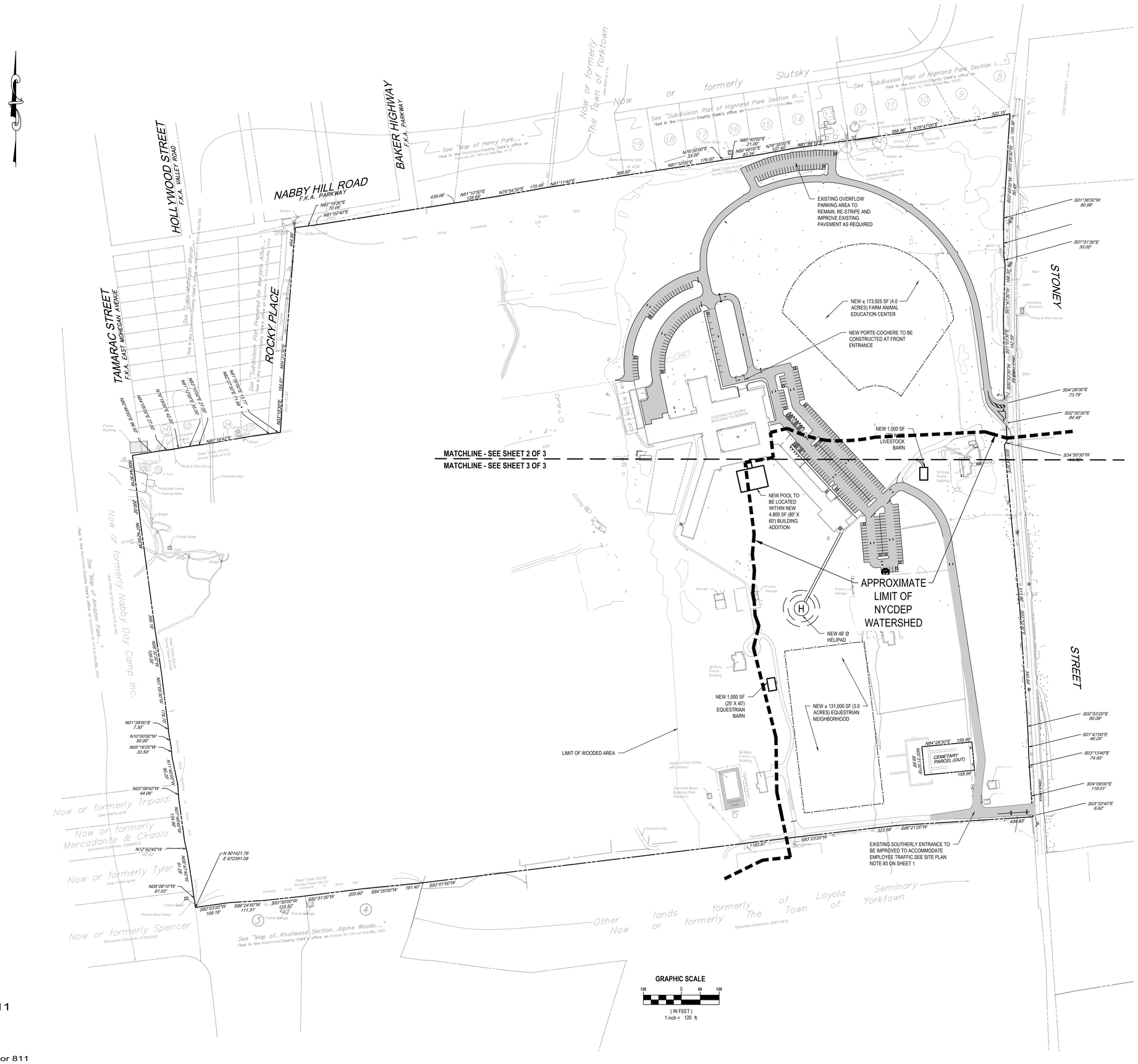
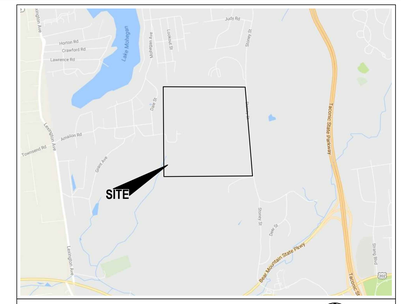




LOCATION MAP
SCALE 1" = 2,000'±

SURVEY LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
CATCH BASIN	CB	POLE	
BUSH		POLYVINYL CHLORIDE PIPE	PVC
BUSHES		WOOD POST	
CONTOUR LINE	350	REINFORCED CONCRETE PIPE	RCP
CORRUGATED METAL PIPE	CMP	RETAINING WALL	
CORRUGATED PLASTIC PIPE	CPP	SIGN (LARGE)	
DROP INLET	DI	SIGN (SMALL)	
FIRE HYDRANT		SPOT ELEVATION	352.8
GAS VALVE		STONE WALL	
GUY		TOP & BOTTOM OF CURB	TC317.7 BC315.9
HEDGES		TOP & BOTTOM OF WALL	TW317.7 BW315.9
LAMP (DOUBLE)		TRAFFIC BOX	TB
LAMP (SINGLE)		TRAFFIC POLE	TP
LAMP		TRAFFIC FLOW	
MAIL BOX	MB	TREE (CONIFER)	
MANHOLE	MH	TREE (DECIDUOUS)	
MANHOLE (ELECTRIC)	EMH	TREELINE	
MANHOLE (DRAINAGE)	DM	VETRIFIED CLAY PIPE	VIT
MANHOLE (SEWER)	SMH	WATER VALVE	
MANHOLE (TELEPHONE)	TM	**SUBTERRANEAN**	
		SEWER LINE (STRIPED IN FIELD)	SW

SITE PLAN NOTES:

1. THIS SITE PLAN IS FOR THE SOLE PURPOSE OF A PRE-PRELIMINARY APPLICATION REVIEW. FULLY DETAILED SITE ENGINEERING DRAWINGS WILL BE PREPARED IN CONJUNCTION WITH AN APPLICATION FOR FINAL APPROVAL.
2. THE FINAL APPROVAL SITE ENGINEERING DRAWINGS WILL FULLY DETAIL PROPOSED IMPROVEMENTS RELATED TO WATER SUPPLY, SANITARY SEWAGE, SITE LIGHTING, LANDSCAPE IMPROVEMENTS, STORM DRAINAGE, ETC.
3. THE EXISTING MAIN ENTRANCE TO THE SITE IS CONTEMPLATED TO BE UTILIZED AS A VISITOR ENTRANCE ONLY. EMPLOYEES WILL ENTER AND EXIT THE SITE VIA THE EXISTING DRIVEWAY LOCATED AT THE SOUTHERLY LIMIT OF THE SITE, WHICH WILL BE IMPROVED, AS REQUIRED. ACTUAL IMPROVEMENTS AT THE SOUTHERLY ENTRANCE WILL BE DETERMINED IN CONJUNCTION WITH THE TOWN OF YORKTOWN ENGINEERING DEPARTMENT, AND WILL BE BASED UPON THE FINDINGS OF A DETAILED TRAFFIC ANALYSIS OF THE PROPOSED PROJECT.
4. ALL PROPOSED SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF YORKTOWN STANDARDS.
5. SURVEY INFORMATION PROVIDED BY BADEY AND WATSON SURVEYING & ENGINEERING, P.C. , DATED DECEMBER 14, 2016. ALL ELEVATIONS REFER TO NAVD 1988.

SITE DATA:

TAX MAP #:	26.5 -1-4 & 26.6 -1-2
ZONE:	R1-160
INTENDED USE OF PROPERTY:	LIVE IN SCHOOL FOR YOUNG ADULTS WITH AUTISM
SITE AREA:	5,540,396 SF (127.19 ACRES)
APPLICANT:	SHRUB OAK INTERNATIONAL SCHOOL, LLC 80 BROAD STREET SUITE 1702 NEW YORK, NY 10004 TELEPHONE (212) 826-5905

BULK REQUIREMENTS (R1-160)

ITEM	CODE	PROPOSED
MINIMUM FRONT YARD DEPTH	75 FT	94 FT
MINIMUM SIDE YARD MAIN OR ACCESSORY BUILDING	30 FT	49 FT
MINIMUM SIDE YARD COMBINED	80 FT	718 FT
MINIMUM REAR YARD MAIN BUILDING	75 FT	1,094 FT
MINIMUM REAR YARD ACCESSORY BUILDING	10 FT	1,141 FT
MINIMUM LOT DEPTH	200 FT	2,291 FT
MINIMUM LOT AREA	160,000 SF	5,540,396 SF
MINIMUM ROAD FRONTAGE	200 FT	2,227 FT
MINIMUM LOT WIDTH AT MAIN BUILDING LINE	200 FT	2,186 FT
MINIMUM USABLE FLOOR AREA OF DWELLING UNIT	1,200 SF	N/A
MAXIMUM BUILDING COVERAGE ALL BUILDINGS	10 %	1.75%
MAXIMUM BUILDING HEIGHT MAIN BUILDING	35 FT	EXIST. BLDG. TO REMAIN
MAXIMUM BUILDING HEIGHT ACCESSORY BUILDING	15 FT	EXIST. BLDG. TO REMAIN
REQUIRED OFF-STREET PARKING SPACES PER DWELLING UNIT	4	N/A

PARKING SUMMARY

A TOTAL OF 344 PARKING STALLS, INCLUDING EIGHT (8) ACCESSIBLE STALLS HAVE BEEN PROVIDED AT THE SUBJECT SITE.

REVISED: PER NYCDEP WATERSHED AREA LINE 4/5/17

H2M architects + engineers
538 Broad Hollow Road
4th Floor East
Melville, NY 11747
P:(631)756-8000
F:(631)694-4122

Melville, NY 11747
Albany, NY 12205
New York, NY 10001
White Plains, NY 10604
New City, NY 10956
Parsippany, NJ 07054
Howell, NJ 07731

DESIGNED BY:	DRAWN BY:	CHECKED BY:	Q:	PROJECT NO.: SOIS 1601	DATE: 12/27/2016	SCALE: 1" = 120 FEET

STATE OF NEW YORK · STEVEN JOSEPH HYMAN · LICENSED PROFESSIONAL ENGINEER

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 209 OF NY STATE EDUCATION LAW, IS ILLEGAL.

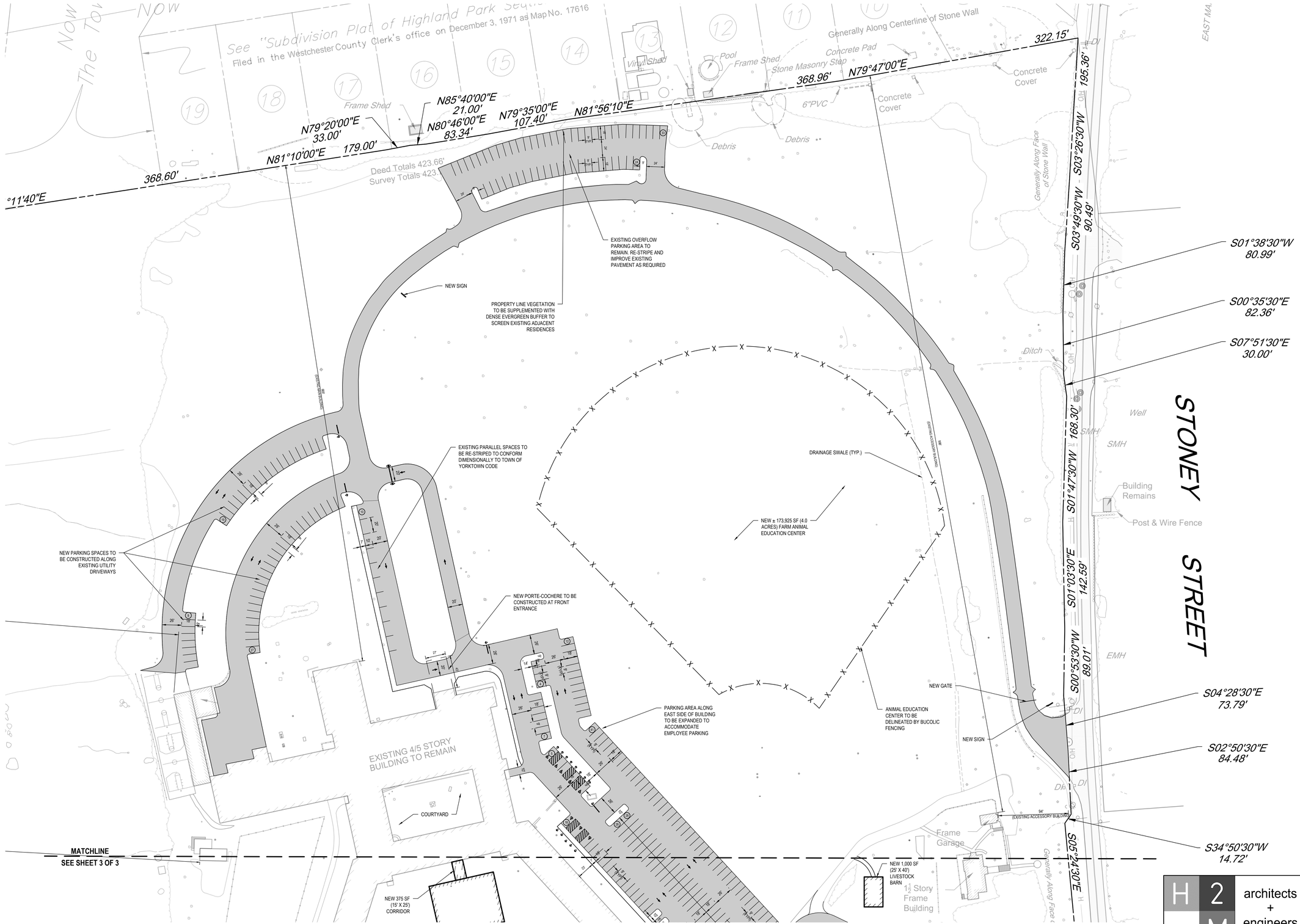
SHRUB OAK INTERNATIONAL SCHOOL, LLC
3151 Stoney Street, Shrub Oak, NY
TOWN OF YORKTOWN WCTM: 26.5-1-4 & 26.6-1-2 WESTCHESTER COUNTY , NY

SITE PLAN (OVERALL)

SHEET 1 OF 3

New York 811
www.newyork-811.com
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

1-800-272-4480 or 811



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

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New City, NY 10956
Parsippany, NJ 07054
Howell, NJ 07731

DESIGNED BY:	DRAWN BY:	CHECKED BY:	Q:	PROJECT NO.: SOIS 1601	DATE: 12/27/2016	SCALE: 1" = 50 FEET

SHRUB OAK INTERNATIONAL SCHOOL, LLC

3151 Stoney Street, Shrub Oak, NY
WCTM: 26.5-1-4 & 26.6-1-2
TOWN OF YORKTOWN WESTCHESTER COUNTY , NY

PRE-PRELIMINARY APPLICATION SITE PLAN (NORTH PORTION)

SHEET 2 OF 3

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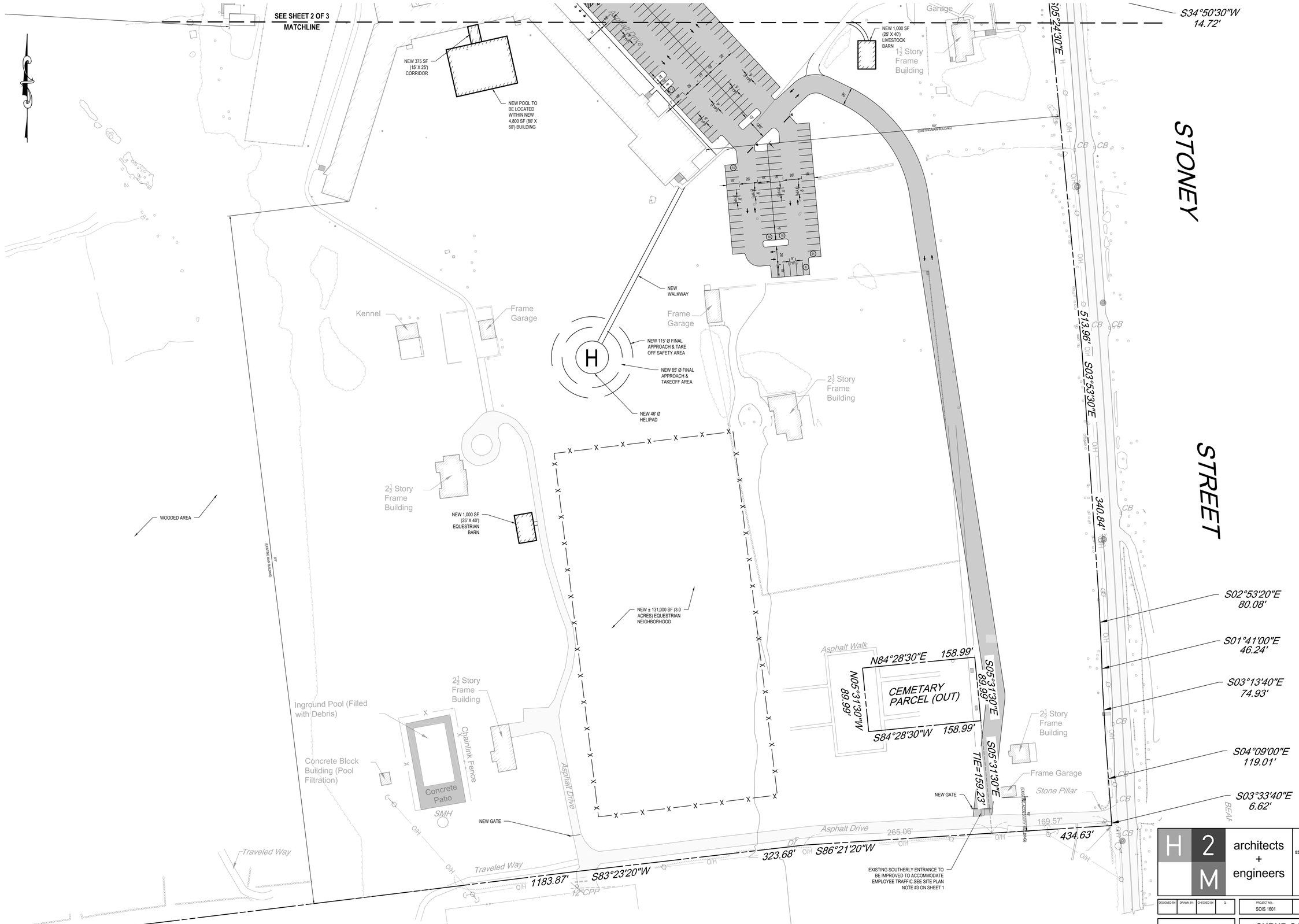

GRAPHIC SCALE

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(IN FEET)
1 inch = 50 ft.

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Parsippany, NJ 07054
Howell, NJ 07731

DESIGNED BY:	DRAWN BY:	CHECKED BY:	Q

PROJECT NO.	DATE:	SCALE:
SOIS 1601	12/27/2016	1" = 50 FEET

SHRUB OAK INTERNATIONAL SCHOOL, LLC

3151 Stoney Street, Shrub Oak, NY

WCTM: 26.5-1-4 & 26.6-1-2

TOWN OF YORKTOWN WESTCHESTER COUNTY , NY

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PRE-PRELIMINARY APPLICATION SITE PLAN (SOUTHERN PORTION)

SHEET 3 OF 3