

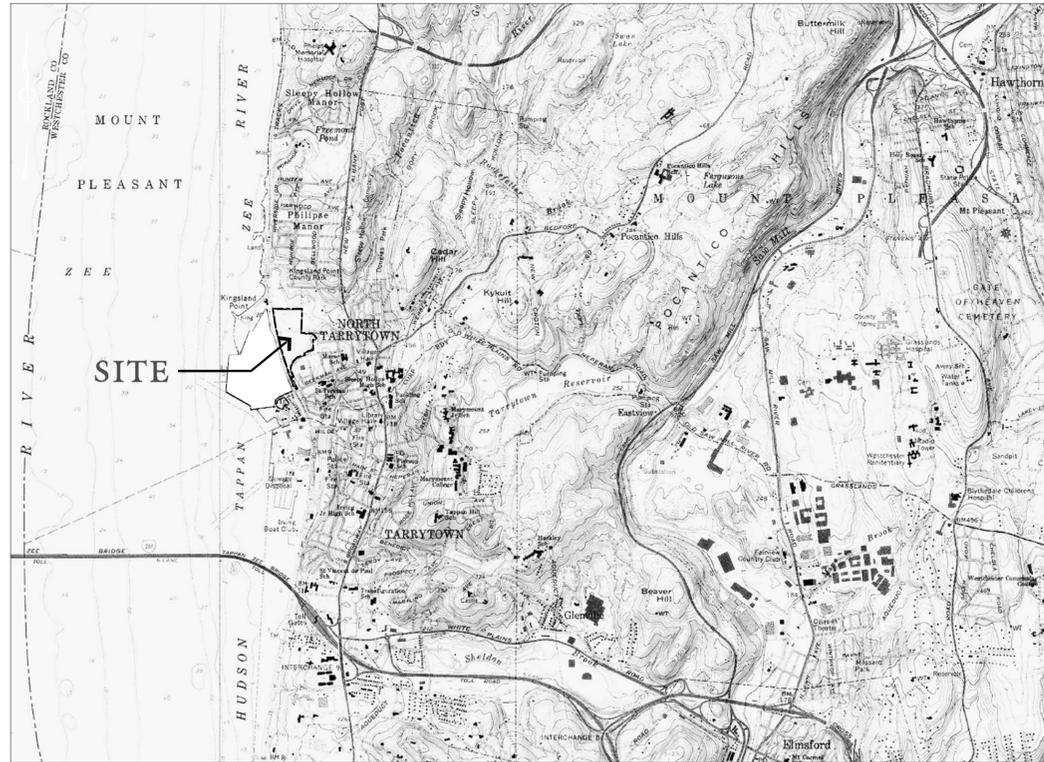
FEIS CONCEPTUAL PLANS

SUBMITTED: 03/24/17

REVISED: --/--/--

EAST PARCEL REDEVELOPMENT VILLAGE OF SLEEPY HOLLOW, WESTCHESTER COUNTY, NEW YORK

SITE LOCATION MAP



N.T.S.

LIST OF DRAWINGS

NO.	NAME	SCALE	ISSUE DATE
--	COVER SHEET	AS SHOWN	3/24/17
SP-1.0	MASTER PLAN	1" = 100'	3/24/17
SP-1.1	SITE GEOMETRY PLAN (1 OF 4)	1" = 50'	3/24/17
SP-1.2	SITE GEOMETRY PLAN (2 OF 4)	1" = 50'	3/24/17
SP-1.3	SITE GEOMETRY PLAN (3 OF 4)	1" = 50'	3/24/17
SP-1.4	SITE GEOMETRY PLAN (4 OF 4)	1" = 50'	3/24/17
SP-2.1	SITE DRAINAGE AND UTILITY PLAN (1 OF 4)	1" = 50'	3/24/17
SP-2.2	SITE DRAINAGE AND UTILITY PLAN (2 OF 4)	1" = 50'	3/24/17
SP-2.3	SITE DRAINAGE AND UTILITY PLAN (3 OF 4)	1" = 50'	3/24/17
SP-2.4	SITE DRAINAGE AND UTILITY PLAN (4 OF 4)	1" = 50'	3/24/17
SP-3.1	CONCEPTUAL LANDSCAPING PLAN (1 OF 2)	N.T.S.	3/24/17
SP-3.2	CONCEPTUAL LANDSCAPING PLAN (2 OF 2)	N.T.S.	3/24/17
SP-4.0	GRADING, EROSION & SEDIMENT CONTROL PLAN	1" = 100'	3/24/17
EX-1.0	EXISTING CONDITIONS PLAN	1" = 100'	3/24/17
SD-1.1	FEATURE PRECEDENTS (1 OF 4)	N.T.S.	3/24/17
SD-1.2	FEATURE PRECEDENTS (2 OF 4)	N.T.S.	3/24/17
SD-1.3	FEATURE PRECEDENTS (3 OF 4)	N.T.S.	3/24/17
SD-1.4	FEATURE PRECEDENTS (4 OF 4)	N.T.S.	3/24/17

APPLICANT

SLEEPY HOLLOW LOCAL DEVELOPMENT CORPORATION
28 BEEKMAN AVENUE
SLEEPY HOLLOW, NY 10591

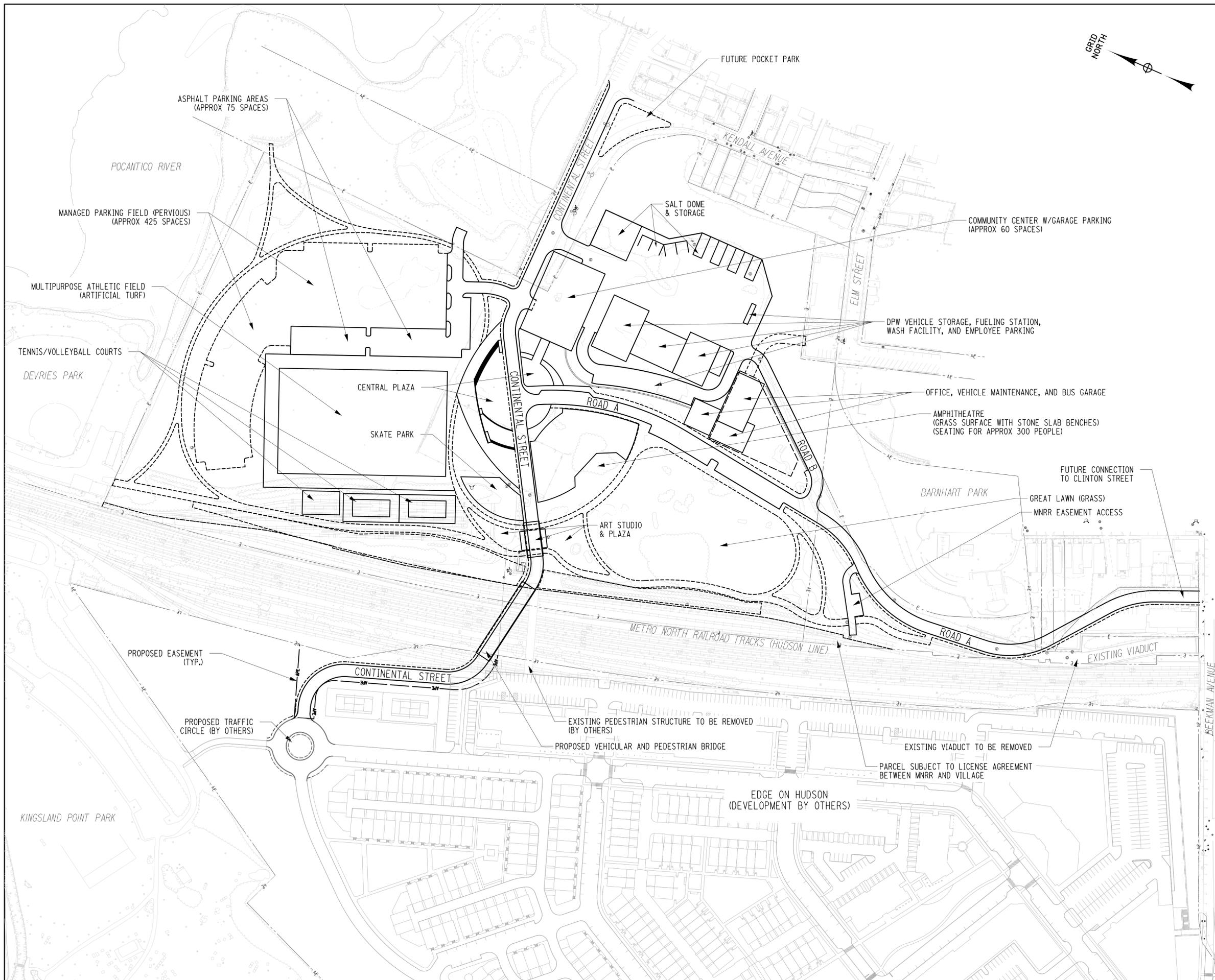
LEGAL COUNCIL

SITE ENGINEER AND LANDSCAPE ARCHITECT

WSP PARSONS BRINCKERHOFF
555 PLEASANTVILLE ROAD
SOUTH BUILDING, SUITE 201 - P.O. BOX 2650
BRIARCLIFF MANOR, NY 10510

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**SLEEPY HOLLOW
 LOCAL DEVELOPMENT CORPORATION**



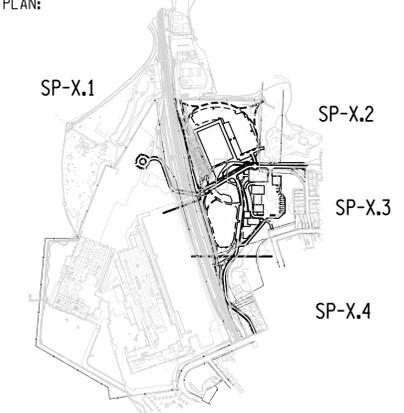
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KEY PLAN:



REVISIONS:

PROJECT NAME:

EAST PARCEL REDEVELOPMENT

VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE:

MARCH 2017

PROJECT NUMBER: #188105A

SCALE: AS SHOWN

DRAWING NAME:

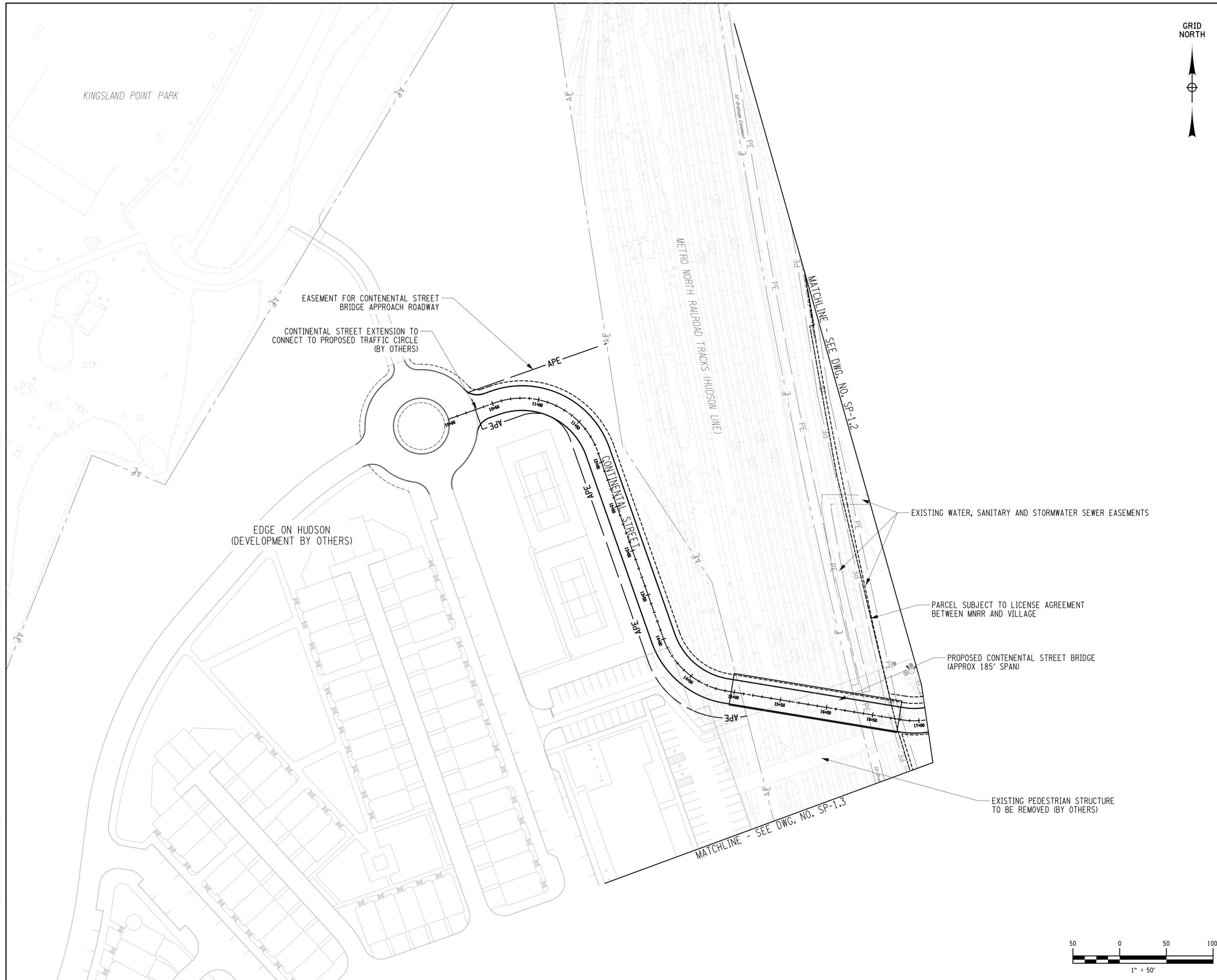
MASTER SITE PLAN

DRAWING NUMBER: SP-1.0

SHEET NUMBER: 2 OF 18

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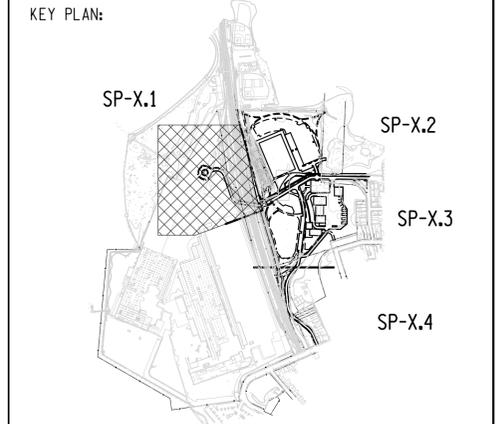


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REVISIONS:

PROJECT NAME:

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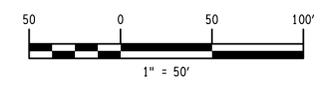
VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE: MARCH 2017

PROJECT NUMBER: #188105A SCALE: AS SHOWN

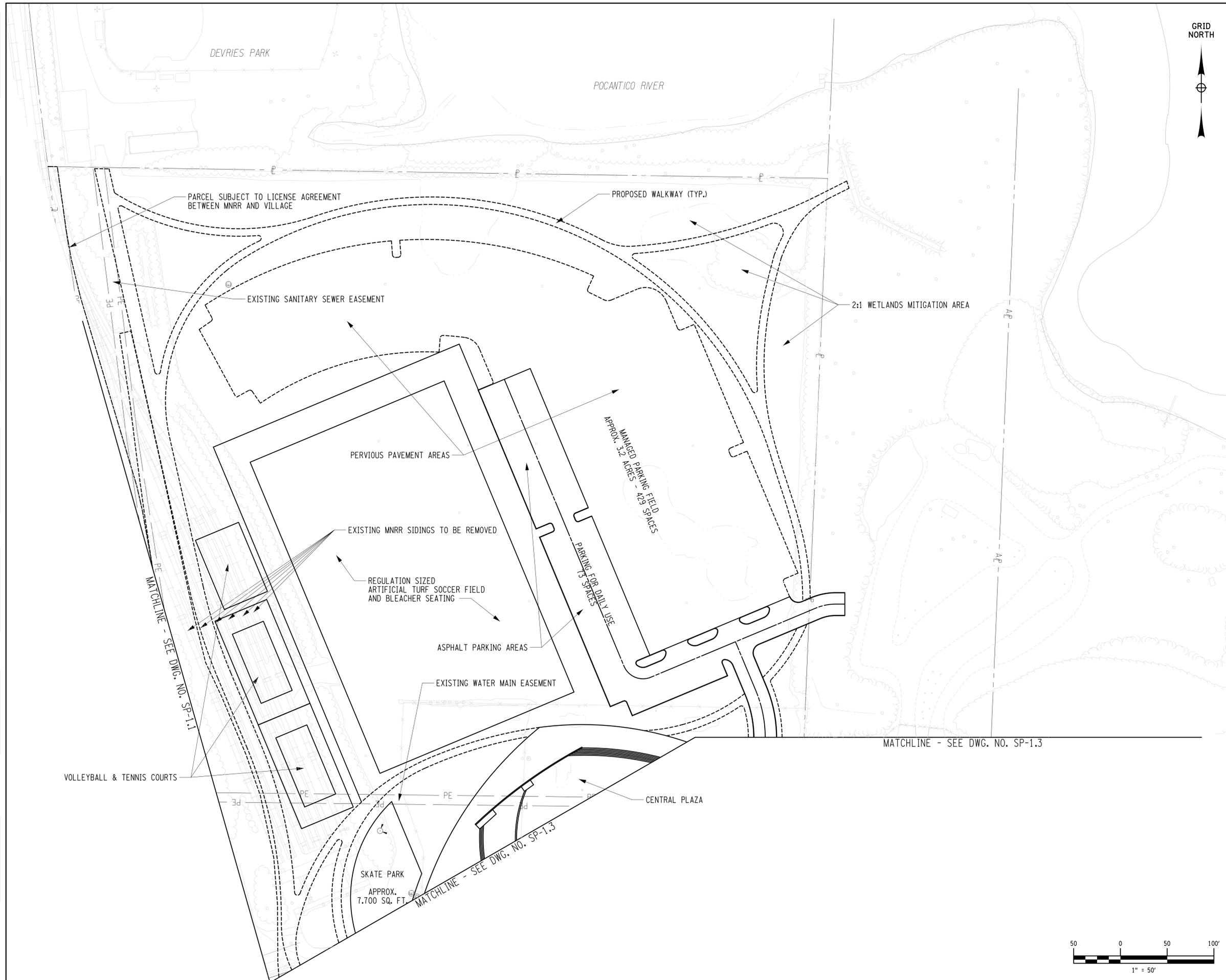
DRAWING NAME: **SITE GEOMETRY PLAN**

DRAWING NUMBER: SP-1.1 SHEET NUMBER: 3 OF 18



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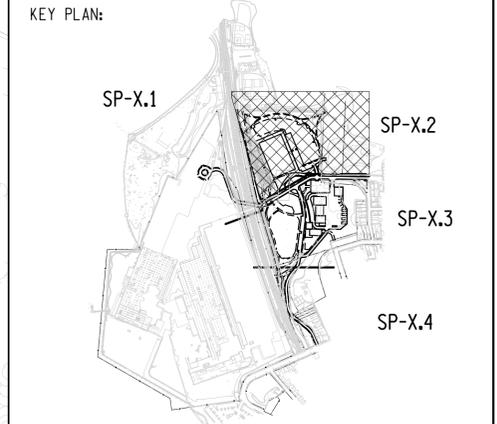
SLEEPY HOLLOW LOCAL DEVELOPMENT CORPORATION

PREPARED BY:

WSP | PARSONS BRINCKERHOFF

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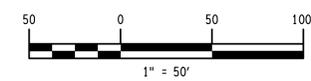
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 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE: MARCH 2017

PROJECT NUMBER: #188105A SCALE: AS SHOWN

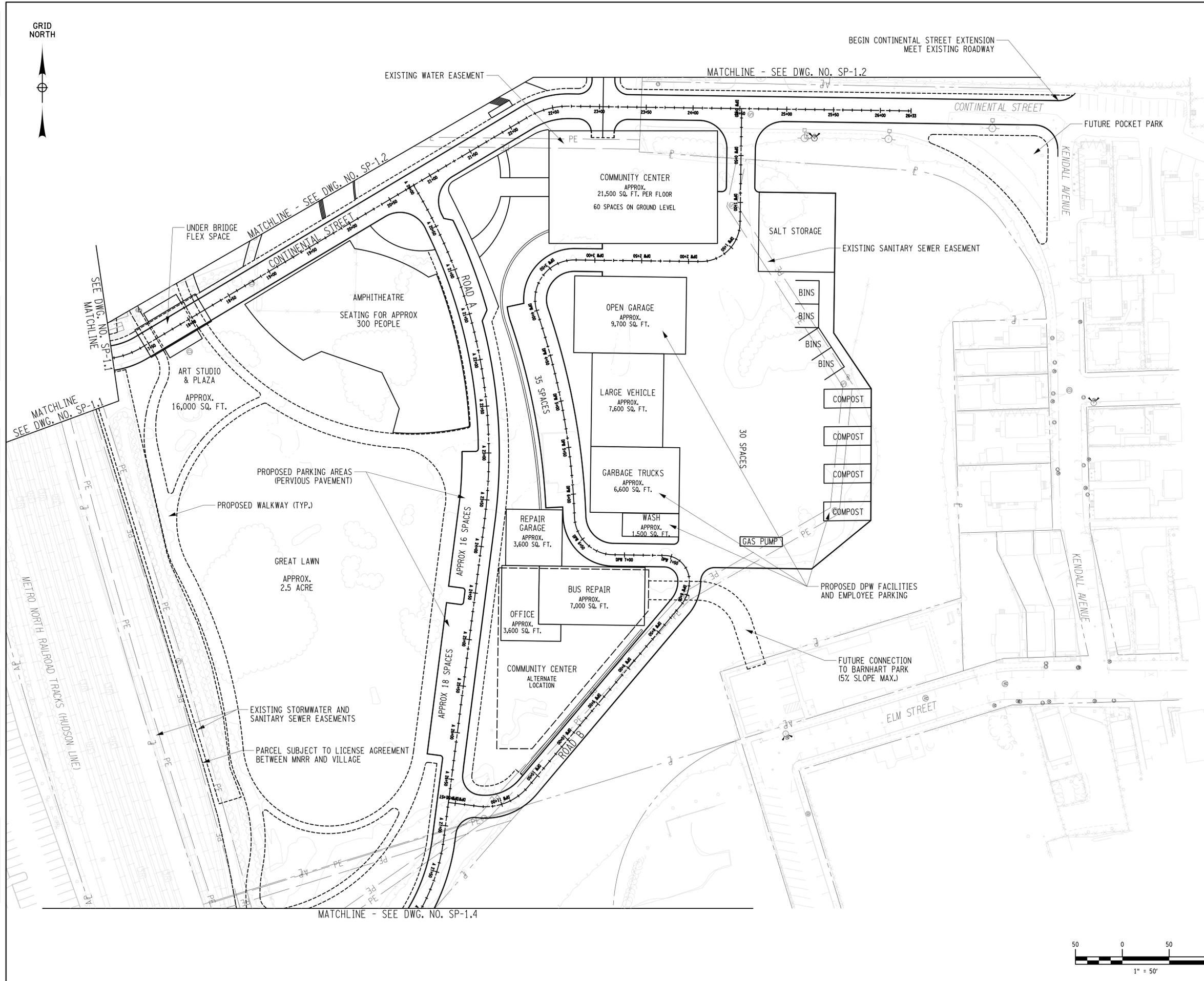
DRAWING NAME: **SITE GEOMETRY PLAN**

DRAWING NUMBER: SP-1.2 SHEET NUMBER: 4 OF 18



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**SLEEPY HOLLOW
 LOCAL DEVELOPMENT CORPORATION**



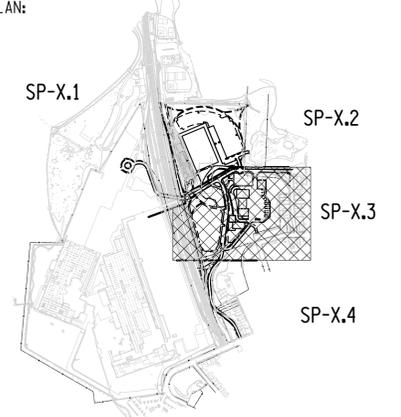
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EAST PARCEL REDEVELOPMENT

VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE:

MARCH 2017

PROJECT NUMBER: #188105A

SCALE: AS SHOWN

DRAWING NAME:

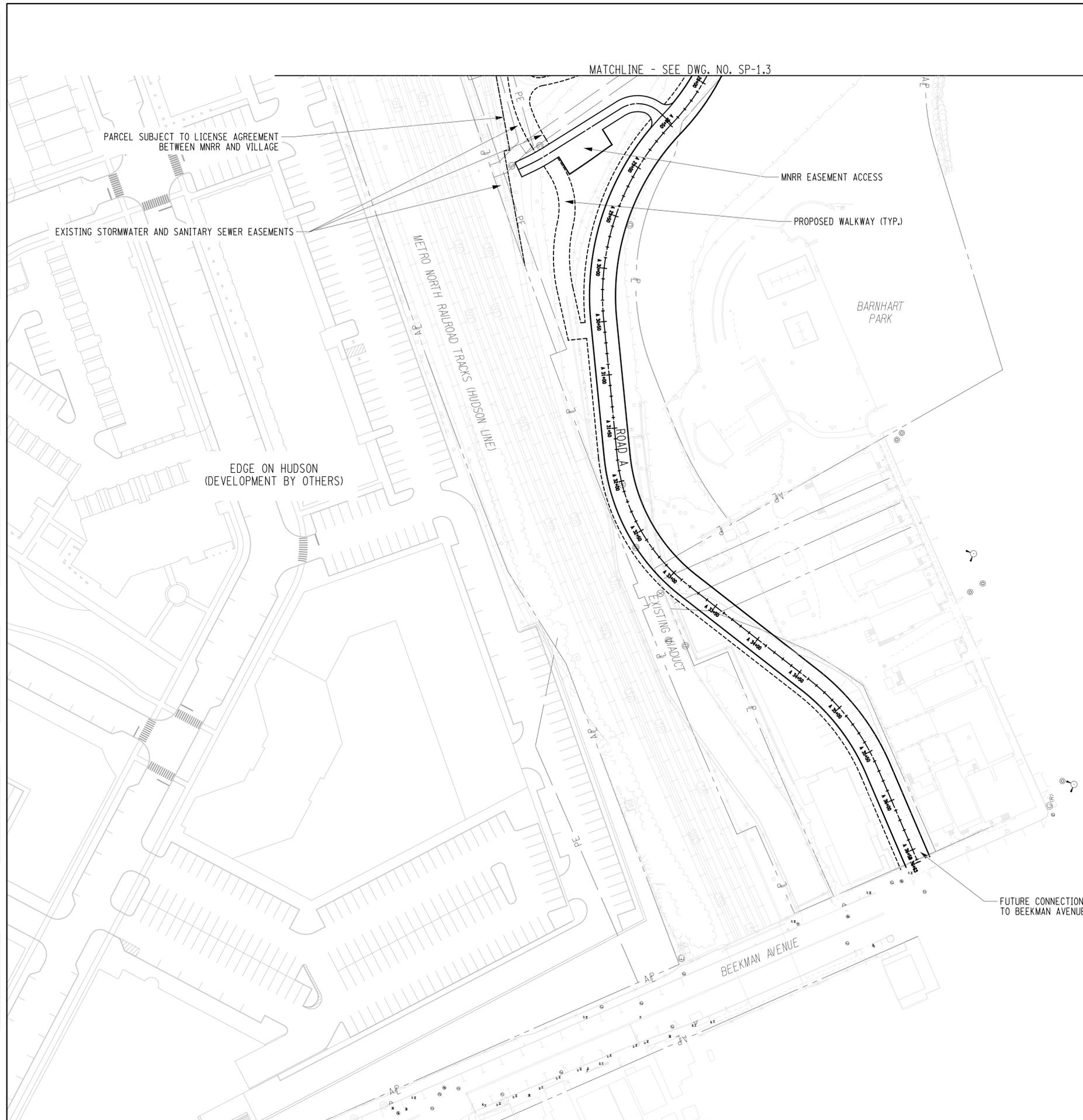
SITE GEOMETRY PLAN

DRAWING NUMBER: SP-1.3

SHEET NUMBER: 5 OF 18

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SLEEPY HOLLOW LOCAL DEVELOPMENT CORPORATION



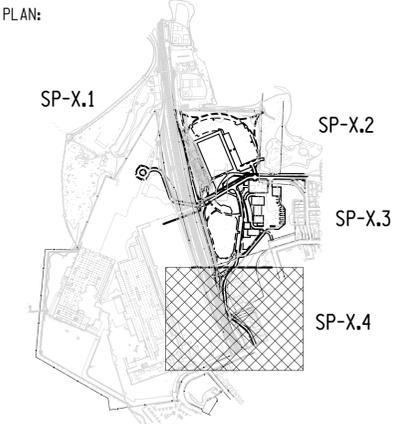
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VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE:

MARCH 2017

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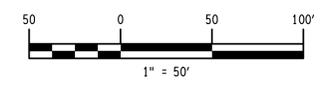
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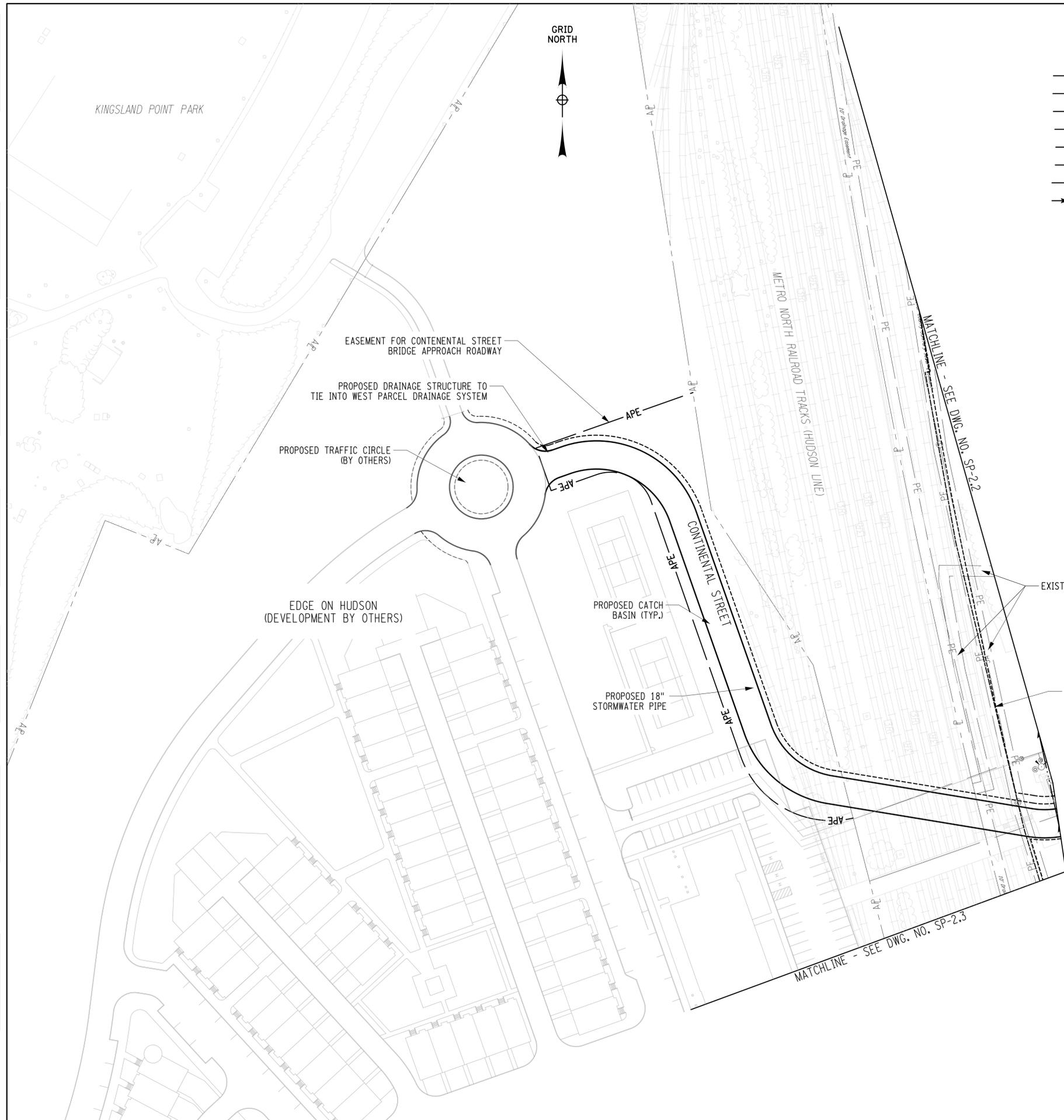
DRAWING NUMBER: SP-1.4

SHEET NUMBER: 6 OF 18



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LEGEND

- E — PROPOSED ELECTRIC CONDUIT
- G — PROPOSED GAS MAIN
- SA — PROPOSED SANITARY SEWER MAIN
- T — PROPOSED TELEPHONE CONDUIT
- W — PROPOSED WATER MAIN
- SAF — PROPOSED SANITARY SEWER FORCE MAIN
- ST — PROPOSED STORMWATER PIPE
- — PROPOSED SWALE
- ⊕ PROPOSED ELECTRIC MANHOLE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊚ PROPOSED HYDRANT
- ⊗ PROPOSED WATER MAIN VALVE
- ⊘ PROPOSED TELEPHONE MANHOLE
- ⊙ PROPOSED GAS VALVE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE

SLEEPY HOLLOW
LOCAL DEVELOPMENT CORPORATION



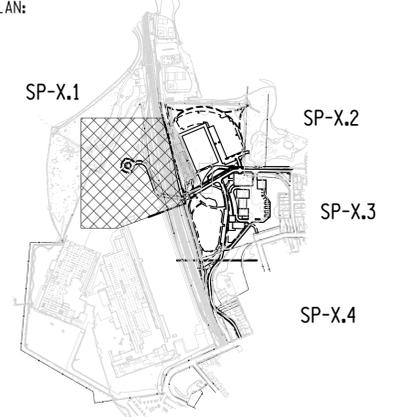
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KEY PLAN:



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EAST PARCEL REDEVELOPMENT

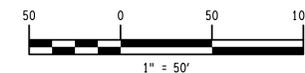
VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE: MARCH 2017

PROJECT NUMBER: #188105A SCALE: AS SHOWN

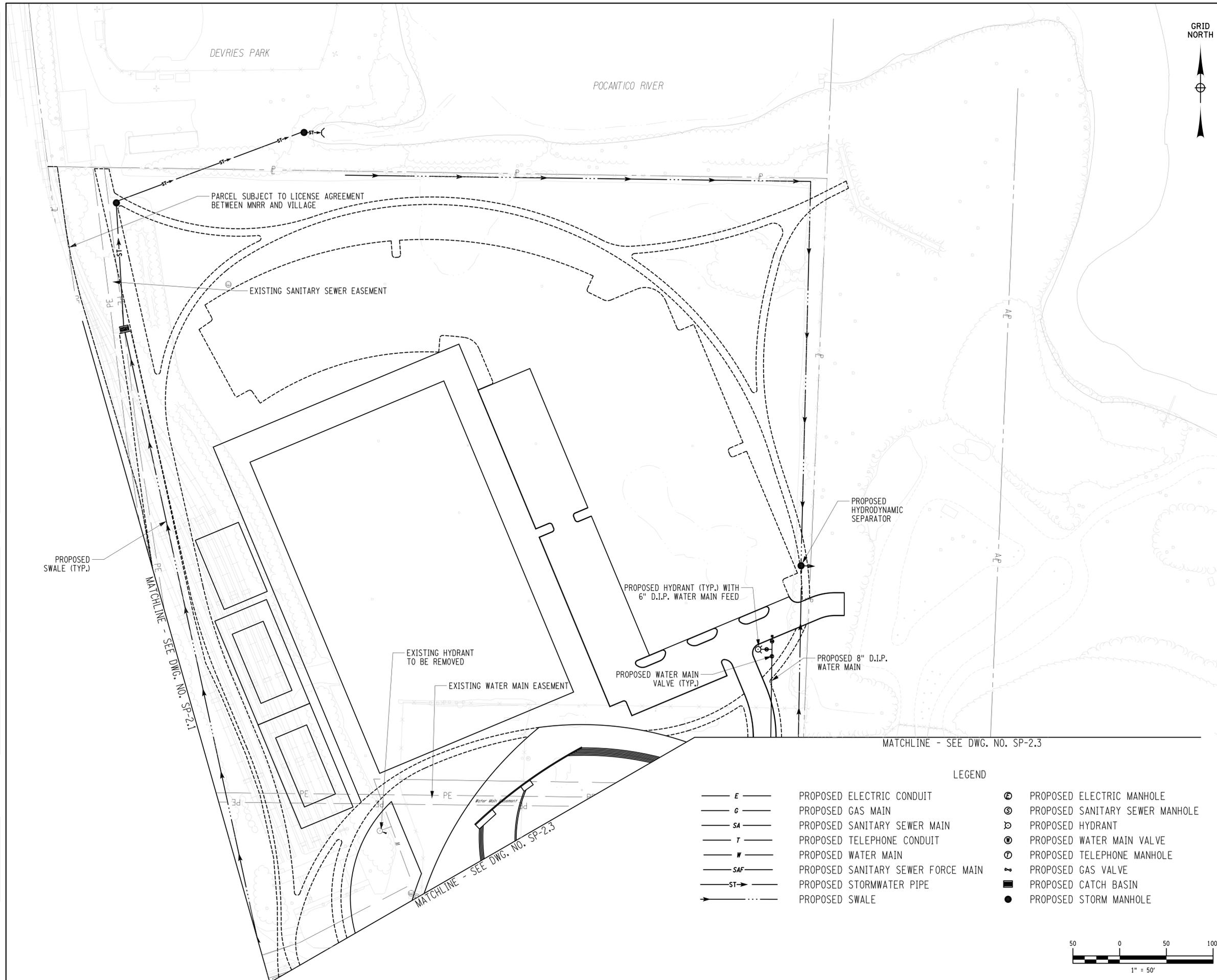
DRAWING NAME: DRAINAGE AND UTILITY PLAN

DRAWING NUMBER: SP-2.1 SHEET NUMBER: 7 OF 18



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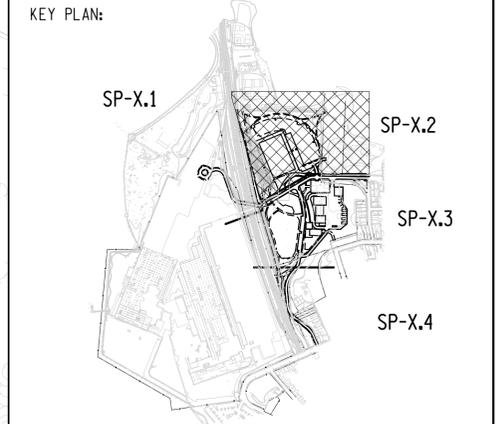


SLEEPY HOLLOW LOCAL DEVELOPMENT CORPORATION

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PROJECT NAME:

EAST PARCEL REDEVELOPMENT

VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE: MARCH 2017

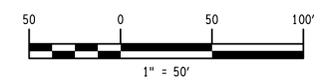
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DRAWING NAME: **DRAINAGE AND UTILITY PLAN**

DRAWING NUMBER: SP-2.2 SHEET NUMBER: 8 OF 18

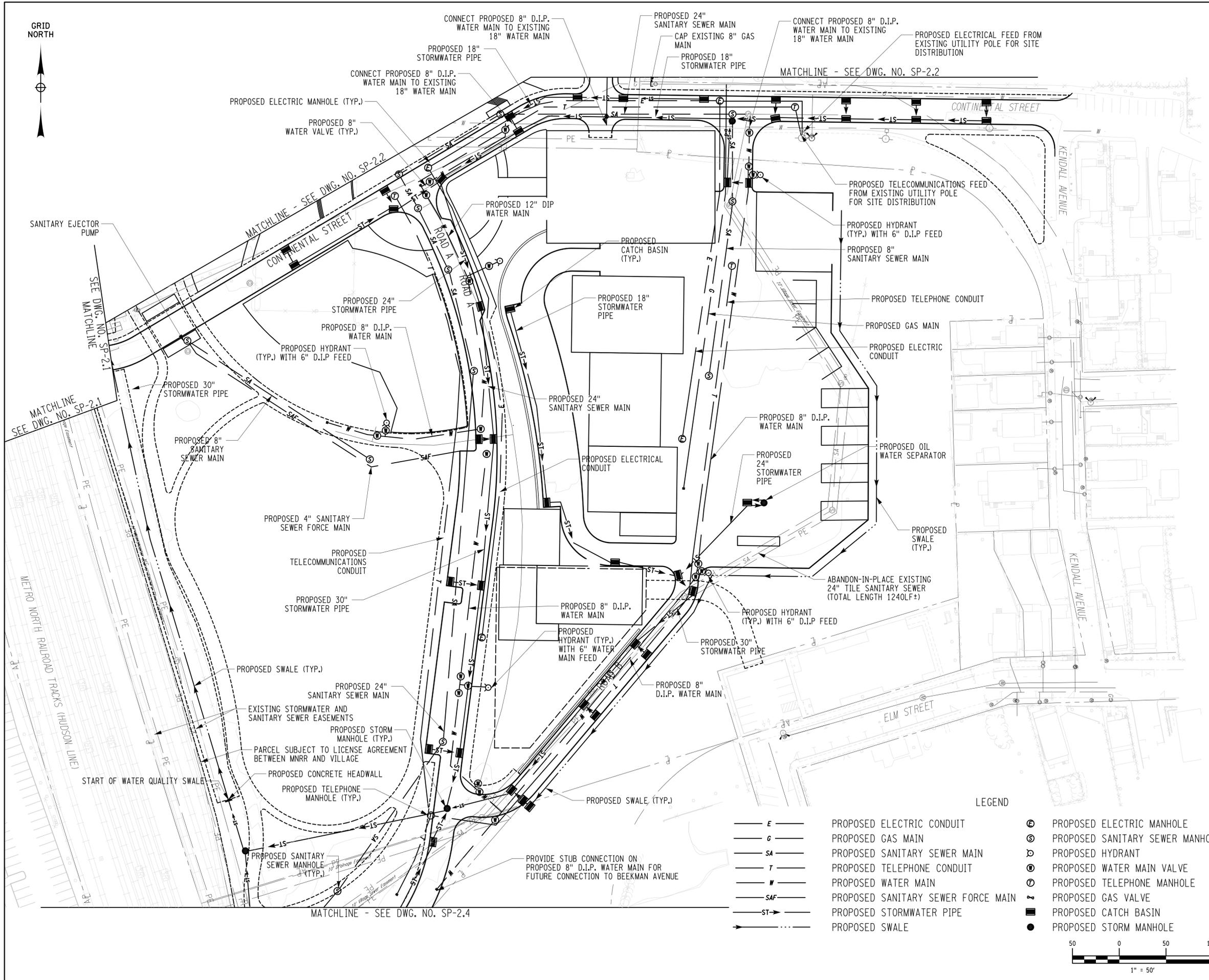
LEGEND

	PROPOSED ELECTRIC CONDUIT		PROPOSED ELECTRIC MANHOLE
	PROPOSED GAS MAIN		PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MAIN		PROPOSED HYDRANT
	PROPOSED TELEPHONE CONDUIT		PROPOSED WATER MAIN VALVE
	PROPOSED WATER MAIN		PROPOSED TELEPHONE MANHOLE
	PROPOSED SANITARY SEWER FORCE MAIN		PROPOSED GAS VALVE
	PROPOSED STORMWATER PIPE		PROPOSED CATCH BASIN
	PROPOSED SWALE		PROPOSED STORM MANHOLE

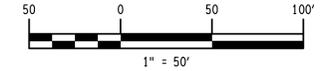


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— E —	PROPOSED ELECTRIC CONDUIT	⊕	PROPOSED ELECTRIC MANHOLE
— G —	PROPOSED GAS MAIN	⊙	PROPOSED SANITARY SEWER MANHOLE
— SA —	PROPOSED SANITARY SEWER MAIN	⊖	PROPOSED HYDRANT
— T —	PROPOSED TELEPHONE CONDUIT	⊗	PROPOSED WATER MAIN VALVE
— W —	PROPOSED WATER MAIN	⊘	PROPOSED TELEPHONE MANHOLE
— SAF —	PROPOSED SANITARY SEWER FORCE MAIN	⊙	PROPOSED GAS VALVE
— ST —	PROPOSED STORMWATER PIPE	■	PROPOSED CATCH BASIN
— SW —	PROPOSED SWALE	●	PROPOSED STORM MANHOLE

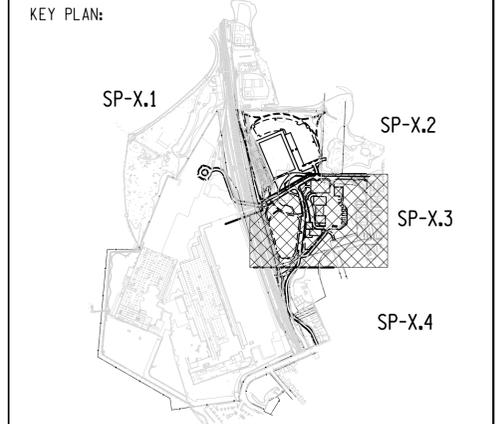


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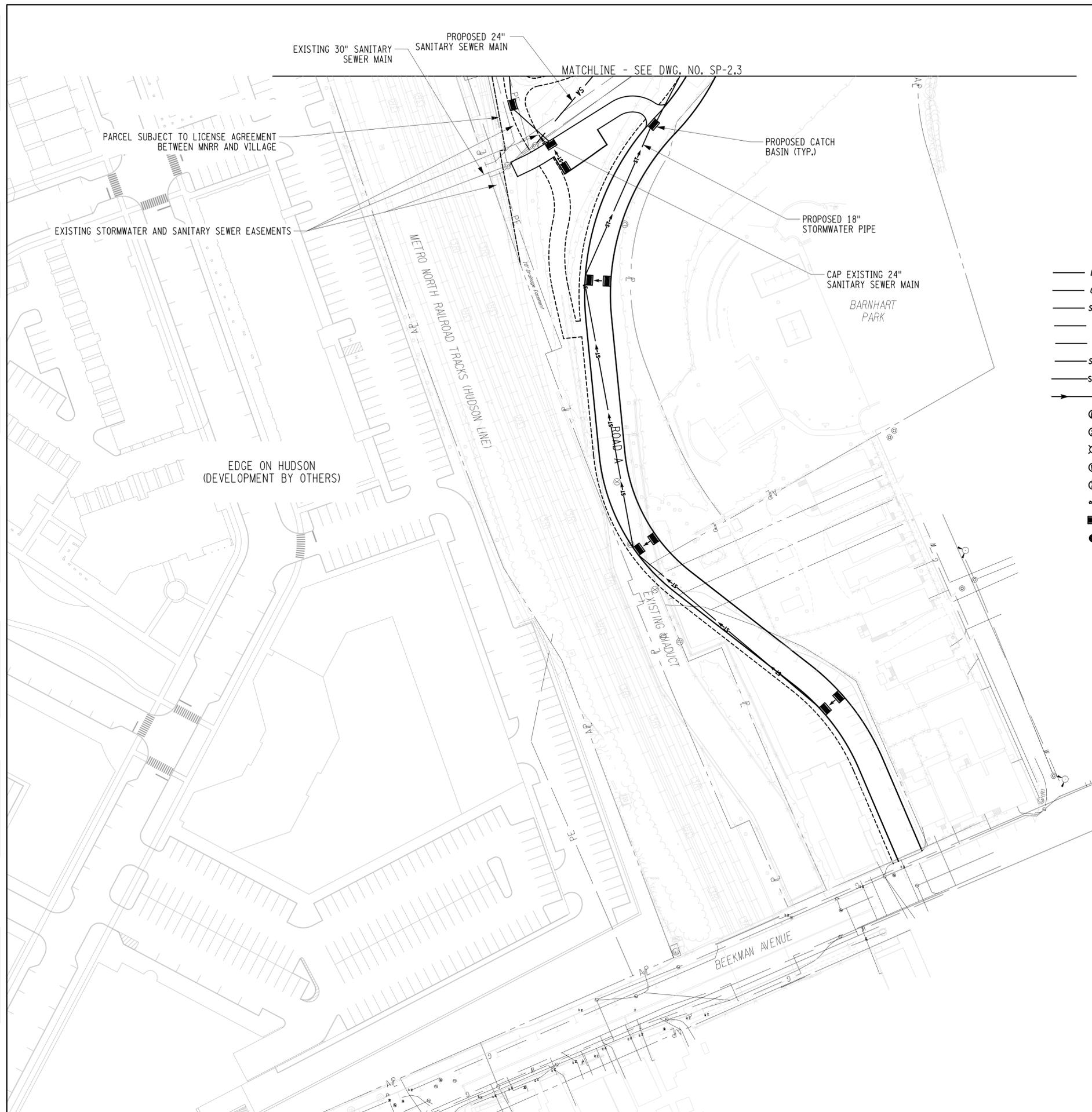
PROJECT NAME:
 EAST PARCEL REDEVELOPMENT

VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE:	MARCH 2017
PROJECT NUMBER: #188105A	SCALE: AS SHOWN
DRAWING NAME:	DRAINAGE AND UTILITY PLAN
DRAWING NUMBER: SP-2.3	SHEET NUMBER: 9 OF 18

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**SLEEPY HOLLOW
 LOCAL DEVELOPMENT CORPORATION**



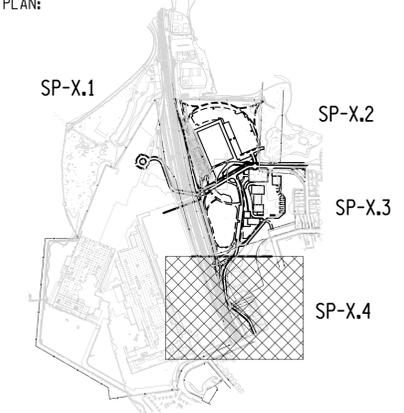
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KEY PLAN:



REVISIONS:

PROJECT NAME:
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 VILLAGE OF SLEEPY HOLLOW
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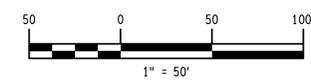
ISSUE DATE: MARCH 2017

PROJECT NUMBER: #188105A SCALE: AS SHOWN

DRAWING NAME: DRAINAGE AND UTILITY PLAN

DRAWING NUMBER: SP-2.4 SHEET NUMBER: 10 OF 18

- LEGEND
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 - G — PROPOSED GAS MAIN
 - SA — PROPOSED SANITARY SEWER MAIN
 - T — PROPOSED TELEPHONE CONDUIT
 - W — PROPOSED WATER MAIN
 - SAF — PROPOSED SANITARY SEWER FORCE MAIN
 - ST — PROPOSED STORMWATER PIPE
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 - ⊙ PROPOSED TELEPHONE MANHOLE
 - ⊕ PROPOSED GAS VALVE
 - PROPOSED CATCH BASIN
 - PROPOSED STORM MANHOLE



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 LOCAL DEVELOPMENT CORPORATION**



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VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE: MARCH 2017

PROJECT NUMBER: #188105A SCALE: AS SHOWN

DRAWING NAME:
CONCEPTUAL LANDSCAPING PLAN

DRAWING NUMBER: SP-3.1 SHEET NUMBER: 11 OF 18



- LANDSCAPE ZONES:
- BMP BIO SWALE/ WETLAND
 - COASTAL WOODLAND
 - PRIMARY COMMUNITY
 - SECONDARY COMMUNITY
 - RIPARIAN BUFFER
 - UPLAND BUFFER
 - INTENSELY PLANTED
 - SPORTS FIELD

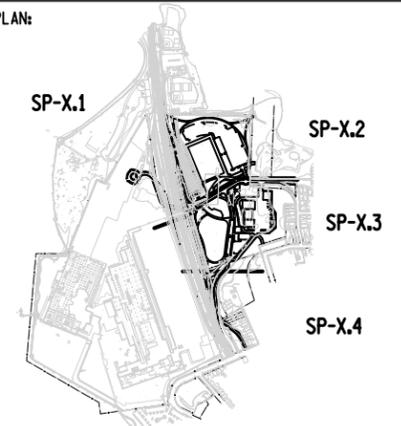


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KEY PLAN:



REVISIONS:

PROJECT NAME:

EAST PARCEL REDEVELOPMENT

VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE:

MARCH 2017

PROJECT NUMBER: #188105A

SCALE: AS SHOWN

DRAWING NAME:

CONCEPTUAL LANDSCAPING PLAN

DRAWING NUMBER: SP-3.2

SHEET NUMBER: 12 OF 18

East Parcel Plantings

Plants for the Upland Park - Salt Tolerant for Upland Banks and Riparian Buffers (tolerates wind, airborne salt, salt in soil)

Deciduous Trees

- Amelanchier canadensis
- Celtis occidentalis
- Liquidambar styraciflua
- Nyssa sylvatica
- Prunus sargentii 'Columnaris'
- Quercus robur 'Fastigiata'
- Quercus palustris
- Quercus rubra
- Taxodium distichum
- Shadbush serviceberry
- Common hackberry
- Sweet gum
- Black tupelo
- Columnar Sargent Cherry
- Column English Oak
- Pin Oak
- Red oak
- Bald cypress

Evergreen Trees

- Ilex opaca
- Juniperus virginiana
- Magnolia virginiana
- American holly
- Eastern red cedar
- Sweetbay magnolia

Shrubs

- Ceanothus americanus
- Clethra alnifolia
- Ilex glabra
- Morella pennsylvanica
- Prunus maritima
- Vaccinium corymbosum
- Viburnum dentatum
- New Jersey Tea
- Sweet pepperbush
- Inkberry
- Northern Bayberry
- Beach plum
- Highbush blueberry
- Arrowwood

Grasses

- Andropogon virginicus
- Panicum virgatum 'Heavy Metal'
- Panicum virgatum 'Cloud Nine'
- Panicum virgatum 'Rotstrahlbusch'
- Schizachyrium scoparium
- Spartina patens
- Broom sedge
- Switch grass tall
- Switch grass, short
- Switch grass red leaf
- Little Blue Stem
- Salt meadow hay

Vines

- Campsis radicans
- Lonicera sempervirens
- Parthenocissus quinquefolia
- Trumpet creeper
- Coral honeysuckle
- Virginia creeper

Herbaceous

- Aquilegia canadensis
- Symphyotrichum novi-belgii
- Asclepias tuberosa
- Echinacea purpurea
- Pontederia cordata
- Liatris squarrosa
- Rudbeckia triloba v. triloba
- Solidago sempervirens
- Columbine
- New York aster
- Butterfly weed
- Purple coneflower
- Pickeralweed
- Blazing star
- Thin Leaved Coneflower
- Seaside goldenrod

Fern

- Dennstaedtia punctilobula
- Hay-Scented Fern

LANDSCAPE CONCEPT PLAN AND PLANT PALETTES

The Plans are comprised of 8 different planned landscape areas open space area which are shown on the Landscape Concept Plans and include the following:

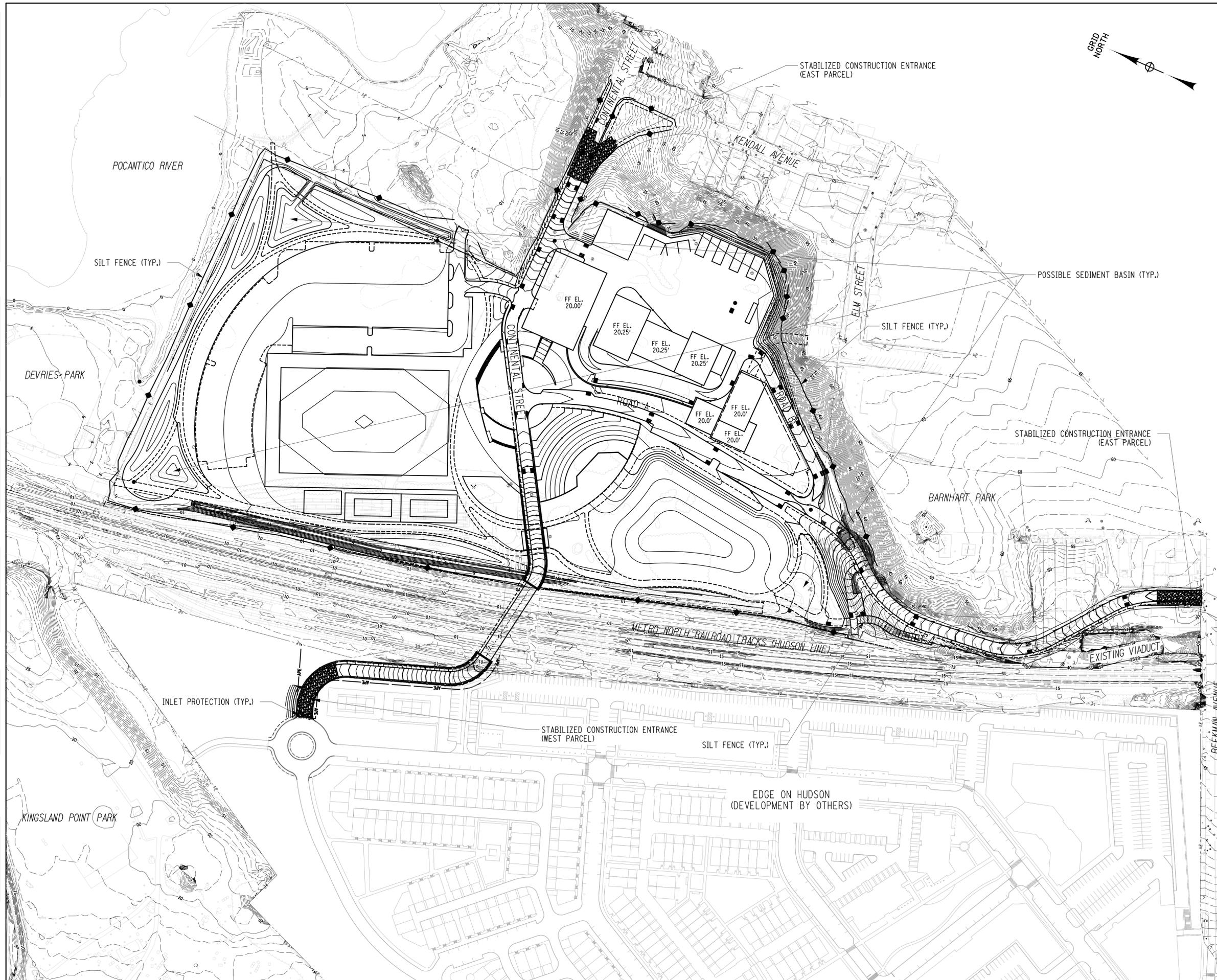
- Riparian Buffer Landscape
- Primary Community Zone
- Coastal Woodland Zone
- Sports Field Zone
- BMP Bio Swale Zone / Wetland
- Secondary Community Zone
- Intensely Planted Zone
- Upland Buffer Planting

LANDSCAPE CONCEPT PLAN AND PLANT PALETTES

The Landscape Concept Plan serves as the landscape design framework for the Community from which more detailed precise landscape plans will follow. The purpose of the Landscape Concept Plan is to establish thematic color schemes to develop the Project identity.

FILE NAME =
 DATE/TIME = DATE: 3/24/2017 12:00:10 PM
 USER = PLOTTED BY: usdb04039

DESIGN SUPERVISOR
 JOB MANAGER
 DESIGN
 CHECK
 DRAFTING
 CHECK
 PROJECT MANAGER



SLEEPY HOLLOW
LOCAL DEVELOPMENT CORPORATION

PREPARED BY:

ENGINEER OF RECORD:

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KEY PLAN:

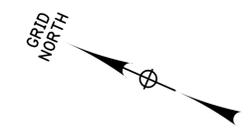
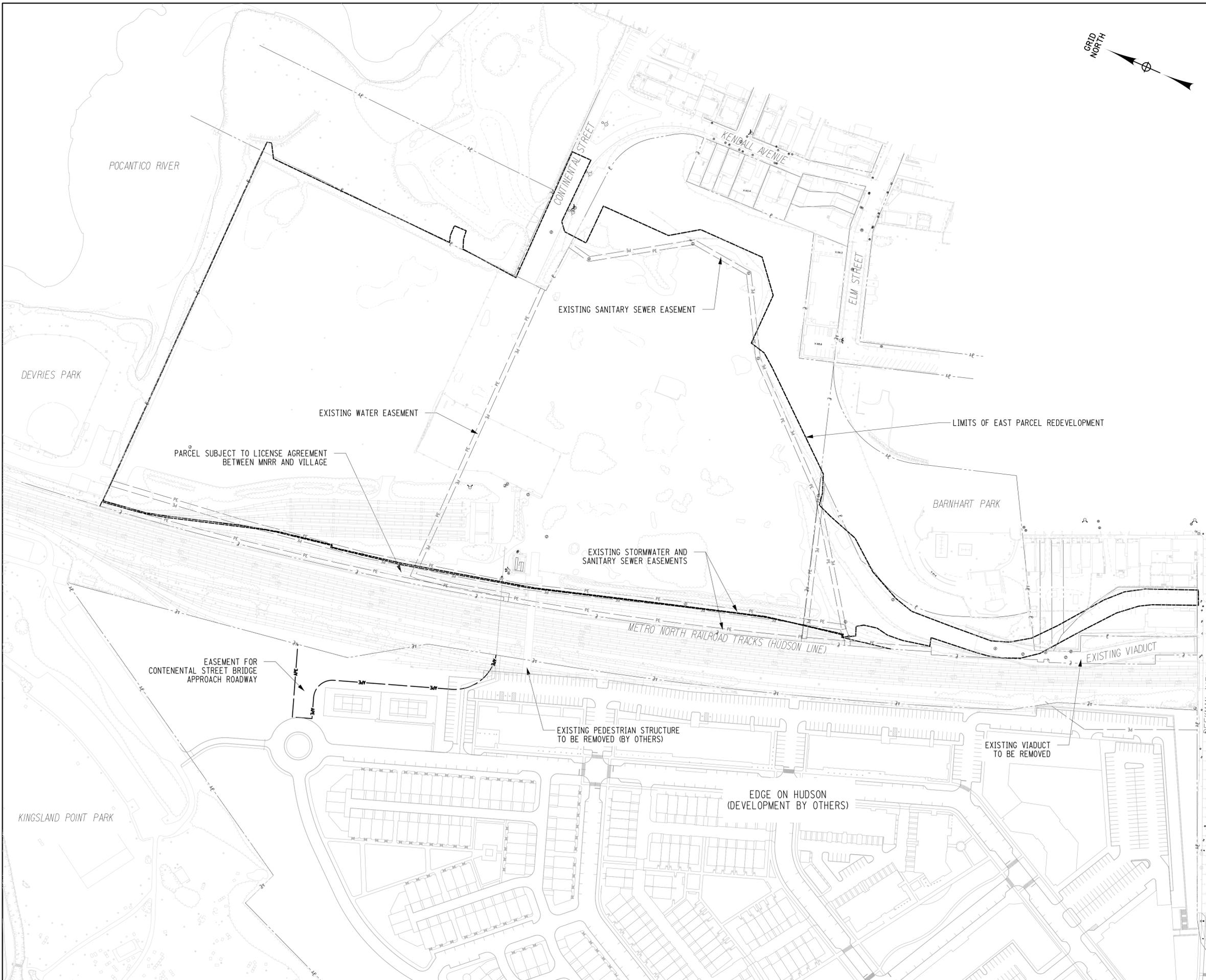
REVISIONS:

PROJECT NAME:
EAST PARCEL REDEVELOPMENT
 VILLAGE OF SLEEPY HOLLOW
 WESTCHESTER COUNTY, NEW YORK

ISSUE DATE:	MARCH 2017
PROJECT NUMBER: #188105A	SCALE: AS SHOWN
DRAWING NAME:	GRADING, EROSION & SEDIMENT CONTROL PLAN
DRAWING NUMBER: SP-4.0	SHEET NUMBER: 13 OF 18

FILE NAME =
 DATE/TIME = DATE: 3/24/2017 12:00:19 PM
 USER = PLOTTED BY: usdb04039

DESIGN SUPERVISOR
 JOB MANAGER
 DESIGN
 CHECK
 DRAFTING
 CHECK
 PROJECT MANAGER

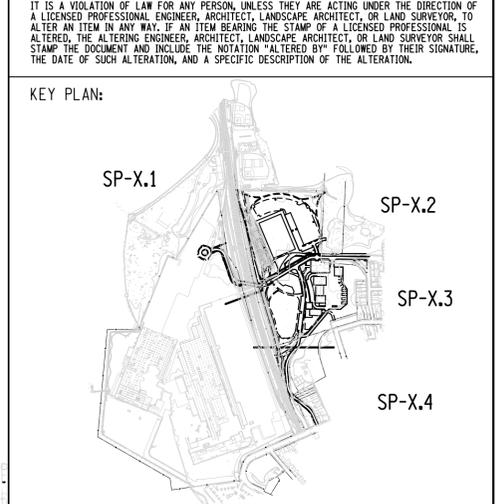


SLEEPY HOLLOW
LOCAL DEVELOPMENT CORPORATION

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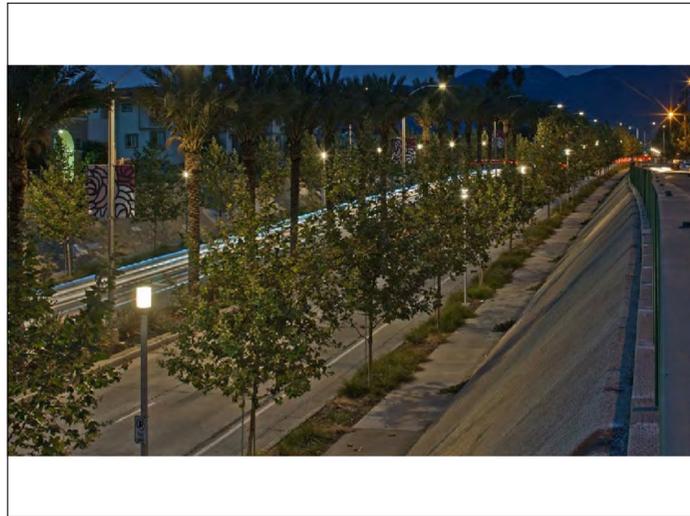
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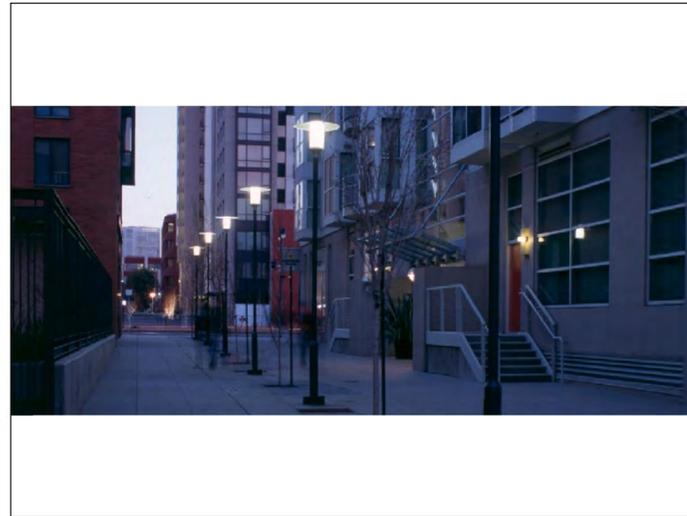
ISSUE DATE:	MARCH 2017
PROJECT NUMBER: #188105A	SCALE: AS SHOWN
DRAWING NAME:	EXISTING CONDITIONS PLAN
DRAWING NUMBER: EX-1.0	SHEET NUMBER: 14 OF 18



PEDESTRIAN LIGHT FIXTURE
 (DETAIL VIEW)



PEDESTRIAN LIGHT FIXTURE
 (CONCEPTUAL STREET VIEW)



PEDESTRIAN LIGHT FIXTURE
 (CONCEPTUAL STREET VIEW)



CENTRAL PLAZA
 (CONCEPTUAL STREET VIEW)



CENTRAL PLAZA
 (CONCEPTUAL STREET VIEW)



CENTRAL PLAZA
 (CONCEPTUAL STREET VIEW)



PERVIOUS PARKING SURFACE
 (CONCEPTUAL STREET VIEW)



PERVIOUS PARKING SURFACE
 (CONCEPTUAL STREET VIEW)

**SLEEPY HOLLOW
 LOCAL DEVELOPMENT CORPORATION**



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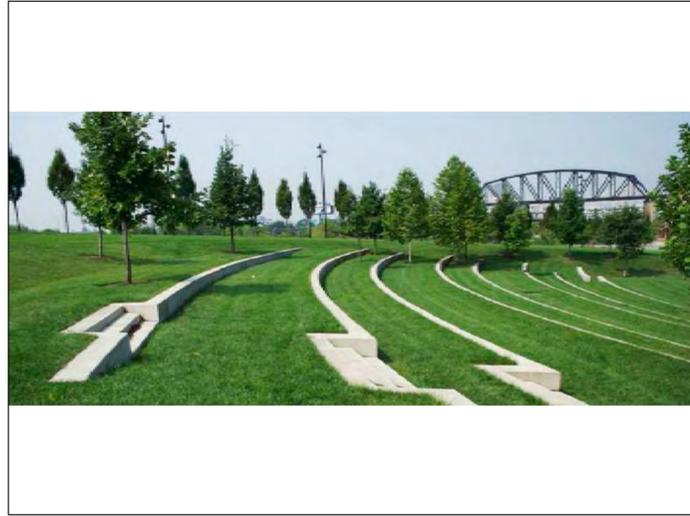
SCALE: AS SHOWN

DRAWING NAME:

FEATURE PRECEDENTS
 (DETAILS & CONCEPT VIEWS)

DRAWING NUMBER: SD-1.1

SHEET NUMBER: 15 OF 18



AMPHITHEATRE
 (CONCEPTUAL STREET VIEW)



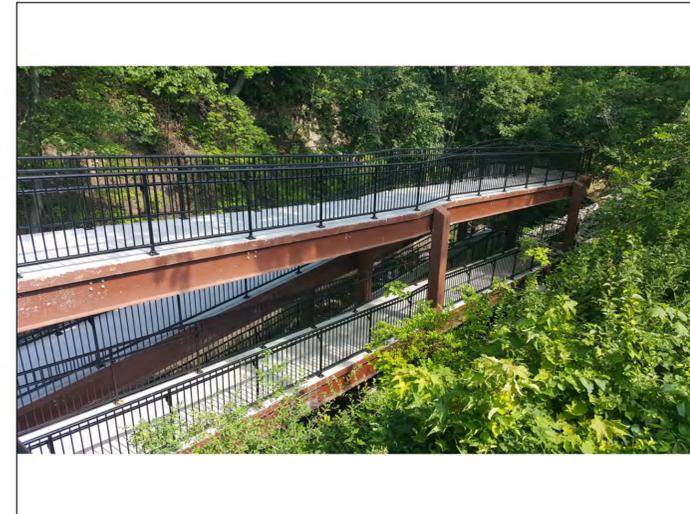
AMPHITHEATRE
 (CONCEPTUAL STREET VIEW)



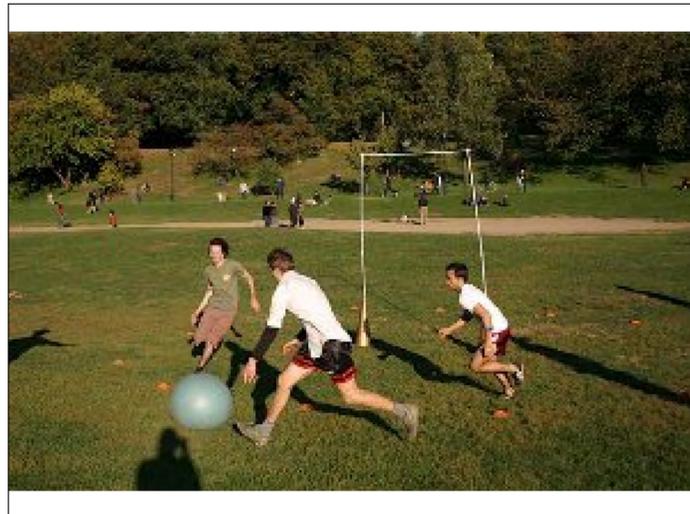
HAUNCHED BRIDGE
 (CONCEPTUAL ELEVATION VIEW)



UNDER BRIDGE FLEX SPACE
 (CONCEPTUAL STREET VIEW)



PEDESTRIAN RAMP
 (CONCEPTUAL ELEVATION VIEW)



RECREATIONAL USES
 (CONCEPTUAL STREET VIEW)



FLEXIBLE EVENT SPACE
 (CONCEPTUAL STREET VIEW)



FLEXIBLE EVENT SPACE
 (CONCEPTUAL STREET VIEW)



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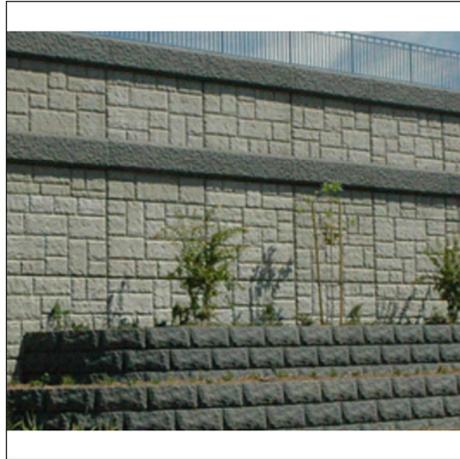
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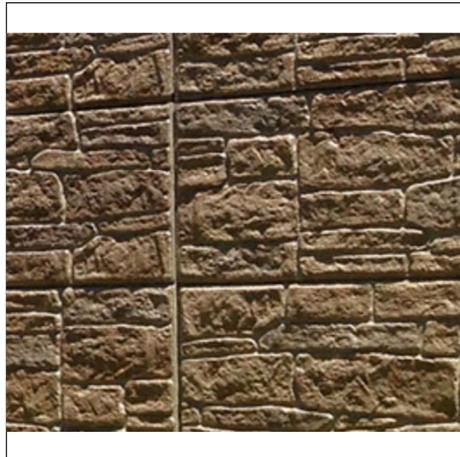
DRAWING NUMBER: SD-1.2 SHEET NUMBER: 16 OF 18



ONTARIO ASHLAR
 (MSE WALL PATTERN)



EXPOSED AGGREGATE
 (MSE WALL PATTERN)



STACKED STONE
 (MSE WALL PATTERN)



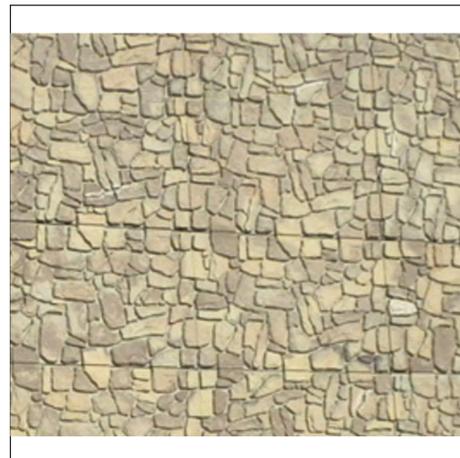
LARGE ASHLAR STONE
 (MSE WALL PATTERN)



SMALL AGED ASHLAR
 (MSE WALL PATTERN)



COATED FORM FINISH
 (MSE WALL PATTERN)



DRY STACKED STONE
 (MSE WALL PATTERN)



CUSTOM FINISH
 (MSE WALL PATTERN)



SOUTHARD STREET BRIDGE
 (RT. 1 OVER CONRAIL - NJ)



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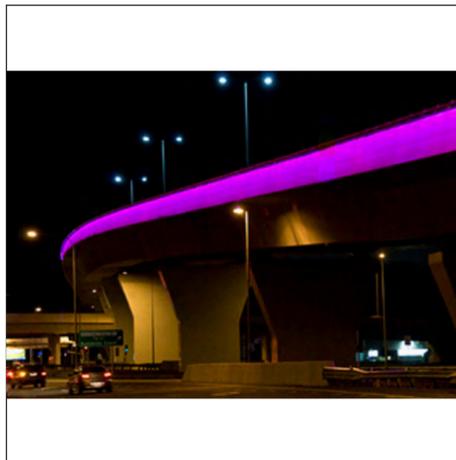
FEATURE PRECEDENTS
 (DETAILS & CONCEPT VIEWS)

DRAWING NUMBER: SD-1.3

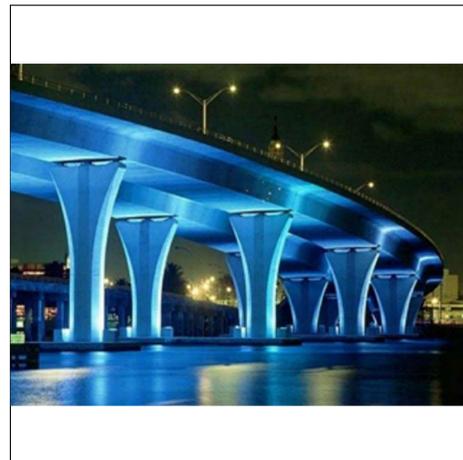
SHEET NUMBER: 17 OF 18



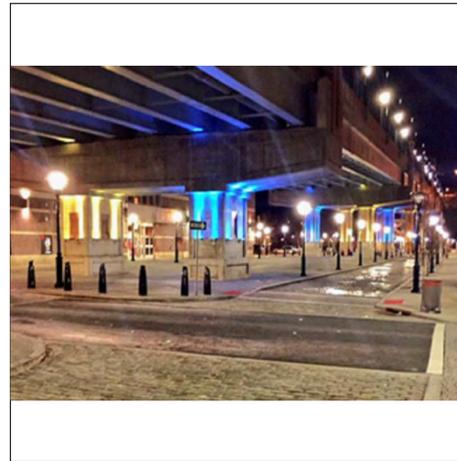
METRO NORTH TRAIN OVERPASS
 (CHAPPAQUA - NY)



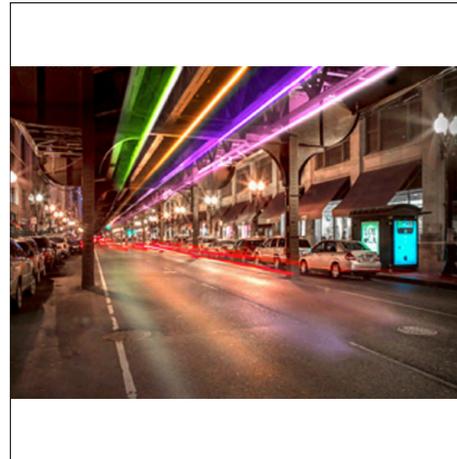
UNDER-BRIDGE LIGHTING
 (EDGE/PARAPET LIGHTING)



UNDER-BRIDGE LIGHTING
 (BRIDGE UP-LIGHTING)



UNDER-BRIDGE LIGHTING
 (PLAZA SPACE)



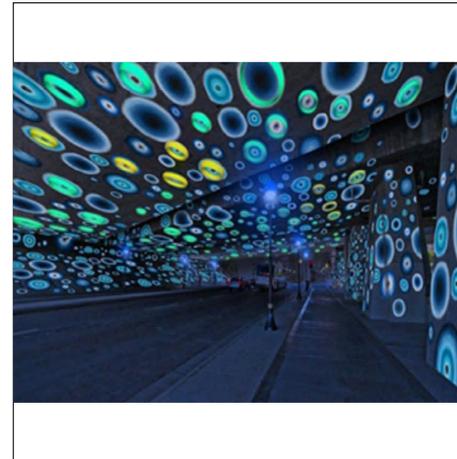
UNDER-BRIDGE LIGHTING
 (AESTHETIC BRIDGE GIRDER LIGHTING)



UNDER-BRIDGE LIGHTING
 (BRIDGE TUNNEL/OVERPASS TREATMENT)



UNDER-BRIDGE LIGHTING
 (WALL MOUNT)



UNDER-BRIDGE LIGHTING
 (DECORATIVE LIGHTING)



UNDER-BRIDGE LIGHTING
 (EDGE/PARAPET LIGHTING)

**SLEEPY HOLLOW
 LOCAL DEVELOPMENT CORPORATION**



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 (DETAILS & CONCEPT VIEWS)

DRAWING NUMBER: SD-1.4

SHEET NUMBER: 18 OF 18