



August 8, 2022

Adam R. Kaufman, AICP  
Director of Planning  
Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

Re: PATTI Residence, 30 Palmer Avenue  
Off-Street Parking Space

Dear Mr. Kaufman,

On June 2, 2022, the owner/applicant of 30 Palmer Avenue received approval from the Zoning Board of Appeals for construction of one off-street parking space, as shown on the plans prepared by ARQ PC dated 1/19/22, entitled: "Site Plan and Land Coverage" Sh 1 of 3, "Site Distance and Retaining Wall" Sh 2 of 3, "Details and Profile" Sh 3 of 3.

With this correspondence, the above referenced plans are submitted for review by the Department and the Planning Board.

A maximum four (4) feet high modular block retaining wall with guiderails shall be installed to support the new off-street parking space. To provide sufficient screening of the wall and proposed space, the applicant contracted with JMC Consulting to provide a Landscape Plan dated 8/1/22, included with this submission. The plan includes planting eight (8) Thuja x 'Green Giant' 6'-8' high, and thirty (30) various perennials/grasses around the proposed space.

Since this application was last seen by the Planning Board, the applicant reduced the off-street spaces to a single space with an 18' curb cut. The space has been designed to provide sufficient area for a single car traveling south on Grove Road to drive forward into the space and park parallel to the roadway. When exiting the space, the vehicle has sufficient space to pull forward onto Grove Road, traveling south.

The Zoning Board approved the plan showing sight distance of 105 ft to the north and 134 ft to the south. With this application, the overall land coverage is being reduced from 3517 sf to 3468 sf by reducing various existing walkways and patios within the property.

With this submission, we respectfully request to be included on the next Planning Board agenda.

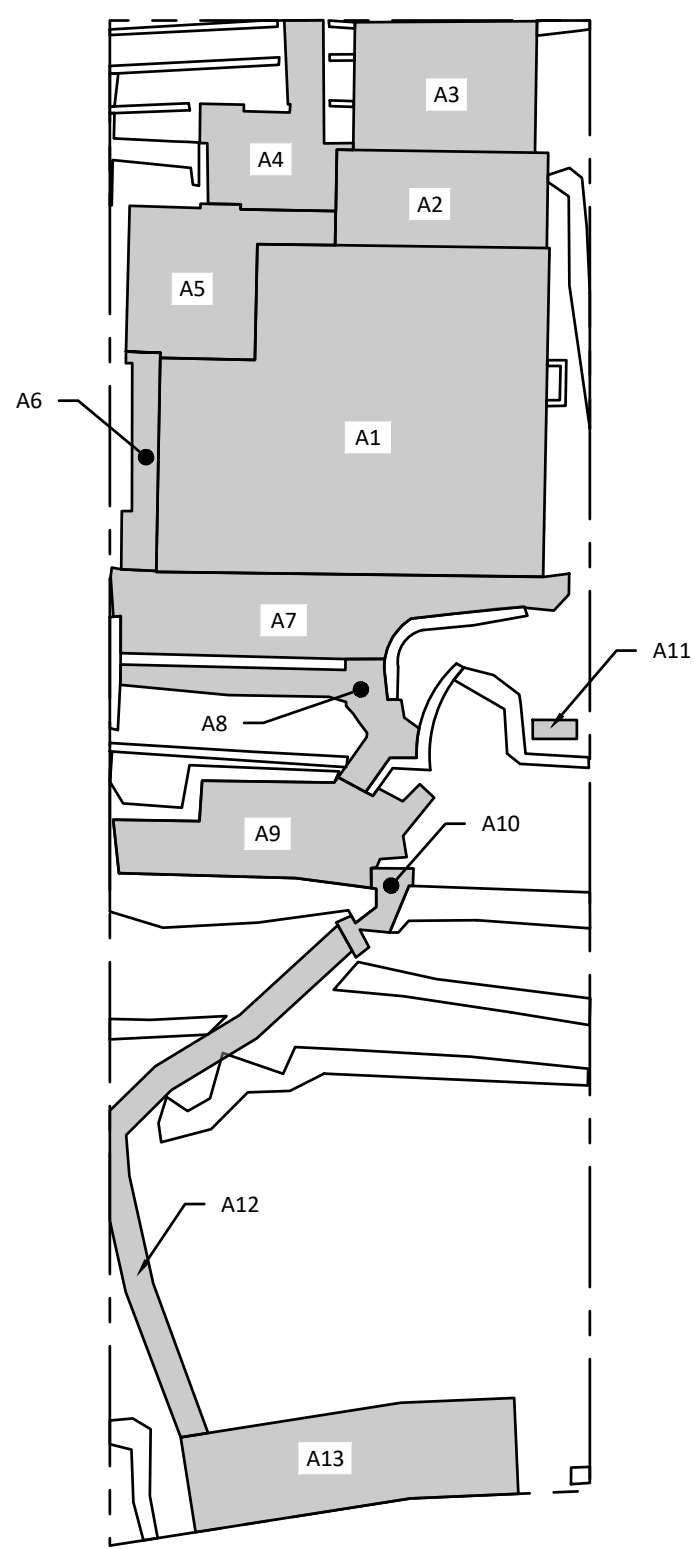
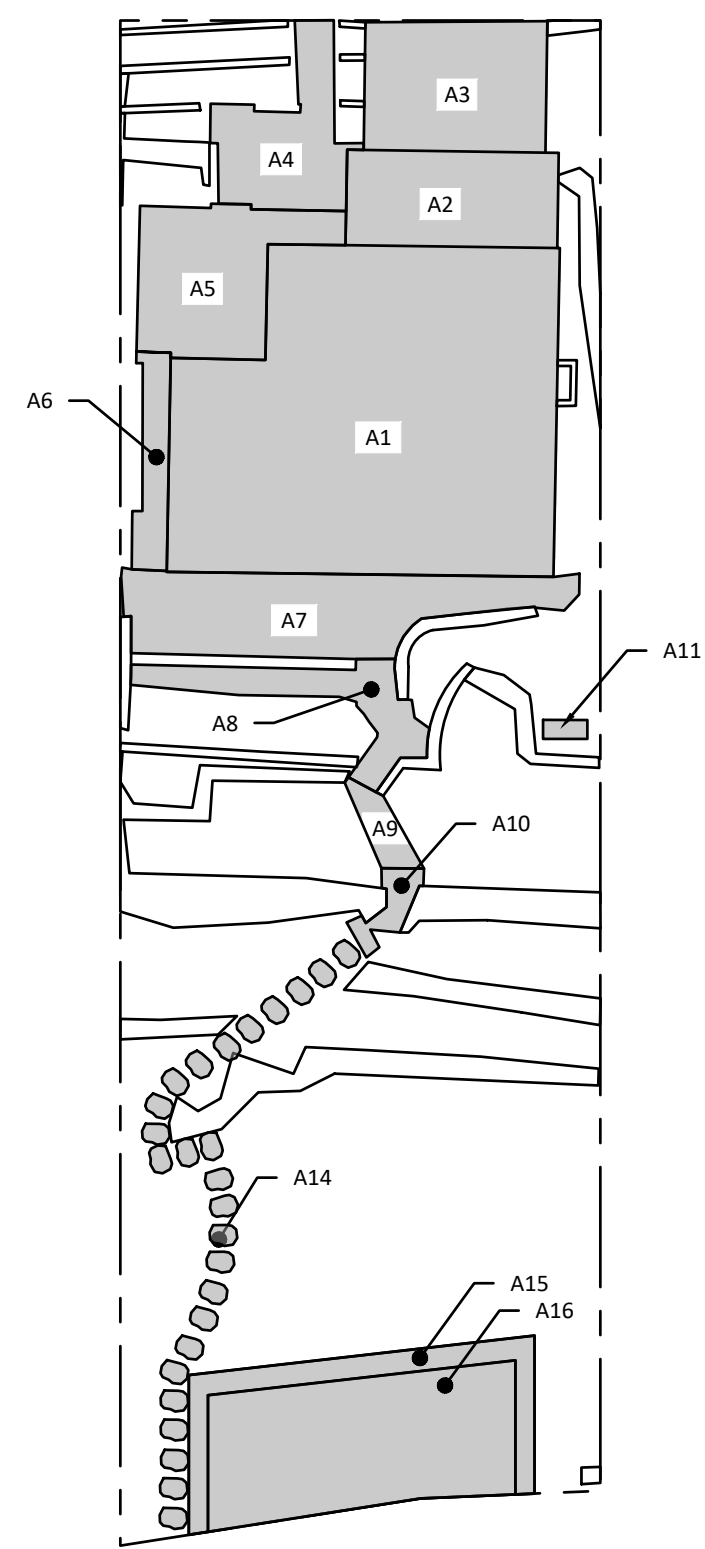
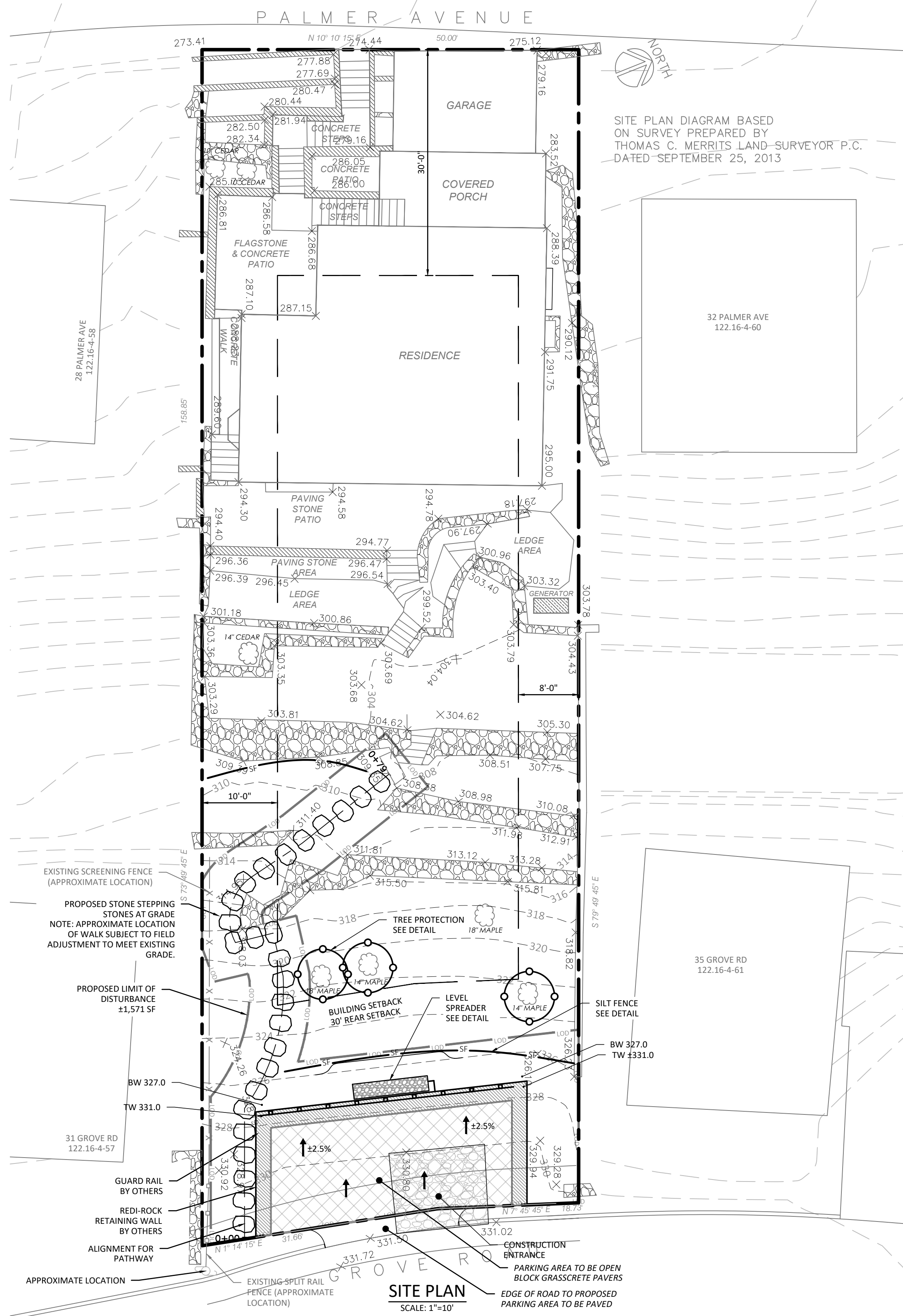
Sincerely,

**ARQ PC**

Paul Berté, PE.  
Director of Engineering

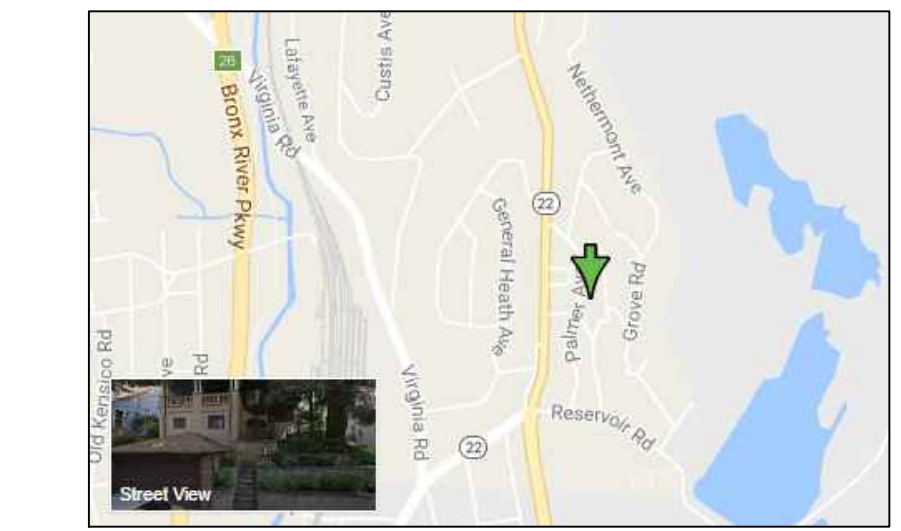
Cc: Job File No.: 22-015, T. Patti, owner





GROSS LAND COVERAGE CALCULATIONS				
AREA SYMBOL	DESCRIPTION	EXISTING AREA	PROPOSED	
A1	RESIDENCE	1261	1261	
A2	PORCH	219	219	
A3	GARAGE	256	256	
A4	CONCRETE STEPS & PATIO	175	175	
A5	FLAGSTONE & COCNETRE PATIO	239.5	239.5	
A6	CONCRETE WALK	85	85	
A7	PAVING STONE PATIO	320.5	320.5	
A8	PAVING STONE AREA & STEPS	127	127	
A9	GRAVEL & PAVING STONE AREA	260	33	
A10	STEPS	30	30	
A11	EXISTING GENERATOR	9	9	
A12	GRAVEL PATH	185	0	
A13	EXISTING GRAVEL PARKING AREA	350	0	
A14	PROPOSED WALKING PATH	N/A	134	
A15	REDI-ROCK WALL	N/A	141	
A16	GRASSCRETE PAVER PARKING AREA	N/A	438	
<b>TOTAL</b>		<b>3517</b>	<b>3468</b>	

ZONING ANALYSIS			
PATTI RESIDENCE   30 PALMER AVE   SECTION 122.16  BLOCK 4   LOT 59			
ZONE R5			
REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED
LOT AREA (SQ. FT.)	5000	7765	NO CHANGE
LOT WIDTH	50	50	NO CHANGE
MINIMUM FRONT YARD	30	N/A	NO CHANGE
MINIMUM SIDE YARD	8	N/A	NO CHANGE
SIDE YARDS COMBINED	18	N/A	NO CHANGE
MINIMUM REAR YARD	30	N/A	NO CHANGE
GROSS LAND COVERAGE (2500 SF+ 30% IN EXCESS OF 5000 SF)	3329.8	3517	3468

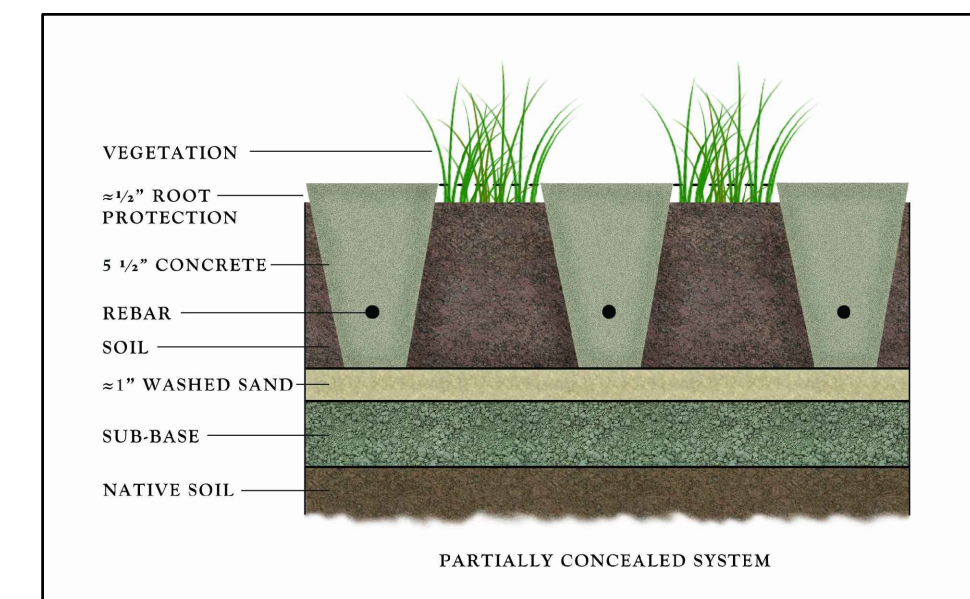
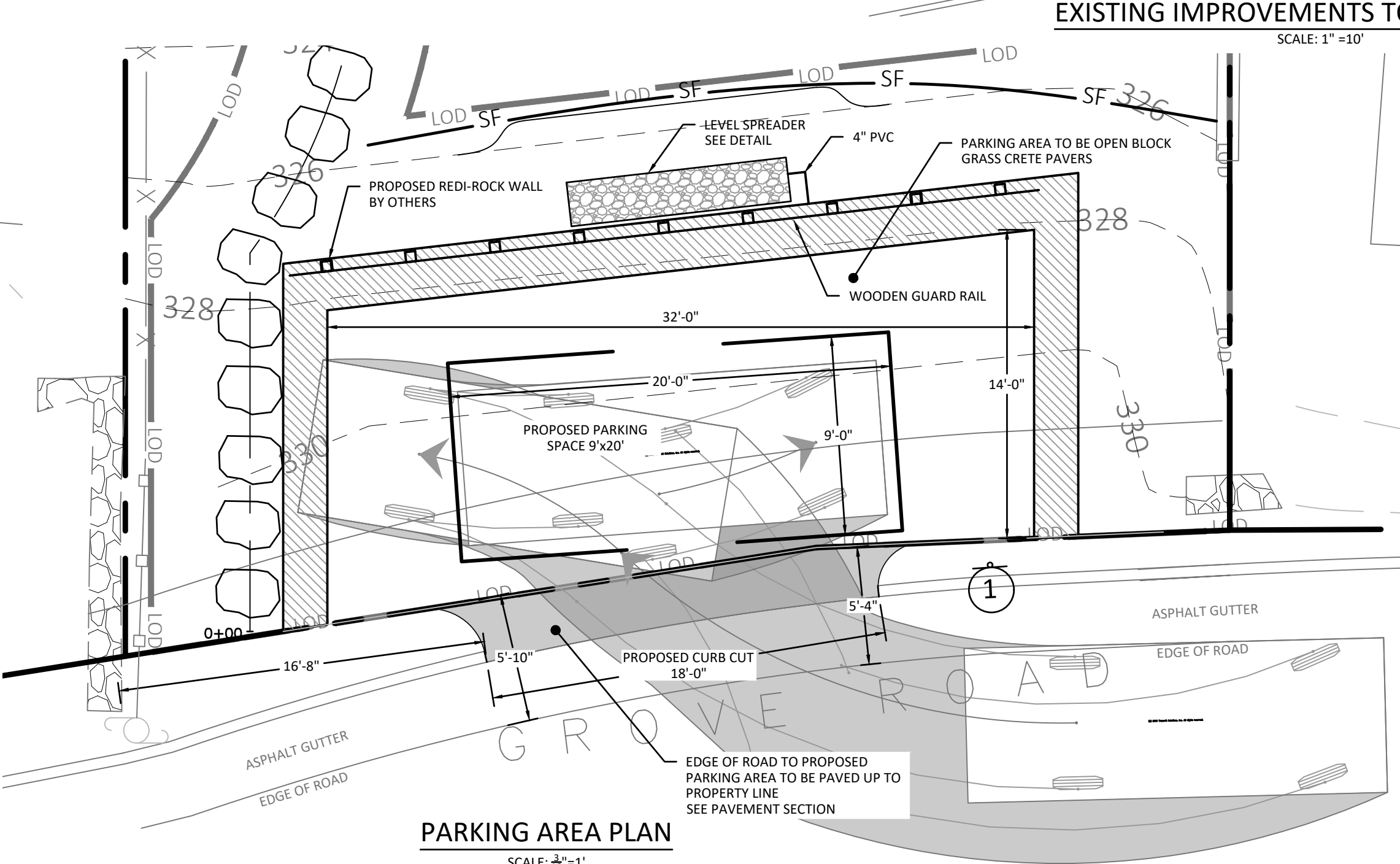
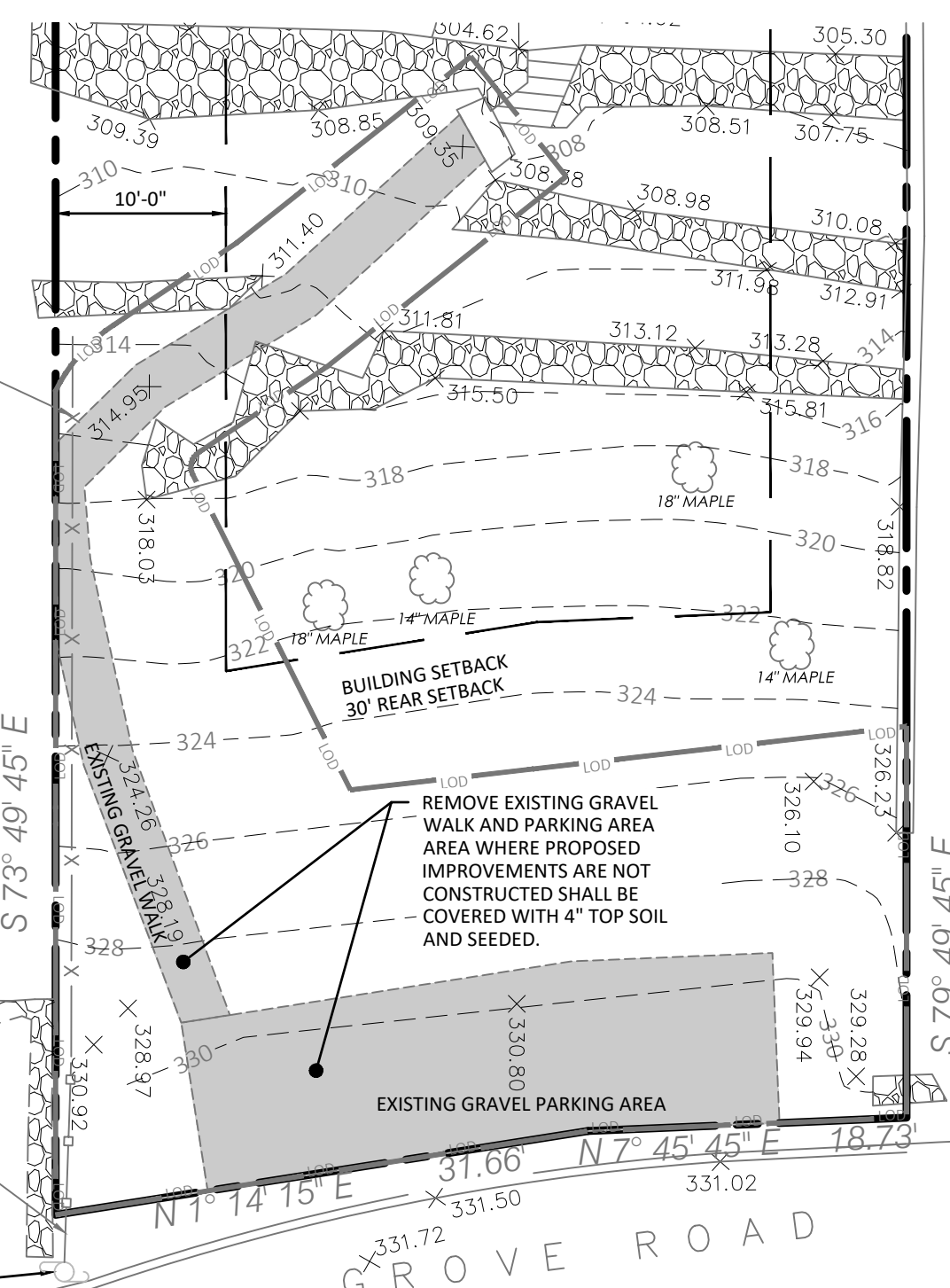


**GENERAL NOTES**

- THIS PLAN WAS PREPARED TO COMPLY WITH THE APPLICATION REQUIREMENT FOR BUILDING PERMIT IN THE TOWN OF NORTH CASTLE. REFER TO PLANS PREPARED BY MICHAEL MACRI FOR SPECIFICATIONS REGARDING THE PROPOSED RETAINING WALL, GUARD RAIL, AND PARKING AREA.
- EXISTING TOPOGRAPHIC AND SURVEY INFORMATION SHOWN HEREON PROVIDED BY A SURVEY PREPARED BY THOMAS C. MERRITS LAND SURVEYORS ON SEPTEMBER 25, 2013.
- EXISTING TOPOGRAPHICAL AND SURVEY INFORMATION SHOWN OUTSIDE THE PROPERTY LIMITS OF 30 PALMER AVENUE (SECTION 122.16 BLOCK 4 LOT 59) PROVIDED BY WESTCHESTER GIS.
- UNDERGROUND UTILITIES, FACILITIES AND STRUCTURES MAY NOT BE ALL SHOWN HEREON. THE LOCATIONS OF PORTIONS OF THE UNDERGROUND UTILITIES INDICATED HEREON WHERE OBTAIN FROM THE MAP REFERRED TO ABOVE AND FIELD MARK-OUTS BY THE UTILITY COMPANY PERSONNEL. THERE MAY BE OTHER UNDERGROUND UTILITIES TO WHICH THE LOCATIONS ARE CURRENTLY UNKNOWN. ANY PARTY UTILIZING THE INFORMATION AND DATA INDICATED ON THIS PLAN SHALL CONTACT "DIG SAFELY, NEW YORK" AT PHONE NUMBER 1-800-962-7962 OR 811 A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES TO VERIFY THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS.
- THE CONTRACTOR SHALL PROVIDE A TRAINED INDIVIDUAL (CARRYING CARD/CERTIFICATION BY THE NYSDEC) TO BE PRESENT ON SITE AT ALL TIMES DURING SOIL DISTURBING ACTIVITIES.

**EROSION CONTROL NOTES:**

- TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORK.
- SUGGESTED LOCATIONS OF EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN HEREON. PLACEMENT OF BEST MANAGEMENT PRACTICES TO MANAGE SOIL EROSION AND POLLUTION PREVENTION ON SITE MAY BE MODIFIED IN THE FIELD AFTER CONSULTATION WITH THE APPROPRIATE REGULATORY AGENCY HAVING JURISDICTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRACTICES MUST BE PROPERLY INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL BE INSPECTED AND MAINTAINED AS NEEDED TO INSURE THE CONTROLS ARE FUNCTIONING AS DESIGNED. CONTRACTOR SHALL TAKE CARE TO VISUALLY INSPECT CONTROLS, ESPECIALLY PRIOR TO PRECIPITATION EVENTS AND MAKE ANY CORRECTIONS OR PROVIDE ADDITIONAL MEASURES AS NECESSARY TO TRY TO PREVENT SEDIMENT OR POLLUTANTS FROM LEAVING THE SITE.
- CONSTRUCTION ACCESS TO EXPOSED/GRADED SOILS SHALL BE DEFINED BY THE PLACEMENT OF AN ANTI-TRACKING MANAGEMENT PRACTICE PRIOR TO THE START OF CONSTRUCTION. TRACK OUT ONTO PUBLIC STREETS SHALL BE SWEEPED DAILY AND BEFORE PRECIPITATION EVENTS.
- DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED WITHIN 14 DAYS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NYSDEC 'NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- THE ENGINEER MAY AT HIS DISCRETION REQUIRE ADDITIONAL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION TO MITIGATE UNFORESEEN EROSION AND SILTATION.
- PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES FILLS.
- TREES, ROOT SYSTEMS AND OTHER VEGETATION REMOVED FOR CONSTRUCTION PURPOSES SHALL BE CHIPPED OR REMOVED FROM SITE. NO ON-SITE BURIAL OR BURNING SHALL BE PERMITTED.
- DURING GRADING OPERATIONS, APPROPRIATE MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENT.
- AFTER FINAL GRADES ARE ESTABLISHED, DISTURBED AREAS SHALL BE COVERED WITH FOUR INCHES OF TOPSOIL AND SEEDED; LANDSCAPE AREAS SHALL BE MULCHED.
- FOR DEWATERING ACTIVITIES: A DEWATERING PUMP SHALL BE LOCATED IN A PERFORATED TUB SURROUNDED BY FILTER FABRIC AND STONE (OR APPROVED ALTERNATIVE). CLEAN DISCHARGE SHOULD BE DIRECTED TO ONSITE DRAINAGE APPURTENANCES TO MINIMIZE EROSION OF SOILS. DISCHARGE WITH SUSPENDED SEDIMENT SHALL BE CONNECTED TO A SEDIMENT BAG ON UNDISTURBED GROUND IN A LOCATION WHERE THE DISCHARGE WILL NOT CAUSE EROSION OR FLOW OVER EXPOSED SOILS.



1 SIGN INSTALLED IN ACCORDANCE WITH LOCAL LAW 2, 2020 DATED 3/11/20 TO AMEND CHAPTER 325 OF THE TOWN CODE

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_

CHRISTOPHER CARTHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING DRAWING PLANS REVIEWED BY TOWN CONSULTING ENGINEER

JOSEPH CERMELE, PE  
 KELLARD SESSIONS, PC  
 CONSULTING TOWN ENGINEERS



**JORGE B. HERNANDEZ R.A. A.I.A.**  
 LICENSE NUMBER: 030424-1  
 CERTIFICATE NUMBER: 0973256

**PAUL A. BERTE, P.E.**

100 EXECUTIVE BLVD. SUITE 204  
 OSSING, NY 10562

REVISIONS	DATE	BY
LAND COVERAGE REV.	1/6/17	FEPC
PER TOWN COMMENTS	3/13/17	FEPC
REDUCED PARKING AREA	6/1/18	FEPC
LAND COVERAGE	10/18/18	FEPC
SIGHT DIST. PLAN & COM	1/10/19	FEPC
WALL DETAIL	4/13/20	FEPC
ZONING SUBMISSION	1/19/22	ARQPC

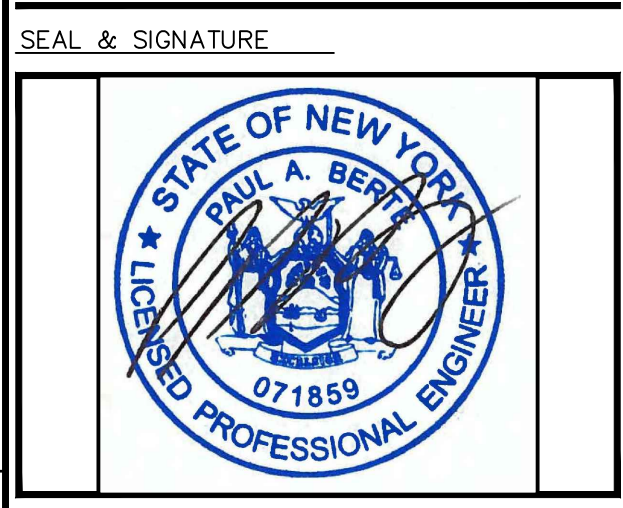
**DRAWING TITLE:**  
 SITE PLAN AND LAND COVERAGE

**PROJECT:**  
 PROPOSED PARKING SPACE  
 PATTI RESIDENCE

**PROJECT ADDRESS:**  
 30 PALMER ROAD  
 NORTH CASTLE, NY

**PLANNING BOARD SIGNATURE:**

ALTERATIONS BY ANY PERSON IN ANY WAY, OR ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER DIRECTION OF THE LICENSED ENGINEER WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VIII, ARTICLE 145 SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW.



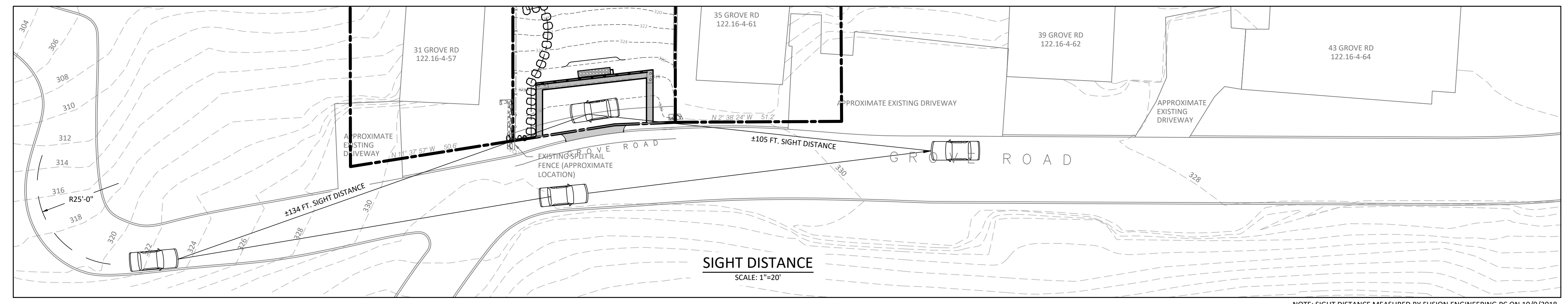
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PROJECT NO.:	22	DRAWING BY:	PB
DRAWING BY:	PB	CHECKED BY:	PB
CHECKED BY:	PB	DRAWING NO.:	1 OF 3



Design speed (mph)	Minimum sight distance (ft) for specified design traffic volumes and location types	
	0-100 veh/day	100-250 veh/day
15	65	65
20	80	80
25	115	115
30	135	135
35	170	170
40	215	215
45	260	260
50	310	310
55	365	365
60	435	435

**AASHTO GEOMETRIC DESIGN OF VERY LOW-VOLUME LOCAL ROADS (ADT<400)**

Traffic Study performed by Adler Consulting 8/28/18 documented the measured 85th percentile speed to be 13 mph in both north and southbound direction on Grove Road.



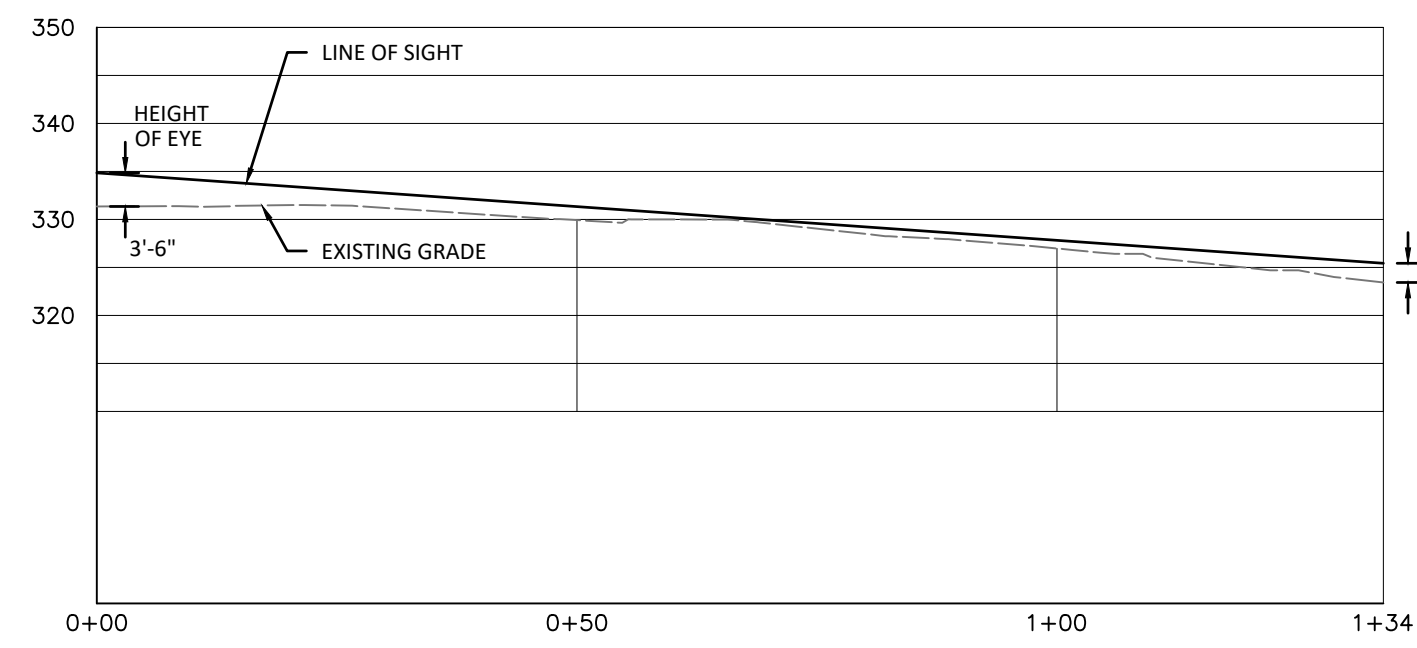
**RETAINING WALL FOUNDATION PLAN NOTES:**

- GENERAL NOTES:**
- ALL WORK WILL COMPLY WITH THE NEW YORK STATE BUILDING CODE AND THE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
  - A PROFESSIONAL ENGINEER AND/OR A CERTIFIED INDEPENDENT TESTING AND INSPECTION AGENCY ENGAGED BY THE OWNER AND APPROVED BY THE ENGINEER SHALL INSPECT AND APPROVE THE FOLLOWING ITEMS.
  - SPECIAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER IMMEDIATELY AFTER EACH INSPECTION.
  - STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH THE SITE ENGINEER'S DRAWINGS.

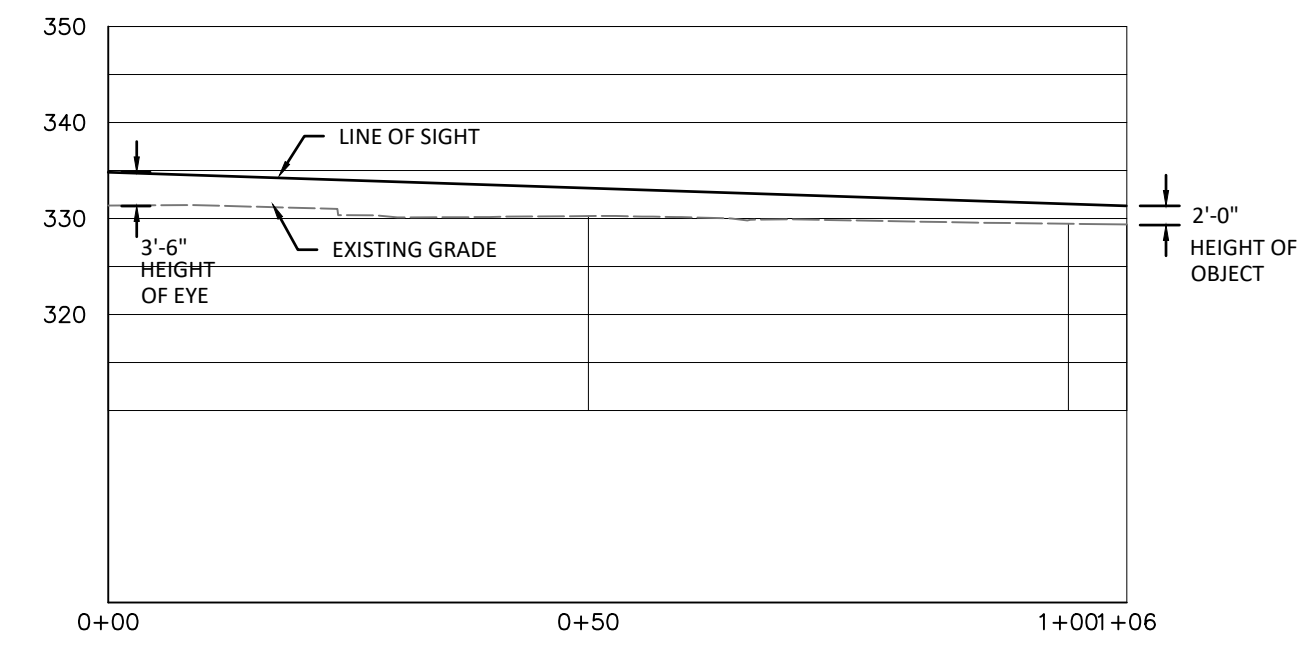
- BEARING SOIL BELOW FOOTINGS - CONTROLLED FILL**
- NATIVE SOILS OR CONTROLLED STRUCTURAL FILL WILL POSSESS A MINIMUM BEARING CAPACITY OF 4000PSF
  - SOIL CAPACITY WILL BE VERIFIED BY A GEOTECHNICAL ENGINEER IN FIELD PRIOR TO PLACEMENT OF LEVELING COURSE OF FILL.

- WALL UNITS**
- WALL UNITS SHALL BE REDI-ROCK AS PRODUCED BY A LICENSED MANUFACTURER.
  - CONTRACTOR SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR REDI-ROCK BLOCK LAYOUT FOR THE ENGINEER'S REVIEW AND SHALL NOT PROCEED WITH THE WORK PRIOR TO THIS REVIEW. SHOP DRAWINGS SHALL NOT BE SUBMITTED FOR REVIEW WITHOUT THE CONTRACTOR'S STAMP INDICATING HIS PRIOR REVIEW AND APPROVAL. ENGINEER WILL NOT REVIEW DRAWINGS WITHOUT THIS STAMP.
  - STRUCTURAL DRAWINGS MAY NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
  - HANDLING AND INSTALLATION OF UNITS SHALL BE IN CONFORMANCE WITH THE CURRENT SPECIFICATIONS FOR REDI-ROCK WALL SYSTEMS.

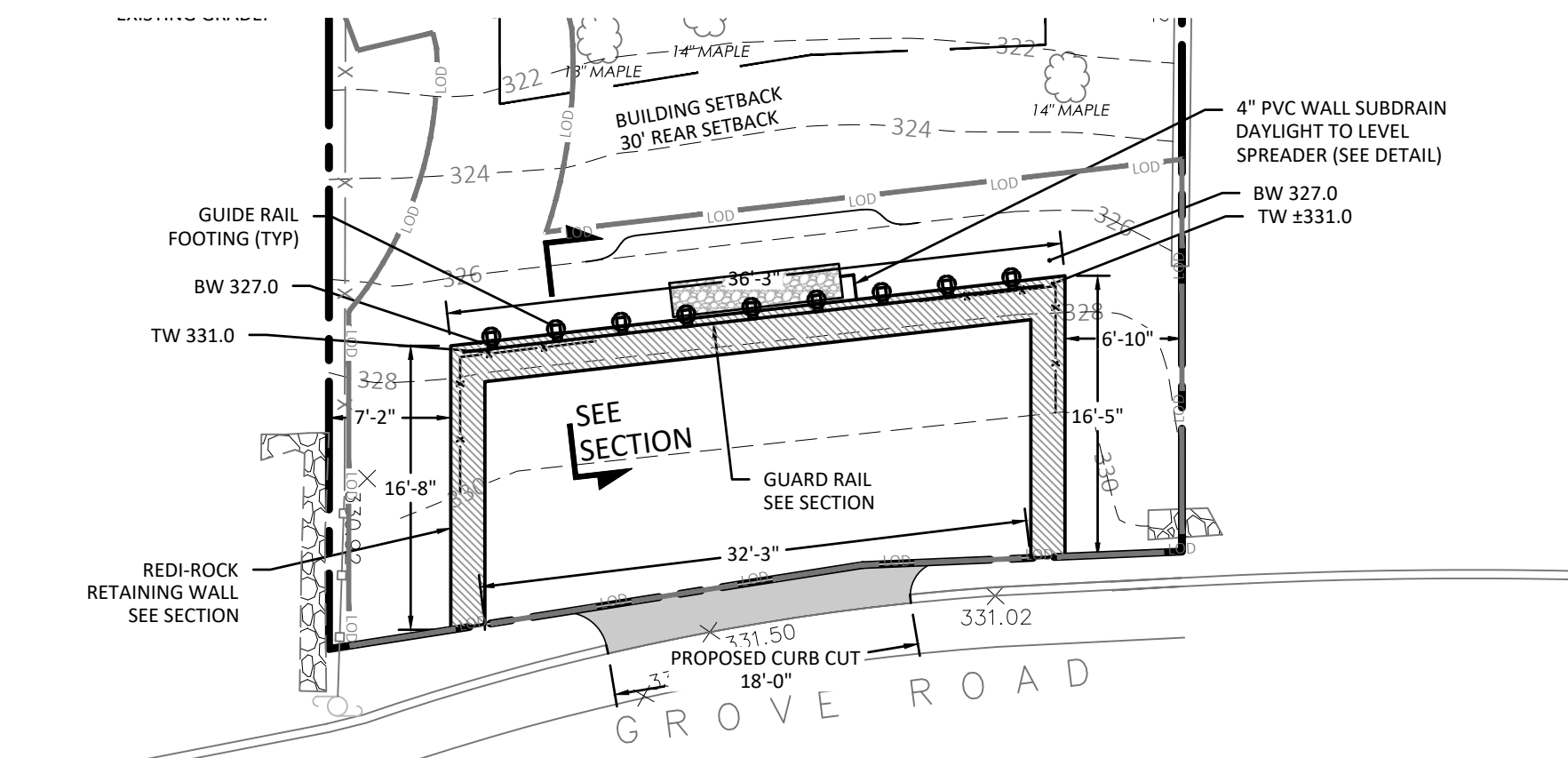
- LEVELING PAD**
- LEVELING PAD SHALL BE CRUSHED STONE AND SHALL BE PLACED ON UNDISTURBED SOIL. ENGINEERED CONTROLLED FILL OR ROCK HAVING A PRESUMPTIVE ALLOWABLE BEARING CAPACITY OF 2.0 TONS PER SQUARE FOOT. LEVELING PAD BOTTOMS SHALL BE INSPECTED AND BEARING CAPACITY CONFIRMED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
  - SOIL FILL BEHIND WALL SHALL BE NO. 57 STONE MATERIAL.
  - TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION AND IN SUCH A MANNER AS TO NOT DAMAGE THE WALLS.



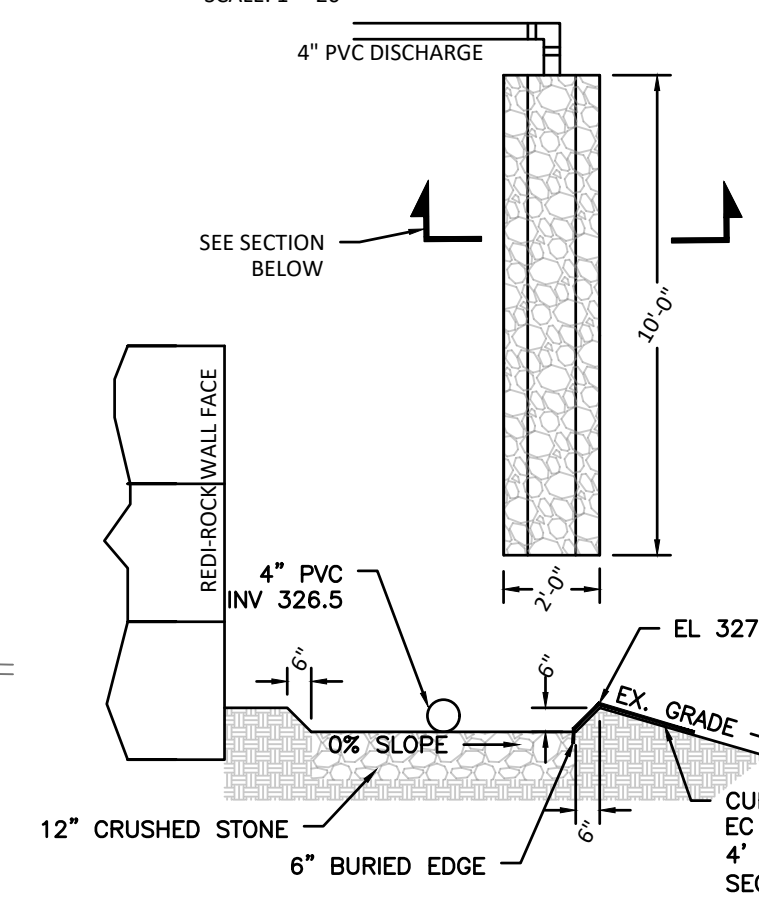
**SIGHT DISTANCE PROFILE (SOUTH VIEW)**  
SCALE: 1"=20'



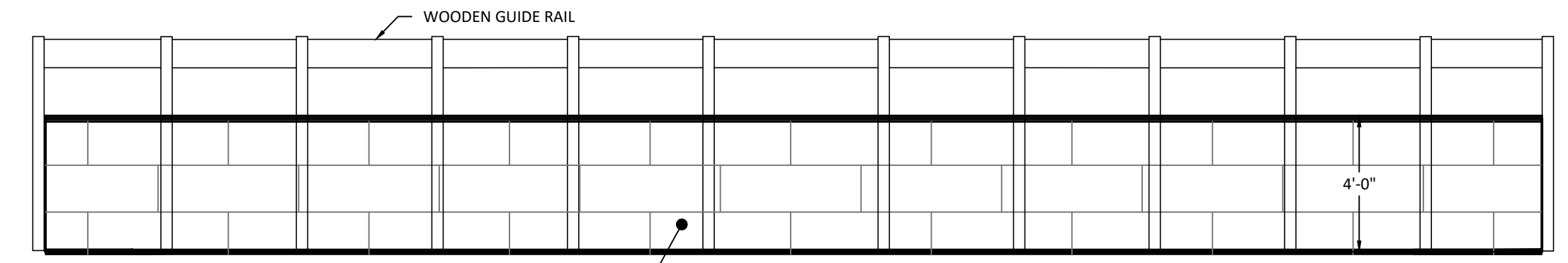
**SIGHT DISTANCE PROFILE (NORTH VIEW)**  
SCALE: 1"=20'



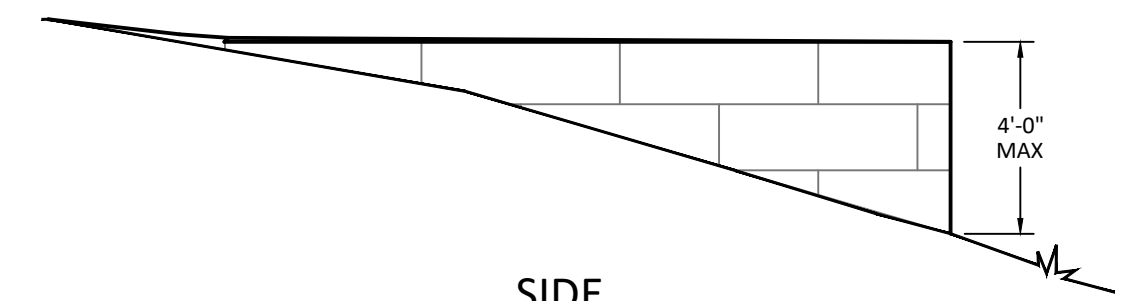
**RETAINING WALL FOUNDATION PLAN**  
SCALE: 1"=10'



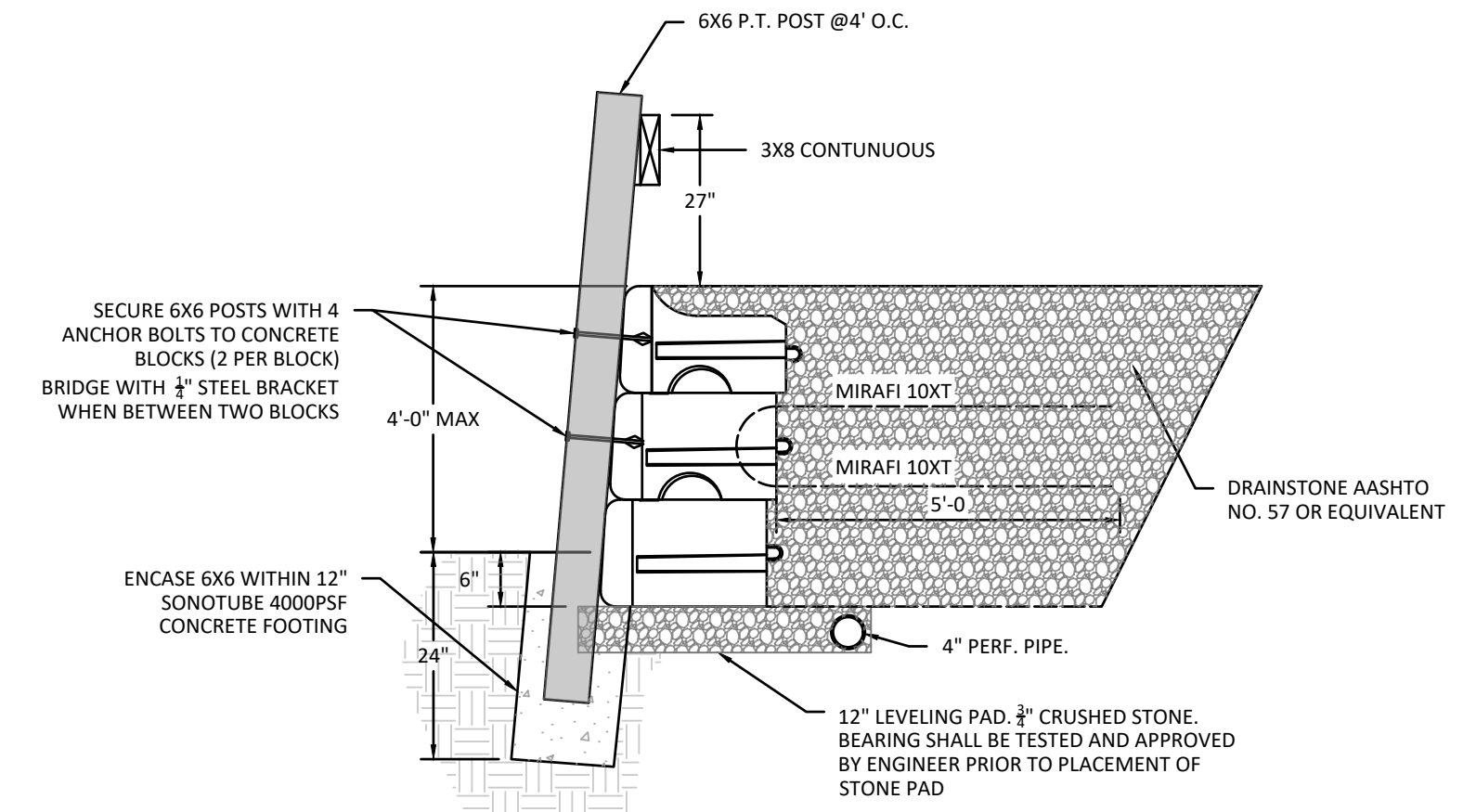
**LEVEL SPREADER**  
1/4"=1'



**FRONT**  
SCALE: 1/4"=1'



**SIDE**  
SCALE: 1/4"=1'



**REDI ROCK WALL DETAIL**  
SCALE: N.T.S.



100 EXECUTIVE BLVD. SUITE 204  
OSSINING, NY 10562  
PHONE: (614) 944-3377  
FAX: (866) 567-6240

**JORGE B. HERNANDEZ R.A. A.I.A.**  
LICENSE NUMBER: 030424-1  
CERTIFICATE NUMBER: 0973256

**PAUL A. BERTE, P.E.**

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REVISIONS	DATE	BY
LAND COVERAGE REV.	1/6/17	FEPC
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REDUCED PARKING AREA	6/1/18	FEPC
LAND COVERAGE	10/18/18	FEPC
SIGHT DIST. PLAN & COM	1/10/19	FEPC
WALL DETAIL	4/13/20	FEPC
ZONING SUBMISSION	1/19/22	ARQPC

**DRAWING TITLE:**  
SITE DISTANCE AND RETAINING WALL

**PROJECT:**  
PROPOSED PARKING SPACE  
PATTI RESIDENCE

**PROJECT ADDRESS:**  
30 PALMER ROAD  
NORTH CASTLE, NY

**PLANNING BOARD SIGNATURE:**

ALTERATIONS BY ANY PERSON IN ANY WAY, OR ANY ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER DIRECTION OF THE LICENSED ENGINEER WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VIII, ARTICLE 145 SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

**SEAL & SIGNATURE**



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_

CHRISTOPHER CARTHY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING DRAWING PLANS REVIEWED BY TOWN CONSULTING ENGINEER

JOSEPH CERMELE, PE  
KELLARD SESSIONS, PC  
CONSULTING TOWN ENGINEERS

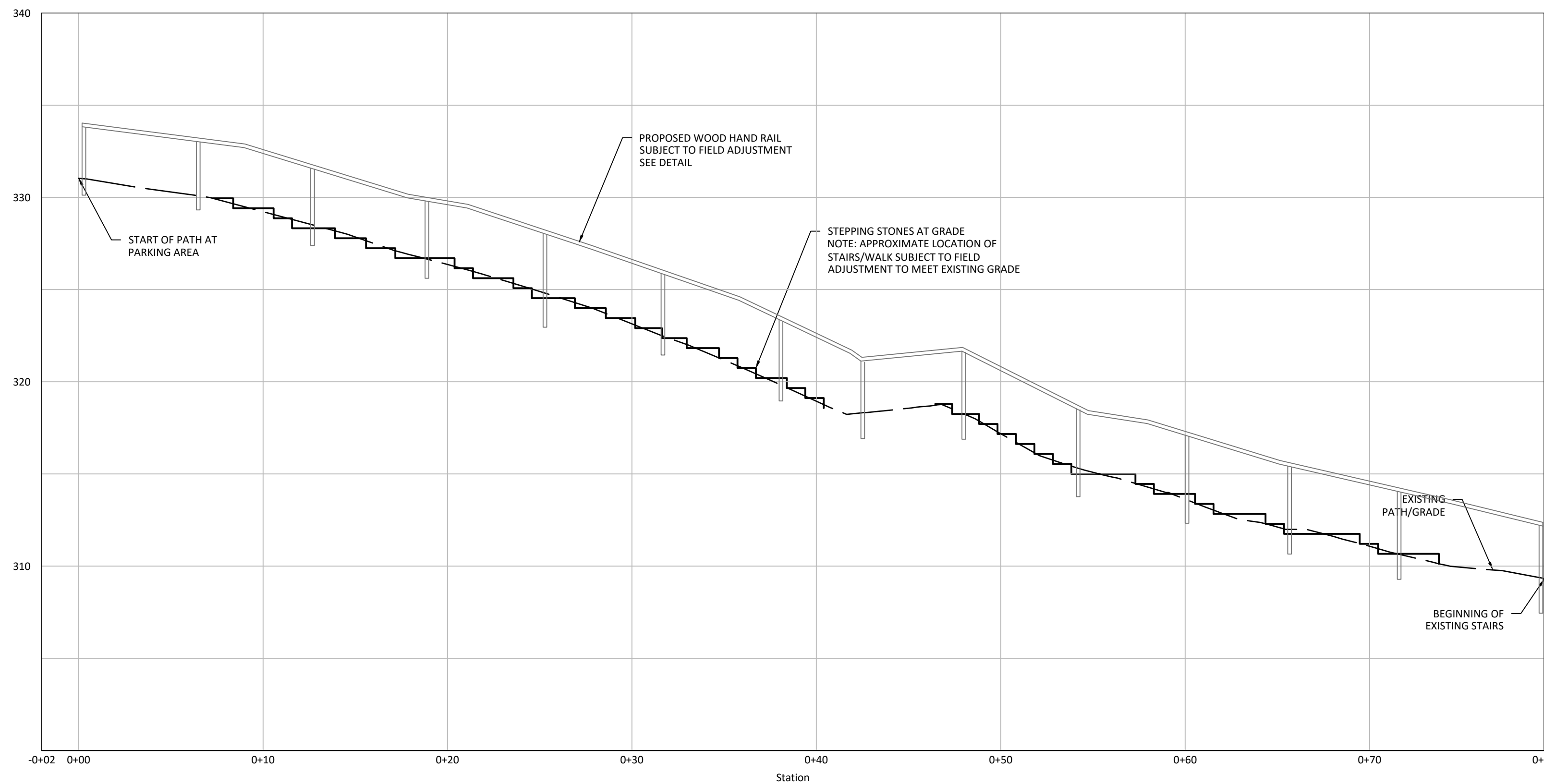
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SCALE: AS SHOWN

PROJECT NO.: 22

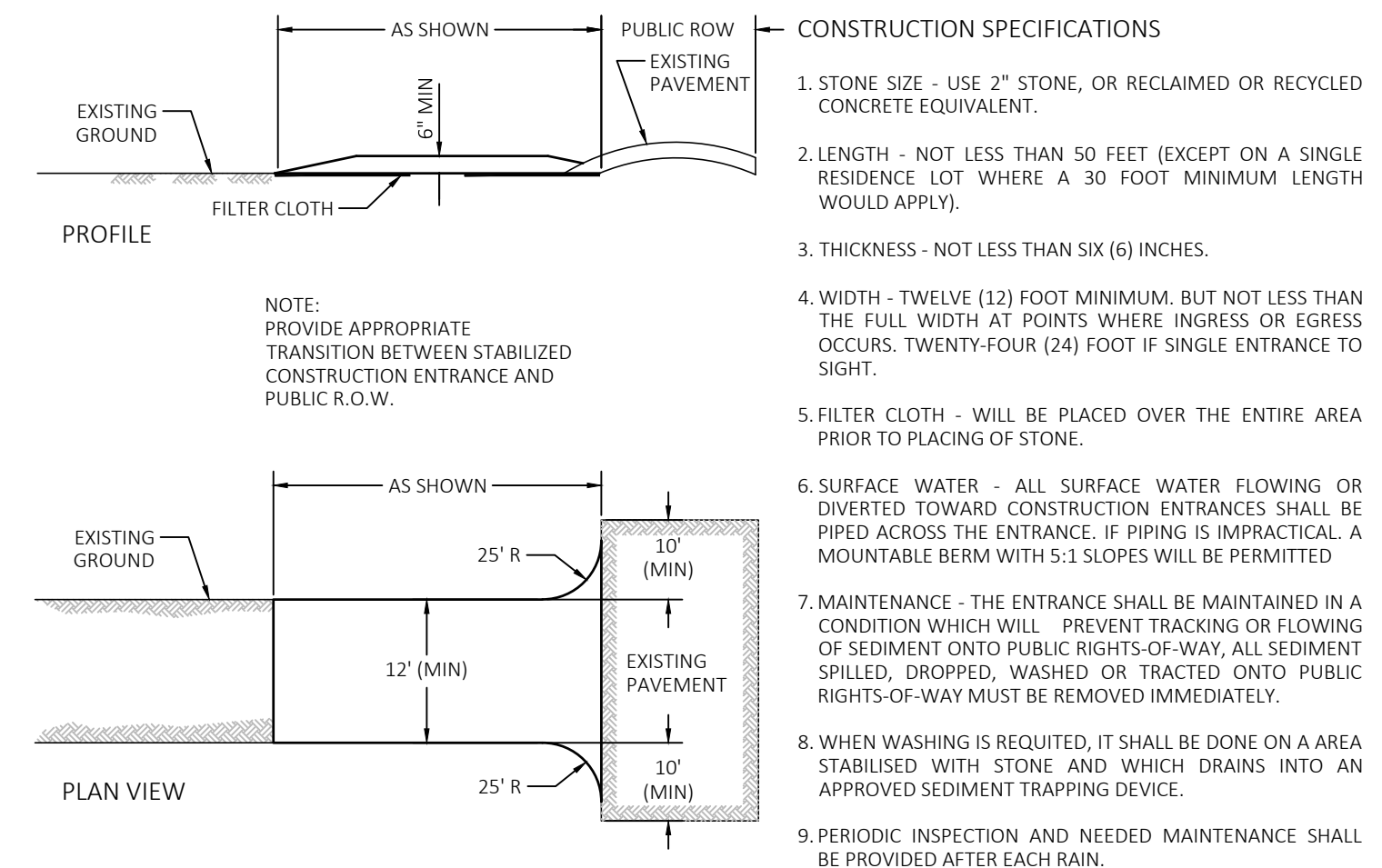
DRAWING BY: PB  
DRAWING NO.: 2 OF 3

CHECKED BY: PB

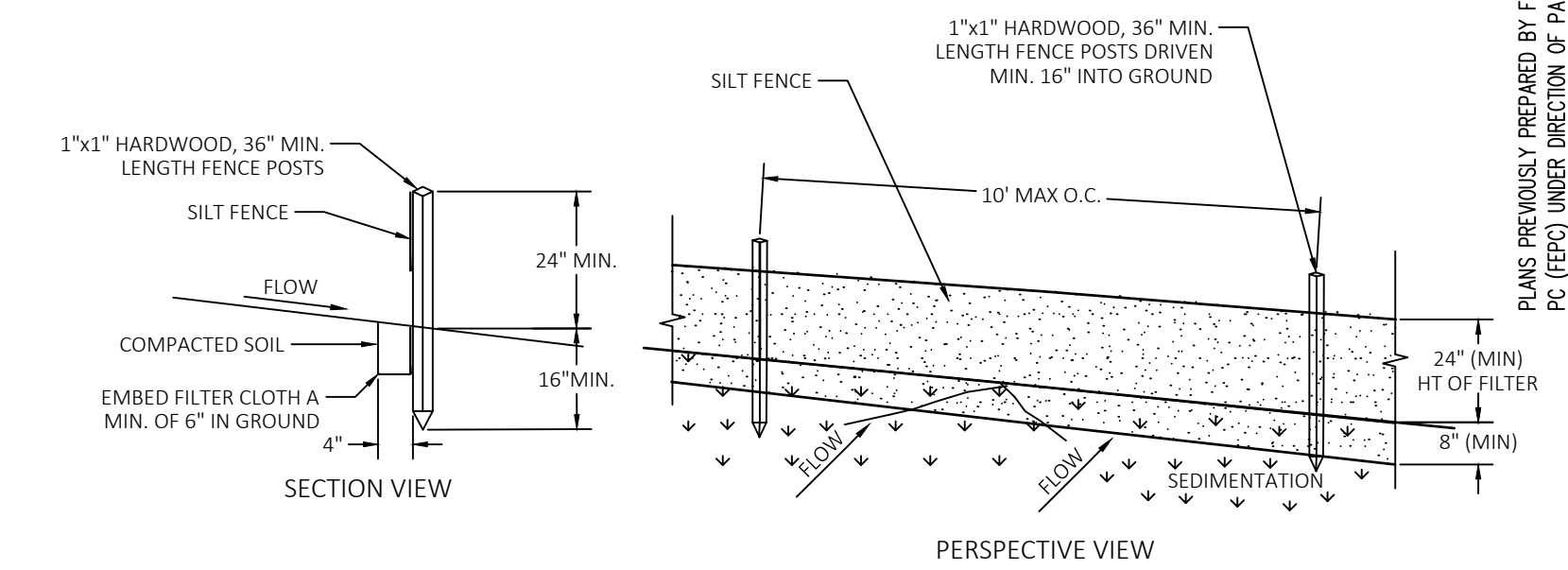




**WALKING PATH**  
SCALE: 1"=5'

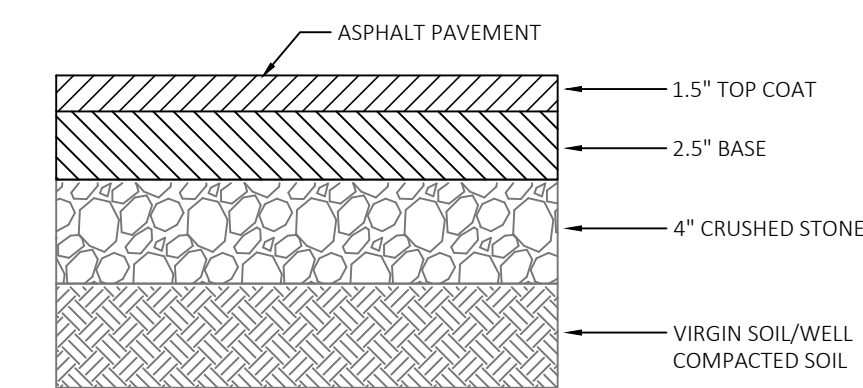


**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.

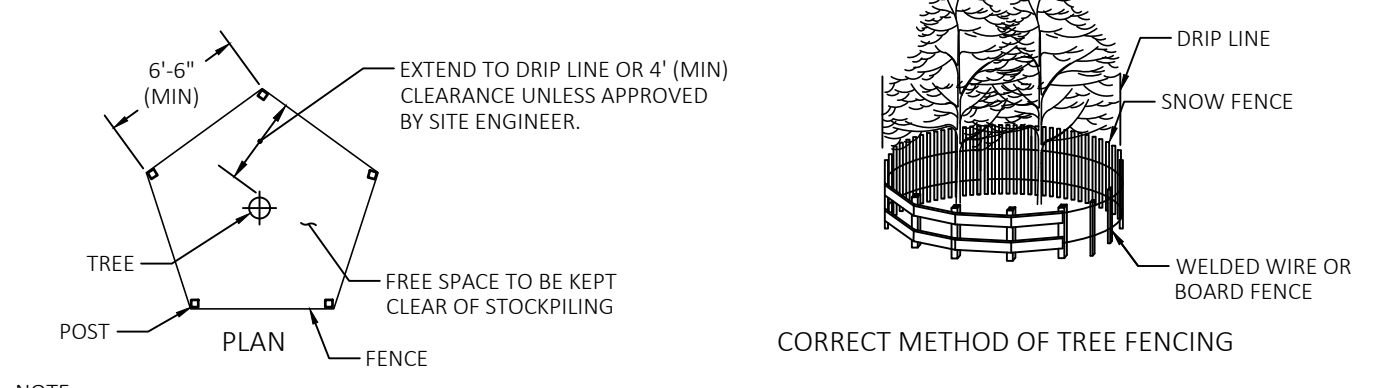


**CONSTRUCTION SPECIFICATIONS:**

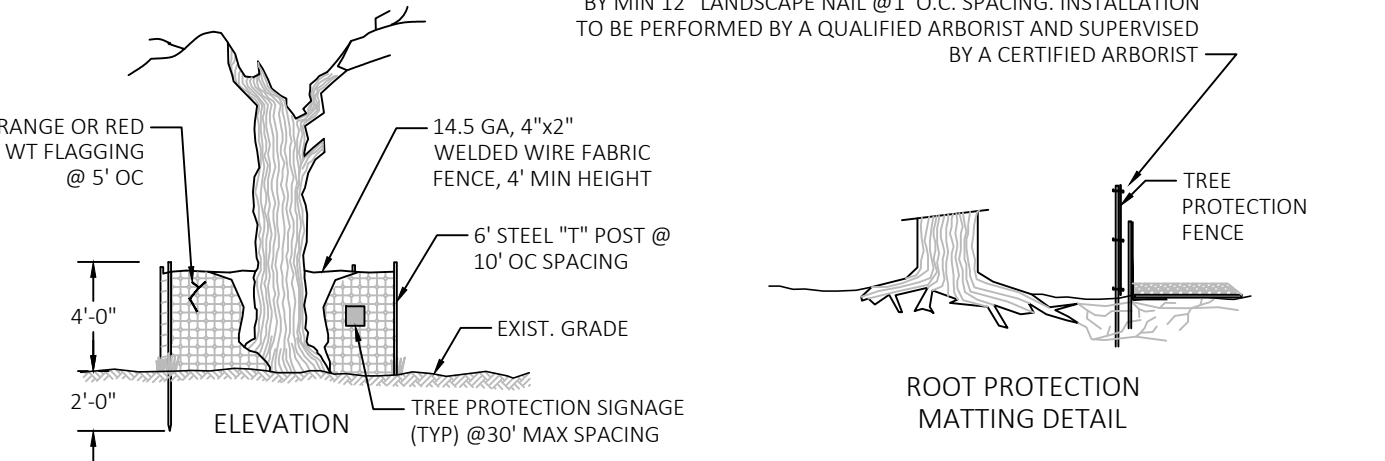
**SILT FENCE INSTALLATION DETAIL**  
N.T.S.



**RESIDENTIAL DRIVEWAY SECTION**  
N.T.S.

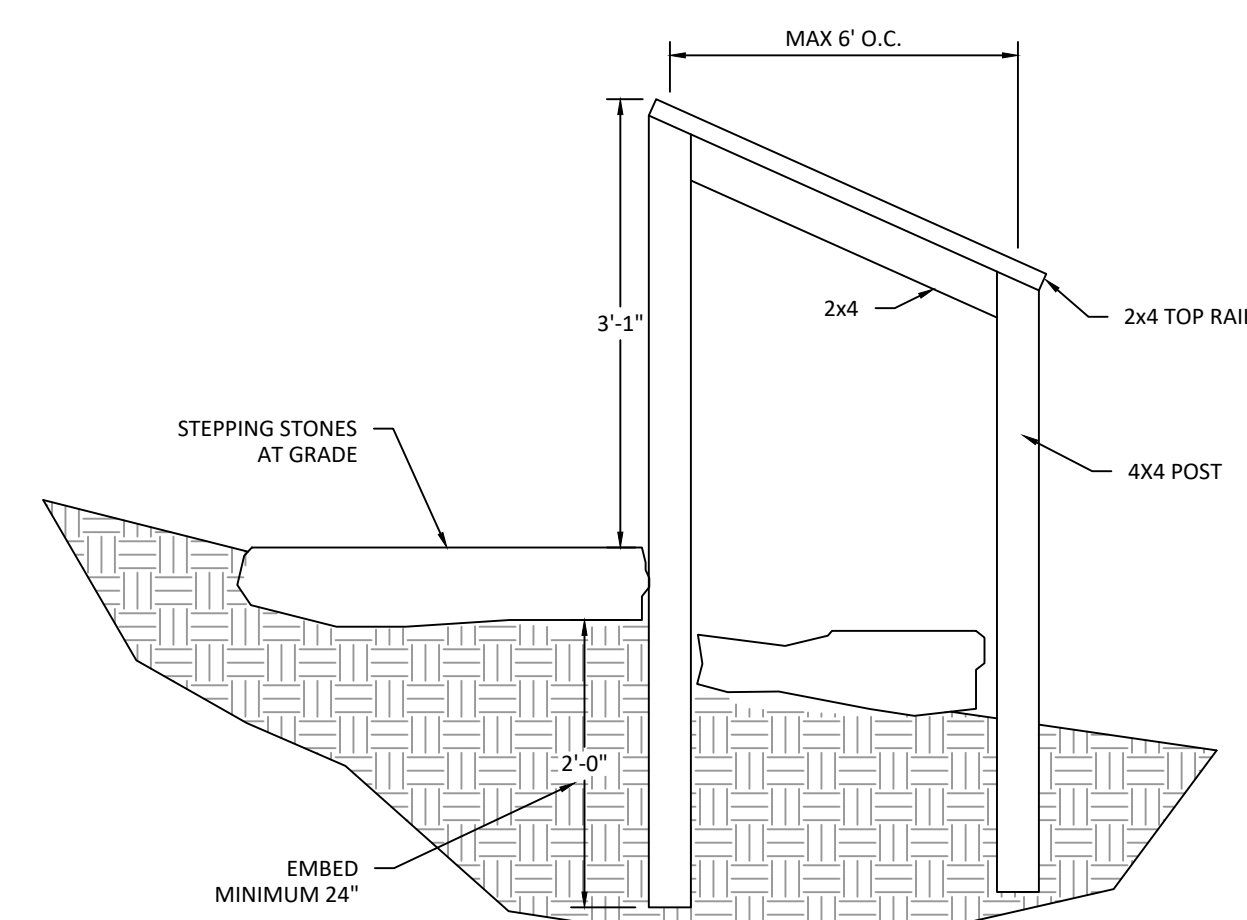


**NOTE:** THE TREE PROTECTION SHOULD BE INSTALLED PRIOR TO ANY WORK IN AREA, AND REMAIN UNTILL END OF ALL WORK.



**CONSTRUCTION SPECIFICATIONS:**

**TREE/VEGETATION PROTECTION BARRIER**  
N.T.S.



**WOOD HAND RAIL DETAIL**  
N.T.S.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_  
CHRISTOPHER CARTHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING DRAWING PLANS REVIEWED BY TOWN CONSULTING ENGINEER  
JOSEPH CERMELE, PE KELLARD SESSIONS, PC CONSULTING TOWN ENGINEERS

**ARQ ARCHITECTURE - PLANNING & ENGINEERING**  
100 EXECUTIVE BLVD. SUITE 204  
OSSINING, NY 10562  
PHONE: (914) 944-3377  
FAX: (866) 567-6240

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DRAWING TITLE:  
**DETAILS AND PROFILE**

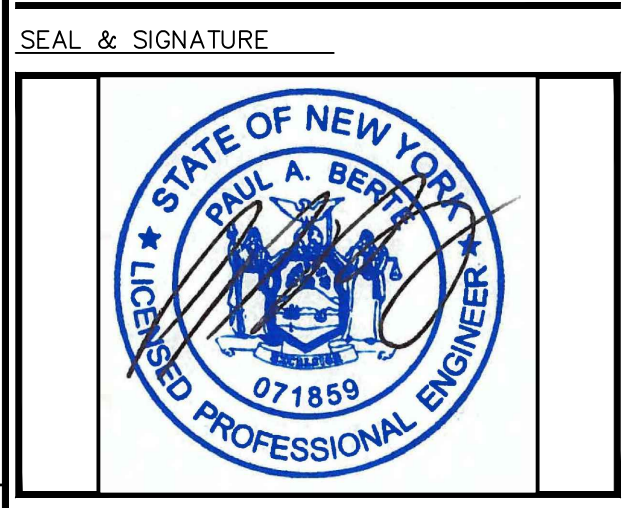
PROJECT:  
**PROPOSED PARKING SPACE PATTI RESIDENCE**

PROJECT ADDRESS:  
**30 PALMER ROAD NORTH CASTLE, NY**

PLANNING BOARD SIGNATURE:

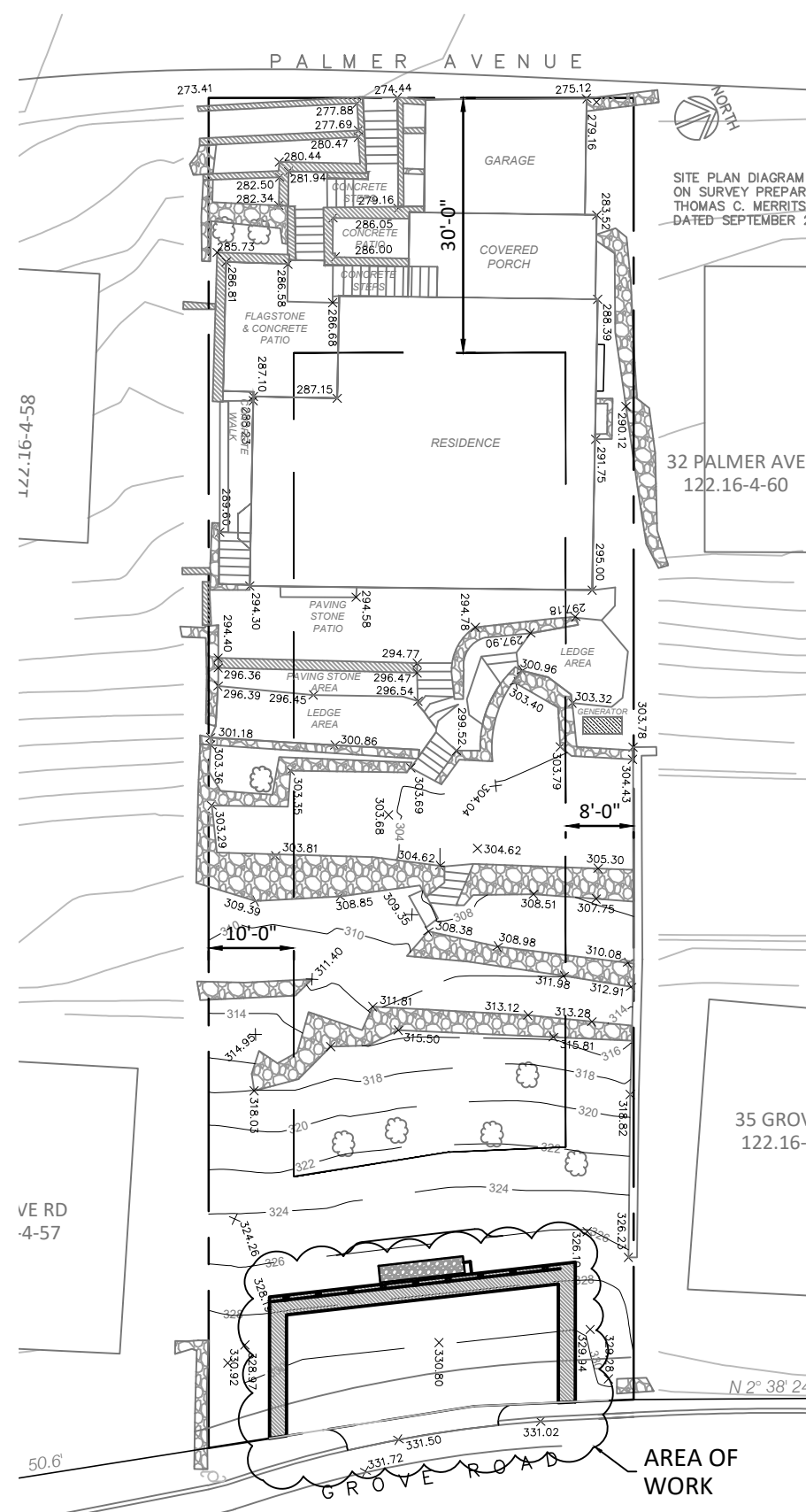
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SEAL & SIGNATURE

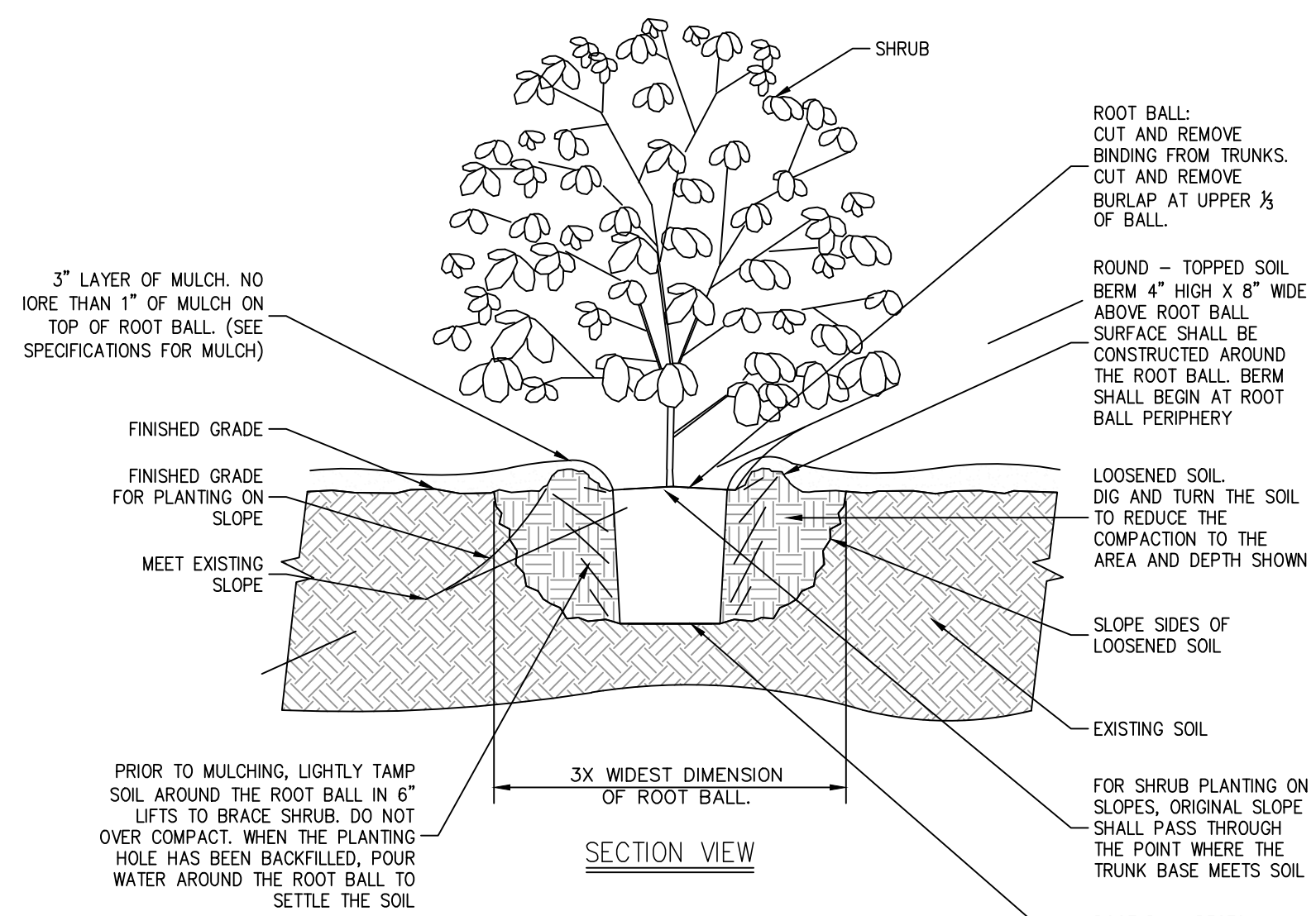


DATE:	SCALE:
1/19/22	AS SHOWN
PROJECT NO:	
22	
DRAWING BY:	DRAWING NO.:
PB	
CHECKED BY:	3 OF 3
PB	



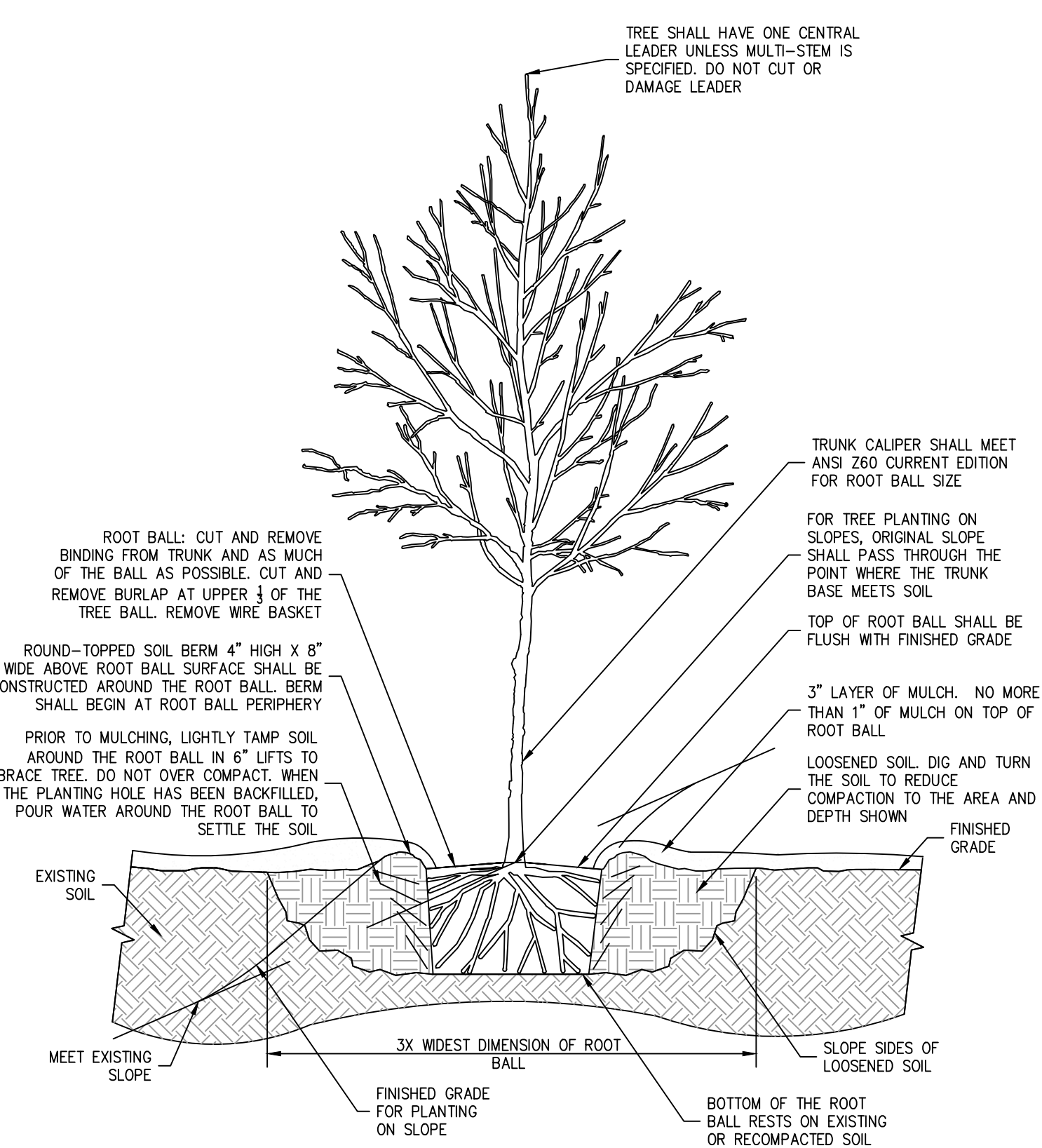


**SITE PLAN**  
SCALE= 1"=20'



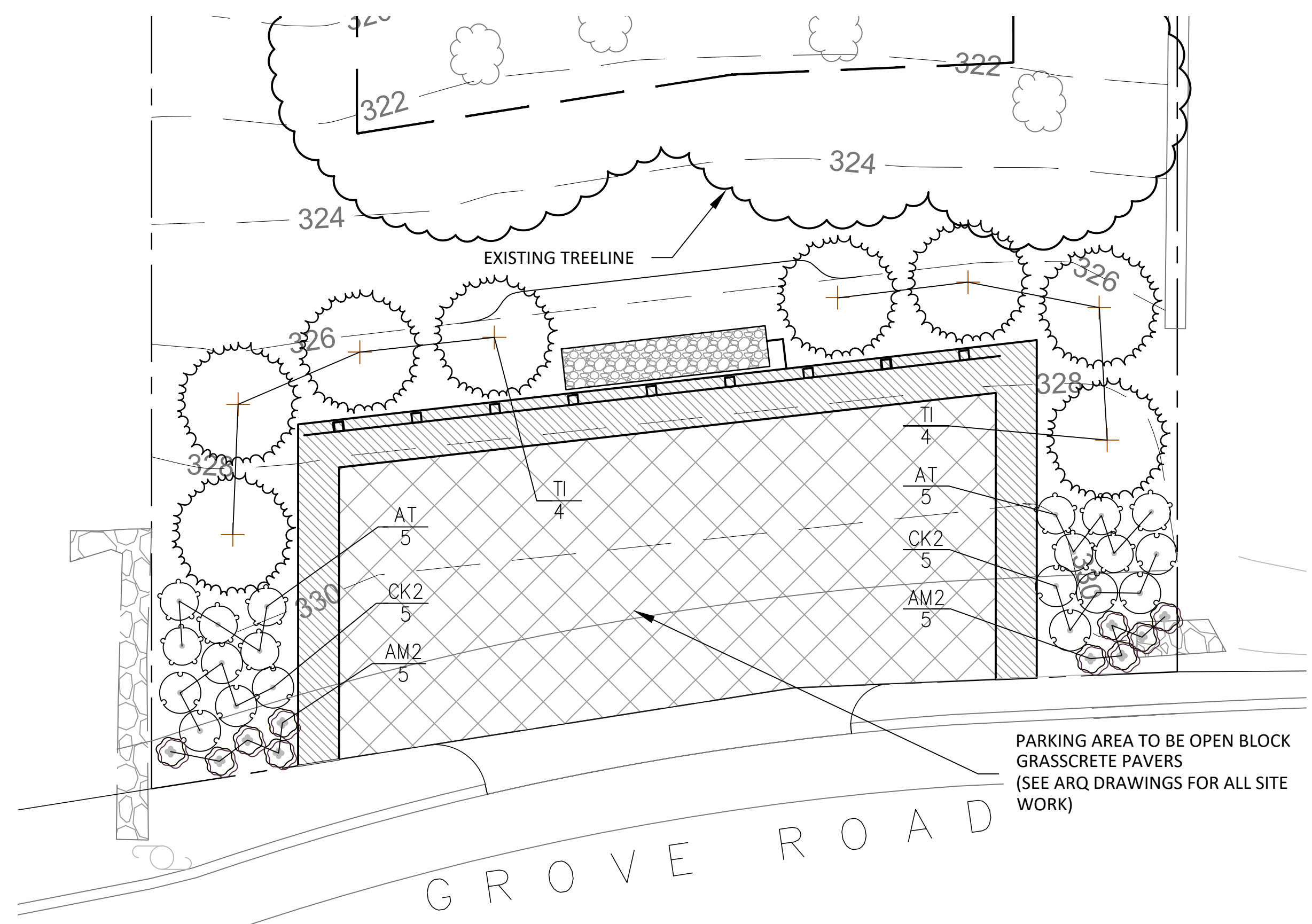
- NOTES:**
1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
  2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
  3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

**SHRUB PLANTING**



- NOTES:**
1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
  2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
  3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
  4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

**TREE PLANTING**  
(DECIDUOUS AND EVERGREEN)



**SITE LANDSCAPING PLAN**  
SCALE= 1"=5'

PLANT SCHEDULE						
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
TI	8	Thuja x 'Green Giant'	Green Giant Arborvitae	6' - 8' HT.	B & B	
PERENNIALS/GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AM2	10	Armeria maritima	Sea Thrift	1 gal	CONT.	
AT	10	Asclepias tuberosa	Butterfly Milkweed	1 gal	CONT.	
CK2	10	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	CONT.	

**LEGEND**

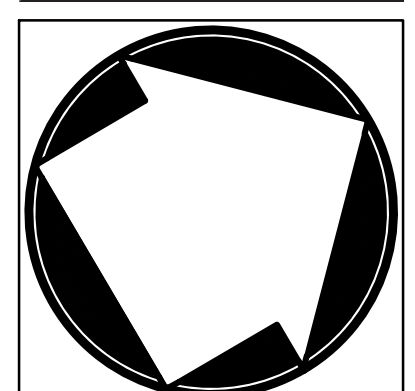
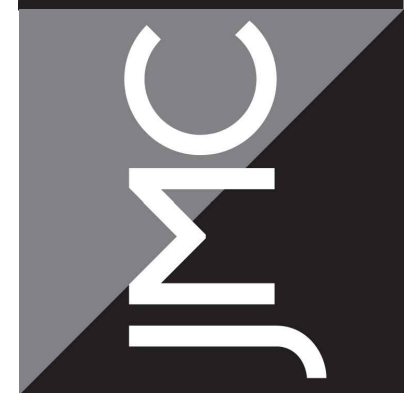
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING PAVEMENT EDGE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- PROPOSED CONCRETE CURB
- PROPOSED LEVEL SPREADER (DESIGN BY OTHERS)
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED GRASSCRETE PAVERS (DESIGN BY OTHERS)
- PROPOSED GUIDE RAIL (DESIGN BY OTHERS)
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS

- NOTES:**
1. ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN HORTICULTURE SOCIETY (ANSI Z60.1), LATEST EDITION.
  2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
  3. ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDED HARDWOOD, ROOT MULCH SHREDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNERS FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
  4. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
  5. ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTINGS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING PLANTING SEASON.
  6. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
  7. ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
  8. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
  9. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
  10. ALL LAWN AREAS (SOD OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOD OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
  11. SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
  13. ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTOR'S WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.
  14. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
  15. CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
  16. ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANTING TO EDGE OF PARKING AREA.
  17. ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.

APPLICANT/OWNER:  
**ANTHONY PATTI**  
30 PALMER AVENUE  
NORTH CASTLE, NY

ARCHITECT:  
**ARQ ARCHITECTURE P.C.**  
100 EXECUTIVE BLVD., SUITE 204  
OSSINING, NY 10562

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD - ARMONK, NY 10504  
voice 914.273.5225 - fax 914.273.2102  
www.jmcpic.com



**LANDSCAPING PLAN**  
PARKING SPACE LANDSCAPE PLAN  
30 PALMER AVENUE  
NORTH CASTLE, NY



No.	Revision	Date	By

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