Chapel Farm
LANDSCAPE PROTECTION PLAN

Sanctuary Zone

The Sanctuary zone is an existing landscape characterized by dramatic verdant topography, mature deciduous canopy, and an understory floor with exposed rock outcrop and boulders predominating. Modifications in this zone are not permitted without approval from CPC, exept for the following: (1) Cleaning and removing dead trees and undergrowth, (2) Pruning trees as necessary for their health, (3) Installation of storm drainage system generally as shown on the CPC approved plans, and underground utility lines, provided that the land is restored as closely as possible to its natural state, and (4) planting of new trees and shrubs.

Encroachment Zone

The Encroachment Zone is an area designated for placement of buildings, accessory uses, and permitted obstructions. Modification of the landscape may occur within the appropriate provisions of zoning regulations that govern bulk area and setback distances. The area of the footprint shall not exceed 50% of the Encroachment Zone box. Modification of grade removal of trees and rock is permitted within the area of the footprint of the house and around the the house footprint as needed for the construction of the house, but not more than 15 feet from the footprint perimeter, and not outside of the building limit line in the zone box. Rock removal shall not exceed the maximum allowable volume as listed in the area table for each lot. Outside of the footprint and surrounding 15 feet, modification of the grade is permitted but limited to two feet cut and two feet fill, rock removal is not permitted, and tree removal is permitted. However, if the botanic environment within the Encroachment Zone is altered to the extent that it does not comply with ZR 105-30, additional trees and alternate vegetation shall shall be provided in accordance with ZR 105-30 and the Tree Replacement Specification listed herein. Items from the Pool, Domestic Landscape and General Landscape Zones may be located in the Encroachment Zone in which case allowable site alterations as specified herein for these zones shall apply, and the area allocated for these zones outside the zone shall become part of the General Landscape Zone.

Pool Zone

This zone is established to allow for the construction of an ingroud pool and appurtenant structures, such as equipment enclosure, changing cabana, and paving around pool. All such work shall conform to the applicable provisions of the zoning ordinance with respect to bulk and setback requirements. Obstructions such as fences, garden and pool furnishings are permitted. Removal of trees and modificatioon of grade are permitted. Removal of rock is permitted subject to the total volume allowance indicated in the table.

Domestic Landscape Zone

The Domestic Landscape Zone is devoted to ordinary and beneficial landscaping activities in accordance with acceptable horticultural practices, such as pruning, planting of seasonal flower beds and vegetable gardens, and planting of trees, ornamental shrubs and lawns. Permitted obstructions in this zone include walks, patios, fences, children's play areas, and garden furniture. Removal of trees and modification of grade is permitted, and rock removal is not allowed.

General Landscape Zone

The General Landscape Zone is devoted to ordinary and beneficial landscaping activities in accordance with acceptable horticultural practices, such as pruning, planting of seasonal flower beds and vegetable gardens, and planting of trees, ornamental shrubs and lawns. Permitted obstructions in this zone include driveway and parking areas, walks, children's playareas, and garden furniture. Removal of rock or modification of grade in this zone except rock removal and grade changes in connection with the construction of the driveway, parking areas, and installation of underground utility lines and storm drainage lines is not permitted. Rock removal in this zone is part of the permitted volume of rock in the table. The maximum allowable area of driveway and parking areas shall not be more than 15% of the area of the individual lot. Removal of trees is permitted. However, if the botanic environment in the General Landscape Zone is altered to the extent that it does not comply with ZR 105-30, except that the minimum remaining tree count shall be 8" dbh/1000 sf of the General Landscape Zone, additional trees and alternate vegetation shall be provided in accordance with ZR 105-30 and the Tree Replacement Specification listed herein.

Private Street

This area includes the 22 foot wide (as approved by the BSA) private street plus a five foot additional buffer on each side of the street, which shall be maintained by the Home Owner's Association. Permitted obstructions within this area include the following: cut and fill and paving for street construction, curbs, underground utilities and storm drainage lines, street lights, fire hydrants and alarm boxes, a water pumping station and entrance and exit structures at the two ends of the street, and other obstructions commonly associated with streets. No above ground obstruction is permitted three feet from the street line in the buffers on both sides of the street. Modification of grade is permitted, with an allowance of a two foot plus or minus variation from the grades shown on the CPC approved plans. Removal of trees is permitted without replacement. Removal of rock encountered in the excavation is permitted.

Tree Replacement Specification for Encroachment Zone and General Landscape Zone.

Any combination of the following native species shall be planted until the equivalent vegetation requirement of 4" dbh tree per 1000 sf of the area of the Encroachment Zone or General Landscape Zone is met. The understory shrub planting shall generally be used for screen and decorative purposes.

Deciduous:
In accordance with ZR Appendix A.

Coniferous:
Species per ZR Appendix A, tables on pages 3 and 4.
Two 6 foot high coniferous trees shall be the replacement equivalent of one 4" dbh tree.

Understory shrub planting:
The shrub replacement equivalent of one 4" dbh tree shall be as follows:

Evergreen – Six 3 foot high Kalmia latifolia, Rhododendron maximum, Azalea sp., and Ilex opaca

Deciduous – Six 3 foot high Viburnum sp., Clethera anifolia, Hamamelis mollis.

Note: Certain trees as indicated on the plan shall not be disturbed in any way.

PRIVATE STREET:
EXISTING TREES – # 97
– dbh 1063
REMAINING TREES 0

TABLE OF CALCULATIONS

LOT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL
LOT AREA, SF	40,259.72	35,905.82	36180.18	34656.77	37416.63	32,754.91	38,342.03	42519.73	40606.93	39,797.72	40,362.37	46,713.87	77,904.19	100,023.80	[illegible]
SANCTUARY ZONE															
AREA	11,723.18	9,535.50	8,155.92	8,741.82	4,948.85	7,085.33	9,538.49	14,628.34	14,395.15	15,658.09	9,474.77	15,593.38	34,585.65	10,590.77	[illegible]
% OF LOT AREA	29.11	26.66	22.54	13.22	21.63	24.87	34.40	35.40	35.44	39.34	23.52	33.38	17.03	10.58	
EXISTING TREES – #	20	24	22	24	14	14	26	26	20	28	22	29	48	22	
– dbh	240	225	224	263	146	130	258	346	203	308	246	357	581	266	
REMAINING TREES – dbh	240	225	224	263	146	130	258	346	203	308	246	357	581	266	
ENCROACHMENT ZONE															
AREA	9,437.12	11,814.41	11,365.50	11,363.95	11,702.28	10,706.20	10,518.50	10,131.50	10,959.25	8,080.65	13,169.26	11,426.32	16,393.25	–	[illegible]
% OF LOT AREA	23.44	32.90	31.41	32.78	31.27	32.68	27.43	23.82	26.96	20.30	32.62	24.45	21.04	–	
EXISTING TREES – #	18	39	42	19	44	7	13	44	7	5	31	21	35	0	
– dbh	238	413	372	197	376	83	168	335	77	58	370	253	357	0	
* REMAINING TREES – dbh	40	48	48	48	48	44	44	44	44	32	56	48	68	–	
POOL ZONE															
AREA	1,350.23	1,310.20	1,264.98	1,498.41	1,799.46	1,371.41	967.15	1,598.12	1,469.35	1,471.72	1,564.65	1,577.50	1,817.30	–	[illegible]
% OF LOT AREA	3.35	3.64	3.49	4.32	4.75	4.18	2.52	3.75	3.61	3.69	3.87	3.37	2.33	–	
EXISTING TREES – #	3	3	5	4	10	4	0	0	3	3	1	4	2	0	
– dbh	38	30	42	35	90	40	0	0	18	32	20	36	14	0	
* REMAINING TREES – dbh	0	0	0	0	0	0	0	0	0	0	0	0	0	–	
DOMESTIC LANDSCAPE ZONE															
AREA	1,750.50	1,999.78	1,810.35	1,770.06	1,921.42	2,191.15	2,946.87	1,663.12	1,572.30	1,863.50	1,774.12	1,330.25	3,086.19	–	[illegible]
% OF LOT AREA	4.34	5.56	5.00	5.10	5.13	6.68	7.68	3.91	3.87	4.68	4.39	3.27	1.57	–	
EXISTING TREES – #	3	4	4	1	3	1	8	4	1	5	10	4	4	0	
– dbh	22	63	37	12	25	8	72	52	8	40	98	42	52	0	
* REMAINING TREES – dbh	0	32	0	0	0	0	0	28	0	0	0	0	0	–	
GENERAL LANDSCAPE ZONE															
AREA	19,559.04	11,207.93	13,583.43	24,866.66	17,044.62	11,401.09	14,371.02	14,498.87	12,210.88	12,723.76	14,359.57	16,586.32	21,923.81	89,433.03	[illegible]
% OF LOT AREA	48.58	31.21	36.90	71.75	45.55	34.80	43.87	30.07	31.97	31.97	35.57	35.50	28.14	–	
EXISTING TREES – #	36	30	26	38	46	12	16	30	18	29	29	24	29	172	
– dbh	448	287	245	366	412	138	187	309	263	363	334	275	371	2284	
* REMAINING TREES – dbh	160	96	112	200	136	96	120	120	152	116	120	136	176	712	
** ROCK REMOVAL (cubic yards)	980	630	1110	950	740	1150	1070	1160	770	690	720	1040	490	–	[illegible]

* WORST CASE

** ROCK REMOVAL FOR PRIVATE STREET AND UTILITIES AS NEEDED.

REVISIONS		
#	DATE	DESCRIPTION

FIGURE 2: Map of Chapel Farm Estates showing areas to be developed.

ZONE R1-2 NA-2
TOTAL SITE AREA: 686,243.7 SF
15.75 ACRES

GABRIEL E. SENOR, P.C.
LAND SURVEYORS
862 SCARSDALE AVE. SCARSDALE, NY 10583

North

30 0 15 30 60

ZONING MAP & LANDSCAPE PROTECTION PLAN

CHAPEL FARM THE BRONX NY

WEINTRAUB & DI DOMENICO, LANDSCAPE ARCHITECTS
181 HUDSON STREET NEW YORK NY 10013

ATTACHMENT #2G

DATE: 3-1-94

3

85-1115MMX,85-1116ZSX,85-325X

FILED NO. 5AA-58

REVISION		
NO.	DATE	DESCRIPTION

ISELIN AVE.

GRAESVENOR AVE.

WEST 250th STREET

WEST 253rd STREET

GOODRIDGE AVE.

CHAPEL FARM

LOT NO. 1

LOT NO. 2

LOT NO. 3

LOT NO. 4

LOT NO. 5

LOT NO. 6

LOT NO. 7

LOT NO. 8

LOT NO. 9

LOT NO. 10

LOT NO. 11

LOT NO. 12

LOT NO. 13

LOT NO. 14

QUARTZ DEBRIS LOCUS A

QUARTZ DEBRIS LOCUS B

TOOL LOCUS NO. 1

TOOL LOCUS NO. 2

TOOL LOCUS NO. 3

QUARTZ REDUCTION WORKSHOP SITES

UPROOTED TREE

GAZEBO

GREENHOUSES

QIS 1 (1993)

QIS 2 (1993)

QIS 3 (1993)

QIS 4 (1993)

QIS 5 (1993)

QIS 6 (1993)

QIS 7 (1993)

QIS 8 (1993)

QIS 9 (1993)

QIS 10 (1993)

QIS 11 (1993)

QIS 12 (1993)

QIS 13 (1994)

QIS 14 (1994)

QIS 15 (1994)

NOTES:

1. CONTOUR SHOWN HEREON ARE TAKEN FROM A MAP DATED MAY 5, 1969 MADE BY ALBERT E. WHEELER ASSOCIATES.
2. MAP STREETS NOT SHOWN. SEE DEMAPPING PLAN.

EXISTING GRADE @ 2' INTERVALS

VISIBLE ROCK

POSSESSION NOT SHOWN

SHADED ROCK RESURVEYED BY GSENOR 2-92

FIGURE 4: Project Base Map 1994.

KEY:

* - QIS Site 1993
□ - Shovel Test Pits (STPs) 1994
◇ - Tool Locus (Surface collected) 1994
▱ - Quartz Debitage Locus (Surface collected) 1994

North

0 30' 60' 90' 120'

SCALE:

SURVEY AND TOPOGRAPHIC MAP OF CHAPEL FARM

CHAPEL FARM BRONX, NY

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER AND LAND SURVEYOR
662 SCARSDALE AVE, SCARSDALE, NY 10583

ATTACHMENT #12 | 3-1-93

85-115MMX, 85-116ZSX, 85-325X

4