

# BIBBO ASSOCIATES, L.L.P.

*Consulting Engineers*

Timothy S. Allen, P.E.  
Nicholas Gaboury, P.E.  
Matthew J. Gironda, P.E.

April 10, 2023

Town of North Castle  
Planning Board  
17 Bedford Road  
Armonk, NY 10504-1898

ATTN: Mr. Christopher Carthy, Chairman

RE: House Plan Change  
IREP-CG East Lane, LLC  
Turet Subdivision – East Lane

Dear Members of the Board:

Please find attached the following materials in support of the Site Plan Application for the above referenced project:

- 1 copy – Site Plan Application
- 1 copy – Site Plan (5 Sheets), dated 4-4-2023
- 1 copy – House Plans (w/ Area Map)
- 1 copy –Gross Floor Area Worksheet
- 1 copy –Gross Land Coverage Worksheet

IREP-CG East Lane, LLC recently obtained Site Plan approval from the Planning Board to develop the property located at 8 East Lane. The developer has now decided to revise the house plans and patio layouts for the proposed site. Please note, the house footprint and patio areas are both being slightly reduced when compared with the recently approved plans, but the general layout of the site remains unchanged. The property is Lot # 1 of the Turet Subdivision and per the subdivision requirements listed on the filed Plat, this project must obtain Site Plan approval from the Planning Board.

We respectfully request this matter be placed on your next available meeting agenda for your review. Please feel free to contact us with any questions you may have.

Very truly yours,



Nicholas Gaboury, P.E.

*Site Design ♦ Environmental*

Mill Pond Offices • 293 Route 100 • Suite 203 • Somers, New York 10589

Phone: 914.277.5805 • Fax: 914.277.8210

Website: [www.bibboassociates.com](http://www.bibboassociates.com) • E-mail: [bibbo@bibboassociates.com](mailto:bibbo@bibboassociates.com)



**TOWN OF NORTH CASTLE**  
**WESTCHESTER COUNTY**  
17 Bedford Road  
Armonk, New York 10504-1898

**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
**Director of Planning**

Telephone: (914) 273-3542  
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[www.northcastleny.com](http://www.northcastleny.com)

## Application for Site Development Plan Approval

Application Name

IREP-CG EAST LANE LLC - 8 EAST LANE

REVISED HOUSE PLANS



TOWN OF NORTH CASTLE  
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17 Bedford Road  
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**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

<b><u>Type of Application Deposit*</u></b>	<b><u>Amount of Initial Escrow Account</u></b>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

\* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

Applicant Signature

Date:

6/21/22

**I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES**

Name of Property Owner: LEE TURET  
Mailing Address: 14 WEST LANE, GREENWICH, CT 06831-2632  
Telephone: 914-260-7409 Fax: \_\_\_\_\_ e-mail mturet@gmail.com

Name of Applicant (if different): GREG ALTSHULER  
Address of Applicant: 37 CROSBY STREET, 4A, NEW YORK, NY 10019  
Telephone: 917- 575-8532 Fax: \_\_\_\_\_ e-mail greg.altshuler@gmail.com  
Interest of Applicant, if other than Property Owner:  
Contract Vendee

Is the Applicant (if different from the property owner) a Contract Vendee?  
Yes  No   
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:  
BIBBO ASSOCIATES, LLP  
Address: 293 ROUTE 100, SUITE 203, SOMERS, NY 10589  
Telephone: 914-277-5805 Fax: 917-277-8210 e-mail ngaboury@bibboassociates.com

Name of Other Professional: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

Name of Attorney (if any): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_



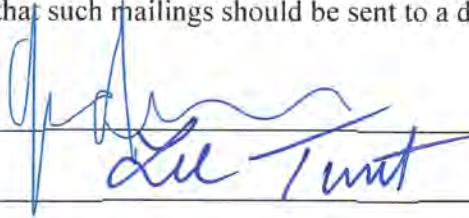
**Applicant Acknowledgement**

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

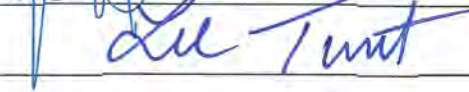
It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant: \_\_\_\_\_



Date: 6/21/22

Signature of Property Owner: \_\_\_\_\_



Date: 6/23/22

**MUST HAVE BOTH SIGNATURES**



**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use: SINGLE-FAMILY RESIDENCE

Gross Floor Area: Existing 2,500 +/- S.F. Proposed 7,491 S.F.

Proposed Floor Area Breakdown:

Retail --- S.F.; Office --- S.F.;

Industrial --- S.F.; Institutional --- S.F.;

Other Nonresidential --- S.F.; Residential 7,491 S.F.;

Number of Dwelling Units: 1

Number of Parking Spaces: Existing --- Required --- Proposed ---

Number of Loading Spaces: Existing --- Required --- Proposed ---

Earthwork Balance: Cut 1,600 C.Y. Fill 600 C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No X Yes ---

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No --- Yes X

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No --- Yes X

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No X Yes ---

(If yes, application for a State Wetlands Permit may also be required.)

#### **IV. SUBMISSION REQUIREMENTS**

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

**V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN**

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

**Legal Data:**

- X   Name of the application or other identifying title.
- X   Name and address of the Property Owner and the Applicant, (if different).
- X   Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- X   Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- X   Existing zoning, fire, school, special district and municipal boundaries.
- X   Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- X   Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- X   Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- X   Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- X   North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- X   A signature block for Planning Board endorsement of approval.

**Existing Conditions Data:**

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, size and design of existing signs.
- Location, type, direction, power and time of use of existing outdoor lighting.
- Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

**Proposed Development Data:**

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- Proposed number of employees for which buildings are designed
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.



- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- Location, size and design of all proposed signs.
- Location, type, direction, power and time of use of proposed outdoor lighting.
- Location and design of proposed outdoor garbage enclosure.
- Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- Type of power to be used for any manufacturing
- Type of wastes or by-products to be produced and disposal method
- In multi-family districts, floor plans, elevations and cross sections
- The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.



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 WESTCHESTER COUNTY  
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PLANNING DEPARTMENT  
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**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: IREP-CG EAST LANE LLC Date: \_\_\_\_\_  
 Tax Map Designation or Proposed Lot No.: 108.03-3-39.1

Gross Lot Coverage

- |     |  |                 |
|-----|--|-----------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>44,182</u>   |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(b)):   | <u>9,387</u>    |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):  |                 |
|     | Distance principal home is beyond minimum front yard setback   |                 |
|     | <u>22</u> x 10 = <u>220</u>  | <u>9,607</u>    |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3  | _____           |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br><u>1238TBR</u> existing + <u>3,001.81</u> proposed =                  | <u>3,001.81</u> |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br><u>132 TBR</u> existing + <u>0</u> proposed =                        | _____           |
| 7.  | Amount of lot area covered by <b>decks</b> :<br><u>319 TBR</u> existing + <u>0</u> proposed =                                      | _____           |
| 8.  | Amount of lot area covered by <b>porches</b> :<br><u>452 TBR</u> existing + <u>0</u> proposed =                                    | _____           |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :<br><u>2,672 TBR</u> existing + <u>3,182</u> proposed = | <u>3,182</u>    |
| 10. | Amount of lot area covered by <b>terraces</b> :<br><u>0</u> existing + <u>1547</u> proposed =                                      | <u>1,547</u>    |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br><u>0</u> existing + <u>540</u> proposed =        | <u>540</u>      |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br><u>0</u> existing + <u>0</u> proposed =                             | <u>0</u>        |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =  | <u>8,270.81</u> |

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.



Signature and Seal of Professional Preparing Worksheet

4-4-23  
 Date



TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

January 29, 2019  
Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

### FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: IREP-CG EAST LANE LLC Date: \_\_\_\_\_

Tax Map Designation or Proposed Lot No.: 108.03-3-39.1

Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>44,182</u>
2.	<b>Maximum</b> permitted floor area (per Section 355-26.B(4)):	<u>7,764</u>
3.	Amount of floor area contained within first floor: — <u>TBR</u> existing + <u>2164.04</u> proposed =	<u>2,164.04</u>
4.	Amount of floor area contained within second floor: — <u>TBR</u> existing + <u>1955.79</u> proposed =	<u>1,955.79</u>
5.	Amount of floor area contained within garage: — <u>TBR</u> existing + <u>837.77</u> proposed =	<u>837.77</u>
6.	Amount of floor area contained within porches capable of being enclosed: — <u>TBR</u> existing + <u>0</u> proposed =	<u>0</u>
7.	Amount of floor area contained within basement (if applicable – see definition): — <u>TBR</u> existing + <u>0</u> proposed =	<u>0</u>
8.	Amount of floor area contained within attic (if applicable – see definition): — <u>TBR</u> existing + <u>0</u> proposed =	<u>0</u>
9.	Amount of floor area contained within all accessory buildings: — <u>0</u> existing + <u>0</u> proposed =	<u>0</u>
10.	Pro Proposed <b>floor area</b> : Total of Lines 3 – 9 =	<u>4,957.60</u>

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



4-4-23  
Date



Project IREP-CG EAST LANE LLC - 8 EAST LANE

Gross Land Coverage Breakdown

Legend		Area (SF)
	Principal Building	3001.81
	Terraces and Porches	1547
	Driveway and Walkway	3182
	Pool and Equipment Pad	540
	All Other Structures	0
	Total	8270.81





SHED  
TBR

PROPOSED  
POOL  
ELEV=156.0

FLAGSTONE  
PATIO

EXISTING 2 BEDROOM  
RESIDENCE TO BE  
REMOVED

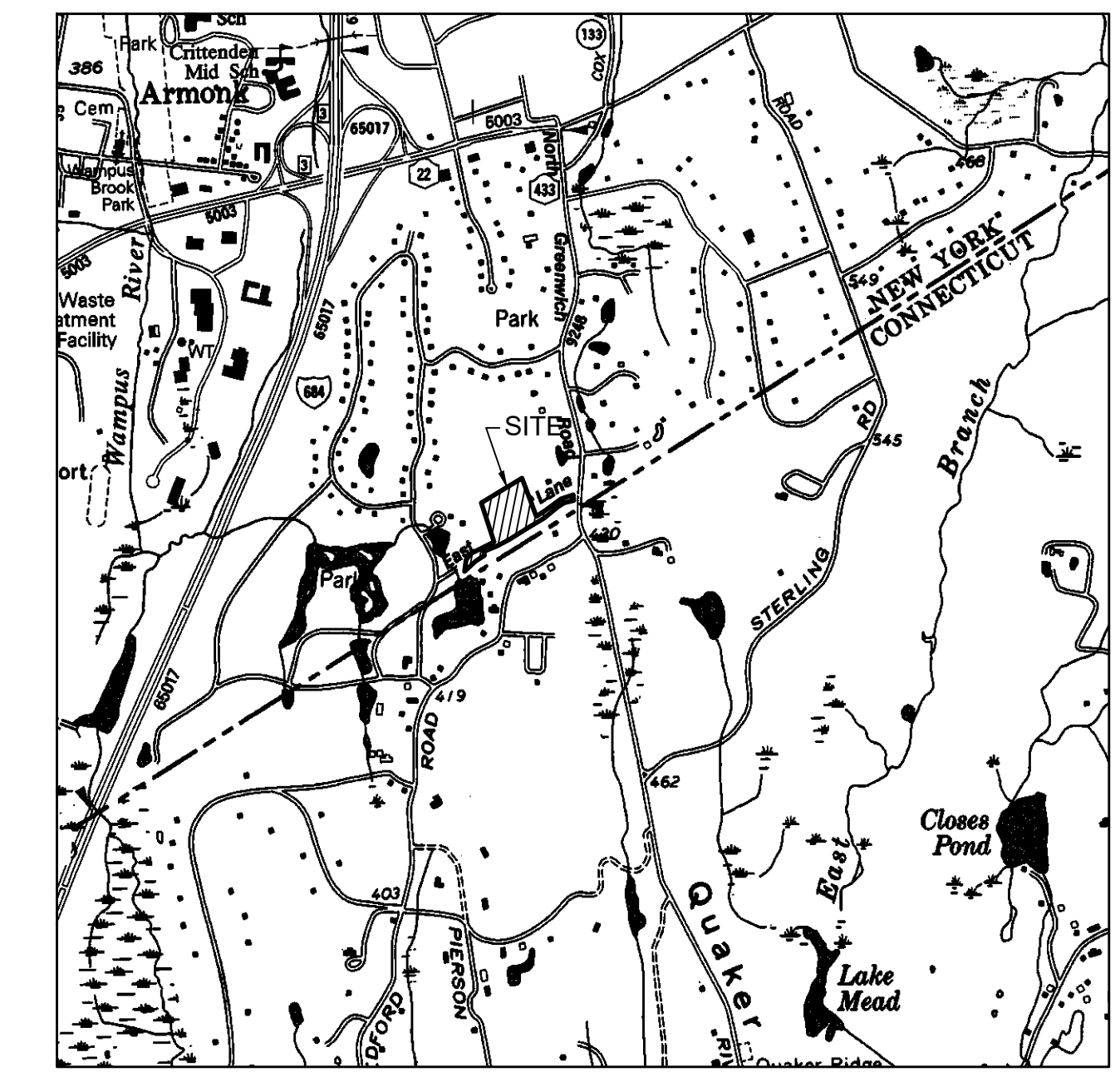
PROPOSED  
5 BEDROOM  
RESIDENCE  
FF=157.0  
GAR=156.0  
BSMT=148.0

DECK

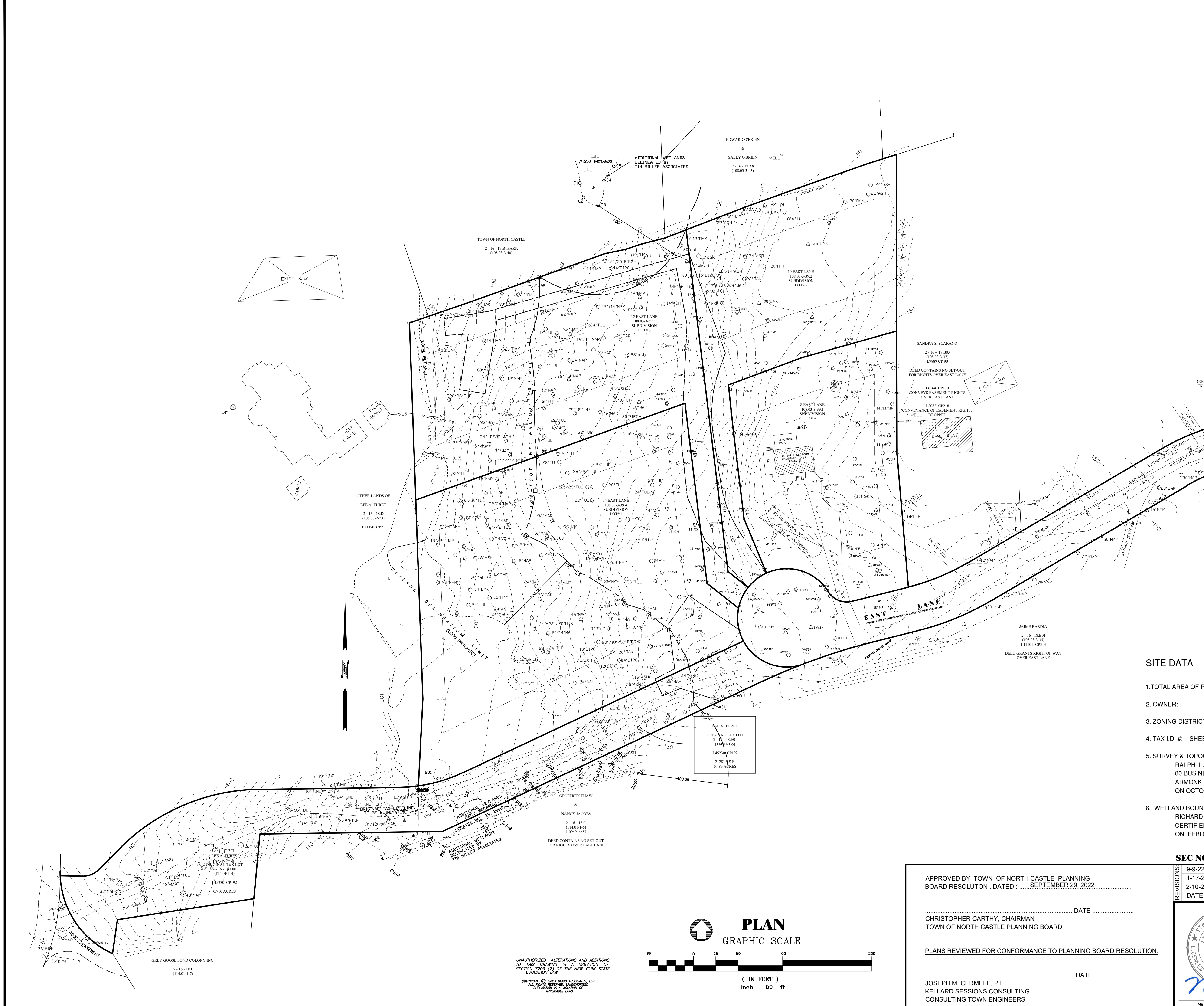


SITE DIS





LOCATION MAP  
N.T.S.



**SITE DATA**

- TOTAL AREA OF PARCEL: 1.055 Ac ±
- OWNER: LEE TURET
- ZONING DISTRICT: R-1A RESIDENTIAL
- TAX I.D. #: SHEET 108.03, BLOCK 3, LOT 39.1
- SURVEY & TOPOGRAPHY BY:  
RALPH L. Mac DONALD COMPANY, ENGINEERS & SURVEYORS  
80 BUSINESS PARK DRIVE  
ARMONK, N.Y. 10504  
ON OCTOBER 30, 2007
- WETLAND BOUNDARIES FLAGGED BY:  
RICHARD B. JACOBSON  
CERTIFIED SOIL SCIENTIST  
ON FEBRUARY 18 & APRIL 8, 2005

CONTACT INFO:  
IREP-CG EAST LANE LLC  
C/O GREG ALTSHULER  
37 CROSBY STREET, 4A  
NEW YORK, NY 10013  
917-575-8532

FILED MAP NO. 29373

SEC NO: 108.03    BLOCK NO: 3    LOT NO: 39.1    SUBLT NO: 1

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: SEPTEMBER 29, 2022

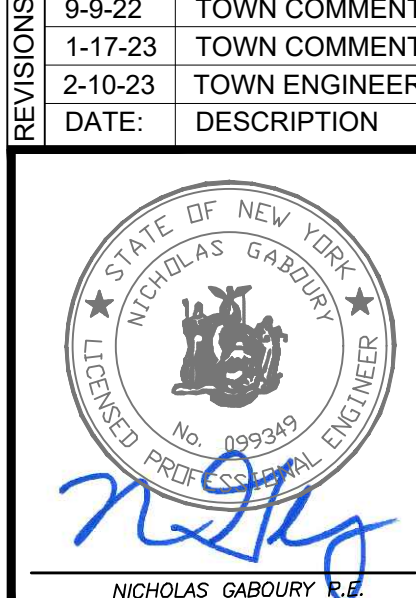
..... DATE .....

CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

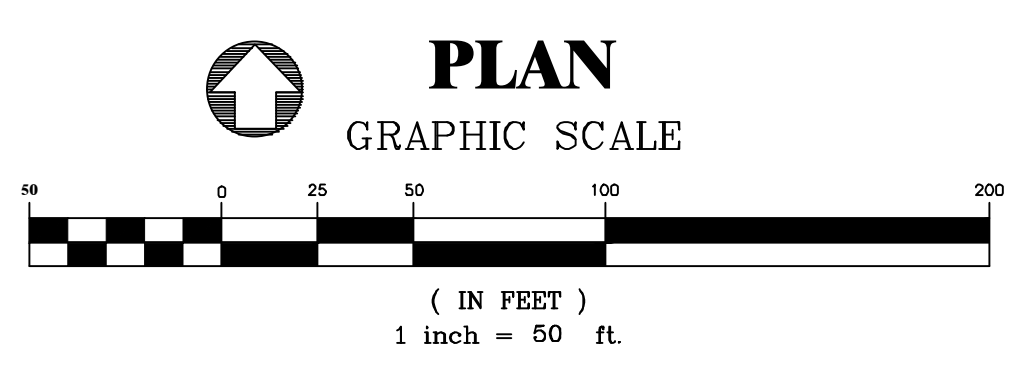
PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION:

..... DATE .....

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



EXISTING CONDITIONS PLAN		DATE:	6-6-2022
IREP-CG EAST LANE LLC		SCALE:	1" = 50'
8 EAST LANE		FILE:	---
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY.		DSGN / CHK:	NG
BIBBO ASSOCIATES, LLP		DRN. BY:	AW
293 ROUTE 100 SUITE 203		SHT NO:	1 OF 5
SOMERS, NEW YORK 10589		DWG NO.:	EX-1
TEL. 914 277 5805			



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GREY GOOSE POND COLONY INC.  
2-16-181  
(11403-2)

OTHER LANDS OF LEE A. TURET  
2-16-181D  
(108.03-23)  
L11370 CP1

SANDRA S. SCARANO  
2-16-181B  
(108.03-37)  
L088 CP90  
DEED CONTAINS NO SET-OUT FOR RIGHTS OVER EAST LANE

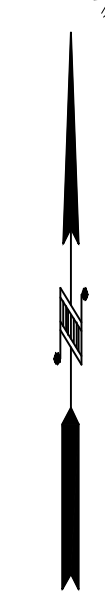
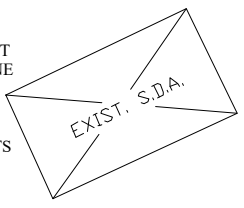
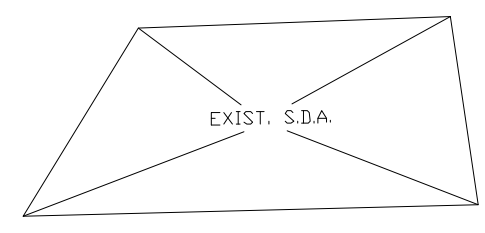
L6164 CP10  
CONVEYS EASEMENT RIGHTS OVER EAST LANE

L802 CP18  
CONVEYANCE OF EASEMENT RIGHTS OVER EAST LANE

JAIME BARDIA  
2-16-181B01  
(108.03-35)  
L1110 CP013  
DEED GRANTS RIGHT OF WAY OVER EAST LANE

LEE A. TURET  
ORIGINAL TAX LOT  
2-16-181B01  
(11403-5)  
L4533 CP192  
21281 S.F.  
0.489 ACRES

GEORFREY THAW & NANCY JACOBS  
2-16-181C  
(11403-16)  
11048 CP07  
DEED CONTAINS NO SET-OUT FOR RIGHTS OVER EAST LANE





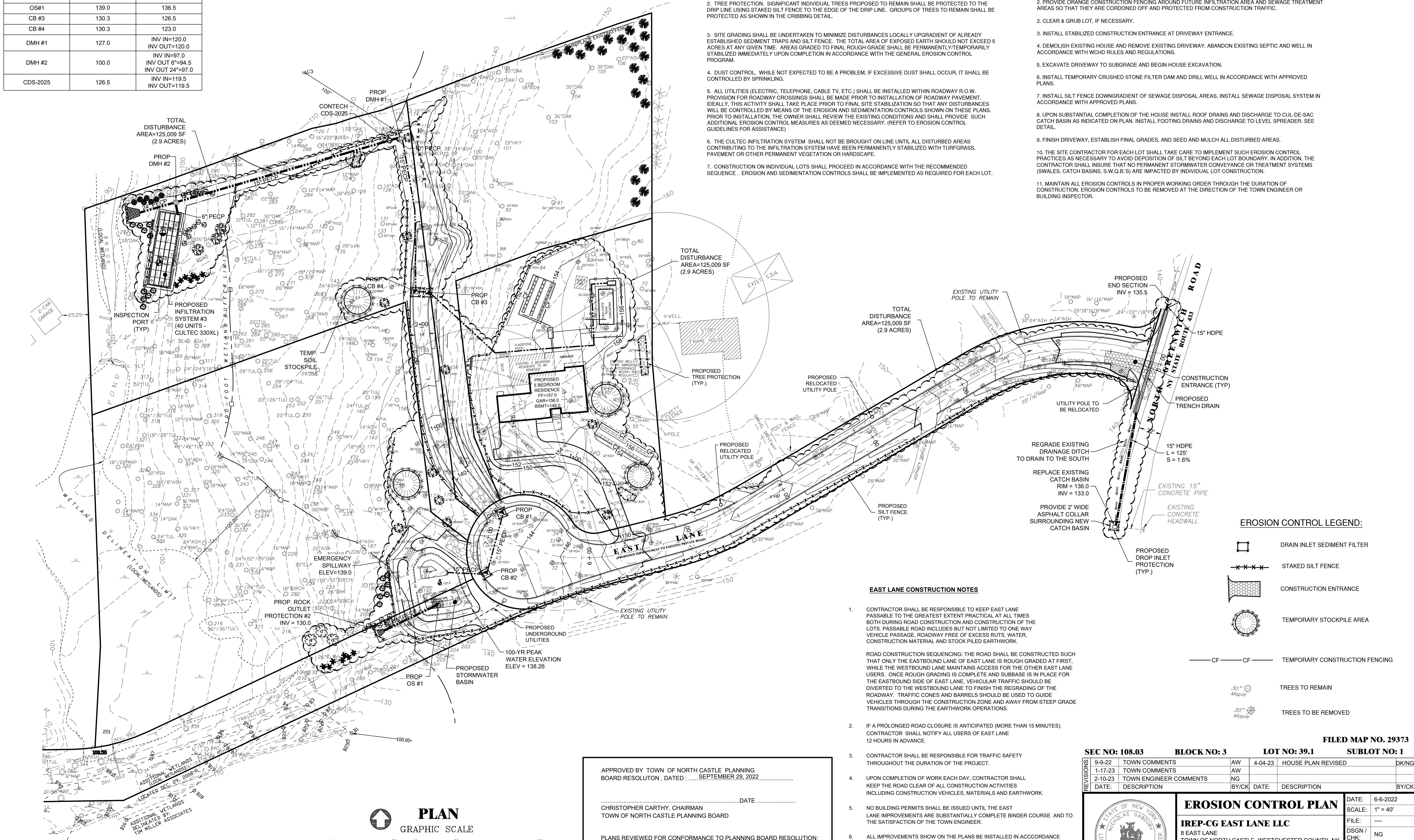
DRAINAGE STRUCTURE SCHEDULE		
STRUCTURE	RIM EL	INVERTS
CB #1	142.0	139.5
CB #2	142.0	139.0
OS#1	139.0	136.5
CB #3	130.3	126.5
CB #4	130.3	123.0
DMH #1	127.0	INV IN=120.0 INV OUT=120.0
DMH #2	100.0	INV IN=97.0 INV OUT 6"=94.5 INV OUT 24"=97.0
CDS-2025	126.5	INV IN=119.5 INV OUT=119.5

**GENERAL NOTES**

- SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS SPECIFICALLY 5-FEET FROM THE TOE OF FILL SLOPES. THE FILTER FABRIC SHALL BE BURIED AT THE BASE. ALL SILT FENCING INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS.
- TREE PROTECTION. SIGNIFICANT INDIVIDUAL TREES PROPOSED TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE USING STAKED SILT FENCE TO THE EDGE OF THE DRIP LINE. GROUPS OF TREES TO REMAIN SHALL BE PROTECTED AS SHOWN IN THE CRIBBING DETAIL.
- SITE GRADING SHALL BE UNDERTAKEN TO MINIMIZE DISTURBANCES LOCALLY UPGRADIENT OF ALREADY ESTABLISHED SEDIMENT TRAPS AND SILT FENCE. THE TOTAL AREA OF EXPOSED EARTH SHOULD NOT EXCEED 5 ACRES AT ANY GIVEN TIME. AREAS GRADED TO FINAL ROUGH GRADE SHALL BE PERMANENTLY/TEMPORARILY STABILIZED IMMEDIATELY UPON COMPLETION IN ACCORDANCE WITH THE GENERAL EROSION CONTROL PROGRAM.
- DUST CONTROL. WHILE NOT EXPECTED TO BE A PROBLEM, IF EXCESSIVE DUST SHALL OCCUR, IT SHALL BE CONTROLLED BY SPRINKLING.
- ALL UTILITIES (ELECTRIC, TELEPHONE, CABLE TV, ETC.) SHALL BE INSTALLED WITHIN ROADWAY R.O.W. PROVISION FOR ROADWAY CROSSINGS SHALL BE MADE PRIOR TO INSTALLATION OF ROADWAY PAVEMENT. IDEALLY, THIS ACTIVITY SHALL TAKE PLACE PRIOR TO FINAL SITE STABILIZATION SO THAT ANY DISTURBANCES WILL BE CONTROLLED BY MEANS OF THE EROSION AND SEDIMENTATION CONTROLS SHOWN ON THESE PLANS. PRIOR TO INSTALLATION, THE OWNER SHALL REVIEW THE EXISTING CONDITIONS AND SHALL PROVIDE SUCH ADDITIONAL EROSION CONTROL MEASURES AS DEEMED NECESSARY. (REFER TO EROSION CONTROL GUIDELINES FOR ASSISTANCE)
- THE CULTEC INFILTRATION SYSTEM SHALL NOT BE BROUGHT ON LINE UNTIL ALL DISTURBED AREAS CONTRIBUTING TO THE INFILTRATION SYSTEM HAVE BEEN PERMANENTLY STABILIZED WITH TURFGRASS, PAVEMENT OR OTHER PERMANENT VEGETATION OR HARDSCAPE.
- CONSTRUCTION ON INDIVIDUAL LOTS SHALL PROCEED IN ACCORDANCE WITH THE RECOMMENDED SEQUENCE. EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED AS REQUIRED FOR EACH LOT.

**CONSTRUCTION SEQUENCE (LOT 1 - 8 EAST LANE)**

- INSTALL SILT FENCE FOR HOUSE & DRIVEWAY CONSTRUCTION.
- PROVIDE ORANGE CONSTRUCTION FENCING AROUND FUTURE INFILTRATION AREA AND SEWAGE TREATMENT AREAS SO THAT THEY ARE CORDONED OFF AND PROTECTED FROM CONSTRUCTION TRAFFIC.
- CLEAR & GRUB LOT, IF NECESSARY.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AT DRIVEWAY ENTRANCE.
- DEMOLISH EXISTING HOUSE AND REMOVE EXISTING DRIVEWAY. ABANDON EXISTING SEPTIC AND WELL IN ACCORDANCE WITH WCHD RULES AND REGULATIONS.
- EXCAVATE DRIVEWAY TO SUBGRADE AND BEGIN HOUSE EXCAVATION.
- INSTALL TEMPORARY CRUSHED STONE FILTER DAM AND DRILL WELL IN ACCORDANCE WITH APPROVED PLANS.
- INSTALL SILT FENCE DOWNGRADIENT OF SEWAGE DISPOSAL AREAS, INSTALL SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH APPROVED PLANS.
- UPON SUBSTANTIAL COMPLETION OF THE HOUSE INSTALL ROOF DRAINS AND DISCHARGE TO CUL-DE-SAC CATCH BASIN AS INDICATED ON PLAN. INSTALL FOOTING DRAINS AND DISCHARGE TO LEVEL SPREADER. SEE DETAIL.
- FINISH DRIVEWAY, ESTABLISH FINAL GRADES, AND SEED AND MULCH ALL DISTURBED AREAS.
- THE SITE CONTRACTOR FOR EACH LOT SHALL TAKE CARE TO IMPLEMENT SUCH EROSION CONTROL PRACTICES AS NECESSARY TO AVOID DEPOSITION OF SILT BEYOND EACH LOT BOUNDARY. IN ADDITION, THE CONTRACTOR SHALL INSURE THAT NO PERMANENT STORMWATER CONVEYANCE OR TREATMENT SYSTEMS (SWALES, CATCH BASINS, S.W.Q.B.'S) ARE IMPACTED BY INDIVIDUAL LOT CONSTRUCTION.
- MAINTAIN ALL EROSION CONTROLS IN PROPER WORKING ORDER THROUGH THE DURATION OF CONSTRUCTION. EROSION CONTROLS TO BE REMOVED AT THE DIRECTION OF THE TOWN ENGINEER OR BUILDING INSPECTOR.



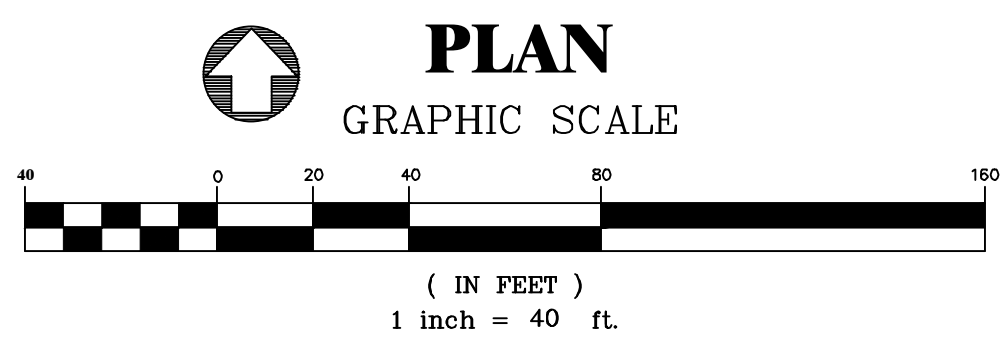
**EAST LANE CONSTRUCTION NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE TO KEEP EAST LANE PASSABLE TO THE GREATEST EXTENT PRACTICAL AT ALL TIMES BOTH DURING ROAD CONSTRUCTION AND CONSTRUCTION OF THE LOTS. PASSABLE ROAD INCLUDES BUT NOT LIMITED TO ONE WAY VEHICLE PASSAGE. ROADWAY FREE OF EXCESS RUTS, WATER, CONSTRUCTION MATERIAL AND STOCK PILED EARTHWORK.  
  
ROAD CONSTRUCTION SEQUENCING: THE ROAD SHALL BE CONSTRUCTED SUCH THAT ONLY THE EASTBOUND LANE OF EAST LANE IS ROUGH GRADED AT FIRST, WHILE THE WESTBOUND LANE MAINTAINS ACCESS FOR THE OTHER EAST LANE USERS. ONCE ROUGH GRADING IS COMPLETE AND SUBBASE IS IN PLACE FOR THE EASTBOUND SIDE OF EAST LANE, VEHICULAR TRAFFIC SHOULD BE DIVERTED TO THE WESTBOUND LANE TO FINISH THE REGRADING OF THE ROADWAY. TRAFFIC CONES AND BARRELS SHOULD BE USED TO GUIDE VEHICLES THROUGH THE CONSTRUCTION ZONE AND AWAY FROM STEEP GRADE TRANSITIONS DURING THE EARTHWORK OPERATIONS.
- IF A PROLONGED ROAD CLOSURE IS ANTICIPATED (MORE THAN 15 MINUTES), CONTRACTOR SHALL NOTIFY ALL USERS OF EAST LANE 12 HOURS IN ADVANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC SAFETY THROUGHOUT THE DURATION OF THE PROJECT.
- UPON COMPLETION OF WORK EACH DAY, CONTRACTOR SHALL KEEP THE ROAD CLEAR OF ALL CONSTRUCTION ACTIVITIES INCLUDING CONSTRUCTION VEHICLES, MATERIALS AND EARTHWORK.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL THE EAST LANE IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE BINDER COURSE AND TO THE SATISFACTION OF THE TOWN ENGINEER.
- ALL IMPROVEMENTS SHOW ON THE PLANS BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATION OF THE TOWN.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED FROM 7:00 A.M. TO 6:00 P.M. AND THAT NO CONSTRUCTION ACTIVITY SHALL OCCUR ON SUNDAYS OR LEGAL NEW YORK STATE HOLIDAYS.

**EROSION CONTROL LEGEND:**

- DRAIN INLET SEDIMENT FILTER
- STAKED SILT FENCE
- CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE AREA
- TEMPORARY CONSTRUCTION FENCING
- TREES TO REMAIN
- TREES TO BE REMOVED

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION , DATED : .....SEPTEMBER 29, 2022.....  
 .....DATE .....  
 CHRISTOPHER CARTHAY, CHAIRMAN  
 TOWN OF NORTH CASTLE PLANNING BOARD  
 PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION:  
 .....DATE .....  
 JOSEPH M. CERMELE, P.E.  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS



CONTACT INFO:  
 GREG ALTSHULER  
 37 CROSBY STREET, 4A  
 NEW YORK, NY 10013  
 917-575-8532

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**FILED MAP NO. 29373**

**SEC NO: 108.03    BLOCK NO: 3    LOT NO: 39.1    SUBLOT NO: 1**

REVISION	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
9-9-22	TOWN COMMENTS	AW	4-04-23	HOUSE PLAN REVISED	DK/NG	
1-17-23	TOWN COMMENTS	AW				
2-10-23	TOWN ENGINEER COMMENTS	NG				
	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK

**EROSION CONTROL PLAN**  
 IREP-CG EAST LANE LLC  
 8 EAST LANE  
 TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY.

**BIBBO ASSOCIATES, LLP**  
 293 ROUTE 100 SUITE 203  
 SOMERS, NEW YORK 10589  
 TEL. 914 277 5805

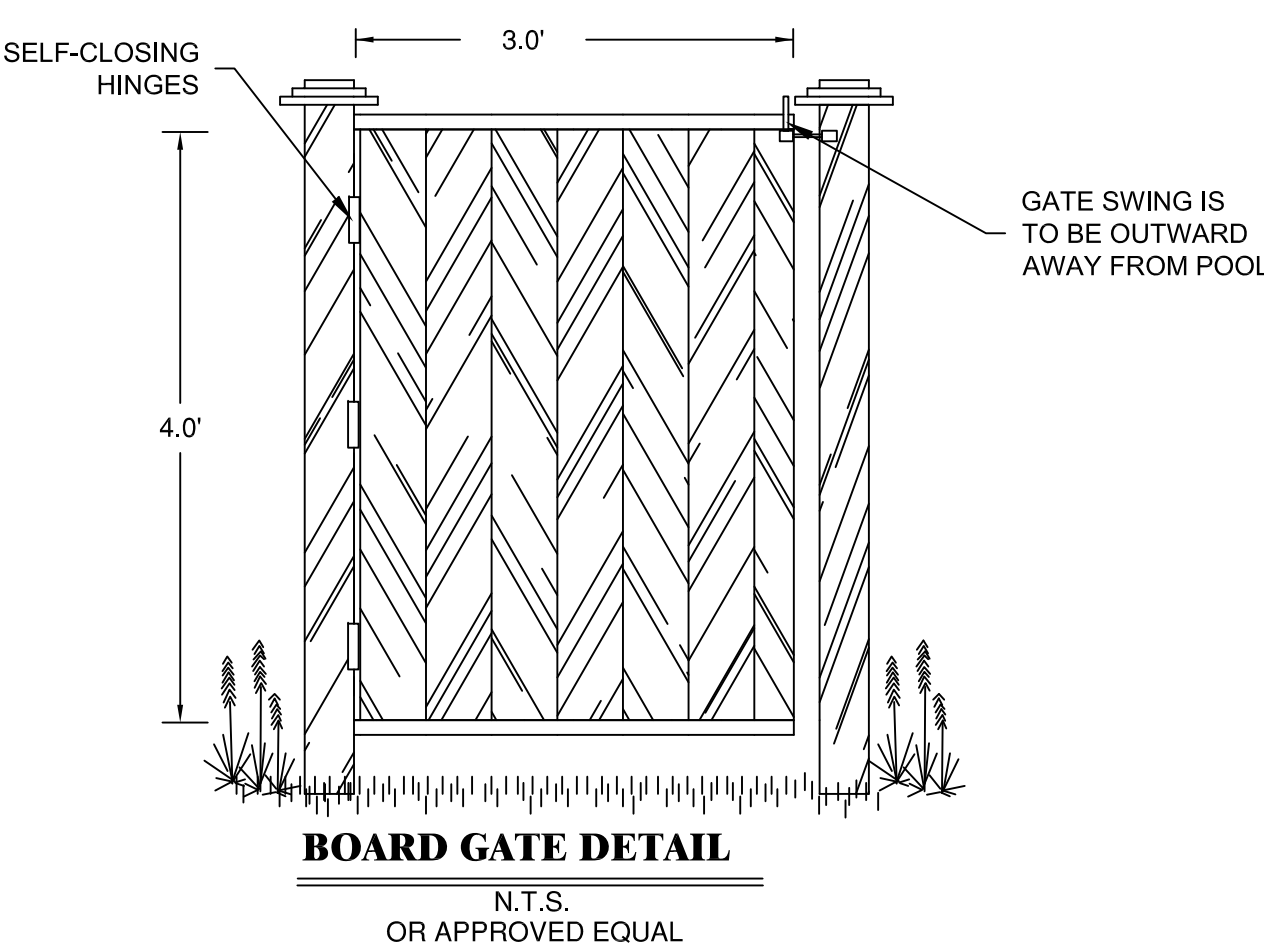
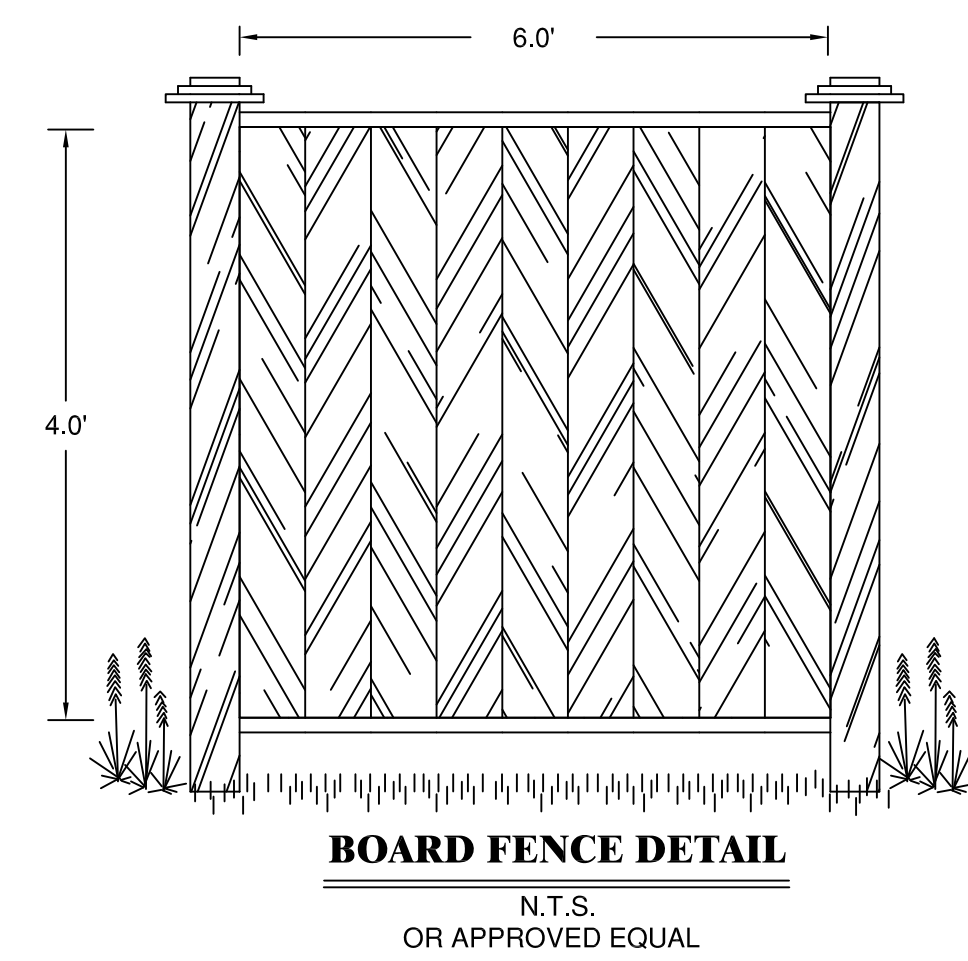
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 DRN. BY: AW  
 SHT NO: 2 OF 5  
 DWG NO: **EC-1**



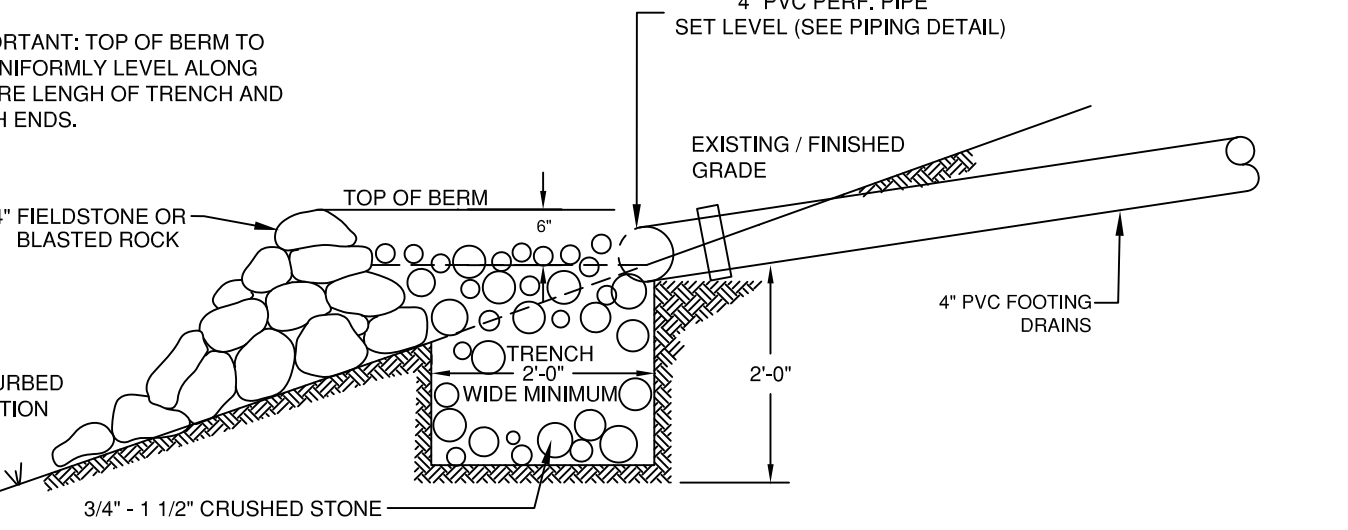
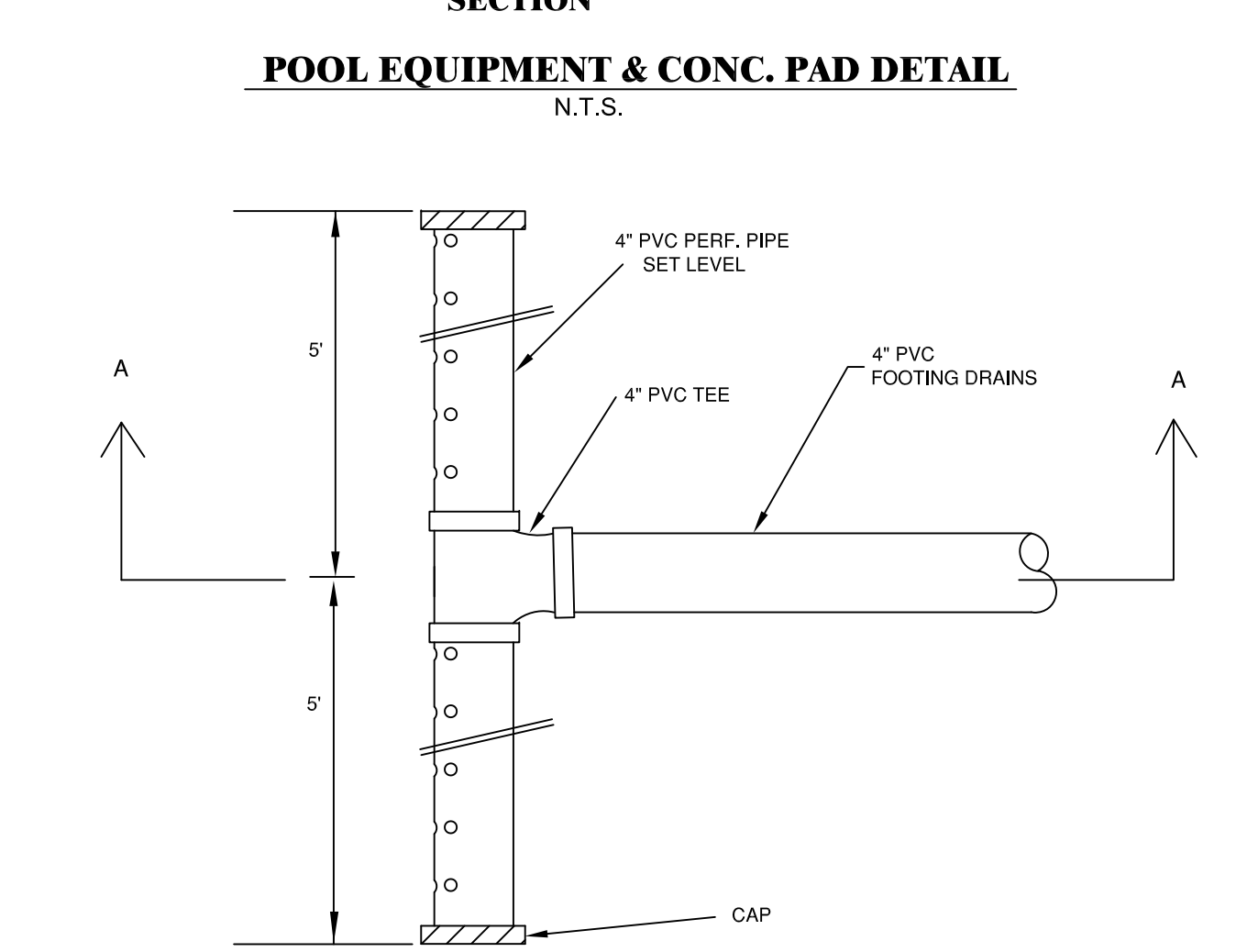
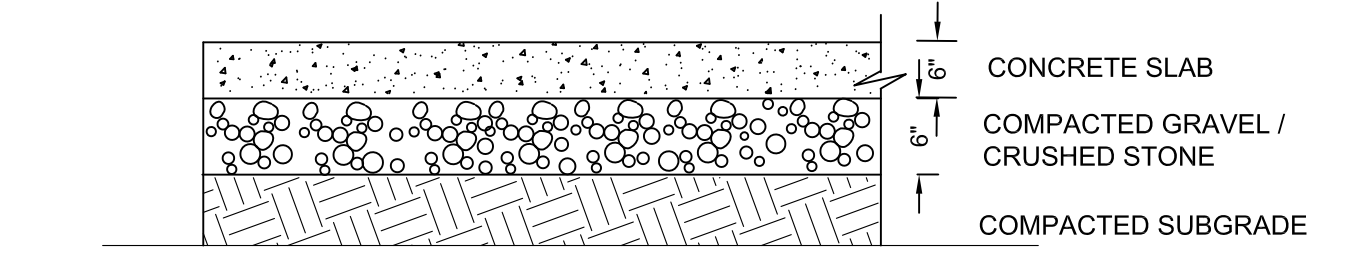
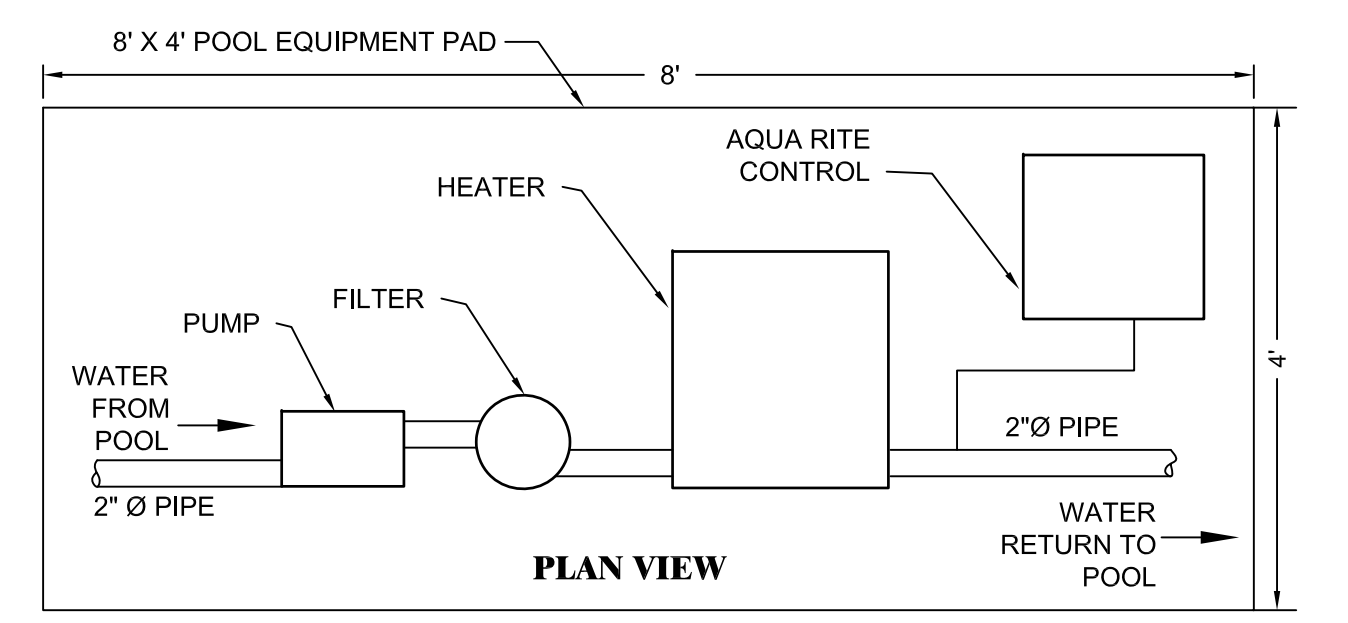
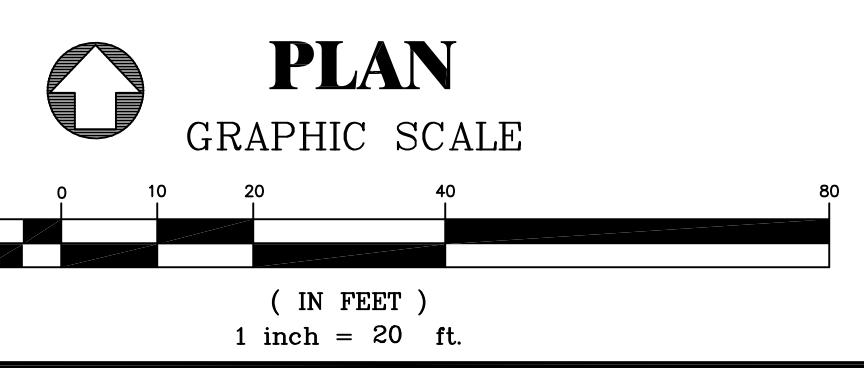
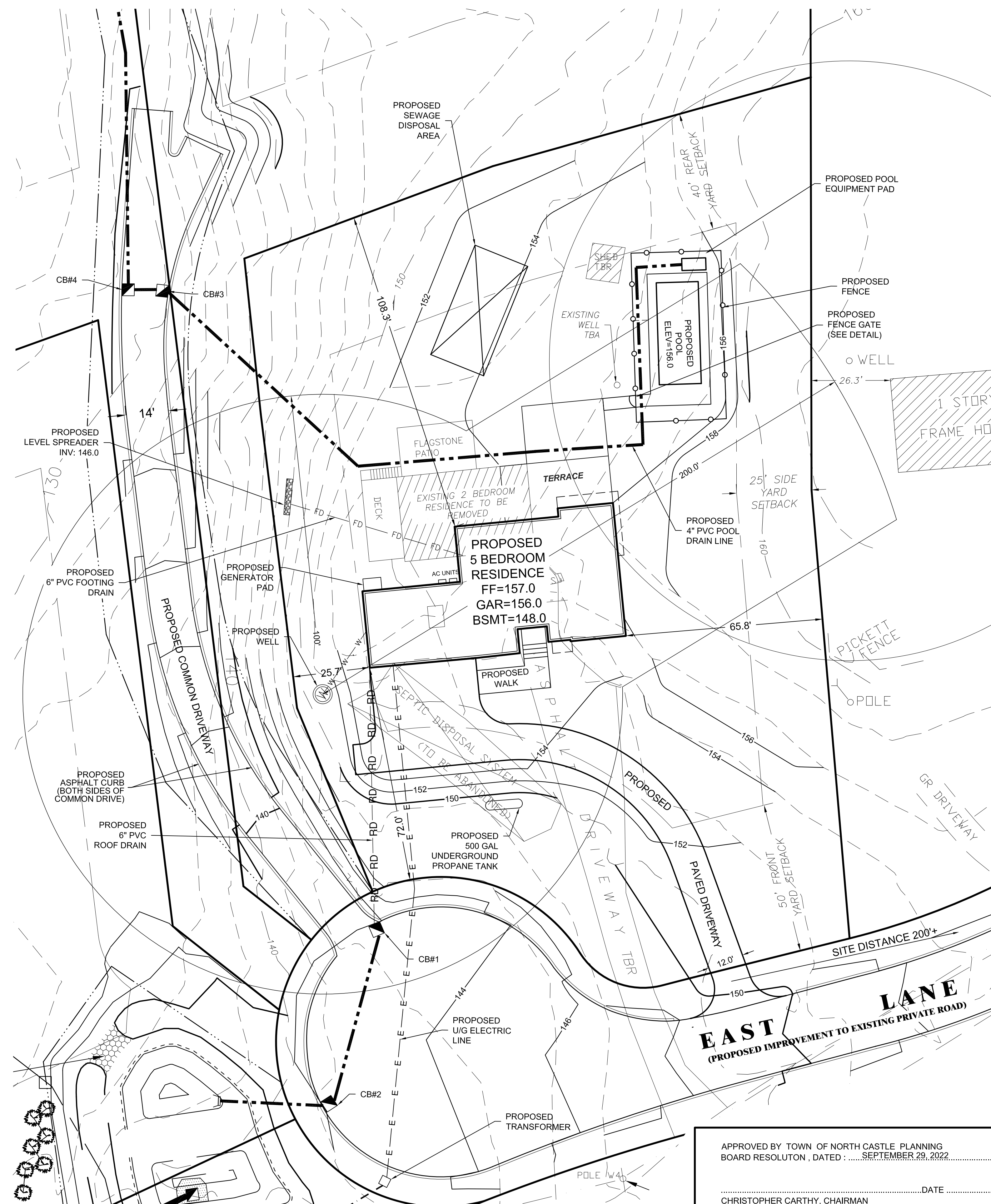
**GENERALIZED CONSTRUCTION SEQUENCE**

CONSTRUCTION FENCING SHALL BE LOCATED AND INSTALLED ALONG THE CLEARING AND GRADING LIMIT LINES PRIOR TO THE START OF ANY CONSTRUCTION.

- ROADS, STORM DRAINAGE COLLECTION AND TREATMENT FACILITIES SHALL BE STAKED OUT BY SURVEYORS.
- APPROPRIATE EROSION AND SEDIMENTATION CONTROLS SHALL BE IN PLACE PRIOR TO ANY SITE DISTURBANCE.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE INDICATED ON PLAN.
- CLEAR TREES FROM R.O.W. LIMITS, EXCAVATE TREE STUMPS AND REMOVE FROM SITE.
- STRIP TOPSOIL AND STOCKPILE AREA OR AREAS AS TYPICALLY DESIGNATED.
- CONSTRUCTION SHOULD PROCEED SO THAT DISTURBED AREAS SHALL NOT EXCEED 5 ACRES WITHOUT VEGETATING AND STABILIZING PREVIOUSLY DISTURBED AREAS.
- EXCAVATE S.W.Q.B. TO REQUIRED MINIMUM VOLUMES AS INDICATED ON PLAN. CONSTRUCT BASIN OUTLET STRUCTURES. PROVIDE TEMPORARY CRUSHED STONE FILTER DAMS AROUND OUTLETS TO CONTAIN SILT WITHIN BASIN. PLACE TOPSOIL ON BERMS AND EMBANKMENTS AND SPREAD SEED AND MULCH.
- EXCAVATE AND PLACE COMPACTED FILL AS REQUIRED TO BRING ROAD TO SUBGRADE.
- INSTALL DRAINAGE SYSTEM IN THE ROAD. INSTALL EROSION CONTROLS AT CATCH BASIN INLETS. IMMEDIATELY FINISH GRADE AND SPREAD SEED AND MULCH IN DRAINAGE EASEMENT.
- FINE GRADE AND COMPACT ROAD SUBGRADE.
- INSTALL R.O.B. SAND AND GRAVEL SUBBASE ON ROAD SUBGRADE AND COMPACT.
- SET CATCH BASIN AND MANHOLE FRAMES TO FINISH GRADE.
- INSTALL BASE COURSE OF ROAD PAVEMENT AND CURB.
- FINISH GRADE ROAD SHOULDERS AND EMBANKMENTS. PLACE TOPSOIL AND SPREAD SEED AND MULCH.
- CLEAN S.W.Q.B. OF ACCUMULATED SEDIMENT. RESHAPE BASINS TO FINISHED GRADE ON PLANS, AND INSTALL PERMANENT OUTLET STRUCTURES.
- COMPLETE INSTALLATION OF PLANTINGS AT S.W.Q.B. AS INDICATED ON THE PLANS.
- MAINTAIN ALL SILT FENCING AND REPAIR ANY AREAS OF EROSION IN DRAINAGE EASEMENTS UNTIL A FIRM STAND OF VEGETATION IS ESTABLISHED.
- ONCE ALL LOTS HAVE BEEN CONSTRUCTED, INSTALL FINAL ASPHALT TOP COURSE FOR THE TOWN ROAD.



PLEASE NOTE: THE PROPOSED POOL FENCE GATE SHALL OPEN OUTWARD (AWAY FROM POOL), BE SELF-CLOSING, SELF-LATCHING, AND EQUIPPED WITH MAGNALATCH AT 54" OFF OF GRADE.



TRENCH SHALL REMAIN UNFILLED (SEE NOTE 1) UNTIL COMPLETION OF SITE STABILIZATION WITH SUITABLE VEGETATIVE COVER, AS DIRECTED BY ENGINEER. SILT DEPOSITED DURING CONSTRUCTION SHALL BE REMOVED AND TRENCH FILLED AS SHOWN.

\* EXCEPT AT PIPE DISCHARGE POINT A PILE OF FIELDSTONE SHALL BE PLACED IN TRENCH AS A "SPASH PLATE" TO MINIMIZE SCOURING.

**LEVEL SPREADER**  
N.T.S.

ZONING DATA		
TAX MAP DESIGNATION	SECTION 108.03, BLOCK 3, LOT 39.1	
ZONING DISTRICT	R-1A - RESIDENTIAL	
	MINIMUM REQUIREMENTS	PROVIDED
GROSS LOT AREA (ACRES)	1.0	1.055 (45,954 sf)
NET LOT AREA (ACRES)	1.0	1.014 (44,182 sf)
WIDTH (FT)	125	174
DEPTH (FT)	150	256
FRONT YARD (FT)	50	72.0
SIDE YARD (FT)	25	25.7 / 65.8
REAR YARD (FT)	40	108.3
MAXIMUM BLDG. COVERAGE (%)	12%	6.51%
MAX. GROSS LAND COV.	9,607 S.F.	8,270.81 S.F.

CONTACT INFO:  
GREG ALTSHULER  
37 CROSBY STREET, 4A  
NEW YORK, NY 10013  
917-575-8532

FILED MAP NO. 29373

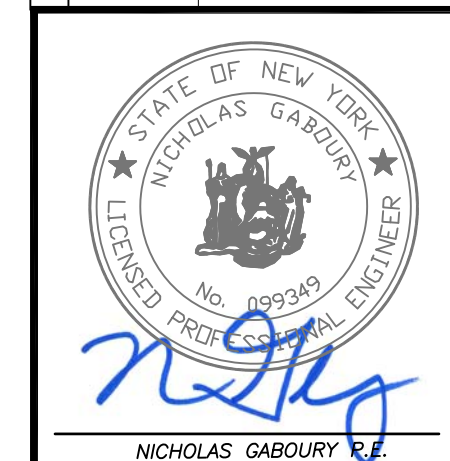
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED : ..... SEPTEMBER 29, 2022 .....

CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION:

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

REVISIONS	DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK
9-9-22	TOWN COMMENTS	AW	4-04-23	HOUSE PLAN REVISED	DKING	
1-17-23	TOWN COMMENTS	AW				
2-10-23	TOWN ENGINEER COMMENTS	NG				

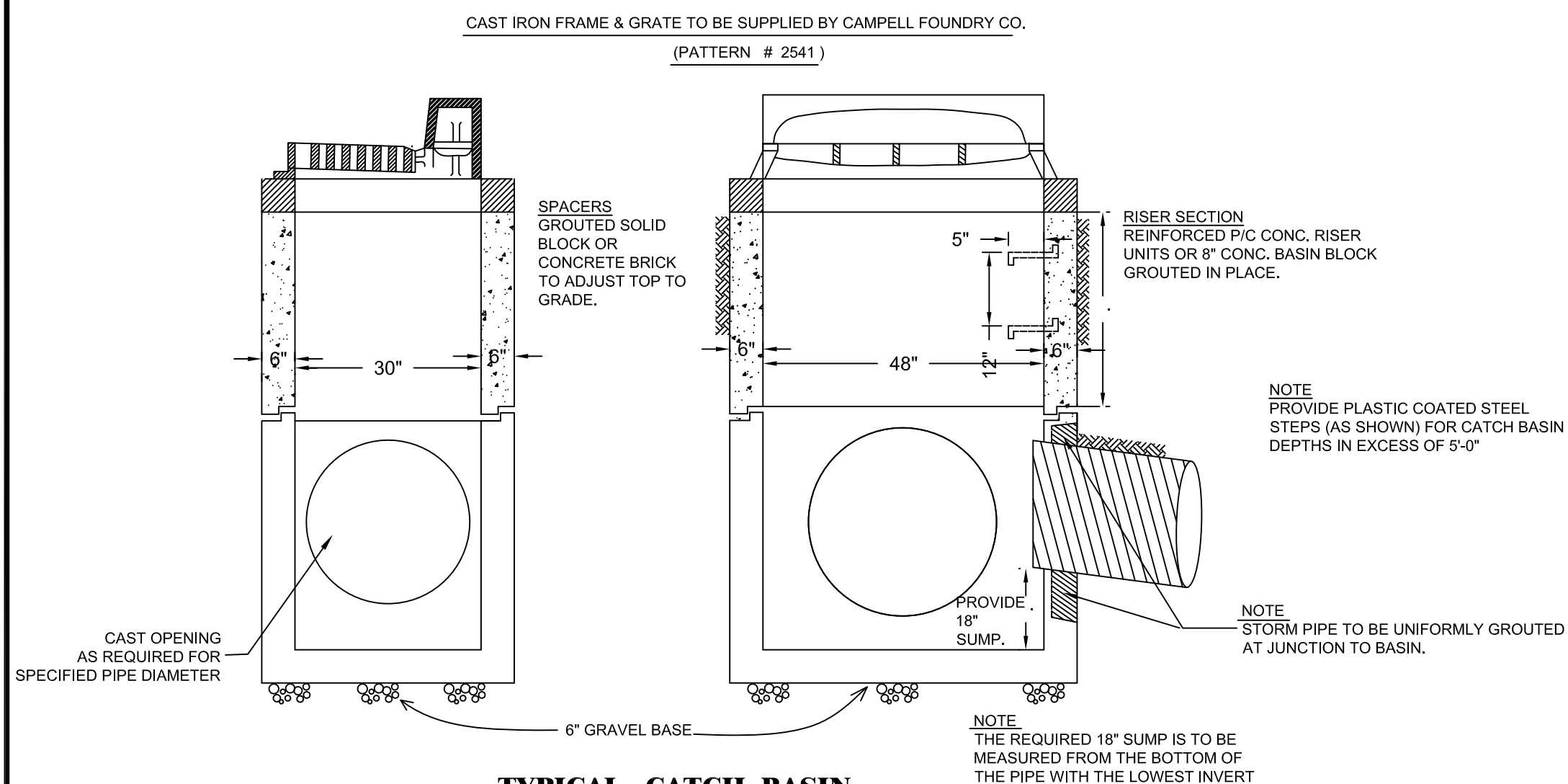


**SITE PLAN**  
**IREP-CG EAST LANE LLC**  
8 EAST LANE  
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY

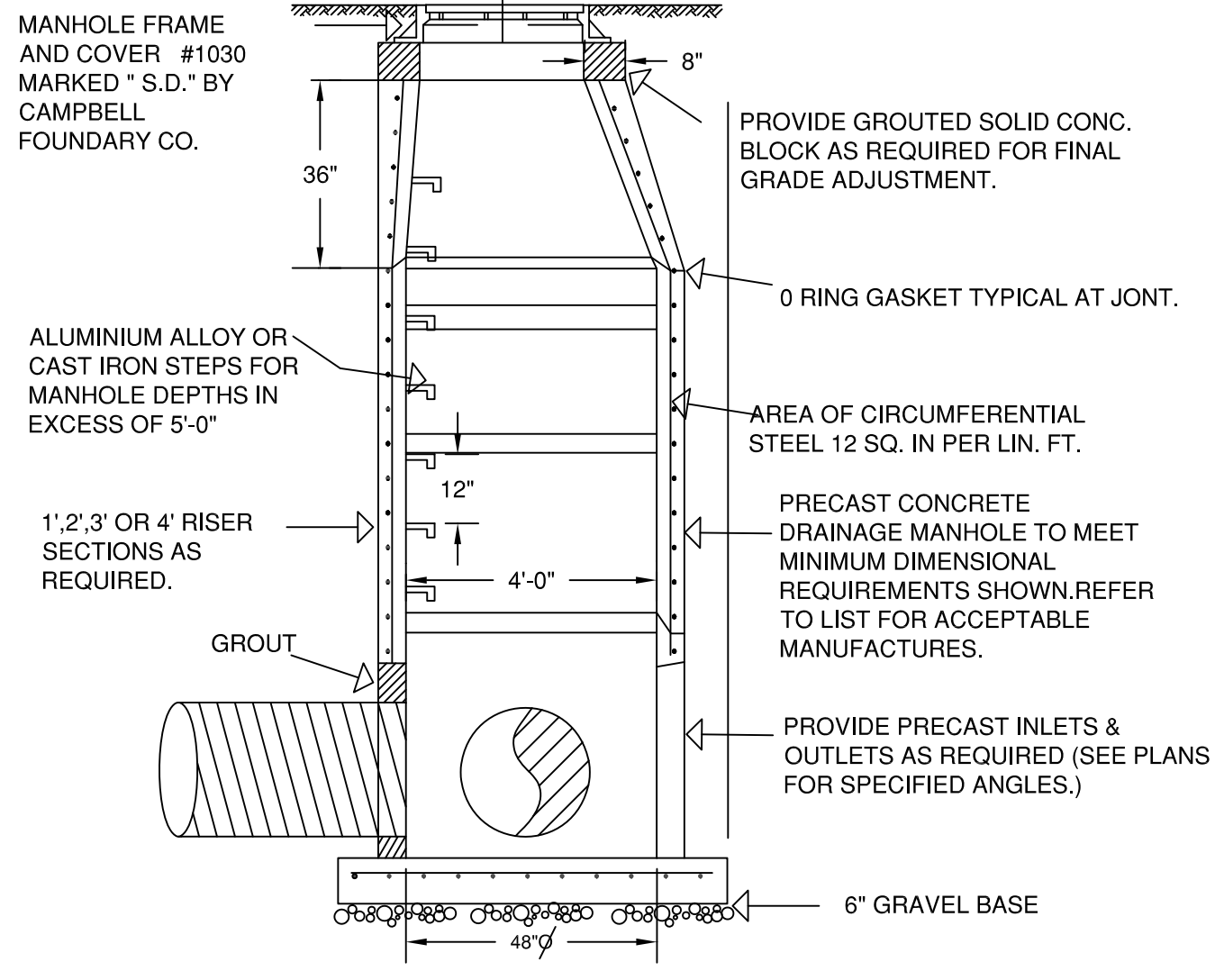
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DSGN / CHK: NG  
DRN. BY: AW  
SHT NO. 3 OF 5  
DWG NO. **SP-1**



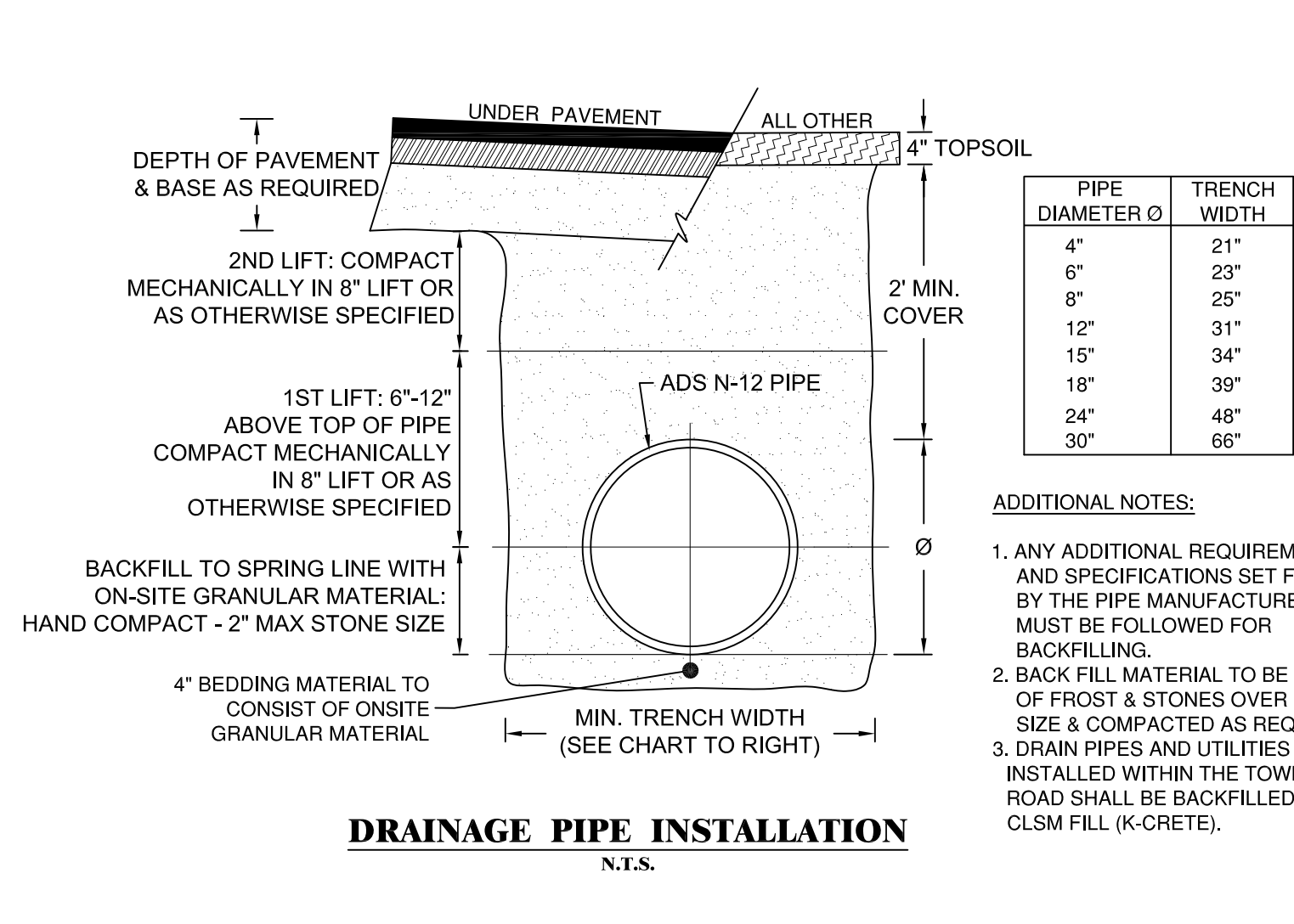




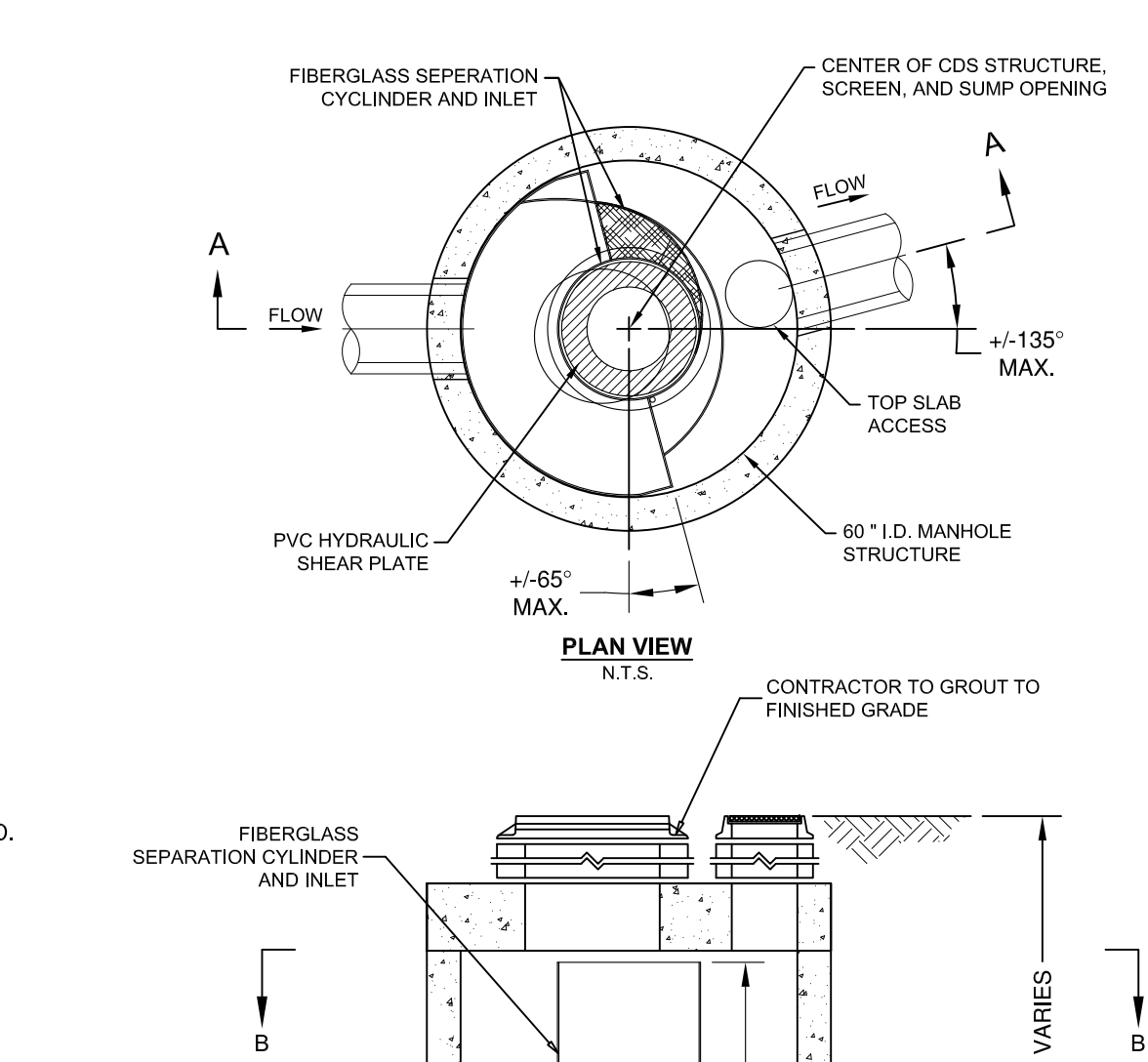
**TYPICAL CATCH BASIN**  
N.T.S.  
(HEAVY DUTY H-20 LOADING REQUIRED)



**TYPICAL DRAINAGE MANHOLE**  
N.T.S.  
(HEAVY DUTY H-20 LOADING REQUIRED)



**DRAINAGE PIPE INSTALLATION**  
N.T.S.



CHAMBER SIZING	
RATED TREATMENT CAPACITY	1.6 cfs
1 YEAR PEAK FLOW TO PRACTICE	1.24 cfs
MAX. INTERNAL BYPASS CAPACITY	14.0 cfs
100 YEAR PEAK FLOW TO PRACTICE	9.96 cfs

**CONTECH STORMWATER SOLUTIONS CDS 2025 PRECAST CONCRETE WATER QUALITY SYSTEM DETAIL**  
N.T.S.

GENERAL NOTES  
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.  
2. DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.  
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com  
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.  
5. STRUCTURE SHALL MEET ASHTO H520 LOAD RATING, AND CASTINGS SHALL MEET ASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.  
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES  
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.  
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).  
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.  
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.  
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 29 SEPTEMBER 2022

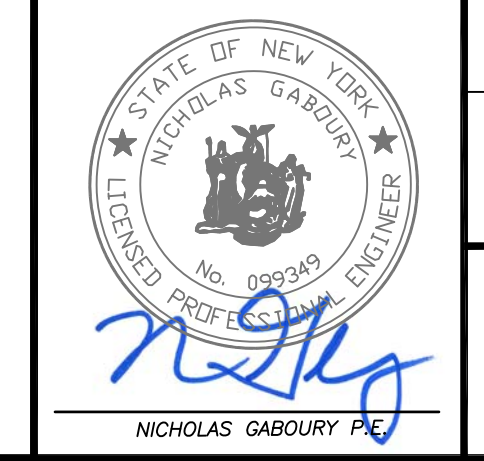
CHRISTOPHER CARTHAY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION:

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CONSULTING TOWN ENGINEERS

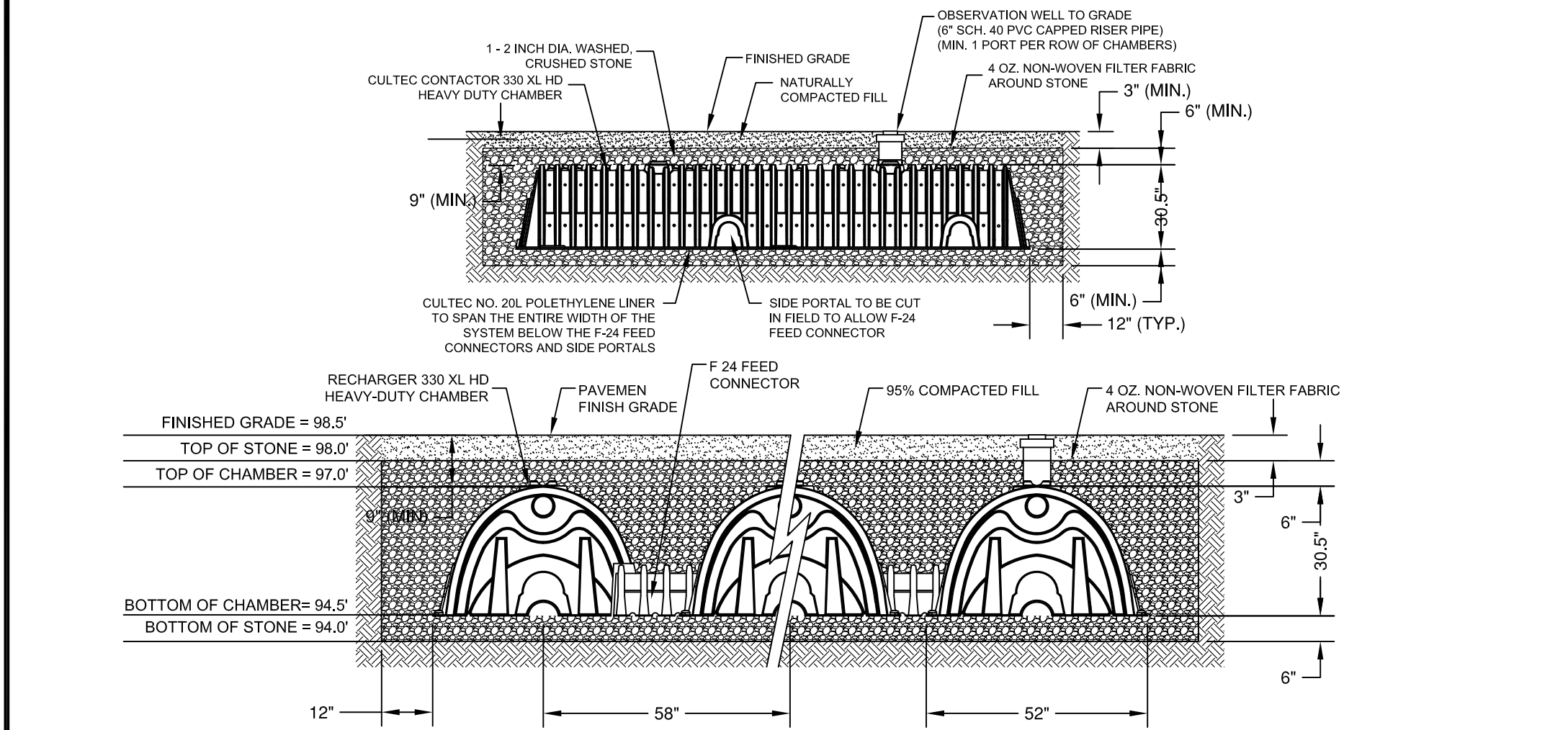
FILED MAP NO. 29373

REVISIONS	DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK
9-9-22	TOWN COMMENTS	AW	4-04-23	HOUSE PLAN REVISED	DK/NG	
1-17-23	TOWN COMMENTS	AW				
2-10-23	TOWN ENGINEER COMMENTS	NG				



**DETAILS**  
IREP-CG EAST LANE LLC  
8 EAST LANE  
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY

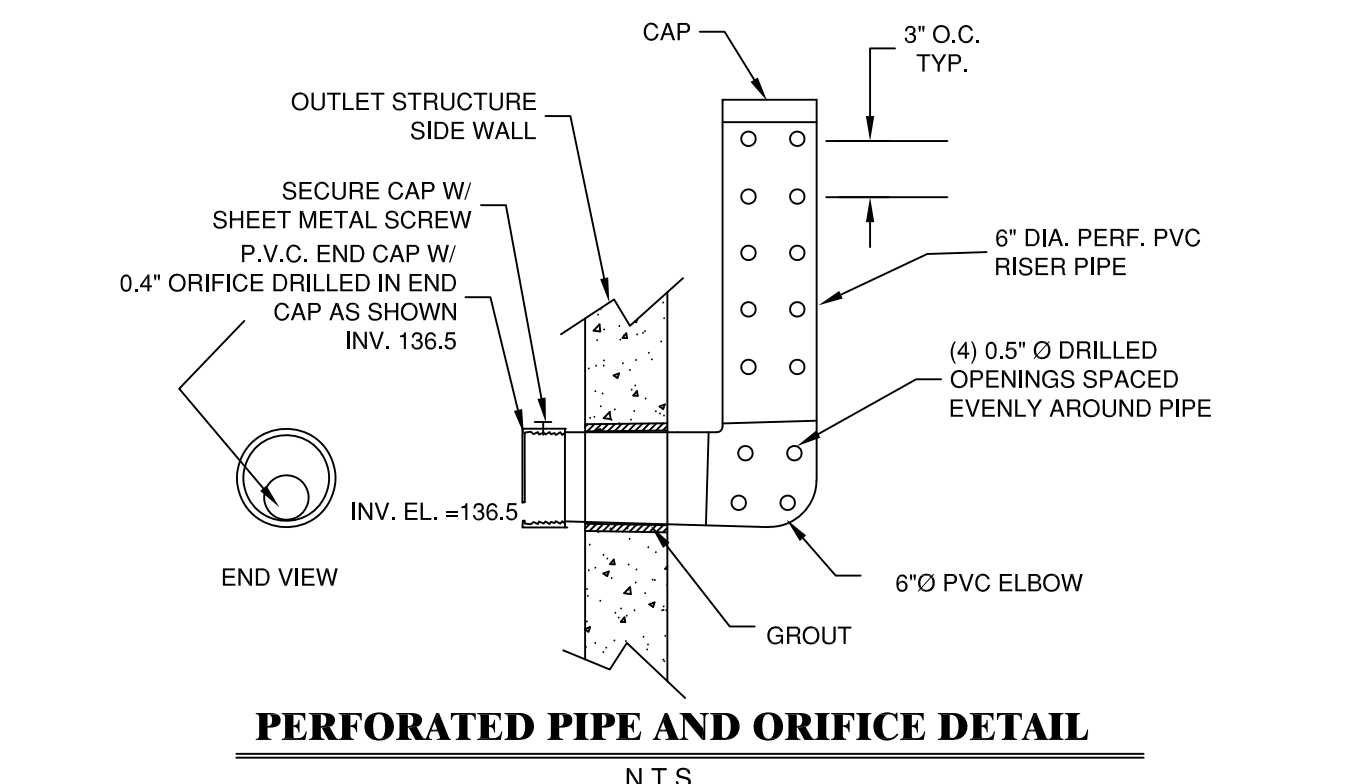
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SHT NO. 4 OF 5  
DWG NO. **D-1**



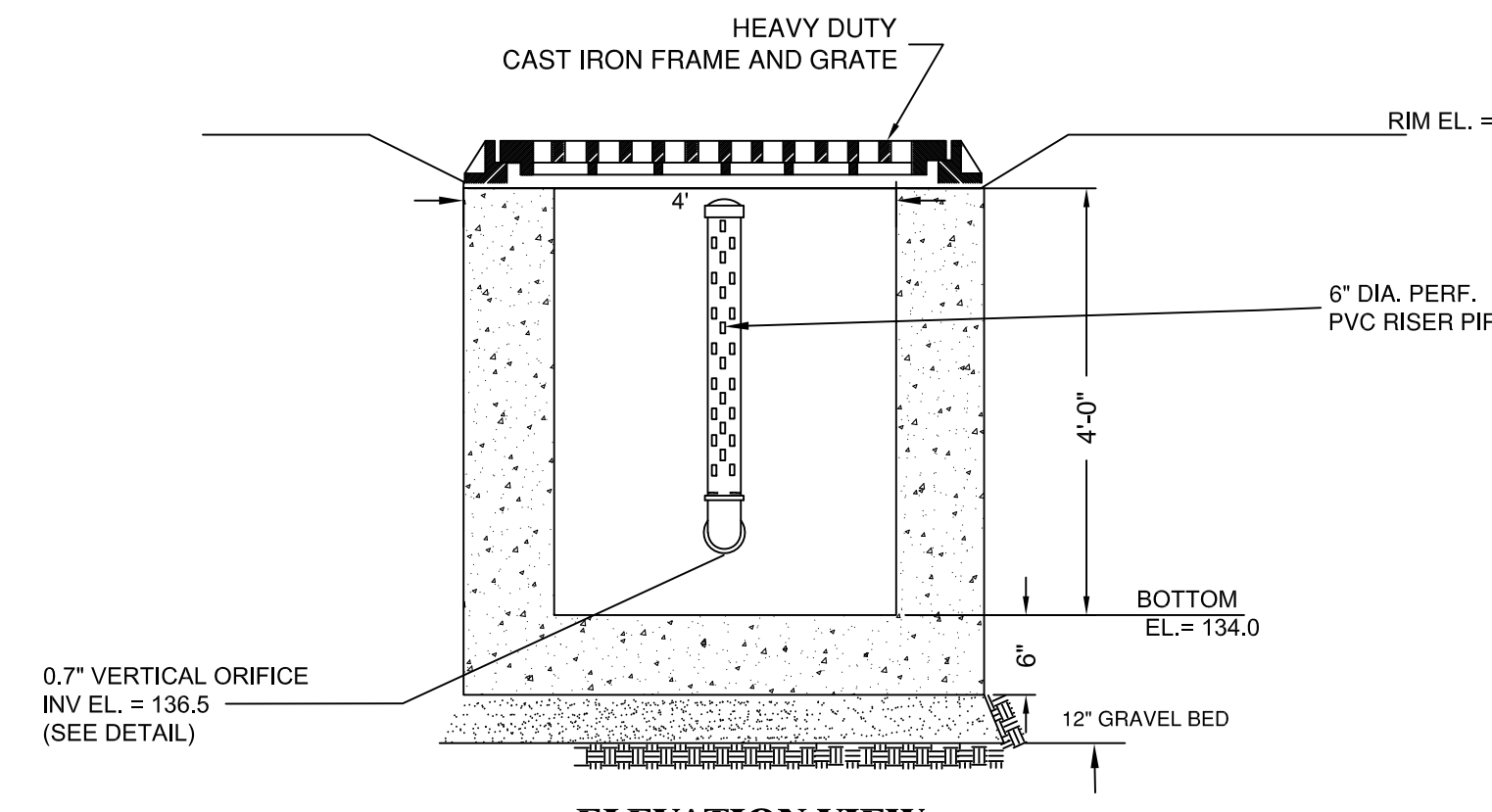
**CULTECH RECHARGER 330 XL**  
N.T.S.

GENERAL NOTES  
RECHARGER 330 XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 GFF/FT PER DESIGN UNIT. INSTALLED LENGTH = 7.00'  
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
USE RECHARGER 330 XL HD HEAVY DUTY FOR TRAFFIC AND/OR H2O APPLICATIONS.

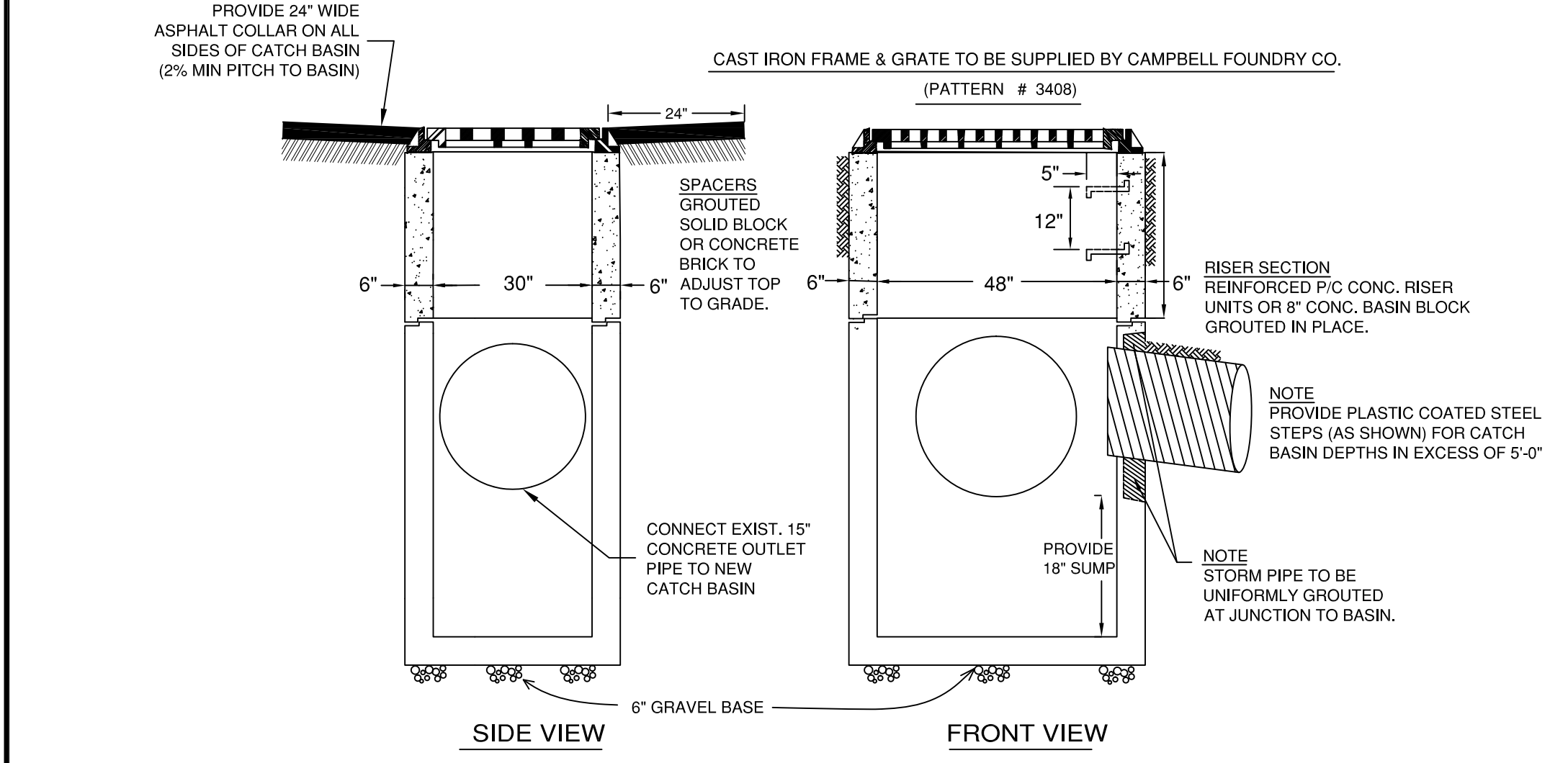
ALL RECHARGER 330 XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.  
ALL RECHARGER 330 XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



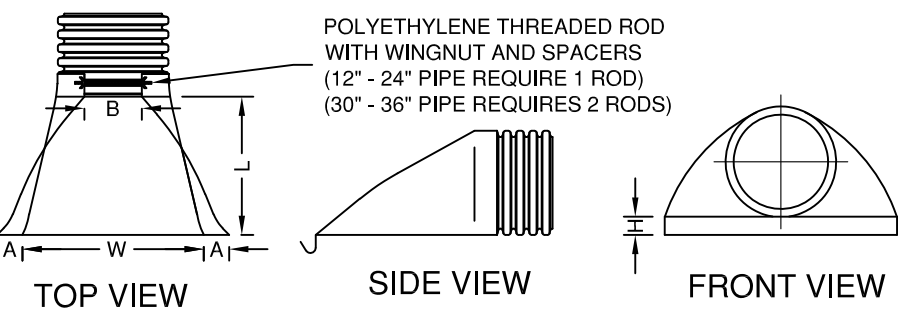
**PERFORATED PIPE AND ORIFICE DETAIL**  
N.T.S.



**ELEVATION VIEW**

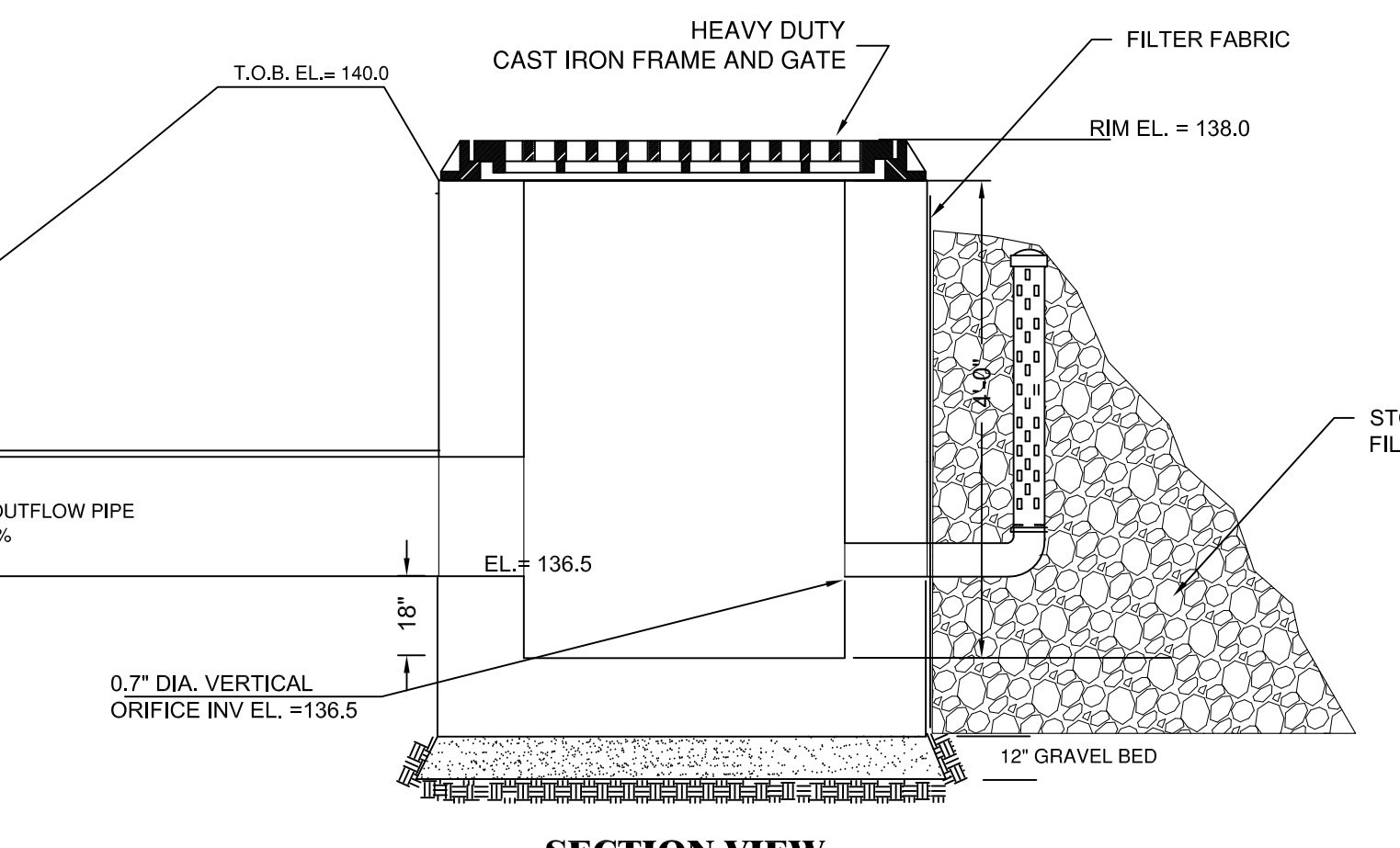


**TYPICAL CATCH BASIN (TYPE CL)**  
N.T.S.  
(HS-20-44 LOADING DESIGN REQUIRED)



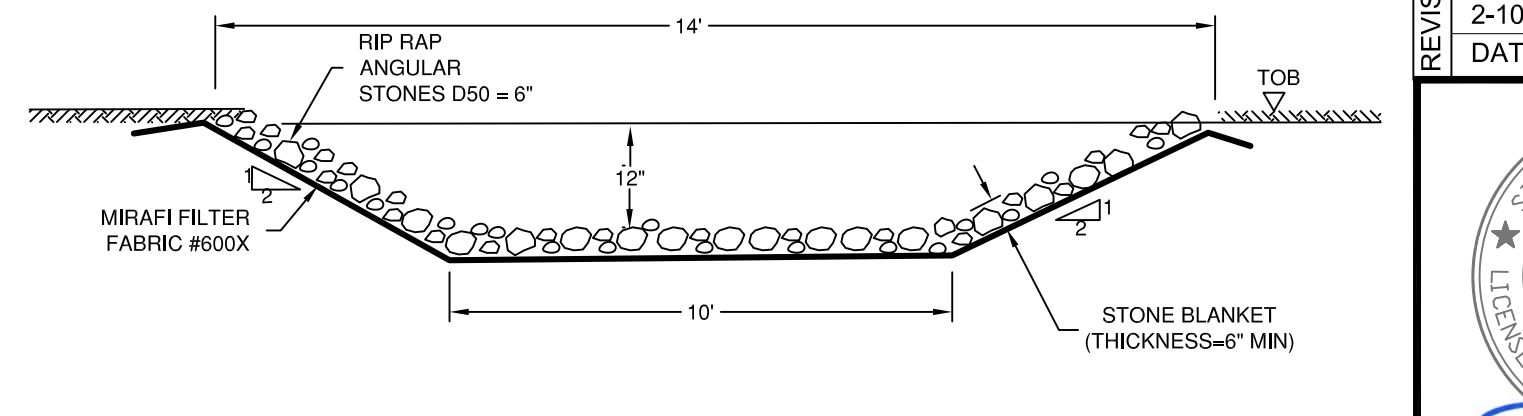
PART #	PIPE Ø	ADS PRODUCT DIMENSIONS			
		A	B (MAX)	H	L
1210NP	12"	6.5"	10"	6.5"	25"
1510NP	15"	6.5"	10"	6.5"	25"
1810NP	18"	7.5"	15"	6.5"	32"
2410NP	24"	7.5"	18"	6.5"	36"
3015NP	30"	7.5"	12"	8.6"	63"
3615NP	36"	7.5"	25"	8.6"	63"

**ADS - FLARED END SECTION**  
OR APPROVED EQUAL  
N.T.S.



**OUTLET CONTROL STRUCTURE DETAIL**  
(N.T.S.)

CATCH BASIN WITH FLAT TOP GRATE (30" X 48") (HEAVY DUTY, H-20 LOADING)  
MANUFACTURED BY CONNECTICUT PRECAST CORP. OR APPROVED EQUAL

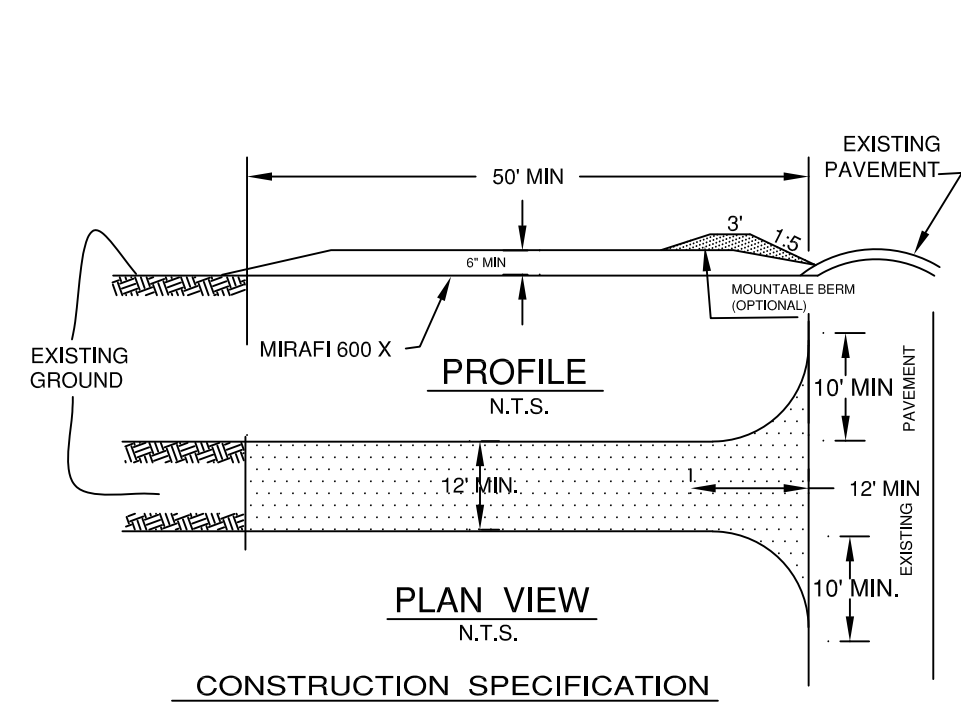


UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE ENGINEERING LAW.  
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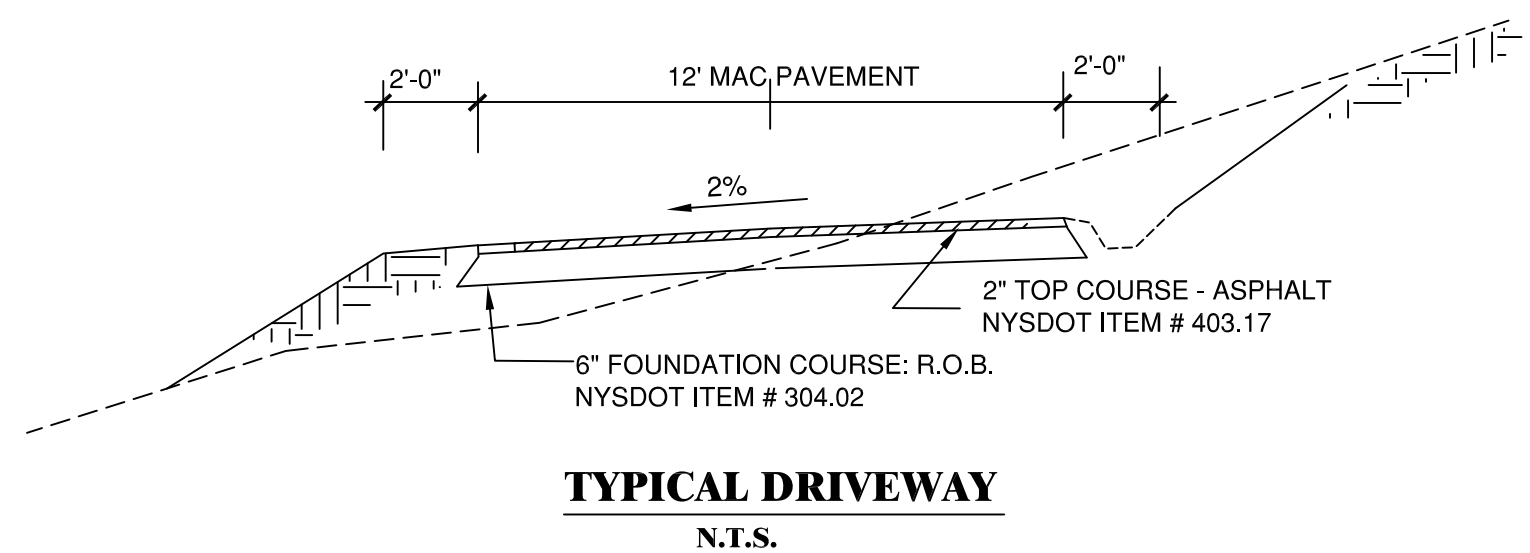
ID #	TREE	HEALTH	STATUS
46	28" ASH	POOR	REMAIN
47	24" ASH	GOOD	*
48	16" ASH	GOOD	*
49	18" ASH	GOOD	*
50	18" ASH	GOOD	*
51	18" ASH	GOOD	*
52	16" ASH	GOOD	*
53	16" ASH	GOOD	*
54	12" ASH	DEAD	*
55	14" ASH	GOOD	*
56	14" ASH	GOOD	*
57	14" ASH	GOOD	*
58	18" OAK	GOOD	*
59	16" ASH	GOOD	*
60	16" ASH	GOOD	*
61	16" ASH	POOR	*
62	14" ASH	GOOD	*
63	28" MAP	GOOD	*
64	24" MAP	GOOD	*
65	22" MAP	GOOD	*
66	22" MAP	GOOD	*
67	16" MAP	GOOD	*
68	24" MAP	GOOD	REMOVE
69	20" ASH	GOOD	*
70	16" MAP	GOOD	*
71	16" ASH	GOOD	*
72	26 1/2" ASH	GOOD	REMAIN
73	18" ASH	GOOD	*
74	16" ASH	GOOD	REMOVE
75	16" ASH	GOOD	*
76	28" ASH	GOOD	*
77	22" ASH	GOOD	REMAIN
78	16" ASH	GOOD	*
79	24" ASH	POOR	*
80	24" BRCH	GOOD	*
81	18" MAP	GOOD	*
82	22" ASH	GOOD	*
83	28" ASH	GOOD	REMOVE
84	36" ASH	POOR	*
85	16" MAP	GOOD	REMAIN
86	16" MAP	GOOD	*
87	28" MAP	GOOD	*
88	34" ASH	GOOD	*
89	24" ASH	GOOD	*
151	22 1/8" ASH	GOOD	*
152	36 3/8" MAP	GOOD	*
164	36" ASH	GOOD	*
165	24" HKY	GOOD	REMOVE
166	24" HKY	GOOD	*

SYMBOL	NAME
MAP	MAPLE
ASH	ASH
PINE	PINE
OAK	OAK
TUL	TULIP
ELM	ELM

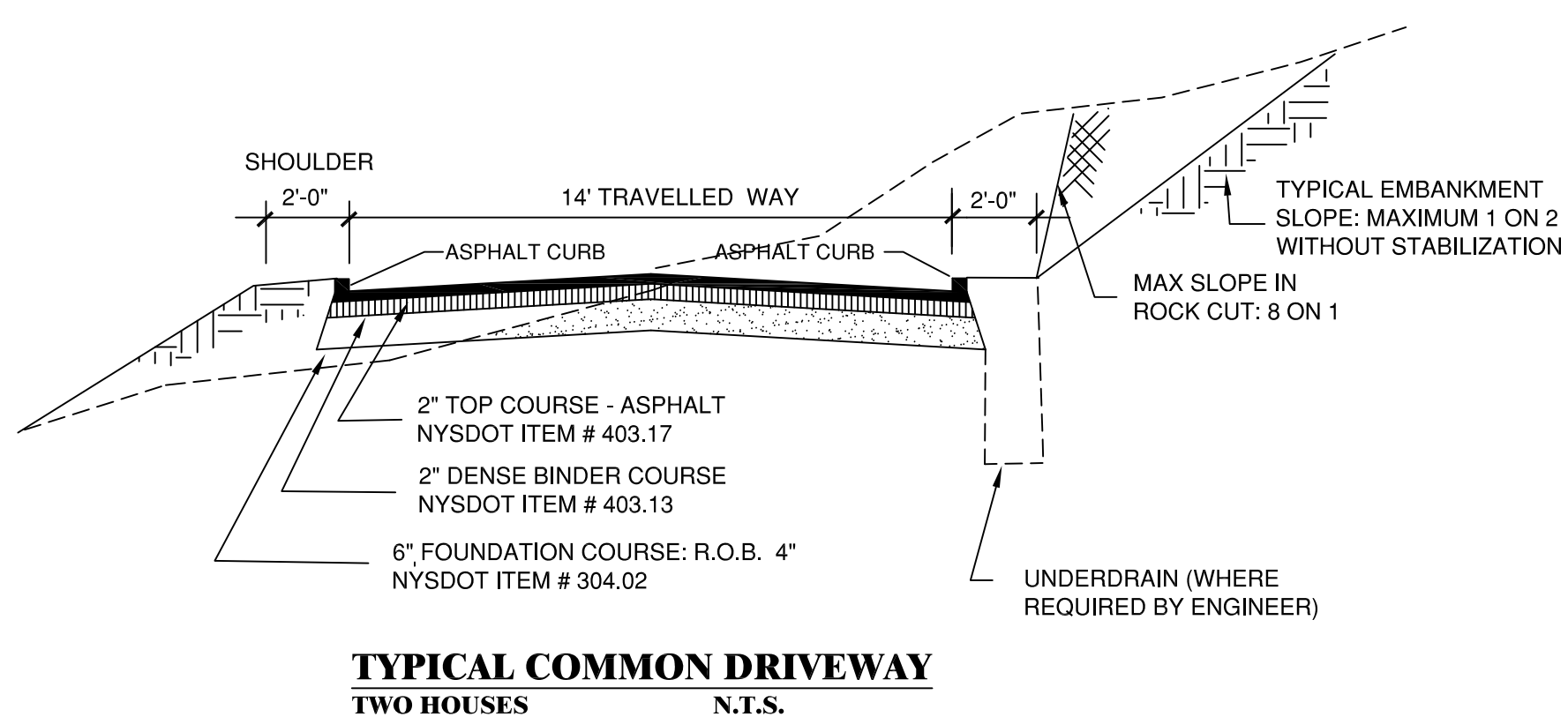


- CONSTRUCTION SPECIFICATION**
- STONE SIZE- USE 2" ANGULAR STONE
  - LENGHT-NOT LESS THAN 50'
  - THICKNESS- NOT LESS THAN SIX (6) INCHES.
  - WIDTH- TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
  - MIRAFAI 600 X WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE & WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

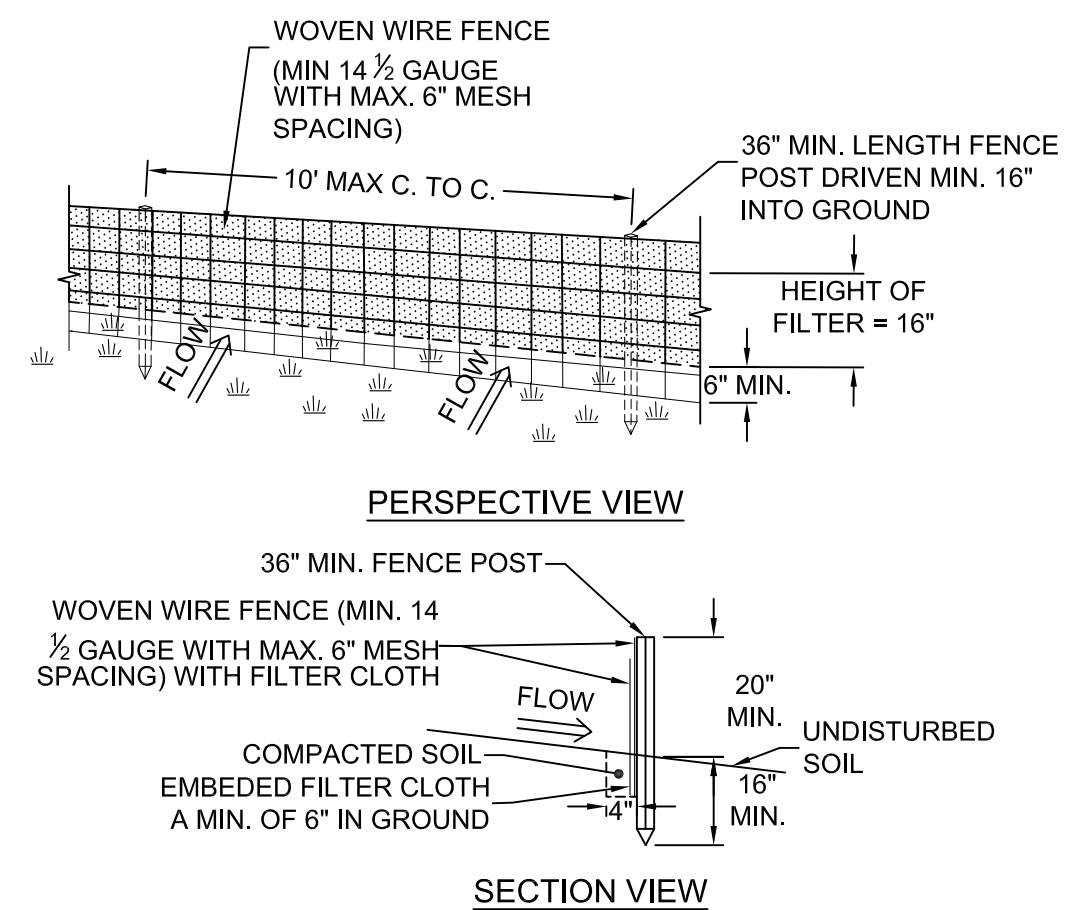
**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.



**TYPICAL DRIVEWAY**  
N.T.S.

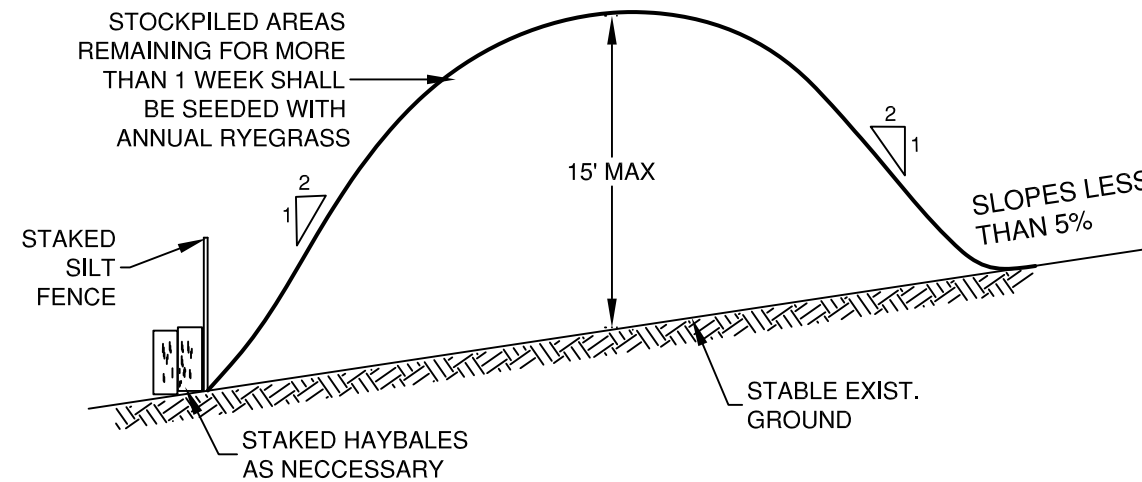


**TYPICAL COMMON DRIVEWAY TWO HOUSES**  
N.T.S.

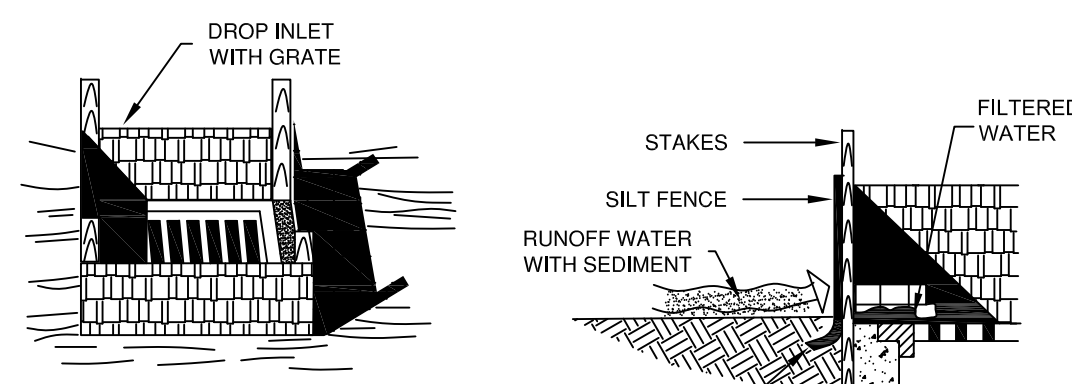


- CONSTRUCTION SPECIFICATIONS:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL WITH "T" OR "U" TYPE OR HARDWOOD
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFAI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  - PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**SILT FENCE DETAIL**



**TYPICAL SOIL STOCKPILE DETAIL**  
N.T.S.

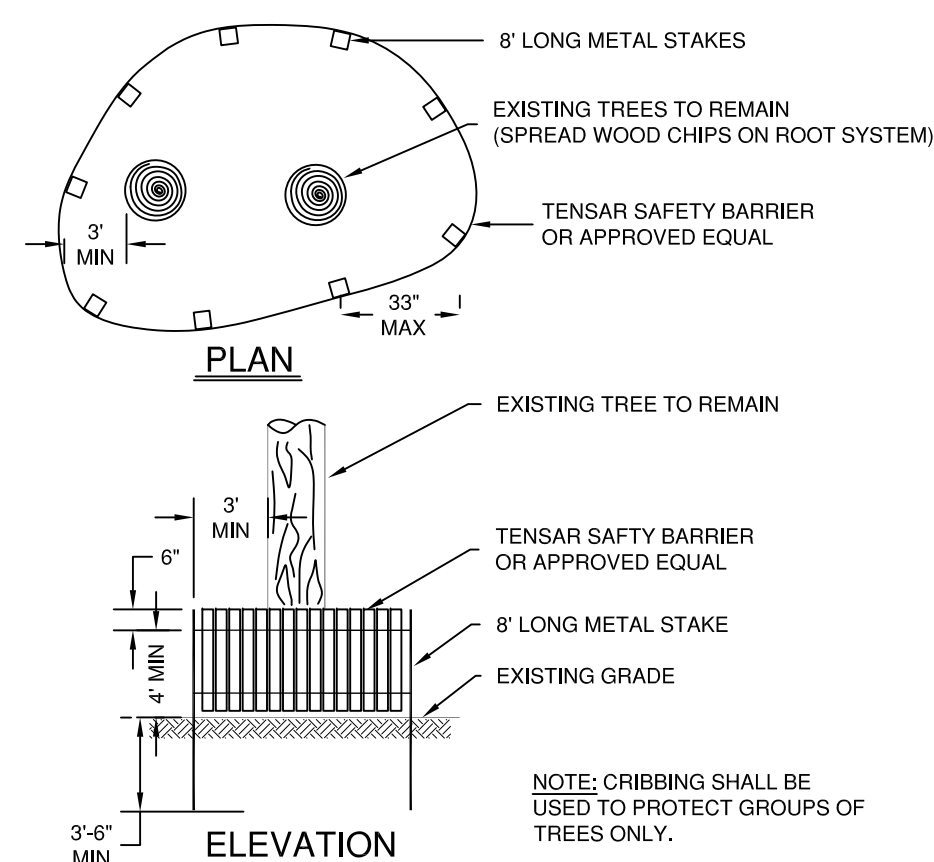


**SPECIFIC APPLICATION**

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5% WHERE SHEET OR OVERLAND FLOWS NOT EXCEEDING 0.5 c.f.s.) ARE TYPICAL. WHERE SLOPES OF FLOWS ARE GREATER OR WHERE CONCENTRATED FLOWS ARE ANTICIPATED, USE HORIZONTAL BRACES ACROSS STAKES AND SURROUND SILT FENCE WITH CRUSHED STONE.

**SILT FENCE DROP INLET SEDIMENT FILTER**

**NOTE:** THE GRATE OPENING IN CB #s 8, 11, 23 AND 30 SHALL BE SECURELY COVERED WITH MIRAFAI 140N FILTER FABRIC UNTIL PAVEMENT IS REPLACED OVER TRENCH LINE.



**CRIBBING- EXISTING TREE PROTECTION**  
N.T.S.

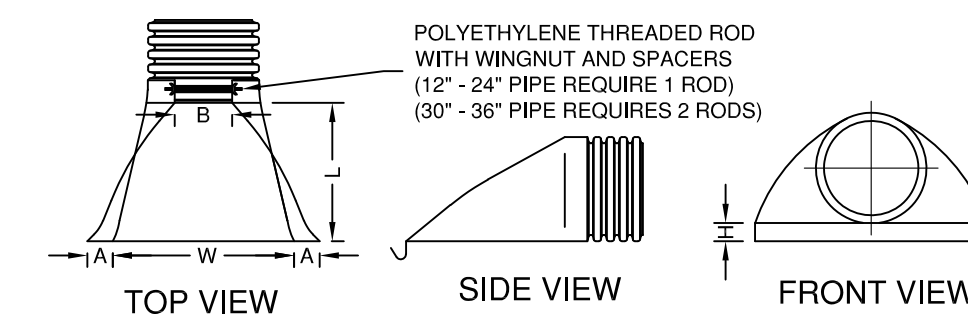
TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.

**SITE SPECIFIC EROSION CONTROLS & SEQUENCING**

**CONSTRUCTION OF ROADWAY:**

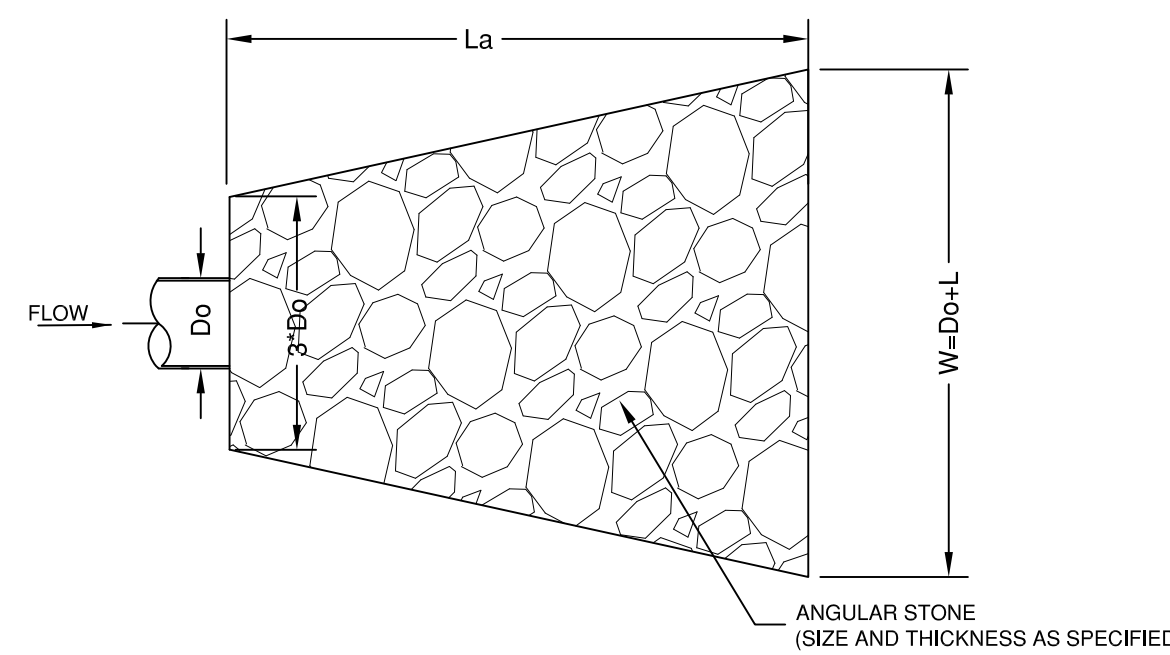
- CLEAR TREES TO END OF ROADWAY, ACCESS TO SWQ BASIN, AND CONSTRUCTION STAGING AREA
- INSTALL CONSTRUCTION ENTRANCE TO SITE AS SHOWN.
- INSTALL ALL SILT FENCE AS REQUIRED. ESTABLISH SITES FOR STOCKPILING TOPSOIL, GRUB ALL TREE STUMPS PREVIOUSLY CUT AND REMOVE FROM SITE.
- ROUGH CUT THE ROADWAY, STABILIZE EMBANKMENTS
- INSTALL DRAINAGE PIPING. PROVIDE CATCH BASINS WITH DRAIN INLET SEDIMENT FILTER
- STABILIZE AND SEED DISTURBED AREAS REQUIRED. ALL EMBANKMENTS GREATER THAN 10' IN WIDTH WITH SLOPE GREATER THAN 1:3 SHALL BE STABILIZED WITH A BIODEGRADABLE EROSION CONTROL MAT CONTAINING A RYE GRASS SEED.
- COMPLETE ROAD SYSTEM TO BINDER COURSE. REMOVE ALL ACCUMULATED SILT IN THE SUMPS.

**IMPORTANT:** DO NOT GRUB TREES UNTIL EROSION CONTROLS ARE INSTALLED.



PART #	PIPE O	ADS PRODUCT DIMENSIONS				
		A	B (MAX)	H	L	
1210NP	12"	6.5"	10"	6.5"	25"	29"
1510NP	15"	6.5"	10"	6.5"	25"	29"
1810NP	18"	7.5"	15"	6.5"	32"	35"
2410NP	24"	7.5"	18"	6.5"	36"	45"
3015NP	30"	7.5"	12"	8.6"	36"	63"
3615NP	36"	7.5"	25"	8.6"	58"	63"

**ADS - FLARED END SECTION OR APPROVED EQUAL**  
N.T.S.



**RIP-RAP OUTLET PROTECTION DETAIL**  
N.T.S.

	ROCK OUTLET PROTECTION SIZING				
	La (ft)	3'Do (ft)	W (ft)	THICKNESS (in)	STONE SIZE (in)
INFILTRATION SYS #3	12	6	14	12	6-9"
STORMWATER BASIN	6	3.75	7.25	9	4-6"

**EROSION CONTROL PROGRAM**

**PURPOSE**

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DEPOSITION OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO INHIBIT EROSION AND TO CONTAIN SEDIMENT DEPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THOSE METHODS DEEMED HIGHLY EFFECTIVE ARE DESCRIBED BELOW AND SHOWN ON THIS DRAWING.

**REQUIRED PROCEDURES**

- PRIOR TO START OF SITE CONSTRUCTION: ALL CONSTRUCTION ENTRANCES TO SITE SHALL BE INSTALLED AND STABILIZED. ALL TEMPORARY SILTATION BASINS AND/OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE MOST EFFECTIVE.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE, MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION, UNTIL ALL AREAS EXPOSED DURING SITE CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH PAVEMENT, PERMANENT STRUCTURES AND/OR FINAL VEGETATION COVER.

**CONSTRUCTION GUIDELINES**

- WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED (BY FLAGGING OR OTHER EFFECTIVE MEANS).
- ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.
- SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM OF THESE SILT TRAPS AND PROCEED TO ACTIVITIES FURTHER UPSTREAM.
- WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM, INSTALLING PERMANENT AND FINAL VEGETATION, PAVING, STRUCTURES, ETC., AT THE EARLIEST POSSIBLE OPPORTUNITY.
- CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES, CULVERTS OR OTHER APPROVED MEANS.
- SEDIMENT CONTROL MEASURES INSTALLED IN LIVE STREAMS SHOULD GENERALLY BE MADE OF STONE AND MUST BE SPECIFICALLY DESIGNED, TAKING INTO ACCOUNT THE SIZE OF DRAINAGE BASIN ANTICIPATED STREAM FLOWS AND STREAM VELOCITIES.
- NO CONSTRUCTION ACTIVITIES WITHIN OR NEAR LIVE STREAMS (CREATION OF PONDS, REALIGNMENT OF STREAM CHANNELS, INSTALLATION OF LARGE CULVERTS, ETC.) SHALL BEGIN UNTIL APPROPRIATE MEASURES FOR TEMPORARILY DIVERTING STREAM FLOW PAST THE WORK SECTION AND REQUIRED DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE. IN GENERAL THESE SEDIMENT CONTROLS ARE TO BE REMOVED ONLY WHEN ALL CONSTRUCTION ACTIVITY UPSTREAM HAS BEEN SATISFACTORILY COMPLETED AND THE STREAM FLOWS CLEAR.
- NOTES ON SITE STABILIZATION

- ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED, SHALL BE STOCKPILED NOT LESS THAN 50 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEEDED TO MANHATTAN RYE GRASS.
- ON ALL EMBANKMENT FILL SLOPES, TOPSOIL SHALL BE STRIPPED AT LEAST FIVE (5) FEET WIDER THAN REQUIRED FOR THE EMBANKMENT TOE OF SLOPE. A PROTECTIVE BERM OF TOPSOIL SHALL BE LEFT IN THIS AREA, RUNNING PARALLEL TO THE CONTOURS FOR THE PURPOSE OF RESTRICTING DRAINAGE RUNOFF. THE TOPSOIL BERM SHALL BE SEEDED AS REQUIRED FOR

- IN ADDITION TO THE ABOVE, FURTHER EROSION AND SILTATION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO SILT TRENCH SILT TRAPS, STAKED HAYBALES OR BRUSH CHECKDAMS, SHALL ALSO BE EMPLOYED WHERE NECESSARY FOR SUPPLEMENTARY EROSION CONTROL MEASURES.

**NOTES ON EMBANKMENT STABILIZATION**

ALL CUT SLOPES AND EMBANKMENTS FILLS ARE TO BE IMMEDIATELY LAID BACK AND STABILIZED AS FOLLOWS:

- GRADED TO FINISHED SLOPES
- SCARIFIED
- TOPSOILED WITH NOT LESS THAN FOUR (4) INCHES OF SVITABLE TOPSOIL MATERIAL
- SEEDED WITH FOLLOWING GRASS MIXTURE (BY WEIGHT) OR APPROVED EQUAL:

- 45% KENTUCKY BLUE GRASS
- 45% CREEPING RED FESCUE
- 10% PERENNIAL RYE GRASS

SEED SHALL BE APPLIED AT THE RATE OF NOT LESS THAN TWO (2) POUNDS PER 1000 SQUARE FEET

- MULCHED WITH NOT LESS THAN ONE (1) INCH AND NOT MORE THAN THREE (3) INCHES OF STRAW AT TWO (2) TONS/ACRE AND ANCHORED IN A SUITABLE MANNER, WHERE SLOPES EXCEED 1:3, SUITABLY ANCHORED NETTING SUCH AS TENEX N030 OR APPROVED EQUAL SHALL BE UTILIZED.

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2202 (2) OF THE NEW YORK STATE EDUCATION LAW.

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FILED MAP NO. 29373

REVISIONS	DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK
9-9-22	TOWN COMMENTS	AW	4-04-23	HOUSE PLAN REVISED	DKING	
1-17-23	TOWN COMMENTS	AW				
2-10-23	TOWN ENGINEER COMMENTS	NG				
DATE:	DESCRIPTION	BY/CK	DATE:	DESCRIPTION	BY/CK	

	<b>EROSION CONTROL DETAILS</b> <b>IREP-CG EAST LANE LLC</b> 8 EAST LANE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY.	DATE: 6-6-2022 SCALE: AS SHOWN FILE: --- DSGN / CHK: NG DRN. BY: AW SHT NO. 5 OF 5
	<b>BIBBO ASSOCIATES, LLP</b> 293 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914.277.5805	DWG NO. <b>D-2</b>

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED : .....SEPTEMBER 29, 2022.....

CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION:

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































