE OPENING REQUIREMENTS.

ALL EXISTING PIPING: ON AND OFF-SITE INVERTS MUST BE VERIFIED WITH AN A-2 SURVEY PRIOR TO ANY SITE ACTIVITIES.

ALL PIPING SHALL BE INSTALLED TO CONFORM WITH H2O LADING

1 LOT 1A GRADING SITE PLAN

IT IS A VIOLATION OF NYS EDUCATION LAW SECTION 7209 FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT TO ALTER ANY ITEM BEARING THE STAMP OR SEAL OF A LICENSED PROFESSIONAL IN ANY WAY. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER, SURVEYOR OR ARCHITECT SHALL AFFIX TO THE ITEM THEIR STAMP OR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION AND THE SPECIFIC DESCRIPTION OF THE ALTERATION.

PROPOSED PRIVATE ROAD: NAME: HIGHBURY LANE

P. W. SCOTT	Revisions		Dwg. Title	Seal	Dwg. No.
	No.	Date			
ENGINEERING & ARCHITECTURE, P.C.	A	5/21/21	ADDED OPEN SPACE-AREAS	GRADING-PLAN_LOT1A	HIGHBURY-ESTATE-SUBDIVISION
3871 ROUTE 6				Project Title	
BREWSTER, NY 10509 845-278-2110				Proj. No. 20-131	Drawn by PWS
				Date 3/30/21	Scale AS_NOTED

SY3A