

Applicant:
 AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 POUND RIDGE, NY 10576
 (914) 764-1000

JMC Civil Engineer, Surveyor, &
 Landscape Architect:
 120 BEDFORD ROAD
 ARMONK, NY 10504
 (914) 273-5225

Attorneys:
 Veneziano & Associates
 84 BUSINESS PARK DRIVE, SUITE 200
 ARMONK, NY 10504
 (914) 273-1300

Cuddy & Feder
 445 HAMILTON AVENUE, 14TH FLOOR
 WHITE PLAINS, NY 10601
 (914) 761-1300

**Environmental, Planning, and
 Engineering Consultants:**
 AKRF, INC.
 34 SOUTH BROADWAY, SUITE 401
 WHITE PLAINS, NY 10601
 (914) 922-2370

Wetland Consultant:
 Ecological Solutions
 1248 SOUTH FORD ROAD
 SOUTH BURY, CT 06488
 (203) 910-4716

Geotechnical Engineer:
 Carlin Simpson & Associates
 61 MAIN STREET
 SAYREVILLE, NJ 08872
 (732) 432-5757

Architect:
 Multifamily
 Lessard Design
 8521 LEESBURG PIKE, SUITE 700
 VIENNA, VA 22182
 (571) 830-1800

Architect:
 Townhomes
 Toll Brothers
 42 OLD RIDGEBURY ROAD
 DANBURY, CT 06810
 (203) 616-4920

Traffic Engineer:
 Colliers Engineer & Design
 400 COLUMBUS AVENUE, SUITE 180E
 VALHALLA, NY 10595
 (914) 347-7500

SITE PLAN AND SUBDIVISION APPROVAL DRAWING SET

AIRPORT CAMPUS

TAX MAP SECTION 113.04 | BLOCK 1 | LOTS 13, 14 & 20 TAX MAP SECTION 118.02 | BLOCK 1 | LOT 1 WESTCHESTER COUNTY 113 KING STREET (NY ROUTE 120) NORTH CASTLE, NY 10504

JMC Drawing List:

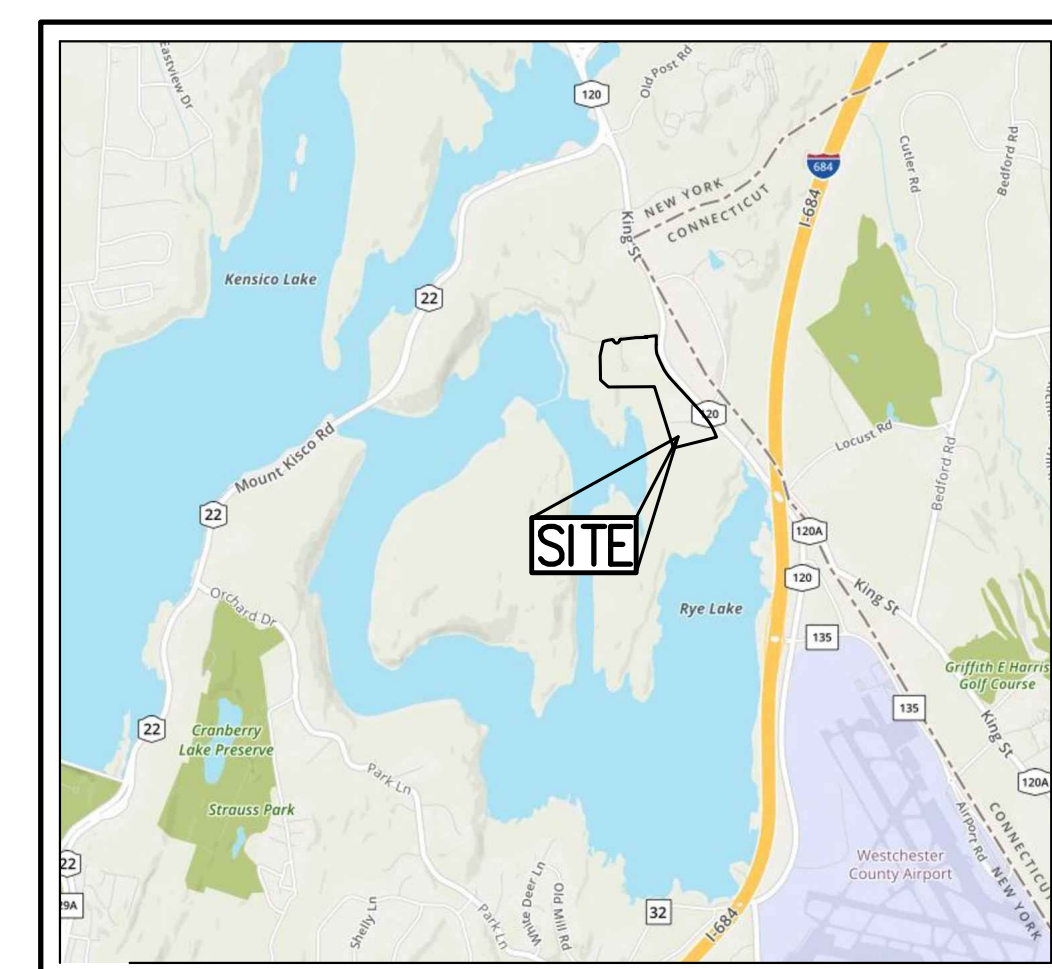
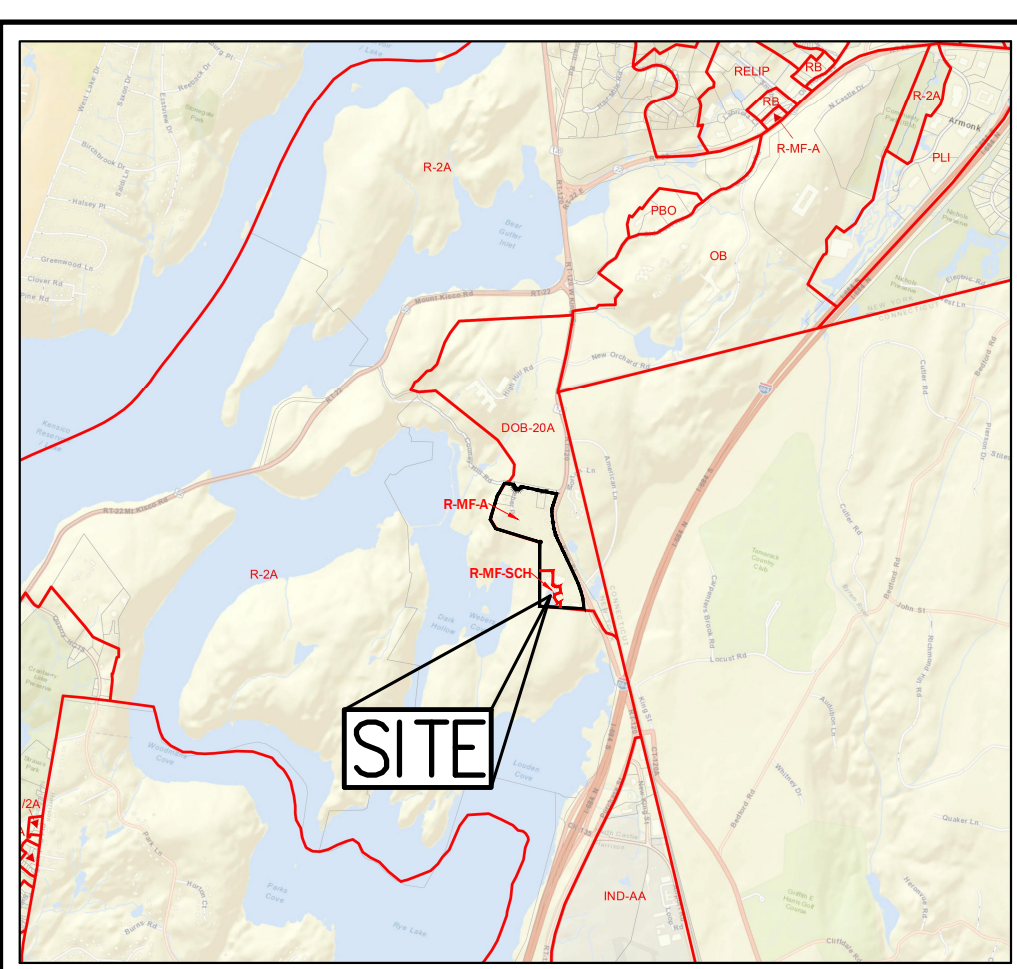
- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS PLAN
- C-020 DEMOLITION PLAN
- C-100 OVERALL LAYOUT PLAN
- C-101 LAYOUT PLAN
- C-102 LAYOUT PLAN
- C-151 TREE PROTECTION PLAN
- C-152 TREE PROTECTION PLAN
- C-153 TREE PROTECTION TABLE (PART A)
- C-154 TREE PROTECTION TABLE (PART B)
- C-155 TREE PROTECTION TABLE (PART C)
- C-201 GRADING PLAN
- C-202 GRADING PLAN
- C-210 ROAD PROFILES
- C-301 UTILITIES PLAN
- C-302 UTILITIES PLAN
- C-320 SANITARY SEWER PROFILES
- C-330 WATER MAIN PROFILES
- C-401 EROSION & SEDIMENT CONTROL PLAN
- C-402 EROSION & SEDIMENT CONTROL PLAN
- C-700 VEHICLE ACCESS PLAN (FIRE TRUCK)
- C-701 VEHICLE ACCESS PLAN (DELIVERY TRUCK)
- C-702 VEHICLE ACCESS PLAN (GARBAGE TRUCK)
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- C-903 CONSTRUCTION DETAILS
- C-904 CONSTRUCTION DETAILS
- L-101 LANDSCAPE PLAN
- L-102 LANDSCAPE PLAN
- L-103 TYPICAL UNIT LANDSCAPE PLAN
- IPP-1 INTEGRATED PLOT PLAN

WLS Lighting Drawing List:

- WLS-17145.1 SHEET 1
- WLS-17145.2 SHEET 2



ZONING COMPLIANCE TABLE		
SECTION 113.04, BLOCK 1, LOTS 13, 14 & 20 SECTION 118.02, BLOCK 1, LOT 1 PROPOSED USE: AIRPORT CAMPUS RESIDENTIAL DEVELOPMENT FIRE DISTRICT: ARMONK FIRE DEPARTMENT (NORTH CASTLE FIRE DISTRICT #2) SCHOOL DISTRICT: BYRAM HILLS CENTRAL SCHOOL DISTRICT SEWER DISTRICT: SD3		
R-MF-SCH (MULTIFAMILY SENIOR CITIZEN HOUSING DISTRICT)	R-MF-SCH REQUIREMENT	PROVIDED
MINIMUM LOT AREA	4.0 ACRES ⁽¹⁾	4.49 ACRES ⁽²⁾
MINIMUM PERIMETER FRONT YARD SETBACKS	185 FEET ⁽³⁾	185 FT
MINIMUM PERIMETER REAR YARD SETBACKS	14 FEET ⁽³⁾	14 FT
MINIMUM PERIMETER SIDE YARD SETBACKS	46 FEET ⁽³⁾	46 FT
MINIMUM LOT FRONTAGE	110 FEET ⁽³⁾	117 FT
MINIMUM LOT WIDTH	500 FEET ⁽³⁾	655 FT
MINIMUM LOT DEPTH	265 FEET ⁽³⁾	265 FT
MAXIMUM BUILDING COVERAGE	25 PERCENT ⁽⁴⁾	19.3 PERCENT
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 30 FEET	3 STORIES / 37.5 FEET (EXISTING)
MAXIMUM FLOOR AREA RATIO	0.80 ⁽⁵⁾	0.70
PARKING	88 ⁽⁶⁾	108
VISITOR PARKING		
R-MF-A (MULTIFAMILY DISTRICT)	R-MF-A PERIMETER REQUIREMENT	PROVIDED
MINIMUM LOT AREA	5 ACRES	34.30 ACRES
MINIMUM FRONT YARD SETBACKS	10 FEET	64 FEET
MINIMUM REAR YARD SETBACKS	25 FEET	25 FEET
MINIMUM SIDE YARD SETBACKS	10 FEET	32 FEET
MAXIMUM BUILDING COVERAGE	20 PERCENT	18.6 PERCENT
MAXIMUM BUILDING HEIGHT	3 STORIES / 30 FEET	2 STORIES / 28 FEET
DENSITY	105.2 DENSITY UNITS (1 DU/14,000 SF) ⁽⁷⁾	83.3 DENSITY UNITS
PARKING	250 ⁽⁸⁾	496 ⁽⁹⁾
VISITOR PARKING		
R-MF-A (MULTIFAMILY DISTRICT)	R-MF-A ATTACHED REQUIREMENT	PROVIDED
MINIMUM LOT AREA	2,500 SQUARE FEET	> 2,500 SQUARE FEET
MINIMUM FRONT YARD SETBACKS	10 FEET	> 10 FEET
MINIMUM REAR YARD SETBACKS	10 FEET	> 10 FEET
MINIMUM SIDE YARD SETBACKS	0 FEET	0 FEET
MAXIMUM BUILDING COVERAGE	50 PERCENT	< 50 PERCENT
MAXIMUM BUILDING HEIGHT	3 STORIES / 30 FEET	2 STORIES / 28 FEET



ZONING MAP
SCALE: 1" = 3,500'

SITE LOCATION MAP
SCALE: 1" = 3,500'

AREA MAP
SCALE: 1" = 120'

RESIDENTIAL UNIT BREAKDOWN TABLE		
	UNIT COUNT	BEDROOMS
TOWNHOMES		
SAUNDERS/ATKINSON	33	3 PER UNIT
WILKERSON	40	3 PER UNIT
WALTERS	40	3 PER UNIT
WELWYN	12	3 PER UNIT
TOWNHOMES TOTAL	125	375
MULTIFAMILY (SENIOR)		
TYPE A	1	1 PER UNIT
TYPE B	12	1 PER UNIT
TYPE C	30	2 PER UNIT
MULTIFAMILY TOTAL	43	73
SITE TOTAL	168	448

- TABLE OF LAND USE NOTES**
- (1) AS DETERMINED BY THE TOWN BOARD RESOLUTION, DATED AUGUST 9, 2023.
 - (2) LOT AREA INCLUDES 0.24 ACRE WATER TANK LOT.
 - (3) SENIOR PARKING REQUIREMENT: 1 SPACE PER DWELLING UNIT, PLUS ½ PER EACH BEDROOM, PLUS 10% FOR VISITOR PARKING.
 - (4) AS REQUIRED BY §355-25
 - (5) 2 SPACES REQUIRED FOR EACH DWELLING UNIT.
 - (6) PARKING PROVIDED FOR EACH MARKET RATE RESIDENTIAL TOWNHOME UNIT INCLUDES 2 DRIVEWAY AND 2 GARAGE SPACES (4 SPACES PER UNIT TOTAL) AND FOR EACH AFFORDABLE RESIDENTIAL TOWNHOME UNIT INCLUDES ONE DRIVEWAY AND ONE GARAGE SPACE (2 SPACES PER UNIT TOTAL).

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION. INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS, THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 101-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSOIT STANDARD SPECIFICATIONS IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES. ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____

CHRISTOPHER GASTRY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION _____

JOSEPH M. GEMELE, PE
 KSC2 CONSULTING
 CONSULTING TOWN ENGINEERS

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMBINATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Revision	Date	By
1.	REVISED FEES	01/20/2023	BMS
2.	PLANNING BOARD SUBMISSION	10/06/2023	BMS

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

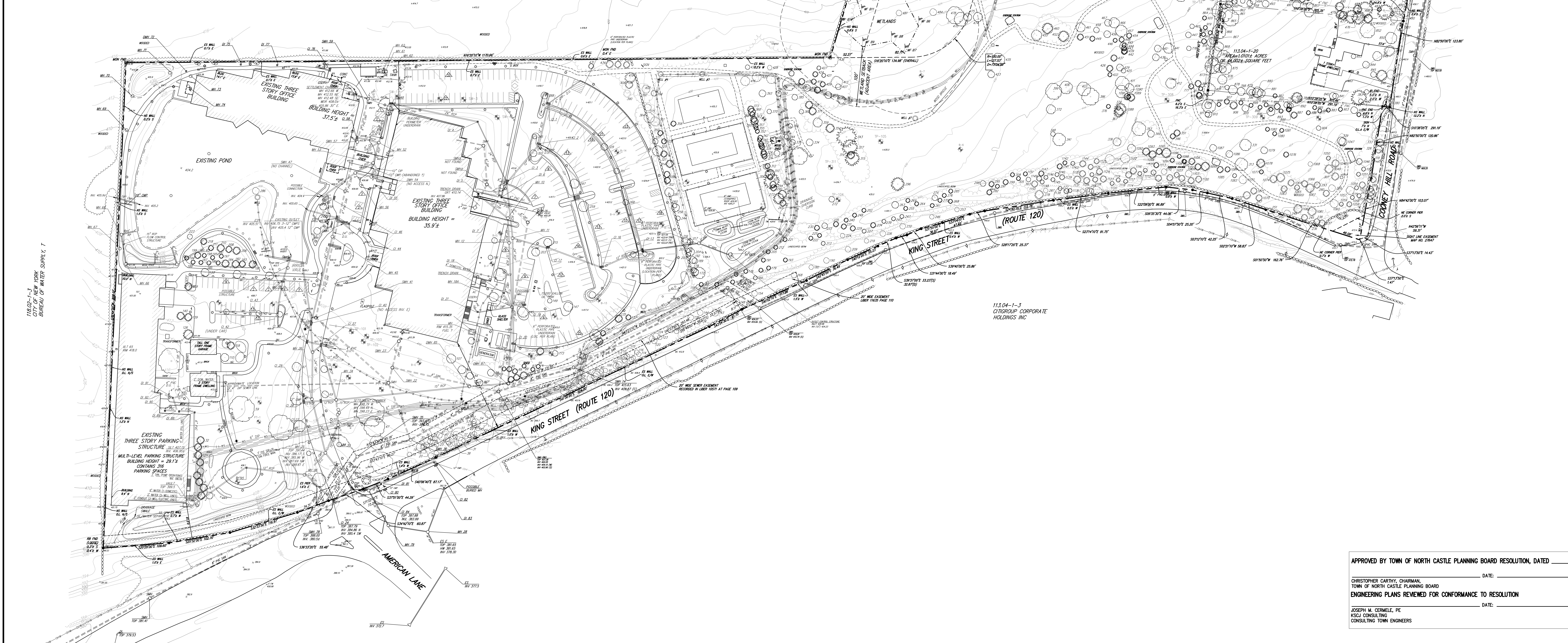
Scale: AS NOTED
 Date: 09/21/2022
 Project No: 15072
 Drawing No: 000-000
 COVER COVER SHEET

C-000

NOT FOR CONSTRUCTION

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING HANDICAP PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	BORING LOCATION AND DESIGNATION

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY" DEPICTING LAND OF M&A INSURANCE CORP., PREPARED BY JOHN MEYER CONSULTING, DATED 09/20/2022 AND SUPPLEMENTED WITH SURVEY TITLED, "TOPOGRAPHIC SURVEY" PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/10/2022.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "LETTER REPORT ON SUBSURFACE SOIL AND GROUNDWATER INVESTIGATION," DATED 12/09/2021, PREPARED BY CARLIM SIMPSON & ASSOCIATES, LLC.
 - THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 07/10/2019 AND CONFIRMED BY THE TOWN WETLAND CONSULTANT ON 10/01/2020.

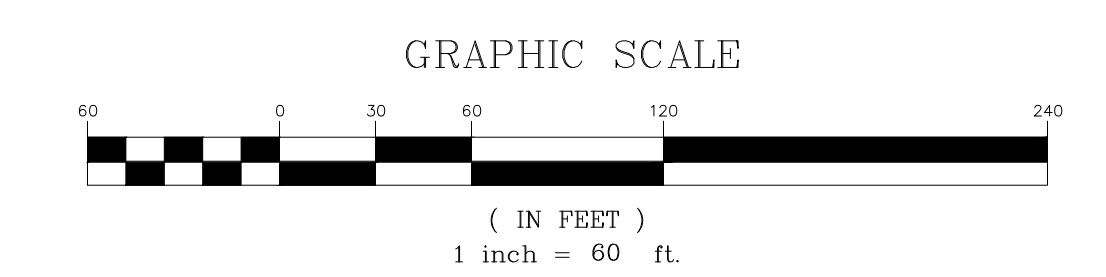


APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERWEL, PE
KSCJ CONSULTING
CONSULTING TOWN ENGINEERS

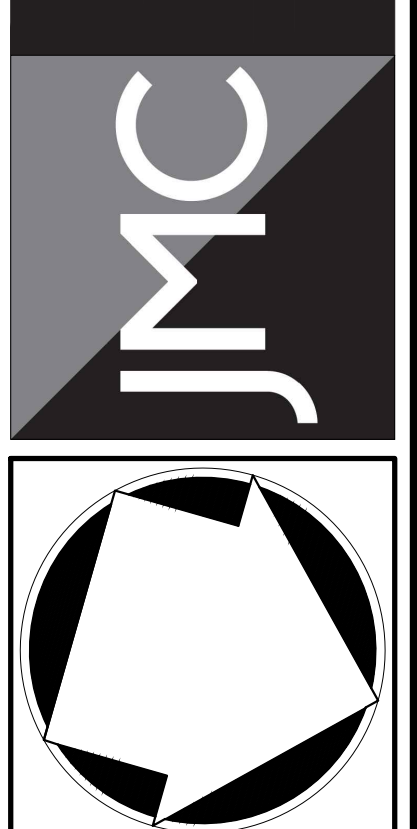


Drawn	BMS	Approved	AG
Scale:	1" = 60'		
Date:	09/21/2022		
Project No.:	15072		
REVISED ERS:	1. PLANNING BOARD SUBMISSION		
No.	1.	REVISED ERS	10/07/2023
	2.	PLANNING BOARD SUBMISSION	10/06/2023

APPLICANT/OWNER:

AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
FOUNDRIDGE, NY 10579

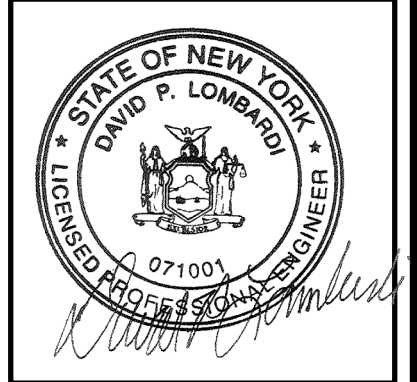
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEGFORD ROAD • ARMONK, NY 10504
PHONE: 914.233.2222 • FAX: 914.233.2192
www.jmcpllc.com



EXISTING CONDITIONS PLAN

AIRPORT CAMPUS
46 WESTCHESTER AVENUE
FOUNDRIDGE, NY 10579

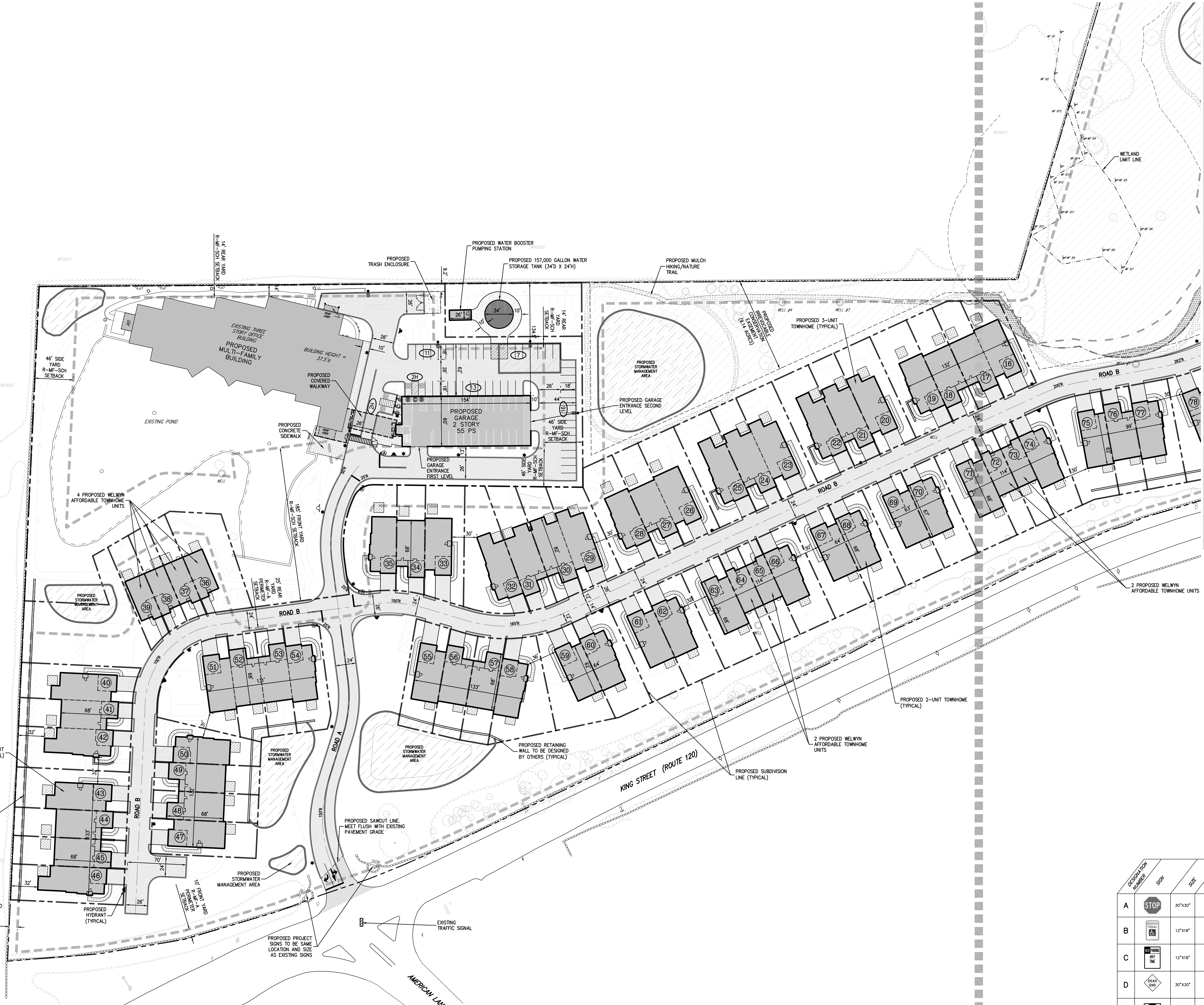
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



C-010

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING ROADWAY CENTER LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED SUBDIVISION LINE
- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- PROPOSED YARD SETBACK
- PROPOSED CONCRETE CURB
- PROPOSED DROP CURB & RAMP
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB & RAMP
- PROPOSED PAVEMENT
- PROPOSED TOWNHOME PATIO/DECK
- PROPOSED CONCRETE
- PROPOSED IRREVOCABLE CONSERVATION EASEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED 12" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED LIGHT POLE LOCATIONS
- PROPOSED HYDRANT

NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "PARCEL COMPLETION SURVEY DEPICTING LAND OF M&A INSURANCE CORP." PREPARED BY JOHN MEYER CONSULTING, DATED 09/30/2005 AND SUPPLEMENTED WITH SURVEY TITLED "TOPOGRAPHIC SURVEY" PREPARED BY M&A PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/10/2022.

SIGN TABLE

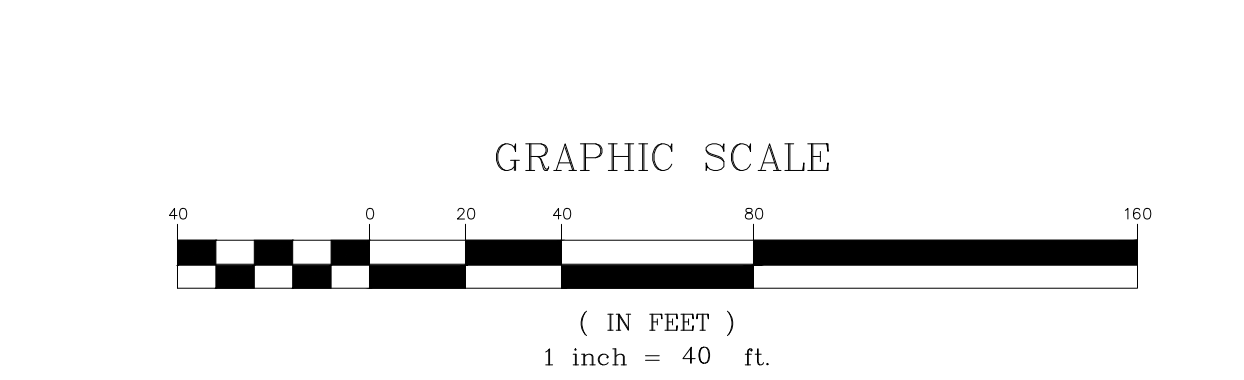
DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	AWAY	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	NO PARKING ANY TIME	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X
D	ROAD AHEAD	30"x30"	YELLOW ON WHITE	STEEL CHANNEL	7'-0"	WH4-1	X
E	STOP	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	RS-1	X

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

CHRISTOPHER CARRHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

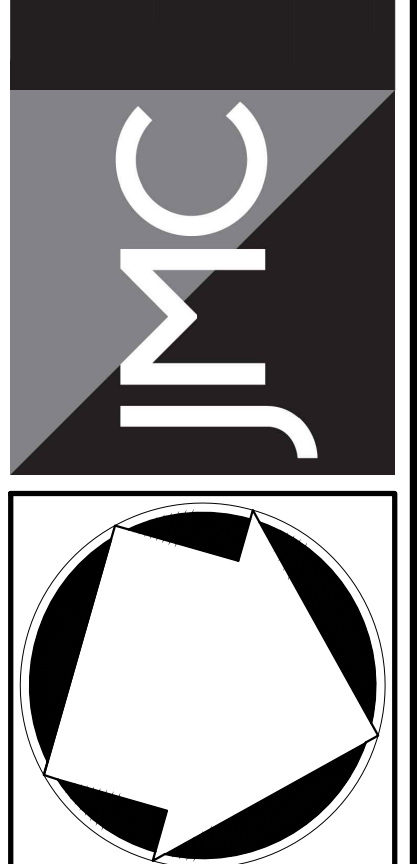
JOSEPH M. CERWELLE, PE
KSQJ CONSULTING
CONSULTING TOWN ENGINEERS



APPLICANT/TOWNER: AIRPORT CAMPUS I-V LLC
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REVISED DTS: 10/06/2023
PLANNING BOARD SUBMISSION

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John Meyer Consulting, Inc.
120 BEAUFORT ROAD - ARMONK, NY 10504
PHONE: 914.233.2222 - FAX: 914.233.2102
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LAYOUT PLAN
AIRPORT CAMPUS
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

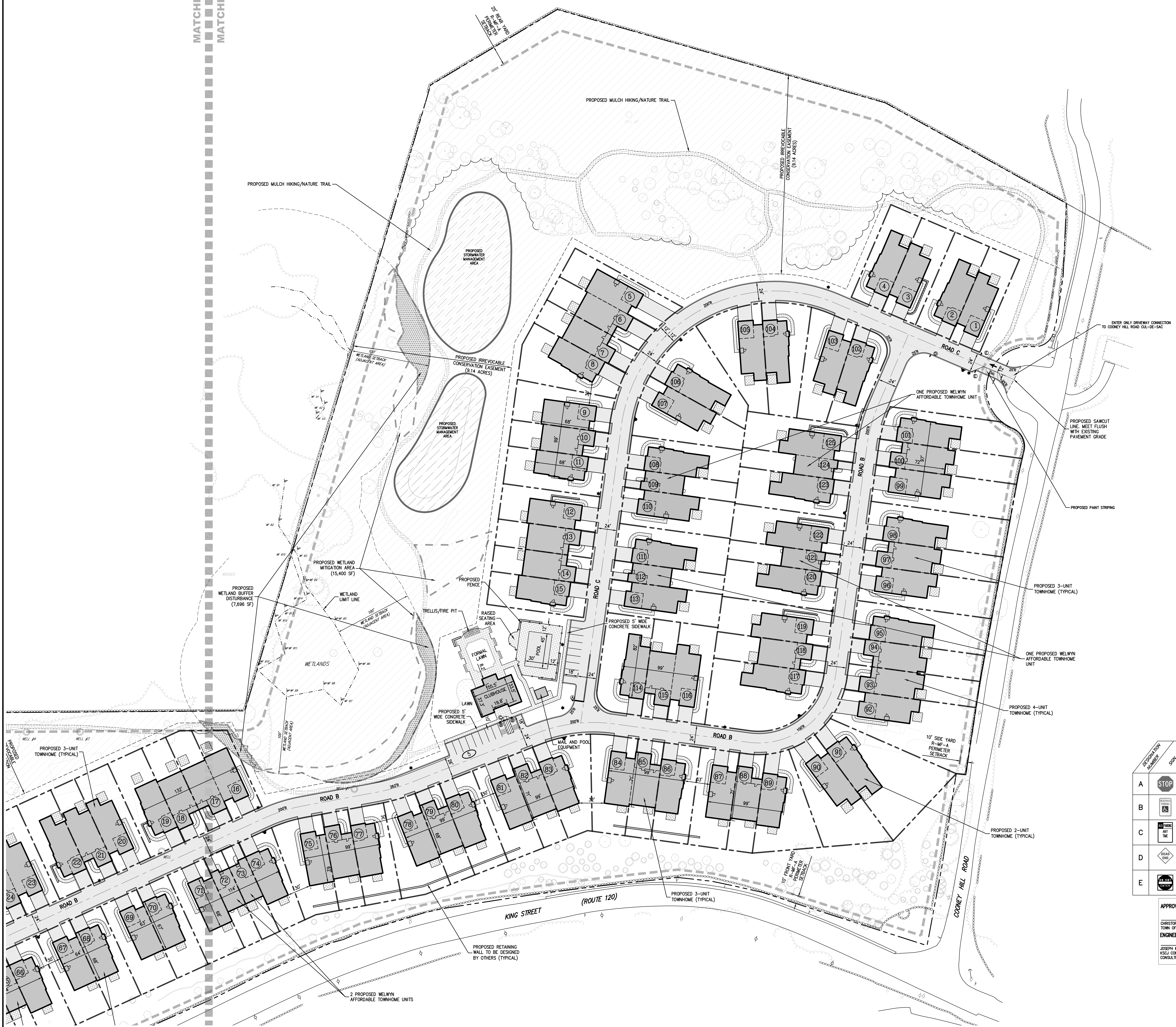
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STATE OF NEW YORK
SEAL OF THE TOWN OF NORTH CASTLE

Scale: 1" = 40'
Date: 09/21/2023
Project No: 15072
Sheet No: C-101 of 101
Drawing No:

C-101

MATCHLINE
MATCHLINE



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING ROADWAY CENTER LINE
- EXISTING METLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE
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- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
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- EXISTING SIGN
- PROPOSED SUBDIVISION LINE
- EXISTING BUILDING TO REMAIN
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- PROPOSED CONCRETE CURB
- PROPOSED DROP CURB & RAMP
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- PROPOSED PAVEMENT
- PROPOSED TOWNHOME PATH/DECK
- PROPOSED CONCRETE
- PROPOSED IRREVOCABLE CONSERVATION EASEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED 12" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED LIGHT POLE LOCATIONS
- PROPOSED HYDRANT

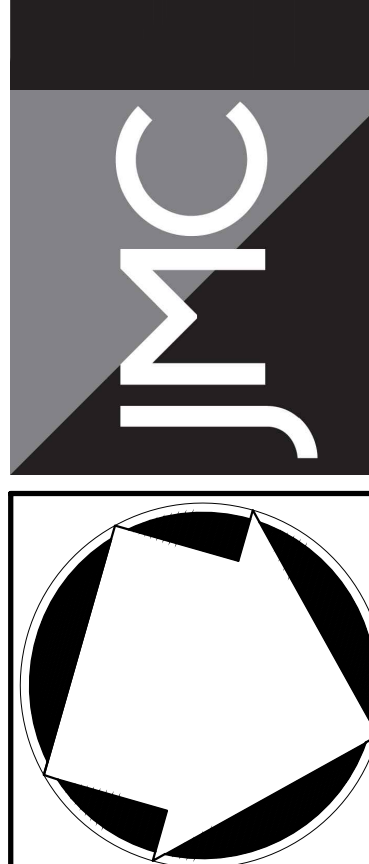
NOTES

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REVISIONS

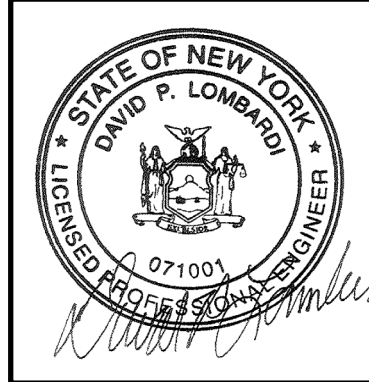
No.	REVISED BY	DATE	REVISION
1.	BMS	10/20/2023	PLANNING BOARD SUBMISSION
2.	BMS	10/26/2023	

APPLICANT/TOWNER:
AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576



LAYOUT PLAN
AIRPORT CAMPUS
113 KING STREET (ROUTE 120)
NORTH CASTLE, NY 10554

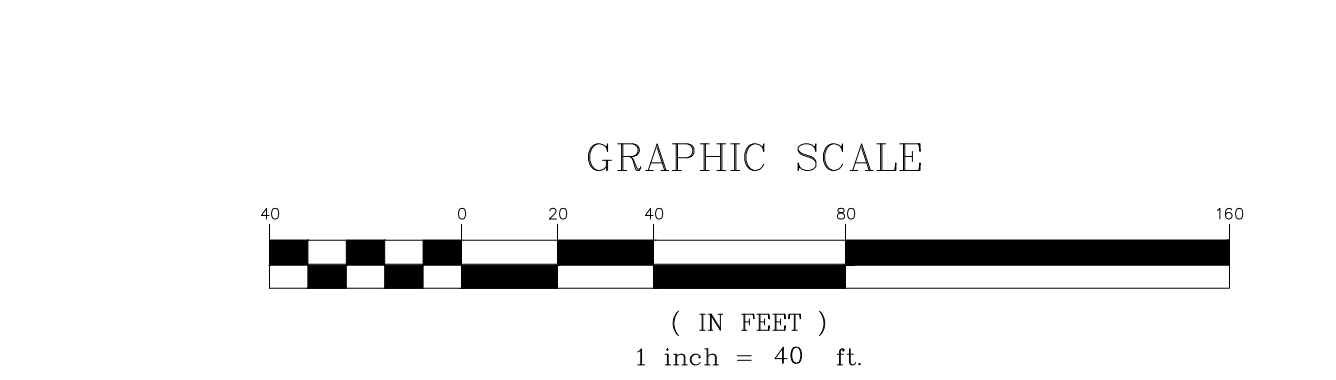
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MAINT. TYPE	MAINT. HEIGHT	REGULATORY REFERENCE
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1 X
B	YIELD	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 X
C	NO PARKING ANY TIME	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYSP-2 X
D	HEAD-ON	30"x30"	YELLOW ON WHITE	STEEL CHANNEL	7'-0"	WH4-1 X
E	LEFT TURN	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	RS-1 X

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
 JOSEPH M. CERMELE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS



NOT FOR CONSTRUCTION

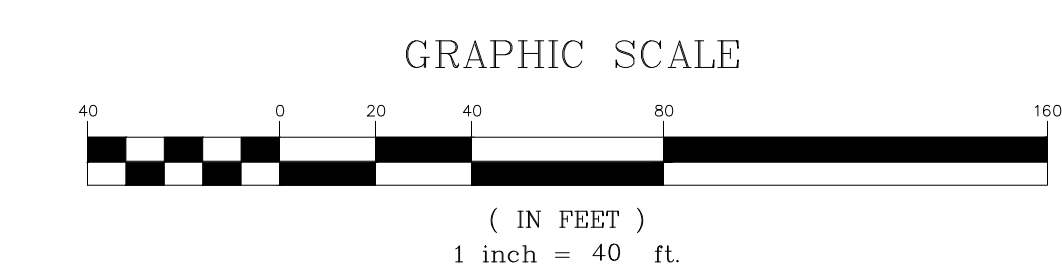
LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED SIDEWALK
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE APRON
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED 12" WIDE WHITE STOP LINE
	PROPOSED WORD MARKING ON PAVEMENT
	PROPOSED TRAFFIC SIGN LOCATION & DESIGNATION
	PEDESTRIAN CROSSING
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN

NOTES:
 EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF M&A INSURANCE CORP." PREPARED BY JOHN MEYER CONSULTING, DATED 09/20/2020 AND SUPPLEMENTED WITH SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/07/2022. EXISTING TREES DEPICTED HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, IN MARCH, 2019 WHICH COVERS THE MAJORITY OF THE PROPERTY. ADDITIONAL TREE SURVEY WILL BE PERFORMED FOR THE NORTHEASTERN PORTION OF THE PROPERTY, AS WELL AS THE FORMER TAKEEDA PROPERTY. AT THAT TIME, THE TREE QUANTITIES TO REMAIN AND TO BE REMOVED WILL BE UPDATED.



NOT FOR CONSTRUCTION

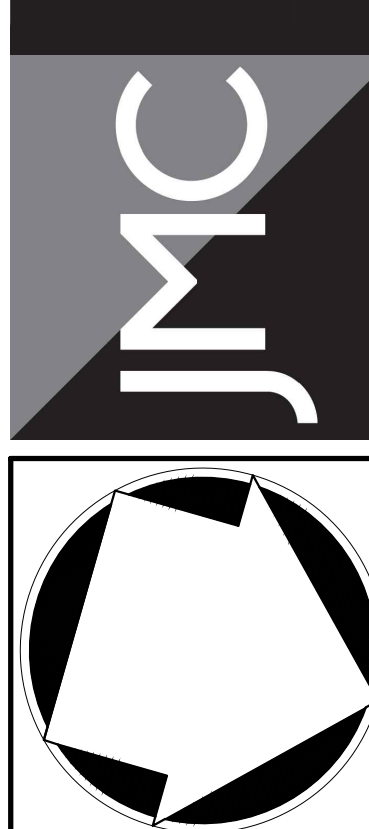
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CARTHAY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 JOSEPH M. CERMELE, PE, KSCJ CONSULTING, CONSULTING TOWN ENGINEERS
 DATE: _____



APP/CANTOWN/	By	Date
	BMS	10/20/2023
	BUS	10/06/2023
	BUS	
Revised	By	Date
1. REVISED ERS		
2. PLANNING BOARD SUBMISSION		

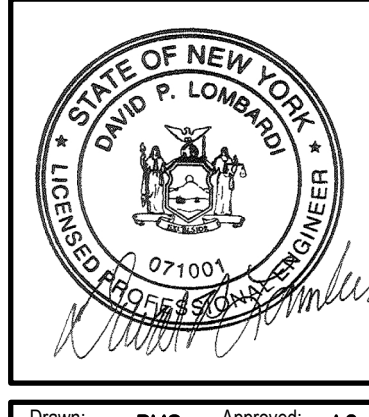
APPLICANT/TOWN:
AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 POUND RIDGE, NY 10576

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 420 BEGFORD ROAD • ARMONK, NY 10504
 PH: 914.233.2222 • FAX: 914.233.2102
 www.jmcpic.com



TREE PROTECTION PLAN
 AIRPORT CAMPUS
 46 WESTCHESTER AVENUE
 POUND RIDGE, NY 10576

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



Drawn	BMS	Approved	AG
Scale	1" = 40'		
Date	09/21/2022		
Project No.	15072		
NOI-REI	C-151	TR-62	
Sheet No.			

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED SAWDUST LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE APRON
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
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	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN

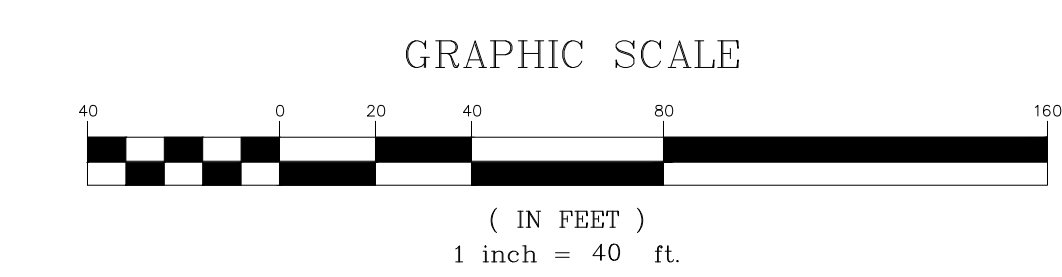
NOTES:
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MATCHLINE
 MATCHLINE



NOT FOR CONSTRUCTION

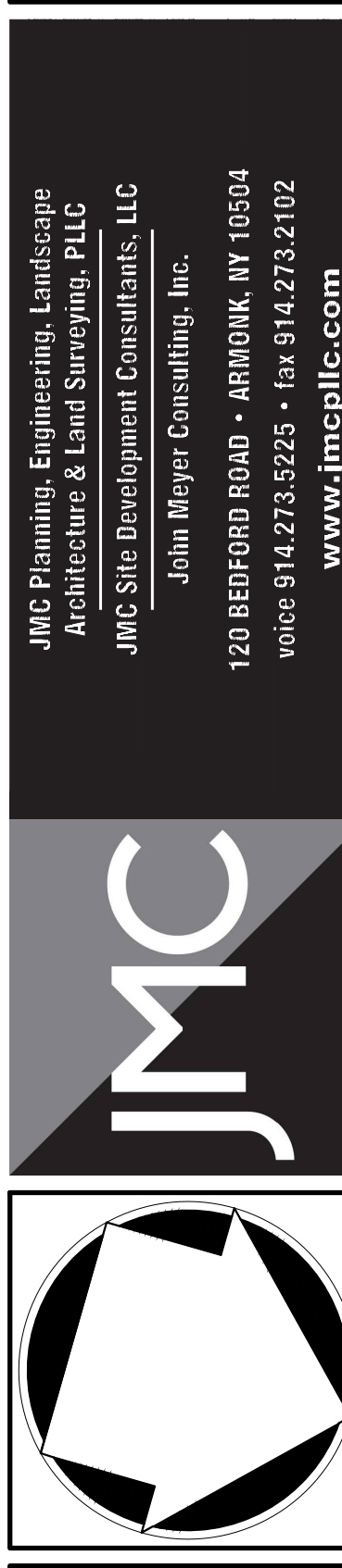
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CATHY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 JOSEPH M. CERMELE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS



No.	REVISED BY/ISS	DATE
1.	PLANNING BOARD SUBMISSION	10/09/2023
2.		

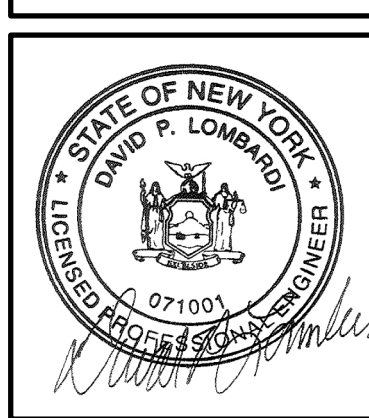
APPLICANT/OWNER:
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Drawn	BMS	Approved	AG
Scale	1" = 40'		
Date	09/21/2022		
Project No.	15072		
NOI-REI	C-152	TRF-67	
Drawing No.			

C-152

TREE TABLE - PART A

1,091 TREES DESIGNATED HAVING A DIAMETER AT DBH OF 8" OR GREATER

TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE
1	CHERRY	12"	POOR	REMOVE	98	SPRUCE	8"	FAIR	REMOVE	200	MAPLE	8"	GOOD	REMOVE	300	BIRCHERRY	10"	POOR	REMOVE
2	SPRUCE	14"	FAIR	REMOVE	99	SPRUCE	8"	POOR	REMOVE	201	ASH	10"	GOOD	REMOVE	301	PINE	28"	FAIR	REMOVE
3	SPRUCE	14"	FAIR	REMOVE	100	MAPLE	10"	GOOD	REMAIN	202	ASH	8"	GOOD	REMOVE	302	SPRUCE	12"	GOOD	REMOVE
4	SPRUCE	14"	FAIR	REMOVE	101	HICKORY	8"	GOOD	REMAIN	203	OAK	14"	FAIR	REMOVE	303	MAPLE	8"	GOOD	REMOVE
5	MAPLE	24"	GOOD	REMOVE	102	MAPLE	10"	GOOD	REMAIN	204	MAPLE	14"	GOOD	REMOVE	304	SPRUCE	12"	POOR	REMAIN
6	SPRUCE	14"	FAIR	REMOVE	103	MAPLE	44"	GOOD	REMOVE	205	SPRUCE	8"	GOOD	REMOVE	305	SPRUCE	8"	GOOD	REMOVE
7	CHERRY	12"	FAIR	REMOVE	104	MAPLE	10"	GOOD	REMAIN	206	PINE	14"	GOOD	REMOVE	306	PINE	10"	POOR	REMOVE
8	MAPLE	16"	GOOD	REMOVE	105	MAPLE	10"	GOOD	REMAIN	207	MAPLE	8"	GOOD	REMOVE	307	SPRUCE	14"	POOR	REMOVE
9	MAPLE	38"	GOOD	REMAIN	106	MAPLE	8"	GOOD	REMAIN	208	PINE	12"	FAIR	REMOVE	308	SPRUCE	8"	GOOD	REMOVE
10	SPRUCE	14"	FAIR	REMOVE	107	BIRCHERRY	16" TR	GOOD	REMOVE	209	MAPLE	10"	GOOD	REMAIN	309	SPRUCE	12"	GOOD	REMOVE
11	MAPLE	10"	GOOD	REMAIN	108	ASH	8"	FAIR	REMAIN	210	PINE	14"	FAIR	REMOVE	310	PINE	18"	FAIR	REMOVE
12	SPRUCE	14"	FAIR	REMOVE	110	MAGNOLIA	14"	GOOD	REMOVE	211	PINE	10"	FAIR	REMOVE	311	ASH	10"	FAIR	REMOVE
13	ASH	8"	GOOD	REMAIN	111	MAPLE	10"	GOOD	REMAIN	212	SPRUCE	8"	GOOD	REMOVE	312	CEDAR	10"	GOOD	REMOVE
14	MAPLE	8"	GOOD	REMOVE	112	MAPLE	10"	GOOD	REMAIN	213	SPRUCE	8"	FAIR	REMAIN	313	MAPLE	22"	GOOD	REMOVE
15	MAPLE	8"	GOOD	REMAIN	113	PINE	12"	GOOD	REMAIN	214	CHERRY	9"	FAIR	REMAIN	314	SPRUCE	14"	GOOD	REMOVE
16	ASH	14"	GOOD	REMAIN	114	MAPLE	8"	GOOD	REMAIN	215	OAK	14"	FAIR	REMOVE	315	PINE	26"	GOOD	REMOVE
17	SPRUCE	14"	FAIR	REMOVE	115	MAPLE	16"	GOOD	REMAIN	216	MAPLE	16"	FAIR	REMOVE	316	CEDAR	10"	FAIR	REMOVE
18	ASH	10"	GOOD	REMAIN	116	MAPLE	8"	GOOD	REMAIN	217	MAPLE	10"	FAIR	REMOVE	317	MAPLE	30"	POOR	REMOVE
19	ASH	14"	GOOD	REMAIN	117	PINE	14" 8"	GOOD	REMOVE	218	SPRUCE	12"	GOOD	REMOVE	318	PINE	24"	FAIR	REMAIN
20	ASH	10"	GOOD	REMAIN	118	SPRUCE	14"	POOR	REMOVE	219	MAPLE	8"	GOOD	REMAIN	319	PINE	14"	FAIR	REMOVE
21	ASH	10"	GOOD	REMAIN	119	PINE	14"	FAIR	REMOVE	220	PEAR	10"	GOOD	REMOVE	320	CEDAR	12"	FAIR	REMOVE
22	MAPLE	8"	GOOD	REMAIN	120	MAPLE	10"	GOOD	REMAIN	221	SPRUCE	8"	GOOD	REMOVE	321	SPRUCE	12"	GOOD	REMOVE
23	MAPLE	8"	GOOD	REMAIN	121	BIRCHERRY	12" MU	GOOD	REMOVE	222	SPRUCE	8"	FAIR	REMOVE	322	OAK	12"	GOOD	REMOVE
24	MAPLE	8"	GOOD	REMOVE	122	MAPLE	10"	GOOD	REMAIN	223	MAPLE	9" TW	GOOD	REMOVE	323	DECIDUOUS	10"	POOR	REMOVE
25	MAPLE	8"	GOOD	REMAIN	123	MAPLE	8"	FAIR	REMAIN	224	MAPLE	8"	GOOD	REMAIN	324	CEDAR	10"	FAIR	REMOVE
26	MAPLE	26"	GOOD	REMAIN	124	MAPLE	12" 8"	FAIR	REMAIN	225	SPRUCE	8"	FAIR	REMOVE	325	MAPLE	18"	GOOD	REMOVE
27	MAPLE	8"	GOOD	REMAIN	125	OAK	20"	FAIR	REMOVE	226	MAPLE	10"	GOOD	REMAIN	326	PINE	14"	FAIR	REMAIN
28	MAPLE	10"	GOOD	REMAIN	126	SPRUCE	18" TW	POOR	REMOVE	227	PINE	8"	FAIR	REMAIN	327	PINE	28"	GOOD	REMOVE
29	MAPLE	10" 6"	GOOD	REMAIN	127	MAPLE	8"	GOOD	REMAIN	228	LOCUST	12"	GOOD	REMOVE	328	CEDAR	10"	FAIR	REMOVE
30	ASH	12"	GOOD	REMAIN	129	MAPLE	12"	GOOD	REMAIN	229	PINE	10"	GOOD	REMOVE	329	ASH	12"	FAIR	REMOVE
31	MAPLE	12"	GOOD	REMAIN	130	MAPLE	8"	GOOD	REMAIN	230	PINE	10"	FAIR	REMOVE	330	CEDAR	10"	FAIR	REMOVE
32	SPRUCE	14"	FAIR	REMOVE	132	MAPLE	8"	GOOD	REMAIN	231	PINE	10"	FAIR	REMOVE	331	MAPLE	20"	GOOD	REMOVE
33	ASH	8"	GOOD	REMAIN	134	MAPLE	10"	GOOD	REMAIN	232	MAPLE	10"	GOOD	REMAIN	332	CEDAR	10"	FAIR	REMOVE
34	ASH	8"	GOOD	REMAIN	135	PINE	14"	GOOD	REMOVE	233	MAPLE	10"	GOOD	REMOVE	333	PINE	14"	FAIR	REMAIN
35	MAPLE	8"	GOOD	REMAIN	136	MAPLE	8"	GOOD	REMAIN	234	PINE	10"	POOR	REMOVE	334	DECIDUOUS	12"	GOOD	REMOVE
36	ASH	8"	FAIR	REMAIN	137	PINE	10"	POOR	REMOVE	235	PINE	10"	FAIR	REMOVE	335	CHERRY	10"	GOOD	REMOVE
37	CHERRY	12"	GOOD	REMAIN	138	MAPLE	10"	GOOD	REMAIN	236	MAPLE	12" TR	FAIR	REMAIN	336	MAPLE	14"	FAIR	REMOVE
38	CHERRY	8"	POOR	REMAIN	139	SPRUCE	14"	FAIR	REMOVE	237	SPRUCE	12"	GOOD	REMAIN	337	MAPLE	10"	GOOD	REMOVE
39	MAPLE	8"	POOR	REMAIN	140	SPRUCE	14"	FAIR	REMOVE	238	SPRUCE	12"	GOOD	REMAIN	338	SPRUCE	10"	GOOD	REMOVE
40	ASH	12" TW	FAIR	REMAIN	141	OAK	10"	GOOD	REMOVE	239	SPRUCE	8"	FAIR	REMAIN	339	MAPLE	14"	GOOD	REMOVE
41	MAPLE	10"	GOOD	REMAIN	142	OAK	10"	FAIR	REMOVE	240	SPRUCE	8"	GOOD	REMOVE	340	CEDAR	8" TW	FAIR	REMOVE
42	CHERRY	8"	POOR	REMAIN	143	MAPLE	12"	GOOD	REMAIN	242	LOCUST	14"	GOOD	REMOVE	341	PEAR	22"	GOOD	REMOVE
43	MAPLE	34"	GOOD	REMAIN	144	HICKORY	10"	GOOD	REMAIN	243	SPRUCE	8"	FAIR	REMAIN	342	CEDAR	10" TW	FAIR	REMOVE
44	ASH	8"	GOOD	REMAIN	145	OAK	18"	GOOD	REMOVE	244	MAPLE	8"	FAIR	REMOVE	343	PINE	36"	GOOD	REMOVE
45	MAPLE	8"	GOOD	REMAIN	146	OAK	10"	GOOD	REMOVE	245	SPRUCE	12"	GOOD	REMAIN	344	APPLE	8"	GOOD	REMOVE
46	MAPLE	44"	FAIR	REMOVE	147	ASH	16"	FAIR	REMOVE	246	MAPLE	8"	FAIR	REMAIN	345	OAK	8"	FAIR	REMOVE
47	MAPLE	36"	GOOD	REMOVE	148	MAPLE	12"	GOOD	REMAIN	247	SPRUCE	8"	FAIR	REMAIN	346	CEDAR	10"	GOOD	REMOVE
48	MAPLE	20"	FAIR	REMOVE	149	BIRCHERRY	8"	GOOD	REMOVE	248	SPRUCE	8"	GOOD	REMOVE	347	OAK	34"	GOOD	REMAIN
49	MAPLE	8"	GOOD	REMAIN	150	OAK	12"	GOOD	REMOVE	249	MAPLE	12"	FAIR	REMAIN	348	MAGNOLIA	8"	FAIR	REMOVE
50	MAPLE	34"	GOOD	REMAIN	151	PEAR	16"	FAIR	REMOVE	250	MAPLE	12" 8" 6"	FAIR	REMAIN	349	MAGNOLIA	12"	FAIR	REMOVE
51	MAPLE	8"	GOOD	REMAIN	152	OAK	12"	GOOD	REMOVE	251	MAPLE	10"	FAIR	REMAIN	350	SPRUCE	10"	FAIR	REMOVE
52	MAPLE	16"	GOOD	REMAIN	154	MAPLE	10"	GOOD	REMAIN	252	SPRUCE	8"	GOOD	REMOVE	351	CEDAR	12" TW	GOOD	REMOVE
53	MAPLE	8"	GOOD	REMAIN	155	OAK	8"	GOOD	REMOVE	253	MAPLE	8"	GOOD	REMAIN	352	CEDAR	8"	FAIR	REMOVE
54	OAK	30"	GOOD	REMAIN	156	ASH	10"	GOOD	REMAIN	254	OAK	36"	GOOD	REMAIN	353	MAPLE	24"	POOR	REMOVE
55	MAPLE	4"	GOOD	REMOVE	157	PINE	10"	GOOD	REMAIN	255	SPRUCE	8"	GOOD	REMOVE	354	SPRUCE	16"	GOOD	REMOVE
56	MAPLE	12"	GOOD	REMAIN	158	OAK	8"	GOOD	REMOVE	256	MAPLE	14"	FAIR	REMOVE	355	CEDAR	8"	FAIR	REMOVE
57	MAPLE	48"	GOOD	REMOVE	159	SPRUCE	14"	GOOD	REMOVE	257	MAPLE	12" 8" 6"	FAIR	REMAIN	356	APPLE	8"	FAIR	REMOVE
58	MAPLE	26"	FAIR	REMAIN	160	LOCUST	6"	GOOD	REMOVE	258	LOCUST	12"	GOOD	REMOVE	357	CEDAR	10"	GOOD	REMOVE
59	MAPLE	44"	POOR	REMOVE	161	PINE	8"	POOR	REMOVE	259	ASH	18"	GOOD	REMOVE	358	SPRUCE	10"	GOOD	REMOVE
60	MAPLE	8"	GOOD	REMAIN	162	PINE	8"	FAIR	REMOVE	260	MAPLE	8"	GOOD	REMOVE	359	DECIDUOUS	16"	GOOD	REMOVE
61	OAK	28"	GOOD	REMAIN	163	SPRUCE	10"	GOOD	REMAIN	261	SPRUCE	8"	FAIR	REMOVE	360	CEDAR	14"	FAIR	REMOVE
62	MAPLE	28"	GOOD	REMAIN	164	PINE	8"	FAIR	REMOVE	263	OAK	12"	GOOD	REMOVE	361	MAPLE	16"	GOOD	REMAIN
63	CHERRY	8"	FAIR	REMAIN	166	SPRUCE	8"	FAIR	REMAIN	264	SPRUCE	8"	GOOD	REMOVE	362	OAK	40"	GOOD	REMAIN
64	MAPLE	12"	GOOD	REMAIN	167	OAK	14"	GOOD	REMOVE	265	PINE	12"	FAIR	REMOVE	363	CEDAR	12"	FAIR	REMOVE
65	CHERRY	10"	FAIR	REMAIN	168	MAPLE	10"	GOOD	REMAIN	266	ASH	10"	GOOD	REMOVE	364	MAPLE	18"	GOOD	REMAIN
66	MAPLE	8"	GOOD	REMAIN	169	PEAR	21"	FAIR	REMOVE	268	SPRUCE	8"	FAIR	REMOVE	366	CEDAR	10"	FAIR	REMOVE
67	MAPLE	22"	FAIR	REMOVE	170	SPRUCE	8"	GOOD	REMOVE	269	SPRUCE	8"	GOOD	REMOVE	367	HM	18"	POOR	REMOVE
68	CHERRY	10"	GOOD	REMAIN	171	OAK	14"	FAIR	REMOVE	270	SPRUCE	8"	FAIR	REMOVE	368	CEDAR	14"	FAIR	REMOVE
69	MAPLE	12"	GOOD	REMOVE	172	OAK	20"	GOOD	REMOVE	271	SPRUCE	12"	POOR	REMAIN	369	APPLE	8"	FAIR	REMOVE
70	MAPLE	8"	GOOD	REMAIN	173	OAK	14"	GOOD	REMOVE	272	DOGWOOD	10"	POOR	REMOVE	370	APPLE	8"	GOOD	REMOVE
71	MAPLE	20" 12"	FAIR	REMAIN	174	MAPLE	12"	GOOD	REMOVE	273	PINE	20"	FAIR	REMOVE	371	SPRUCE	14"	GOOD	REMOVE
72	MAPLE	12"	GOOD	REMAIN	175	MAPLE	14"	GOOD	REMOVE	274	OAK	10"	GOOD	REMOVE	372	SYCAMORE	16"	FAIR	REMOVE
73	MAPLE	10"	GOOD	REMAIN	176	SPRUCE	8"	GOOD	REMOVE	275	SPRUCE	14"	POOR	REMAIN	373	CEDAR	12"	FAIR	REMOVE
74	ASH	24"	FAIR	REMAIN	177	SPRUCE	8"	FAIR	REMOVE	276	SPRUCE	8"	FAIR	REMOVE	374	HEMLOCK	8"	POOR	REMOVE
75	MAPLE	8"	GOOD	REMAIN	178	MAPLE	10"	GOOD	REMOVE	277	SM	24"	GOOD	REMAIN	375	MAPLE	12"	GOOD	REMAIN
76	MAPLE	12"	GOOD	REMOVE	179	SPRUCE	8"	FAIR	REMOVE	278	SPRUCE	16"	GOOD	REMAIN	376	HEMLOCK	8"	POOR	REMOVE
77	MAPLE	12"	GOOD	REMAIN	180	MAPLE	8"	GOOD	REMAIN	279	PINE	16"	FAIR	REMOVE	377	MAPLE	12"	POOR	REMOVE
78	MAPLE	10"	GOOD	REMAIN	181	SPRUCE	14"	GOOD	REMOVE	280	CEDAR	12"	GOOD	REMAIN	378	SPRUCE	14"	FAIR	REMOVE
79	MAPLE	8" 6"	GOOD	REMAIN	182	SPRUCE	14"	FAIR	REMOVE	281	MAPLE	16"	GOOD	REMOVE	380	MAPLE	12"	GOOD	REMAIN
80	SPRUCE	12"	FAIR	REMOVE	183	SPRUCE	12"	GOOD	REMOVE	282	PINE	10"	FAIR	REMOVE	381	BIRCHERRY	14"	GOOD	REMAIN
81	MAPLE	12"	GOOD	REMAIN	184	SPRUCE	14"	FAIR	REMOVE	283	SPRUCE	14"	POOR	REMAIN	382	BIRCHERRY	14"	GOOD	REMAIN
82	SPRUCE	12"	FAIR	REMOVE	185	SPRUCE	8"	FAIR	REMOVE	284	OAK	14"	GOOD	REMAIN	383	PINE	28"	FAIR	REMOVE
83	MAPLE	12"	GOOD	REMAIN	186	SPRUCE	8"	FAIR	REMOVE	285	SPRUCE	8"	GOOD	REMOVE	384	SPRUCE	20"	GOOD	REMOVE
84	MAPLE	12"	GOOD	REMOVE	187	SPRUCE	8"	FAIR	REMOVE	286	BIRCHERRY	12"	GOOD	REMAIN	385	APPLE	10"	GOOD	REMOVE
85	SPRUCE	14"	GOOD	REMOVE	188	SPRUCE	8"	FAIR	REMOVE	287	BIRCHERRY	8"							

NOT FOR CONSTRUCTION

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

1,091 TREES DESIGNATED HAVING A DIAMETER AT DBH OF 8" OR GREATER

TREE TABLE - PART B

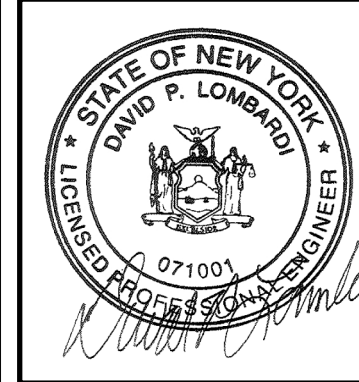
1,091 TREES DESIGNATED HAVING A DIAMETER AT DBH OF 8" OR GREATER

Table with 20 columns: TREE NO., COMMON NAME, DIAM., COND., REMAIN OR REMOVE. Contains 1,091 rows of tree data.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED

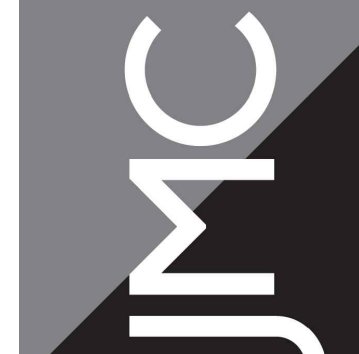
CHRISTOPHER CATHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD, ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERAMELE, PE, KSCJ CONSULTING CONSULTING TOWN ENGINEERS



Scale: - Date: 09/21/2022 Project No: 15072 100-REI C-154 TREE.dwg Drawing No: C-154

TREE PROTECTION TABLE (PART B) AIRPORT CAMPUS 113 NORTH CASTLE, NY 10564



JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, John Meyer Consulting, Inc., 420 BEGFORD ROAD - ARMONK, NY 10564

AIRPORT CAMPUS I-V LLC 46 WESTCHESTER AVENUE POUND RIDGE, NY 10576

Revision table with columns: No., Description, Date. Shows revisions 1 and 2.

Approval table with columns: By, Date. Shows approvals for BMS on 10/27/2023 and 10/06/2023.

TREE TABLE - PART C

1,091 TREES DESIGNATED HAVING A DIAMETER AT DBH OF 8" OR GREATER

TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAM.	COND.	REMAIN OR REMOVE
802	SPRUCE	18"	GOOD	REMOVE	900	MAPLE	12"	GOOD	REMOVE	997	OAK	28"	GOOD	REMAIN	1093	PINE	14"	GOOD	REMOVE
803	MAPLE	8"	GOOD	REMOVE	901	PINE	8"	GOOD	REMOVE	998	HICKORY	12"	GOOD	REMAIN	1094	PINE	14"	GOOD	REMOVE
804	MAPLE	10	GOOD	REMOVE	902	MAPLE	12"	GOOD	REMOVE	999	OAK	16"	GOOD	REMAIN	1095	PINE	12"	GOOD	REMOVE
805	CEDAR	14"	GOOD	REMOVE	903	SPRUCE	8"	GOOD	REMOVE	1000	HEMLOCK	8	GOOD	REMAIN	1096	PINE	18"	GOOD	REMOVE
806	PINE	10"	GOOD	REMOVE	904	MAPLE	8"	GOOD	REMOVE	1001	HEMLOCK	10"	GOOD	REMAIN	1097	SPRUCE	8"	GOOD	REMOVE
807	MAPLE	8"	GOOD	REMOVE	905	SPRUCE	8"	GOOD	REMOVE	1002	OAK	28"	GOOD	REMAIN	1098	SPRUCE	8"	GOOD	REMOVE
808	OAK	36"	GOOD	REMOVE	906	SPRUCE	14"	GOOD	REMOVE	1003	OAK	26" 24"	GOOD	REMAIN	1099	SPRUCE	16"	GOOD	REMOVE
809	OAK	28"	GOOD	REMOVE	907	SPRUCE	10"	GOOD	REMOVE	1004	BIRCHERRY	14"	GOOD	REMAIN	1100	SPRUCE	12"	GOOD	REMAIN
810	PINE	28"	GOOD	REMOVE	908	SPRUCE	8"	GOOD	REMOVE	1005	OAK	26"	GOOD	REMAIN	1101	SPRUCE	12"	GOOD	REMOVE
811	MAPLE	26"	GOOD	REMOVE	909	MAPLE	16" 24"	GOOD	REMOVE	1006	OAK	12"	GOOD	REMAIN	1102	SPRUCE	12"	GOOD	REMAIN
812	TU	30"	GOOD	REMOVE	910	MAPLE	8" 12"	GOOD	REMOVE	1007	OAK	26"	GOOD	REMAIN	1103	OAK	12"	GOOD	REMAIN
813	SASSAFRAS	8"	GOOD	REMOVE	911	MAPLE	8"	GOOD	REMOVE	1008	BIRCHERRY	8"	GOOD	REMAIN	1104	SPRUCE	12"	GOOD	REMOVE
814	MAPLE	28"	GOOD	REMOVE	912	PINE	12"	GOOD	REMOVE	1009	MAPLE	16"	GOOD	REMAIN	1105	SPRUCE	8"	GOOD	REMOVE
815	DOGWOOD	8"	GOOD	REMOVE	913	PINE	8"	GOOD	REMOVE	1010	BIRCHERRY	8"	GOOD	REMAIN	1106	SPRUCE	12"	GOOD	REMAIN
816	HEMLOCK	28"	GOOD	REMOVE	914	PINE	12"	GOOD	REMOVE	1011	BIRCHERRY	16"	GOOD	REMAIN	1107	SPRUCE	10"	GOOD	REMAIN
817	HEMLOCK	16"	GOOD	REMOVE	915	TREE OF HEAVEN	16"	GOOD	REMOVE	1012	HICKORY	8"	GOOD	REMAIN	1108	SPRUCE	8"	GOOD	REMOVE
818	HEMLOCK	16"	GOOD	REMOVE	916	PINE	10"	GOOD	REMOVE	1013	OAK	30"	GOOD	REMAIN	1109	SPRUCE	12"	GOOD	REMAIN
819	HO	10"	GOOD	REMOVE	917	PINE	8"	GOOD	REMOVE	1014	OAK	24"	GOOD	REMAIN	1110	MAPLE	10"	GOOD	REMAIN
820	HEMLOCK	18"	GOOD	REMAIN	918	PINE	8"	GOOD	REMOVE	1015	OAK	22"	GOOD	REMAIN	1111	SPRUCE	12"	GOOD	REMAIN
821	HEMLOCK	14"	GOOD	REMAIN	919	PINE	8"	GOOD	REMOVE	1016	CHERRY	8"	FAIR	REMAIN	1112	FIR	10"	GOOD	REMAIN
822	HEMLOCK	18"	GOOD	REMAIN	920	SPRUCE	8"	GOOD	REMOVE	1017	OAK	16"	GOOD	REMAIN	1113	FIR	10"	GOOD	REMOVE
823	OAK	26"	GOOD	REMAIN	921	SPRUCE	10"	GOOD	REMOVE	1018	MAPLE	8"	GOOD	REMAIN	1114	SPRUCE	8"	GOOD	REMAIN
824	HEMLOCK	10"	GOOD	REMAIN	922	SPRUCE	8"	GOOD	REMOVE	1019	MAPLE	8"	GOOD	REMAIN	1115	PINE	8"	GOOD	REMAIN
825	OAK	30"	GOOD	REMAIN	923	SPRUCE	12"	GOOD	REMOVE	1020	MAPLE	8" MU	GOOD	REMAIN	1116	SPRUCE	12"	GOOD	REMAIN
826	OAK	30"	GOOD	REMAIN	924	SPRUCE	8"	GOOD	REMOVE	1021	MAPLE	14"	GOOD	REMAIN	1117	FIR	12"	GOOD	REMAIN
827	OAK	36"	GOOD	REMAIN	925	SPRUCE	12"	GOOD	REMOVE	1022	MAPLE	8"	GOOD	REMAIN	1118	SPRUCE	8"	GOOD	REMAIN
828	OAK	34"	GOOD	REMAIN	926	SPRUCE	12"	GOOD	REMOVE	1023	OAK	34"	GOOD	REMAIN	1119	SPRUCE	8"	GOOD	REMAIN
829	HEMLOCK	8"	GOOD	REMAIN	927	PINE	14"	GOOD	REMOVE	1024	CHERRY	8"	FAIR	REMAIN	1120	SPRUCE	8"	GOOD	REMAIN
830	OAK	28"	GOOD	REMAIN	928	PINE	8"	GOOD	REMOVE	1025	BIRCHERRY	18"	GOOD	REMAIN	1121	OAK	16"	GOOD	REMAIN
831	HO	8"	GOOD	REMAIN	929	PINE	12"	GOOD	REMOVE	1026	OAK	22"	GOOD	REMAIN	1122	OAK	16"	GOOD	REMAIN
832	OAK	24"	GOOD	REMAIN	930	PINE	12"	GOOD	REMOVE	1027	OAK	18"	GOOD	REMAIN	1123	PINE	12"	GOOD	REMAIN
833	OAK	20"	GOOD	REMAIN	931	PINE	10"	GOOD	REMOVE	1028	MAPLE	12"	GOOD	REMAIN	1124	PINE	12"	GOOD	REMAIN
834	MAPLE	8"	GOOD	REMAIN	932	TREE OF HEAVEN	10" 12"	FAIR	REMOVE	1029	OAK	34"	GOOD	REMAIN	1125	PINE	10"	GOOD	REMAIN
835	OAK	32"	GOOD	REMAIN	933	TREE OF HEAVEN	8" 18"	FAIR	REMOVE	1030	MAPLE	12"	GOOD	REMAIN	1126	PINE	10"	GOOD	REMAIN
836	DOGWOOD	8"	GOOD	REMOVE	934	TREE OF HEAVEN	8"	FAIR	REMOVE	1031	MAPLE	12"	GOOD	REMOVE	1127	PINE	8"	GOOD	REMAIN
837	OAK	36"	GOOD	REMAIN	935	TREE OF HEAVEN	16"	FAIR	REMOVE	1032	MAPLE	14"	GOOD	REMAIN	1128	PINE	10"	GOOD	REMAIN
838	OAK	22"	GOOD	REMAIN	936	TREE OF HEAVEN	12"	FAIR	REMOVE	1033	HICKORY	10"	GOOD	REMAIN	1129	PINE	12"	GOOD	REMAIN
839	MAPLE	8"	GOOD	REMAIN	937	MAPLE	8"	GOOD	REMAIN	1034	BIRCHERRY	10"	GOOD	REMAIN	1130	PINE	12"	GOOD	REMAIN
840	MAPLE	12"	GOOD	REMOVE	938	MAPLE	8"	GOOD	REMAIN	1035	HICKORY	24"	GOOD	REMAIN	1131	PINE	14"	GOOD	REMAIN
841	MAPLE	10"	GOOD	REMOVE	939	OAK	14"	GOOD	REMAIN	1036	MAPLE	8"	GOOD	REMAIN	1132	DOGWOOD	8"	GOOD	REMAIN
842	CHERRY	8"	FAIR	REMOVE	940	OAK	28"	GOOD	REMAIN	1037	OAK	24"	GOOD	REMOVE	1133	SASSAFRAS	8" MU	GOOD	REMAIN
843	CHERRY	8"	FAIR	REMOVE	941	MAPLE	8"	GOOD	REMAIN	1038	OAK	28"	GOOD	REMAIN	1134	DOGWOOD	8"	GOOD	REMAIN
844	DOGWOOD	12"	GOOD	REMOVE	942	OAK	28"	GOOD	REMAIN	1039	BEECH	8"	GOOD	REMAIN	1135	OAK	18"	GOOD	REMAIN
845	MAPLE	10"	GOOD	REMOVE	943	MAPLE	26"	GOOD	REMAIN	1040	BIRCHERRY	24"	GOOD	REMAIN	1136	PINE	8"	GOOD	REMAIN
846	HEMLOCK	20"	GOOD	REMOVE	944	OAK	38"	GOOD	REMAIN	1041	OAK	30"	GOOD	REMAIN	1137	PINE	10"	GOOD	REMAIN
847	MAPLE	16"	GOOD	REMOVE	945	OAK	20"	GOOD	REMAIN	1042	MAPLE	8"	GOOD	REMAIN	1138	HEMLOCK	8"	GOOD	REMAIN
848	MAGNOLIA	16"	GOOD	REMOVE	946	MAPLE	24"	GOOD	REMAIN	1043	MAPLE	14"	GOOD	REMAIN	1139	SPRUCE	10"	GOOD	REMAIN
849	HEMLOCK	20"	GOOD	REMAIN	947	MAPLE	8"	GOOD	REMAIN	1044	MAPLE	8 TW	GOOD	REMAIN	1140	SPRUCE	8"	GOOD	REMAIN
850	LOCUST	20"	POOR	REMOVE	948	HICKORY	22"	GOOD	REMAIN	1045	MAPLE	8"	GOOD	REMAIN	1141	SPRUCE	10"	GOOD	REMOVE
851	MAPLE	14"	GOOD	REMAIN	949	BIRCH	8"	GOOD	REMAIN	1046	FIR	12"	GOOD	REMAIN	1142	SPRUCE	8"	GOOD	REMOVE
852	MAPLE	26"	GOOD	REMOVE	950	OAK	36"	GOOD	REMAIN	1047	MAGNOLIA	14" MU	GOOD	REMAIN	1143	SPRUCE	8"	GOOD	REMAIN
853	HO	8"	FAIR	REMOVE	951	OAK	24"	GOOD	REMAIN	1048	PINE	14"	GOOD	REMAIN	1144	SPRUCE	12"	GOOD	REMAIN
854	MAPLE	16"	GOOD	REMAIN	952	OAK	20"	GOOD	REMAIN	1049	PINE	16"	GOOD	REMAIN	1145	SPRUCE	8"	GOOD	REMAIN
856	MAPLE	16"	GOOD	REMOVE	953	MAPLE	8"	GOOD	REMAIN	1050	PINE	8"	GOOD	REMAIN	1146	SPRUCE	8"	GOOD	REMAIN
857	DECIDUOUS	12"	GOOD	REMOVE	954	MAPLE	8"	GOOD	REMAIN	1051	PINE	8"	GOOD	REMAIN	1147	SPRUCE	10"	GOOD	REMAIN
858	DECIDUOUS	10"	GOOD	REMOVE	955	OAK	20"	GOOD	REMAIN	1052	PINE	8"	GOOD	REMAIN	1148	SPRUCE	8"	GOOD	REMAIN
859	TREE OF HEAVEN	8"	FAIR	REMOVE	956	MAPLE	8"	GOOD	REMAIN	1053	SPRUCE	12"	GOOD	REMAIN	1149	SPRUCE	10"	GOOD	REMOVE
860	TREE OF HEAVEN	14"	FAIR	REMOVE	957	OAK	34"	GOOD	REMAIN	1054	SPRUCE	8"	GOOD	REMAIN	1150	SPRUCE	12"	GOOD	REMAIN
861	MAPLE	8"	GOOD	REMOVE	958	MAPLE	8"	GOOD	REMOVE	1055	SPRUCE	8"	GOOD	REMAIN	1151	SPRUCE	8"	GOOD	REMOVE
862	ASH	10"	POOR	REMOVE	960	MAPLE	8"	GOOD	REMOVE	1056	SPRUCE	8"	GOOD	REMAIN					
863	SYCAMORE	36"	GOOD	REMOVE	961	BIRCH	10"	GOOD	REMAIN	1057	MAPLE	14"	GOOD	REMAIN					
864	MAPLE	12"	GOOD	REMOVE	962	OAK	34"	GOOD	REMAIN	1058	SPRUCE	10"	GOOD	REMAIN					
865	LOCUST	28"	GOOD	REMOVE	963	BIRCH	14"	GOOD	REMAIN	1059	SPRUCE	8"	GOOD	REMAIN					
866	LOCUST	24"	GOOD	REMOVE	964	MAPLE	8"	GOOD	REMAIN	1060	MAPLE	14"	GOOD	REMAIN					
867	TREE OF HEAVEN	12"	FAIR	REMOVE	965	BIRCH	8"	GOOD	REMAIN	1061	SPRUCE	16"	GOOD	REMAIN					
868	MAPLE	16"	GOOD	REMOVE	966	MAPLE	8"	GOOD	REMAIN	1062	SPRUCE	16"	GOOD	REMAIN					
869	CHERRY	20"	FAIR	REMOVE	967	MAPLE	8"	GOOD	REMAIN	1063	SPRUCE	12"	GOOD	REMAIN					
870	MAPLE	24"	GOOD	REMOVE	968	OAK	20"	GOOD	REMAIN	1064	SPRUCE	12"	GOOD	REMAIN					
871	CHERRY	16"	FAIR	REMOVE	969	OAK	28"	GOOD	REMAIN	1065	SPRUCE	10"	GOOD	REMAIN					
872	MAPLE	26"	GOOD	REMOVE	970	HICKORY	8"	GOOD	REMAIN	1066	SPRUCE	12"	GOOD	REMAIN					
873	MAPLE	14"	GOOD	REMOVE	971	MAPLE	12"	GOOD	REMAIN	1067	SPRUCE	16"	GOOD	REMAIN					
874	ASH	12"	FAIR	REMOVE	972	OAK	16"	GOOD	REMAIN	1068	MAPLE	8"	GOOD	REMAIN					
875	MAPLE	22"	GOOD	REMOVE	973	OAK	22"	GOOD	REMAIN	1069	LOCUST	8" TW	GOOD	REMAIN					
876	CHERRY	16"	FAIR	REMOVE	974	BIRCH	8"	GOOD	REMAIN	1070	SPRUCE	12"	GOOD	REMAIN					
877	MULBERRY	8"	GOOD	REMOVE	975	MAPLE	8"	GOOD	REMAIN	1071	SPRUCE	12"	GOOD	REMAIN					
878	MAPLE	16"	GOOD	REMOVE	976	DOGWOOD	8"	GOOD	REMAIN	1072	SPRUCE	14"	GOOD	REMAIN					
879	MAPLE	16"	GOOD	REMOVE	977	HICKORY	8"	GOOD	REMAIN	1073	MAPLE	14"	GOOD	REMAIN					
880	ASH	18"	FAIR	REMOVE	978	CH	8"	FAIR	REMAIN	1074	PINE	14"	GOOD	REMAIN					
881	ASH	14"	FAIR	REMOVE	979	CD	8"	GOOD	REMAIN	1075	PINE	16"	GOOD	REMAIN					
883	SPRUCE	8"	GOOD	REMOVE	980	MAPLE	12"	GOOD	REMAIN	1076	CEDAR	10" TW	GOOD	REMOVE					
884	SPRUCE	8"	GOOD	REMOVE	981	MAPLE	16"	GOOD	REMAIN	1077	PINE	8"	GOOD	REMOVE					
885	SPRUCE	8"	GOOD	REMOVE	982	MAPLE	8"	GOOD	REMAIN	1078	PINE	16"	GOOD	REMOVE					
886	SPRUCE	8"	GOOD	REMOVE	983	BIRCH	14"	GOOD	REMAIN	1079	MAPLE	12"	GOOD	REMOVE					
887	PINE	12"	GOOD	REMOVE	984	MAPLE	24"	GOOD	REMAIN	1080	SPRUCE	8"	GOOD	REMOVE					
888	PINE	8"	GOOD	REMOVE	985	OAK	12"	GOOD	REMAIN	1081	SPRUCE	8"	GOOD	REMOVE					
889	SYCAMORE	10"	GOOD	REMOVE	986	TREE OF HEAVEN	8"	FAIR	REMAIN	1082	SPRUCE	8"	GOOD	REMOVE					
8																			

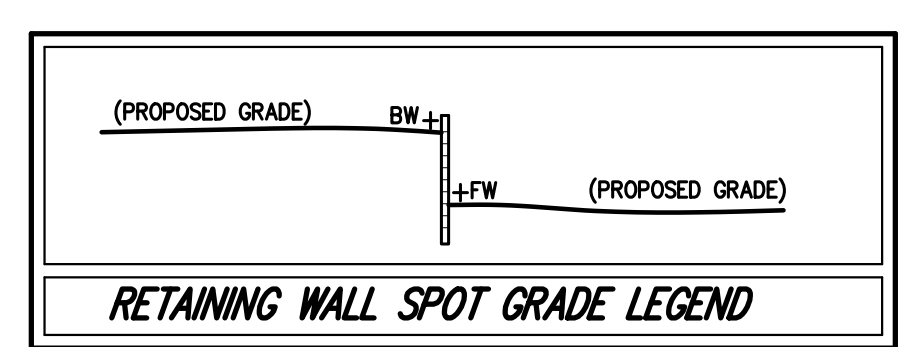
NOT FOR CONSTRUCTION



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING WETLAND BUFFER
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING PAVEMENT EDGE / CURB LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING SPOT GRADE
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING BUILDING TO REMAIN
[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED CONCRETE CURB
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED DROP CURB AND RAMP
[Symbol]	PROPOSED FINISHED GRADE
[Symbol]	PROPOSED SPOT GRADE
[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	PROPOSED STORM DRAIN MANHOLE
[Symbol]	PROPOSED TYPE O DRAIN INLET
[Symbol]	PROPOSED TYPE D DRAIN INLET
[Symbol]	PROPOSED TYPE U DRAIN LAWN INLET
[Symbol]	PROPOSED HEADWALL
[Symbol]	PROPOSED WATER QUALITY STRUCTURE
[Symbol]	PROPOSED BYPASS MANHOLE
[Symbol]	PROPOSED OUTLET CONTROL STRUCTURE
[Symbol]	PROPOSED HYDRANT
[Symbol]	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
[Symbol]	PROPOSED LIGHTING STANDARD (DESIGN BY OTHERS)
[Symbol]	TEST PIT/BORING LOCATION AND DESIGNATION
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	PROPOSED DITCH OR SWALE
[Symbol]	PROPOSED RP-RAP
[Symbol]	TOP OF FOUNDATION WALL ELEVATION
[Symbol]	GARAGE FLOOR ELEVATION (DOOR)
[Symbol]	BASEMENT FLOOR ELEVATION

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF M&A INSURANCE CORP.," PREPARED BY JOHN WELER CONSULTING, DATED 09/25/2005.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "LETTER REPORT ON SUBSURFACE SOIL AND GRANULAR FILL INVESTIGATION," DATED 12/20/2021, PREPARED BY CARLIN SIMPSON & ASSOCIATES, LLC.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PRACTICE, THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 - EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIRECT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.

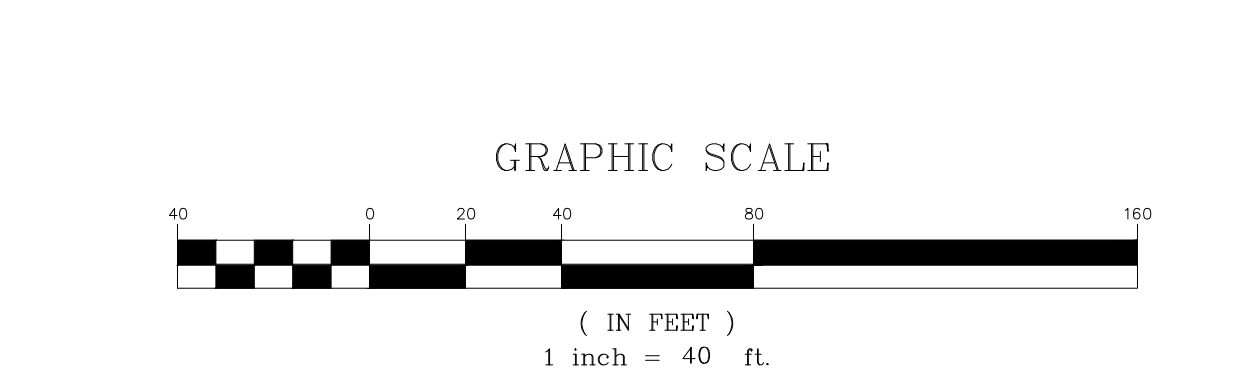


APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____

CHRISTOPHER CATHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

DATE: _____

JOSEPH M. CERWEL, PE
KSCJ CONSULTING
CONSULTING TOWN ENGINEERS

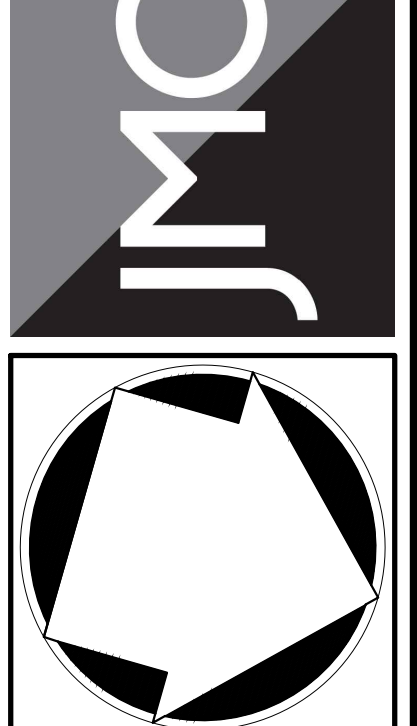


APP/CANTOWER:

No.	1	REVISED ETS
Date	10/20/2023	PLANNING BOARD SUBMISSION
By	BMS	
10/26/2023	BMS	

AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10579

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
JMC Site Development Consultants, LLC
420 BEGFORD ROAD - ARMONK, NY 10504
PHONE 914.233.2222 - FAX 914.233.2102
www.jmcp.com



GRADING PLAN
AIRPORT CAMPUS
113 NORTH CASTLE, NY 10504

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

STATE OF NEW YORK
Professional Engineer Seal
JOSEPH M. CERWEL, PE
KSCJ CONSULTING
113 NORTH CASTLE, NY 10504

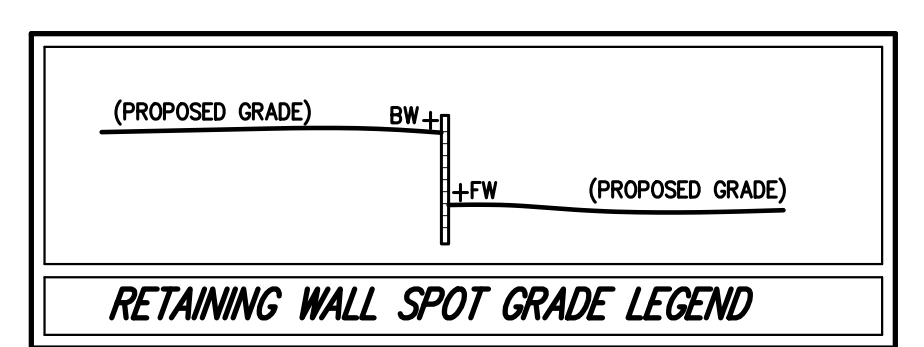
Scale: 1" = 40'
Date: 09/21/2022
Project No: 15072
Sheet: C-201 of 201
Drawing No: 09/21/2022

C-201

MATCHLINE
MATCHLINE

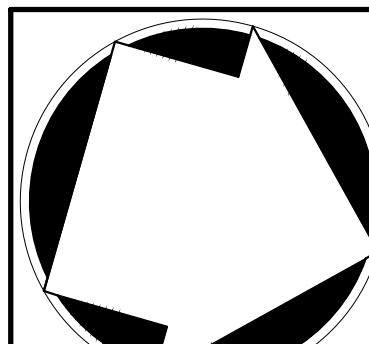
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	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING
	EXISTING PAVEMENT EDGE / CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT GRADE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING BUILDING TO REMAIN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE O DRAIN INLET
	PROPOSED TYPE DI DRAIN INLET
	PROPOSED TYPE LI DRAIN INLET
	PROPOSED HEADWALL
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED BYPASS MANHOLE
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED HYDRANT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED LIGHTING STANDARD (DESIGN BY OTHERS)
	TEST PIT/BORING LOCATION AND DESIGNATION
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED DITCH OR SWALE
	PROPOSED RP-RAP
	TOP OF FOUNDATION WALL ELEVATION
	GARAGE FLOOR ELEVATION (DOOR)
	BASMENT FLOOR ELEVATION

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF M&A INSURANCE CORP.," PREPARED BY JOHN WELER CONSULTING, DATED 09/25/2005.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "LETTER REPORT ON SUBSURFACE SOIL AND GROUNDWATER INVESTIGATION," DATED 12/20/2021, PREPARED BY CARLIN SIMPSON & ASSOCIATES, LLC.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PRACTICE, THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 - EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIRECT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.



APPLICANT/OWNER:	AIRPORT CAMPUS I-V LLC
ARCHITECT/ENGINEER:	JMC ARCHITECTURE & LAND SURVEYING, PLLC
DATE:	10/27/2023
REVISION:	1. REVISION: PLANNING BOARD SUBMISSION
NO.:	1
DATE:	10/26/2023
NO.:	2
DATE:	

GRADING PLAN
 AIRPORT CAMPUS
 113 NORTH CASTLE, NY 12554



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

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

CHRISTOPHER CATHY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

DATE: _____

JOSEPH M. CERMELE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS

Scale: 1" = 40'

Date: 09/21/2022

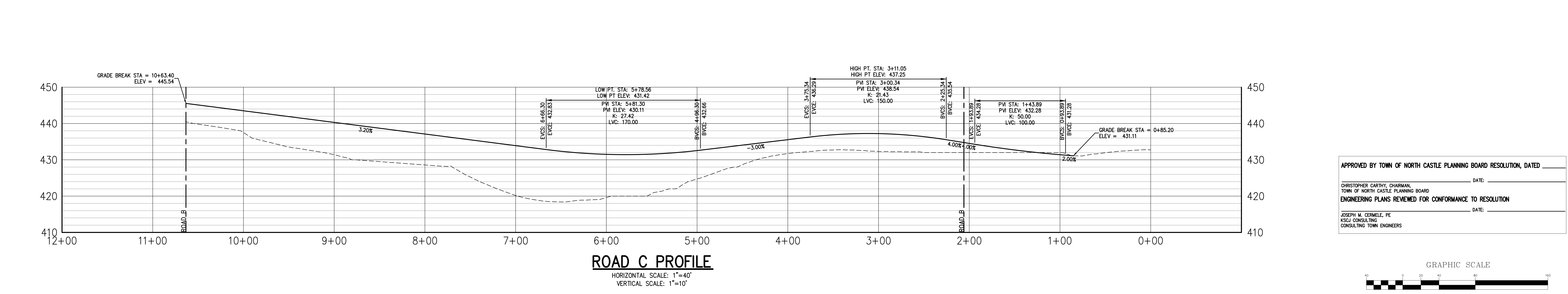
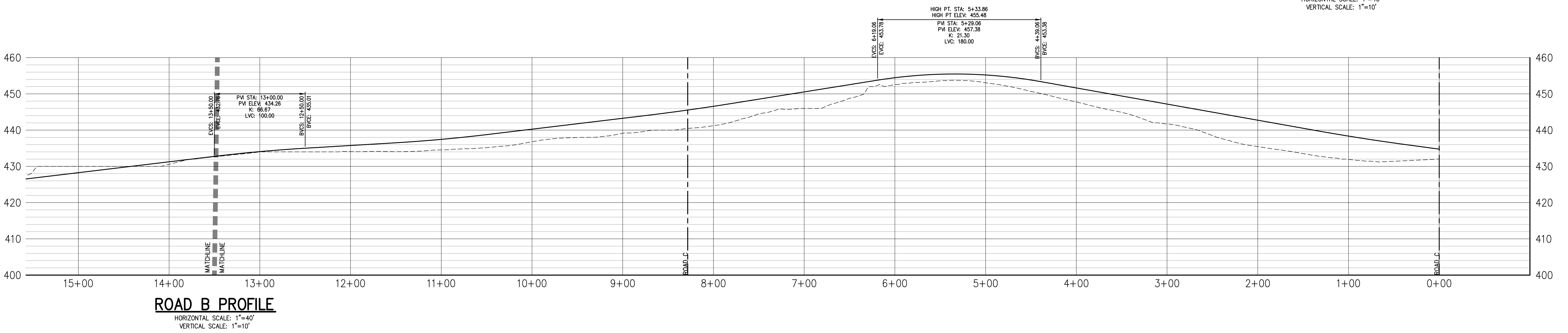
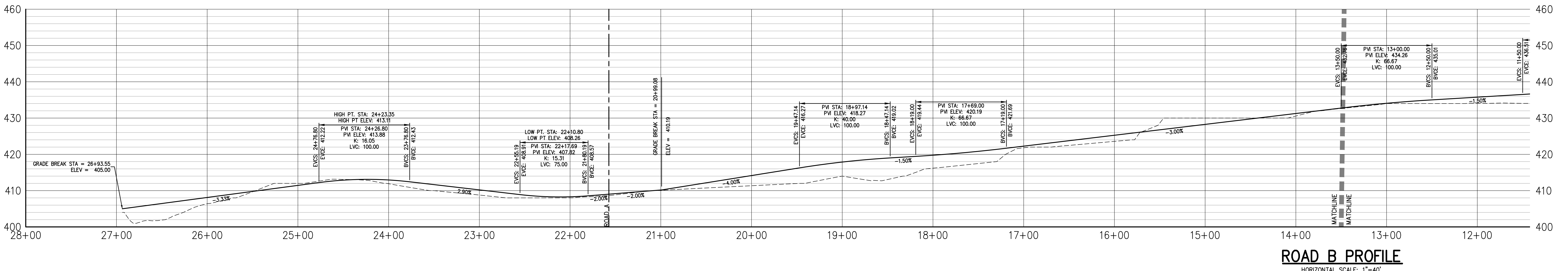
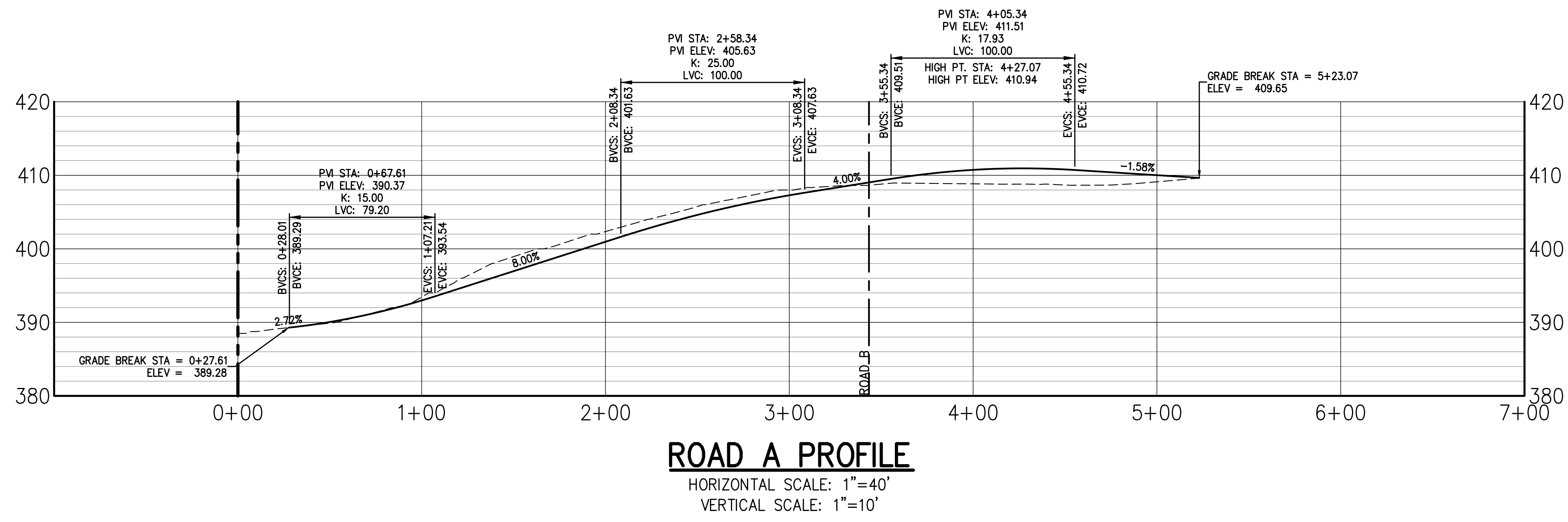
Project No: 15072

Sheet No: C-202

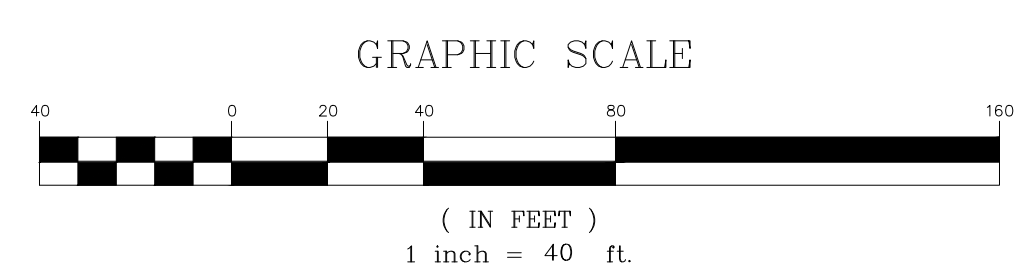
GRAPHIC SCALE
 1 inch = 40 ft.

C-202

NOT FOR CONSTRUCTION



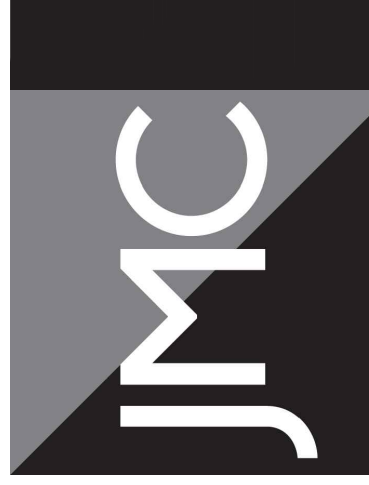
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CATHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 JOSEPH M. CERMELE, PE, KSCJ CONSULTING CONSULTING TOWN ENGINEERS
 DATE: _____



No.	1	PLANNING BOARD SUBMISSION	Date	10/06/2023	By	BMS
Revision						

APPLICANT/OWNER:
AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUNTAIN ROUGE, NY 10579

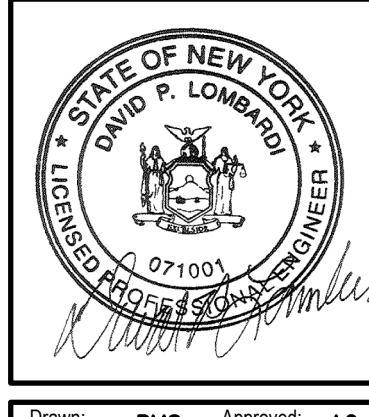
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 120 BEGFORD ROAD • ARMONK, NY 10554
 VOICES 914.233.5225 • FAX 914.233.2102
 www.jmcpic.com



ROAD PROFILES

AIRPORT CAMPUS
 46 WESTCHESTER AVENUE
 NORTH CASTLE, NY 10554

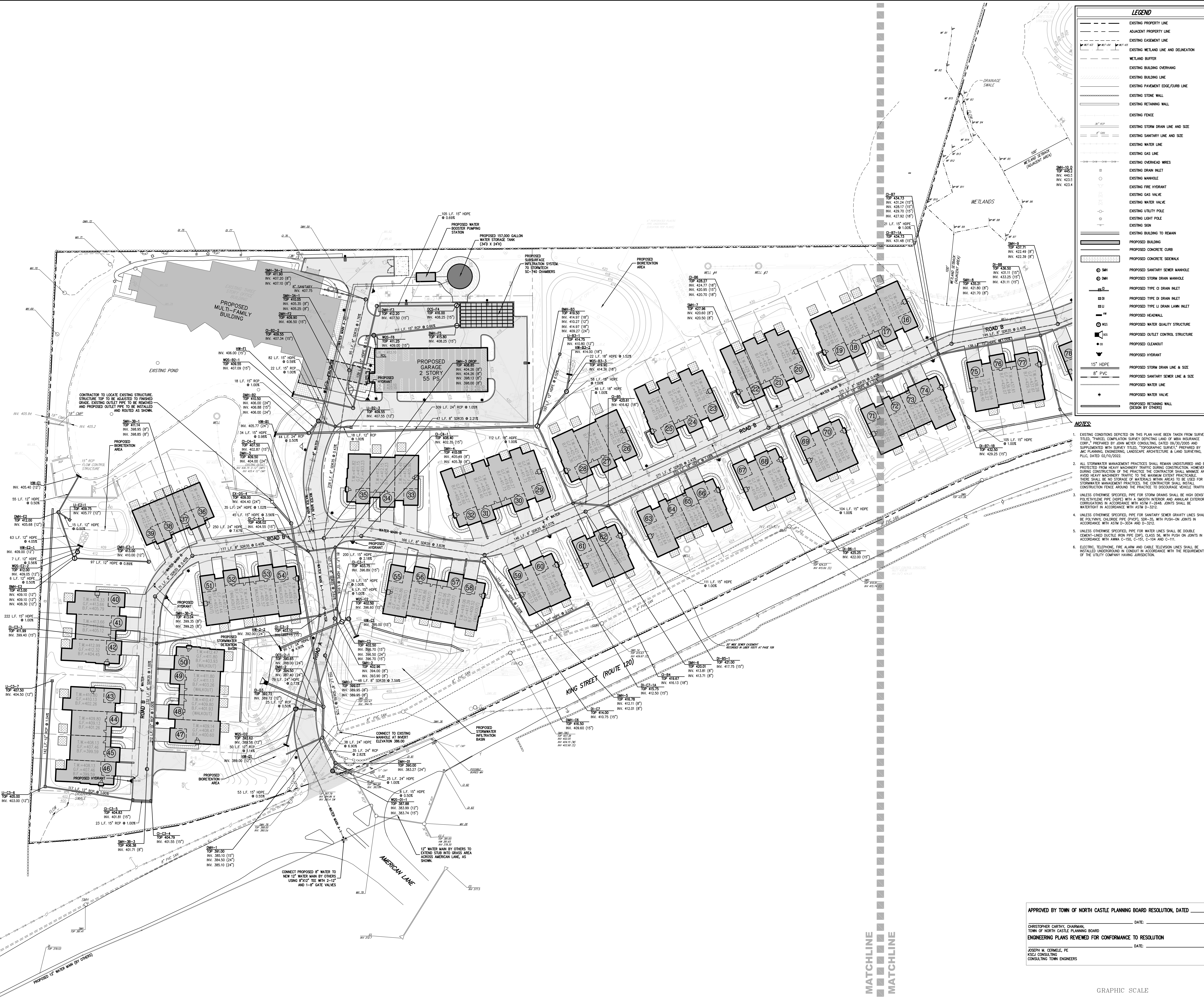
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



Drawn: BMS Approved: AG
 Scale: 1" = 40'
 Date: 10/06/2023
 Project No: 15072
 HND-NAME: C-210 GRAB.ar
 Drawing No: _____
C-210

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



LEGEND

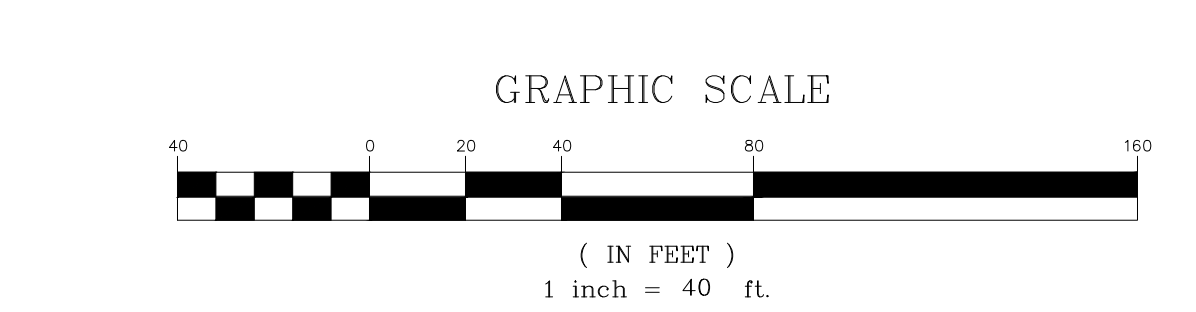
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---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING WETLAND LINE AND DELINEATION
---	WETLAND BUFFER
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---	EXISTING BUILDING LINE
---	EXISTING PAVEMENT EDGE/CURB LINE
---	EXISTING STONE WALL
---	EXISTING RETAINING WALL
---	EXISTING FENCE
---	EXISTING STORM DRAIN LINE AND SIZE
---	EXISTING SANITARY LINE AND SIZE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING DRAIN INLET
---	EXISTING MANHOLE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS VALVE
---	EXISTING WATER VALVE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	EXISTING BUILDING TO REMAIN
---	PROPOSED BUILDING
---	PROPOSED CONCRETE CURB
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED TYPE O DRAIN INLET
---	PROPOSED TYPE O DRAIN INLET
---	PROPOSED TYPE U DRAIN INLET
---	PROPOSED HEADWALL
---	PROPOSED WATER QUALITY STRUCTURE
---	PROPOSED OUTLET CONTROL STRUCTURE
---	PROPOSED CLEANOUT
---	PROPOSED HYDRANT
---	PROPOSED STORM DRAIN LINE & SIZE
---	PROPOSED SANITARY SEWER LINE & SIZE
---	PROPOSED WATER LINE
---	PROPOSED WATER VALVE
---	PROPOSED RETAINING WALL (DESIGN BY OTHERS)

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF M&A INSURANCE CORP.", PREPARED BY JOHN MEYER CONSULTING, DATED 09/20/2005 AND SUPPLEMENTED WITH SURVEY TITLED, "TOPOGRAPHIC SURVEY, PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/07/2022.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PRACTICE, THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 - UNLESS OTHERWISE SPECIFIED, PPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORROSION RATE IN ACCORDANCE WITH ASTM F-2948. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
 - UNLESS OTHERWISE SPECIFIED, PPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYETHYLENE CHLORIDE PIPE (PCCP), 300-350, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
 - UNLESS OTHERWISE SPECIFIED, PPE FOR WATER LINES SHALL BE DOUBLE SCREWED END DUCTILE IRON PIPE (DIP), CLASS 50, WITH FLUSH ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
 - ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.

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

CHRISTOPHER CARTHAY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERWELLE, PE
KSCJ CONSULTING
CONSULTING TOWN ENGINEERS



APPLICANT/TOWN:

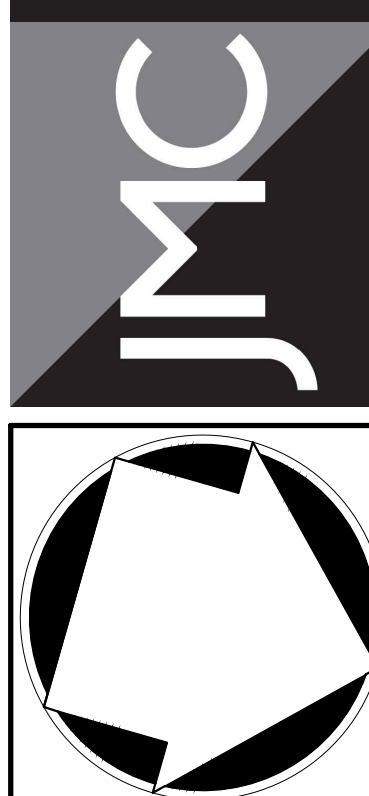
PROJECT:

DATE:

REVISIONS:

No.	REVISION	DATE
1	REVISED PER PLANNING BOARD SUBMISSION	10/06/2023
2		

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
420 BEGFORD ROAD - ARMONK, NY 10504
PHONE: 914.833.2222 - FAX: 914.233.2102
WWW.JMCPINC.COM



UTILITIES PLAN
AIRPORT CAMPUS
113 WESTCHESTER AVENUE
NORTH CASTLE, NY 10504

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

STATE OF NEW YORK
Professional Engineer Seal for Joseph M. Cerwelle, No. 121003, Exp. 12/31/2024.

Drawn: BMS Approved: AG
Scale: 1" = 40'
Date: 09/21/2022
Project No: 15072
Sheet No: C-301 of 301
Drawing No: UTL-007

C-301

MATCHLINE
MATCHLINE

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE/CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING BUILDING TO REMAIN
	PROPOSED BUILDING
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE C DRAIN INLET
	PROPOSED TYPE D DRAIN INLET
	PROPOSED TYPE L DRAIN INLET
	PROPOSED HEADWALL
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED UTILITY CONTROL STRUCTURE
	PROPOSED CLEANOUT
	PROPOSED HYDRANT
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF M&A INSURANCE CORP.", PREPARED BY JOHN WETER CONSULTING, DATED 09/20/2005 AND SUPPLEMENTED WITH SURVEY TITLED, "TOPOGRAPHIC SURVEY", PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/07/2022.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL MAINTAIN AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 - UNLESS OTHERWISE SPECIFIED, PPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANULAR EXTERIOR CORROSION RESISTANT IN ACCORDANCE WITH ASTM F-2948. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
 - UNLESS OTHERWISE SPECIFIED, PPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYETHYLENE GLASS REINFORCED (PESG) PIPE, 300-350, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
 - UNLESS OTHERWISE SPECIFIED, PPE FOR WATER LINES SHALL BE DOUBLE SCHEUTLENS DUCTILE IRON PIPE (SDIR), CLASS 50, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
 - ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.



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

CHRISTOPHER CARTHAY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERWELLE, PE
KSQJ CONSULTING
CONSULTING TOWN ENGINEERS

DATE: _____

Scale: 1" = 40'

Date: 09/21/2022

Project No: 15072

Sheet No: C-302

GRAPHIC SCALE
1 inch = 40 ft

APPLICANT/TOWN: AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
FOUNDRIDGE, NY 10576

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
420 BEGFORD ROAD - ARMONK, NY 10504
PHONE: 914.233.2225 - FAX: 914.233.2192
www.jmcp.com

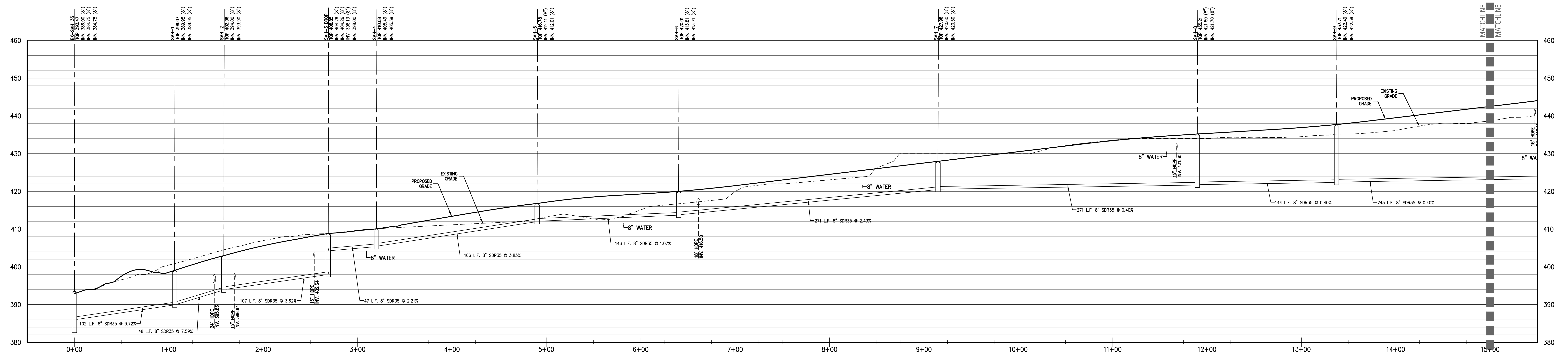
UTILITIES PLAN
AIRPORT CAMPUS
113 WESTCHESTER AVENUE
NORTH CASTLE, NY 10554

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

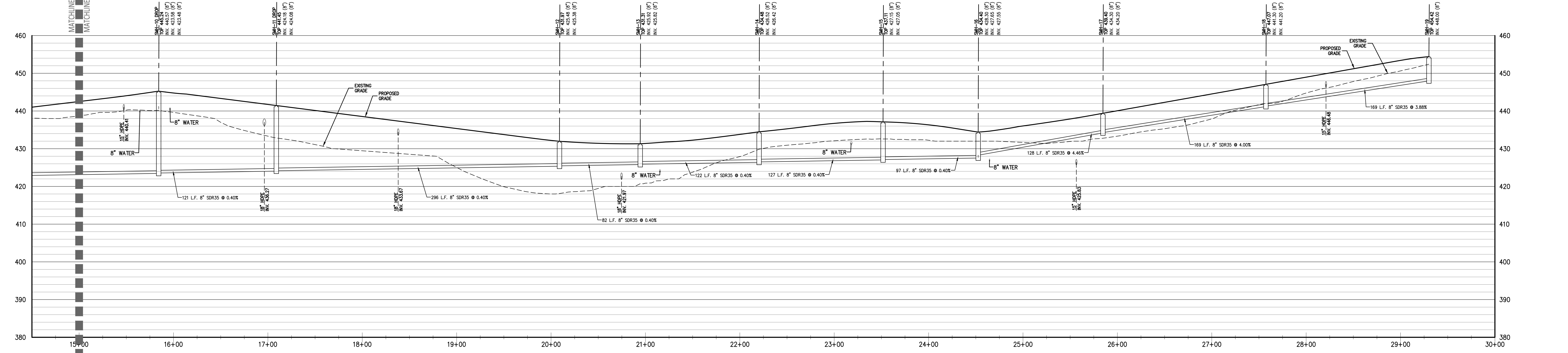
STATE OF NEW YORK
J.M.C. CERWELLE
Professional Engineer
No. 121203
Exp. 12/31/2024

C-302

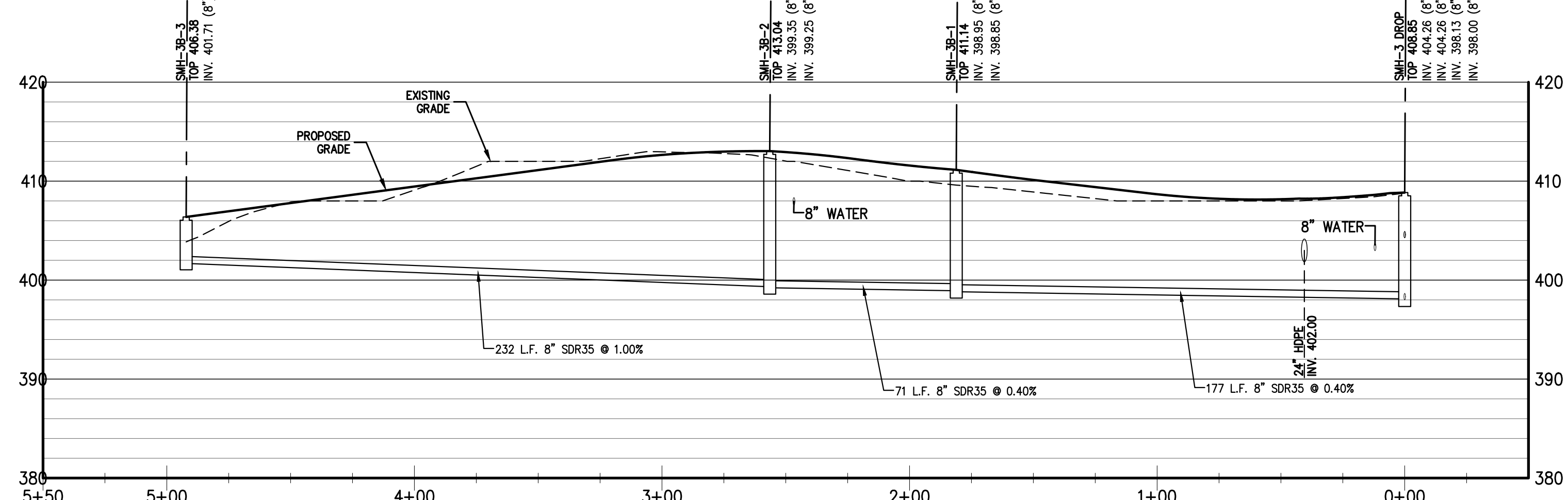
NOT FOR CONSTRUCTION



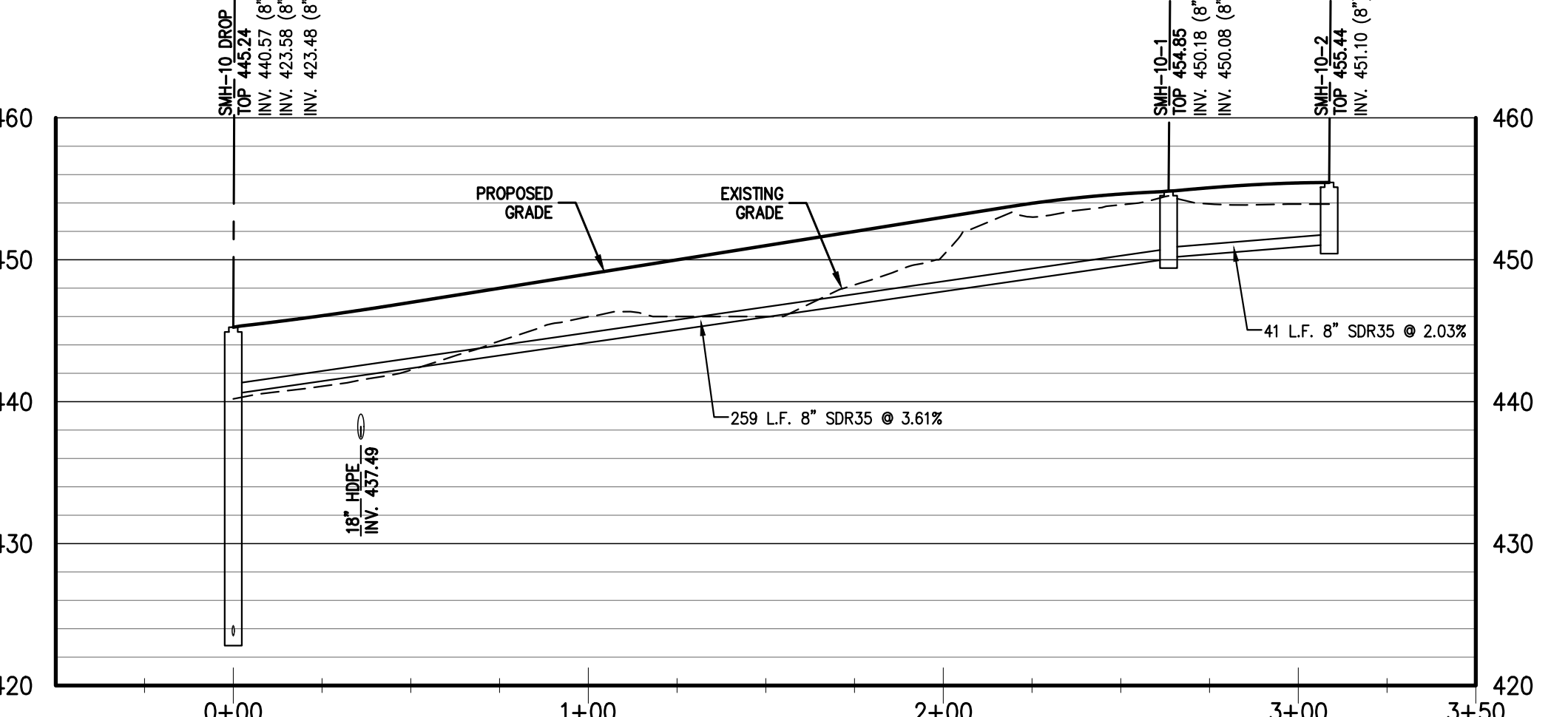
EX. SMH-35 TO SMH-19 PROFILE
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'



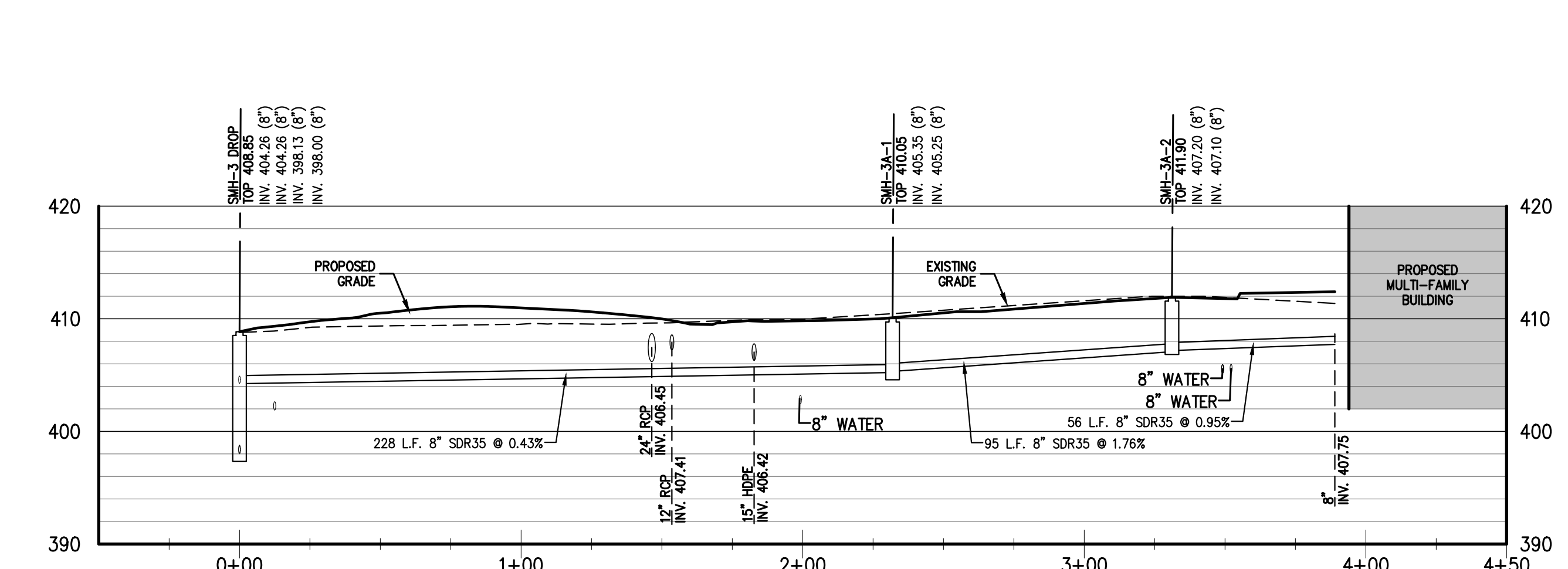
EX. SMH-35 TO SMH-19 PROFILE
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'



SMH-3-DROP TO SMH-3B-3 PROFILE
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'



SMH-10-DROP TO SMH-10-2 PROFILE
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'



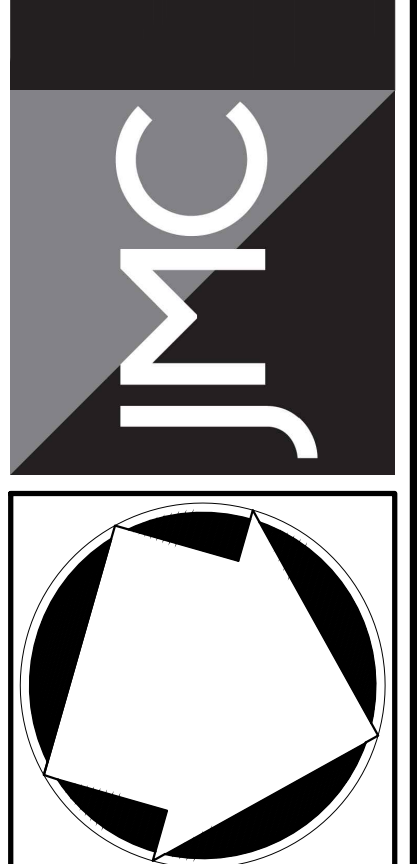
SMH-3-DROP TO PROPOSED MULTI-FAMILY BLDG PROFILE
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CATHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 JOSEPH M. CERWEL, PE, KSCJ CONSULTING CONSULTING TOWN ENGINEERS

No.	1.	PLANNING BOARD SUBMISSION
Date	10/06/2023	
Revision	APPROVED FOR SUBMISSION	

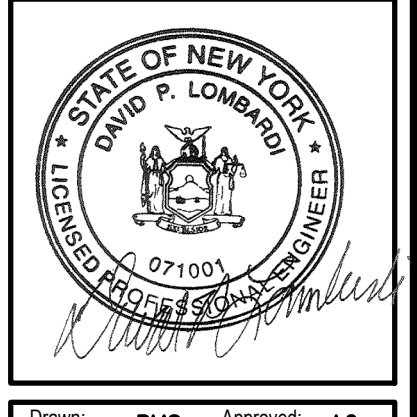
APPLICANT/TOWN: AIRPORT CAMPUS I-V, LLC
 46 WESTCHESTER AVENUE
 FOUND RIDGE, NY 10576

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 120 BEGFORD ROAD • ARMONK, NY 10554
 VOICES 914.233.2222 • FAX 914.233.2192
 www.jmcpic.com



SANITARY SEWER PROFILES
 AIRPORT CAMPUS
 113 WESTCHESTER AVENUE (20)
 NORTH CASTLE, NY 10554

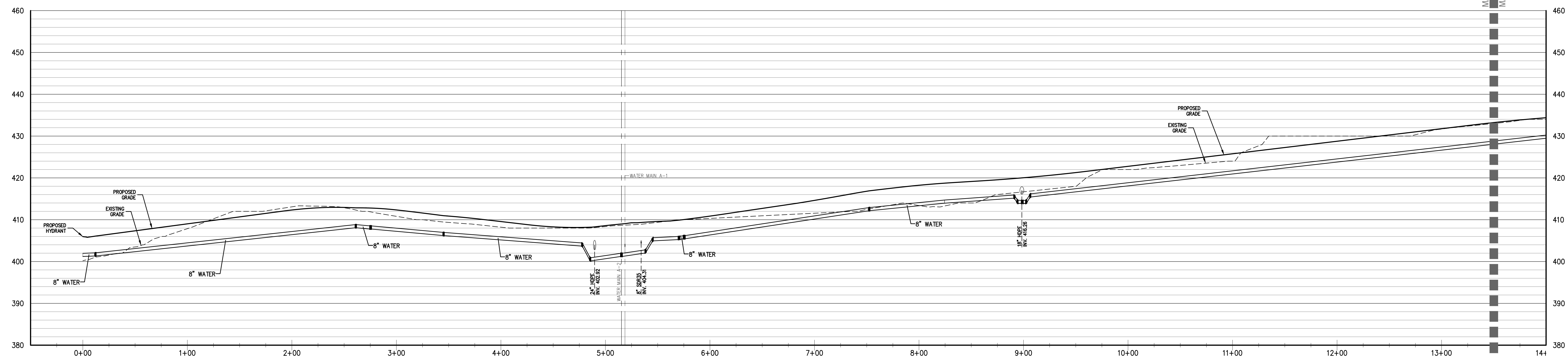
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Drawn	BMS	Approved	AG
Scale	1" = 40'		
Date	10/06/2023		
Project No.	15072		
Sheet No.	C-320	of	UTL-07

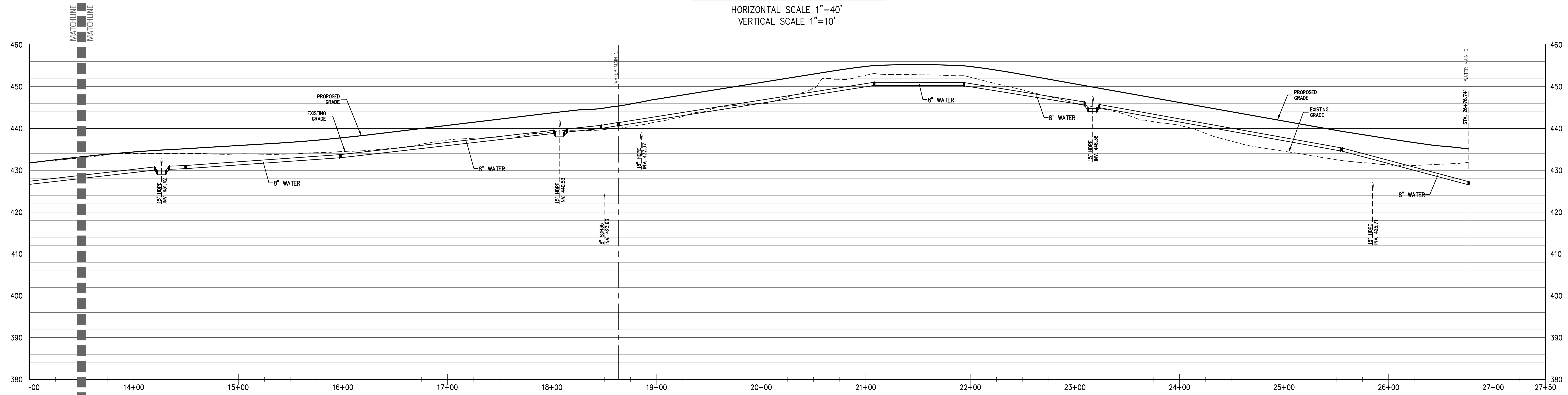
C-320

NOT FOR CONSTRUCTION



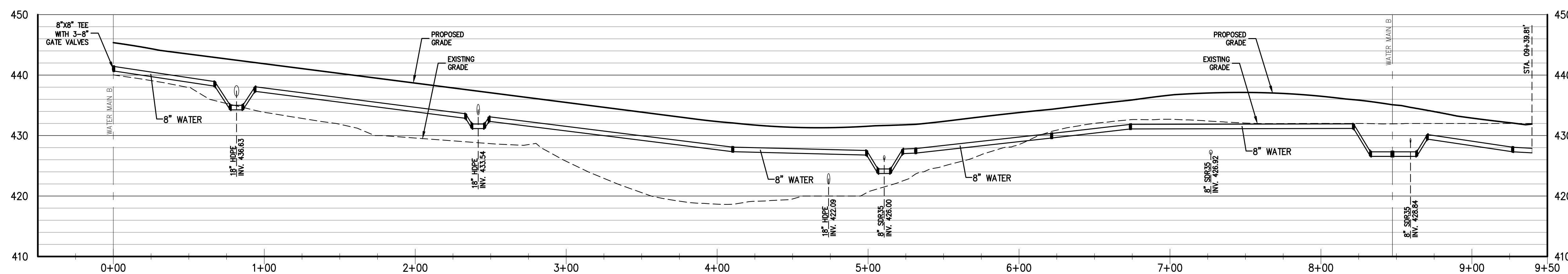
WATER MAIN B PROFILE

HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=10'



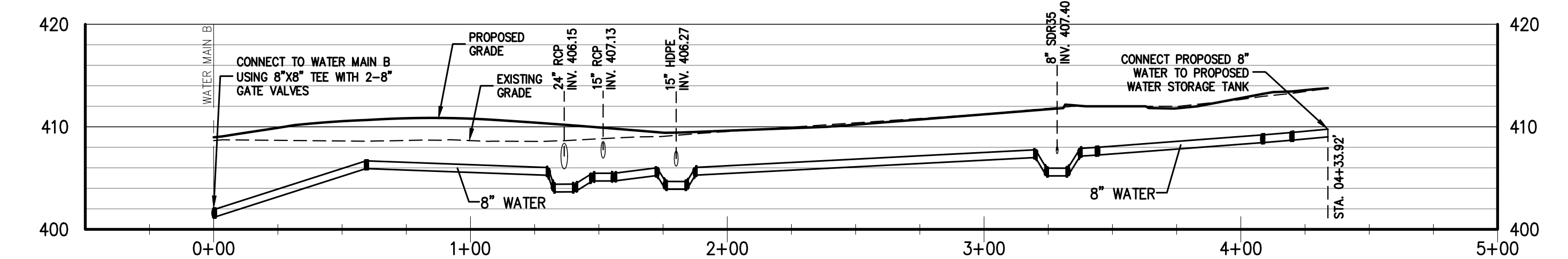
WATER MAIN B PROFILE

HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=10'



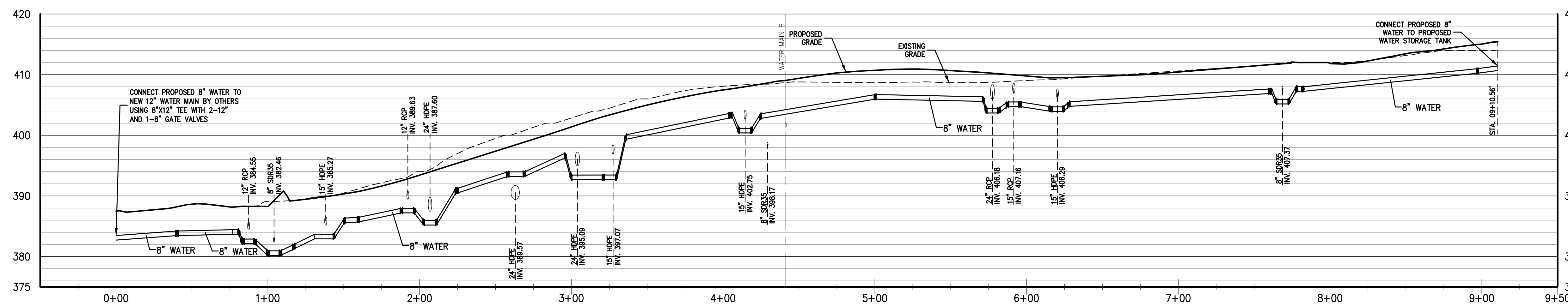
WATER MAIN C PROFILE

HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=10'



WATER MAIN A-2 PROFILE

HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=10'



WATER MAIN A-1 PROFILE

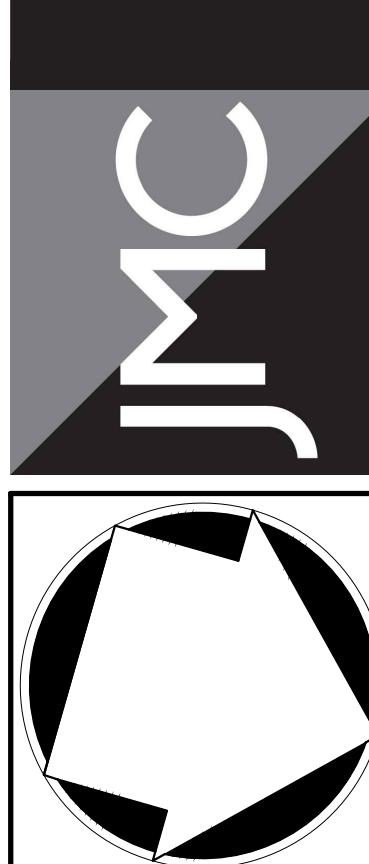
HORIZONTAL SCALE 1"=40'
VERTICAL SCALE 1"=10'

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CARTHAY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 JOSEPH M. CERMELE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS

No.	1.	PLANNING BOARD SUBMISSION	By	BMS
Date	10/06/2023			
Revision				

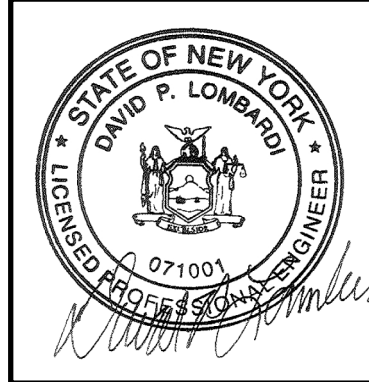
APPLICANT/OWNER:
AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUNT RIDGE, NY 10509

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEGFORD ROAD • AMTOWN, NY 10554
 VOICES 914.233.2223 • FAX 914.233.2192
 www.jmcpic.com



WATER MAIN PROFILES
 AIRPORT CAMPUS
 113 WESTCHESTER AVENUE
 NORTH CASTLE, NY 10554

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

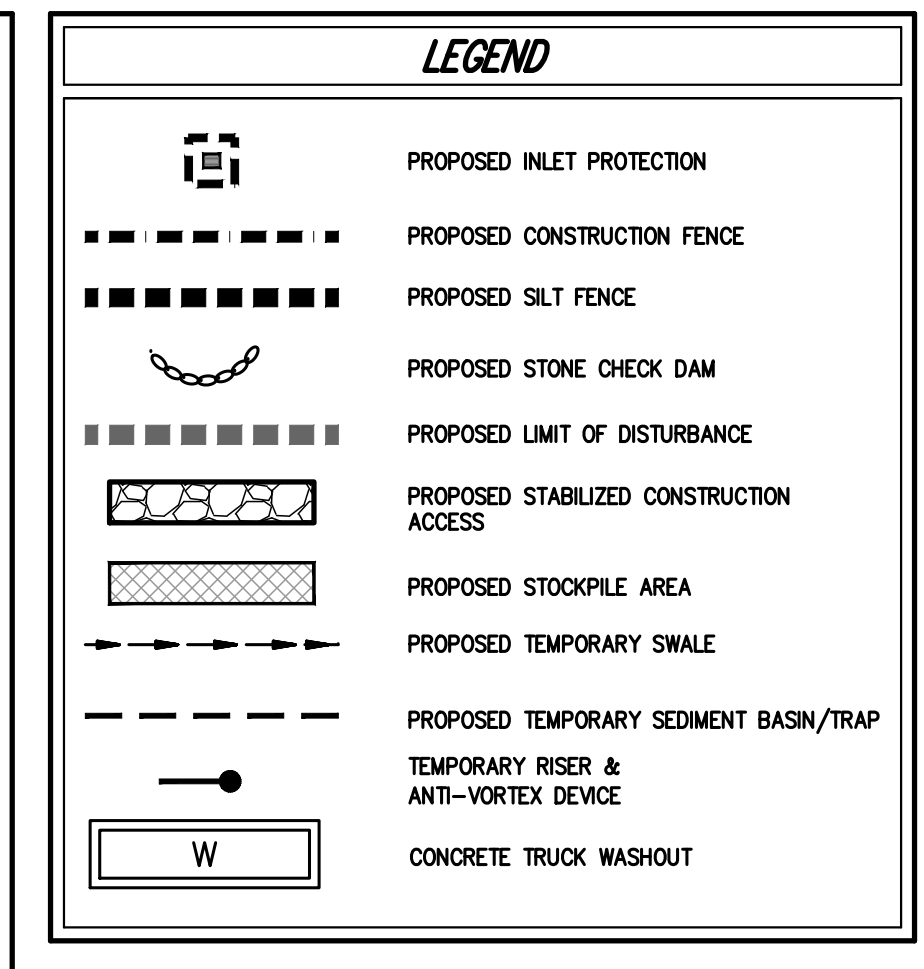


Drawn	BMS	Approved	AG
Scale	1" = 40'		
Date	10/06/2023		
Project No.	15072		
Sheet No.	C-330	of	330
Client	VTL, Inc.		

C-330

NOT FOR CONSTRUCTION

TABLE OF SOIL RESTORATION REQUIREMENTS		
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENTS	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 APPLY 4 INCHES OF TOPSOIL	APPLY 4 INCHES OF TOPSOIL APPLY 4 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	APPLY 4 INCHES OF TOPSOIL APPLY 4 INCHES OF TOPSOIL	CLEARING AND GRUBBING
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5 TO 25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	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 PRACTICES 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 IMPROVED AREAS WILL BE COVERED TO PERVIOUS AREA	

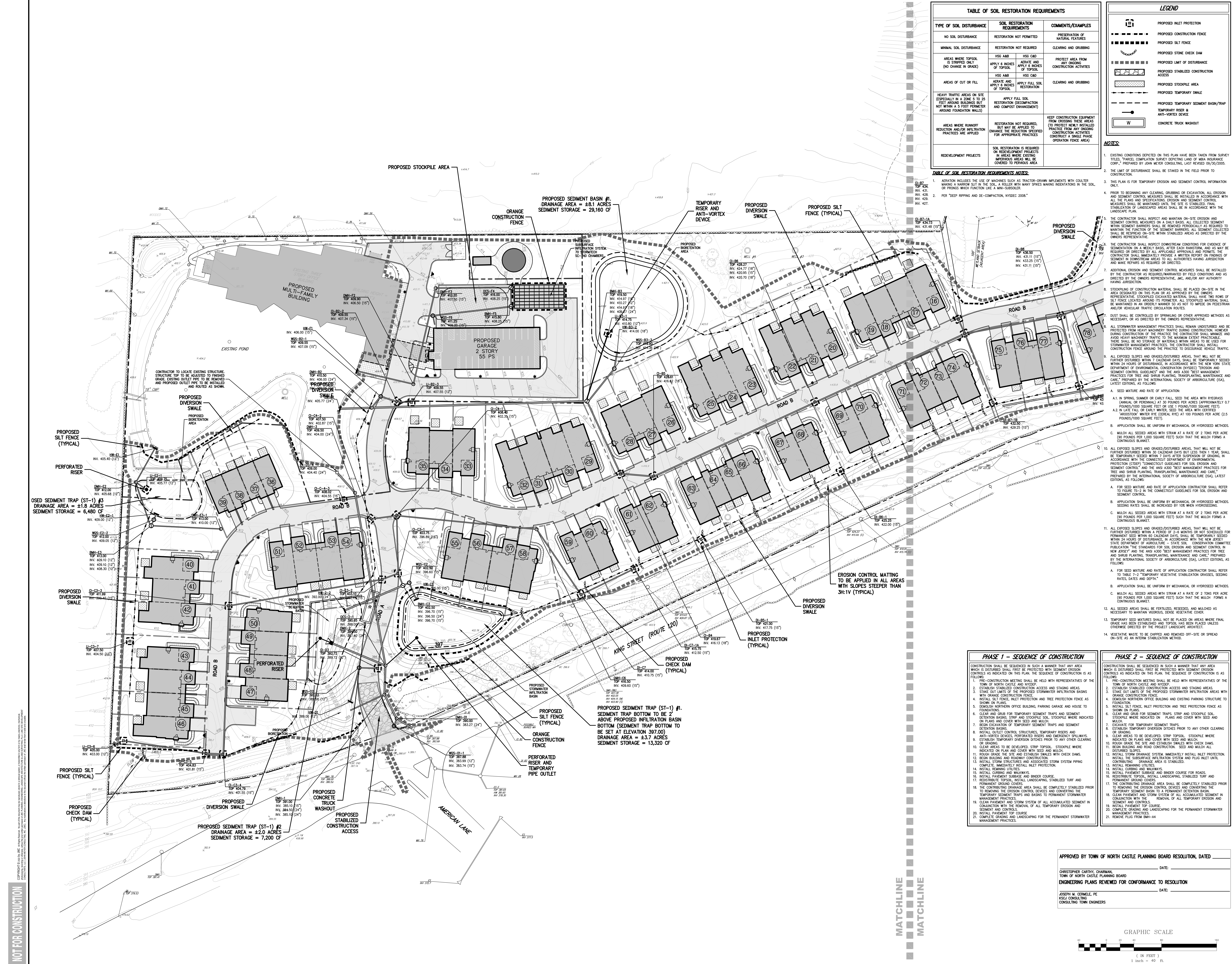


NOTES:

- EXISTING CONDITIONS DEPicted ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPictING LAND OF MEAN INSURANCE COPIED," PREPARED BY JOHN WEISS CONSULTING, LAST REVISION 08/30/2020.
- THE LIMIT OF DISTURBANCE SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
- THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
- PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS. AFTER EACH RAINFALL, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE AGENCIES AND PERMITS, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENTATION TO ALL APPLICABLE AGENCIES AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/MANDATED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE, INC. AND/OR ANY AUTHORITY HAVING JURISDICTION.
- STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNER'S REPRESENTATIVE. STOCKPILED MATERIAL SHALL HAVE NO DROPS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER AS NOT TO INTERFERE WITH PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THE CONTRACTOR SHALL MAINTAIN AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THE CONTRACTOR SHALL MAINTAIN AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THE CONTRACTOR SHALL MAINTAIN AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 7 CALENDAR DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 7 CALENDAR DAYS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) EROSION AND SEDIMENT CONTROL GUIDELINES AND THE AND ALSO BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPORTING, MAINTENANCE AND CARE, PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:

TABLE OF SOIL RESTORATION REQUIREMENTS NOTES:

- ABRICATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTER MAKING A NARROW SLIT IN THE SOIL, A FOLLOWER WITH MANY SPICES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.
- PER "DEEP RIPPING AND SOIL COMPACTION, HYSDCO 2008."



PHASE 1 - SEQUENCE OF CONSTRUCTION

- PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES OF THE TOWN OF NORTH CASTLE AND NYSDEC.
- ESTABLISH STABILIZED CONSTRUCTION ACCESS AND STAGING AREAS.
- STAKE OUT LIMITS OF THE PROPOSED STORMWATER INFILTRATION BASINS WITH ORANGE CONSTRUCTION FENCE.
- INSTALL SILT FENCE, INLET PROTECTION AND TREE PROTECTION FENCE AS SHOWN ON PLANS.
- DEMOLISH NORTHERN OFFICE BUILDING, PARKING GARAGE AND HOUSE TO FOUNDATION.
- CLEAR AND GRUB FOR TEMPORARY SEDIMENT TRAPS AND SEDIMENT DETENTION BASINS, STRIP AND STOCKPILE SOIL. STOCKPILE WHERE INDICATED ON PLANS AND COVER WITH SEED AND MULCH.
- BEGIN EXCAVATION OF TEMPORARY SEDIMENT TRAPS AND SEDIMENT DETENTION BASINS.
- INSTALL SILENT CONTROL STRUCTURES, TEMPORARY RISERS AND ANTI-VORTEX DEVICES, PERFORATED RISERS AND EMERGENCY SPALLWAYS.
- ESTABLISH TEMPORARY DIVERSION DITCHES PRIOR TO ANY OTHER CLEARING OR GRUBBING.
- CLEAR AREAS TO BE DEVELOPED, STRIP TOPSOIL, STOCKPILE WHERE INDICATED ON PLANS AND COVER WITH SEED AND MULCH.
- ROUGH GRADE THE SITE AND ESTABLISH SWALES WITH CHECK DAMS.
- BEGIN BUILDING AND ROADWAY CONSTRUCTION.
- INSTALL STORM STRUCTURES AND ASSOCIATED STORM SYSTEM PIPING COMPLETE. IMMEDIATELY INSTALL INLET PROTECTION.
- INSTALL REMAINING UTILITIES.
- INSTALL CURBING AND WALKWAYS.
- INSTALL PAVEMENT SURFACE AND BINDER COURSE.
- RECONSTRUCT TOPSOIL. INSTALL LANDSCAPING, STABILIZED TURF AND THE CONTIGUOUS DRAINAGE AREA SHALL BE COMPLETELY STABILIZED PRIOR TO REMOVAL OF THE EROSION CONTROL DEVICES AND CONVERTING THE TEMPORARY SEDIMENT TRAP TO A PERMANENT DETENTION BASIN.
- CLEAN PAVEMENT AND STORM SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- INSTALL PAVEMENT TOP COURSE.
- COMPLETION OF LANDSCAPING FOR THE PERMANENT STORMWATER MANAGEMENT PRACTICES.

PHASE 2 - SEQUENCE OF CONSTRUCTION

- CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. THE SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:
- PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES OF THE TOWN OF NORTH CASTLE AND NYSDEC.
- ESTABLISH STABILIZED CONSTRUCTION ACCESS AND STAGING AREAS.
- STAKE OUT LIMITS OF THE PROPOSED STORMWATER INFILTRATION AREAS WITH ORANGE CONSTRUCTION FENCE.
- DEMOLISH NORTHERN OFFICE BUILDING AND EXISTING PARKING STRUCTURE TO FOUNDATION.
- INSTALL SILT FENCE, INLET PROTECTION AND TREE PROTECTION FENCE AS SHOWN ON PLANS.
- CLEAR AND GRUB FOR SEDIMENT TRAPS, STRIP AND STOCKPILE SOIL. STOCKPILE WHERE INDICATED ON PLANS AND COVER WITH SEED AND MULCH.
- BEGIN EXCAVATION OF TEMPORARY SEDIMENT TRAPS AND SEDIMENT DETENTION BASINS.
- INSTALL SILENT CONTROL STRUCTURES, TEMPORARY RISERS AND ANTI-VORTEX DEVICES, PERFORATED RISERS AND EMERGENCY SPALLWAYS.
- ESTABLISH TEMPORARY DIVERSION DITCHES PRIOR TO ANY OTHER CLEARING OR GRUBBING.
- CLEAR AREAS TO BE DEVELOPED, STRIP TOPSOIL, STOCKPILE WHERE INDICATED ON PLANS AND COVER WITH SEED AND MULCH.
- ROUGH GRADE THE SITE AND ESTABLISH SWALES WITH CHECK DAMS.
- BEGIN BUILDING AND ROAD CONSTRUCTION.
- INSTALL STORM DRAINAGE SYSTEM. IMMEDIATELY INSTALL INLET PROTECTION. INSTALL THE SUBSURFACE INFILTRATION SYSTEM AND PLUG UNTIL CONSTRUCTION OF DRAINAGE AREA IS STABILIZED.
- INSTALL REMAINING UTILITIES.
- INSTALL CURBING AND WALKWAYS.
- INSTALL PAVEMENT SURFACE AND BINDER COURSE.
- RECONSTRUCT TOPSOIL. INSTALL LANDSCAPING, STABILIZED TURF AND THE CONTIGUOUS DRAINAGE AREA SHALL BE COMPLETELY STABILIZED PRIOR TO REMOVAL OF THE EROSION CONTROL DEVICES AND CONVERTING THE TEMPORARY SEDIMENT TRAP TO A PERMANENT DETENTION BASIN.
- CLEAN PAVEMENT AND STORM SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- INSTALL PAVEMENT TOP COURSE.
- COMPLETION OF LANDSCAPING FOR THE PERMANENT STORMWATER MANAGEMENT PRACTICES.
- REMOVE PLUG FROM BHM-44.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED

CHRISTOPHER CATHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. GEMELLE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS

GRAPHIC SCALE

1" = 40'

0 20 40 60 80 100
 (IN FEET)
 1 inch = 40 ft.

JMC
 JMC Architecture & Land Surveying, PLLC
 420 BEVERLY ROAD - ARMONK, NY 10504
 VOICES 914.233.2222 • FAX 914.233.2192
 www.jmc-nyc.com

EROSION AND SEDIMENT CONTROL PLAN
 AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUND RIDGE, NY 10576

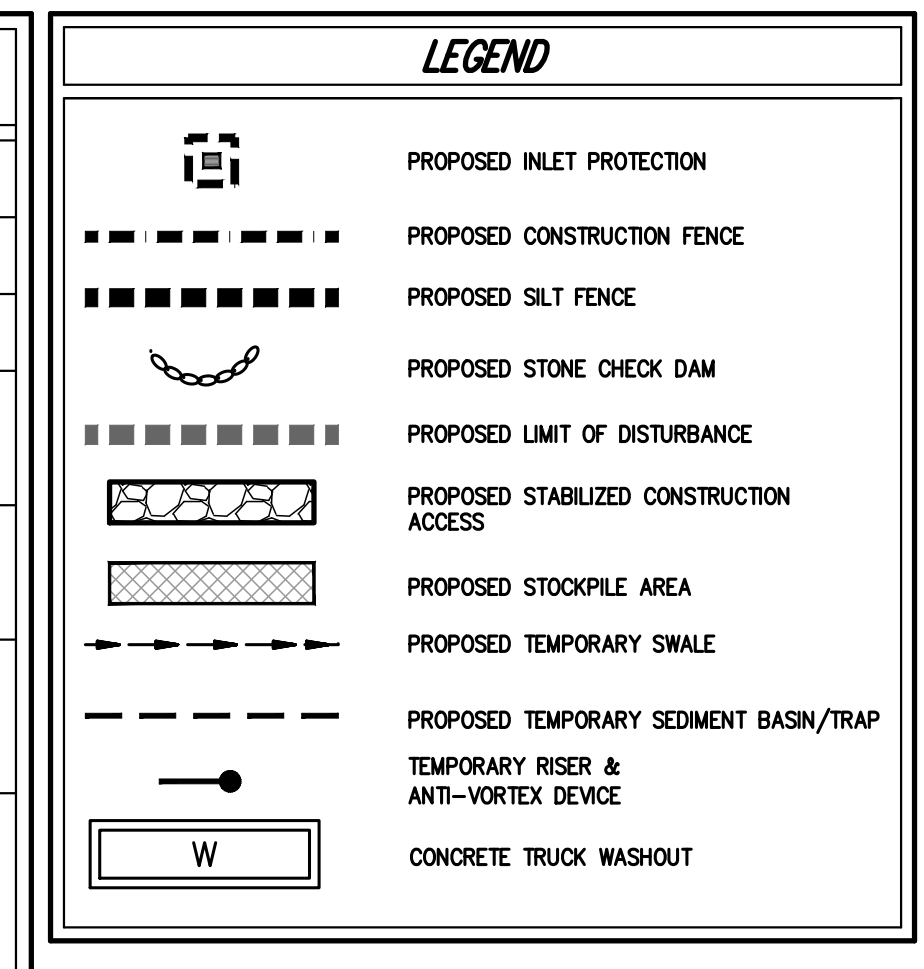
NOT FOR CONSTRUCTION

DATE: 09/21/2022
 PROJECT NO: 15072
 DRAWING NO: C-401

C-401

MATCHLINE
MATCHLINE

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENTS	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 APPLY 6 INCHES OF TOPSOIL	APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	HSG A/B APPLY 6 INCHES OF TOPSOIL	CLEARING AND GRUBBING
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5 TO 25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)	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 RESTORATION SPECIFIED FOR APPROPRIATE PRACTICES	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS TO PREVENT NEWLY RECALLED PRACTICES FROM ANY ONGOING CONSTRUCTION ACTIVITIES
REDEVELOPMENT PROJECTS	RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPROVED AREAS WILL BE COVERED TO PREVIOUS AREA	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS TO PREVENT NEWLY RECALLED PRACTICES FROM ANY ONGOING CONSTRUCTION ACTIVITIES



NOTES:

EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPENDING LAND OF MEA INSURANCE CORP." PREPARED BY JOHN MEYER CONSULTING, LAST REVISED 08/30/2020.

THE LIMIT OF DISTURBANCE SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.

THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.

FROM TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE PLAN AND SPECIFICATIONS EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT TRAPS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT TRAPS. ALL SEDIMENT COLLECTED SHALL BE REUSE ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/MANDATED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, INC. AND/OR ANY AUTHORITY HAVING JURISDICTION.

STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER AS NOT TO INTERFERE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.

DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.

ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WHICH ARE TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICES TO DISCOURAGE VEHICULAR TRAFFIC.

ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 30 CALENDAR DAYS, SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TERRAZO AND PREMIUM CONTROL MIXTURES AND THE AND ADD "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:

A. SEED MIXTURE AND RATE OF APPLICATION:
 A1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/100 SQUARE FEET) OR USE 1 POUND/100 SQUARE FEET.
 A2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED WOODSTOCK WINTER TWE (CERIAL #1) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).

B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS. SEEDING RATES SHALL BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCH ALL SEEDING AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (50 POUNDS PER 1000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.

11. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 30 CALENDAR DAYS, BUT LESS THAN 1 YEAR, SHALL BE TEMPORARILY SEEDED WITHIN 7 DAYS AFTER SUSPENSION OF GRADING, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TERRAZO AND PREMIUM CONTROL MIXTURES AND THE AND ADD "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:

A. FOR SEED MIXTURE AND RATE OF APPLICATION CONTRACTOR SHALL REFER TO TABLE 7-2 "TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES AND EROSION".

B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS. SEEDING RATES SHALL BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCH ALL SEEDING AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (50 POUNDS PER 1000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.

12. ALL SEEDING AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN WOODOUS, DENSE VEGETATIVE COVER.

13. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

14. VEGETATIVE WASTE TO BE CHIPPED AND REMOVED OFF-SITE OR SPREAD ON-SITE AS AN INTERIM STABILIZATION METHOD.

TABLE OF SOIL RESTORATION REQUIREMENTS NOTES:

1. AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTER MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPINES MAKING HORIZONTALS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.

2. PER "DEEP RIPPING AND DE-COMPACTION, NYSDEC 2006."



PHASE 1 - SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. THE SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:

- PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES OF THE TOWN OF NORTH CASTLE AND NYSDEC.
- ESTABLISH STABILIZED CONSTRUCTION ACCESS AND STAGING AREAS.
- STAKE OUT LIMITS OF THE PROPOSED STORMWATER INFILTRATION AREAS WITH BRANDED CONSTRUCTION FENCE.
- INSTALL SILT FENCE, INLET PROTECTION AND TREE PROTECTION FENCE AS SHOWN ON PLANS.
- DEMOLISH NORTHERN OFFICE BUILDING, PARKING GARAGE AND FENCE TO SHOW PLANS.
- CLEAR AND GRUB FOR TEMPORARY SEDIMENT TRAPS AND SEDIMENT DETENTION BASINS, STRIP AND STOCKPILE SOIL, STOCKPILE WHERE INDICATED ON PLANS AND COVER WITH SEED AND MULCH.
- BEGIN EXCAVATION OF TEMPORARY SEDIMENT TRAPS AND SEDIMENT DETENTION BASINS.
- INSTALL SLOTTED CONTROL STRUCTURES, TEMPORARY RISERS AND ANTI-VORTEX DEVICES, PERFORATED RISERS AND EMERGENCY SPALLWAYS.
- ESTABLISH TEMPORARY DIVERSION DITCHES PRIOR TO ANY OTHER CLEARING OR GRUBBING.
- CLEAR AREAS TO BE DEVELOPED, STRIP TOPSOIL, STOCKPILE WHERE INDICATED ON PLAN AND COVER WITH SEED AND MULCH.
- ROUGH GRADE THE SITE AND ESTABLISH SWALES WITH CHECK DAMS.
- BEGIN BUILDING AND ROADWAY CONSTRUCTION.
- INSTALL STORM STRUCTURES AND ASSOCIATED STORM SYSTEM PIPING COMPLETE. IMMEDIATELY INSTALL INLET PROTECTION.
- INSTALL REMAINING UTILITIES.
- INSTALL CURBING AND WALKWAYS.
- INSTALL PAVEMENT CURBING AND SINDER COURSE.
- REDISTRIBUTE TOPSOIL, INSTALL LANDSCAPING, STABILIZED TURF AND FORWARDING CONCRETE CURBING.
- THE CONTINUING DRAINAGE AREA SHALL BE COMPLETELY STABILIZED PRIOR TO REMOVING THE EROSION CONTROL DEVICES AND CONVERTING THE MANAGEMENT PRACTICES.
- CLEAN AND MAINTAIN THE ENTIRE SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONNECTION WITH THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- INSTALL PAVEMENT TOP COURSE.
- COMPLETE GRADING AND LANDSCAPING FOR THE PERMANENT STORMWATER MANAGEMENT PRACTICES.

PHASE 2 - SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. THE SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:

- PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES OF THE TOWN OF NORTH CASTLE AND NYSDEC.
- ESTABLISH STABILIZED CONSTRUCTION ACCESS AND STAGING AREAS.
- STAKE OUT LIMITS OF THE PROPOSED STORMWATER INFILTRATION AREAS WITH BRANDED CONSTRUCTION FENCE.
- DEMOLISH NORTHERN OFFICE BUILDING AND EXISTING PARKING STRUCTURE TO SHOW PLANS.
- INSTALL SILT FENCE, INLET PROTECTION AND TREE PROTECTION FENCE AS SHOWN ON PLANS.
- CLEAR AND GRUB FOR SEDIMENT TRAPS, STRIP AND STOCKPILE SOIL, STOCKPILE WHERE INDICATED ON PLANS AND COVER WITH SEED AND MULCH.
- ROUGH GRADE THE SITE AND ESTABLISH SWALES WITH CHECK DAMS.
- INSTALL STORM DRAINAGE SYSTEM, IMMEDIATELY INSTALL INLET PROTECTION.
- INSTALL THE SUBSURFACE INFILTRATION SYSTEM AND PLUG INLET UNTIL CONSTRUCTION OF DRAINAGE AREA IS STABILIZED.
- INSTALL REMAINING UTILITIES.
- INSTALL CURBING AND WALKWAYS.
- INSTALL PAVEMENT CURBING AND SINDER COURSE.
- REDISTRIBUTE TOPSOIL, INSTALL LANDSCAPING, STABILIZED TURF AND FORWARDING CONCRETE CURBING.
- THE CONTINUING DRAINAGE AREA SHALL BE COMPLETELY STABILIZED PRIOR TO REMOVING THE EROSION CONTROL DEVICES AND CONVERTING THE MANAGEMENT PRACTICES.
- CLEAN AND MAINTAIN THE ENTIRE SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONNECTION WITH THE REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- INSTALL PAVEMENT TOP COURSE.
- COMPLETE GRADING AND LANDSCAPING FOR THE PERMANENT STORMWATER MANAGEMENT PRACTICES.
- REMOVE PLUG FROM BHM-44.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____

CHRISTOPHER CARTHAY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERMELE, PE
 NSIC CONSULTING
 CONSULTING TOWN ENGINEERS

DATE: _____

DATE: _____

GRAPHIC SCALE
 1 inch = 40 ft.

Scale: 1" = 40'
 Date: 09/21/2022
 Project No: 15072
 100-045 C-402 5/04

NOT FOR CONSTRUCTION

JMC
 JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 420 BELFORD ROAD - ARMONK, NY 10554
 VOICES 914.233.2222 • FAX 914.233.2192
 www.jmcc.com

EROSION AND SEDIMENT CONTROL PLAN
 AIRPORT CAMPUS
 113 BELLEFLEUR AVENUE
 NORTH CASTLE, NY 12554

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

DATE: 10/30/2023
 DATE: 10/30/2023

REVISIONS:
 1. REVISION: ETS
 2. PLANNING BOARD SUBMISSION

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____

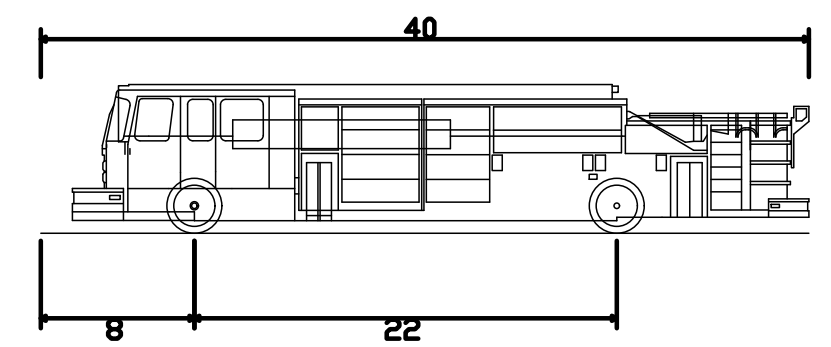
DATE: _____

DATE: _____

Scale: 1" = 40'
 Date: 09/21/2022
 Project No: 15072
 100-045 C-402 5/04

C-402

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT LINE
	EXISTING ROADWAY CENTER LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED SUBDIVISION LINE
	EXISTING BUILDING TO REMAIN
	PROPOSED BUILDING
	PROPOSED YARD SETBACK
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SIDEWALK LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED PAVEMENT
	PROPOSED TOWNHOME PATIO/DECK
	PROPOSED CONCRETE
	PROPOSED IRREVOCABLE CONSERVATION EASEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED FENCE
	PROPOSED 12" WIDE WHITE STOP LINE
	TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED LIGHT POLE LOCATIONS
	PROPOSED HYDRANT

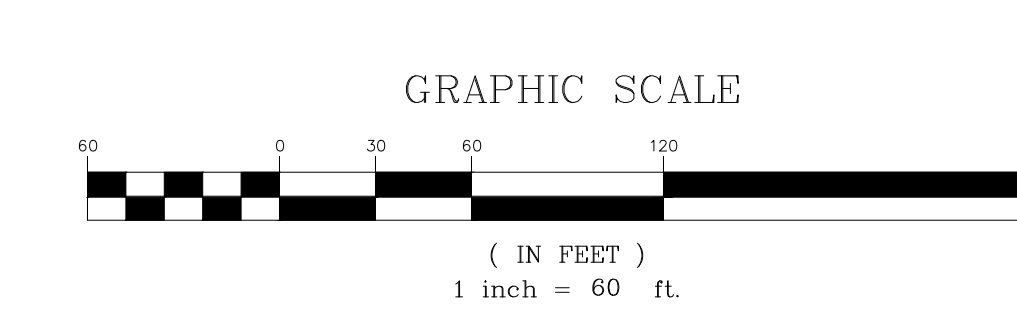


Pumper Fire Truck
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Wheel Angle

NOTES
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "PARCELS COMPLETION SURVEY, SECTION 14 OF 40th PARALLEL, TOWNSHIP 10N, RANGE 10E, COUNTY OF WESTCHESTER, NY, DATED 09/30/2008 AND SUPPLEMENTED WITH SURVEY TITLES, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, P.L.L.C. (DATE: 02/25/2022).



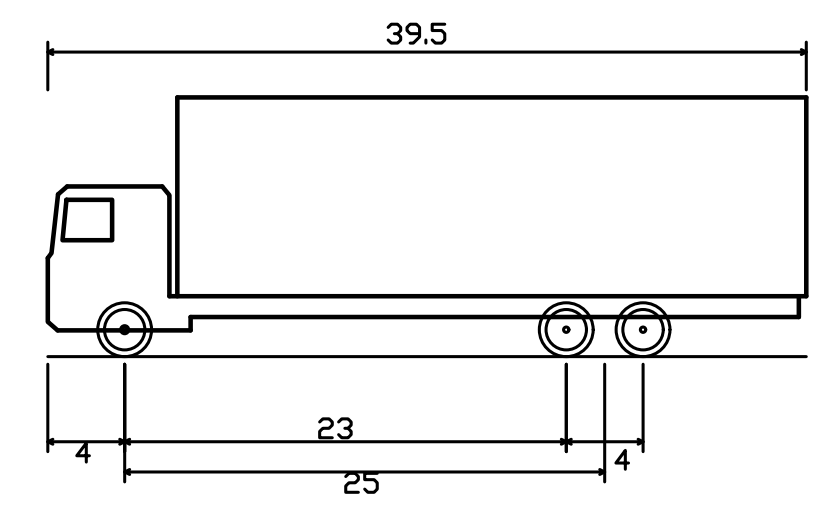
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CARTHAY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 DATE: _____
 JOSEPH M. CERWELLE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS



NOT FOR CONSTRUCTION

APPLICATION OWNER: AIRPORT CAMPUS I-V, LLC 46 WESTCHESTER AVENUE FOUND RIDGE, NY 10576 www.jmcpllc.com	
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC John Meyer Consulting, Inc. 120 BEGFORD ROAD, 4th FLOOR, NY 10554 phone: 914.233.2222 • fax: 914.233.2102	No. 1 Revision: PLANNING BOARD SUBMISSION Date: 10/06/2023 By: BMS
VEHICLE ACCESS PLAN (FIRE TRUCK) AIRPORT CAMPUS 46 WESTCHESTER AVENUE FOUND RIDGE, NY 10576	
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.	
STATE OF NEW YORK COUNTY OF WESTCHESTER TOWN OF NORTH CASTLE PLANNING BOARD	
Drawn: BMS Scale: 1" = 60' Date: 10/06/2023 Project No: 15072 00-TRK-WALK-0-700 L&A-01	Approved: AG Date: _____ C-700

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT LINE
	EXISTING ROADWAY CENTER LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED SUBDIVISION LINE
	EXISTING BUILDING TO REMAIN
	PROPOSED BUILDING
	PROPOSED YARD SETBACK
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SIDEWALK LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
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	PROPOSED CONCRETE SIDEWALK
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	PROPOSED TOWNHOME PATIO/DECK
	PROPOSED CONCRETE
	PROPOSED IRREVOCABLE CONSERVATION EASEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED FENCE
	PROPOSED 12" WIDE WHITE STOP LINE
	TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED LIGHT POLE LOCATIONS
	PROPOSED HYDRANT

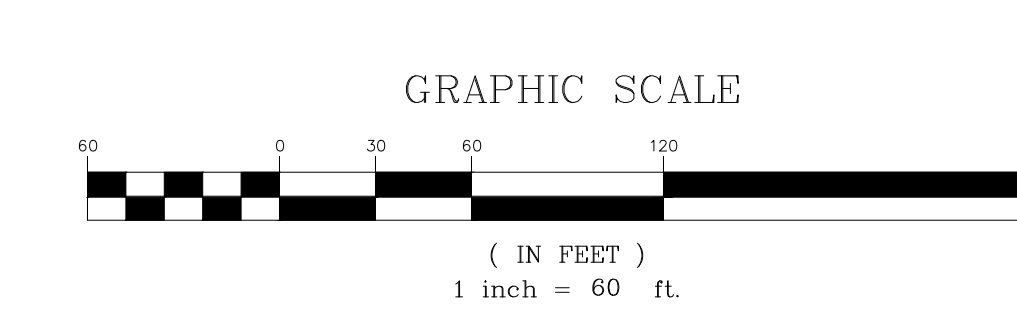


SU-40 - Single Unit Truck
 Overall Length 39.500ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 8.000ft
 Track Width 5.000ft
 Lock-to-lock time 5.000s
 Max Steering Angle (Virtual) 31.80°

NOTES
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "PARCELS COMPLETION SURVEY RESPECTING LAND OF W&A INSURANCE CORP." PREPARED BY JOHN MEYER CONSULTING, DATED 09/30/2008 AND SUPPLEMENTED WITH SURVEY TITLES "TOPOGRAPHIC SURVEY" PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/10/2022.



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
 JOSEPH M. CERWEL, PE, KSCJ CONSULTING CONSULTING TOWN ENGINEERS
 DATE: _____

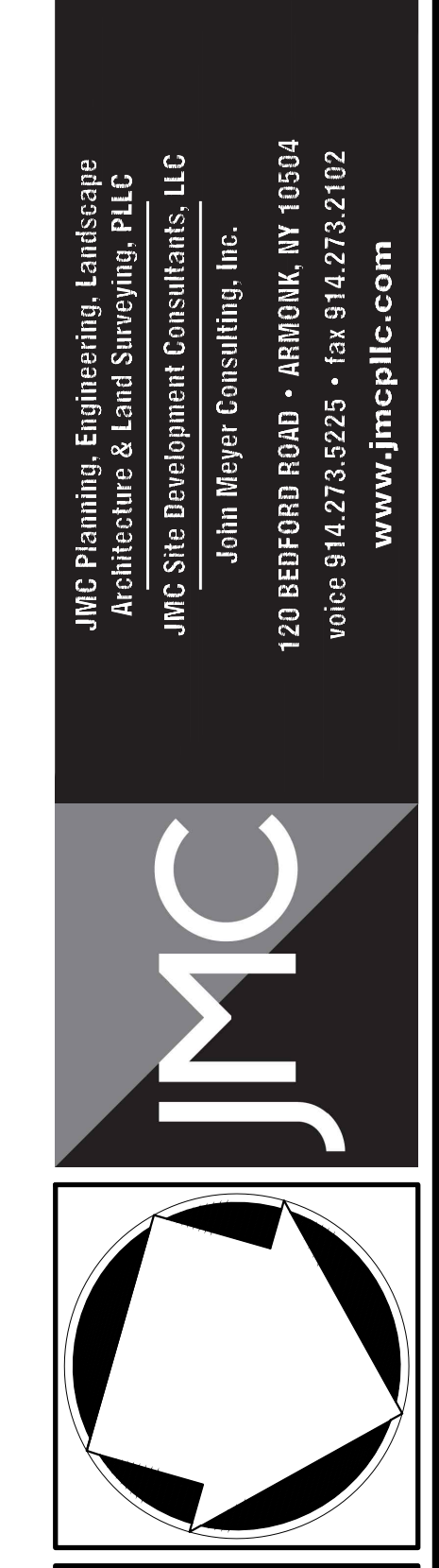


NOT FOR CONSTRUCTION

No.	1
Revision	PLANNING BOARD SUBMISSION
Date	10/06/2023
By	BMS

APPLICANT/OWNER:
AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUND RIDGE, NY 10576
 www.jmcpllc.com

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 120 BEGGSBURG ROAD, 4th FLOOR, NY 10564
 Phone: 914.233.2222 Fax: 914.233.2102
 www.jmcpllc.com

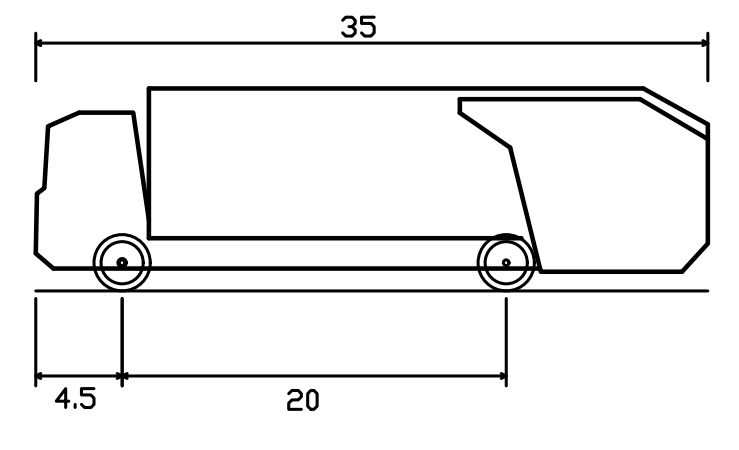


VEHICLE ACCESS PLAN (DELIVERY TRUCK)
 AIRPORT CAMPUS
 46 WESTCHESTER AVENUE
 FOUND RIDGE, NY 10576

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

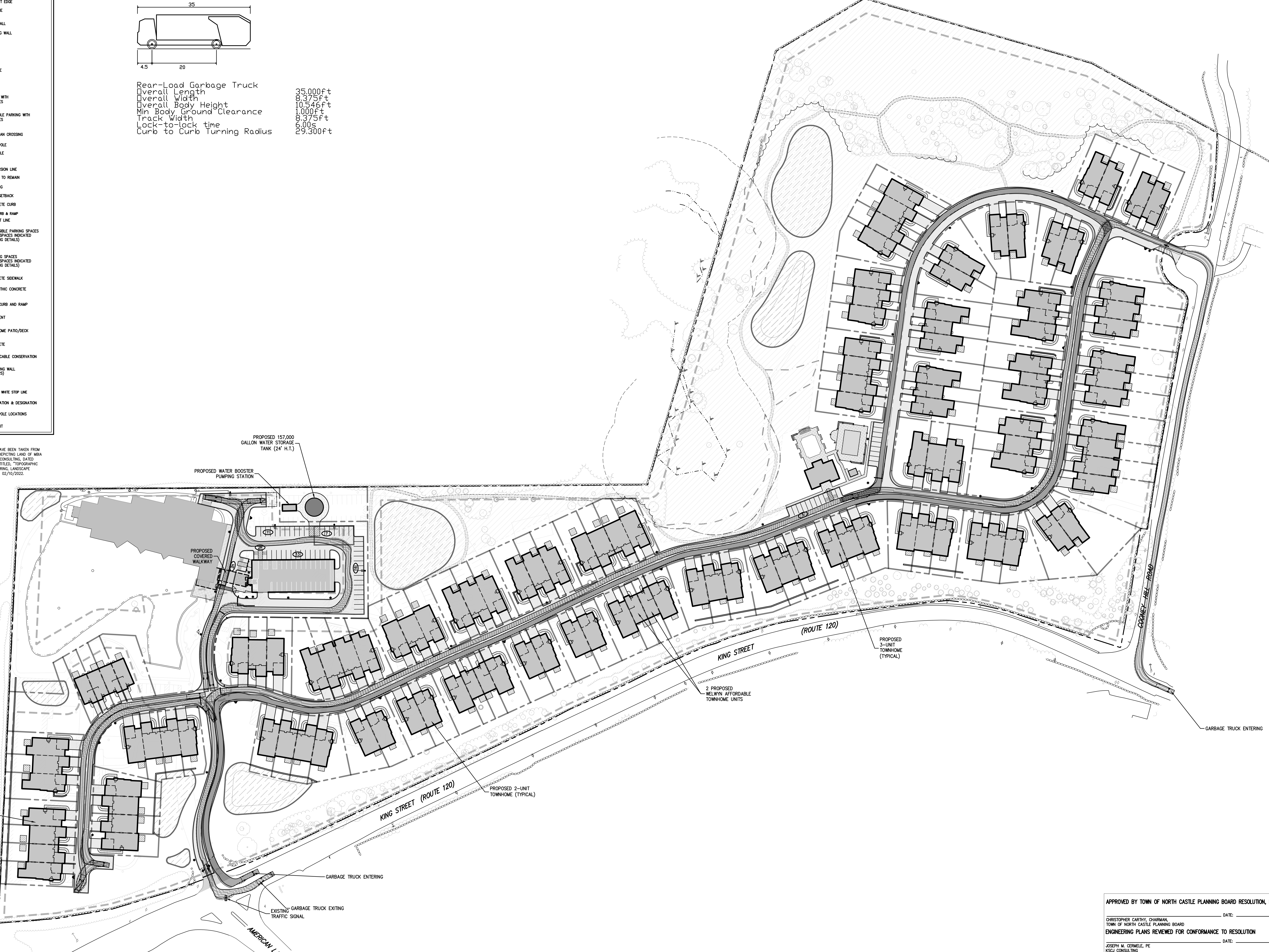
Drawn	BMS	Approved	AG
Scale	1" = 60'		
Date	10/06/2023		
Project No.	15072		
City/County	C-701	Lat/Long	
C-701			

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT LINE
	EXISTING ROADWAY CENTER LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED SUBDIVISION LINE
	EXISTING BUILDING TO REMAIN
	PROPOSED BUILDING
	PROPOSED YARD SETBACK
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
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	PROPOSED IRREVOCABLE CONSERVATION EASEMENT
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	PROPOSED LIGHT POLE LOCATIONS
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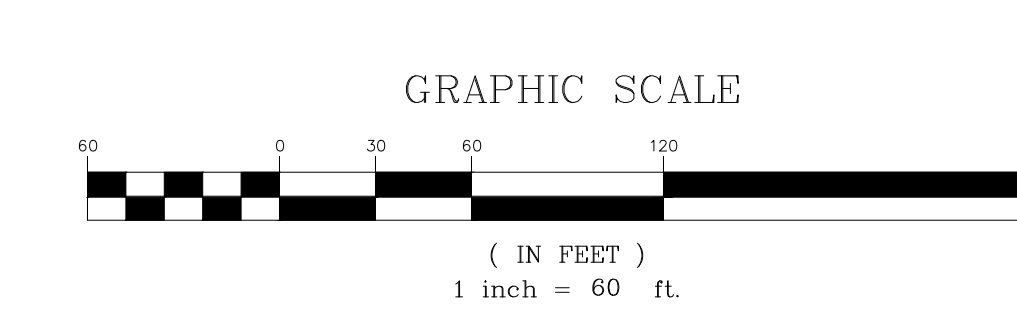


Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to curb Turning Radius 29.300ft

NOTES
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "PARCEL COMPLETION SURVEY, SECTION 14 OF 46th PARISH, TOWNSHIP OF NORTH CASTLE, NEW YORK COUNTY, NEW YORK," PREPARED BY JOHN MEYER CONSULTING, DATED 09/30/2008 AND SUPPLEMENTED WITH SURVEY TITLES, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/19/2022.

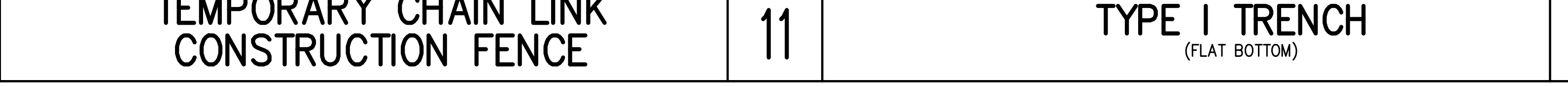
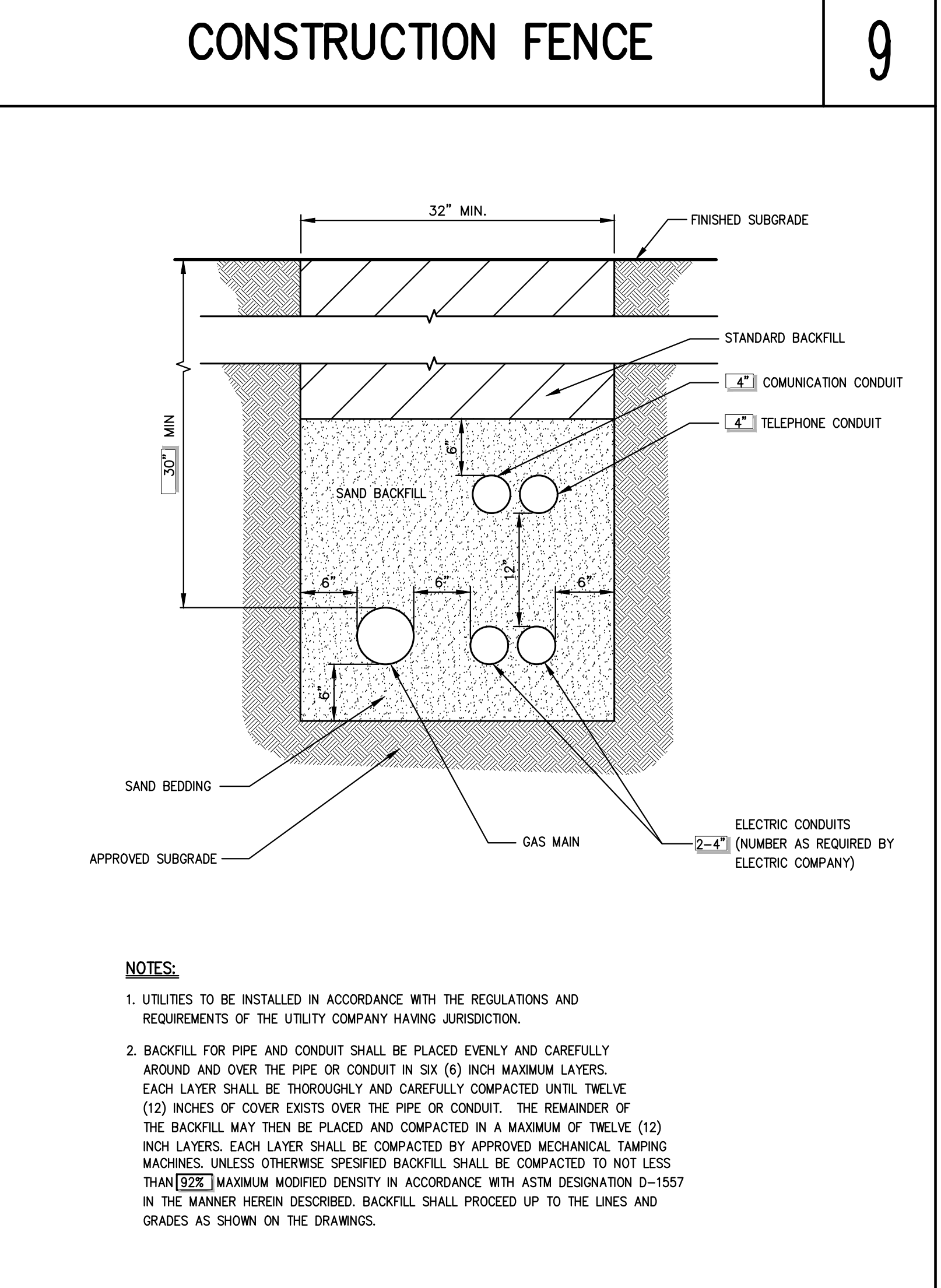
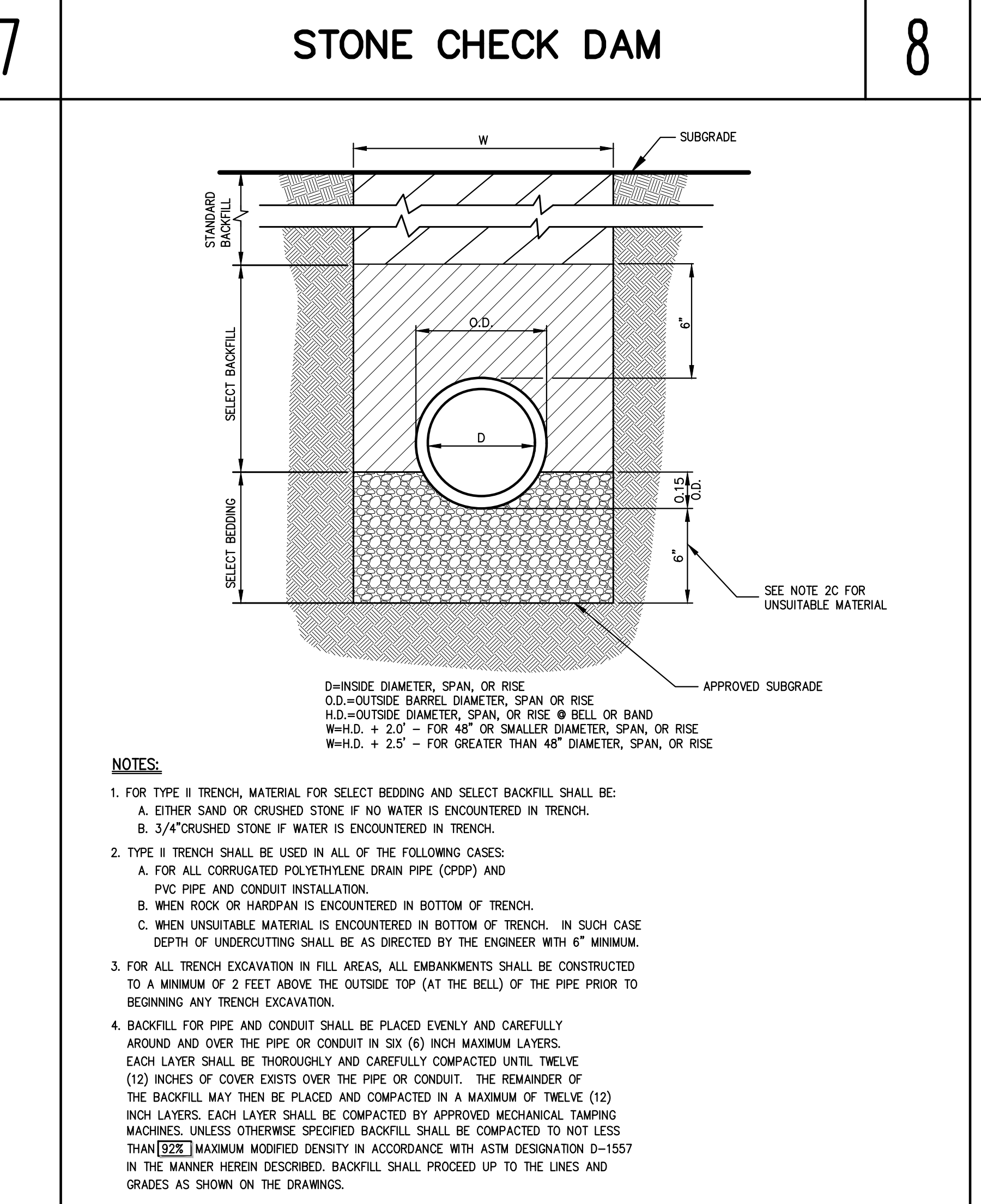
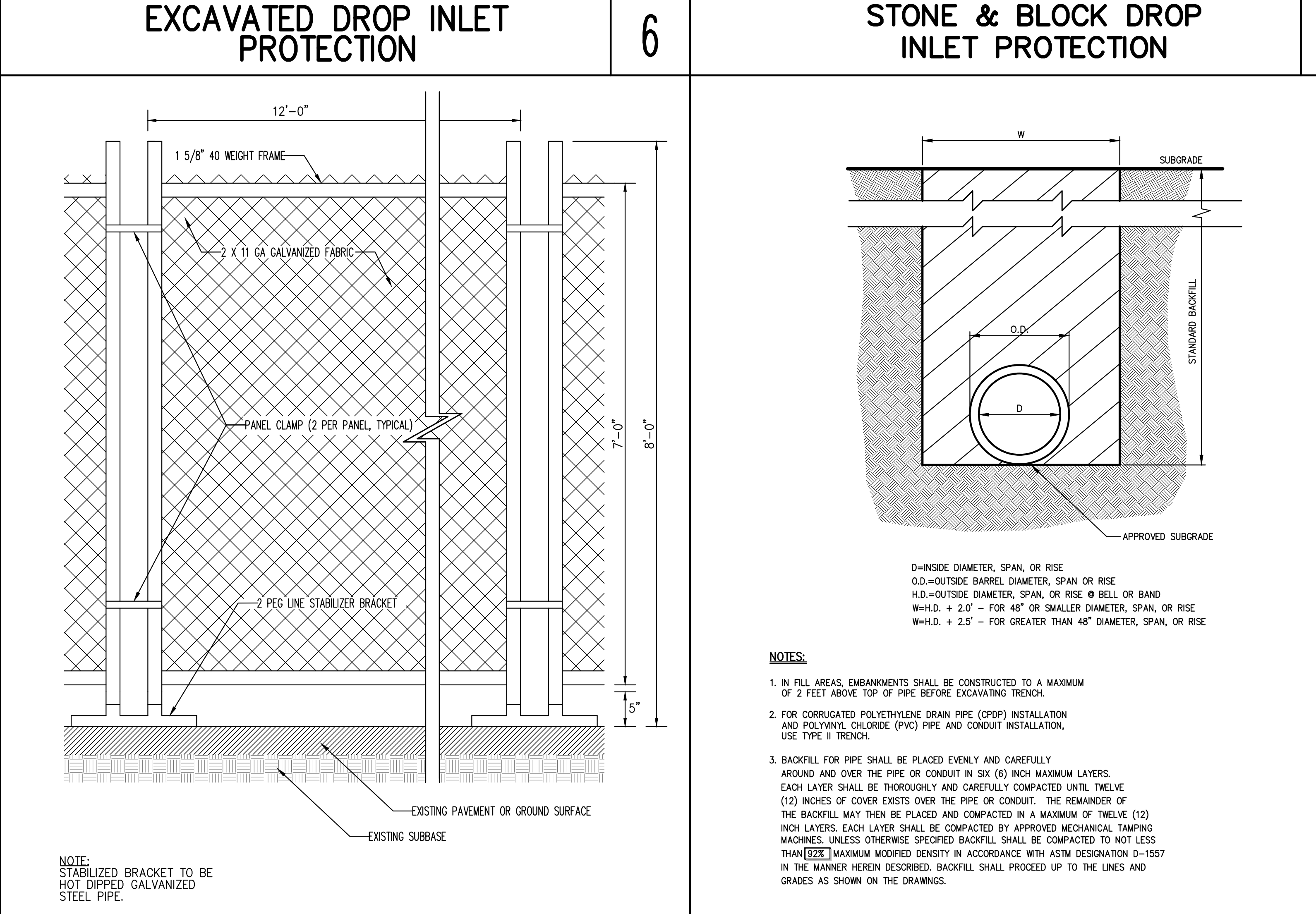
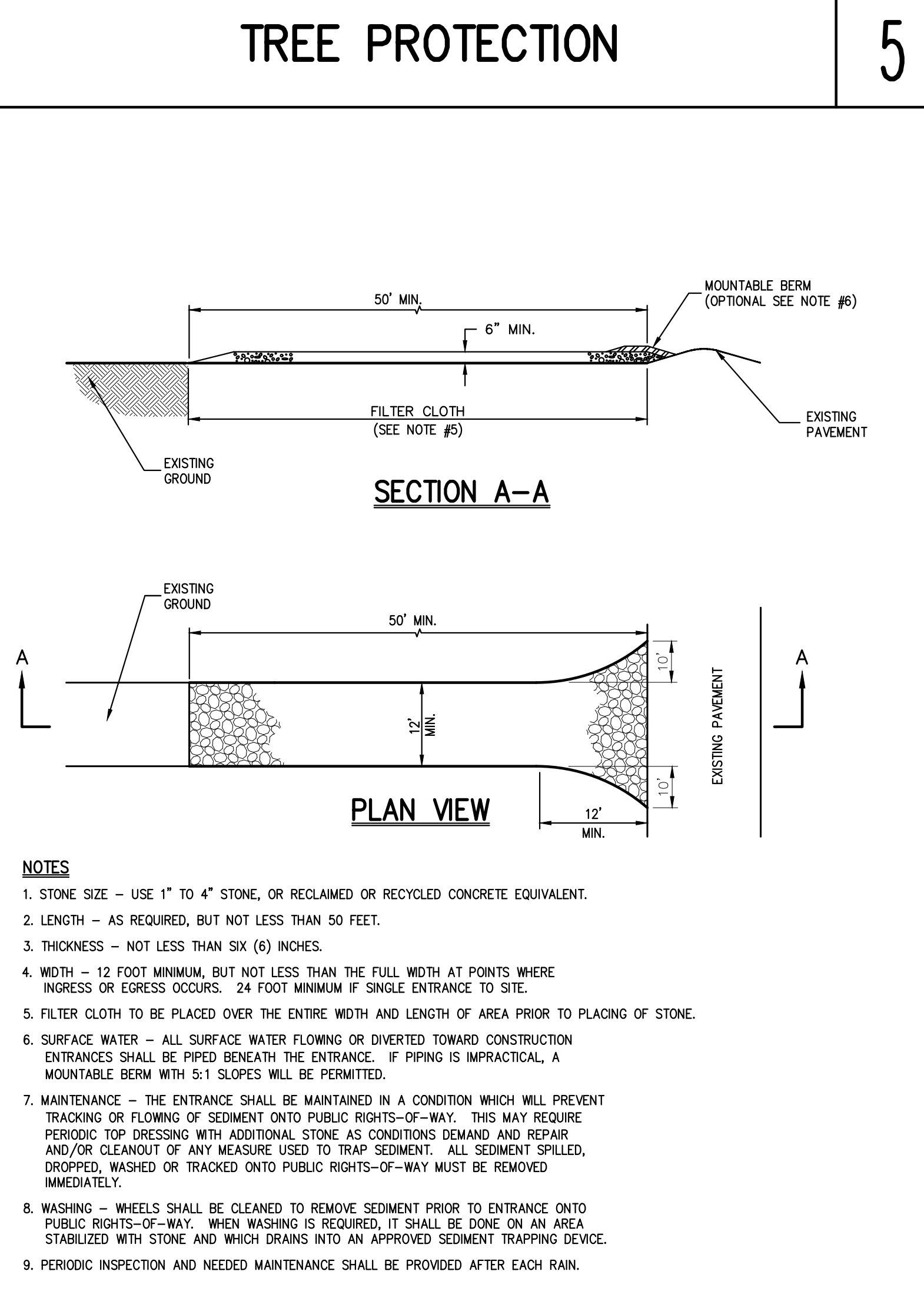
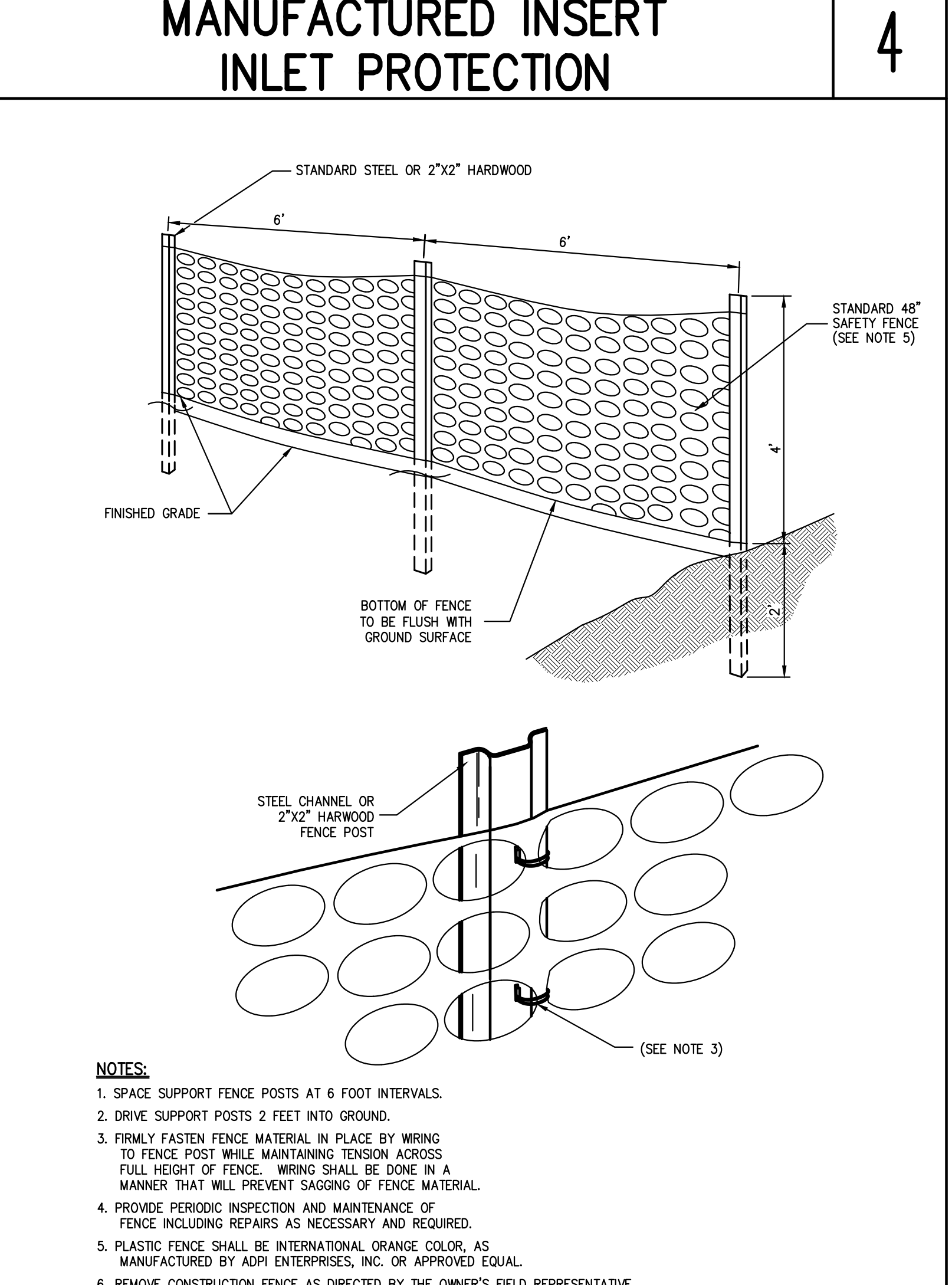
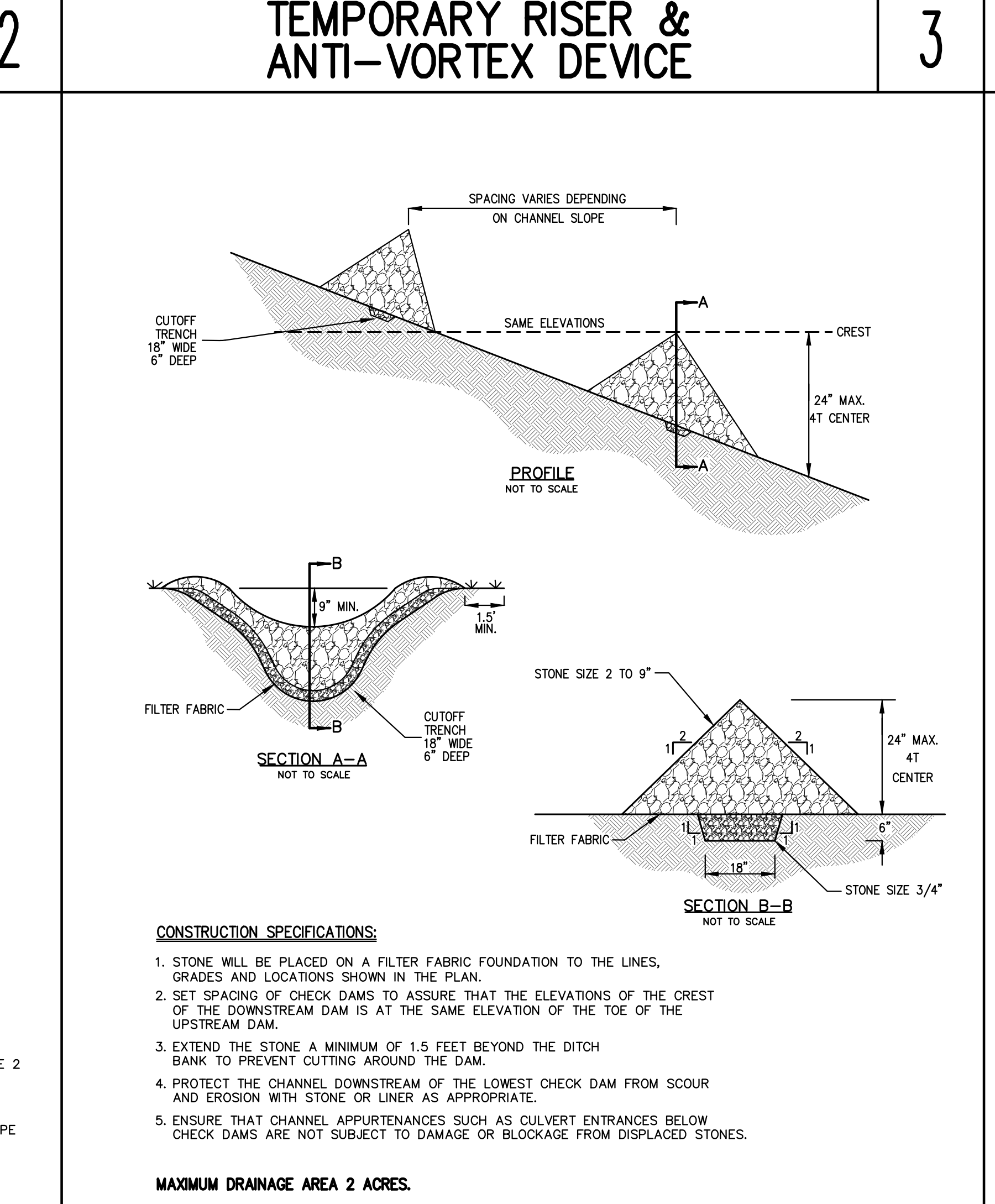
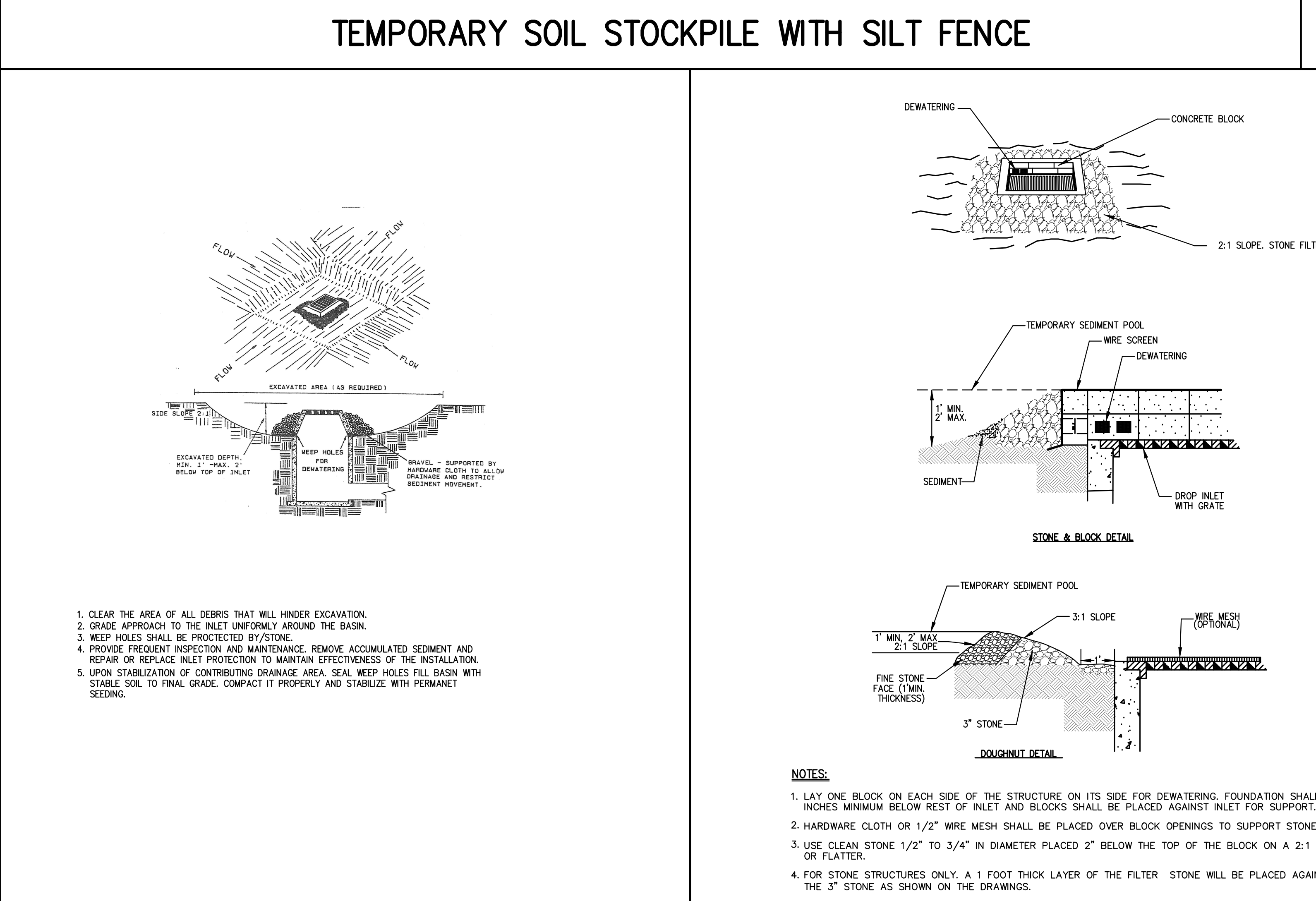
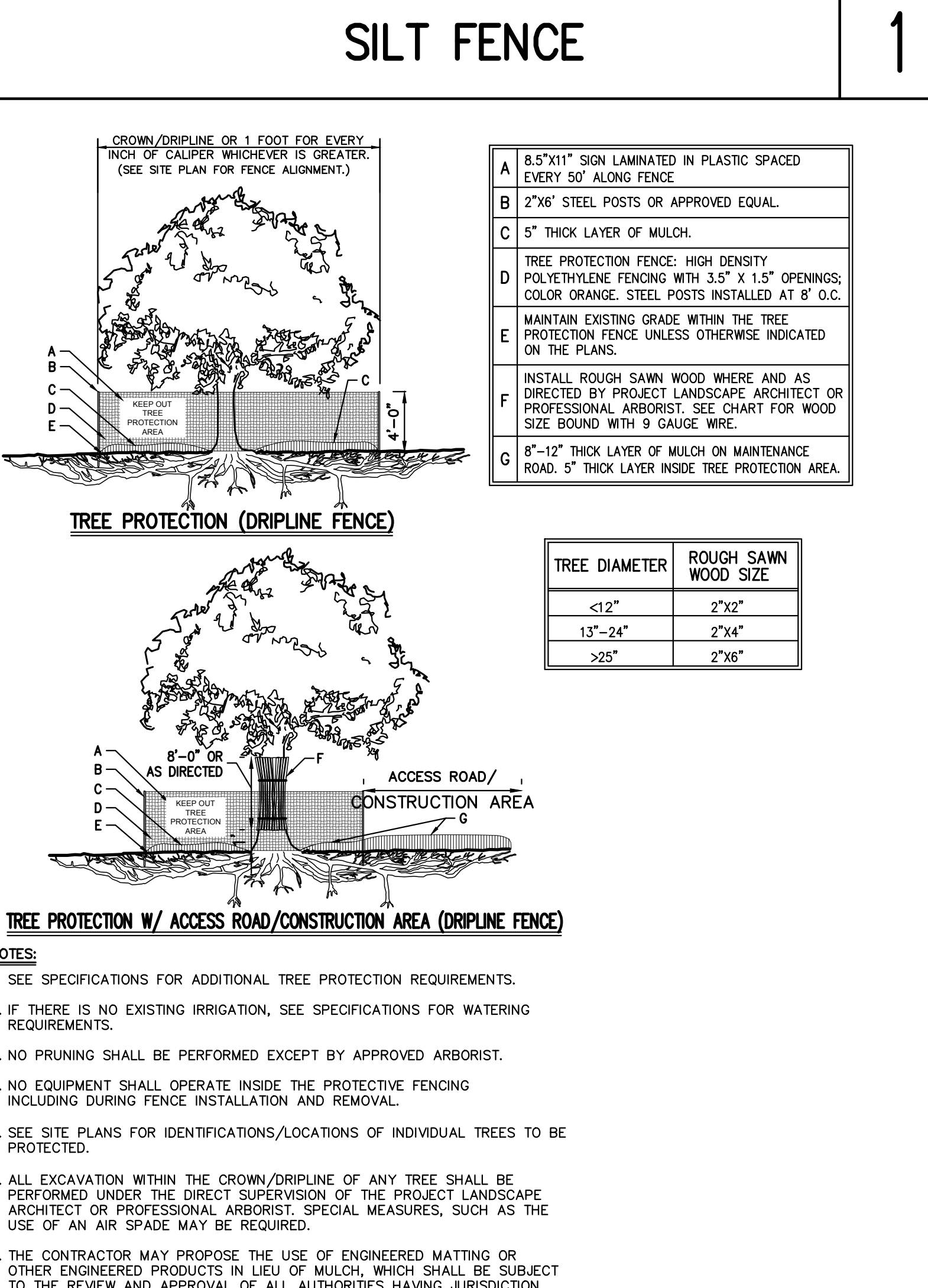
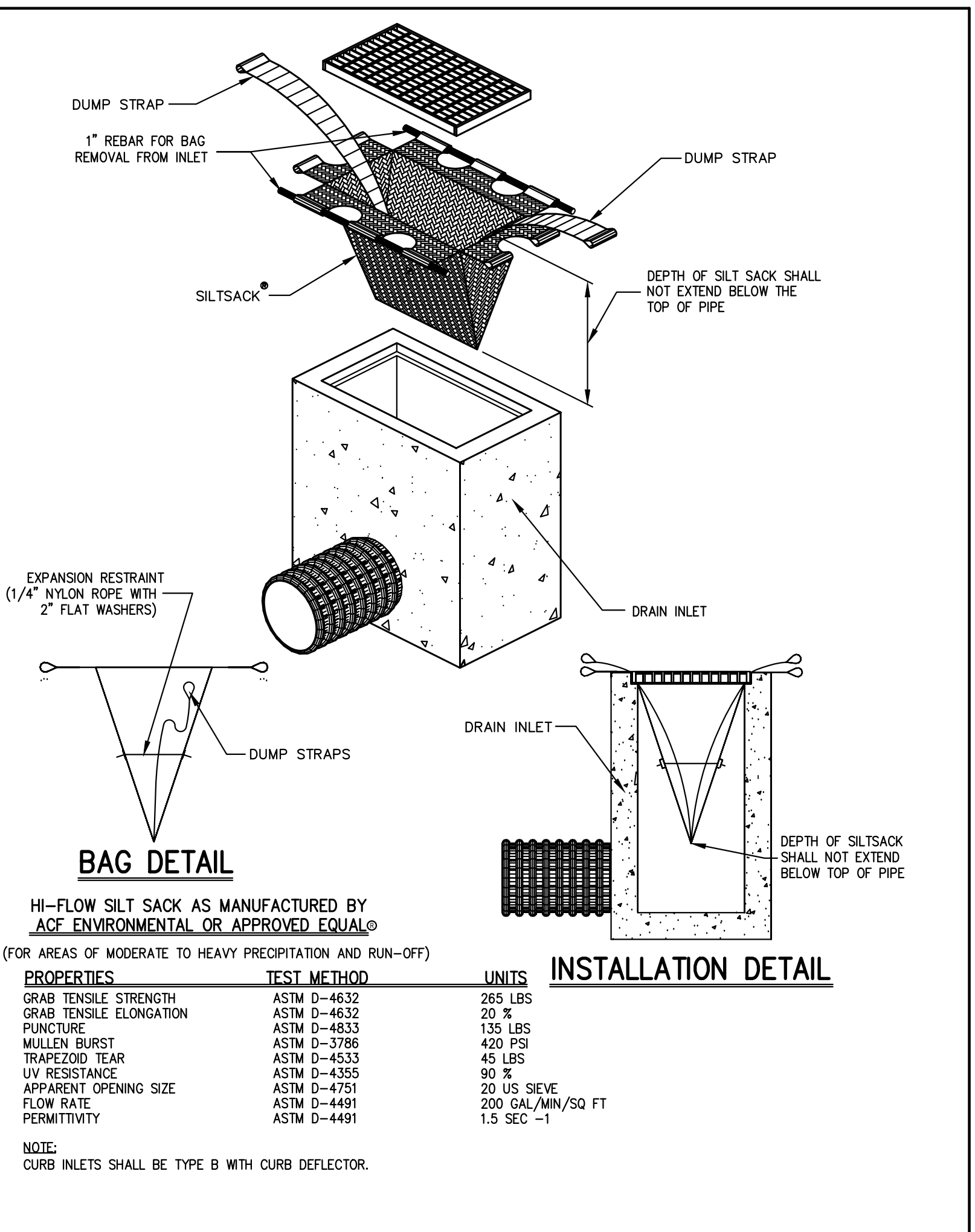
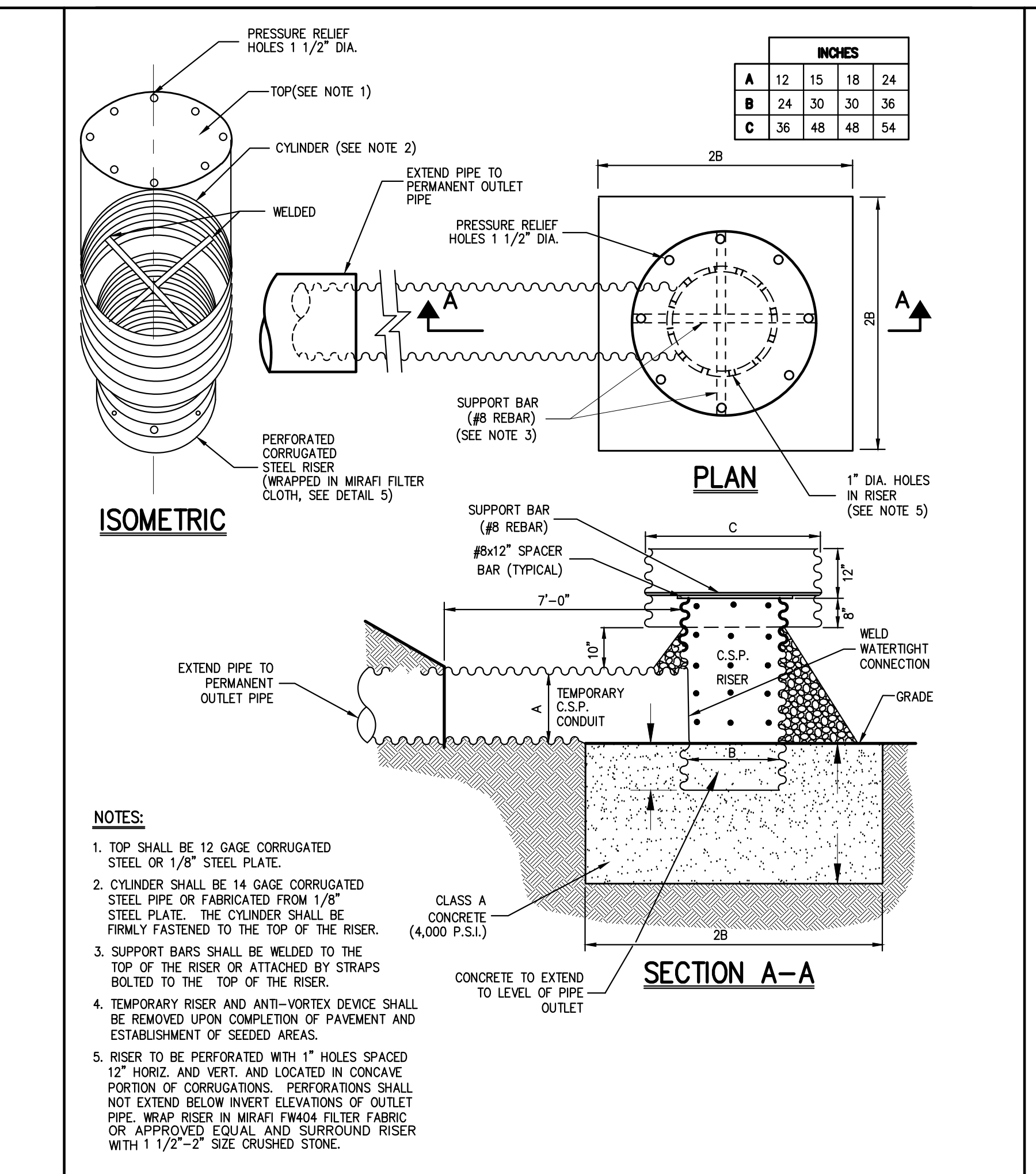
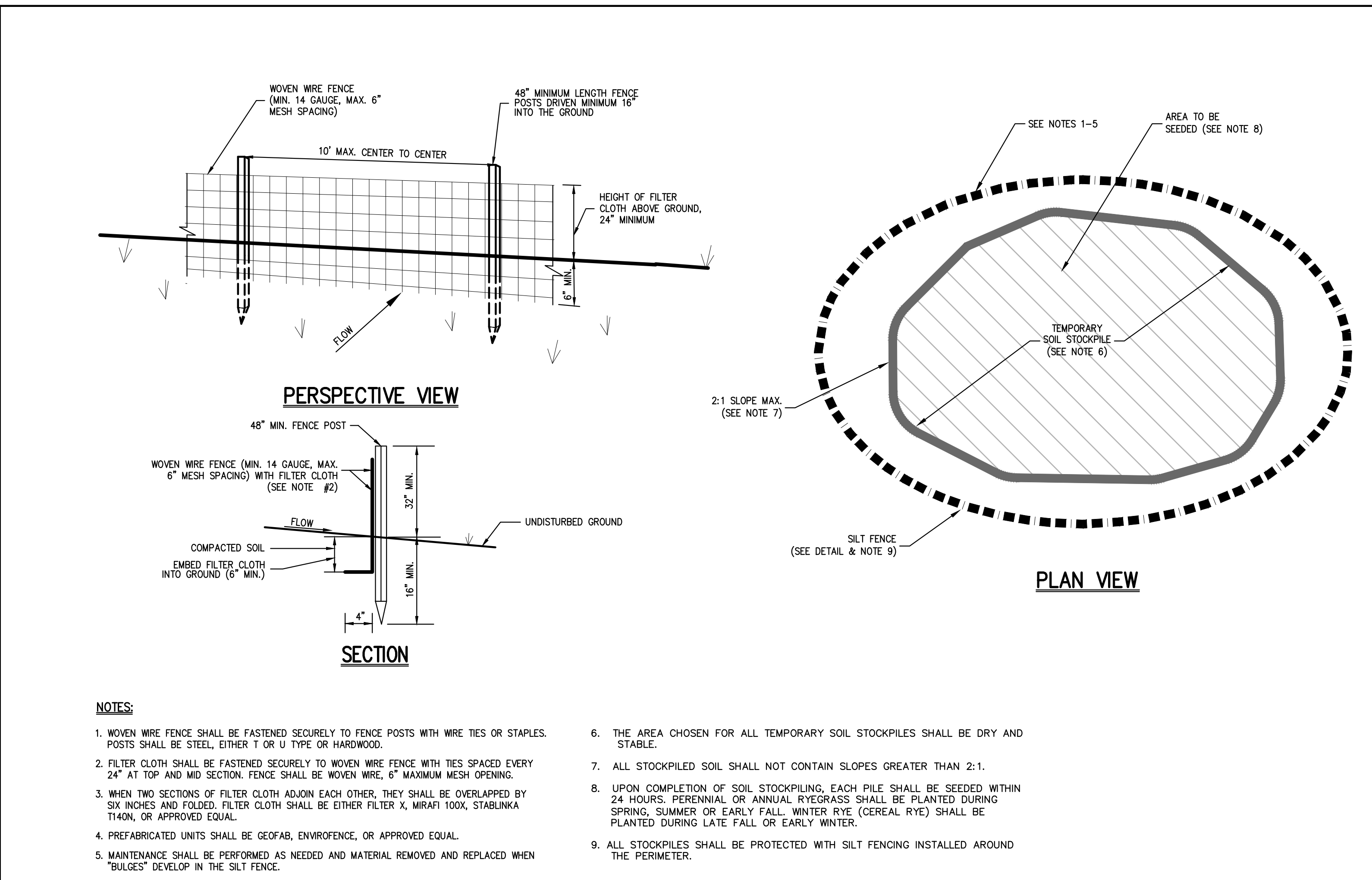
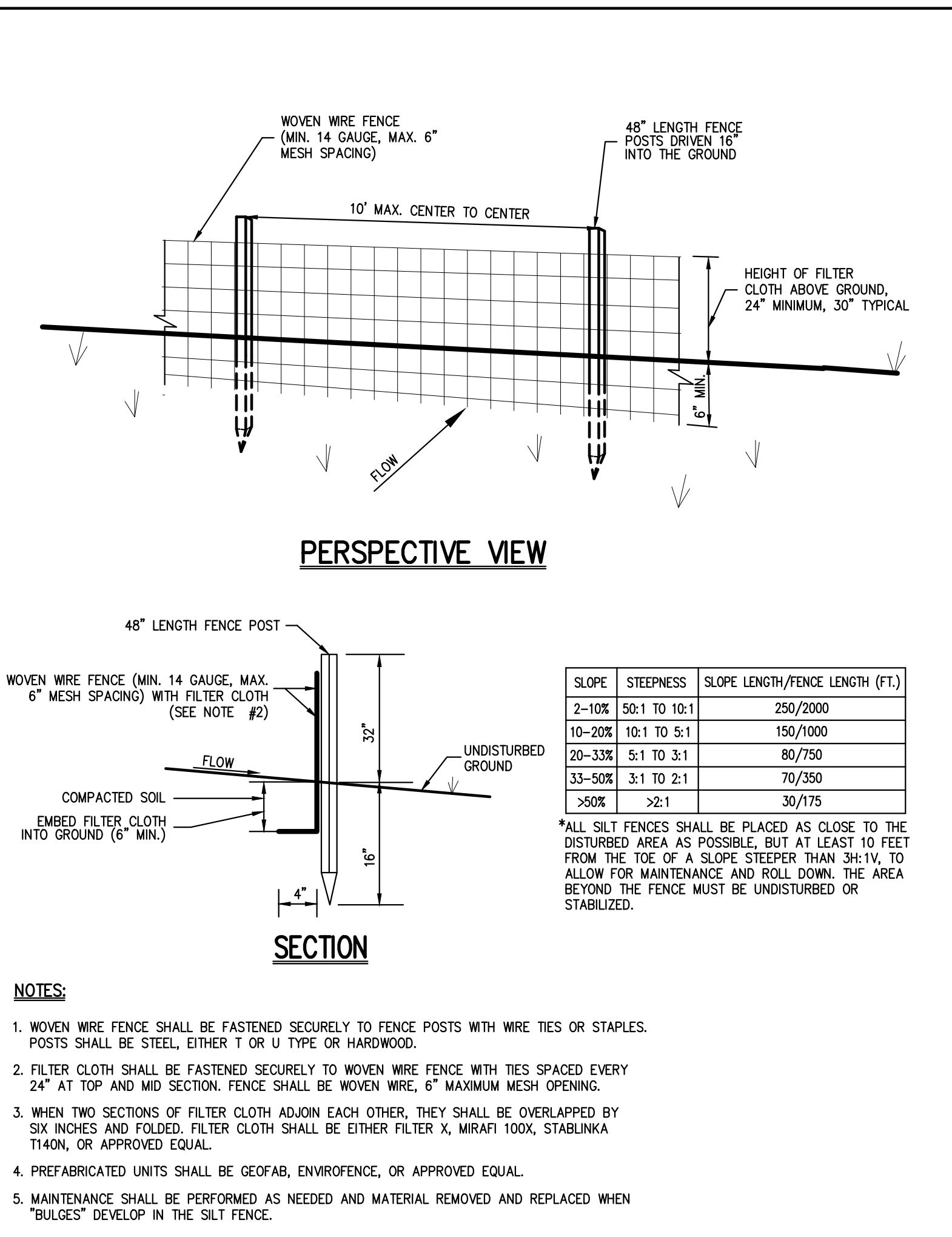


APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CARTHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 JOSEPH M. CERWELLE, PE, KSCJ CONSULTING CONSULTING TOWN ENGINEERS
 DATE: _____



NOT FOR CONSTRUCTION

APPLICATION OWNER: AIRPORT CAMPUS I-V LLC 46 WESTCHESTER AVENUE FOUND RIDGE, NY 10576	
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC John Meyer Consulting, Inc. 120 BELFLORE ROAD • 4TH FLOOR, NY 10554 PHONE: 914.233.2222 • FAX: 914.233.2102 www.jmcpllc.com	PROJECT NO.: 15072 DATE: 10/06/2023 DRAWN BY: BMS CHECKED BY: AG SCALE: 1" = 60' PROJECT: AIRPORT CAMPUS I-V LLC SHEET: C-702 OF 702
REVISIONS: 1. PLANNING BOARD SUBMISSION DATE: 10/06/2023 BY: BMS	STATE OF NEW YORK COUNTY OF WESTCHESTER TOWN OF NORTH CASTLE VEHICLE ACCESS PLAN (GARBAGE TRUCK) AIRPORT CAMPUS I-V LLC 46 WESTCHESTER AVENUE FOUND RIDGE, NY 10576
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.	



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: 10/06/2023

DATE: 10/06/2023

APPROVED BY: TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: [Signature]

DATE: [Signature]

CONTRACTOR: JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, LLC

PROJECT: AIRPORT CAMPUS I-V LLC

ADDRESS: 46 WESTCHESTER AVENUE, POUND RIDGE, NY 10576

ARCHITECT: LESSARD DESIGN

ADDRESS: LEESBURG PIKE, 7TH FLOOR, VIENNA, VA 22182

SCALE: NOT TO SCALE

DATE: 10/06/2023

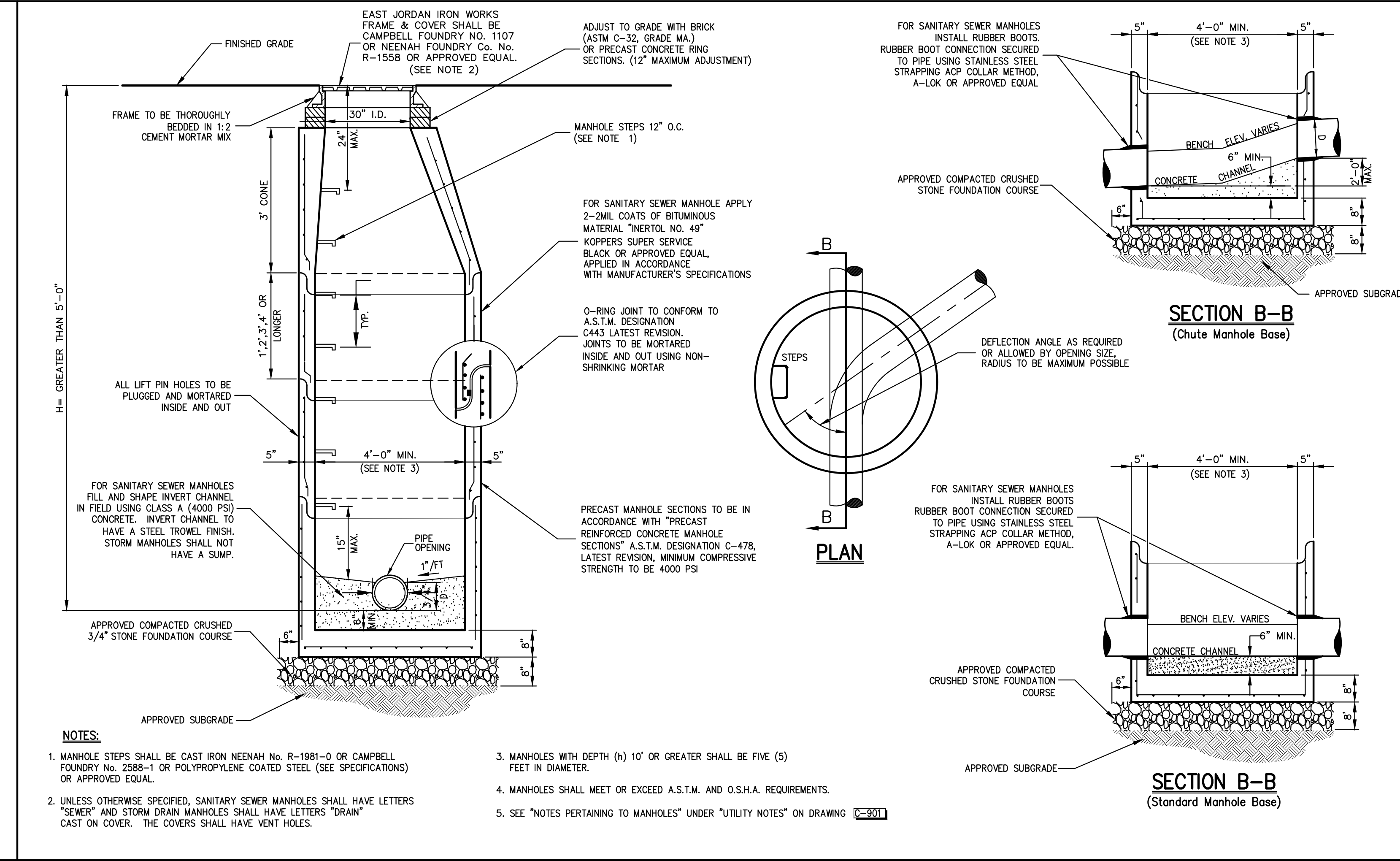
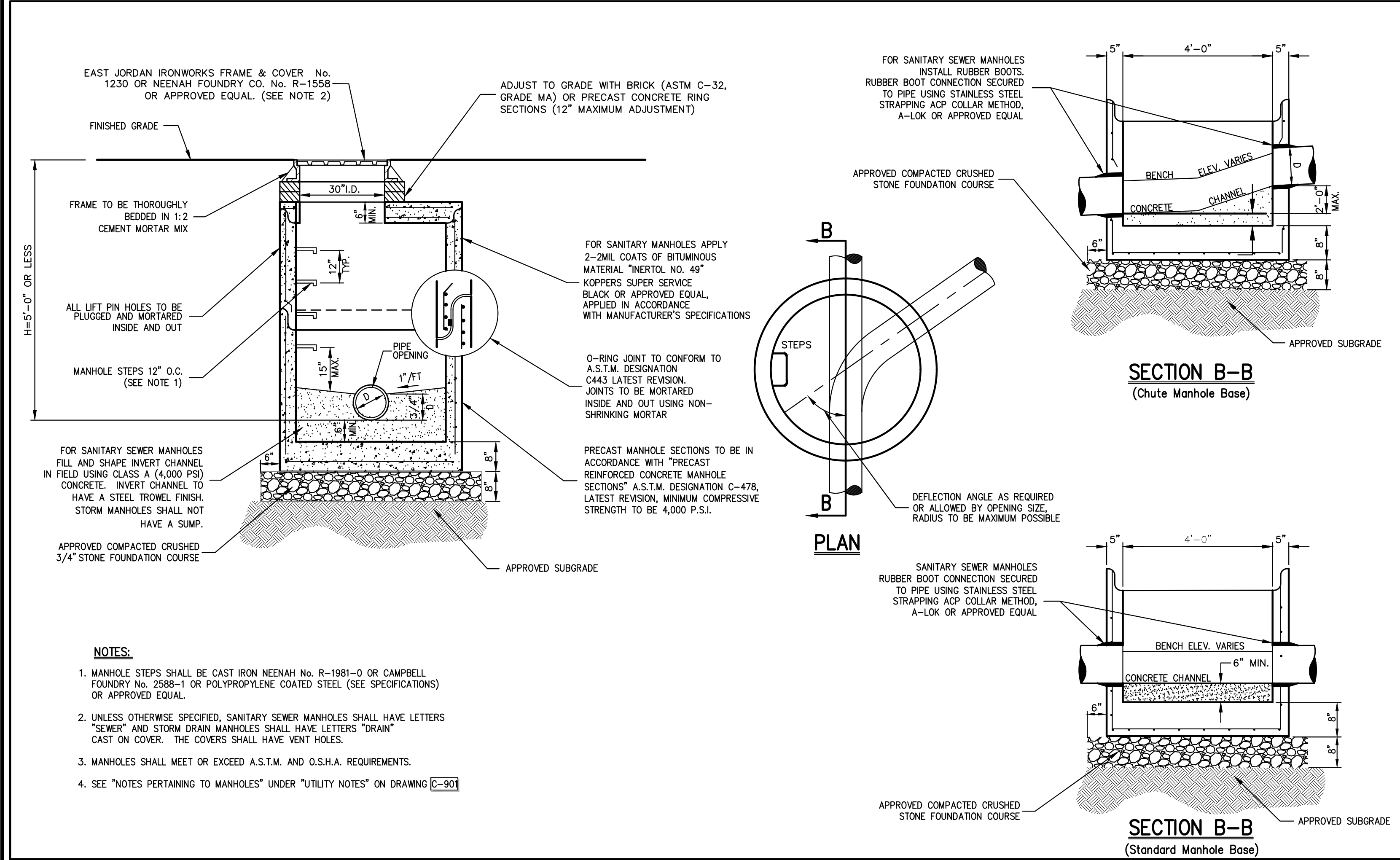
PROJECT NO.: 15072

NO. OF SHEETS: C-900

CURRENT SHEET: C-900

STATE OF NEW YORK: [Seal]

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 2609, SUBSECTION 2.



NOTES PERTAINING TO DRAIN INLETS

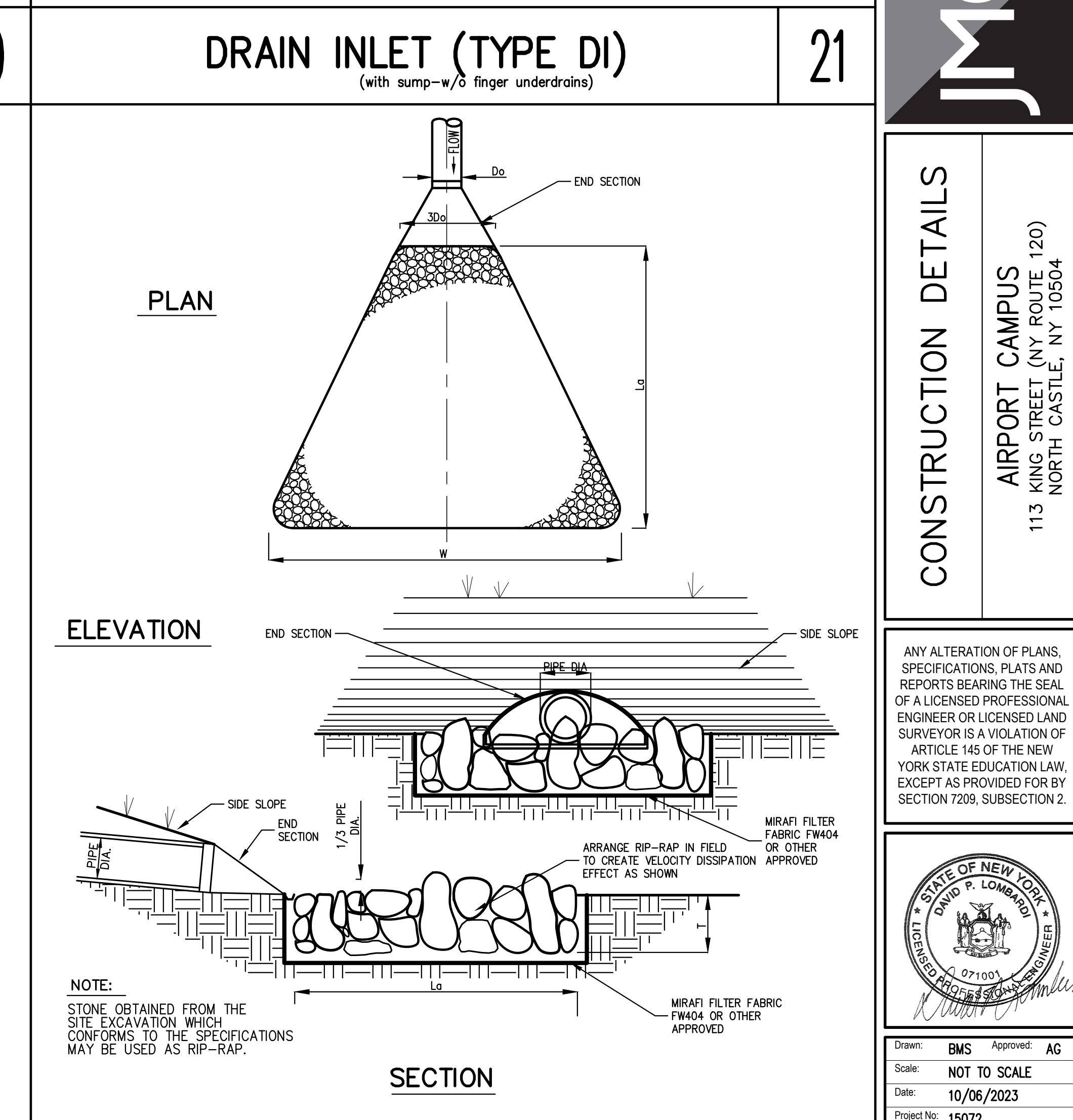
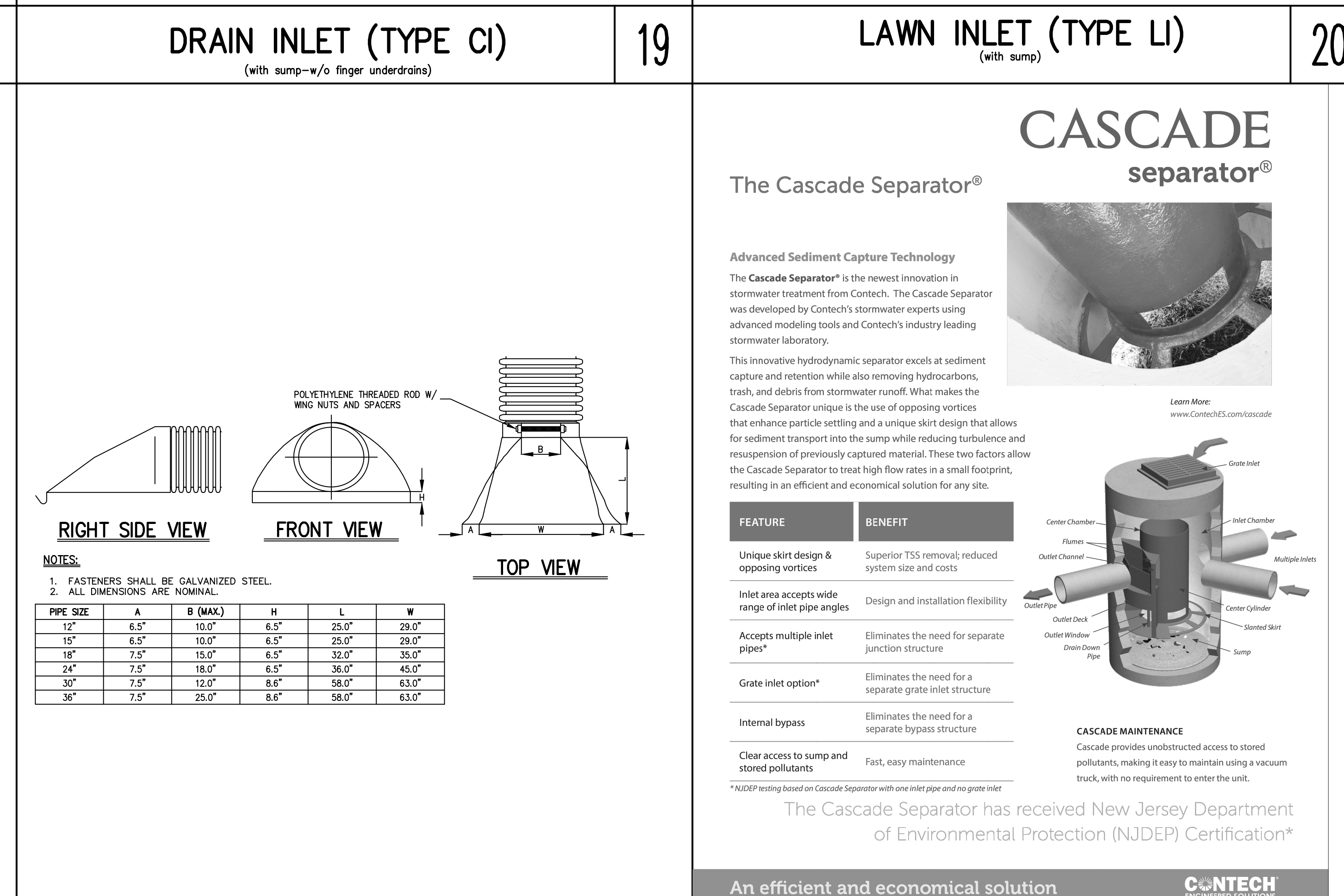
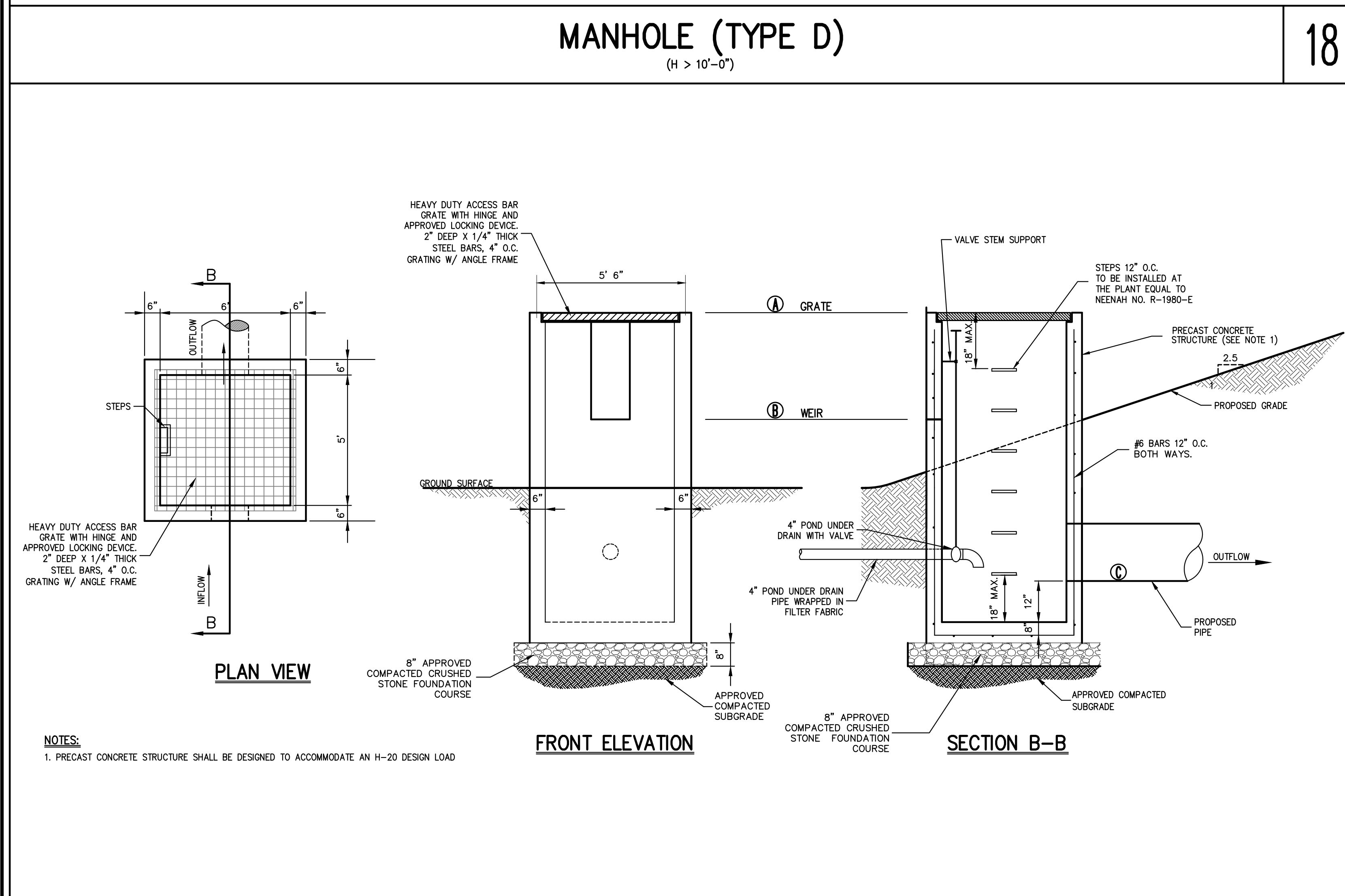
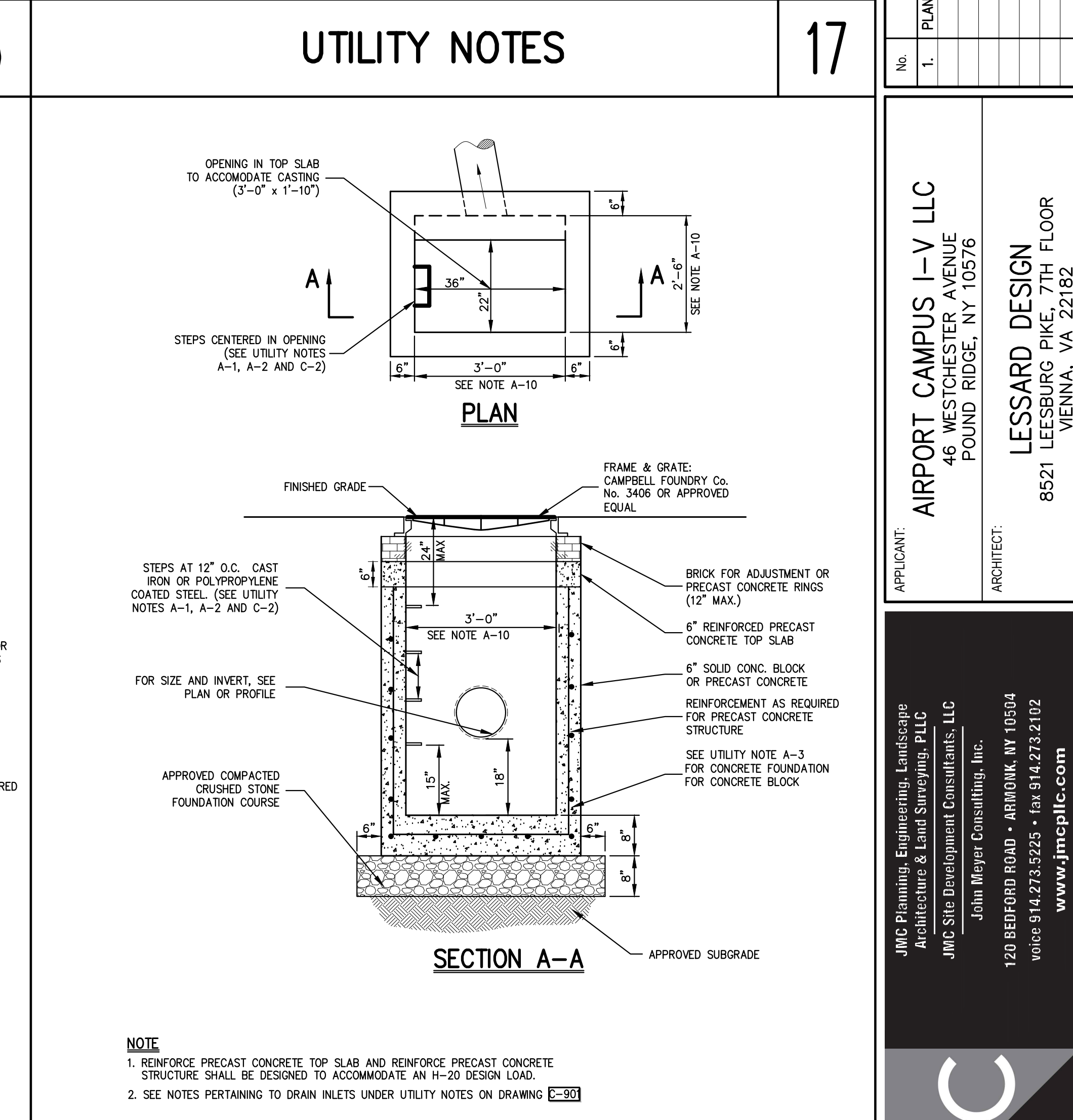
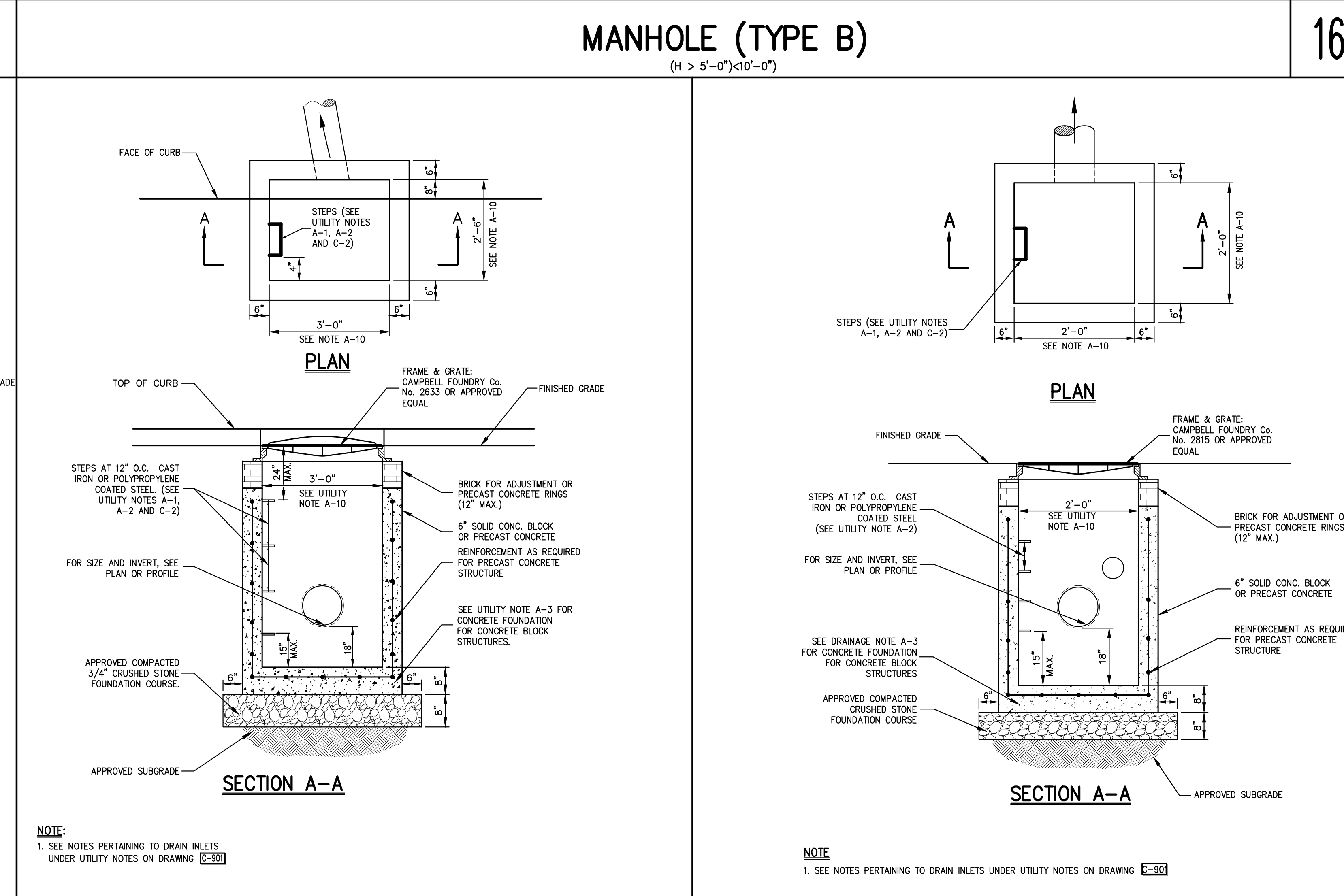
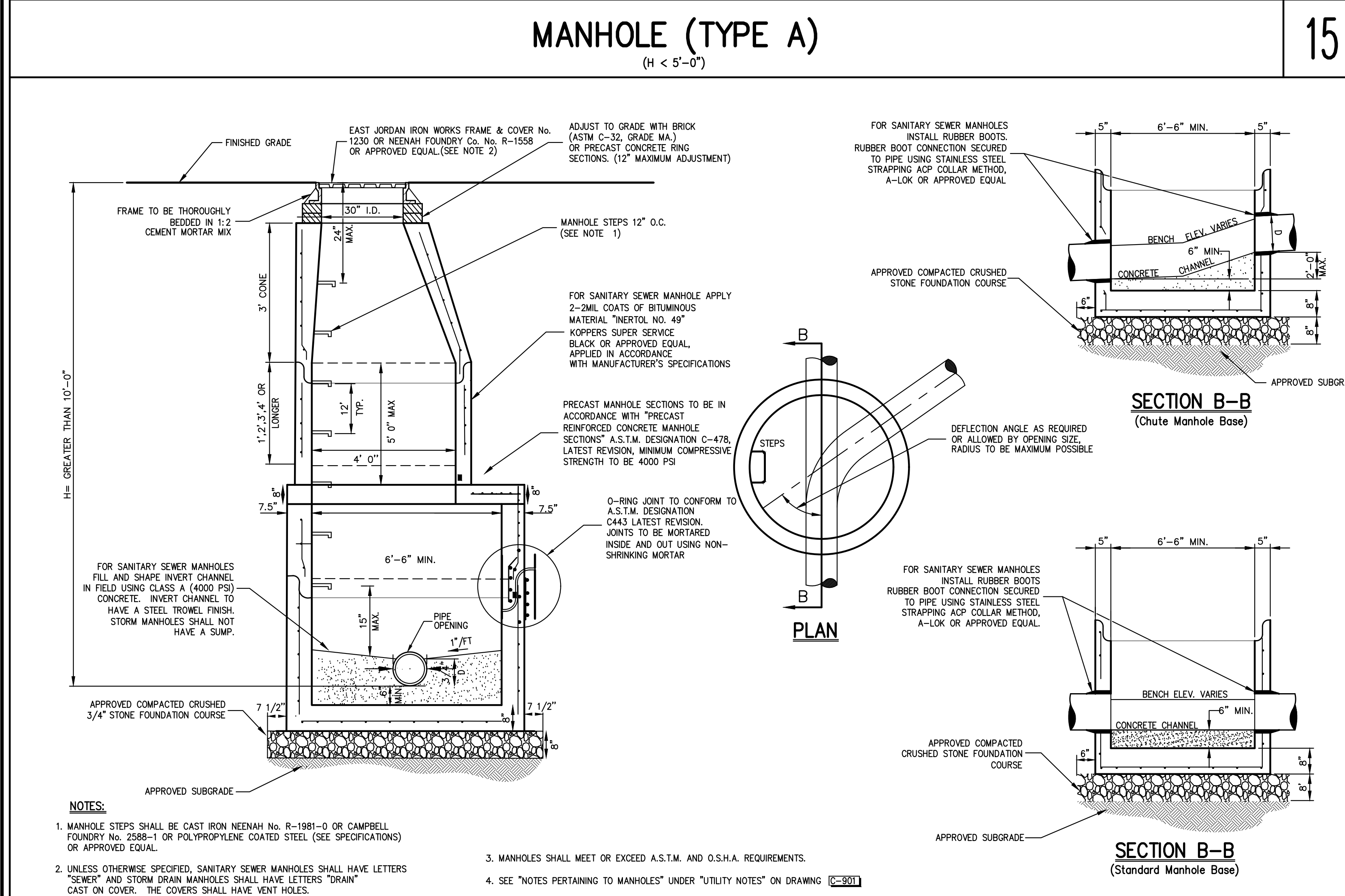
- STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS SHALL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SWAMP AS APPLICABLE).
- WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-476, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".
- FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A" (4000 PSI) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO Sika-Set as manufactured by the Sika Chemical Corp.
- FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.
- ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.
- PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.
- FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.
- FOR ALL STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4' FEET X 4' FEET.

NOTES PERTAINING TO MANHOLES

- PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-476. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.
- FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.
- FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.
- TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.
- INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.
- NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

- ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
- STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.



NOT FOR CONSTRUCTION

WATER QUALITY STRUCTURE

C-901

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: 10/06/2023

APPLICANT: AIRPORT CAMPUS I-V LLC

ARCHITECT: LESSARD DESIGN

APPLICANT: AIRPORT CAMPUS I-V LLC

ARCHITECT: LESSARD DESIGN

CONSTRUCTION DETAILS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 16-B OF THE NEW YORK STATE EXCAVATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 1709, SUBSECTION 2.

SCALE: NOT TO SCALE

DATE: 10/06/2023

PROJECT NO: 15072

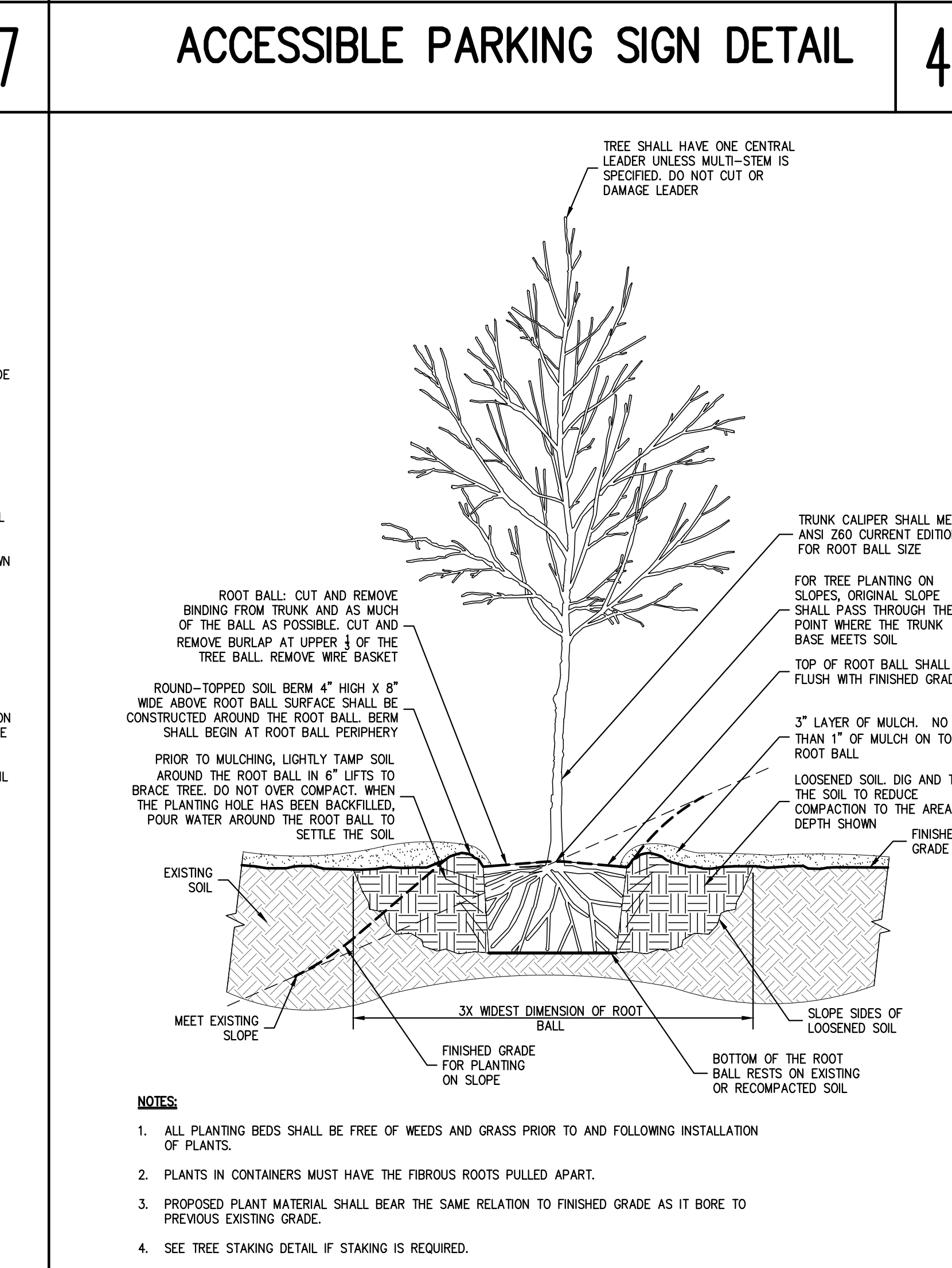
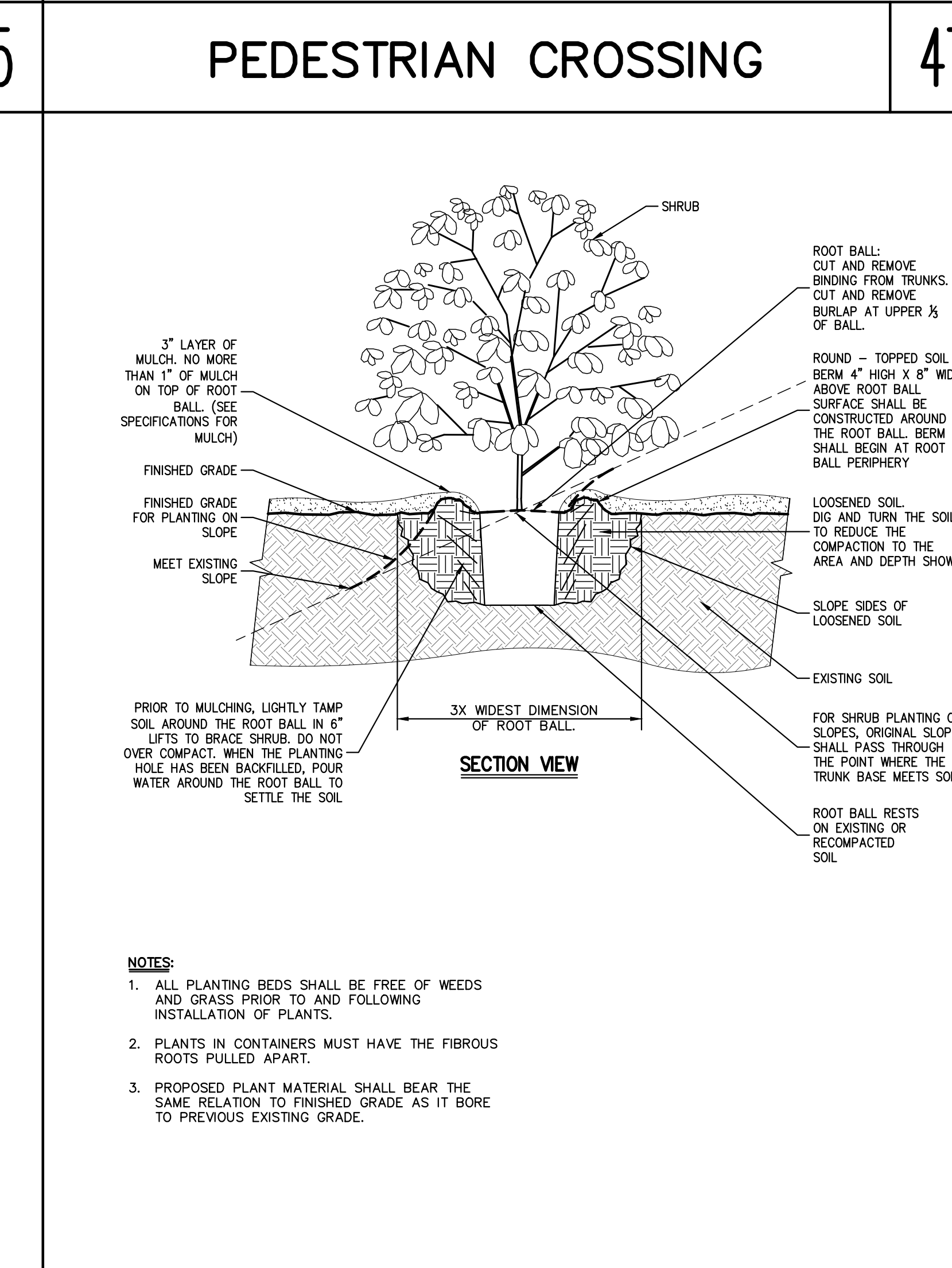
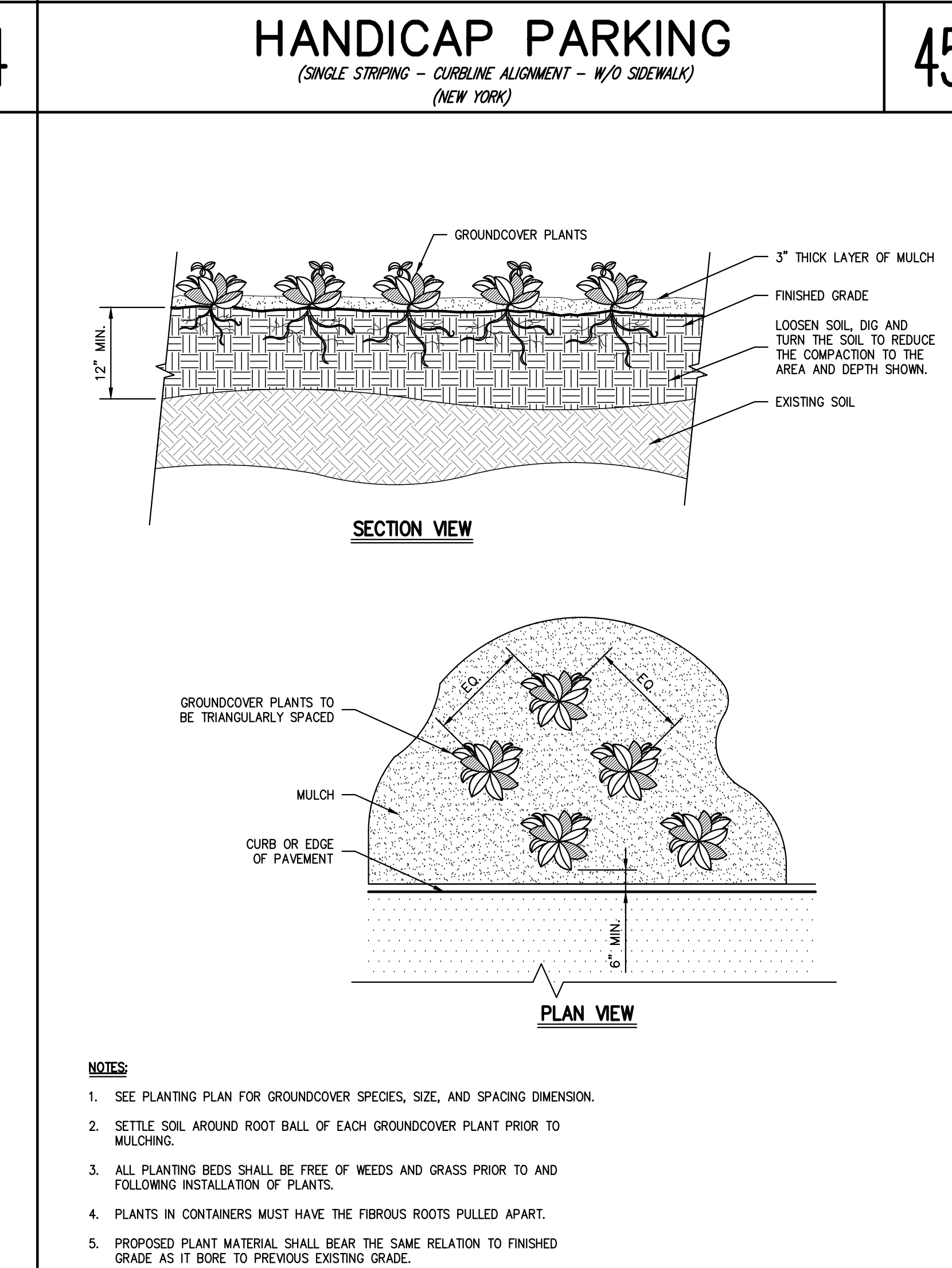
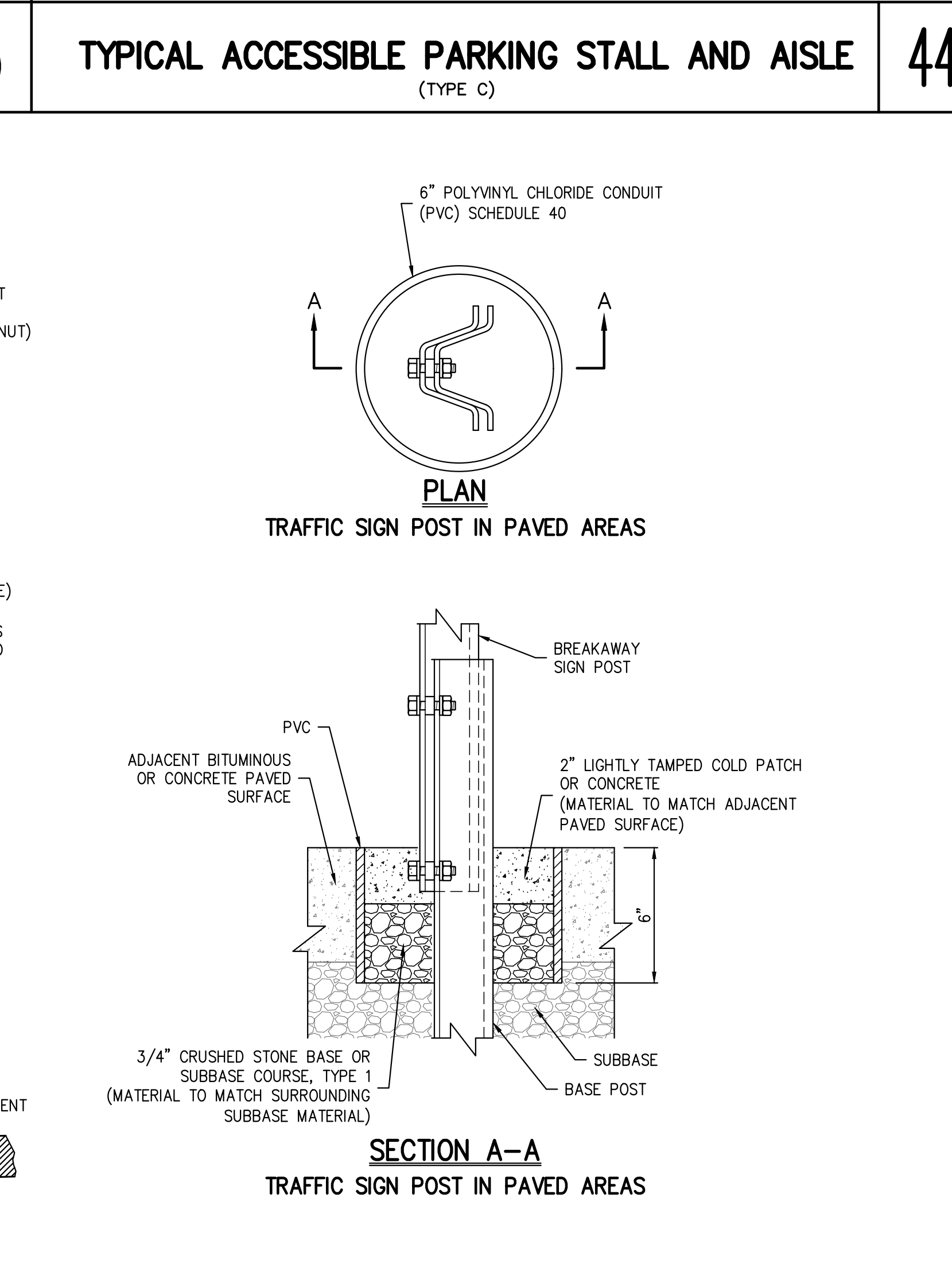
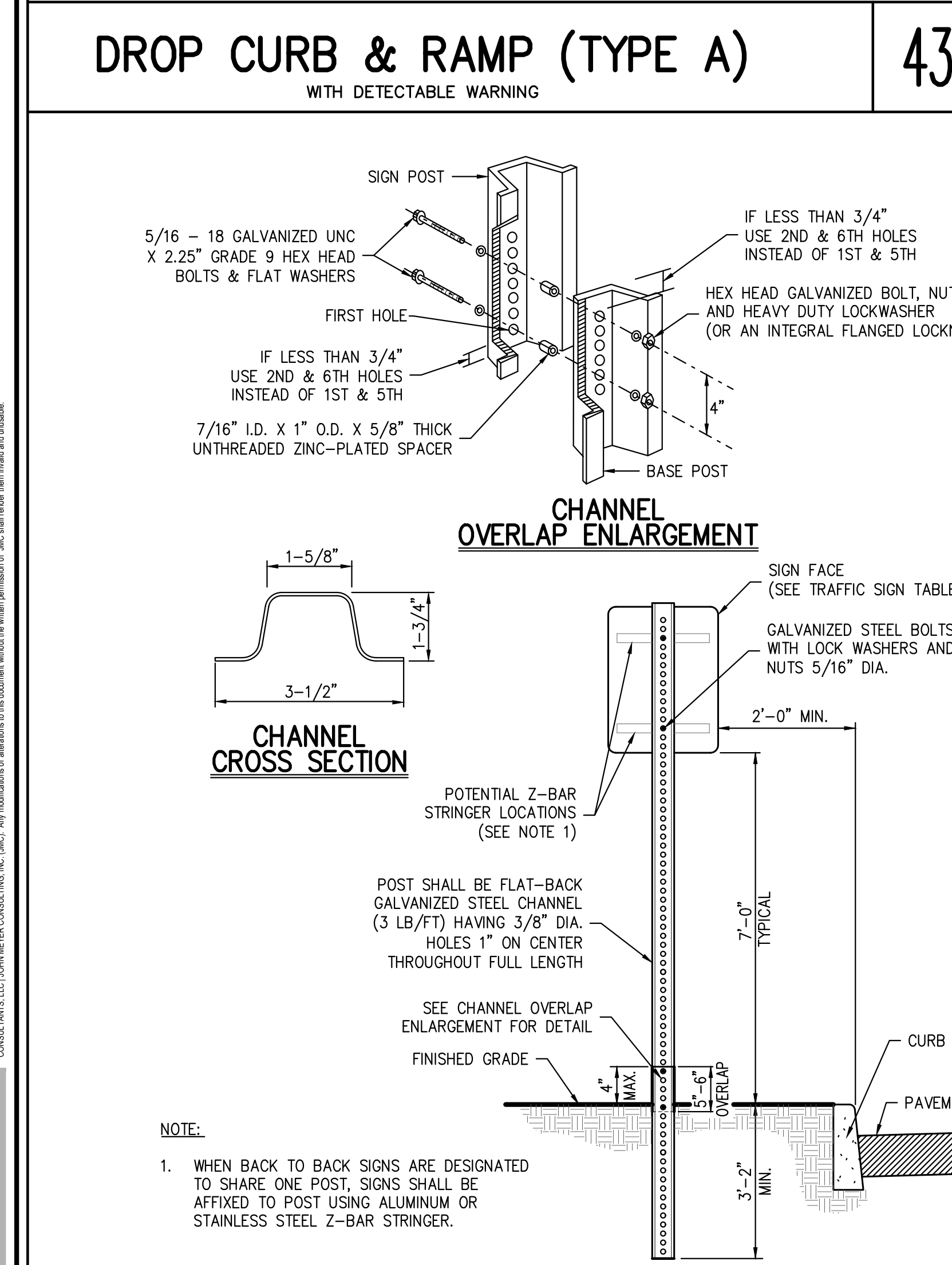
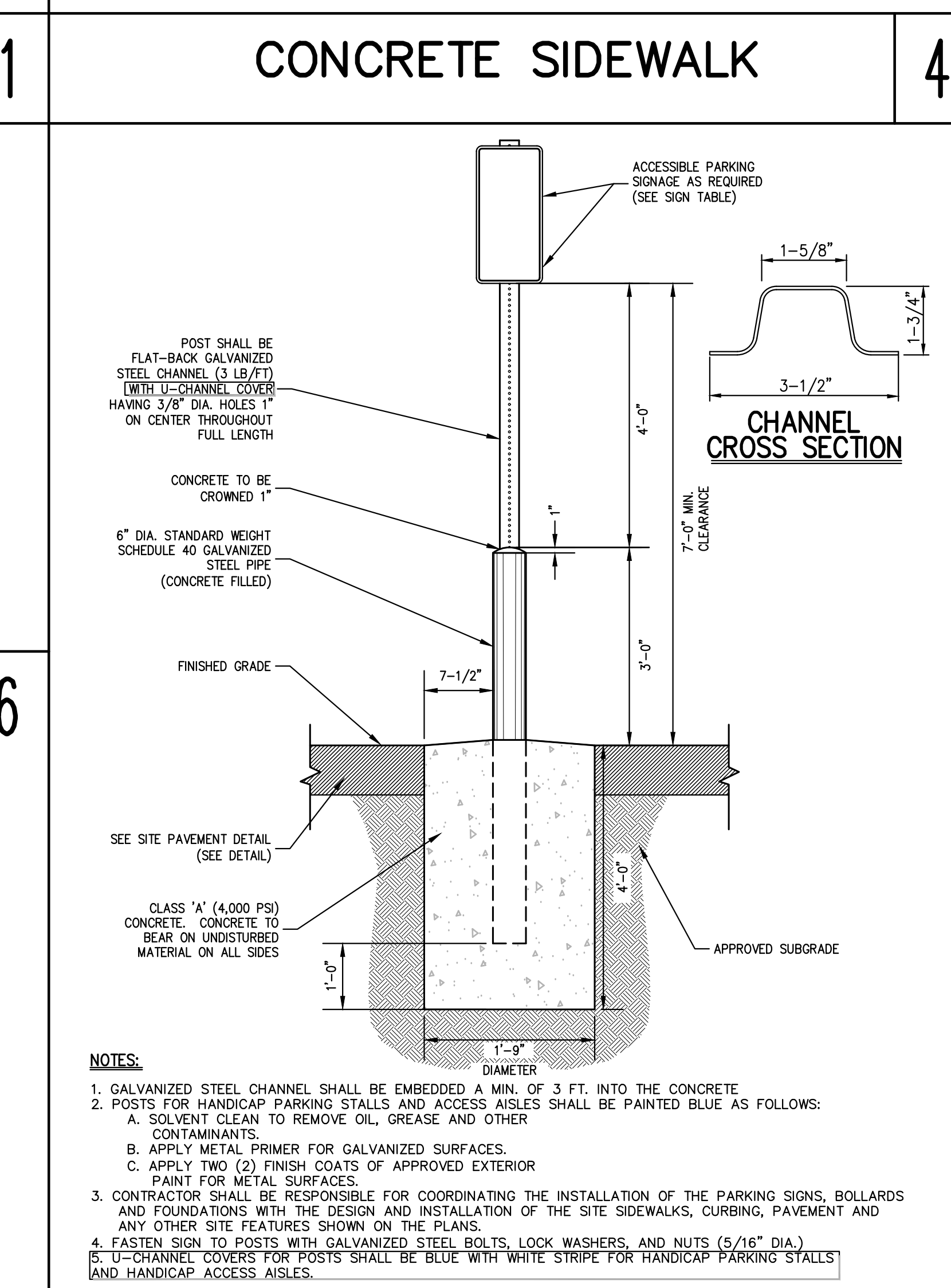
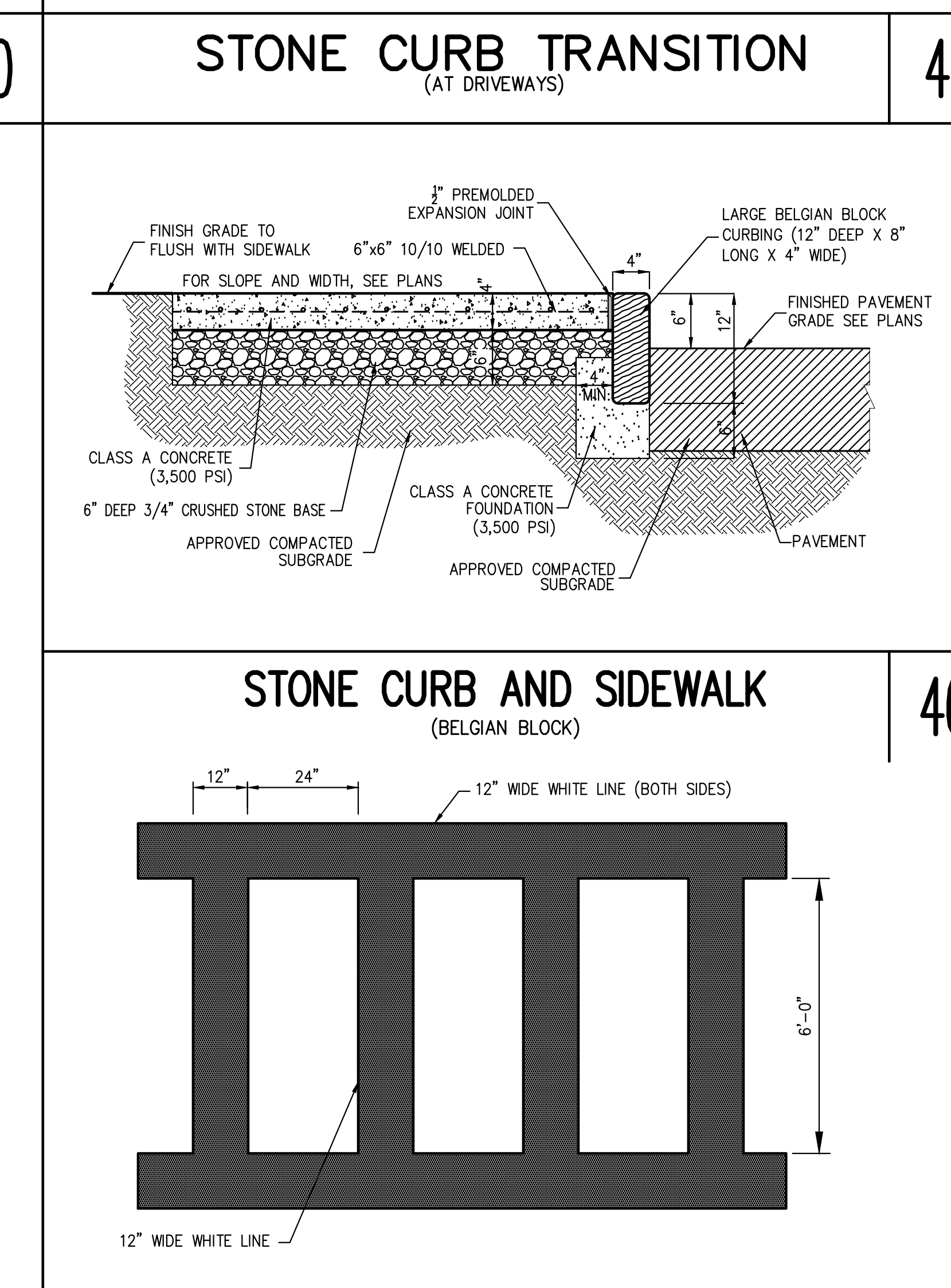
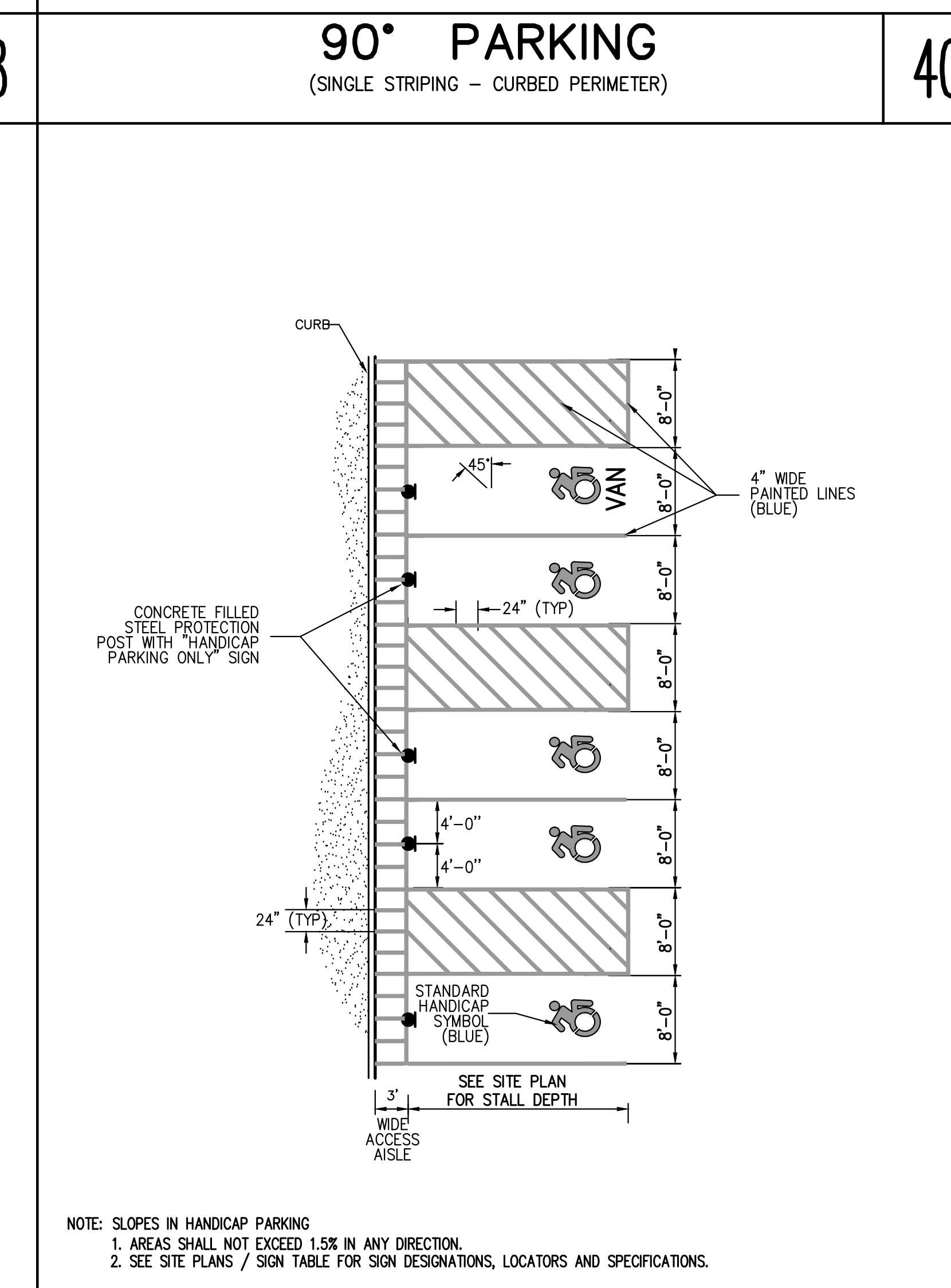
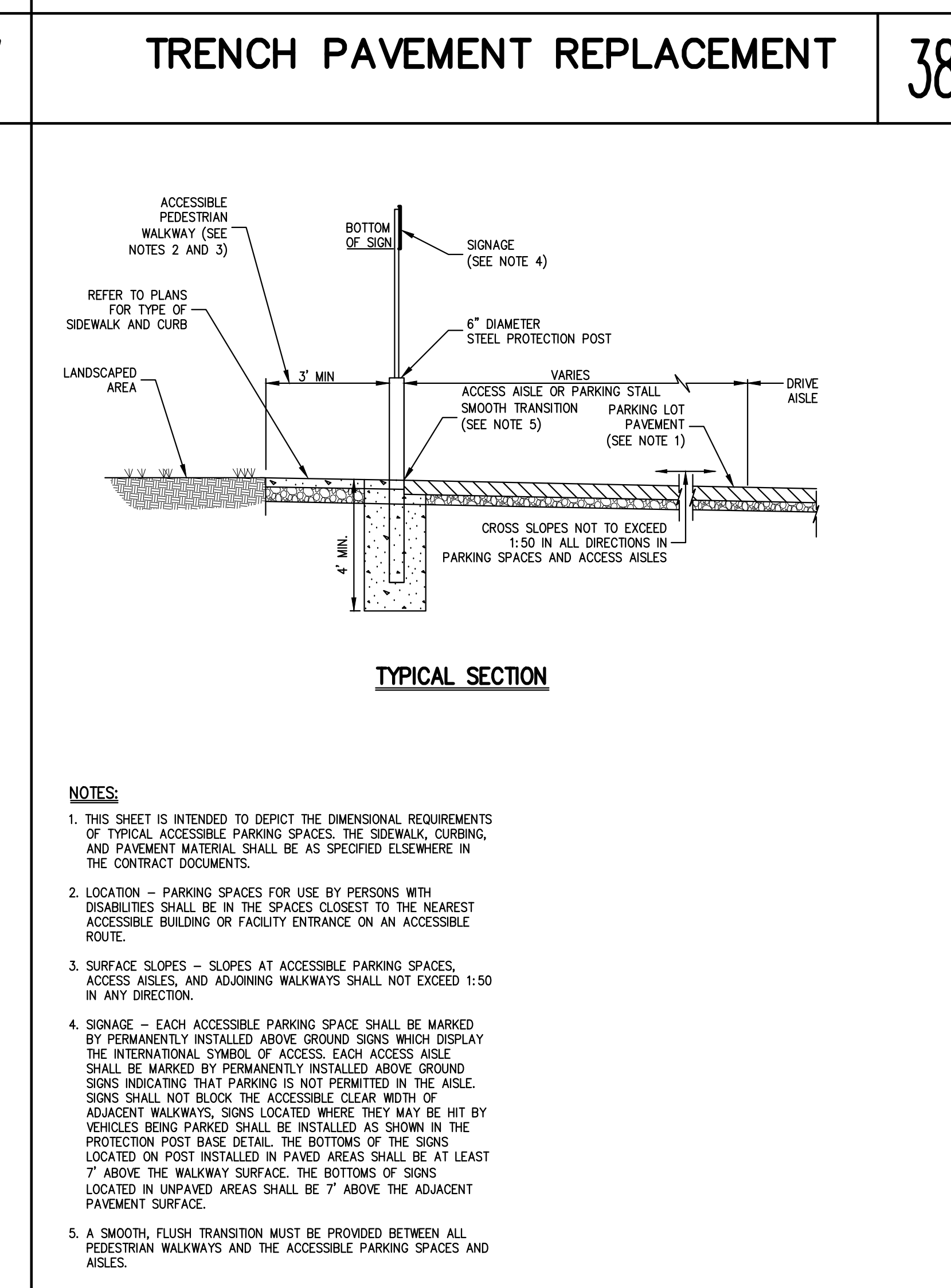
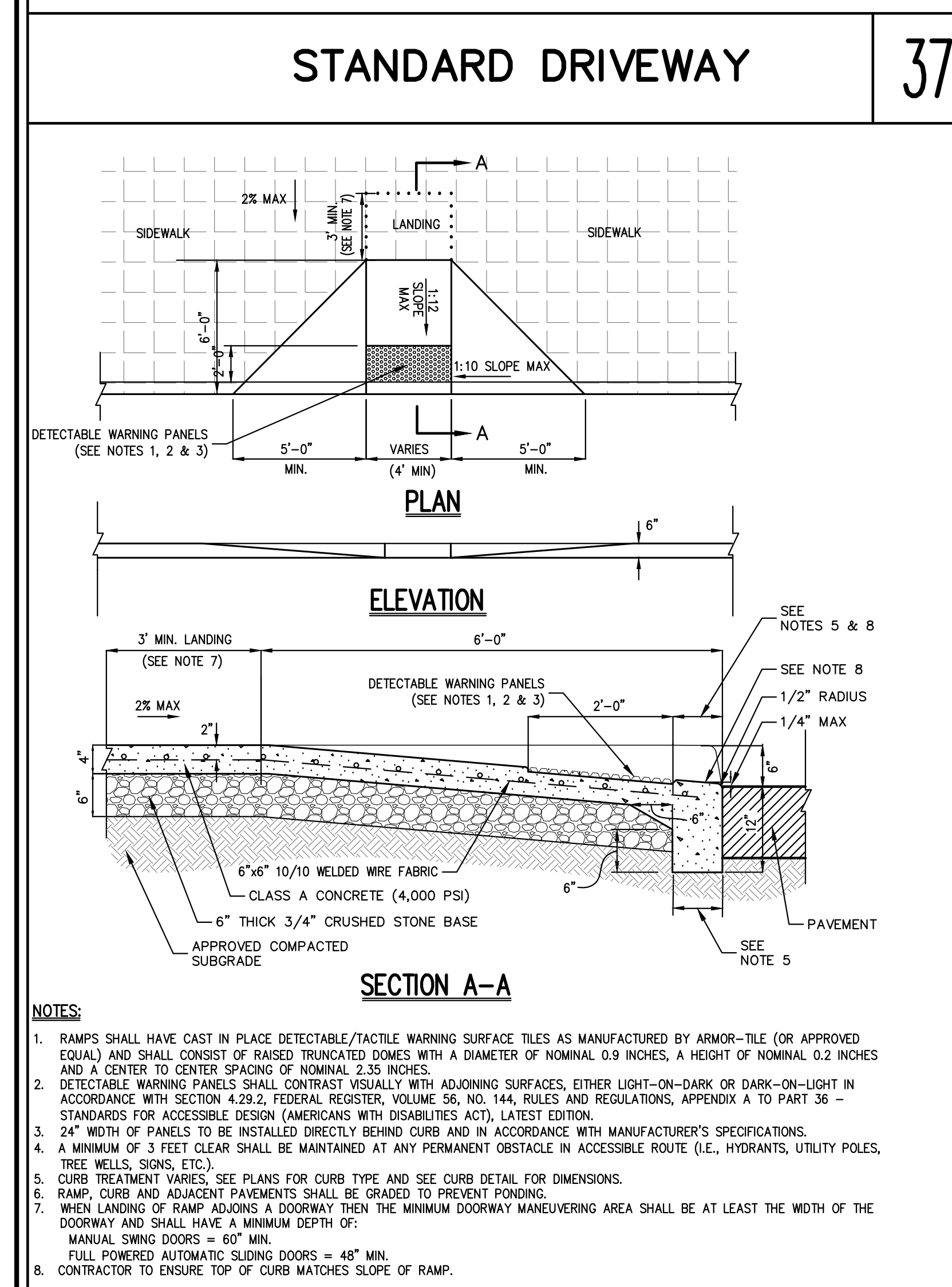
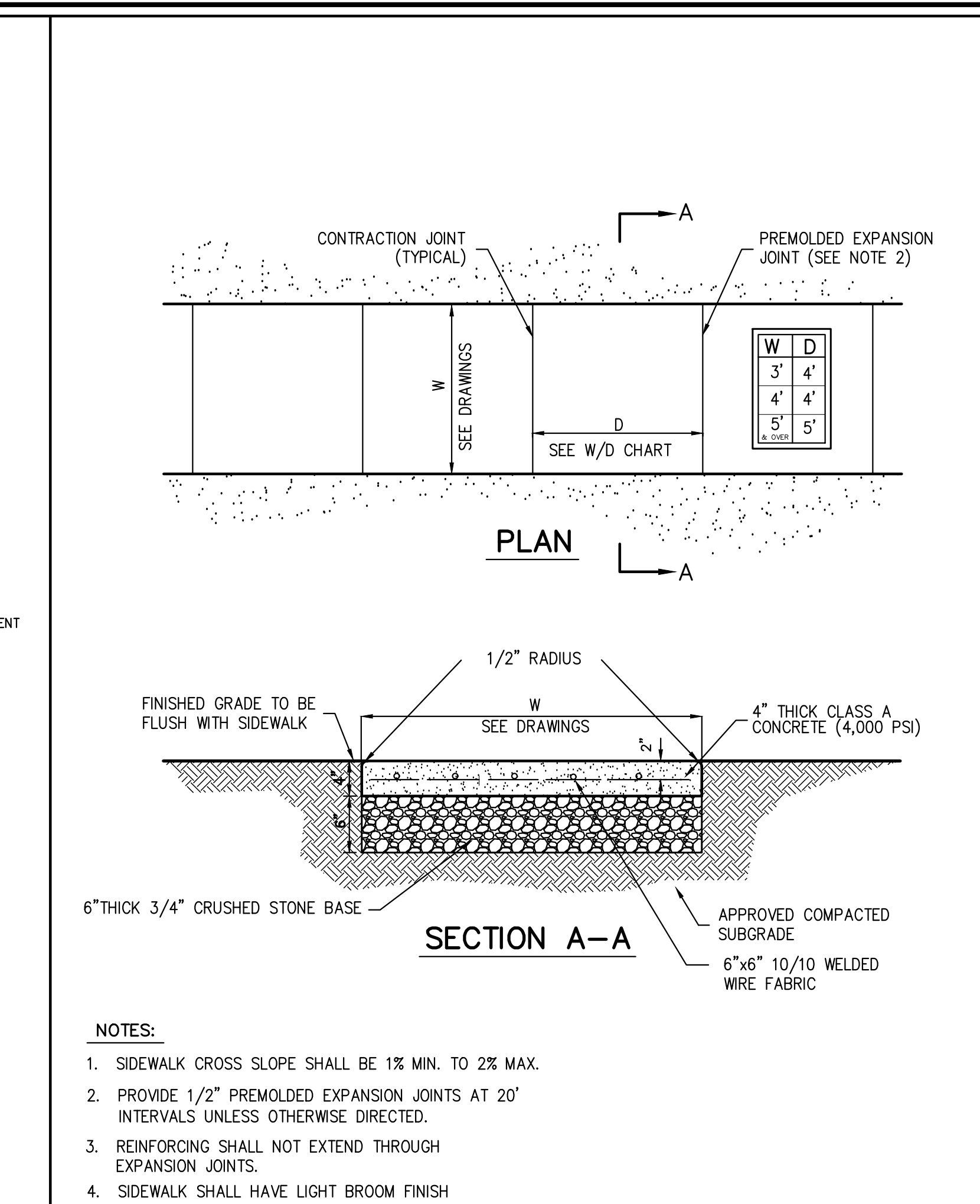
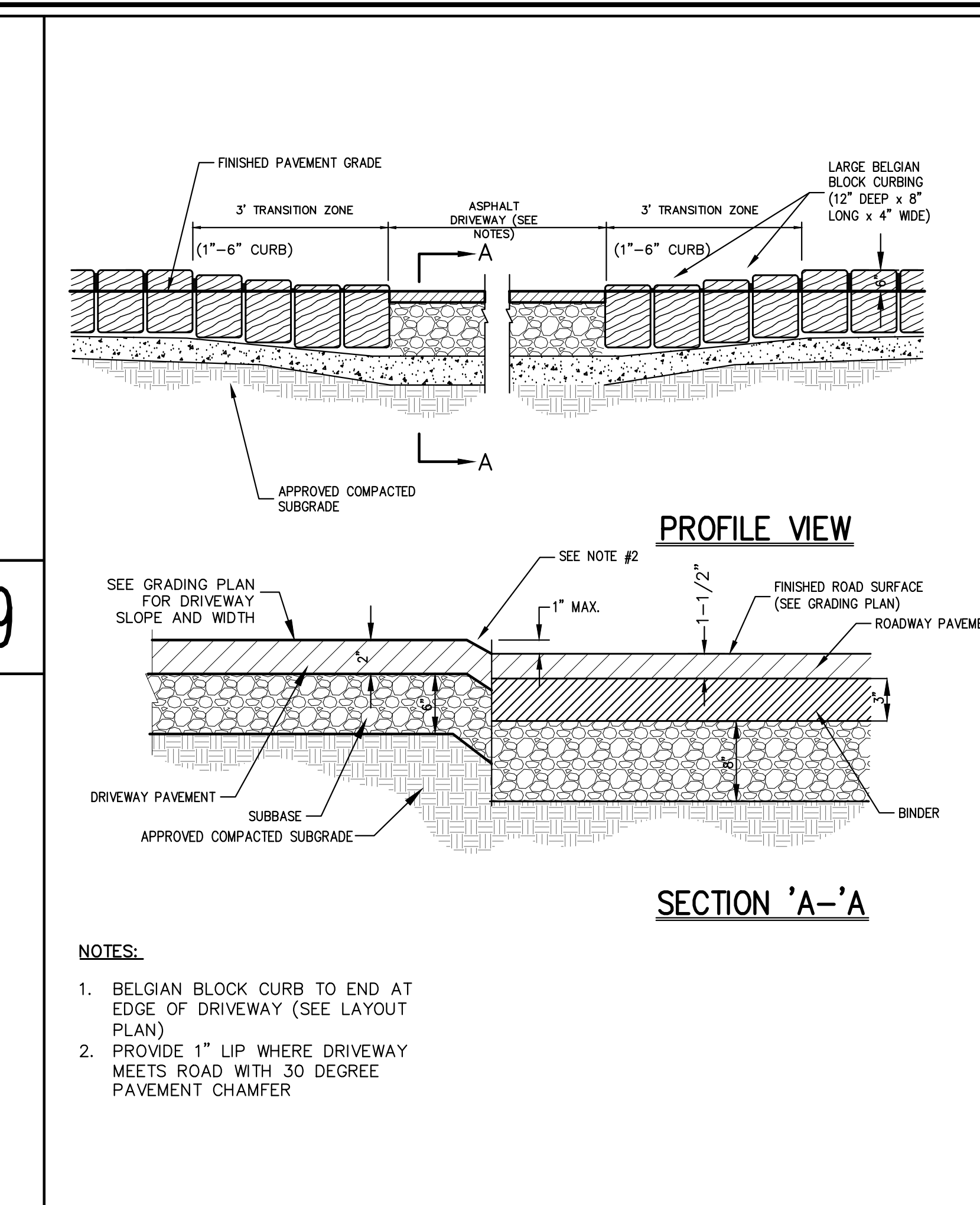
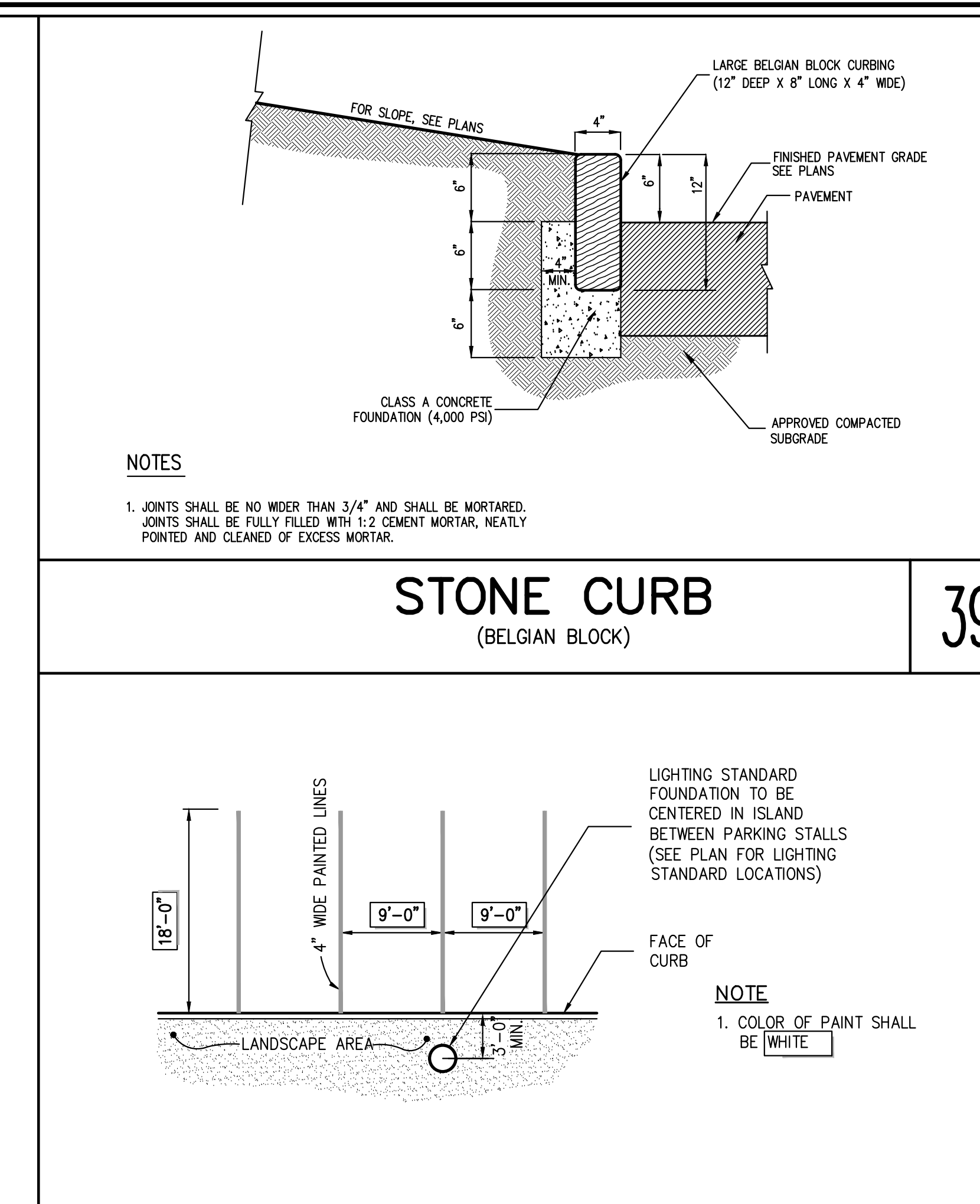
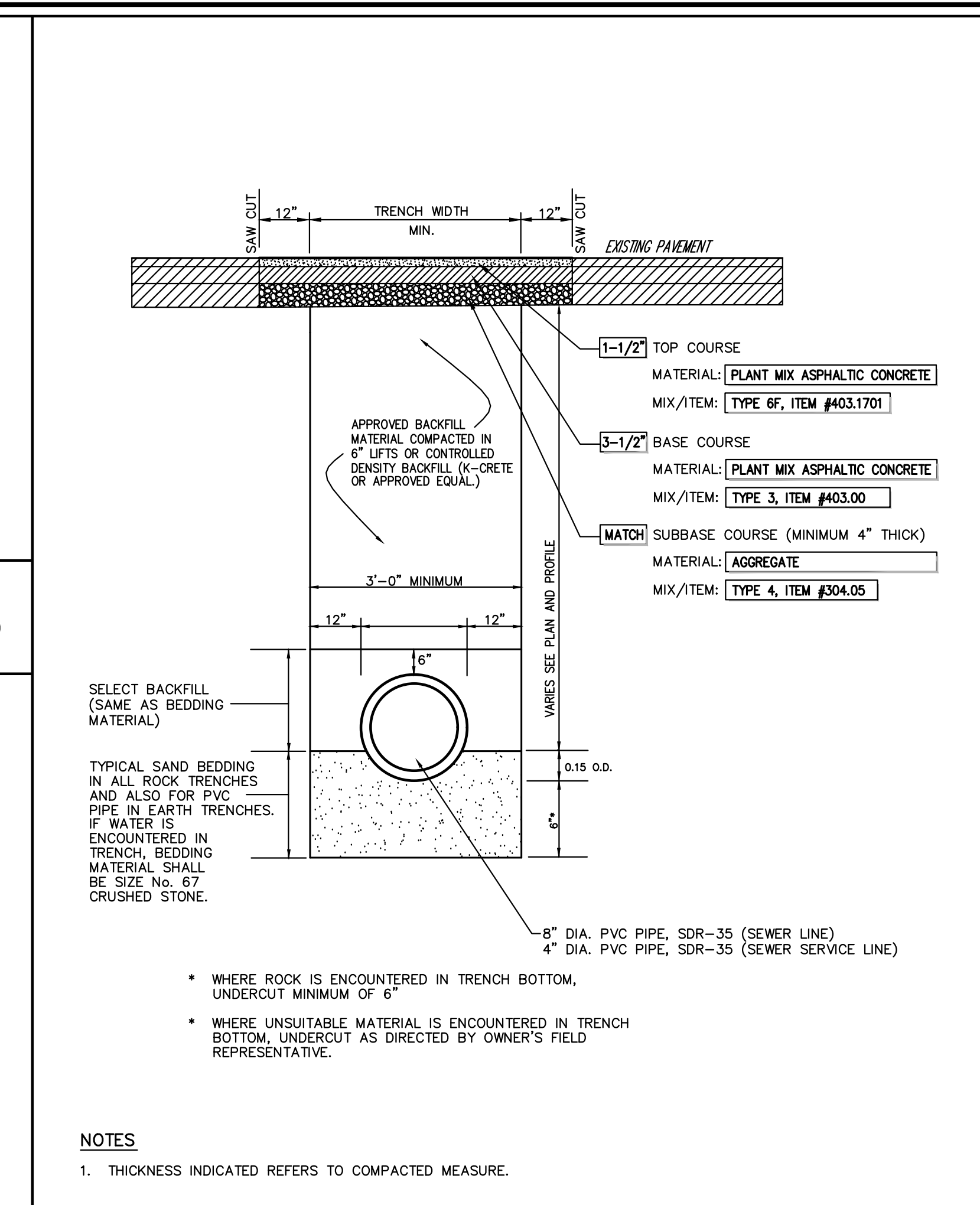
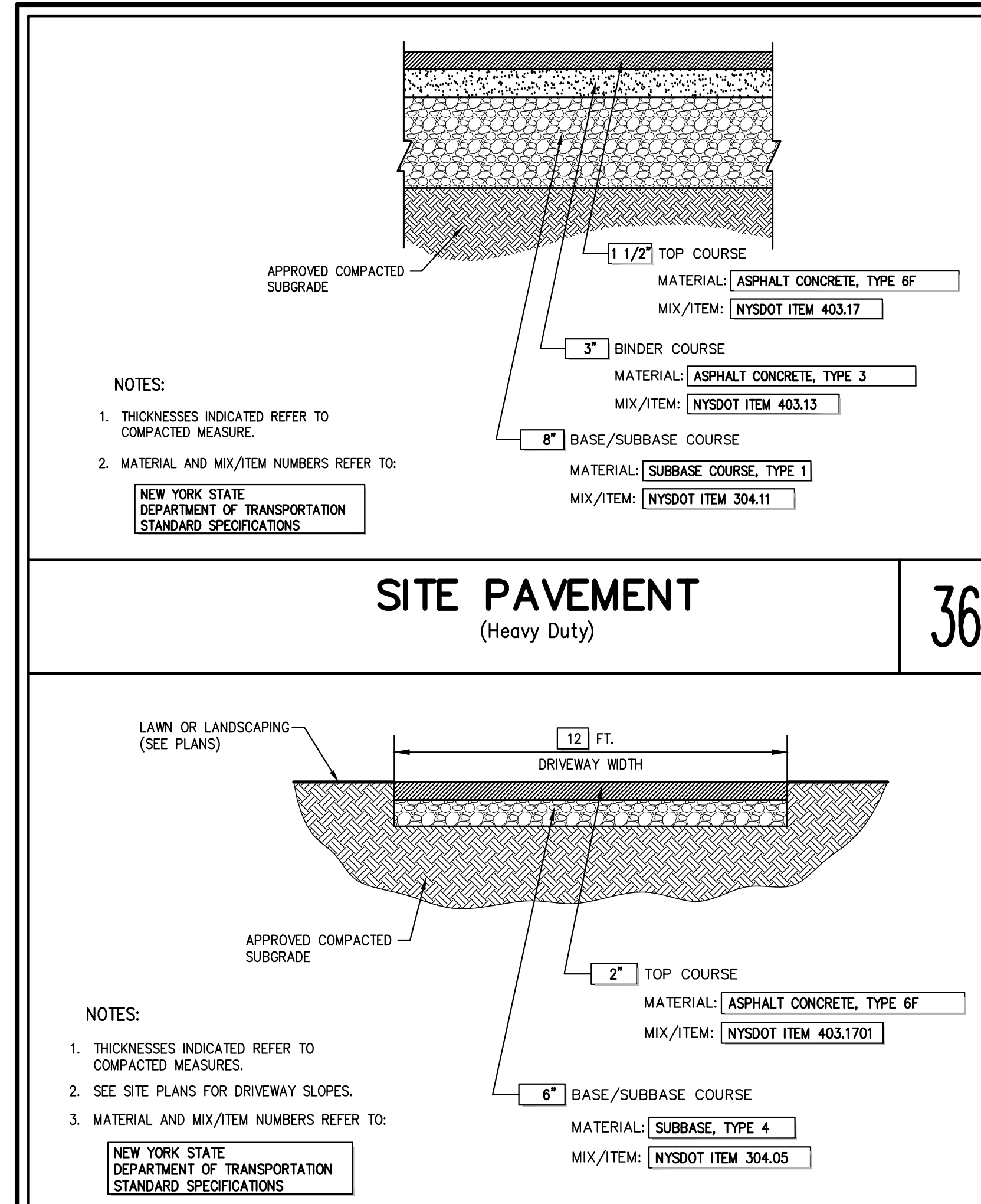
DATE: 10/06/2023

SCALE: NOT TO SCALE

DATE: 10/06/2023

PROJECT NO: 15072

DATE: 10/06/2023



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

DESIGNED BY: _____ DRAWN BY: _____

PROJECT NO: 15072

SCALE: NOT TO SCALE

DATE: 10/06/2023

MD-REVIS: 0-003

DRAWING NO: C-903

APPLICANT: AIRPORT CAMPUS I-LV LLC
46 WEST BEECHER AVENUE
POUND RIDGE, NY 10576

ARCHITECT: LESSARD DESIGN
8521 LEESBURG PIKE, 7TH FLOOR
VIENNA, VA 22182

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

MATCHLINE
MATCHLINE

NOTES:

- ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
- ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-TOXIC, FREE FROM WEEDS, BRANDED, AND UNBROKEN.
- PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
- ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
- ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
- PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISTORTIONS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTERNAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BARE-ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
- ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING FEATURE TO BE REMOVED
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED SAWCUT LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB AND RAMP
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED CONCRETE APRON
- PROPOSED MULCH TRAIL
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- 2-4" WIDE YELLOW LINES 8" O.C.
- 12" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS

SEED MIXES:

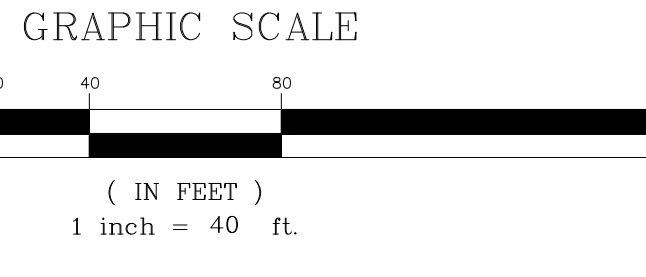
- SEED MIX #1** 1. WETLAND RESTORATION SEED MIX SHALL BE ERNST FACW WETLAND MEADOW MIX
SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING: GRASS RYE (1 SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MULET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG; 10 LBS/ACRE).
- SEED MIX #2** 2. DETENTION BASIN SEED MIX SHALL BE ERNST NATIVE DETENTION AREA MIX ITEM NUMBER: ERNMX-183
SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT FOR A COVER CROP. GRASS RYE (1 SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MULET (1 MAY TO 31 AUG; 10 LBS/ACRE), GRASSES & GRASS-LIKE SPECIES - HERBACEOUS PERENNIAL; STORMWATER MANAGEMENT
3. SLOPE SEED MIX SHALL BE ERNST NATIVE STEEP SLOPE MIX W/GRASS RYE ITEM NUMBER: ERNMX-181-2 WHICH SHALL BE INSTALLED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR GREATER, EXCEPT IN LOCATIONS BETWEEN TOWNHOME UNITS, AND/OR AS DIRECTED BY PROJECT ENGINEER/LANDSCAPE ARCHITECT.
SEEDING RATE: 75 LB PER ACRE EROSION CONTROL & REVEGETATION, GRASSES & GRASS-LIKE SPECIES - HERBACEOUS PERENNIAL; HERBACEOUS FLOWERING SPECIES - HERBACEOUS PERENNIAL. USE THIS FORMULA WITH GRASS RYE AS A COVER CROP (FROM AUGUST 1ST-FEBRUARY 15TH).



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CATHY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 JOSEPH M. GEMELLE, PE
 1502 CONSULTING
 CONSULTING TOWN ENGINEERS

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
ACC	84	Abies concolor / White Fir	6' - 8' HT.	B & B	
PA	71	Picea abies / Norway Spruce	8' - 10' HT.	B & B	
PG	67	Picea glauca / White Spruce	8' - 10' HT.	B & B	
PS	83	Pinus strobus / White Pine	6' - 8' HT.	B & B	
TO	40	Thuja x 'Green Giant' / Green Giant Arborvitae	6' - 8' HT.	B & B	
FLOWERING & UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AC	107	Acer rubrum canadensis / Shadblow Serviceberry	8' - 10' HT.	B & B	
BN	27	Betula nigra 'Heritage' / Heritage River Birch	7' - 8' HT.	B & B	
CC	45	Cercis canadensis / Eastern Redbud Multi-trunk	8' - 10' HT.	B & B	
CFW	34	Cornus florida 'White' / White Flowering Dogwood	8' - 10' HT.	B & B	
CFR	41	Cornus florida rubra / Pink Flowering Dogwood	8' - 10' HT.	B & B	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AG	28	Acer rubrum 'October Glory' / October Glory Maple	3" - 3 1/2" Cal.	B & B	
AB2	22	Acer rubrum 'Bowhall' / Bowhall Red Maple	2 1/2" - 3" Cal.	3" Cal	
AR	42	Acer rubrum 'Red Sunset' / Red Maple 'Red Sunset'	3" - 3 1/2" Cal.	B & B	
LS2	6	Liquidambar styraciflua / Sweet Gum	2" - 2 1/2" CAL.	B & B	
LS	18	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	2" - 2 1/2" CAL.	B & B	
NS	25	Nyssa sylvatica / Black gum	2" - 2 1/2" CAL.	B & B	
PO	9	Platanus occidentalis / American Sycamore	3" - 3 1/2" CAL.	B & B	
PR	9	Prunus serotina / Black Cherry	2" - 2 1/2" CAL.	B & B	
QA	17	Quercus alba / White Oak	2" - 3 1/2" CAL.	B & B	
QB	14	Quercus bicolor / Swamp White Oak	2" - 2 1/2" CAL.	B & B	
QM2	18	Quercus macrocarpa / Burr Oak	2 1/2" - 3" CAL.	B & B	
QP	35	Quercus palustris / Pin Oak	2" - 3 1/2" CAL.	B & B	
QR	33	Quercus rubra / Red Oak	2" - 3 1/2" CAL.	B & B	
TD	11	Taxodium distichum / Bald Cypress	2 1/2" - 3" CAL.	B & B	
UA	5	Ulmus americana / American Elm 'Princeton'	3" - 3 1/2" CAL.	B & B	



NOT FOR CONSTRUCTION

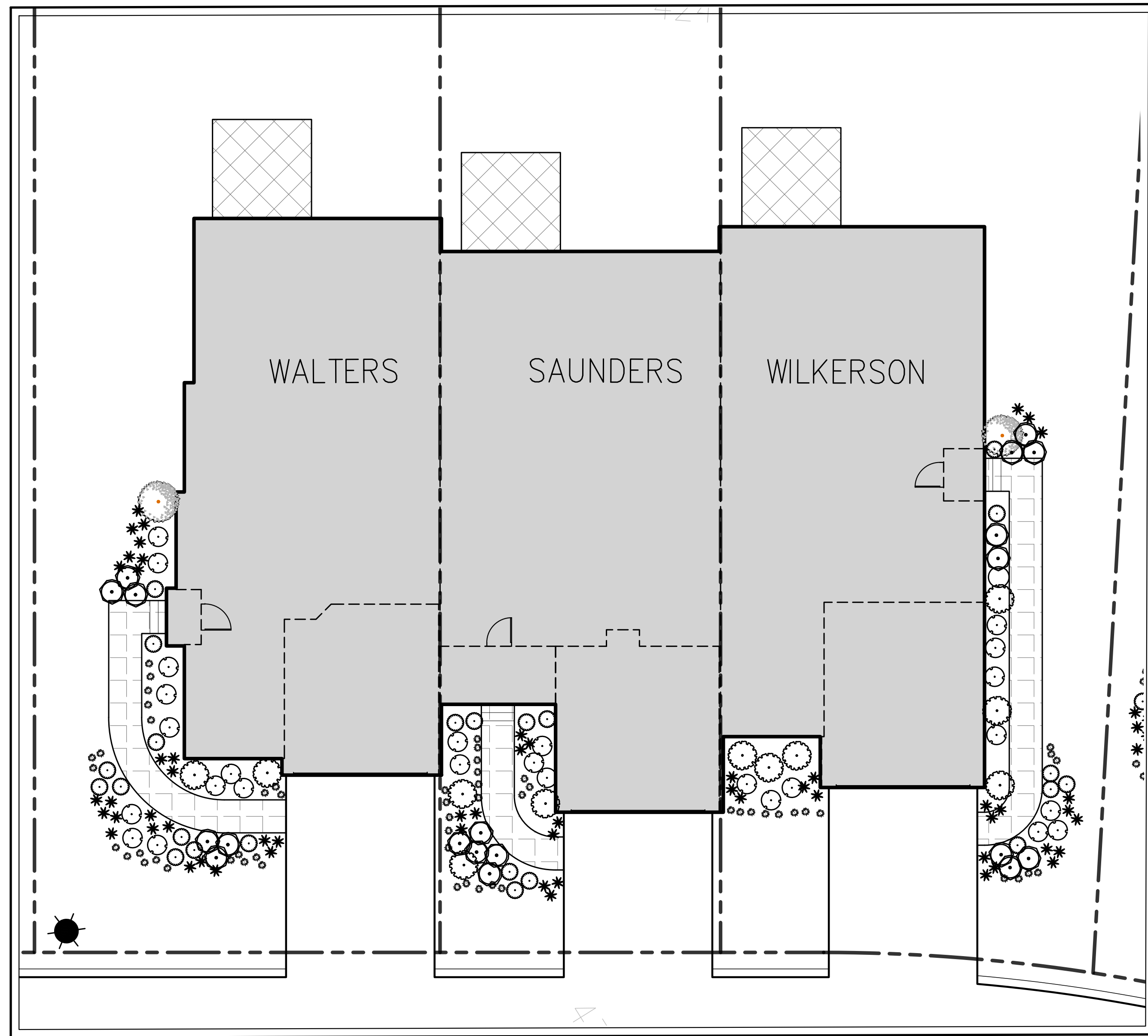
APPLICANT/TOWN: AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUNTAIN, NY 10876

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 120 BEGFORD ROAD - ARMONK, NY 10504
 VOICES 914.233.2222 FAX 914.233.2102
 www.jmcpllc.com

LANDSCAPE PLAN
 AIRPORT CAMPUS
 113 NORTH CASTLE, NY 10504

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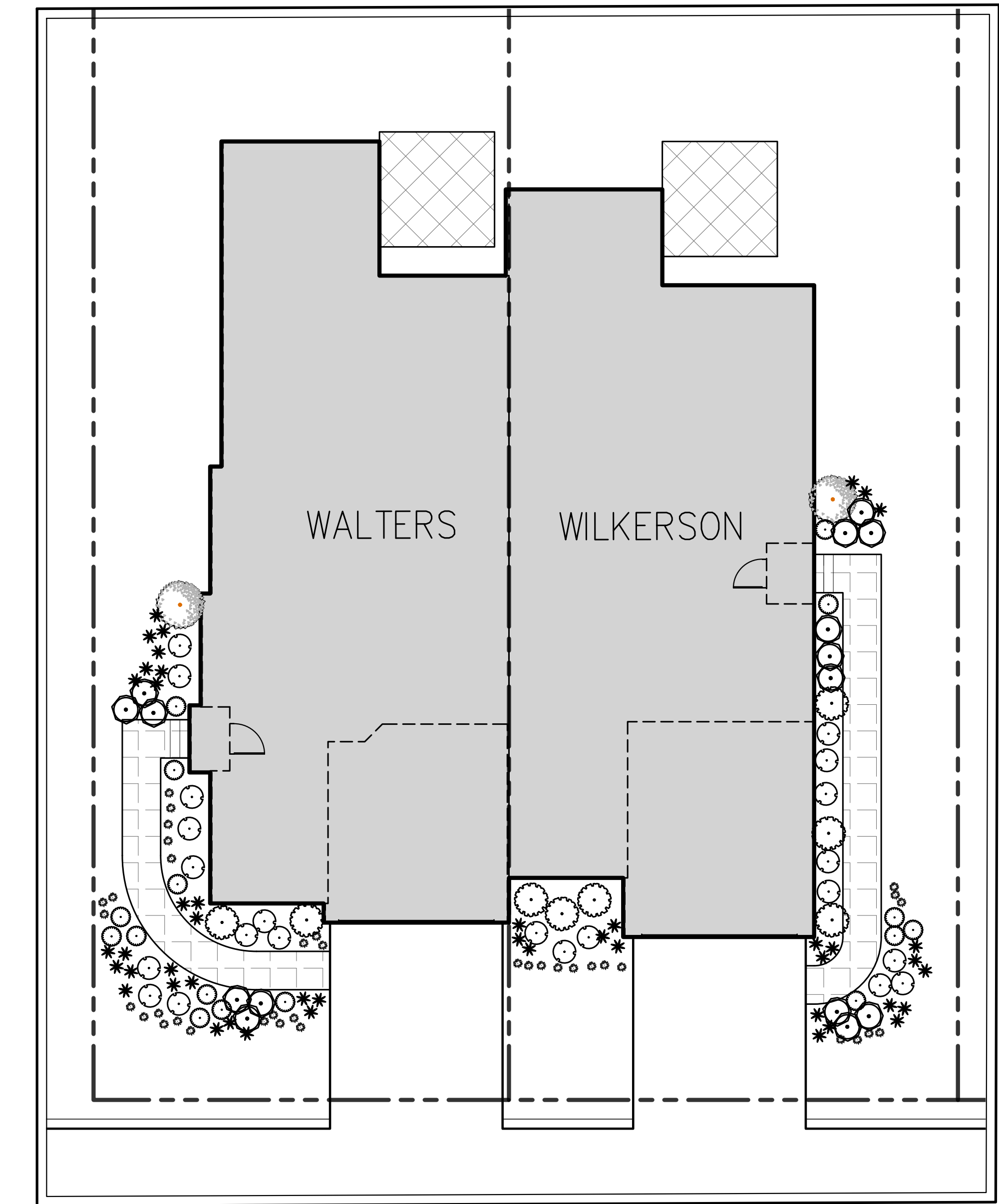
Scale: 1" = 40'
 Date: 09/21/2022
 Project No: 15072
 Drawn: JJ Approved: AG
 L-102



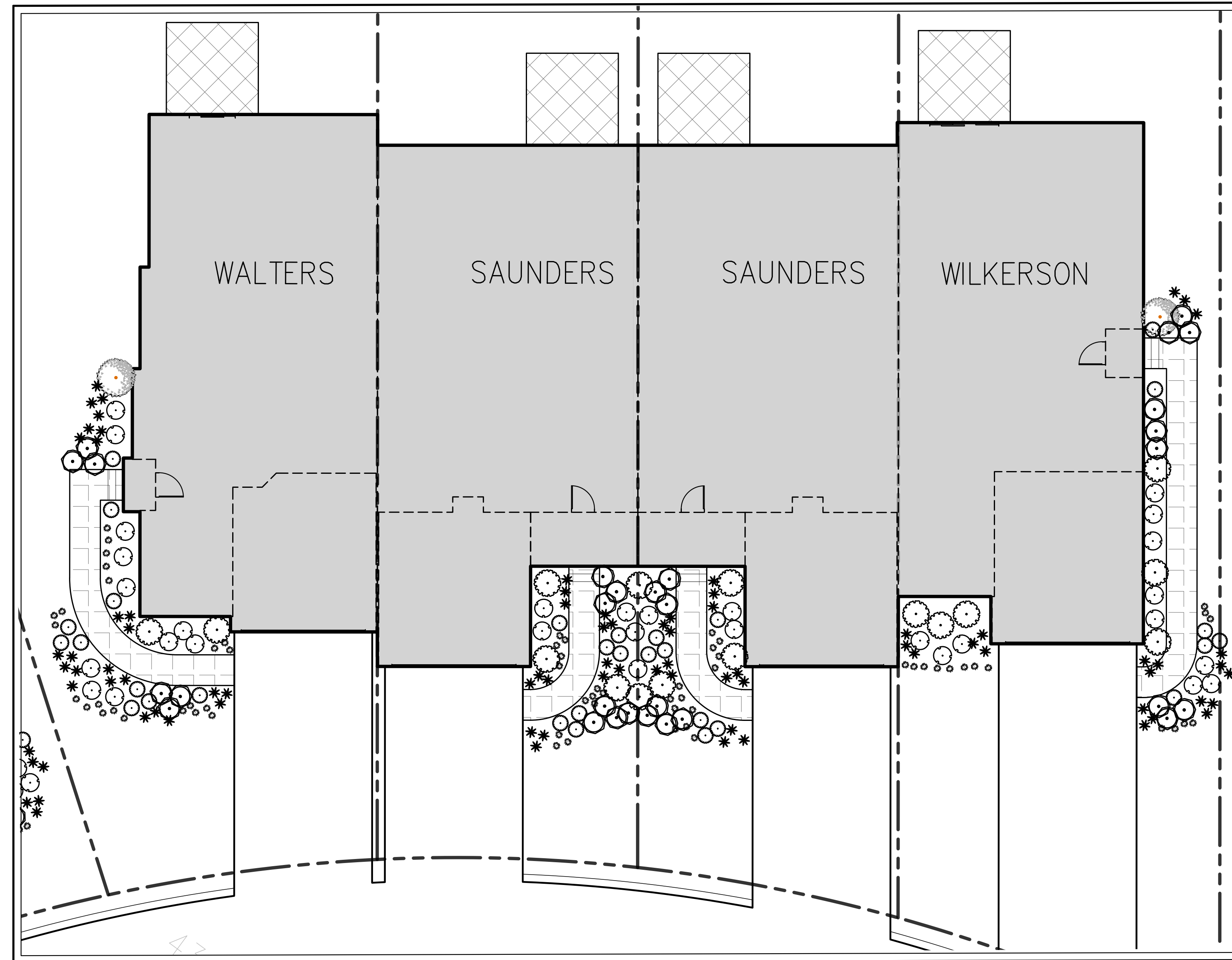
3-UNIT TYPICAL FOUNDATION PLANTING

PROPOSED PLANTING SCHEDULE FOR UNITS

Symbol	Upright Evergreen Tree/Shrub 4' - 5' HT.	Common Name
	Ilex x aquipernyi 'Meschick' Dragon Lady	Dragon Lady Holly
	Ilex crenata 'Steeds'	Steeds Holly
	Juniperus scopulorum 'Moonglow'	Moonglow Juniper
	Thuja occidentalis 'Smaragd'	Emerald Green Giant Arborvitae
Symbol	Shrub A - Medium Evergreen - 3 Gal.	Common Name
	Ilex glabra 'Shamrock'	Shamrock Inkberry
	Ilex x meservae 'Blue Princess' plant with (1) male	Blue Princess Holly (Female)
	Ilex x meservae 'Blue Prince' plant - pollinator	Blue Prince Holly (Male)
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel
	Rhododendron x 'PJM'	PJM Rhododendron
Symbol	Shrub C - Small Evergreen - 2 Gal.	Common Name
	Azalea 'Encore Autumn Cheer'	Autumn Cheer Encore Azalea
	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly
	Ilex glabra 'Strongbox'	Dwarf Inkberry
	Pieris cultivar 'Cavatine'	Dwarf Japanese Andromeda
	Juniperus Tortuga	Tortuga Juniper
Symbol	Shrub B - Medium Deciduous - 3 Gal.	Common Name
	Hydrangea arborescens 'Invincibelle'	Invincibelle Ruby Smooth Hydrangea
	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea
	Itea virginica 'Little Henry'	Little Henry Sweetspire
	Rosa rugosa 'Knockout White'	White Knockout Roses
	Physocarpus opulifolius 'Summer Wine' or 'Coppertina'	Ninebark cultivar
	Weigela 'Wine and Roses'	Wine and Roses Weigela
Symbol	Shrub D - Small Deciduous - 2 Gal.	Common Name
	Aronia melanocarpa 'Low Scope Mound'	Invincibelle Ruby Smooth Hydrangea
	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea
	Itea virginica 'Fizzy Mzzy'	Little Henry Sweetspire
	Rosa rugosa 'Knockout White'	White Knockout Roses
	Physocarpus opulifolius 'Summer Wine' or 'Coppertina'	Ninebark cultivar
Symbol	Perennials - 2 Gal.	Common Name
	Alchemilla mollis 'Thriller'	Lady's Mantle
	Carex everillo	Japanese Sedge
	Coreopsis verticillata 'Moonbeam'	Tickweed
	Echinacea purpurea	Pink Cone Flower
	Nepata mussini 'Little Trudy' or 'Walkers Low'	Catmint
	Rudbeckia fulgida var. 'Little Goldstart'	Blackeyed Susan
	Sedum 'Black Beauty'	Black Beauty Sedum
Symbol	Part Shade/Full Shade	Common Name
	Astilbe arendsi 'Federsee' or 'Amethyst'	Astilbe - Pink
	Bergenia cordifolia	Heartleaf Bergenia
	Geranium macrorrhizum 'Bevan's Variety'	Cranesbill Geranium
	Heuchera x 'Plum Pudding'	Coral Bells
	Fern varieties	Ferns
Symbol	Ornamental Grasses/Perennials/Ground Covers - 1 Gal.	Common Name
	Pennisetum alopecuroides 'Hameln' or 'Piglet'	Dwarf Fountain Grass
	Carex morrowii 'Ice Dance'	Japanese Sedge
	Dianthus gratianopolitanus 'Bath's Pink'	Bath's Pink Carnation
	Sedum x 'Vera Jameson'	Creeping sedum
	Thymus Eflin	Creeping thyme
Symbol	Part Shade/Full Shade	Common Name
	Hakonechloa macra 'Aureola'	Golden Hakone Grass
	Phlox stolonifera	Creeping Phlox
	Sedum Ternatum	Wild Stonecrop
	Tiarella 'Sugar and Spice'	Foam Flower



2-UNIT TYPICAL FOUNDATION PLANTING



4-UNIT TYPICAL FOUNDATION PLANTING

PLANT LEGEND

- UPRIGHT EVERGREEN
- SHRUB A - MEDIUM EVERGREEN SHRUB
- SHRUB B - SMALL EVERGREEN SHRUB
- SHRUB C - MEDIUM DECIDUOUS SHRUB
- SHRUB D - SMALL DECIDUOUS SHRUB
- PERENNIALS
- ORNAMENTAL GRASSES/
GROUNDCOVERS

TYPICAL UNIT PLANTING NOTES:

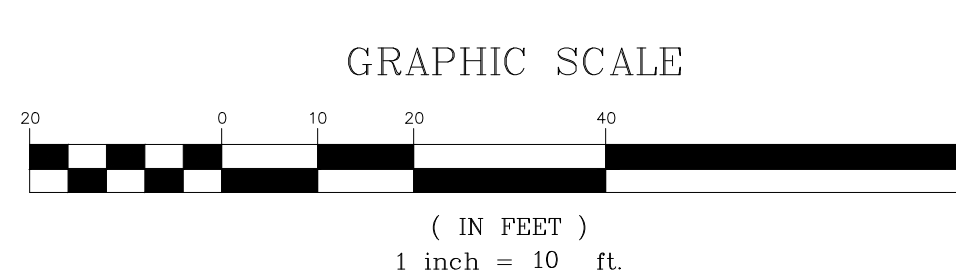
1. LAYOUT OF PLANTING BED IS CONCEPTUAL AND MAY VARY DUE TO EXISTING SITE CONDITIONS AND MODEL ELEVATION. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (IE; SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
2. SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-5 PLANTS) TO MAINTAIN BALANCE THROUGHOUT THE GARDEN.
3. FOUNDATION PLANTS ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED STREET TREES, OPEN SPACE PLANTINGS AND EXISTING VEGETATION TO REMAIN.
4. QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.
5. SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL BY OWNER'S LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE PRIOR TO PLANTING.

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

CHRISTOPHER CARRHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION _____ DATE: _____

JOSEPH M. CERMELE, PE
HSCI CONSULTING
CONSULTING TOWN ENGINEERS



NOT FOR CONSTRUCTION

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 120 BEGFORD ROAD • ARMONK, NY 10504
 Phone: 914.233.2222 • Fax: 914.233.2102
 www.jmcpic.com

AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUND RIDGE, NY 10576

TYPICAL UNIT LANDSCAPE PLAN
 AIRPORT CAMPUS
 113 NORTH CASTLE, NY 10504

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STATE OF NEW YORK
 COUNTY OF WESTCHESTER
 J. P. COMBES
 Notary Public

Drawn: DK Approved: AG
 Scale: 1" = 10'
 Date: 09/25/2023
 Project No: 15072
 Title: L-103 LWB.sxd
 Drawing No: L-103

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SEWAGE LINE
- EXISTING EASEMENT LINE
- EXISTING ROADWAY CENTER LINE
- EXISTING METLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED SUBDIVISION LINE
- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING
- PROPOSED YARD SETBACK
- PROPOSED CURB & RAMP
- PROPOSED DRIVE CURB & BUMP
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DRIVE CURB AND RAMP
- PROPOSED PAVEMENT
- PROPOSED TOWNHOME PATIO/DECK
- PROPOSED CONCRETE
- PROPOSED IRREVOCABLE CONSERVATION EASEMENT
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED 12" WIDE WHITE STOP LINE
- TRAFFIC SIGN LOCATION & DESIGNATION
- PROPOSED LIGHT POLE LOCATIONS
- PROPOSED HYDRANT

ZONING COMPLIANCE TABLE

SECTION 113.04, BLOCK 1, LOTS 13, 14 & 20
SECTION 118.02, BLOCK 1, LOT 1
PROPOSED USE: AIRPORT CAMPUS RESIDENTIAL DEVELOPMENT
FIRE DISTRICT: ARMONK FIRE DEPARTMENT (NORTH CASTLE FIRE DISTRICT #2)
SCHOOL DISTRICT: BYRAM HILLS CENTRAL SCHOOL DISTRICT
SEWER DISTRICT: SD3

R-MF-SCH (MULTIFAMILY SENIOR CITIZENS HOUSING DISTRICT)	R-MF-SCH REQUIREMENT	PROVIDED
MINIMUM LOT AREA	4.9 ACRES ⁽¹⁾	4.49 ACRES ⁽¹⁾
MINIMUM PERIMETER FRONT YARD SETBACKS	165 FEET ⁽¹⁾	165 FT
MINIMUM PERIMETER REAR YARD SETBACKS	14 FEET ⁽¹⁾	14 FT
MINIMUM PERIMETER SIDE YARD SETBACKS	46 FEET ⁽¹⁾	46 FT
MINIMUM LOT FRONTAGE	110 FEET ⁽¹⁾	117 FT
MINIMUM LOT WIDTH	500 FEET ⁽¹⁾	655 FT
MINIMUM LOT DEPTH	265 FEET ⁽¹⁾	265 FT
MAXIMUM BUILDING COVERAGE	25 PERCENT ⁽¹⁾	19.3 PERCENT
MAXIMUM BUILDING HEIGHT	2.5 STORES / 30 FEET	3 STORES / 37.5 FEET (EXISTING)
MAXIMUM FLOOR AREA RATIO	0.80 ⁽¹⁾	0.70
PARKING	88 ⁽¹⁾	108

R-MF-A (MULTIFAMILY DISTRICT)	R-MF-A PERIMETER REQUIREMENT	PROVIDED
MINIMUM LOT AREA	5 ACRES	34.30 ACRES
MINIMUM FRONT YARD SETBACKS	10 FEET	64 FEET
MINIMUM REAR YARD SETBACKS	25 FEET	25 FEET
MINIMUM SIDE YARD SETBACKS	10 FEET	32 FEET
MAXIMUM BUILDING COVERAGE	20 PERCENT	18.6 PERCENT
MAXIMUM BUILDING HEIGHT	3 STORES / 30 FEET	2 STORES / 29 FEET
DENSITY	105.2 DENSITY UNITS (1.80/14,000 SQ FT)	83.3 DENSITY UNITS
PARKING	250 ⁽¹⁾	496 ⁽¹⁾

TOWNHOME SUBDIVISION LOT TABLE (SQ FT)

LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA	LOT #	LOT AREA
1	5,482	26	6,248	51	8,214	76	2,108
2	6,240	27	4,514	52	4,258	77	2,083
3	6,088	28	6,222	53	4,284	78	6,874
4	5,633	29	5,667	54	5,371	79	4,242
5	6,265	30	4,752	55	5,379	80	5,827
6	4,692	31	5,234	56	4,284	81	6,206
7	4,563	32	7,085	57	4,315	82	4,242
8	7,471	33	6,475	58	7,028	83	6,903
9	6,183	34	4,347	59	7,016	84	6,310
10	4,284	35	7,333	60	6,046	85	4,284
11	6,195	36	7,335	61	5,943	86	7,760
12	6,183	37	3,165	62	6,061	87	6,310
13	4,284	38	3,117	63	6,204	88	4,305
14	4,284	39	3,612	64	3,150	89	7,760
15	5,435	40	5,783	65	3,150	90	9,092
16	4,927	41	4,590	66	5,190	91	12,324
17	4,480	42	6,637	67	6,106	92	10,656
18	4,522	43	6,480	68	5,542	93	5,807
19	5,190	44	4,590	69	6,448	94	5,821
20	6,251	45	4,590	70	5,542	95	8,341
21	4,522	46	5,828	71	6,470	96	8,247
22	6,406	47	5,292	72	3,150	97	6,032
23	6,251	48	4,281	73	3,150	98	8,641
24	4,522	49	4,284	74	2,072	99	8,533
25	6,406	50	5,240	75	2,081	100	6,233

SUBDIVISION LOT TABLE

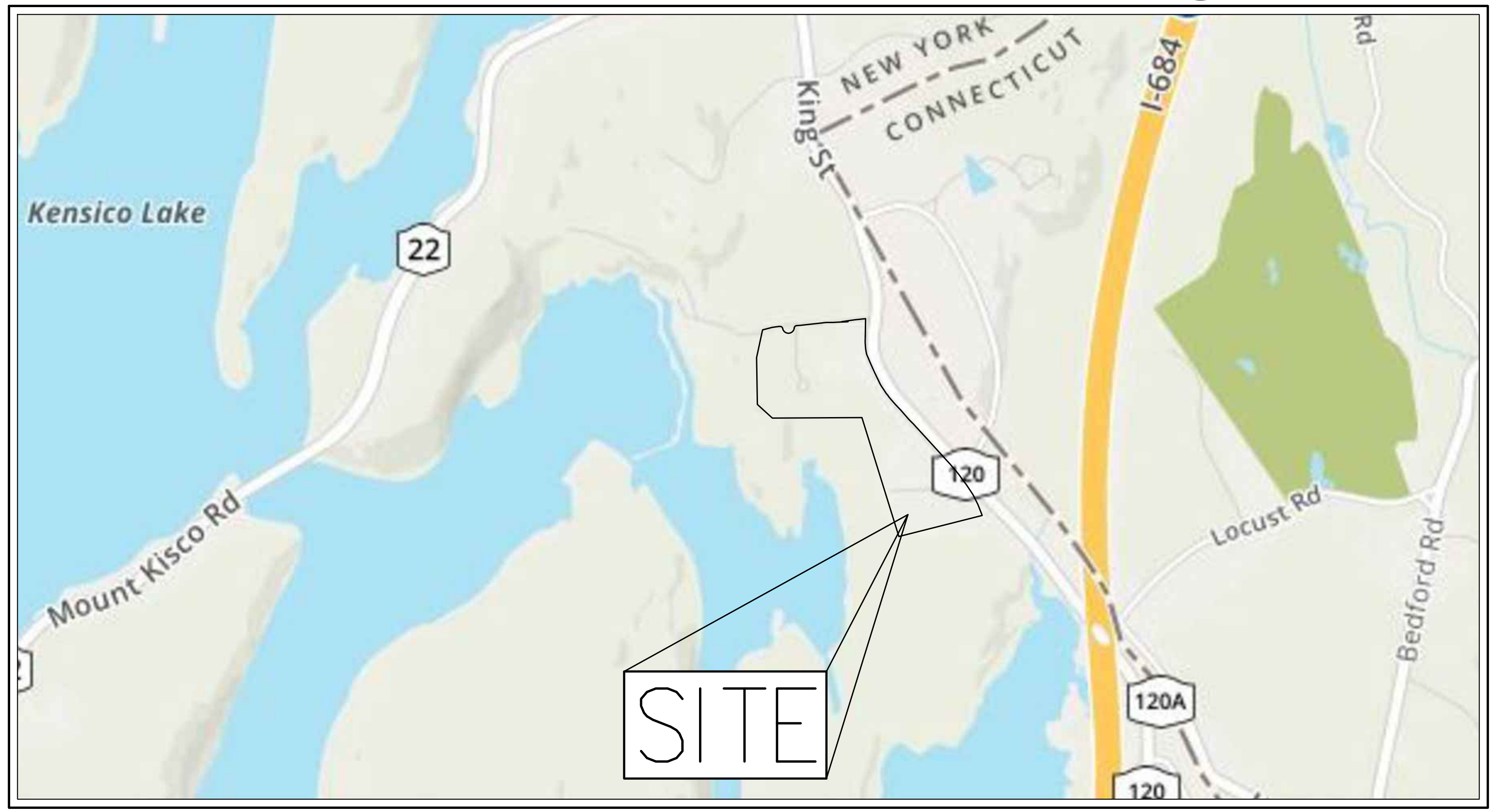
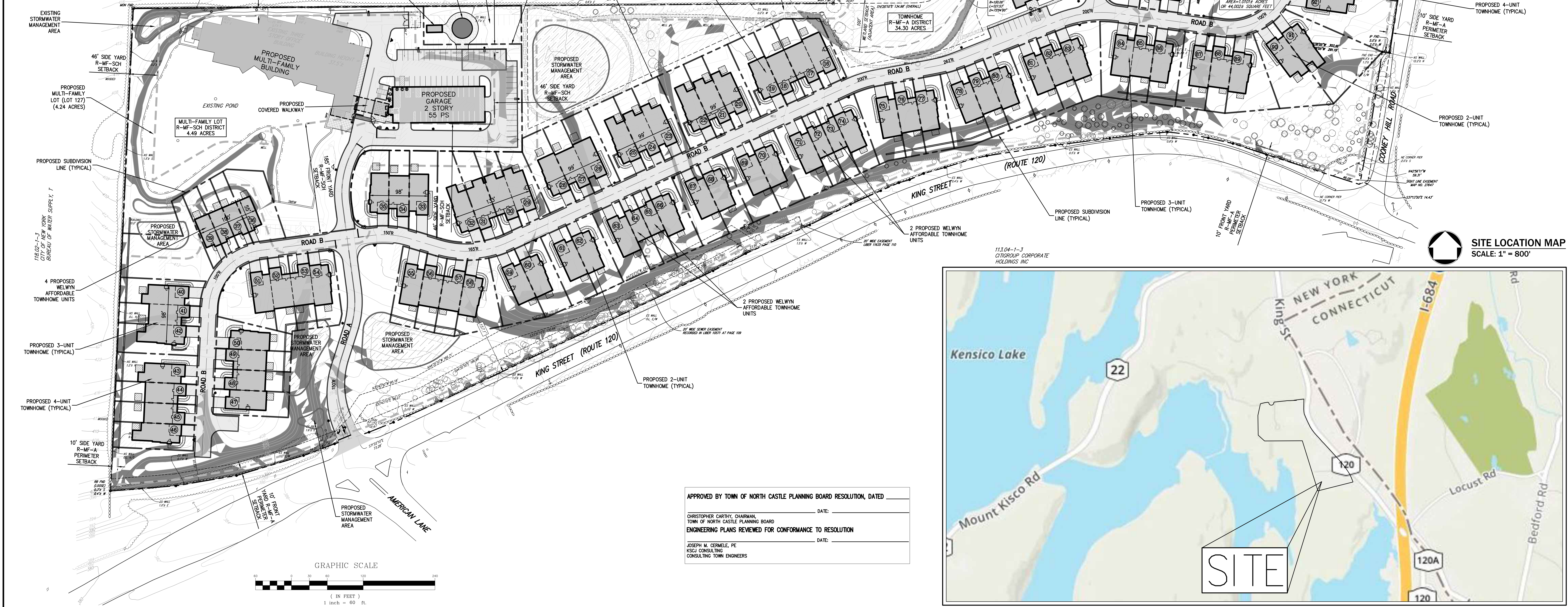
LOT #	LOT DESCRIPTION	LOT AREA
1-125	INDIVIDUAL TOWNHOME LOTS	16.98 ACRES
126	TOWNHOME HOA LOT	17.32 ACRES
127	MULTI-FAMILY LOT	4.24 ACRES
128	WATER TANK LOT	0.25 ACRES
TOTAL		38.79

TABLE OF LAND USE NOTES

(1) AS DETERMINED BY THE TOWN BOARD RESOLUTION, DATED AUGUST 9, 2023.
(2) LOT AREA INCLUDES 0.24 ACRE WATER TANK LOT.
(3) SENIOR PARKING REQUIREMENT: 1 SPACE PER DWELLING UNIT, PLUS 1/2 PER EACH BEDROOM, PLUS 10% FOR VISITOR PARKING.
(4) AS REQUIRED BY §355-25
(5) 2 SPACES REQUIRED FOR EACH DWELLING UNIT.
(6) PARKING PROVIDED FOR EACH MARKET RATE RESIDENTIAL TOWNHOME UNIT INCLUDES 2 DRIVEWAY AND 2 GARAGE SPACES (4 SPACES PER UNIT TOTAL) AND FOR EACH AFFORDABLE RESIDENTIAL TOWNHOME UNIT INCLUDES ONE DRIVEWAY AND ONE GARAGE SPACE (2 SPACES PER UNIT TOTAL).

NOTES

EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF M&A INSURANCE CORP." PREPARED BY JOHN MICHAEL CORVINO, DATED 09/30/2006 AND SUPPLEMENTED WITH SURVEY TITLED, "TOPOGRAPHIC SURVEY" PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/10/2022.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____

CHRISTOPHER CARRY, CHAIRMAN, DATE: _____
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION DATE: _____

JOSEPH M. CERMELE, PE
JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC

NOT FOR CONSTRUCTION

118.02-1-3
CITY OF NEW YORK
BUREAU OF WATER SUPPLY, 1

10/06/2023

TRAINING BOARD SUBMISSION

APPLICANT/TOWNER: AIRPORT CAMPUS I-V, LLC
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10596

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.

120 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 914.233.2222 - FAX: 914.233.2102
www.jmcpic.com

INTEGRATED PLOT PLAN

AIRPORT CAMPUS
113.04-1-3
NORTH CASTLE, NY 10504

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

SEAL OF NEW YORK STATE ENGINEER

Scale: 1" = 60'
Date: 10/06/2023
Project No: 15072
118.02-1-3 PP-1 CONR.kz

IPP-1