

# BUILDING PERMIT DRAWINGS

# PROPOSED SITE IMPROVEMENTS

TAX MAP SECTION 94.04 | BLOCK 1 | LOT 39  
 WESTCHESTER COUNTY  
 26 CHESTNUT RIDGE ROAD  
 TOWN OF NORTH CASTLE, NEW YORK 10504

**Applicant/Owner:**  
 ANTHONY MARINO  
 26 CHESTNUT RIDGE ROAD  
 ARMONK, NEW YORK 10504  
 (646) 294-7258

**Civil Engineer:**  
**JMC** 120 BEDFORD ROAD  
 ARMONK, NEW YORK 10504  
 (914) 273-5225

**JMC Drawing List:**

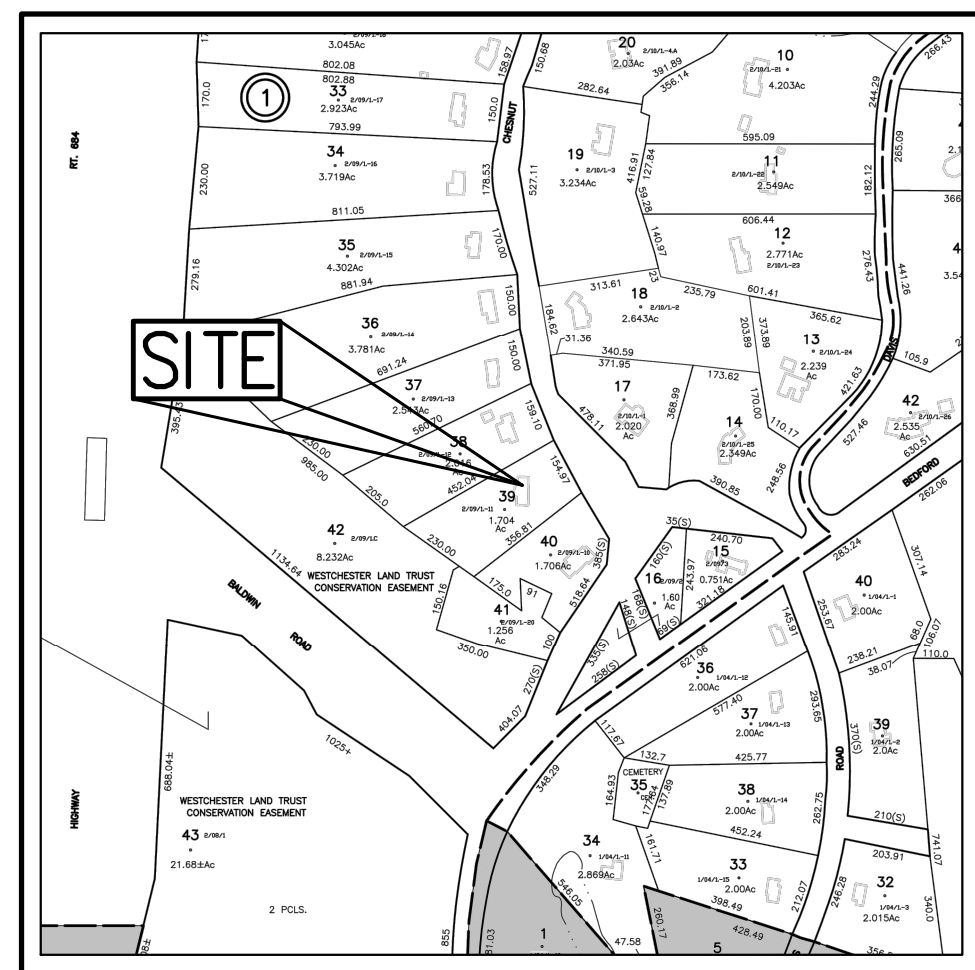
- C-000 COVER SHEET
- C-100 EXISTING CONDITIONS MAP
- C-200 SITE PLAN
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS



**SITE AERIAL MAP**  
 SCALE: 1" = 100'

TABLE OF LAND USE				
SECTION 94.04, BLOCK 1, LOT 39 ZONE "R-2A" - ONE FAMILY RESIDENCE DISTRICT (2 ACRES) PROPOSED USE: RESIDENTIAL FIRE DISTRICT: ARMONK FIRE DEPARTMENT SCHOOL DISTRICT: BYRAM HILLS				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
LOT AREA (ACRES)	2 MIN.	1.704	1.704	
LOT WIDTH (FEET)	150 MIN.	179	179	
LOT FRONTAGE (FEET)	150 MIN.	154	154	
LOT DEPTH (FEET)	150 MIN.	402	402	
BUILDING HEIGHT (FEET)	30 MIN.	<30	<30	
MAXIMUM GROSS FLOOR AREA (SQ. FEET)	9,478 <sup>(2)</sup>	3,501	3,501	
LOT COVERAGE BY BUILDING (PERCENT)	8 MAX.	3.4	3.4	
DWELLING UNIT SIZE (SQ. FEET)	1,400 MIN.	2,498	2,498	
MAXIMUM GROSS LAND COVERAGE (SQ. FEET)	12,620 <sup>(1)</sup>	5,558	7,358	
YARDS				
FRONT BUILDING SETBACK (FEET)	50 MIN.	101	101	
REAR BUILDING SETBACK (FEET)	50 MIN.	215	215	
SIDE BUILDING SETBACK (FEET)	30 MIN.	36	36	

**NOTES**  
 (1) PER SECTION 355-26.C(1)(b)  
 (2) PER SECTION 355-26.B(4)



**ZONING / VICINITY MAP**  
 SCALE: 1" = 500'  
 SOURCE: TOWN OF NORTH CASTLE ZONING MAP

- 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 INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. 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 UNDE 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 NYS DOT 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.

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.	PLANNING BOARD SUBMISSION	03/28/2022	RB
2.	RPRC SUBMISSION	05/02/2022	RB
3.	RESPOND TO COMMENTS	05/23/2022	RB
4.	RESPOND TO COMMENTS	10/26/2022	RB

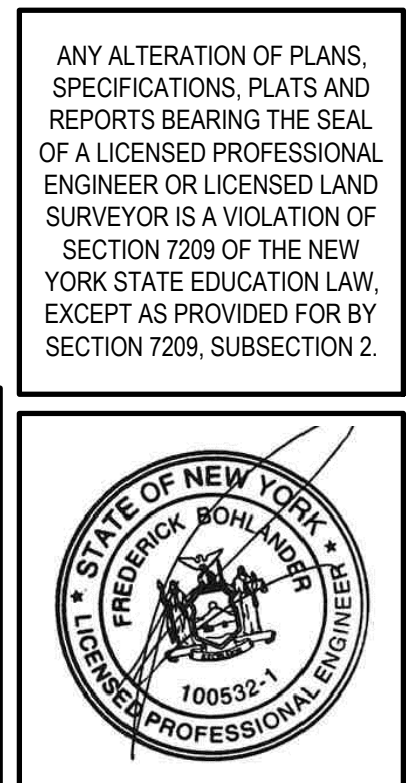
*Previous Editions Obsolete*

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

CHRISTOPHER CARTHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

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



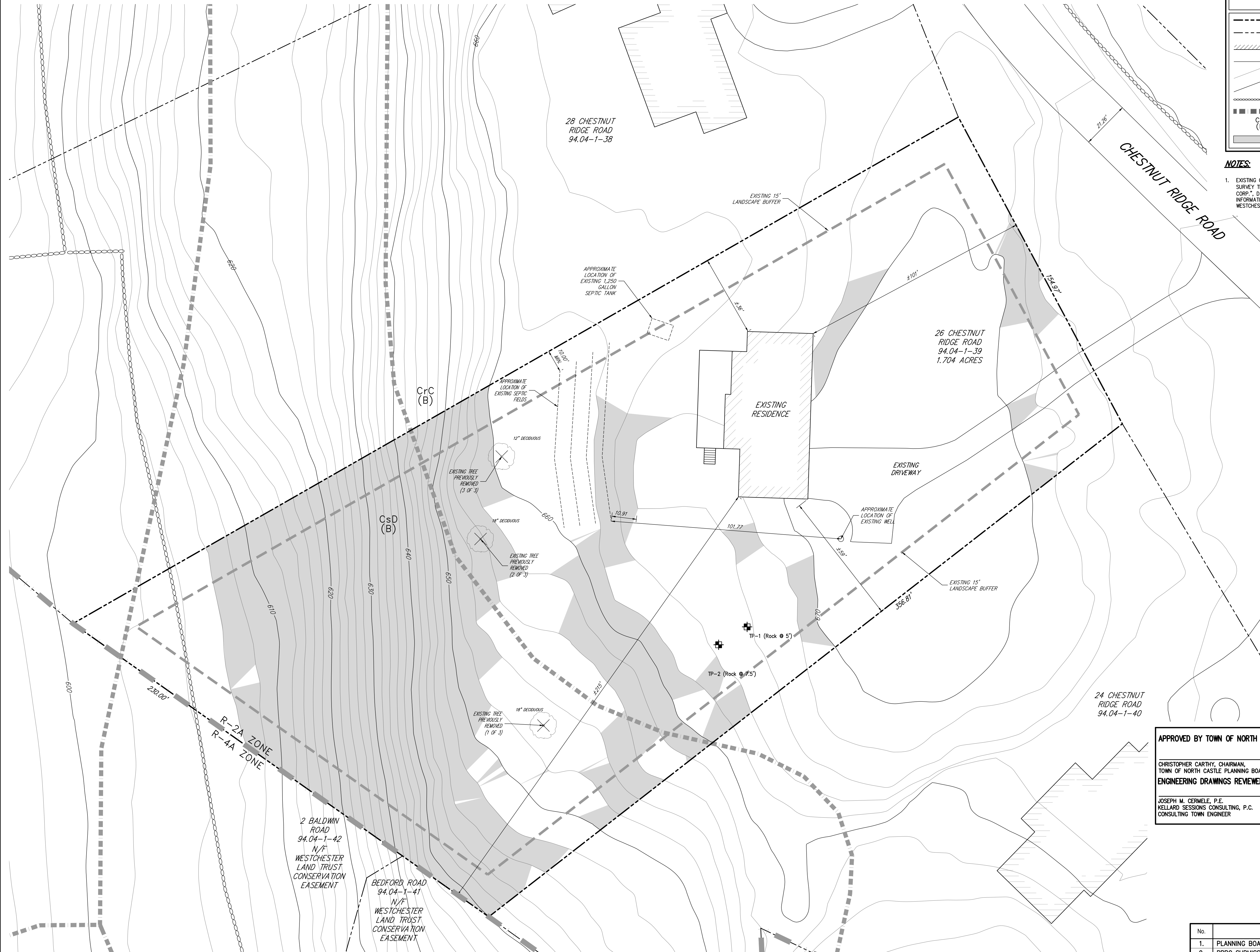
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Drawn: RB Approved: AN  
 Scale: NOT TO SCALE  
 Date: 02/17/2022  
 Project No: 22021  
 Existing COVER COVER.scr  
 Drawing No: C-000

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**LEGEND**

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING SOIL DIVIDE AND DESIGNATION
	SLOPES EQUAL TO OR GREATER THAN 15%

**NOTES:**

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM THE SURVEY TITLED "PLAN OF SEWAGE SYSTEM AS BUILT FOR T.S.I. DEVELOPMENT CORP.", DATED JUNE 3, 1981 AND SUPPLEMENTED BY WESTCHESTER GIS INFORMATION. ALL TOPOGRAPHIC INFORMATION HAS BEEN TAKEN FROM WESTCHESTER COUNTY GIS INFORMATION.

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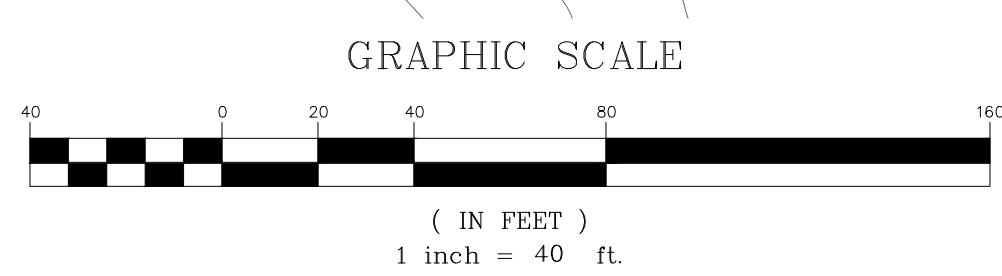
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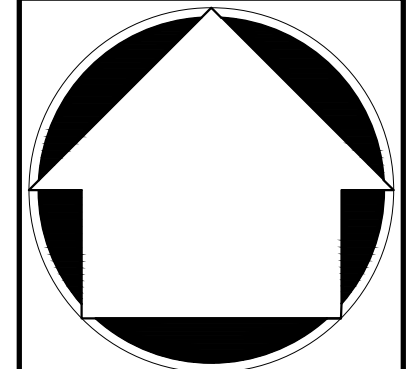
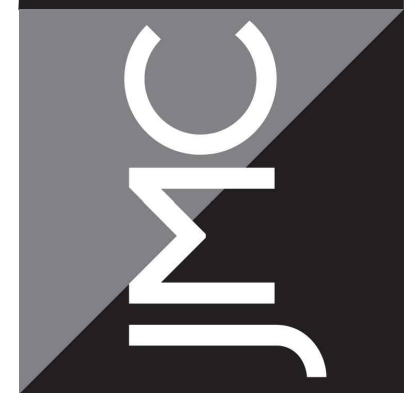
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Drawn: RB	Approved: AN
Scale: 1" = 20'	
Date: 02/17/2022	
Project No: 22021	
Ending: EXST	EXST.scr
Drawing No:	
<b>C-100</b>	

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EXISTING CONDITIONS MAP  
PROPOSED SITE IMPROVEMENTS  
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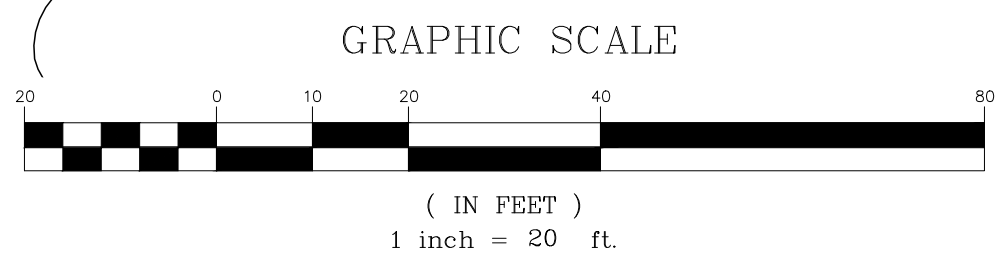


- 13. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
- 14. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- 15. ALL IMPORTED SOIL SHALL COMPLY WITH FEDERAL, STATE OR LOCAL REGULATIONS.
- 16. THE SLOPES CREATED BY THE IMPORT OF FILL SHALL BE STABILIZED TO ENSURE THE STABILITY OF THE SLOPE AFTER CONSTRUCTION.
- 17. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(D) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
  - A. SEED MIXTURE AND RATE OF APPLICATION:
    - A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
    - A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROSTOOK" WINTER RYE (CERERAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
    - A.3. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.

**LEGEND**

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- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING SOIL DIVIDE AND DESIGNATION
- PROPOSED FINISHED GRADE
- PRIOR GRADING DONE WITHOUT BUILDING PERMIT
- PROPOSED GRADING TO ACCOMMODATE 2' SOIL CAP
- PROPOSED TYPE LI DRAIN LAWN INLET
- PROPOSED STORM DRAIN LINE & SIZE
- PROPOSED END SECTION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED PATIO AREA

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM THE SURVEY TITLED "PLAN OF SEWAGE SYSTEM AS BUILT FOR T.S.I. DEVELOPMENT CORP.", DATED JUNE 3, 1981 AND SUPPLEMENTED BY WESTCHESTER GIS INFORMATION. ALL TOPOGRAPHIC INFORMATION HAS BEEN TAKEN FROM WESTCHESTER COUNTY GIS INFORMATION.
  - 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.
  - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
  - EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
  - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
  - 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.
  - 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.
  - 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.
  - THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS. AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
  - 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.
  - STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPED E PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
  - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.



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

CHRISTOPHER CARTH, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD

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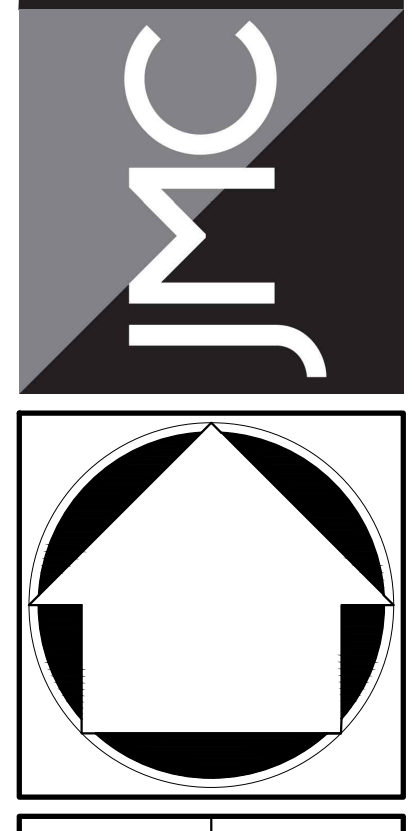
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Drawn: RB	Approved: AN
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Sheet: SITE	CSP's
Drawing No: C-200	



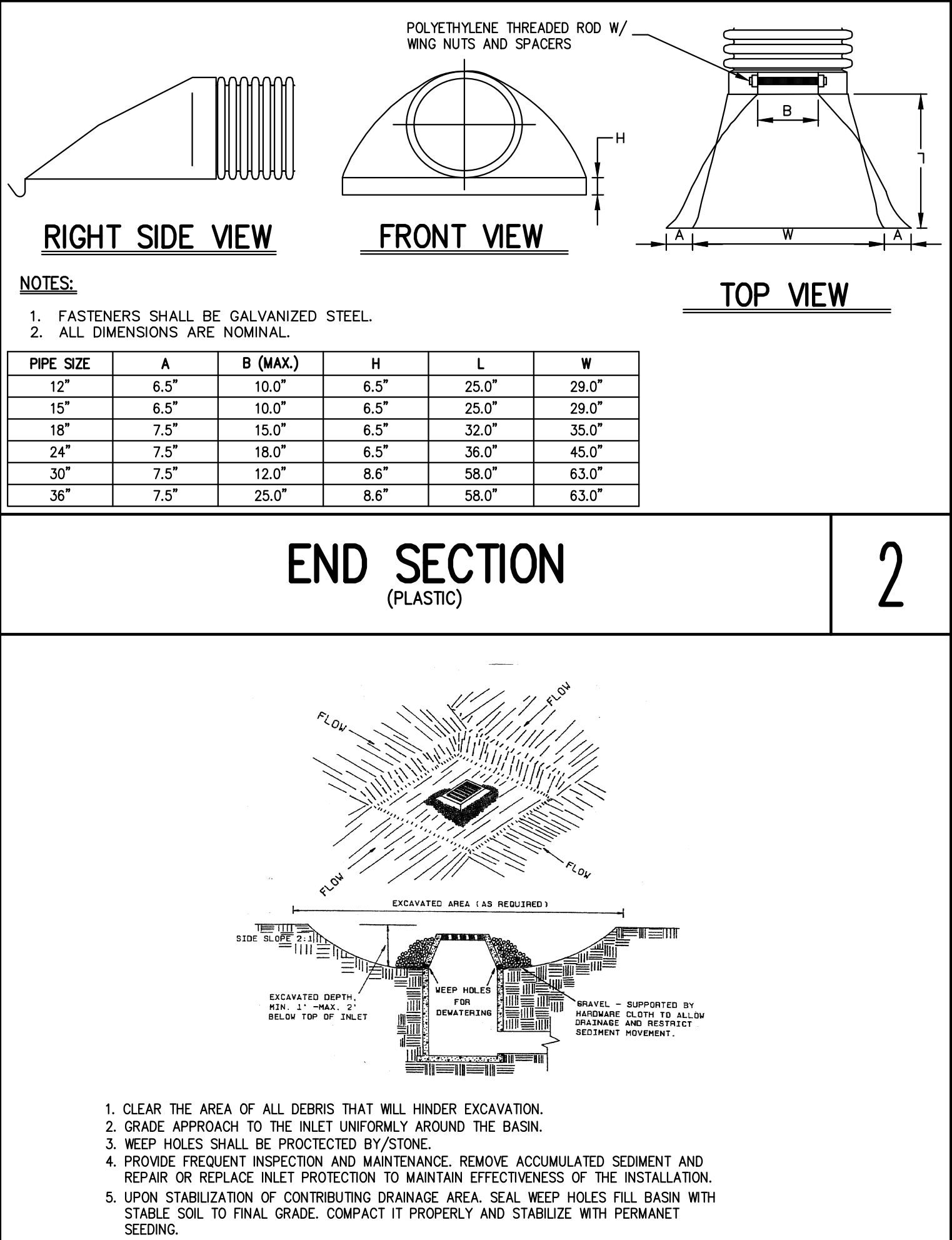
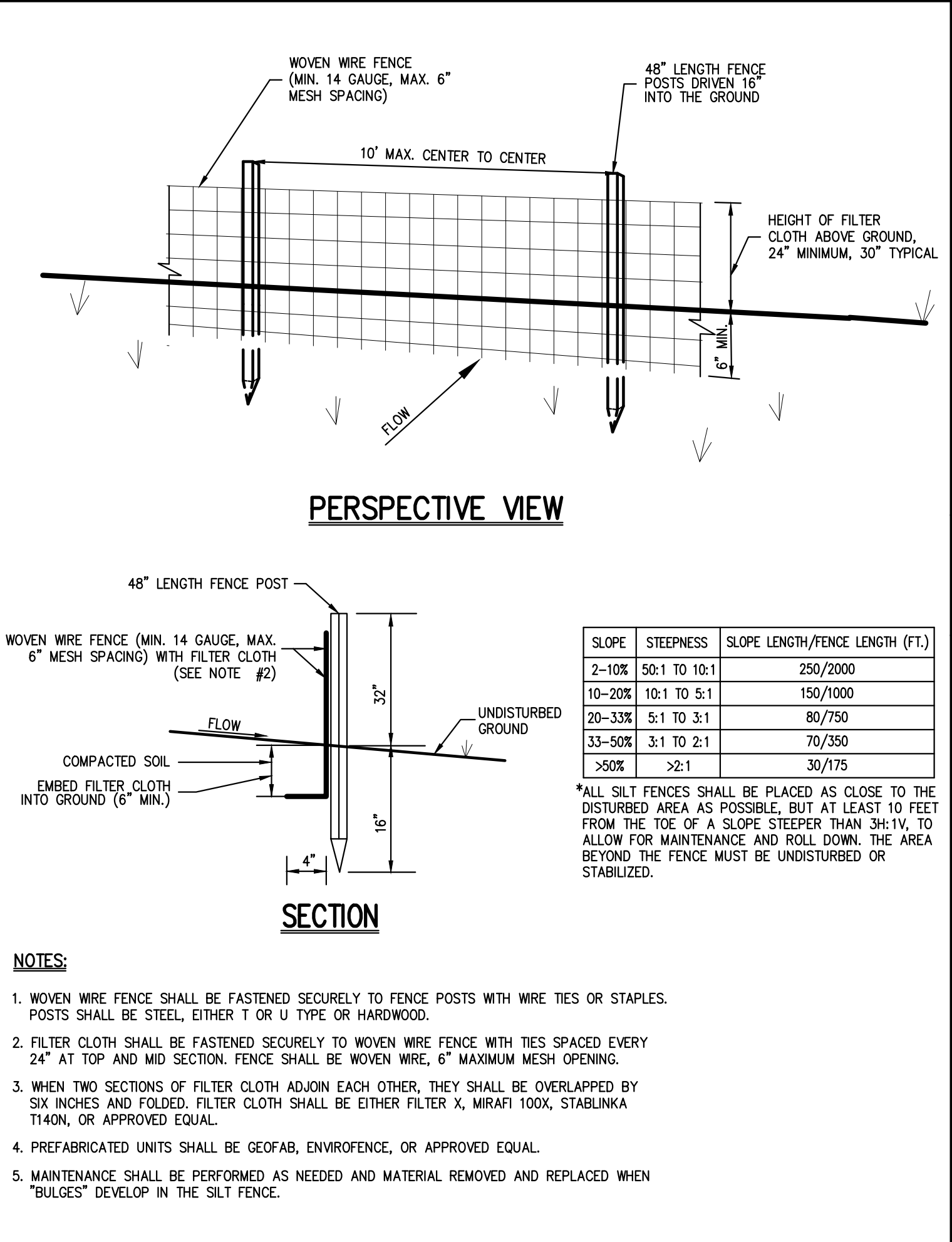
**SITE PLAN**

**PROPOSED SITE IMPROVEMENTS**  
26 CHESTNUT RIDGE ROAD  
ARMONK, NEW YORK



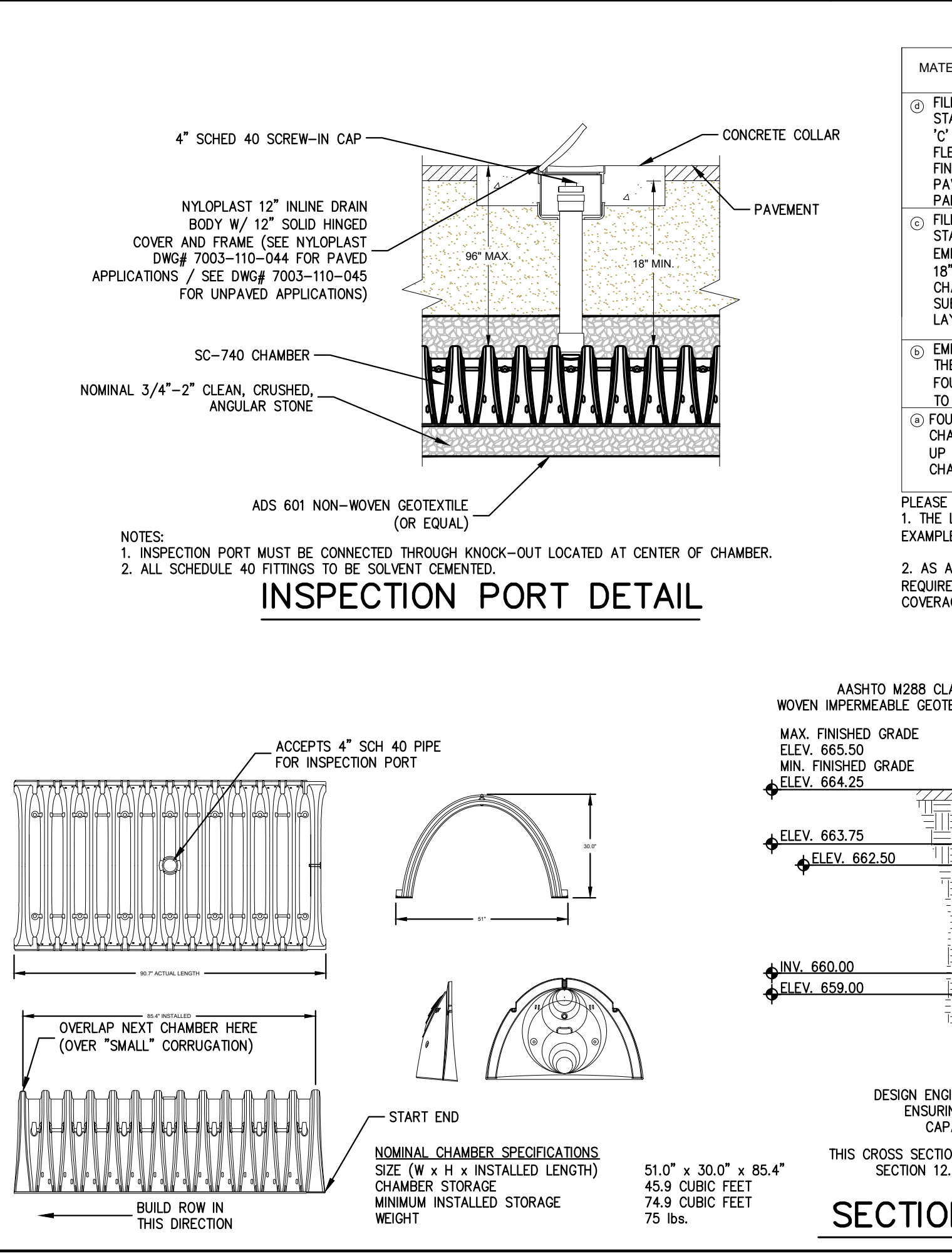
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**SILT FENCE 1**

**EXCAVATED DROP INLET PROTECTION 3**



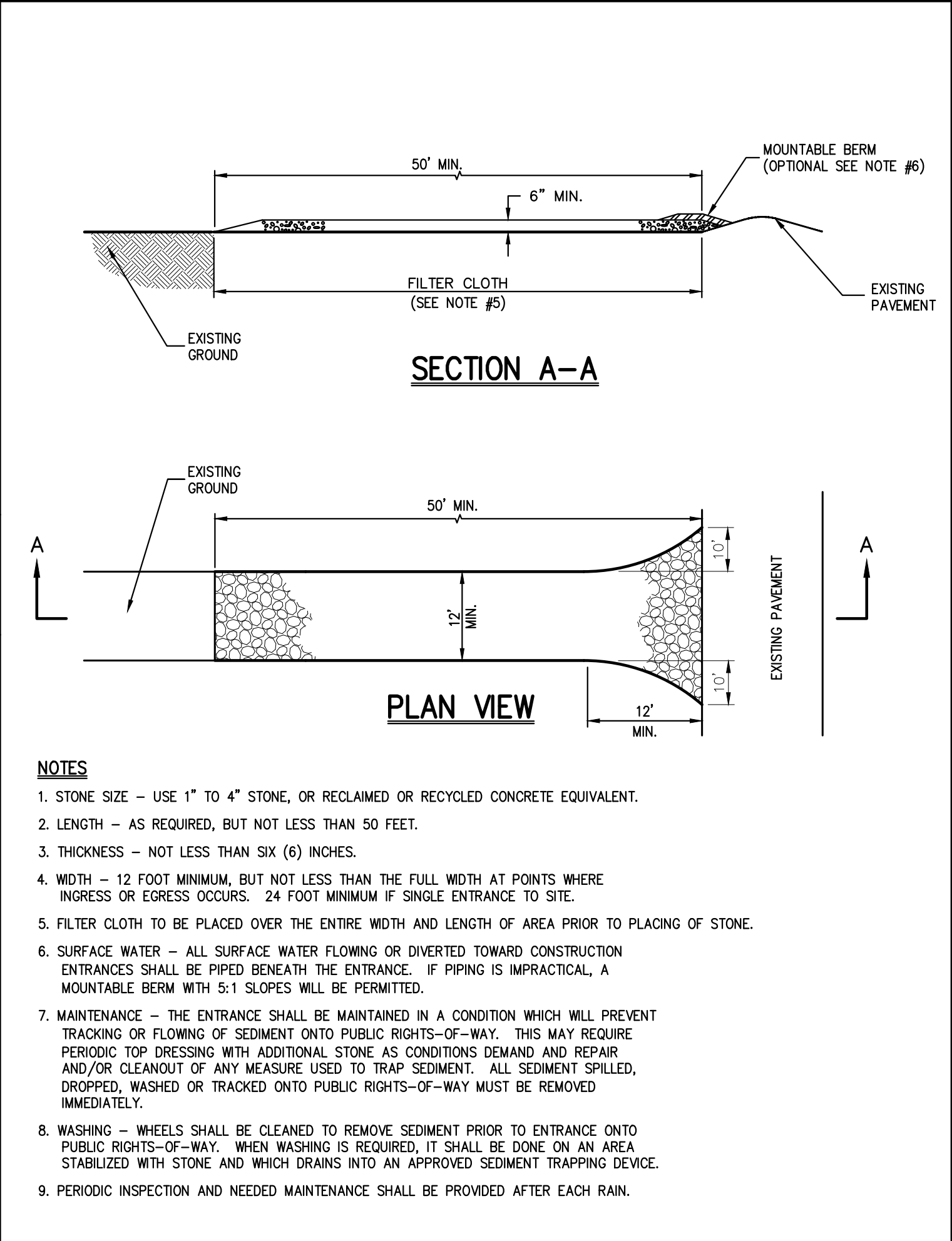
**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION*	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 SUBBASE 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 CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASES MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	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	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY*.

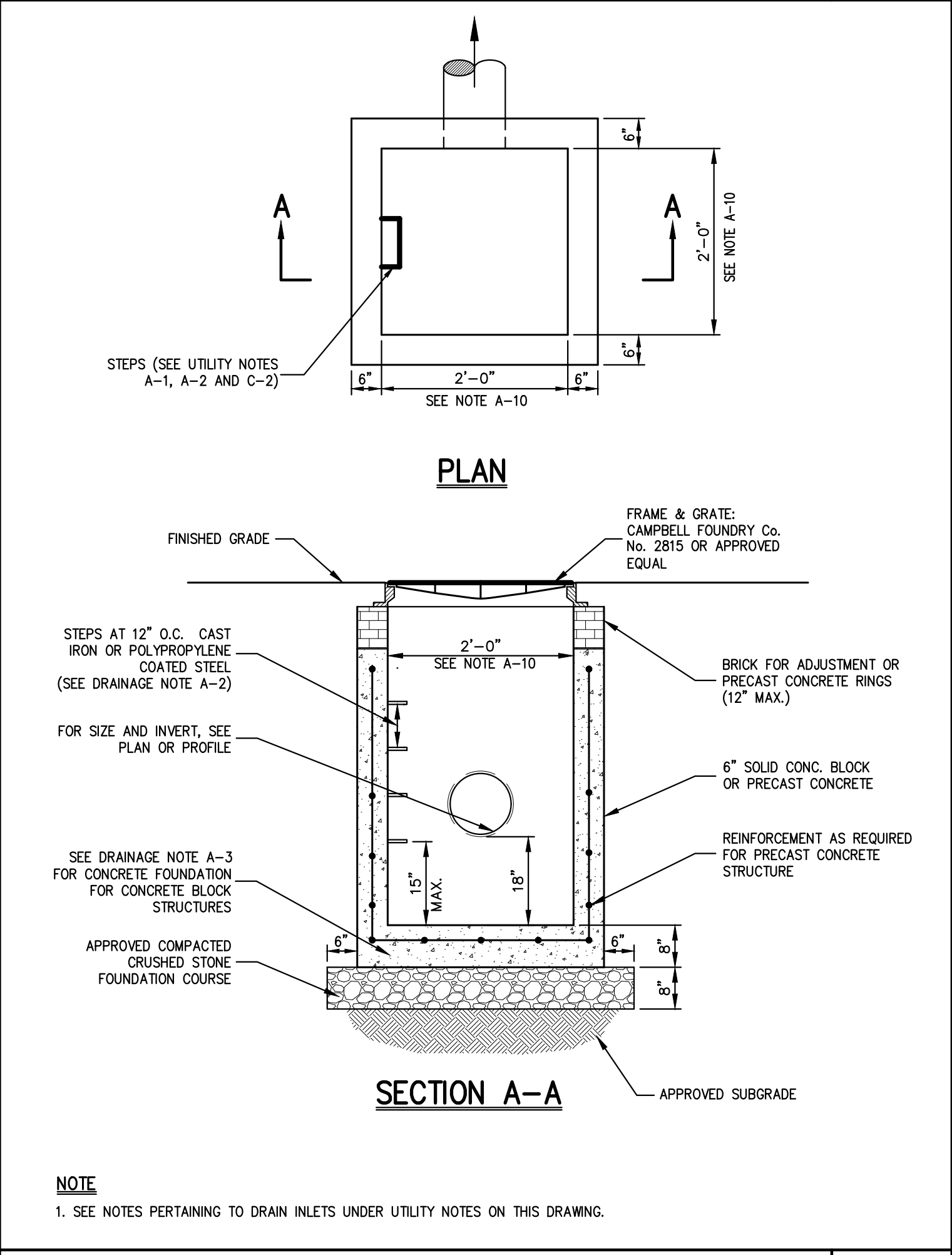
**PLEASE NOTE:**

- 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" (229 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

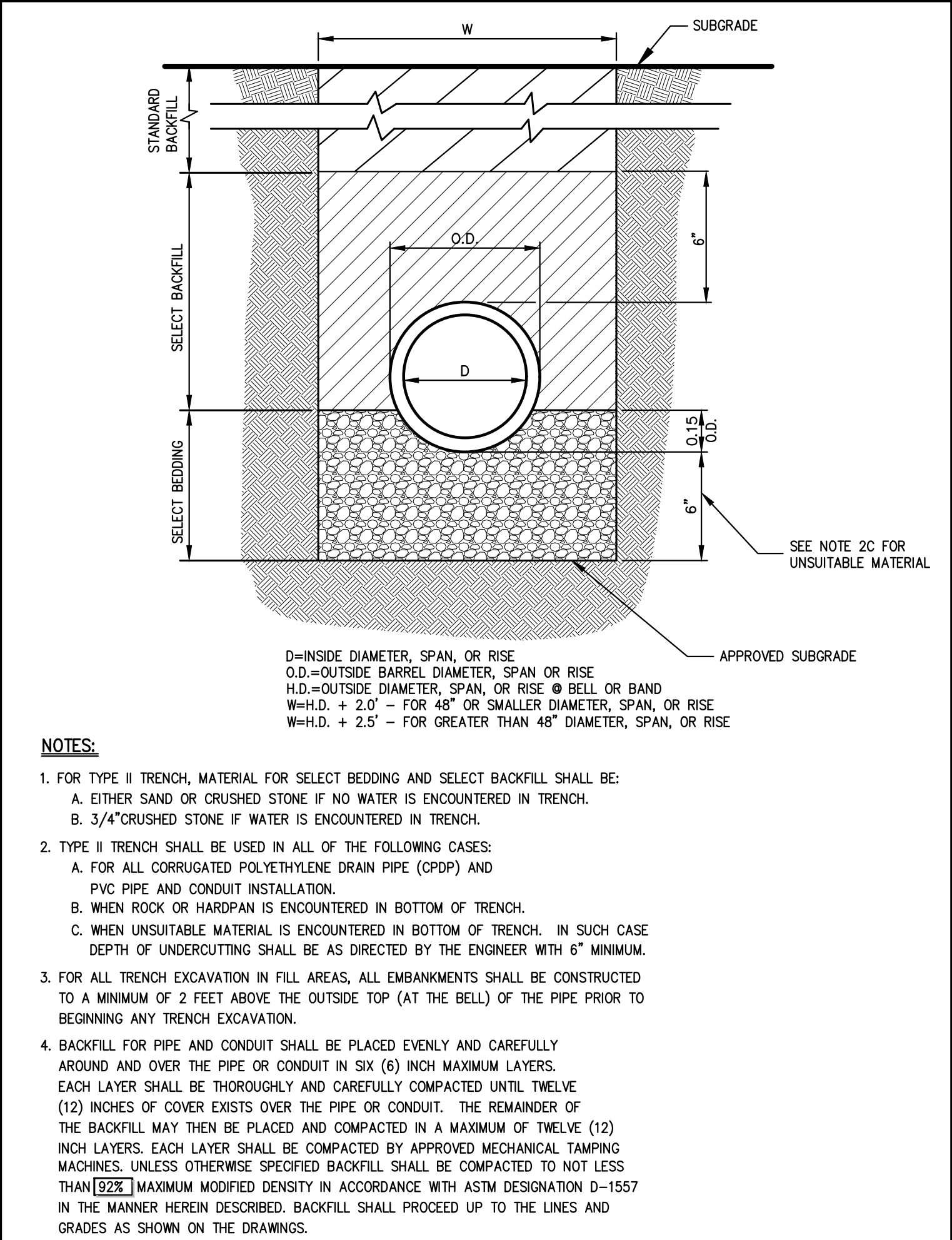
**STORMTECH CHAMBERS SC-740 6**



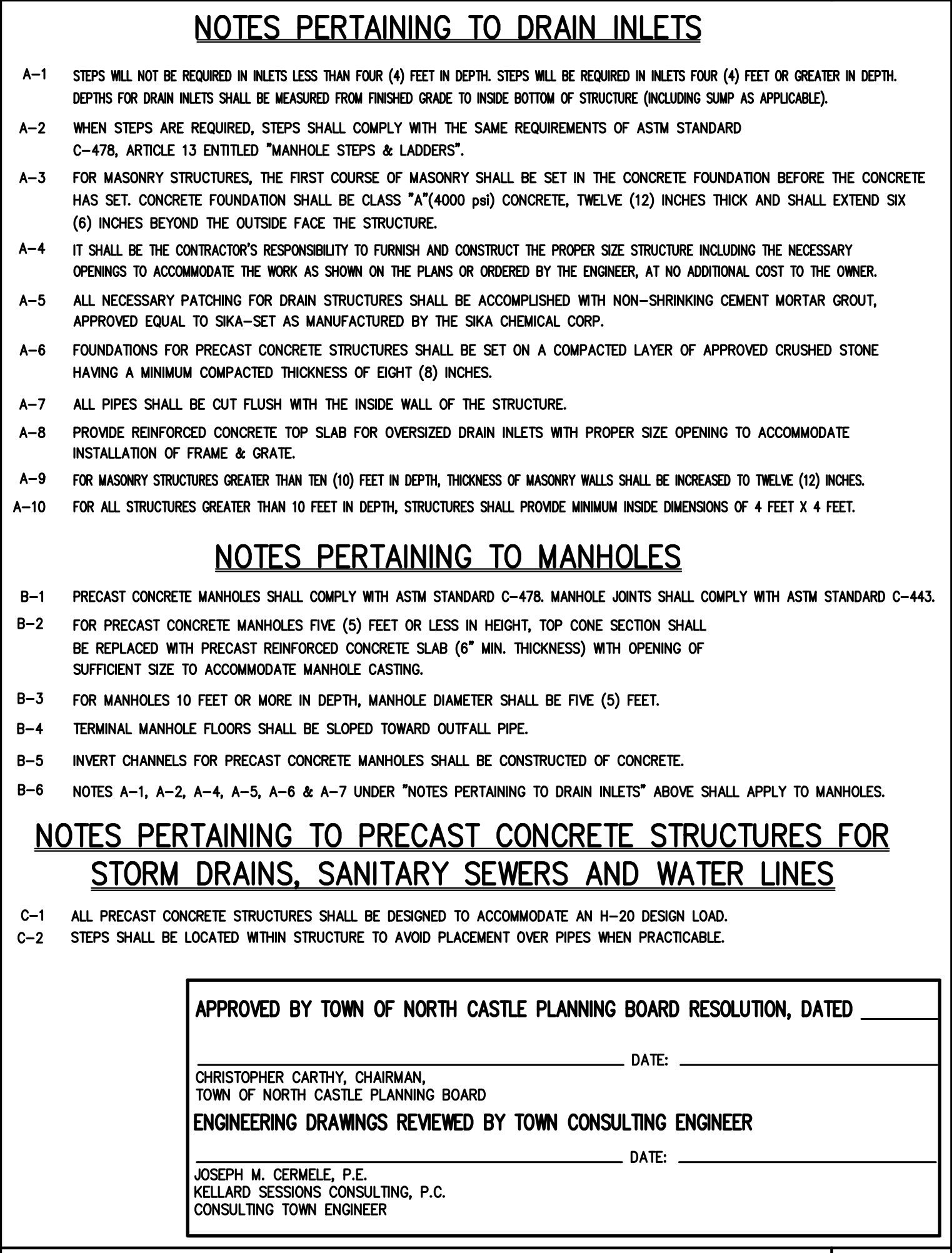
**STABILIZED CONSTRUCTION ENTRANCE 4**



**LAWN INLET (TYPE LI) 7**



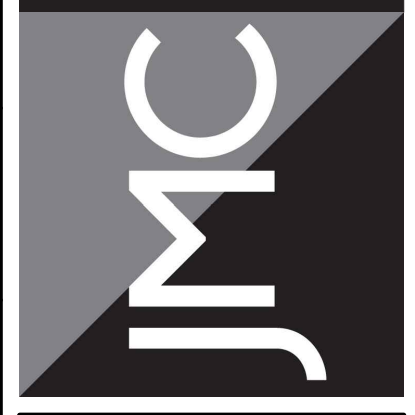
**TYPE II TRENCH 5**



**UTILITY NOTES 8**

Date	Revision
03/26/2022	1. PLANNING BOARD SUBMISSION
05/02/2022	2. RPRC SUBMISSION
05/23/2022	3. RESPOND TO COMMENTS
10/26/2022	4. RESPOND TO COMMENTS

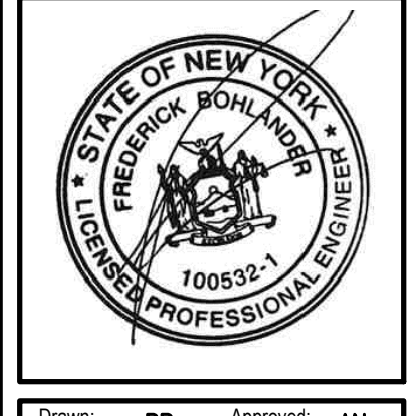
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD - ARMONK, NY 10504  
 voice 914.273.5225 • fax 914.273.2102  
 www.jmcplic.com



**CONSTRUCTION DETAILS**

**PROPOSED SITE IMPROVEMENTS**  
 26 CHESTNUT RIDGE ROAD  
 ARMONK, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



Drawn: RB	Approved: AN
Scale: NOT TO SCALE	
Date: 02/17/2022	
Project No: 22021	
Detail: MODEL	
Drawing No: C-900	

NOT FOR CONSTRUCTION

### TREE PLANTING (DECIDUOUS AND EVERGREEN)

**NOTE:**  
TREE SHALL HAVE ONE CENTRAL LEADER UNLESS MULTI-STEM IS SPECIFIED. DO NOT CUT OR DAMAGE LEADER.

TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.

FOR TREE PLANTING ON SLOPES, ORIGINAL SLOPE SHALL PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SOIL.

TOP OF ROOT BALL SHALL BE FLUSH WITH FINISHED GRADE.

3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.

LOOSENED SOIL DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN.

FINISHED GRADE.

ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

EXISTING SOIL.

MEET EXISTING SLOPE.

3X WIDEST DIMENSION OF ROOT BALL.

SLOPE SIDES OF LOOSENED SOIL.

BOTTOM OF THE ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

**NOTES:**

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

## 2022 CAMBRIDGE PRODUCT LINE SPECS & NEW PRODUCTS

*Your Outdoor Dreams Come True!*

**ARMORTEC** HIGH COLOR MADE TO LAST

**FULLY-ASSEMBLED GRAND COLUMN**

The multi-dimensional design makes a grand statement from top to bottom. Made of Old English Wallstone & Pavers with insets of Cambridge 4 x 8 Wallstone Pavingstone from The Kingsport Collection set in a herringbone pattern on 4 sides. The column is topped off with Bullnose accent stone from The Countess Collection under a Cambridge Cast Stone Light Cap. Available in 2 sizes - Large (32" x 32", 56" high) and Extra Large (42" x 42", 68" high) - to meet your individual needs. Shown in Extra Large with optional Column Marble Insert.

COLUMN SIZE	LARGE	EXTRA LARGE
DIMENSIONS	32" x 32" x 56" High	42" x 42" x 68" High
TOTAL PALLETS	1	1
TOTAL WEIGHT (lbs.)	2,350	4,057
PRICE PER KIT	(Special Order)	(Special Order)
WITH MAILBOX	(Special Order)	(Special Order)

*Old English Fully-Assembled Grand Column Kits are available in 2 styles:*

- Joffrey/Clay with Black Uba Tuba Granite
- Sahara/Chestnut with Western Gold Granite
- Limestone Quarry Blend with Black Uba Tuba Granite

**FULLY-ASSEMBLED OLDE ENGLISH WALK KITCHEN**

Custom qualities with fully assembled convenience! Put all of the amenities you need for food preparation, cooking and grilling within arm's reach in the custom configuration that is perfect for you. Whether "L" Shape (as shown), "U" Shape or Straight you can arrange the components to create the kitchen of your dreams. Ready to be joined together, the 4 open-air kitchen modules were designed to achieve a perfect fit using advanced laser technology.

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*Old English Fully-Assembled Kitchen Kits are available in 3 styles:*

- Joffrey/Clay with Black Uba Tuba Granite
- Sahara/Chestnut with Western Gold Granite
- Limestone Quarry Blend with Black Uba Tuba Granite

Get your Kitchen Design Template today! Visit your Authorized Cambridge Distributor.

SECTION	(A) REFRIGERATOR CABINET	(B) CORNER UNIT	(C) DOUBLE DOOR CABINET	(D) GRILL CABINET
DIMENSIONS	4' 0" H x 3' 0" W x 2' 0" D	3' 0" H x 3' 0" W x 2' 0" D	5' 0" H x 3' 0" W x 2' 0" D	5' 0" H x 3' 0" W x 2' 0" D
PALLETS	2	2	2	2
WEIGHT (lbs.)	2,415	2,285	2,730	3,470
PRICE PER KIT	(Special Order)	(Special Order)	(Special Order)	(Special Order)

**FULLY-ASSEMBLED OUTDOOR GRILL ISLAND**

This compact yet versatile gas cooking and grilling component has all of the grand conveniences that barbecue aficionados put on their wish lists - durable Cambridge hardscape materials, a polished granite countertop and a bank of granite tiles on 4 sides. Comes with a premium grade, Stainless Steel Appliance Package. Consider placing one alone on a concrete pad or next to a Cambridge Outdoor Pizza Oven for an ultimate backyard cooking experience.

*Old English Fully-Assembled Grill Kits are available in 3 styles:*

- Joffrey/Clay with Black Uba Tuba Granite
- Sahara/Chestnut with Western Gold Granite
- Limestone Quarry Blend with Black Uba Tuba Granite

DIMENSIONS	6' 3 1/4" L x 3' 0" D x 3' 2" H
TOTAL PALLETS	2
TOTAL WEIGHT (lbs.)	3,985
PRICE PER KIT	(Special Order)

**FULLY-ASSEMBLED GAS FIRE TABLE**

*Old English Fully-Assembled Fire Table Kits are available in 2 styles:*

- Joffrey/Clay with Black Uba Tuba Granite
- Sahara/Chestnut with Western Gold Granite

DIMENSIONS	32" Inside Diameter x 60" Outside Diameter x 29" High
TOTAL PALLETS	2
TOTAL WEIGHT (lbs.)	3,092
PRICE PER KIT	(Special Order)

**CAMBRIDGE GLASS FIRE BEADS**

Ordered separately, these specially designed, oval-shaped, linear beads reflect light and sparkle on the outside when the fire is lit. These accent beads allow the warmth contained in the fire to create a dancing liquid like quality. Clear heat resistant glass beads. Approx. 100 lbs. Bead colors can be mixed to create unique designs. See product information on Page 11.

*\*NOTE: Do not cover natural gas burner completely with glass fire beads to ensure your unit will burn properly.*

FINISH ONLINE: [cambridgepavers.com](http://cambridgepavers.com) ORDER ONLINE: [shop.cambridgepavers.com](http://shop.cambridgepavers.com)

### CAMBRIDGE PATIO

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*\*NOTE: Do not cover natural gas burner completely with glass fire beads to ensure your unit will burn properly.*

### SHERWOOD COLLECTION

With premium level architectural surface finishes.

PAVINGSTONE SHAPE	LEDGESTONE 3-PC DESIGN KIT	LEDGESTONE 3-PC DESIGN KIT	LEDGESTONE 3-PC DESIGN KIT	LEDGESTONE 3-PC DESIGN KIT
ACTUAL SIZE (inches)	8 3/32 x 13 5/8 - 50 pcs. 8 3/32 x 9 3/32 - 60 pcs. 4 17/32 x 9 3/32 - 130 pcs.	8 3/32 x 13 5/8 - 50 pcs. 8 3/32 x 9 3/32 - 60 pcs. 4 17/32 x 9 3/32 - 130 pcs.	15 3/4 x 23 5/8 - 20 pcs. 15 3/4 x 15 3/4 - 30 pcs. 7 7/8 x 15 3/4 - 30 pcs.	15 3/4 x 23 5/8 - 20 pcs. 15 3/4 x 15 3/4 - 30 pcs. 7 7/8 x 15 3/4 - 30 pcs.
WEIGHT PER CUBE (lbs.)	3,078	3,078	3,538 (Pallet load)	3,538 (Pallet load)
SQUARE FT. PER CUBE	114	114	129	129
PIECES PER CUBE	240	240	80	80
PRICE PER SQUARE FOOT	Standard	Standard	Standard	Standard

PAVINGSTONE SHAPE	LEDGESTONE 1-PC	LEDGESTONE SMOOTH 1-PC	SL. SMOOTH 2-PC	IRISCK ALLEY
ACTUAL SIZE (inches)	4 17/32 x 9 3/32	4 17/32 x 9 3/32	23 5/8 x 35 7/16	2 5/8 x 7 7/8
WEIGHT PER CUBE (lbs.)	3,030	3,030	2,314 (Pallet load)	1,855
SQUARE FT. PER CUBE	114 (Linear Ft. - Sides 151 / Sides 303)	114 (Linear Ft. - Sides 151 / Sides 303)	81	468
PIECES PER CUBE	400	400	14	11
SQUARE FT. PER BAND	22.8	22.8	40.5	11.1
PIECES PER BAND	80	80	7	78
BANDS PER CUBE	5	5	2	6
PRICE PER SQUARE FOOT	Color Plus	Color Plus	Color Plus	Color Plus

PAVINGSTONE SHAPE	BELGIUM 5-PC DESIGN KIT	RIVER ROCK
ACTUAL SIZE (inches)	5 1/2 x 5 1/2 5 x 6 1/2 x 5 7/12 5 x 8 1/2	7 Various Sizes
WEIGHT PER CUBE (lbs.)	2,835	2,666 (Pallet load)
SQUARE FT. PER CUBE	105 (Linear Ft. - Sides 251.2)	87
PIECES PER CUBE	450	580
SQUARE FT. PER BAND		
PIECES PER BAND		
BANDS PER CUBE		
PRICE PER SQUARE FOOT	Color Plus	Color Plus

**PERMEABLE PAVEMENT**  
The Belgium 5-PC Design Kit can also be utilized for permeable applications.

### RIP-RAP APRON/ENERGY DISSIPATOR (Metal End Section)

**NOTE:**  
STONE OBTAINED FROM THE SITE EXCAVATION WHICH CONFORMS TO THE SPECIFICATIONS MAY BE USED AS RIP-RAP.

PIPE DIA.

5'-0"

5'-0"

10'-0"

RIP-RAP

PLAN

SIDE SLOPE

ELEVATION

MIRAFI FILTER FABRIC FW404 OR OTHER APPROVED

END SECTION

1-1/3" PIPE DIA.

ARRANGE RIP-RAP IN FIELD TO CREATE VELOCITY DISSIPATION EFFECT AS SHOWN

10'-0"

MIRAFI FILTER FABRIC FW404 OR OTHER APPROVED

SECTION

### OUTLET CONTROL STRUCTURE (LI-2)

TWO 6" OUTLET PIPES SET AT ELEVATIONS 660.00 AND 661.75

6" INLET PIPE FROM DETENTION SYSTEM SET AT ELEVATION 660.00

6" INLET PIPE FROM DETENTION SYSTEM AT ELEV. 660.00

6" INLET PIPE FROM DETENTION SYSTEM AT ELEV. 660.00

6" OUTLET PIPE AT ELEV. 661.75 WITH A 6" CAP CUT WITH A 2.30" HOLE

6" OUTLET PIPE AT ELEV. 660.00 WITH A 6" CAP CUT WITH A 2.00" HOLE

SEE DRAINAGE NOTE A-3 FOR CONCRETE FOUNDATION FOR CONCRETE BLOCK STRUCTURES

APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE

FINISHED GRADE

FRAME & GRATE: CAMPBELL FOUNDRY Co. No. 2815 OR APPROVED EQUAL

BRICK FOR ADJUSTMENT OR PRECAST CONCRETE RINGS (12" MAX.)

6" SOLID CONC. BLOCK OR PRECAST CONCRETE

REINFORCEMENT AS REQUIRED FOR PRECAST CONCRETE STRUCTURE

APPROVED SUBGRADE

PLAN

SECTION A-A

**NOTE**  
1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON THIS DRAWING.

### OUTLET PLAN

6" PVC CAP WITH A 2.30" HOLE CUT AT ELEV. 661.75 ON A 6" PVC PIPE AT ELEV. 661.75

6" PVC CAP WITH A 2.00" HOLE CUT AT ELEV. 660.00 ON A 6" PVC PIPE AT ELEV. 660.00

6" PVC PIPE

6"-45 DEGREE PVC FITTING

6" PVC PIPE

6"-PVC WYE FITTING

6" PVC PIPE TO OUTLET

6" PVC PIPE TO OUTLET

6" PVC PIPE

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

CHRISTOPHER CARTHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE: \_\_\_\_\_

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

### CONSTRUCTION DETAILS

PROPOSED SITE IMPROVEMENTS  
26 CHESTNUT RIDGE ROAD  
ARMONK, NEW YORK

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Drawn: RB Approved: AN  
Scale: NOT TO SCALE  
Date: 03/28/2022  
Project No: 22021  
Detail: MODEL  
Drawing No: C-901

Date: 03/28/2022  
Revision: 05/02/2022  
05/23/2022  
10/26/2022

Revision: 1. PLANNING BOARD SUBMISSION  
2. RPRC SUBMISSION  
3. RESPOND TO COMMENTS  
4. RESPOND TO COMMENTS

No. 1.  
2.  
3.  
4.

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PREVIOUS EDITIONS OBSOLETE

NOT FOR CONSTRUCTION



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

October 25, 2022

Mr. Adam Kaufman, Director of Planning  
Town of North Castle  
Planning Department  
17 Bedford Road  
Armonk, New York 10504

RE: JMC Project 22021  
26 Chestnut Ridge Road Improvements  
26 Chestnut Ridge Road  
Town of North Castle, New York

**Response to comments included in a Kellard Sessions Memorandum to the Town of North Castle Planning Department, Last Updated June 23, 2022:**

Dear Mr. Kaufman:

This letter has been prepared to address comments included in a Kellard Sessions Memorandum to the Town of North Castle Planning Department, last updated June 23, 2022.

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

**Comment No. 1**

*Laboratory data from Phoenix Laboratories, Inc. indicates that certain soil parameters were present within samples taken. Parameters include detectable levels of arsenic, barium, cadmium, copper, mercury, manganese, nickel, lead, trivalent chromium, zinc, volatiles – tetrachloroethene, pesticides – 4.4'-DDT, semivolatiles – anthracene, benzo (a) anthracene, benzo (a) pyrene, benzo (a) fluoranthene, benzo (b) fluoranthene, benzo (ghi) perylene, benzo (k) fluoranthene, chrysene, dibenz (a, h) anthracene, fluoranthene, indeno (1, 2, 3 – cd) pyrene, phenanthrene and pyrene.*

*No additional information was provided by the applicant explaining the results, their status in relation to acceptable residential use standards or an explanation of who delivered the material, when it was delivered and how these results relate to the fill which is on-site.*

*The Planning Board may wish to request additional clarification from the applicant and refer the information and laboratory results to HydroEnvironmental Solutions for their review and recommendations.*

**The applicant has submitted a Technical Report, dated May 9, 2022 regarding the on-site soil testing by Advanced Environmental. The report indicates 12 semi-volatiles which were detected within the samples.**

**The applicant also provided an October 8, 2014 Beneficial Use submission by the New York City Department of Environmental Protection (NYCDEP) for a project within Mt. Pleasant, New York which generated a significant volume of fill. The report states that the fill was generated from a NYCDEP project and was virgin undisturbed soils.**

**I would not anticipate finding semi-volatiles within undisturbed farmland soils, as noted within the October 8, 2014 Report. I am sure HydroEnvironmental Solutions will be able to clarify these results for the Board.**

Response No. 1

HydroEnvironmental Solutions presented their findings in front of the board on October 13, 2022 and submitted a report summarizing the results of the soils testing performed at the project site. Further clarification from the NYSDEC was asked of HydroEnvironmental Solutions by the Board and was subsequently provided to the Town on October 21, 2022. The applicant looks forward to addressing any further comments by the Town Board after reviewing the updated soils memorandum and additional information.

Comment No. 2

*The applicant is proposing a stormwater detention system to mitigate the increase in runoff from proposed impervious surfaces. The applicant has provided stormwater calculations for the 100-year stormwater event only. Please provide confirmation that off-site discharge will not increase during less intense events. Calculations should also include the 1, 5, 10 and 25-year rainfall events.*

**The applicant has provided stormwater calculations for five (5) different storm events. Comment addressed.**

Response No. 2

Addressed.

Comment No. 3

*The applicant is proposing four (4) Stormtech 740 Units. The manufacturer's specifications indicate a total storage volume of 78.47 c.f. per unit with a 9" stone base, which would equate to 313.88 c.f. of total storage. A 6" stone base is proposed which would result in less storage volume. The design also includes an impermeable geotextile surrounding the units and gravel which extends to elevation 666.5. Stormwater calculations indicate a high water elevation of 667 during a 100-year event with 418 c.f. of storage. Approximately 100 c.f. or 33% more volume than the manufacturer indicates is provided. Please clarify.*

**Comment addressed.**

Response No. 3

Addressed.

Comment No. 4

*The stormwater calculations indicate that a 2.55 inch orifice is used to restrict outflow from the detention system. Stormwater plans do not include the orifice, but rather a 6" diameter inflow pipe and 6" diameter outflow pipe, both set at the bottom of the structures, elevation 662.5. Please clarify.*

***The applicant states that the proposed outlet controls will be a weir and low flow orifice. Please provide a detail of the weir and orifice on the detail sheet.***

Response No. 4

Detail #12 has been added to JMC Drawing C-901 to clarify the outlet control design on the downstream end of the stormwater detention system. The wall of the inlet structure will essentially act as the "weir" and each pipe outlet, with a cap installed, will act as the orifices.

Comment No. 5

*It is understood that the system is not an infiltration system, however, the applicant shall perform deep soil testing at the location of the detention system to verify soil conditions will permit the installation of the system.*

***Two (2) test pits were dug – TP-1 with rock at Elevation 661 and TP-2 with rock at Elevation 656.50. The system has been relocated to avoid the bedrock, however, the mitigation system bottom is Elevation 659.0, two (2) feet below the bedrock elevation at the upper portion of the treatment system. Perhaps the system should be shifted slightly south to avoid the rock.***

Response No. 5

The system has been shifted 5' south to avoid this bedrock.

Comment No. 6

*Please redirect the detention system outflow away from the proposed plantings along the neighboring property boundary. The preferred location would be below the proposed fill and embankment. Please provide a level spreader to dissipate the flows.*

***The outflow discharge point has been relocated below the fill. Please dissipate the discharge with a level spreader.***



Response No. 6

A Rip-Rap Apron/Energy Dissipator has been added at the outlet of the stormwater detention system overflow. Detail #11 has been added to JMC Drawing C-901 to clarify the specifications of this Rip-Rap Apron.

Comment No. 7

*Soil stabilization of the slope created by the fill should be stated as mandatory.*

Response No. 7

A note has been added to JMC Drawing C-200 that states: "Hydroseed to be installed during construction on fill area and then seeded and mulched upon completion of construction."

We trust that the above, along with the enclosed documents and drawings, address comments included in a Kellard Sessions Memorandum to the Town of North Castle Planning Department, last updated June 23, 2022. We look forward to your continued review throughout the Building Permit 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, PE  
Project Manager