

SITE DOCUMENTS

ST. CHRISTOPHER'S JENNIE CLARKSON CAMPUS

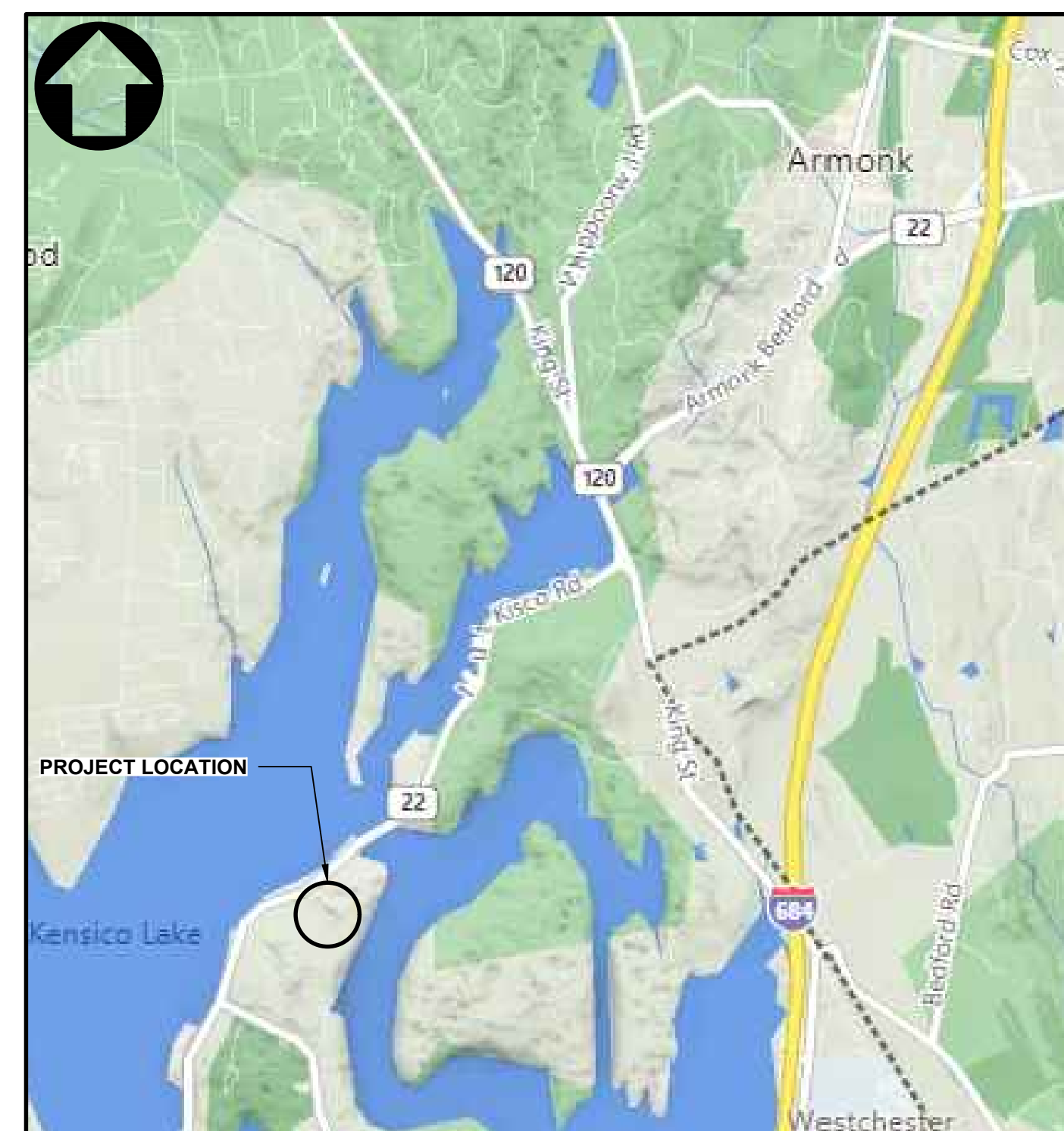
SLOPE REMEDIATION

1700 OLD ORCHARD ST
WEST HARRISON, NY 10604

JULY 2022

PROPERTY OWNER: ST. CHRISTOPHER'S INC.
71 SOUTH BROADWAY
DOBBS FERRY, NY 10522
914-693-3030

ENGINEER: LOCKWOOD, KESSLER, AND BARTLETT
1 AERIAL WAY
SYOSSET, NY 11791
516-938-0600



LOCATION PLAN

NOT TO SCALE

INDEX OF DRAWINGS		
SHEET NO.	DWG. NO.	DWG. TITLE
1	C-1	COVER
2	GN-1	NOTES
4	SC-1	EXISTING CONDITIONS PLAN - 1 (PRIOR TO CURRENT GRADE CHANGE)
3	SC-2	EXISTING CONDITIONS PLAN - 2 (POST FILL CONDITIONS)
5	SR-1	SITE REMOVAL PLAN
6	GP-1	PROPOSED SITE PLAN
7	L-1	LANDSCAPE PLAN

PREPARED BY:



LOCKWOOD, KESSLER AND BARTLETT, INC.
CONSULTING ENGINEERS SINCE 1889 NEW YORK

A VERTEX Company

TOWN OF NORTH CASTLE
PLANNING BOARD APPROVAL DATE



Brian Ednie

7/13/22

BRIAN EDNIE, P.E.
VICE PRESIDENT OF CIVIL ENGINEERING
LOCKWOOD, KESSLER & BARTLETT, INC.

DATE

WARNING - IT IS A VIOLATION OF THE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ABBREVIATIONS:

- AC — AIR CONDITIONER
- A.O.B.E. — AS ORDERED BY ENGINEER
- BLDG — BUILDING
- CL — CENTERLINE
- CO — CLEAN OUT
- CONC. — CONCRETE
- DI — DUCTILE IRON
- DWG. — DRAWING
- E. — EASTING
- EX — EXISTING
- INV. — INVERT
- LF — LINEAL FEET
- MH — MANHOLE
- E. — NORTHING
- NO. — NUMBER
- REC — RECEPTION
- ROW — RIGHT OF WAY
- S.F. — SQUARE FEET
- TYP. — TYPICAL
- UPOLE — UTILITY POLE
- W/ — WITH

LEGEND:

- EXISTING WATERLINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING SIGN
- EXISTING MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING WELL PUMP
- PROPOSED DRAINAGE MANHOLE
- EXISTING LIGHT POST

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

A. GENERAL NOTES:

1. A PRE-CONSTRUCTION MEETING WITH TOWN OFFICIALS AND PROPERTY OWNER WILL BE REQUIRED.
2. THE CONTRACTOR SHALL SUBMIT EXISTING CONDITION PHOTOGRAPHS TO THE ENGINEER BEFORE THE START OF CONSTRUCTION.
3. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATIONS TO CONSTRUCTION DETAILS AND WORK QUANTITIES. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH FIELD CONDITIONS TO THE APPROVAL OF THE ENGINEER.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING MEASUREMENTS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IN CASE OF DISCREPANCY.
5. ANY CHANGES OF PROPOSED WORK DURING CONSTRUCTION DUE TO FIELD CONDITIONS ARE A.O.B.E.

B. SPECIFICATIONS AND STANDARDS:

1. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH NORTH CASTLE TOWN STANDARDS AND AS FOLLOWS, WHERE APPLICABLE: THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION 2008 STANDARD SPECIFICATIONS AND NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

C. UTILITY:

1. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR IS TO ARRANGE FOR A UTILITY TONE OUT WITHIN THE SPECIFIC PROJECT AREAS, WHERE EXCAVATION WILL BE REQUIRED.

D. MAINTENANCE OF TRAFFIC:

1. THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL MAKE ALL NECESSARY PROVISIONS TO ALLOW EASY ACCESS FOR PEDESTRIANS AND VEHICULAR TRAFFIC AT ALL TIMES.
2. THE CONTRACTOR SHALL PERFORM HIS WORK IN SUCH A MANNER AND IN SUCH A SEQUENCE THAT INTERFERENCE, RESTRICTIONS AND DELAYS TO THE TRAVELING PUBLIC WILL BE KEPT TO AN ABSOLUTE MINIMUM.

E. LANDSCAPE:

1. THE CONTRACTOR SHALL PROTECT ALL EXISTING PLANT MATERIAL WITHIN OR ADJACENT TO THE PROJECT AREA IN ADDITION TO ALL TREES THAT ARE INDICATED TO BE PROTECTED DURING ALL WORK OPERATIONS. THE CONTRACTOR WILL REPLACE AT HIS OWN EXPENSE ANY PLANT MATERIAL DAMAGED OR DESTROYED THROUGH CARELESSNESS TO THE SATISFACTION OF THE ENGINEER.

F. STAGING, SCHEDULING AND SEQUENCING OF WORK:

1. STAGING AREAS WILL BE APPROVED BY ENGINEER AND/OR OWNER PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL TAKE ALL MEASURES AND PROVIDE ALL MATERIAL NECESSARY FOR PROTECTING EXISTING EQUIPMENT AND PROPERTY IN AFFECTED AREAS OF CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO SUBMIT A CONSTRUCTION STAGING PLAN AT THE PRE- CONSTRUCTION MEETING ALONG WITH A CONSTRUCTION SCHEDULE.
3. PROVIDE EFFICIENT SCHEDULING OF MATERIAL DELIVERIES TO ACCOMMODATE BOTH CONSTRUCTION OPERATIONS AND THE AVAILABILITY OF STOCKPILE AREAS.
4. ADDRESS CONSTRUCTION VEHICLE ACCESS, DEVELOP VEHICLE ROUTES TO AND FROM ASSIGNED STAGING AREAS TO EFFICIENTLY CARRY OUT CONSTRUCTION OPERATIONS.

G. SURVEY NOTES:

1. THE UTILITIES HEREON ARE BASED UPON A "BEST FIT" CORRELATION OF RECORD PLANS, MAPS AND SURFACE EVIDENCE. OTHER UTILITIES MAY EXIST ON THE SITE AND NOT BE SHOWN. NO CERTIFICATION OR WARRANTY IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION.

CLEAN UP:

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SURROUNDING ROAD OVER WHICH EQUIPMENT FOR THE PROJECT TRAVEL, CLEAN AND FREE FROM DIRT, DUST AND MUD DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. ANY PAVEMENT DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY HIM AT HIS EXPENSE AND AT NO EXTRA COST TO THE OWNER. THE METHOD OF REPAIR SHALL REQUIRE THE ENGINEER'S APPROVAL.
2. THE CONTRACTOR SHALL TAKE SPECIAL MEASURES INCLUDING BUT NOT LIMITED TO WETTING DOWN, ADDING CALCIUM CHLORIDE, ETC TO CONTROL DUST ON THE SITE. THE COST SHALL BE INCLUDED IN THE LUMP SUM CONTRACT BID PRICE.
3. WHENEVER MATERIALS ARE TO BE REMOVED AND DISPOSED OF, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE INCLUDED IN CONTRACT BID PRICE. THE CONTRACTOR SHALL CLEAN UP, AND REMOVE FROM THE SITE ALL HIS RUBBISH AND SURPLUS MATERIALS AS FAST AS ACCUMULATED AND SHALL NOT ALLOW IT TO ACCUMULATE OR BE SCATTERED ABOUT THE SITE. THE AREA SHALL BE LEFT NEAT AND CLEAN TO THE SATISFACTION OF THE OWNER/ ENGINEER.

REMOVAL NOTES:

THE CONTRACTOR WILL REMOVE THE C&D MATERIAL PREVIOUSLY PLACED ON THE DISTURBED AREA TO THE LINES SHOWN ON THE PLANS AND A.O.B.E. THE DEPTH OF THE MATERIAL TO BE REMOVED IS 18"±, A.O.B.E.



Brian Ednie 7/13/22

BRIAN EDNIE, P.E.
VICE PRESIDENT OF CIVIL ENGINEERING
LOCKWOOD, KESSLER & BARTLETT, INC.

DATE

TOWN OF NORTH CASTLE
PLANNING BOARD APPROVAL

DATE

File Name: I:\projects\vertex\01302 st christopher's jennie clarkson campus\cadd\sheets\civil\01302-1hb-st christopher-notes.dwg
Plot Date: 7/13/2022 1:01 PM
Plotted By: Maureen McDonnell

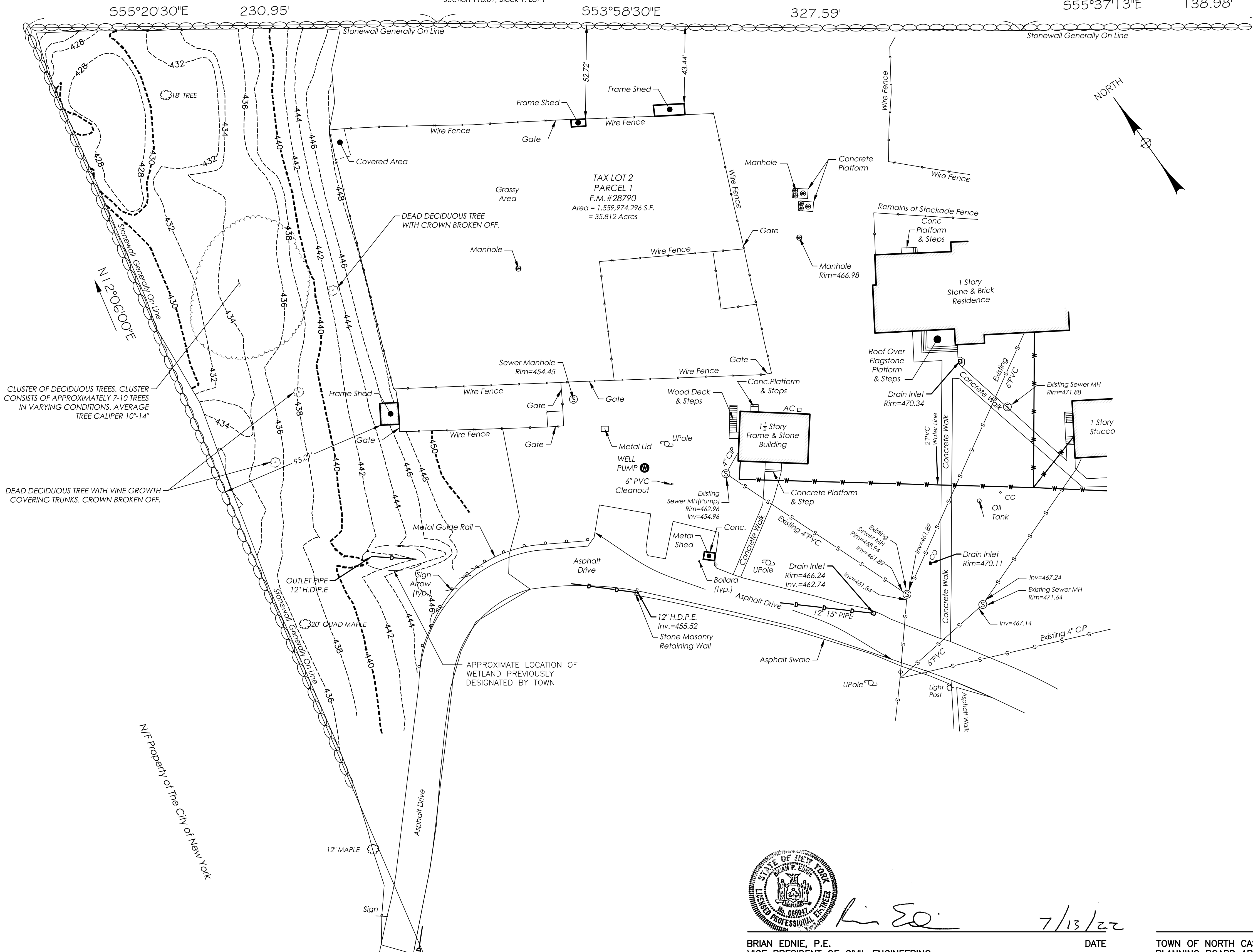
REV.	DATE	REMARKS	BY



CLIENT	PROJECT NAME:
ST. CHRISTOPHER'S INC.	ST. CHRISTOPHER'S JENNIE CLARKSON CAMPUS
	NOTES

DESIGN BY:	T.G.	PROJECT NO.	01302
DRAWN BY:	M.M.	DRAWING NO.	GN-1
CHECKED BY:	B.E.		
DATE:	JULY 2022		
SCALE:	---		

N/F Property of The City of New York
Section 118.01, Block 1, Lot 1



ONLY COPIES FROM THE ORIGINAL OF THIS TOPOGRAPHY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL OR RED COLORED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

POSSESSION ONLY WHERE INDICATED.

ADJACENT PROPERTY LINES AND EASEMENTS NOT SURVEYED OR CERTIFIED. ACCESS TO ADJACENT RIGHTS OF WAY, EASEMENTS AND PUBLIC OR PRIVATE LANDS NOT GUARANTEED OR CERTIFIED.

UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATED AND SHOULD BE VERIFIED BEFORE EXCAVATING. ADDITIONAL UNDERGROUND UTILITIES ARE NOT SHOWN OR CERTIFIED. ENCROACHMENTS AND STRUCTURES BELOW GRADE, IF ANY, NOT SHOWN OR CERTIFIED.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTION, CONDITIONS AND AGREEMENTS OF RECORD.

THIS MAP IS PREPARED TO SHOW TOPOGRAPHY ONLY AND IS NOT TO BE USED FOR TITLE TRANSFER PURPOSES. MAP MAY NOT BE CERTIFIED TO TITLE COMPANIES AND/OR BANKS.

TREE SPECIES SHOWN HEREON TO BE VERIFIED BY A LICENSED ARBORIST AND ARE NOT CERTIFIED BY SURVEYOR.

ELEVATIONS SHOWN HEREON GENERALLY IN ACCORDANCE WITH NORTH AMERICAN VERTICAL DATUM 88.

PREMISES HEREON BEING PARCEL 1 AS SHOWN ON A CERTAIN MAP ENTITLED, "FINAL LOT LINE CHANGE PREPARED FOR ST. CHRISTOPHERS, INC., SITUATE IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK." SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON JULY 29, 2014, AS MAP NUMBER 28790.

PREMISES SHOWN HEREON DESIGNATED ON THE TOWN OF NORTH CASTLE TAX MAPS AS: SECTION 118.01, BLOCK 1, LOT 2.

PROPERTY ADDRESS:
1700 OLD ORCHARD ROAD
WEST HARRISON, NY 10603

SURVEY PREPARED BY:
TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570
(914) 769-8003
survey@tcmeritts.com

SURVEYED: SEPT. 7, 2007
MAP PREPARED:

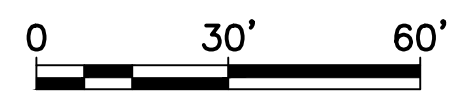
* TREES SHOWN ARE APPROXIMATE IN LOCATION AND QUANTITIES. LOCATION, QUANTITIES, AND CONDITIONS OBTAINED FROM GOOGLE EARTH AND A PRE-CONSTRUCTION PHOTO PROVIDED BY ST. CHRISTOPHER'S.



BRIAN EDNIE, P.E.
VICE PRESIDENT OF CIVIL ENGINEERING
LOCKWOOD, KESSLER & BARTLETT, INC.

Li Ed 7/13/22

DATE TOWN OF NORTH CASTLE PLANNING BOARD APPROVAL



File Name: I:\projects\vertex\01302 st christopher's jennie clarkson campus\cadd\sheet\civil\01302-1b-st christopher-existing plan.dwg
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Plotted By: Maureen McDonnell

REV.	DATE	REMARKS	BY

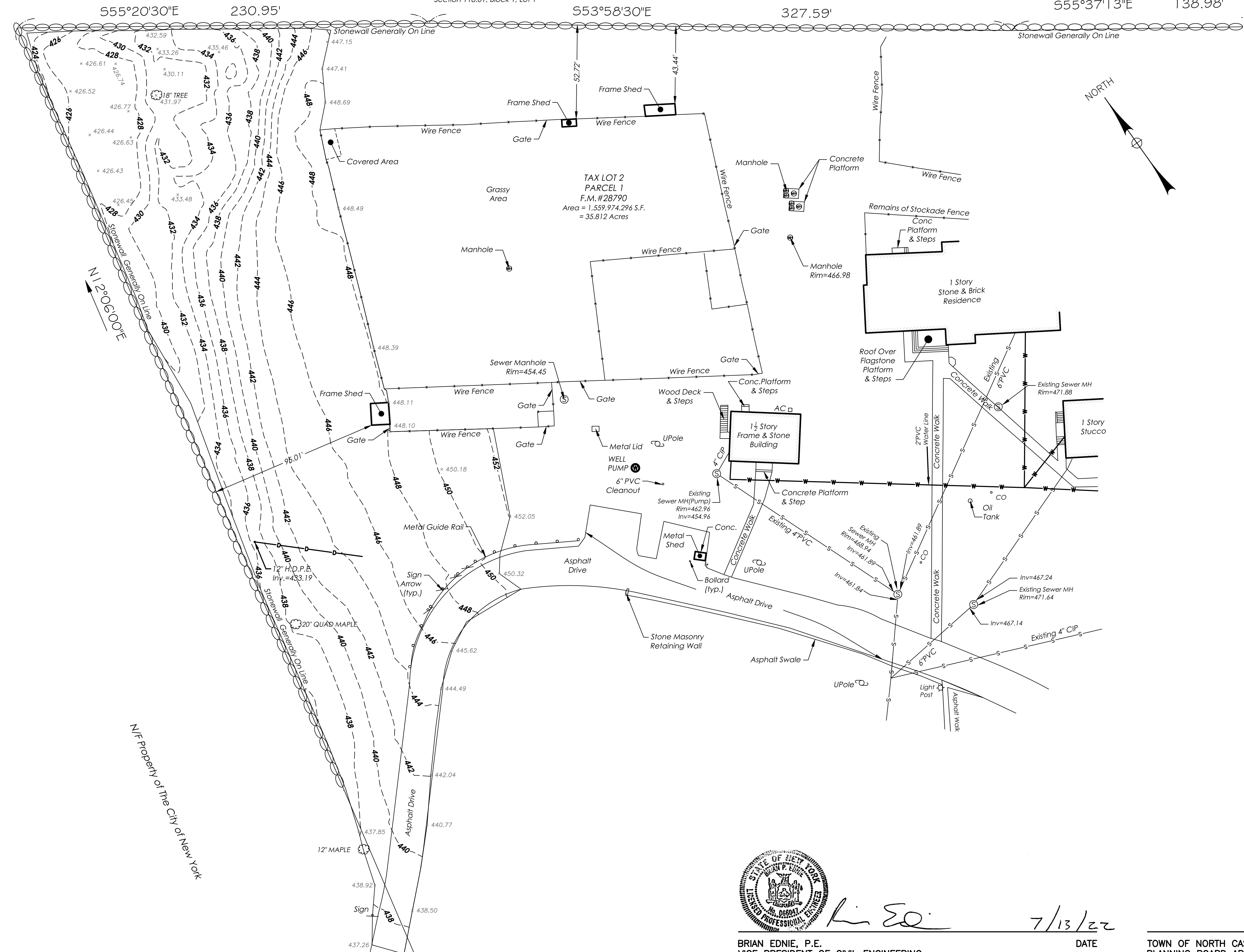


CLIENT
ST. CHRISTOPHER'S INC.

PROJECT NAME:
**ST. CHRISTOPHER'S JENNIE CLARKSON CAMPUS
EXISTING CONDITIONS PLAN - 1
(PRIOR TO CURRENT GRADE CHANGE)**

DESIGN BY:	T.G.	PROJECT NO.	01302
DRAWN BY:	M.M.	DRAWING NO.	SC-1
CHECKED BY:	B.E.	DATE:	JULY 2022
SCALE:	AS SHOWN		

N/F Property of The City of New York
Section 118.01, Block 1, Lot 1



ONLY COPIES FROM THE ORIGINAL OF THIS TOPOGRAPHY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL OR RED COLORED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

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PREMISES SHOWN HEREON DESIGNATED ON THE TOWN OF NORTH CASTLE TAX MAPS AS: SECTION 118.01, BLOCK 1, LOT 2.

PROPERTY ADDRESS:
1700 OLD ORCHARD ROAD
WEST HARRISON, NY 10603

SURVEY PREPARED BY:

TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570
(914) 769-8003
survey@tcmeritts.com

SURVEYED: APRIL 19, 2022
MAP PREPARED: APRIL 22, 2022



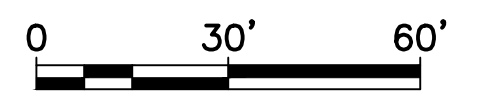
BRIAN EDNIE, P.E.
VICE PRESIDENT OF CIVIL ENGINEERING
LOCKWOOD, KESSLER & BARTLETT, INC.

Li Ed 7/13/22

DATE

TOWN OF NORTH CASTLE
PLANNING BOARD APPROVAL

DATE



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Plotted By: Maureen McDonnell

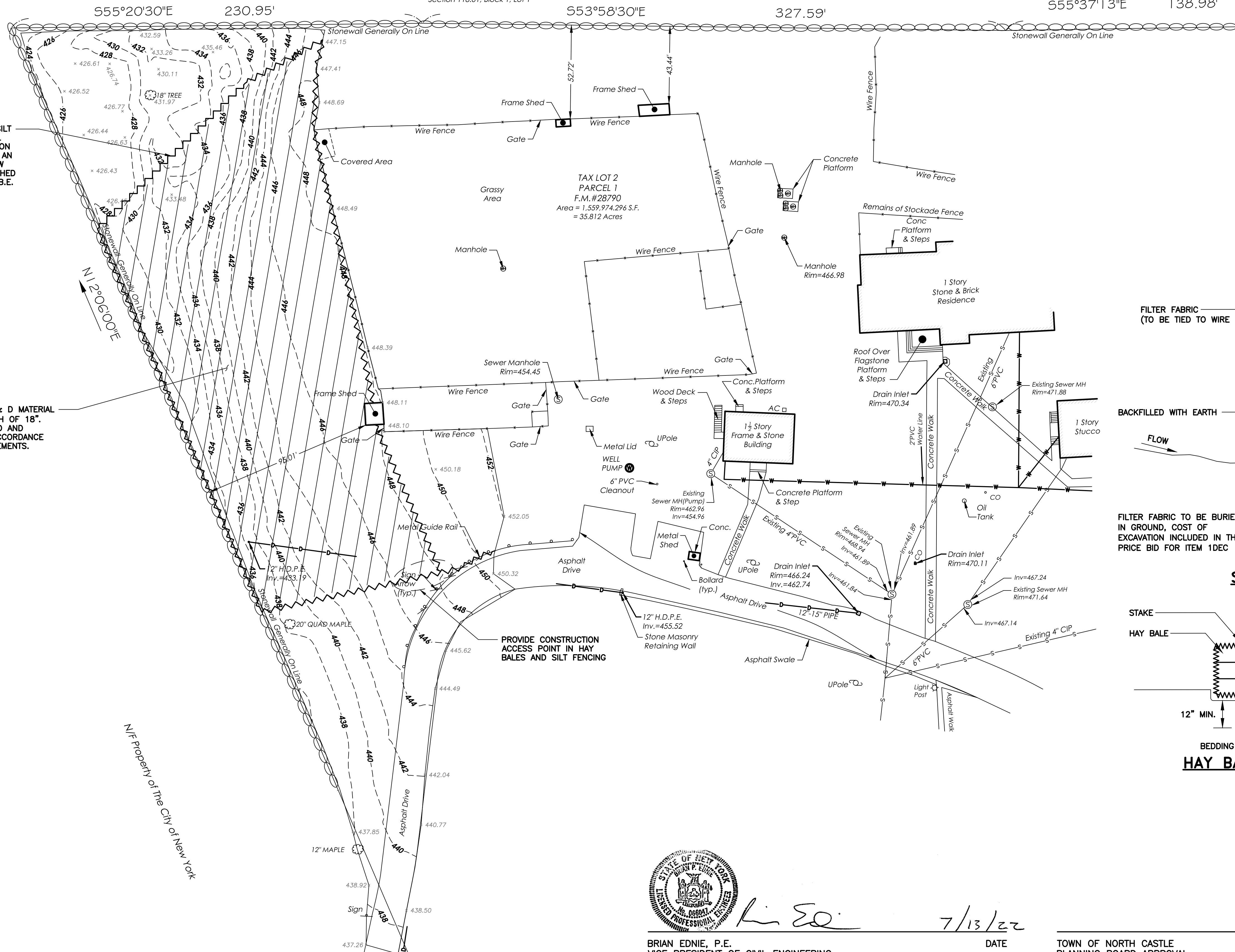
REV.	DATE	REMARKS	BY



CLIENT
ST. CHRISTOPHER'S INC.

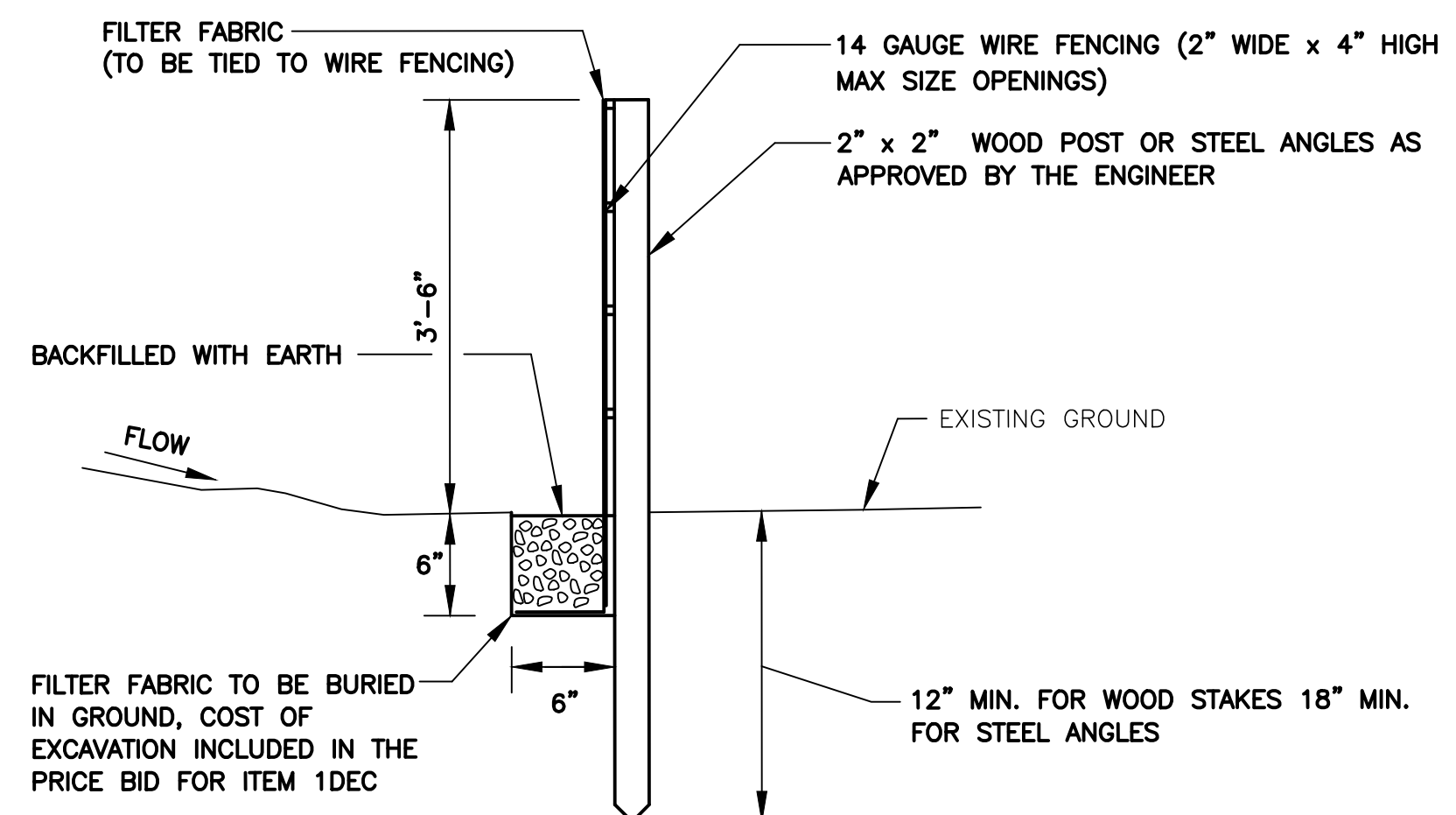
PROJECT NAME:
ST. CHRISTOPHER'S JENNIE CLARKSON CAMPUS
EXISTING CONDITIONS PLAN - 2 (POST FILL CONDITIONS)

DESIGN BY:	T.G.	PROJECT NO.	01302
DRAWN BY:	M.M.	DRAWING NO.	SC-2
CHECKED BY:	B.E.	DATE:	JULY 2022
SCALE:	AS SHOWN		

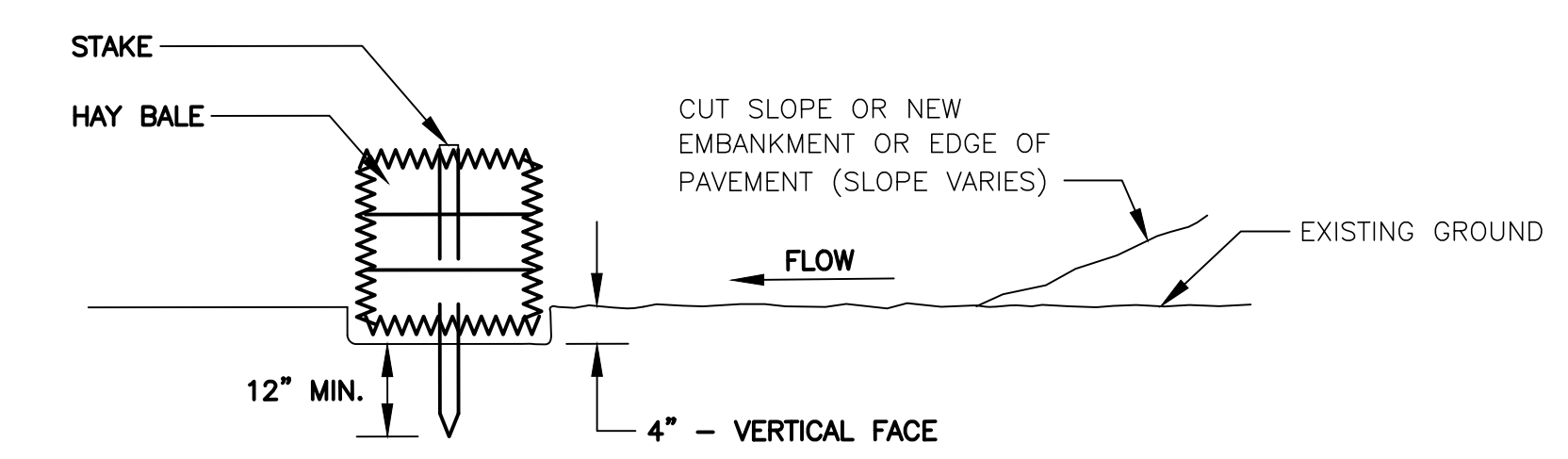


LEGEND:

- HAY BALES & SILT FENCING
- C&D REMOVAL AREA



SILT FENCE DETAIL
NOT TO SCALE



HAY BALE/STRAW BALE DETAIL
NOT TO SCALE



BRIAN EDNIE, P.E.
VICE PRESIDENT OF CIVIL ENGINEERING
LOCKWOOD, KESSLER & BARTLETT, INC.

Lin Ednie
7/13/22

DATE PROJECT NAME: TOWN OF NORTH CASTLE PLANNING BOARD APPROVAL

DATE 0 30' 60'

File Name: I:\projects\vertex\01302_st_christopher's_jennie_clarkson_campus\cadd\sheets\civil\01302-hb-st_christopher-site_plan.dwg
Plot Date: 7/13/2022 1:01 PM
Plotted By: Maureen McDonnell

REV.	DATE	REMARKS	BY

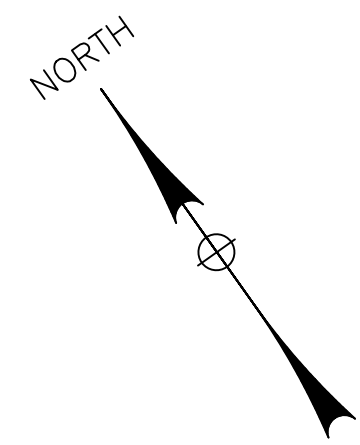
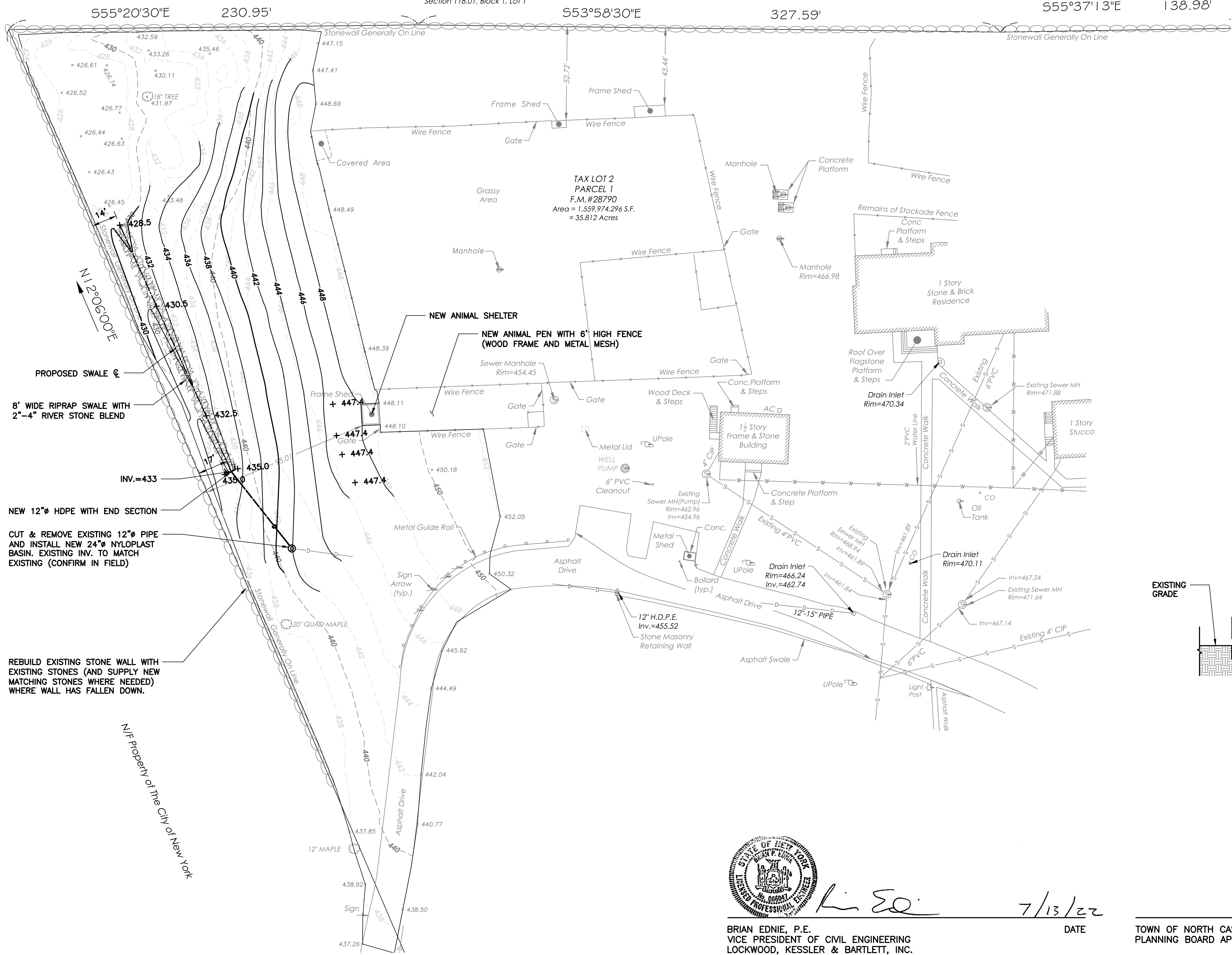


CLIENT: ST. CHRISTOPHER'S INC.

PROJECT NAME: ST. CHRISTOPHER'S JENNIE CLARKSON CAMPUS
SITE REMOVAL PLAN

DESIGN BY: T.G.	PROJECT NO. 01302
DRAWN BY: M.M.	DRAWING NO. SR-1
CHECKED BY: B.E.	
DATE: JULY 2022	
SCALE: AS SHOWN	

N/F Property of The City of New York
Section 118.01, Block 1, Lot 1



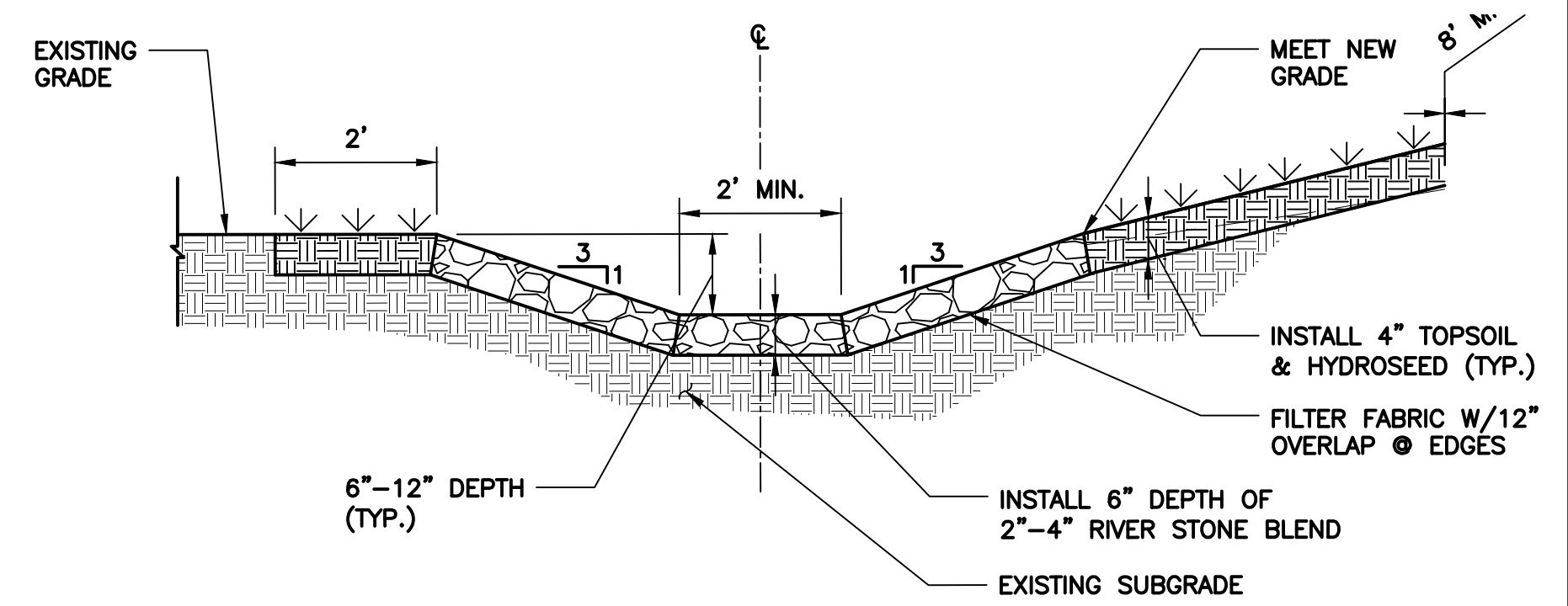
NOTES:

1. ALL FILL MATERIAL IN ACCORDANCE TO NYS DOT ITEM 203-06 SELECT FILL.
2. AREAS DISTURBED AND/OR REGRADED WILL RECEIVE 4" TOPSOIL AND BE HYDROSEEDED.

LEGEND:

- - - 440 - - - EXISTING CONTOURS
- 440 — PROPOSED CONTOURS
- x 447.4 EXISTING SPOT GRADE
- + 447.4 PROPOSED SPOT GRADE
- [Symbol] PROPOSED RIVER STONE BLEND

- PROPOSED SWALE
- 8' WIDE RIPRAP SWALE WITH 2"-4" RIVER STONE BLEND
- NEW 12" HDPE WITH END SECTION
- CUT & REMOVE EXISTING 12" PIPE AND INSTALL NEW 24" NYLOPLAST BASIN. EXISTING INV. TO MATCH EXISTING (CONFIRM IN FIELD)
- REBUILD EXISTING STONE WALL WITH EXISTING STONES (AND SUPPLY NEW MATCHING STONES WHERE NEEDED) WHERE WALL HAS FALLEN DOWN.



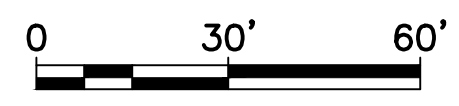
PROPOSED STONE BOTTOM LINED SWALE
SCALE: NTS



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Li Ed 7/13/22

TOWN OF NORTH CASTLE
PLANNING BOARD APPROVAL



File Name: I:\projects\vertex\01302_st_christopher's_jennie_clarkson_campus\cadd\sheet\civil\01302-hb-st_christopher- proposed.dwg
Plot Date: 7/13/2022 1:01 PM
Plotted By: Maureen McDonnell

REV.	DATE	REMARKS	BY

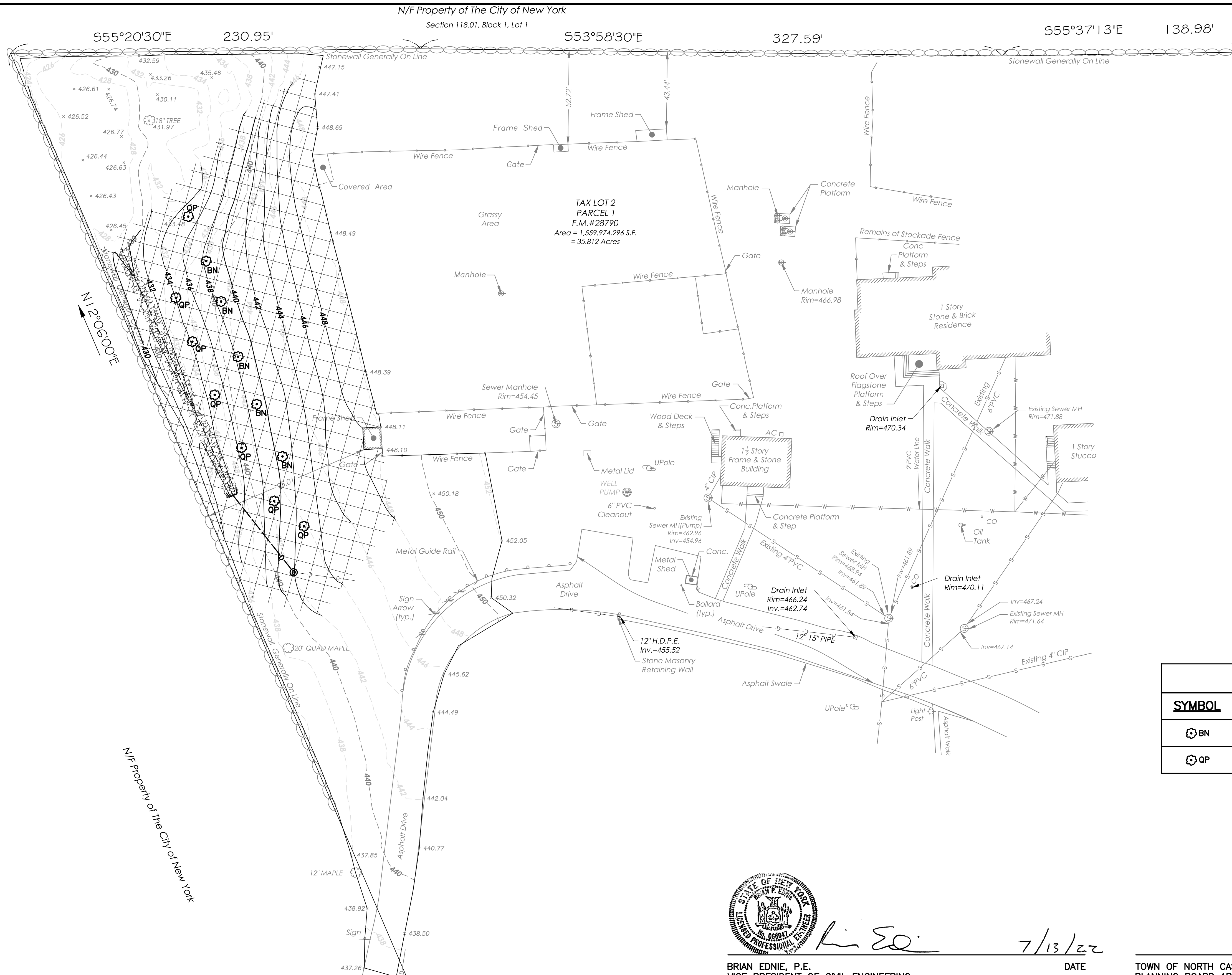


CLIENT
ST. CHRISTOPHER'S INC.

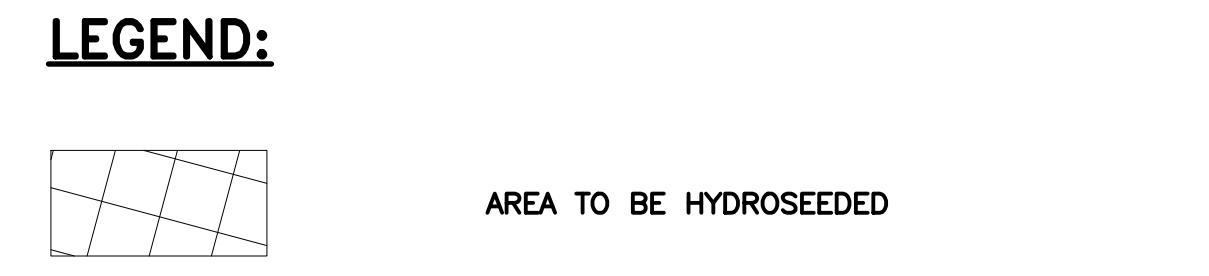
PROJECT NAME:
ST. CHRISTOPHER'S JENNIE CLARKSON CAMPUS
PROPOSED SITE PLAN

DESIGN BY:	T.G.	PROJECT NO.	01302
DRAWN BY:	M.M.	DRAWING NO.	GP-1
CHECKED BY:	B.E.		
DATE:	JULY 2022		
SCALE:	AS SHOWN		

File Name: I:\projects\vertex\01302 st christopher's jennie clarkson campus\cadd\sheet\civil\01302-hb-st christopher- landscaping plan.dwg
 Plot Date: 7/13/2022 1:02 PM
 Plotted By: Maureen McDonnell



- NOTES:**
1. AREA TO BE HYDROSEEDED SHALL FIRST BE FINED GRADED FOR A SMOOTH SURFACE FREE OF RUTS AND DEBRIS, AND RECEIVE A 4" DEEP LAYER OF TOPSOIL IN ACCORDANCE WITH NYSDOT SPECIFICATIONS 610.1403.
 2. INSTALL A COIR MATTING OVER SLOPE IMMEDIATELY AFTER PLACEMENT AND FINE GRADING TOPSOIL. MATT SHALL BE INSTALLED FLUSH TO SOIL AND NAILED/STAKED IN PLACE PER MANUFACTURER'S RECOMMENDATIONS.
 3. HYDROSEEDING SHALL BE APPLIED IMMEDIATELY AFTER THE INSTALLATION OF THE TOPSOIL AND COIR MATT IN ORDER TO AVOID EROSION. HYDROSEED SHALL BE IN ACCORDANCE TO NYSDOT SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL SECTION 4 PART 2 SEED MIX SHALL BE MIX #6.



PLANT LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	QNT.	SIZE
BN	BETULA NIGRA "HERITAGE"	RIVER BIRCH	5	8'-10' HT
QP	QUERCUS PALUSTRIS	PIN OAK	7	2 1/2"-3" CAL.



BRIAN EDNIE, P.E.
 VICE PRESIDENT OF CIVIL ENGINEERING
 LOCKWOOD, KESSLER & BARTLETT, INC.
 DATE 7/13/22

TOWN OF NORTH CASTLE
 PLANNING BOARD APPROVAL
 DATE

REV.	DATE	REMARKS	BY



CLIENT
 ST. CHRISTOPHER'S INC.

PROJECT NAME:
 ST. CHRISTOPHER'S JENNIE CLARKSON CAMPUS
 LANDSCAPE PLAN

DESIGN BY: T.G.	PROJECT NO. 01302
DRAWN BY: M.M.	DRAWING NO. L-1
CHECKED BY: B.E.	
DATE: JULY 2022	
SCALE: AS SHOWN	



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
Fax: (914) 273-3554
www.northcastleny.com

Application for Site Development Plan Approval

Application Name

St. Christopher's Jennie Clarkson Campus Slope Remediation



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

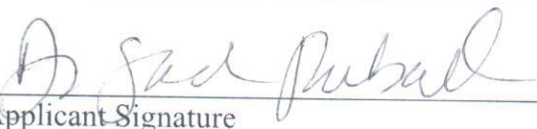
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
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

7/13/2022
Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: St. Christopher's Inc. - (Dr. Sarah Ruback, CEO)

Mailing Address: 71 South Broadway, Dobbs Ferry, NY 10522

Telephone: 917-693-3030 Fax: _____ e-mail sruback@sc1881.org

Name of Applicant (if different): _____

Address of Applicant: _____

Telephone: _____ Fax: _____ e-mail _____

Interest of Applicant, if other than Property Owner:

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:

Lockwood Kessler & Bartlett, Inc. - Thomas D. Gibbons Jr., RLA

Address: 1 Aerial Way, Syosset, NY 11791

Telephone: 516-938-0600 Fax: _____ e-mail tgibbonsjr@lkbinc.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: Dr. Joel Rutsell Date: 7/13/22

Signature of Property Owner: Dr. Joel Rutsell Date: 7/13/22

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 1700 Old Orchard St.

Location (in relation to nearest intersecting street):

340 feet (north, south, east or west) of Mt. Kisco Road

Abutting Street(s): _____

Tax Map Designation (NEW): Section 118.01 Block 1 Lot 2.2

Tax Map Designation (OLD): Section _____ Block _____ Lot _____

Zoning District: R-2A Total Land Area 31.84AC

Land Area in North Castle Only (if different) _____

Fire District(s) 1 School District(s) 553401

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?
No X Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No _____ Yes (adjacent) _____ Yes (within 500 feet) X

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No _____ Yes (adjacent) _____ Yes (within 500 feet) X

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No _____ Yes (adjacent) _____ Yes (within 500 feet) X

The boundary of a farm operation located in an agricultural district?
No X Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?

No _____ Yes X

If yes, please identify the tax map designation of that property:

118.01-1.2.2

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Remediation of an existing slope

Floor Area: Existing N/A S.F. Proposed N/A S.F.

Proposed Floor Area Breakdown:

Retail N/A S.F.; Office N/A S.F.;

Industrial N/A S.F.; Institutional N/A S.F.;

Other Nonresidential N/A S.F.; Residential N/A S.F.;

Number of Dwelling Units: N/A

Number of Parking Spaces: Existing N/A Required N/A Proposed _____

Number of Loading Spaces: Existing N/A Required N/A Proposed _____

Earthwork Balance: Cut 1,000+/- C.Y. Fill _____ 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.)

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:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- 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.
- Existing zoning, fire, school, special district and municipal boundaries.
- 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.
- 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.
- 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.
- 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.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- N/A Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- N/A Location of existing parking and truck loading areas, with access and egress drives thereto.
- X 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.

- N/A Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- N/A Location, size and design of existing signs.
- N/A Location, type, direction, power and time of use of existing outdoor lighting.
- N/A Location of existing outdoor storage, if any.
- X Existing topographical contours with a vertical interval of two (2) feet or less.
- X 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:

- N/A Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.

- N/A Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.

- N/A Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.

- N/A Proposed sight distance at all points of vehicular access.

- N/A Proposed number of employees for which buildings are designed

- N/A 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.

- N/A 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.

- X 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.

- N/A 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.
- N/A Location, size and design of all proposed signs.
- N/A Location, type, direction, power and time of use of proposed outdoor lighting.
- N/A Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- X Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- N/A The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- X Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- X Proposed soil erosion and sedimentation control measures.
- N/A 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.
- X 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.
- X 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.

Short Environmental Assessment Form

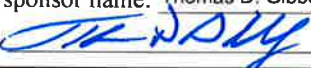
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
St. Christopher's Jennie Clarkson Campus				
Name of Action or Project: Existing slope remediation and revegetation				
Project Location (describe, and attach a location map): 1700 Old Orchard St., West Harrison, NY, northwest corner of property.				
Brief Description of Proposed Action: Regrade and re-vegetate a recently disturbed slope along the west side of the property. Install a stone drainage swale at the end of an existing 12" diameter drainage pipe to dissipate storm water discharge and direct it away from the edge of the property. Install 12 deciduous trees in addition to re-vegetating and stabilizing the slope with a bio-degradable coir mat and grass seed mix .				
Name of Applicant or Sponsor: St. Christopher's Inc. - Dr. Sarah Ruback, CEO		Telephone: 914-693-3030		
		E-Mail: sruback@sc1881.org		
Address: 71 South Broadway				
City/PO: Dobbs Ferry		State: NY	Zip Code: 10522	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of North Castle Planning Board approval NYCDEP approval			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 31.84 acres		
b. Total acreage to be physically disturbed?		_____ 0.70 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 31.84 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Educational</u>				
<input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Thomas D. Gibbons Jr. Date: 07/13/2022</p> <p>Signature: </p>		