

November 27, 2023

Mr. Christopher Carthy, Chairman  
Town of North Castle Planning Board  
15 Bedford Road  
Armonk, New York 10504

RE: 14 Tallwoods Road. Tax Map 107.02 – 1 - 17, - Responses to Town Engineer and  
Town Planner Comments

Dear Mr. Carthy:

I have addressed comments expressed in the Town Engineer's Review Memorandum, dated October 14, 2023, and the Planning Review Memorandum, dated October 12, 2023. Written responses to each comment have been prepared and are provided below to assist you in your review. We begin with the Town Engineer comments and then turn to the Planning comments:

## **RESPONSES TO TOWN ENGINEER COMMENTS**

- 1. The applicant is proposing land disturbance within 100 feet of a regulated local wetland. A local Wetland Permit may be required for the project. A wetland delineation was prepared by Mary Jaehnig on September 2, 2022. The delineation should be field confirmed by the Town Wetland Consultant.*

**Response:** A local wetland permit is required. The application was referred to the Conservation Board and the wetland delineation prepared by Mary Jaehnig was confirmed by the Town's Wetland Consultant.

- 2. The proposed project is projected to disturb 5,260 s.f. of wetland buffer. The applicant has prepared a Wetland Mitigation Plan, which included 10,733 s.f. of wetland mitigation, 9,407 s.f. of invasive vegetation removal and 1,236 s.f. of mitigation plantings. A five (5) year wetland monitoring and maintenance plan has been outlined by the applicant.*

*The Planning Board may wish to refer the Mitigation Plan to the Town Wetland Consultant and Town Conservation Board for their review and recommendation.*

*The applicant should prepare a cost estimate which includes all costs to complete the proposed wetland mitigation, as well as the five (5) year monitoring and maintenance program. A bond should be provided by the applicant to ensure the completion of each.*

**Response:** Plans were referred to the Conservation Board for review and comment. The application was modified based on the suggestions and requirements of the Board. As a result, the overall scope of the project has been reduced. Total area of

disturbance is 4,217 sf of which 3,883 s.f. is within the wetland buffer. The Wetland Mitigation Plan now provides for a total of 9,344 s.f of mitigation (8,290 s.f. of invasive removal and 1,054 s.f. of mitigation planting) where the required mitigation is 7,766 s.f. A positive referral to the Planning Board was received at the Conservation Board meeting of November 21, 2023. A cost estimate has been prepared and is attached for your review.

3. *The applicant is proposing new impervious surfaces within 100 feet of a water course within the New York City Watershed. New impervious surfaces within 100 feet of a water course may require an Individual Residential permit from the NYCDEP. The applicant should obtain a determination from the NYCDEP.*

**Response:** Plans were reviewed by NYCDEP and it was determined that the installation of the proposed swimming pool is a non-commercial, ancillary improvement to an individual residence and as such, a permit from NYCDEP is not required. A copy of the determination is attached for your review.

4. *The proposed pool and pool patio are located along the top of the hillside within the rear of the existing residence. In an effort to minimize land disturbance the applicant is proposing a retaining wall along three (3) sides of the pool patio. The walls extend to a maximum height of 9.5 feet.*

*The applicant should provide construction details of the retaining wall, inclusive of design calculations for bearing, sliding and overturning. The plans should also note that the applicant shall retain the services of a Professional Engineer who will inspect the work and provide certification that the work is in conformance with the approved plans, prior to the issuance of a Certificate of Occupancy for the work.*

**Response:** The revised plan does indicate a retaining wall along three sides of the pool in order to minimize disturbance. As a result of the plan revisions, the pool and proposed retaining wall have been shifted uphill and now avoid the Town designated steep slopes. The maximum height of the proposed retaining wall is 6 feet. Structural details will be prepared and include required calculations.

5. *The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with NYSDEC General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance From with the NYSDEC. The applicant should submit the Stormwater Pollution Prevention Plan (SWPPP) to the Town Engineer for review.*

**Response:** The total area of disturbance has been reduced to below the 5,000 s.f. threshold.

6. *Provide stormwater mitigation and design calculation for the runoff generated by the net increase in impervious surface for the 100-year, 24 hour design storm event. Provide details for the stormwater mitigation system.*

**Response:** In order to minimize impacts to wetland buffer and steep slopes, the entire pool has been relocated uphill and reduces in size. In addition, a patio is no longer proposed. The plan has been updated to reflect a 2,000 gallon holding tank to accommodate pool drawdown. The stored water will be used for irrigation purposes. The 2,000 gallon tank will accommodate the volume associated with a 6" pool drawdown.

7. *The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Please contact this office to schedule the testing.*

**Response:** The proposed pool drawdown system will not require infiltration practices. Soil testing in the vicinity of the pool drawdown tank is not necessary.

8. *Provide rims, invert, size and material for all proposed drainage facilities.*

**Response:** Information pertaining to drainage/pool drawdown facilities have been added to the plan.

## **RESPONSES TO PLANNING COMMENTS**

1. *The proposed inground pool is located entirely in a Town-regulated wetland buffer and located on a Town-regulated steep slope. Typically, recreation amenities located entirely in an undisturbed wetland buffer are highly scrutinized.*

*The Planning Board and Conservation Board will need to determine whether the requested wetland permit should be issued.*

**Response:** Plans have been reviewed by the Conservation Board. Based on the recommendations of the Conservation Board, the pool has been reduced in size and shifted uphill, minimizing disturbance to the Town regulated steep slopes. A positive referral to the Planning Board was received at the Conservation Board meeting of November 21, 2023.

2. *The pool is retained by a proposed 10 foot retaining wall. The wall may be visible from 8 Tallwoods Road. The plans should be revised to include details of the proposed wall and specifically highlight proposed construction material.*

*The applicant should provide a narrative describing how the proposed retaining wall complies with Section 355-15 G(1)(b) of the Town Code.*

**Response:** The height of the proposed retaining wall will range between 2 feet to 6.5 feet. Structural details of the wall will be prepared and submitted for review. The mitigation planting plan has been updated to reflect 12 Blue Girl Holly, 5-6 feet in

**height placed along the base of the proposed wall to provide screening to 8 Tallwoods Road.**

3. *The Site Plan depicts 5,260 square feet of Town-regulated wetland buffer disturbance. A 10,520 square foot mitigation plan has been submitted for review by the Planning Board and Conservation Board.*

**Response:** The total area of disturbance is now 4,217 sf of which 3,883 s.f. is within the wetland buffer. The Wetland Mitigation Plan now provides for a total of 9,344 s.f of mitigation (8,290 s.f. of invasive removal and 1,054 s.f. of mitigation planting) where the required mitigation is 7,766 s.f.

4. *The Planning Board will need to determine wither the proposed tree removal is acceptable. Three (3) trees are proposed for removal.*

**Response:** Revised plans now indicate 2 trees to be removed. The Mitigation Plan proposes three trees to replace those being removed.


5. *The site plan depicts 2,087 square feet of Town-regulated steep slope disturbance.*

**Response:** Based on the modified pool size and location, the plan now depicts 182 square feet of Town-regulated steep slope disturbance.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

DTS Provident Design Engineering, LLP

A handwritten signature in black ink that reads "Peter J. Gregory". The signature is written in a cursive, flowing style.

Peter J. Gregory, PE  
Senior Associate

November 16, 2023

Conservation Board  
Town of North Castle  
15 Bedford Road  
Armonk, NY 10505

RE: The Starr Residence  
14 Tallwoods Road

Dear Members of the Conservation Board,

We would like to thank the Conservation Board for their comments and guidance on this project. The modified plans submitted by Peter Gregory (DTS Provident) include suggestions made by the Conservation Board at their October 17, 2023 meeting.

The benefits of these modifications include the following:

-As requested, the swimming pool and retaining wall have been moved closer to the house, eliminating disturbance within the steep slopes area.

-The maximum height of the proposed retaining wall has been reduced from 11'-6" to 6'-6".

-As requested by Conservation Board member, Mr. Drapeau, the length of the swimming pool has been reduced from 38'-0" to 32'-0", which reduces the area of the pool from 680 s.f. to 576 s.f..

-The proposed stormwater mitigation area/ pool drawdown area has been relocated to the lawn area at the north of the house, eliminating disturbance within the designated steep slopes area.

-This relocation reduces the area of disturbance from 6,100 s.f. to 4,217 s.f..

In closing, we hope that these efforts will result in a positive recommendation to the Planning Board.

We look forward to meeting with you to discuss this interesting project.

Sincerely,

A handwritten signature in black ink, appearing to read "Seth Ticehurst". The signature is fluid and cursive, with a long horizontal stroke at the end.

Seth Ticehurst, RLA, ASLA  
for B & T

**BENEDEK & TICEHURST**  
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.

November 22, 2023

Attn: John Kellard, P.E.  
Kellard Sessions Consulting  
Consulting Town Engineers  
500 Main Street  
Armonk, NY 10504

Re: Starr Residence  
14 Tallwoods Road  
Armonk, NY  
Sec.107.02; Blk 1; Lot 17

Dear Mr. Kellard,

As required in the Memorandum for the Planning Board, dated July 7, 2023, for the Starr Residence at 14 Tallwoods Road, please see the wetland mitigation cost estimate.

(75) Hayscented Fern x \$5.00 wholesale= \$375 x 3 (material, planting, warrantee)=	\$1,125.
(75) Ostrich Fern x \$5.00 wholesale= \$375 x 3 (material, planting, warrantee)=	\$1,125.
(50) Sensitive Fern x \$5.00 wholesale= \$250 x 3 (material, planting, warrantee)=	\$750.
(50) Cinnamon Fern x \$5.00 wholesale= \$250 x 3 (material, planting, warrantee)=	\$750.
(12) Blue Girl Holly x \$295.00 wholesale= \$3,540. x 3 (material, planting, warrantee)=	\$10,620.
(3) Northern Red Oak x \$415.00 wholesale= \$1,245 x 3 (material, planting, warrantee)=	\$3,735.
(4 lbs.) Wetland Seed Mix x \$53.00 wholesale=\$212 x3 (installation, warrantee)=	<u>\$636.</u>

Total Plant Material Cost: \$18,741.

\$18,741. (plant material cost) x 10% contingency= \$1,874.10

\$18,741. (plant material cost) x 15% long term maintenance and monitoring= \$2,811.15

**Total Mitigation Budget Estimate= \$23,426.25**

Please feel free to contact me if you have any questions.

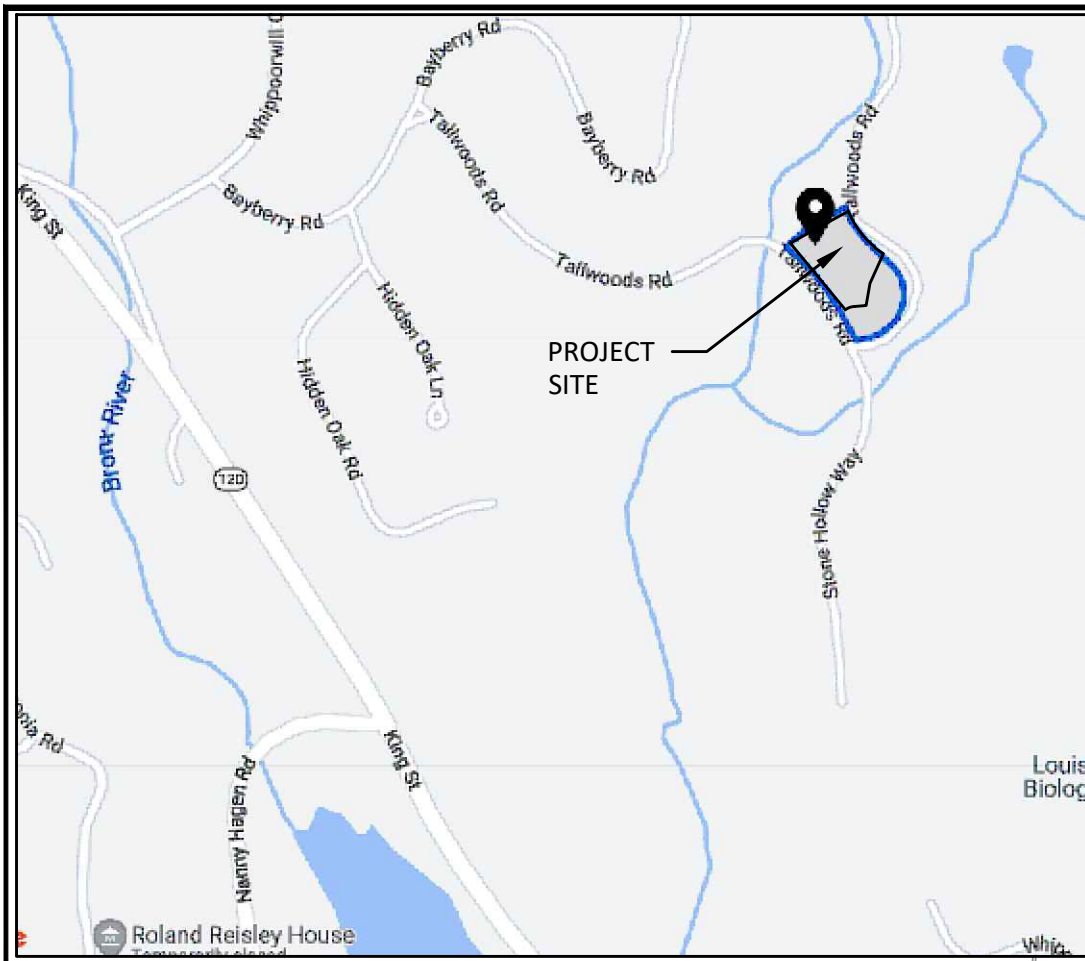
Thank you,



Seth Ticehurst, RLA







**LOCATION MAP**

N.T.S.

**GENERAL NOTES**

1. THE CONSTRUCTION OF THE POOL WILL CREATE A TOTAL AREA OF DISTURBANCE OF 4,217 SF.
2. THE PROJECT WILL RESULT IN THE CREATION OF APPROXIMATELY 903 SF OF NEW IMPERVIOUS SURFACE.
3. TWO (2) TREES WILL NEED TO BE REMOVED AS A RESULT OF THE CONSTRUCTION OF THE POOL AND STORMWATER SYSTEM.
4. ANY ROCK REMOVAL REQUIRING CHIPPING WILL REQUIRE A CHIPPING PERMIT TO BE OBTAINED FROM THE BUILDING DEPARTMENT.
5. CHIPPING OPERATION SHALL BE LIMITED TO THE HOURS OF 8:30 AM TO 4:00 PM, MONDAY THROUGH FRIDAY. ROCK CHIPPING IS PROHIBITED ON SATURDAYS, SUNDAYS AND ALL LEGAL HOLIDAYS.
6. ANY ROCK CHIPPING WILL REQUIRE DUST MITIGATION AND SHALL INCORPORATE THE BEST DUST CONTROL PRACTICES INCLUDING, BUT NOT LIMITED TO A WATER SPRAY SYSTEM (AIR SUPPRESSION OR SURFACE WETTING). CONTRACTOR SHALL CONTROL WATER RUNOFF AS A RESULT OF ANY WATER SPRAY PROGRAM.

**GENERAL POOL CONSTRUCTION NOTES:**

- POOL PLANS ARE DESIGNED BY USING THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
1. THE PROPOSED IN-GROUND POOL, SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ANSI / APSF / ICCS.
- ENTIRE POOL SHALL BE SURROUNDED BY A PERMANENT POOL BARRIER AND IT SHALL BE INSTALLED AS PER ALL APPLICABLE REQUIREMENTS LISTED IN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
2. ALL GATES ARE TO BE SELF CLOSING, SWING AWAY FROM POOL AND HAVE A LOCKING MECHANISM SUCH AS A MAGNA LATCH AT LEAST 40" ABOVE GRADE LEVEL.
  3. POOL SHALL PROVIDE A SAFETY VACUUM RELEASE SYSTEM THAT CONFORMS TO ASME A112.19.17 PER SECTION R326. SUCTION COVERS ON DRAIN OUTLETS SHALL CONFORM TO ANSI / ASME 112.19.8M OR ALTERNATIVES PER R326.6.2

EXISTING	PROPOSED
Frame Residence = 2,297 sf	Proposed Spa = 48 sf Spa Coping = 38 sf
Asphalt Driveway = 3,053 sf	Proposed Retaining Wall = 68 sf
Retaining Walls = 301 sf	Proposed Coping = 123 sf
Paving Stone Walkway = 715 sf	Proposed Swimming Pool = 576 sf
Flagstone Patio = 676 sf	Prop Equipment Pad = 50 sf
Play Area = 95 sf	
Propane Tanks = 10 sf	
AC on Conc. = 14 sf	
Generator = 8 sf	
<b>TOTAL GROSS LAND COVERAGE AREA = 8,072 S.F.</b>	

**GRAPHICAL DEPICTION OF IMPERVIOUS SURFACE**  
N.T.S.

TOWN OF NORTH CASTLE ZONING REQUIREMENTS					
R-2A RESIDENCE TWO-ACRE DISTRICT					
	MINIMUM LOT AREA (ACRES)	MINIMUM YARDS			MAXIMUM BUILDING COVERAGE
		FRONT (FEET)	SIDE (FEET)	REAR (FEET)	
REQUIRED/MAXIMUM	2	50	30	50	8%
EXISTING RESIDENCE	2.296	68.71	97.47	147.57	
PROPOSED SWIMMING POOL	131.56	115.22	114.49		

PROPOSED EARTHWORK VOLUME	
CUT VOLUME OF EXCAVATION	150 C.Y.
FILL VOLUME REQUIRED	110 C.Y.
VOLUME OF FILL MATERIAL TO BE EXPORTED	40 C.Y.

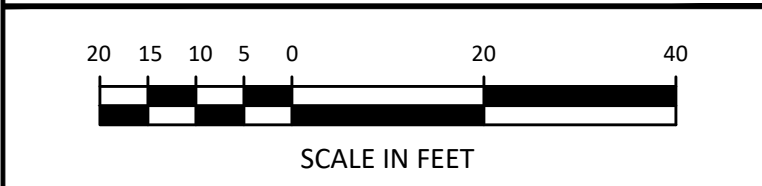
DISTURBANCE CHART		
HATCH	CATEGORY	LOT
	WETLAND	0 SF
	WETLAND BUFFER	3,883 SF
>25% Slope hatch symbol"/>	>25% SLOPE	182 SF

NO.	REVISION	DATE
1	POOL LOCATION	9/5/23
2	POOL SIZE AND LOCATION	10/31/23
3	POOL SIZE AND LOCATION	11/06/23
4	ISSUED TO PLANNING BOARD	11/27/23



**LEGEND**

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- 500 EXISTING CONTOUR LINE
- 500 PROPOSED CONTOUR LINE
- + 500.5 PROPOSED SPOT ELEVATION
- WF LOCAL FLAGGED WETLAND LINE
- SS TOPSOIL STOCKPILE
- SF EROSION CONTROL BARRIER
- CF CONSTRUCTION FENCE BARRIER
- STP-1 DEEP TEST PIT LOCATION & ID
- PROPOSED STORM PIPE
- PROPOSED FENCE LINE
- INVASIVE REMOVALS AREA
- PROPOSED MITIGATION PLANTING



**PROJECT NOTES:**

1. PROJECT ADDRESS:  
14 TALLWOODS ROAD  
ARMONK, NY 10504  
(T) NORTH CASTLE
2. TOWN OF NORTH CASTLE TAX MAP INFORMATION:  
SECTION: 107.02, BLOCK: 1, LOT: 17  
TOTAL AREA OF PARCEL = 99,992 S.F. (2.296 ACRES)  
RESIDENCE R-2A DISTRICT
3. WATERSHED BASIN:  
BRONX RIVER BASIN
4. SURVEY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM MAP PREPARED BY:  
TC MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD  
PLEASANTVILLE, N.Y. 10570
5. PORTION OF TOPOGRAPHICAL INFORMATION OBTAINED FROM WESTCHESTER COUNTY GIS AERIAL MAPPING

CONTRACTOR SHALL CORDON EXISTING SEPTIC SYSTEM AREA BY INSTALLING ORANGE MESH CONSTRUCTION FENCE AS SHOWN.

NO ACTIVITY RELATED TO CONSTRUCTION OF PROPOSED SWIMMING POOL AND TERRACE TO OCCUR BEYOND SILT FENCE LINE AND WITHIN EXISTING SEPTIC SYSTEM AREA

APPROXIMATE LOCATION OF EXISTING SEPTIC TANK AS PER WCDOH FILE. LOCATION TO BE CONFIRMED AND TANK TO BE PROTECTED DURING CONSTRUCTION

**CONSTRUCTION SEQUENCE**

1. CONTRACTOR TO STAKE CLEARING AND GRADING LINE AS LIMIT OF DISTURBANCE. INSTALL SILT FENCES ALONG LIMIT OF DISTURBANCE AND CORDON OFF SEPTIC SYSTEM AS INDICATED ON SITE PLAN.
2. CONSTRUCT ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE. EXCESS EXCAVATED MATERIAL TO BE REMOVED OFF SITE. NO MATERIAL TO BE STOCKPILED DURING CONSTRUCTION
3. EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION OF POOL AND SWIMMING POOL.
4. EXISTING UNDERGROUND UTILITIES AND EXISTING WELL SHALL BE PROTECTED DURING CONSTRUCTION.
5. STRIP TOPSOIL FROM POOL AREA AND STOCKPILE WHERE INDICATED. ALL TOPSOIL STORAGE SITES ARE TO BE SURROUNDED WITH SILT FENCE DURING CONSTRUCTION.
6. CONSTRUCT PROPOSED POOL.
  - A. FRAME AND EXCAVATE FOR POOL. ALL EXCAVATED MATERIAL TO BE REMOVED OFF SITE. NO MATERIAL TO BE STOCKPILED.
  - B. INSTALL FORM WORK. INSTALL GRAVEL BED, REINFORCING AND PLUMBING FOR POOL. SPRAY GUNITE FOR POOL.
  - C. INSTALL POOL EQUIPMENT PAD.
  - D. BACK FILL AREA SURROUNDING POOL.
  - E. ROUGH GRADE AWAY FROM POOL AREA.
  - F. INSTALL UTILITY CONNECTIONS; AND ELECTRIC FEED BETWEEN HOUSE AND POOL EQUIPMENT AREA.
  - G. INSTALL COPING. PLASTER POOL SURFACE.
  - H. FILL POOL WITH WATER
7. INSTALL POOL DRAWDOWN MITIGATION SYSTEM. SYSTEM TO REMAIN OFF LINE UNTIL WORK IS COMPLETE AND SITE IS STABLE
8. INSTALL LANDSCAPE SCREENING. PERFORM MITIGATION AS INDICATED ON PLAN.
9. INSTALL POOL FENCING AND GATES.
10. TOPSOIL, SEED, SOD OR HYDROSEED, MULCH AND RESTORE ALL DISTURBED AREAS. INSTALL ADDITIONAL LANDSCAPING.
11. REMOVE EROSION CONTROLS ONLY AFTER ALL AREAS HAVE BEEN THOROUGHLY STABILIZED.

CONTRACTOR TO ACCESS SWIMMING POOL AND STORMWATER SYSTEM CONSTRUCTION AREA FROM EXISTING DRIVEWAY

**TALLWOODS ROAD**

Asphalt Pavement

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**Benedek & Ticehurst**  
448 Old Road  
Bedford Village, NY 10506  
Tel: 914-234-9666  
Web: btlandarch.com

**TC Merritts Land Surveyors**  
394 Bedford Road  
Pleasantville, NY 10570  
Tel: 914-769-8003  
Web: survey@tcmerritts.com

**Christian Jungers & Michelle Starr**  
14 Tallwoods Road  
Armonk, NY 10504

**DTS • PROVIDENT**  
Intelligent Land Use  
DTS Provident Design Engineering, LLP  
One North Broadway White Plains, NY 10601  
P: 914-428.0010  
F: 914-428.0017

Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It Is A Violation Of This Law For Any Person, Unless Acting Under The Direction Of A Licensed Professional Engineer, To Alter This Document

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Certificate Of Authorization #0017846

**JUNGERS STARR RESIDENCE POOL**  
14 TALLWOODS ROAD  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

TITLE:  
**OVERALL SITE PLAN**

Approved by Town of North Castle Planning Board Resolution, Dated: \_\_\_\_\_

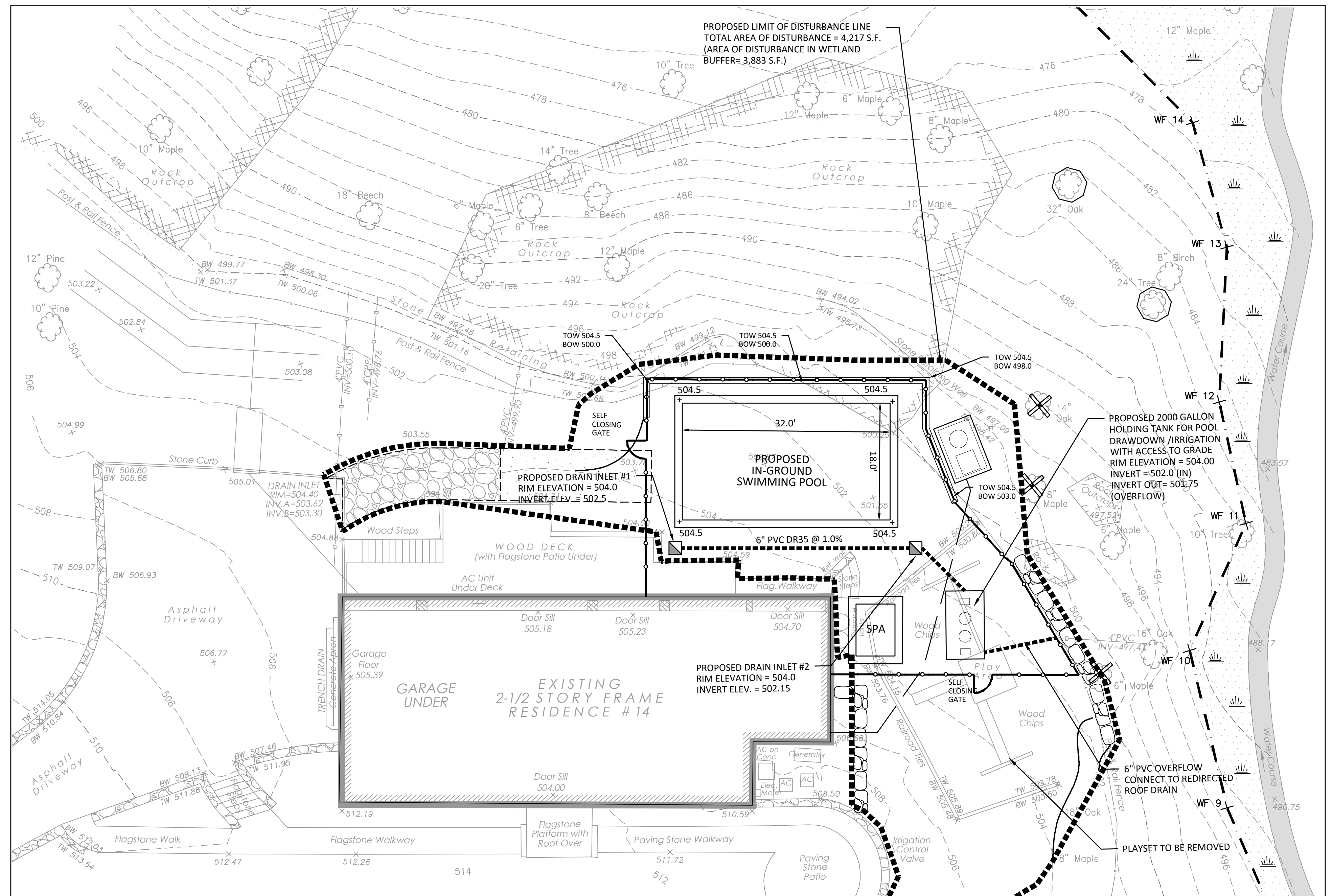
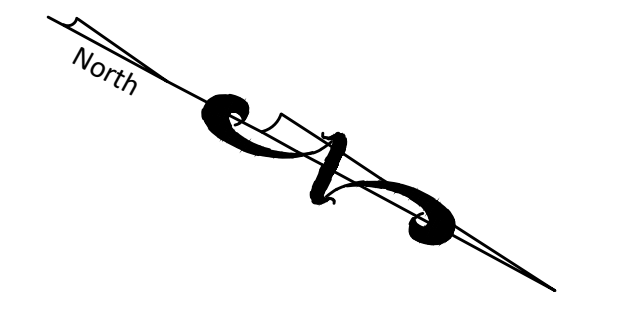
Christopher Carthy, Chairman,  
Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution: \_\_\_\_\_

Joseph M. Cermele, PE  
Kellard Sessions Consulting  
Consulting Town Engineers

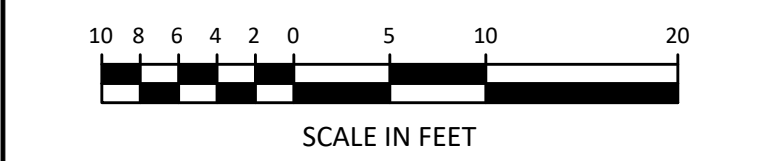
Scale: 1" = 20'  
Date: 06/26/2023  
Drawn By: KMM  
Checked By: PJG  
Project No.: 0987  
Sheet No.: 1 of 4  
Dwg. No.: C-101

NO.	REVISION	DATE
1	POOL LOCATION	9/5/23
2	POOL SIZE AND LOCATION	10/31/23
3	POOL SIZE AND LOCATION	11/06/23
4	ISSUED TO PLANNING BOARD	11/27/23



CONSTRUCTION PLAN

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.northeastny.com
GROSS LAND COVERAGE CALCULATIONS WORKSHEET	
Application Name or Identifying Title: CHRISTIAN JUNGERS & MICHELLE STARR	Date: 11/09/23
Tax Map Designation or Proposed Lot No.: 107.02 - 1 - 17	
Gross Lot Coverage	99,992
1. Total lot area (Net Lot Area for Lots Created After 12/13/06):	13,270 + (0.075)(12,872) = 14,235
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(a)):	14,235
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):	
Distance principal home is beyond minimum front yard setback	187
18.71 x 10 =	
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3	14,422
5. Amount of lot area covered by principal building:	2,297
2,297 existing + 0 proposed =	
6. Amount of lot area covered by accessory buildings:	0
0 existing + 0 proposed =	
7. Amount of lot area covered by decks:	0
0 existing + 0 proposed =	
8. Amount of lot area covered by porches:	0
0 existing + 0 proposed =	
9. Amount of lot area covered by driveway, parking areas and walkways:	3,768
3,768 existing + 0 proposed =	
10. Amount of lot area covered by terraces:	837
676 existing + 161 proposed =	
11. Amount of lot area covered by tennis court, pool and mechanical equip:	706
32 existing + 674 proposed =	
12. Amount of lot area covered by all other structures:	464
396 existing + 68 proposed =	
13. Proposed gross land coverage: Total of Lines 5 - 12 =	8,072
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	Date



Benedek & Ticehurst  
448H Old Road  
Bedford Village, NY 10506  
Tel: 914-234-9666  
Web: btlandarch.com

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Christian Jungers & Michelle Starr  
14 Tallwoods Road  
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Intelligent Land Use  
DTS Provident Design Engineering, LLP  
One North Broadway White Plains, NY 10601  
P: 914-428.0010  
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Licensed Professional Engineer, To Alter This Document

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JUNGERS STARR RESIDENCE POOL  
14 TALLWOODS ROAD  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

TITLE:  
CONSTRUCTION PLAN  
AND CROSS SECTIONS

Scale: 1" = 10'
Date: 06/26/2023
Drawn By: KMM
Checked By: PJG
Project No.: 0987
Sheet No.: 2 of 4
Dwg. No.: C-102

Approved by Town of North Castle Planning Board Resolution, Dated: \_\_\_\_\_ Date

Christopher Carthy, Chairman,  
Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution: \_\_\_\_\_ Date

Joseph M. Cermele, PE  
Kellard Sessions Consulting  
Consulting Town Engineers

R:\PROJECTS-DTS\0987 - Tallwoods Road, Armonk\AutoCAD\Sketches\14 Tallwoods Road 23-10-20 Sketch 5\_per CB.dwg

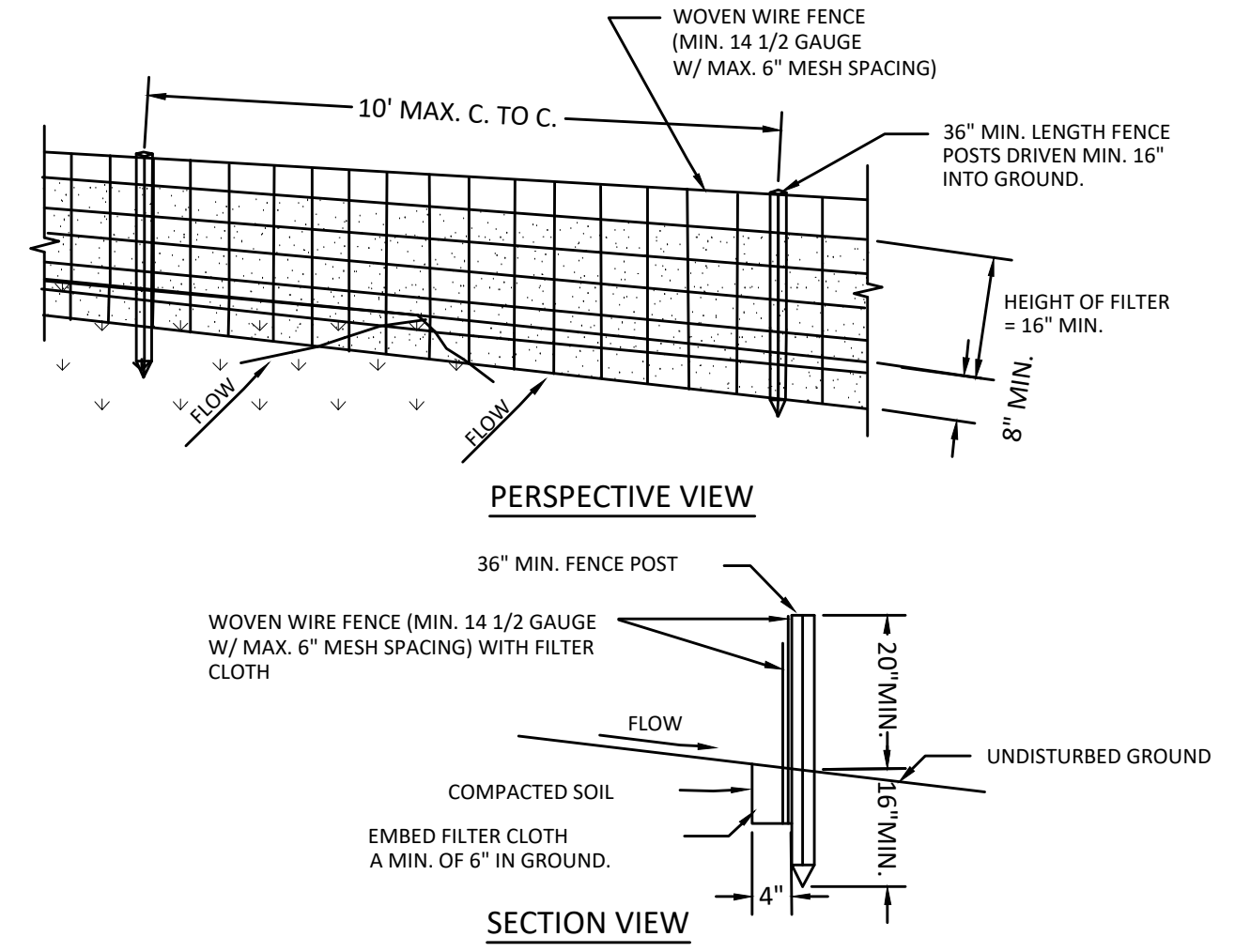
**SOIL RESTORATION STANDARDS**

THE OBJECTIVE IS TO DE-COMPACT THE SOILS IN THOSE AREAS WHICH WERE SUBJECT TO THE USE OF HEAVY EQUIPMENT TO RESTORE THE ORIGINAL PROPERTIES AND POROSITY OF THE SOIL, PROVIDING FOR REDUCTION OF RUNOFF AND A SUSTAINABLE GROWTH MEDIUM FOR VEGETATION. WHILE ALSO CONSIDERED AS A GREEN INFRASTRUCTURE TECHNIQUE, THIS MEASURE IS GENERALLY APPLIED DURING THE FINAL CLEANUP, SITE RESTORATION, AND LANDSCAPING PHASE OF THE PROJECT.

ALL DISTURBED AND COMPACTED AREAS THAT WILL BE UNPAVED, VEGETATED AND/OR LANDSCAPED IN THE POST-CONSTRUCTION CONDITION SHALL BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS IN TABLE 5.3 OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, OR TABLE 4.6 IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (SEE BELOW), LATEST EDITIONS. SOIL RESTORATION WITHIN AREAS OF SATURATED SOILS SUCH AS WETLANDS SHALL NOT BE EMPLOYED, AS IT HAS THE POTENTIAL TO CREATE A SIGNIFICANT SUSPENSION OF SOILS.

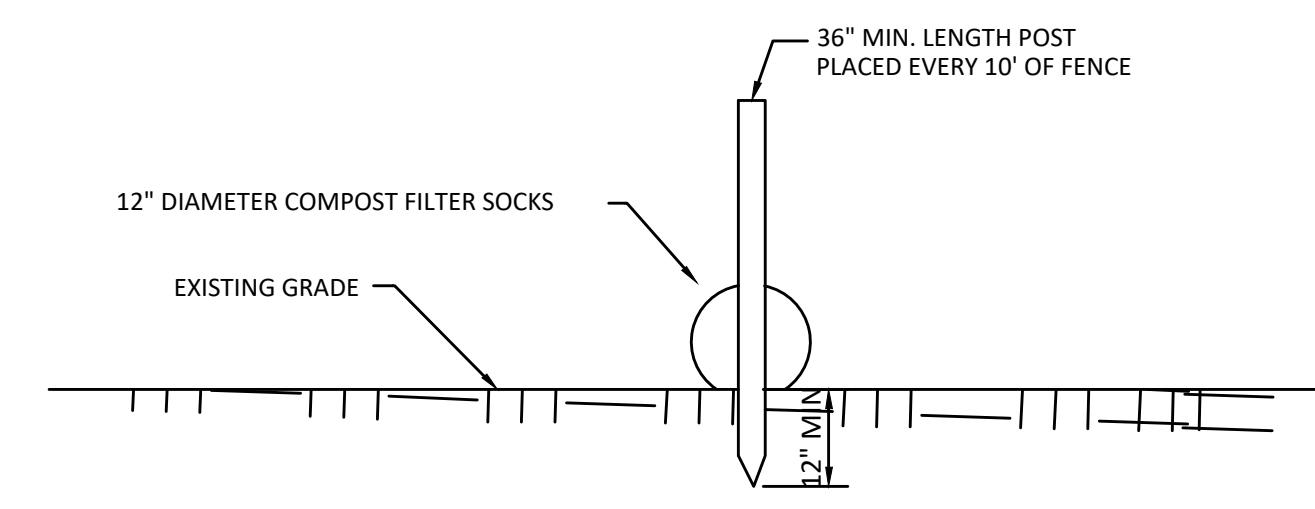
FULL SOIL RESTORATION WILL BE ACCOMPLISHED DURING PERIODS OF RELATIVELY LOW TO MODERATE STORM MOISTURE, THE DISTURBED SUBSOILS WILL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING STEPS WILL BE IMPLEMENTED:

- THREE (3) INCHES OF COMPOST WILL BE APPLIED OVER THE SUBSOIL. THE COMPOST SHALL BE WELL DECOMPOSED (MATURED AT LEAST 3 MONTHS), WEED-FREE, ORGANIC MATTER. IT SHALL BE AEROBICALLY COMPOSTED, POSSESS NO OBJECTIONABLE ODDORS, AND CONTAIN LESS THAN 1% BY DRY WEIGHT, OF MAN-MADE FOREIGN MATTER. THE PHYSICAL PARAMETERS OF THE COMPOST SHALL MEET THE STANDARDS LISTED IN TABLE 5.2 - COMPOST STANDARDS TABLE IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, EXCEPT FOR "PARTICLE SIZE", 100% WILL PASS THE 1/2" SIEVE.
- THE COMPOST LAYER WILL BE TILLED INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER, TO MIX AND CIRCULATE AIR AND COMPOST INTO SUBSOILS. TILLING SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATIONS THAT ARE WITHIN 24 INCHES OF THE SURFACE. THE USE OF FERTILIZERS WILL BE MINIMIZED, UTILIZED ONLY WITHIN EXISTING COMMERCIAL AND/OR RESIDENTIAL LAWN AREAS, AND SHALL BE APPLIED IN ACCORDANCE WITH WESTCHESTER COUNTY LAW (SEE "APPLICATION OF FERTILIZERS", THIS SHEET).
- ROCK-PICKING WILL BE PERFORMED UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED.
- TOPSOIL WILL BE APPLIED TO A MINIMUM DEPTH OF 6 INCHES. TOPSOIL SHALL BE PROVIDED FROM STOCKPILES CREATED DURING TOPSOIL SEGREGATION OPERATIONS, OR IMPORTED FROM OFFSITE SOURCES AS REQUIRED.
- VEGETATE AREAS AS REQUIRED BY THE LANDSCAPING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
- AT THE END OF THE PROJECT, THE ENVIRONMENTAL INSPECTOR SHOULD BE ABLE TO PUSH A 3/8 INCH METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.



**CONSTRUCTION SPECIFICATIONS**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOPAB, ENVIROFENCE, OR APPROVED EQUIVALENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

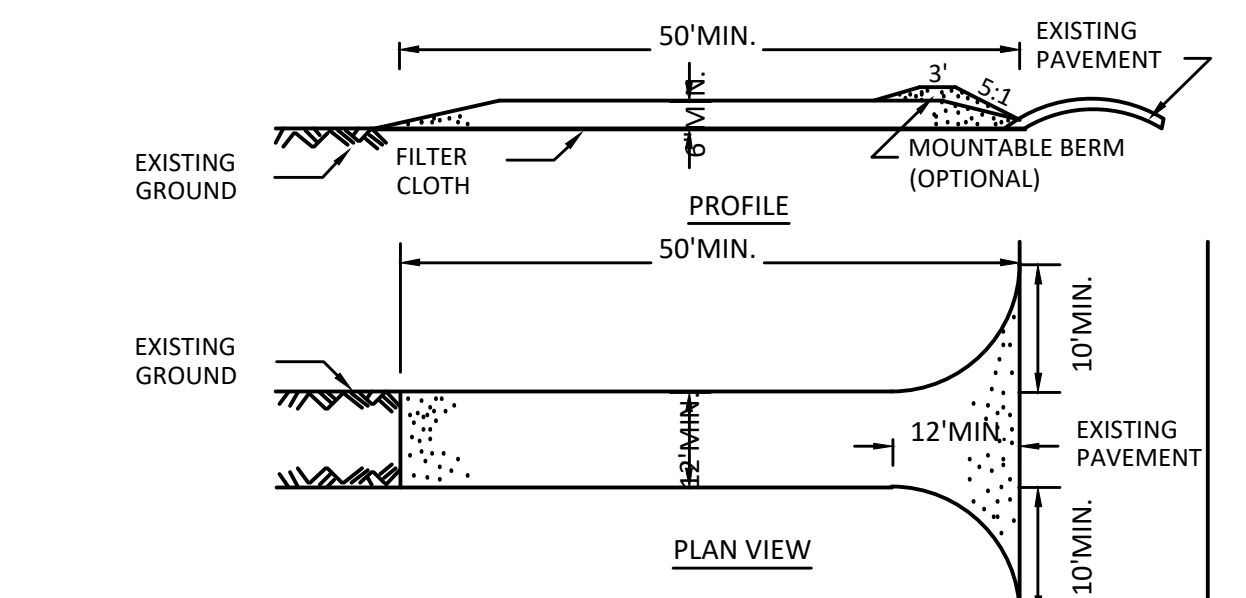


**INSTALLATION NOTES:**

- LAND SURFACE SHOULD BE PREPARED BY MOWING GRASS OR MAKING SOIL OR PAVED SURFACES SMOOTH.
- COMPOST FILTER SOCKS SHALL BE PLACED PERPENDICULAR TO STORM WATER FLOW, ACROSS THE SLOPE, SWALE, DITCH OR CHANNEL.
- COMPOST FILTER SOCKS SHALL BE PLACED ON CONTOURS.
- ON SOIL AND VEGETATED SURFACES, UNDER SHEET FLOW CONDITIONS, COMPOST FILTER SOCKS SHALL BE STAKED ON 10-FOOT CENTERS. UNDER CONCENTRATED FLOW CONDITIONS COMPOSITE FILTER SOCKS SHALL BE STAKED ON 5-FOOT CENTERS.
- STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE COMPOST FILTER SOCK AND INSTALLED A MINIMUM OF 8 INCHES AND A MAXIMUM OF 12 INCHES INTO THE EXISTING SOIL, LEAVING A MINIMUM STAKE HEIGHT OF 2 INCHES ABOVE OF THE COMPOST FILTER SOCK.
- CARE SHALL BE TAKEN TO ENSURE THAT THE STAKES DO NOT PENETRATE THE LANDFILL LINER.
- STAKES SHALL BE 2 INCHES BY 2 INCHES HARDWOOD STAKES.
- EDGES OF THE COMPOST FILTER SOCKS SHALL BE TURNED UPSLOPE TO PREVENT FLOW AROUND THE ENDS OF THE COMPOST FILTER SOCKS.

**REMOVAL NOTES:**

- UPON REMOVAL OF THE COMPOST FILTER SOCK, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT ACCUMULATION PRIOR TO THE REMOVAL OF THE COMPOST FILTER SOCK. THE COMPOST FILTER SOCKS SHALL BE REMOVED IN THEIR ENTIRETY.
- THE DISTURBED AREA SHALL BE SEEDED FERTILIZED AND MULCHED TO ENSURE THE VEGETATIVE COVER IS FULLY RESTORED.
- MONITOR THE VEGETATIVE RESTORATION AREA UNTIL EXPOSED AREAS ARE FULLY STABILIZED WITH VEGETATIVE COVER.
- THE COMPOST MATERIAL MAY BE SPREAD OVER THE LANDSCAPE OR INCORPORATED INTO THE SOIL AT THE END OF THE PROJECT, THEREBY INCREASING SOIL QUALITY AND REDUCING WASTE.
- THE SOCK MESH SHALL BE PROPERLY DISPOSED.



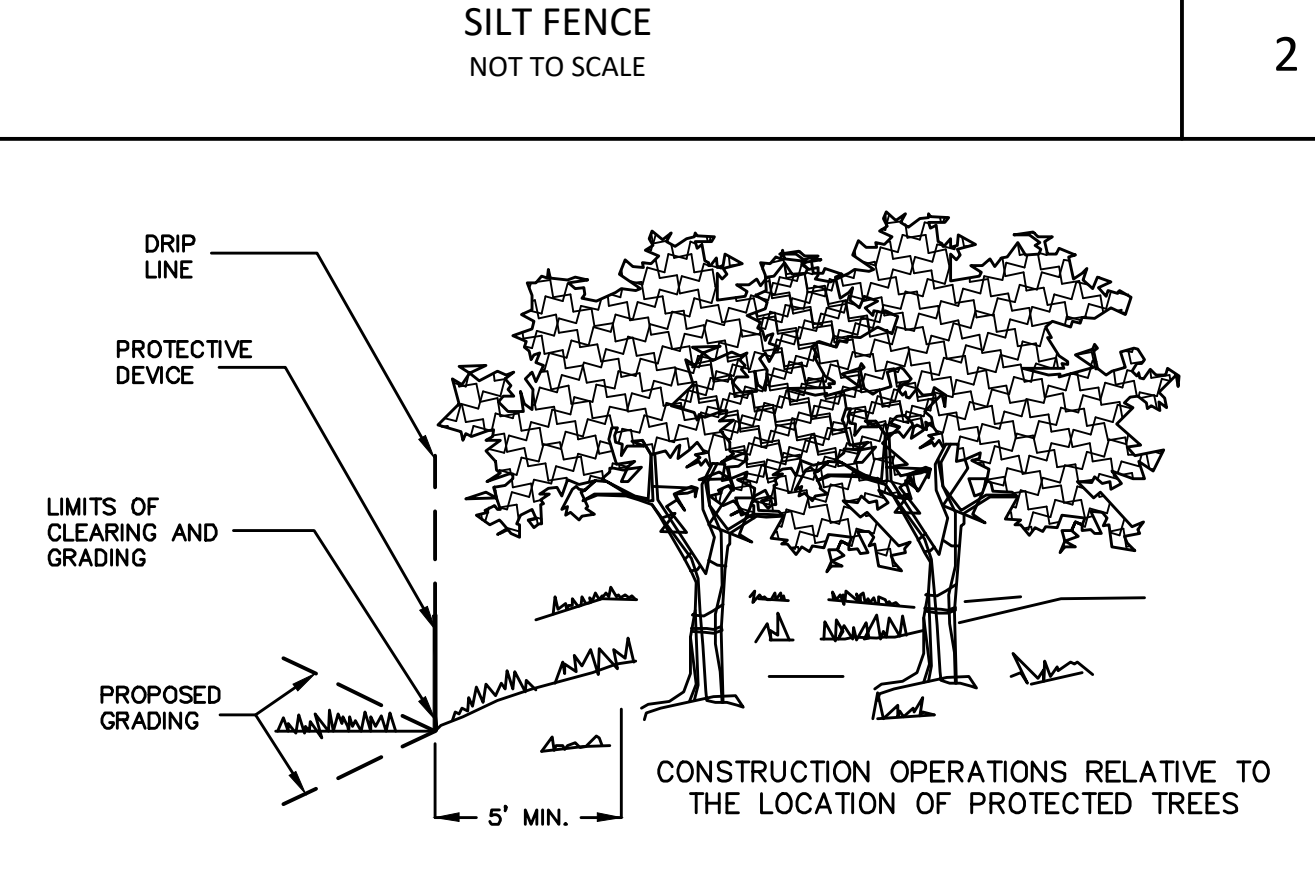
**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- 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.
- FILTER CLOTH - 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 TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

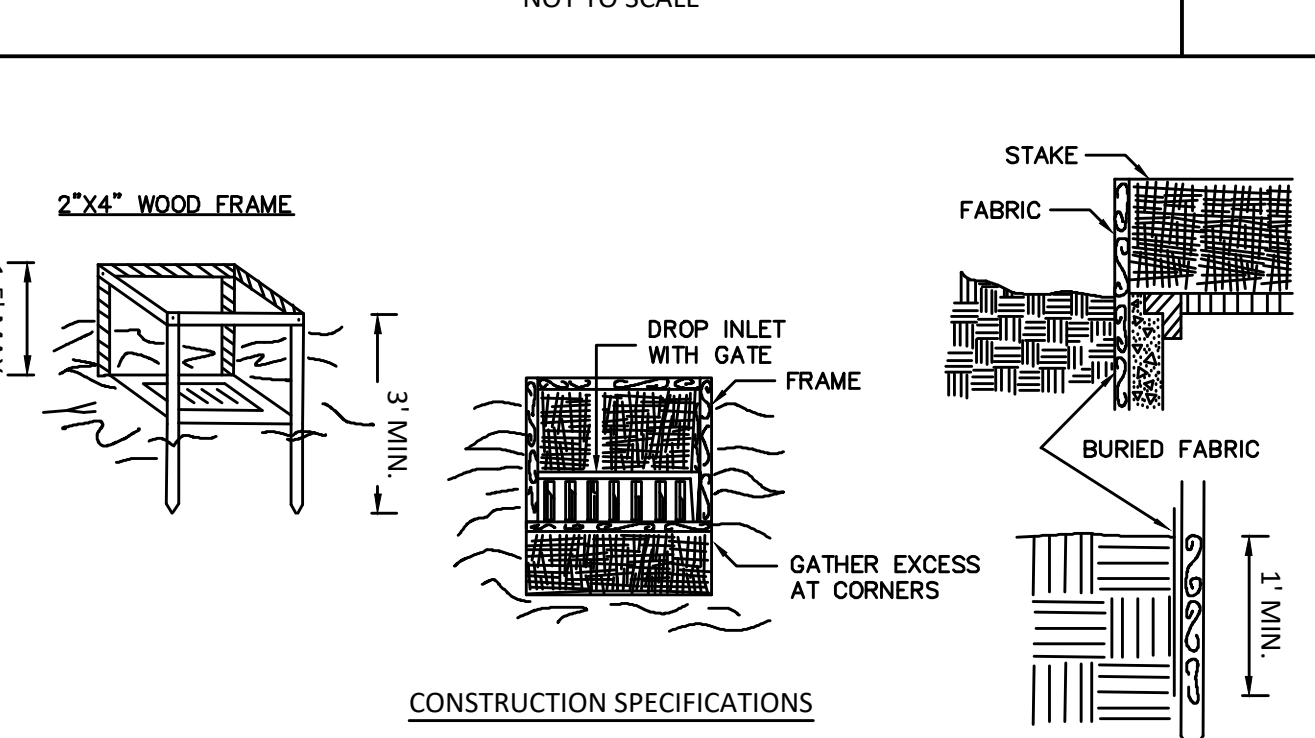
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES	
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES	
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING	
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HSG A&B	HSG C&D	PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES.
	APPLY 6 INCHES OF TOPSOIL	AERATE* AND APPLY 6 INCHES OF TOPSOIL	
AREAS OF CUT OR FILL	HSG A&B	HSG C&D	
	AERATE* AND APPLY 6 INCHES OF TOPSOIL	APPLY FULL SOIL RESTORATION**	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)		
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA.	
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.		

\* AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR SURGES WHICH FUNCTION LIKE A MINI-SUBSOILER.

\*\* PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008".

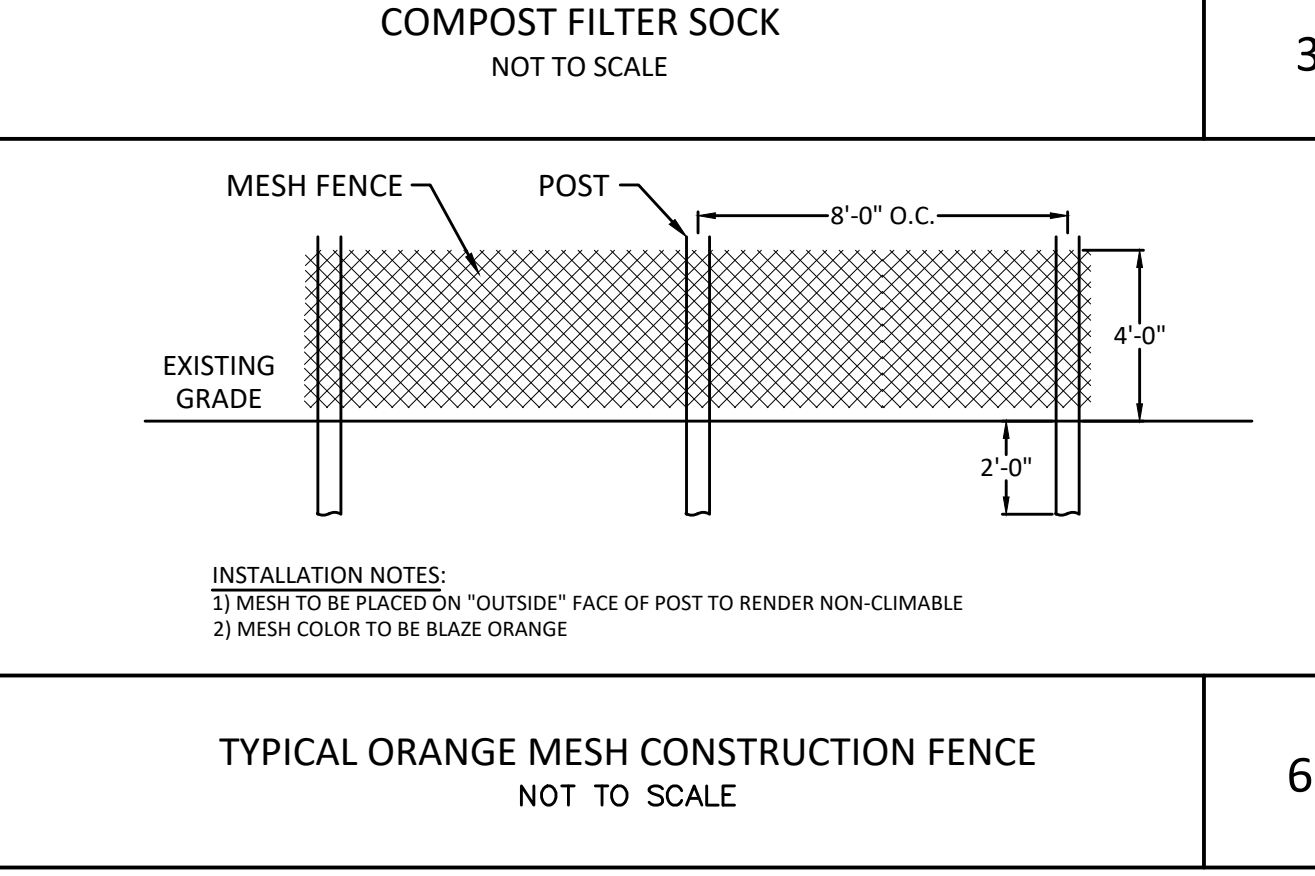


**TREE PROTECTION**



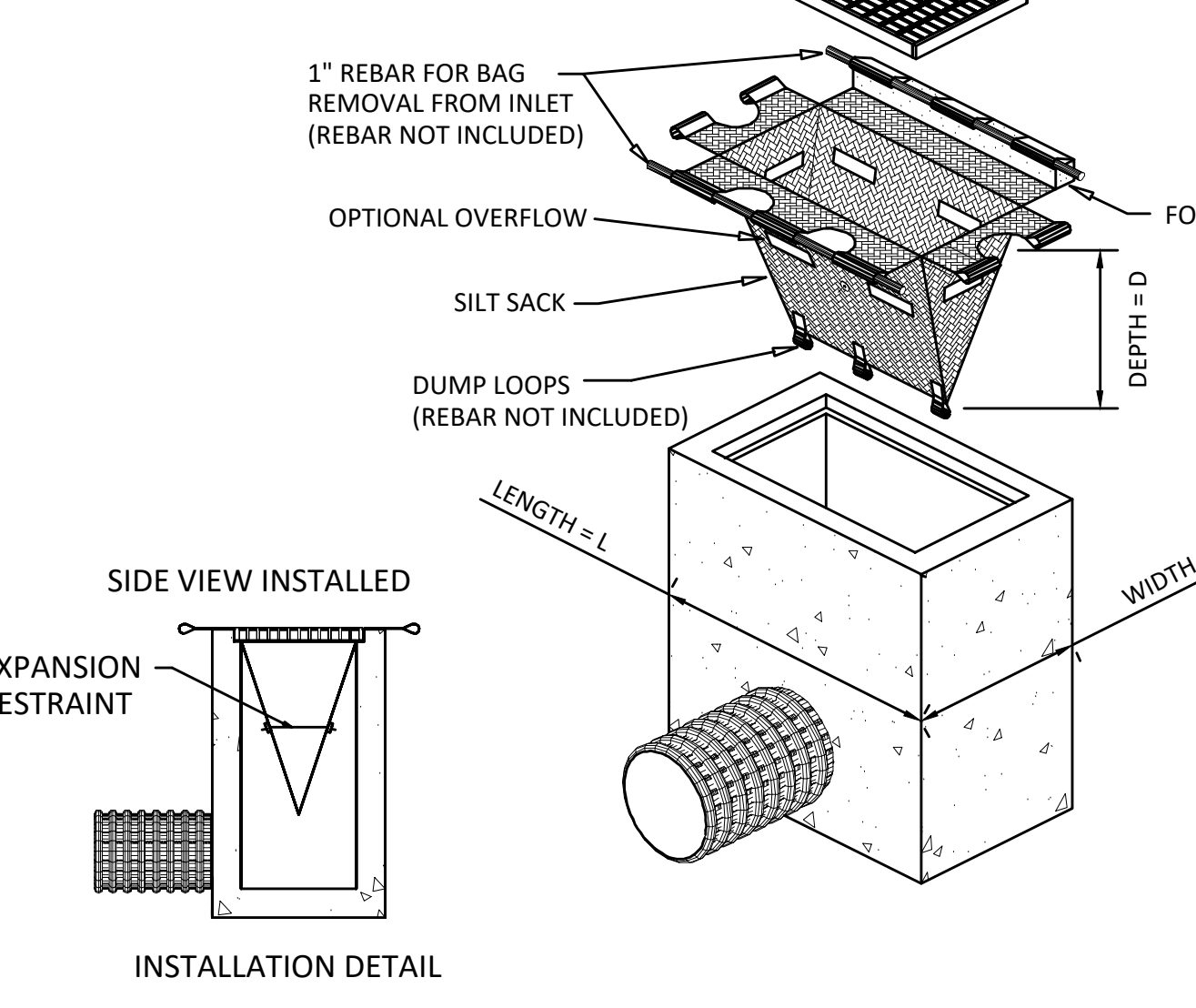
**CONSTRUCTION SPECIFICATIONS**

- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
- STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
- FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
- A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.



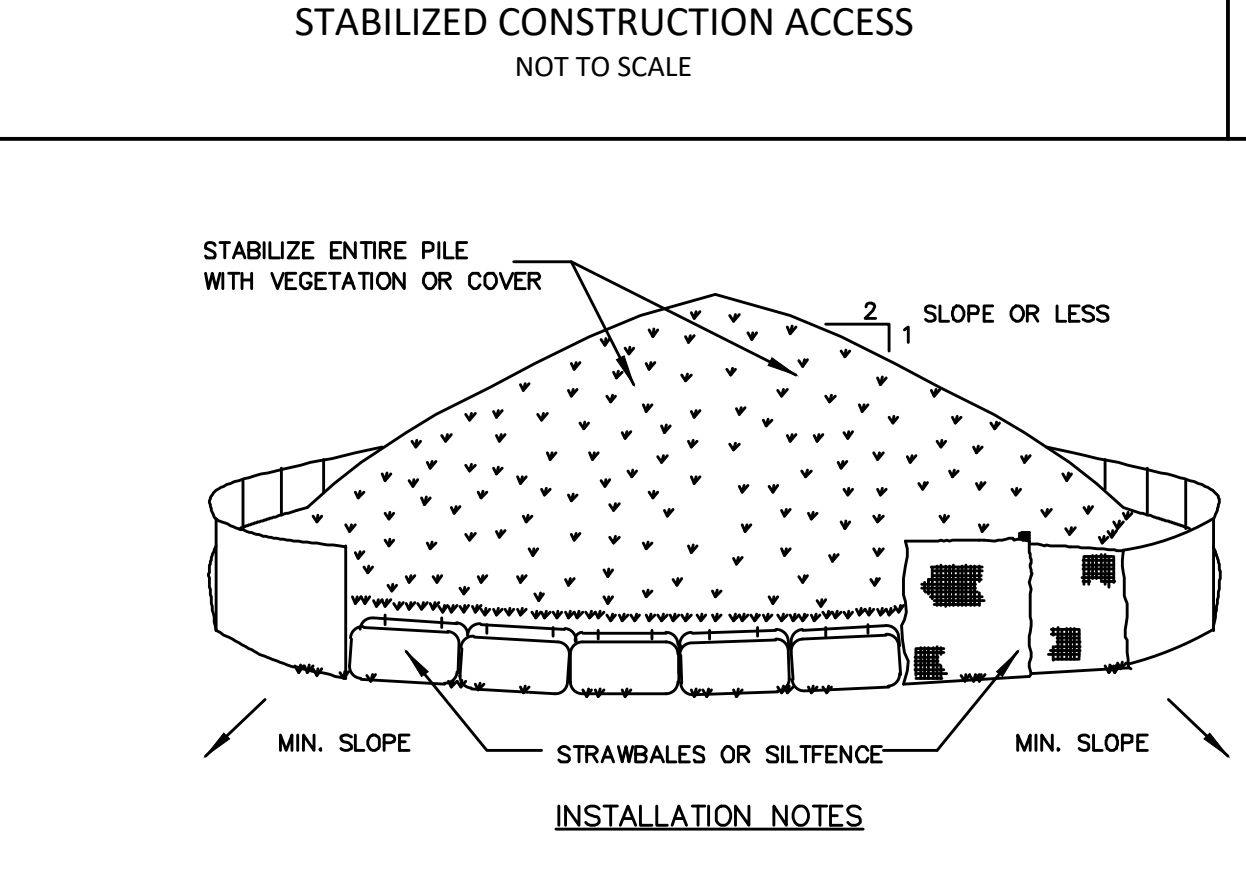
**TYPICAL ORANGE MESH CONSTRUCTION FENCE**

- NOTE: THE SILT SACK WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC. SEE SPECIFICATIONS.



**INSTALLATION DETAIL**

**CATCH BASIN SILT SACK**  
NOT TO SCALE



**SOIL STOCKPILING**

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

**SOIL STOCKPILING**  
NOT TO SCALE

- VEGETATION REQUIREMENTS:**
- SITE PREPARATION**
    - INSTALL NEEDED WATER AND EROSION CONTROL MEASURES AND BRING AREA TO BE SEEDED TO DESIRED GRADES USING A MINIMUM OF 4 IN. TOPSOIL.
    - PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4-6 INCHES.
    - LIME TO A PH OF 6.5
    - FERTILIZE AS PER SOIL TEST OR, IF FERTILIZER MUST BE APPLIED BEFORE SOIL TEST RESULTS ARE RECEIVED, APPLY 850 POUNDS OF 5-10-10 OR EQUIVALENT PER ACRE (20 LBS/1,000 SQ. FT.)
    - INCORPORATE LIME AND FERTILIZER IN TOP 2-4 INCHES OF TOPSOIL.
    - SMOOTH. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS, AND FOREIGN MATTER FROM THE SURFACE. FIRM THE SEEDBED.
  - PLANTING—SUNNY LOCATION.**

UPON COMPLETING SOIL DE-COMPACTION, USE A CULTIPACKER TYPE SEEDER IF POSSIBLE. SEED TO A DEPTH OF 1/8 TO 1/4 INCH. SEED IS TO BE BROADCAST, CULTIPACK OR ROLL AFTER SEEDING. IF HYDROSEEDING, LIME AND FERTILIZER MAY BE APPLIED THROUGH THE SEEDER AND ROLLING IS NOT PRACTICAL. SEED USING THE FOLLOWING MIX AND RATES:

SPECIES (% BY WEIGHT)	LBS/1,000SQ. FT	LBS /ACRE
65% KENTUCKY BLUEGRASS BLEND	2.0-2.6	85-114
20% PERENNIAL RYEGRASS	0.6-0.8	26-33
15% FINE FESCUE	0.4-0.6	19-26
TOTAL	3.0-4.0	130-175

OR,  
100% TALL FESCUE,  
TURF-TYPE, FINE LEAF

3.4-4.6 150-200
  - WHEN USING THE CULTIPACKER OR BROADCAST SEED METHOD, MULCH USING SMALL GRAIN STRAW, APPLIED AT A RATE OF 2 TONS PER ACRE, AND ANCHOR WITH A NETTING OR TACKIFIER. HYDROSEED APPLICATIONS SHOULD INCLUDE MULCH, FERTILIZER AND SEED.**

COMMON WHITE CLOVER CAN BE ADDED TO MIXTURES AT THE RATE OF 1-2 LBS/ACRE TO HELP MAINTAIN GREEN COLOR DURING THE DRY SUMMER PERIOD, HOWEVER, THEY WILL NOT WITHSTAND HEAVY TRAFFIC. FERTILIZING—FIRST YEAR, (SPRING SEEDLINGS) THREE TO FOUR WEEKS AFTER GERMINATION APPLY 1 POUND NITROGEN/1,000 SQUARE FEET USING A COMPLETE FERTILIZER WITH A 2-1-1 OR 4-1-3 RATIO OR AS RECOMMENDED BY SOIL TEST RESULTS. FOR SUMMER AND EARLY FALL SEEDINGS, APPLY AS ABOVE UNLESS AIR TEMPERATURES ARE ABOVE 85°F FOR EXTENDED PERIOD. WAIT UNTIL HEAT WAVE IS OVER TO FERTILIZE. FOR LATE FALL/ WINTER SEEDINGS, FERTILIZE IN SPRING. RESTRICT USE—NEW SEEDLINGS SHOULD BE PROTECTED FROM USE FOR ONE FULL YEAR TO ALLOW DEVELOPMENT OF A DENSE SOD WITH GOOD ROOT STRUCTURE.

**EROSION CONTROL NOTES**

NO.	REVISION	DATE
1	POOL LOCATION	9/5/23
2	POOL SIZE AND LOCATION	10/31/23
3	POOL SIZE AND LOCATION	11/06/23
4	ISSUED TO PLANNING BOARD	11/27/23

**Benedek & Ticehurst**  
448H Old Road  
Bedford Village, NY 10506  
Tel: 914-234-9666  
Web: btlandarch.com

**TC Merritts Land Surveyors**  
394 Bedford Road  
Pleasantville, NY 10570  
Tel: 914-769-8003  
Web: survey@tcmeritts.com

**Christian Jungers & Michelle Starr**  
14 Tallwoods Road  
Armonk, NY 10504

**DTS • PROVIDENT**  
Intelligent Land Use  
DTS Provident Design Engineering, LLP  
One North Broadway White Plains, NY 10601  
P: 914-428.0010  
F: 914-428.0017

Under New York State Education Law Article 145 (Engineering), Section 7209 (2), It Is A Violation Of This Law For Any Person, Unless Acting Under The Direction Of A Licensed Professional Engineer, To Alter This Document

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Certificate Of Authorization #0017846

**JUNGERS STARR RESIDENCE POOL**  
14 TALLWOODS ROAD  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

Approved by Town of North Castle Planning Board Resolution, Dated: \_\_\_\_\_

Christopher Carthy, Chairman,  
Town of North Castle Planning Board

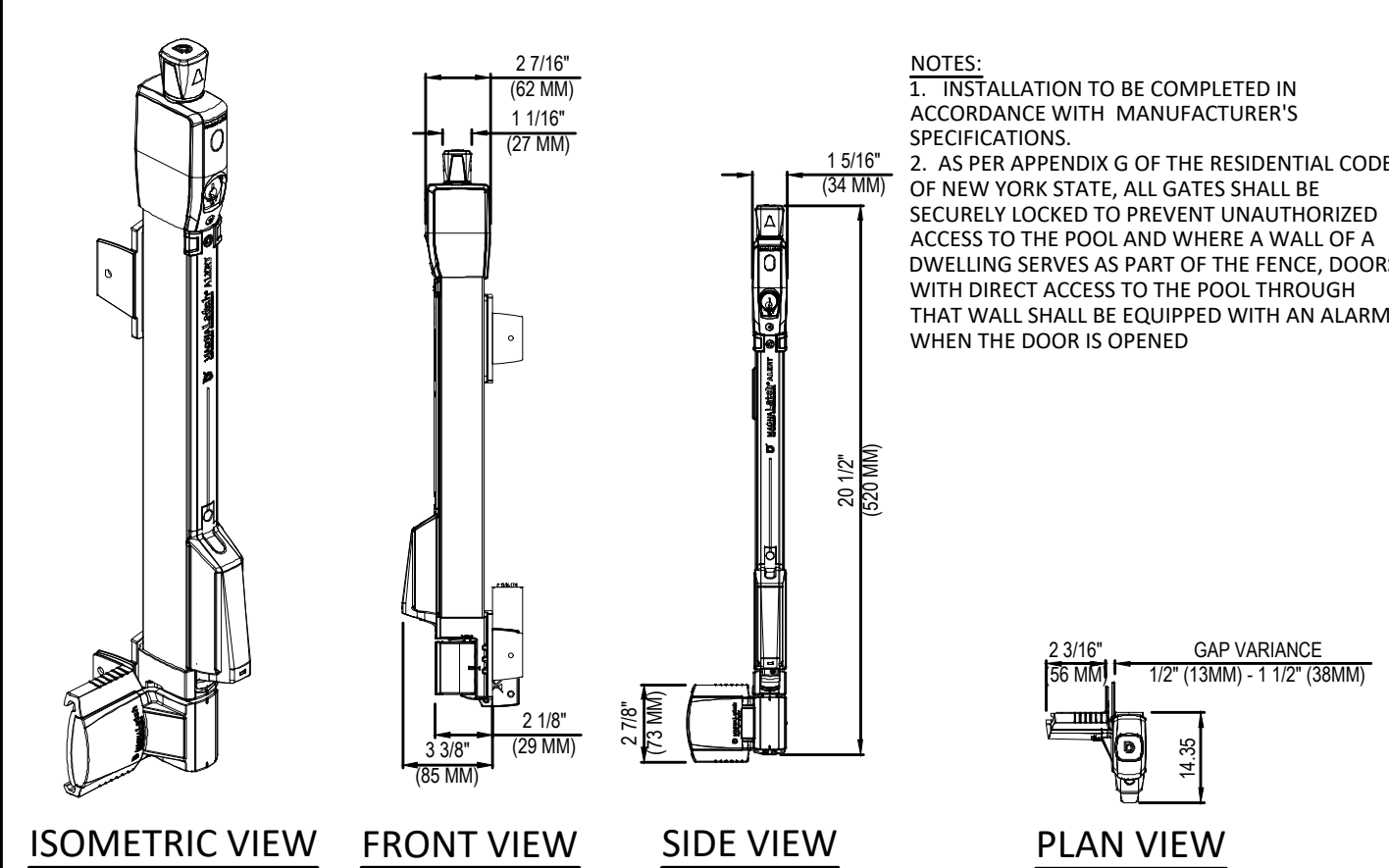
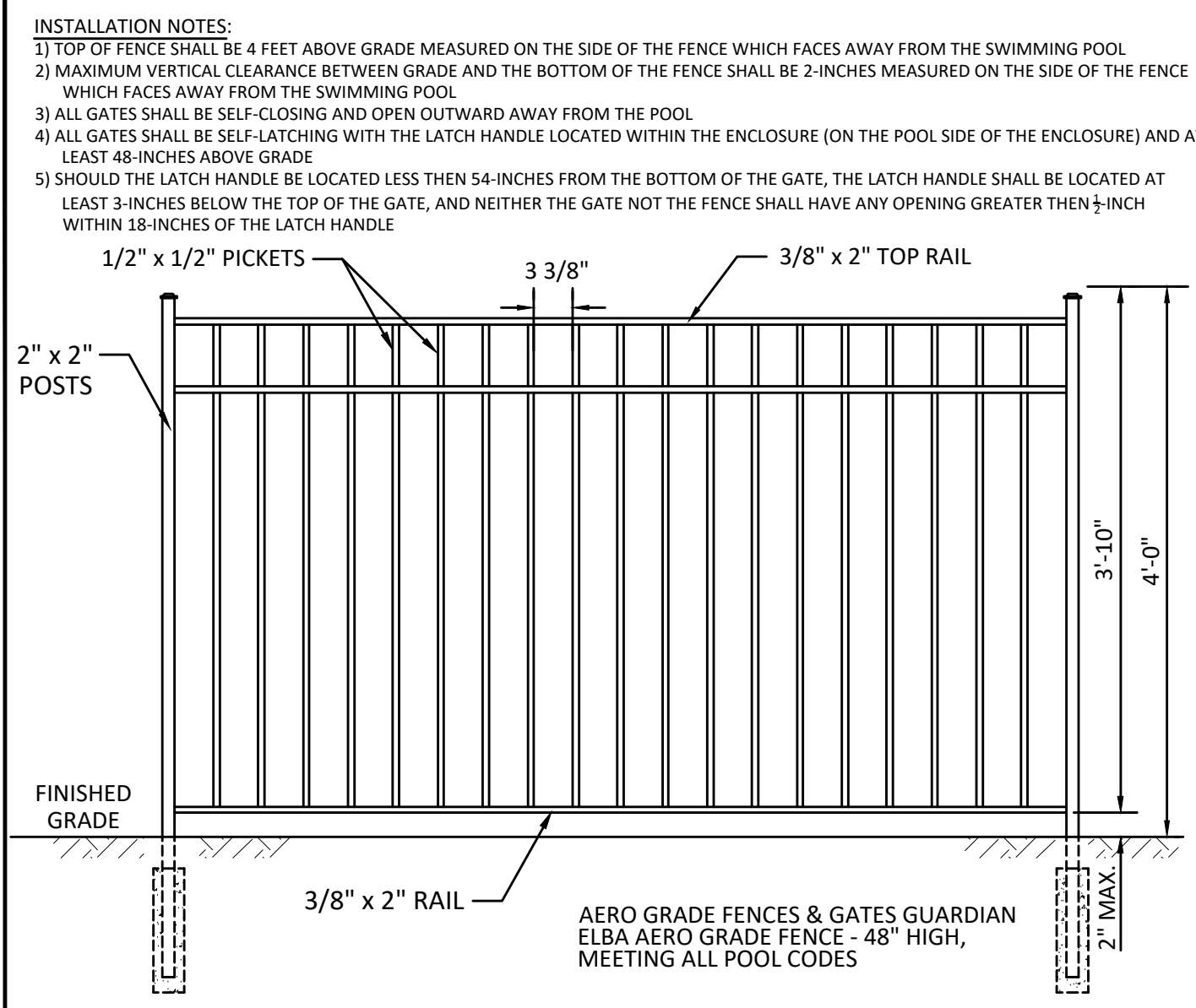
**EROSION CONTROL DETAILS AND NOTES**

Scale: AS NOTED  
Date: 06/26/2023  
Drawn By: KMM  
Checked By: PJG  
Project No.: 0987  
Sheet No.: 3 of 4  
Dwg. No.:

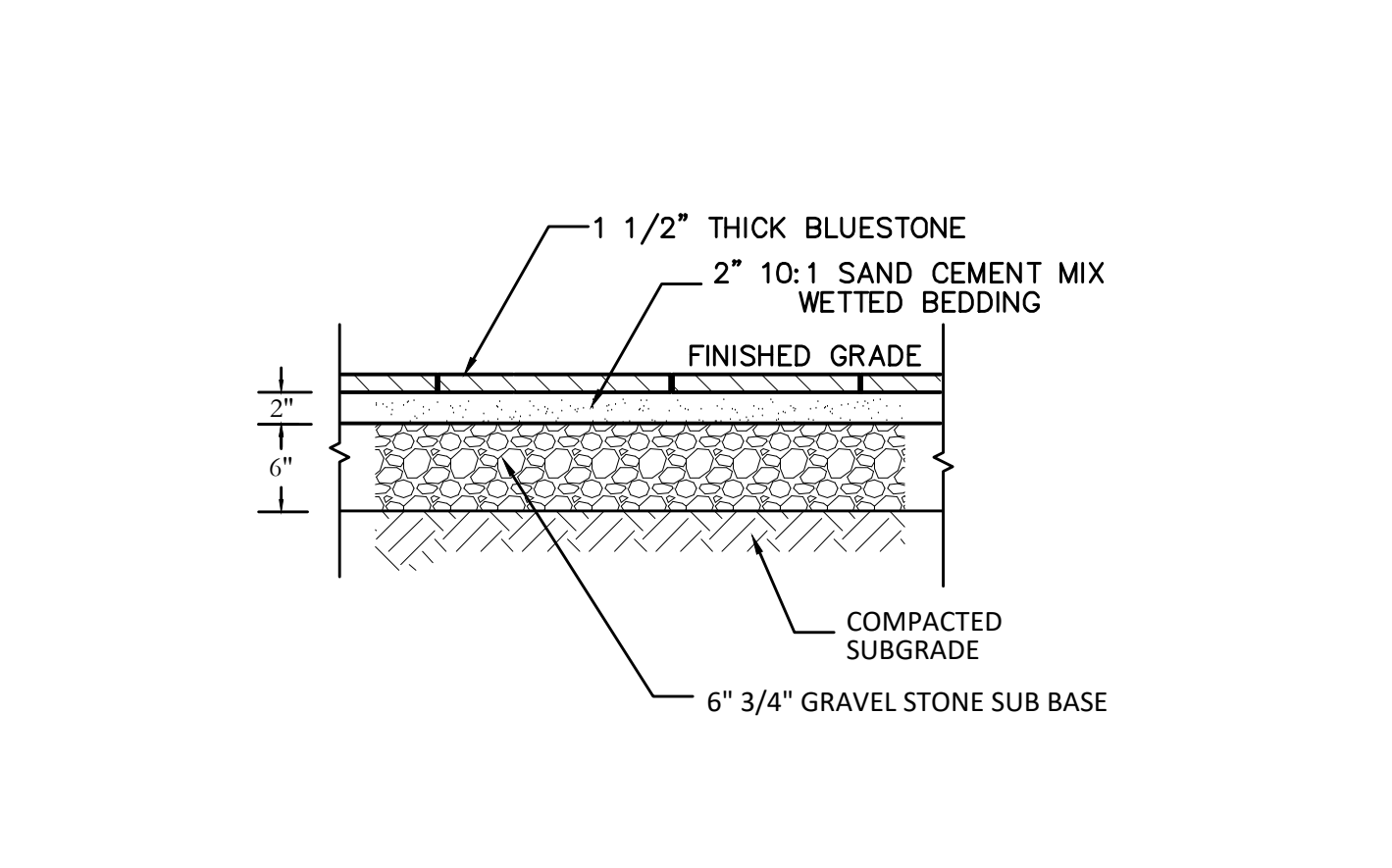
Joseph M. Cermele, PE  
Kellard Sessions Consulting  
Consulting Town Engineers

State of New York  
Professional Engineer  
No. 07 1226  
EXPIRES 4/30/2025

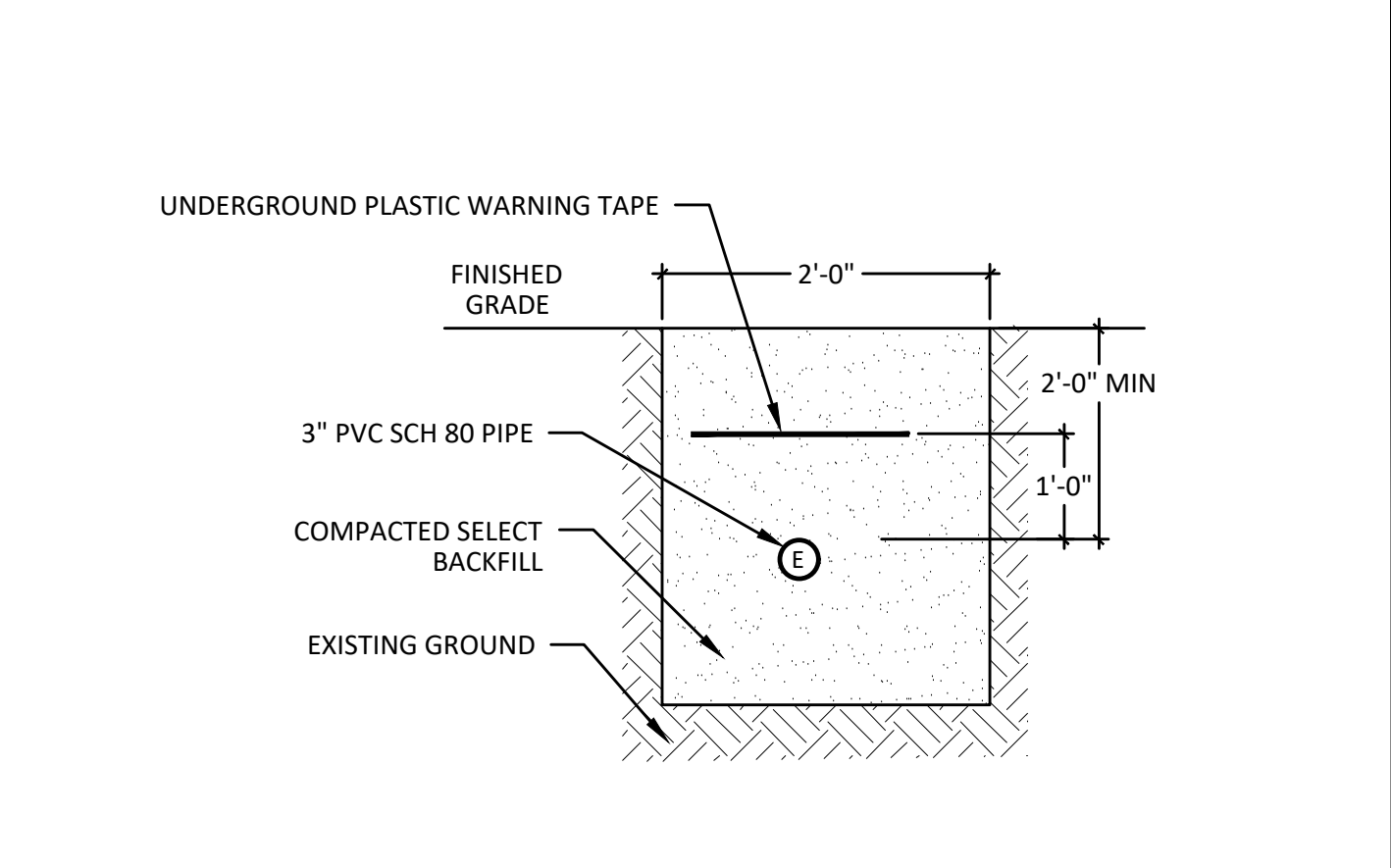
**C-103**



**CHILD SAFETY GATE LATCH**  
NOT TO SCALE  
11

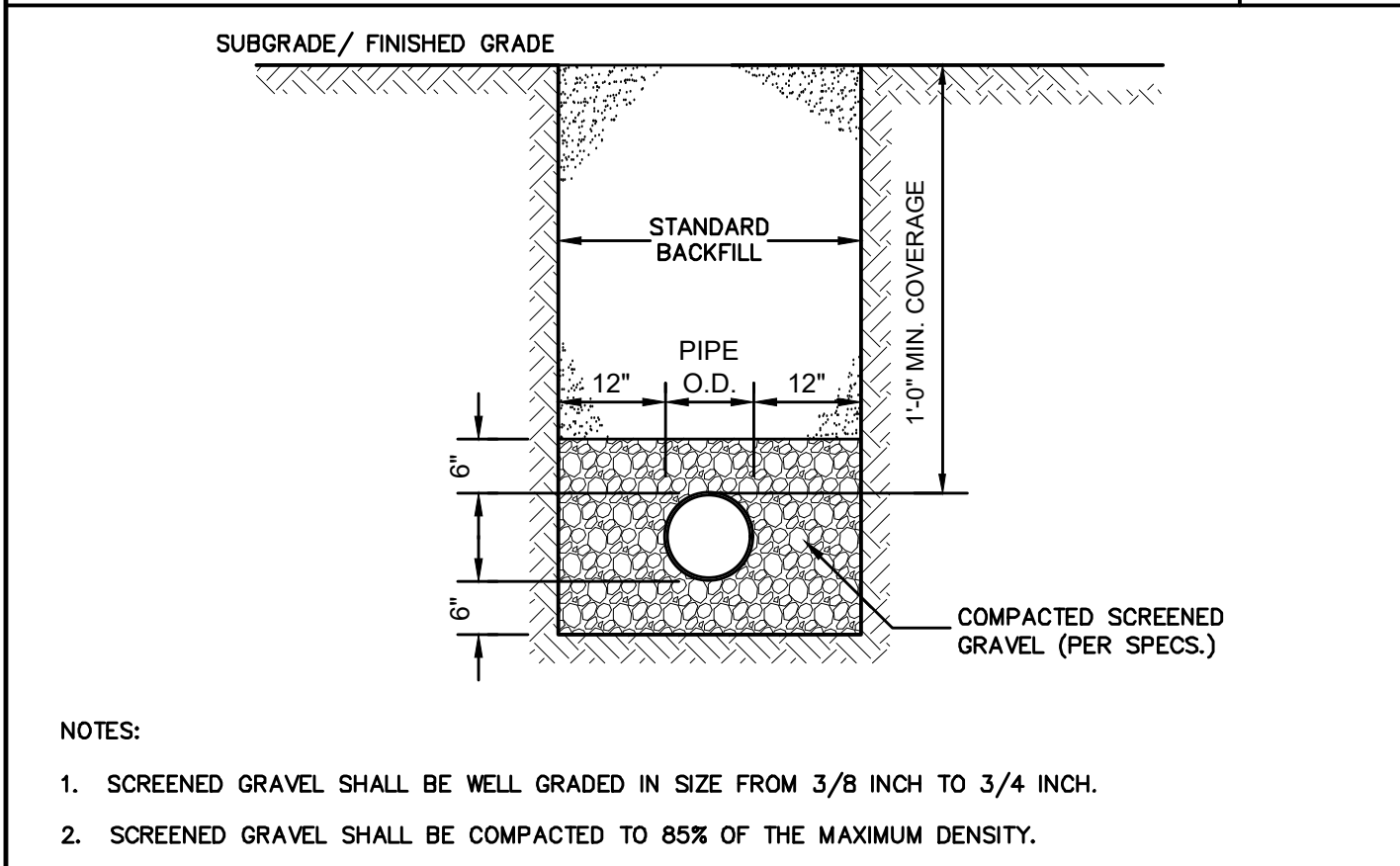


**POOL STONE TERRACE SECTION**  
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12

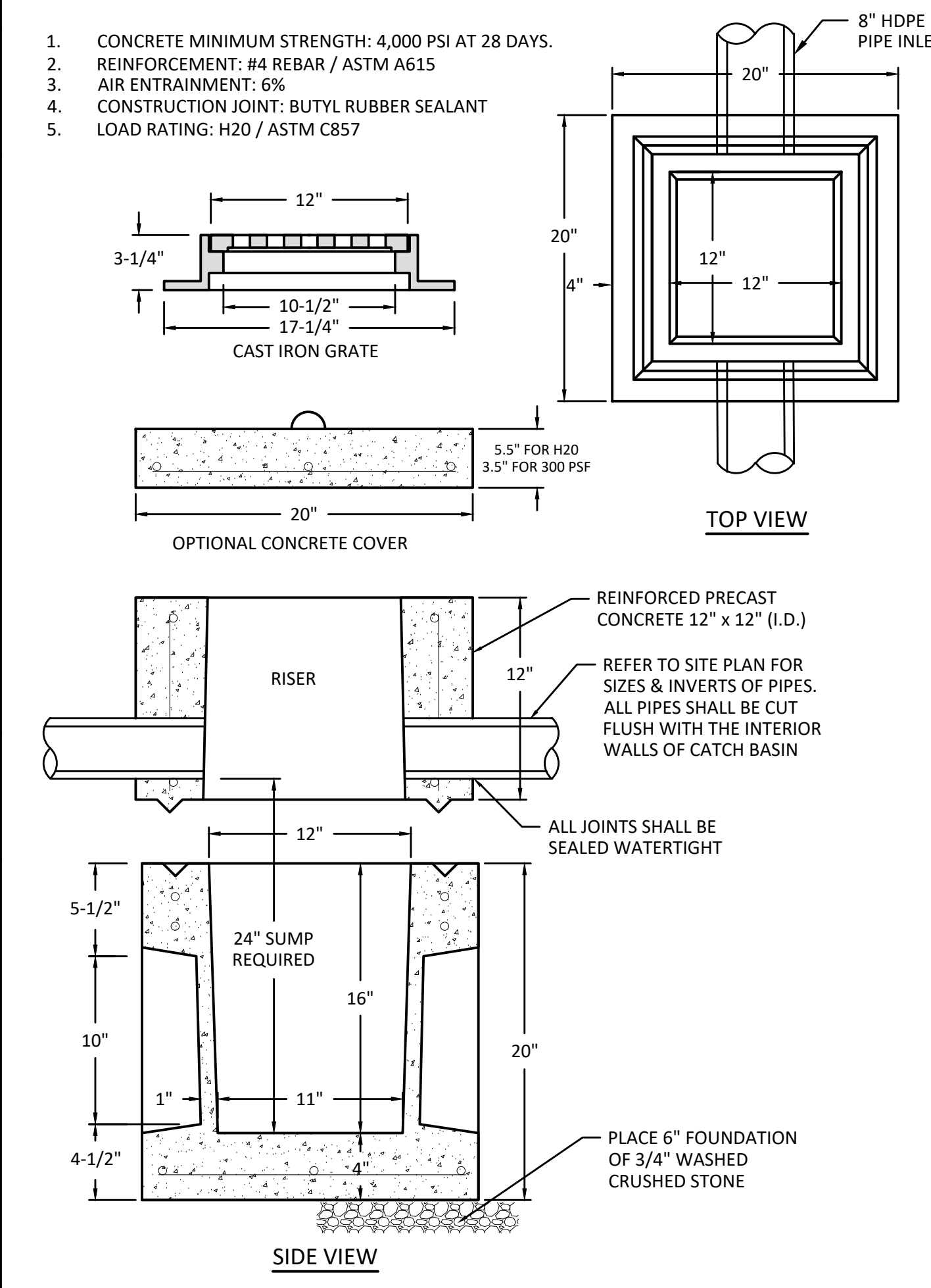


**UTILITY TRENCH DETAIL**  
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13

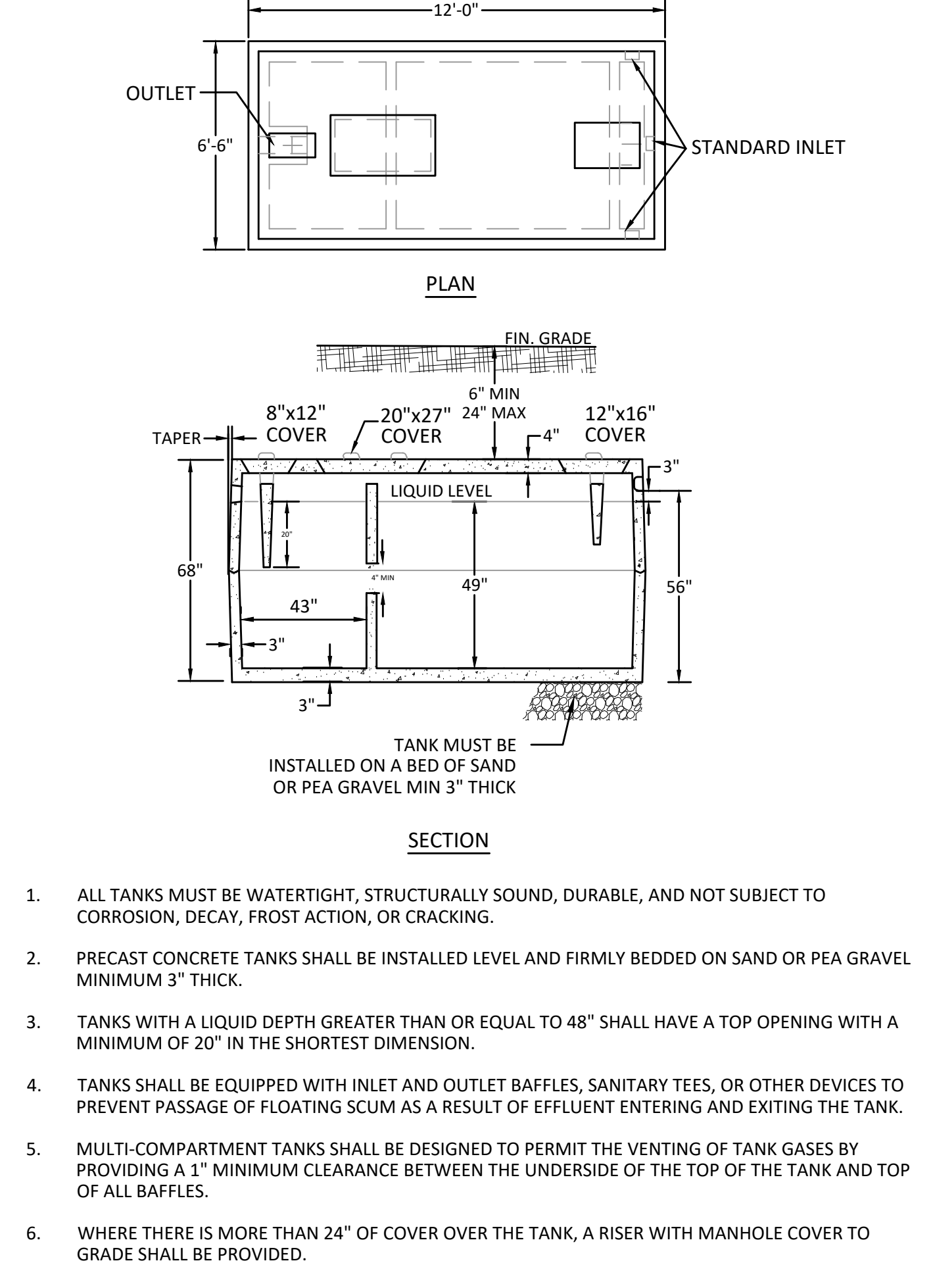
**POOL ENCLOSURE FENCE**  
NOT TO SCALE  
10



**STORM DRAIN TRENCH DETAIL**  
NOT TO SCALE  
14



**YARD DRAIN DETAIL (TYP.)**  
NOT TO SCALE  
16



**2000 GALLON HOLDING TANK DETAIL**  
NOT TO SCALE  
12

NO.	REVISION	DATE
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2	POOL SIZE AND LOCATION	10/31/23
3	POOL SIZE AND LOCATION	11/06/23
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Certificate Of Authorization #0017846

**JUNGERS STARR RESIDENCE POOL**  
14 TALLWOODS ROAD  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

TITLE:  
**STORMWATER DETAILS**

Scale: AS NOTED  
Date: 06/26/2023  
Drawn By: KMM  
Checked By: PJG  
Project No.: 0987  
Sheet No.: 4 of 4  
Dwg. No.:  
**C-104**

Approved by Town of North Castle Planning Board Resolution, Dated: \_\_\_\_\_

Christopher Carthy, Chairman, Town of North Castle Planning Board Date

Engineering Plans Reviewed for Conformance to Resolution:

Joseph M. Cermele, PE Kellard Sessions Consulting Consulting Town Engineers Date

**KEY**

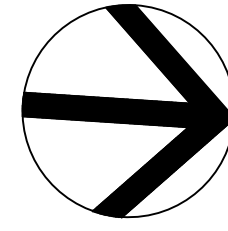
- PROPERTY LINE
- BUILDING SETBACKS
- AREA OF DISTURBANCE
- FLAGGED WETLANDS
- WETLANDS SETBACK
- EXISTING TOPOGRAPHY

**ROCK LEDGE**

**EXISTING TREES**

**INVASIVE REMOVALS**

**PROPOSED MITIGATION PLANTING**



**WETLAND MITIGATION PLANT LIST**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>FERNS AND PERENNIALS</b>			
15	<i>Demissa punctilobula</i>	Hayscented Fern	1 Qt.
15	<i>Matteuccia pennsylvanica</i>	Ostrich Fern	1 Qt.
50	<i>Onclea sensibilis</i>	Sensitive Fern	1 Qt.
50	<i>Osmunda cinnamomeum</i>	Cinnamon Fern	1 Qt.

**SCREENING PLANT LIST**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>SHRUBS</b>			
12	<i>Ilex x meserveae 'Blue Girl'</i>	Blue Girl Holly	5-6 FT.

**TREE REPLACEMENT PLANT LIST**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
3	<i>Quercus rubra</i>	Northern Red Oak	3-3.5" CAL.

- NOTES:**
- Exact location of plant material to be determined by Landscape Architect.
  - Invasive plant material removals are to include Japanese barberry, garlic mustard, wineberry, multiflora rose, etc.
  - Wetlands seed mix to be installed at all locations where invasive plant removals occur.



NORTHERN RED OAK



BLUE GIRL HOLLY



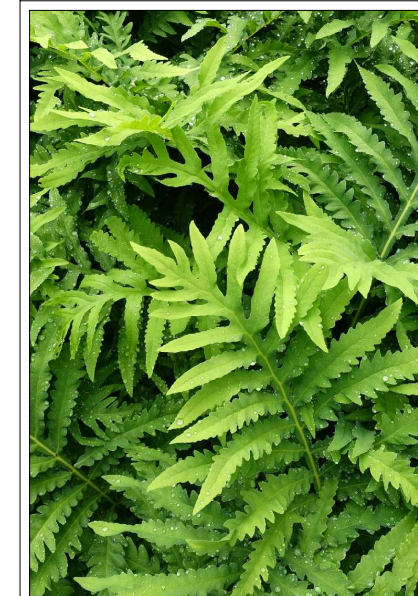
OSTRICH FERN



CINNAMON FERN



HAYSCENTED FERN



SENSITIVE FERN

APPLICABLE DISTURBANCE SHOWN WITHIN THE WETLAND BUFFER= 3,883 SF.

REQUIRED 2:1 MITIGATION= 1,766 SF.

PROPOSED INVASIVE REMOVALS= 8,290 SF.

PROPOSED MITIGATION PLANTING= 1,054 SF.

TOTAL PROPOSED MITIGATION SHOWN= 9,344 SF.



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

Date: August 30, 2023

**Specialized Wetland Mix for Shaded OBL-FACW Areas - ERNMX-137**

Botanical Name	Common Name
33.00 % <i>Carex vulpinoidea</i> , PA Ecotype	Fox Sedge, PA Ecotype
22.00 % <i>Carex lurida</i> , PA Ecotype	Lurid Sedge, PA Ecotype
20.00 % <i>Elymus virginicus</i> , PA Ecotype	Virginia Wildrye, PA Ecotype
15.70 % <i>Carex scoparia</i> , PA Ecotype	Blunt Broom Sedge, PA Ecotype
2.00 % <i>Heteropogon helianthoides</i> , PA Ecotype	Oxeye Sunflower, PA Ecotype
1.60 % <i>Carex intumescens</i> , PA Ecotype	Star Sedge, PA Ecotype
1.00 % <i>Carex stipata</i> , PA Ecotype	Awl Sedge, PA Ecotype
1.00 % <i>Juncus effusus</i>	Soft Rush
0.80 % <i>Carex crinita</i> , PA Ecotype	Fringed Sedge, PA Ecotype
0.80 % <i>Verbena urticifolia</i> , PA Ecotype	White Vervain, PA Ecotype
0.70 % <i>Solidago rugosa</i> , PA Ecotype	Wrinkleleaf Goldenrod, PA Ecotype
0.50 % <i>Viernonia noveboracensis</i> , PA Ecotype	New York Ironweed, PA Ecotype
0.30 % <i>Juncus tenuis</i> , PA Ecotype	Path Rush, PA Ecotype
0.30 % <i>Lobelia siphilitica</i> , PA Ecotype	Great Blue Lobelia, PA Ecotype
0.30 % <i>Scirpus cyperinus</i> , PA Ecotype	Woolgrass, PA Ecotype

Approved by Town of North Castle Planning Board Resolution, Dated:

Christopher Carthy, Chairman, Date  
Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution:

Joseph M. Cermele, PE, Date  
Kellard Sessions Consulting  
Consulting Town Engineers

**REQUIREMENTS OF THE 5 YEAR WETLANDS MONITORING AND MAINTENANCE PLAN**

- Installation of the wetlands mitigation plant material and invasives removal shall be done in accordance with the final resolution and plans adopted by the Planning Board.
- Following the installation of the wetland mitigation, certification verifying proper installation of all plants and materials in accordance with the approved Planning Board Resolution is required.
- The monitoring period shall begin with the review of all required submitted materials and final written approval by the Town's Wetland Consultant and continue for a period of 5 years.
- Maintenance and monitoring reports shall be submitted annually no later than November 1st to the Town's Wetland Consultant for Review.
- The reports shall be collected a minimum of 7 times: once prior to construction, once immediately post construction, and annually for 5 years post construction between the months of June 1st and September 1st.
- After the final report has been submitted, the Town's Wetland Consultant will perform an inspection of the site for conformance with the approved resolution. Upon review and inspection, the Town's



MULTIFLORA ROSE



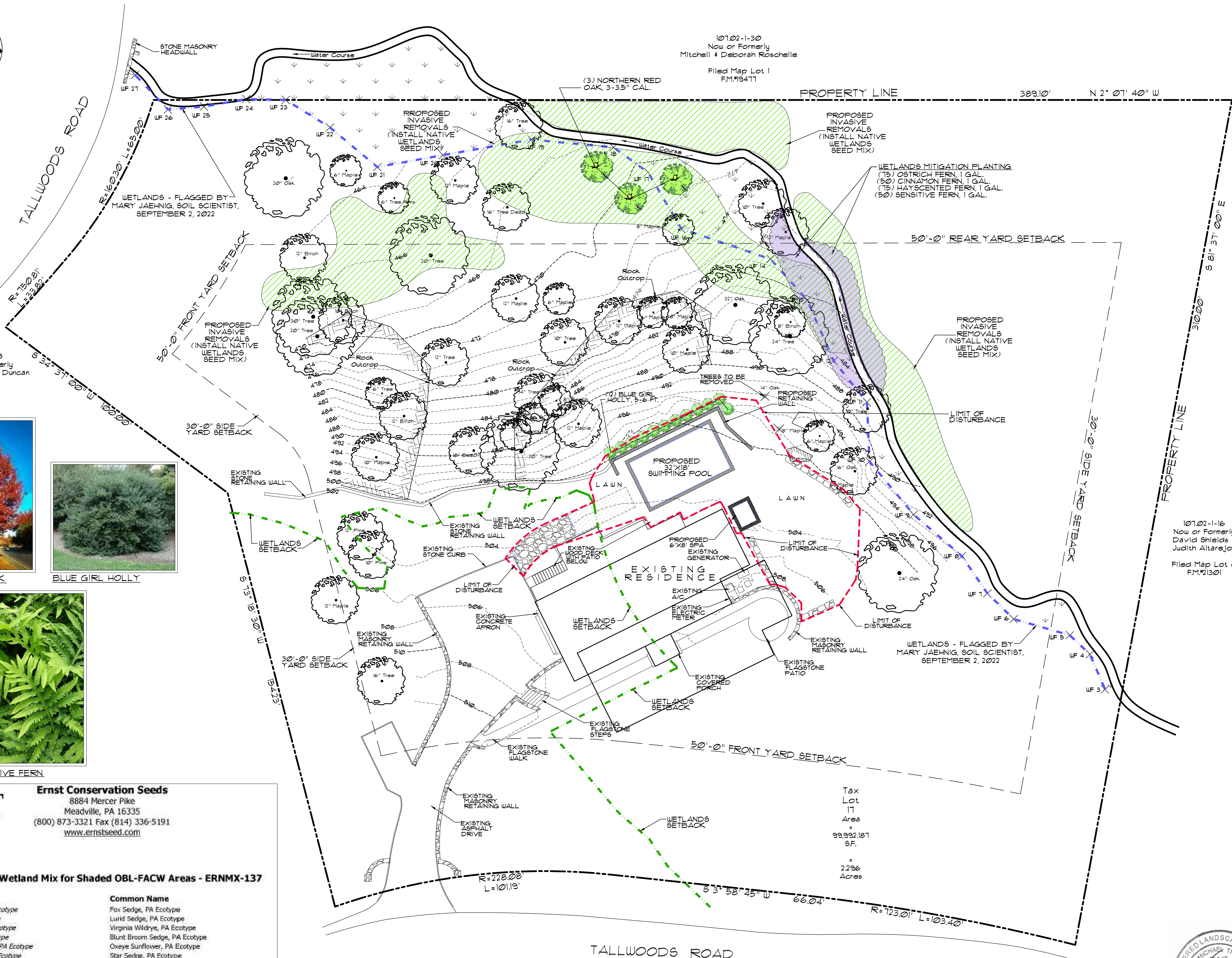
BARBERRY



GARLIC MUSTARD



WINEBERRY



Tax	
Lot	17
Area	99,992.187 SF.
	2.296 Acres



**WETLAND MITIGATION PLAN**  
FOR  
**THE STARR RESIDENCE**  
14 TALLWOODS ROAD  
NORTH CASTLE, N.Y.

Scale: 1" = 20'-0"  
Drawn: S.T.  
Date: 6/12/23

Revisions:

Date	Description
9/5/23	Pool layout, mitigation planting, etc.
10/30/23	Pool layout, mitigation planting, etc.
11/6/23	Pool dimensions

**BENEDEK & TICEHURST**  
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Members-American Society of Landscape Architects

Drawing Number:  
**WL-1**