

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

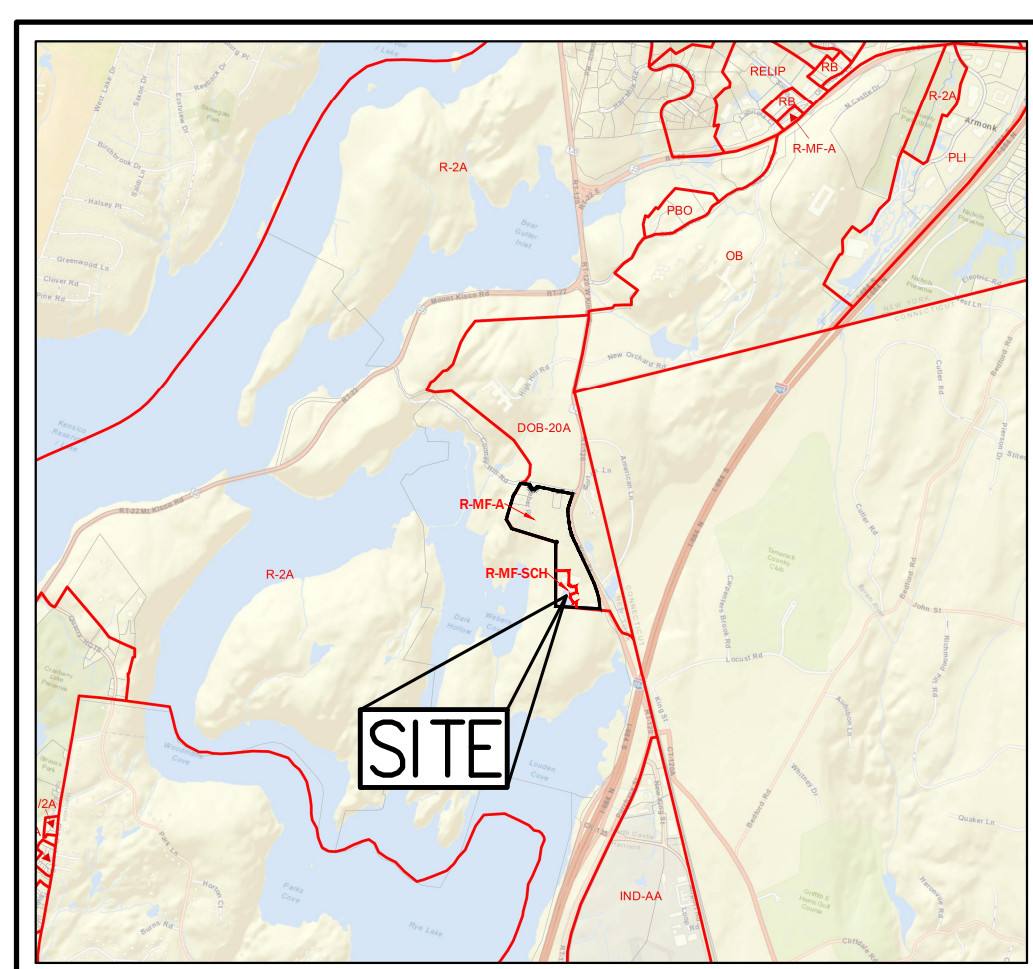
Wetland Consultant:
Ecological Solutions
 1248 SOUTH FORD ROAD
 SOUTH BURY, CT 06488
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Geotechnical Engineer:
Carlin Simpson & Associates
 61 MAIN STREET
 SAYREVILLE, NJ 08872
 (732) 432-5757

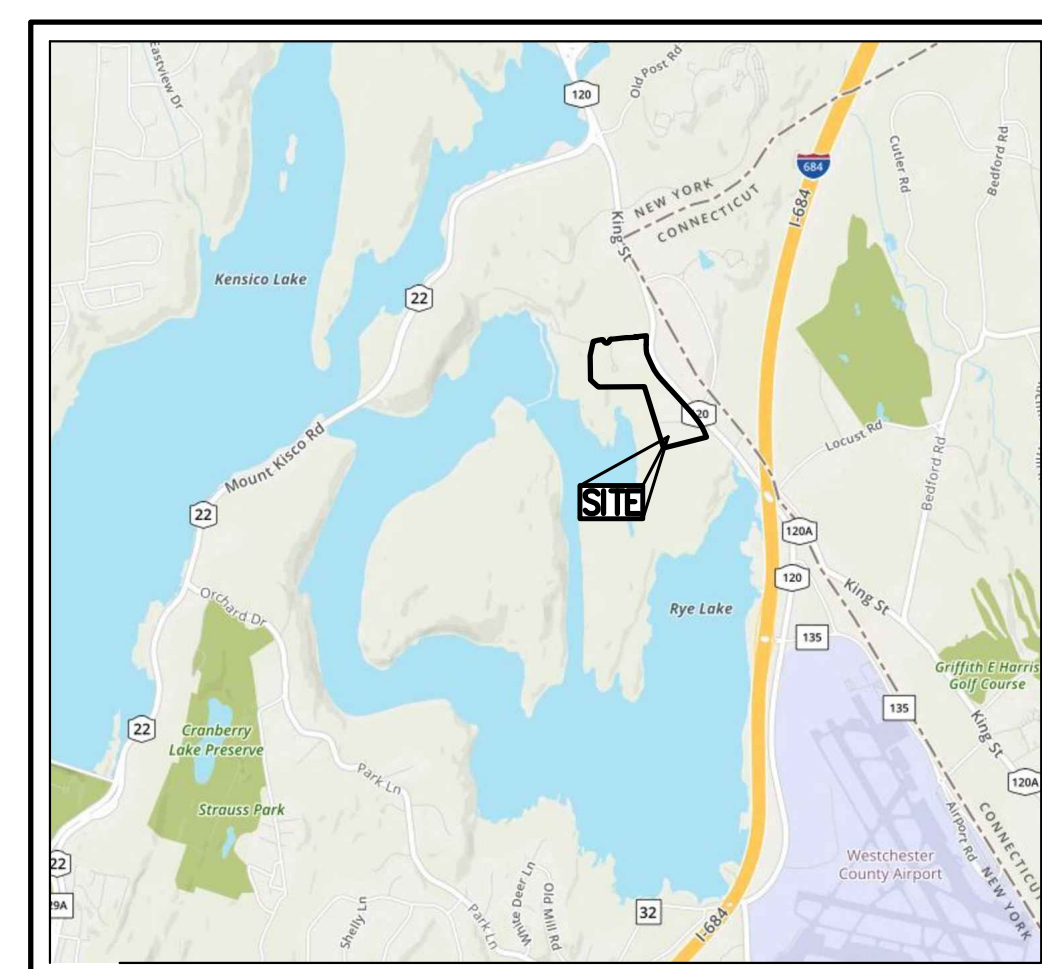
Architect:
Multifamily
Lessard Design
 8521 LEESBURG PIKE, SUITE 700
 VIENNA, VA 22182
 (571) 830-1800

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



ZONING MAP
 SCALE: 1" = 3,500'



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



AREA MAP
 SCALE: 1" = 120'

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 AND SEDIMENT CONTROL PLAN
C-402	EROSION AND 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
PSP-1	PRELIMINARY SUBDIVISION PLAT

WLS Lighting Drawing List:

WLS-17145	SHEET 1
WLS-17145	SHEET 2
WLS-17145	SHEET 3

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-MP-SCH (MULTIFAMILY SENIOR CITIZEN HOUSING DISTRICT)	R-MP-SCH REQUIREMENT	PROVIDED
MINIMUM LOT AREA	4.0 ACRES ⁽¹⁾	4.49 ACRES ⁽²⁾
NET LOT AREA	-	3.62 ACRES
MINIMUM PERIMETER FRONT YARD SETBACKS	165 FEET ⁽³⁾	165 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⁾	19.0 PERCENT
MAXIMUM BUILDING HEIGHT	2.5 STORES / 30 FEET (3 STORES + PENHOUSE / 45.7 FEET (ENDING))	
MAXIMUM FLOOR AREA RATIO	0.60 ⁽⁵⁾	0.70
PARKING	95 ⁽⁶⁾	108
R-MP-A (MULTIFAMILY DISTRICT)	R-MP-A PERIMETER REQUIREMENT	PROVIDED
MINIMUM LOT AREA	5 ACRES	34.30 ACRES
NET LOT AREA	-	33.81 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	17.8 PERCENT
MAXIMUM BUILDING HEIGHT	3 STORES / 30 FEET	2 STORES / 29 FEET
DENSITY	105.2 DENSITY UNITS (1 DU/14,000 SF) ⁽⁷⁾	83.3 DENSITY UNITS
PARKING	256 ⁽⁸⁾	268 ⁽⁹⁾
R-MP-A (MULTIFAMILY DISTRICT)	R-MP-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 STORES / 30 FEET	2 STORES / 29 FEET

TABLE OF LAND USE NOTES

- AS DETERMINED BY THE TOWN BOARD RESOLUTION, DATED AUGUST 9, 2023.
- LOT AREA INCLUDES 0.24 ACRES WATER TANK LOT.
- APARTMENT PARKING REQUIREMENT: 2 SPACES PER DWELLING UNIT, PLUS 1/2 PER EACH BEDROOM IN EXCESS OF 2 BEDROOMS, PLUS 10% FOR VISITOR PARKING.
- AS REQUIRED BY §355-25.
- TOWNHOME PARKING REQUIREMENT: 2 SPACES REQUIRED FOR EACH MARKET RATE TOWNHOME UNIT AND 1 SPACE FOR EACH UNIT PLUS 1/2 FOR EACH BEDROOM FOR AFFH UNIT.
- PARKING PROVIDED FOR EACH MARKET RATE RESIDENTIAL TOWNHOME UNIT INCLUDES 2 DRIVEWAY SPACES AND FOR EACH AFFH RESIDENTIAL TOWNHOME UNIT INCLUDES 2 SPACES AND 1/2 SPACE ALONG THE ROADWAYS (2 1/2 SPACES PER UNIT TOTAL). 20 SPACES ARE PROVIDED NEAR THE PROPOSED CLUBHOUSE AND 16 ADDITIONAL SPACES ARE PROVIDED ALONG THE ROADWAYS (8 SPACES FOR AFFH UNITS AND 10 GUEST SPACES). IN ADDITION, 238 GARAGE SPACES ARE PROVIDED, WHICH ARE NOT INCLUDED IN THE PROVIDED PARKING COUNTS.

R-MP-SCH NET LOT AREA AND FLOOR AREA RATIO CALCULATIONS

- TOTAL PROPOSED LOT AREA = 195,606 SF (4.49 ACRES)
- WETLANDS & WATERBODIES = 50,466 SF (1.16 ACRES) X 0.75 = 37,850 SF (0.87 ACRES)
- STEEP SLOPES (25% SLOPE OR GREATER) = 0 SF (0.00 ACRES) X 0.50 = 0 SF (0.00 ACRES)
- NET LOT AREA = 195,606 SF (4.49 ACRES) - 37,850 SF (0.87 ACRES) = 157,756 SF (3.62 ACRES)
- MULTIFAMILY FLOOR AREA (INCLUDES BASEMENT AND EXCLUDES 2-STORY GARAGE) = 110,418 SF
- FLOOR AREA RATIO = 110,418 SF / 157,756 SF = 0.70 FAR

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 (AFFH)	12	3 PER UNIT
TOWNHOMES TOTAL	125	375
MULTIFAMILY (SENIOR)		
TYPE A (AFFH)	1	1 PER UNIT
TYPE B	12	1 PER UNIT
TYPE C	27	2 PER UNIT
TYPE (AFFH)	3	2 PER UNIT
MULTIFAMILY TOTAL	43	73
SITE TOTAL	168	448

R-MP-A NET LOT AREA AND UNIT DENSITY CALCULATIONS

- THE MAXIMUM GROSS DENSITY SHALL NOT EXCEED ONE DENSITY UNIT PER 14,000 SF OF NET LOT AREA [ZONING 355-25.8.(1)]
- TOWNHOMES - A DENSITY UNIT IS 1 1/2 DWELLING UNITS CONTAINING 3 BEDROOMS EACH IN PERMITTED DWELLINGS OTHER THAN ONE-FAMILY DETACHED UNITS [ZONING 355-4]
- TOTAL PROPOSED LOT AREA = 1,483,964 SF (34.30 ACRES)
- WETLANDS & WATERBODIES = 10,682 SF (0.25 ACRES) X 0.75 = 8,012 SF (0.18 ACRES)
- STEEP SLOPES (25% SLOPE OR GREATER) = 17,638 SF (0.40 ACRES) X 0.75 = 13,229 SF (0.30 ACRES)
- NET LOT AREA = 1,493,964 SF (34.30 ACRES) - 8,012 SF (0.18 ACRES) - 13,229 SF (0.30 ACRES) = 1,472,723 SF (33.81 ACRES)
- DENSITY UNITS PERMITTED = 1,472,723 SF / 14,000 SF = 105.2 DENSITY UNITS
- DENSITY UNITS PROPOSED = 125 UNITS / 1.5 = 83.3 DENSITY UNITS
- 105.2 DENSITY UNITS > 83.3 DENSITY UNITS, THEREFORE COMPLEX

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

CHRISTOPHER CATHY, CHAIRMAN, DATE: _____
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION _____ DATE: _____
 JOSEPH M. CERMELE, PE
 KSCG 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.

No.	Revision	Date	By
1.	REVISED FEES	01/20/2023	BMS
2.	PLANNING BOARD SUBMISSION	10/06/2023	BMS
3.	TOWN CONSERVATION BOARD SUBMISSION	10/31/2023	BMS
4.	PLANNING BOARD RESUBMISSION	11/10/2023	BMS

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

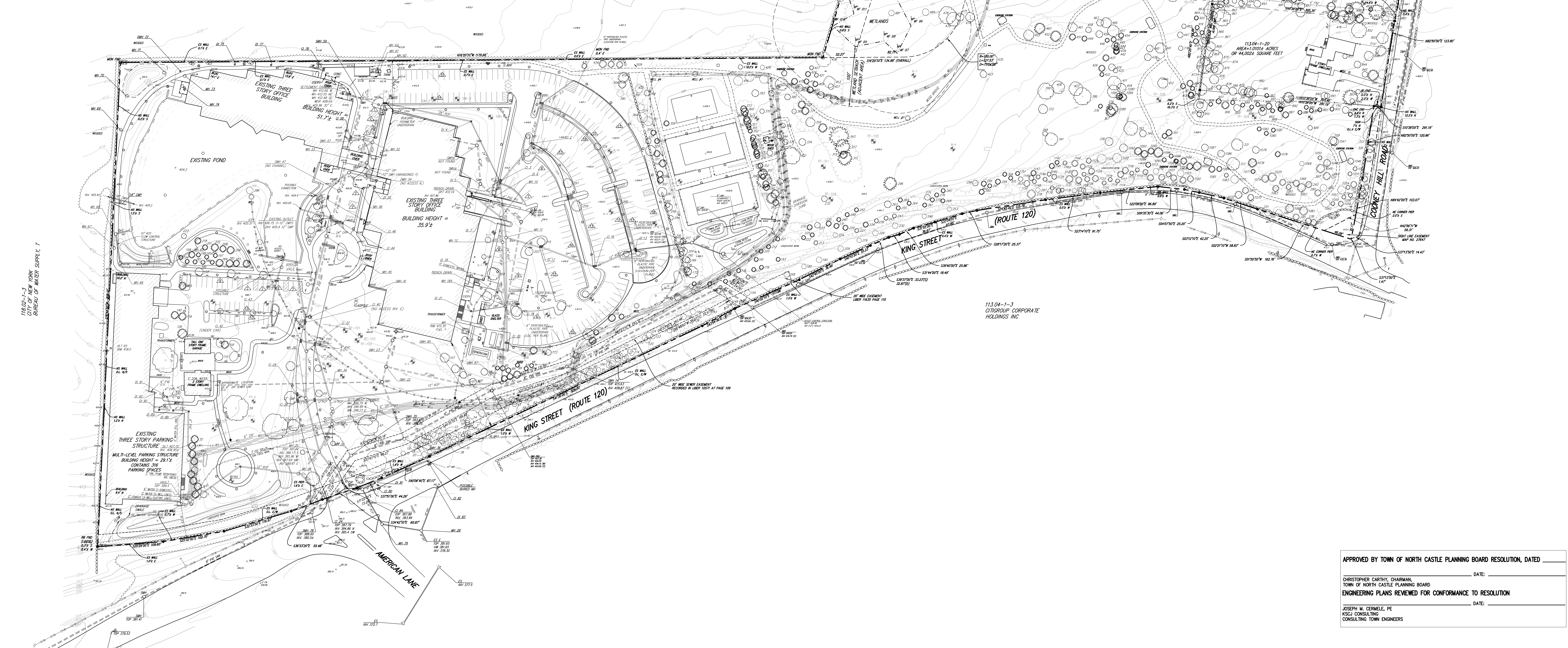
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

Drawn: BMS Approved: AG
 Scale: AS NOTED
 Date: 09/21/2022
 Project No: 15072
 902-083 CONR CONR-02
 Drawing No: _____
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 COMPILED SURVEY DEPICTING LAND OF MBA INSURANCE COOP," PREPARED BY JOHN MEYER CONSULTING, DATED 09/20/2009, 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 12/20/2021, PREPARED BY CARLIN SIMPSON & ASSOCIATES, LLC.
 - THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 07/10/2018 AND CONFIRMED BY THE TOWN WETLAND CONSULTANT ON 10/01/2020.

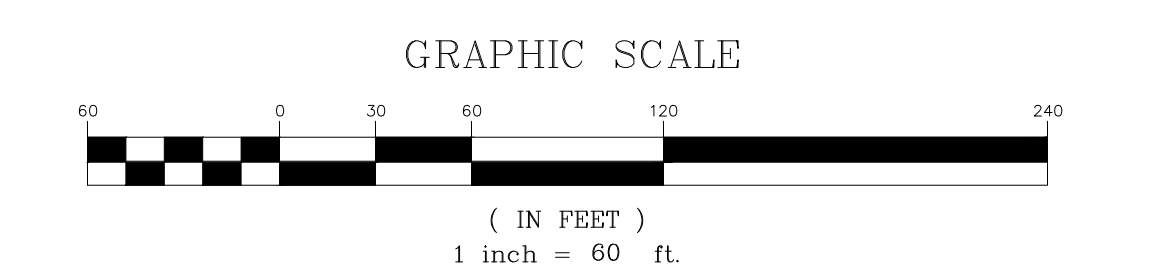


APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERWELLE, PE
KSCJ CONSULTING
CONSULTING TOWN ENGINEERS



No.	Revisions	Date
1.	REVISED ERS	10/27/2023
2.	PLANNING BOARD SUBMISSION	10/27/2023
3.	TOWN CONSERVATION BOARD SUBMISSION	11/07/2023
4.	PLANNING BOARD RESUBMISSION	11/07/2023

APPLICANT/OWNER:
AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
FOUNDRY, NY 10576

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EXISTING CONDITIONS PLAN
AIRPORT CAMPUS
46 WESTCHESTER AVENUE
FOUNDRY, 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
JOSEPH M. CERWELLE, PE
KSCJ CONSULTING
CONSULTING TOWN ENGINEERS

Scale: 1" = 60'
Date: 09/21/2022
Project No: 15072
Sheet No: 01 of 02

C-010

NOT FOR CONSTRUCTION

LEGEND

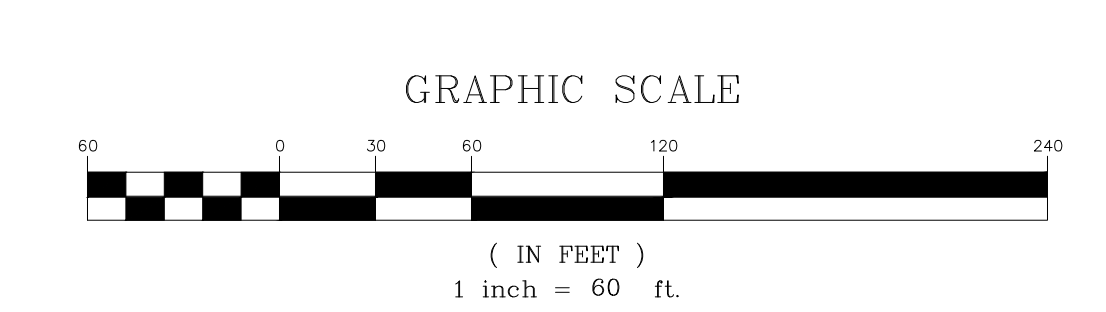
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING SETBACK LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING ROADWAY CENTER LINE
[Symbol]	EXISTING METEAD LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB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

TOWNHOME UNIT SUMMARY				TOWNHOME UNIT SUMMARY (CONTINUED)				APARTMENT UNIT SUMMARY							
UNIT No.	MARKET/AFFH	UNIT TYPE	No. OF BEDROOMS	UNIT No.	MARKET/AFFH	UNIT TYPE	No. OF BEDROOMS	UNIT No.	MARKET/AFFH	UNIT TYPE	No. OF BEDROOMS	UNIT No.	MARKET/AFFH	UNIT TYPE	No. OF BEDROOMS
1	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	64	AFFH	WELWYN	3	2,284	101	MARKET	C9	2	1,517	
2	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	65	AFFH	WELWYN	3	2,284	102	MARKET	C9	2	1,517	
3	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	66	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	103	MARKET	C10	2	1,560	
4	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	67	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	104	MARKET	C6	2	1,497	
5	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	68	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	105	MARKET	C8	2	1,506	
6	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	69	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	106	MARKET	B4	1	1,400	
7	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	70	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	107	MARKET	B5	1	1,635	
8	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	71	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	108	MARKET	B5	1	1,635	
9	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	72	AFFH	WELWYN	3	2,284	109	MARKET	B2	1	1,164	
10	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	73	AFFH	WELWYN	3	2,284	110	AFFH	C1	2	1,234	
11	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	74	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	111	MARKET	CSM3	2	1,460	
12	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	75	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	201	MARKET	C9	2	1,517	
13	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	76	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	202	MARKET	C9	2	1,517	
14	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	77	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	203	MARKET	C10	2	1,560	
15	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	78	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	204	MARKET	C6	2	1,497	
16	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	79	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	205	MARKET	C8	2	1,506	
17	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	80	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	206	MARKET	C11	2	1,659	
18	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	81	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	207	MARKET	B5	1	1,635	
19	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	82	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	208	MARKET	B5	1	1,635	
20	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	83	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	209	MARKET	B3	1	1,362	
21	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	84	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	210	MARKET	B1	1	1,099	
22	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	85	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	211	AFFH	C1	2	1,234	
23	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	86	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	212	AFFH	A1	1	1,126	
24	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	87	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	213	MARKET	C7	2	1,318	
25	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	88	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	214	MARKET	CSM2	2	1,748	
26	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	89	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	301	MARKET	C9	2	1,517	
27	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	90	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	302	MARKET	C9	2	1,517	
28	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	91	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	303	MARKET	C10	2	1,560	
29	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	92	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	304	MARKET	C6	2	1,497	
30	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	93	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	305	MARKET	C8	2	1,506	
31	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	94	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	306	MARKET	C11	2	1,659	
32	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	95	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	307	MARKET	B5	1	1,635	
33	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	96	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	308	MARKET	B5	1	1,635	
34	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	97	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	309	MARKET	B3	1	1,362	
35	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	98	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	310	MARKET	B1	1	1,099	
36	AFFH	WELWYN	3	2,284	99	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	311	AFFH	C1	2	1,234	
37	AFFH	WELWYN	3	2,284	100	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	312	MARKET	C2	2	1,391	
38	AFFH	WELWYN	3	2,284	101	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	313	MARKET	CSM1	2	1,996	
39	AFFH	WELWYN	3	2,284	102	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	314	MARKET	CSM2	2	1,748	
40	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	103	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	401	MARKET	C4	2	1,414	
41	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	104	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	402	MARKET	C3	2	1,312	
42	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	105	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	403	MARKET	C5	2	1,427	
43	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	106	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	404	MARKET	C5	2	1,427	
44	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	107	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
45	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	108	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
46	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	109	AFFH	WELWYN	3	2,284						
47	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	110	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
48	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	111	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
49	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	112	AFFH	WELWYN	3	2,284						
50	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	113	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
51	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	114	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
52	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	115	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796						
53	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	116	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
54	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	117	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
55	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	118	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796						
56	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	119	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
57	MARKET	SAUNDERS / ATKINSON	3	2,681 - 2,796	120	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
58	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	121	AFFH	WELWYN	3	2,284						
59	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	122	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
60	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	123	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
61	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	124	AFFH	WELWYN	3	2,284						
62	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967	125	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967						
63	MARKET	WALTERS / WILKERSON	3	2,728 - 2,967											

NOTES:
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF MEDIA INSURANCE CORP." PREPARED BY JOHN MICHOS CONSULTING, 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 _____ 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
 DATE: _____



APPLICANT/TOWNER:
 AIRPORT CAMPUS I-V LLC
 46 WESTCHES NEEK AVENUE
 FOUNTAIN, NY 10507

JMC
 JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BELFORD ROAD - 4TH FLOOR, NORTH CASTLE, NY 10504
 PHONE: 516.433.2222 - FAX: 516.433.2102
 www.jmcpllc.com

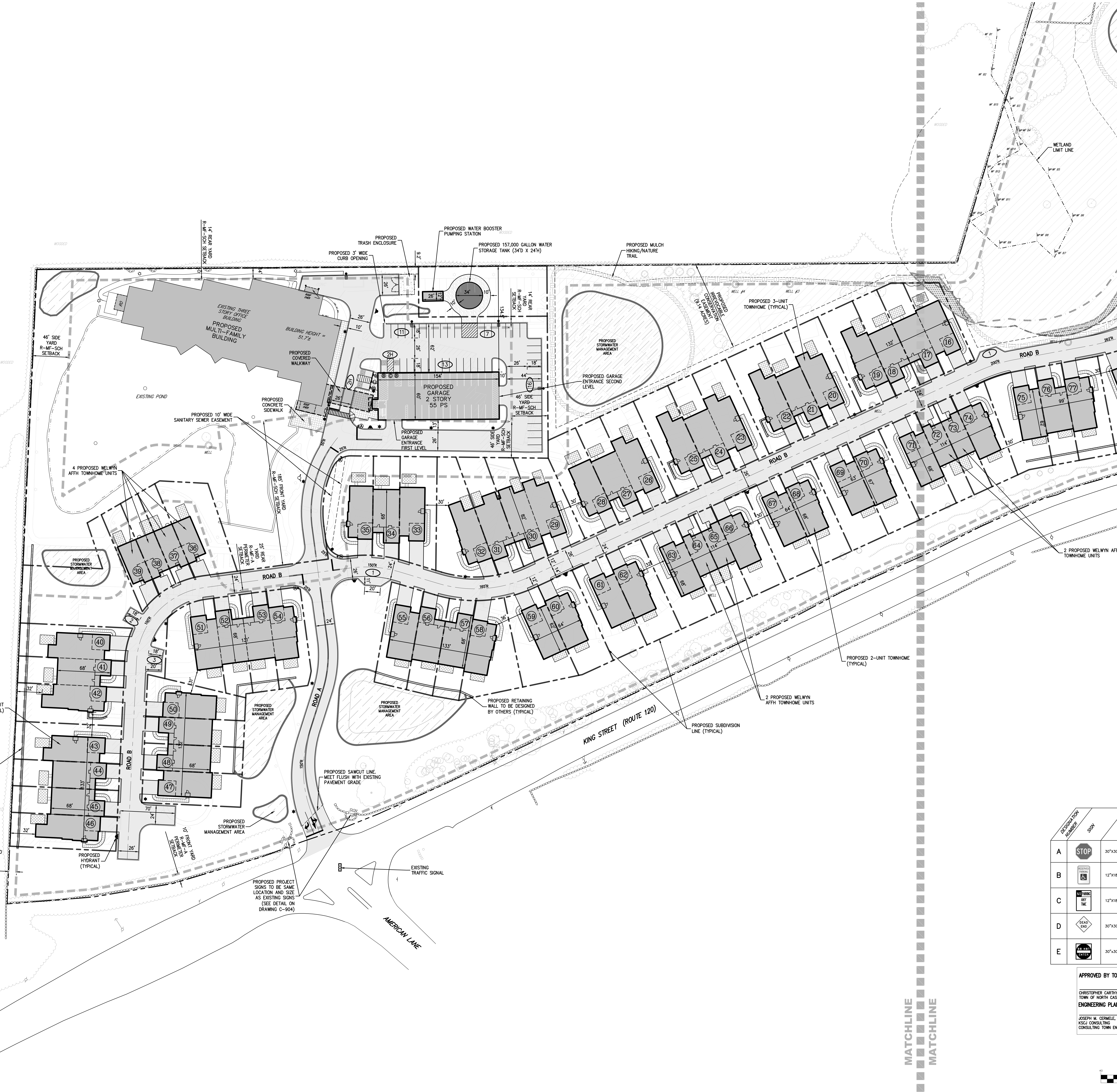
OVERALL LAYOUT PLAN
 AIRPORT CAMPUS
 113 NORTH CASTLE, NY 10504

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.

Scale: 1" = 60'
 Date: 09/21/2023
 Project No: 15072
 NVD-LABEL: C-100 LAF-07
 Drawing No: C-100

C-100

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 BUILDING 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 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.

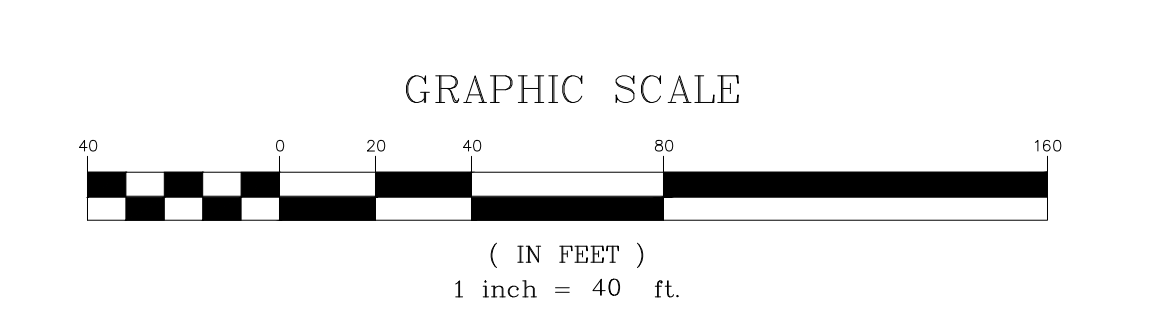
SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MAINT. TYPE	MAINT. HEIGHT	REGULATORY REFERENCE	REFLECTORIZED
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	RS-1	X
B	ONE WAY	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"	NYR1-2	X
D	HEAD ON	30"x30"	YELLOW ON WHITE	STEEL CHANNEL	7'-0"	WH4-1	X
E	RIGHT TURN	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	RS-1	X

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

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

JOSEPH M. CERWELLE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS



APPLICANT/TOWNER: AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUNTAIN HILLS, NY 10829

JMC
 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

LAYOUT PLAN
 AIRPORT CAMPUS
 46 WESTCHESTER AVENUE
 NORTH CASTLE, NY 10824

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: 09/21/2023
 Project No: 15072
 NYS License: C-101 LAT-01
 Drawing No: C-101

C-101

MATCHLINE
MATCHLINE



LEGEND

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

NOTES

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "PARCEL COMPLETION SURVEY DEPENDING LAND OF M&A INSURANCE CORP." PREPARED BY JOHN MEYER CONSULTING, DATED 09/20/2006 AND SUPPLEMENTED WITH SURVEY TITLED "TOPOGRAPHIC SURVEY" PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/10/2022.

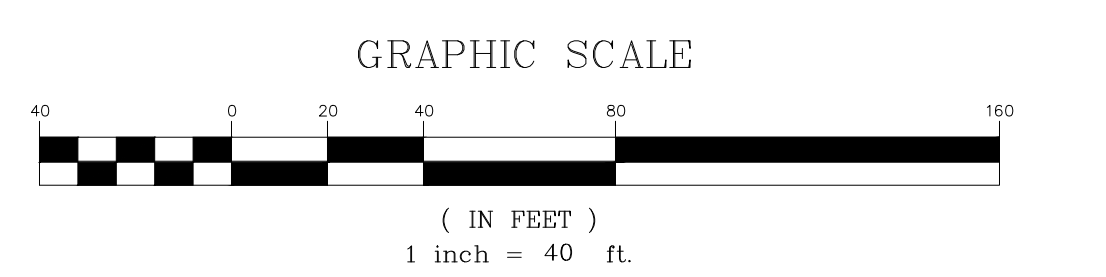
SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MAINTENANCE TYPE	MAINTENANCE HEIGHT	REGULATORY REFERENCE
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1 X
B	ONE WAY	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 CATHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERMELE, PE
KSCJ CONSULTING
CONSULTING TOWN ENGINEERS



APPLICANT/TOWNER: AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
FOUNTAIN HILL, NY 10879

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

LAYOUT PLAN
AIRPORT CAMPUS
113 ACRES
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.

Scale: 1" = 40'
Date: 09/21/2023
Project No: 15072
Sheet: C-102 of 102

C-102

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 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)
	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
	PROPOSED 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 COMPARISON SURVEY DEPICTING LAND OF M&A INSURANCE CORP." PREPARED BY JOHN MEYER CONSULTING, DATED 09/29/2022 AND SUPPLEMENTED WITH SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 02/10/2022.
 - EXISTING TREES DEPICTED HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, IN MARCH, 2019, SUPPLEMENTED WITH ADDITIONAL TREE SURVEY, DATED 10/21/2022.



NOT FOR CONSTRUCTION

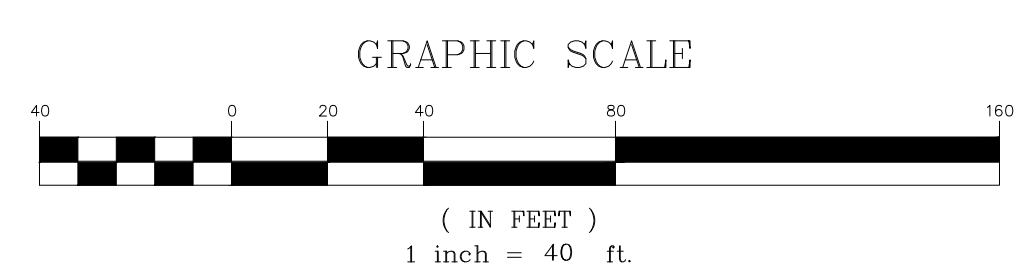
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____

CHRISTOPHER CARTHAY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

DATE: _____

JOSEPH M. CERMELE, PE
KSCJ CONSULTING
CONSULTING TOWN ENGINEERS

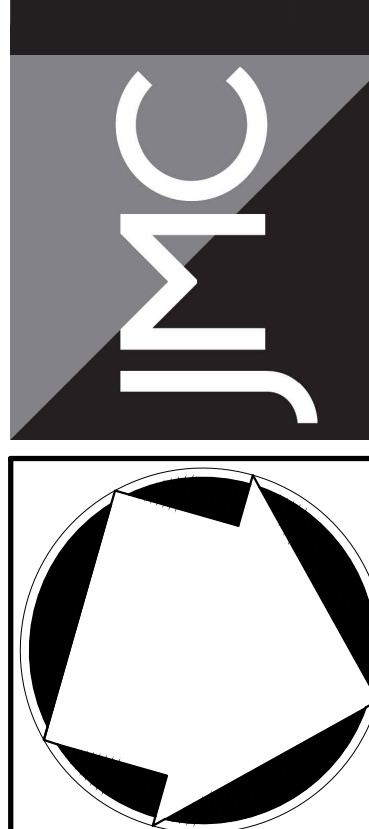


No.	Revision	Date
1.	REVISED ERS	10/20/2023
2.	TOWN CONSERVATION BOARD SUBMISSION	10/27/2023
3.	PLANNING BOARD RESUBMISSION	11/07/2023
4.	PLANNING BOARD RESUBMISSION	11/07/2023

APPLICANT/TOWN:

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEGFORD ROAD • ARMONK, NY 10554
PHONE: 914.233.2222 • FAX: 914.233.2102
www.jmcpllc.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.

STATE OF NEW YORK
SEAL OF THE STATE ENGINEER

Drawn: BMS Approved: AG
Scale: 1" = 40'
Date: 09/21/2022
Project No: 15072
100-WEI C-151 WEI.kcf
Drawing No: _____

C-151

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 SAMOIT 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)
	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
	TRAFFIC SIGN LOCATION & DESIGNATION
	PEDESTRIAN CROSSING
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN

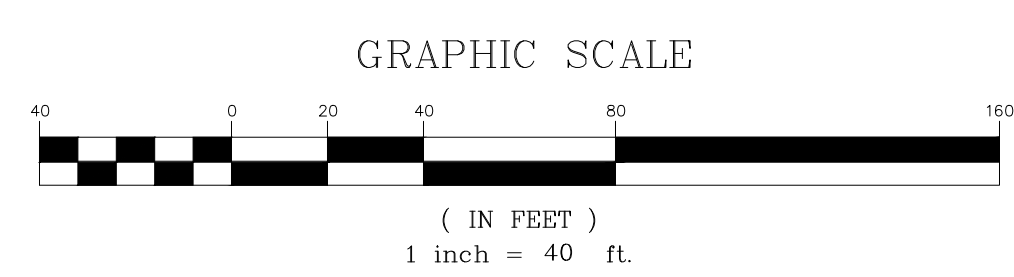
- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY KEEPING LAND OF MBA INSURANCE COOP," PREPARED BY JOHN WETTER CONSULTING, DATED 09/20/2005 AND SUPPLEMENTED WITH SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, P.L.L.C., DATED 02/10/2022.
 - EXISTING TREES DEPICTED HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, P.L.L.C. IN MARCH, 2019, SUPPLEMENTED WITH ADDITIONAL TREE SURVEY, DATED 10/21/2022.

MATCHLINE
MATCHLINE



NOT FOR CONSTRUCTION

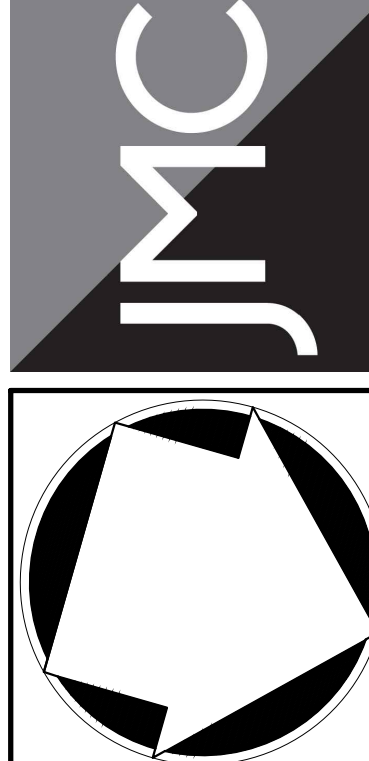
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CATHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 JOSEPH M. CERMELE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS



No.	Revisions	Date
1.	REVISED ERS	10/20/2023
2.	PLANNING BOARD SUBMISSION	10/26/2023
3.	TOWN CONSERVATION BOARD SUBMISSION	10/27/2023
4.	PLANNING BOARD RESUBMISSION	11/07/2023

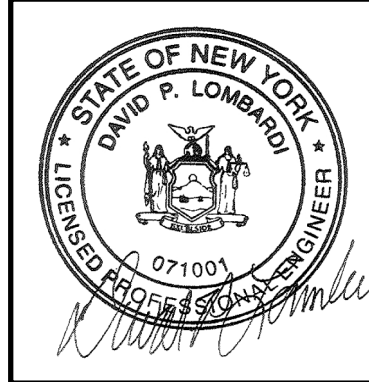
APPLICANT/OWNER:
AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 POUND RIDGE, NY 10576

JMC Planning, Engineering, Landscape Architecture & Land Surveying, P.L.L.C.
 John Meyer Consulting, Inc.
 120 BELFORD ROAD • ARMONK, NY 10504
 TEL: 914.233.2222 • FAX: 914.233.2102
 www.jmcpllc.com



TREE PROTECTION PLAN
 AIRPORT CAMPUS
 46 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 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		
100% SET:	C-152	TRE-07	
Client/Job:			

C-152

TREE TABLE - PART A

1,091 EXISTING TREES DESIGNATED HAVING A DIAMETER AT DBH OF 8" OR GREATER WITHIN THE SURVEYED AREA

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	BIR								

TREE TABLE - PART C

1,091 EXISTING TREES DESIGNATED HAVING A DIAMETER AT DBH OF 8" OR GREATER WITHIN THE SURVEYED AREA

Table with 17 columns: 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. Contains 1,091 rows of tree data.

TREE SUMMARY table with 3 rows: EXISTING TREES 1,091, EXISTING TREES TO BE REMOVED 678, EXISTING TREES TO REMAIN 413, PROPOSED TREES TO BE PLANTED 898.

- NOTES: 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED: 'PARCEL COMPARISON SURVEY OF CERTAIN LAND OF AREA INSURANCE CORP.'... 2. EXISTING TREES DEPICTED HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, IN MARCH, 2019, SUPPLEMENTED WITH ADDITIONAL TREE SURVEY, DATED 10/31/2022.

Revision table with 4 columns: No., Description, Date, By. Lists revisions for REVISIONS, PLANNING BOARD SUBMISSION, TOWN CONSERVATION BOARD SUBMISSION, and PLANNING BOARD RESUBMISSION.

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

JMC logo and contact information for JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, including address and phone number.

TREE PROTECTION TABLE (PART C) AIRPORT CAMPUS I-V LLC, 46 WESTCHESTER AVENUE, POUND RIDGE, NY 10576

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

Professional Engineer Seal for Joseph M. Ceramele, PE, No. 21103, State of New York. Includes drawing title 'C-155', scale, date '09/21/2022', and project number '15072'.

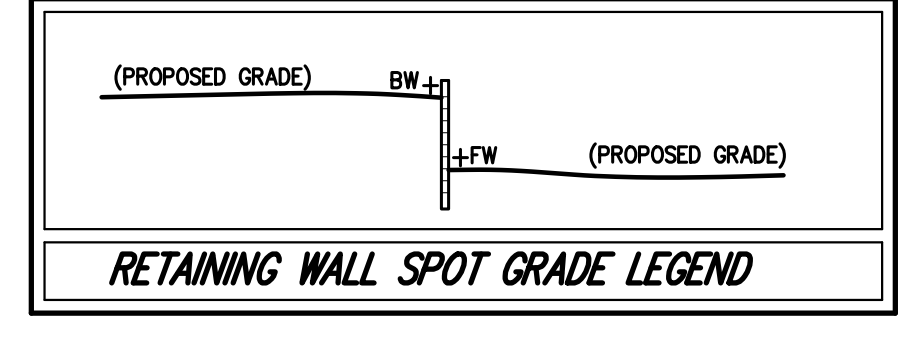
NOT FOR CONSTRUCTION



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 09/29/2005.
 - 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.



APPLICANT/TOWNSHIP:

No.	1	REVISED ERS	10/27/2023
No.	2	PLANNING BOARD SUBMISSION	10/27/2023
No.	3	TOWNSHIP CONSERVATION BOARD SUBMISSION	10/27/2023
No.	4	PLANNING BOARD RESUBMISSION	11/07/2023

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

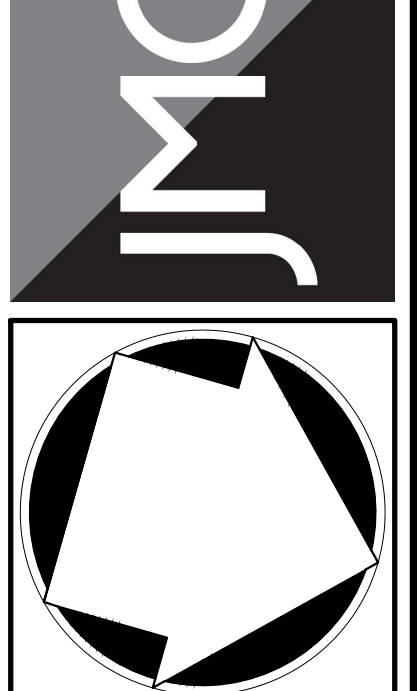
CHRISTOPHER CATHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

DATE: _____

JOSEPH M. CERWEL, PE
KSCJ CONSULTING
CONSULTING TOWN ENGINEERS

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
420 BEGFORD ROAD - ARMONK, NY 10554
PHONE: 914.233.2222 - FAX: 914.233.2102
www.jmcpllc.com



GRADING PLAN
AIRPORT CAMPUS
113 NORTH CASTLE, NY 10554

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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

Scale: 1" = 40'

Date: 09/21/2022

Project No: 15072

Sheet: C-201 of 201

GRAPHIC SCALE
1 inch = 40 ft

C-201

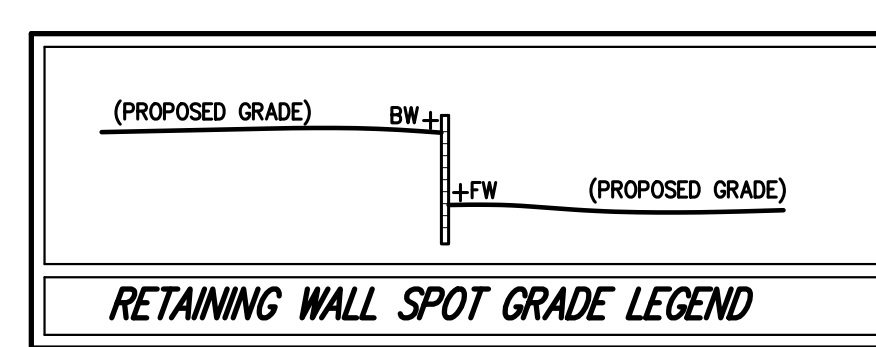
MATCHLINE
MATCHLINE



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 DI DRAIN INLET
[Symbol]	PROPOSED TYPE LI 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 NEBA 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 GRANULARITY INVESTIGATION," DATED 12/20/2001, 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.

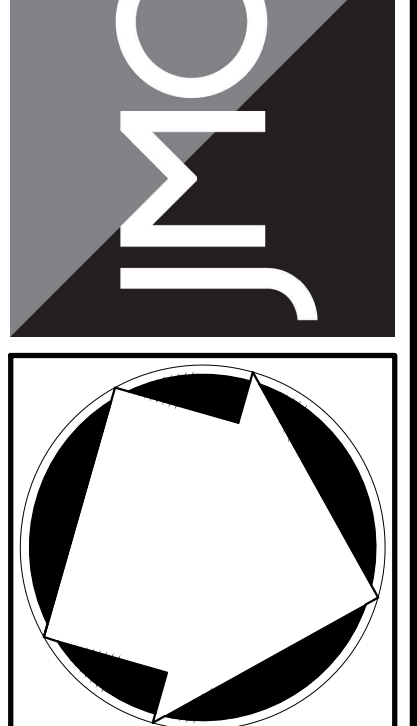


REVISIONS

No.	REVISIONS	Date
1.	REVISED ERS	10/20/2023
2.	PLANNING BOARD SUBMISSION	10/26/2023
3.	TOWN CONSERVATION BOARD SUBMISSION	10/27/2023
4.	PLANNING BOARD RESUBMISSION	11/07/2023

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

JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
420 BEGFORD ROAD - ARMONK, NY 10504
PHONE: 914.833.2222 - FAX: 914.233.2192
www.jmcp.com



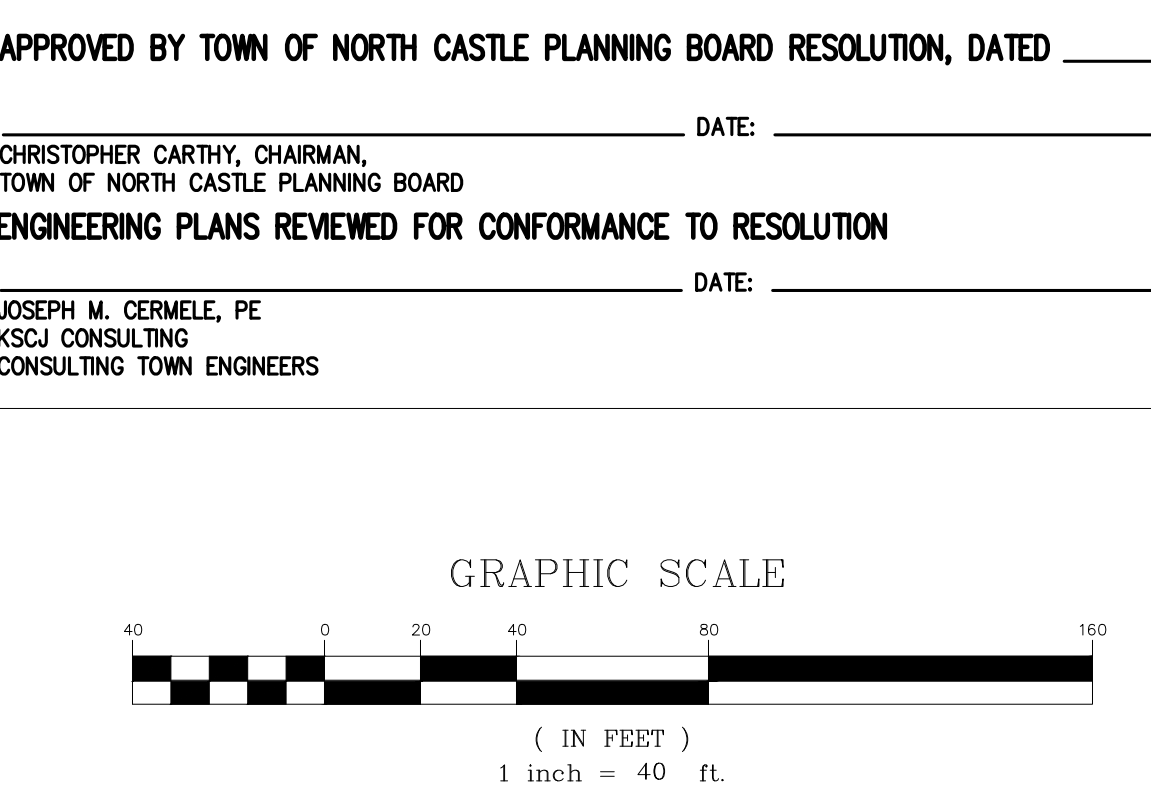
GRADING PLAN
AIRPORT CAMPUS
113 NORTH CASTLE, NY 10540

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.

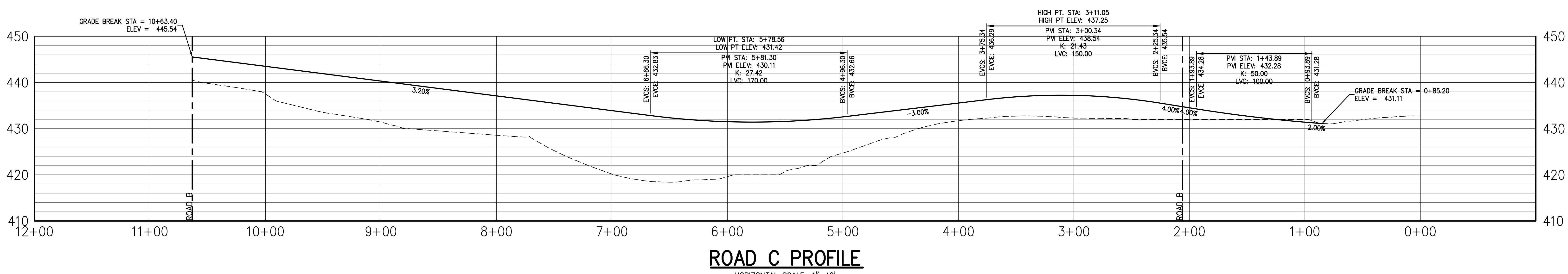
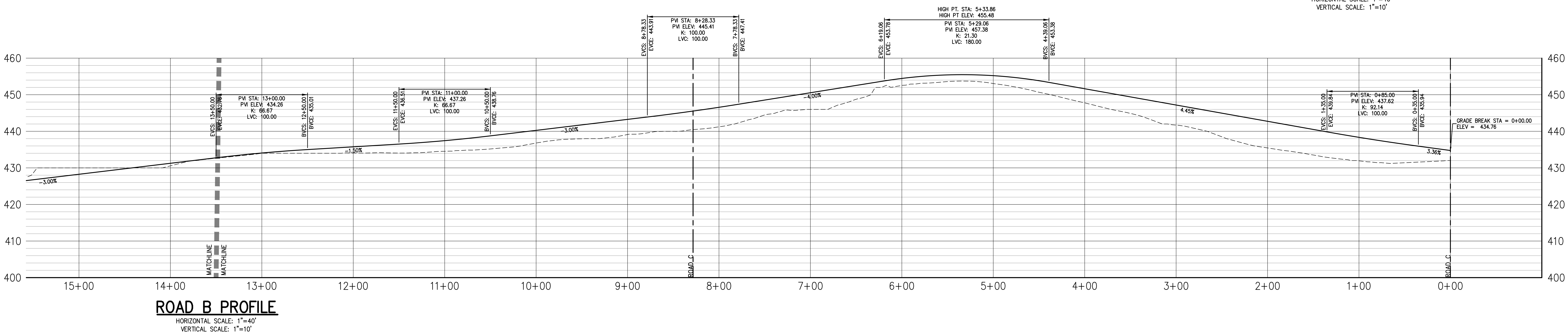
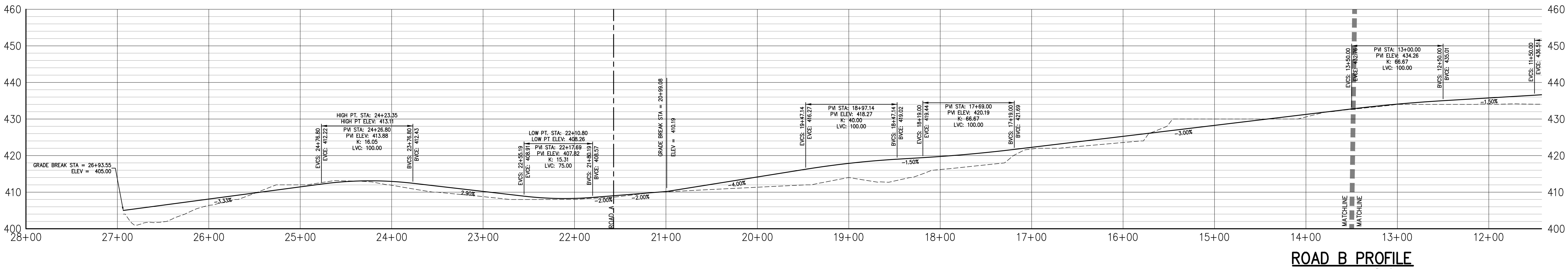
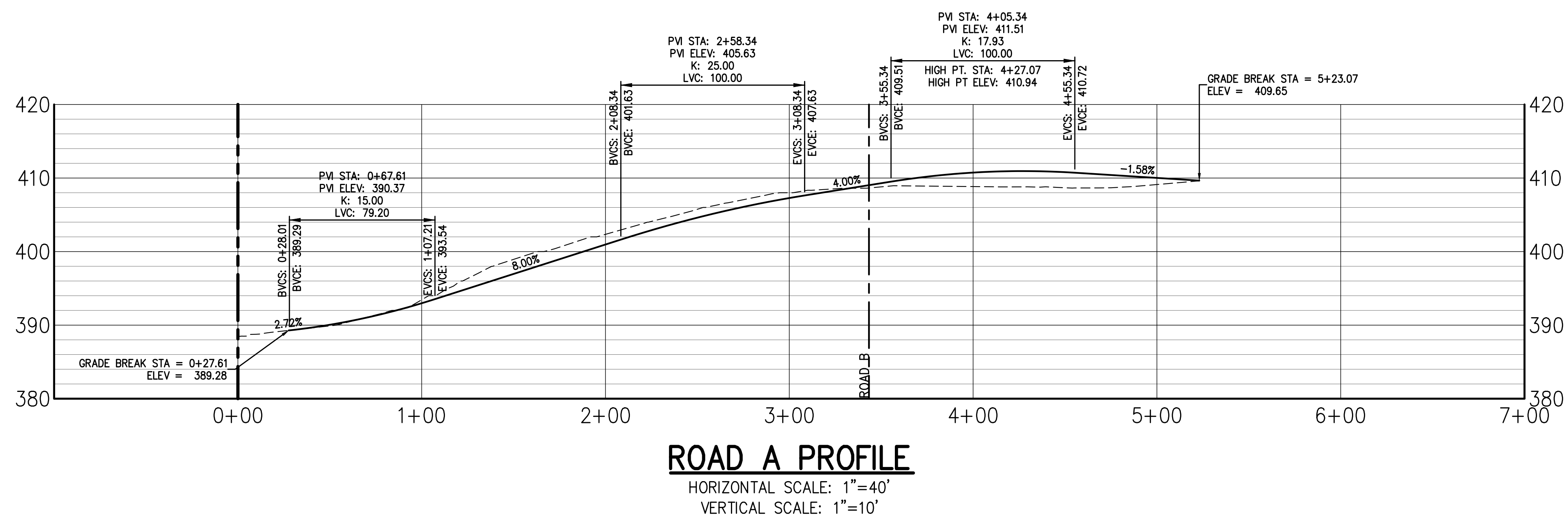
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
CHRISTOPHER CATHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
DATE: _____
JOSEPH M. CERMIELE, PE
KSCJ CONSULTING
CONSULTING TOWN ENGINEERS

Scale: 1" = 40'
Date: 09/21/2022
Project No: 15072
HWO-NAME: C-202 GRAD.MT
Drawing No: C-202

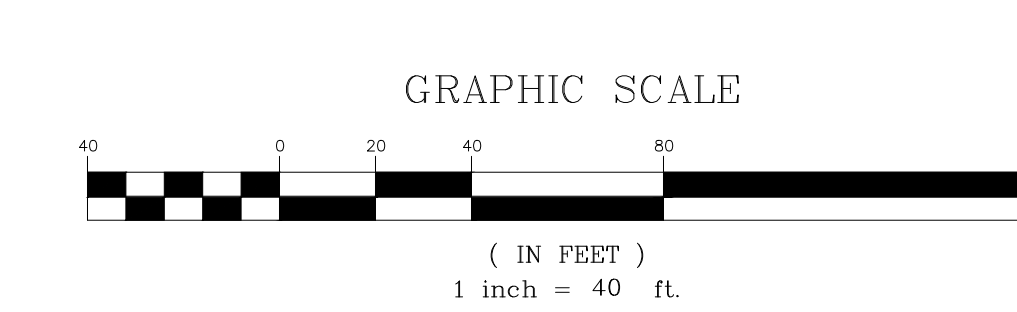
C-202



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



No.	Revision	Date
1.	TRAINING BOARD SUBMISSION	10/06/2023
2.	PLANNING BOARD RESUBMISSION	11/07/2023

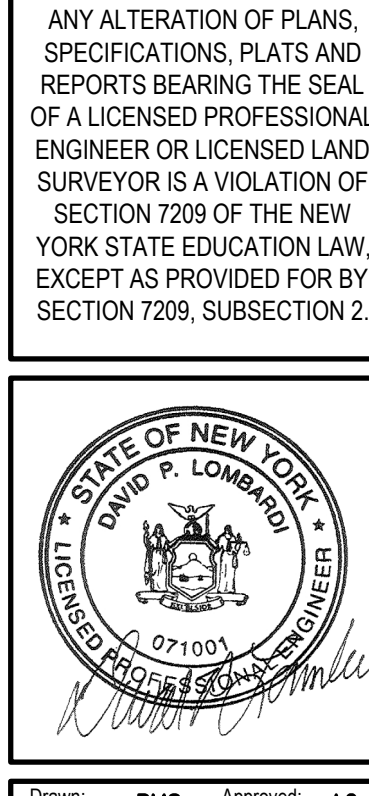
APPLICANT/TOWNER:
AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUNTAIN ROCK, NY 10876

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



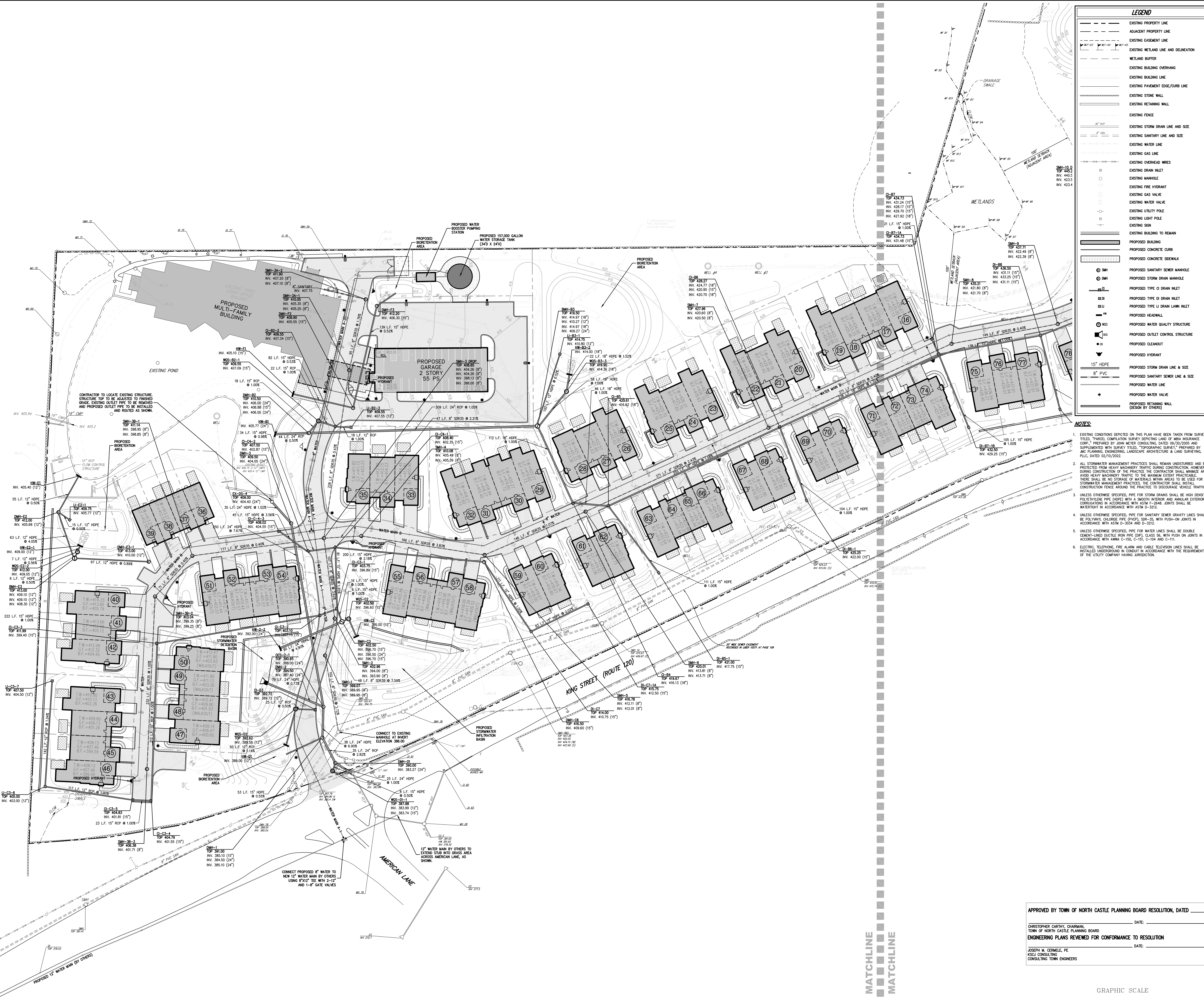
ROAD PROFILES
 AIRPORT CAMPUS
 46 WESTCHESTER AVENUE
 FOUNTAIN ROCK, NY 10876

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.



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



LEGEND

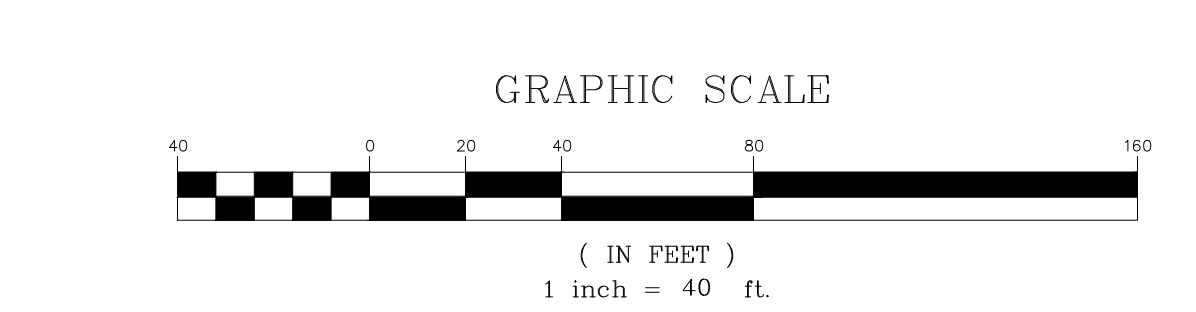
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---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING WETLAND LINE AND DELINEATION
---	WETLAND BUFFER
---	EXISTING BUILDING OVERHANG
---	EXISTING BUILDING LINE
---	EXISTING PAVEMENT EDGE/CURB LINE
---	EXISTING STONE WALL
---	EXISTING RETAINING 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 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 COMPARISON 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 02/07/2002.
 - 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 (PVC) (PVC), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
 - UNLESS OTHERWISE SPECIFIED, PPE FOR WATER LINES SHALL BE DOUBLE SCH 40 ENAMELED CASTLE IRON PIPE (CIP), 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
KSCU CONSULTING
CONSULTING TOWN ENGINEERS



JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
420 BEGFORD ROAD - ARMONK, NY 10504
PHONE: 914.833.2222 - FAX: 914.232.2192
www.jmcpllc.com

UTILITIES PLAN
AIRPORT CAMPUS
113 WEST CHESTER AVENUE
NORTH CASTLE, NY 10504

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Scale: 1" = 40'
Date: 09/21/2022
Project No: 15072
Sheet No: C-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 COMPARISON 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 ANULAR EXTERIOR CORROSION RESISTANCE 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 (PPR), 200-30, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
- UNLESS OTHERWISE SPECIFIED, PPE FOR WATER LINES SHALL BE DOUBLE SCHEUTLITZER DUCTILE IRON PIPE (DIP), CLASS 50, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ANRW 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 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: _____

Scale: 1" = 40'

Date: 09/21/2022

Project No: 15072

Sheet No: C-302

GRAPHIC SCALE
0 20 40 60 80 100
(IN FEET)
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 BERGHOFF ROAD - ARMONK, NY 10504
PHONE: 914.233.2222 - FAX: 914.233.2192
www.jmcp.com

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

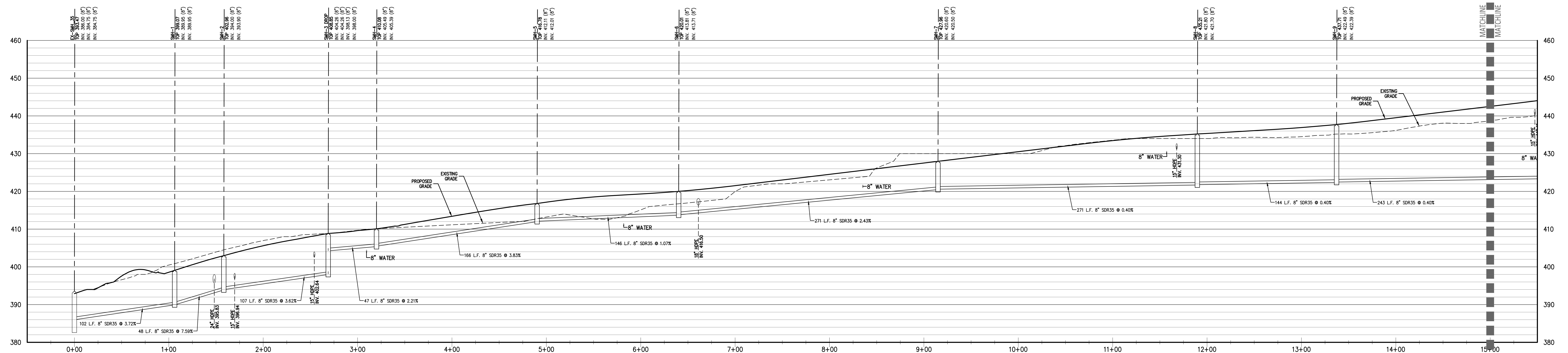
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
JAMES P. COOMBS
COMMISSIONER

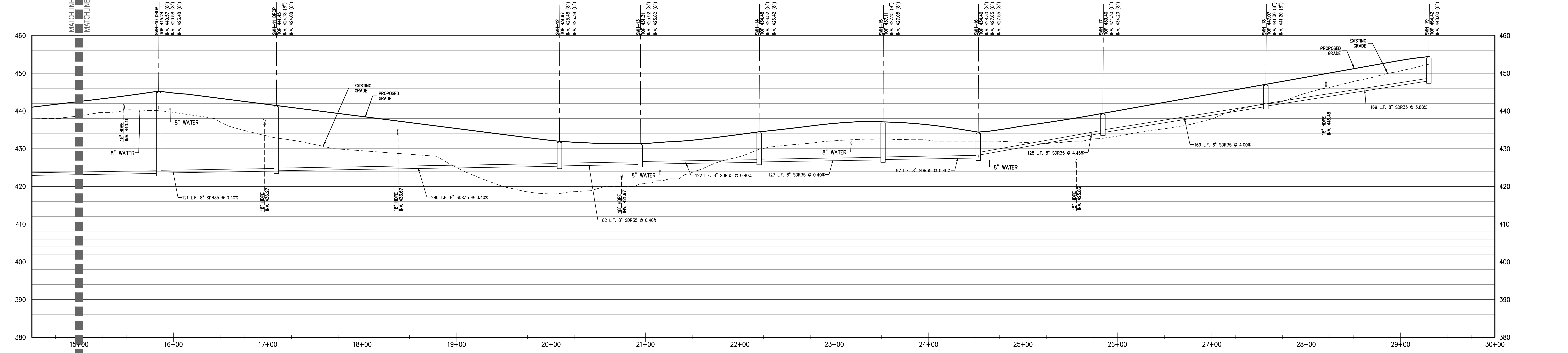
Scale: BMS Approved AG
Scale: 1" = 40'
Date: 09/21/2022
Project No: 15072
Sheet No: C-302
Drawing No: UTL07

C-302

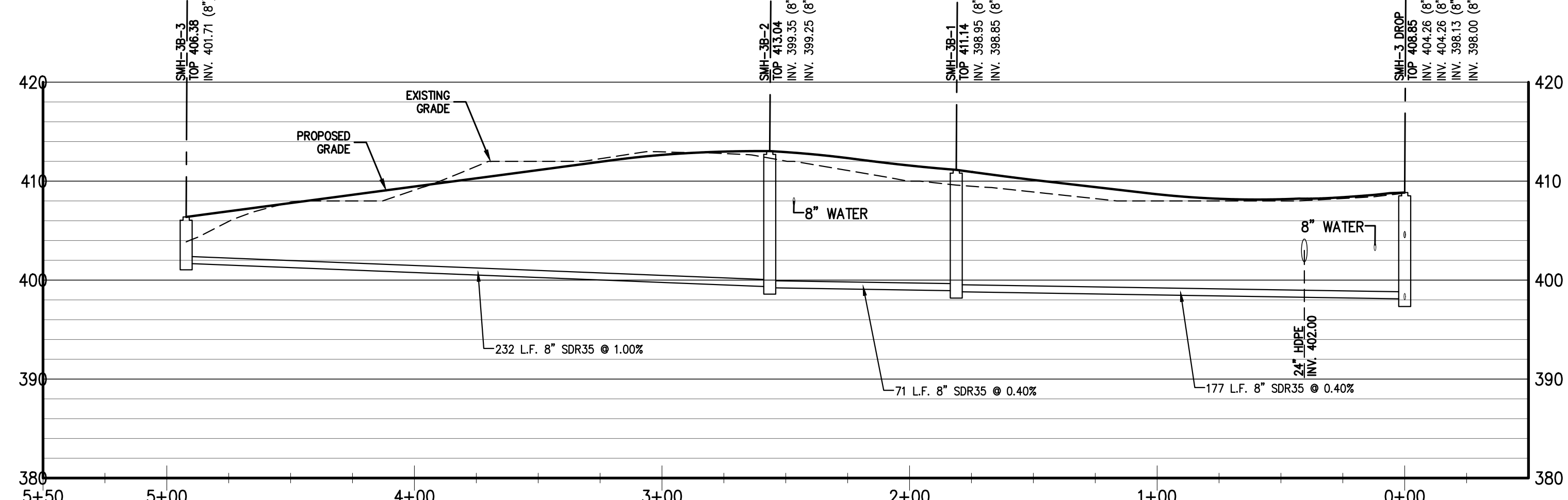
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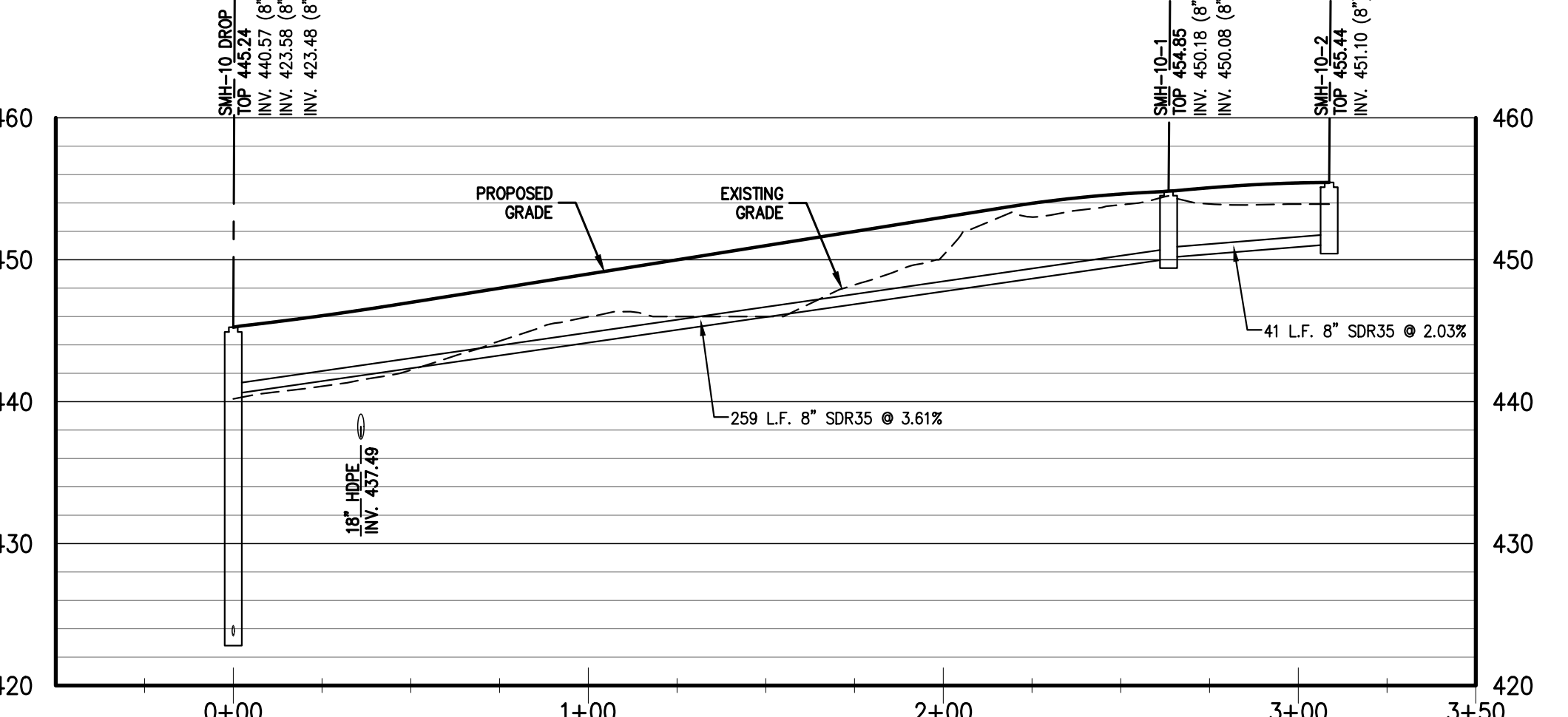
EX. SMH-35 TO SMH-19 PROFILE
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 VERTICAL SCALE 1"=10'



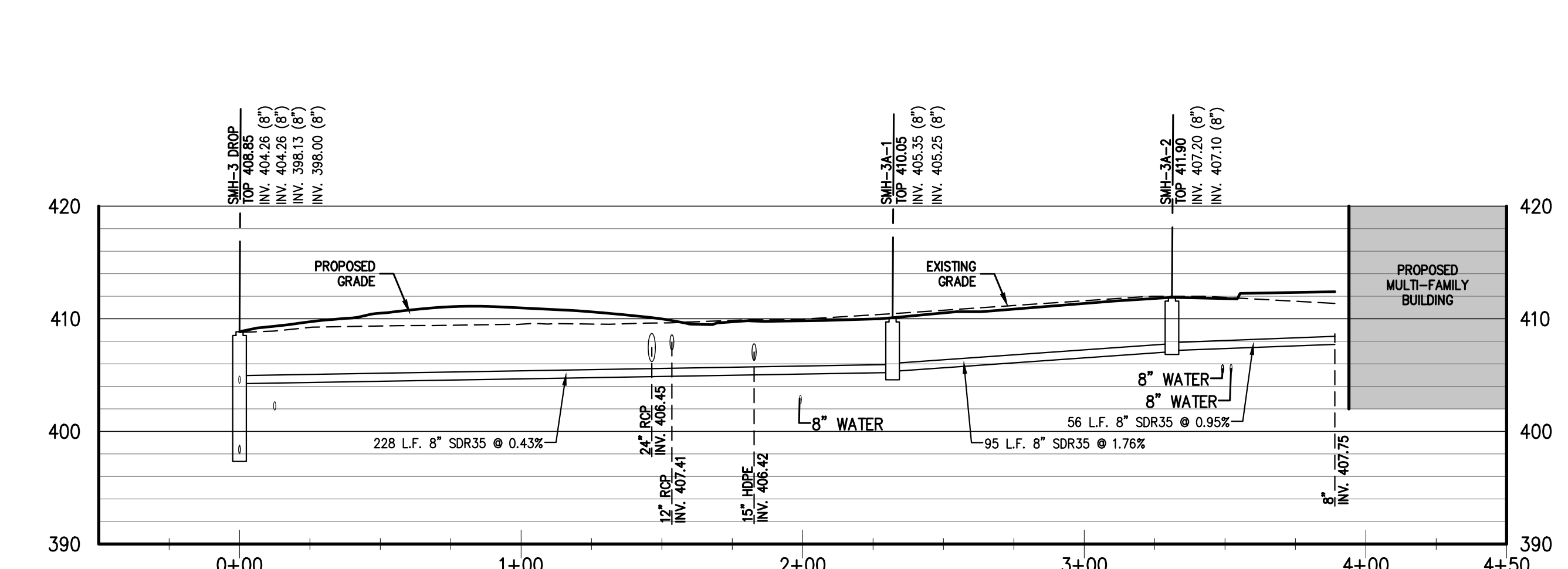
EX. SMH-35 TO SMH-19 PROFILE
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'



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'

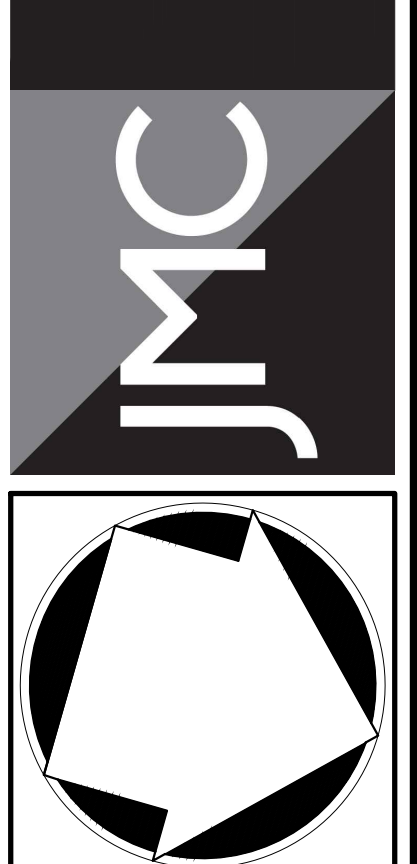
NOT FOR CONSTRUCTION

CONTRACT NO. 2022-01-001
 CONTRACTOR: JMC CONSULTING, INC.
 PROJECT: AIRPORT CAMPUS I-V LLC
 DRAWING NO.: C-320

No.	Revision	Date
1	PLANNING BOARD SUBMISSION	10/06/2023
2	PLANNING BOARD RESUBMISSION	11/07/2023

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

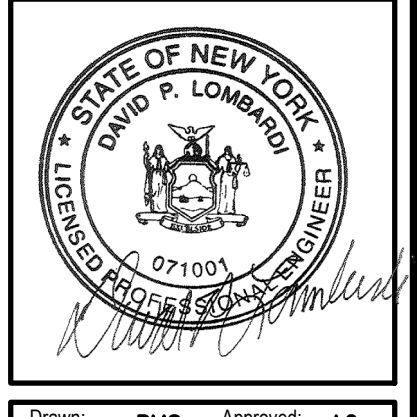
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEGFORD ROAD • ARMONK, NY 10554
 VOICES 914.233.2222 • FAX 914.233.2102
 www.jmcpllc.com



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

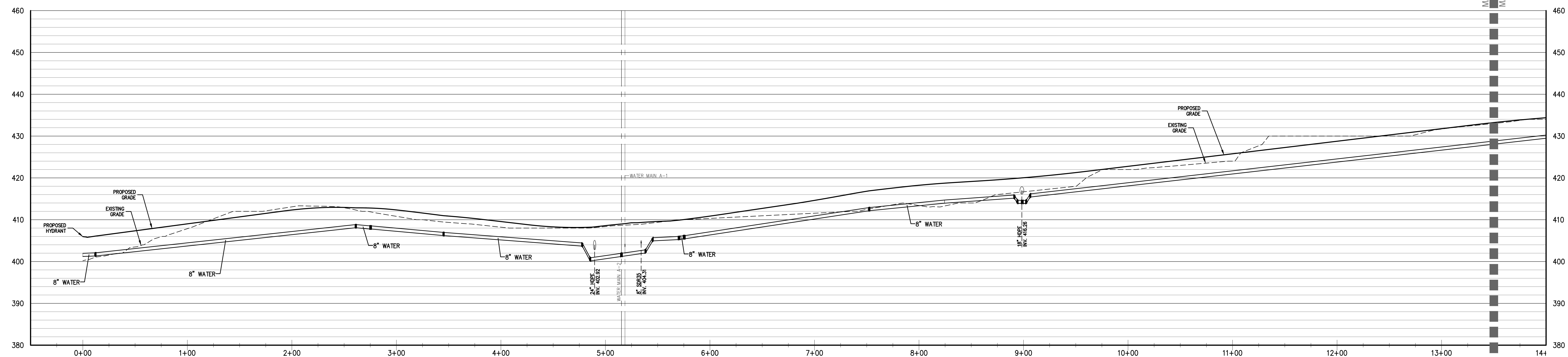
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

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

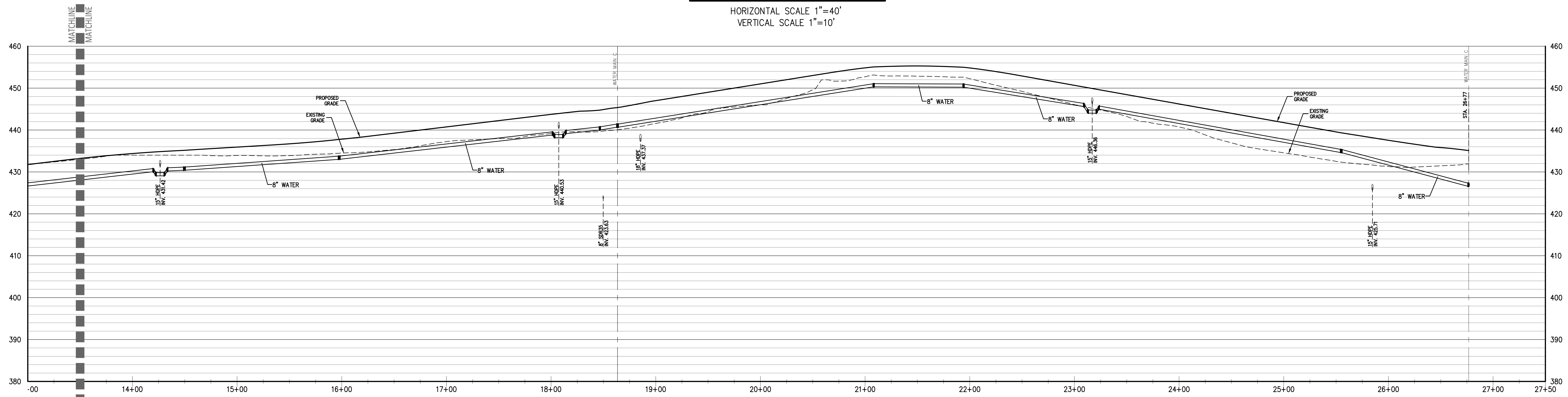


Drawn	BMS	Approved	AG
Scale	1" = 40'		
Date	10/06/2023		
Project No.	15072		
Sheet No.	C-320	of	UTL-07
Client	C-320		

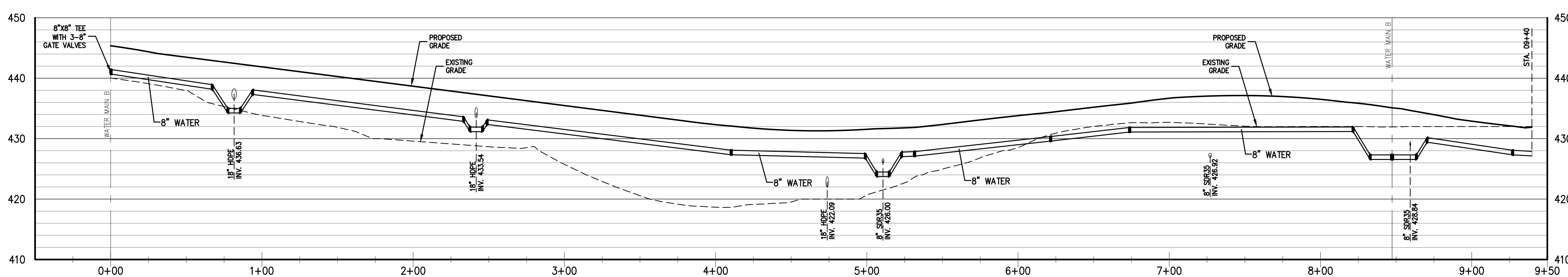
C-320



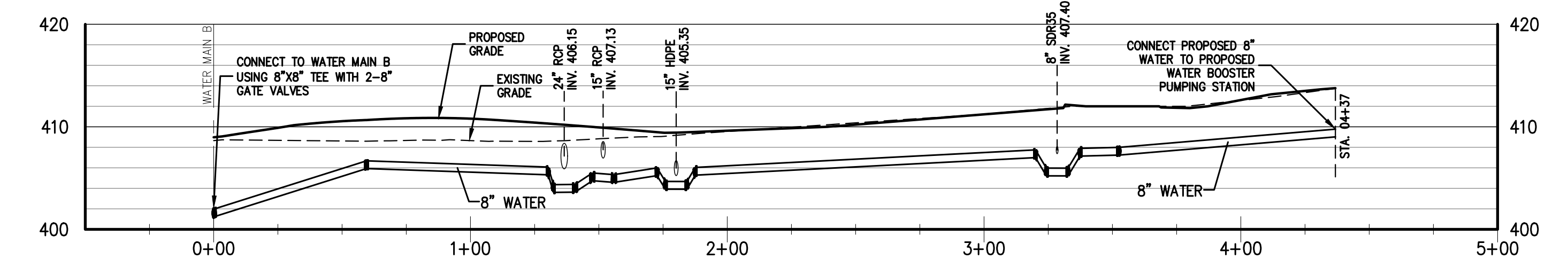
WATER MAIN B PROFILE
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'



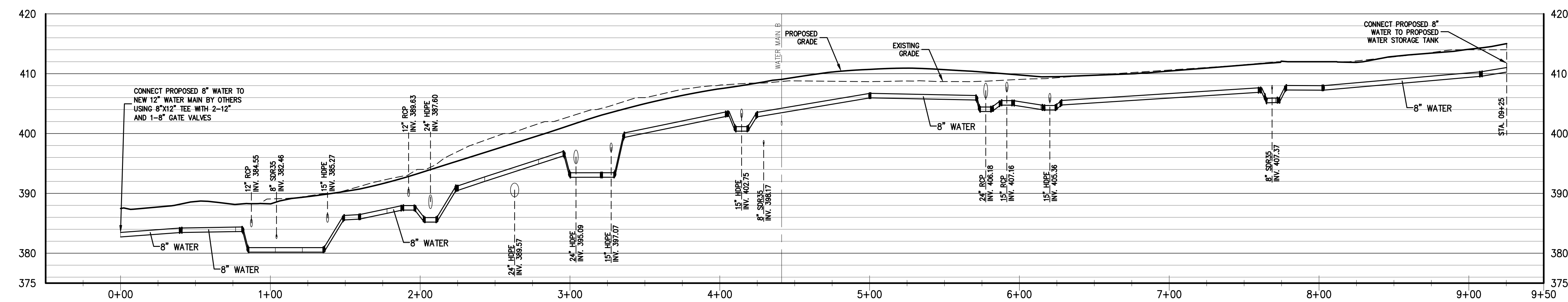
WATER MAIN B PROFILE
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'



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'



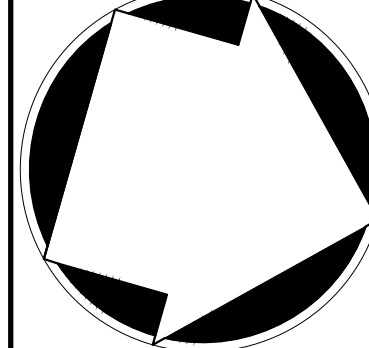
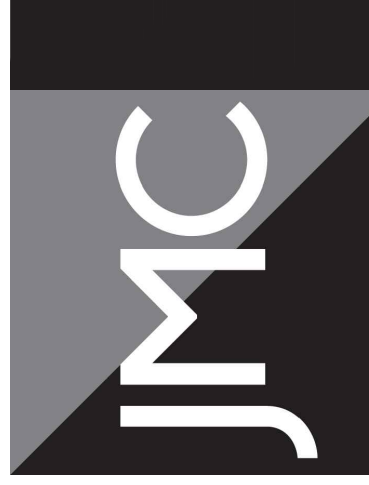
WATER MAIN A-1 PROFILE
 HORIZONTAL SCALE 1"=40'
 VERTICAL SCALE 1"=10'

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

No.	Revision	By	Date
1	PLANNING BOARD SUBMISSION	BMS	10/06/2023
2	PLANNING BOARD RESUBMISSION	BMS	11/07/2023

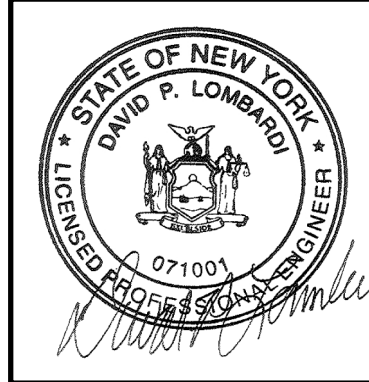
APPLICANT/OWNER:
AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUNT RIDGE, NY 10509

JMC Planning, Engineering, Landscape
 Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEGFORD ROAD • ARMONK, NY 10504
 VOICE 914.233.2223 • FAX 914.233.2102
 www.jmcpic.com



WATER MAIN PROFILES
 AIRPORT CAMPUS
 113 AIRPORT CAMPUS DRIVE
 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
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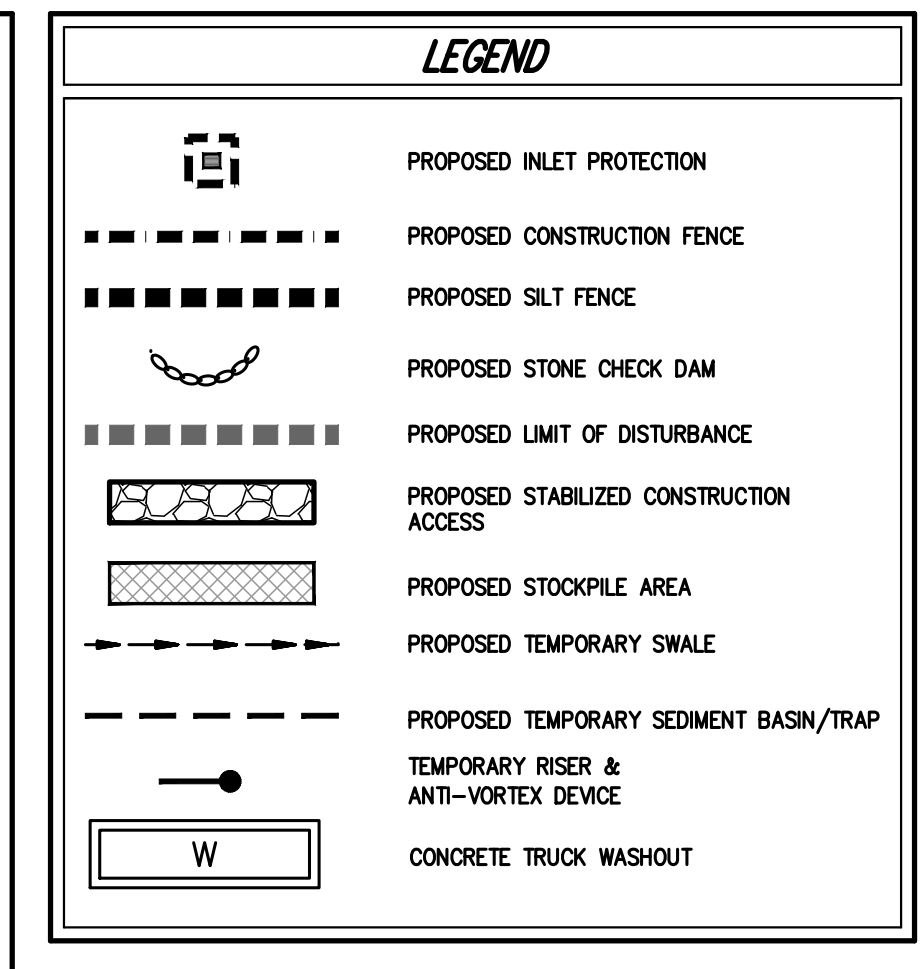
Drawn	BMS	Approved	AG
Scale	1" = 40'		
Date	10/06/2023		
Project No.	15072		
Sheet No.	C-330	Total	330
Client	VTL, Inc.		

C-330

NOT FOR CONSTRUCTION

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	PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES
AREAS OF CUT OR FILL	HSG C/D APPLY 4 INCHES OF TOPSOIL	CLEARING AND GRUBBING
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 1 TO 25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	RESTORATION (DISCOMPACTION AND COMPOST ENHANCEMENT)	RESTORATION
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
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS WITH EXISTING IMPROVED AREAS WILL BE COVERED TO PERVIOUS AREA	RESTORATION

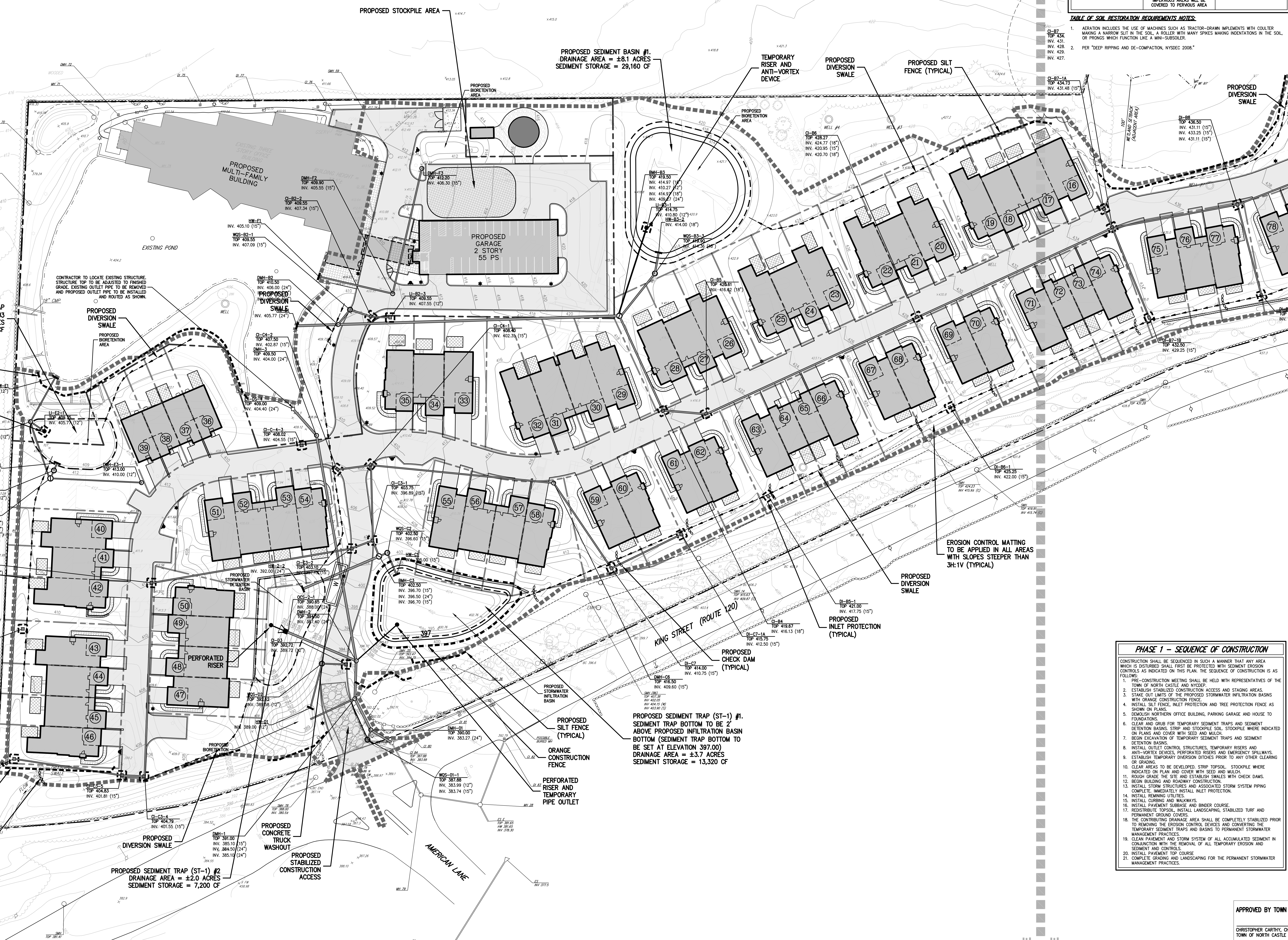


NOTES:

- EXISTING CONDITIONS DEPicted ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPictING LAND OF MEAN INSURANCE COPIED," PREPARED BY JOHN MOYER CONSULTING, LAST REVISION 08/20/2020.
- 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 AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES IN 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 RESPAID ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE LANDSCAPE PLAN.
- 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 NO DROPS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN 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 NECESSARY, 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 OF THE PROJECT 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 COMPLETION OF GRADING. THE SEEDING SHALL BE IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL AND SEEDING CONTROL "BEST" AND THE AND 4300 "BEST" MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, 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."



1. SEED MIXTURE AND RATE OF APPLICATION:
 A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH PREGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS PER 1000 SQUARE FEET) USE 1 POUND/1000 SQUARE FEET.
 A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED WOODSTOCK WINTER RYE (CERIAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).

2. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
 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.

3. 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 COMPLETION OF GRADING. THE SEEDING SHALL BE IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL AND SEEDING CONTROL "BEST" AND THE AND 4300 "BEST" MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:

4. FOR SEED MIXTURE AND RATE OF APPLICATION CONTRACTOR SHALL REFER TO TABLE 7-2 "TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES SHALL BE INCREASED BY 10% WHEN HYDROSEEDING."

5. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
 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.

6. 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 COMPLETION OF GRADING. THE SEEDING SHALL BE IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL AND SEEDING CONTROL "BEST" AND THE AND 4300 "BEST" MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:

7. FOR SEED MIXTURE AND RATE OF APPLICATION CONTRACTOR SHALL REFER TO TABLE 7-2 "TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES SHALL BE INCREASED BY 10% WHEN HYDROSEEDING."

8. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
 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.

9. 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 COMPLETION OF GRADING. THE SEEDING SHALL BE IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL AND SEEDING CONTROL "BEST" AND THE AND 4300 "BEST" MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:

10. FOR SEED MIXTURE AND RATE OF APPLICATION CONTRACTOR SHALL REFER TO TABLE 7-2 "TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES SHALL BE INCREASED BY 10% WHEN HYDROSEEDING."

11. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
 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 WOODED, 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.

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 NEEDED.
- ESTABLISH STABILIZED CONSTRUCTION ACCESS AND STAGING AREAS.
- STAKE OUT LIMITS OF THE PROPOSED STORMWATER INFILTRATION BASINS WITH BRANDED 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.
- REDIRECT/RETRIP TOPSOIL, INSTALL LANDSCAPING, STABILIZED TURF AND THE CONTRIBUTING DRAINAGE AREA SHALL BE COMPLETELY STABILIZED PRIOR TO REMOVAL OF THE EROSION CONTROL DEVICES AND CONVERTING THE TEMPORARY SEDIMENT TRAP TO A PERMANENT SEDIMENT DETENTION BASIN.
- CLEAR 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.
- CONSTRUCT/GRASS 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 NEEDED.
- ESTABLISH STABILIZED CONSTRUCTION ACCESS AND STAGING AREAS.
- STAKE OUT LIMITS OF THE PROPOSED STORMWATER INFILTRATION BASINS WITH BRANDED 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.
- DEVELOP 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, SEED AND MULCH ALL DISTURBED SLOPES.
- 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 FOR ROADS.
- REDIRECT/RETRIP TOPSOIL, INSTALL LANDSCAPING, STABILIZED TURF AND PERMANENT GRASSING.
- CONSTRUCT/GRASS AND LANDSCAPING FOR THE PERMANENT STORMWATER MANAGEMENT PRACTICES.
- INSTALL PAVEMENT TOP COURSE.
- CONSTRUCT/GRASS AND 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. CERNIELE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS

DATE: 09/21/2022

Scale: 1" = 40'

Project No: 15072

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

No.	REVISION	DATE
1.	REVISED ERS	10/06/2022
2.	TOWN CONSERVATION BOARD SUBMISSION	10/27/2022
3.	PLANNING BOARD SUBMISSION	11/07/2022
4.		

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED

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

JOSEPH M. CERNIELE, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS

DATE: 09/21/2022

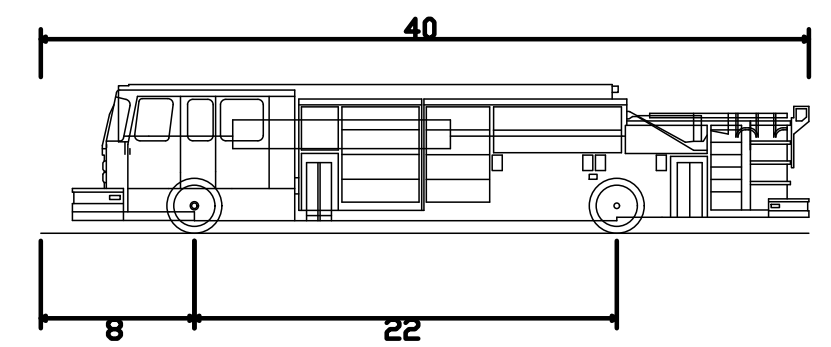
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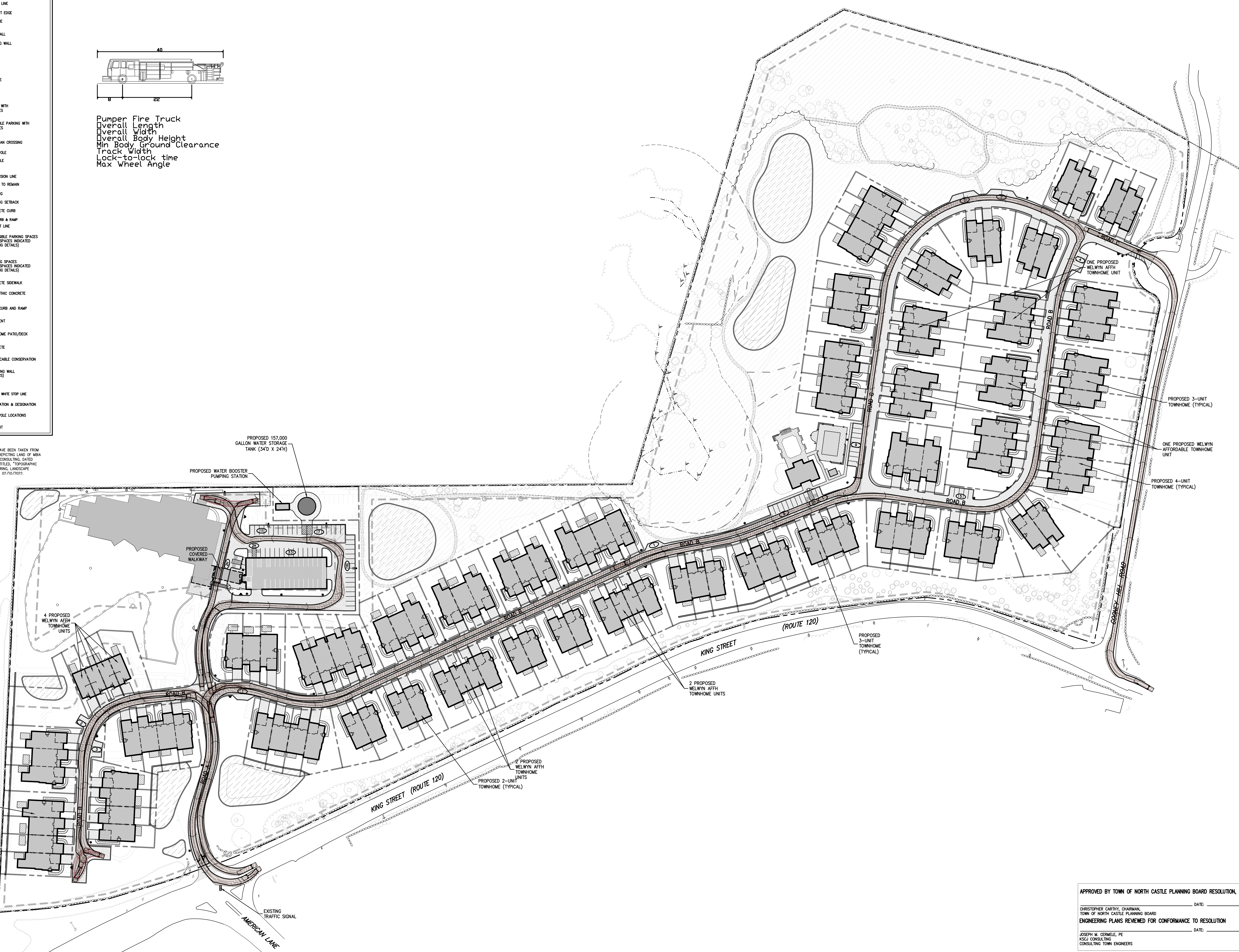
C-401

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 BUILDING SETBACK
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SIDEWALK LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRING 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

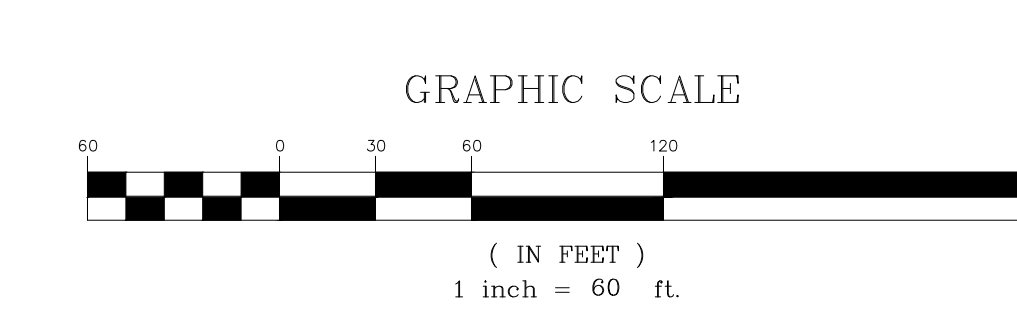


Pumper Fire Truck
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Wheel Angle

NOTES
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "SPACE COMPLETION SURVEY EXISTING LAND OF W&A INSURANCE CORP." PREPARED BY JOHN MEYER CONSULTING, DATED 09/30/2005 AND SUPERIMPOSED WITH SURVEY TITLES, "TOPOGRAPHIC SURVEY" PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, P.L.L.C. DATED 02/20/2022.



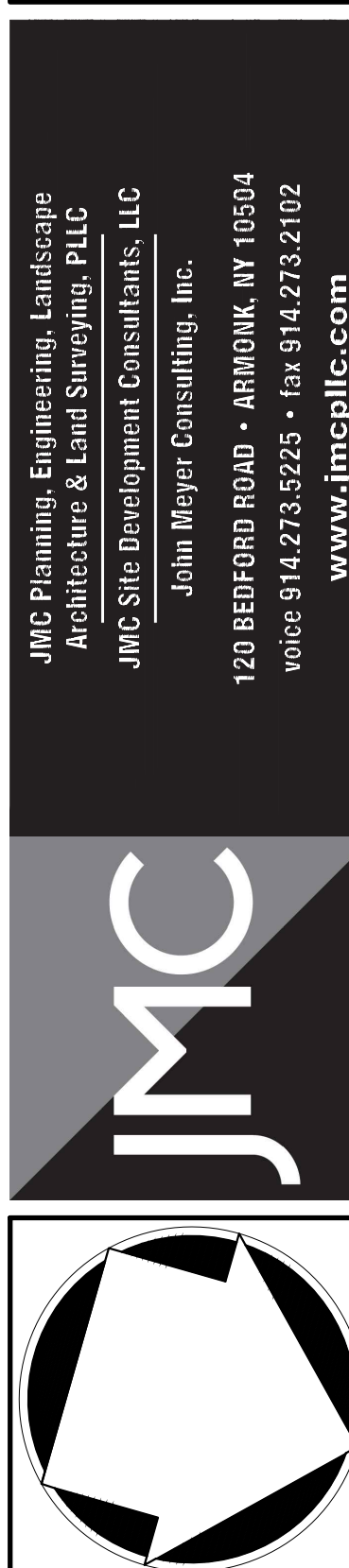
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CARTHAY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 DATE: _____
 JOSEPH M. CERWEL, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS



No.	1.	TRAINING BOARD SUBMISSION	Date	10/06/2023
	2.	PLANNING BOARD RESUBMISSION		11/07/2023

APPLICANT/OWNER:
AIRPORT CAMPUS I-V LLC
 46 WESTCHESTER AVENUE
 FOUNTAIN BLVD., NY 10576

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 420 BEGFORD ROAD • FARMING, NY 10554
 VOICE: 914.233.2222 • FAX: 914.233.2102
 www.jmcpllc.com



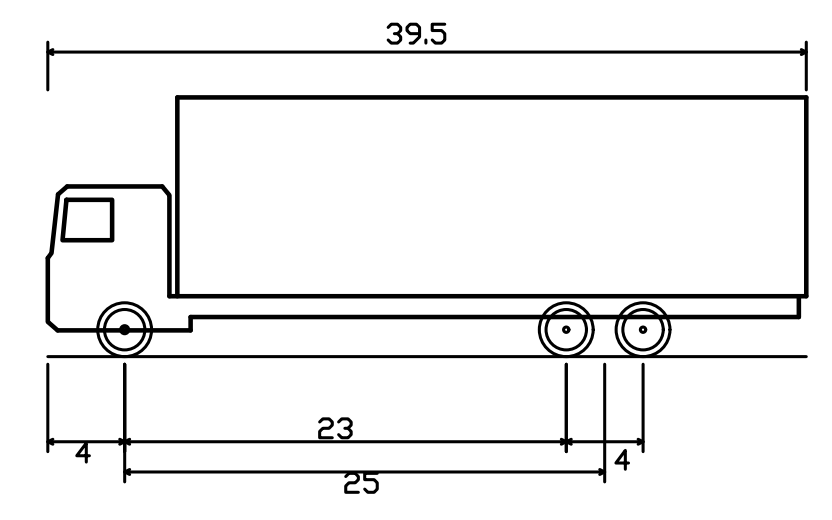
VEHICLE ACCESS PLAN
 (FIRE TRUCK)
 AIRPORT CAMPUS
 46 WESTCHESTER AVENUE
 FOUNTAIN BLVD., NY 10576

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		
Sheet No.	C-700	TRUCK	47
C-700			

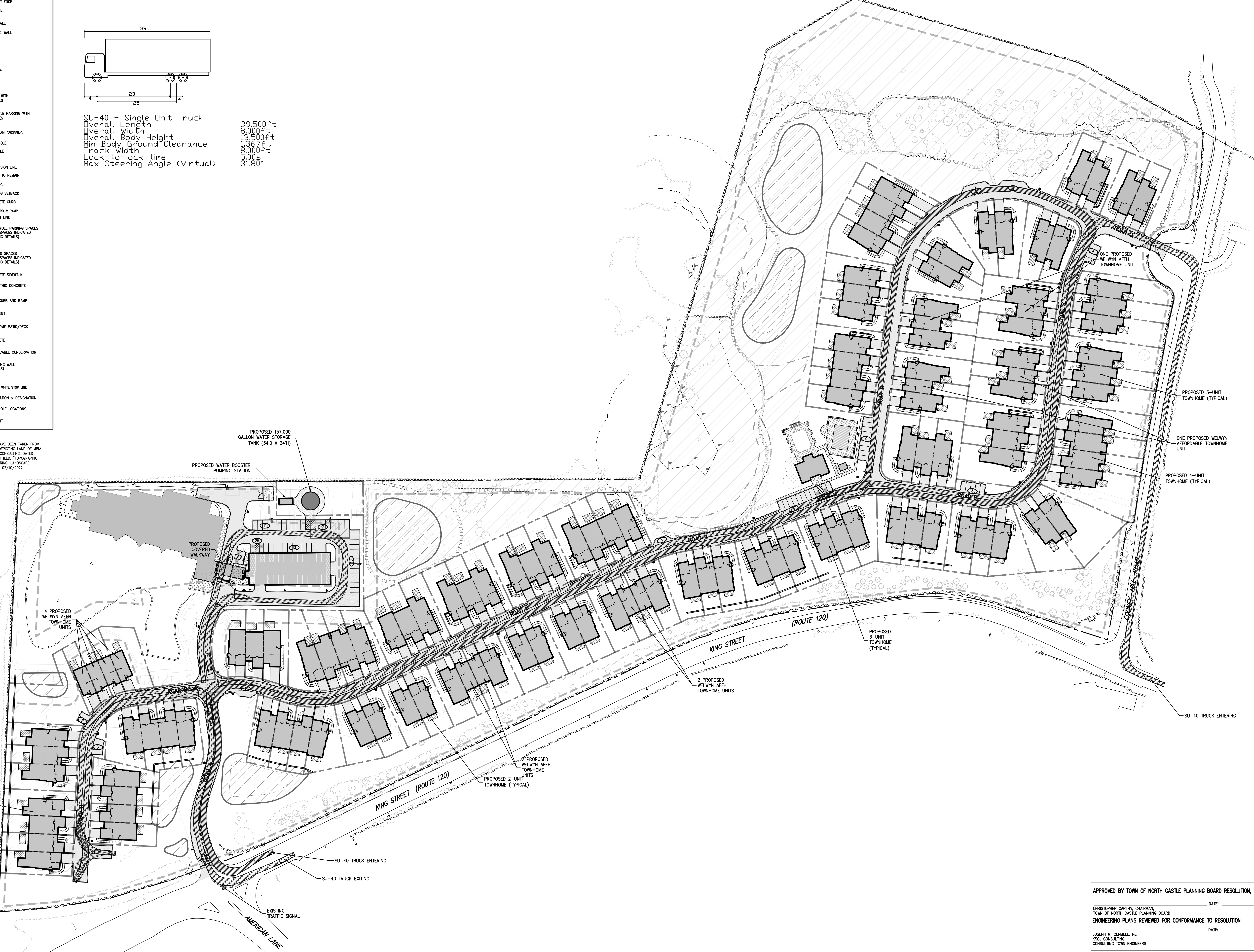
NOT FOR CONSTRUCTION

LEGEND	
---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING SETBACK LINE
---	EXISTING EASEMENT LINE
---	EXISTING ROADWAY CENTER LINE
---	EXISTING WETLAND LINE AND DELINEATION
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---	EXISTING RETAINING WALL
---	EXISTING FENCE
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---	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 BUILDING SETBACK
---	PROPOSED CONCRETE CURB
---	PROPOSED DROP CURB & RAMP
---	PROPOSED SANIQUIT 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

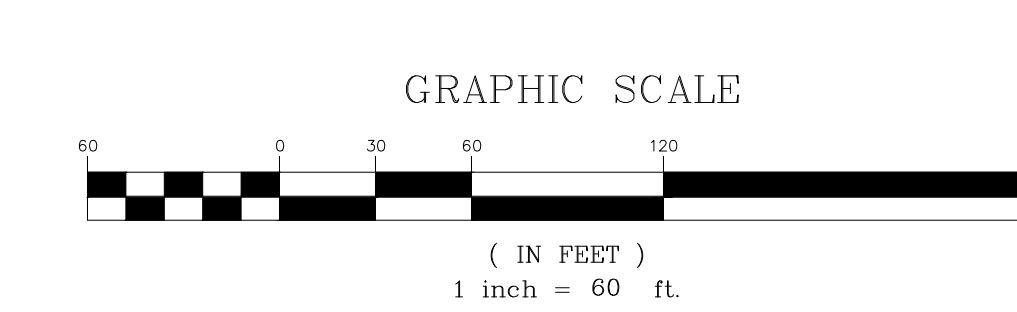


SU-40 - Single Unit Truck
 Overall Length 39.500ft
 Overall Width 8.000ft
 Overall Body Height 13.67ft
 Min Body Ground Clearance 8.000ft
 Track Width 5.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

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



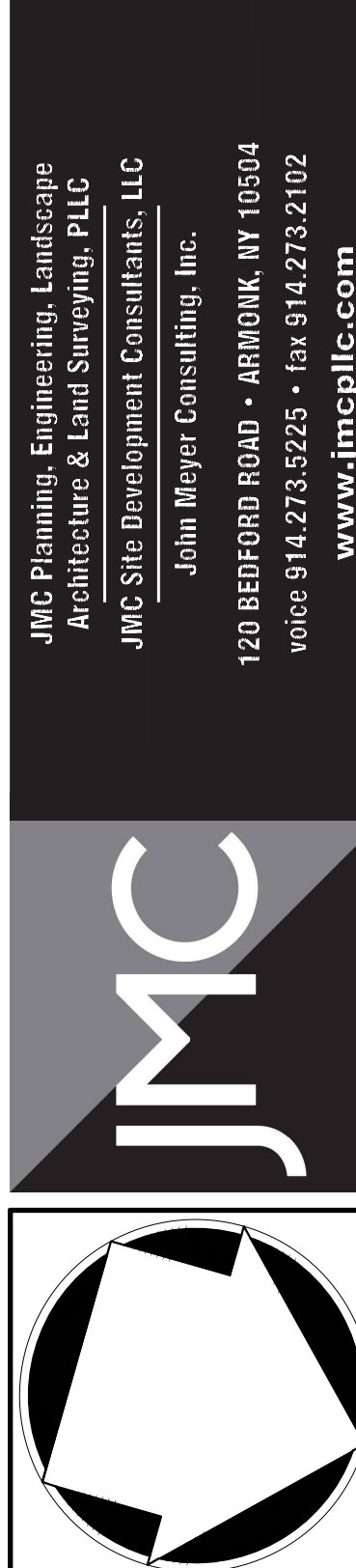
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____
 CHRISTOPHER CARTHAY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 _____ DATE: _____
 JOSEPH M. CERWEL, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS



No.	Revision	Date
1.	TRAINING BOARD SUBMISSION	10/06/2023
2.	PLANNING BOARD RESUBMISSION	11/07/2023

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BEGGAN ROAD • FOUNTAIN ROCK, NY 10854
 VOICE: 914.233.2222 • FAX: 914.233.2102
 www.jmcpllc.com



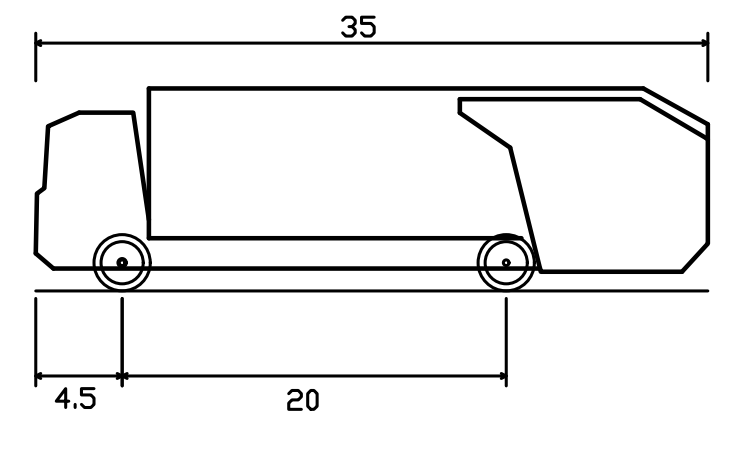
VEHICLE ACCESS PLAN
 (DELIVERY TRUCK)
 AIRPORT CAMPUS
 46 WESTCHESTER AVENUE
 FOUNTAIN ROCK, NY 10854

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
 SEAL OF THE TOWN OF NORTH CASTLE
 Christopher Carthay, Chairman
 Town of North Castle Planning Board
 Approved for Resolution
 Date: 11/07/2023
 Drawing No: C-701 TRUCK.vst
 Scale: 1" = 60'
 Date: 10/06/2023
 Project No: 15072
C-701

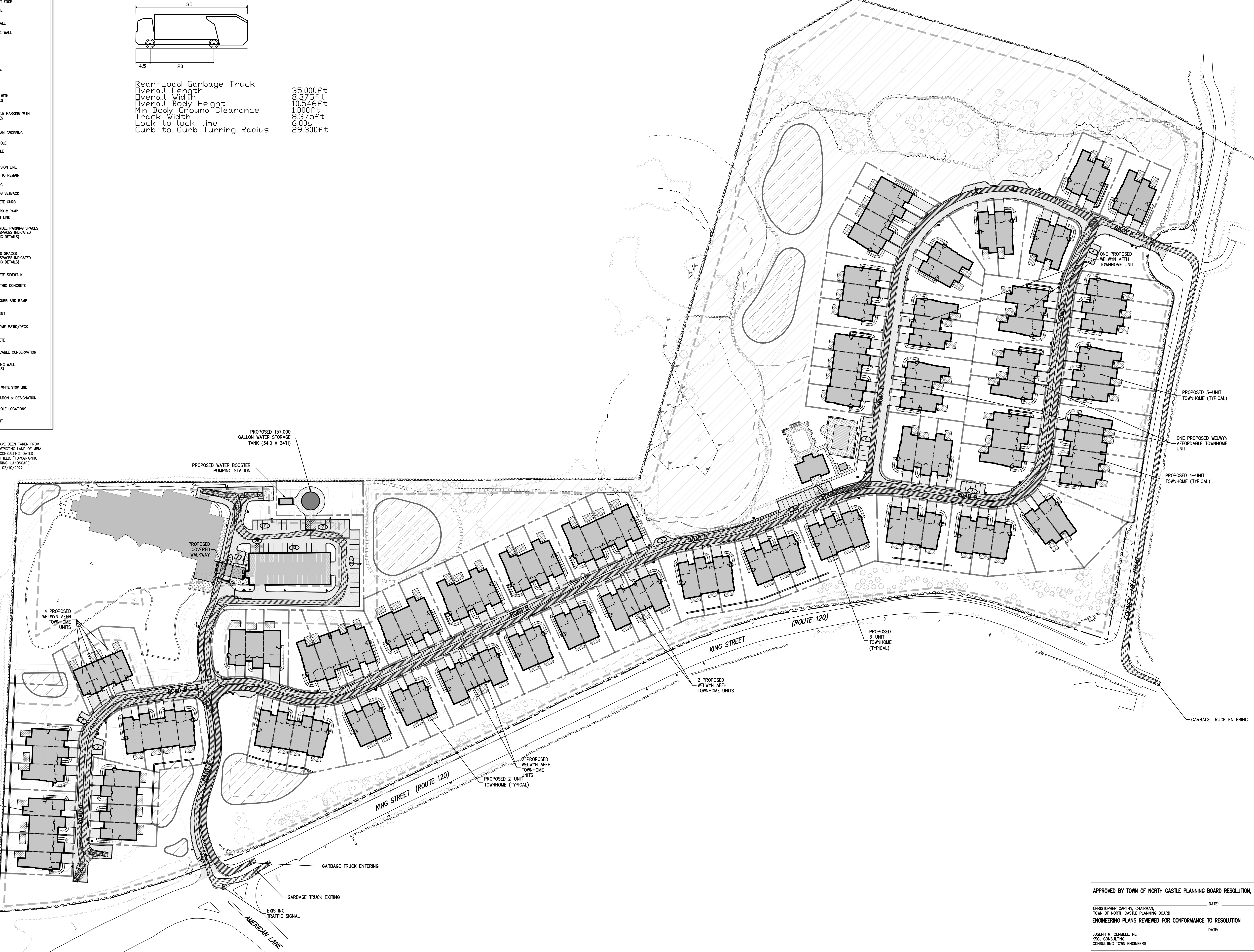
NOT FOR CONSTRUCTION

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 BUILDING SETBACK
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SIDEWALK LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRINGING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRINGING 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\"/>
	TRAFFIC SIGN LOCATION & DESIGNATION
	PROPOSED LIGHT POLE LOCATIONS
	PROPOSED HYDRANT

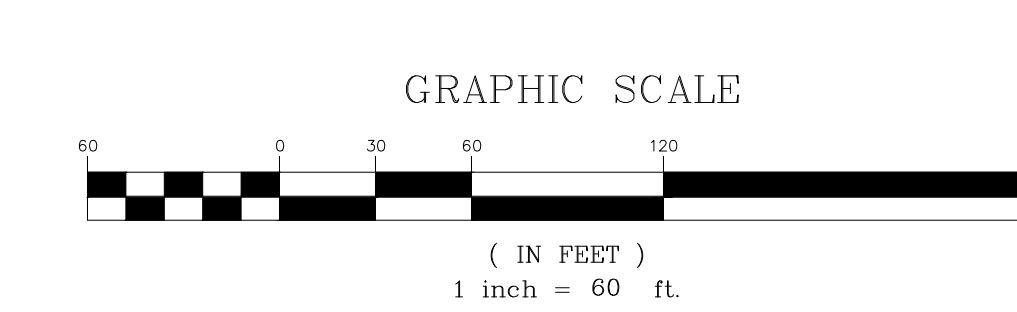


Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft

NOTES
 1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, PARCEL COMPLETION SURVEY, EXISTING 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 CARTHAY, CHAIRMAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION
 DATE: _____
 JOSEPH M. CERWEL, PE
 KSCJ CONSULTING
 CONSULTING TOWN ENGINEERS



No.	Revisions	Date
1.	TRAINING BOARD SUBMISSION	10/06/2023
2.	PLANNING BOARD RESUBMISSION	11/10/2023

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 John Meyer Consulting, Inc.
 120 BEGGAN ROAD • FOUNTAIN ROCK, NY 10854
 PHONE: 914.233.2222 • FAX: 914.233.2102
 www.jmcpllc.com

JMC

VEHICLE ACCESS PLAN
 (GARBAGE TRUCK)

AIRPORT CAMPUS
 46 WESTCHESTER AVENUE
 FOUNTAIN ROCK, NY 10854

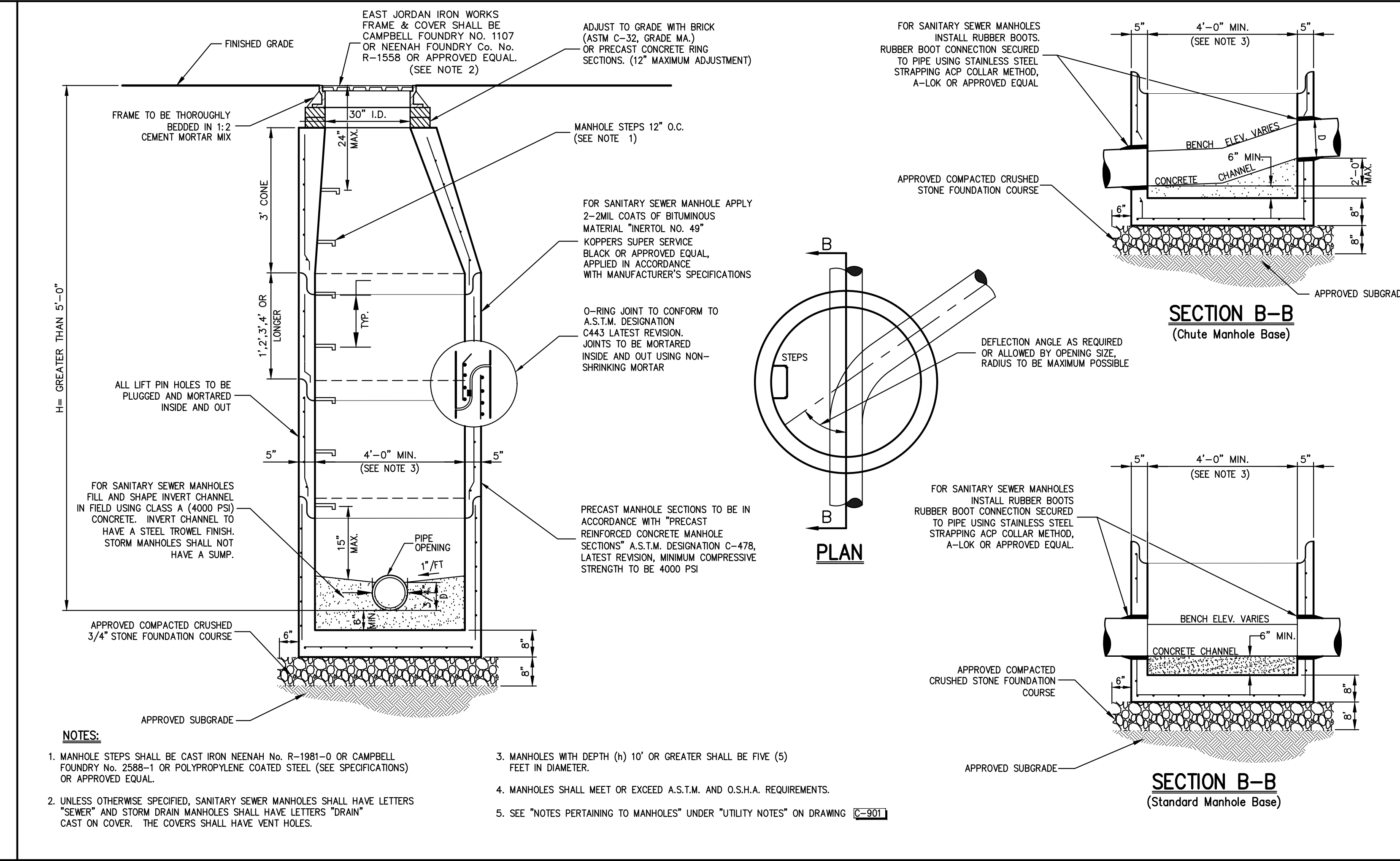
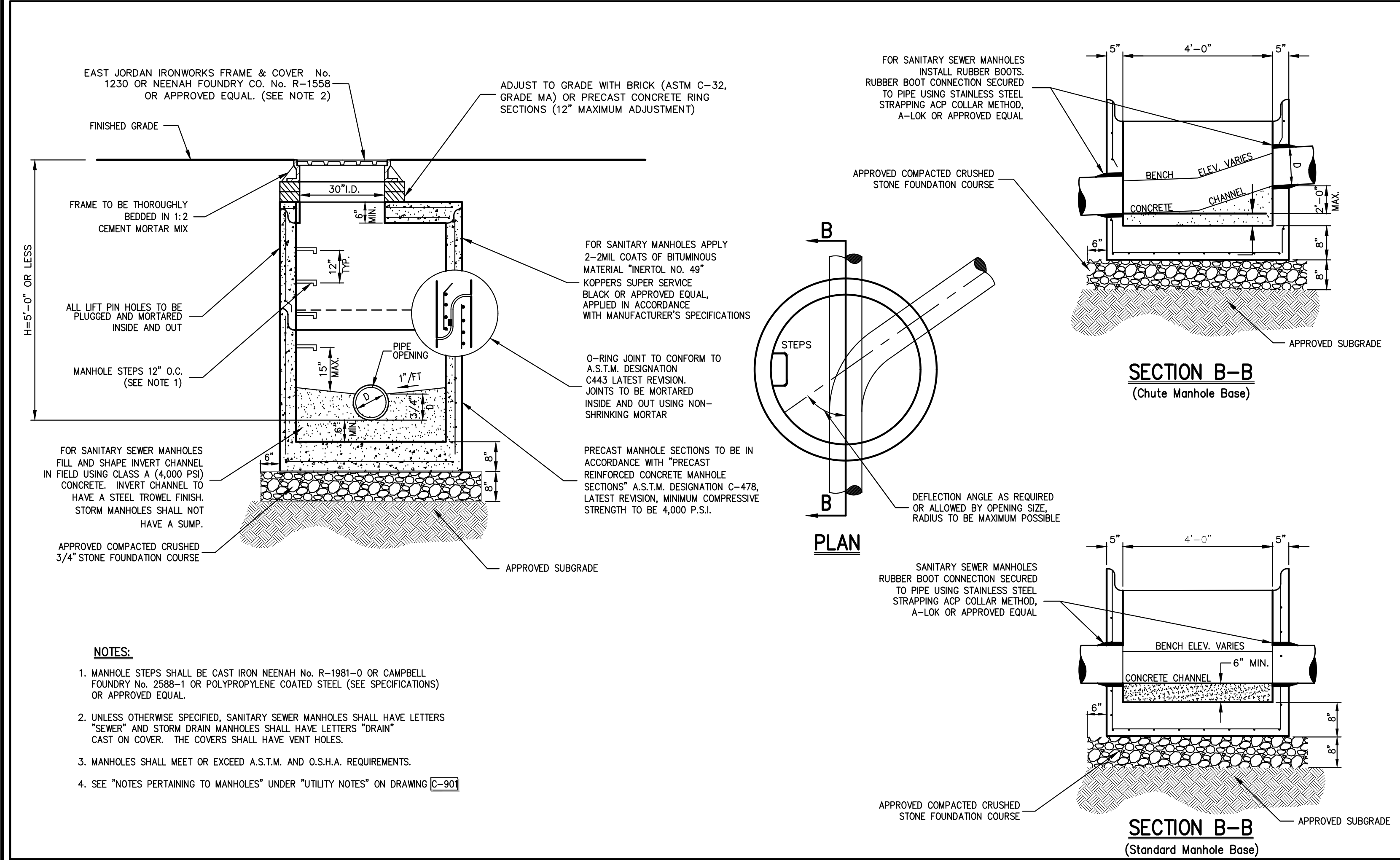
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
 COUNTY OF WESTCHESTER

Drawn: BMS Approved: AG
 Scale: 1" = 60'
 Date: 10/06/2023
 Project No: 15072
 Drawing No: C-702 TRUCK.vst

C-702

NOT FOR CONSTRUCTION



NOTES PERTAINING TO DRAIN INLETS

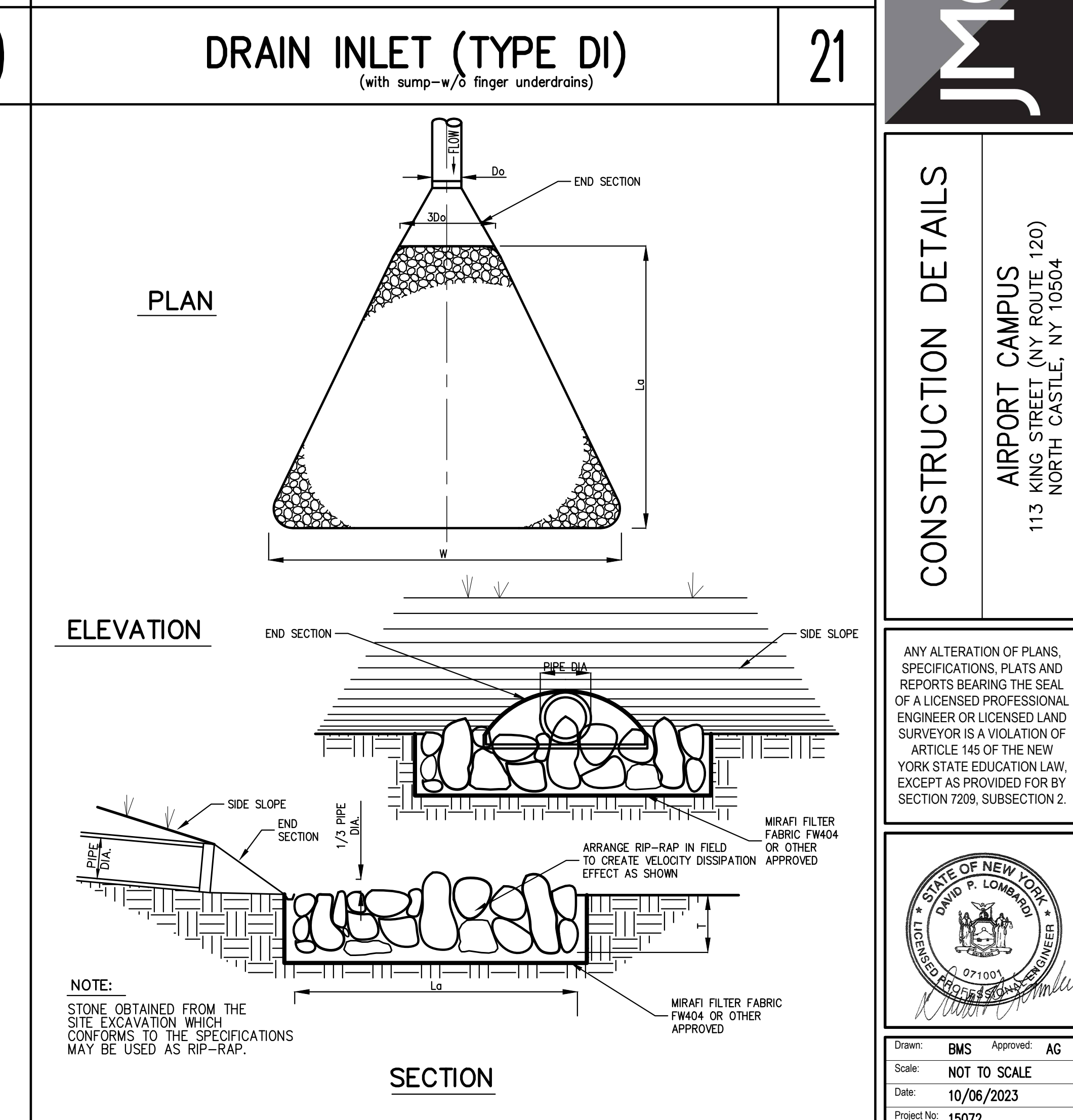
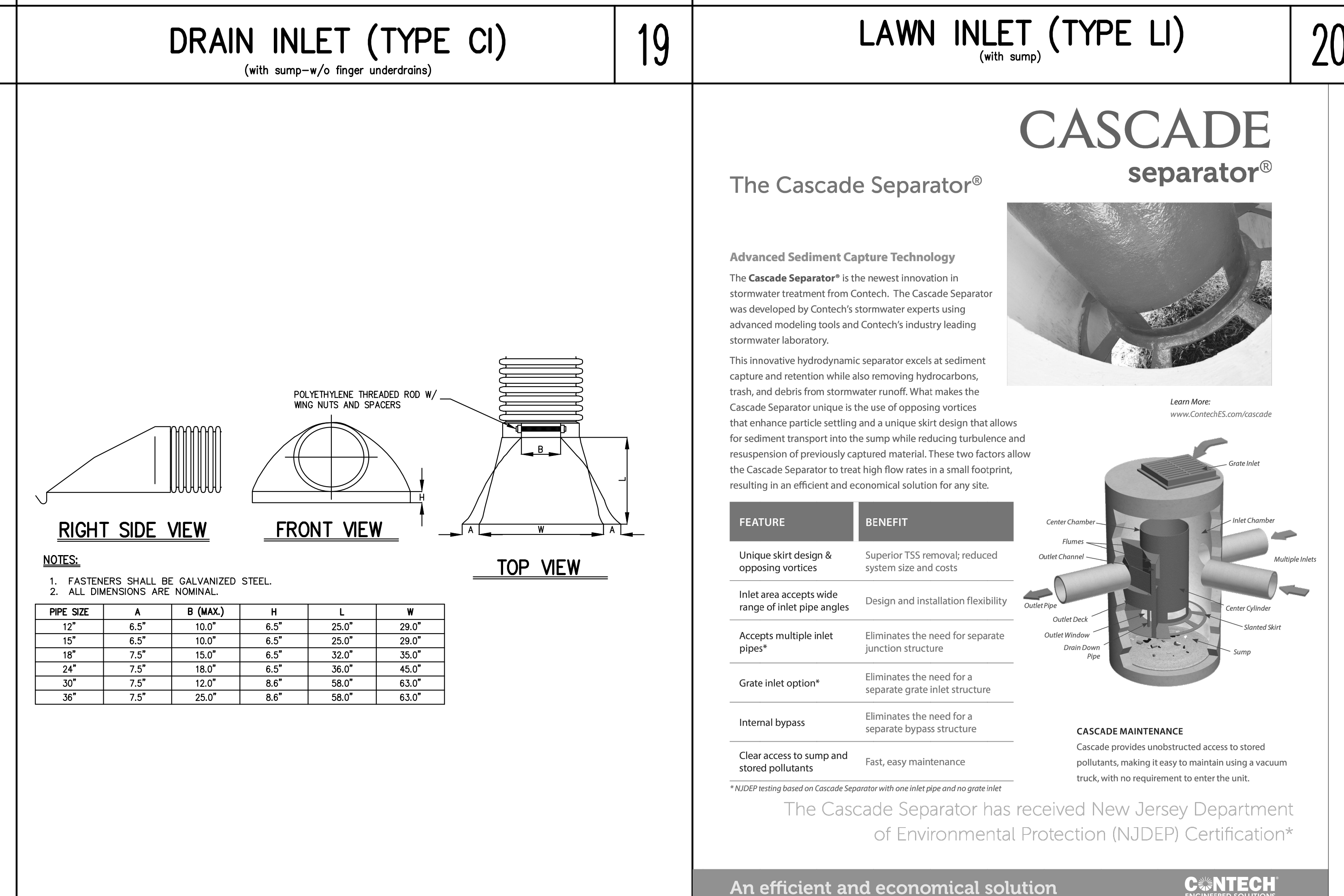
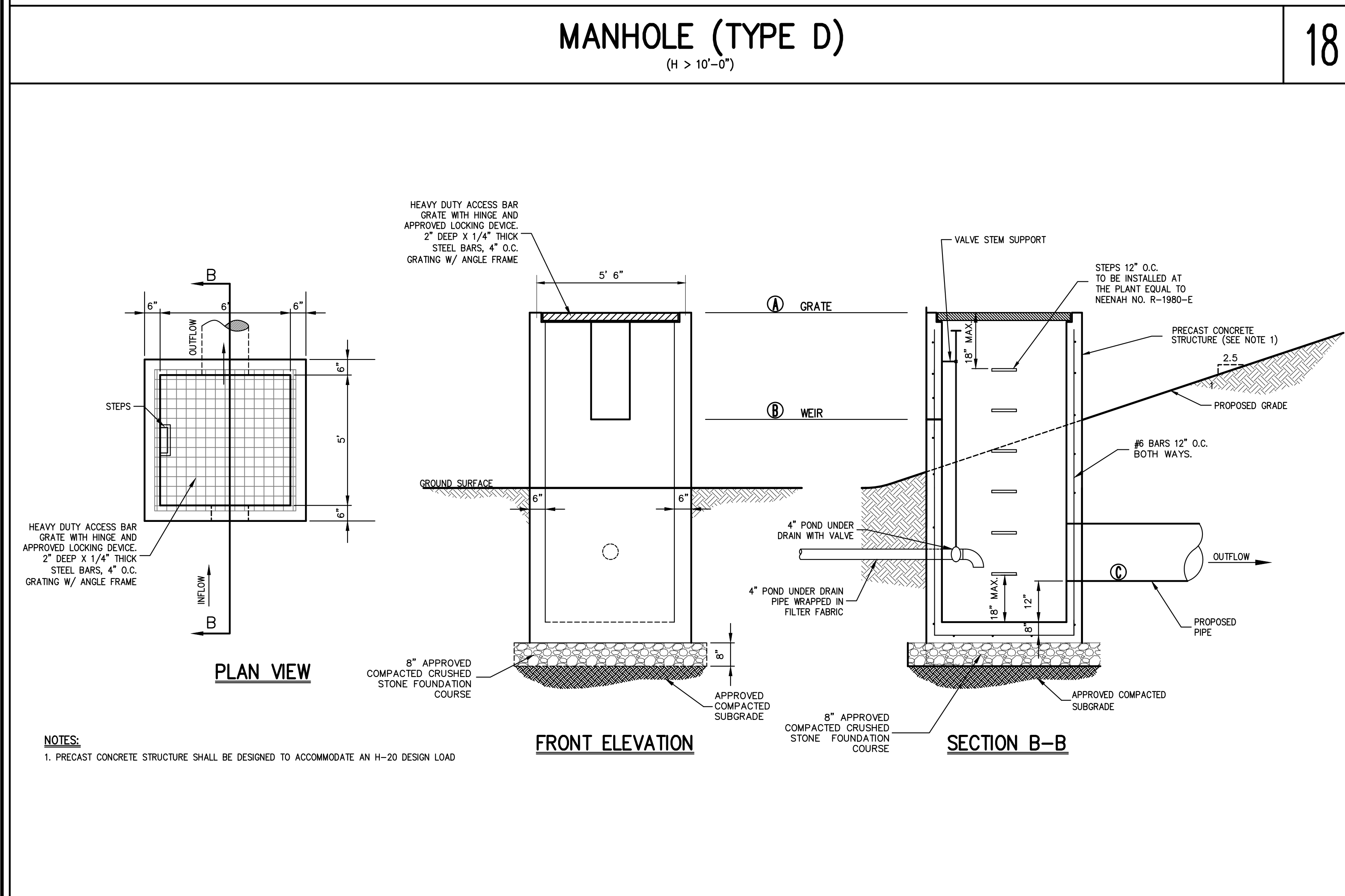
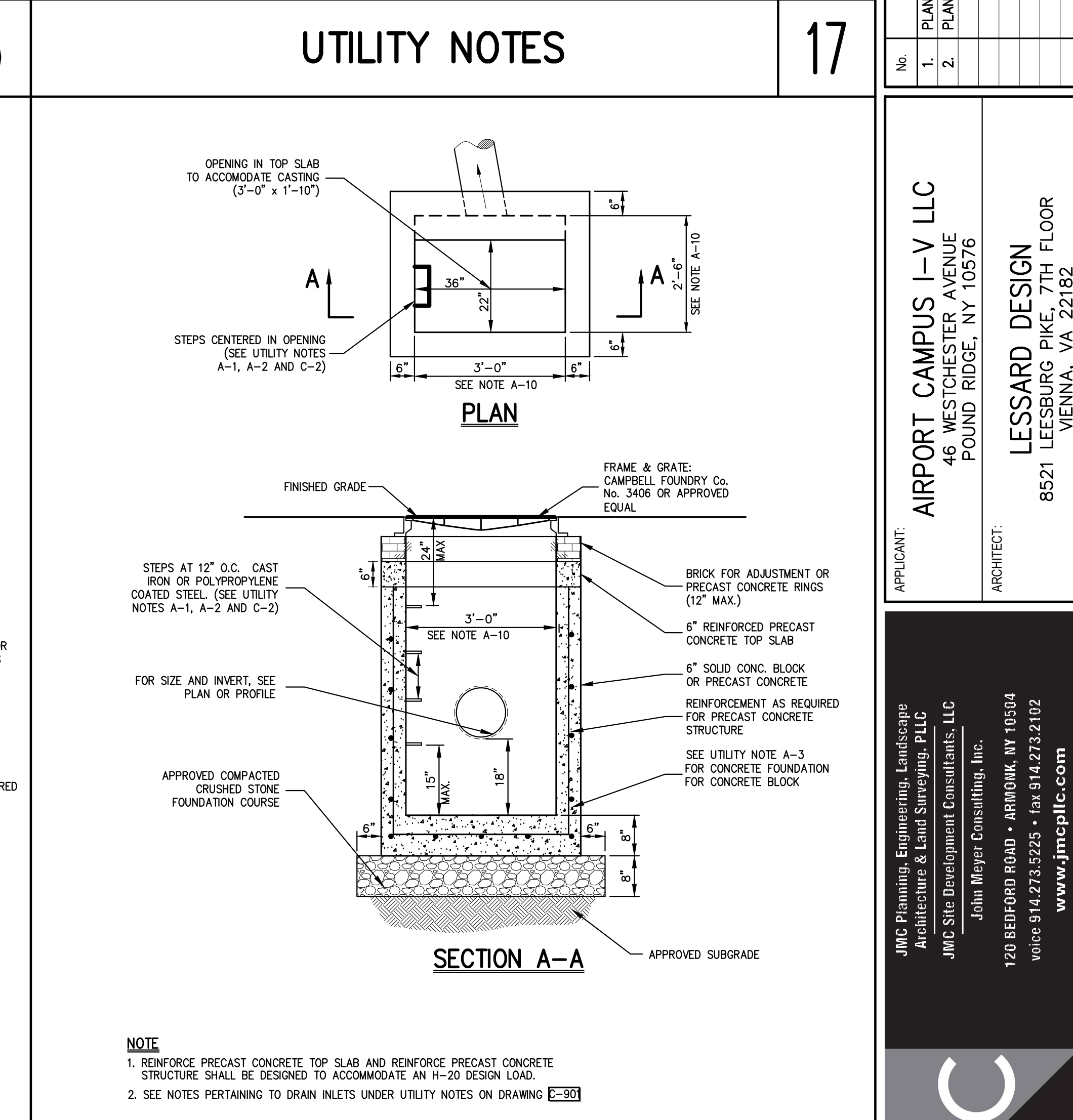
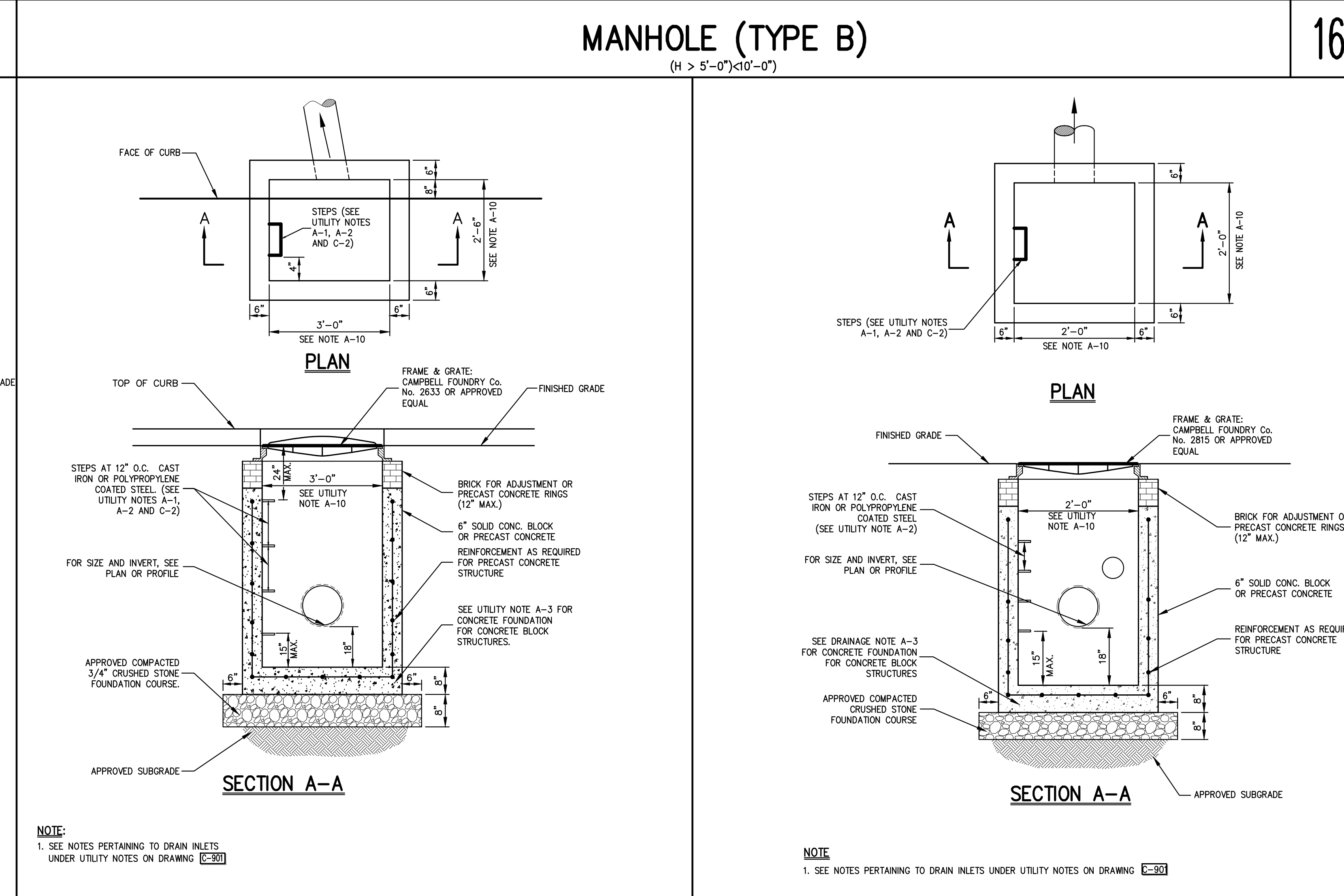
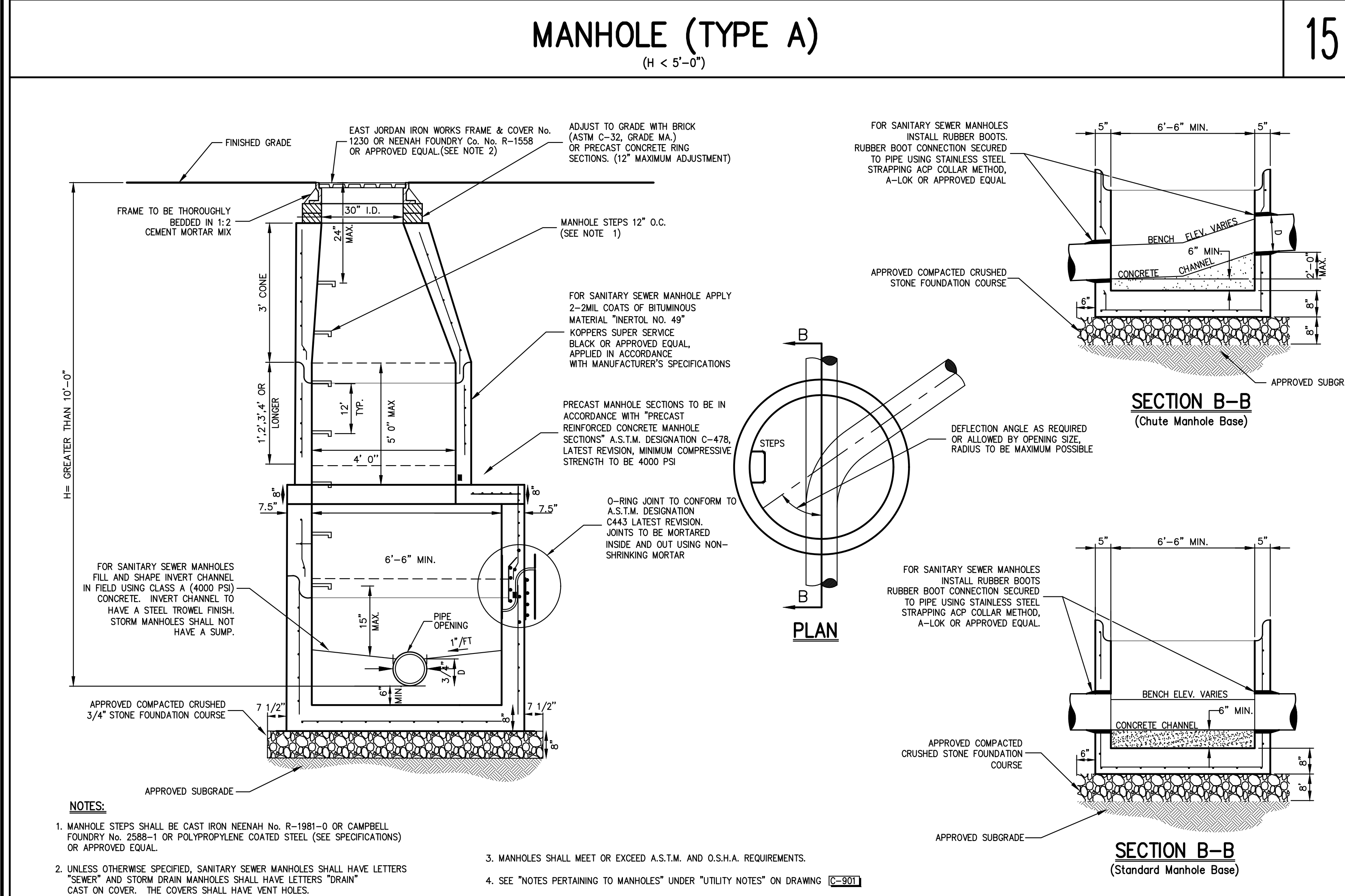
- STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).
- WHEN STEPS ARE REQUIRED, STEPS SHALL 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:	DATE:
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:	DATE:
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:	DATE:
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:	DATE:

APPLICANT:	ARCHITECT:
PROJECT NO.:	PROJECT NAME:
DATE:	DATE:
REVISION:	REVISION:
DATE:	DATE:
BY:	BY:
DATE:	DATE:

JMC

CONSTRUCTION DETAILS

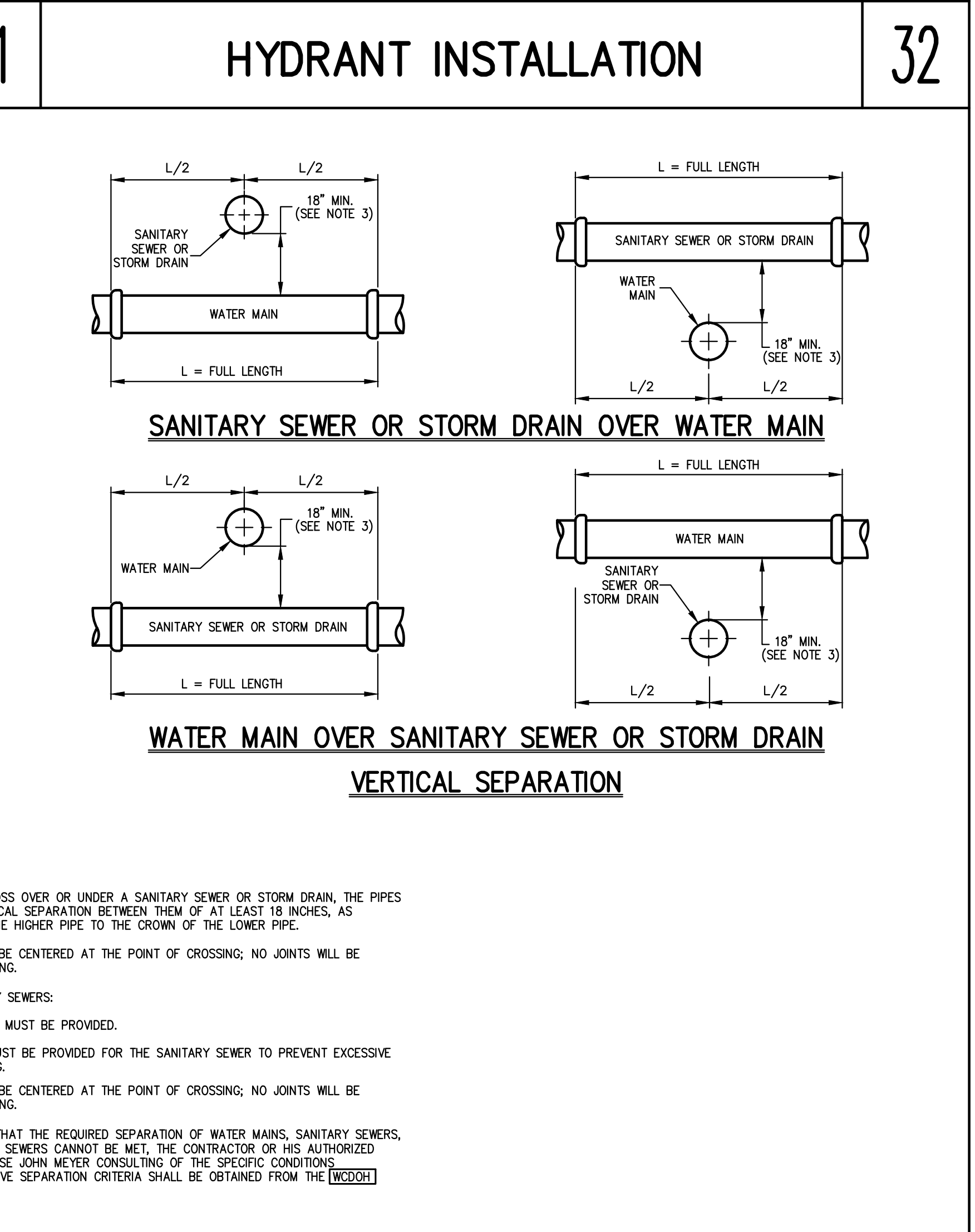
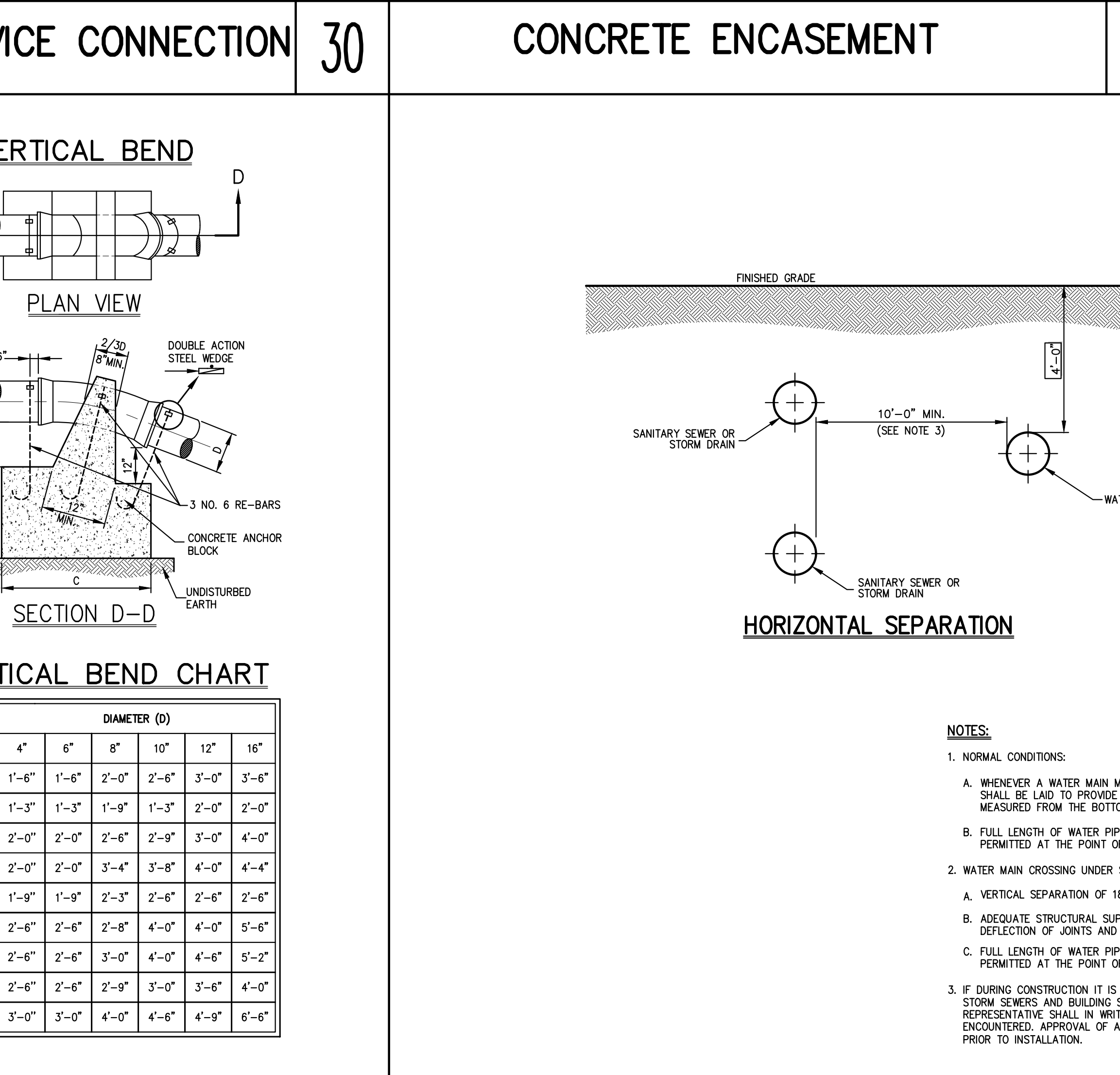
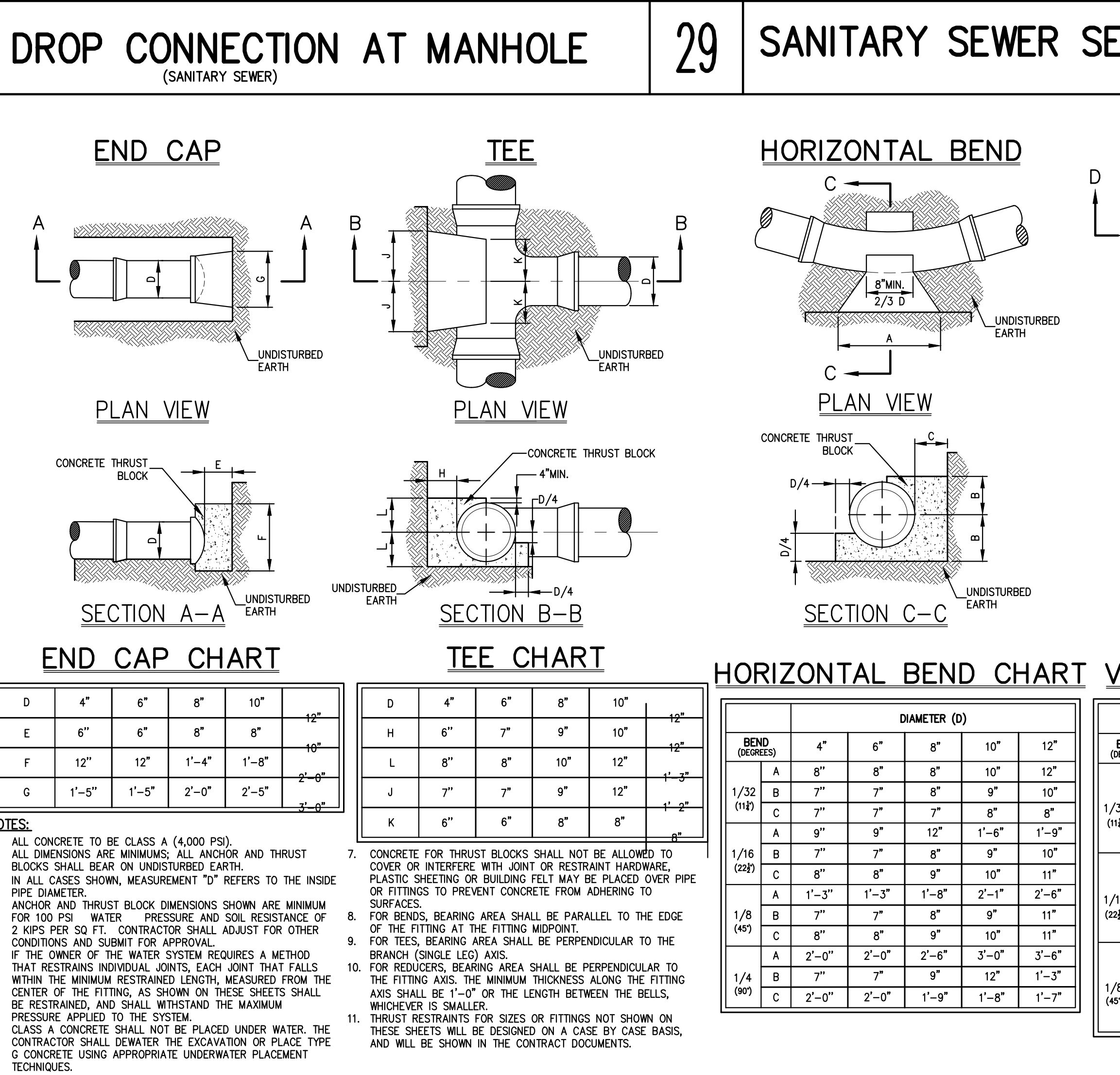
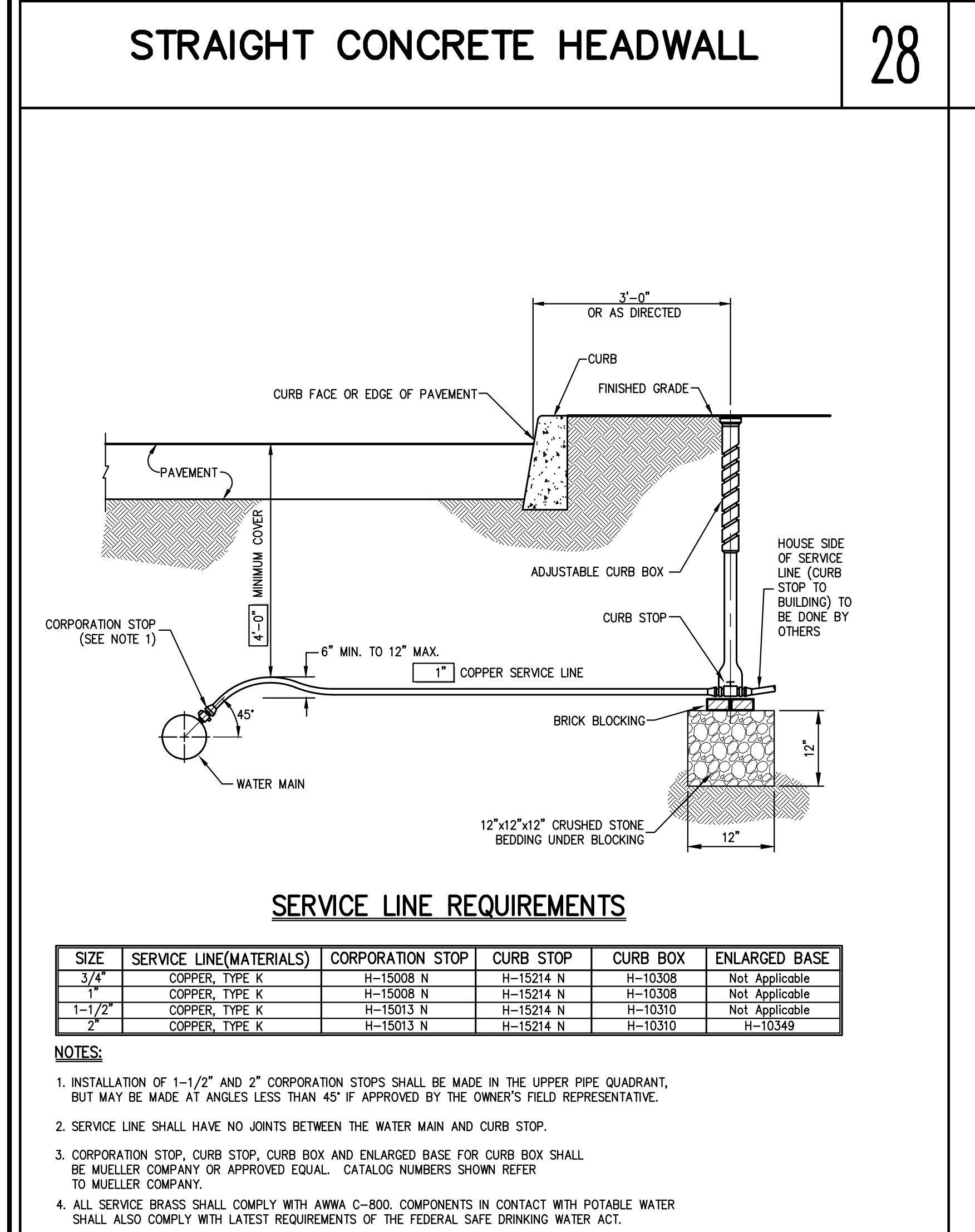
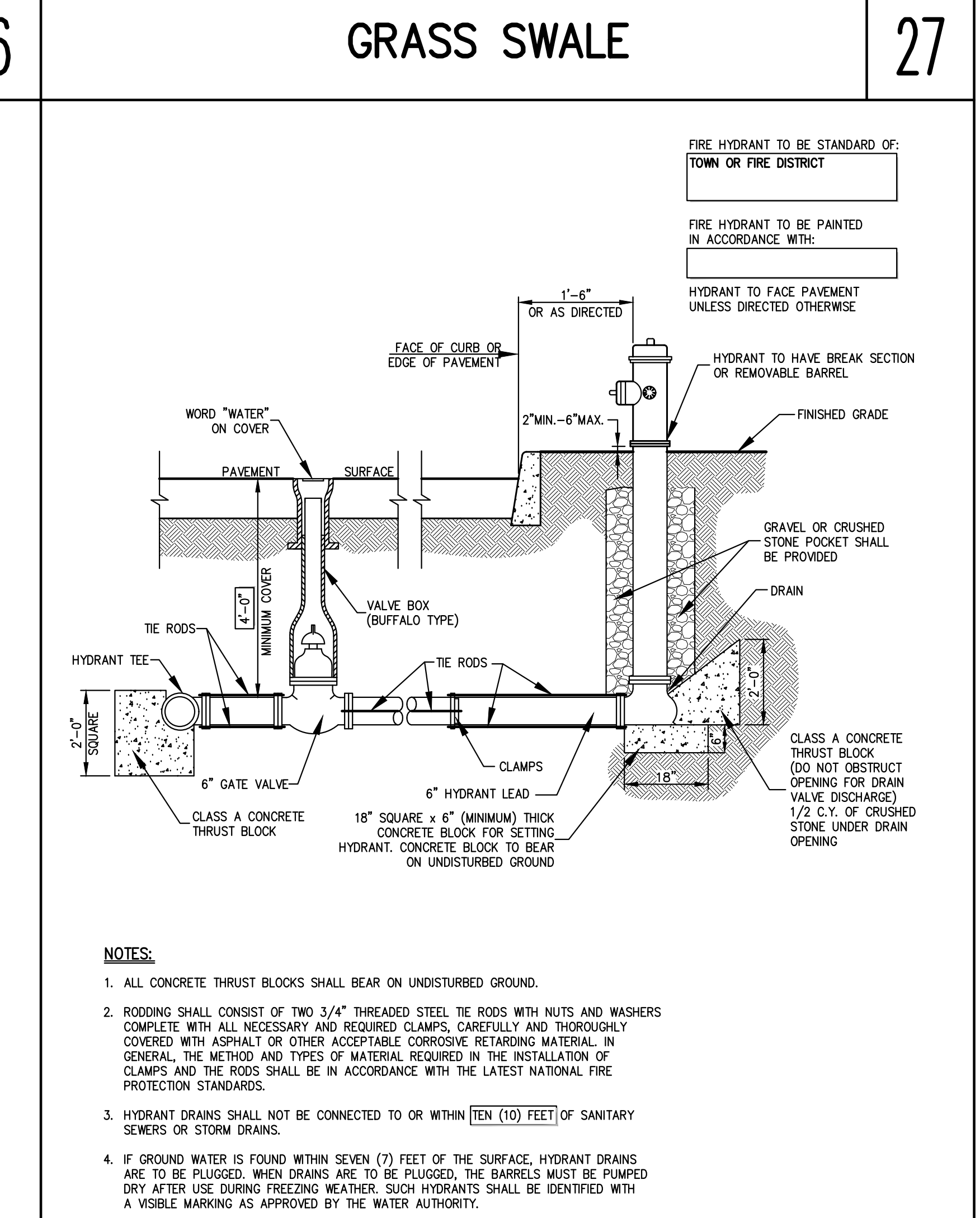
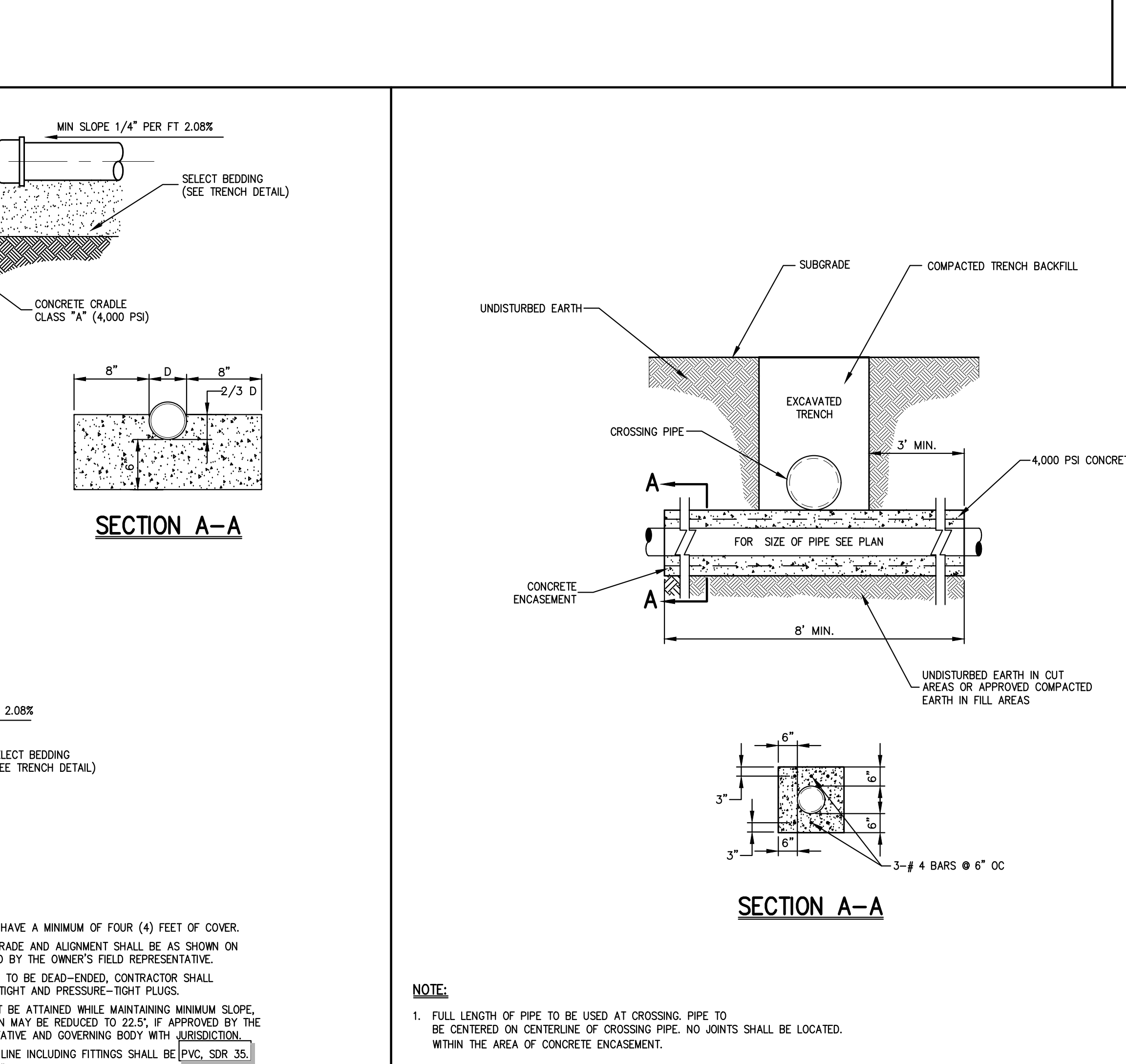
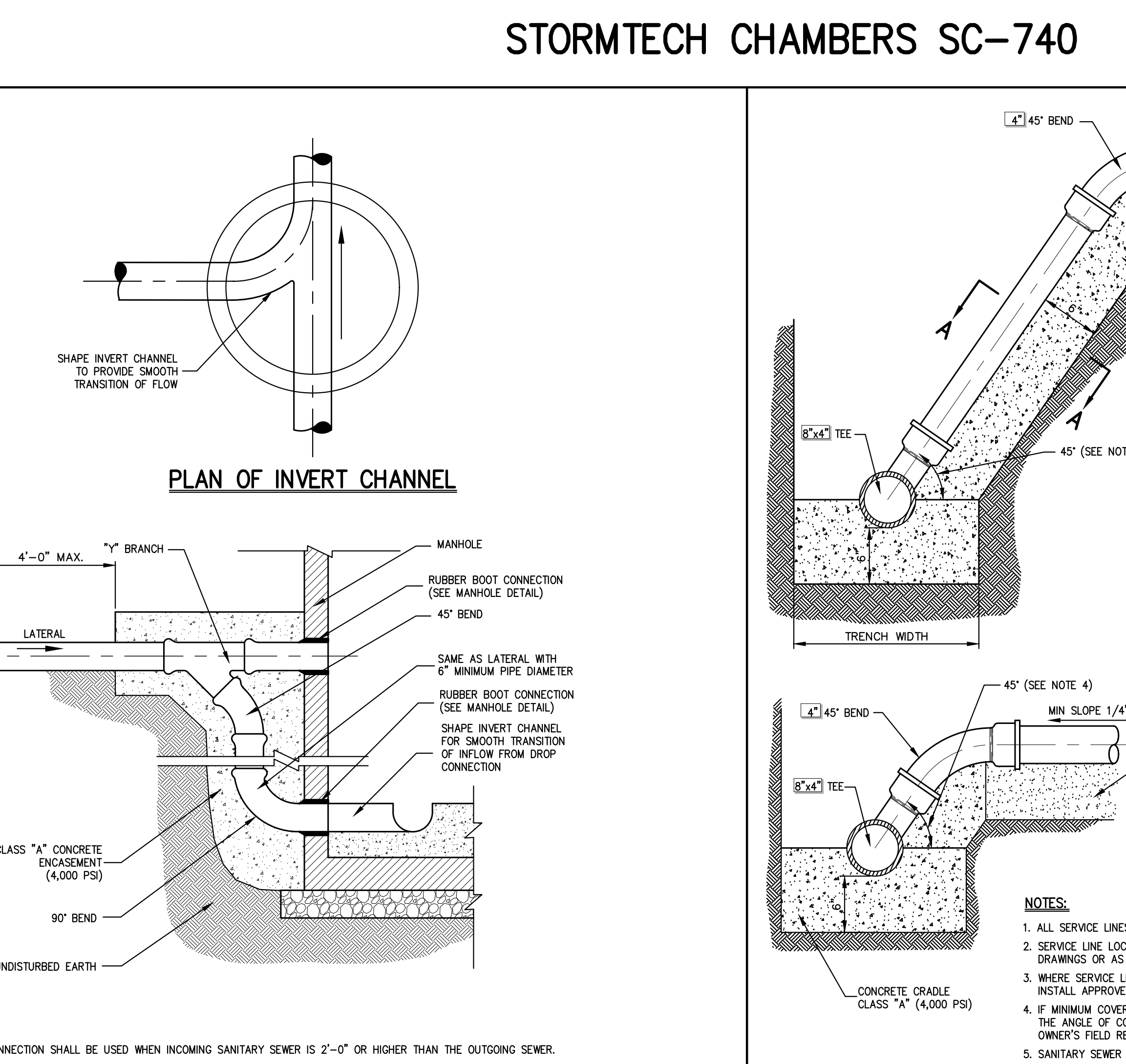
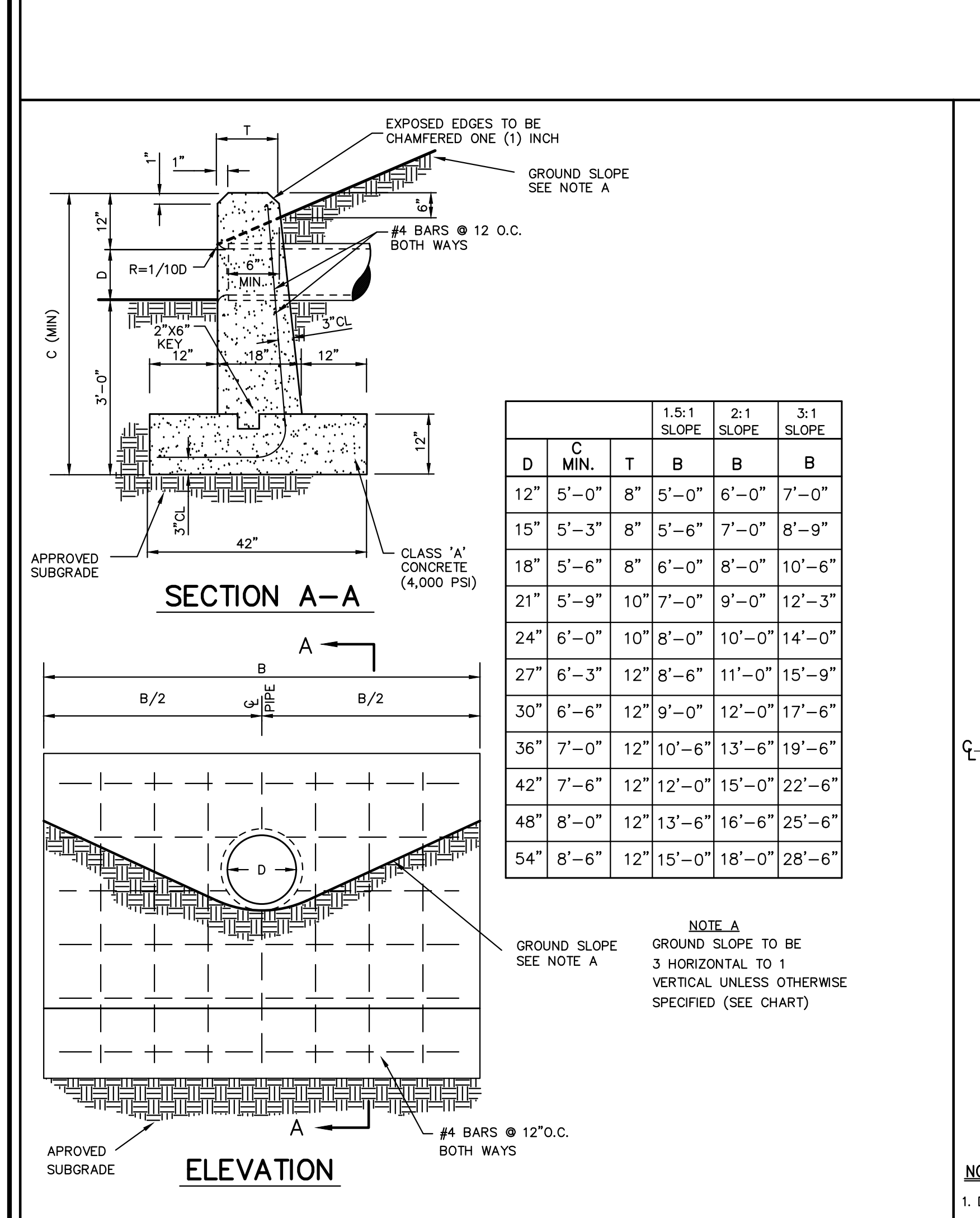
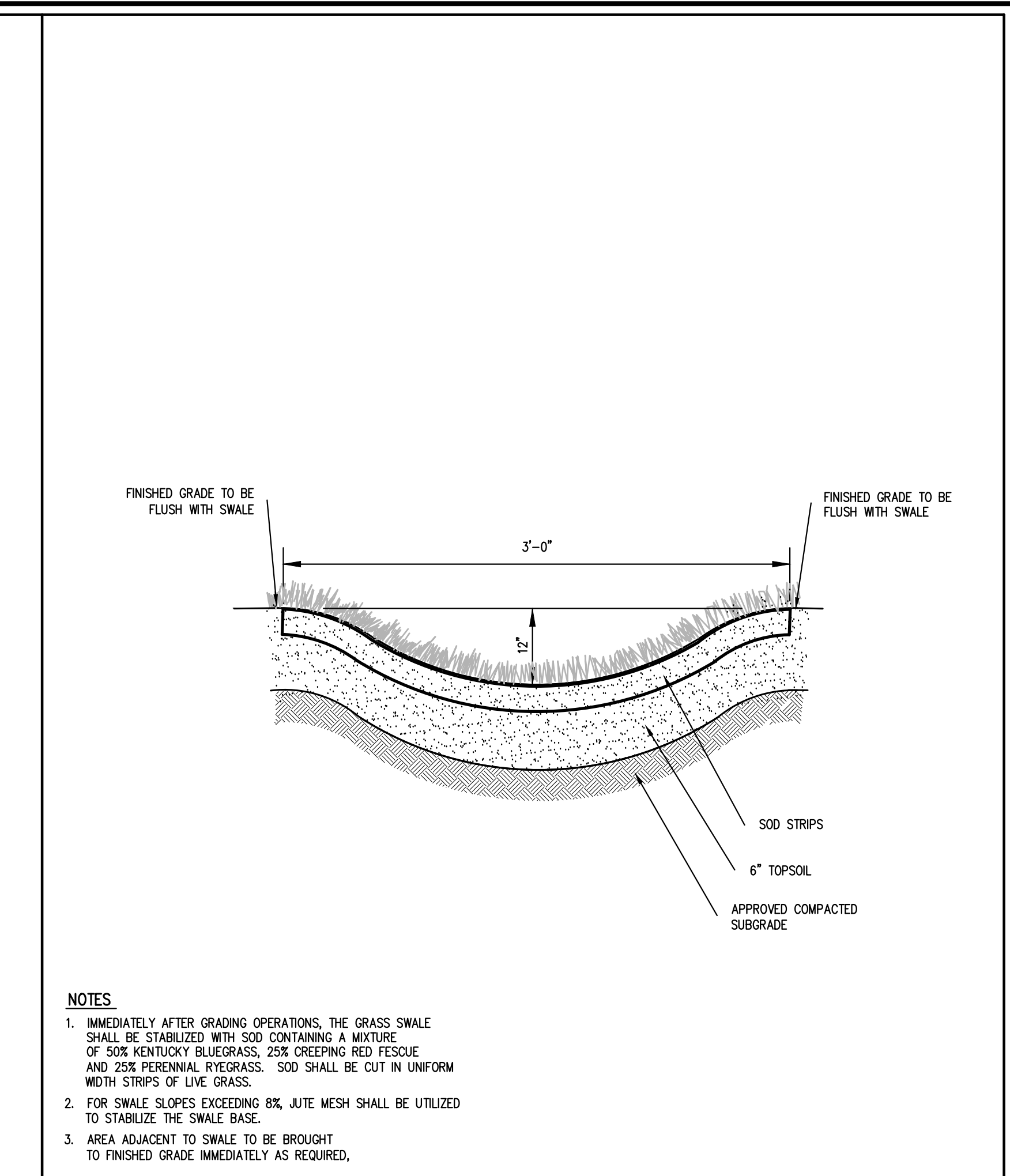
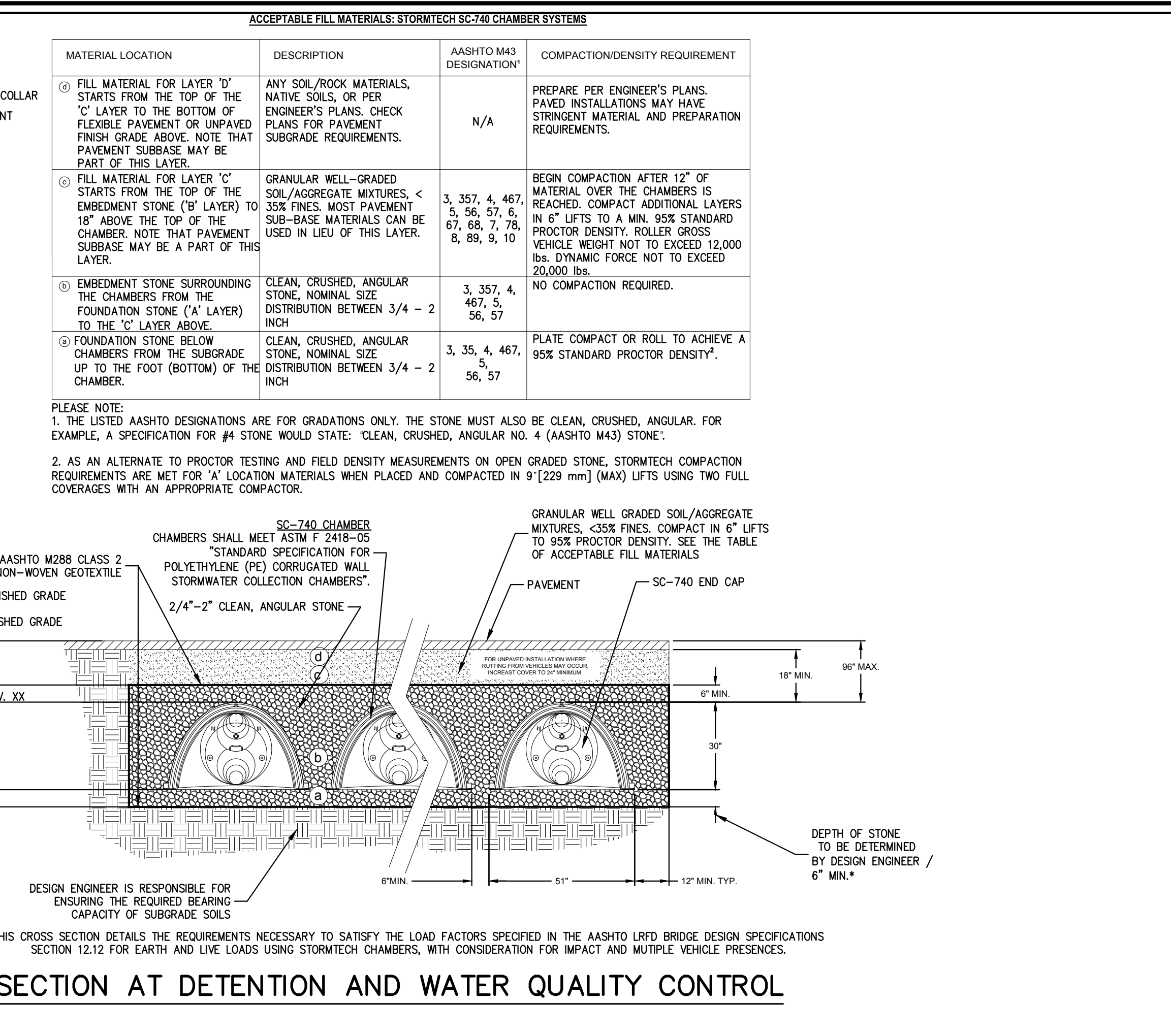
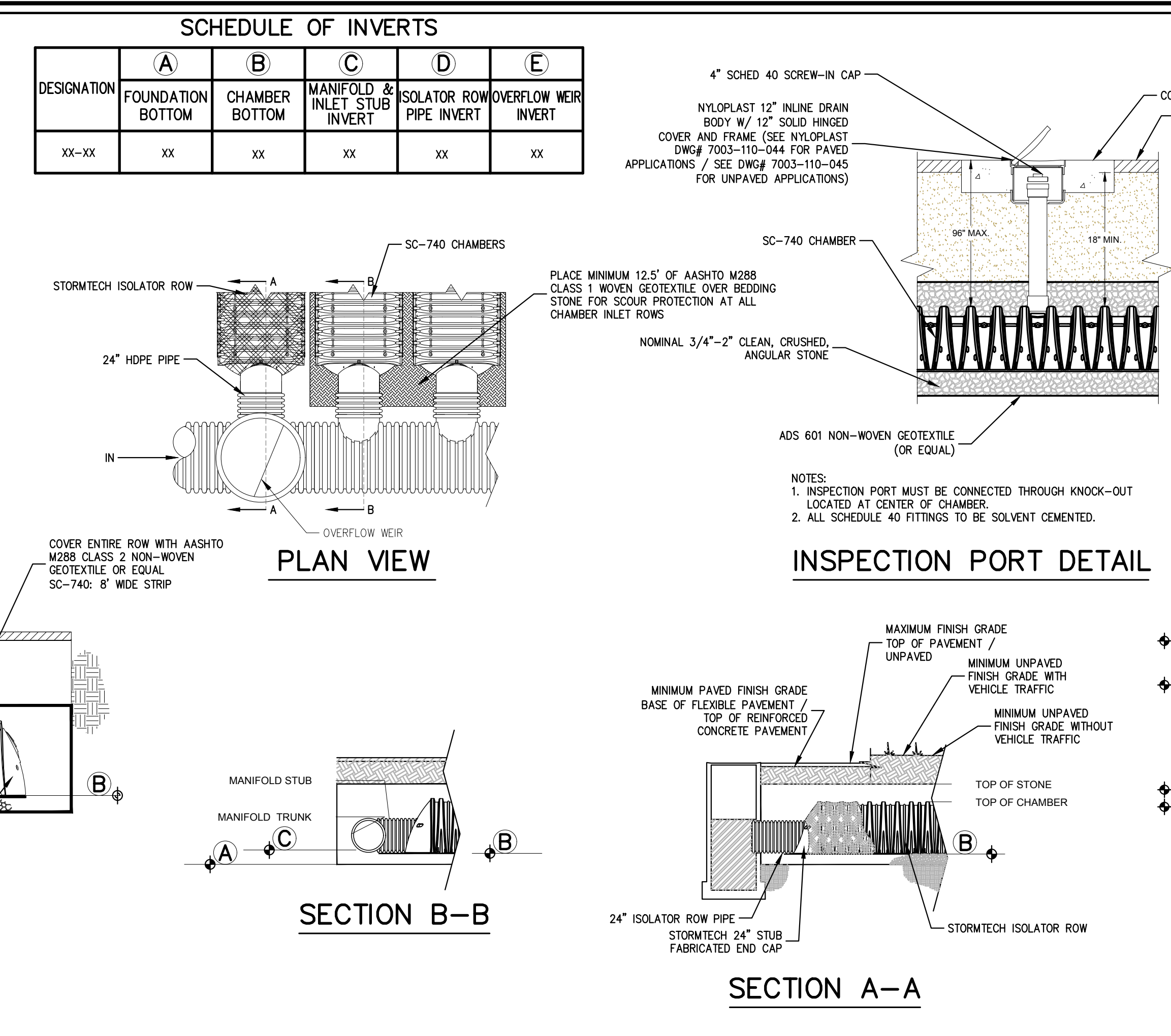
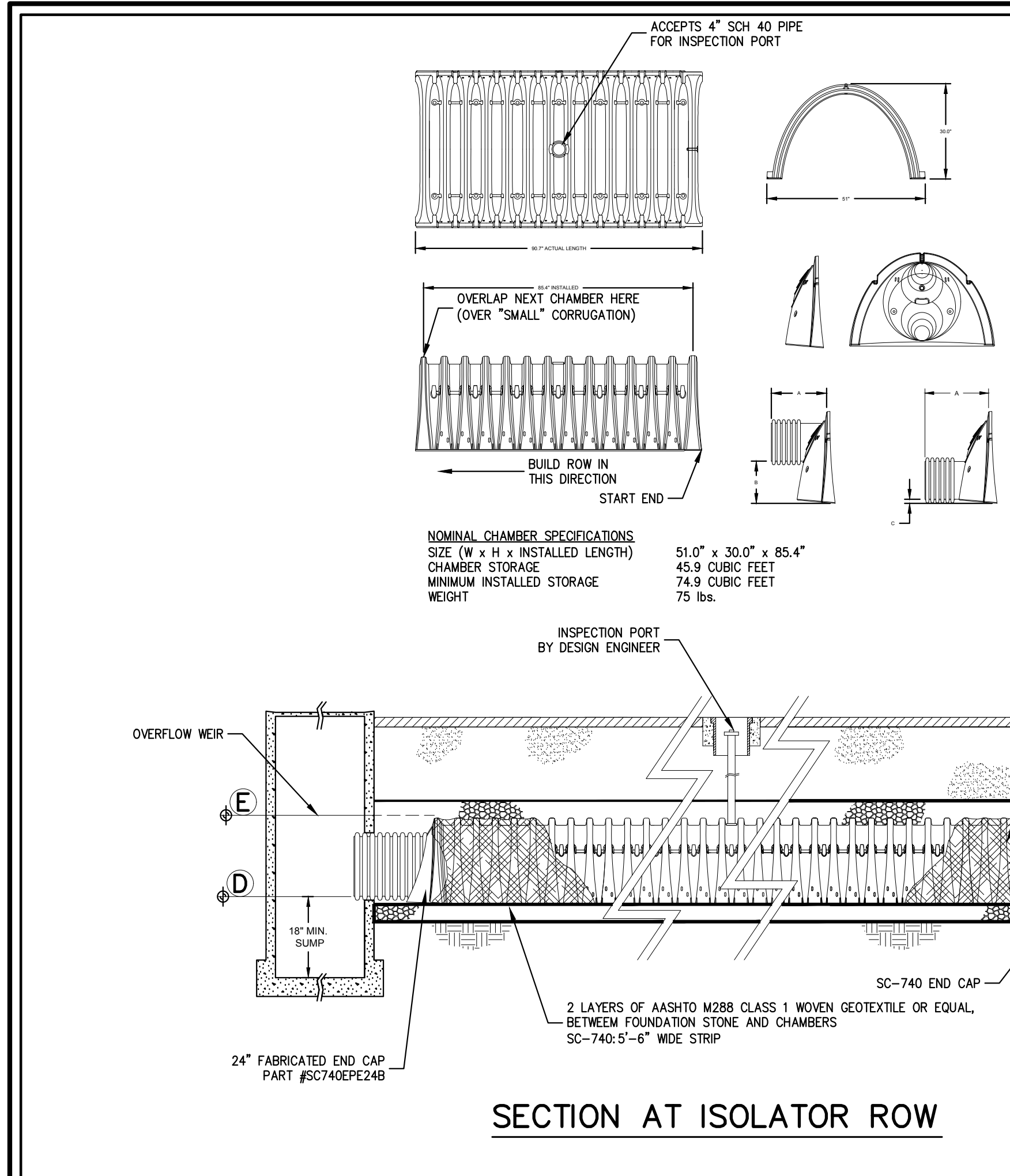
AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

LESSARD DESIGN
LEESBURG PIKE, 7TH FLOOR
VIENNA, VA 22182

AIRPORT CAMPUS
113 KING STREET (NY ROUTE 20)
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 8-B OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2309, SUBSECTION 2.

Scale: NOT TO SCALE
Date: 10/06/2023
Project No: 15072
Sheet No: C-901



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

DATE: 11/07/2023

DESIGNED BY: JOHN MELLER, PE, JMC CONSULTING, INC.

PROJECT: AIRPORT CAMPUS I-V LLC

ARCHITECT: LESSARD DESIGN

8521 LEESEBURG PIKE, 7TH FLOOR, VIENNA, VA 22182

APPLICANT: AIRPORT CAMPUS I-V LLC

46 WESTCHESTER AVENUE

PLAINFIELD, NJ 07056

ARCHITECT: LESSARD DESIGN

8521 LEESEBURG 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, SECTION 5705 PROVIDED FOR BY SUBSECTION 2.

STATE OF NEW YORK

John Meller, P.E.

113 NORTH CASTLE, NY 10954

CONSTRUCTION DETAILS

AIRPORT CAMPUS I-V (120)

113 NORTH CASTLE, NY 10954

Scale: NOT TO SCALE

Date: 10/06/2023

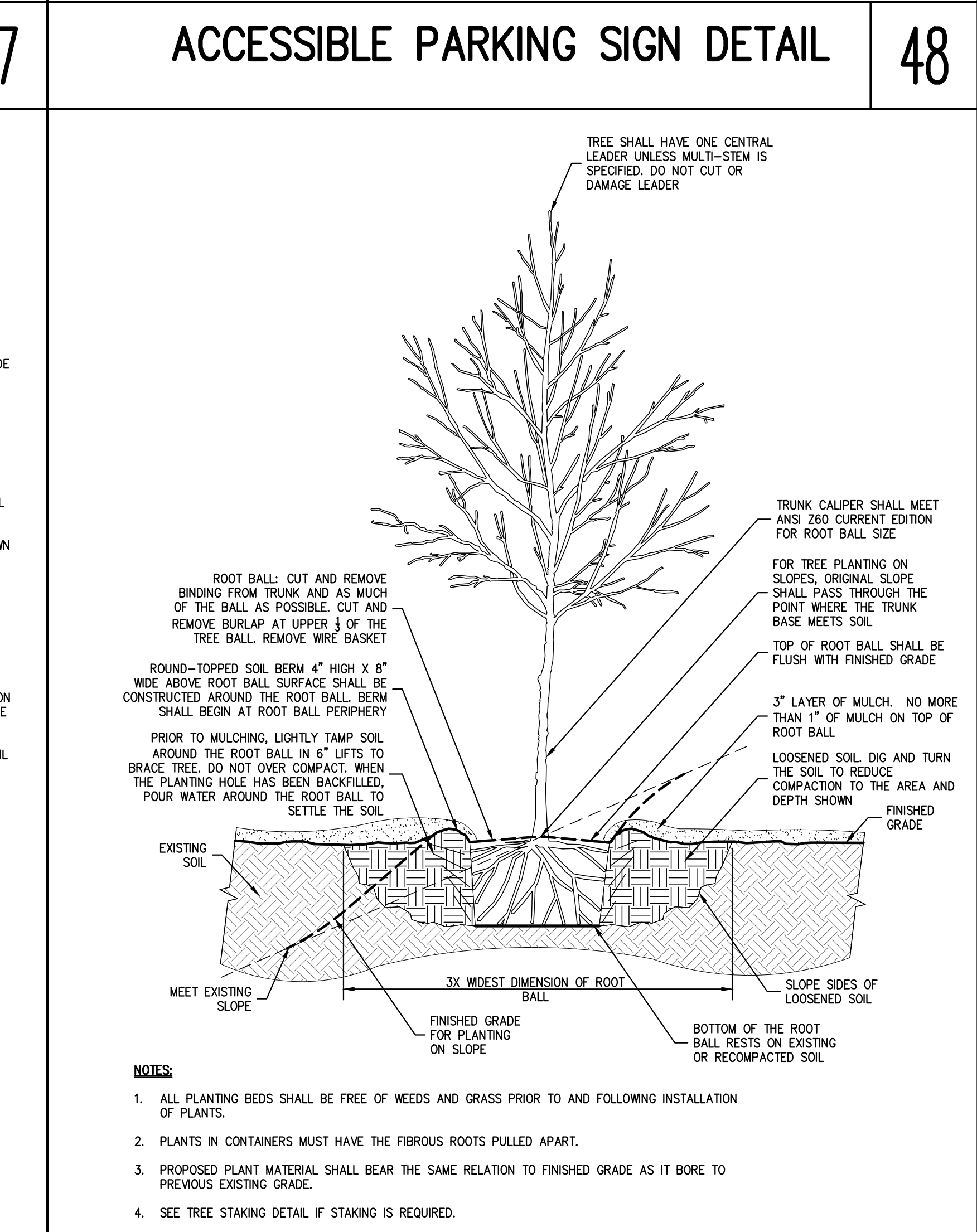
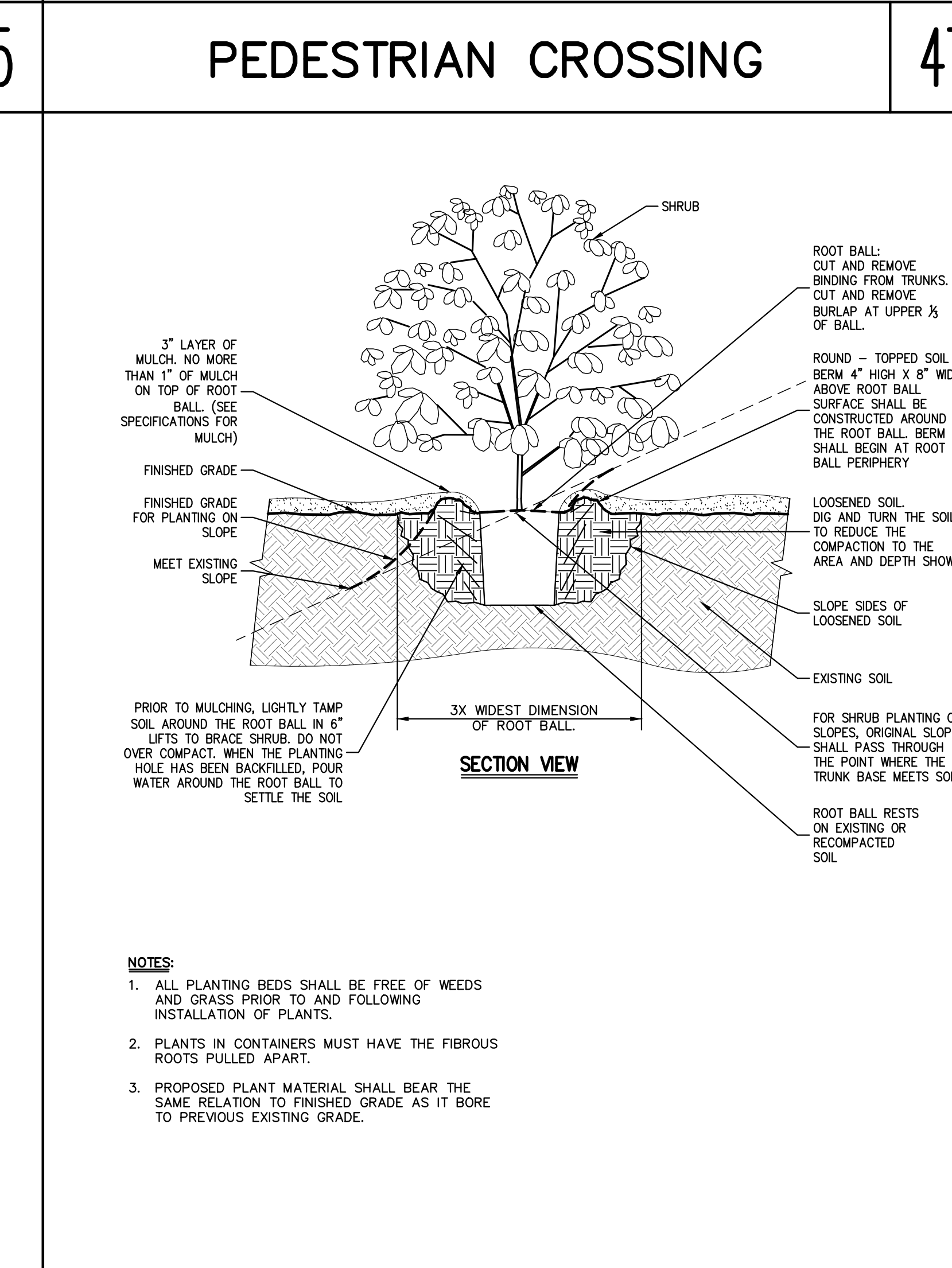
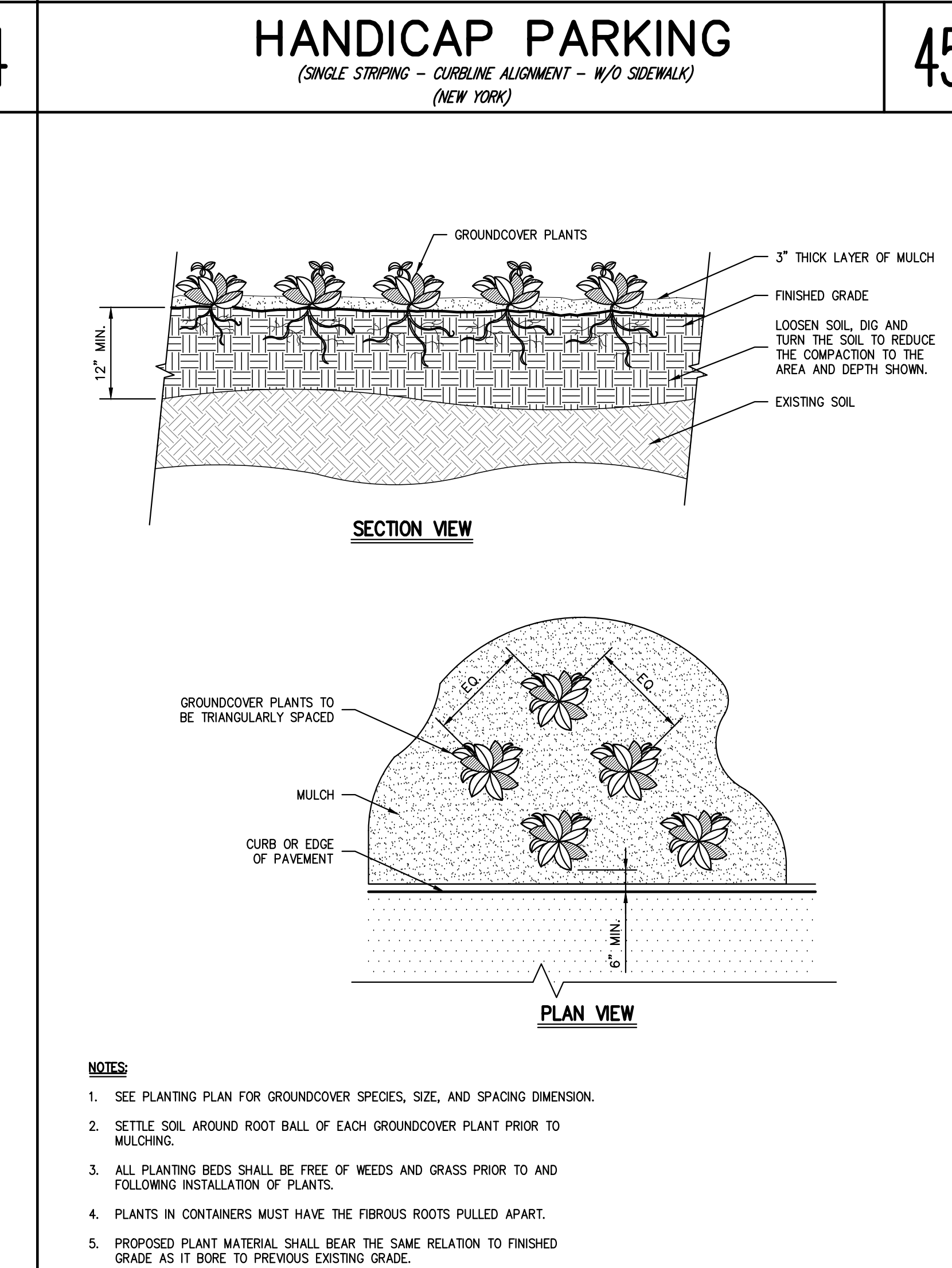
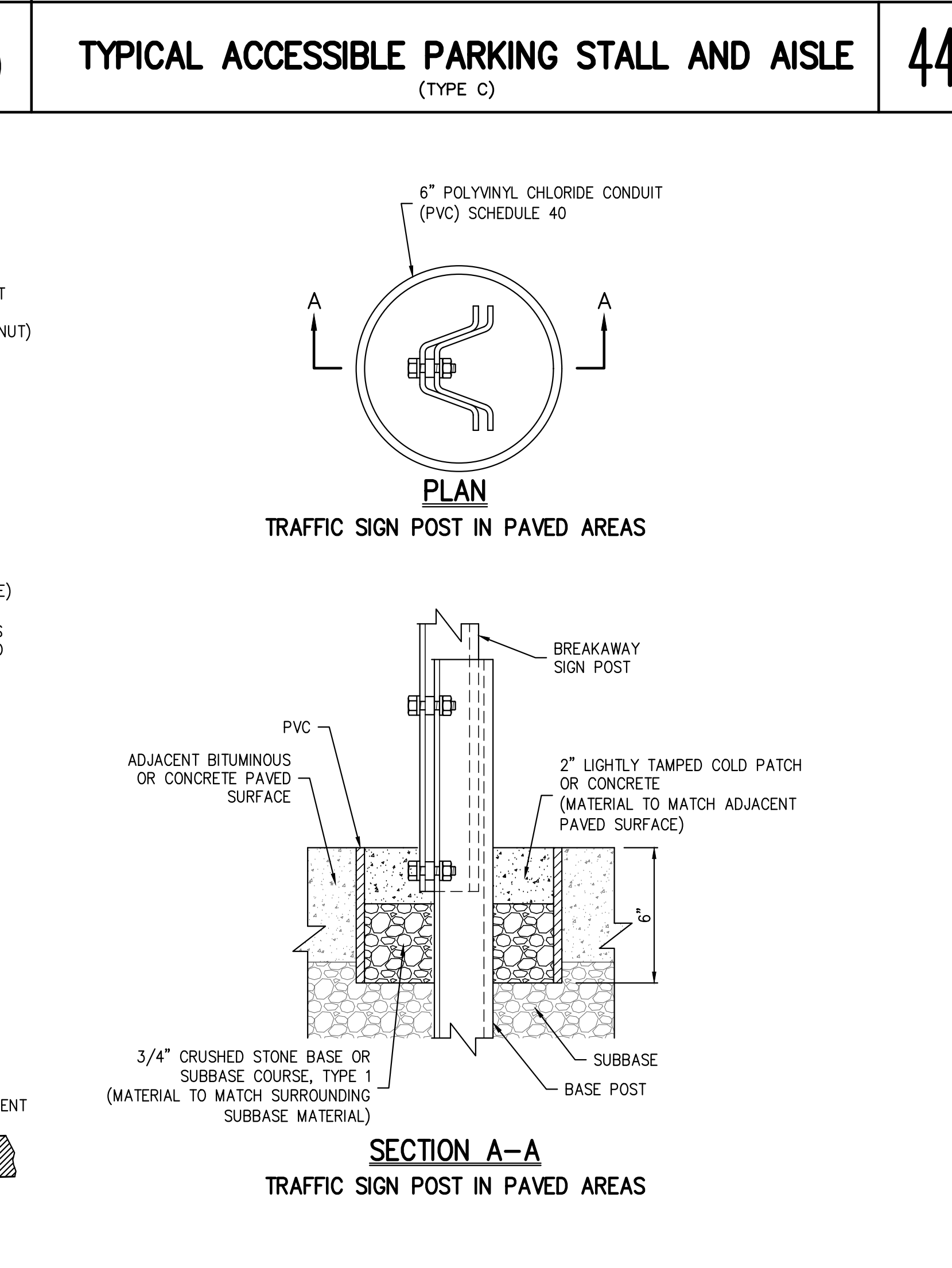
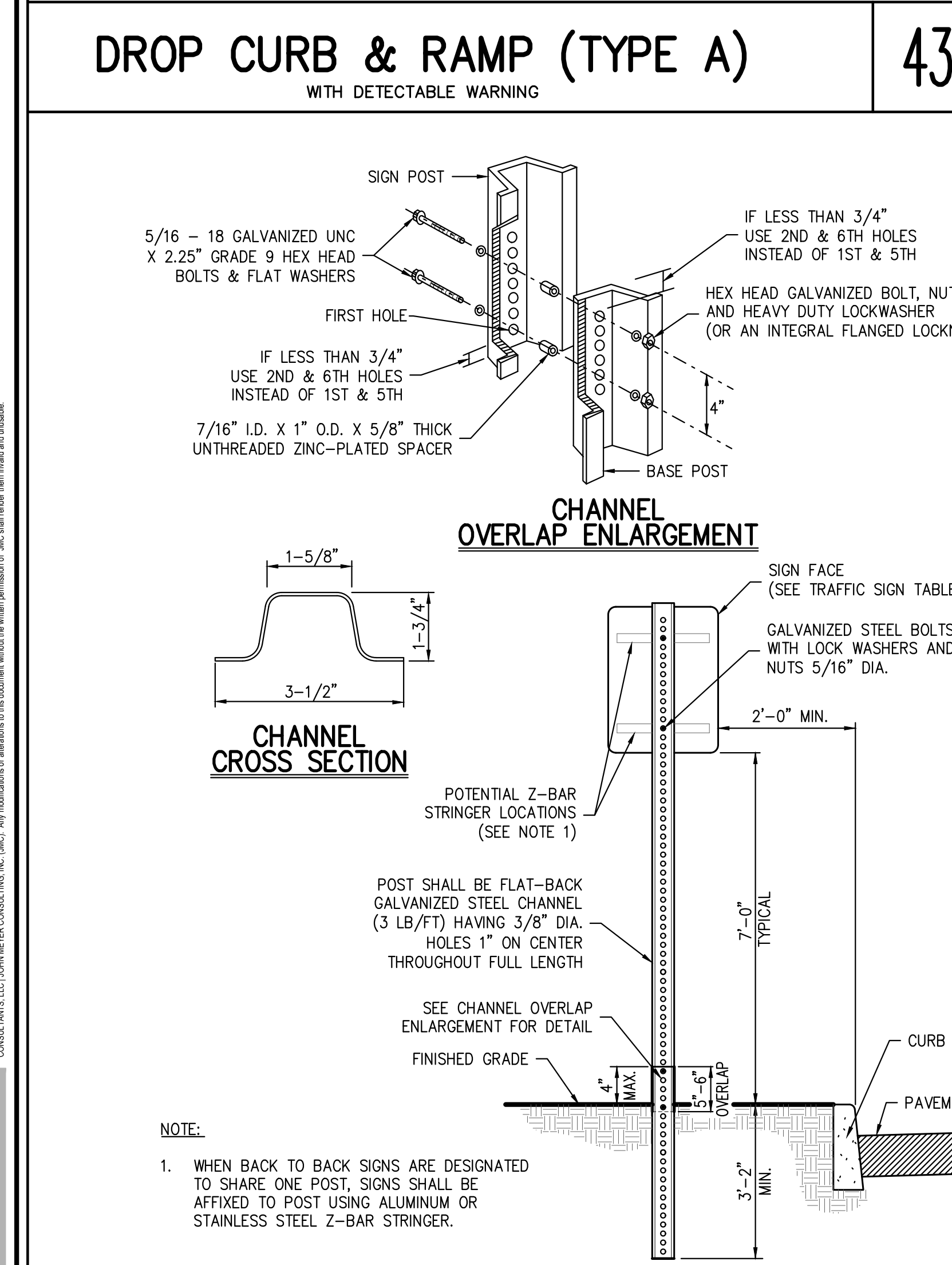
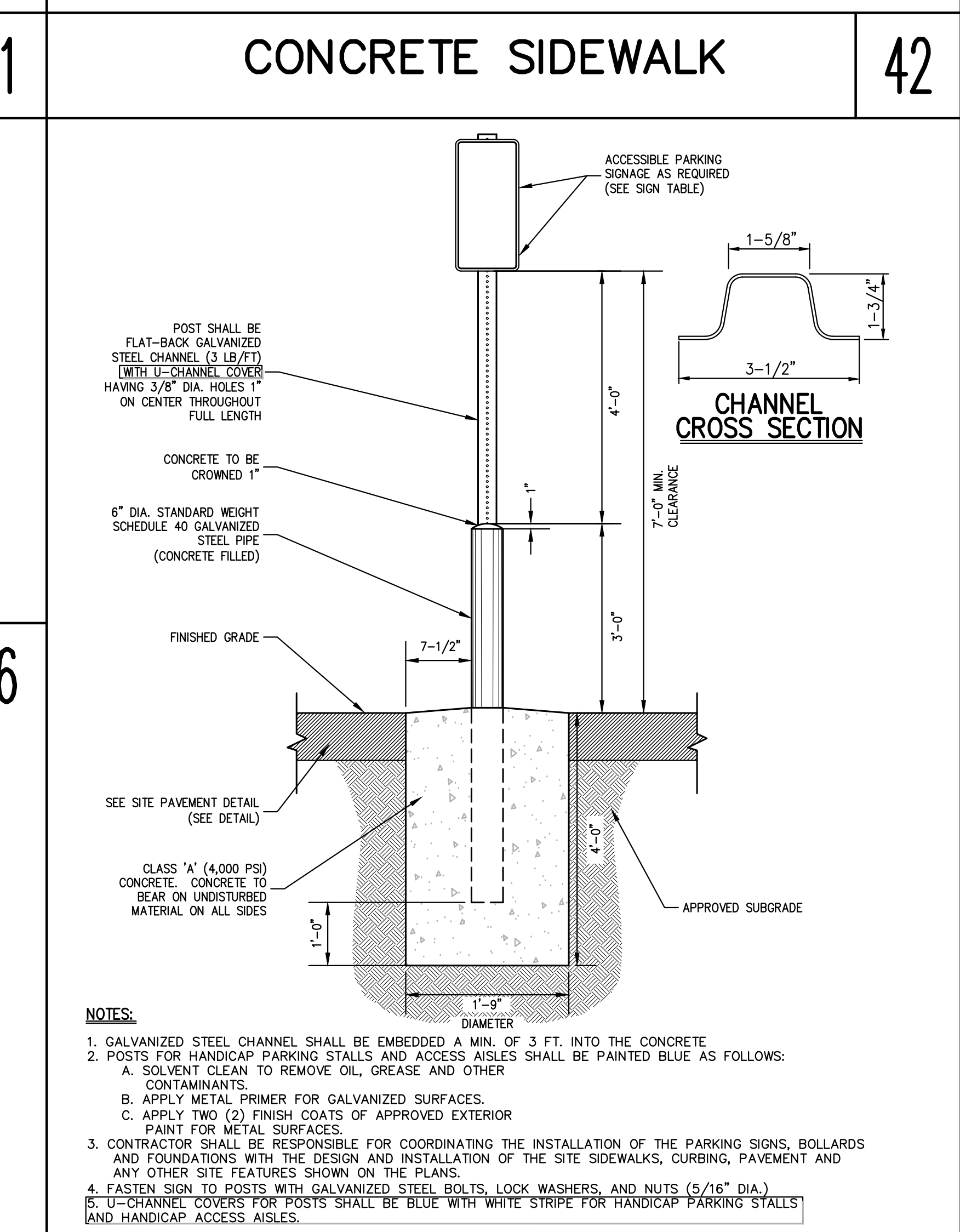
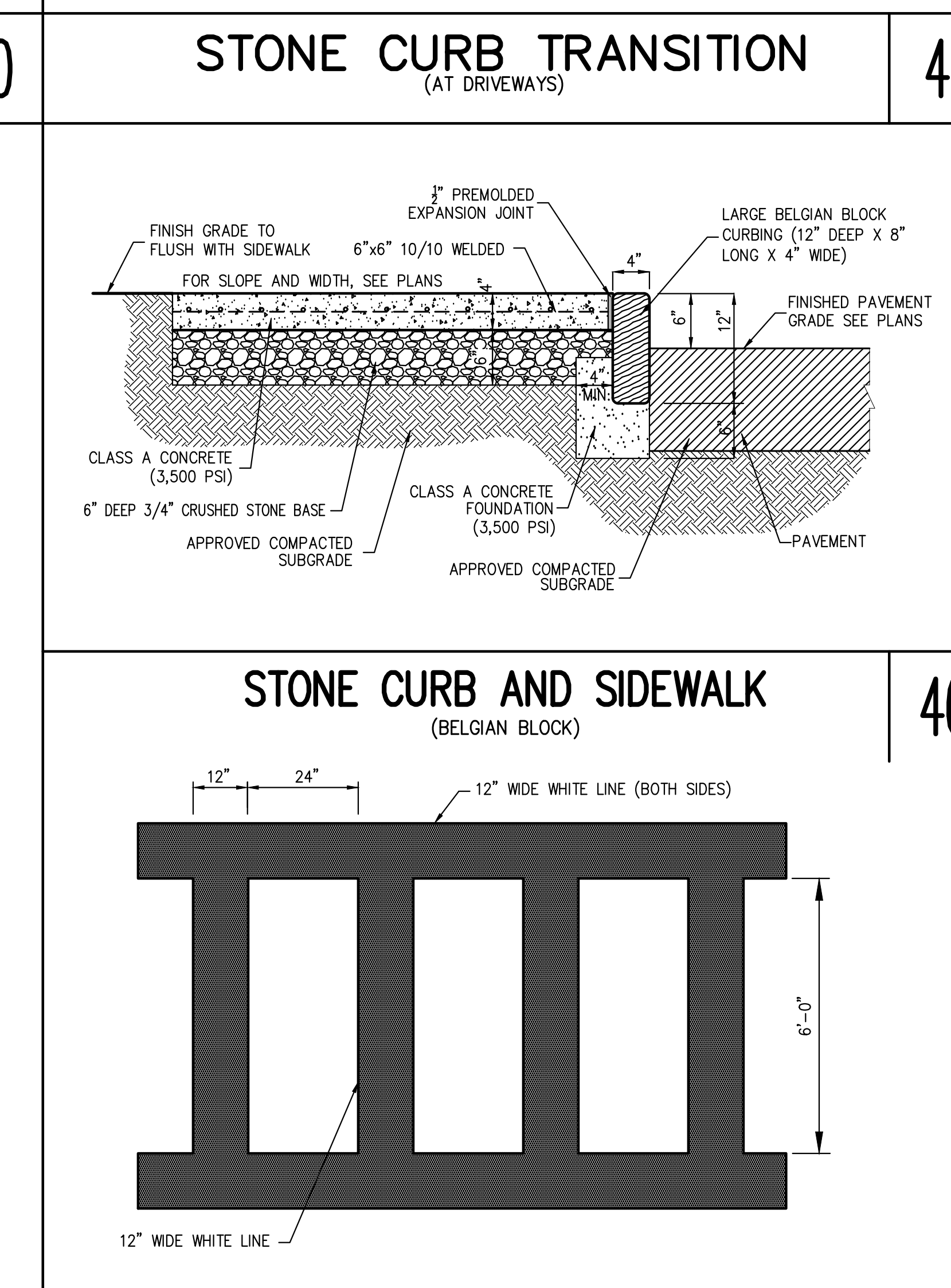
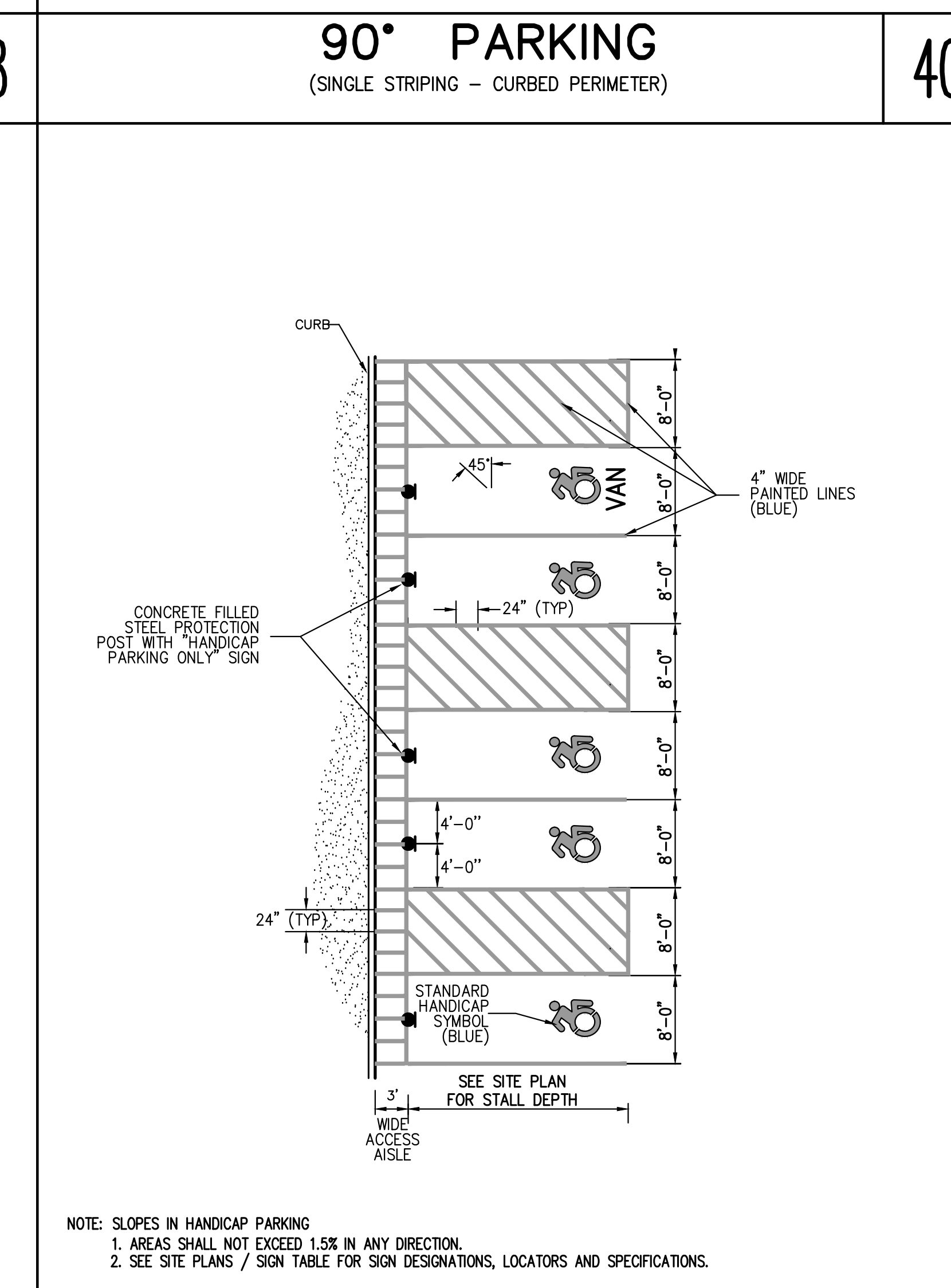
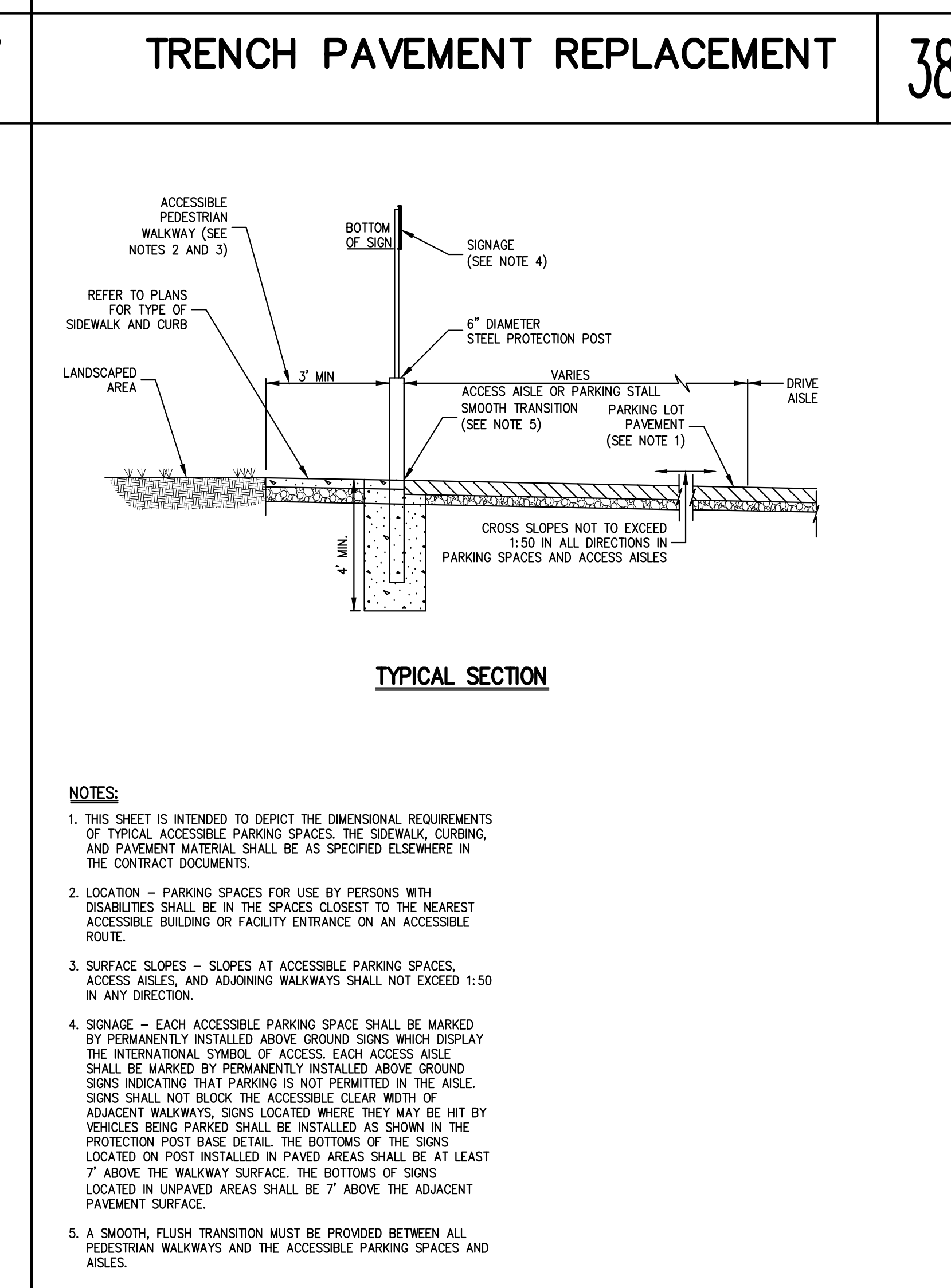
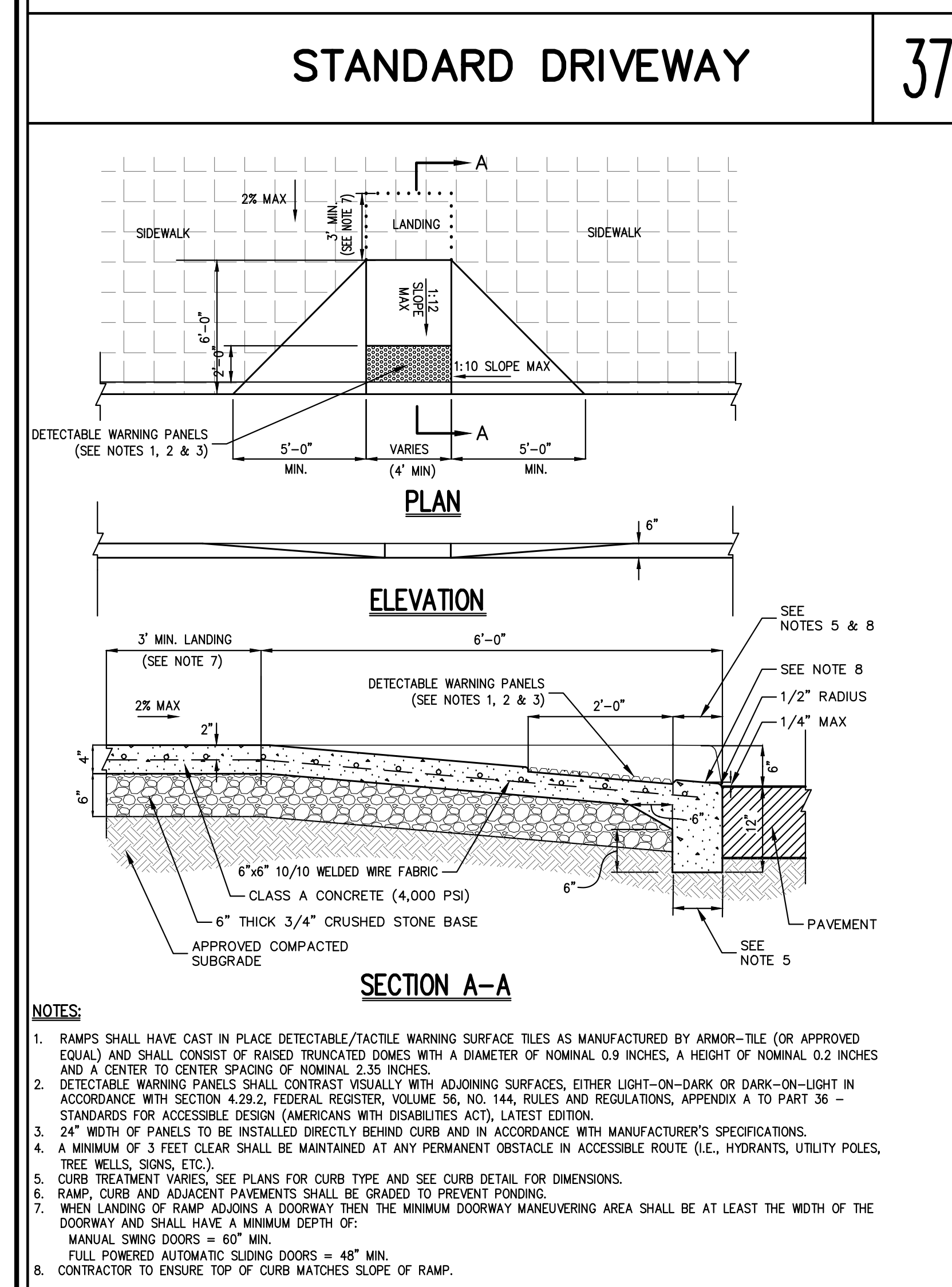
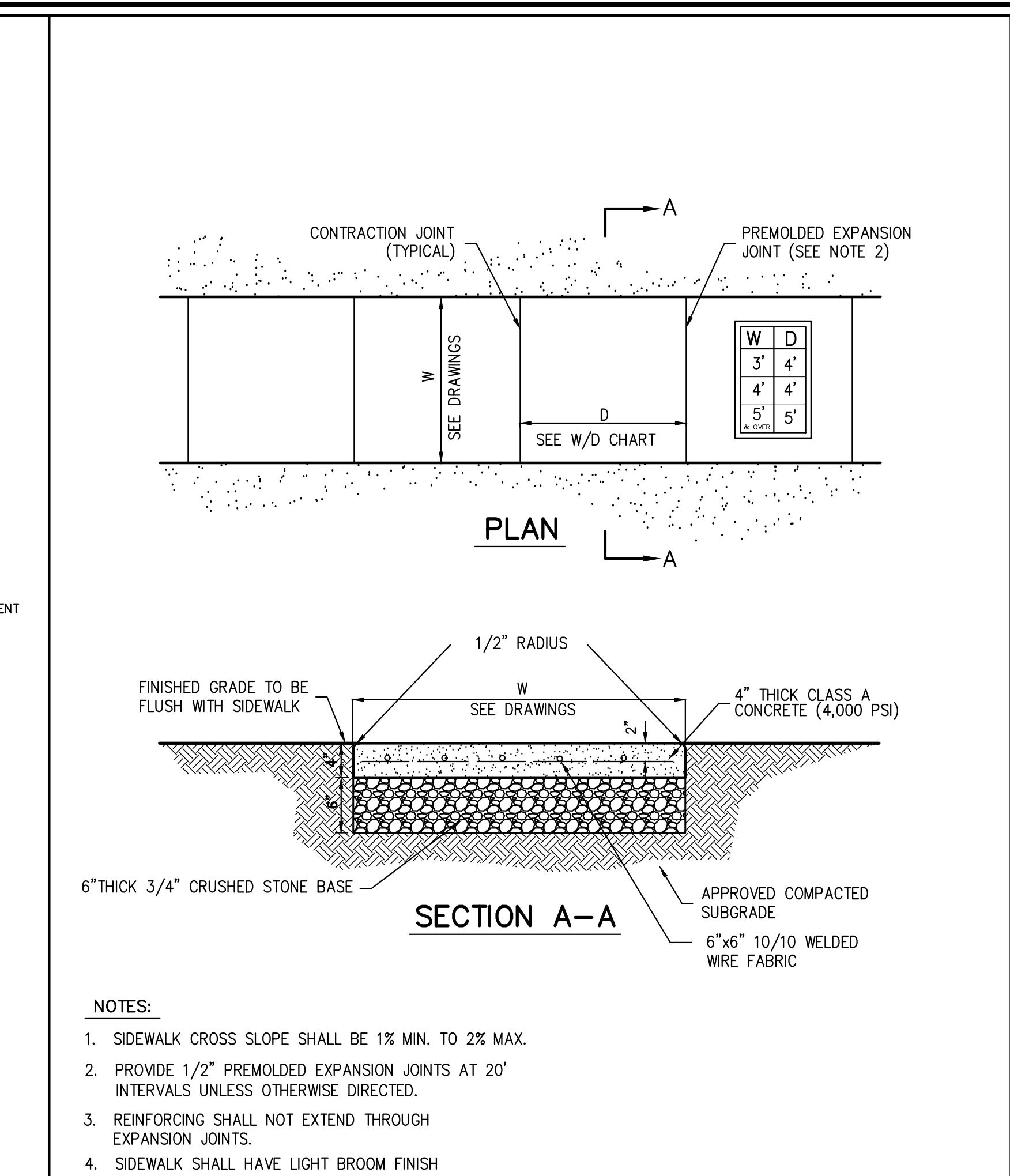
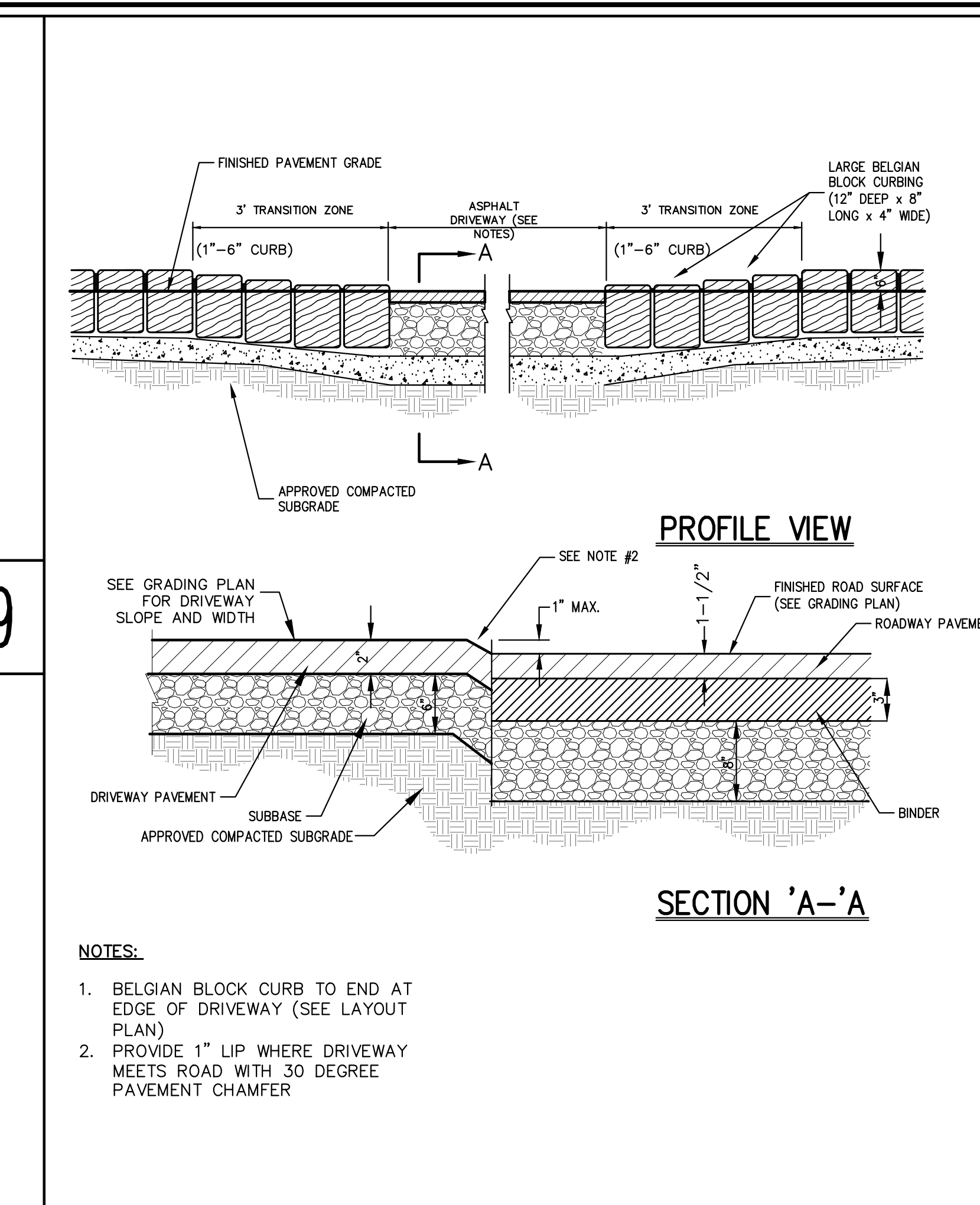
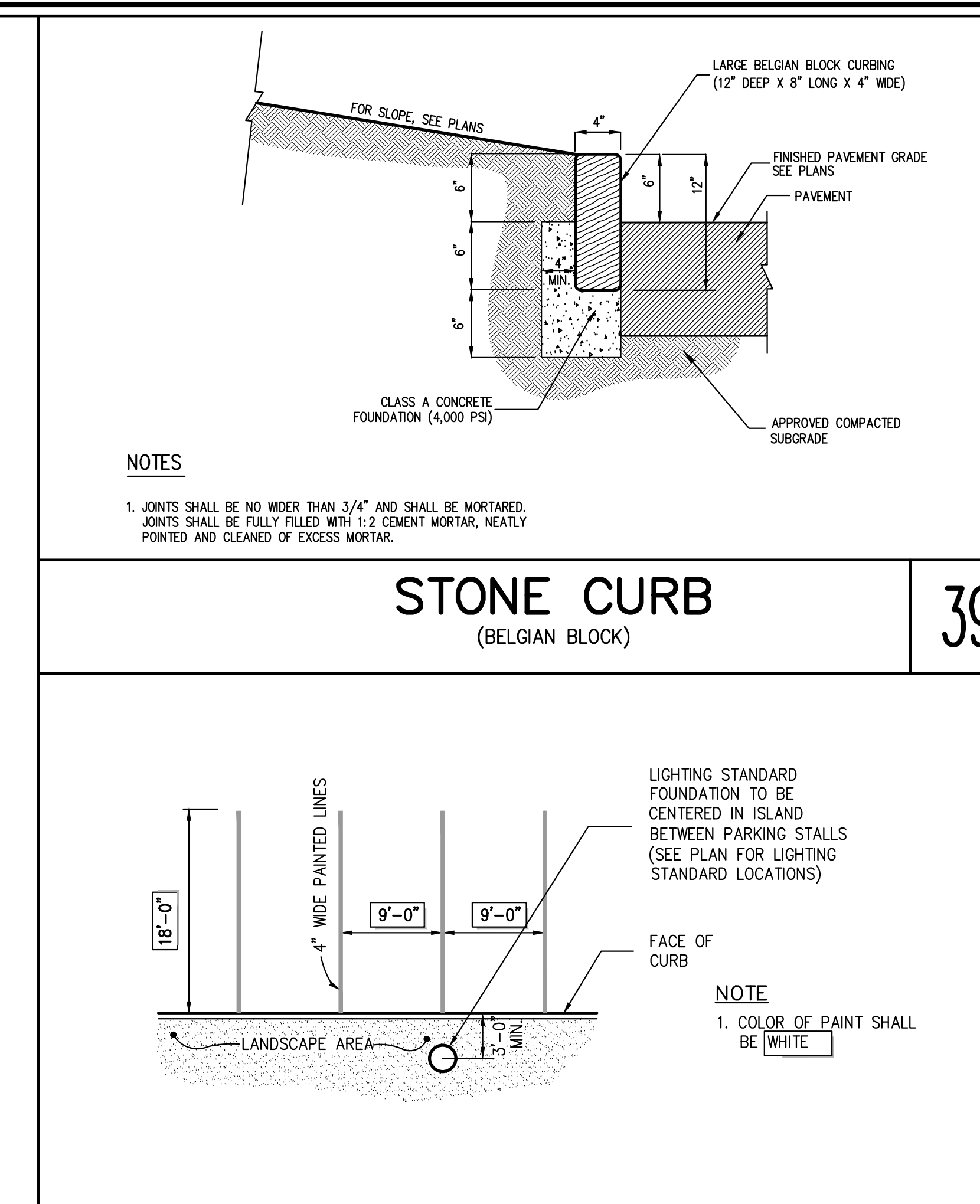
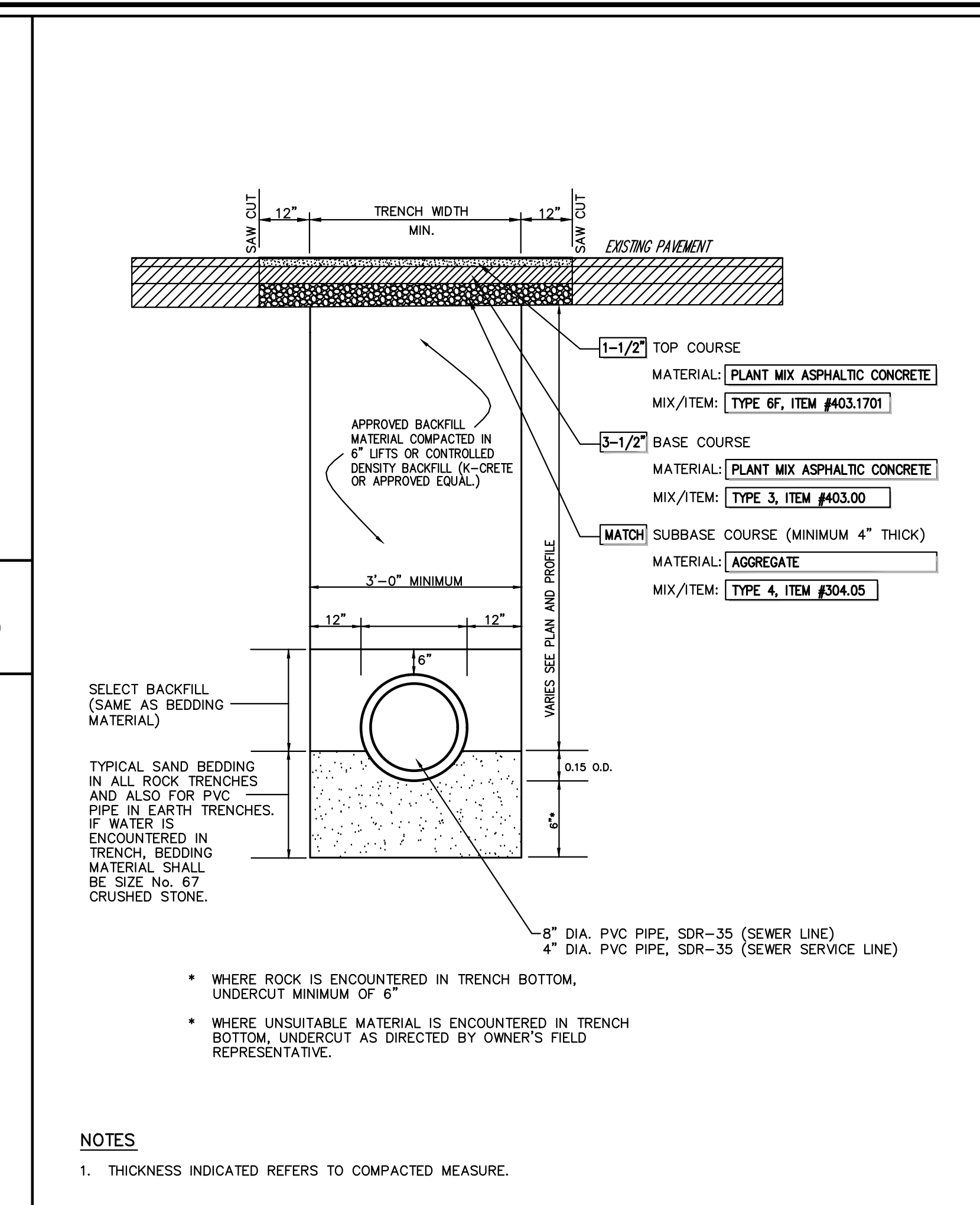
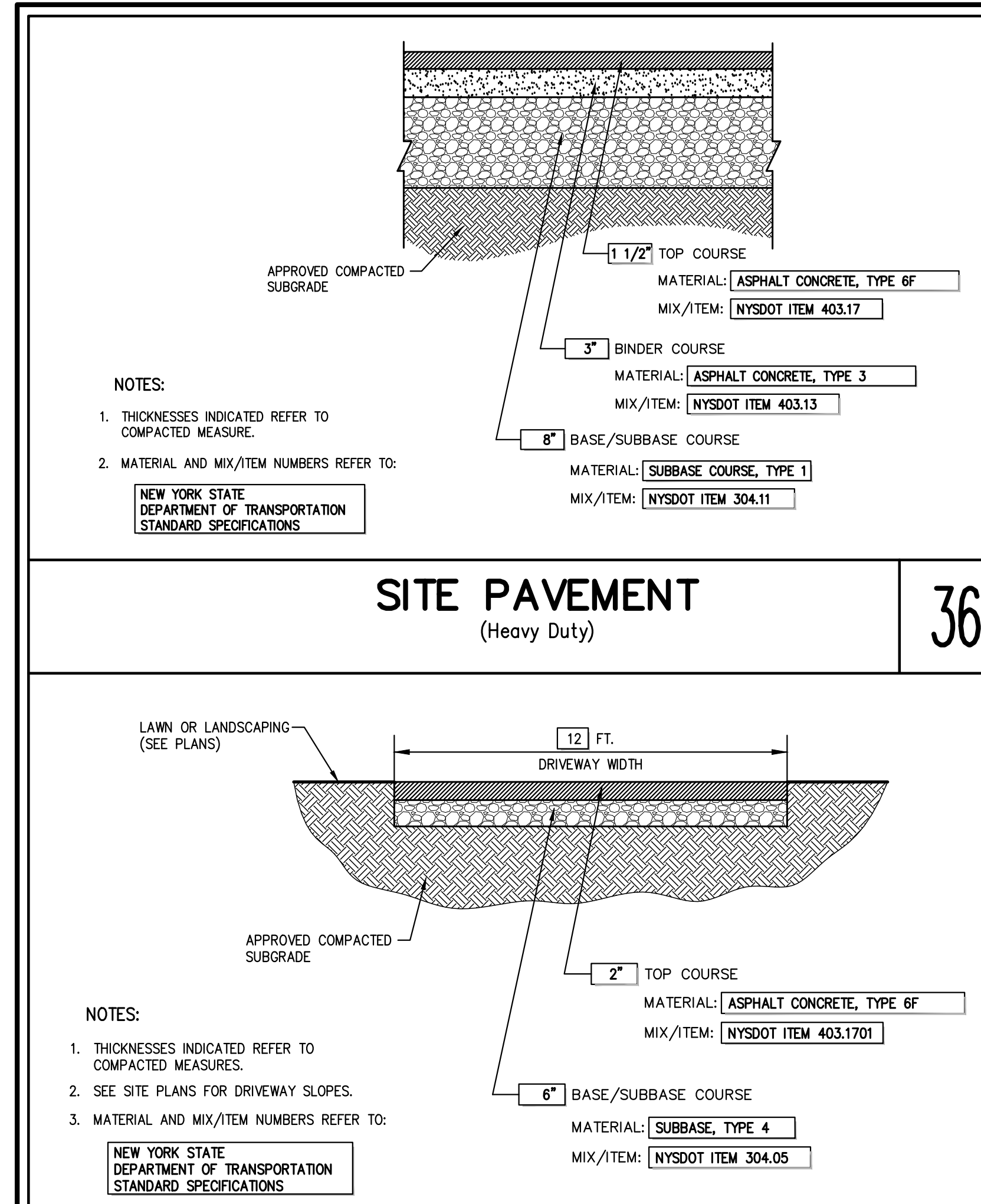
Project No: 15072

Rev: 0

Drawn by: C-902

Checked by: AG

C-902



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: 11/07/2023

By: [Signature]

DATE: 11/07/2023

REVISION: 1. PLANNING BOARD SUBMISSION 11/07/2023
2. TOWN CONSERVATION BOARD SUBMISSION 11/07/2023
3. PLANNING BOARD RESUBMISSION 11/07/2023

PROJECT: AIRPORT CAMPUS I-V LVL

ARCHITECT: LESSARD DESIGN

8521 LEESBURG PIKE, 7TH FLOOR
VIENNA, VA 22182

WWW.PLANETIMAGING.COM
www.jmcpllc.com

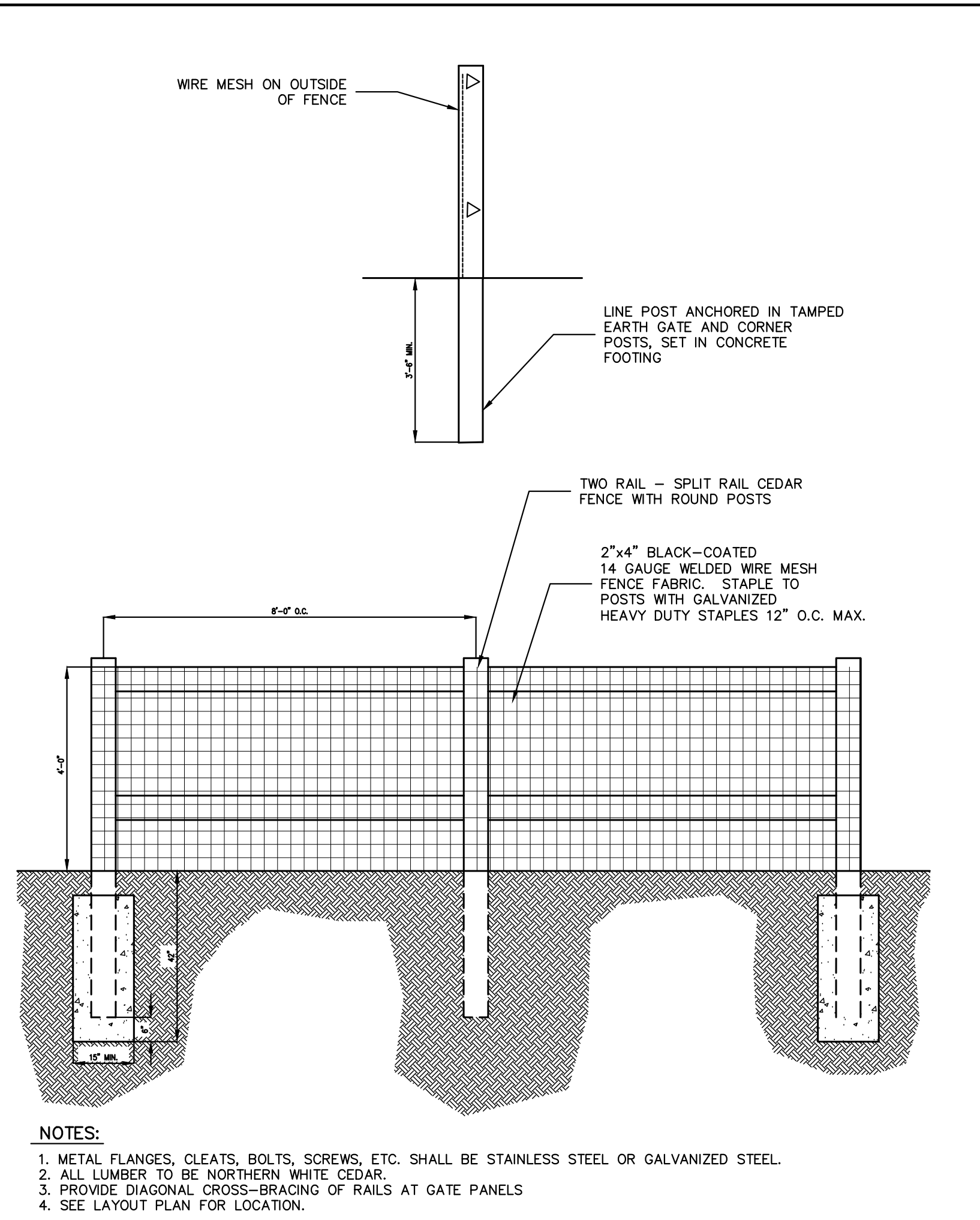
130 BEDFORD ROAD - ARBONIX, NY 10584
PHONE: 914.273.2428 - FAX: 914.273.2102

CONSTRUCTION DETAILS

AIRPORT CAMPUS
113 KING STREET (N.Y. ROUTE 120)
NORTH CASTLE, NY 10584

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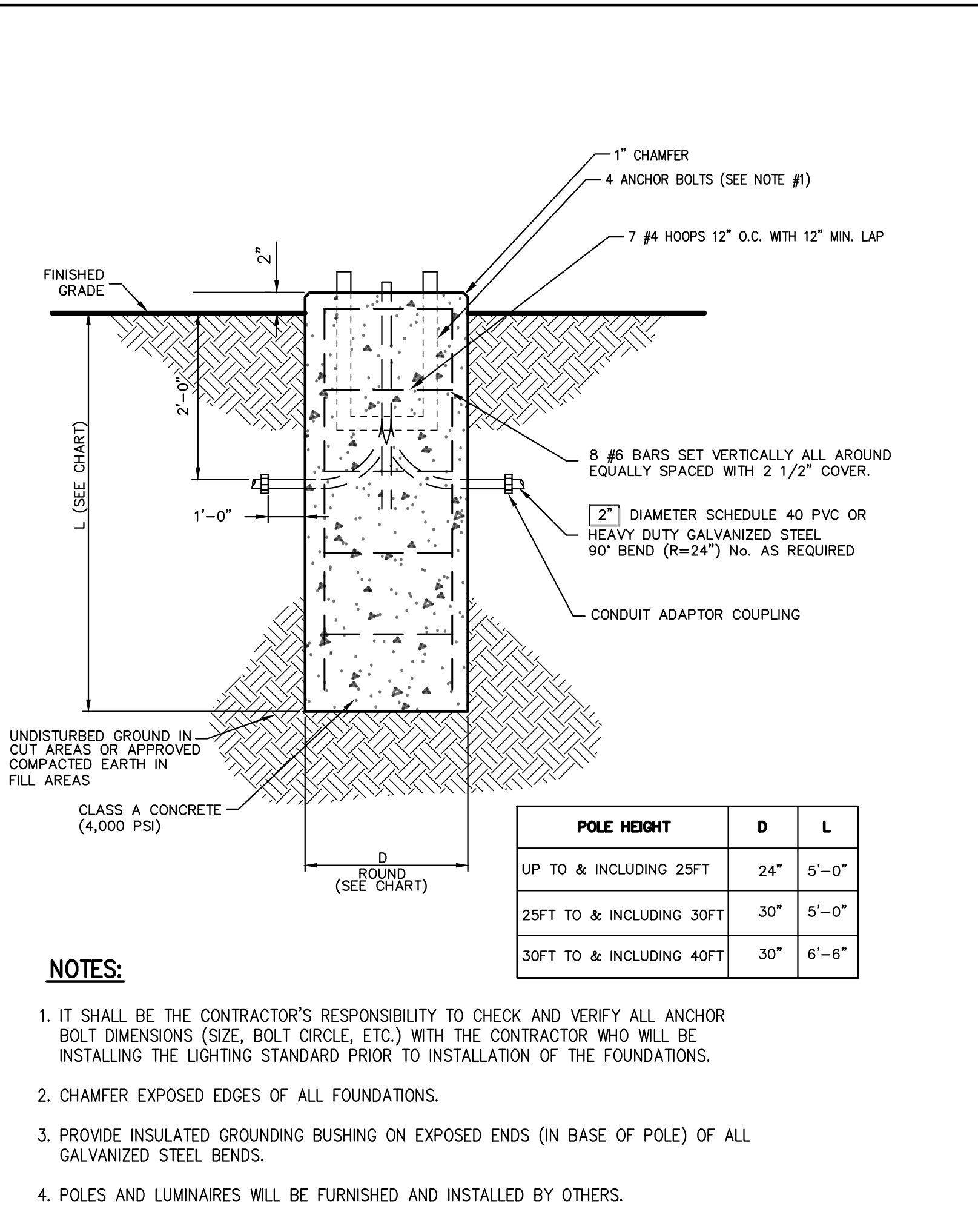
Scale: NOT TO SCALE
Date: 10/06/2023
Project No: 15072
MD-REVIS: 0-903
Drawing No: C-903



- NOTES:**
1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
 2. ALL LUMBER TO BE NORTHERN WHITE CEDAR.
 3. PROVIDE DIAGONAL CROSS-BRACING OF RAILS AT GATE PANELS.
 4. SEE LAYOUT PLAN FOR LOCATION.

SPLIT RAIL FENCE WITH WIRE MESH

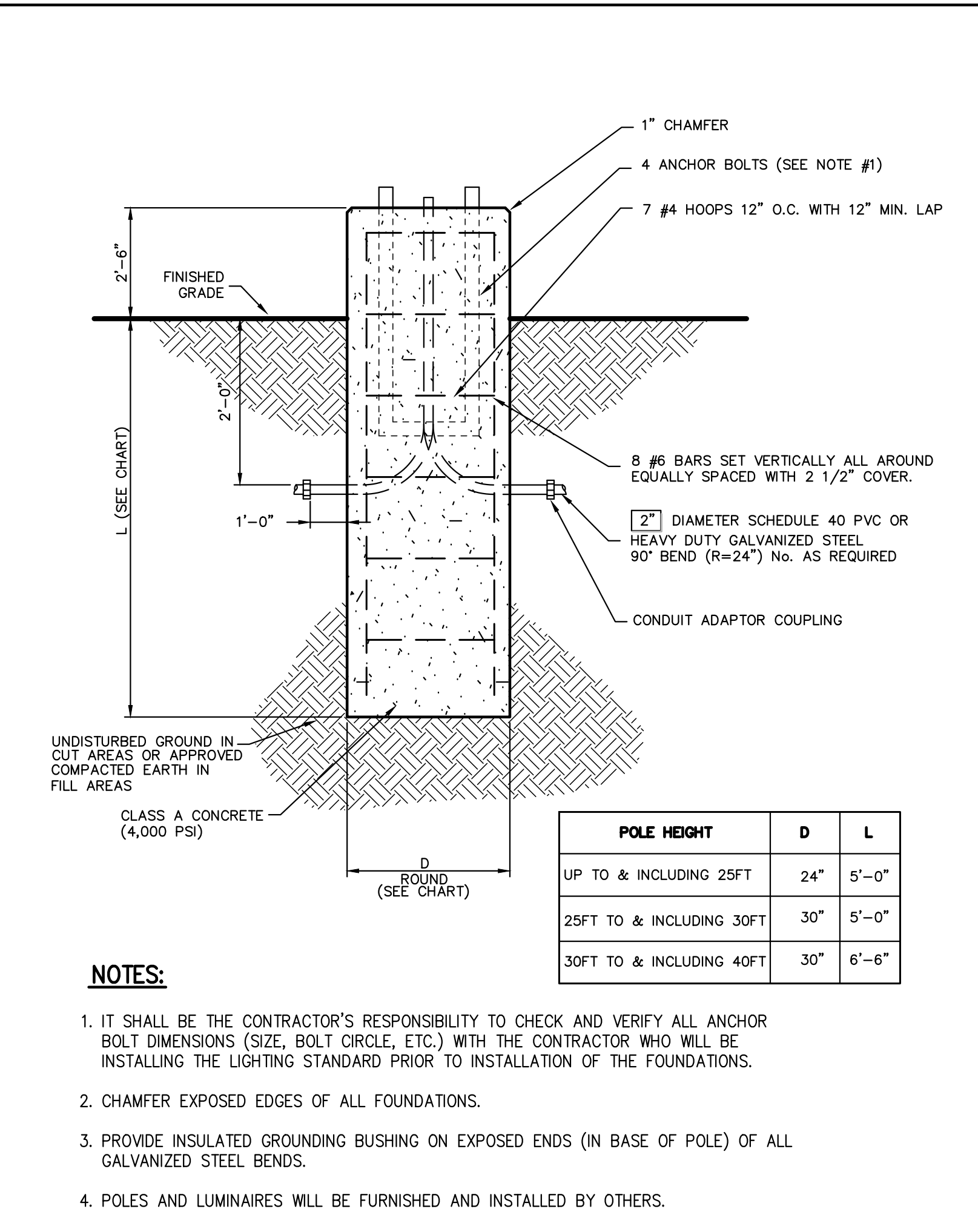
53



- NOTES:**
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT ORCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
 2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
 3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
 4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

LIGHTING STANDARD FOUNDATION
(ROUND - 2'-6\"/>

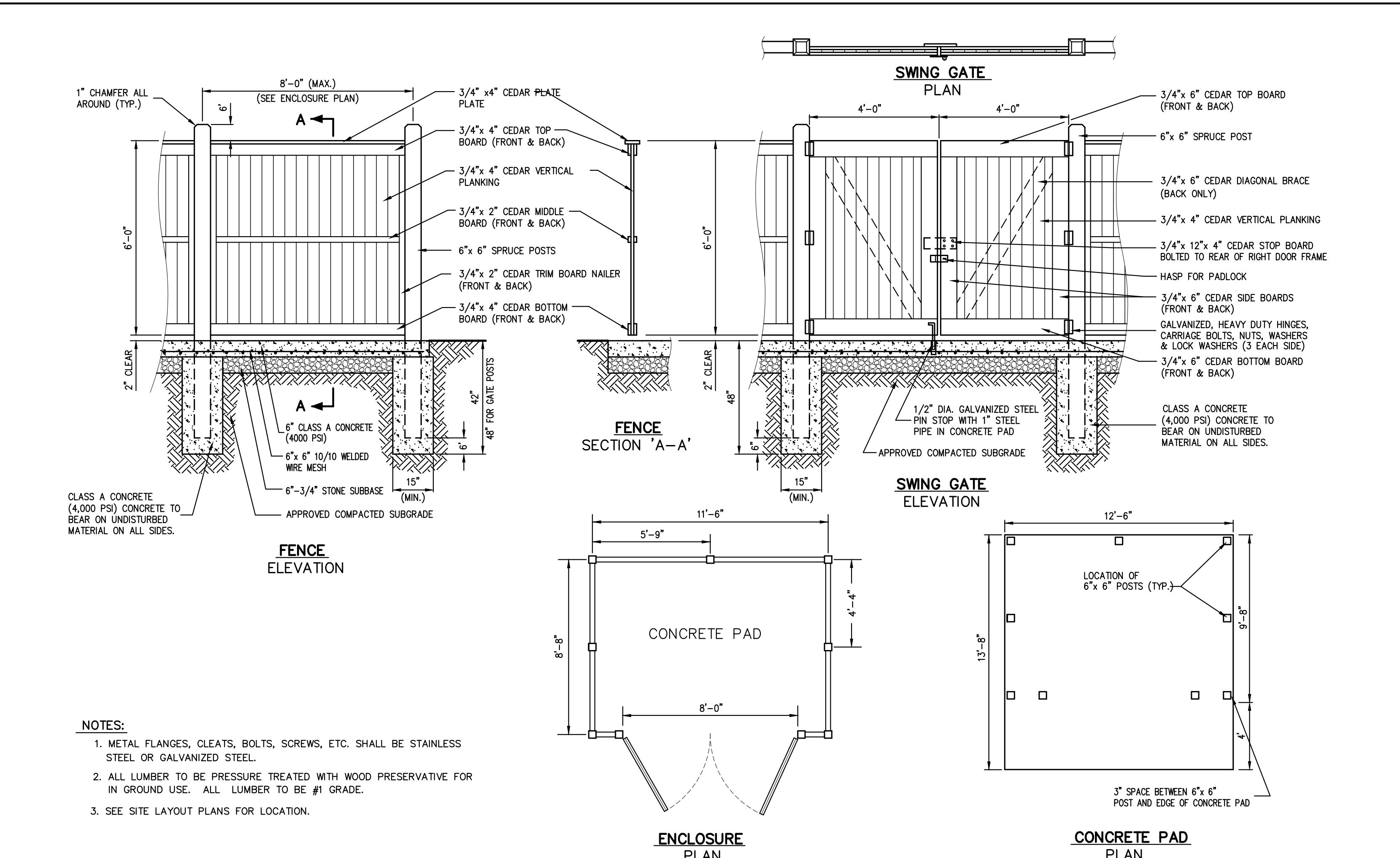
54



- NOTES:**
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT ORCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
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LIGHTING STANDARD FOUNDATION
(ROUND - 2'-6\"/>

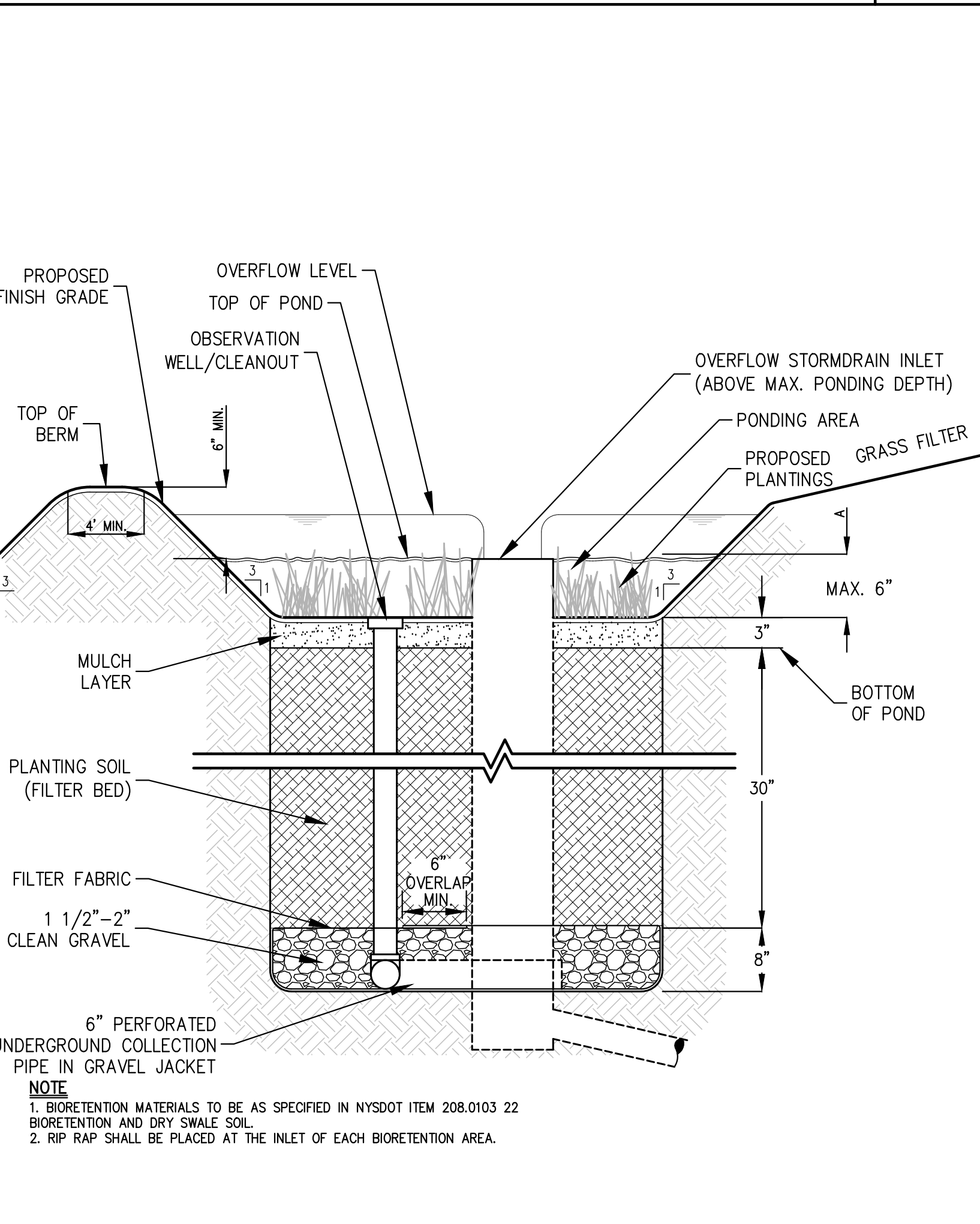
55



- NOTES:**
1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
 2. ALL LUMBER TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
 3. SEE SITE LAYOUT PLANS FOR LOCATION.

TRASH ENCLOSURE WITH CONCRETE PAD
(WOOD)

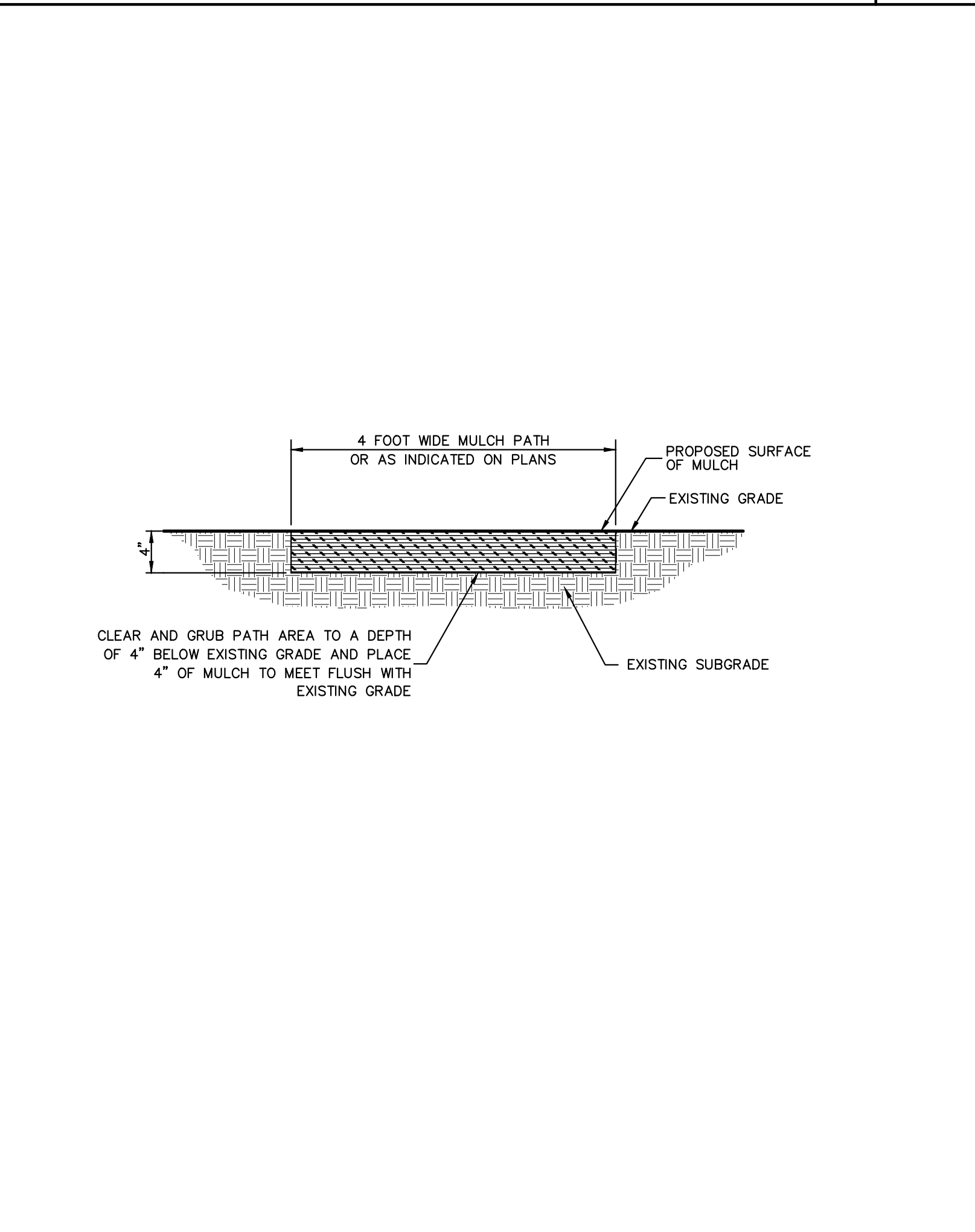
56



- NOTE:**
1. BIORETENTION MATERIALS TO BE AS SPECIFIED IN NYSDOT ITEM 208.0103.22 BIORETENTION AND DRY SHALE SOIL.
 2. RP RAP SHALL BE PLACED AT THE INLET OF EACH BIORETENTION AREA.

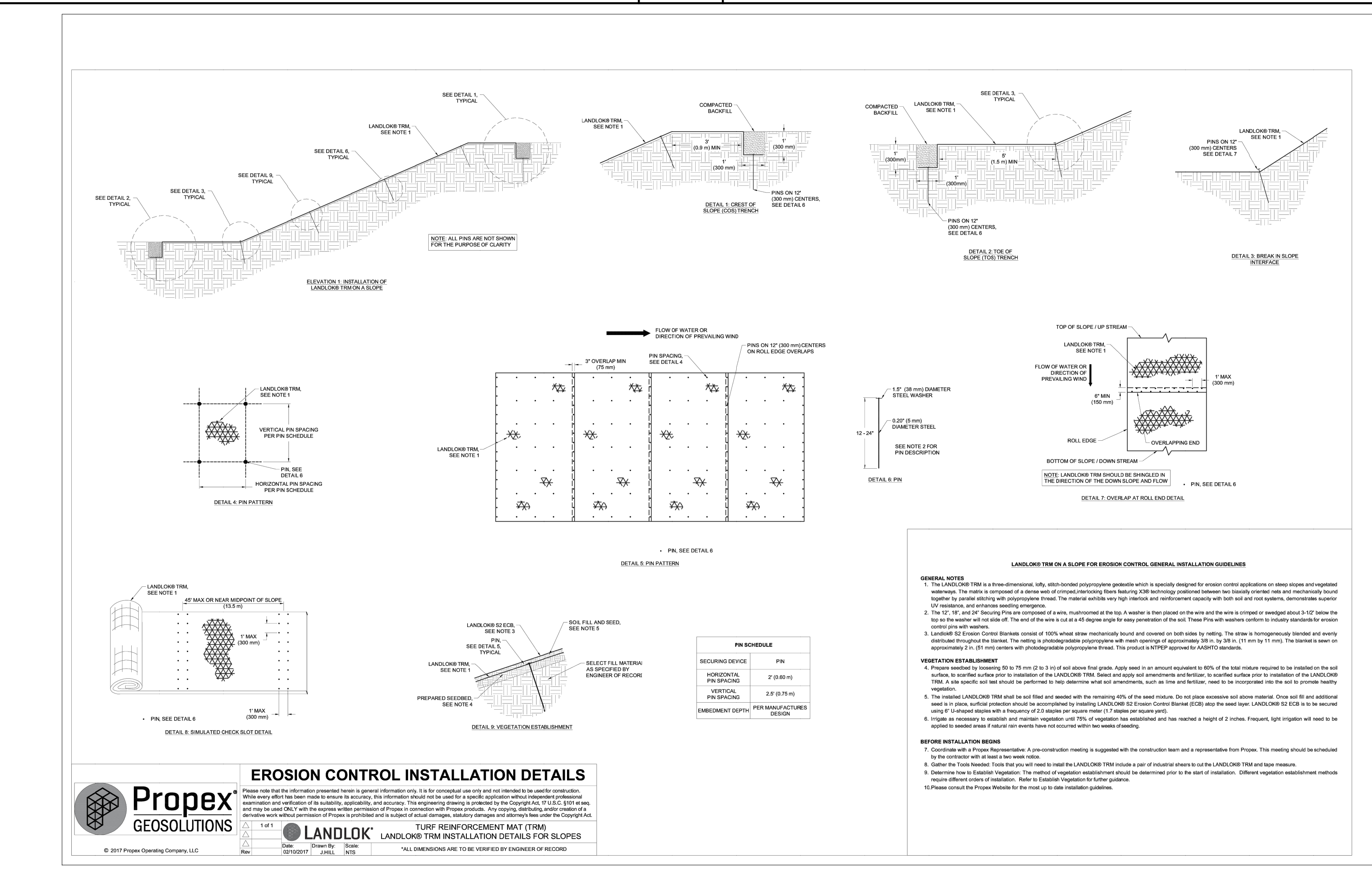
BIORETENTION FACILITY

57



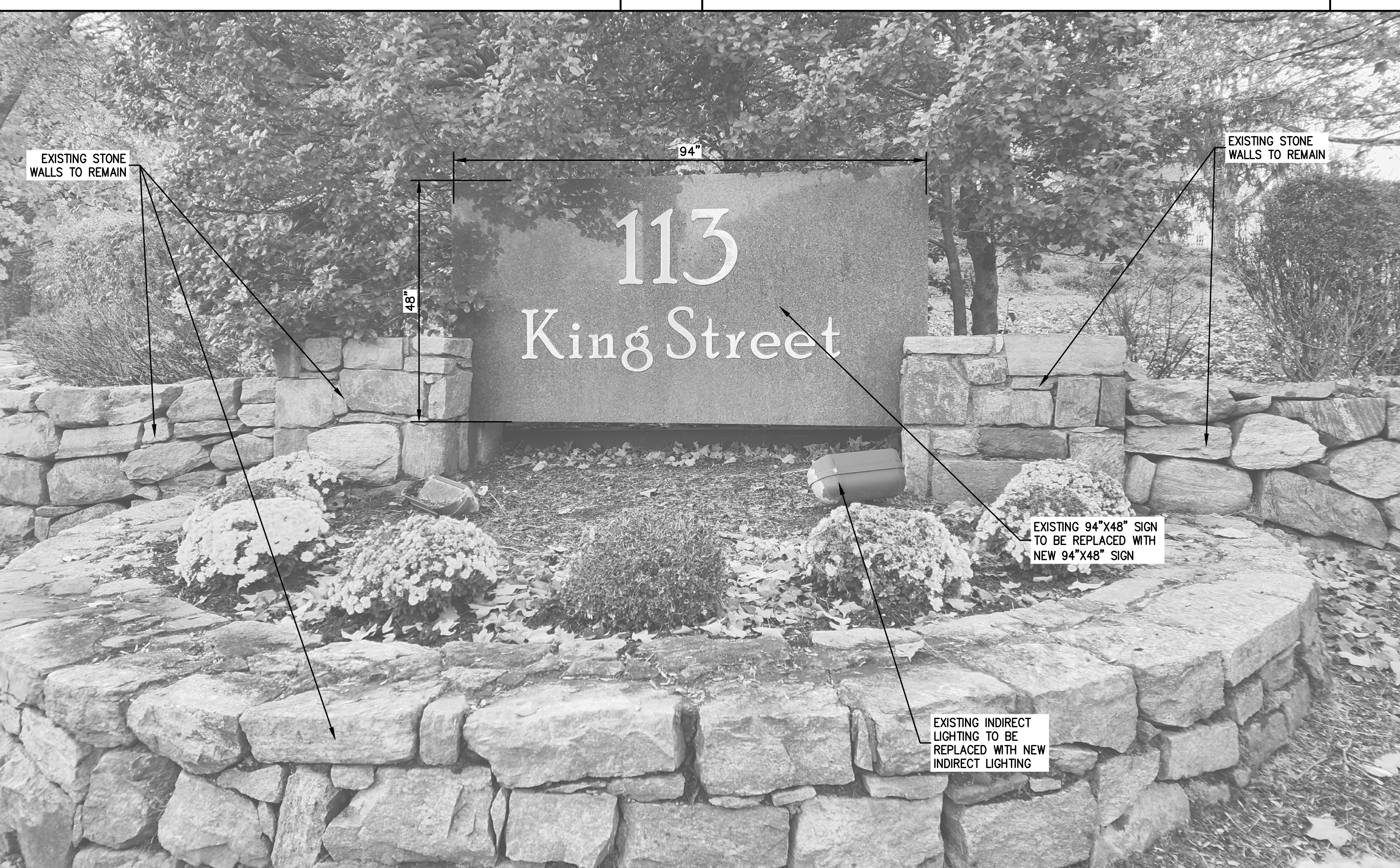
MULCH WALKING TRAIL

58



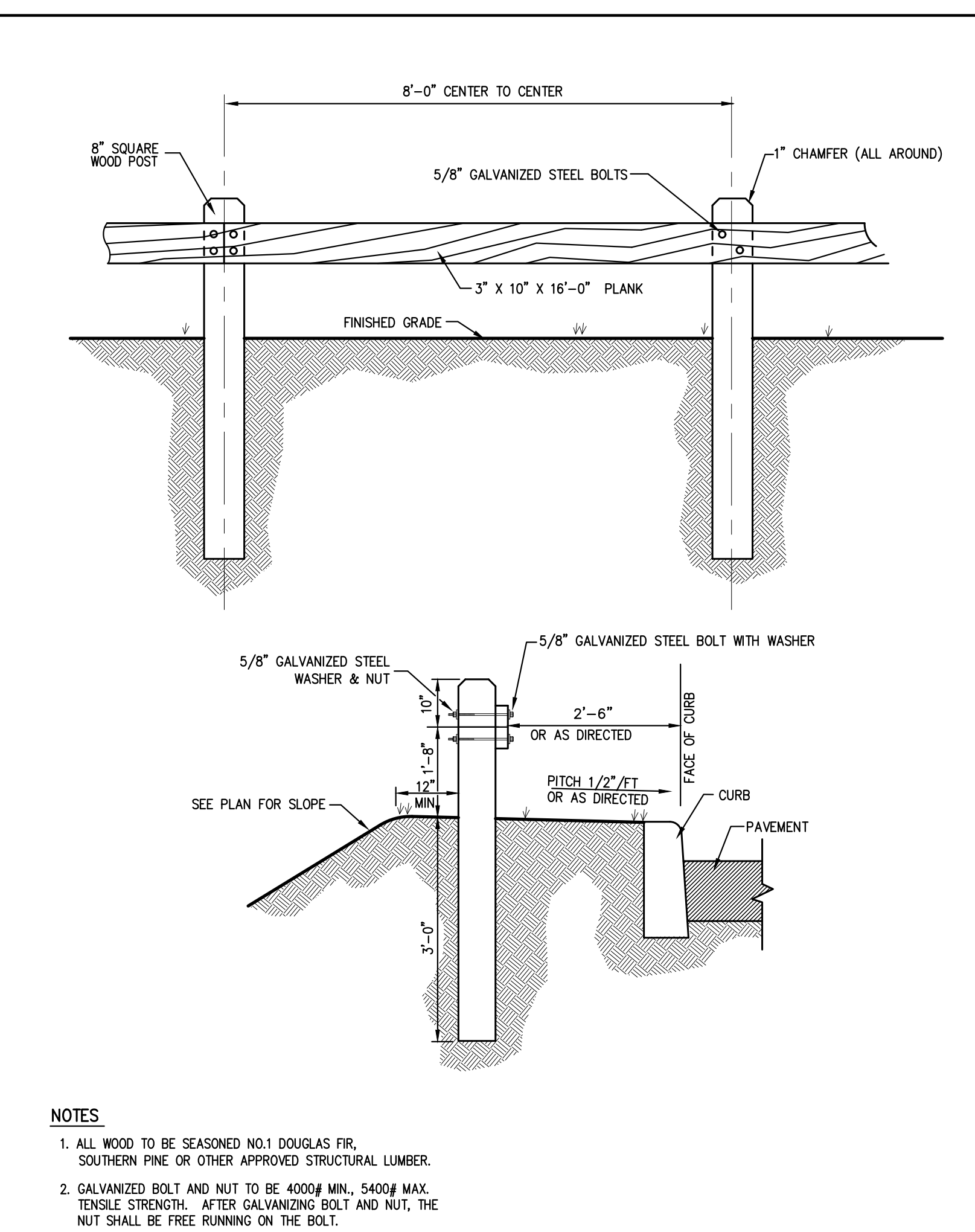
EROSION CONTROL MATTING

59



KING STREET ENTRANCE MONUMENT SIGNS (2)

60



WOOD GUIDE RAIL

61

LANDLOK® Product Data
LANDLOK® S2 ECB

LANDLOK® S2 erosion control blanket (ECB) consist of 100% wheat straw mechanically bound and covered on both sides by netting. The straw is homogeneously blended and evenly distributed throughout the blanket. The netting is photodegradable polypropylene with mesh openings of approximately 3/8 in by 3/8 in (11 mm by 11 mm). The blanket is sewn on approximately 2 in (51 mm) centers with photodegradable polypropylene thread. LANDLOK® S2 conforms to the property values listed below:

PROPERTY	TEST METHOD	ENGLISH	METRIC
Mass/Unit Area	ASTM D 6475	8.00 oz/yd ²	271 g/m ²
Thickness	ASTM D 6529	335 mils	8.5 mm
Tensile Strength	ASTM D 6818	194 x 116 lbs/ft	2.8 x 1.7 kN/m
Elongation	ASTM D 6818	23%	23%
Functional Longevity	Observed	Up to 12 months	

NOTE:
1. The property values listed above are effective 10/10/2018 and are subject to change without notice.
2. Values represent testing at the time of manufacture and are not an option value.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE: _____
CHRISTOPHER CARROLL, CHAIRMAN, BOARD
JAMES M. CANNON, BOARD MEMBER
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION: _____ DATE: _____
JESSICA M. CANNON, PE
CONSULTING TOWN ENGINEERS

APR. CANT.
AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
FOUNDRY RIDGE, NY 10576
ARCHITECT
LESSARD DESIGN
120 BEAUFORT ROAD - ARBONIK, NY 10564
8521 LIVENA, VA 22182
www.jmcplc.com

JMC Planning, Engineering, Landscaping, Architecture & Cost Management, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEAUFORT ROAD - ARBONIK, NY 10564
PHONE 518.473.8223 • FAX 518.473.2102
www.jmcplc.com

JMC
CONSTRUCTION DETAILS
AIRPORT CAMPUS
113 KING STREET (NY ROUTE 120)
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 7209, SUBSECTION 2

Scale: **BNC** Approx: **AS**
Date: **10/06/2023**
Project No: **15072**
Drawing No: **C-904**

NOT FOR CONSTRUCTION

C-904

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	Amelanchier 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	38	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	

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 SF 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 MILLET (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: ERNM-183
 SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SF FT FOR A COVER CROP. GRASS RYE (1 SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), GRASSES & GRASS-LIKE SPECIES - HERBACEOUS PERENNIAL; STORMWATER MANAGEMENT

SEED MIX #3 3. SLOPE SEED MIX SHALL BE ERNST NATIVE STEEP SLOPE MIX W/GRASS RYE ITEM NUMBER: ERNM-181-2 WHICH SHALL BE INSTALLED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR GREATER, EXCEPT IN LOCATIONS BETWEEN TOWNSHIP 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).

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	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 TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	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

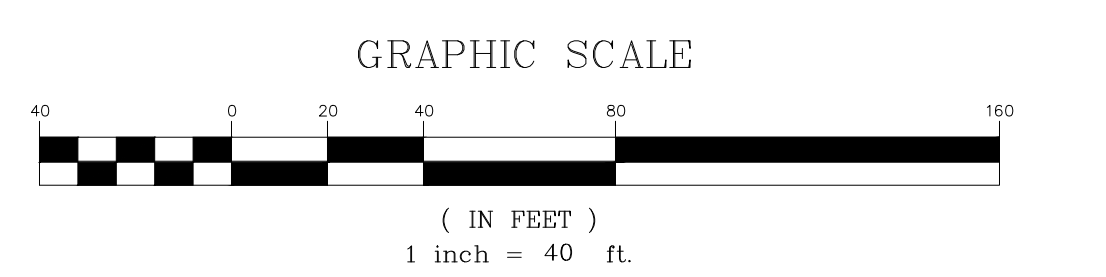
- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY" DEPICTING LAND OF MBA INSURANCE CORP., PREPARED BY JOHN MEYER CONSULTING, DATED 09/30/2005 AND SUPPLEMENTED WITH SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, P.L.L.C., DATED 02/10/2022.
 - THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 07/10/2018 AND CONFIRMED BY THE TOWN WETLAND CONSULTANT ON 10/01/2020.
 - 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-DYED, TOXIC FREE, SHREDDED HARDWOOD.
 - 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-SCALE, 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 DISFIGUREMENTS. 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, INTEGRAL 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. BAREROOT 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.



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. CERMELLE, PE
 P.E. CONSULTING
 CONSULTING TOWN ENGINEERS



JMC
 JMC Planning, Engineering, Landscape Architecture & Land Surveying, P.L.L.C.
 John Meyer Consulting, Inc.
 420 BEAUFORT ROAD - AMARINK, NY 10554
 VOICES 914.233.2223 - FAX 914.233.2192
 www.jmcpic.com

LANDSCAPE PLAN
 AIRPORT CAMPUS
 113 WEST CHESTER 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: JY Approved: AG
 Scale: 1" = 40'
 Date: 09/21/2022
 Project No: 15072
 NYS REG. NO. L-108 LNS 027
 Drawing No: L-101

NOT FOR CONSTRUCTION

MATCHLINE
MATCHLINE

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF MBA INSURANCE CORP.," PREPARED BY JOHN MEYER CONSULTING, DATED 09/30/2005 AND SUPPLEMENTED WITH SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, P.L.L.C., DATED 02/10/2022.
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- 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-DYED, TOXIC FREE, SHREDDED HARDWOOD.
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- 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.
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- 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 OBSCURABLE DEFECTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY TREES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL 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.
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- 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 PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PANT
- EXISTING UTILITY POLE
- EXISTING LIGHT
- EXISTING FEATURE TO BE REMOVED
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- PROPOSED SAWCUT LINE
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- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB AND RAMP
- PROPOSED HEAVY DUTY PAVEMENT
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- PROPOSED CONCRETE APRON
- PROPOSED MULCH TRAIL
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
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- 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

WETLAND MITIGATION SUMMARY

TOTAL WETLANDS AREA WITHIN PROJECT SITE:	10,682 S.F.
TOTAL WETLAND ADJACENT AREA WITHIN PROJECT SITE:	76,426 S.F.
DISTURBANCE WITHIN WETLAND:	0 S.F.
DISTURBANCE WITHIN WETLAND ADJACENT AREA:	7,696 S.F.
PROPOSED MITIGATION AREA WITHIN WETLAND ADJACENT AREA:	13,159 S.F.
PROPOSED MITIGATION AREA OUTSIDE OF WETLAND ADJACENT AREA:	2,241 S.F.
TOTAL MITIGATION AREA:	15,400 S.F.
MITIGATION RATIO: 15,400 S.F. / 7,696 S.F. = 2:1	

GENERAL MAINTENANCE/MONITORING SCHEDULE FOR PLANTING OF WETLAND MITIGATION AREA:

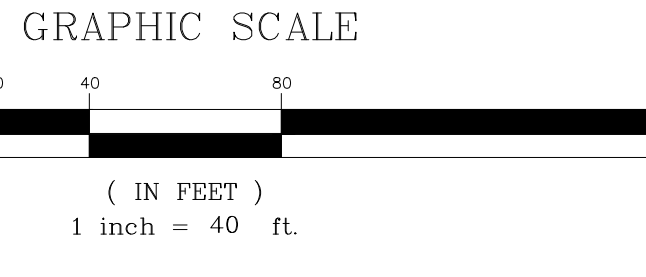
- INSPECT PLANTING AREAS ONCE ANNUALLY FOR A PERIOD OF THREE YEARS TO SELECTIVELY REMOVE, BY HAND, UNWANTED INVASIVE PLANTS (WEEDS).
- REMOVAL OF LEAF LITTER SHOULD BE LIMITED TO HAND CLEARING OF SEEDS AND PLANTED AREAS.
- AT THE THREE YEAR PERIOD, SHOULD LESS THAN BOX OF PLANTING INSTALLED REMAIN, THE PROPERTY OWNER IS TO REPLACE DEAD PLANTING IN KIND TO ACHIEVE A MINIMUM OF BOX PLANT STOCK.

SEED MIXES:

- WETLAND RESTORATION SEED MIX SHALL BE ERNST FAWC WETLAND MEADOW MIX
SEEDING RATE: 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT FOR A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING: GRASS RYE (1 SEP TO 30 APR, 30 LBS/ACRE), JAPANESE WHEAT (1 MAY TO 31 AUG, 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG, 10 LBS/ACRE).
- 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 WHEAT (1 MAY TO 31 AUG, 10 LBS/ACRE), GRASSES & GRASS-LIKE SPECIES - HERBACEOUS PERENNIAL, STORMWATER MANAGEMENT
- 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 TOWNSHIP UNITS, AND/OR AS DIRECTED BY PROJECT ENGINEER/LANDSCAPE ARCHITECT
SEEDING RATE: 75 LB PER ACRE EROSION CONTROL & VEGETATION; 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).

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
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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	27	Amelanchier 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	38	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

No.	REVISED	DATE	BY	DATE	BY
1.	REVISED	10/27/2023	JMC	10/27/2023	JMC
2.	PLANNING BOARD SUBMISSION	10/27/2023	JMC	10/27/2023	JMC
3.	TOWN CONSERVATION BOARD SUBMISSION	11/07/2023	JMC	11/07/2023	JMC
4.	PLANNING BOARD RESUBMISSION	11/07/2023	JMC	11/07/2023	JMC

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

CHRISTOPHER CARMY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION _____ DATE: _____

JOSEPH M. CERNIGLIE, PE
MSEI CONSULTING
CONSULTING TOWN ENGINEERS

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

CHRISTOPHER CARMY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION _____ DATE: _____

JOSEPH M. CERNIGLIE, PE
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JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEGFORD ROAD - ARMONK, NY 10504
PHONE: 914.233.2222 - FAX: 914.233.2102
www.jmcpic.com

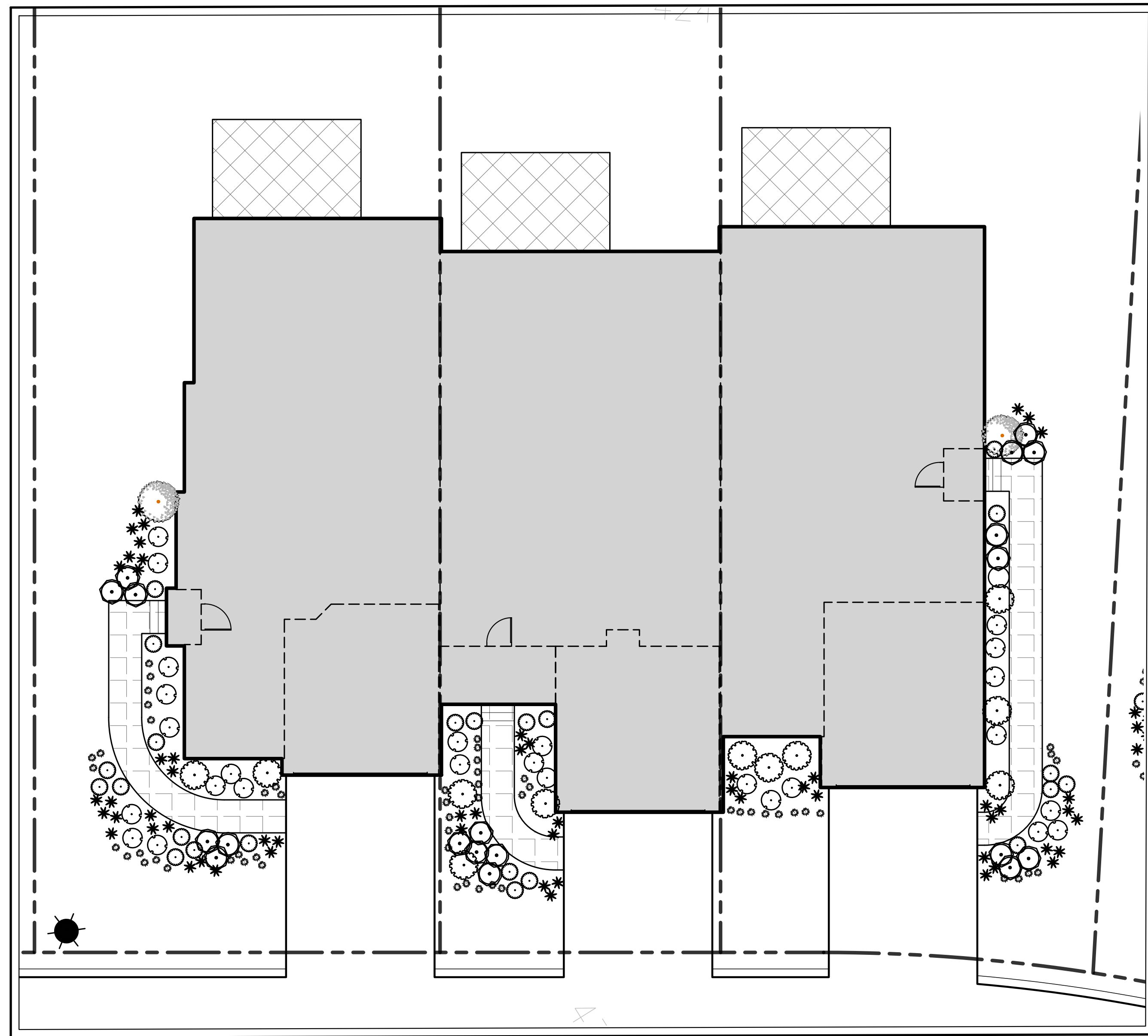
LANDSCAPE PLAN
AIRPORT CAMPUS
113 NORTH CASTLE, NY 10504

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

SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Scale: 1" = 40'
Date: 09/21/2022
Project No: 15072
Sheet No: L-102 LWB:ajr
Drawing No: _____

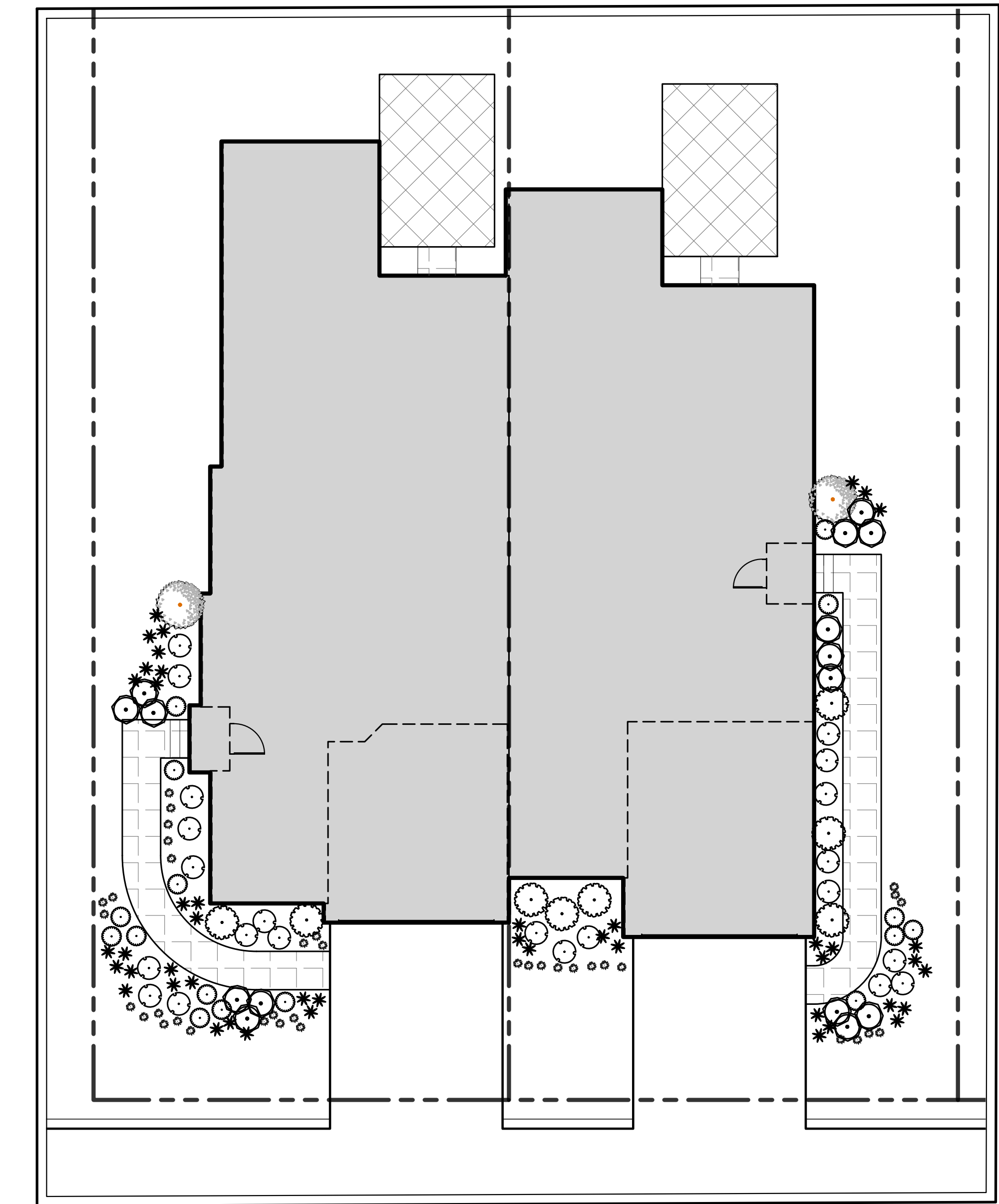
L-102



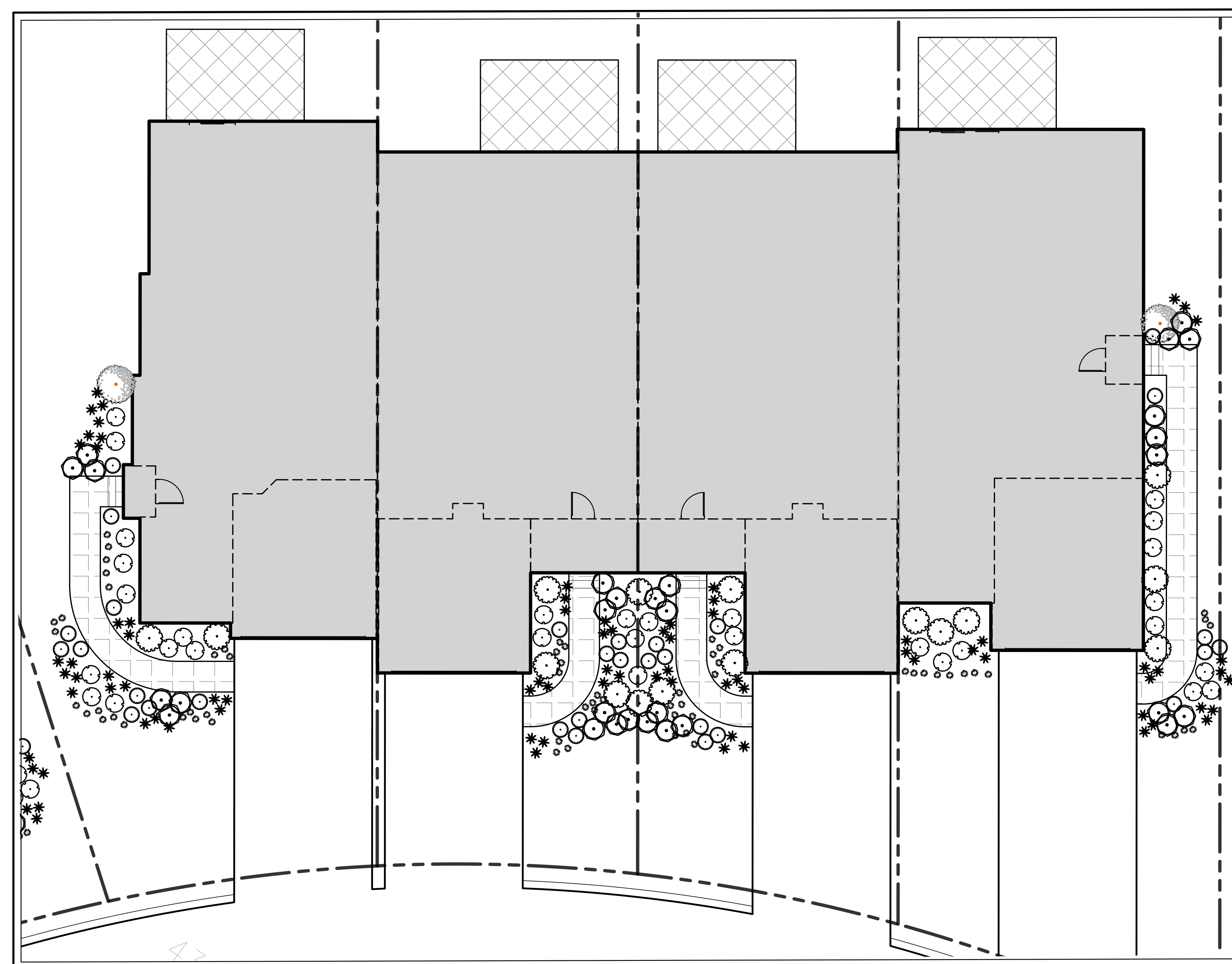
3-UNIT TYPICAL FOUNDATION PLANTING

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 B - 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 C - 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'	White Knockout Roses
	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 atopocurioides 'Hamelin' 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.

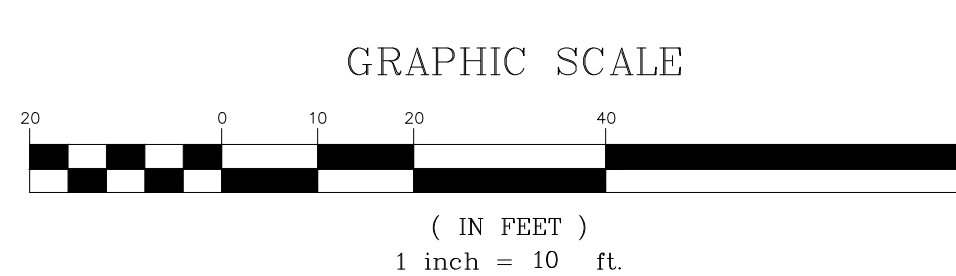
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED _____ DATE: _____

CHRISTOPHER CARRITY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

DATE: _____

JOSEPH M. CERMELE, PE
NSCI CONSULTING
CONSULTING TOWN ENGINEERS



NOT FOR CONSTRUCTION

No.	Revision	Date
1.	PLANNING BOARD SUBMISSION	10/06/2023
2.	TOWN CONSERVATION BOARD SUBMISSION	10/27/2023
3.	PLANNING BOARD RESUBMISSION	11/02/2023

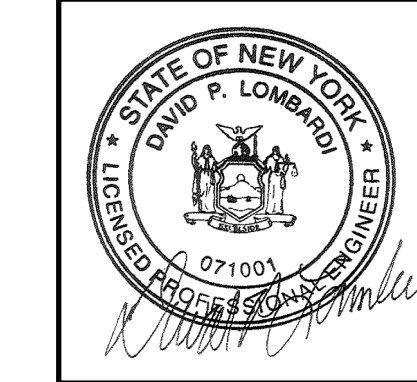
APPLICANT/OWNER: AIRPORT CAMPUS I-V, LLC
46 WESTCHESTER AVENUE
FOUNDRIDGE, NY 10509

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEGGAN ROAD • ARMONK, NY 10504
PHONE: 914.233.2222 • FAX: 914.233.2102
www.jmcpic.com



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

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

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⁾
NET LOT AREA	-	3.62 ACRES
MINIMUM PERIMETER FRONT YARD SETBACKS	165 FEET ⁽³⁾	165 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	285 FEET ⁽³⁾	285 FT
MAXIMUM BUILDING COVERAGE	25 PERCENT ⁽⁴⁾	19.0 PERCENT
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 30 FEET	3 STORIES + PENHOUSE / 35.7 FEET (ENDING)
MAXIMUM FLOOR AREA RATIO	0.80 ⁽⁵⁾	0.70
PARKING	98 ⁽⁶⁾	106

R-MF-A (MULTIFAMILY DISTRICT)	R-MF-A PERIMETER REQUIREMENT	PROVIDED
MINIMUM LOT AREA	5 ACRES	34.30 ACRES
NET LOT AREA	-	33.81 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	17.8 PERCENT
MAXIMUM BUILDING HEIGHT	3 STORIES / 30 FEET	2 STORIES / 29 FEET
DENSITY	105.2 DENSITY UNITS (1 DU/14,000 SF) ⁽⁷⁾	83.3 DENSITY UNITS
PARKING	256 ⁽⁸⁾	286 ⁽⁹⁾

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 / 29 FEET

TABLE OF LAND USE NOTES

- AS DETERMINED BY THE TOWN BOARD RESOLUTION, DATED AUGUST 9, 2023.
- LOT AREA INCLUDES 0.24 ACRE WATER TANK LOT.
- APARTMENT PARKING REQUIREMENT: 2 SPACES PER DWELLING UNIT, PLUS 1/4 PER EACH BEDROOM IN EXCESS OF 2 BEDROOMS, PLUS 10% FOR VISITOR PARKING.
- AS REQUIRED BY §355-29.
- TOWNHOME PARKING REQUIREMENT: 2 SPACES REQUIRED FOR EACH MARKET RATE TOWNHOME UNIT AND 1 SPACE FOR EACH UNIT PLUS 1/4 FOR EACH BEDROOM FOR AFFH UNIT.
- PARKING PROVIDED FOR EACH MARKET RATE RESIDENTIAL TOWNHOME UNIT INCLUDES 2 DRIVEWAY SPACES AND FOR EACH AFFH RESIDENTIAL TOWNHOME UNIT INCLUDES 2 SPACES AND 1/2 SPACE ALONG THE ROADWAYS (2 1/2 SPACES PER UNIT TOTAL). 20 SPACES ARE PROVIDED NEAR THE PROPOSED CLUBHOUSE AND 16 ADDITIONAL SPACES ARE PROVIDED ALONG THE ROADWAYS (6 SPACES FOR AFFH UNITS AND 10 GUEST SPACES). IN ADDITION, 238 GARAGE SPACES ARE PROVIDED, WHICH ARE NOT INCLUDED IN THE PROVIDED PARKING COUNTS.

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 STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED SUBDIVISION LINE
	PROPOSED EASEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED HYDRANT
	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 TITLES, PARCEL COMPILATION 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 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 12/20/2021, PREPARED BY CARLIN SIMPSON & ASSOCIATES, LLC.
- THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 07/10/2018 AND CONFIRMED BY THE TOWN WETLAND CONSULTANT ON 10/07/2022.
- THE TOWN OF NORTH CASTLE SHALL BE GRANTED ACCESS TO THE HOA PORTIONS OF THE PROPERTY (LOT 126) AND MULTI-FAMILY PROPERTY (LOT 127) FOR THE PURPOSE OF INSPECTING, MAINTAINING AND REPAIRING THE PROPOSED TOWN OPERATED SANITARY SEWER AND WATER UTILITIES. SIMILAR ACCESS SHALL BE GRANTED FOR THE PURPOSE OF INSPECTING, MAINTAINING AND REPAIRING THE STORM WATER INFRASTRUCTURE IN THE EVENT THAT THE HOA DOES NOT ADEQUATELY MAINTAIN THE SYSTEMS.

LOT AREA TABLE

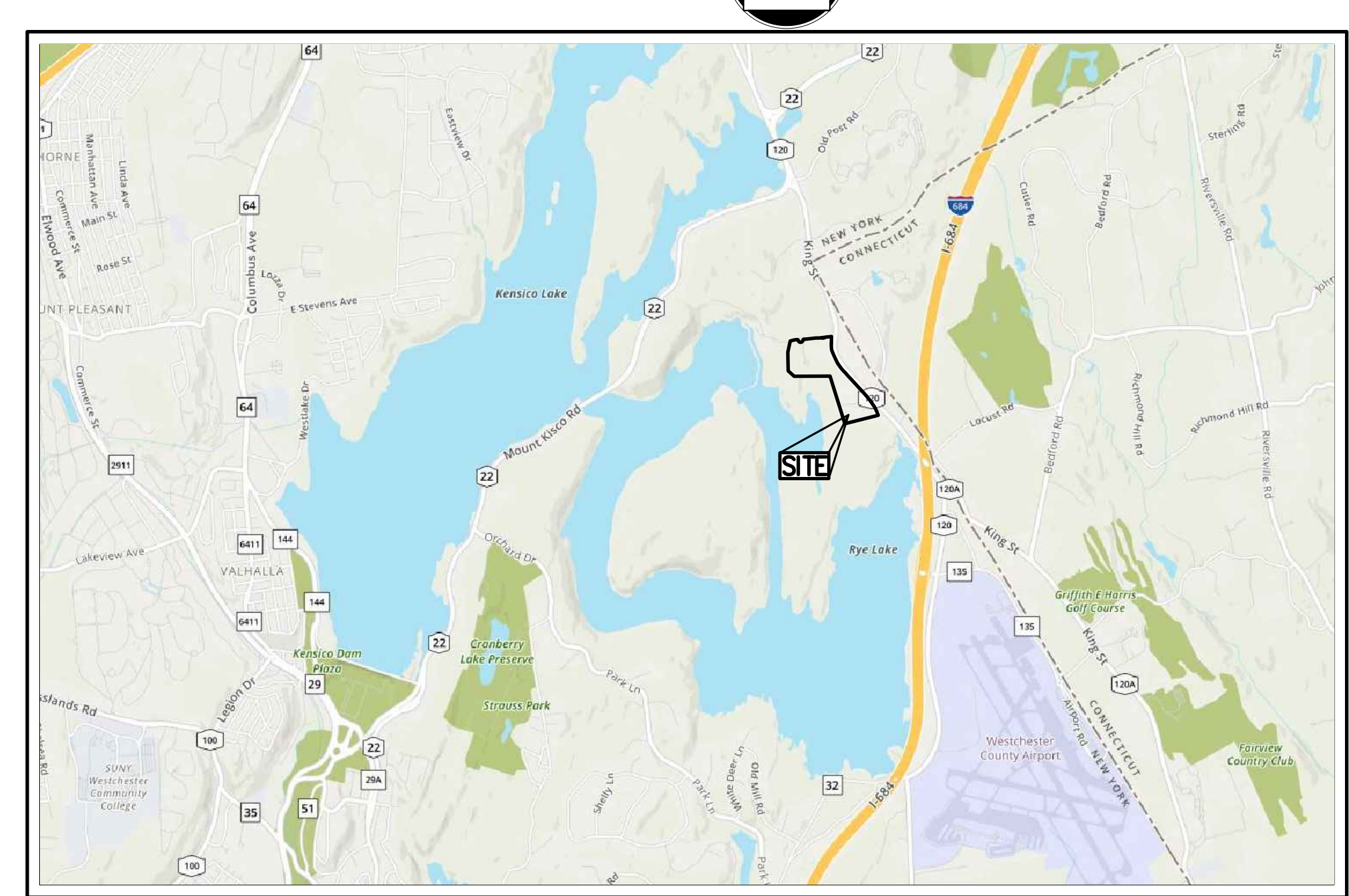
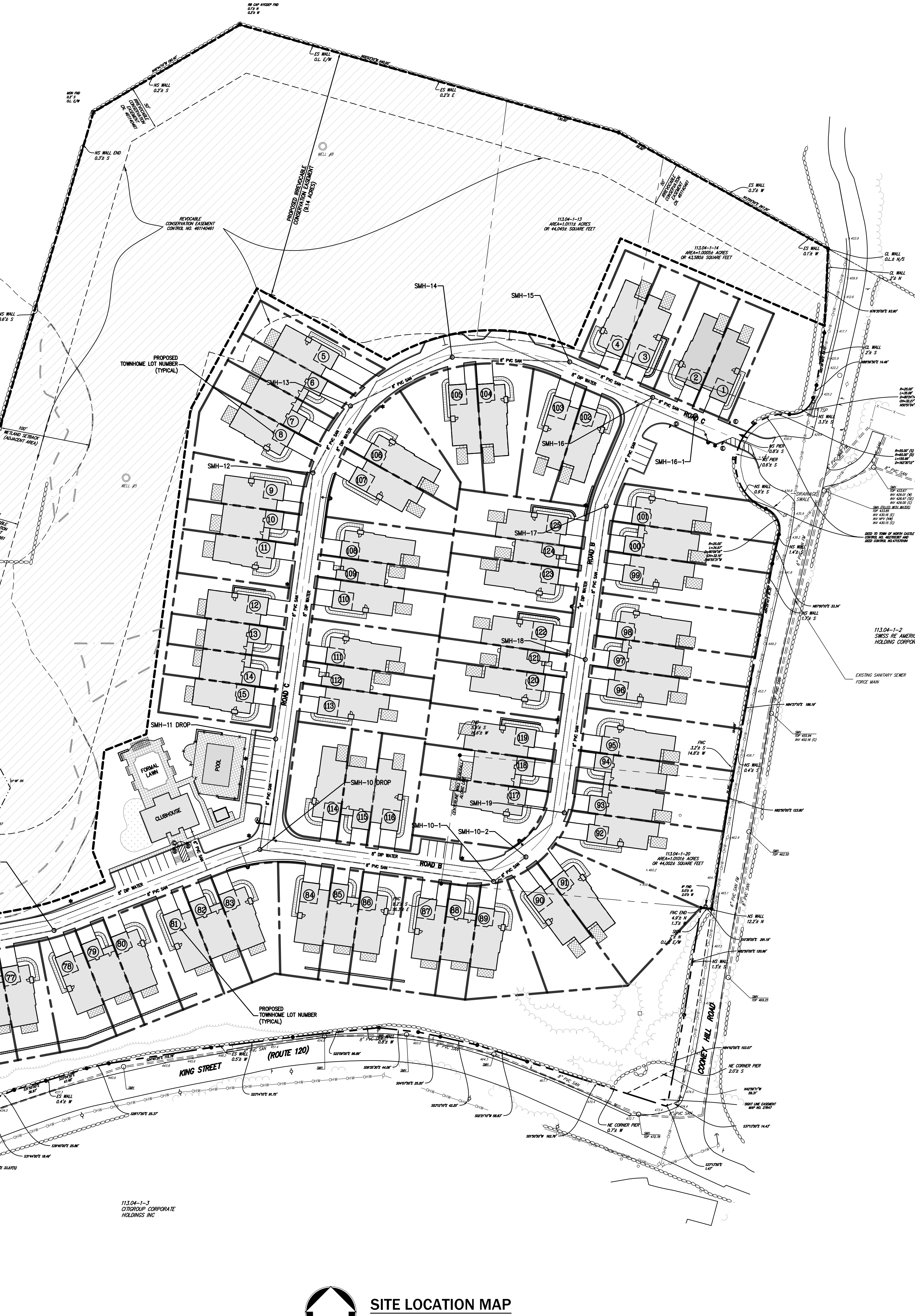
NUMBER	NAME	AREA (SF)	AREA (ACRE)
1	LOT 1	5482	0.13
2	LOT 2	6240	0.14
3	LOT 3	6088	0.14
4	LOT 4	5633	0.13
5	LOT 5	6266	0.14
6	LOT 6	4692	0.11
7	LOT 7	4565	0.10
8	LOT 8	7471	0.17
9	LOT 9	6186	0.14
10	LOT 10	4284	0.10
11	LOT 11	6195	0.14
12	LOT 12	5796	0.13
13	LOT 13	4284	0.10
14	LOT 14	4284	0.10
15	LOT 15	5439	0.12
16	LOT 16	4928	0.11
17	LOT 17	4479	0.10
18	LOT 18	4522	0.10
19	LOT 19	6406	0.15
20	LOT 20	6251	0.14
21	LOT 21	4522	0.10
22	LOT 22	6406	0.15
23	LOT 23	6251	0.14
24	LOT 24	4522	0.10
25	LOT 25	6406	0.15
26	LOT 26	6251	0.14
27	LOT 27	4522	0.10
28	LOT 28	6224	0.14
29	LOT 29	5667	0.13
30	LOT 30	4752	0.11
31	LOT 31	5235	0.12
32	LOT 32	7805	0.18
33	LOT 33	6475	0.15
34	LOT 34	4354	0.10
35	LOT 35	7332	0.17
36	LOT 36	7335	0.17
37	LOT 37	3165	0.07
38	LOT 38	3117	0.07
39	LOT 39	3612	0.08
40	LOT 40	5783	0.13
41	LOT 41	4590	0.11
42	LOT 42	6637	0.15
43	LOT 43	6480	0.15
44	LOT 44	4590	0.11
45	LOT 45	4590	0.11
46	LOT 46	5827	0.13
47	LOT 47	5292	0.12
48	LOT 48	4284	0.10
49	LOT 49	4284	0.10
50	LOT 50	5205	0.12

LOT AREA TABLE

NUMBER	NAME	AREA (SF)	AREA (ACRE)
51	LOT 51	6971	0.16
52	LOT 52	4295	0.10
53	LOT 53	4284	0.10
54	LOT 54	5371	0.12
55	LOT 55	5379	0.12
56	LOT 56	4288	0.10
57	LOT 57	4315	0.10
58	LOT 58	7028	0.16
59	LOT 59	7016	0.16
60	LOT 60	6046	0.14
61	LOT 61	5922	0.14
62	LOT 62	6082	0.14
63	LOT 63	6204	0.14
64	LOT 64	3150	0.07
65	LOT 65	3150	0.07
66	LOT 66	5864	0.13
67	LOT 67	6106	0.14
68	LOT 68	5542	0.13
69	LOT 69	6449	0.15
70	LOT 70	5542	0.13
71	LOT 71	6470	0.15
72	LOT 72	3150	0.07
73	LOT 73	3150	0.07
74	LOT 74	5190	0.12
75	LOT 75	7126	0.16
76	LOT 76	4305	0.10
77	LOT 77	5974	0.14
78	LOT 78	6875	0.16
79	LOT 79	4242	0.10
80	LOT 80	5827	0.13
81	LOT 81	6206	0.14
82	LOT 82	4242	0.10
83	LOT 83	6904	0.16
84	LOT 84	6562	0.15
85	LOT 85	4284	0.10
86	LOT 86	6038	0.14
87	LOT 87	6310	0.14
88	LOT 88	4306	0.10
89	LOT 89	7760	0.18
90	LOT 90	9092	0.21
91	LOT 91	12324	0.28
92	LOT 92	11694	0.27
93	LOT 93	5801	0.13
94	LOT 94	5831	0.13
95	LOT 95	8356	0.19
96	LOT 96	8261	0.19
97	LOT 97	6043	0.14
98	LOT 98	8656	0.20
99	LOT 99	8550	0.20
100	LOT 100	6259	0.14

LOT AREA TABLE

NUMBER	NAME	AREA (SF)	AREA (ACRE)
101	LOT 101	7624	0.18
102	LOT 102	5567	0.13
103	LOT 103	6899	0.16
104	LOT 104	7342	0.17
105	LOT 105	7581	0.17
106	LOT 106	7545	0.17
107	LOT 107	7672	0.18
108	LOT 108	6148	0.14
109	LOT 109	3595	0.08
110	LOT 110	6755	0.16
111	LOT 111	6899	0.16
112	LOT 112	3593	0.08
113	LOT 113	6180	0.14
114	LOT 114	7565	0.17
115	LOT 115	4291	0.10
116	LOT 116	6150	0.14
117	LOT 117	9211	0.21
118	LOT 118	4935	0.11
119	LOT 119	6606	0.15
120	LOT 120	7024	0.16
121	LOT 121	3593	0.08
122	LOT 122	6755	0.16
123	LOT 123	6903	0.16
124	LOT 124	3593	0.08
125	LOT 125	6765	0.16
126	R-MF-A (HOA)	761374	17.48
127	MULTI-FAMILY	185147	4.25
128	WATER-TANK	10459	0.24



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
KSCU CONSULTING
CONSULTING TOWN ENGINEERS

GRAPHIC SCALE
1 inch = 60 feet

NOT FOR CONSTRUCTION

APPLICANT/TOWNSHIP: AIRPORT CAMPUS I-V, LLC
120 BEGONIA ROAD • ARMONK, NY 10504
WWW.JMCPINC.COM

DATE: 11/10/2023
REVISION: PLANNING BOARD RESUBMISSION

JMC
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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.

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