



Site Planning  
Civil Engineering  
Landscape Architecture  
Land Surveying  
Transportation Engineering

Environmental Studies  
Entitlements  
Construction Services  
3D Visualization  
Laser Scanning

**March 25, 2024**

Honorable Chairman Carthy and  
Members of the Planning Board  
Town of North Castle  
15 Bedford Road  
Armonk, New York 10504

RE: JMC Project 20044  
4 Tripp Lane Zoning Compliance  
4 Tripp Lane  
Town of North Castle, New York

**Response to KSCJ Comments Outlined in a Memorandum Issued to the  
Conservation Board & Planning Board, dated February 15, 2024.**

Chairman Carthy and Members of the Planning Board:

This letter has been prepared to address comments from KSCJ, dated February 15, 2024, the Town's Planning Department staff.

To assist in your review of the revised documents, we are pleased to provide the following, which restates the comments from the above referenced memorandums, followed by our responses:

**Comment No. 1**

*On February 8, 2024, this office met with the homeowner and the Design Engineer for a site visit. The intermittent watercourse previously shown bisecting the property has been determined not to exist; therefore, the only regulated on-site area is the 100' buffer associated with an off-site wetland located on 2 Tripp Lane. A markup of the submitted plan has been provided showing the on-site 100' wetland buffer. Please note that associated disturbance numbers should be outlined.*

**Response No. 1**

JMC has updated the Site Plans and mitigation requirements based on KSCJ's findings and the Conservation Board's subsequent approval. The applicant looks forward to coordinating the approval of these updated plans with the Planning Board.

**Comment No. 2**

*A Wetland Mitigation Cost Estimate shall be submitted. The Conservation Board may wish to consider requesting a long-term wetland mitigation maintenance and monitoring plan (typically 5*

years) to ensure that plantings associated with any required wetland mitigation plan will continue to thrive.

#### Response No. 2

A wetland mitigation estimate will be submitted as soon as this plan has been finalized with the Planning Board. The applicant requests that this be an item included in the Site Plan Resolution letter.

#### Comment No. 3

*As previously noted, the plan has been revised as requested to illustrate and dimension all minimum required yard setbacks and includes a Bulk Zoning Table. It appears that area variances and/or waivers will be required for the location of the driveway gate, curb cut width and gate pier height. The plan should be referred to the Building Inspector for confirmation.*

#### Response No. 3

The applicant awaits referral to the Building Inspector to finalize the requested waiver and variance.

#### Comment No. 4

*As previously noted, the applicant has cleared a significant number of trees on the property. The quantity, size and species are not known. As required by Chapter 308, Trees of the Town Code, Section 308-25, the applicant will be required to provide a tree restoration plan to mitigate the unapproved removal of existing vegetation. The Planning Board will need to determine whether the restoration plan is ultimately appropriate for the level of disturbance and removals.*

*Because the actual level of Town-regulated tree removal is unknown, the applicant has used the adjacent property to establish a tree sample area to establish a baseline for the tree mitigation calculations. This office is amenable to this approach. The applicant has identified all trees greater than eight (8) inches in diameter and all trees greater than 24 inches in diameter from the 5,000 sf tree sample area. A total of 17 trees were sampled; 13 @ 8 inch dbh or greater and 4 @ 24 inch dbh or greater, which equates to 76% and 24% of the sample area, respectively. Applying this sample area over the  $\pm 1.15$  acres of tree removal results in a total of 171 trees removed; 130 @ 8 inch dbh or greater and 41 @ 24 inch dbh or greater (not 139 and 32 as presented in the calculations). This results in a minimum total tree caliper of 2,024 inches to mitigate. The applicant is proposing a total of  $\pm 146$  caliper inches of plantings. The applicant shall update the mitigation requirements, proposed tree planting notes and planting plan accordingly. It appears additional mitigation will be required. The planting notes were also cut off on the plan and should be corrected.*

#### Response No. 4

JMC submitted and presented Drawing C-130, titled "Tree & Wetland Mitigation Plan" to the Conservation Board following two separate site walks, one including a representative from the Conservation Board the other including a representative from KSCJ, that now shows the updated wetland location and subsequent tree and wetland mitigation plan as determined following these site

walks and additional soil testing. JMC received a positive recommendation from the Conservation Board on this plan to the Planning Board on February 20, 2024, as detailed in a letter from the Conservation Board to the Planning Board, dated March 7, 2024.

It seems the applicant, the Planning Board, and the Conservation Board are in agreement that a total of 2,024 DBH inches were removed during the construction detailed on these Site Plans and would require the planting of 2,024 DBH inches to mitigate the removal. The mitigation, as shown on JMC Drawing C-130, is detailed below:

- 8-18" DBH trees were saved. (144 inches)
- 238-2" DBH trees were planted. (476 inches)
- 9-8" DBH trees were also planted. (72 inches)
- 29-3.5" trees are proposed to be planted. (101 inches)
- 23-1" trees are proposed to be planted. (23 inches)

**For a total of 816 inches of tree mitigation.** This was the amount that was described to the Conservation Board, and it was the applicant's understanding that their approval, detailed in the March, 7<sup>th</sup> letter, included this mitigation amount. It should be noted that the applicant proposes to dedicate 31,200 sf as a "no mow" meadow area.

#### Comment No. 5

*As previously requested, the cut and fill plan should overlay the surveyed topography onto the pre-developed GIS topography to illustrate the cut and fill volumes established between pre-existing conditions and existing conditions. The fill sampling and testing was reviewed by the Town's Environmental Consultant. It was agreed that the fill remain in place with a 24 inch soil cap and a demarcation layer (orange fence or geotextile membrane) placed above the existing fill section. The soil cap shall include a minimum six (6) inch layer of top soil. This has been noted and detailed on the plan. However, the applicant shall prepare a proposed grading plan to illustrate how the add fill will be accommodated on the site and what, if any, added modifications to walls, walks, drives, etc., may be needed as a result. The applicant must also prepare an erosion and sediment control plan to illustrate and detail temporary access to the site and protection of the septic field for the import of clean fill, as well as all temporary sediment and erosion control measures that will be required.*

***The applicant has revised the scope of the project to propose the removal of approximately 704 c.y. of imported fill, which appears after extensive testing on the site, concentrated in an area located along the western property boundary. The applicant has stated, during a meeting on August 6, 2023 held at Town Hall, between the Applicant, The Planning Department, and our office, that test pits have revealed that the imported fill did not extend to the rest of the site as originally assumed. We defer to the Board on the acceptance and limits of the new imported fill removals.***

#### Response No. 5

As was requested at the last Planning Board meeting on March 11<sup>th</sup>, the applicant has prepared a fill removal plan, titled "Fill Removal Plan" that would detail how the Site would look in the interim while the fill was removed before the excavated area could be backfilled.

Comment No. 6

*The stormwater treatment system's overflow pipe should not be installed discharging towards the neighboring property. We recommend proposing pop-up emitters on the system or relocating the overflow to an area that will not affect the neighbors.*

Response No. 6

The outlet structure has been removed and a grate is now being proposed on the 18" Nyloplast cleanout. The system will now act as bubbler system, meaning water will slowly bubble out of the inlet when the underground system becomes inundated with water during heavy rainfall events. Detail #7 has been added to JMC Drawing C-901.

We trust that the above, along with the enclosed documents and drawings, address comments from KSCJ, dated February 15, 2024, the Town's Planning Department staff. We look forward to your continued review throughout the Site Plan approval process and discussing this matter with you further. Should you have any questions or require additional information regarding the information provided above, please do not hesitate to contact our office at 914-273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

*Rick Bohlander*

Rick Bohlander, PE  
Project Manager



SITE DEVELOPMENT PLAN APPROVAL DRAWINGS

PEREIRA RESIDENCE

4 TRIPP LANE

TAX MAP SECTION 108.02 | BLOCK 1 | LOT 10

WESTCHESTER COUNTY

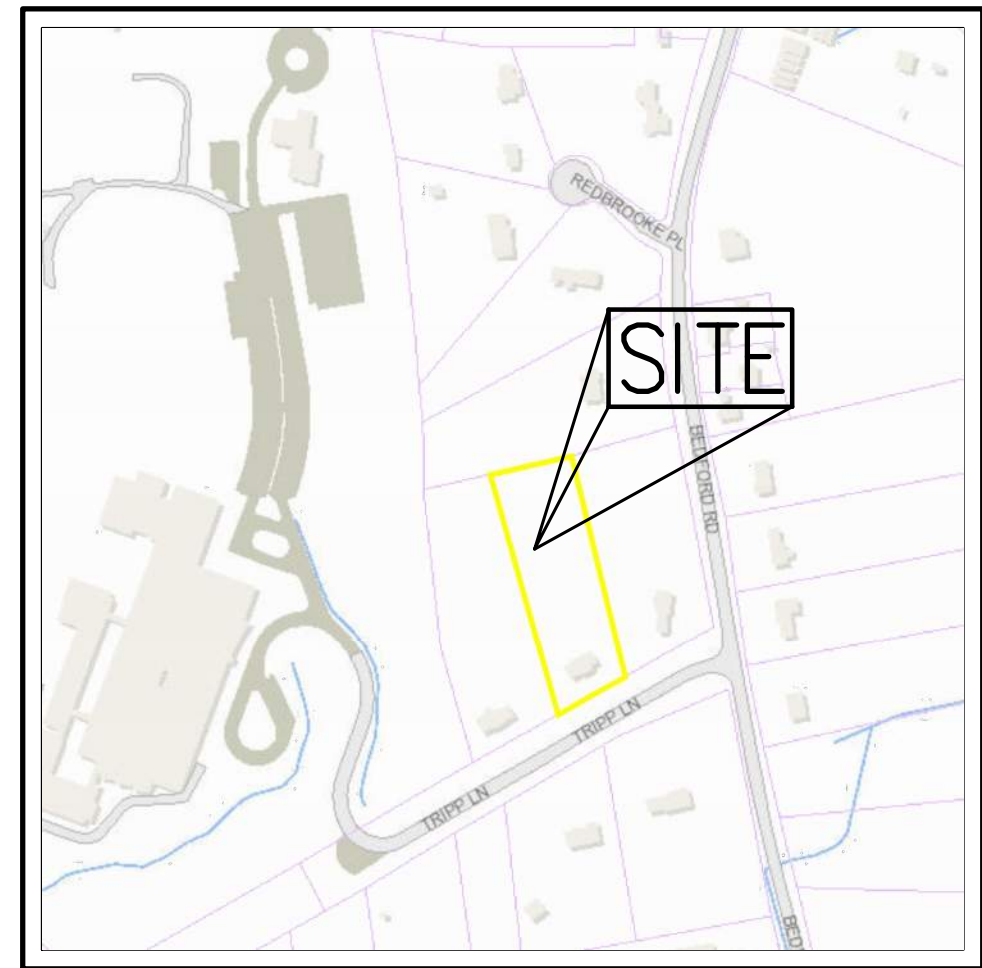
NORTH CASTLE, NY

**Applicant / Owner:**  
**MR. & MRS. PEREIRA**  
4 TRIPP LANE  
TOWN OF NORTH CASTLE, NY  
APPLICANT PHONE: (914) 391-6979

**Architect:**  
**GET MY C.O.**  
57 WHEELER AVENUE, SUITE 203  
PLEASANTVILLE, NY 10570  
(914) 727-0980

**Surveyor:**  
**SUMMIT LAND SURVEYING P.C.**  
21 DRAKE LANE  
WHITE PLAINS, NY 10607  
(914) 629-7758

**JMC** Site Planner, Civil Engineer  
and Landscape Architect:  
120 BEDFORD ROAD  
ARMONK, NY 10504  
(914) 273-5225

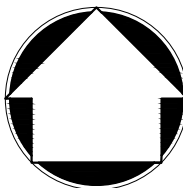


**ZONING / VICINITY MAP**  
SCALE: 1" = 400'

**GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

**AREA MAP**  
SCALE: N.T.S.



SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

**811** Know what's below.  
Call before you dig.

No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER'S COMMENTS	07/12/2022	RB
2.	PLANNING BOARD SUBMISSION	01/09/2023	RB
3.	PLANNING BOARD SUBMISSION	09/11/2023	RB
4.	PLANNING BOARD SUBMISSION	10/23/2023	RB
5.	PLANNING BOARD SUBMISSION	02/22/2024	RB
6.	PLANNING BOARD SUBMISSION	03/25/2024	RB
Previous Editions Obsolete			

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

CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

**ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:**

JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

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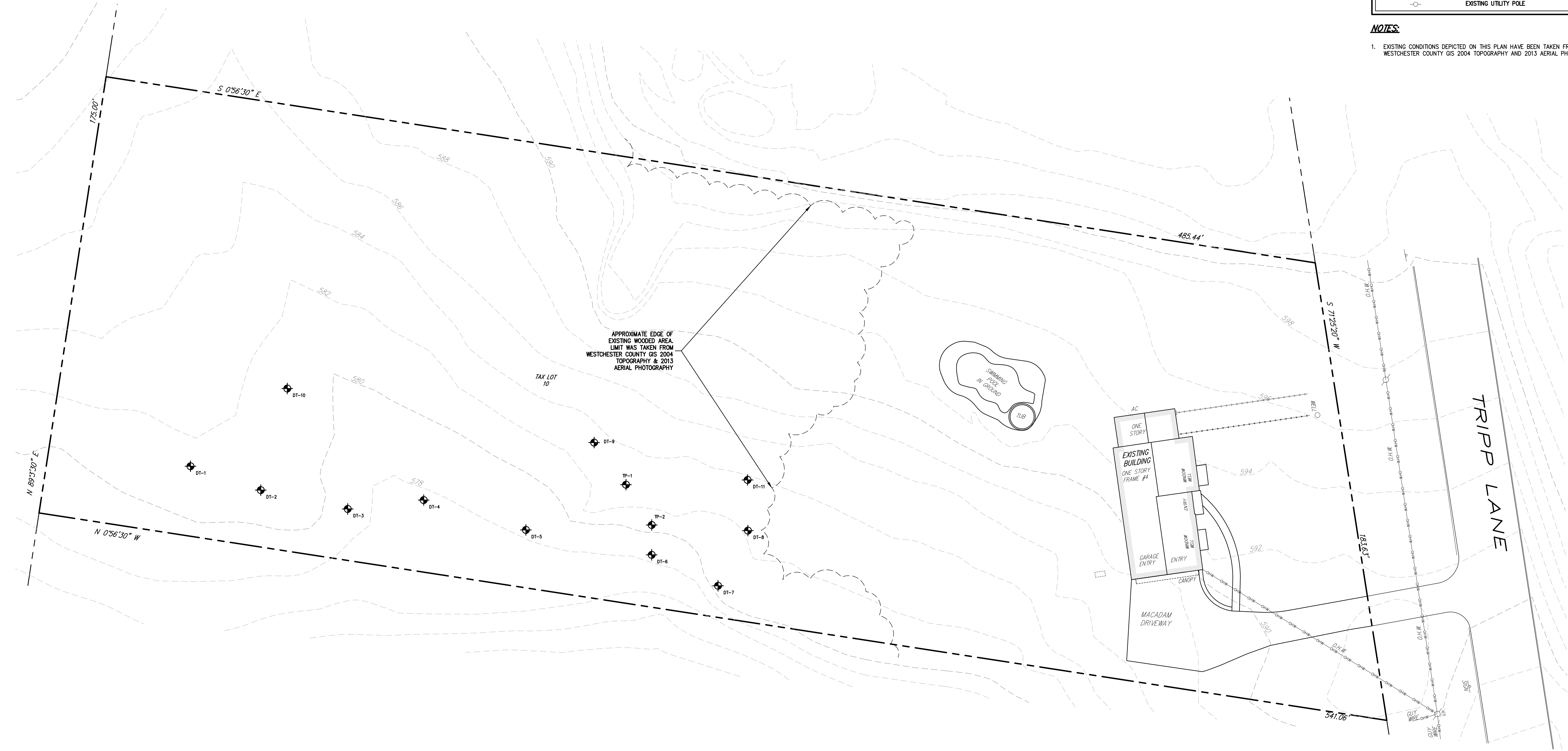
**JMC** Planning, Engineering, Landscape  
Architecture & Land Surveying, PLLC  
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120 BEDFORD ROAD • ARMONK, NY 10504  
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Drawn: **DK** Approved: **AN**  
Scale: **NOT TO SCALE**  
Date: **03/01/2021**  
Project No: **20044**  
2004-SITE COVER COVER.scr  
Drawing No: **C-000**



NOT FOR CONSTRUCTION

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**LEGEND**

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- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING GIS CONTOUR
- EXISTING GIS INDEX CONTOUR
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING UTILITY POLE

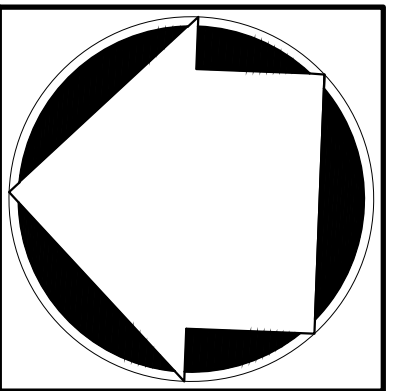
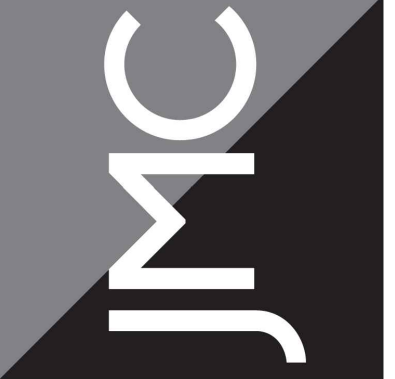
**NOTES:**

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER COUNTY GIS 2004 TOPOGRAPHY AND 2013 AERIAL PHOTOGRAPHY.

APPLICANT/TOWNER: **MR. & MRS. PEREIRA**  
4 TRIPP LANE  
TOWN OF NORTH CASTLE, NY

ARCHITECT: **GET MY CO**  
57 WHEELER AVENUE, SUITE 203  
PLEASANTVILLE, NY

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www.jmcplc.com



**PRE-EXISTING CONDITIONS MAP**

**PEREIRA RESIDENCE**  
4 TRIPP LANE  
NORTH CASTLE, NY



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

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6.	PLANNING BOARD SUBMISSION	02/22/2024	RB
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Drawn: **DK** Approved: **AN**

Scale: **1" = 20'**

Date: **03/01/2021**

Project No: **20044**

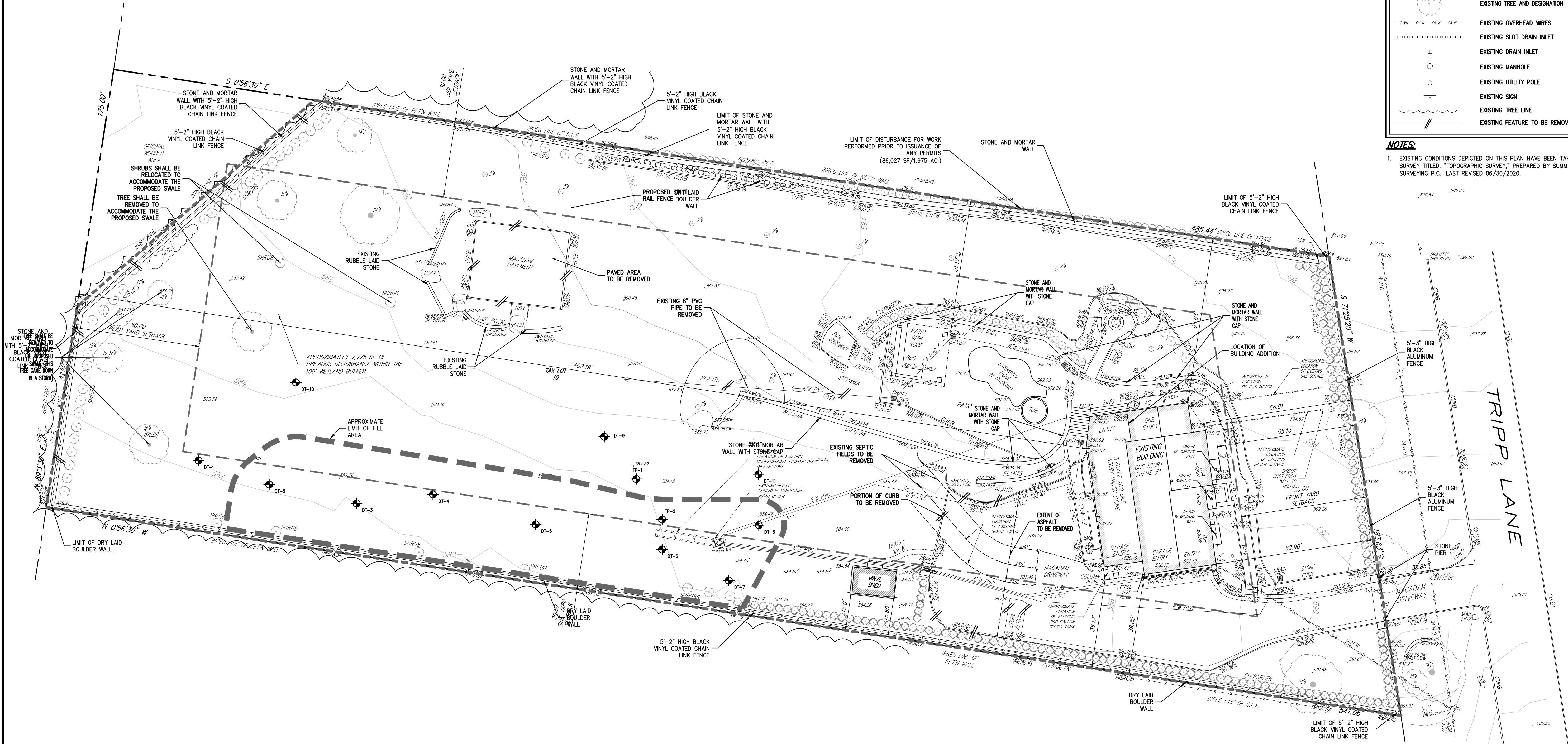
2004-SITE PRE-EXIST PRE EX COND LS

Drawing No: **C-100**

**GIS** GEOGRAPHIC INFORMATION SYSTEMS

THE 2-FOOT CONTOURS DEPICTED ON THIS PLAN ARE INTENDED TO BE USED FOR PLANNING & PRELIMINARY ENGINEERING APPLICATIONS. THEY ARE NOT INTENDED TO BE USED IN ENGINEERING DESIGN AND DO NOT NEGATE THE NEED FOR A FIELD SURVEY. THE WESTCHESTER COUNTY GIS DATASET CONTAINS CONTOUR LINES MODELED AT A TWO FOOT INTERVAL. THE SOURCE INFORMATION USED IN THE COLLECTION OF THE DATASET WAS PART OF THE NEW YORK STATE DIGITAL ORTHOMAGERY PROGRAM; PHOTOS TAKEN IN APRIL 2004. VERTICAL DATUM IS NAVD83. THE COUNTY OF WESTCHESTER MAKES NO WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE COMPLETENESS OR ACCURACY OF THE DATA AND ASSUMES NO LIABILITY WHATSOEVER FOR ANY PRODUCT OR ANALYSIS DERIVED FROM OR BASED ON THE DATA.





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- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING OVERHEAD WIRES
- EXISTING SLOT DRAIN INLET
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING TREE LINE
- EXISTING FEATURE TO BE REMOVED

**NOTES:**

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY SUMMIT LAND SURVEYING P.C., LAST REVISED 06/30/2020.

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

CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:  
\_\_\_\_\_  
DATE: \_\_\_\_\_

JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
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7.	PLANNING BOARD OBSOLETE	03/25/2024	RB

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**JMC**

EXISTING CONDITIONS MAP  
AND DEMOLITION PLAN

PEREIRA RESIDENCE  
4 TRIPP LANE  
NORTH CASTLE, NY

STATE OF NEW YORK  
FREDERICK BOHANNON  
100532-1  
LICENSED PROFESSIONAL ENGINEER

Drawn: **DK** Approved: **AN**  
Scale: **1" = 20'**  
Date: **03/01/2021**  
Project No: **20044**  
2004-9T EXIST EXIST.scr  
Drawing No: **C-110**



PLANT SCHEDULE						
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AR	7	Acer rubrum 'Red Sunset'	Red Maple	3" - 3 1/2" Cal.	B & B	
LT	3	Liriodendron tulipifera	Tulip Poplar	3" - 3 1/2" Cal.	B & B	
NS	7	Nyssa sylvatica	Tupelo	3" - 3 1/2" Cal.	B & B	
PO	6	Platanus occidentalis	American Sycamore	3" - 3 1/2" Cal.	B & B	
QA	4	Quercus alba	White Oak	3" - 3 1/2" Cal.	B & B	
QV	2	Quercus velutina	Black Oak	3" - 3 1/2" Cal.	B & B	
UNDERSTORY & FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AC	5	Amelanchier canadensis	Canadian Serviceberry	8' -10' HT.	B & B	
CA	11	Carpinus caroliniana	American Hornbeam	8' -10' HT.	B & B	
CF	2	Cornus florida	Flowering Dogwood	8' -10' HT.	B & B	
PW	5	Prunus serotina	Black Cherry	8 gal	CONT.	
SEED MIX	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
SN	31,200 sf	Native Upland Wildlife Forage & Cover Meadow Mix ERNMX-123	ERNMX-123	seed		



Ernst Conservation Seeds  
8884 Mercer Pike  
Meadville, PA 16335  
(800) 873-3321 Fax (814) 336-5191  
www.ernstseed.com

Date: February 22, 2024

Native Upland Wildlife Forage & Cover Meadow Mix - ERNMX-123

Botanical Name	Common Name	Price/Lb
34.50 % Andropogon gerardii, 'Southlow'-MI Ecotype	Big Bluestem, 'Southlow'-MI Ecotype	10.81
27.00 % Panicum virgatum, 'Shawnee'	Switchgrass, 'Shawnee'	12.10
21.00 % Elymus virginicus, Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype	10.45
11.40 % Sorghastrum nutans, PA Ecotype	Indiangrass, PA Ecotype	15.22
2.80 % Rudbeckia hirta	Black-eyed Susan	31.20
1.30 % Helianthus scaberrimus, PA Ecotype	Oxeye Sunflower, PA Ecotype	33.60
1.00 % Chamaecrista fasciculata, PA Ecotype	Partridge Pea, PA Ecotype	12.00
0.50 % Coreopsis tinctoria	Plains Coreopsis	26.40
0.30 % Desmodium canadense, PA Ecotype	Showy Tickleroll, PA Ecotype	48.00
0.10 % Asclepias syriaca, PA Ecotype	Common Milkweed, PA Ecotype	96.00
0.10 % Monarda fistulosa, Fort Indiantown Gap-PA Ecotype	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	96.00
100.00 %	Mix Price/Lb Bulk:	\$12.82

Seeding Rate: 20 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec).

Uplands & Meadows; Wildlife Habitat & Food Plots; Wildlife Habitat & Food Plots - Herbaceous Perennial

This perennial grass mix with re-seeding annual forbs creates attractive first-year color and perennial cover when planted in full sun or partially shaded areas. Seed from October-May in rich well-drained soils. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

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

CHRISTOPHER CATHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

LEGEND

	EXISTING PROPERTY LINE
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	EXISTING CURB LINE
	EXISTING DRY LAID RETAINING WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING WETLAND
	UNDISTURBED WOODED AREA
	PREVIOUSLY DISTURBED WOODED AREA
	SAMPLE AREA OF TREES
	PRE-EXISTING TREE LINE
	CURRENT TREE LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED FINISHED GRADE
	PROPOSED SEEDING AREA
	PROPOSED DECIDUOUS TREE
	PROPOSED FLOWERING TREE
	100' WETLAND BUFFER AREA
	LIMIT OF GRADING AREA TO RECREATE PRE-EXISTING SWALE

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER COUNTY GIS 2004 TOPOGRAPHY AND WESTCHESTER COUNTY GIS TIME LAPSED AERIAL PHOTOGRAPHY FROM 2013.

TREE MITIGATION NOTES:

EXISTING TREES REMOVED:

- REGULATED TREES ARE TREES THAT HAVE A DBH (DIAMETER AT BREAST HEIGHT) OF 8" OR GREATER.
- BASED UPON RECORD GIS AERIAL PHOTOGRAPHY AND CURRENT FIELD OBSERVATIONS, THE AREA THAT WAS CLEARED OF EXISTING TREES TOTAL ±1.15 ACRES (±50,094 SQ.FT.).
- TO DETERMINE THE NUMBER OF TREES THAT WERE REMOVED WITHIN THE ±1.15 AC. AREA, A SAMPLE AREA WITHIN THE ADJOINING EXISTING WOODED AREA TO THE WEST WAS UTILIZED (SEE LOCATION IDENTIFIED ON PLAN). THE AREA ANALYZED IS 50 FEET WIDE BY 100 FEET LONG (5,000 SQ.FT.). BASED UPON FIELD MEASUREMENTS PERFORMED BY REPRESENTATIVES OF JMC PLLC ON 04/02/2021, 17 TREES 8" DBH OR GREATER WERE NOTED WITHIN THE SAMPLE AREA. OUT OF THE 17 TREES, 4 TREES WERE 24" DBH OR GREATER.
- ±1.15 ACRES X 43,560 SQ.FT. = ±50,094 SQ.FT.  
17 REGULATED TREES WITHIN A 5,000 SQ.FT. AREA = 1 REGULATED TREE PER 294 SQ.FT. OF AREA. THEREFORE, ±50,094 SQ.FT. / 294 SQ.FT. = 170.39, SAY 171 REGULATED TREES WITHIN THE ±1.15 AC. DISTURBANCE AREA.

MITIGATION REQUIREMENTS

- THE TOWN HAS REQUESTED THE APPLICANT MITIGATE THE REMOVAL OF TREES AT A 1:1 RATIO BASED ON THE CALIPER OF THE TREES THAT WERE REMOVED AND THE CALIPER OF THE TREES TO BE PLANTED.
- ESTIMATED CALIPER OF TREES THAT WERE REMOVED:  
130 TREES @ 8" DBH & 41 TREES @ 24" DBH = 2,024 INCHES OF TREES THAT WERE REMOVED.
- PROPOSED TREES PLANTED:  
1. 8 EXISTING TREES WERE SAVED WITHIN THE ±1.15 AC. DISTURBANCE AREA. (8-18" DBH TREES = 144 INCHES)  
2. 238 ARBORVITAE (GREEN GIANTS) WERE PLANTED ALONG THE EAST, WEST AND SOUTH PROPERTY LINES. AN ADDITIONAL 9 PLUM TREES WERE PLANTED ALONG THE WESTERN SIDE OF THE PROPERTY. (238-2" DBH TREES = 476 INCHES) (9-8" DBH TREES = 72 INCHES)  
3. BASED UPON THE TREES REMOVED CALCULATIONS ABOVE OF 171 TREES, A TOTAL OF 255 TREES WERE PLANTED IN THEIR PLACE. (FOR A TOTAL OF 692 INCHES)  
4. A TOTAL OF 52 TREES ARE BEING PROPOSED AS SHOWN ON THIS PLAN. (28-3.5" DBH TREES = 101 INCHES) (23-1" DBH TREES = 23 INCHES) (FOR A TOTAL OF 124 INCHES)

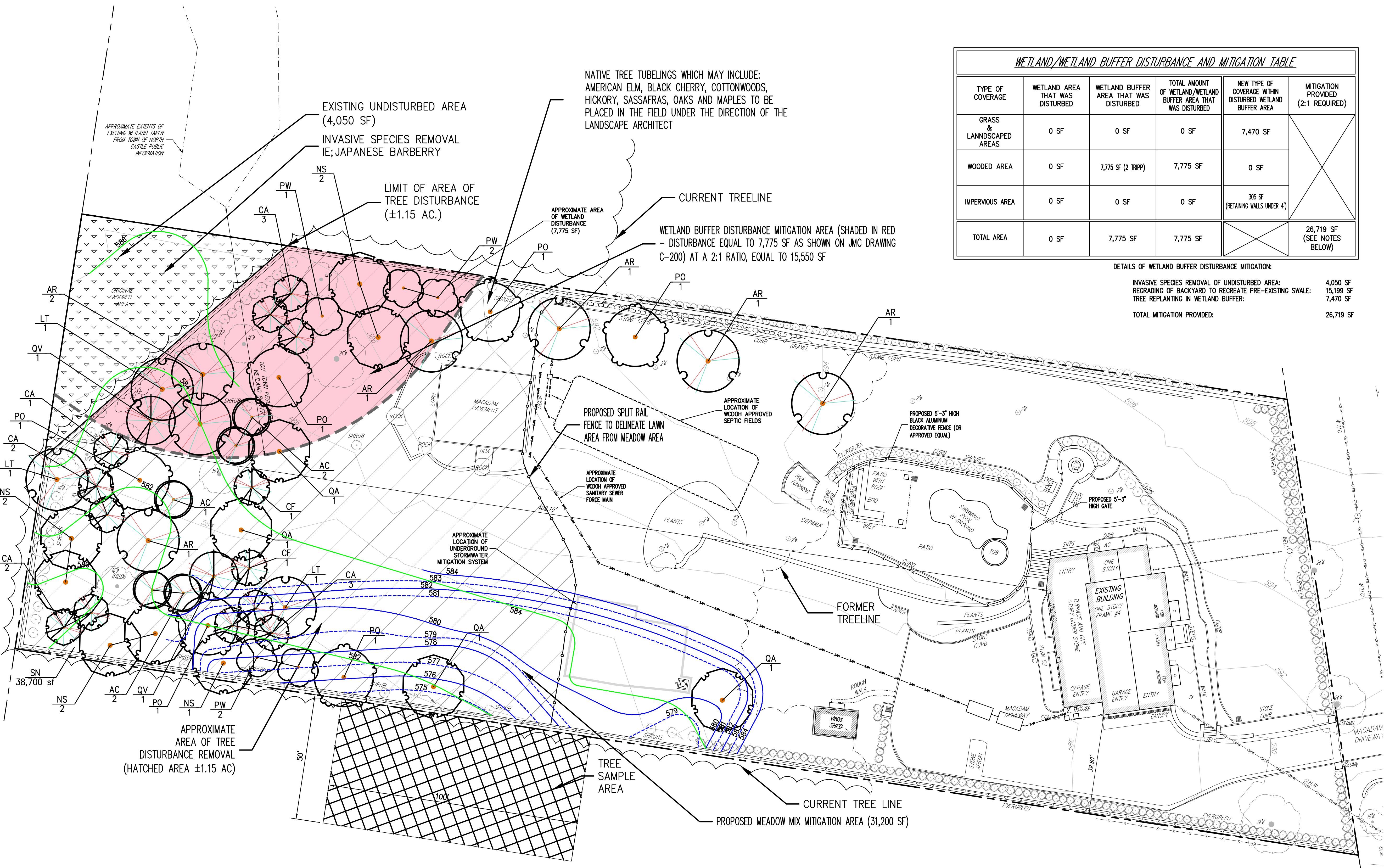
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

WETLAND/WETLAND BUFFER DISTURBANCE AND MITIGATION TABLE					
TYPE OF COVERAGE	WETLAND AREA THAT WAS DISTURBED	WETLAND BUFFER AREA THAT WAS DISTURBED	TOTAL AMOUNT OF WETLAND/WETLAND BUFFER AREA THAT WAS DISTURBED	NEW TYPE OF COVERAGE WITHIN DISTURBED WETLAND BUFFER AREA	MITIGATION PROVIDED (2:1 REQUIRED)
GRASS & LANDSCAPED AREAS	0 SF	0 SF	0 SF	7,470 SF	
WOODED AREA	0 SF	7,775 SF (2 TRIPP)	7,775 SF	0 SF	
IMPERVIOUS AREA	0 SF	0 SF	0 SF	305 SF (RETAINING WALLS UNDER 4')	
TOTAL AREA	0 SF	7,775 SF	7,775 SF		26,719 SF (SEE NOTES BELOW)

DETAILS OF WETLAND BUFFER DISTURBANCE MITIGATION:

INVASIVE SPECIES REMOVAL OF UNDISTURBED AREA: 4,050 SF  
REGRADE OF BACKYARD TO RECREATE PRE-EXISTING SWALE: 15,199 SF  
TREE REPLANTING IN WETLAND BUFFER: 7,470 SF

TOTAL MITIGATION PROVIDED: 26,719 SF

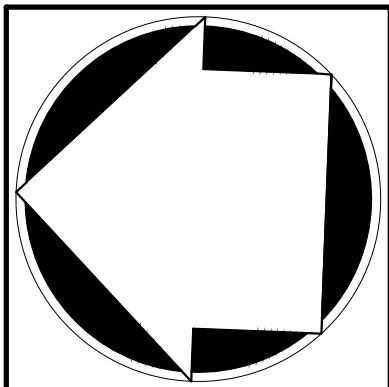


NOT FOR CONSTRUCTION

APPLICANT/TOWNER: MR. & MRS. PEREIRA  
4 TRIPP LANE  
TOWN OF NORTH CASTLE, NY

ARCHITECT: GET MY CO  
57 WHEELER AVENUE, SUITE 203  
PLEASANTVILLE, NY

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TREE & WETLAND MITIGATION PLAN  
PEREIRA RESIDENCE  
4 TRIPP LANE  
NORTH CASTLE, NY

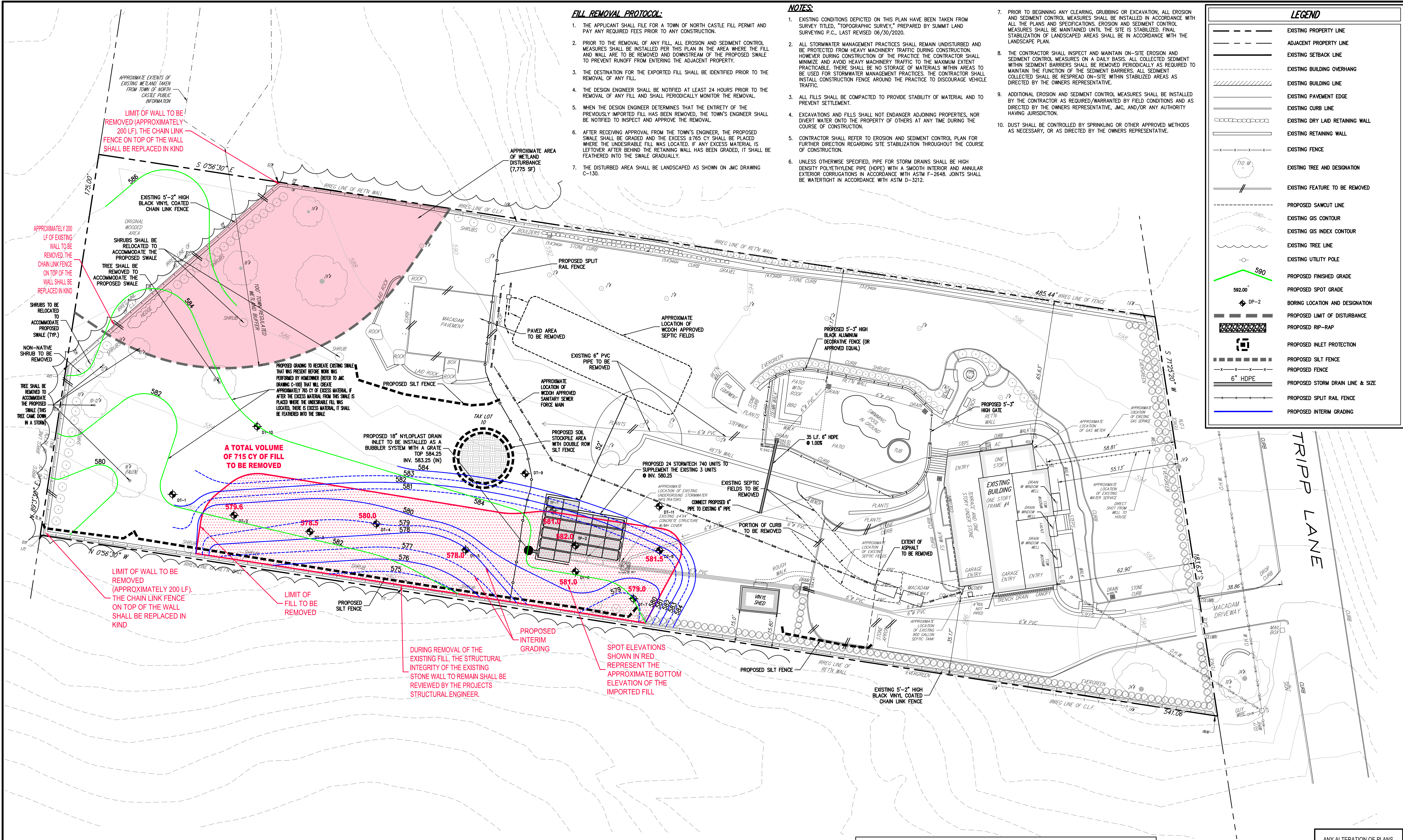


No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER'S COMMENTS	07/12/2022	RB
2.	PLANNING BOARD SUBMISSION	01/09/2023	RB
3.	PLANNING BOARD SUBMISSION	09/11/2023	RB
4.	PLANNING BOARD SUBMISSION	10/23/2023	RB
5.	CONSERVATION BOARD SUBMISSION	12/21/2023	RB
6.	UPDATED WETLANDS	02/12/2024	RB
7.	PLANNING BOARD SUBMISSION	02/22/2024	RB
8.	PLANNING BOARD SUBMISSION	03/25/2024	RB

Previous Editions Obsolete

Drawn: DK	Approved: AN
Scale: 1" = 20'	
Date: 03/01/2021	
Project No: 20044	
2004-SITE	TREE TREELS
Drawing No:	
C-130	





**FILL REMOVAL PROTOCOL:**

1. THE APPLICANT SHALL FILE FOR A TOWN OF NORTH CASTLE FILL PERMIT AND PAY ANY REQUIRED FEES PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO THE REMOVAL OF ANY FILL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THIS PLAN IN THE AREA WHERE THE FILL AND WALL ARE TO BE REMOVED AND DOWNSIDE OF THE PROPOSED SWALE TO PREVENT RUNOFF FROM ENTERING THE ADJACENT PROPERTY.
3. THE DESTINATION FOR THE EXPORTED FILL SHALL BE IDENTIFIED PRIOR TO THE REMOVAL OF ANY FILL.
4. THE DESIGN ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REMOVAL OF ANY FILL AND SHALL PERIODICALLY MONITOR THE REMOVAL.
5. WHEN THE DESIGN ENGINEER DETERMINES THAT THE ENTIRETY OF THE PREVIOUSLY IMPORTED FILL HAS BEEN REMOVED, THE TOWN'S ENGINEER SHALL BE NOTIFIED TO INSPECT AND APPROVE THE REMOVAL.
6. AFTER RECEIVING APPROVAL FROM THE TOWN'S ENGINEER, THE PROPOSED SWALE SHALL BE GRADED AND THE EXCESS ±765 CY SHALL BE PLACED WHERE THE UNDERSIDEABLE FILL WAS LOCATED. IF ANY EXCESS MATERIAL IS LEFTOVER AFTER BEHIND THE RETAINING WALL HAS BEEN GRADED, IT SHALL BE FEATHERED INTO THE SWALE GRADUALLY.
7. THE DISTURBED AREA SHALL BE LANDSCAPED AS SHOWN ON JMC DRAWING C-130.

**NOTES:**

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY SUMMIT LAND SURVEYING P.C., LAST REVISED 06/30/2020.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
4. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
6. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
7. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
10. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING DRY LAID RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING FEATURE TO BE REMOVED
- PROPOSED SAWCUT LINE
- EXISTING GIS CONTOUR
- EXISTING GIS INDEX CONTOUR
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- PROPOSED FINISHED GRADE
- PROPOSED SPOT GRADE
- BORING LOCATION AND DESIGNATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED RIP-RAP
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED FENCE
- PROPOSED STORM DRAIN LINE & SIZE
- PROPOSED SPLIT RAIL FENCE
- PROPOSED INTERIM GRADING

**APPLICANT/TOWN:**  
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TOWN OF NORTH CASTLE, NY

**ARCHITECT:**  
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**JMC**

**FILL REMOVAL PLAN**

**PEREIRA RESIDENCE**  
4 TRIPP LANE  
NORTH CASTLE, NY

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Drawn: **DK** Approved: **AN**  
Scale: **1" = 20'**  
Date: **03/25/2024**  
Project No: **20044**  
2004-SITE WALL SITE.ecr  
Drawing No:  
**C-140**

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

CHRISTOPHER CARTH, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

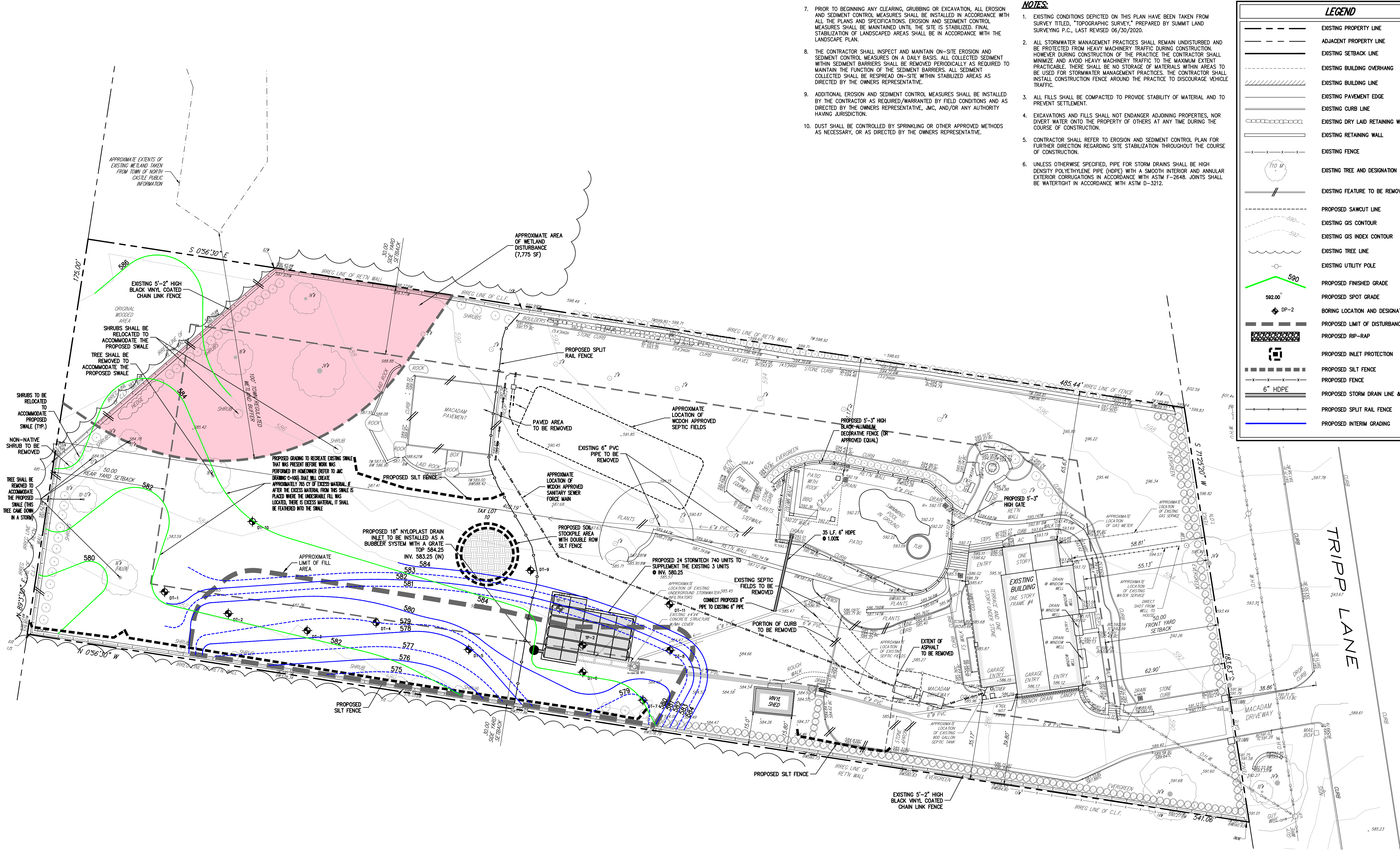
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: \_\_\_\_\_

JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	03/25/2024	RB

Previous Editions Obsolete





7. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
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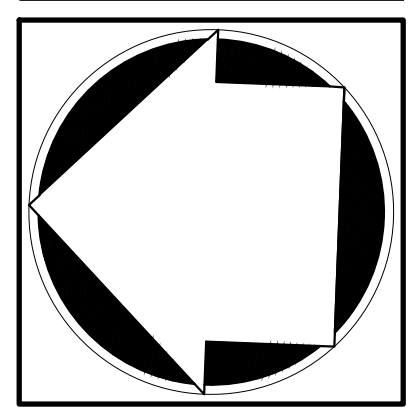
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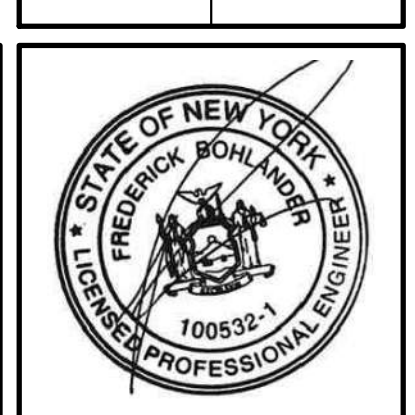
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**SITE PLAN**  
**PEREIRA RESIDENCE**  
4 TRIPP LANE  
NORTH CASTLE, NY



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

CHRISTOPHER CATHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:  
\_\_\_\_\_  
DATE: \_\_\_\_\_

JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER'S COMMENTS	07/12/2022	RB
2.	PLANNING BOARD SUBMISSION	01/09/2023	RB
3.	PLANNING BOARD SUBMISSION	09/11/2023	RB
4.	PLANNING BOARD SUBMISSION	10/23/2023	RB
5.	PLANNING BOARD SUBMISSION	02/22/2024	RB
6.	PLANNING BOARD SUBMISSION	03/25/2024	RB

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Drawn: **DK** Approved: **AN**  
Scale: **1" = 20'**  
Date: **03/01/2021**  
Project No: **20044**  
2004-SITE SITE SITE  
Drawing No: **C-200**





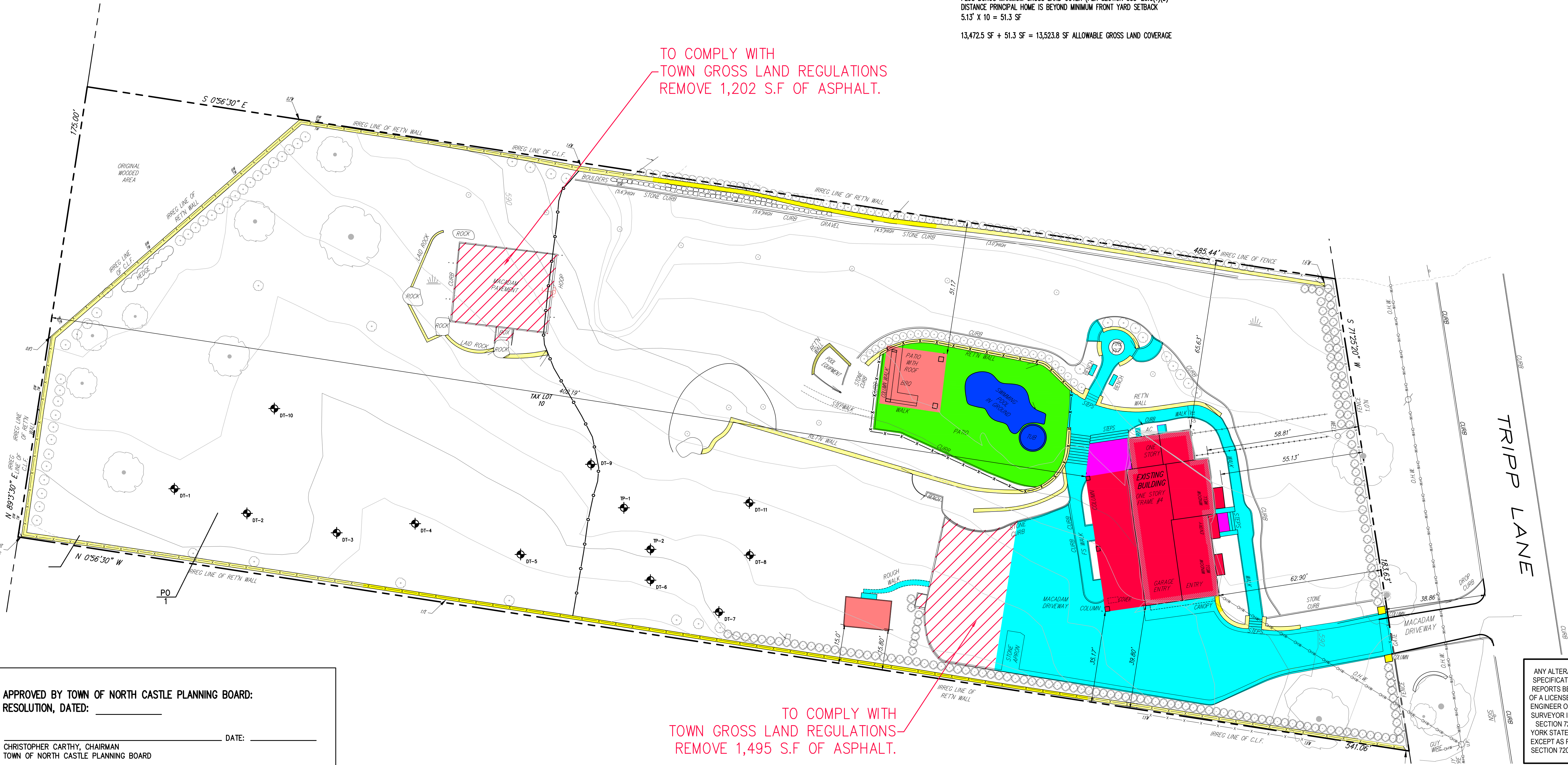
AREA SHOWING CONCRETE PATIO NORTH OF SHED  
THAT HAD PREVIOUSLY BEEN REMOVED BY  
HOMEOWNER

LEGEND	
<span style="display:inline-block; width:20px; height:10px; background-color:yellow;"></span>	PRINCIPAL BUILDING = 2,786 S.F.
<span style="display:inline-block; width:20px; height:10px; background-color:orange;"></span>	ACCESSORY BUILDINGS = 739 S.F.
<span style="display:inline-block; width:20px; height:10px; background-color:blue;"></span>	PORCHES = 228 S.F.
<span style="display:inline-block; width:20px; height:10px; background-color:green;"></span>	DRIVEWAY, PARKING AREAS AND WALKWAYS = 6,886 S.F.
<span style="display:inline-block; width:20px; height:10px; background-color:red;"></span>	TERRACES = 1,964 S.F.
<span style="display:inline-block; width:20px; height:10px; background-color:purple;"></span>	POOL = 485 S.F.
<span style="display:inline-block; width:20px; height:10px; background-color:lightblue;"></span>	STRUCTURES, WALLS (ABOVE 4') = 584 S.F.
<span style="display:inline-block; width:20px; height:10px; background-color:lightyellow;"></span>	WALLS (BELOW 4') NOT TO BE INCLUDED = 1,914 S.F.

\*PER TOWN OF NORTH CASTLE CODE, SECTION 355-26(C):  
LOT SIZE OF 2.0 ACRES OR MORE  
MAXIMUM PERMITTED GROSS FLOOR AREA FOR ONE-FAMILY DWELLINGS =  
13,270 SF PLUS 7.5% OF THE LOT AREA IN EXCESS OF 2.0 ACRES  
  
LOT AREA = 2,062 AC., THEREFORE 0.062 AC. OR 2,700 SF GREATER THAN 2 ACRES  
7.5% OF 2,700 SF = 202.5 SF + 13,270 SF = 13,472.5 SF ALLOWABLE GROSS LAND COVERAGE  
  
PLUS BONUS MAXIMUM GROSS LAND COVER (PER SECTION 355-26.C(1)(b))  
DISTANCE PRINCIPAL HOME IS BEYOND MINIMUM FRONT YARD SETBACK  
5.13' X 10 = 51.3 SF  
  
13,472.5 SF + 51.3 SF = 13,523.8 SF ALLOWABLE GROSS LAND COVERAGE

TO COMPLY WITH  
TOWN GROSS LAND REGULATIONS  
REMOVE 1,202 S.F. OF ASPHALT.

TO COMPLY WITH  
TOWN GROSS LAND REGULATIONS  
REMOVE 1,495 S.F. OF ASPHALT.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:  
RESOLUTION, DATED: \_\_\_\_\_  
  
CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD  
  
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:  
  
JOSEPH M. CERMELE, P.E.  
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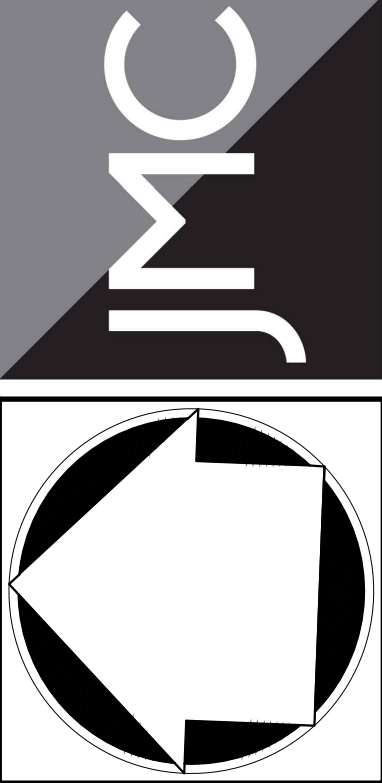
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No.	Revision	Date	By
1.	REVISED PER TOWN COMMENTS	08/31/2021	RB
2.	REVISED PER TOWN ENGINEER'S COMMENTS	07/12/2022	RB
3.	PLANNING BOARD SUBMISSION	01/09/2023	RB
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GROSS LAND  
COVERAGE PLAN  
  
PEREIRA RESIDENCE  
4 TRIPP LANE  
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Drawn: DK Approved: AN  
Scale: 1" = 20'  
Date: 03/01/2021  
Project No: 20044  
2004-SITE CROSSLAND COV. QC-wmls  
Drawing No: **C-310**

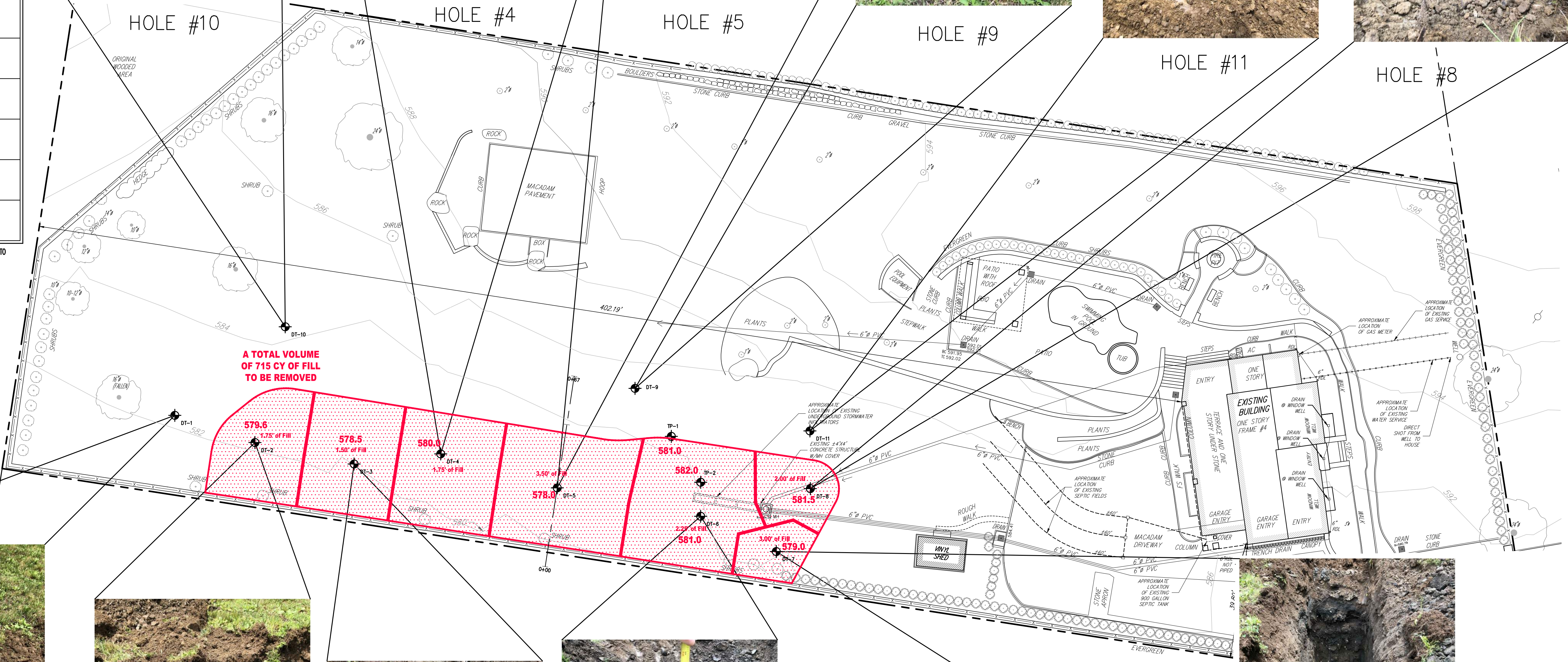
NOT FOR CONSTRUCTION



SOILS OBSERVATION SUMMARY CHART

TEST PIT	SOIL DESCRIPTION
DT-1	TOP SOIL 0'-9" APPARENT VIRGIN SOIL 9'- (NO FILL OBSERVED)
DT-2	TOP SOIL 0'-9" FILL 9'-30" APPARENT VIRGIN SOIL 30'-
DT-3	TOP SOIL 0'-24" FILL 24'-42" APPARENT VIRGIN SOIL 42'-
DT-4	TOP SOIL 0'-15" FILL 15'-36" APPARENT VIRGIN SOIL 36'-
DT-5	TOP SOIL 0'-18" FILL 18'-60" APPARENT VIRGIN SOIL 60'-
DT-6	TOP SOIL 0'-9" FILL 9'-36" APPARENT VIRGIN SOIL 36'-
DT-7	TOP SOIL 0'-24" FILL 24'-60" APPARENT VIRGIN SOIL 60'-
DT-8	TOP SOIL 0'-18" FILL 18'-42" APPARENT VIRGIN SOIL 42'-
DT-9	TOP SOIL 0'-9" APPARENT VIRGIN SOIL 9'- (NO FILL OBSERVED)
DT-10	TOP SOIL 0'-15" APPARENT VIRGIN SOIL 15'- (NO FILL OBSERVED)
DT-11	TOP SOIL 0'-15" APPARENT VIRGIN SOIL 15'- (NO FILL OBSERVED)

\*NO SOILS TESTING OR ANALYSIS WAS PERFORMED BY JMC. JMC WAS ON SITE TO ONLY MEASURE THE ELEVATIONS OF THE SOIL STRATA LOCATED ON SITE.



A TOTAL VOLUME OF 715 CY OF FILL TO BE REMOVED



HOLE #1



HOLE #2



HOLE #3



HOLE #6



HOLE #7

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

CHRISTOPHER CARTHAY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

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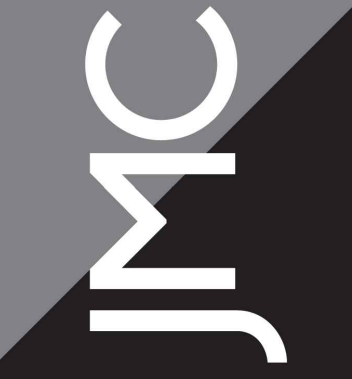
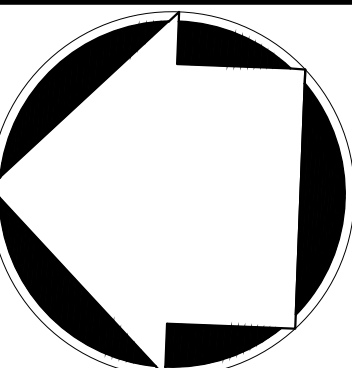


No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER'S COMMENTS	07/12/2022	RB
2.	PLANNING BOARD SUBMISSION	01/09/2023	RB
3.	PLANNING BOARD SUBMISSION	09/11/2023	RB
4.	PLANNING BOARD SUBMISSION	10/23/2023	RB
5.	PLANNING BOARD SUBMISSION	02/22/2024	RB
6.	PLANNING BOARD SUBMISSION	03/25/2024	RB

Previous Editions Obsolete

Drawn: DK	Approved: AN
Scale: 1" = 20'	
Date: 03/01/2021	
Project No: 20044	
2004-9E	CUT AND FILL
Drawing No: C-410	FILL PLANS

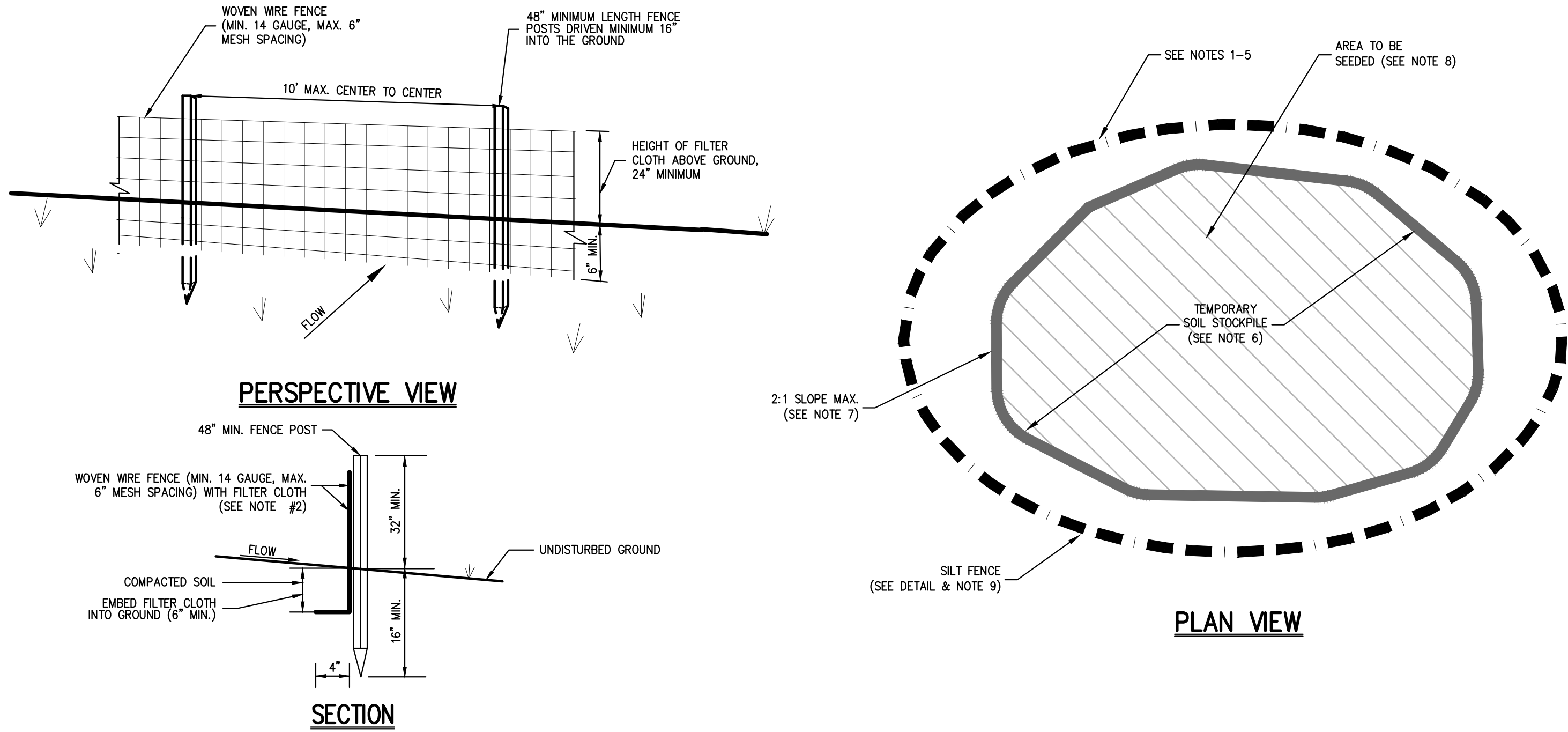
CUT AND FILL PLAN  
PEREIRA RESIDENCE  
4, TRIPP LANE  
NORTH CASTLE, NY



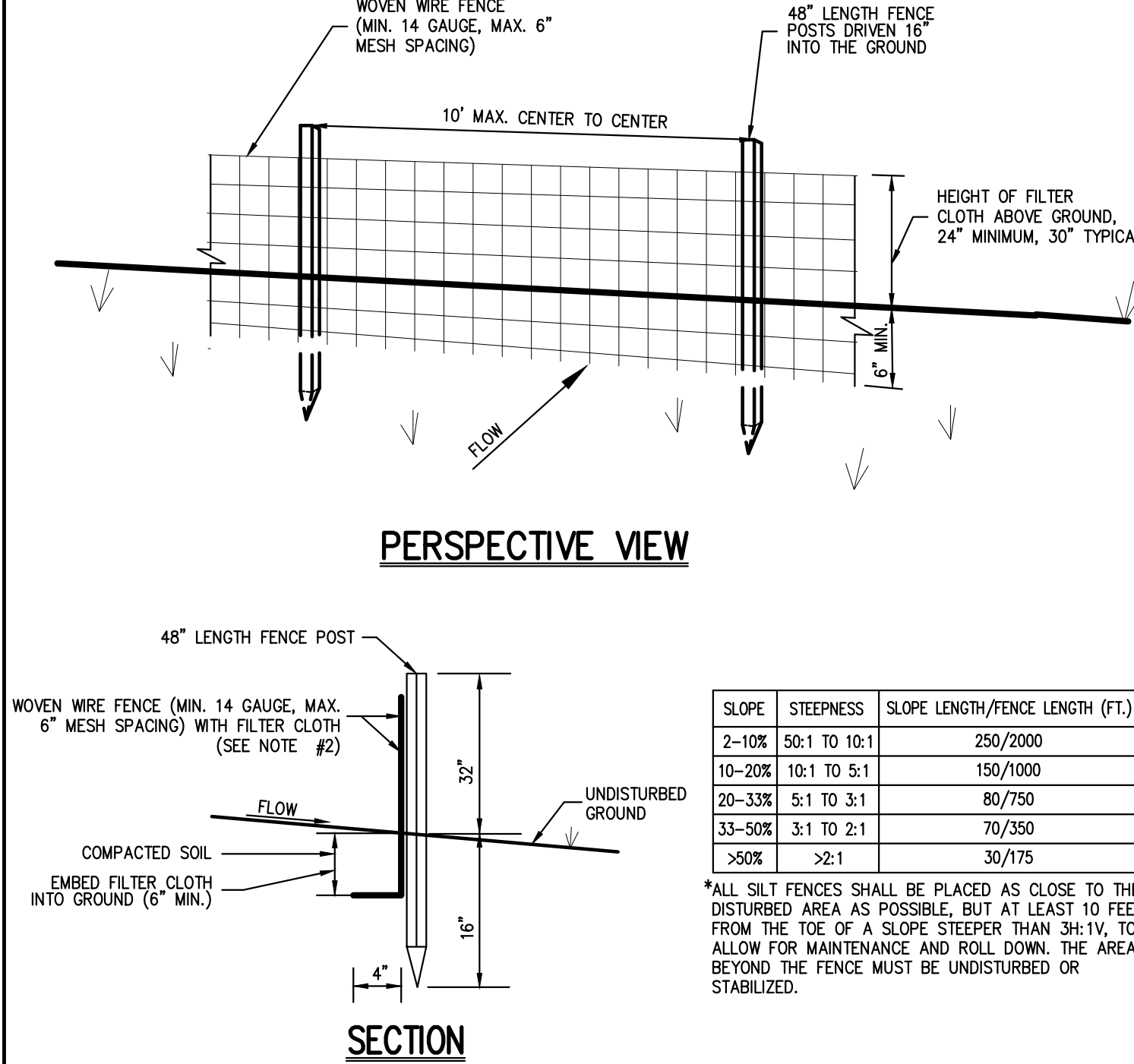
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APPLICANT/TOWNER:  
MR. & MRS. PEREIRA  
4 TRIPP LANE  
TOWN OF NORTH CASTLE, NY  
ARCHITECT:  
GET MY CO  
57 WHEELER AVENUE, SUITE 203  
PLEASANTVILLE, NY

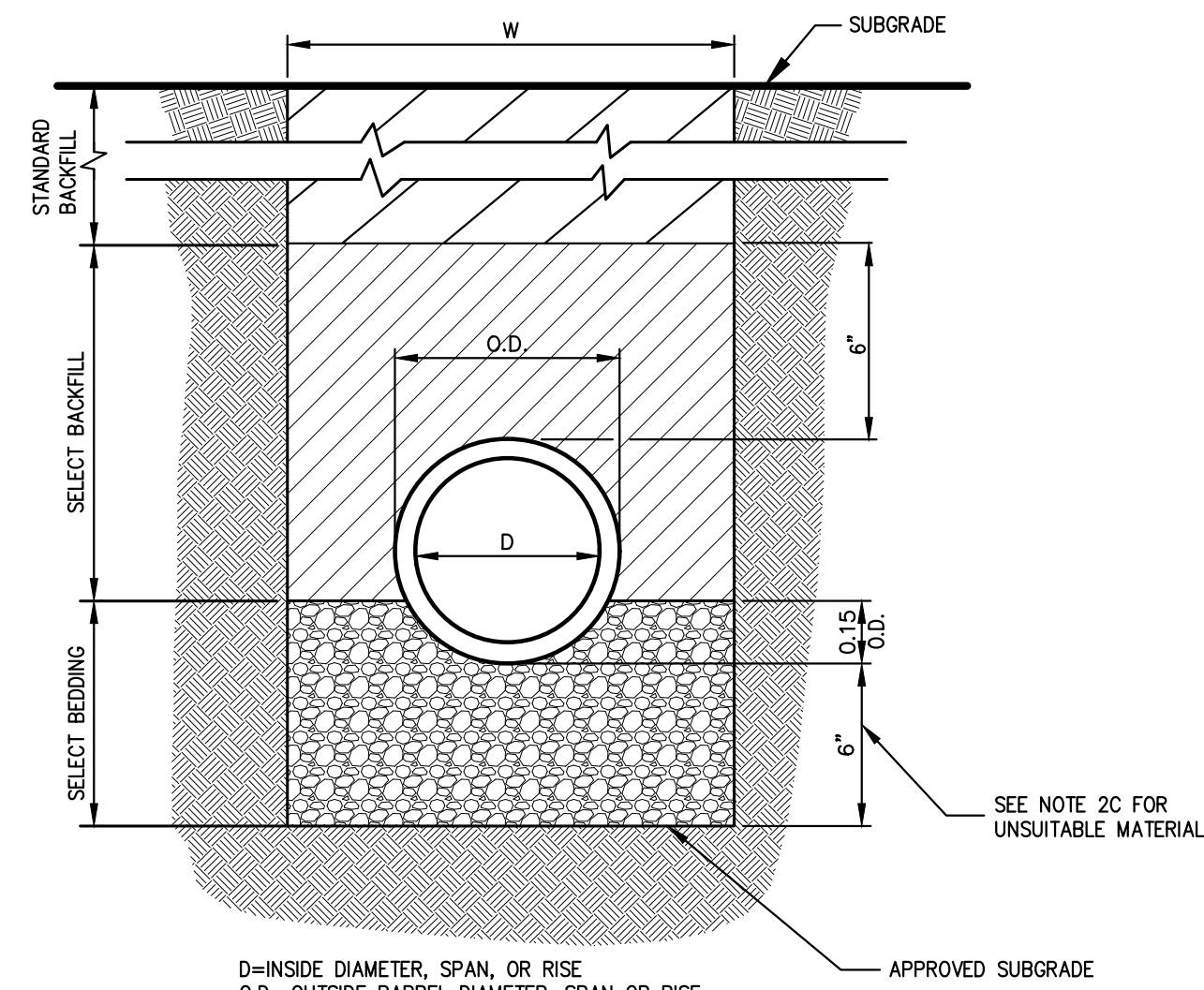




- NOTES:**
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
  - FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"/>



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- NOTES:**
- FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
    - EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
    - 3/4\"/>
  - TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
    - FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
    - WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
    - WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6\"/>
  - FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
  - BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES, UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN [92%] MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

## TEMPORARY SOIL STOCKPILE WITH SILT FENCE

1

## SILT FENCE

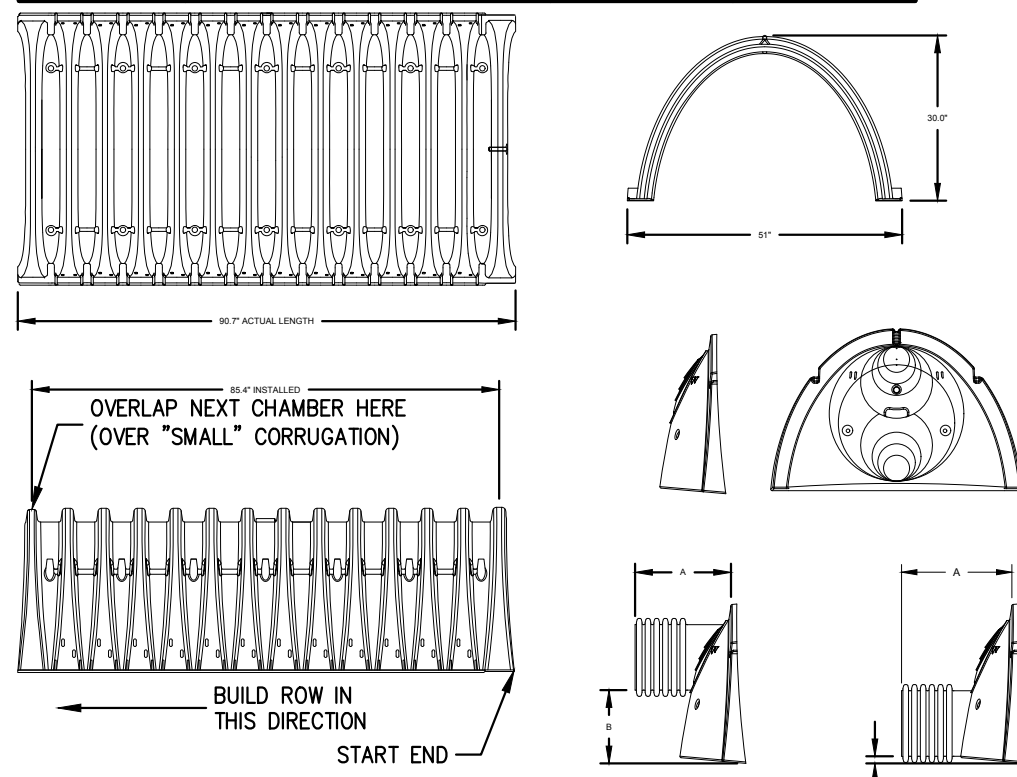
2

## TYPE II TRENCH

3

### SCHEDULE OF INVERTS

DESIGNATION	A	B	C	D
FOUNDATION BOTTOM	579.25	580.25	580.25	584.00
SYSTEM	579.25	580.25	580.25	584.00



### ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION <sup>1</sup>	COMPACTION/DENSITY REQUIREMENT
① FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
② FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" ABOVE THE TOP OF THE EMBEDMENT STONE. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 68, 69, 7, 78, 8, 87, 88, 9	BEGIN COMPACTION AFTER 12" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs. DYNAMIC FORCE NOT TO EXCEED 20,000 lbs.
③ EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
④ FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH	3, 35, 4, 467, 5, 56, 57	95% COMPACTION OR ROLL TO ACHIEVE 95% STANDARD PROCTOR DENSITY <sup>2</sup> .

**PLEASE NOTE:**

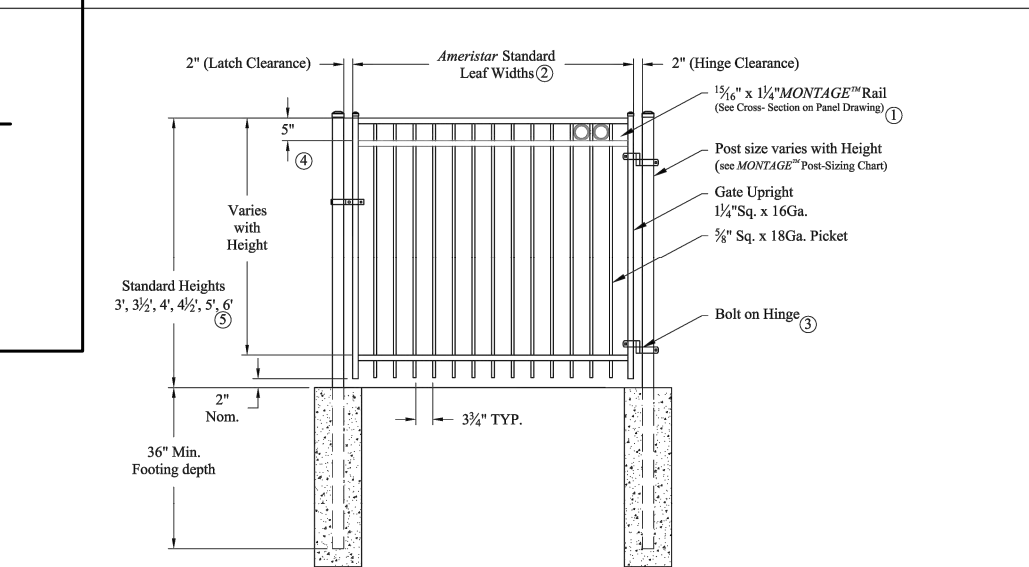
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: 'CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE'.
- AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9\"/>

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

CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

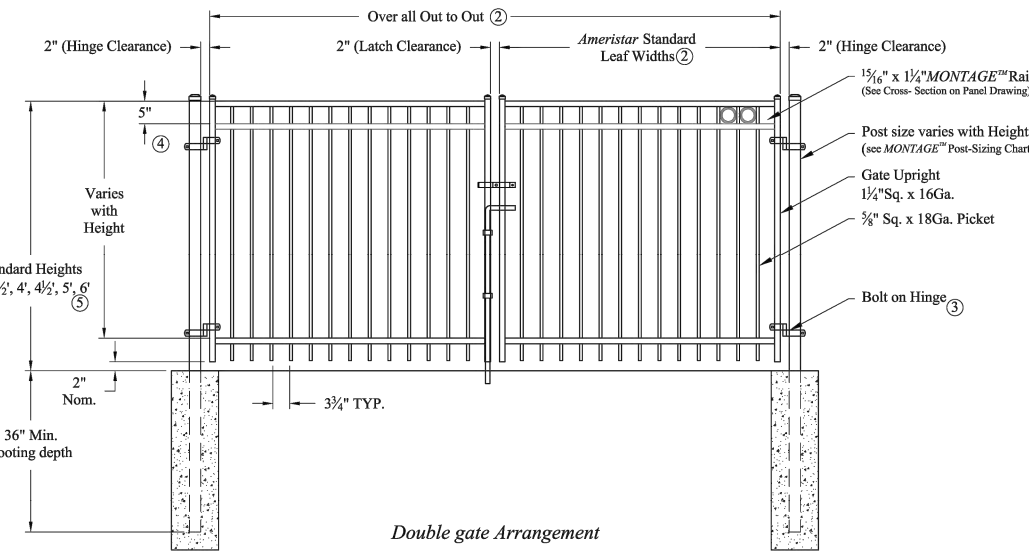
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### NOTES:

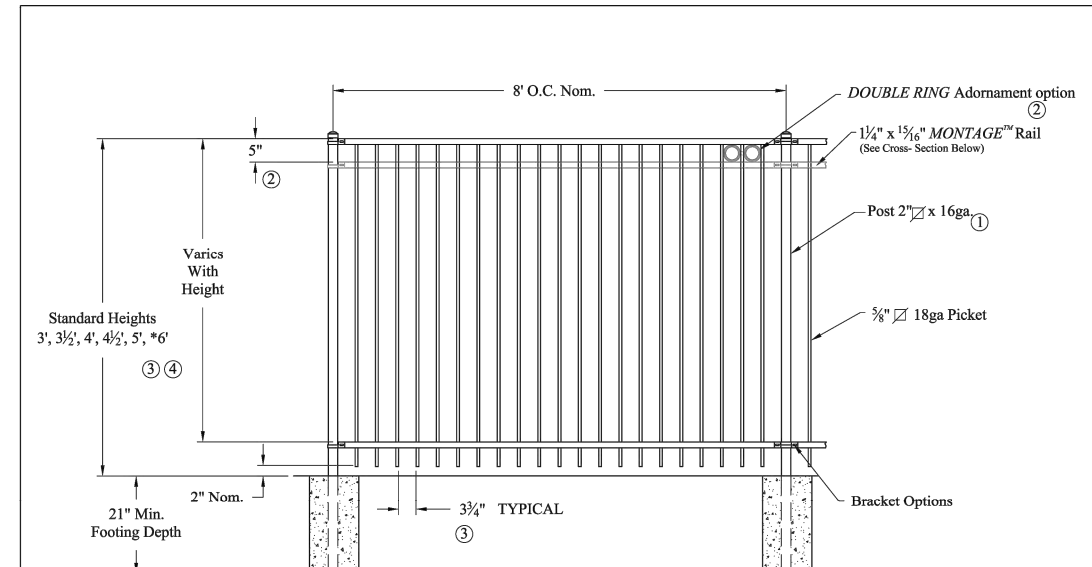
- Post size depends on fence height, weight and wind loads. See MONTAGE™ specifications for post sizing chart.
- See Ameristar gate table for standard and custom gate openings available for special cut to suit fastenings.
- Additional types of gate hardware are available on request. This could change the Load & Hinge Clearance.
- Three rails required for Double Gate.
- Three rails required for Double Gate.



### RESIDENTIAL WELDED STEEL GATE

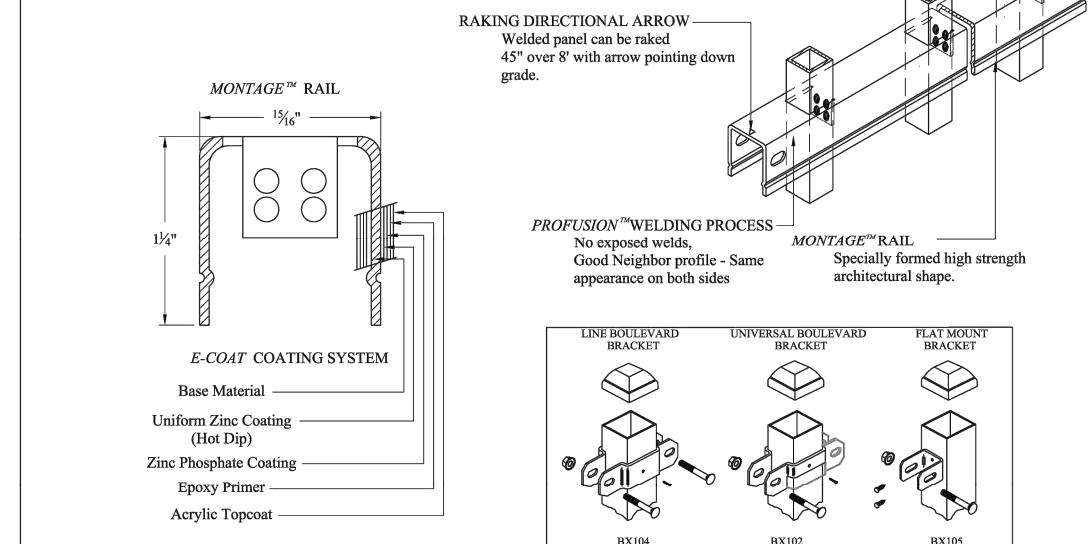
MONTAGE MAJESTIC 23-RAIL SGL & DBL GATE  
DR: CI SH 1 of 1 SCALE: DO NOT SCALE  
CK: ME Date: 6/28/10 REV: b

1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com



### NOTES:

- Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing chart.
- Three rails required for Double Gate.
- Three rails required for Double Gate.
- Three rails required for Double Gate.



### RESIDENTIAL WELDED STEEL PANEL

PRE-ASSEMBLED

MONTAGE MAJESTIC 23-RAIL  
DR: CI SH 1 of 1 SCALE: DO NOT SCALE  
CK: ME Date: 7-19-11 REV: c

1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com

### SECTION AT ISOLATOR ROW

### SECTION AT DETENTION AND WATER QUALITY CONTROL

## STORMTECH CHAMBERS SC-740

4

## AMERISTAR MONTAGE MAJESTIC FENCE WITH GATE

5

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Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
Join Meyer Consulting, Inc.

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voice 914.273.5225 • fax 914.273.2102  
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### CONSTRUCTION DETAILS

PEREIRA RESIDENCE  
4 TRIPP LANE  
NORTH CASTLE, NY

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Date: 03/01/2021  
Project No: 20044  
2004-REMS  
Drawing No: -

C-900

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- A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE)
- A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".
- A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.
- A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKKA-SET AS MANUFACTURED BY THE SIKKA CHEMICAL CORP.
- A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.
- A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.
- A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.
- A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.
- A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

B-1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.

B-2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B-3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B-4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B-5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

B-6 NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

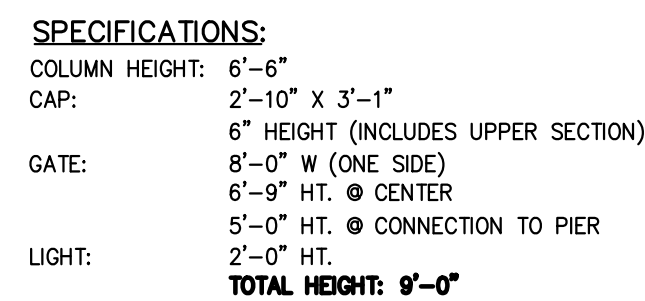
C-1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.


C-2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

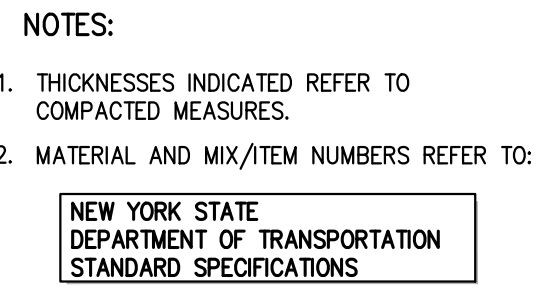
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7

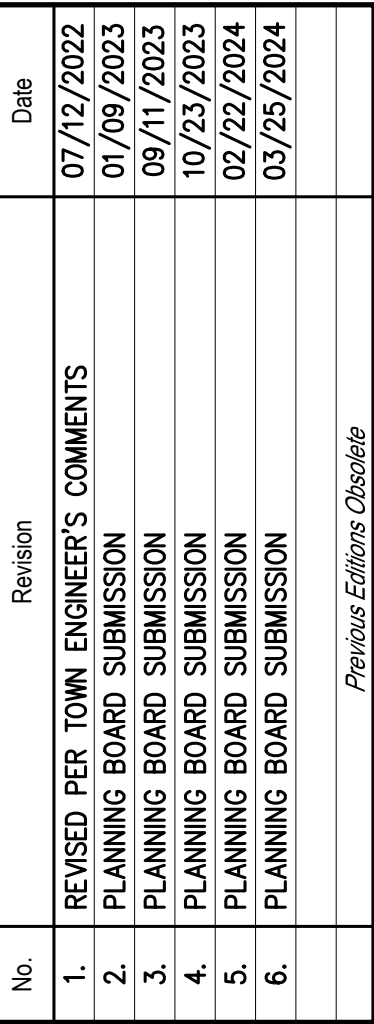
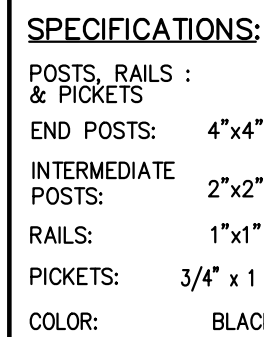
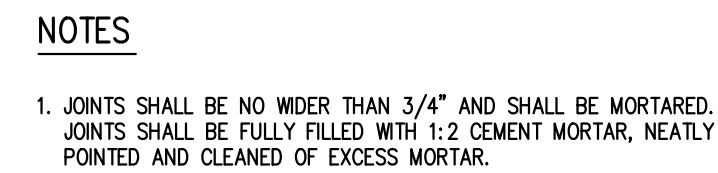
## 9



DRAWN BY EBC		MATERIAL		 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 832-2443 FAX (770) 832-2480 <a href="http://www.nyloplast-usa.com">www.nyloplast-usa.com</a>	
DATE 04-25-08		PROJECT NO./NAME		TITLE	
REVISED BY NHH				18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DATE 03-14-10					
DWG SIZE A		SCALE 1:30 SHEET 1 OF 1		DWG NO. 7001-110-110 REV E	



## 8



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Architecture & Land Surveying, PLLC**

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**JMC Site Development Consultants, LLC**

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**John Meyer Consulting, Inc.**

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Project No.	20044	
Small Office		

20044-DETAILS		-
Drawing No:		

C-901

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