DTS • PROVIDENT
Intelligent Land Use

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Andrew V. Tung, ASLA, Esq., LEED AP
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Brian Dempsey, P.E., PTOE, RSP1

February 12, 2024

Mr Adam Kaufman, AICP
Director of Planning
Town of North Castle
15 Bedford Road
Armonk, New York 10504

RE: 14 Tallwoods Road
Christian Jungers & Michelle Starr
14 Tallwoods
Tax ID – Section 107.02, Block 1, Lot 17

Dear Mr. Kaufman:

This office is pleased to provide updated plans in support of the Chistian Jungers and Michelle Starr Site Plan, Wetland, Steep Slope and and Tree Removal approvals related to the proposed swimming pool at 14 Tallwoods Road. Plans have been updated and supplemental information provided to address the conditions of the Resolution of Approval. Plans and comments have been addressed as follows:

1. *The applicant shall provide construction details of the retaining wall, inclusive of design calculations for bearing, sliding and overturning to the satisfaction of the Town Engineer.*
   Response: **Retaining wall Construction plans with details have been prepared and are attached for review by the Town Engineer.**

2. *The plans shall note, to the satisfaction of the Town Engineer, that the applicant shall retain the services of a Professional Engineer who will inspect the construction of the retaining walls and provided certification that the work is in conformance with the approved plans, prior to the issuance of a Certificate of Occupancy for the work.*
   Response: **A note indicating that the applicant shall retain the services of a professional engineer who will inspect the construction of the retaining wall and provide certification that the work is in conformance with the approved plan, prior to the issuance of the Certificate of Occupancy has been added to the plan.**

3. *The applicant shall prepare a stormwater mitigation plan which mitigates the stormwater runoff impacts from the proposed improvement to the satisfaction of the Town Engineer. The stormwater*

mitigation plan shall be accompanied by stormwater design calculations which mitigates peak flows during the 25-year, 24-hours design storm.

Response: Due to the constraints on the site and limited area available for stormwater mitigation, the plan offers two (2) practices to mitigate stormwater runoff; a 2,000 gallon holding tank for pool drawdown and site runoff and a rain garden. Two (2) roof drains within the project area currently discharge runoff directly to the surface. The plan proposes that stormwater runoff from a portion of the existing dwelling's roof, comparable in area to the proposed improvements, will be redirected to the rain garden. The second roof drain will be directed to the holding tank, effectively disconnecting the roof runoff from the discharge points. High level overflows will then be connected to the existing outlet pipes. The plan has been updated to reflect pipe connections directed to both the holding tank and the rain garden.

4. *As required by Town Code, the applicant shall provide a long-term monitoring and maintenance plan for the proposed wetland mitigation for a period of at least five (5) years to the satisfaction of the Town Engineer. The plan shall require an 85% survival rate. The Town Engineer will provide standard conditions for the long-term monitoring and maintenance plan to be included on the Site Landscaping and Wetland Mitigation Plan.*

   Response: A long term monitoring and maintenance plan for the proposed wetland mitigation, for a period of five (5) years has been prepared and is attached for review. Any additional conditions for the long-term monitoring and maintenance plan will be included on the Wetland Mitigation Plan.

5. *The applicant shall submit a detailed quantity cost estimate for all improvements proposed for the wetland mitigation with the quantities certified by the applicant's engineer to the satisfaction of the Town Engineer.*

   Response: A detailed cost estimate for the wetland mitigation has been prepared and is attached for the review of the Town Engineer.

6. *Payment of all applicable fees, including any outstanding consulting fees, pursuant to the master fee schedule.*

   Response: So Noted.

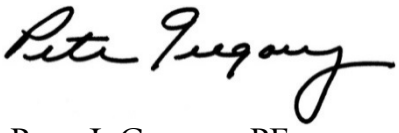
7. *The Applicant shall submit to the Planning Board Secretary one PDF set of plans (with required signature block) incorporating all required amendments to the plans as identified in this resolution of approval to the satisfaction of the Town Planner, Town Engineer and Town Attorney.*

<u>Response</u>: A complete PDF set of plans with the required signature block has been prepared and is attached for review by Town Planner, Town Engineer and Town Attorney.

Should you have any questions or require additional information please feel free to contact me.

Very truly yours,

DTS Provident Design Engineering, LLP



Peter J. Gregory, PE
Senior Associate

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

February 9, 2024

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) Winterberry x $40.00 wholesale= $160 x 3 (material, planting, warrantee)=	$480.
(8) Turtlehead x $5.00 wholesale= $40 x 3 (material, planting, warrantee)=	$120.
(16) Joe Pye Weed x $5.00 wholesale= $80 x 3 (material, planting, warrantee)=	$240.
(20) Blue Flag Iris x $5.00 wholesale= $100 x 3 (material, planting, warrantee)=	$300.
(20) Foamflower x $5.00 wholesale= $100 x 3 (material, planting, warrantee)=	$300.
(4 lbs.) Wetland Seed Mix x $53.00 wholesale=$212 x3 (installation, warrantee)=	$636.
Total Plant Material Cost:	$20,181.

(3) days of invasive plant species removal=	$4,500.
Total Invasive Species Removal Material Cost:	$4,500.

$20,181. (plant material cost) x 10% contingency=	$2,018.10
$20,181. (plant material cost) x 15% long term maintenance and monitoring=	$3,027.15
$4,500. (invasive plant species removal) x 15% long term maintenance and monitoring=	$675.00

Total Mitigation Budget Estimate= $30,401.25

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

Thank you,

Seth Ticehurst, RLA

5 YEAR WETLAND MONITORING AND MAINTENANCE PLAN FOR:
THE STARR RESIDENCE
14 TALLWOODS ROAD
ARMONK, NY

1. Wetland Monitoring & Maintenance Plan

- The purpose of the Wetland Monitoring & Maintenance Plan is to ensure that development in the wetland buffer does not compromise the functional integrity of the wetland buffer, ponds or wetlands and resulting mitigation meets its stated goals as described in the Final Resolution adopted by the Town of North Castle "Town" Planning Board for Christian Jungers and Michelle Starr of 14 Tallwoods Road.

2. Protocol for Commencement of Wetland Monitoring & Maintenance Plan

- Permittee shall implement the mitigation plan (wetland plantings) approved by the Town Planning Board.

- Following the installation of all wetland mitigation in accordance with the Final Resolution and plans adopted by the Planning Board, the Permittee shall submit two (2) copies of the following:

    - Certification from a Qualified Environmental Consultant or Landscape Architect approved by the Planning Board or its designee verifying the proper installation of all plants and materials in accordance with the approved Planning Board Resolution. The Consultant shall note any deficiencies in the installation of the plant materials or deviations from the approved resolution so that these can be corrected before final approval.

    - The monitoring period shall begin with the review of all required submitted information/materials and final written approval by the Town's Wetland Consultant and continue for a period of 5 years.

3. Assurances

- All plantings in conjunction with the mitigation work shall be accomplished in accordance with the approved drawings and completed within the first growing season after site clean-up is complete and topsoil is re-spread on the disturbed areas to be re-vegetated.

- The Permittee shall ensure that all plants in conjunction with the wetland mitigation plan shall have a minimum 85% survival rate of installed plants, which must be met or exceeded at the end of the second growing season following the initial planting/seeding. If the 85% survival rate is not met at the end of the second growing season, the Permittee shall take all necessary measures to ensure the level of survival by the end of the next growing season, including replanting and re-grading with topsoil, if necessary. Continue the program for the full term of the 5 years after planting.

4. Monitoring Reports

- The purpose of the mitigation monitoring and maintenance reports shall be to: (1) evaluate the progress of the establishment of the mitigation areas, (2) assess compliance with plant survival and plant condition requirements, and (3) identify those aspects of the mitigation areas that may require remediation by the Permittee in order to achieve the mitigation objectives.

- Permittee shall submit the mitigation monitoring and maintenance reports prepared by a Licensed Landscape Architect (or an environmental professional approved by the Town of North Castle) annually no later than November 1st to the Town's Wetland Consultant for review.

- Information for said 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.

- Minimum requirements for monitoring reports:

    - Identification of the number of surviving approved plants and area coverage at the time of the observation. The report should detail the condition, vigor, size of all planted material and compliance with the approved Planning Board Resolution.

    - Color photographs from established stations approved by the Town's Wetland Consultant showing representative conditions in the mitigation areas taken annually during the designated period defined above.

    - An estimate of the vegetative cover in the mitigation areas, noting, in particular, areas which are bare of vegetation and/or locations where erosion and sedimentation are occurring; or where invasive plant species have become established. Aerial coverage of invasive plant species must be less than 15% of the total wetland mitigation area on the site.

    - A qualitative analysis of the extent to which the mitigation has been successful. Said reports shall note areas of deficiencies and/or `1` non-compliance and provide recommendations/measures to be taken to ensure continued success of the mitigation efforts and soil stabilization.

5. Completion of Monitoring Period

- Final Report submitted by the Permittee and certified by the Permittee's Consultant.

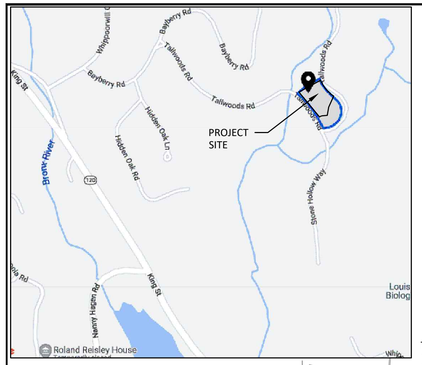
- The Town's Wetland Consultant will review the submitted material and perform an inspection of the site for conformance with the approved Planning Board Resolution and As-Built Plans. Upon review and inspection, the Town's Wetland Consultant shall submit written approval to the Planning Board.

- A Monitoring Data Form (in Report) shall be filled out that includes the above information and the following information, if applicable:

    - The vegetative cover shall be comprised of native species (not invasive species), whether planted or resulting from natural colonization. If vegetative cover is less than 85%, replanting shall occur with native species which have survived and show good vigor within the wetland buffer mitigation planting areas.

    - Elimination of invasive plant species. Permittee shall demonstrate 100% removal of target species at initial treatment. Ongoing removal shall be demonstrated at each inspection period. Target species shall be tested, as necessary, to prevent re-establishment, including, but not limited to, Japanese Barberry (Barberis thunbergii), Common Reed (Phragmites australis), Bittersweet (Celastrus orbiculatus), Multiflora Rose (Rose multiflora), Porcelain Berry (Ampelopsis brevipedunculata), Autumn Olive (Elaegnus umbellate), Winged Euonymus (Euonymus alatus) and Garlic Mustard (Alliaria petiolate). It is incumbent on the Permittee to remove such invasive species during the appropriate season in which removal is optimal. Hand removal of any deformed, diseased or otherwise unhealthy plantings and replacement "in kind" as necessary to meet the 85% survival threshold.

6. Pesticide and fertilizer use is restricted within the 100' wetland buffer from the edge of the wetland line, except for those products which are permitted by the NYSDEC.



LOCATION MAP
N.T.S.

GENERAL NOTES

1. THE CONSTRUCTION OF THE POOL WILL CREATE A TOTAL AREA OF DISTURBANCE OF 4,790 SF.
2. THE PROJECT WILL RESULT IN THE CREATION OF APPROXIMATELY 853 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 / APSP / ICC5.

   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			
Play Area = 95 sf			
Propane Tanks = 10 sf			
AC on Conc. = 14 sf			
Generator = 8 sf			

TOTAL GROSS LAND COVERAGE AREA = 8,022 S.F.

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	4,456 SF
	>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
5	ISSUED TO PLANNING BOARD	02/12/24

THE SERVICES OF A PROFESSIONAL ENGINEER SHALL BE RETAINED TO INSPECT THE CONSTRUCTION OF THE RETAINING WALLS AND PROVIDE CERTIFICATION THAT THE WALL WAS CONSTRUCTINO IN CONFORMANCE WITH APPROVED PLANS.

PROPOSED INVASIVE REMOVALS AREA (TYP.)
(SEE PLAN PREPARED BY LANDSCAPE ARCHITECT)

WETLANDS MITIGATION PLANTING
(SEE PLAN PREPARED BY LANDSCAPE ARCHITECT)

PROPOSED INVASIVE REMOVALS
(1,350 SF)

PROPOSED INVASIVE REMOVALS
(2,630 SF)

PROPOSED INVASIVE REMOVALS
(2,018 SF)

WETLANDS - FLAGGED BY MARY JAEHNIG, SOIL SCIENTIST, SEPTEMBER 2, 2022

TALLWOODS ROAD
Asphalt Pavement

50 FT. MIN. FRONT YARD SETBACK

50 FT. MIN. REAR YARD SETBACK

Rear Yard Setback Line

Front Yard Setback Line

Side Yard Setback Line

EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION (TYP.)

PROPOSED 18' x 32' IN-GROUND SWIMMING POOL WITH 14" COPING
(REFER TO CONSTRUCTION DRAWINGS)

PROPOSED RETAINING WALL WITH RAILING ON TOP OF WALL
(DESIGNED BY OTHERS)

EXISTING ROOF DRAIN TO REMAIN
PROVIDE RIP RAP STABLIZATION AT OUTLET.

PROPOSED TANK FOR POOL DRAWDOWN
(REFER TO CONSTRUCTION PLAN)

PROPOSED LIMIT OF DISTURBANCE LINE

NO ACTIVITY RELATED TO STORMWATER SYSTEM AND POOL CONSTRUCTION TO OCCUR BEYOND LIMIT LINE.

TOTAL AREA OF DISTURBANCE ASSOCIATED WITH CONSTRUCTION OF SWIMMING POOL AND TERRACE IS 4,790 S.F.

REFER TO CONSTRUCTION PLAN FOR PROPOSED 4 FT. HIGH NON CLIMBABLE, AND CODE COMPLIANT POOL BARRIER FENCE WITH SELF CLOSING GATES

BUILDING SETBACK LINE

PROPOSED 10' WIDE CONSTRUCTION ACCESS. AREA TO BE RESTORED UPON COMPLETION OF CONSTRUCTION.

CONTRACTOR SHALL PROVIDE 10' WIDE, 25' LONG GRAVEL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE

WETLAND SETBACK LIMIT LINE

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

POOL SHALL MAINTAIN 35'-0" SEPARATION TO EXISTING SEPTIC SYSTEM

EXCESS EXCAVATED MATERIAL TO BE REMOVED OFF SITE. NO MATERIAL TO BE STOCKPILED DURING CONSTRUCTION

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

Tax Lot 17
Area = 99,992.187 S.F.
= 2.296 Acres

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 ROAD
   PLEASANTVILLE, N.Y. 10570
5. PORTION OF TOPOGRAPHICAL INFORMATION OBTAINED FROM WESTCHESTER COUNTY GIS AERIAL MAPPING

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 TO POOL AREA.
3. EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION OF POOL AREA.
4. EXISTING UNDERGROUND UTILITIES AND WATER SERVICE 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. BACK FILL AREA SURROUNDING POOL.
   D. ROUGH GRADE AWAY FROM POOL AREA.
   E. INSTALL UTILITY CONNECTIONS; AND ELECTRIC FEED BETWEEN HOUSE AND POOL EQUIPMENT AREA.
   F. INSTALL COPING, PLASTER POOL SURFACE.
   G. FILL POOL WITH WATER
7. INSTALL POOL DRAWDOWN TANK. TANK SHALL REMAIN OFF LINE UNTIL WORK IS COMPLETE AND SITE IS STABLE. CONNECT ROOF DRAIN AND OVERFLOW.
8. INSTALL RAIN GARDEN. REDIRECT ROOF DRAIN TO GARDEN. RECONNECT OVERFLOW TO OUTLET.
9. INSTALL LANDSCAPE SCREENING PERFORM MITIGATION AS INDICATED ON PLAN.
10. INSTALL POOL FENCING AND GATES.
11. TOPSOIL, SEED, SOD OR HYDROSEED, MULCH AND RESTORE ALL DISTURBED AREAS. INSTALL ADDITIONAL LANDSCAPING.
12. REMOVE EROSION CONTROLS ONLY AFTER ALL AREAS HAVE BEEN THOROUGHLY STABILIZED.

North

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

20 15 10 5 0 20 40
SCALE IN FEET

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

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

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

Owner
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

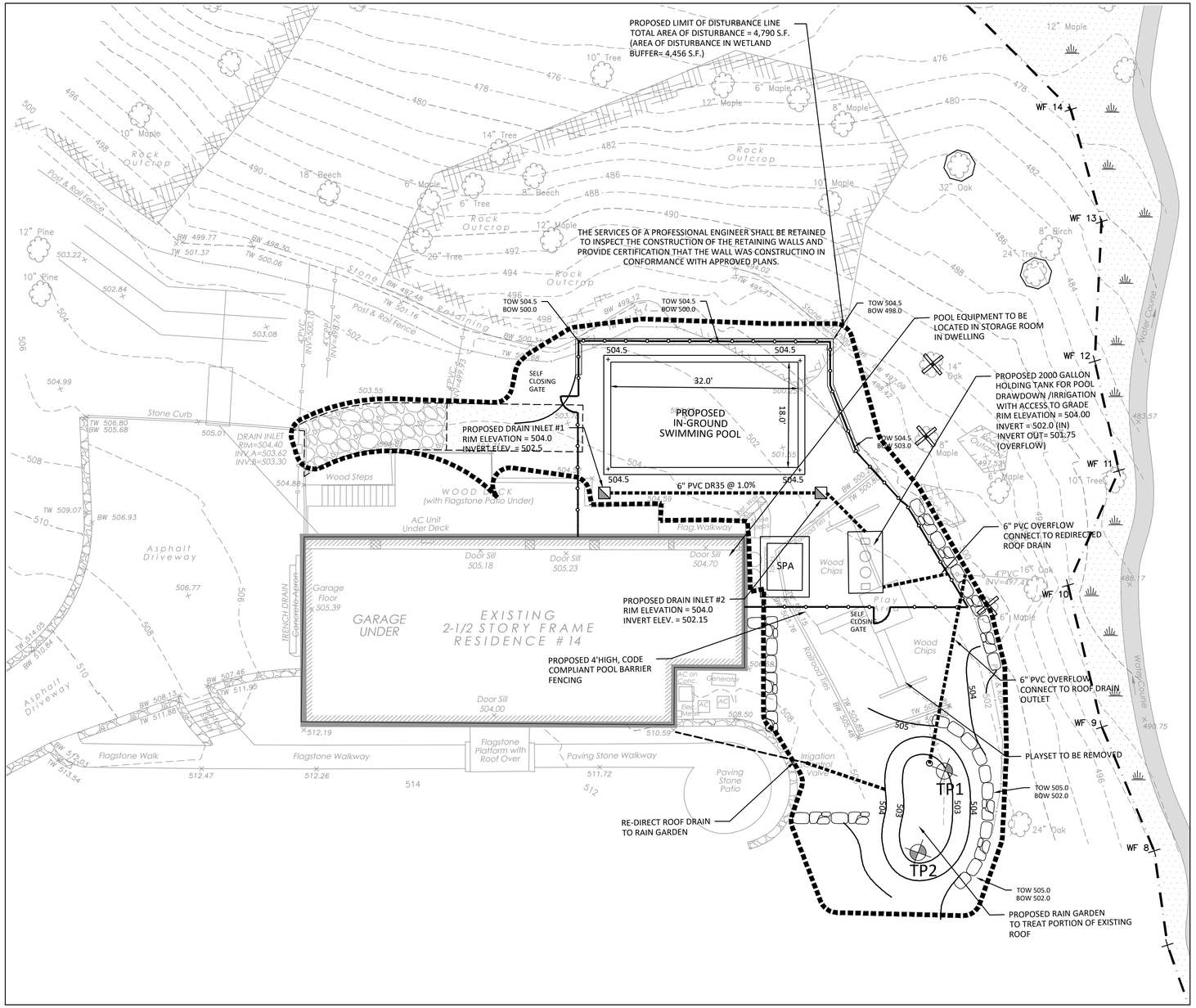
JUNGERS STARR RESIDENCE POOL
14 TALLWOODS ROAD
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

TITLE:
OVERALL SITE PLAN

Seal: STATE OF NEW YORK · PETER J. GREGORY · 076226 · LICENSED PROFESSIONAL ENGINEER · EXPIRES 4/30/2025

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

C:\Users\pgregory\DC\ACCDocs\DTSPI\0987 - Tallwoods Road, Armonk\Project Files\Construction\24-02-12 - 14 Tallwoods Site Plan.dwg



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.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: CHRISTIAN JUNGERS & MICHELLE STARR Date: 02/12/24

Tax Map Designation or Proposed Lot No.: 107.02 - 1 - 17

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	99,992
2.	**Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 13,270 + (0.075)(12,872) =	14,235
3.	**BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):	
	Distance principal home is beyond minimum front yard setback 18.71 x 10 =	187
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 existing + 0 proposed =	2,297
6.	Amount of lot area covered by **accessory buildings:** 0 existing + 0 proposed =	0
7.	Amount of lot area covered by **decks:** 0 existing + 0 proposed =	0
8.	Amount of lot area covered by **porches:** 0 existing + 0 proposed =	0
9.	Amount of lot area covered by **driveway, parking areas and walkways:** 3,768 existing + 0 proposed =	3,768
10.	Amount of lot area covered by **terraces:** 676 existing + 161 proposed =	837
11.	Amount of lot area covered by **tennis court, pool and mechanical equip:** 32 existing + 654 proposed =	656
12.	Amount of lot area covered by **all other structures:** 396 existing + 68 proposed =	464
13.	Proposed **gross land coverage:** Total of Lines 5 – 12 =	8,022

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

DTP SYMBOL FOR DEEP TEST HOLE

DEEP TEST HOLE RESULTS FEBRUARY 9, 2024

DEEP TEST PIT 1

ELEV.		
	G.L.	LAWN
	0" - 4"	TOPSOIL
	4"- 12"	DK. BROWN SANDY LOAM
	12"- 38"	FINE TO MED. SAND W/SILTS
	38"	LEDGE

*LEDGE ROCK AT 38", NO GROUND WATER

DEEP TEST PIT 2

ELEV.		
504.0	G.L.	LAWN
503.67	0" - 4"	TOPSOIL
503.00	4"- 12"	DK. BROWN SANDY LOAM
500.83	12"- 38"	FINE TO MED. SAND W/SILTS
500.83	38"	LEDGE

*LEDGE ROCK AT 38", NO GROUND WATER

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

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
5	ISSUED TO PLANNING BOARD	02/12/24

Landscape Architect
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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

Seal: STATE OF NEW YORK · PETER J. GREGORY · No. 07 1226 · LICENSED PROFESSIONAL ENGINEER · EXPIRES 4/30/2025

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

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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 SUBSOIL MOISTURE, THE DISTURBED SUBSOILS WILL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING STEPS WILL BE IMPLEMENTED:

1. 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 ODORS, 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 ½" SIEVE.
2. 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).
3. ROCK-PICKING WILL BE PERFORMED UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE HAVE BEEN CLEARED.
4. 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.
5. VEGETATE AREAS AS REQUIRED BY THE LANDSCAPING PLAN. USE APPROPRIATE GROUND COVER WITH DEEP ROOTS TO MAINTAIN THE SOIL STRUCTURE.
6. 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.

TABLE 4.6 SOIL RESTORATION REQUIREMENTS

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 PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.

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

VEGETATION REQUIREMENTS:

1) SITE PREPARATION

A. INSTALL NEEDED WATER AND EROSION CONTROL MEASURES AND BRING AREA TO BE SEEDED TO DESIRED GRADES USING A MINIMUM OF 4 IN. TOPSOIL.
B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4-6 INCHES.
C. LIME TO A PH OF 6.5
D. 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.)
E. INCORPORATE LIME AND FERTILIZER IN TOP 2-4 INCHES OF TOPSOIL.
F. SMOOTH. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS, AND FOREIGN MATTER FROM THE SURFACE. FIRM THE SEEDBED.

2) PLANTING—SUNNY LOCATION.

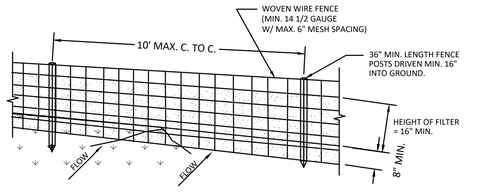
UPON COMPLETING SOIL DE-COMPACTION, USE A CULTIPACKER TYPE SEEDER IF POSSIBLE. SEED TO A DEPTH OF 1/8 TO 1/4 INCH. IF SEED IS TO BE BROADCAST, CULTIPACK OR ROLL AFTER SEEDING. IF HYDROSEEDED, LIME AND FERTILIZER MAY BE APPLIED THROUGH THE SEEDER AND ROLLING IS NOT PRACTICAL. SEED USING THE FOLLOWING 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	26-35
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

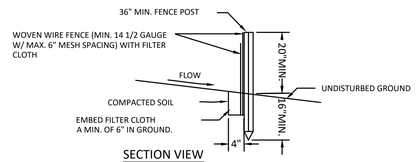
3) WHEN USING THE CULTIPACKER OR BROADCAST SEED METHOD, MULCH USING SMALL GRAIN STRAW, APPLIED AT A RATE OF 2 TONS PER ACRE; AND ANCHOR WITH A NETTING OR TACKIFIER. HYDROSEED APPLICATIONS SHOULD INCLUDE MULCH, FERTILIZER AND SEED.

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 85ºF 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 | 1



PERSPECTIVE VIEW

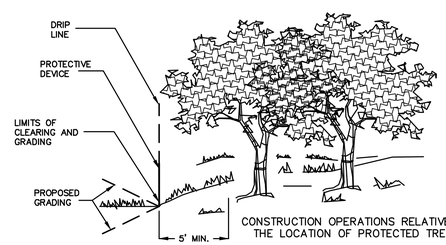


SECTION VIEW

CONSTRUCTION SPECIFICATIONS

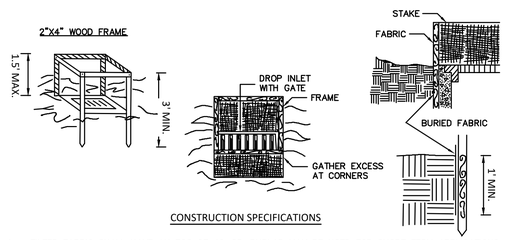
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. 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.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
NOT TO SCALE | 2



CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

TREE PROTECTION
NOT TO SCALE | 5

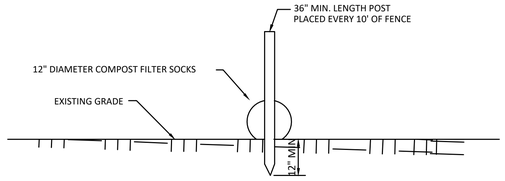


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. 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.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC DROP INLET PROTECTION
NOT TO SCALE | 8



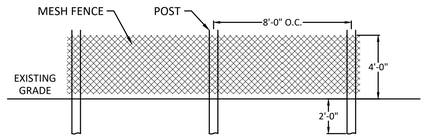
INSTALLATION NOTES:

1. LAND SURFACE SHOULD BE PREPARED BY MOWING GRASS OR MAKING SOIL OR PAVED SURFACES SMOOTH.
2. COMPOST FILTER SOCKS SHALL BE PLACED PERPENDICULAR TO STORM WATER FLOW, ACROSS THE SLOPE, SWALE, DITCH OR CHANNEL.
3. COMPOST FILTER SOCKS SHALL BE PLACED ON CONTOURS.
4. 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.
5. 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.
6. CARE SHALL BE TAKEN TO ENSURE THAT THE STAKES DO NOT PENETRATE THE LANDFILL LINER.
7. STAKES SHALL BE 2 INCHES BY 2 INCHES HARDWOOD STAKES.
8. EDGES OF THE COMPOST FILTER SOCKS SHALL BE TURNED UPSLOPE TO PREVENT FLOW AROUND THE ENDS OF THE COMPOST FILTER SOCKS.

REMOVAL NOTES:

1. 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.
2. THE DISTURBED AREA SHALL BE SEEDED FERTILIZED AND MULCHED TO ENSURE THE VEGETATIVE COVER IS FULLY RESTORED.
3. MONITOR THE VEGETATIVE RESTORATION AREA UNTIL EXPOSED AREAS ARE FULLY STABILIZED WITH VEGETATIVE COVER.
4. 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.
5. THE SOCK MESH SHALL BE PROPERLY DISPOSED.

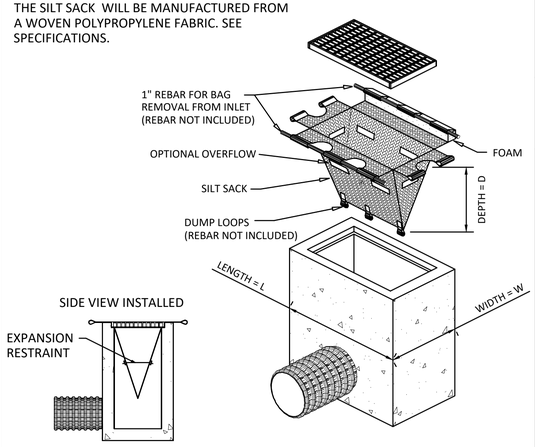
COMPOST FILTER SOCK
NOT TO SCALE | 3



INSTALLATION NOTES:
1) MESH TO BE PLACED ON "OUTSIDE" FACE OF POST TO RENDER NON-CLIMABLE
2) MESH COLOR TO BE BLAZE ORANGE

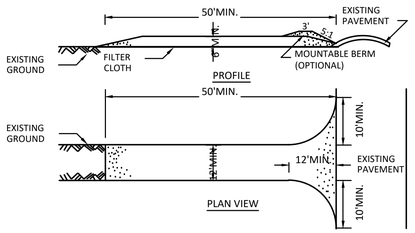
TYPICAL ORANGE MESH CONSTRUCTION FENCE
NOT TO SCALE | 6

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



INSTALLATION DETAIL

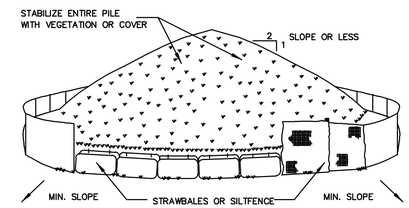
CATCH BASIN SILT SACK
NOT TO SCALE | 9



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. 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.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. 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.
7. 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.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE | 4



INSTALLATION NOTES

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

SOIL STOCKPILING
NOT TO SCALE | 7

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

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
5	ISSUED TO PLANNING BOARD	02/12/24

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

TITLE:
EROSION CONTROL DETAILS AND NOTES

Seal: STATE OF NEW YORK · PETER J. GREGORY · 076226 · LICENSED PROFESSIONAL ENGINEER · EXPIRES 4/30/2025

Scale:	AS NOTED
Date:	06/26/2023
Drawn By:	KMM
Checked By:	PJG
Project No.:	0987
Sheet No.:	3 of 4
Dwg. No.:	C-103

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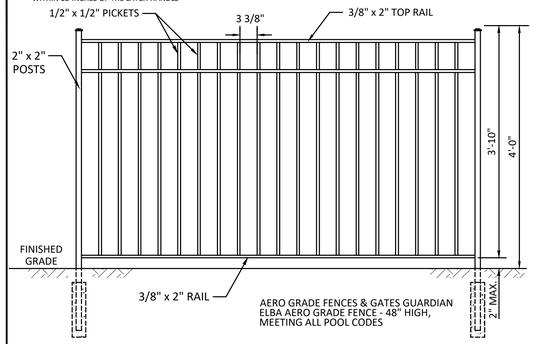
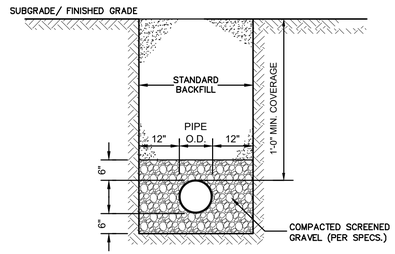
INSTALLATION NOTES:
1) TOP OF FENCE SHALL BE 4 FEET ABOVE GRADE MEASURED ON THE SIDE OF THE FENCE WHICH FACES AWAY FROM THE SWIMMING POOL
2) MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE FENCE SHALL BE 2-INCHES MEASURED ON THE SIDE OF THE FENCE WHICH FACES AWAY FROM THE SWIMMING POOL
3) ALL GATES SHALL BE SELF-CLOSING AND OPEN OUTWARD AWAY FROM THE POOL
4) ALL GATES SHALL BE SELF-LATCHING WITH THE LATCH HANDLE LOCATED WITHIN THE ENCLOSURE (ON THE POOL SIDE OF THE ENCLOSURE) AND AT LEAST 48-INCHES ABOVE GRADE
5) SHOULD THE LATCH HANDLE BE LOCATED LESS THEN 54-INCHES FROM THE BOTTOM OF THE GATE, THE LATCH HANDLE SHALL BE LOCATED AT LEAST 3-INCHES BELOW THE TOP OF THE GATE, AND NEITHER THE GATE NOT THE FENCE SHALL HAVE ANY OPENING GREATER THEN ¼-INCH WITHIN 18-INCHES OF THE LATCH HANDLE

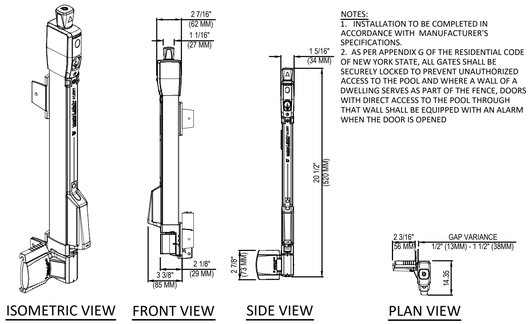


POOL ENCLOSURE FENCE
NOT TO SCALE — 10



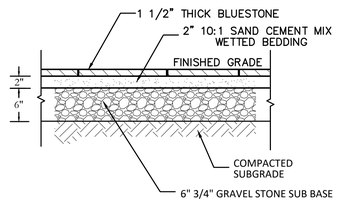
NOTES:
1. SCREENED GRAVEL SHALL BE WELL GRADED IN SIZE FROM 3/8 INCH TO 3/4 INCH.
2. SCREENED GRAVEL SHALL BE COMPACTED TO 85% OF THE MAXIMUM DENSITY.

STORM DRAIN TRENCH DETAIL
NOT TO SCALE — 14

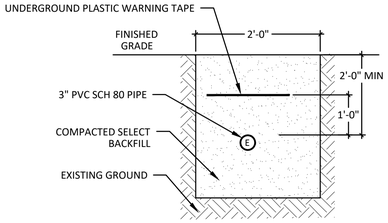


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. AS PER APPENDIX G OF THE RESIDENTIAL CODE OF NEW YORK STATE, ALL GATES SHALL BE SECURELY LOCKED TO PREVENT UNAUTHORIZED ACCESS TO THE POOL AND WHERE A WALL OF A DWELLING SERVES AS PART OF THE FENCE, DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM WHEN THE DOOR IS OPENED

CHILD SAFETY GATE LATCH
NOT TO SCALE — 11

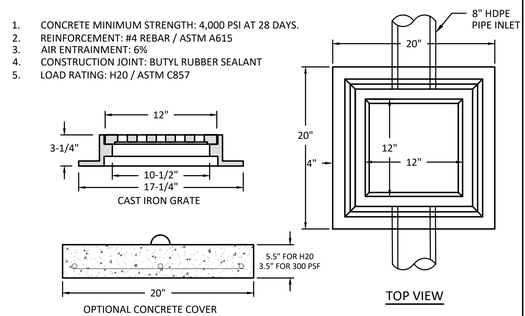


POOL STONE TERRACE SECTION
NOT TO SCALE — 12

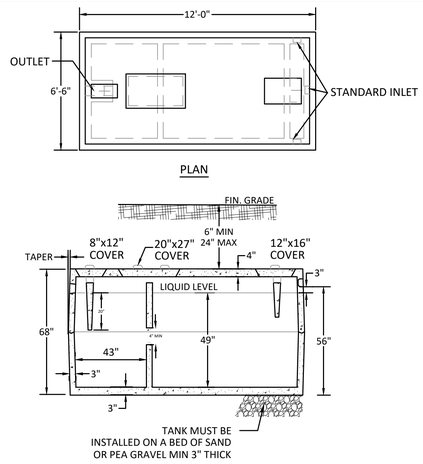


UTILITY TRENCH DETAIL
NOT TO SCALE — 13

1. CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS.
2. REINFORCEMENT: #4 REBAR / ASTM A615
3. AIR ENTRAINMENT: 6%
4. CONSTRUCTION JOINT: BUTYL RUBBER SEALANT
5. LOAD RATING: H20 / ASTM C857

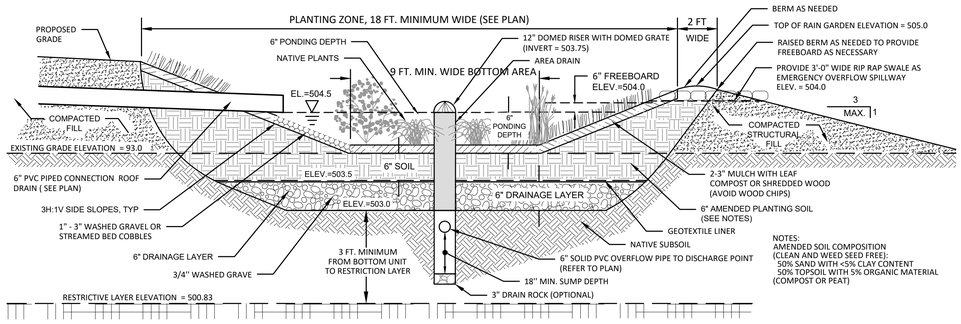


YARD DRAIN DETAIL (TYP.)
NOT TO SCALE — 15



1. ALL TANKS MUST BE WATERTIGHT, STRUCTURALLY SOUND, DURABLE, AND NOT SUBJECT TO CORROSION, DECAY, FROST ACTION, OR CRACKING.
2. PRECAST CONCRETE TANKS SHALL BE INSTALLED LEVEL AND FIRMLY BEDDED ON SAND OR PEA GRAVEL MINIMUM 3" THICK.
3. TANKS WITH A LIQUID DEPTH GREATER THAN OR EQUAL TO 48" SHALL HAVE A TOP OPENING WITH A MINIMUM OF 20" IN THE SHORTEST DIMENSION.
4. TANKS SHALL BE EQUIPPED WITH INLET AND OUTLET BAFFLES, SANITARY TEES, OR OTHER DEVICES TO PREVENT PASSAGE OF FLOATING SCUM AS A RESULT OF EFFLUENT ENTERING AND EXITING THE TANK.
5. MULTI-COMPARTMENT TANKS SHALL BE DESIGNED TO PERMIT THE VENTING OF TANK GASES BY PROVIDING A 1" MINIMUM CLEARANCE BETWEEN THE UNDERSIDE OF THE TOP OF THE TANK AND TOP OF ALL BAFFLES.
6. WHERE THERE IS MORE THAN 24" OF COVER OVER THE TANK, A RISER WITH MANHOLE COVER TO GRADE SHALL BE PROVIDED.

2000 GALLON HOLDING TANK DETAIL
NOT TO SCALE — 16



NOTES:
AMENDED SOIL COMPOSITION (CLEAN AND WEED SEED FREE):
50% SAND WITH <5% CLAY CONTENT
50% TOPSOIL WITH 5% ORGANIC MATERIAL (COMPOST OR PEAT)

RAIN GARDEN TYPICAL SECTION
NOT TO SCALE — 17

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
5	ISSUED TO PLANNING BOARD	02/12/24

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

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

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

Owner
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

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

TITLE:
STORMWATER DETAILS

Seal: STATE OF NEW YORK · PETER J. GREGORY · No. 071216 · LICENSED PROFESSIONAL ENGINEER · EXPIRES 4/30/2025

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

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KEY

PROPERTY LINE
BUILDING SETBACKS
AREA OF DISTURBANCE
FLAGGED WETLANDS
WETLANDS SETBACK
EXISTING TOPOGRAPHY 478
ROCK LEDGE
EXISTING TREES
INVASIVE REMOVALS
PROPOSED MITIGATION PLANTING

WETLAND MITIGATION PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
FERNS AND PERENNIALS			
75	Dennstaedtia punctilobula	Hayscented Fern	1 Qt.
75	Matteuccia pennsylvanica	Ostrich Fern	1 Qt.
50	Onoclea sensibilis	Sensitive Fern	1 Qt.
50	Osmunda cinnamomeum	Cinnamon Fern	1 Qt.

SCREENING PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
12	Ilex x meserveae 'Blue Girl'	Blue Girl Holly	5-6 FT.

TREE REPLACEMENT PLANT LIST

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

NOTES:

1. Exact location of plant material to be determined by Landscape Architect.
2. Invasive plant material removals are to include japanese barberry, garlic mustard, wineberry, multiflora rose, etc.
3. Wetlands seed mix to be installed at all locations where invasive plant removals occur.

RAIN GARDEN PLANT LIST

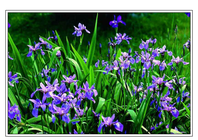
INITIALS	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS				
IVF	4	Ilex verticillata	Winterberry	3.5-4 FT.
FERENNIALS AND GROUND COVERS				
COBL	8	Chelone obliqua	Turtlehead	1 GAL.
EP	16	Eupatorium purpureum	Joe Pye Weed	1 GAL.
IVER	20	Iris versicolor	Blue Flag Iris	1 GAL.
TC	20	Tiarella cordifolia	Foamflower	1 GAL.


NORTHERN RED OAK


SENSITIVE FERN


HAYSCENTED FERN


WINTERBERRY


BLUE FLAG IRIS


JOE PYE WEED


OSTRICH FERN


BLUE GIRL HOLLY

APPLICABLE DISTURBANCE SHOWN WITHIN THE WETLAND BUFFER= 4,456 S.F.

REQUIRED 2:1 MITIGATION= 8,912 S.F.

PROPOSED INVASIVE REMOVALS= 8,290 S.F.

PROPOSED MITIGATION PLANTING= 1,054 S.F.

PROPOSED RAIN GARDEN PLANTING= 307 S.F.

TOTAL PROPOSED MITIGATION SHOWN= 9,651 S.F.


FOAMFLOWER


TURTLEHEAD


CINNAMON FERN

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

1. 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.
2. 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.
3. 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.
4. Maintenance and monitoring reports shall be submitted annually no later than November 1st to the Town's Wetland Consultant for Review.
5. 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.
6. 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

ERNST SEEDS

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

Date: August 30, 2023

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

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

EXISTING INVASIVE PLANT MATERIAL PHOTOS


MULTIFLORA ROSE


BARBERRY


GARLIC MUSTARD


WINEBERRY

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

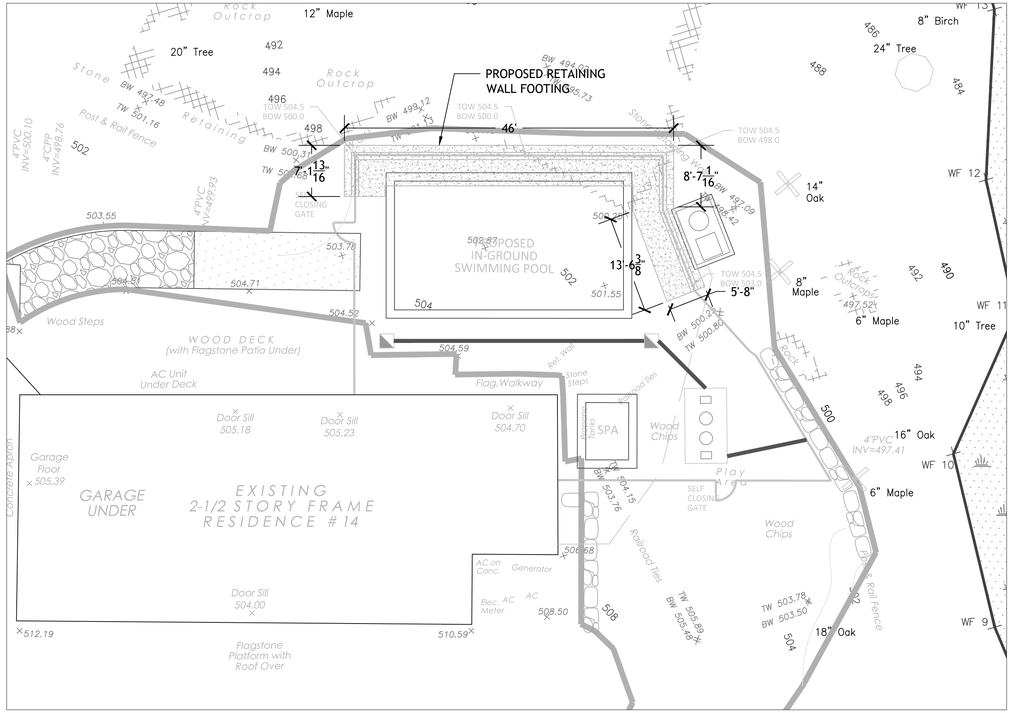
Revisions:

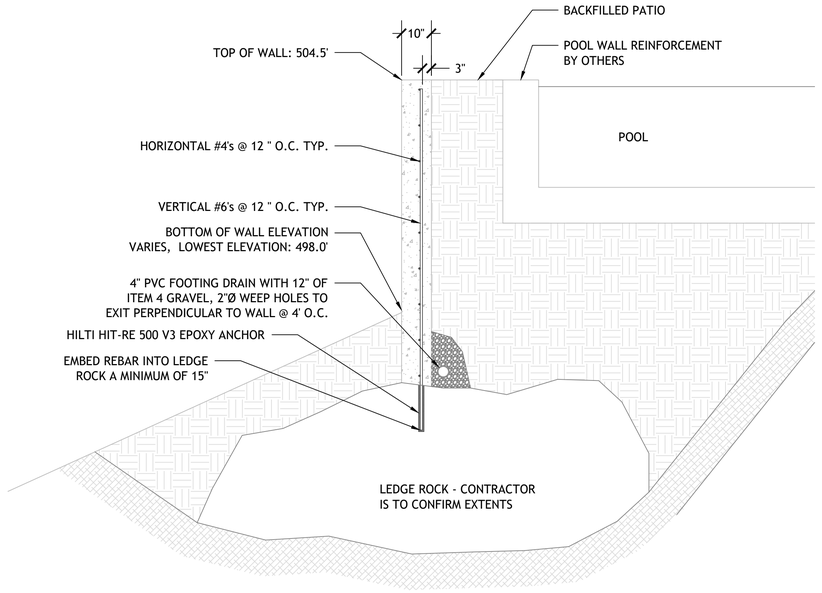
Date	Item
9/5/23	Pool layout, mitigation planting, etc.
10/30/23	Pool layout, mitigation planting, etc.
11/6/23	Pool dimensions
2/9/24	Rain Garden, planting, etc.

BENEDEK & TICEHURST
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
448H Old Post Road, Bedford Village, New York 10506
P. 914.234.9666 / F. 914.234.6882
www.btlandarch.com
Members American Society of Landscape Architects

REGISTERED LANDSCAPE ARCHITECT — KEITH MICHAEL TICEHURST — 002319-1 — STATE OF NEW YORK

Drawing Number: WL-1





SECTION FOR LEDGE ROCK CONNECTION CONDITION

SCALE: ½"=1'-0"

STRUCTURAL SPECIFICATIONS:

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE OF NEW YORK BUILDING CODE, TOWN OF NEW CASTLE BUILDING DEPT. AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

THE MATERIALS AND INSTALLATION OF ALL STRUCTURAL MEMBERS TO CONFORM TO AMERICAN INSTITUTE OF STEEL CONSTURCTION (AISC EDITION 13), AMERICAN CONCRETE INSTITUTE (ACI 318), NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AND ALL CODES AND STANDARDS APPLICABLE TO THE INSTALLATION.

CONCRETE:

ALL CONCRETE WORK SHALL CONFORM TO THE "AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI301-95)

ALL CONCRETE IS DESIGNED BY ULTIMATE STRENGTH METHODS AND SHALL BE NORMAL WEIGHT AIR ENTRAINED WITH A 28 DAY COMPRESSIVE STRENGTH.

ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS ASTM A615 GRADE 60.

PROVIDE REINFORCEMENT BARS AS INDICATED IN CONCRETE FOOTINGS AND FOUNDATION DETAILS.

ALL REINFORCING TO HAVE THE MINIMUM OF CONCRETE COVERAGE:

- 3" FOR CONCRETE/EARTH INTERFACE
- 2" FOR CONCRETE/OUTSIDE EXPOSURE
- 3/4" FOR CONCRETE/INTERIOR/CONCRETE EXPOSURE

ALL HORIZONTAL BAR SPLICES TO BE MINIMUM LENGTH OF 30", EXCEPT VERTICAL BARS WHICH WILL BE CONTINUOUS

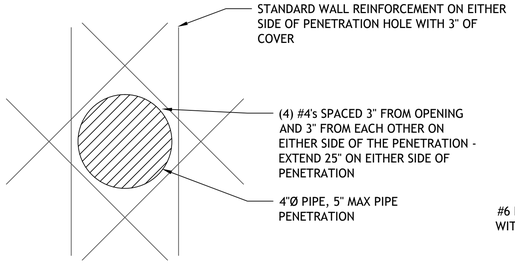
EMBEDMENT OF REBAR INTO LEDGE ROCK IS TO BE DONE AS PER HILTI REQUIREMENTS: FOR #6 REBAR, HAMMER DRILL USING 7/8" DIAMETER BIT TO A DEPTH OF 15", CLEAN HOLE AS OUTLINED BY HILTI AND INSTALL EPOXY AND REBAR.

IN AREAS AT THE EDGE OF LEDGE ROCK (LESS THAN 3¾" FROM REBAR TO EDGE OF LEDGE ROCK) OR IN EVENT LEDGE ROCK IS NOT THICK ENOUGH (LESS THAN 16¾") AND CONTRACTOR CANNOT INSTALL FOOTING AS OUTLINED IN SECTION, THEN CONTACT EOR FOR INSTALLATION INSTRUCTION

STEPPING OF FOOTING IS PERMITTED IN 2':1' HORIZONTAL TO VERTICAL INCREMENTS, BEND REINFORCEMENT TO MATCH AND MAINTAIN 42" FROM GRADE TO BOTTOM OF FOOTING

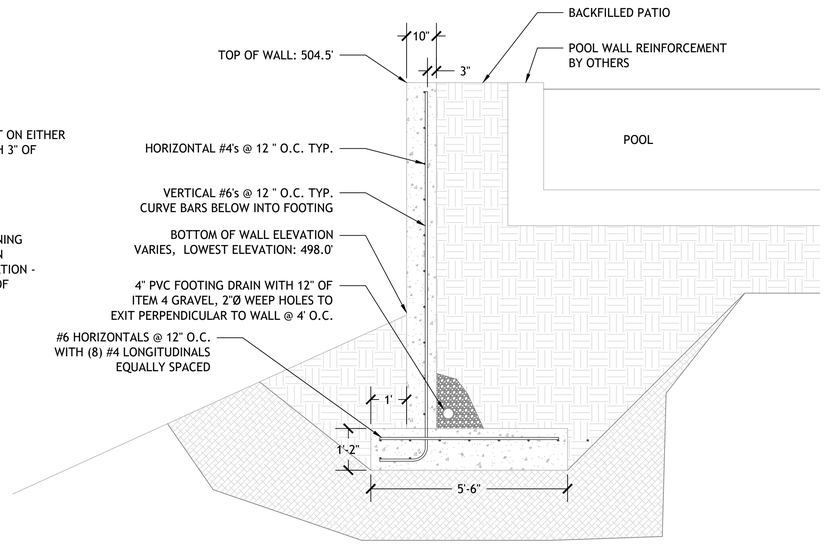
ALL CONCRETING TO BE 4000 PSI STRENGTH AT 28 DAYS.

NOTE: SIZE OF FOOTINGS BASED UPON AN ASSUMED 4,000 POUND/SQUARE FOOT SOIL BEARING CAPACITY, FIELD CONDITIONS MAY VARY.



PIPE PENETRATION REINFORCEMENT DETAIL

SCALE: NTS



SECTION FOR TYPICAL CANTILEVER RETAINING WALL

SCALE: ½"=1'-0"

MARCHETTI CONSULTING ENGINEERS
25 High Ridge Rd
Pound Ridge, NY 10576
P (914) 764-9011
F (914) 764-9012
info@marchetticonsultingengineers.com

No.	DESCRIPTION	DATE

STAMP & SIGN:

STARR RESIDENCE
14 TALLWOODS RD
NORTH CASTLE, NY 10504

POOL RETAINING WALL PLAN, SECTION AND DETAILS

PROJECT NUMBER:	#2023-134
DATE:	5/2/2023
DRAWN BY:	ZTM
CHECKED BY:	ZTM

C-1

SCALE: AS NOTED