Gabriel E. Senor, P.C.

Engineers Planners Surveyors
90 N Central Park Avenue
Hartsdale, NY 10530
***Tel*: (914) 422-0070**
***Fax*: (914) 422-3009**
***E-Mail*: Eliot@gesenor.com**

MEMORANDUM

TO:	Town of North Castle
FROM:	Eliot Senor P.E. L.S.
SUBJECT:	Sir John's Plaza
DATE:	April 26, 2021

1. As indicted by the applicant, the plans have been revised to eliminate proposed parking at the rear of the site, to avoid additional cut into the existing rock slope. The revision required relocation of the trash compactor. The plans include a vehicle turning analysis that appears to provide adequate circulation. No other modifications to the previously approved parking lot layout appear to be proposed.

   Plans are as stated.

2. It appears that the applicant is proposing modifications and or elimination of a previously approved retaining wall systems along the north and west property boundary. The plans appear to have been updated with existing topography in the areas of the rock cut and excavation at the perimeter of the parking lot. The plans also illustrate a proposed retaining wall along the northern lot line; however, a Geotechnical Report has been provided indicating that portions of the wall are not required. The plan should be updated to clarify the limits of all proposed retaining walls and limits of proposed grading and backfill above the walls on the adjoining residential properties.

   A wall will be provided along the rear of the retail property and the residential property for a continuous and aesthetic appearance. The western boundary in the far end of the parking will be rock cut similar to the existing conditions that are south of the current proposed disturbance.

3. The owner retained the services of Geotechnical Engineering Services, P.C. to evaluate the condition of the exposed rock and soil at the perimeter of the parking lot. The Report indicates that retaining walls would not be required at two sections: (1) approximately 60 feet along the north side and, (2) the entire length of the west side of the lot. The Report also notes that a site visit was

conducted on January 7, 2021, at which time it was recommended that additional cleaning and removal of loose rock and soil be performed, so that a subsequent inspection and evaluation could be done. The applicant should confirm whether this second visit took place and update the Board on their findings. Any amendment to the report should also be provided.

Geotechnical Report to be revised.

4. The Geotechnical Report recommends two (2) options to consider for slope stability along the north property line; the first is to continue with segmental retaining walls, as originally proposed, along the entire north property line and second, provide retaining walls only at certain sections where rock and/or soil was of poor quality. In the case of the second option, this office has reservations regarding elimination of sections of walls. Based on a site visit, the exposed rock appears to be severely weathered and decomposed and likely to continue to erode over time. Given the proximity of the rock slope to the proposed parking lot and the existing residences above, we would recommend the applicant pursue Option No. 1 and provide retaining walls along the entire north property line. This will also maintain a usable rear yard for the residences above.

Wall to be placed along residential properties. A level area will be created for plantings and a vinyl fence.

5. The Geotechnical Report indicates that the rock along the western border of the parking lot appears to be of good quality and that no rock stabilization would be required. The Report, however, also states that a return inspection should be performed after additional cleaning and chipping of loose rock and soil was completed. The Report also recommends that steel netting or fencing along this section of the rockface be considered to retain any materials that may slide over time. Based on a site visit, the rock face in this section of the parking lot appears to be approximately 30 feet high with areas of loose rock and soil. Existing trees are also immediately adjacent to the top of the cut rock face. This office is concerned with the potential for loose debris and/or rock to fall into the parking lot, as well as the potential damage that could occur with fallen trees, on the slope, immediately above the rock cut. The applicant will need to provide additional detail regarding how this cut face will provide a safe and stable slope which may include, netting, additional tree removal, additional cleaning of the rock face, a short wall and fence at the toe of the slope, or combination thereof. We would recommend the Planning Board visit the site to get a better understanding of the current conditions and proposed retaining wall layout.

A protective 5' high fence to be provided along western line of exposed rock cut. See plan and detail (D-1)

6. The applicant has provided a revised Landscaping Plan for the Planning Board's consideration, which appears to be similar to what was previously approved.

Plans are as stated

7. This office witnessed deep and soil percolation testing to demonstrate that suitable soils are present for the proposed infiltration system. The plan and revised stormwater calculations, however, require coordination. The plan illustrates a total of 25 infiltration units are required to mitigate increased stormwater runoff from the parking lot expansion. However, the plan and the

hydrologic analysis indicate a total of 20 units. The plan and hydrologic calculations should be updated and coordinated as needed for further review. In addition, the pre- and post-developed drainage summaries and hydrographs provided on the plan should be reviewed and coordinated. It appears that the post-developed hydrograph for the 100-year storm event was inadvertently duplicated or incorrectly included.

Stormwater Plan has been revised to reflect 20 cultecs.

8 As shown on the Stormwater and Erosion Control Plan, it appears that the previous limits of disturbance will be expanded slightly for additional grading in the rear of the parking lot. We would assume that the majority of this parking lot will be resurfaced. The limit of disturbance illustrated on the plans should be updated accordingly.

Disturbance area has been revised. Actual impervious surface has decreased. (See D-2)

9. The plan should indicate where the Safety Post Detail is to be applied.

Safety posts by compactor shown

10. Foundation requirements for the proposed fence should be incorporated into the retaining wall detail.

Fence details added. (See D-1)

11. The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.

Survey work performed by this office Jan. 15, 2021 . (datum NAVD 88)

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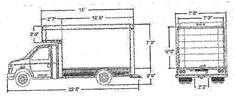
Survey work performed by this office Jan. 15, 2021 . (datum NAVD 88)

LOT AREA 85,167 SF

122.12-4-52
SIR JOHNS PLAZA

LOT AREA
68,357 SF

OVERNIGHT PARKING:
VEHICLES NOT TO EXCEED THE SIZE OF A TYPICAL BOX TRUCK.



THE SIX OVERNIGHT OFF-STREET PARKING SPACES AT THE REAR OF SIR JOHN'S PLAZA MAIN BUILDING MAY BE UTILIZED ONLY BY CR INC., PLS, THE DELI AND SIR JOHN'S RESTUARANT AS DEPICTED ON SITE PLAN. MODIFICATIONS TO THE TENANTS UTILIZING OVERNIGHT PARKING SPACES REQUIRE AMENDED SITE PLAN APPROVAL BY THE PLANNING BOARD.

COMPACTOR PICKUP TO BE BETWEEN 3 AM - 8AM

CR INC | PLS | PLS | PLS | DELI VAN | SIR JOHNS VAN | 9' X 24' | loading

70 | 71 | 72 | 73 | 74 | 75 | 76

OVERNIGHT PARKING

Personal Trainer 55.25' | Tailor VACANT 55.25' | Concrete Statues VACANT 55.25' | Wash & Dry 55.25' | Retail 55.25' | N. Castle Oriental Special VACANT 55.25' | Hargo Cards & Candy VACANT 55.25' | Salon Vita Bella 55.25' | Utrecht & Leisure VACANT 55.25' | R & A Wine & Liquor 15.11 | Blastella VACANT 55.25' VACANT | Prop. Tonry's Bakery 2 Tables (8 Seats Max) 55.25' | Patriot Meats VACANT 55.25' | Ray's Meat 55.25' | Bagel Boy VACANT 55.25' | Prop Bagels & More 1 Table (6 Seats Max) VACANT 55.25' | PROP LIGHT

15.11 | 15.11 | 15.11 | 15.11 | 15.11 | 15.11 | 15.11 | 15.11 | 15.11 | 15.11 | 15.11 | 15.11 | 15.11

10,021 sf

69 | 68 | 67 | 66 | 65 | 64 | 63 | 62

RESERVED PARKING ACCESSIBLE SPACE SIGN 25.0

RESERVED PARKING ACCESSIBLE SPACE SIGN

77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 93 | 92 | 91 | 90 | 89 | 88 | 87 | 86

Parking Space Expansion

42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61

12" CMP ST DRAIN

EXIST CB R 297.5 I 294.1

EXIST CB R 297.5

10" CMP ST DRAIN

28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

37 | 38 | 39 | 40 | 41 | 23 | 24 | 25 | 26 | 27

3.3'

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9

10 | 11 | 12 | 13

RESERVED PARKING ACCESSIBLE SPACE SIGN

ACCESS AISLE TYPICAL

NO PARKING ACCESSIBLE AISLE SIGN

loading

114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123

PROP LIGHT

Sir John's Restaurant
3,594 sf
90 Seats Restaurant
10 Seats Bar

ENT

RESERVED PARKING ACCESSIBLE SPACE SIGN

NO PARKING ACCESSIBLE AISLE SIGN (Mounted on Bldg)

RESERVED PARKING ACCESSIBLE SPACE SIGN

ACCESSIBLE SPACE TYPICAL

ACCESS AISLE TYPICAL

ACCESS PATH

18.3'

EXIST DI

133 | 132 | 131 | 130 | 129

NO LEFT TURN

EXIST 8" WATER MAIN

EXIST 8" SEWER MAIN

North Broadway

EXIST CB FILLED W/ DEBRIS)

Prop C.L.F.

MACADAM CURB

Prop LIGHT POLE

COMPACTOR

Safety Rail

18' TYP

TV 308 BW 305

94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113

PROP LIGHT POLE

TV 308 BW 303

TV 305 BW 299

20.34'
S09° 36' 20"W

10.00

67.00'
S80° 23' 40"E

MAINTENANCE EASEMENT

30.00' 20.00' 30.00'

S80° 23' 40"E

11.86'

DRIVEWAY

MACADAM

N04° 26'
10.(

N/F EMMALON CORP

47.62'
S71° 31' 30"E

72.19'
S31° 05' 26"W

Zone R2-F

Zone CB

S31° 05' 26"W 75.87'

13.1'

P.O.LOT 3

122.12-4-57
N/F STIPO

Zone R2-F

Zone CB

LOT 1

48.3'

loading

PROP LIGHT

OR INC Approx 200 s.f.

PLS 485 S.F.

N Broadway Deli/ Market 40.75 20.25

Retail 40.75 20.25 3,088 sf

King Kong Vape 40.5 17.75

40.5 17.75

25'

14.4'

122.12-4-23
N/F STIPO

SLOPE PAVEMENT TO BE FLUSH WITH WALK

PARKING ACCESSIBLE SPACE SIGN

ACCESSIBLE SPACE PER ORIGINAL APPROVED SITE PLAN

126 | 127 | 128

NO LEFT TURN

NO LEFT TURN

122.12-4-69
N/F ACOCELLA

122.12-4-70
N/F PS HOLDING FAMILY LTD

122.12-4-71
N/F FAVALE TRUST

122.12-4-72
N/F RINALDI

LOCATION OF NO LEFT TURN SIGNAGE
AS SHOWN ON PLAN OF KENSICO ROAD CLOSURE
TRAFFIC IMPROVEMENT MEASURES DATED JULY 2016
AND LAST REVISED MAY 18, 2018.

LEFT TURNS SHALL BR PROHIBITED FROM ENTERING THE PROPERTY AND FROM EXITING THE PROPERTY AT UNSIGNALIZED DRIVEWAYS FRONTING NIRTH BROADWAY.

JOB NUMBER: R020953

TENANT	SEATS/AREA	PARKING REQUIRE.	SPACES
Sir John Plaza			
BAGEL SHOP	8/835	1/200	5
BEAUTY SHOP	835	1/100	9
BAKERY	8/835	1/200	5
PERSONAL SERVICE VACANT	7,515	1/200	38
SIR JOHN'S RESTURANT	100/3600	1/75	48
BROADWAY PLAZA			
N. BROADWAY DELI	825	1/75 OR 1/3 SEATS	11
PERSONAL SERVICE	2263	1/200	12
		TOTAL PARKING REQUIRED	128
		SPACES PROVIDED	127
		COMMERCIAL SPACES	6
		TOTAL SPACES	133
		includes 7 handicap spaces	

ALL SPECIFICATIONS, MATERIALS AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN CONSTRUCTION STANDARDS ORDINANCE, AND WITH THE REQUIREMENTS OF THE PLANNING BOARD RESOLUTION OF APPROVAL DATED , 2020

PLANNING BOARD CHAIRMAN — DATE

OWNER — DATE

JOSEPH M. CERMELE, P.E. — DATE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEER

NO	DATE	DESC	BY
7	APRIL 26, 2021	REV SITE PLAN	SGA
6	MARCH 12, 2021	REV SITE PLAN	SGA
5	APRIL 29, 2020	RES. COMMENTS	SGA
4	FEB 14, 2020	PER RESOLUTION	SGA
3	JAN 24, 2020		SGA
2	NOV 7, 2019		SGA
1	APRIL 29, 2019		SGA

REVISIONS

COMMERCIAL PARKING
SIR JOHN'S PLAZA
NORTH BROADWAY
LOCATED IN THE
TOWN OF NORTH CASTLE

WESTCHESTER COUNTY, NEW YORK.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER • LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

STATE OF NEW YORK — ELIOT SENOR — LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20'
DATE: APRIL 23, 2019
DRAWN BY: MCN. | CHECKED BY: ES.

P-1

SHEET 1OF 6

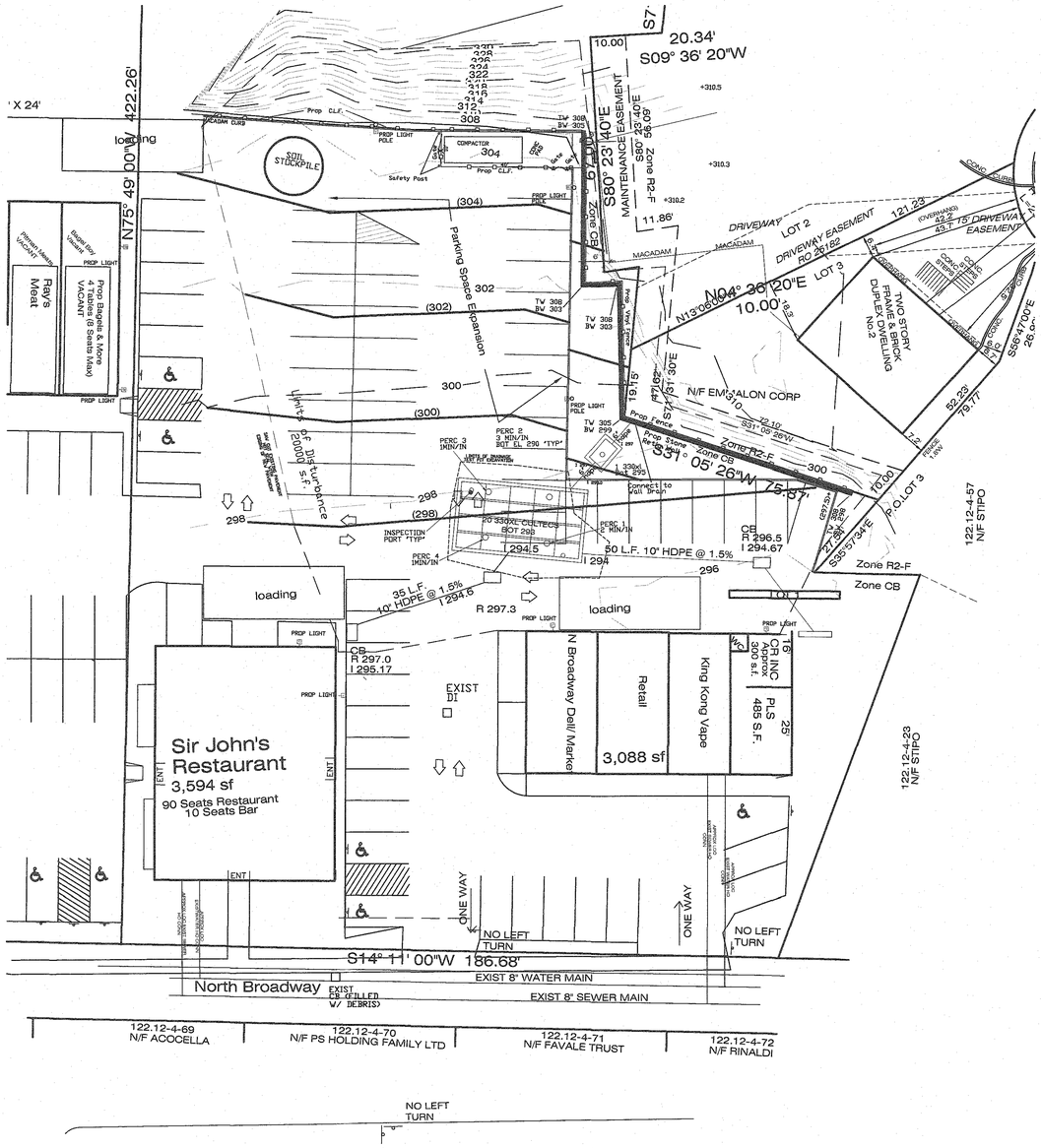
GABRIEL E. SENOR, P.C.
Engineer & Surveyor
90 NORTH CENTRAL AVE, HARTSDALE, NEW YORK 10530
(914) 422-0070

NOTE:
PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A RETAINING WALL DESIGN PREPARED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SHALL BE PROVIDED.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE RETAINING WALL CONSTRUCTION SHALL BE CERTIFIED BY THE DESIGN PROFESSIONAL.

PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PERFORM DEEP AND PERCOLATION TESTING IN THE VICINITY OF THE PROPOSED MITIGATION SYSTEM TO BE WITNESSED BY THE TOWN ENGINEER. THE TEST LOCATIONS AND RESULTS SHALL BE SHOWN ON THE PLAN. ANY MODIFICATIONS TO THE STORM SYSTEM THAT MAY BECOME NECESSARY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWN ENGINEER.

TOPOGRAPHY SHOWN BASED ON SURVEY WORK PERFORMED BY GABRIEL E SENOR PC JAN 15, 2021. DATUM SHOWN IS NAVD 88



PROPOSED CONDITIONS

GABRIEL E. SENOR, P.C.
Engineer & Surveyor
90 NORTH CENTRAL AVE, HARTSDALE, NEW YORK 10530
(914) 422-0070

JOB NUMBER: R020953

ZONING COMPLIANCE CB LOT 54		
	REQUIRED ALLOWABLE	PROPOSED
Lot Area (Sq.ft.)	5,000 Sq. Ft.	68357 Sq. Ft.
Frontage	50'	186.68
Depth	100'	400' +/-
Front	10'	18.3'
Side	0 6**	3.3' 14.4**
Rear	30	43.3
Bldg coverage Coverage	35%	10%
Bldg Height	2	1
FAR	0.4	.10

** Abuts Residential District R-2F

OWNERS

JOHN A. MAGNOTTA REALTY, INC.
913 NORTH BROADWAY
WHITE PLAINS , NY 10603

EMMALON CORP.
1 HILLAIR CT
WHITE PLAINS, NY 10605

TAX ASSESSMENT MAP DESIGNATION :
122.12-4-56
122.12-4-54
122.12-4-53

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CONSULTING TOWN ENGINEER

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1	DEC 9, 2019		SGA
NO	DATE	DESC	BY

REVISIONS

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913 NORTH BROADWAY
LOCATED IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK.

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STATE OF NEW YORK ELIOT SENOR LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20'	
DATE: NOV 7, 2019	
DRAWN BY: SGA	CHECKED BY: ES.

SP-1

SHEET 2 OF 6

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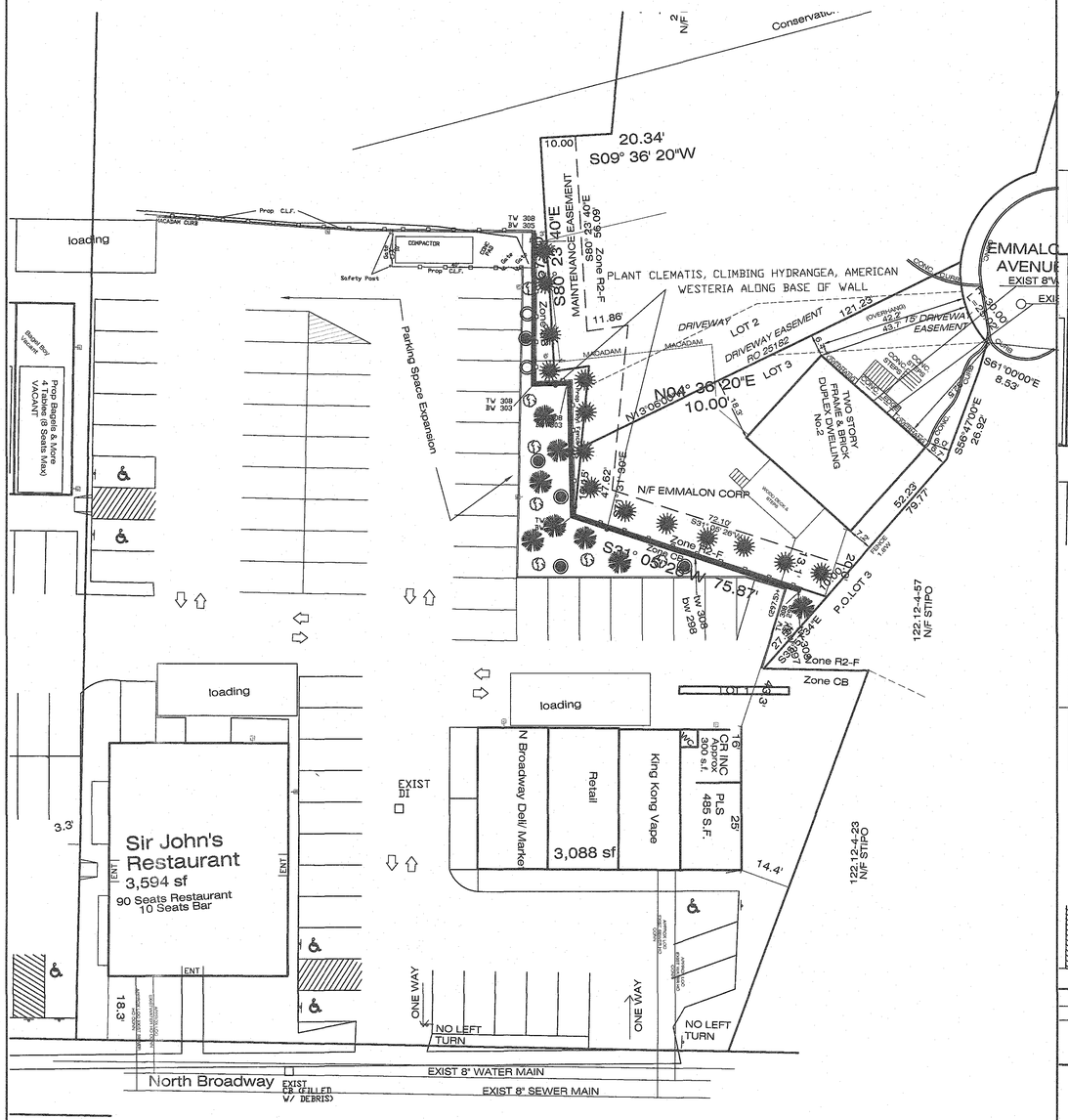

LANDSCAPE PLAN

PROPOSED PLANTINGS

- Sweet Pepperbrush (3 gallon)
- Henry Garnet Sweetspire (3 gallon)
- 6' - 8' Green Giant Arborvitae
- 5' - 6' Black Spruce
- 5' - 6' Norway spruce

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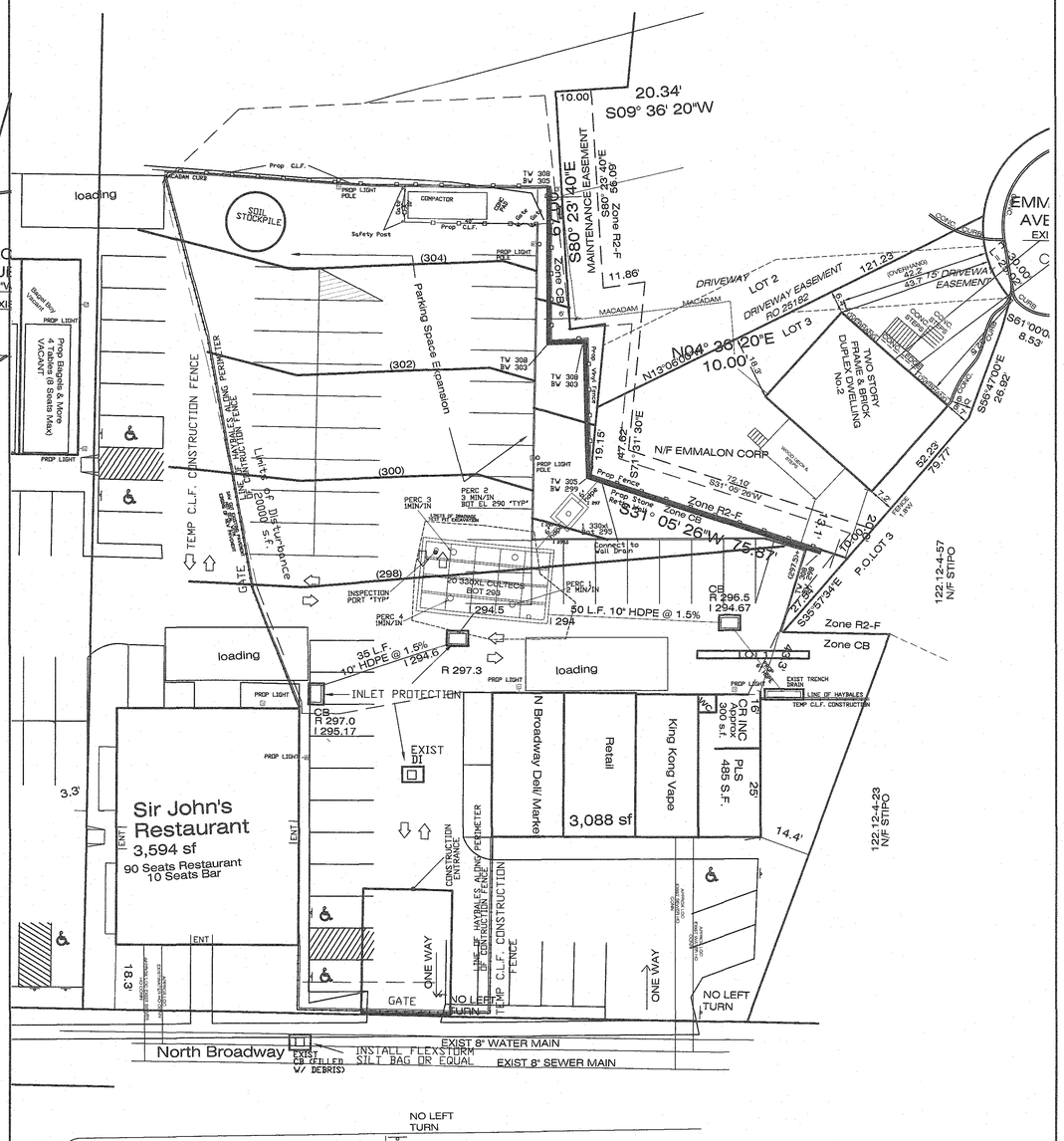

LEGEND

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SF——SF——SF— SILT FENCE /AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- — — — 102 — — EXISTING GRADE (102)
- PROPOSED GRADE
- 14TREE SIZE TREE TO BE REMOVED

STORMWATER AND EROSION CONTROL

- DRAIN INLET
- DRAIN INLET WITH INLET PROTECTION

Parking Lot Expansion Construction

The first phase will include demolition of the existing structures and hardscape. A temporary chain link fence will be placed around the existing structure to be demolished. Prior to clearing, the site will be secured by installing silt fence around the perimeter of the clearing scope and along the outer edge of the disturbed area limits. Trucking pad will be installed at the proposed road entrance. To limit the adverse effect of drainage on adjoining properties during construction, trees and ground vegetation shall remain and be protected until it is necessary for removal. Upon completion of the demolition construction of the roadway will take place as follows.

- Obtain all necessary permits/approvals.
- Install stabilized construction entrance.
- Stake limits of disturbance/set up construction staging area.
- Install erosion controls.
- Commence clearing and grubbing.
- Begin general excavation.
- Construct Retaining Wall
- Rough grade parking lot.
- Install drainage facilities.
- Install underground electric lights.
- Final grade parking lot.
- Install curbing.
- Install lean #4 gravel for parking lot.
- Install binder course paving for parking lot.
- Parking striping and signage.

JOB NUMBER: R020953

ZONING COMPLIANCE CB LOT 54

	REQUIRED ALLOWAIBLE	PROPOSED
Lot Area (Sq.ft.)	5,000 Sq. Ft.	68357 Sq. Ft.
Frontage	50'	186.68
Depth	100'	400' +/-
Front	10'	18.3'
Side	0 6**	3.3' 14.4**
Rear	30	43.3
Bldg coverage Coverage	35%	10%
Bldg Height	2	1
FAR	0.4	.10

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JOSEPH M. CERMELE, P.E. — DATE
KELLARD SESSIONS CONSULTING
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LOCATED IN THE
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(914) 422-0070 FAX 422-3009

STATE OF NEW YORK
ELIOT SENOR
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20'
DATE: NOV 7, 2019
DRAWN BY: SGA
CHECKED BY: ES.

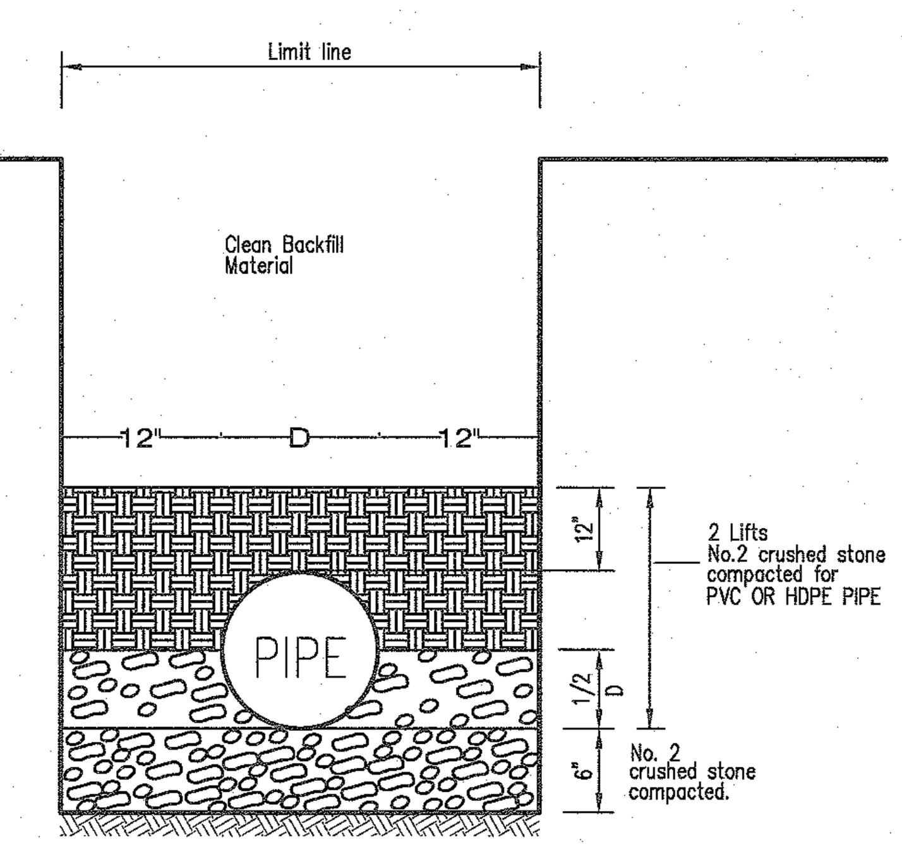
SP-2

SHEET 3 OF 6

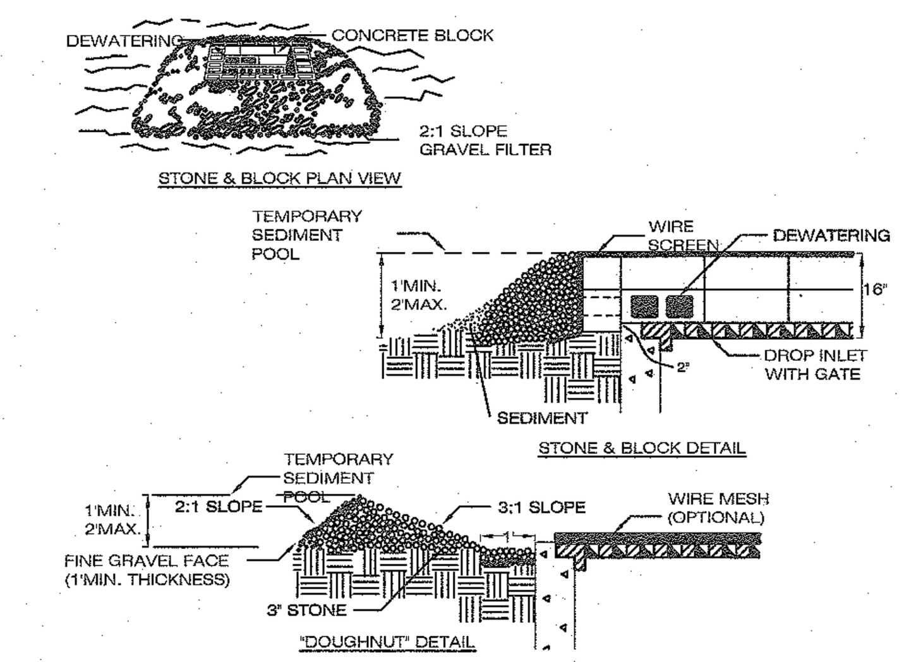
GENERAL NOTES

1. Gabriel E. Senor, P.C. is not responsible for construction supervision unless retained under separate contract.
2. Gabriel E. Senor, P.C. must be notified prior to backfilling any storm water system for inspection if the Town consulting engineer will require a final letter of certification from the design engineer for the storm water approval, site work and drainage installation.
3. Any changes made to these plans shall be approved by Gabriel E. Senor, P.C. Any changes must be filed and approved by the appropriate Department as amendments.
4. Gabriel E. Senor, P.C. is not responsible for damages if changes are made and not approved as in item 1 above.
5. All conditions, locations, dimensions and elevations shall be verified by the Contractor or Owner and must report all discrepancies to the Design Engineer prior to the start of construction.
6. All work and materials shall comply with all applicable codes including, but not limited to the following: NYS Building Code, Local Zoning Code, ACI and AISC.
7. The Contractor is responsible for all construction means and methods to implement the designs shown.
8. Safety during construction is the responsibility of the Contractor and shall conform to all Local, State and Federal Agencies' requirements.
9. The Contractor shall apply for and receive all necessary permits to perform the work shown on these plans prior to the start of construction.
10. This storm water design plan is not designed to accept footing drains. Do not connect footing drains or sump pumps to this surface water drainage system.
11. Orange Construction Fence to be installed along the limits of the proposed disturbance limits line.
12. The Contractor and all Sub-Contractors must submit a "Contractor Certification Statement" as per section 294-8 of the NYSDEC "Stormwater Pollution Prevention Plan" manual prior to the start of construction.
13. If imported fill material is required, it shall be certified in writing by a New York State licensed Professional Engineer as non-contaminated, clean fill suitable for the intended use. Percolation tests shall be performed by the Design Engineer to demonstrate that the stormwater management practice will draw down the entire water volume within 48 hours. The results of the percolation test (s) shall be submitted to the Municipal Engineer for review and approval.
14. All proposed temporary seeding mixture shall be in accordance with the New York State Standards and Specifications for Urban Erosion Control, dated August 2005.
15. The contractor shall schedule with the Municipality a rough grading inspection prior to any placement. Excess soils of significance shall be removed and disposed of upon completion of the rough grading.
15. The contractor shall consult with the Municipality and schedule this work upon completion and inspection of the rough grading activities.
16. If necessary, the Contractor shall secure a Tree Removal Permit with the Municipality prior to the commencement of construction activities.
17. Contractor required to provide Dig Safe NY ticket prior to issuance of permits.

TRENCH DETAIL



INLET PROTECTION

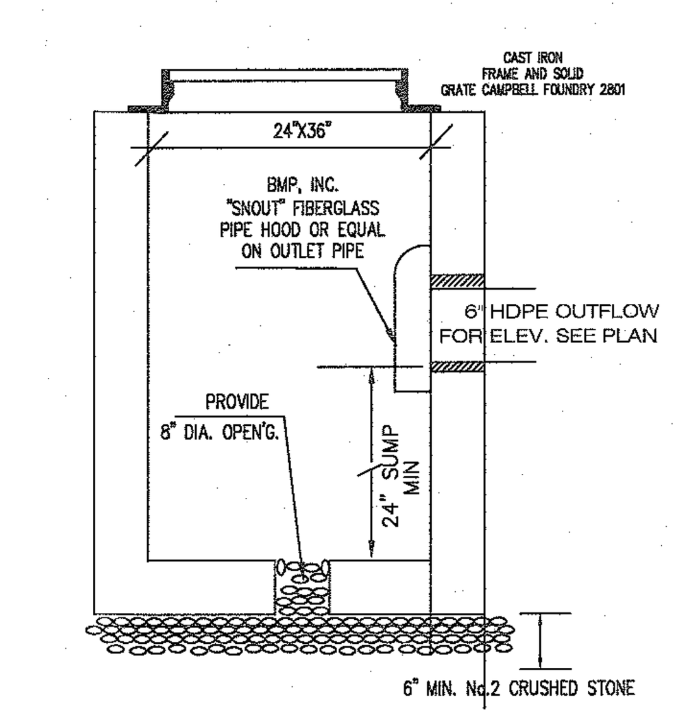


CONSTRUCTION SPECIFICATIONS

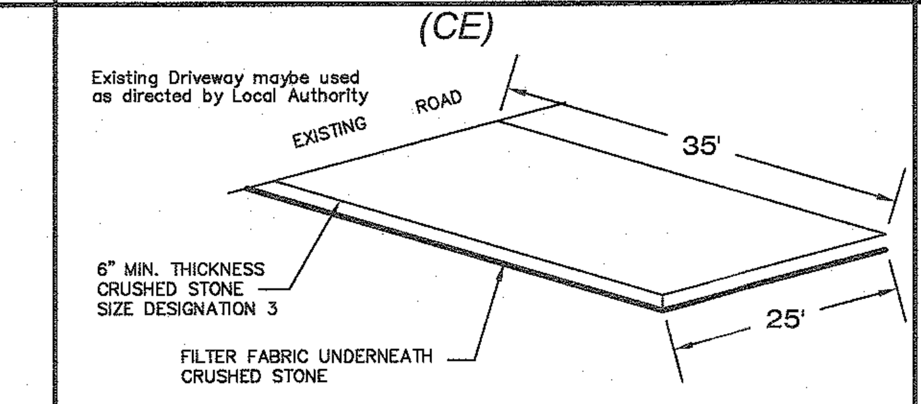
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN 24X36

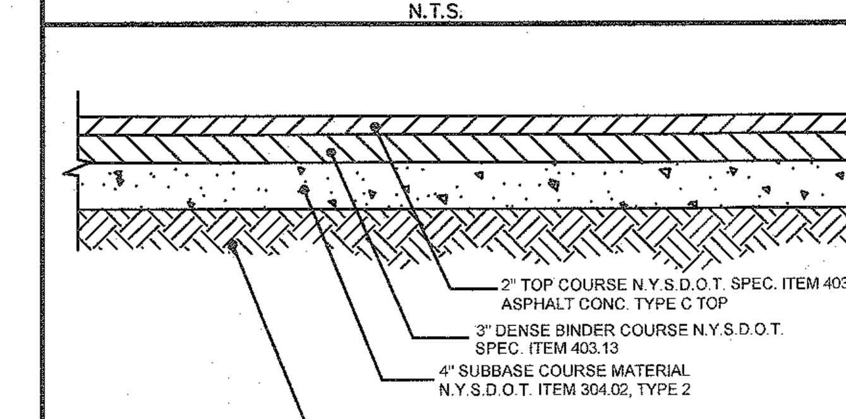


CONSTRUCTION ENTRANCE DETAIL (CE)



PAVEMENT

N.T.S.



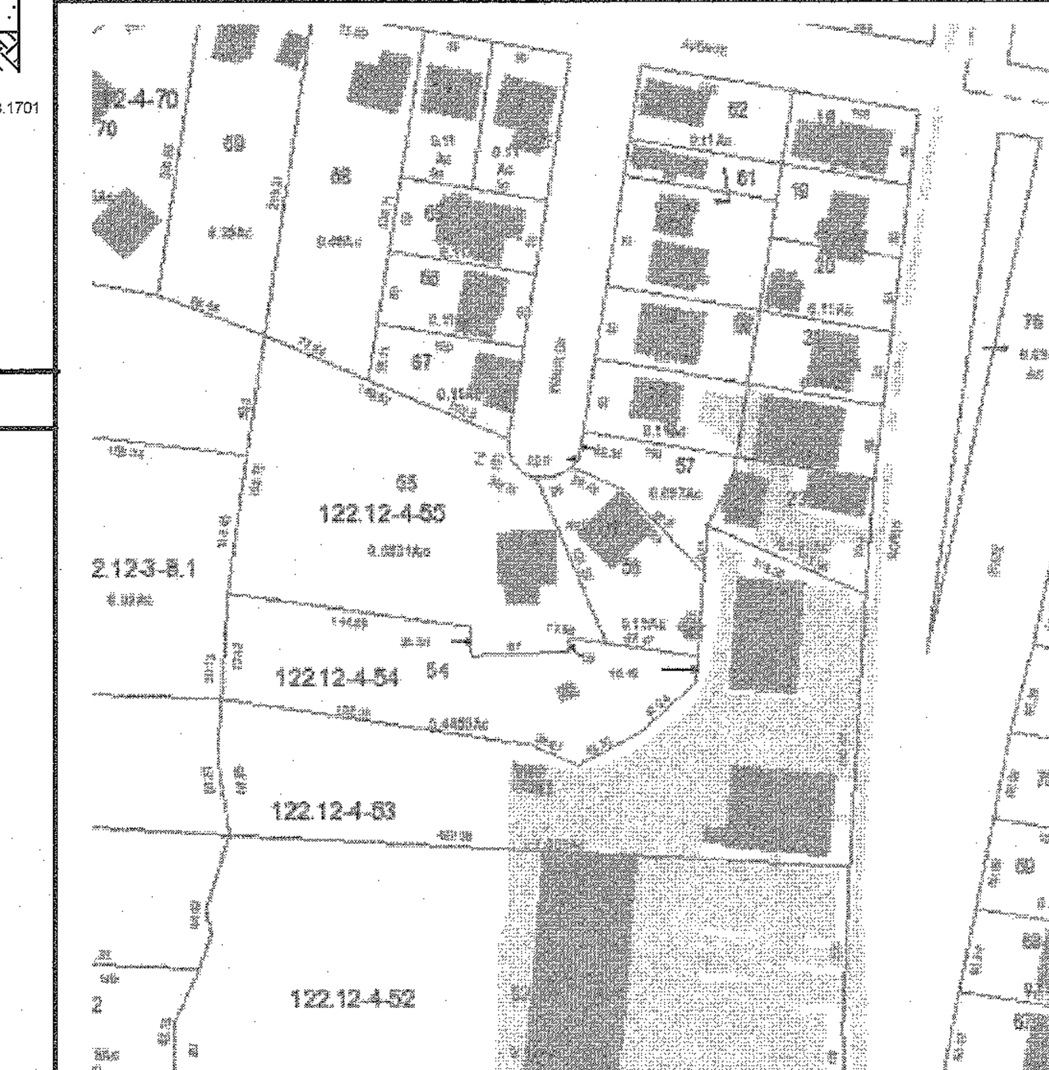
ALL SPECIFICATIONS, MATERIALS AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN CONSTRUCTION STANDARDS ORDINANCE AND WITH THE REQUIREMENTS OF THE PLANNING BOARD RESOLUTION OF APPROVAL DATED , 2020

PLANNING BOARD CHAIRMAN — DATE

OWNER — DATE

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEER — DATE

VICINITY MAP

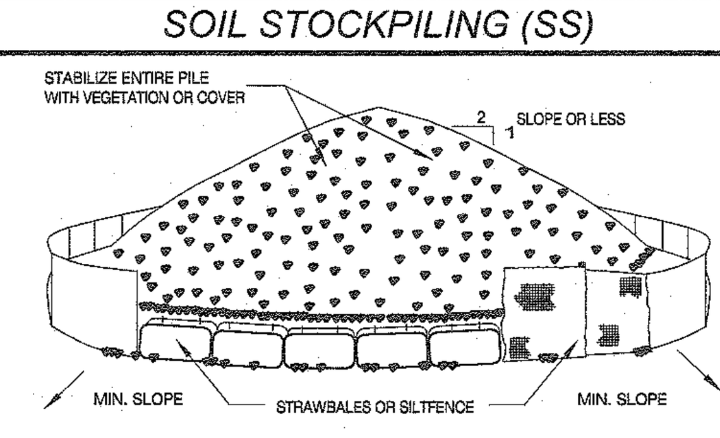


POST CONSTRUCTION MAINTENANCE

POST CONSTRUCTION MAINTENANCE:

1. Land Owner to visually inspect all stormwater structures for silt and debris during May and November of each year. Any silt and debris to be removed by jet vacuum if within 12" of lowest pipe invert (min 24" sump required.)
2. De-compaction of soils following construction is recommended. This will not only aid in the re-establishment of vegetation following construction, but will help to ensure that lawn area is pervious in the future.
3. Verification of the ownership of any tree designated to be removed near the property line prior to the tree removal.

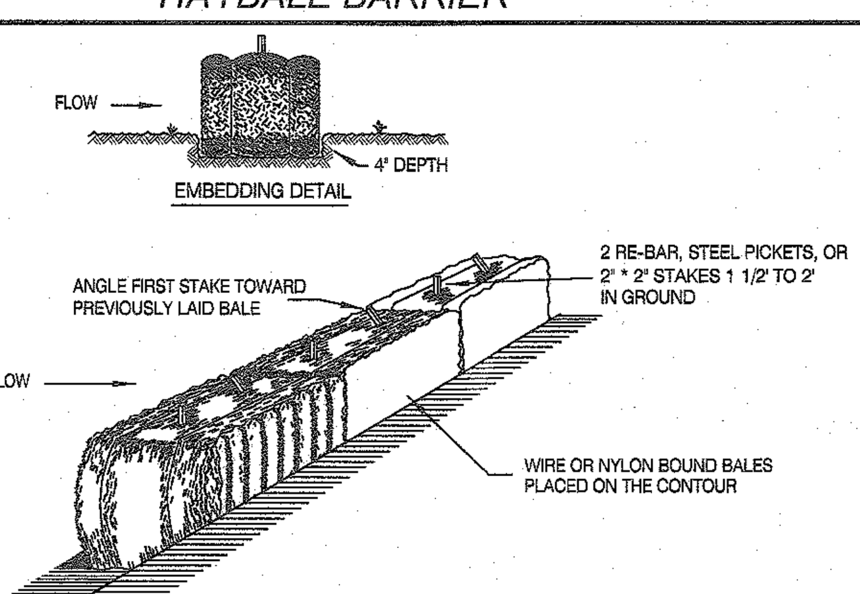
SOIL STOCKPILING (SS)



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

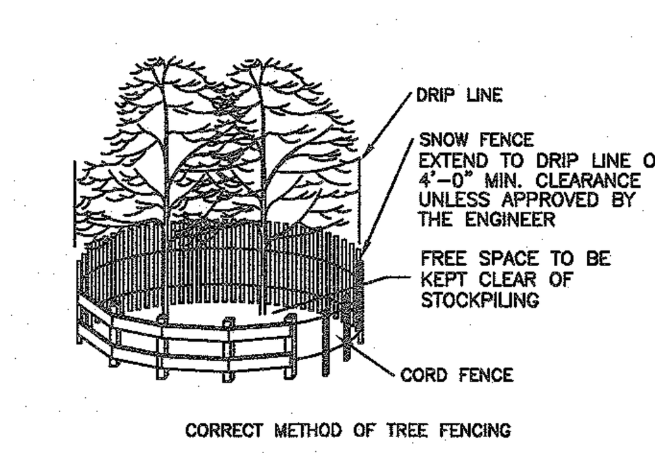
HAYBALE BARRIER



INSTALLATION NOTES

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

TREE PROTECTION

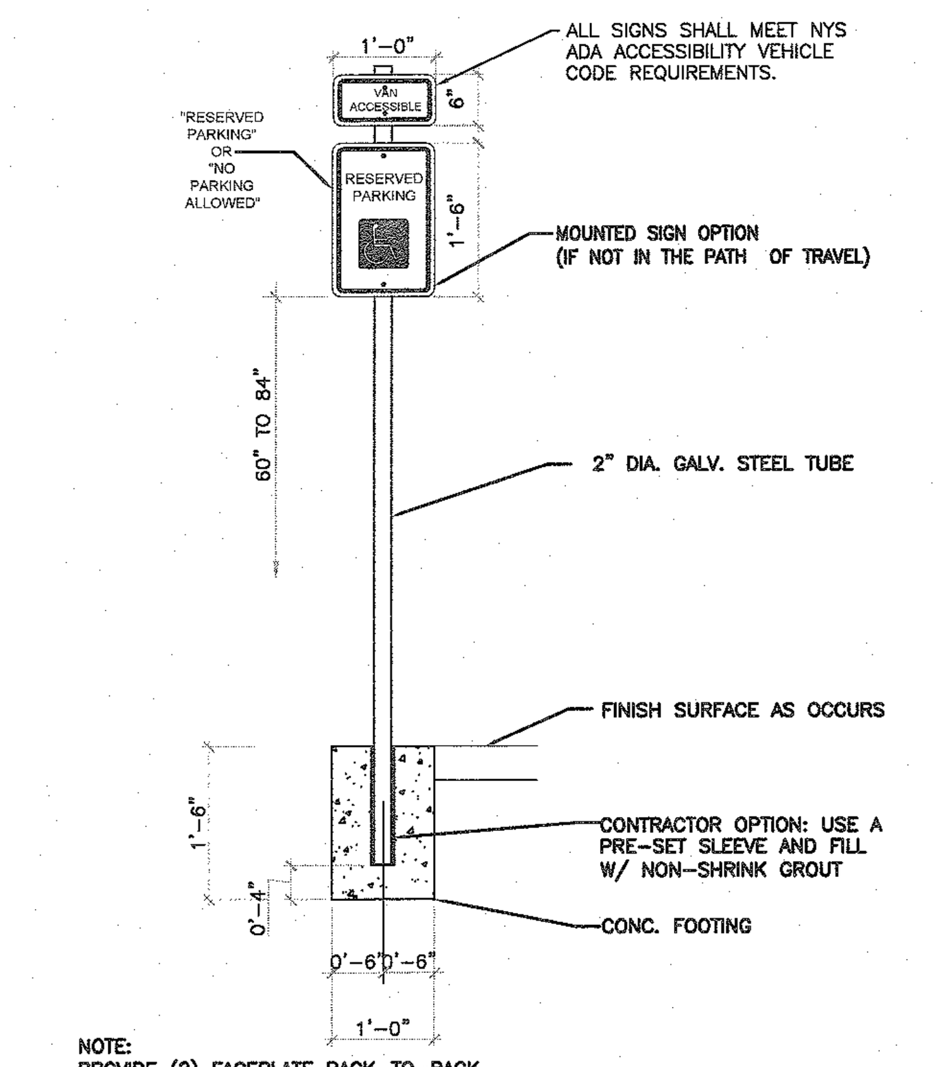


CORRECT METHOD OF TREE FENCING

TREE PROTECTION NOTES:

1. THE CONTRACTOR SHALL INSTALL TEMPORARY WOODEN TREE GUARDS AROUND EXISTING TREES WHERE INDICATED, PRIOR TO COMMENCING WORK (SEE DETAIL).
2. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO PROTECT ALL EXISTING TREES AND THEIR SYSTEMS. ANY EXCAVATIPN WITHIN DRIPLINES SHALL BE KEPT TO A MINIMUM AND MUST BE COMPLETED BY HAND, ONLY IN THE PRESENCE OF THE CONSTRUCTION INSPECTOR AND AT NO ADDITIONAL EXPENSE TO THE COUNTY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REMEDIAL WORK SUCH AS ROOT AND TOP PRUNING REQUIRED AND NECESSARY TO PREVENT LOSS OF PLANT MATERIAL. ALL CORRECTIVE WORK SHALL BE ACCORDING TO STANDARD ACCEPTED HORTICULTURAL PRACTICE AND PERFORMED BY A NEW YORK STATE LICENSED ABORISTS, AS DIRECTED BY DPW DESIGNATD CONSTRUCTION INSPECTOR.
3. STOCKPILLING OR STORAGE OF EQUIPMENT WILL NOT BE PERMITTED WITHIN THE DRIPLINE OF AND TREE.
4. ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION WILL BE THE CONSTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL REPLACE SUCH DAMAGED TREES TO THE SATISFACTION OF DPW, AT THE CONTRACTOR'S EXPENSE.
5. THE TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY WORK AND SHALL REMAIN UNTILL THE EBD OF ALL WORK

ACCESSIBLE SPACE SIGNAGE



NOTE:
PROVIDE (2) FACEPLATE BACK-TO-BACK WHEN SIGN POST IS PERPENDICULAR TO PATH OF TRAVEL

ALL ACCESSIBLE SPACES TO BE MARKED IN BLUE PAINT

EROSION CONTROL NOTES

INSTALLATION & MAINTENANCE OF EROSION CONTROL

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
1. Install all erosion control measures prior to start of construction.
2. Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 Days prior to finish.

INSPECTION BY MUNICIPALITY

MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)
1 After any rain causing runoff, Contractor to inspect silt fences, etc. and remove any excessive sediment and inspect stockpiles and correct and problems with seed establishment.
2 Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.

STOCK PILING OF EXCAVATED MATERIAL
1 Strip Topsoil and Stockpile.
2 Stockpile Excavation Subgrade.
3 Seed piles with 1 lb. total annual rye or remove from site within two days.

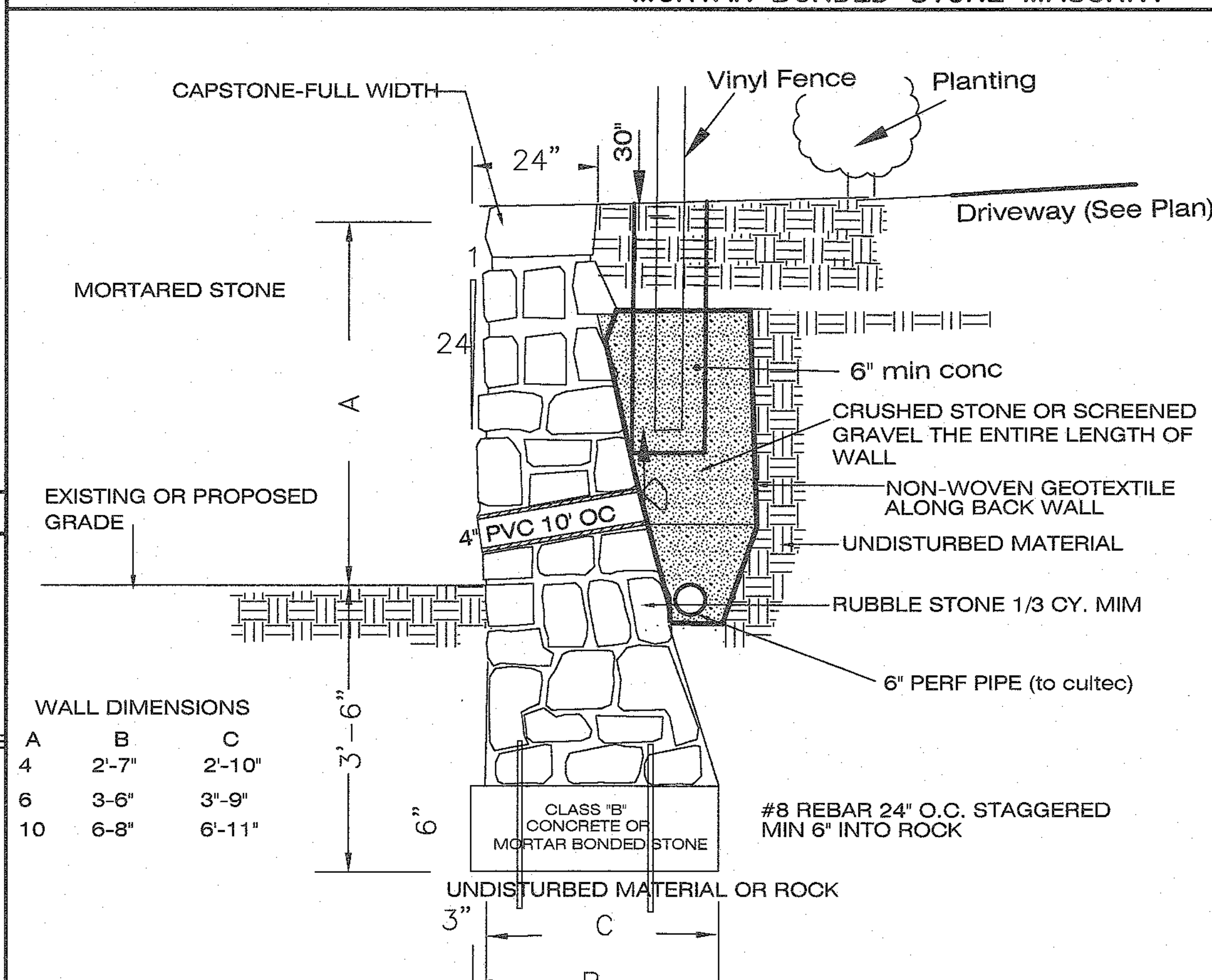
INSPECTION BY MUNICIPALITY

FINAL GRADING
1 Remove unneeded subgrade from site.
2 Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.

INSPECTION BY MUNICIPALITY

LANDSCAPING
1 Spread topsoil evenly over areas to be seeded. Hand rake level.
2 Broadcast 1 25lb. bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded.

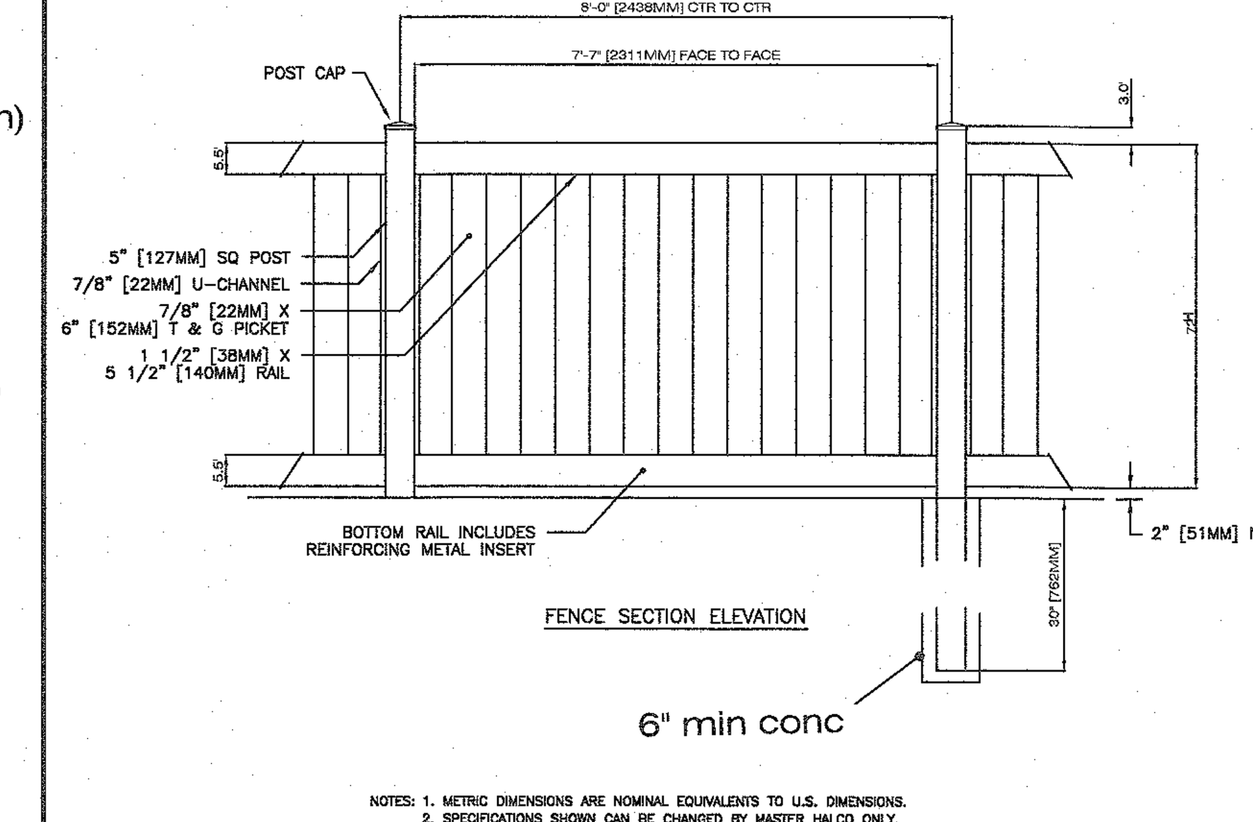
MORTAR BONDED STONE MASONRY



WALL DIMENSIONS

A	B	C
4	2'-7"	2'-10"
6	3-6"	3"-9"
10	6-8"	6'-11"

VINYL FENCE

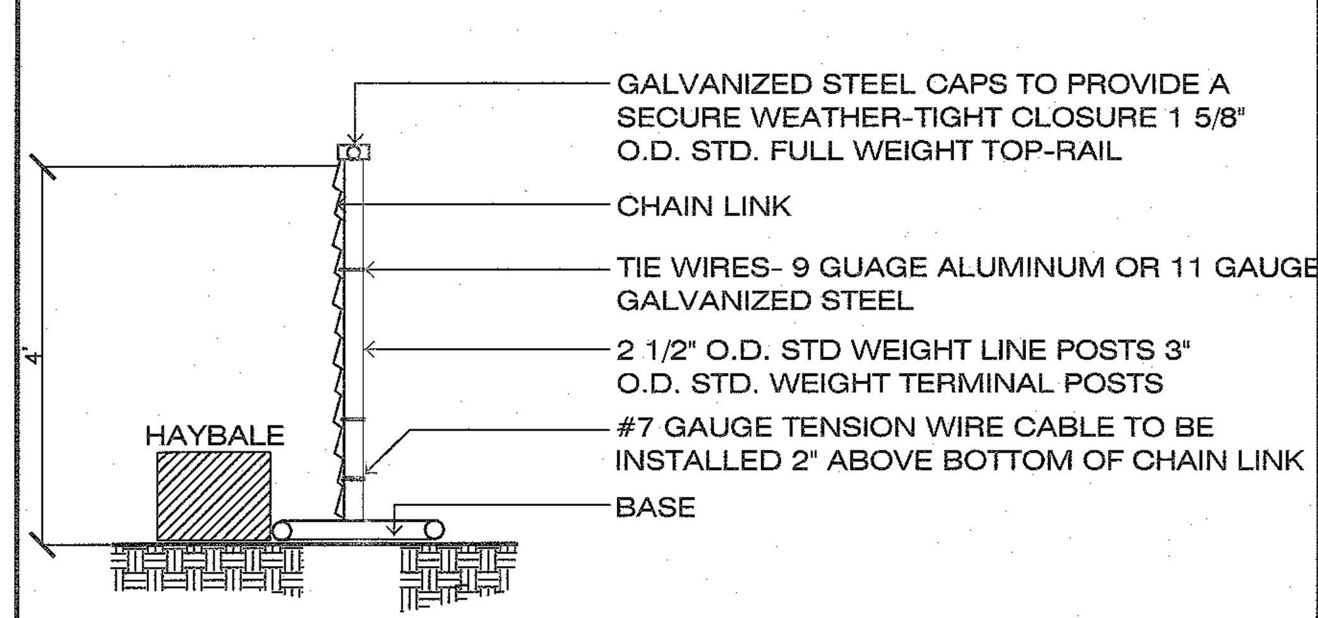


NOTES: 1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. FOOTING WIDTH TO BE (2)X POST WIDTH. MINIMUM DEPTH 30" [762MM].

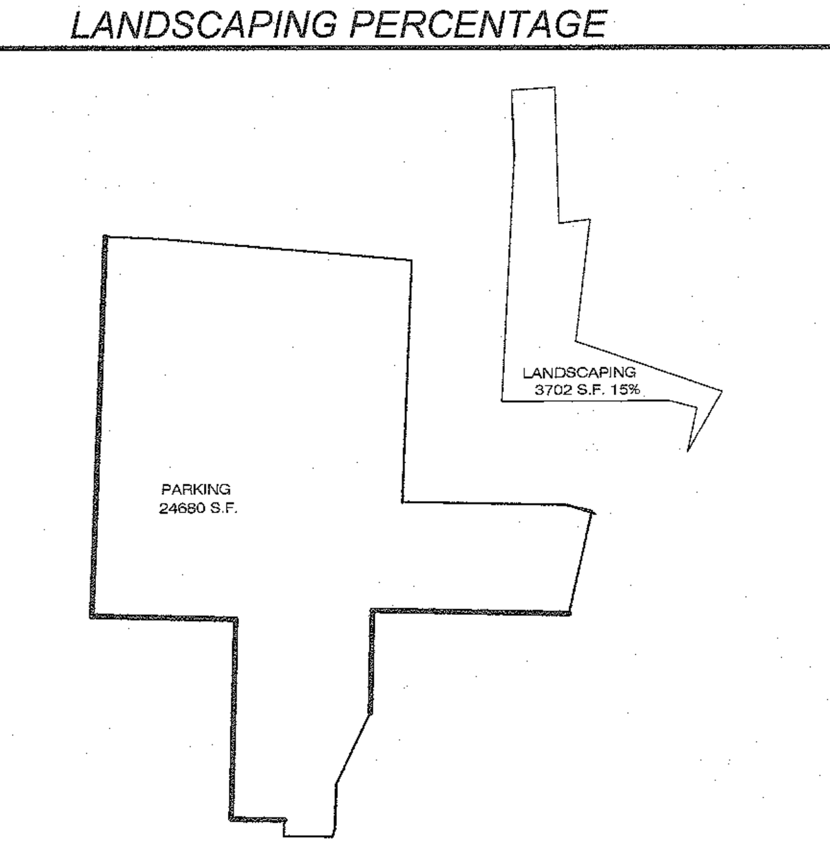
LEGEND

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SF——SF——SF—— SILT FENCE /AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)
- SEWER MANHOLE
- DRAIN INLET
- DRAIN INLET WITH INLET PROTECTION
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- — — — 102 — — — EXISTING GRADE
- (102) PROPOSED GRADE
- 14 TREE SIZE
- TREE TO BE REMOVED

CONSTRUCTION FENCE & HAYBALE DETAIL



LANDSCAPING PERCENTAGE



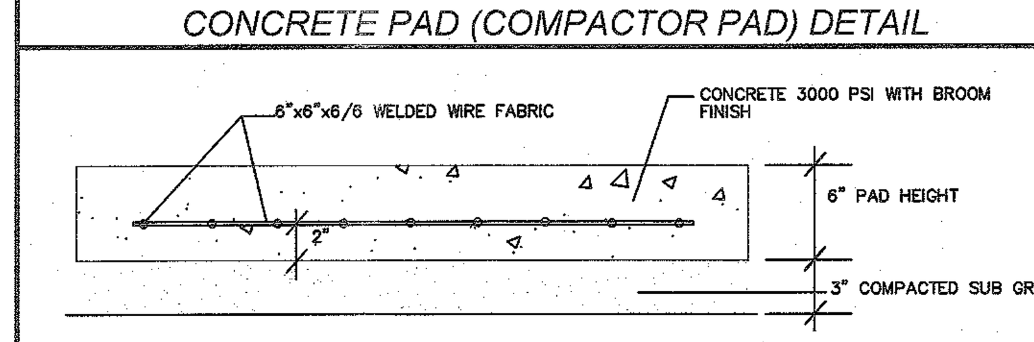
NO	DATE	DESC	BY
7	APRIL 21, 2021	REV SITE PLAN	SGA
6	MARCH 12, 2021	REV SITE PLAN	SGA
5	APRIL 29, 2020	RES COMMENTS	SGA
4	MARCH 17, 2020	DPW	SGA
3	FEB 14, 2020	PER RESOLUTION	SGA
3	FEB 14, 2020	PER RESOLUTION	SGA
2	JAN 24, 2020		SGA
1	DEC 9, 2019		SGA

REVISIONS

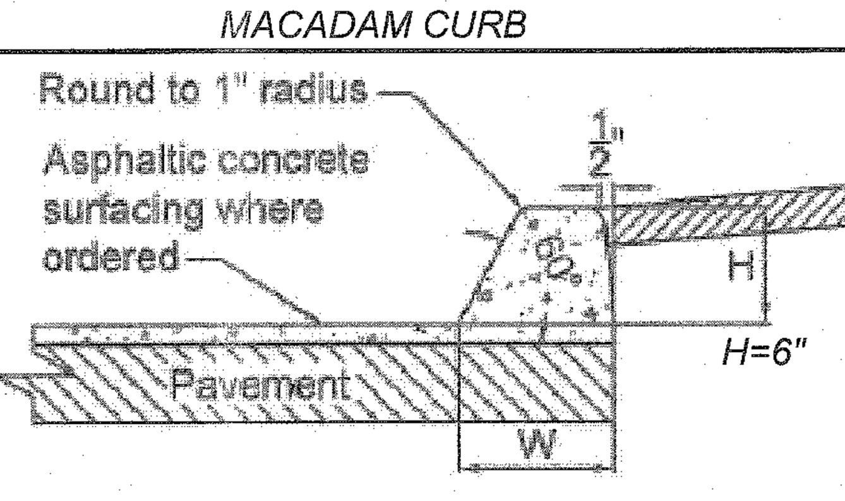
DETAIL SHEET

SIR JOHN'S PLAZA
913 NORTH BROADWAY
LOCATED IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK.

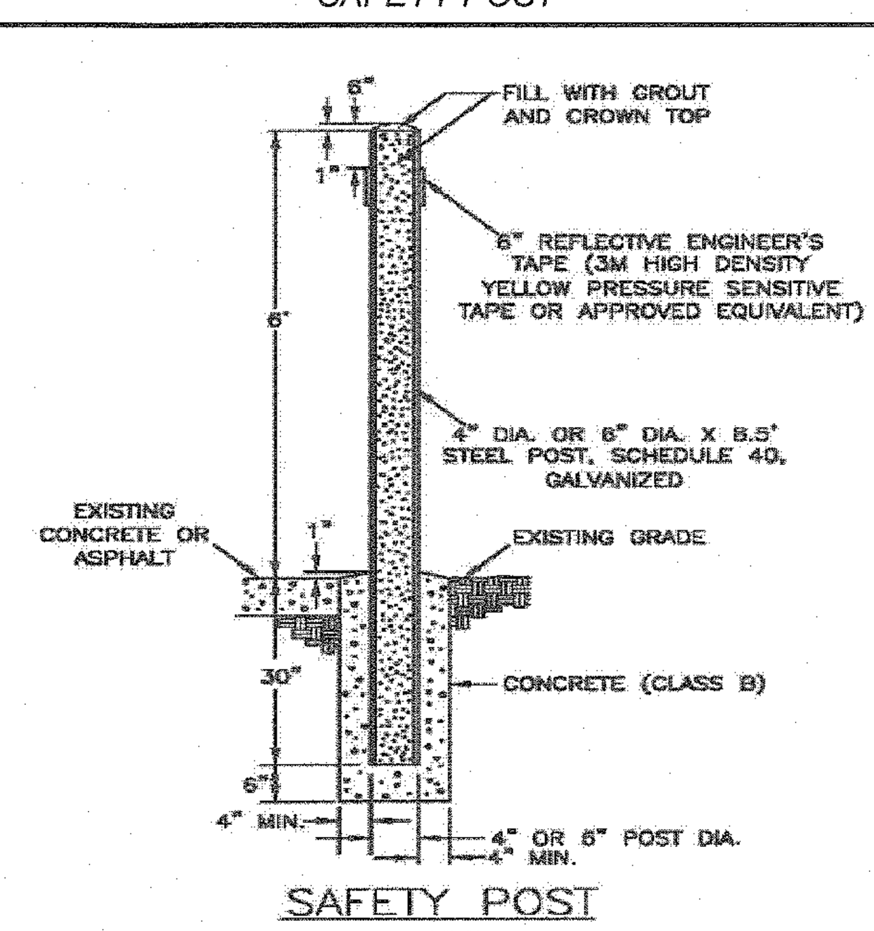
CONCRETE PAD (COMPACTOR PAD) DETAIL



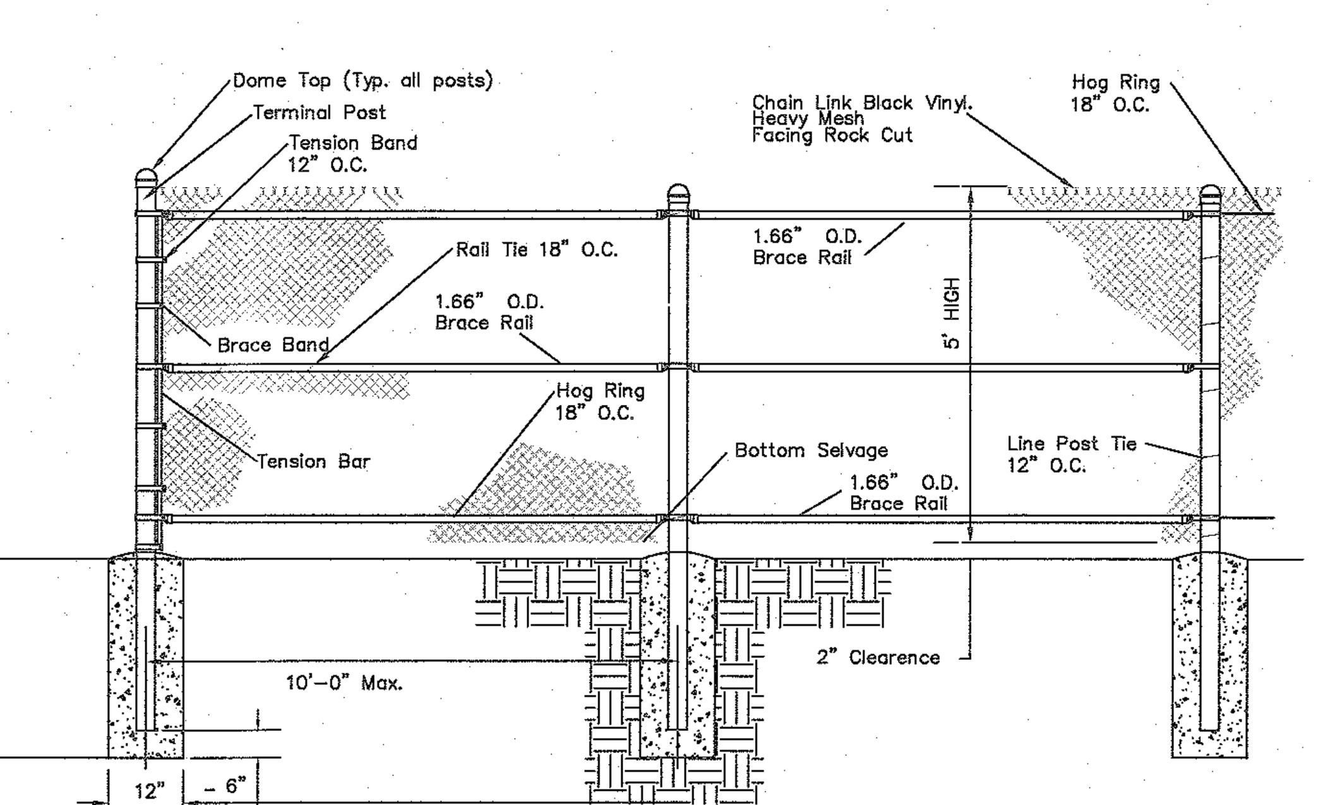
MACADAM CURB



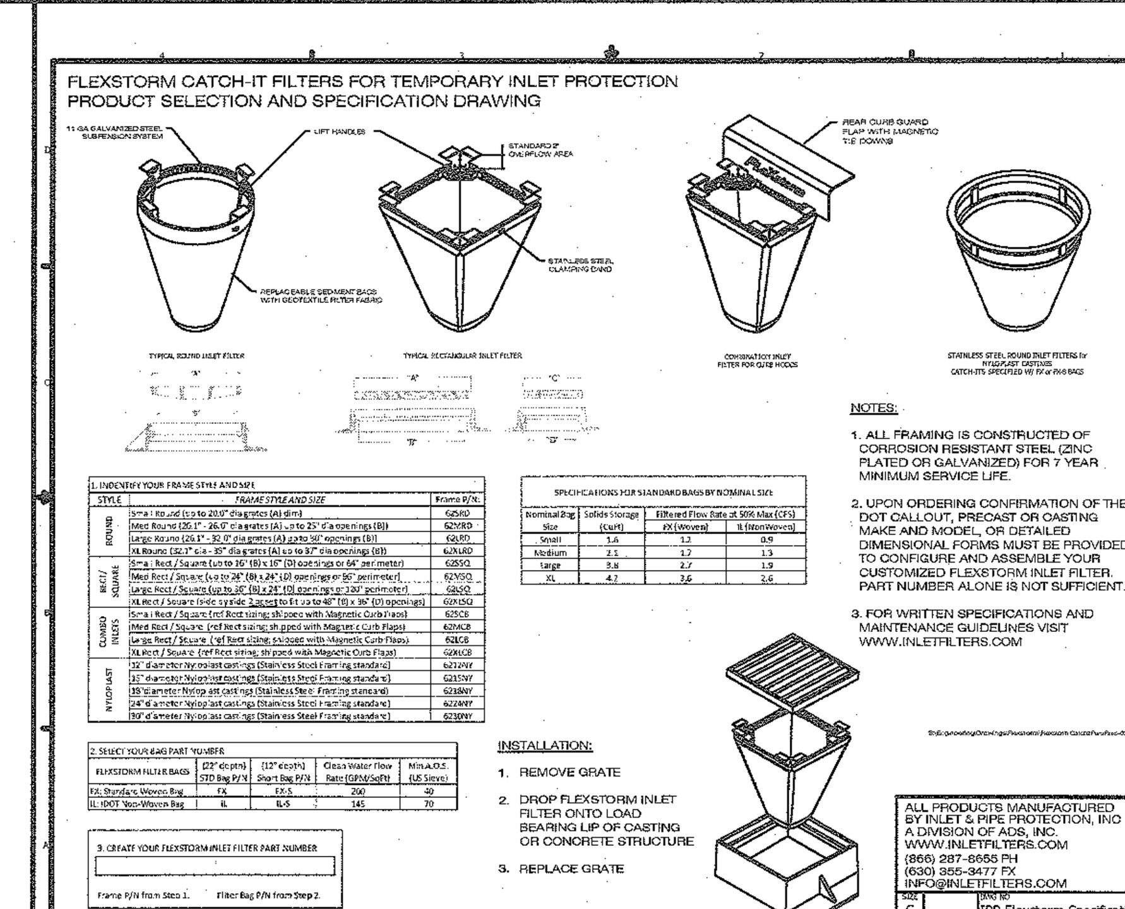
SAFETY POST



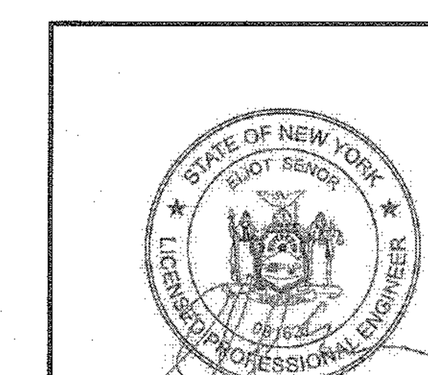
CLF FENCE



INLET PROTECTION FILTER BAG



GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

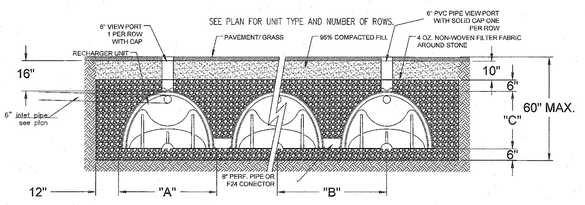


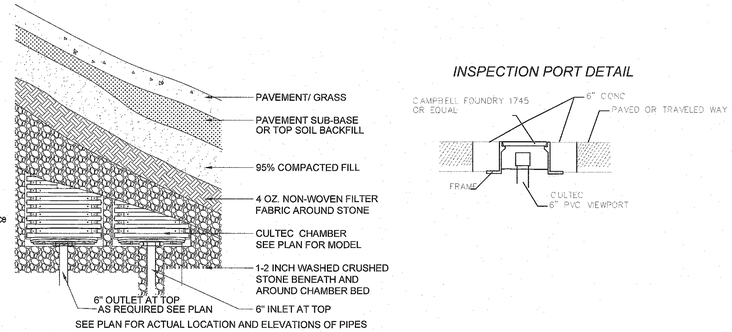
SCALE: 1" = 20'
DATE: NOV 7, 2019
DRAWN BY: SGA
CHECKED BY: ES.

D-1

JOB NUMBER: R.O. 20953

DRAINAGE RETENTION SYSTEM





INSPECTION PORT DETAIL

GENERAL NOTES

Maintain 10 ft. clearance to buildings and private property lines.

This system is only designed to receive runoff from the new additional impervious surfaces.

Do not connect footing drains to this system . Install separate system for the footing drains and sump pumps.

Recharger unit by Cultec, Inc. of Brookfield, ct.
refer to Cultec, Inc.'s current recommended installation guidelines.

Use recharger 330HD heavy duty for traffic and/or H20 applications.

Recharger 330HD heavy duty units are marked with a color stripe formed into the part along the length of the chamber.

All recharger chambers must be installed in accordance with all applicable local, state and federal regulations.

Unit	A	B	C
Contractor 100	36"	40"	12.5"
Recharger 180HD	36"	39"	20.5"
Recharger 330XLHD	52"	58"	30.5"

PRESOAK DATE: 1/14/21
PERCOLATION TEST DATE: 1/15/21 BOT ELEV PERC 290.2+/-
NO ROCK OR WATER

PERC HOLE 1

START	END	TIME ELAPED	DROP	RATE MIN/IN
12:37	12:46	9	4	2.25
12:46	1:01	15	4	3.75
1:01	1:16	15	4	3.75

PERC HOLE 2

START	END	TIME ELAPED	DROP	RATE MIN/IN
12:36	15:51	15	5	3
12:51	1:06	15	5	3
1:06	1:21	15	5	3

PERC HOLE 3

START	END	TIME ELAPED	DROP	RATE MIN/IN
12:40	12:45	5	4	.8
12:45	12:50	5	4	.8
12:50	12:55	5	4	.8

ERC HOLE 4

START	END	TIME ELAPED	DROP	RATE
12:36	12:39	3	4	1.33
12:45	12:48	3	4	1.33
12:50	12:53	3	4	1.33

4 MIN/INCH USED FOR CALCULATIONS

Summary for Reach P1: 10" PIPE

[52] Hint: Inlet/Outlet conditions not evaluated
[81] Warning: Exceeded Pond 1P by 0.02' @ 24.05 hrs

Inflow Area = 0.208 ac100.00%Impervious Inflow Depth =8.97" for 100yr event
Inflow = 2.18 cfs@ 12.06 hrs Volume= 0.155 af
Outflow = 2.13 cfs@ 12.06 hrs Volume= 0.155 af Atten= 2% Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.01 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.07 fps, Avg. Travel Time= 0.3 min

Peak Storage= 12 cf @ 12.06 hrs
Average Depth at Peak Storage= 0.52'
Bank-Full Depth= 0.83' Flow Area= 0.5 sf, Capacity= 3.03 cfs

10.0" Round Pipe
n= 0.012 Corrugated PP, smooth interior
Length= 35.0' Slope= 0.0163 '/'
Inlet Invert= 295.17", Outlet Invert= 294.60'

Summary for Reach P2: 10" PIPE

[52] Hint: Inlet/Outlet conditions not evaluated
[79] Warning: Submerged Pond 2P Primary device # 1 by 0.48'

Inflow Area = 0.208 ac100.00%Impervious Inflow Depth =8.97" for 100yr event
Inflow = 2.13 cfs@ 12.06 hrs Volume= 0.155 af
Outflow = 2.12 cfs@ 12.06 hrs Volume= 0.155 af Atten= 0%Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.50 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 2.22 fps, Avg. Travel Time= 0.0 min

Peak Storage= 2 cf @ 12.06 hrs
Average Depth at Peak Storage= 0.48'
Bank-Full Depth= 0.83' Flow Area= 0.5 sf, Capacity= 3.36 cfs

10.0" Round Pipe
n= 0.012 Corrugated PP, smooth interior
Length= 5.0' Slope= 0.0200 '/'
Inlet Invert= 294.60', Outlet Invert= 294.50'

DRAINAGE CALCULATION 25 year storm

PRE-DEVELOPMENT 25 year storm

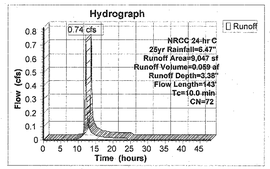
Summary for Subcatchment Pre: Pre-Dev

Runoff = 0.74 cfs@ 12.18 hrs Volume= 0.059 af Depth=3.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NRCC 24-hr C 25yr Rainfall=6.47"

Area (sf)	CN	Description
9,047	72	Woods/grass comb., Good, HSG C
9,047		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	47	0.2500	0.19		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.50"
5.6	31	0.0500	0.09		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.50"
0.3	57	0.0500	3.60		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
0.0	8	0.6700	13.18		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
10.0	143	Total			



POST-DEVELOPMENT 25 year storm

Summary for Subcatchment Post A: Post A

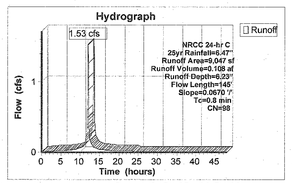
[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.53 cfs@ 12.06 hrs Volume= 0.108 af Depth=6.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NRCC 24-hr C 25yr Rainfall=6.47"

Area (sf)	CN	Description
* 9,047	98	
9,047		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	100	0.0670	2.33		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.50"
0.1	45	0.0670	5.25		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.8	145	Total			



Summary for Pond Pond A: Pond A

[92] Warning: Device #2 is above defined storage

Inflow Area = 0.208 ac100.00%Impervious Inflow Depth =6.23" for 25yr event
Inflow = 1.49 cfs@ 12.06 hrs Volume= 0.108 af
Outflow = 0.28 cfs@ 12.33 hrs Volume= 0.108 af Atten= 81%Lag= 16.3 min
Discarded= 0.28 cfs@ 12.33 hrs Volume= 0.108 af
Primary = 0.00 cfs@ 0.00 hrs Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 294.3' @ 12.33 hrs Surf.Area= 802 sfStorage= 933 cf

Plug-Flow detention time=6.4 min calculated for 0.108 af (100% of inflow)
Center-of-Mass det. time=6.4 min (757.1 - 740.7)

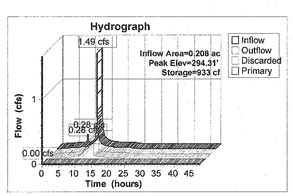
Volume	Invert	Avail.Storage	Storage Description
#1A	292.50'	526 cf	**20.83'W x 38.50'L x 3.54'H Field A** 2,841 cf Overall - 1,088 cf Embedded = 1,753 cf x 30.0% Voids
#2A	293.00'	1,088 cf	**Cultec R-330XLHB** 20 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 4 rows
		1,614 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	292.50'	**12.000 in/hr Exfiltration over Wetted area**
#2	Primary	297.00'	**6.0" Horiz. Orifice/Grate X 2.00= 0.600** Limited to weir flow at low heads

Discarded OutFlow Max=0.28 cfs@ 12.33 hrs HW=294.30' (Free Discharge)
└**1=Exfiltration**(Exfiltration Controls 0.28 cfs)

Primary OutFlow Max=0.00 cfs@ 0.00 hrs HW=292.50' (Free Discharge)
└**2=Orifice/Grate**(Controls 0.00 cfs)



DRAINAGE CALCULATION 100 year storm

PRE-DEVELOPMENT 100 year storm

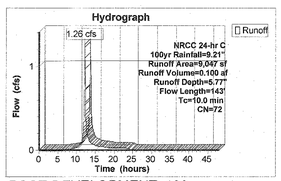
Summary for Subcatchment Pre: Pre-Dev

Runoff = 1.26 cfs@ 12.17 hrs Volume= 0.100 af Depth=5.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NRCC 24-hr C 100yr Rainfall=9.21"

Area (sf)	CN	Description
9,047	72	Woods/grass comb., Good, HSG C
9,047		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.1	47	0.2500	0.19		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.50"
5.6	31	0.0500	0.09		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.50"
0.3	57	0.0500	3.60		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
0.0	8	0.6700	13.18		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
10.0	143	Total			



POST-DEVELOPMENT 100 year storm

Summary for Subcatchment Post A: Post A

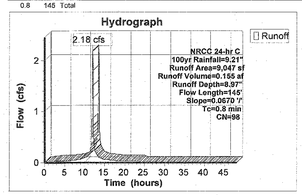
[49] Hint: Tc<2dt may require smaller dt

Runoff = 2.16 cfs@ 12.06 hrs Volume= 0.155 af Depth=8.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
NRCC 24-hr C 100yr Rainfall=9.21"

Area (sf)	CN	Description
* 9,047	98	
9,047		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	100	0.0670	2.33		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.50"
0.1	45	0.0670	5.25		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.8	145	Total			



Summary for Pond Pond A: Pond A

[92] Warning: Device #2 is above defined storage
[93] Warning: Exceeded Reach P2 INLET depth by 1.19' @ 12.50 hrs

Inflow Area = 0.208 ac100.00%Impervious Inflow Depth =8.97" for 100yr event
Inflow = 2.12 cfs@ 12.06 hrs Volume= 0.155 af
Outflow = 0.34 cfs@ 12.44 hrs Volume= 0.155 af Atten= 84%Lag= 22.8 min
Discarded= 0.34 cfs@ 12.44 hrs Volume= 0.155 af
Primary = 0.00 cfs@ 0.00 hrs Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 295.9' @ 12.44 hrs Surf.Area= 802 sfStorage= 1,595 cf

Plug-Flow detention time=81.1 min calculated for 0.155 af (100% of inflow)
Center-of-Mass det. time=80.2 min (783.9 - 735.8)

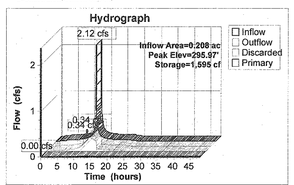
Volume	Invert	Avail.Storage	Storage Description
#1A	292.50'	526 cf	**20.83'W x 38.50'L x 3.54'H Field A** 2,841 cf Overall - 1,088 cf Embedded = 1,753 cf x 30.0% Voids
#2A	293.00'	1,088 cf	**Cultec R-330XLHB** 20 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 4 rows
		1,614 cf	Total Available Storage

Storage Group A created with Chamber Wizard

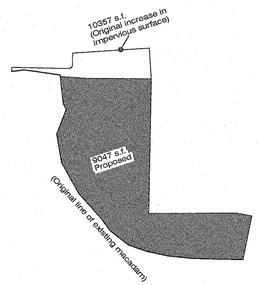
Device	Routing	Invert	Outlet Devices
#1	Discarded	292.50'	**12.000 in/hr Exfiltration over Wetted area**
#2	Primary	297.00'	**6.0" Horiz. Orifice/Grate X 2.00= 0.600** Limited to weir flow at low heads

Discarded OutFlow Max=0.34 cfs@ 12.44 hrs HW=295.90' (Free Discharge)
└**1=Exfiltration**(Exfiltration Controls 0.34 cfs)

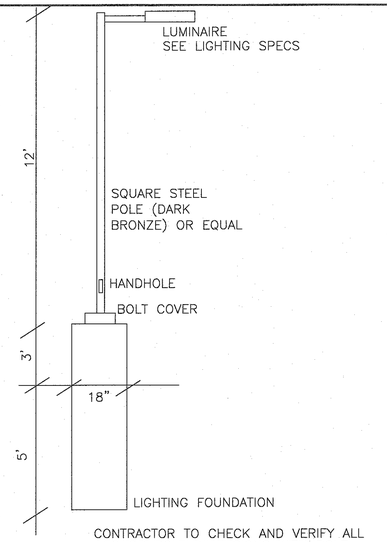
Primary OutFlow Max=0.00 cfs@ 0.00 hrs HW=292.50' (Free Discharge)
└**2=Orifice/Grate**(Controls 0.00 cfs)



IMPERVIOUS SURFACE

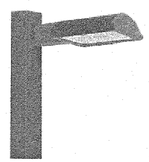


LIGHTING DETAILS



CONTRACTOR TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS WITH POLE MANUFACTURER

ALED4T150



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

Color: Bronze Weight: 32.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current	
120V:	1.31A	
208V:	0.80A	
240V:	0.68A	
277V:	0.60A	
Input Watts:	155W	
Efficiency:	96%	

LED Info

Watts:	150W
Color Temp:	5000K
Color Accuracy:	85 CRI
L70 Lifespan:	100000
Lumens:	14,349
Efficacy:	92 LPW

Technical Specifications

Listings

UL Listing:
Suitable for wet locations.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PD50017SF

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:
Multi-chip, high-output, long-life LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent feature-to-fixture color.

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-Circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:
EPA = 0.75

Maximum Ambient Temperature:
Suitable for use in 40° C (104°F) ambient temperatures.

Cold Weather Starting:
The minimum starting temperature is -40°C/-40°F

Thermal Management:
Superior thermal management with external Air-Flow fins.

Housing:
Die-cast aluminum housing, lens frame and mounting arm.

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screws

IP Rating:
Ingress Protection rating of IP66 for dust and water.

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High-temperature silicone gaskets

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Drivers:
Two Drivers, Constant Current, Class 2, 2000mA, 120-277V, 50-60Hz, Power Factor 99%

THD:
4.7% at 120V, 13.3% at 277V

Surge Protection:
4kV

Optical

Replacement:
The ALED150 replaces 400W Metal Halide Area Lights.

ALL SPECIFICATIONS, MATERIALS AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN CONSTRUCTION STANDARDS ORDINANCE AND WITH THE REQUIREMENTS OF THE PLANNING BOARD RESOLUTION OF APPROVAL DATED , 2020

PLANNING BOARD CHAIRMAN DATE

OWNER DATE

JOSEPH M. CERMELE, P.E. DATE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEER

VICINITY MAP

LEGEND

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SF——SF—— SILT FENCE /AREA OF DISTURBANCE & CHAIN LINK FENCE (AS REQ'D BY MUNICIPALITY)
- SEWER MANHOLE
- DRAIN INLET
- DRAIN INLET WITH INLET PROTECTION
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- ——102—— EXISTING GRADE
- (102) PROPOSED GRADE
- 14TREE SIZE
- TREE TO BE REMOVED

NO	DATE	DESC	BY
7	APRIL 21, 2021	REV SITE PLAN	SGA
6	MARCH 12, 2021	REV SITE PLAN	SGA
5	FEB 24, 2021	DRAINAGE	SGA
4	APRIL 29, 2020	RES. COMM	SGA
3	MARCH 17, 2020		SGA
2	JAN 24, 2020		SGA
1	DEC 9, 2019		SGA

REVISIONS

DETAIL SHEET

SIR JOHN'S PLAZA
913 NORTH BROADWAY
LOCATED IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
✆ (914) 422-0070 FAX 422-3009

SCALE: 1" = 20'	
DATE: NOV 7, 2019	
DRAWN BY: SGA	CHECKED BY: ES.

D-2

Geotechnical Engineering Services, P.C. (GES)
Sir Johns Parking Lot
Rock Inspection
January 7, 2021

Section A:
- 18.5 ft wide, 10 to 14 ft high
- Rock of Good Quality
- **Retaining Wall NOT Required**

Section B:
- 7 ft wide, Approx 14 ft high
- Poor Rock Quality
- **Retaining Wall recommended to full height of excavation**

Section C:
- 35 ft wide, 6 to 14 ft high
- Rock of Good Quality
- **Retaining Wall NOT Required**

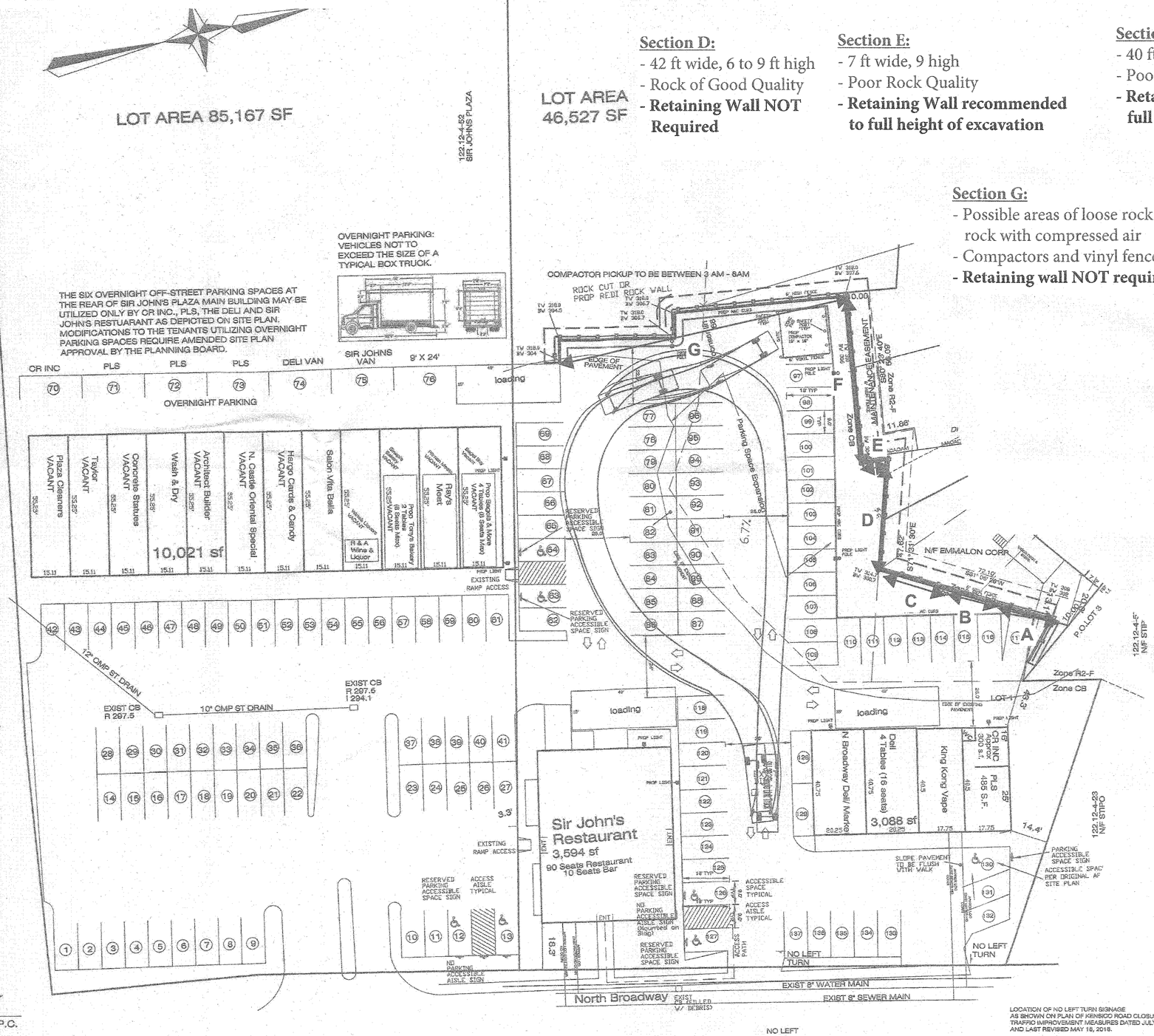
LOT AREA 46,527 SF

Section D:
- 42 ft wide, 6 to 9 ft high
- Rock of Good Quality
- **Retaining Wall NOT Required**

Section E:
- 7 ft wide, 9 high
- Poor Rock Quality
- **Retaining Wall recommended to full height of excavation**

Section F:
- 40 ft wide, 6 to 9 ft high
- Poor Rock Quality and Soil
- **Retaining Wall recommended to full height of excavation**

Section G:
- Possible areas of loose rock removed and soil cleaned off rock with compressed air
- Compactors and vinyl fence should protect against loose rocks
- **Retaining wall NOT required**



LOCATION OF NO LEFT TURN SIGNAGE AS SHOWN ON PLAN OF KENSICO ROAD CLOSURE TRAFFIC IMPROVEMENT MEASURES DATED JULY 2016 AND LAST REVISED MAY 16, 2018.

LEFT TURNS SHALL BE PROHIBITED FROM ENTERING THE PROPERTY AND FROM EXITING THE PROPERTY AT UNSIGNALIZED DRIVEWAYS FRONTING NORTH BROADWAY.

GABRIEL E. SENOR, P.C.
Engineer & Surveyor
90 NORTH CENTRAL AVE, HARTSDALE, NEW YORK 10530
(914) 422-0070

JOB NUMBER: R020953

TENANT	SEATS/AREA	PARKING REQUIRE.	SPACES
Sir John Plaza			
BAGEL SHOP	8/835	1/200	5
BEAUTY SHOP	835	1/100	9
BAKERY	8/835	1/200	5
PERSONAL SERVICE VACANT	7,515	1/200	38
SIR JOHN'S RESTURANT	100/3600	1/75	48
BROADWAY PLAZA			
N. BROADWAY DELI	1650	1/75 OR 1/3 SEATS	22
PERSONAL SERVICE	1438	1/200	8
		TOTAL PARKING REQUIRED	135
		SPACES PROVIDED	131
		COMMERCIAL SPACES	6
		TOTAL SPACES	137
		Includes 7 handicap spaces	

ALL SPECIFICATIONS, MATERIALS AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN CONSTRUCTION STANDARDS OF THE TOWN AND WITH THE REQUIREMENTS OF THE PLANNING BOARD APPROVAL DATED ____, 2020

Christopher Carthy — 07/01/20
PLANNING BOARD CHAIRMAN — DATE

DATE

06/29/20
JOSEPH M. GIANNELLI, P.E. — DATE
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEER

NO	DATE	DESC	BY
5	APRIL 28, 2020	RES. COMMENTS	SGA
4	FEB 14, 2020	PER RESOLUTION	SGA
3	JAN 24, 2020		SGA
2	NOV 7, 2019		SGA
1	APRIL 29, 2019		SGA

REVISIONS

COMMERCIAL PARKING
SIR JOHN'S PLAZA
NORTH BROADWAY
LOCATED IN THE
TOWN OF NORTH CASTLE

WESTCHESTER COUNTY, NEW YORK.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER & LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

STATE OF NEW YORK — GABRIEL E. SENOR — No. 061601 — LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 20'
DATE: APRIL 29, 2019
DRAWN BY: MON. | CHECKED BY: ES.

Geotechnical
P-1

SHEET 6 OF 6