PARK PLACE

11 NEW KING STREET, TOWN OF NORTH CASTLE, NY

DRAFT ENVIRONMENTAL IMPACT STATEMENT
MARCH 28, 2011

KG&D Project No.
2007-0632

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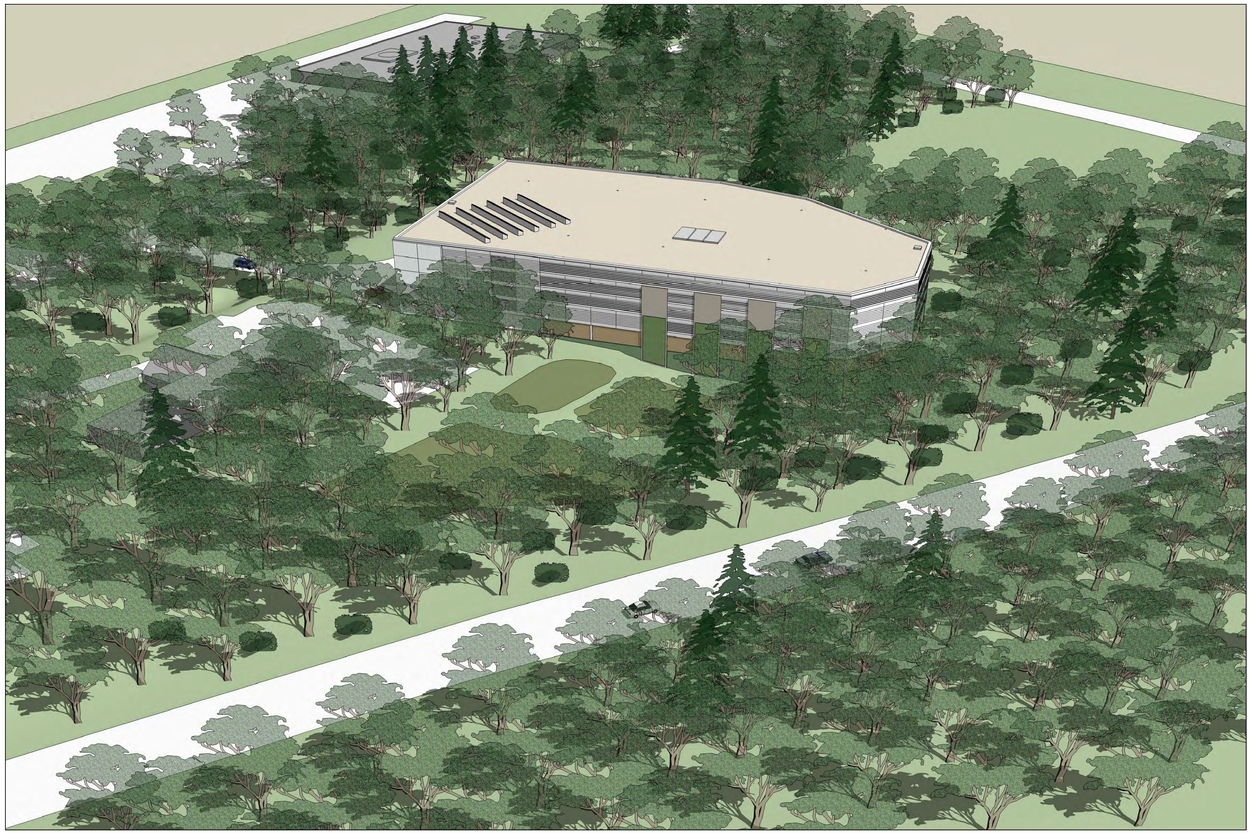
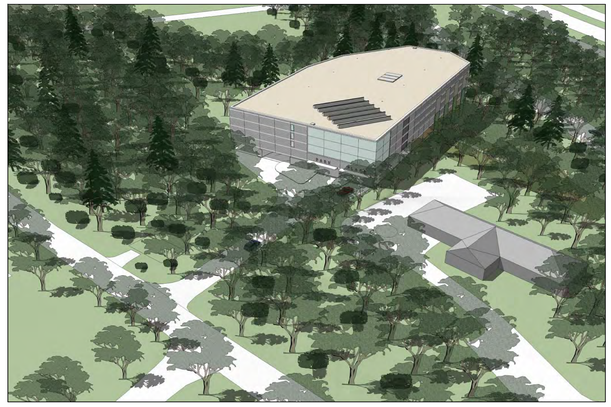


PERSPECTIVE VIEW



PERSPECTIVE VIEW

PERSPECTIVE VIEW

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GENERAL NOTES

1. SURVEY INFORMATION SHOWN IS BASED ON TOPOGRAPHIC AND UTILITY SURVEY PERFORMED OCTOBER 2008 BY CONTROL POINT ASSOCIATES. ELEVATIONS SHOWN ARE REFERRED TO NGVD 1929. ALL VALUES SHOWN ARE IN ENGLISH UNITS. EXISTING UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING, HAVE BEEN DETERMINED BY STANDARD SURVEY METHODS AND AVAILABLE UTILITY RECORDS. NEITHER THE EXACT LOCATION NOR THE INFORMATION GIVEN FOR THESE EXISTING UTILITIES IS GUARANTEED TO BE COMPLETE OR CORRECT.
2. THE EXISTING UTILITIES SHOWN ON THE SURVEY WERE TAKEN FROM THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED TO BE ACCURATE. FIELD CONDITIONS MAY VARY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LOCAL UTILITY COMPANIES THAT HAVE SUBSURFACE INSTALLATIONS IN THE AREA OF WORK FOR THIS CONTRACT AND DIRECT THEM TO HAVE THEIR FACILITIES MARKED OUT PRIOR TO COMMENCING WORK.
3. CONTRACTOR TO REFER TO THE GEOTECHNICAL INVESTIGATION REPORTS DATED NOVEMBER 6, 2008 PREPARED BY MELICK-TULLEY AND ASSOCIATES, P.C., FOR INFORMATION ON SUBSURFACE SOIL CONDITIONS.
4. SITE EXCAVATION: ALL EXCAVATED SOIL SHALL BE STOCKPILED IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS. ALL NYSDEC AND USEPA REGULATIONS FOR REMOVAL OF CONTROLLED FILL SHALL BE ADHERED TO.
5. CONTRACTOR TO INSTALL TEMPORARY SITE CONSTRUCTION FENCE AROUND PERIMETER OF WORK AREA PRIOR TO START OF CONSTRUCTION.
6. SITE SHALL BE WATERED DOWN DURING CONSTRUCTION TO MINIMIZE DUST. THIS ACTIVITY SHALL BE PERFORMED BY THE CONTRACTOR AS DEEMED NECESSARY BY THE ENGINEER.
7. ALL DEMOLITION, GRADING, AND TREE REMOVAL PROCEDURES, PERMITS AND APPROVALS SHALL BE IN ACCORDANCE WITH NYSDEC AND/OR OTHER APPROPRIATE AUTHORIZING AGENCIES AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR IS TO EXERCISE EXTREME CASE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO BUILDING WALLS, TO REMAIN IN PLACE. ALL UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
9. THE CONTRACTOR SHALL PRESERVE ALL NATURAL SITE FEATURES. AS LITTLE VEGETATIVE COVER SHALL BE REMOVED AS NECESSARY. ANY DISTURBED AREA SHALL BE IMMEDIATELY STABILIZED BY ROLLED EROSION CONTROL PRODUCT.
10. ALL EXISTING TREES AND VEGETATION TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGED TREES AND/OR VEGETATION SHALL BE REPLACED IN KIND AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF HIS EMPLOYEES AND GENERAL PUBLIC, STRUCTURAL/SITE FEATURES TO REMAIN, ADJACENT PROPERTIES & PUBLIC RIGHT-OF-WAYS DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. THE OWNER AND PROJECT ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAM AND PROCEDURES IN CONNECTION WITH THE WORK.
12. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE BUILDING INSPECTOR, AN "AS-BUILT" PLAN SHOWING THE INSTALLED AND COMPLETED IMPROVEMENTS (ABOVE AND BELOW GRADE), CERTIFIED BY A NEW YORK STATE LICENSED LAND SURVEYOR SHALL BE PREPARED AT THE SOLE EXPENSE OF THE CONTRACTOR. SAID AS-BUILT PLAN SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND PROJECT ENGINEER DOCUMENTING SATISFACTORY COMPLETION OF ALL APPROVED AND AUTHORIZED CONSTRUCTION ACTIVITIES AND ZONING COMPLIANCE.
13. WETLAND BOUNDARY DELINEATED BY KELLARD SESSIONS CONSULTING, P.C. BASED ON SITE VISIT DATED DECEMBER 23, 2010. WETLAND BOUNDARY TO BE FIELD VERIFIED AND SURVEY LOCATED IN THE SPRING 2011.

DEMOLITION NOTES

1. CONTRACTOR TO FIELD-VERIFY ALL REMOVAL QUANTITIES.
2. ALL DEMOLITION DEBRIS SHALL BE PROPERLY HANDLED AND DISPOSED OF IN ACCORDANCE WITH NYSDEC WESTCHESTER COUNTY AND LOCAL REGULATIONS.
3. EXISTING SANITARY SEWER SHOULD BE CAPPED AT THE BUILDING AND AT THE EXISTING SANITARY MANHOLE AT SITE ENTRANCE. SEWER SHALL BE REMOVED IN ACCORDANCE WITH DRAWINGS AND DETAILS. APPROXIMATELY 330 LF OF SANITARY FORCEMAIN TO BE REMOVED. CONTRACTOR TO FIELD VERIFY LOCATION OF SANITARY FORCE MAIN AND ALL APPURTENANCES.
4. EXISTING SANITARY SEWER CONNECTION TO BE CAPPED IN CONFORMANCE WITH TOWN AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH REQUIREMENTS.
5. EXISTING SANITARY PUMP CHAMBER TO BE DEMOLISHED AND REMOVED IN CONFORMANCE WITH WESTCHESTER COUNTY DEPARTMENT OF HEALTH REQUIREMENTS. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL DISMANTLE AND CLEAN OUT THE EXISTING PUMP CHAMBER IN CONFORMANCE WITH ALL LOCAL AND STATE REQUIREMENTS.
6. EXISTING SANITARY FORCEMAIN TO BE CAPPED IN CONFORMANCE WITH TOWN AND WESTCHESTER COUNTY DEPARTMENT OF HEALTH REQUIREMENTS. THE FORCEMAIN IS TO BE REMOVED AND DISPOSED IN ACCORDANCE WITH WESTCHESTER DEPARTMENT OF HEALTH AND NYSDEC REGULATIONS.
7. APPROXIMATELY 30 LF GRAVITY SANITARY SEWER BETWEEN PUMP CHAMBER AND BUILDING CONNECTION TO BE REMOVED.
8. EXISTING UTILITIES SHALL BE CAPPED 10' BEYOND BUILDING FOUNDATION PRIOR TO BUILDING DEMOLITION BY A LICENSED PLUMBER AND ELECTRICIAN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITY PROVIDERS.
9. EXISTING ELECTRICAL AND COMMUNICATION LINES TO BE DISCONNECTED IN ACCORDANCE WITH ASSOCIATED UTILITY PROVIDER . CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH APPLICABLE UTILITY PROVIDERS.
10. EXISTING TRANSFORMER TO BE REMOVED IN ACCORDANCE WITH CON-ED REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH CON-ED. ASSOCIATED CONCRETE PAD AND ASSOCIATED CONDUITS TO BE DEMOLISHED AND REMOVED.
11. EXISTING ONE-STORY CONCRETE BUILDING AND ASSOCIATED SLATE PATIO AND WALKWAYS TO BE DEMOLISHED AND REMOVED.
12. EXISTING MODULAR TRAILER TO BE DISCONNECTED FROM ALL UTILITY CONNECTIONS AND REMOVED FROM SITE.
13. WELL DECOMMISSIONING SHALL BE IN ACCORDANCE WITH WESTCHESTER COUNTY DEPARTMENT OF HEALTH. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A NYSDEC REGISTERED WELL DRIVER TO PERFORM THE WELL ABANDONMENT / DECOMMISSIONING. NYSDEC WELL DRIVER SHALL PROVIDE DETAILS OF WELL DECOMMISSIONING TO WESTCHESTER COUNTY DEPARTMENT OF HEALTH IN WRITING PRIOR TO STARTING OF WORK.
14. WHERE EXISTING OR ASPHALT CONCRETE PAVEMENT ARE REMOVED, THE CONTRACTOR SHALL SAWCUT AND NEATLY TRIM EDGE OF REMAINING PAVEMENT BEFORE INSTALLING NEW PAVEMENT.
15. EXISTING UNDERGROUND PETROLEUM STORAGE TANKS (2) TO BE FIELD LOCATED BY CONTRACTOR. TANK REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH WESTCHESTER COUNTY REGULATION AS WELL AS NYSDEC REQUIREMENTS.
16. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING ABANDONED SANITARY ABSOPRTION FIELDS. EXISTING PIPE, GRAVEL AND ASSOCIATED APPURTENANCES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH WCDOH AND NYSDEC REQUIREMENTS. SURROUNDING SOIL SHOULD BE TESTED AND DISPOSED IN ACCORDANCE WITH NYSDEC REQUIREMENTS.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REVIEW THE SEQUENCE OF CONSTRUCTION PLAN AND EROSION AND SEDIMENT CONTROL PLAN TO INCLUDE WORK STAGING AND A TEMPORARY METHOD OF COLLECTING AND CONVEYING DRAINAGE DURING CONSTRUCTION INCLUDING EROSION AND SEDIMENT CONTROL PRACTICES. THE SEQUENCE OF CONSTRUCTION SHALL BE SUBMITTED FOR REVIEW TO AKRF ENGINEERING PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
3. PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL COORDINATE AND ATTEND A PRECONSTRUCTION MEETING WITH AKRF ENGINEERING.
4. CONTRACTOR SHALL EXAMINE AND FIELD VERIFY ALL EXISTING AND GIVEN DIMENSIONS AND CONDITIONS WITH THOSE SHOWN ON THE PLANS. IN CASE OF ANY DISCREPANCY, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER.
5. THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATION AND EXTENT OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR COORDINATING WITH PROPER UTILITY COMPANY OR AGENCY FOR DISCONNECTING SERVICES, RELOCATING SERVICES, AND PROVIDING NEW SERVICES WITHIN THE PROJECT AREA.
7. WHERE CONSTRUCTION, INCLUDING UTILITY LINES, CROSSES OR IS ADJACENT TO EXISTING UTILITY LINES (FUEL, WATER, SEWER, TELECOMMUNICATION, GAS OR ELECTRIC), CONTRACTOR SHALL DIG TEST PITS AND CAREFULLY HAND EXCAVATE SO AS TO LOCATE, MARK, AND PROTECT THE UTILITY LINES AGAINST DISTURBANCE OR DAMAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT, AND MATERIALS AS REQUIRED FOR THE IMPROVEMENT WORK SHOWN WITHIN THE PROJECT AREA.
10. THE TOP ELEVATION OF ALL EXISTING HANDHOLES, MANHOLES, CATCH BASINS, VALVE BOXES, AND FILL CAPS COVERS LOCATED WITHIN THE CONSTRUCTION AREA SHALL BE RESET AND BE MADE FLUSH WITH THE PROPOSED GRADE.
11. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS (I.E. PIPES, STRUCTURES, ETC.) INCLUDING MATERIAL SPECIFICATIONS FOR ROCK, FILL MATERIAL, EROSION CONTROL MAT, SILT FENCE, AND PAVEMENT SECTION. ALL SITE-RELATED SHOP DRAWINGS SUBMITTED TO THE ENGINEER SHALL BEAR THE APPROVAL STAMP OF GENERAL CONTRACTOR.
12. WHERE MANUFACTURER'S NAMES AND PRODUCT NUMBERS ARE INDICATED ON DRAWINGS, IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHMENT OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCTS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.
13. ALL FINISH GRADING IS TO BE DONE SO AS TO ENSURE POSITIVE DRAINAGE TOWARD THE APPROPRIATE CATCH BASINS.
14. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
15. UNLESS OTHERWISE SPECIFIED OR INDICATED ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH @28 DAYS OF 4,000 PSI.
16. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND LAWS.
17. IN AREAS DEEMED AS FULL DEPTH ASPHALT PAVEMENT REPLACEMENT, EXISTING ASPHALT PAVEMENT SHALL BE ENTIRELY REMOVED AND DISPOSED OF BY THE CONTRACTOR IN CONFORMANCE WITH NYSDEC AND TOWN CODE. THE SUBGRADE SHALL BE PREPARED AND BROUGHT TO THE REQUIRED ELEVATION PRIOR TO CONSTRUCTING BASE AND TOP COURSE.
18. ALL EXCAVATION SHALL BE PROPERLY BACKFILLED IN 12" LIFTS OR LESS WITH CLEAN FILL AND COMPACTED TO MINIMUM 95% PROCTOR (IN PAVED AREAS) OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 TEST PROCEDURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORT AND VERIFICATION TO PROJECT ENGINEER.
19. A MINIMUM OF TWELVE (12) INCHES OF ENVIRONMENTALLY CLEAN TOP SOIL SHALL BE USED ON ALL EXPOSED GROUND SURFACES, INCLUDING LANDSCAPED AREAS.
20. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE HANCOR (BLUE SEAL) AND FITTINGS SHALL HAVE SMOOTHED INTERIOR AND CORRUGATED EXTERIOR. THE BELL-AND-SPIGOT HDPE PIPING NETWORK SHALL BE JOINED USING WATERTIGHT CONNECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D3212. ELASTOMERIC SEALS (GASKETS) MADE OF POLYISOPRENE AND MEETING THE REQUIREMENTS OF ASTM F477 SHALL SHOW NO VISIBLE LEAKS WHEN TESTED UNDER A 10 FT. HYDROSTATIC WATER TEST. PROVIDE THOSE BY HANCOR CO. OR OTHER MANUFACTURER THAT CAN PROVIDE WATERTIGHT JOINTS.
21. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS AND MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS, NOR FOR ANY CONFLICTS AND/OR REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING METHODS AND MEANS OF COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE PROJECT ENGINEER WHEN A CONFLICT IS IDENTIFIED.
22. CONTRACTOR TO COMPLY WITH THE FOLLOWING EARTHWORK MATERIAL GUIDELINES:

    22.A. FILL AND BACKFILL: ONLY ENVIRONMENTALLY CLEAN MATERIAL (I.E., MATERIAL THAT HAS BEEN TESTED AND FOUND TO CONTAIN LEVELS OF SEMI-VOLATILE ORGANIC COMPOUNDS OR INORGANIC ANALYTES THAT DO NOT EXCEED NYSDEC TAGM HWR-4046 RECOMMENDED SOIL CLEANUP OBJECTIVES AND NOT DETECTABLE VOLATILE ORGANIC COMPOUNDS) SHALL BE USED AS FILL AND BACKFILL. COMPOSITION SHALL CONSIST OF SAND, GRAVEL, CRUSHED STONE, CRUSHED GRAVEL OR A MIXTURE OF THESE. MATERIAL SHALL NOT CONTAIN SALTS OR FOREIGN MATERIALS OF ANY KIND. THESE FILL MATERIALS SHALL CONTAIN NO PARTICLES EXCEEDING 4" IN THE LARGEST DIMENSION. NO MORE THAN 30% OF THE MATERIAL SHALL BE RETAINED ON A 3/4" SIEVE. THE MATERIAL PASSING THE 3/4" SIEVE SHALL CONTAIN, BY WEIGHT, NO MORE THAN 40% PASSING THE NO. 100 SIEVE, NOR 12% PASSING THE NO. 200 SIEVE.

    22.B. AGGREGATE BASE: AGGREGATE BASE COURSE UNDER PAVEMENT SHALL BE COMPOSED OF CRUSHED LEDGE ROCK OR TALUS, ROUGHLY CUBICAL OR PYRAMIDAL IN SHAPE, AND SAND MEETING THE GRADATION AND SOUNDNESS REQUIREMENTS OF NEW YORK STATE DOT, ITEM 3.04.02, TYPE 2. MATERIAL SHALL BE UNIFORM IN QUALITY AND FREE OF WOOD, LOAM, CLAY, DIRT, ROOTS, BARK, AND ANY OTHER EXTRANEOUS MATERIAL.

23. FIELD QUALITY CONTROL TESTING SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND THE RESULTS ARE TO BE FURNISHED TO PROJECT ENGINEER FOR REVIEW AND APPROVAL.

    TESTS:

    23.A. SIEVE ANALYSIS: THE CONTRACTOR SHALL PERFORM SIEVE ANAYLSIS IN ACCORDANCE WITH ASTM D422 ON FILL AND AGGREGATE MATERIALS AT THE SITE PRIOR TO PLACEMENT IN ORDER TO VERIFY CONFORMANCE WITH THE REQUIREMENTS.

    23.B. FIELD DENSITY TESTS: PERFORM IN-PLACE FIELD DENSITY TESTS IN ACCORDANCE WITH ASTM D1557 PROCEDURES.

    26.B.1. EXISTING SUBGRADE - ONE FIELD DENSITY TEST FOR EACH 2000 SQ. FT., BUT IN NO CASE LESS THAN THREE TESTS.

26.B.2. FILL AREAS - FOR EACH LIFT (FILL TO BE PLACED IN LIFTS NO GREATER THAN 6"), ONE FIELD DENSITY TEST FOR EACH 2000 SQ. FT., BUT IN NO CASE LESS THAN TWO TESTS.

UTILITY NOTES

SANITARY SEWERS

1. EXISTING UTILITY LOCATIONS SHOWN ON THE COMPOSITE UTILITY PLAN ARE APPROXIMATE, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE EXACT LOCATION AND ELEVATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. SANITARY SEWERS SHALL BE CLEANED AND FLUSHED UPON CONSTRUCTION COMPLETION.
3. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN REGARDING OVER EXISTING/NEW UTILITIES INCLUDING, BUT NOT LIMITED TO STORM AND SANITARY SEWERS, WATER MAINS, GAS AND ELECTRIC LINES.
4. THE SANITARY MANHOLE COVERS ARE TO BEAR THE INSCRIPTION "SANITARY".
5. NO SANITARY SEWER MAIN WITHIN THE PROJECT SITE SHALL BE ACTIVATED UNTIL AN EXFILTRATION/INFILTRATION TEST IS MADE AND HAS MET REQUIREMENTS AND STANDARDS SET FORTH BY THE TOWN ENGINEER. ALL SEWER PIPES MUST MEET AN INFILTRATION TEST RATE OF ONE HUNDRED (100) GALLONS PER DAY/MILE/INCH DIAMETER, OR ANY OTHER REQUIREMENT SET FORTH BY THE TOWN ENGINEER.
6. EXFILTRATION/INFILTRATION TESTS SHALL BE OBSERVED AND CERTIFIED TO THE TOWN ENGINEER AND DEVELOPER'S LICENSED PROFESSIONAL ENGINEER.
7. THE SANITARY SEWER FORCE MAIN SHALL BE 4" PVC. CONTRACTOR TO REFER TO MEP/ARCHITECTURAL DRAWINGS FOR LOCATION OF SANITARY EJECTOR PUMP AND DETAIL.

ELECTRIC

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING BURIED UTILITIES INCLUDING ELECTRIC.
2. CONTRACTOR SHALL COORDINATE WITH CONSOLIDATED EDISON (CON-ED) REGARDING THE REMOVAL OF ANY UTILITY POLES, TRANSFORMERS, CONDUITS, AND OVERHEAD WIRES.
3. CONTRACTOR SHALL COORDINATE WITH CON-ED REGARDING THE PROPOSED CONNECTIONS FROM EXISTING OVERHEAD WIRES, AND PROPOSED UTILITY POLE.
4. PROPOSED TRANSFORMER AND ASSOCIATED PAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH CON-ED.

EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ALL OF THE EROSION AND SEDIMENT CONTROL PRACTICES IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. CONTRACTOR IS RESPONSIBLE TO EVALUATE AND IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO MEET THE OBJECTIVES OF THE TOWN, NYCDEC AND NYCDEP REGULATIONS.
3. CONTRACTOR IS REQUIRED TO HAVE A NYCDEC CERTIFIED TRAINED CONTRACTOR ON-SITE RESPONSIBLE FOR THE IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER.
5. CONTRACTOR IS RESPONSIBLE TO INSTALL EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO ANY SOIL DISTURBANCE AND TO MAINTAIN THEM UNTIL PERMANENT PROTECTION IS ESTABLISHED. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. THE CONTRACTOR SHALL PRESERVE ALL NATURAL SITE FEATURES. AS LITTLE VEGETATIVE COVER SHALL BE REMOVED AS NECESSARY. ANY DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED BY ROLLED EROSION CONTROL PRODUCT.
7. CONTRACTOR IS RESPONSIBLE TO INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES AND THAT THEY BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES.
8. CONTRACTOR IS RESPONSIBLE TO TEMPORARILY STABILIZE DISTURBED AREAS IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE AREA HAS CEASED.
9. CONTRACTOR IS RESPONSIBLE TO KEEP PUBLIC RIGHTS-OF-WAY ALONG SITE BOUNDARIES CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
10. THE SITE SHALL BE WATERED DOWN DURING CONSTRUCTION TO MINIMIZE DUST. THIS ACTIVITY SHALL BE PERFORMED BY THE CONTRACTOR AS DEEMED NECESSARY BY THE ENGINEER. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL THROUGHOUT CONSTRUCTION PERIODS AND UNTIL SITE IS PERMANENTLY STABILIZED.
11. CONTRACTOR IS RESPONSIBLE TO REMOVE EROSION AND SEDIMENT CONTROL MEASURES AFTER THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED, I.E. GREATER THAN 80% VEGETATIVE COVER.
12. AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED & MULCHED UNLESS OTHERWISE NOTED. AFTER FINAL GRADING AND CLEANUP OF ALL DISTURBED AREAS, CONTRACTOR SHALL ESTABLISH A STAND OF GRASS BY SEEDING AND MULCHING AS PER THE VEGETATIVE PLAN. THE CONTRACTOR SHALL WATER THE SEEDED AREAS TO MAINTAIN MOISTURE LEVELS FOR OPTIMUM GROWTH FOR A PERIOD NO LESS THAN TWO (2) WEEKS.

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. A PRE CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES OF NYCDEP, CERTIFIED PROFESSIONAL TRAINED CONTRACTOR, THE TOWN, THE RESIDENT ENGINEER, AND THE CONTRACTOR PRIOR TO ANY SITE DISTURBANCE.
2. PRIOR TO CLEARING AND GRUBBING ACTIVITIES THE CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT AND CONSTRUCTION ACCESS AREA AS SHOWN ON THE PLAN
3. INSTALL SILT FENCE AS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
4. DISCONNECT ALL UTILITY CONNECTIONS TO EXISTING ONE STORY BUILDING AND REMOVE BUILDING AND ASSOCIATED APPURTENANCES IN ACCORDANCE WITH DEMOLITION PLAN. PAVEMENT DEMOLITION SHALL NOT BE PERFORMED UNTIL TSB IS INSTALLED.
5. CLEAR AND GRUB IN AREA OF PROPOSED TEMPORARY SEDIMENT BASINS. ANY TOPSOIL SHALL BE STOCKPILED ON-SITE AS SHOWN ON DRAWING.
6. ROUGH GRADE PROPOSED TEMPORARY SEDIMENT BASIN AND ASSOCIATED STORMWATER STRUCTURES. INSTALL 6" OF TOPSOIL, SEED, AND STABILIZE WITH ROLLED EROSION CONTROL PRODUCT (RECP).
7. SOIL STOCKPILE SHOULD BE LOCATED ON GRASSY AREAS IN ACCORDANCE WITH DETAIL
8. INSTALL PERIMETER DIKE/SWALE 1 AND 2 STARTING AT THE TEMPORARY SEDIMENT BASINS AS SHOWN ON PLAN.
9. BEGIN CLEARING AND GRUBBING IN THE AREA OF THE PROPOSED BUILDING FOOTPRINT. STOCKPILE FILL MATERIAL IN DESIGNATED AREA AS SHOWN ON PLAN.
10. BEGIN CONSTRUCTION OF BUILDING AND ASSOCIATED DRIVEWAY AND STORMWATER INFRASTRUCTURE.
11. INSTALL INLET PROTECTION.
12. ONCE BUILDING AND PAVED SURFACES ARE COMPLETE, COMPLETE FINAL GRADING IN ADJACENT AREAS. STABILIZE WITH ROLLED EROSION CONTROL PRODUCT.
13. COMPLETE FINAL GRADING IN BASINS AND INSTALL VEGETATION IN ACCORDANCE WITH LANDSCAPE PLAN.
14. ONCE FINAL GRADE IS ACHIEVED IN PROPOSED LANDSCAPED AREAS TEMPORARY SEEDING AND MULCHING SHALL BE DONE IMMEDIATELY.

TOWN OF NORTH CASTLE

GENERAL NOTES

1. INSPECTION OF EROSION CONTROLS BY THE TOWN ENGINEER IS REQUIRED PRIOR TO ANY EXCAVATION.
2. ALL DRAINAGE FACILITIES SHALL BE INSPECTED PRIOR TO BACKFILLING BY THE TOWN ENGINEER. (FOR ANY PROPOSED SUBSURFACE STORMWATER TREATMENT)
3. SOIL TESTING DATA IS REQUIRED TO BE SUBMITTED.
4. INSPECTION OF SUBSURFACE DRAINAGE SYSTEMS SHALL BE INSPECTED BY THE TOWN ENGINEER PRIOR TO BACKFILLING.
5. PUBLIC ROADWAYS SHALL BE PROTECTED FROM MACHINERY AND DEBRIS.
6. ANY CHANGES, ALTERATIONS, AND/OR MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE BUILDING INSPECTOR AND/OR TOWN ENGINEER, PRIOR TO PERFORMING SUCH WORK.

PARK PLACE

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11 New King Street,
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10604

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440 PARK AVENUE SOUTH
NEW YORK, NY 10016
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Fax:(212)726-0942

DEIS SUBMISSION

PROJECT NORTH

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No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

NOTES PLAN

Job No. 2007-0632	Sheet No. C-1
Date 08-25-10	
Scale As Shown	
Drawn/Checked JH/AM	

SURVEYOR'S LEGEND

— 123 —	EXISTING CONTOUR
X FF=123.45	FINISHED FLOOR ELEVATION
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
HYD	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
— OH —	OVERHEAD WIRES
— T —	UNCONFIRMED LOC. UNDERGROUND TELE. LINE PER UTILITY MARKOUT (SEE NOTE #3)
— C —	UNCONFIRMED LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT (SEE NOTE #3)
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY WIRE
	MONITORING WELL
	GAS METER
	ELECTRIC METER
	SIGN
	BOLLARD
E.O.P.	EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE
L.S.A.	LANDSCAPED AREA
E.O.P.	EDGE OF PAVEMENT
D.C.	DEPRESSED CURB
B.B.	BELGIAN BLOCK
DE	DEAD (NON-LIVING)
CH	CHERRY
MA	MAPLE
LO	LOCUST
TU	TULIP
GI	GINGKO
MAG	MAGNOLIA
LI	LILAC
TU	TULIP
N.P.V.	NO PIPES VISIBLE
M.C.	METAL COVER
	AREA LIGHT
	LAMP POST
C/O	CLEAN OUT
10'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
12" T	DENOTES UNKNOWN TREE SPECIES AND TRUNK DIAMETER
15" MA	DENOTES DECIDUOUS TREE SPECIES AND TRUNK DIAMETER
15" PINE	DENOTES CONIFEROUS TREE SPECIES AND TRUNK DIAMETER
DEP 1	DENOTES DELINEATION FLAG SET BY NYC DEP (SEE NOTE #11)
A28	DENOTES DELINEATION FLAG SET BY AKRF (SEE NOTE #11)
	DELINEATION LINE
	UNKNOWN MANHOLE
	SANITARY MANHOLE
	STONE WALL
AC	AIR CONDITIONING UNIT
	DENOTES SOIL BORING/TEST PIT
	WELL
	BASKETBALL HOOP

SITE/CIVIL LEGEND

	DELINEATION LINE SET BY NYCDEP (SEE NOTE #11)
	DELINEATION LINE SET BY AKRF (SEE NOTE #11)
	WETLAND DELINEATION LINE SET BY TOWN (SEE C1 GENERAL NOTE 13)
	100' OFFSET FROM WETLAND DELINEATION LINE SET BY TOWN
	100' OFFSET FROM NYCDEP WATERCOURSE AND TOWN WETLAND LINE
	100' OFFSET FROM NYCDEP WATERCOURSE
	300' OFFSET FROM NYCDEP RESERVOIR STEM
	PROPOSED PROJECT PROPERTY LINE
	PROPERTY LINE ADJACENT PROPERTY

SURVEYOR'S NOTES:

1. PROPERTY KNOWN AS LOT 14B, BLOCK 4 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK.
2. AREA = 107,755 S.F. OR 2.474 AC.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 'X' (AREAS DESIGNATED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS ARE BASED UPON NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 8 SURVEY BM 13, PROJECT PIN #813675, ELEVATION = 391.596' (119.360 METERS), NGVD 29.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
11. THE DELINEATION LINE WAS PLACED IN THE FIELD BY AKRF ENGINEERING & NYCDEP AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC..
12. COORDINATES ARE BASED UPON GPS OBSERVATIONS. NEW YORK STATE PLANE COORDINATE SYSTEM, NEW YORK EAST ZONE NAD 83 OPUS CORS 96.
13. PER CONVERSATION WITH TOWN OF NORTH CASTLE WATER PERSONEL, THERE IS NO WATER SERVICE IN NEW KING STREET AT THE SITE.

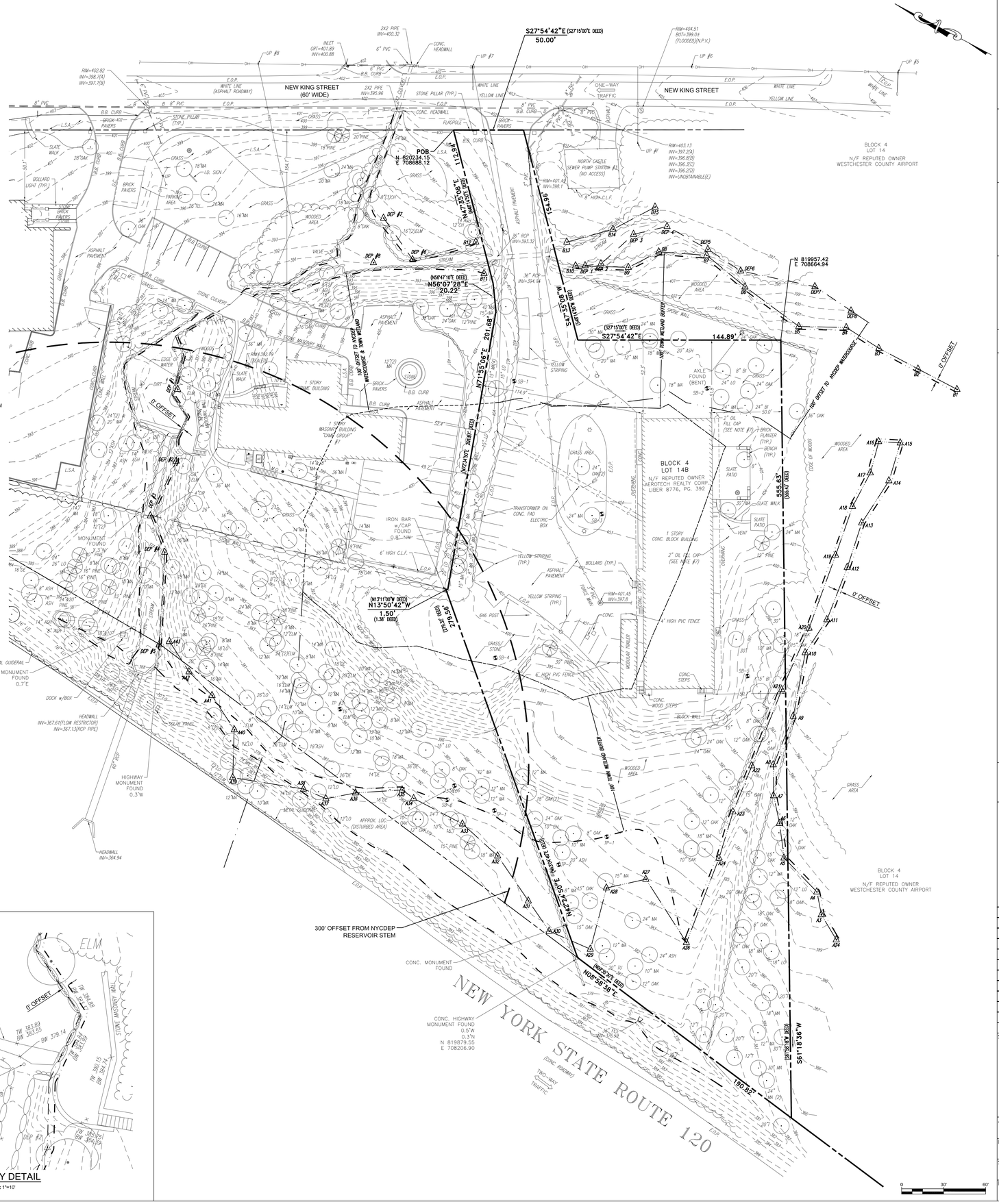
REFERENCES:

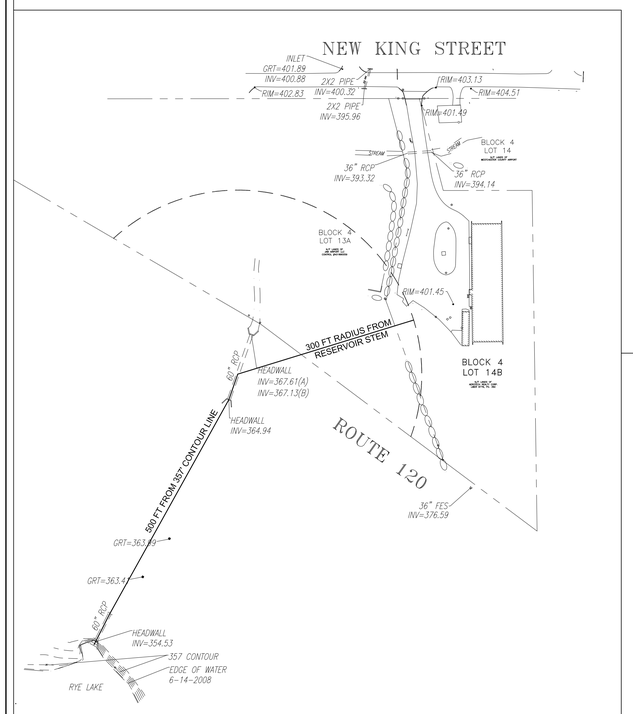
1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, SHEET #25.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, FOR WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS), PANEL 279 OF 426, MAP SUFFIX: F," MAP NUMBER 36119C0279F, EFFECTIVE DATE SEPTEMBER 28, 2007.
3. MAP ENTITLED, "NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, INTERSTATE ROUTE NO. 502, BARNES LANE – ARMONK, FOR THE DANIEL GRAY FISHING CLUB OF WHITE PLAINS, N.Y., INC.," DATED MARCH 23, 1965, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JUNE 22, 1965, AS MAP NO. 60, PARCEL NO. 76.
4. PREVIOUS SURVEY OF LOT 14B, CIRCA 1986, PREPARED BY MCDONALD.
5. MAP ENTITLED, "SURVEY OF THE PROPERTY SITUATE IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK," PREPARED BY ROLAND K. LINK, DATED MARCH 20, 2000, LAST REVISED MAY 16, 2001.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE STATE OF NEW YORK ONE-CALL SYSTEM (1-800-962-7962) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 06108120048

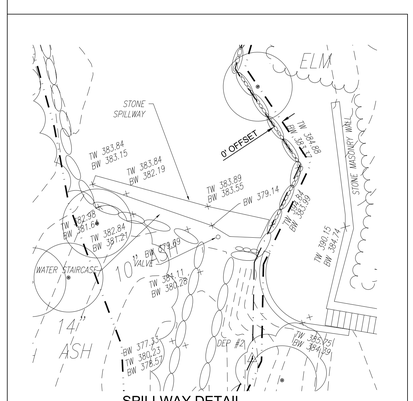
UTILITY COMPANY	PHONE NUMBER
CABLEVISION	914-347-5833
CONEDISON	212-697-5588
NEW YORK CITY DEP	212-504-4115
TOWN OF NORTH CASTLE	914-273-3321
UNITED WATER	845-620-3320
VERIZON	800-256-4646
VILLAGE/TOWN OF MOUNT KISCO	914-241-0500
WESTCHESTER COUNTY SEWER	914-995-8353





NYCDEP RESERVOIR STEM

SCALE: 1"=100'



SPILLWAY DETAIL

SCALE: 1"=10'

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No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

EXISTING CONDITIONS PLAN

Job No. 2007-0632	Sheet No. C-2
Date 08-25-10	
Scale 1"=30'	
Drawn/Checked JR/AM	

SURVEYOR'S LEGEND

- EXISTING CONTOUR
- FINISHED FLOOR ELEVATION
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- EXIST. TOP OF WALL ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- HYDRANT
- WATER VALVE
- GAS VALVE
- OVERHEAD WIRES
- UNCONFIRMED LOC. UNDERGROUND TELE. LINE PER UTILITY MARKOUT (SEE NOTE #3)
- UNCONFIRMED LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT (SEE NOTE #3)
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- MONITORING WELL
- GAS METER
- ELECTRIC METER
- SIGN
- BOLLARD
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- LANDSCAPED AREA
- EDGE OF PAVEMENT
- DEPRESSED CURB
- BELGIAN BLOCK
- DEAD (NON-LIVING)
- CHERRY
- MAPLE
- LOCUST
- TULIP
- GINGKO
- MAGNOLIA
- LILAC
- TULIP
- NO PIPES VISIBLE
- METAL COVER
- AREA LIGHT
- LAMP POST
- CLEAN OUT
- DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- DENOTES UNKNOWN TREE SPECIES AND TRUNK DIAMETER
- DENOTES DECIDUOUS TREE SPECIES AND TRUNK DIAMETER
- DENOTES CONIFEROUS TREE SPECIES AND TRUNK DIAMETER
- DENOTES DELINEATION FLAG SET BY NYC DEP (SEE NOTE #11)
- DENOTES DELINEATION FLAG SET BY AKRF (SEE NOTE #11)
- DELINEATION LINE
- UNKNOWN MANHOLE
- SANITARY MANHOLE
- STONE WALL
- AIR CONDITIONING UNIT
- DENOTES SOIL BORING/TEST PIT
- WELL
- BASKETBALL HOOP

SITE/CIVIL LEGEND

- DELINEATION LINE SET BY NYCDEP (SEE NOTE #11)
- DELINEATION LINE SET BY AKRF (SEE NOTE #11)
- WETLAND DELINEATION LINE SET BY TOWN (SEE C1 GENERAL NOTE 13)
- 100' OFFSET FROM WETLAND DELINEATION LINE SET BY TOWN
- 100' OFFSET FROM NYCDEP WATERCOURSE AND TOWN WETLAND LINE
- 100' OFFSET FROM TOWN WETLAND BOUNDARY
- 100' OFFSET FROM NYCDEP WATERCOURSE
- 300' OFFSET FROM NYCDEP RESERVOIR STEM
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE ADJACENT PROPERTY
- LIMIT OF CLEARING AND GRUBBING
- APPROXIMATE LOCATION OF ABANDONED SEPTIC SYSTEM
- EXISTING FULL DEPTH ASPHALT PAVEMENT TO BE REMOVED
- EXISTING FULL DEPTH ASPHALT PAVEMENT TO BE MILLED ONLY
- EXISTING CONCRETE LOADING BAY TO BE REMOVED
- EXISTING CONCRETE AREA TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- UTILITIES TO BE REMOVED
- CAPPED UTILITY LINE
- EXISTING SANITARY FORCEMAIN TO BE REMOVED

SURVEYOR'S NOTES:

1. PROPERTY KNOWN AS LOT 14B, BLOCK 4 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK.
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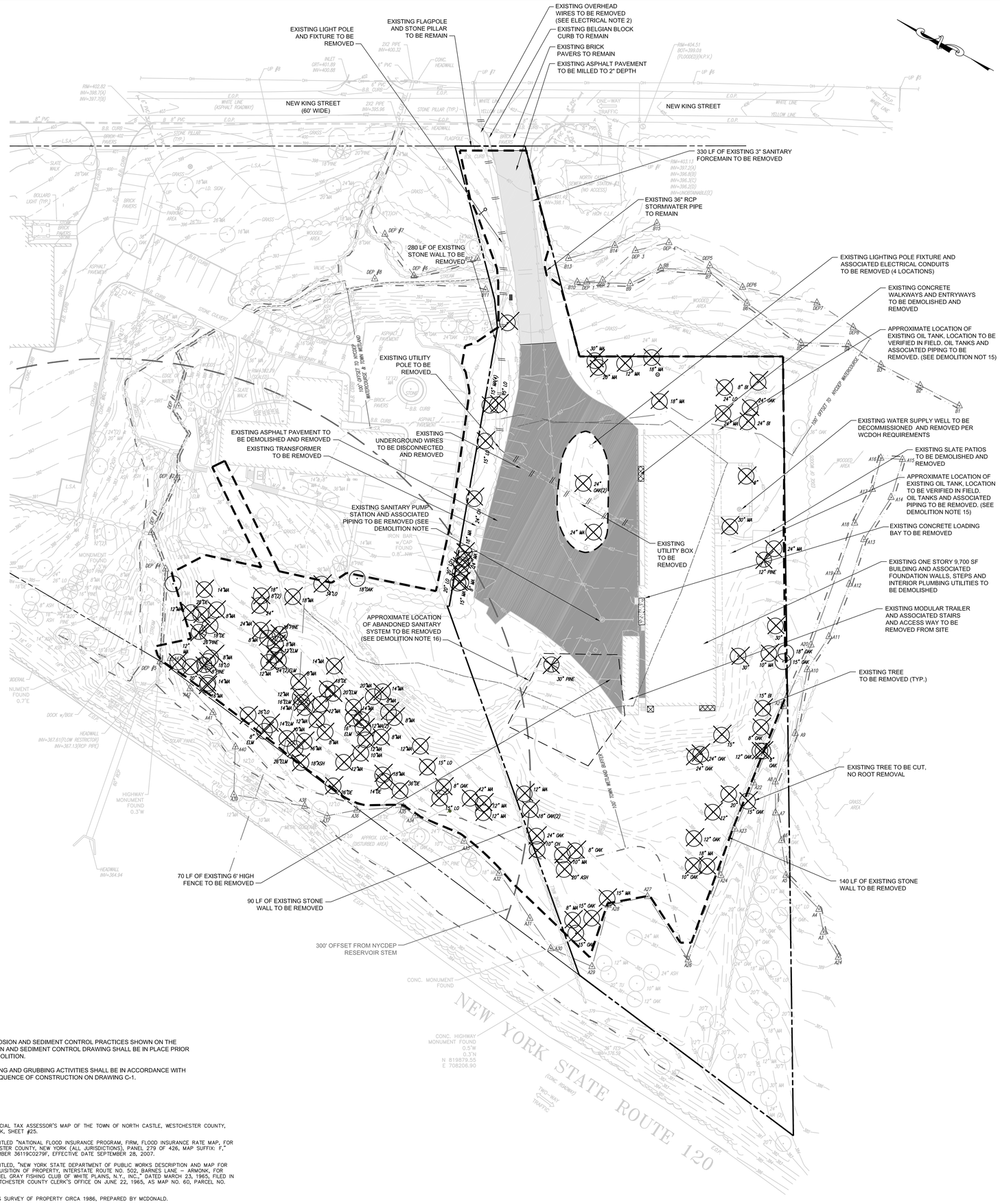

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHOWN ON THE EROSION AND SEDIMENT CONTROL DRAWING SHALL BE IN PLACE PRIOR TO DEMOLITION.
2. CLEARING AND GRUBBING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION ON DRAWING C-1.

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4. PREVIOUS SURVEY OF PROPERTY CIRCA 1986, PREPARED BY MCDONALD.

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DEIS SUBMISSION

PROJECT NORTH

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No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

DEMOLITION PLAN

Job No. 2007-0632	Sheet No. C-3
Date 08-25-10	
Scale 1"=30'	
Drawn/Checked JH/AM	

SURVEYOR'S LEGEND

- EXISTING CONTOUR
- FINISHED FLOOR ELEVATION
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- EXIST. TOP OF WALL ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- HYDRANT
- WATER VALVE
- GAS VALVE
- OVERHEAD WIRES
- UNCONFIRMED LOC. UNDERGROUND TELE. LINE PER UTILITY MARKOUT (SEE NOTE #3)
- UNCONFIRMED LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT (SEE NOTE #3)
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- MONITORING WELL
- GAS METER
- ELECTRIC METER
- SIGN
- BOLLARD
- E.O.P. EDGE OF PAVEMENT
- C.L.F. CHAIN LINK FENCE
- L.S.A. LANDSCAPED AREA
- E.O.P. EDGE OF PAVEMENT
- D.C. DEPRESSED CURB
- B.B. BELGIAN BLOCK
- DE DEAD (NON-LIVING)
- CH CHERRY
- MA MAPLE
- LO LOCUST
- TU TULIP
- GI GINGKO
- MAG MAGNOLIA
- LI LILAC
- TU TULIP
- N.P.V. NO PIPES VISIBLE
- M.C. METAL COVER
- AREA LIGHT
- LAMP POST
- C/O CLEAN OUT
- 1.0' DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- 12" T DENOTES UNKNOWN TREE SPECIES AND TRUNK DIAMETER
- 15" MA DENOTES DECIDUOUS TREE SPECIES AND TRUNK DIAMETER
- 15" PINE DENOTES CONIFEROUS TREE SPECIES AND TRUNK DIAMETER
- DEP DENOTES DELINEATION FLAG SET BY NYC DEP (SEE NOTE #11)
- A28 DENOTES DELINEATION FLAG SET BY AKRF (SEE NOTE #11)
- DELINEATION LINE
- UNKNOWN MANHOLE
- SANITARY MANHOLE
- STONE WALL
- A/C AIR CONDITIONING UNIT
- DENOTES SOIL BORING/TEST PIT
- WELL
- BASKETBALL HOOP

SITE/CIVIL LEGEND

- DELINEATION LINE SET BY NYCDEP (SEE NOTE #11)
- DELINEATION LINE SET BY AKRF (SEE NOTE #11)
- WETLAND DELINEATION LINE SET BY TOWN (SEE C1 GENERAL NOTE 13)
- 100' OFFSET FROM WETLAND DELINEATION LINE SET BY TOWN
- 100' OFFSET FROM NYCDEP WATERCOURSE AND TOWN WETLAND LINE
- 100' OFFSET FROM TOWN WETLAND BOUNDARY
- 100' OFFSET FROM NYCDEP WATERCOURSE
- 300' OFFSET FROM NYCDEP RESERVOIR STEM
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE ADJACENT PROPERTY
- PROPOSED BUILDING ENVELOPE (BUILDING SETBACK LINE)
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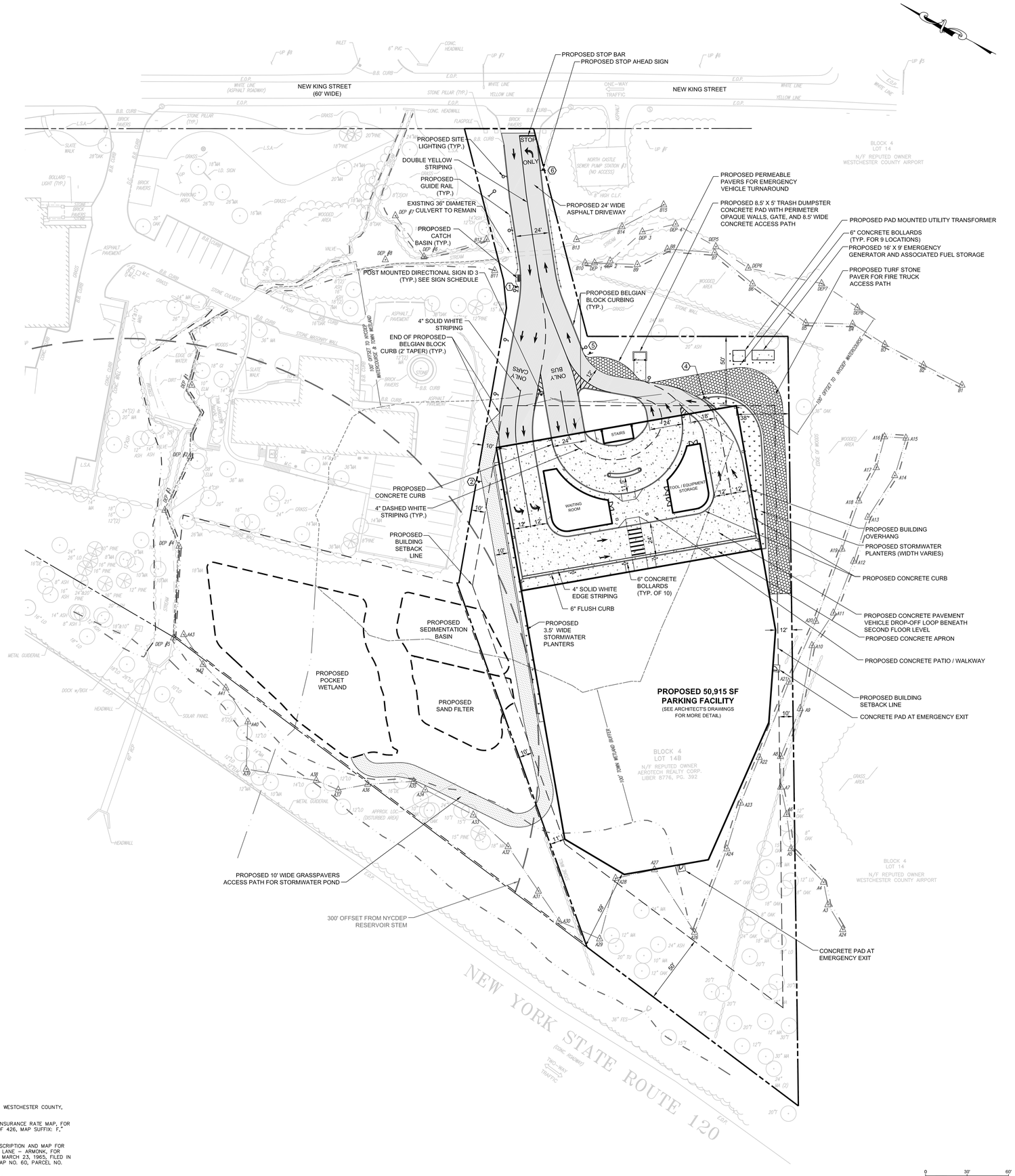
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SITE LIGHTING
- PROPOSED SIGN IDENTIFICATION (SEE PROPOSED SIGN SCHEDULE)

PROPOSED SIGNAGE

SIGN ID	PROPOSED SIGN	
1	CUSTOM SIGN 12" x 18"	SHUTTLE BUSES LEFT ONLY
2	CUSTOM SIGN 12" x 18"	STORMWATER MAINTENANCE ACCESS ONLY
3	CUSTOM SIGN 12" x 18"	PASSENGER VEHICLES RIGHT ONLY
4	CUSTOM SIGN 12" x 18"	MERGE YIELD TO SHUTTLE BUS
5	CUSTOM SIGN 12" x 18"	NO PARKING EMEGENCY USE ONLY
6	STOP 18" x 18" R1-1	STOP

SCHEDULE OF DIMENSIONAL ZONING REQUIREMENTS

	IND-AA Requirements	IND-AA Proposed Amendments	Provided
Min. Lot Size	2 acres	2 acres	2.47 acres
Min. Frontage	200'	NA	60'
Min. Depth	200'	NA	>200'
Min. Front Yard	50'	50'	54'
Min. Side Yard	50'	10'	10'
Min. Rear Yard	50'	50'	59'
Max. Building Coverage	30%	N/A	N/A
Max. Lot Coverage	N/A	60%	56%
Max. Building Height	30' (2 stories)	60'	56'



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10604

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No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

SITE PLAN

Job No. 2007-0632	Sheet No. C-4
Date 08-25-10	
Scale 1"=30'	
Drawn/Checked JR/AM	

SURVEYOR'S LEGEND

—123—	EXISTING CONTOUR
X FF=123.45	FINISHED FLOOR ELEVATION
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
OH	OVERHEAD WIRES
T	UNCONFIRMED LOC. UNDERGROUND TELE. LINE PER UTILITY MARKOUT (SEE NOTE #3)
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	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY WIRE
	MONITORING WELL
	GAS METER
	ELECTRIC METER
	SIGN
	BOLLARD
E.O.P.	EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE
L.S.A.	LANDSCAPED AREA
E.O.P.	EDGE OF PAVEMENT
D.C.	DEPRESSED CURB
B.B.	BELGIAN BLOCK
DE	DEAD (NON-LIVING)
CH	CHERRY
MA	MAPLE
LO	LOCUST
TU	TULIP
GI	GINGKO
MAG	MAGNOLIA
LI	LILAC
TU	TULIP
N.P.V.	NO PIPES VISIBLE
M.C.	METAL COVER
	AREA LIGHT
	LAMP POST
C/O	CLEAN OUT
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
12" T	DENOTES UNKNOWN TREE SPECIES AND TRUNK DIAMETER
15" MA	DENOTES DECIDUOUS TREE SPECIES AND TRUNK DIAMETER
15" PINE	DENOTES CONIFEROUS TREE SPECIES AND TRUNK DIAMETER
DEP	DENOTES DELINEATION FLAG SET BY NYC DEP (SEE NOTE #11)
AKRF	DENOTES DELINEATION FLAG SET BY AKRF (SEE NOTE #11)
	DELINEATION LINE
	UNKNOWN MANHOLE
	SANITARY MANHOLE
	STONE WALL
AC	AIR CONDITIONING UNIT
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SITE/CIVIL LEGEND

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	WETLAND DELINEATION LINE SET BY TOWN (SEE C1 GENERAL NOTE 13)
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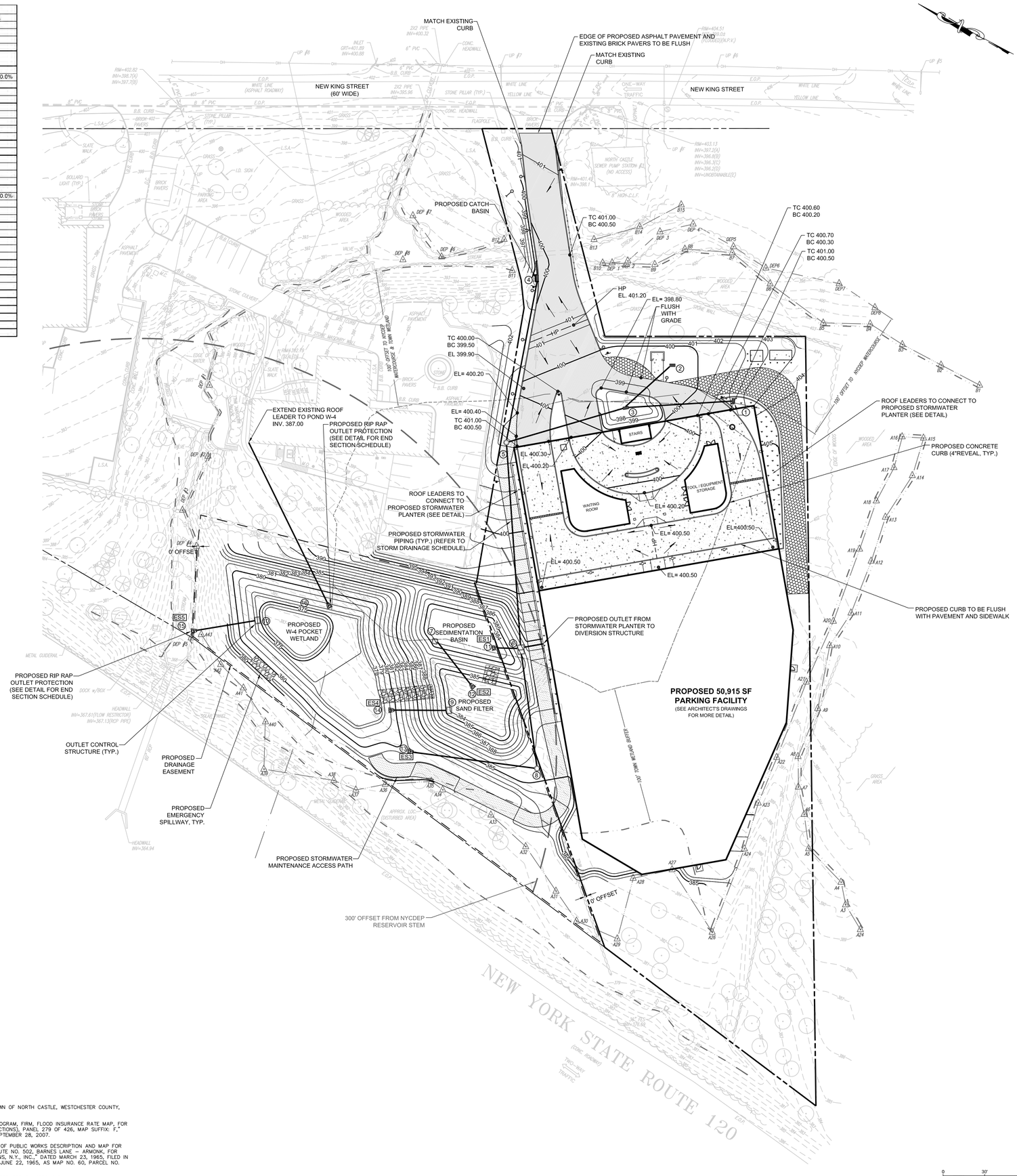
	PROPOSED BUILDING COLUMN
	PROPOSED SIGN
	PROPOSED TRENCH DRAIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED SITE LIGHTING
	PROPOSED RIP RAP OUTLET PROTECTION
ES1	PROPOSED END SECTION
1	PROPOSED DRAINAGE STRUCTURE NUMBER
HP	PROPOSED HIGH POINT

STORM DRAINAGE SCHEDULE

ABBREVIATIONS: CB - CATCH BASIN, MH - MANHOLE, FS- FLOW SPLITTER, OS - OUTLET STRUCTURE, RL - ROOF LEADER, ES - END SECTION

NOTES: ALL NEW STORMWATER PIPING SHALL BE HANCOR BLUE SEAL WATER TIGHT HIGHT DENSITY POLYETHELENE (HDPE) OR ENGINEER APPROVED EQUAL, UNLESS OTHERWISE NOTED

STRUCTURE NO.	STRUCTURE TYPE	ELEVATION		DESCRIPTION
1	CB	GRATE	401.00	
		INV. (SE)	398.50	UNDERDRAIN IN STORMWATER PLANTER @ 0.0%
		INV. (NW)	396.00	1 TO 3, 75 LF 12" DIA. HDPE @ 6.6%
2	CB	GRATE	399.50	
		INV. (W)	393.00	2 TO 3, 42 LF 12" DIA. HDPE @ 4.8%
3	CB	GRATE	397.50	
		INV. (E)	391.00	
		INV. (SE)	391.00	
		INV. (6")	393.50	UNDERDRAIN IN RAIN GARDEN @ 0.0%
		INV. (NW)	391.00	3 TO 5, 88 LF 12" DIA. HDPE @ 1.1%
4	CB	GRATE	399.80	
		INV. (W)	393.00	4 TO 5, 120 LF 12" DIA. HDPE @ 1.6%
5	MH	RIM	401.00	
		INV. (SE)	390.00	
		INV. (E)	391.00	
		INV. (SW)	390.00	5 TO 6, 145 LF 12" DIA. HDPE @ 2.0%
6	FS	RIM	390.00	
		INV. (RL)	387.00	UNDERDRAIN IN STORMWATER PLANTER @ 0.0%
		INV. (NE)	387.00	
		INV. (NW)	385.00	6 TO 11, 15 LF 12" DIA. HDPE @ 6.7%
		INV. (SW)	386.60	6 TO 8, 85 LF 24" DIA. HDPE @ 2.44%
7	OS	GRATE	386.60	
		INV. (SW)	384.00	7 TO 12, 40 LF 10" DIA. HDPE @ 0.0%
8	MH	RIM	385.50	
		INV. (NE)	382.00	
		INV. (NW)	381.00	8 TO 14, 90 LF 24" DIA. HDPE @ 1.1%
9	OS	GRATE	386.60	
		INV. (NW)	382.00	9 TO 14, 45 LF 10" DIA. HDPE @ 11.1%
10	OS	GRATE	379.00	
		INV. (NW)	374.00	10 TO 15, 44 LF 12" DIA. HDPE @ 9.1%
11	ES1	INV. (NW)	384.00	
12	ES2	INV. (S)	384.00	
13	ES3	INV. (NW)	380.00	
14	ES4	INV. (NW)	377.00	
15	ES5	INV. (NW)	370.00	
16	ES6	INV. (SW)	377.00	128 LF 6" DIA. HDPE @ 7.8%



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DEIS SUBMISSION

PROJECT NORTH

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No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

PAVING, GRADING, AND DRAINAGE PLAN

Job No. 2007-0632	Sheet No. C-5
Date 08-25-10	
Scale 1"=30'	
Drawn/Checked JR/AM	

SURVEYOR'S LEGEND

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— T —	UNCONFIRMED LOC. UNDERGROUND TELE., LINE PER UTILITY MARKOUT (SEE NOTE #3)
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8. ELEVATIONS ARE BASED UPON NEW YORK STATE DEPARTMENT OF TRANSPORTATION REGION 8 SURVEY BM 13, PROJECT PIN #813675, ELEVATION = 391.596' (119.360 METERS), NGVD 29.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
11. THE DELINEATION LINE WAS PLACED IN THE FIELD BY AKRF ENGINEERING & NYCDEP AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC..
12. COORDINATES ARE BASED UPON GPS OBSERVATIONS. NEW YORK STATE PLANE COORDINATE SYSTEM, NEW YORK EAST ZONE NAD 83 OPUS CORS 96.
13. PER CONVERSATION WITH TOWN OF NORTH CASTLE WATER PERSONEL, THERE IS NO WATER SERVICE IN NEW KING STREET AT THE SITE.

REFERENCES:

1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, SHEET #25.
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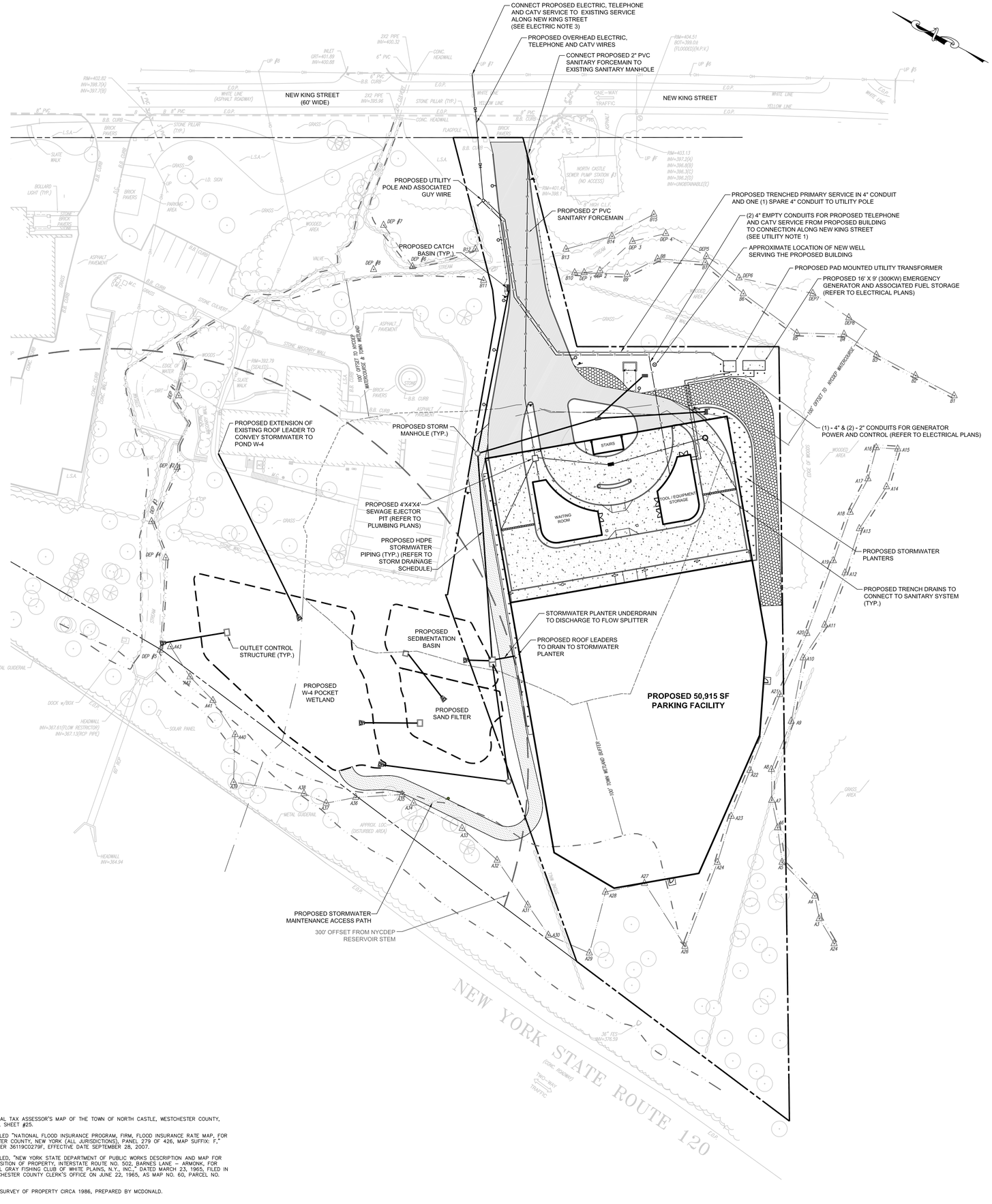
4. PREVIOUS SURVEY OF PROPERTY CIRCA 1986, PREPARED BY MCDONALD.



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No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

COMPOSITE UTILITY PLAN

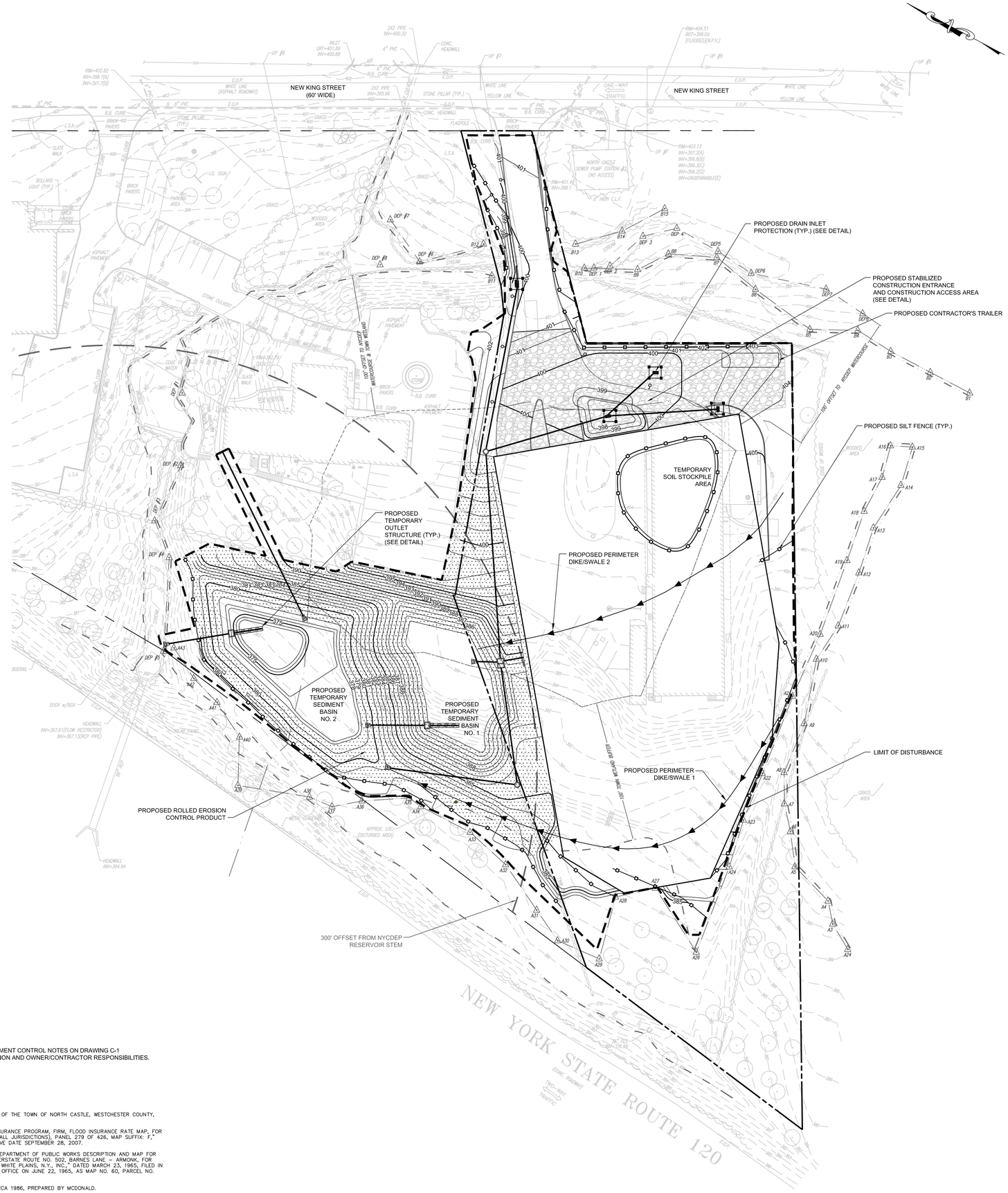
Job No. 2007-0632	Sheet No. C-6
Date 08-25-10	
Scale 1"=30'	
Drawn/Checked JR/AM	

SURVEYOR'S LEGEND

— —123— —	EXISTING CONTOUR
X FF=123.45	FINISHED FLOOR ELEVATION
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
	HYDRANT
	WATER VALVE
	GAS VALVE
— OH —	OVERHEAD WIRES
— T —	UNCONFIRMED LOC. UNDERGROUND TELE. LINE PER UTILITY MARKOUT (SEE NOTE #3)
— C —	UNCONFIRMED LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT (SEE NOTE #3)
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY WIRE
	MONITORING WELL
	GAS METER
	ELECTRIC METER
	SIGN
	BOLLARD
E.O.P.	EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE
L.S.A.	LANDSCAPED AREA
E.O.P.	EDGE OF PAVEMENT
D.C.	DEPRESSED CURB
B.B.	BELGIAN BLOCK
DE	DEAD (NON-LIVING)
CH	CHERRY
MA	MAPLE
LO	LOCUST
TU	TULIP
GI	GINGKO
MAG	MAGNOLIA
LI	LILAC
TU	TULIP
N.P.V.	NO PIPES VISIBLE
M.C.	METAL COVER
	AREA LIGHT
	LAMP POST
C/O	CLEAN OUT
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
12" T	DENOTES UNKNOWN TREE SPECIES AND TRUNK DIAMETER
15" MA	DENOTES DECIDUOUS TREE SPECIES AND TRUNK DIAMETER
15" PINE	DENOTES CONIFEROUS TREE SPECIES AND TRUNK DIAMETER
DEP	DENOTES DELINEATION FLAG SET BY NYC DEP (SEE NOTE #11)
A28	DENOTES DELINEATION FLAG SET BY AKRF (SEE NOTE #11)
	DELINEATION LINE
	UNKNOWN MANHOLE
	SANITARY MANHOLE
	STONE WALL
A/C	AIR CONDITIONING UNIT
	DENOTES SOIL BORING/TEST PIT
	WELL
	BASKETBALL HOOP

SITE/CIVIL LEGEND

	DELINEATION LINE SET BY NYCDEP (SEE NOTE #11)
	DELINEATION LINE SET BY AKRF (SEE NOTE #11)
	WETLAND DELINEATION LINE SET BY TOWN (SEE C1 GENERAL NOTE 13)
	100' OFFSET FROM WETLAND DELINEATION LINE SET BY TOWN
	100' OFFSET FROM NYCDEP WATERCOURSE AND TOWN WETLAND LINE
	100' OFFSET FROM NYCDEP WATERCOURSE
	300' OFFSET FROM NYCDEP RESERVOIR STEM
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE ADJACENT PROPERTY
	PROPOSED MULTI-LEVEL PARKING FACILITY
	LIMIT OF CLEARING AND GRUBBING
	PERIMETER DIKE/SWALE
	SILT FENCE
	PROPOSED ROLLED EROSION CONTROL PRODUCT
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	INLET PROTECTION



SURVEYOR'S NOTES:

1. PROPERTY KNOWN AS LOT 14B, BLOCK 4 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK.
2. AREA = 107,755 S.F. OR 2.474 AC.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
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13. PER CONVERSATION WITH TOWN OF NORTH CASTLE WATER PERSONEL, THERE IS NO WATER SERVICE IN NEW KING STREET AT THE SITE.

NOTES:

1. PLEASE SEE EROSION AND SEDIMENT CONTROL NOTES ON DRAWING C-1 FOR SEQUENCE OF CONSTRUCTION AND OWNER/CONTRACTOR RESPONSIBILITIES.

REFERENCES:

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No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

EROSION AND SEDIMENT CONTROL PLAN

Job No. 2007-0632	Sheet No. C-7
Date 08-25-10	
Scale 1"=30'	
Drawn/Checked JH/AM	

SURVEYOR'S LEGEND

—123—	EXISTING CONTOUR
X FF=123.45	FINISHED FLOOR ELEVATION
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
	HYDRANT
	WATER VALVE
	GAS VALVE
OH	OVERHEAD WIRES
T	UNCONFIRMED LOC. UNDERGROUND TELE. LINE PER UTILITY MARKOUT (SEE NOTE #3)
C	UNCONFIRMED LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT (SEE NOTE #3)
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY WIRE
	MONITORING WELL
	GAS METER
	ELECTRIC METER
	SIGN
	BOLLARD
E.O.P.	EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE
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D.C.	DEPRESSED CURB
B.B.	BELGIAN BLOCK
DE	DEAD (NON-LIVING)
CH	CHERRY
MA	MAPLE
LO	LOCUST
TU	TULIP
GI	GINGKO
MAG	MAGNOLIA
LI	LILIAC
TU	TULIP
N.P.V.	NO PIPES VISIBLE
M.C.	METAL COVER
	AREA LIGHT
	LAMP POST
C/O	CLEAN OUT
1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
12" T	DENOTES UNKNOWN TREE SPECIES AND TRUNK DIAMETER
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	UNKNOWN MANHOLE
	SANITARY MANHOLE
	STONE WALL
AC	AIR CONDITIONING UNIT
	DENOTES SOIL BORING/TEST PIT
	WELL
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- 300' OFFSET FROM NYCDEP RESERVOIR STEM
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE ADJACENT PROPERTY
- PROPOSED BUILDING ENVELOPE (BUILDING SETBACK LINE)
- PROPOSED MULTI-LEVEL PARKING FACILITY
- PROPOSED BELGIAN BLOCK CURBING
- STORMWATER DRAINAGE EASEMENT
- PROPOSED TRAFFIC FLOW DIRECTION
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED PERMEABLE PAVERS
- PROPOSED GRASS PAVERS
- PROPOSED CONCRETE PAD
- PROPOSED GUIDE RAIL
- PROPOSED BUILDING COLUMN
- PROPOSED SIGN

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED VINES
- PROPOSED GROUNDCOVER
- PROPOSED EROSION CONTROL GROUNDCOVER
- PROPOSED WETLAND PERENNINALS

PLANT LIST

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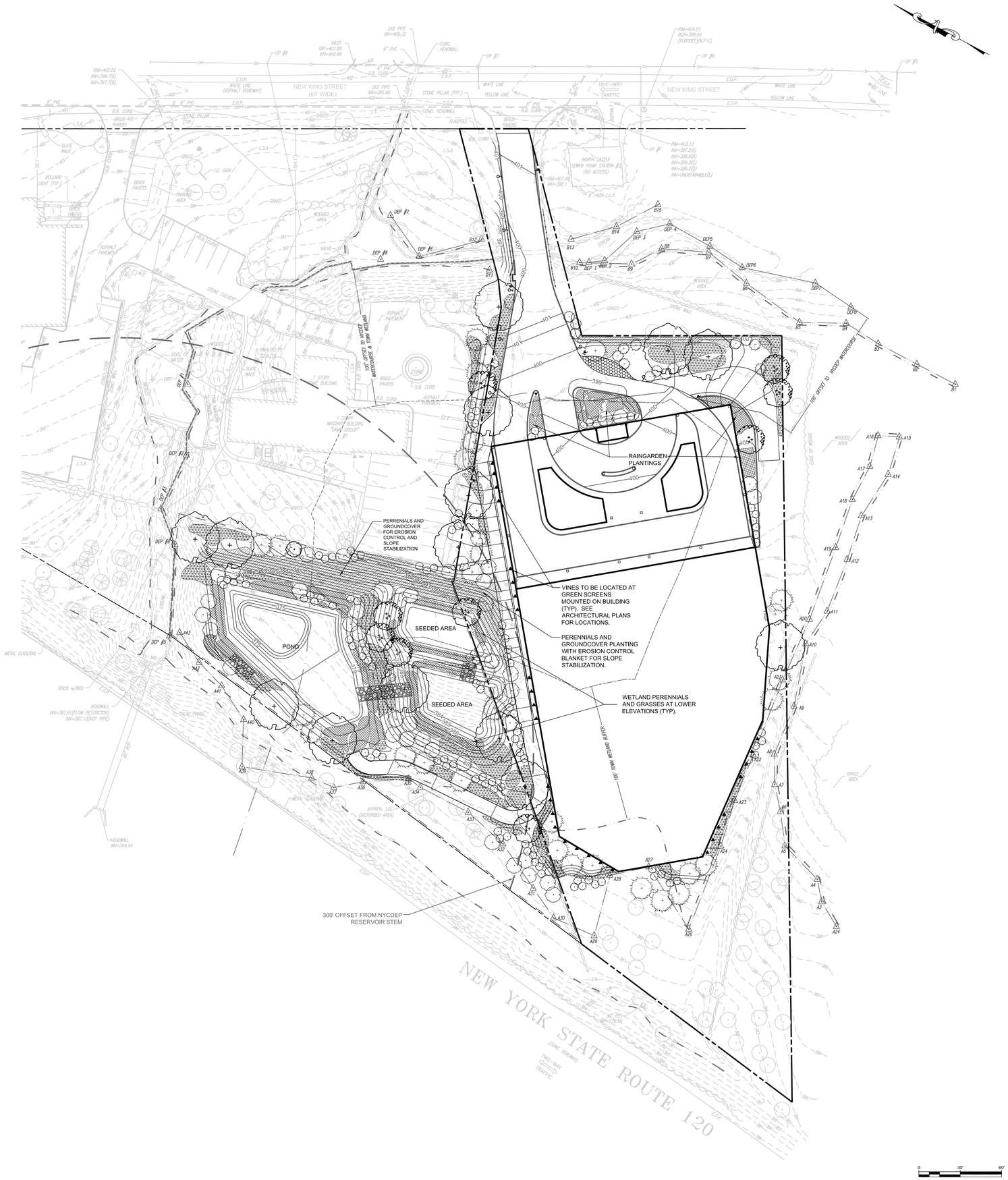

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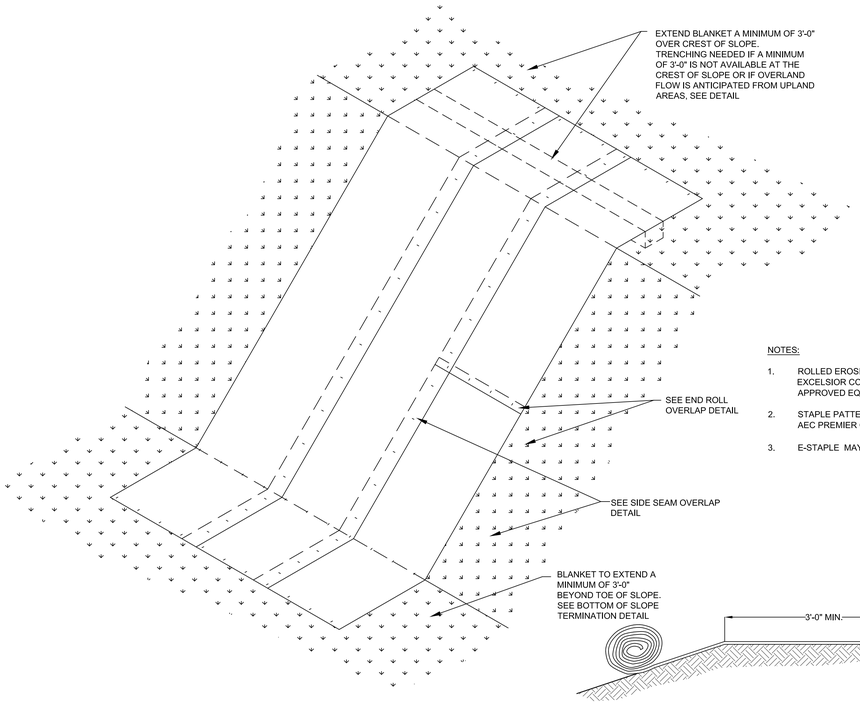
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

LANDSCAPE PLAN

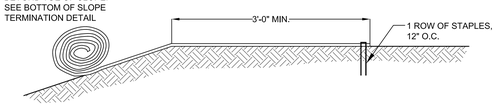
Job No. 2007-0632	Sheet No. C-8
Date 08-25-10	
Scale 1"=30'	
Drawn/Checked	



NOTES:

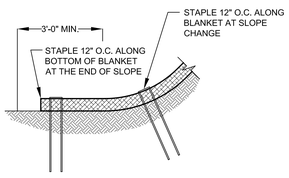
1. ROLLED EROSION CONTROL BLANKET (RECB) TO BE AMERICAN EXCELSIOR COMPANY (AEC) PREMIER COCONUT ECD OR APPROVED EQUAL.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE AEC PREMIER COCONUT STAPLE PATTERN GUIDE FOR DETAILS.
3. E-STAPLE MAY BE USED IN PLACE OF WIRE STAPLES.

ROLLED EROSION CONTROL BLANKET
N.T.S.

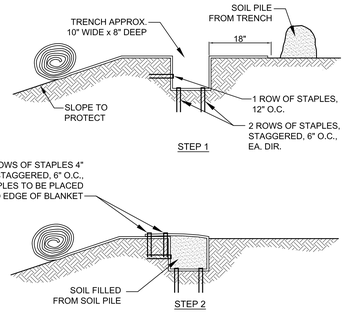


SLOPE TRENCH METHOD "A" (NO TRENCH)
N.T.S.

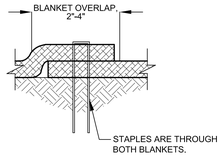
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



BOTTOM OF SLOPE TERMINATION
N.T.S.



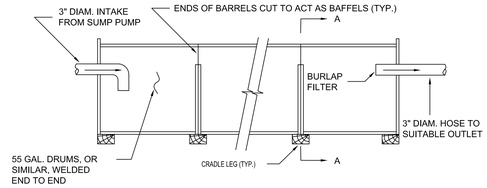
SLOPE TRENCH METHOD "C"
N.T.S.

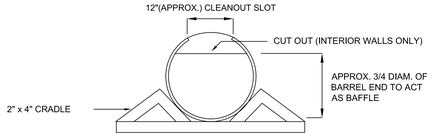


SIDE SEAM OVERLAP STAPLE DETAIL
N.T.S.

END SEAM OF BLANKETS OVERLAP 2"-4". PLACE STAPLES, ONE ON EACH CORNER OF BLANKET, 12" O.C. ALONG BLANKET END THROUGH BOTH BLANKETS. UPSLOPE BLANKET LAPS OVER DOWNSLOPE BLANKETS IN A SHINGLE AFFECT.

END ROLL OVERLAP
N.T.S.





SECTION A-A

CONSTRUCTION SPECIFICATIONS

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS ARE MET.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.

PORTABLE SEDIMENT TANK
N.T.S. - ADAPTED FROM: NYSDEC STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL

SEEDING:

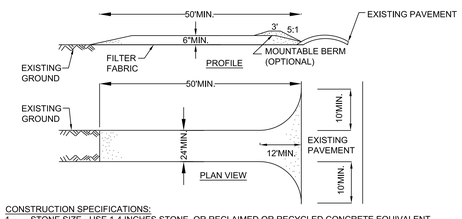
TIME	TYP	QUANTITY
SPRING/SUMMER/ EARLY FALL	RYEGRASS (ANNUAL OR PERENNIAL)	30 LBS. PER ACRE (1 LB./1000 SF)
LATE FALL/ EARLY WINTER	CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE)	100 LBS. PER ACRE (2.5 LBS. /1000 S.F.)

MULCHING:

TIME	TYP	QUANTITY
ANY SEEDING TIME	HAY OR STRAW	2 TONS PER ACRE (90 LBS. PER 1000 S.F.)

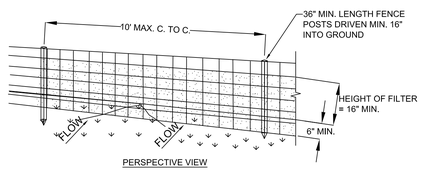
DETAIL NOTES:
1. AREAS WHERE WIND AND CONCENTRATED WATER ARE CONCERNS WILL REQUIRE MULCH ANCHORING
2. PRODUCTS TO BE USED FOR MULCH ANCHORING ARE WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL
3. RECP MAY BE USED IN LIEU OF MULCHING

TEMPORARY SEEDING AND MULCHING SCHEDULE
N.T.S.

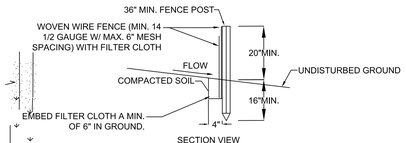


CONSTRUCTION SPECIFICATIONS:
1. STONE SIZE - USE 1-4 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED EVERY 7 CALENDAR DAYS AND AFTER EACH RAINFALL EVENT.

STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S.



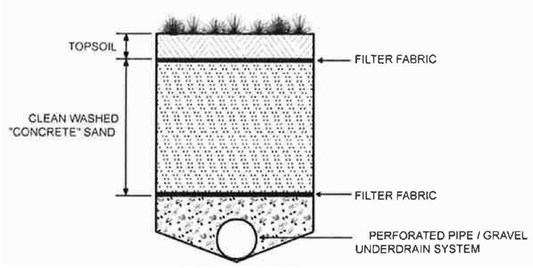
PERSPECTIVE VIEW



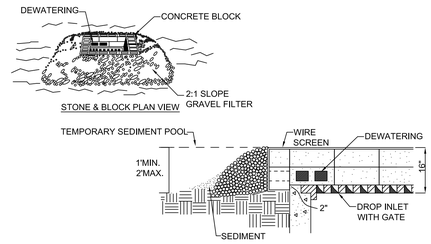
SECTION VIEW

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

SILT FENCE
N.T.S.

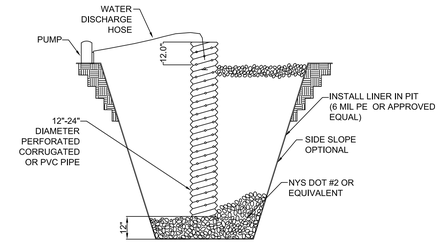


SAND FILTER TYPICAL SECTION
N.T.S.



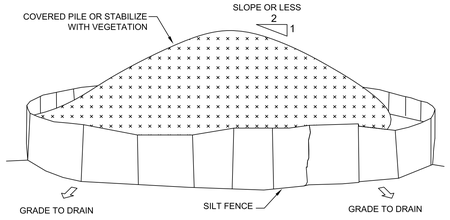
DETAIL NOTES:
1. THIS INLET PROTECTION STRUCTURE IS ONLY TO BE USED IN AREAS WHERE PAVEMENT HAS YET TO BE STABILIZED.
2. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
3. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
4. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
5. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. 6 MAXIMUM DRAINAGE AREA 1 ACRE

STONE AND BLOCK DROP INLET PROTECTION
N.T.S. ADAPTED FROM: NYSDEC STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL



CONSTRUCTION SPECIFICATIONS
1. SUMP PIT TO BE USED IN COORDINATION WITH ANTI-TRACKING/DECONTAMINATION PAD. PIT DIMENSIONS ARE OPTIONAL.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF 2" AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE BACKFILLED WITH 2" AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12-18" ABOVE THE LIP OF THE PIT.
5. WATER TO BE PLACED IN DOT APPROVED CONATINER FOR OFF SITE DISPOSAL.

SUMP PIT
N.T.S.



CONSTRUCTION SPECIFICATIONS
1. THIS DETAIL IS TO BE USED ONLY FOR CLEAN, TESTED MATERIAL STOCKPILING.
2. AREA CHOSEN FOR SOIL STOCKPILE SHALL BE DRY AND STABLE
3. MAXIMUM SLOPE OF SOIL STOCKPILE SHALL BE 2:1
4. PRIOR TO DISTURBING FILL MATERIAL, EACH PILE SHALL BE SURROUNDED BY SILT FENCING.
5. UPON COMPLETION OF FILL MATERIAL GRADING, EACH PILE SHALL BE COVERED OR STABILIZED WITH VEGETATION.
6. SEGREGATE CERTIFIED CLEAN MATERIALS FROM OTHER MATERIALS WHEN STOCKPILING.

SOIL STOCKPILE DETAIL
N.T.S.

PARK PLACE

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No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

STANDARD DETAILS I

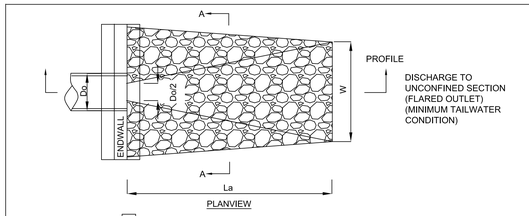
Job No. 2007-0632

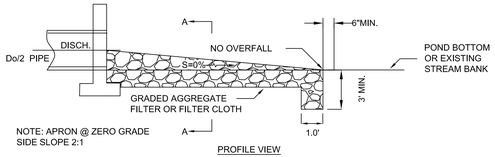
Date 08-25-10

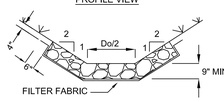
Scale As Shown

Drawn/Checked JH/AM

Sheet No. C-9







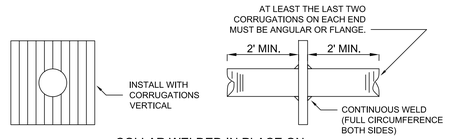
CROSS SECTION A-A

END SECTION		Do (IN)	d50 (IN)	La (FT)	W (FT)
1	TO SEDIMENT BASIN	12	4	8	9
2	TO SAND FILTER	12	4	8	9
3	TO POCKET WETLAND (FROM SAND FILTER)	10	4	8	9
4	TO POCKET WETLAND (FROM DIVERSION STRUCTURE)	24	4	10	12
5	TO STREAM	12	4	12	13

NOTES:
1. FILTER FABRIC MAY BE WOVEN OR NON WOVEN GEOTEXTILE FABRIC WITH A THICKNESS BETWEEN 20-60 MILS, GRAB STRENGTH 90-120 LBS, AND SHALL CONFORM TO ASTM D-1777 AND ASTM D-1582.

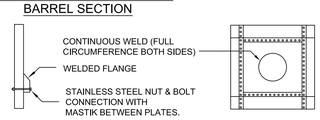
RIP RAP OUTLET PROTECTION

N.T.S. - ADAPTED FROM: NYSDEC STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL



COLLAR WELDED IN PLACE ON BARREL SECTION

1. PLATES TO BE PRE-CUT CLAMPED TOGETHER & PRE-DRILLED & LABELED TO FACILITATE WATER TIGHT FIELD ASSEMBLY.

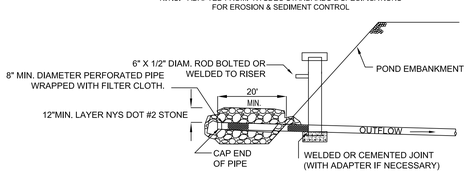


MULTI-PIECE COLLAR FOR LARGE PIPES

COLLAR FOR FLANGE JOINT PIPE

ANTI SEEP COLLAR

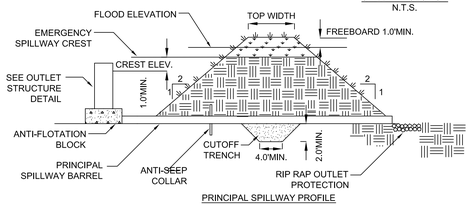
N.T.S. - ADAPTED FROM: NYSDEC STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL



LOW FLOW DEWATERING DEVICE

N.T.S. - ADAPTED FROM: NYSDEC STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL

CROSS SECTION AT EMERGENCY SPILLWAY SECTION
N.T.S.

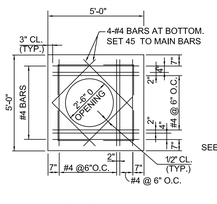


PRINCIPAL SPILLWAY PROFILE
N.T.S.

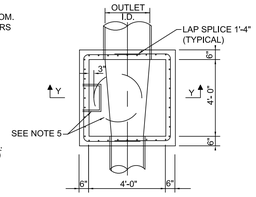
MAXIMUM DRAINAGE AREA = 100 ACRES

TEMPORARY SEDIMENT BASIN

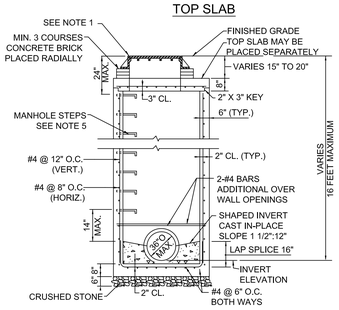
N.T.S. - ADAPTED FROM: NYSDEC STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL



TOP SLAB



PLAN

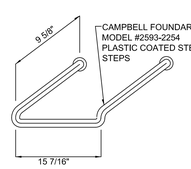


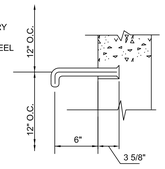
SECTION Y-Y

NOTES:
1. FRAME AND COVER SHALL BE CAMPBELL FOUNDRY CATALOG NO. 1012B OR APPROVED EQUAL, FOR SANITARY SEWER MANHOLE FURNISH VENTED COVER AND CAST ALUMINUM SILT BUCKET.
2. OPENINGS IN WALLS FOR PIPE SHALL BE CAST-IN OR CUT CLEANLY WITHOUT PERCUSSION TO MAXIMUM DIAMETER OF O.D. + 3". THE SPACE BETWEEN PIPE AND WALL SHALL THEN BE FILLED WITH GROUT, OR AN APPROVED JOINT IN- SERT ASSEMBLY.
3. FOR MANHOLE STEPS, SEE MANHOLE STEP DETAIL.
4. WHEN LIFTING THE PRE-CAST MANHOLE, A BAR SHALL BE PLACE HORIZONTALLY THROUGH LIFTING HOLES, PROVIDED AT THE TIME OF MANUFACTURE. THE LIFTING DEVICES SHALL BE PLACED ONLY ON THAT BAR. THE BAR AND HOLES SHALL BE AS APPROVED BY THE ENGINEER. THE BAR HOLES SHALL BE FILLED WITH GROUT AFTER MANHOLE IS IN POSITION.
5. LOCATE MANHOLE STEPS AND ACCESS ADJACENT TO WALL WITHOUT ANY PIPE OPENINGS. IF ALL WALLS CONTAIN PIPE OPENINGS, SELECT THE WALL WHICH HAS THE LARGEST AREA AVAILABLE FOR MANHOLE STEP INSTALLATION.

PRECAST MANHOLE DETAIL

N.T.S.

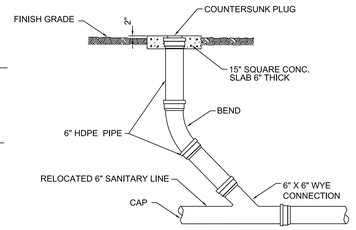




PLACING DETAIL

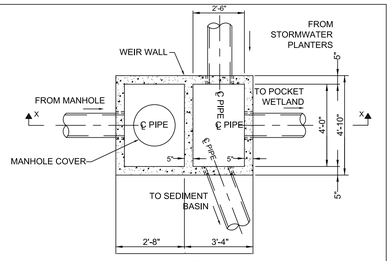
MANHOLE STEP DETAIL

N.T.S.

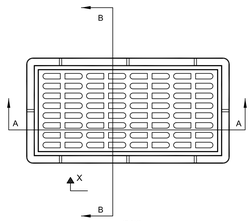


TYPICAL CLEANOUT DETAIL

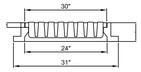
N.T.S.



PLAN VIEW



SECTION A-A

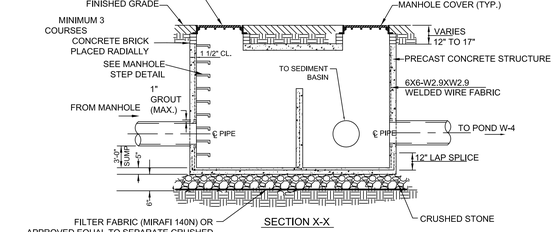


SECTION B-B

NOTE:
"BICYCLE SAFE" CURB TYPE CATCH BASIN IN FRAME AND GRATE CAMPBELL FOUNDRY NO. 3409 OR EQUAL.

DETAIL OF CATCH BASIN HEAD - CURB TYPE A

N.T.S.



SECTION X-X

FLOW SPLITTER (TYPICAL DETAIL)

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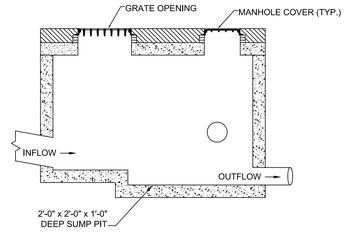
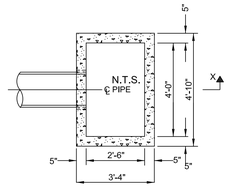
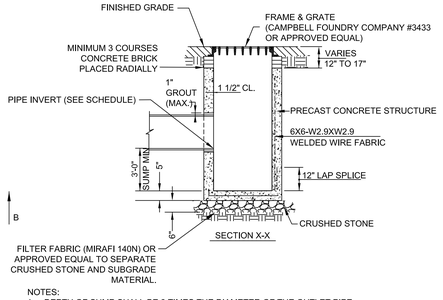


OUTLET CONTROL - STRUCTURE (TYPICAL DETAIL)

N.T.S.



PLAN

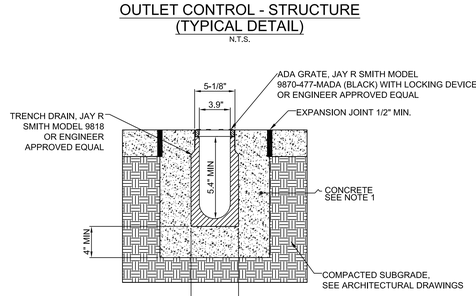


SECTION X-X

NOTES:
1. DEPTH OF SUMP SHALL BE 3 TIMES THE DIAMETER OF THE OUTLET PIPE.

PRE-CAST CATCH BASIN AND YARD DRAIN

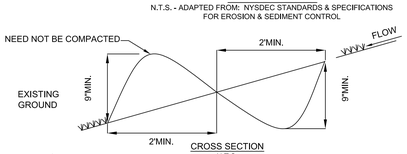
N.T.S.



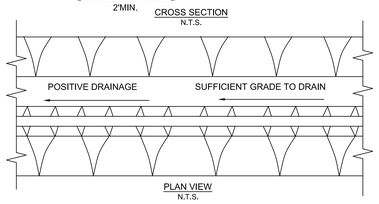
NOTES:
1. A MINIMUM CONCRETE STRENGTH OF 3000 PSI IS RECOMMENDED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.

TRENCH DRAIN

N.T.S.



CROSS SECTION
N.T.S.



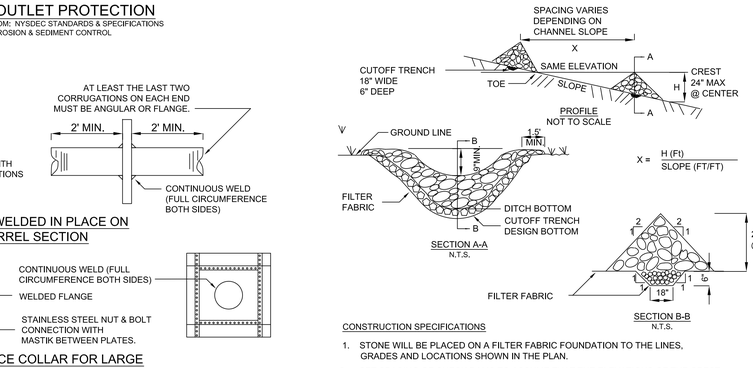
PLAN VIEW
N.T.S.

CONSTRUCTION SPECIFICATIONS
1. ALL PERIMETER DIKE/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSION VELOCITY.
4. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED IN THE STANDARD.
5. STABILIZATION OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR TEMPORARY SEEDING AND MULCHING, AND SHALL BE DONE WITHIN 10 DAYS.
6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

MAX. DRAINAGE AREA LIMIT: 2 ACRES

PERIMETER DIKE/SWALE

N.T.S. - ADAPTED FROM: NYSDEC STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL

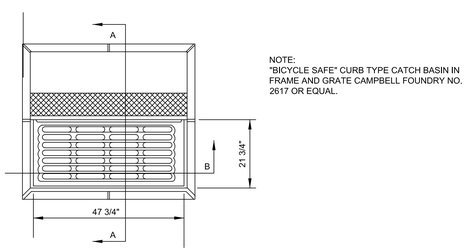


CONSTRUCTION SPECIFICATIONS
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA 2 ACRES.

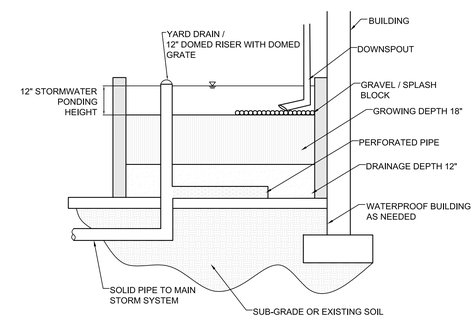
CHECK DAM

N.T.S. - ADAPTED FROM: NYSDEC STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL



DETAIL OF CATCH BASIN HEAD - CURB TYPE B

N.T.S.



STORMWATER PLANTER

N.T.S.

PARK PLACE

11 New King Street
Town of North Castle New York

11 New King Street LLC
11 New King Street,
White Plains, NY
10604

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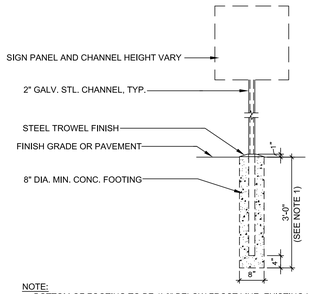
No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

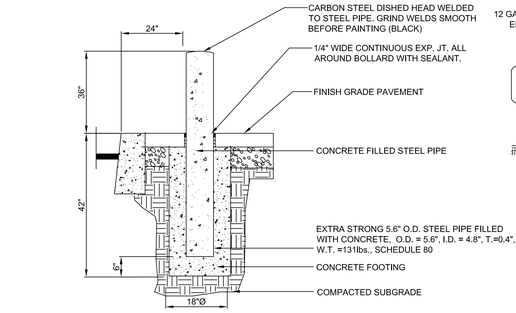
STANDARD DETAILS II

Job No. 2007-0632
Date 08-25-10
Scale As Shown
Drawn/Checked JH,JR/AM
Sheet No. C-10

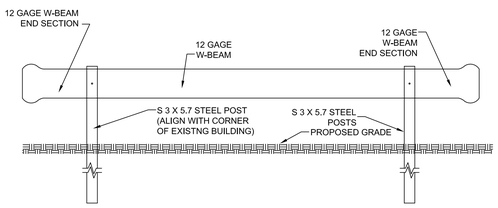


NOTE:
1. BOTTOM OF FOOTING TO BE 1'-0" BELOW FROST LINE, EXISTING UNDISTURBED GRADE, OR COMPACTED FINISHED GRADE, WHICHEVER IS GREATER.

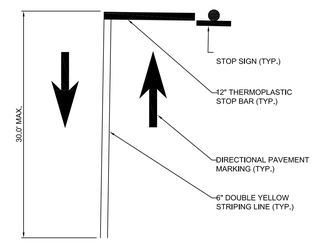
SIGNPOST DETAIL
N.T.S.



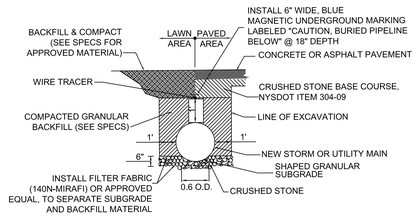
BOLLARD
N.T.S.



ELEVATION VIEW



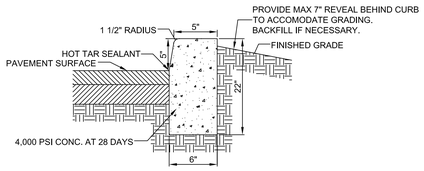
TYPICAL STOP BAR DETAIL
N.T.S.



NOTE: GAS, WATER, AND SANITARY SEWER PIPE REQUIRE THE COLORED TAPE AND TRACER WIRE. REFER TO THE TABLE FOR COLOR DESIGNATION.

TAPE COLOR DESIGNATION	
COLOR	UTILITY
RED	ELECTRIC
YELLOW	GAS, OIL, DANGEROUS MATERIALS
ORANGE	TELEPHONE, TELEGRAPH, TELEVISION, POLICE AND FIRE COMMUNICATIONS
BLUE	WATER LINES
GREEN	SANITARY SEWER LINES

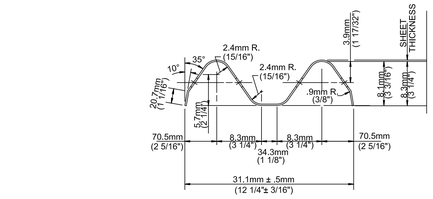
TYPICAL TRENCH DETAIL
N.T.S.



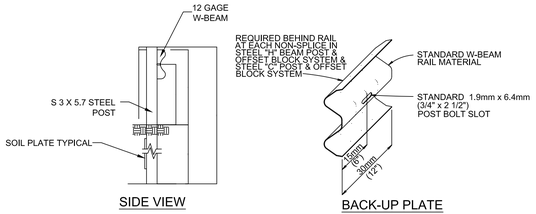
DETAIL NOTES:

1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH ¾" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING.
2. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NOT MORE THAN 20', ALL PC AND PT POINTS, AND ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, ½" THICK. THE JOINT SHALL BE RECESSED ¼" FROM THE TOP AND THE FRONT OF THE CONCRETE CURB.

6" CONCRETE CURB DETAIL
N.T.S.



SECTION THRU 12" GAGE W-BEAM
N.T.S.



SIDE VIEW

BACK-UP PLATE

W-BEAM GUIDE RAIL
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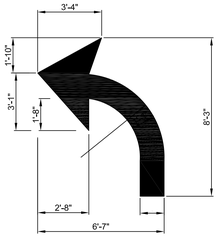
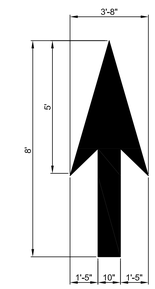


NOTE:
ALL FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER ABOVE OR NYSDOT STANDARD

PAINTED TRAFFIC LEFT TURN ARROW (MIRROR IMAGE FOR RIGHT TURN)
N.T.S.



NOTE:
ALL FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER ABOVE OR NYSDOT STANDARD

PAINTED TRAFFIC ARROW
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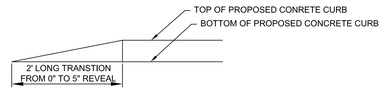

CONCRETE CURB TRANSITION DETAIL
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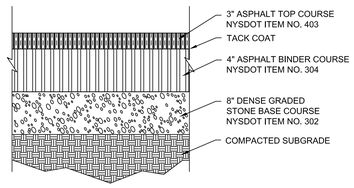

TYPICAL ASPHALT PAVEMENT SECTION
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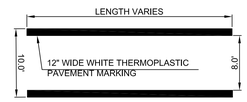
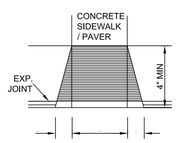
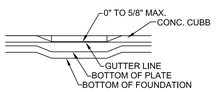


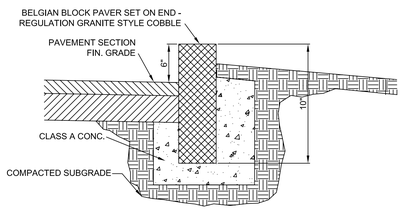
CROSSWALK DETAIL
N.T.S.



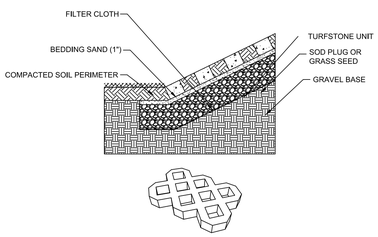
SIDEWALK/ PEDESTRIAN RAMPS
N.T.S.



SIDEWALK/ PEDESTRIAN RAMP ELEVATION
N.T.S.



BELGIAN BLOCK DETAIL
N.T.S.



TURFSTONE DETAIL
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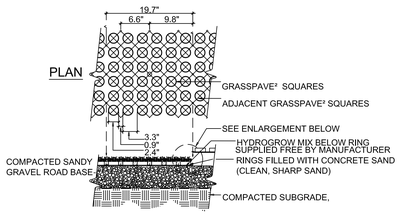
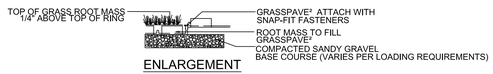


SECTION

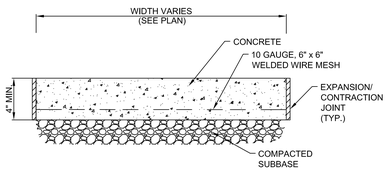


ENLARGEMENT

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER

SPECIFICATIONS:
UNIT SIZE- 20" X 20" X 1"
UNIT WEIGHT- 18 OZ. OR 4.5 POUNDS
STRENGTH- 5720 PSI
95% MODIFIED PROCTOR DENSITY- 6 INCHES TO 12 INCHES
(DEPTH OF BASE COURSE TO BE DETERMINED BY ON-SITE ENGINEER)

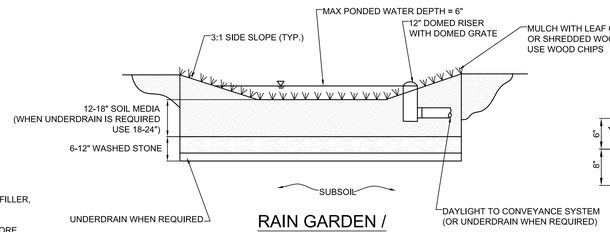
GRASSPAVE DETAIL
INVISIBLE STRUCTURES,INC.



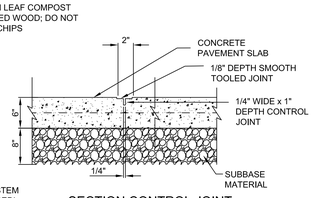
CONCRETE RAMP / PAD FOR EMERGENCY EXIT & REFUSE AREA
N.T.S.

EXPANSION/CONTRACTION JOINT NOTES:

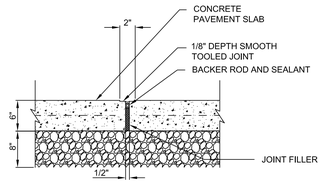
1. EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NO MORE THAN 20 FEET. ALL EXISTING AND PROPOSED BUILDINGS, CURBING AND EXISTING PAVEMENT JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK. THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP OF THE SLAB.
2. TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NO MORE THAN 5 FEET. JOINTS SHALL BE SPACED TO RESULT IN A NEAT AND ORDERLY ARRAY OF CONCRETE PAVERS.



RAIN GARDEN / BIO-RETENTION
N.T.S.



SECTION CONTROL JOINT



SECTION EXPANSION JOINT

CONCRETE PAVEMENT DETAIL
N.T.S.

PARK PLACE

11 New King Street
Town of North Castle New York

11 New King Street LLC
11 New King Street,
White Plains, NY
10604

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p: 914.666.5900 f: 914.666.0051 kgdarchitects.com

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440 PARK AVENUE SOUTH
NEW YORK, NY 10016
Tel:(212)696-0670
Fax:(212)726-0942

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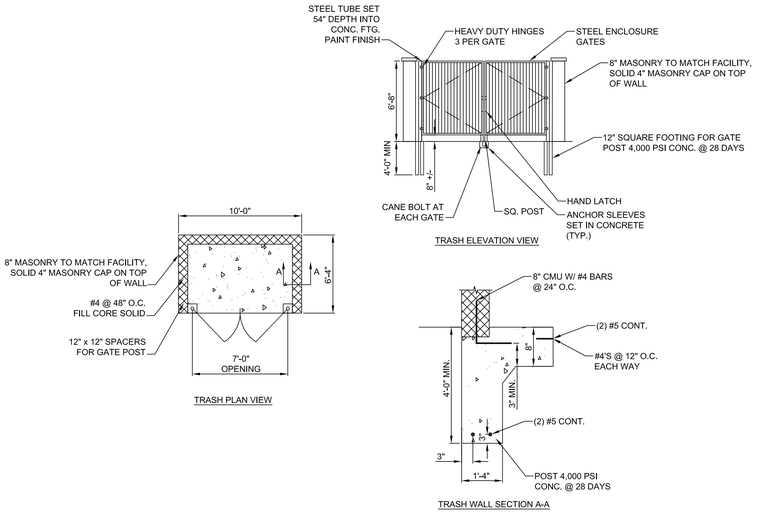
No.	Date	Issue
3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

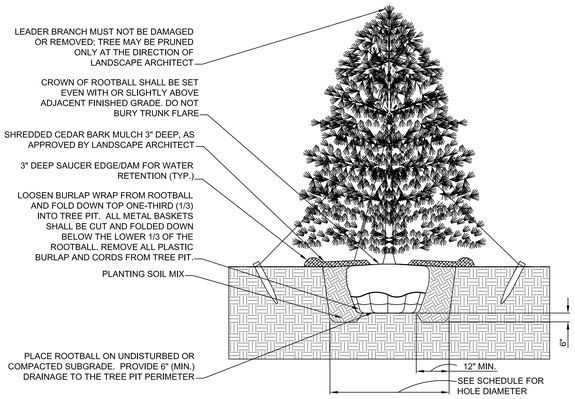
STANDARD DETAILS III

Job No. 2007-0632	Sheet No. C-11
Date 08-25-10	
Scale As Shown	
Drawn/Checked JH/AM	

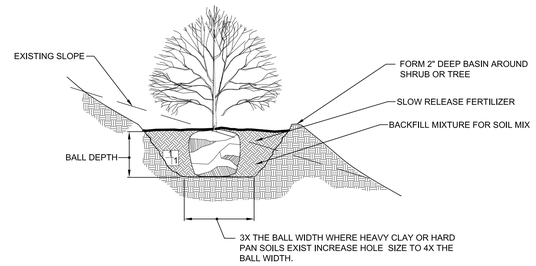


DUMPSTER ENCLOSURE DETAIL

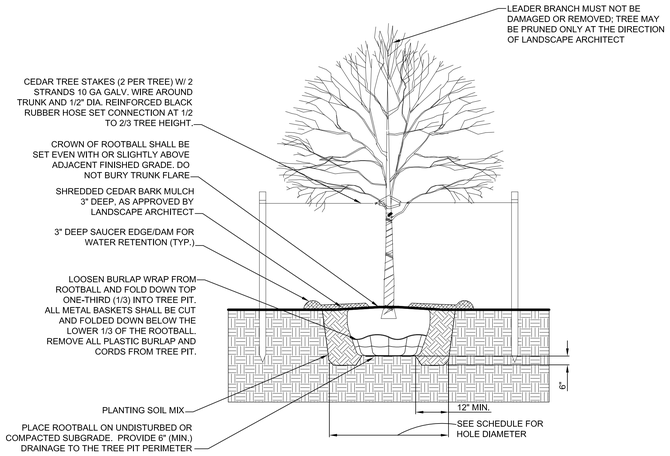
N.T.S.



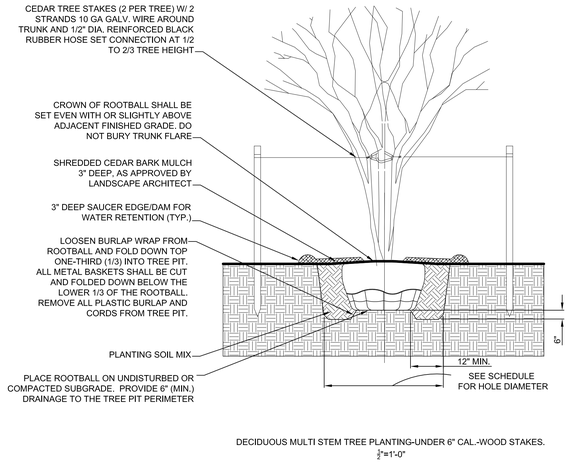
EVERGREEN TREE



DECIDUOUS SHRUB PLANTING ON STEEP SLOPES (>10%)

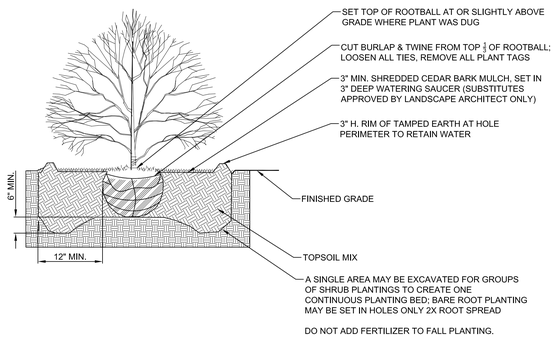


LARGE DECIDUOUS TREE

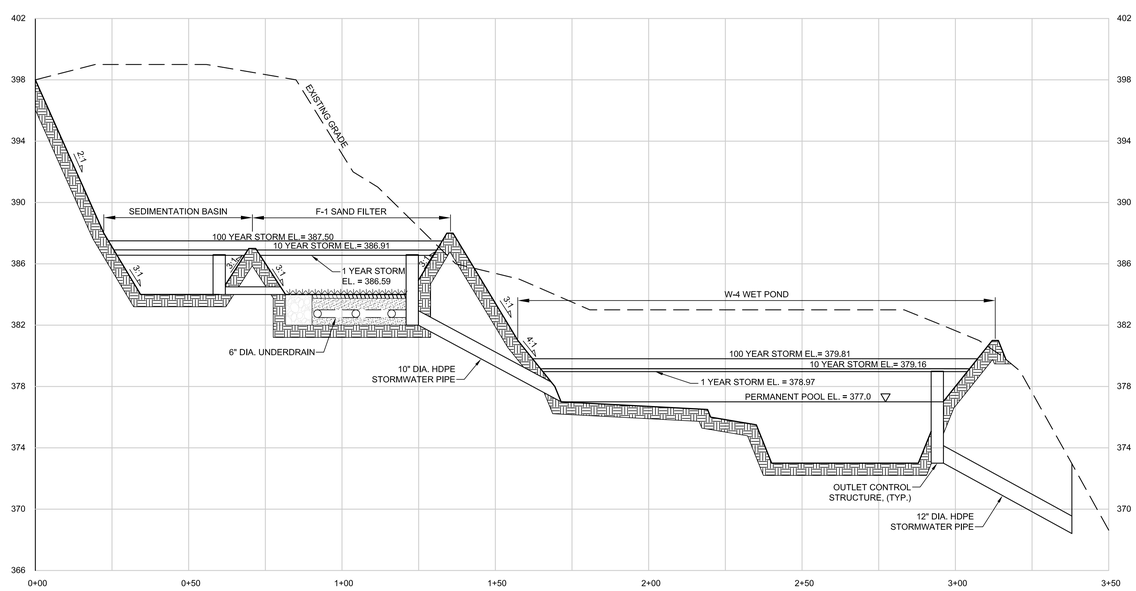


DECIDUOUS MULTI STEM TREE PLANTING-UNDER 6" CAL.-WOOD STAKES.
$\frac{3}{4}$"=1'-0"

SMALL DECIDUOUS TREE



DECIDUOUS SHRUB PLANTING ON FLAT SLOPES (<10%)



STORMWATER FACILITY SECTION

NOT TO SCALE

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3	01-24-11	REVISION PER DEIS COMMENTS
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

STANDARD DETAILS IV

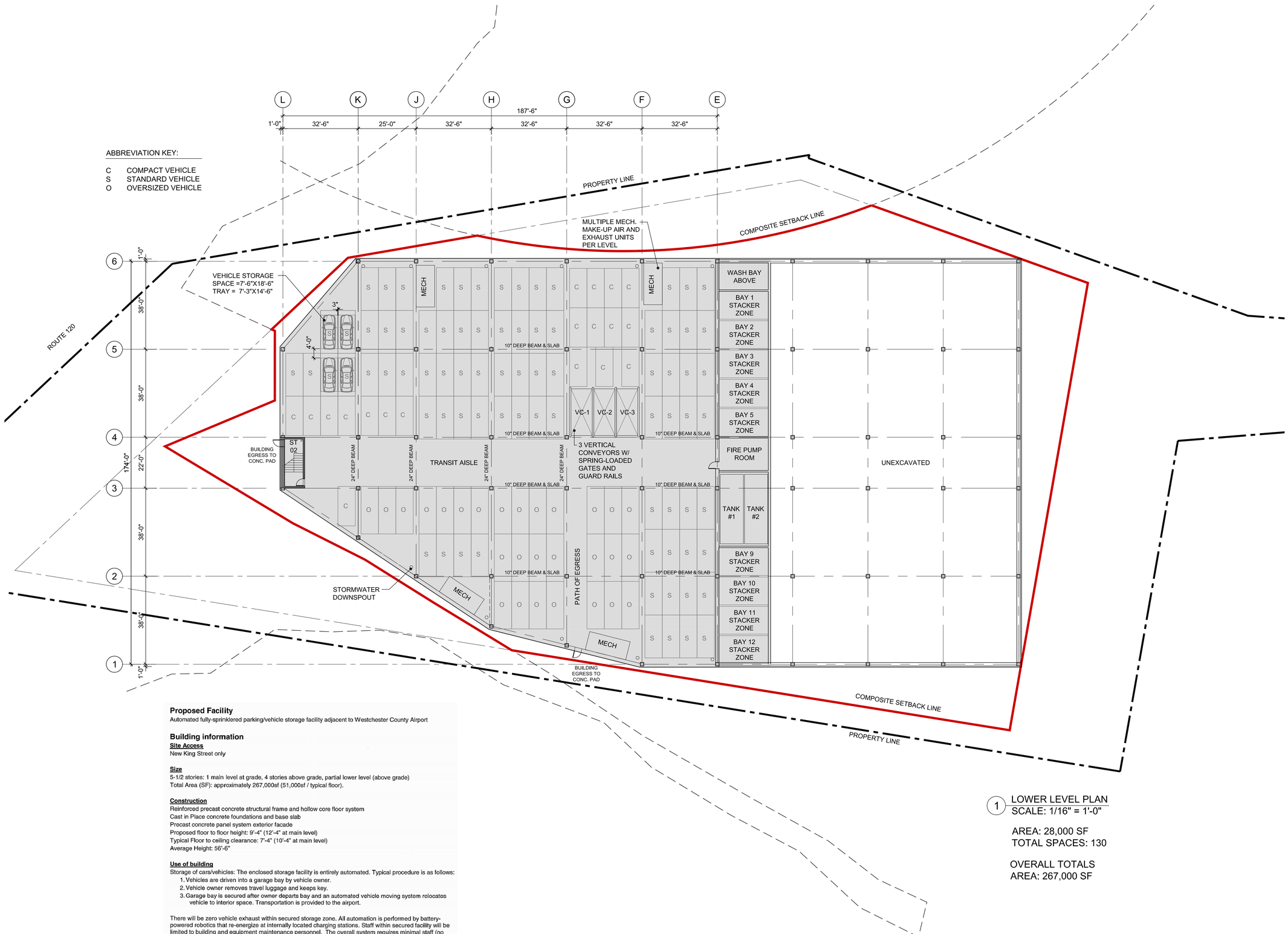
Job No. 2007-0632

Date 08-25-10

Scale As Shown

Drawn/Checked JH/AM

Sheet No. C-12



Proposed Facility

Automated fully-sprinklered parking/vehicle storage facility adjacent to Westchester County Airport

Building information

Site Access

New King Street only

Size

5-1/2 stories: 1 main level at grade, 4 stories above grade, partial lower level (above grade)
Total Area (SF): approximately 267,000sf (51,000sf / typical floor).

Construction

Reinforced precast concrete structural frame and hollow core floor system
Cast in Place concrete foundations and base slab
Precast concrete panel system exterior facade
Proposed floor to floor height: 9'-4" (12'-4" at main level)
Typical Floor to ceiling clearance: 7'-4" (10'-4" at main level)
Average Height: 56'-6"

Use of building

Storage of cars/vehicles: The enclosed storage facility is entirely automated. Typical procedure is as follows:

1. Vehicles are driven into a garage bay by vehicle owner.
2. Vehicle owner removes travel luggage and keeps key.
3. Garage bay is secured after owner departs bay and an automated vehicle moving system relocates vehicle to interior space. Transportation is provided to the airport.

There will be zero vehicle exhaust within secured storage zone. All automation is performed by battery-powered robotics that re-energize at internally located charging stations. Staff within secured facility will be limited to building and equipment maintenance personnel. The overall system requires minimal staff (no parking attendants), better controlled security, and less energy to operate (primarily emergency lighting and robotic power stations within vehicle storage area).

1 LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"

AREA: 28,000 SF
TOTAL SPACES: 130

OVERALL TOTALS
AREA: 267,000 SF

PARK PLACE

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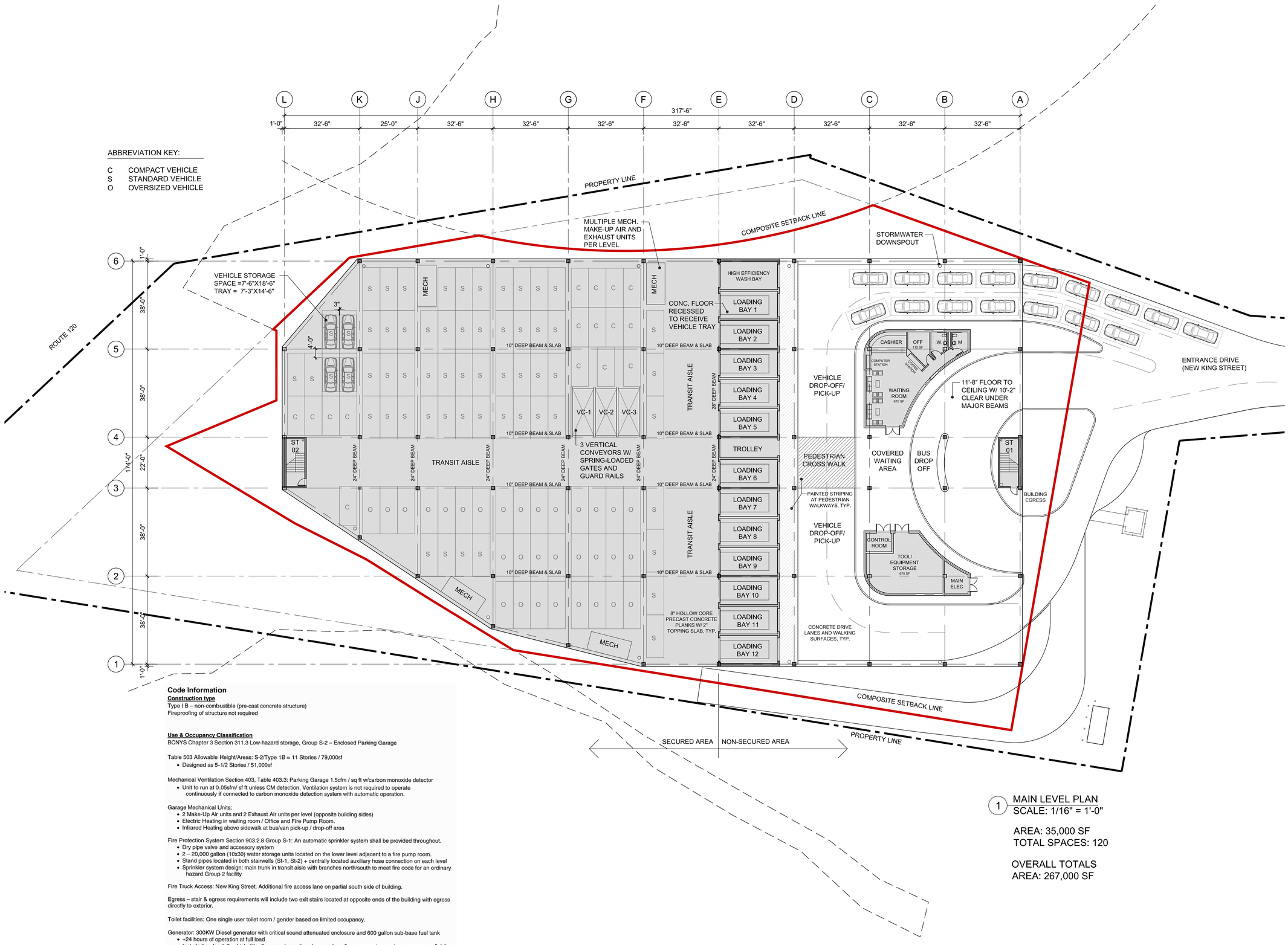
No.	Date	Issue
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

LOWER LEVEL PLAN

Job No. 2007-0632
Date 10-26-10
Scale AS NOTED
Drawn/Checked EAK

Sheet No. A-2.1



Code Information

Construction type

Type I B – non-combustible (pre-cast concrete structure)
Fireproofing of structure not required

Use & Occupancy Classification

BCNYS Chapter 3 Section 311.3 Low-hazard storage, Group S-2 – Enclosed Parking Garage

Table 503 Allowable Height/Areas: S-2/Type 1B = 11 Stories / 79,000sf

- Designed as 5-1/2 Stories / 51,000sf

Mechanical Ventilation Section 403, Table 403.3: Parking Garage 1.5cfm / sq ft w/carbon monoxide detector

- Unit to run at 0.05sfm/ sf ft unless CM detection. Ventilation system is not required to operate continuously if connected to carbon monoxide detection system with automatic operation.

Garage Mechanical Units:

- 2 Make-Up Air units and 2 Exhaust Air units per level (opposite building sides)
- Electric Heating in waiting room / Office and Fire Pump Room.
- Infrared Heating above sidewalk at bus/van pick-up / drop-off area

Fire Protection System Section 903.2.8 Group S-1: An automatic sprinkler system shall be provided throughout.

- Dry pipe valve and accessory system
- 2 – 20,000 gallon (10x30) water storage units located on the lower level adjacent to a fire pump room.
- Stand pipes located in both stairwells (St-1, St-2) + centrally located auxiliary hose connection on each level
- Sprinkler system design: main trunk in transit aisle with branches north/south to meet fire code for an ordinary hazard Group 2 facility

Fire Truck Access: New King Street. Additional fire access lane on partial south side of building.

Egress – stair & egress requirements will include two exit stairs located at opposite ends of the building with egress directly to exterior.

Toilet facilities: One single user toilet room / gender based on limited occupancy.

Generator: 300KW Diesel generator with critical sound attenuated enclosure and 600 gallon sub-base fuel tank

- +24 hours of operation at full load
- Included on load: 2 vehicle lifts, 6 garage bays, fire alarm system, fire suppression system, emergency lighting data communication

1 MAIN LEVEL PLAN
SCALE: 1/16" = 1'-0"

AREA: 35,000 SF
TOTAL SPACES: 120

OVERALL TOTALS
AREA: 267,000 SF

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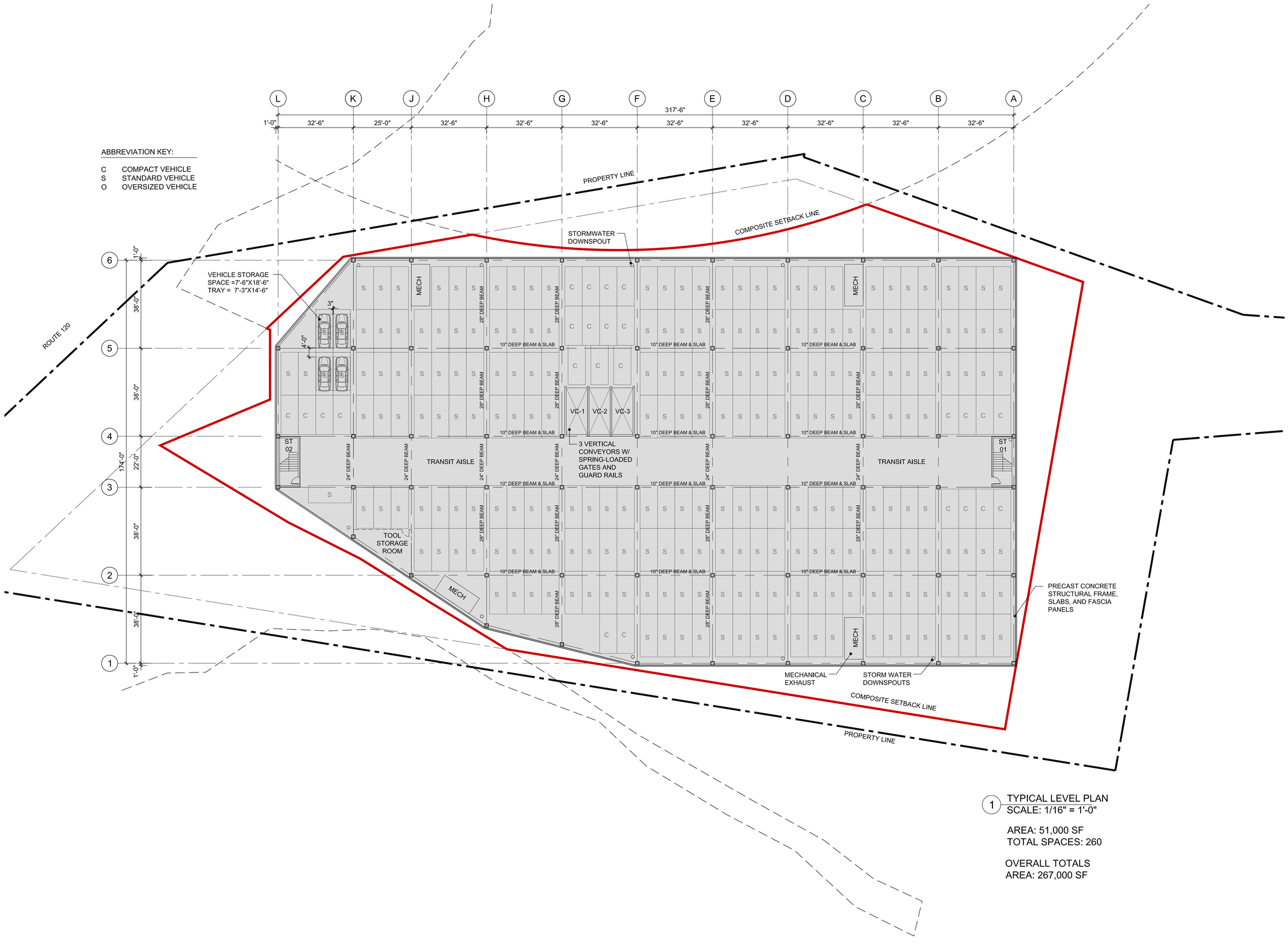
No.	Date	Issue
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

MAIN LEVEL PLAN

Job No. 2007-0632
Date 10-26-10
Scale AS NOTED
Drawn/Checked EAK

Sheet No. A-2.2



1 TYPICAL LEVEL PLAN
SCALE: 1/16" = 1'-0"

AREA: 51,000 SF
TOTAL SPACES: 260

OVERALL TOTALS
AREA: 267,000 SF

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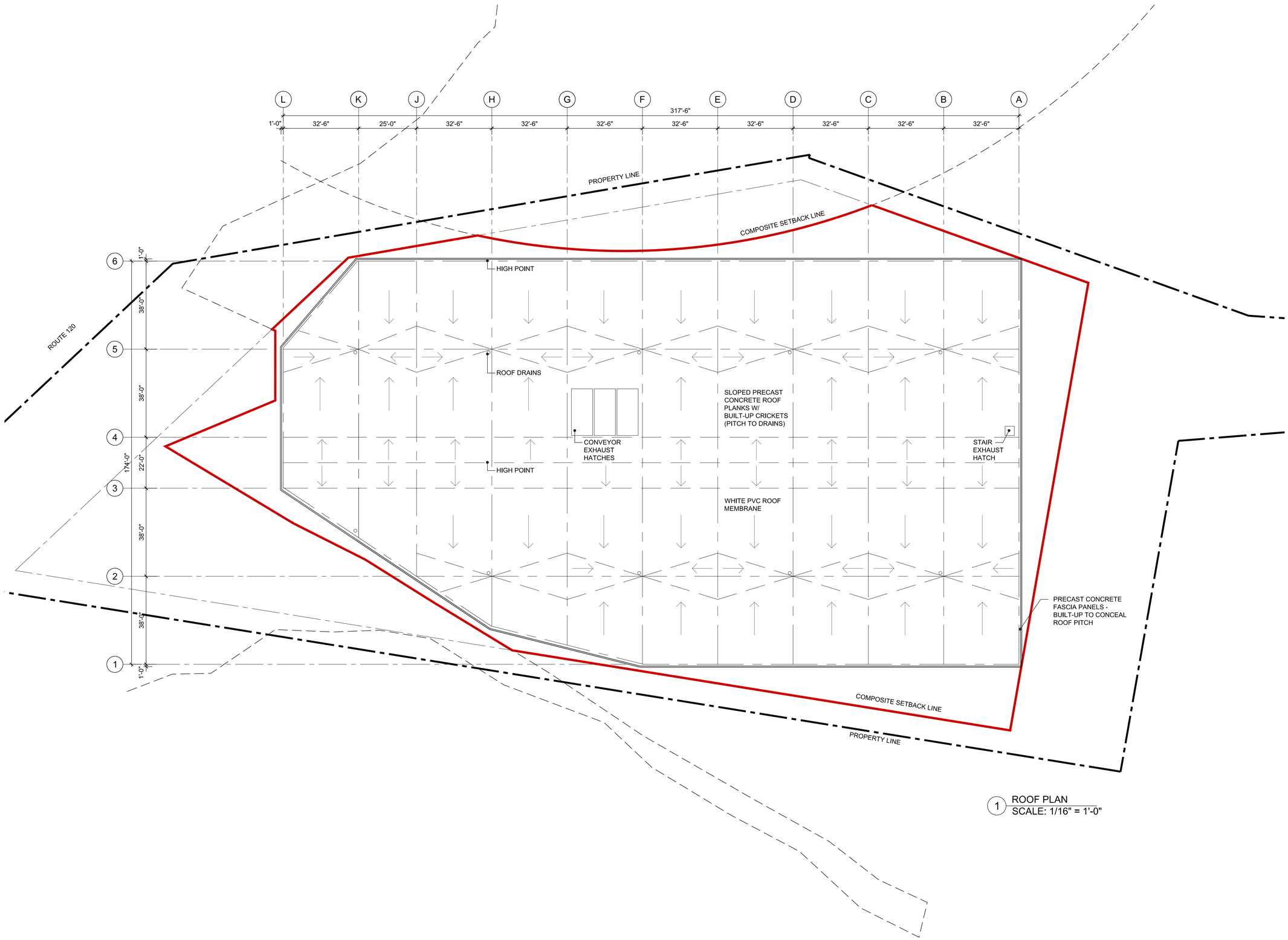
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

TYPICAL LEVEL PLAN

Job No. 2007-0632	Sheet No. A-2.3
Date 10-26-10	
Scale AS NOTED	
Drawn/Checked EAK	



1 ROOF PLAN
SCALE: 1/16" = 1'-0"

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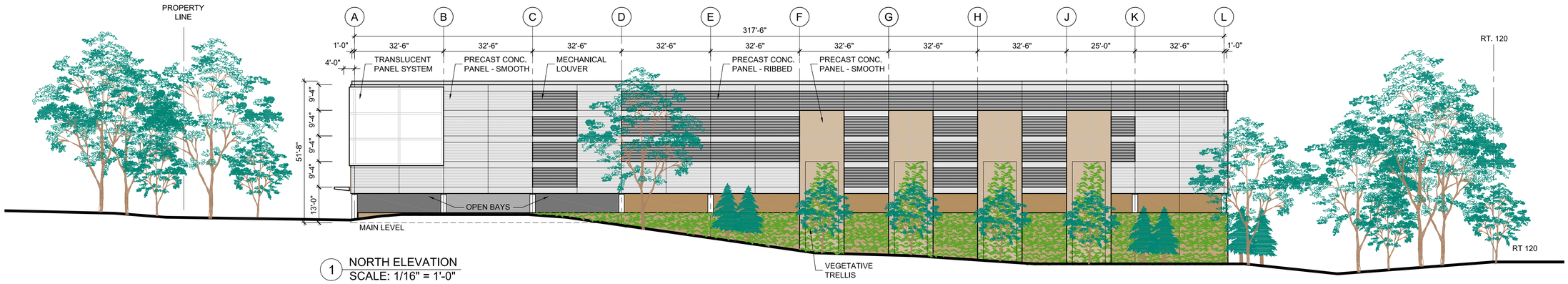
No.	Date	Issue
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

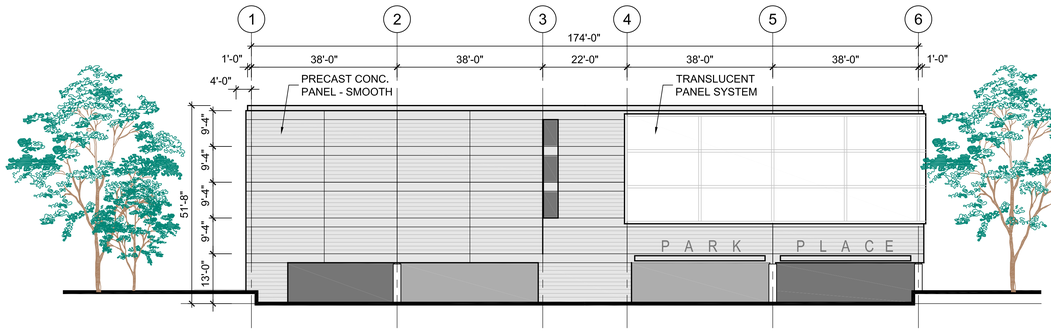
Sheet Title

ROOF PLAN

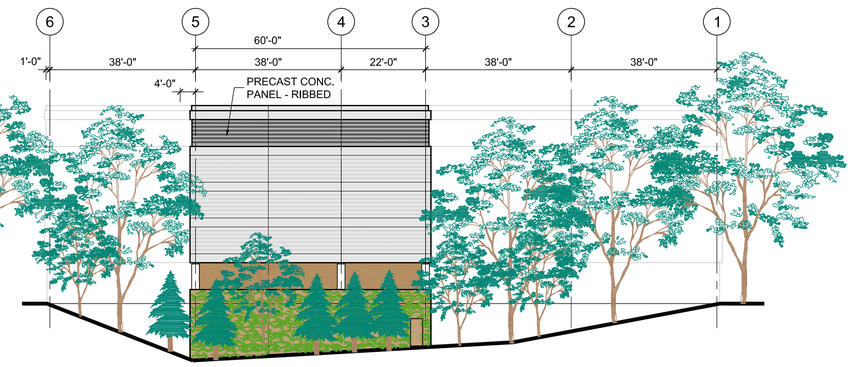
Job No. 2007-0632	Sheet No. A-2.4
Date 10-26-10	
Scale AS NOTED	
Drawn/Checked EAK	



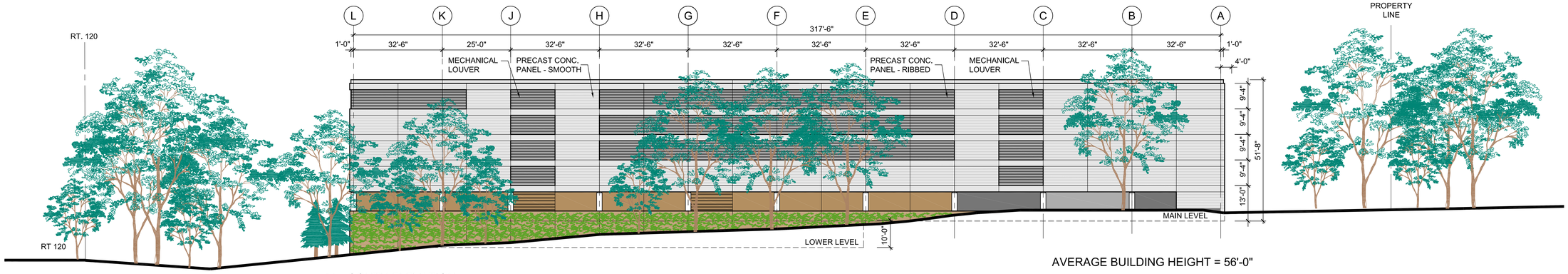
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

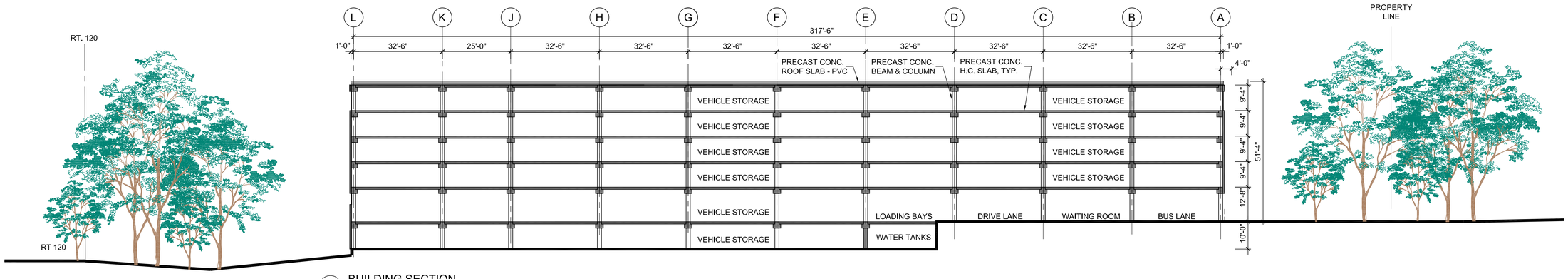


3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



AVERAGE BUILDING HEIGHT = 56'-0"

4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



5 BUILDING SECTION
SCALE: 1/16" = 1'-0"

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No.	Date	Issue
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

ELEVATIONS

Job No. 2007-0632

Date 10-26-10

Scale AS NOTED

Drawn/Checked EAK

Sheet No. A-3.1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	5	AERM-II-150PSMH--HS	19" X 13" X 7" MINI-AEROLUME CAST ALUMINUM LUMINAIRE WITH FULL CUTOFF OPTICS; TYPE II HORIZONTAL LAMP SEGMENTED REFLECTOR W/ INTERNAL HS SHIELD; 10" SQ. CLEAR FLAT TEMPERED GLASS LENS.	150W ED17 CLR PULSE START METAL HALIDE	AERM-2S-15P.ies	12600	0.81	185
	B	1	AERM-IV-150PSMH-HS	19" X 13" X 7" MINI-AEROLUME CAST ALUMINUM LUMINAIRE WITH FULL CUTOFF OPTICS; TYPE IV HORIZONTAL LAMP SEGMENTED REFLECTOR W/ INTERNAL HS SHIELD; 10" SQ. CLEAR FLAT TEMPERED GLASS LENS.	150W ED17 CLR PULSE START METAL HALIDE	AERM-4S-15P.ies	12600	0.81	185

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PROJECT NORTH

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No.	Date	Issue
2	10-26-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

PHOTOMETRIC LIGHTING PLAN

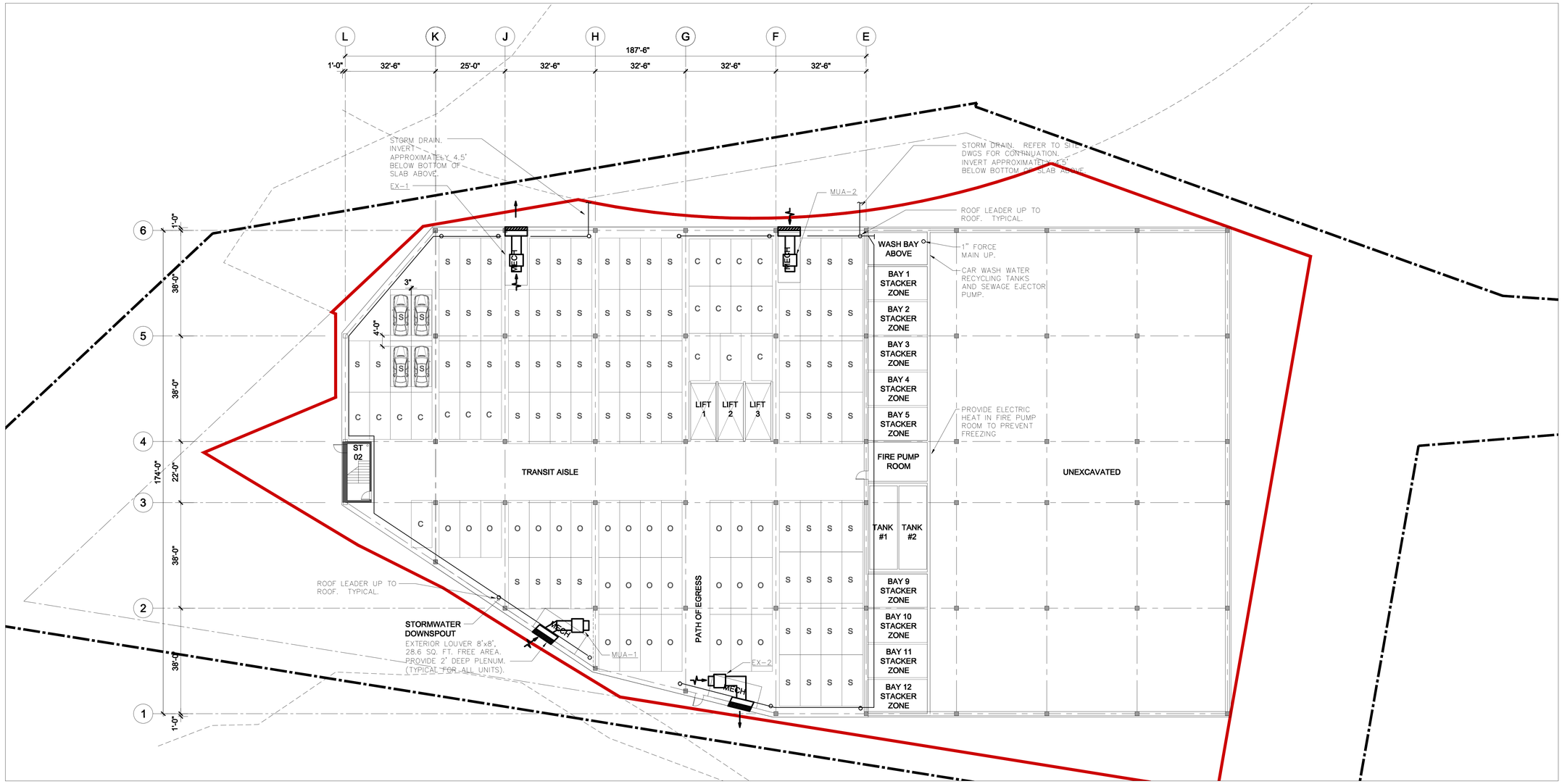
Job No. 2007-0632

Date 10-26-10

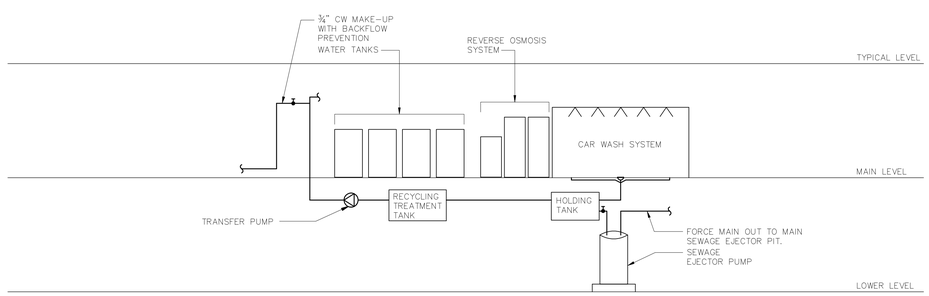
Scale AS NOTED

Drawn/Checked EAK

Sheet No. A-4.1



1 LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"



2 CAR WASH WATER RECYCLING SYSTEM
NONE

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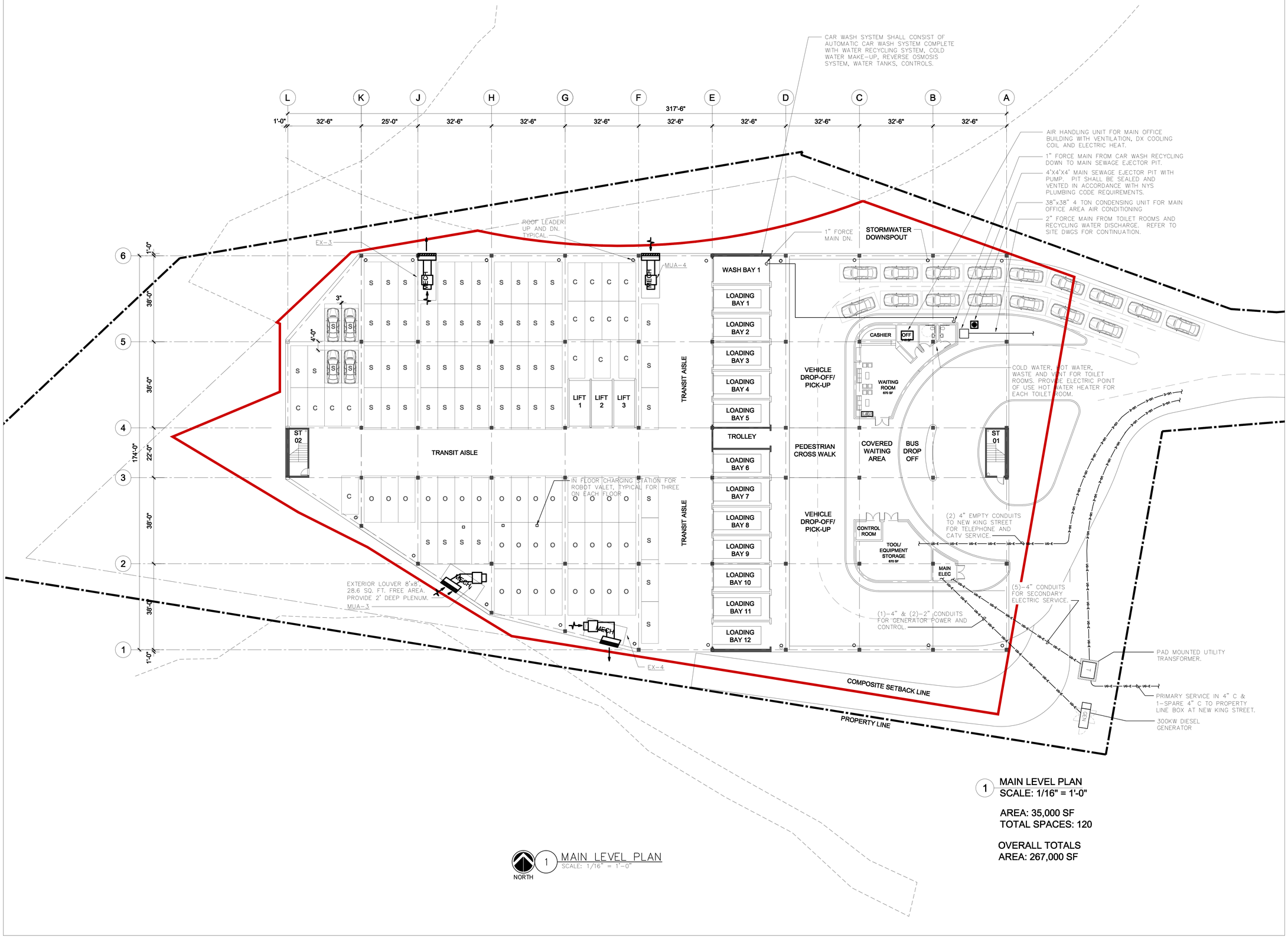
No.	Date	Issue
2	09-15-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

LOWER LEVEL PLAN

Job No. 2007-0632	Sheet No. MEP-1
Date 08-25-10	
Scale AS NOTED	
Drawn/Checked EWK	



1 MAIN LEVEL PLAN
SCALE: 1/16" = 1'-0"

AREA: 35,000 SF
TOTAL SPACES: 120

OVERALL TOTALS
AREA: 267,000 SF

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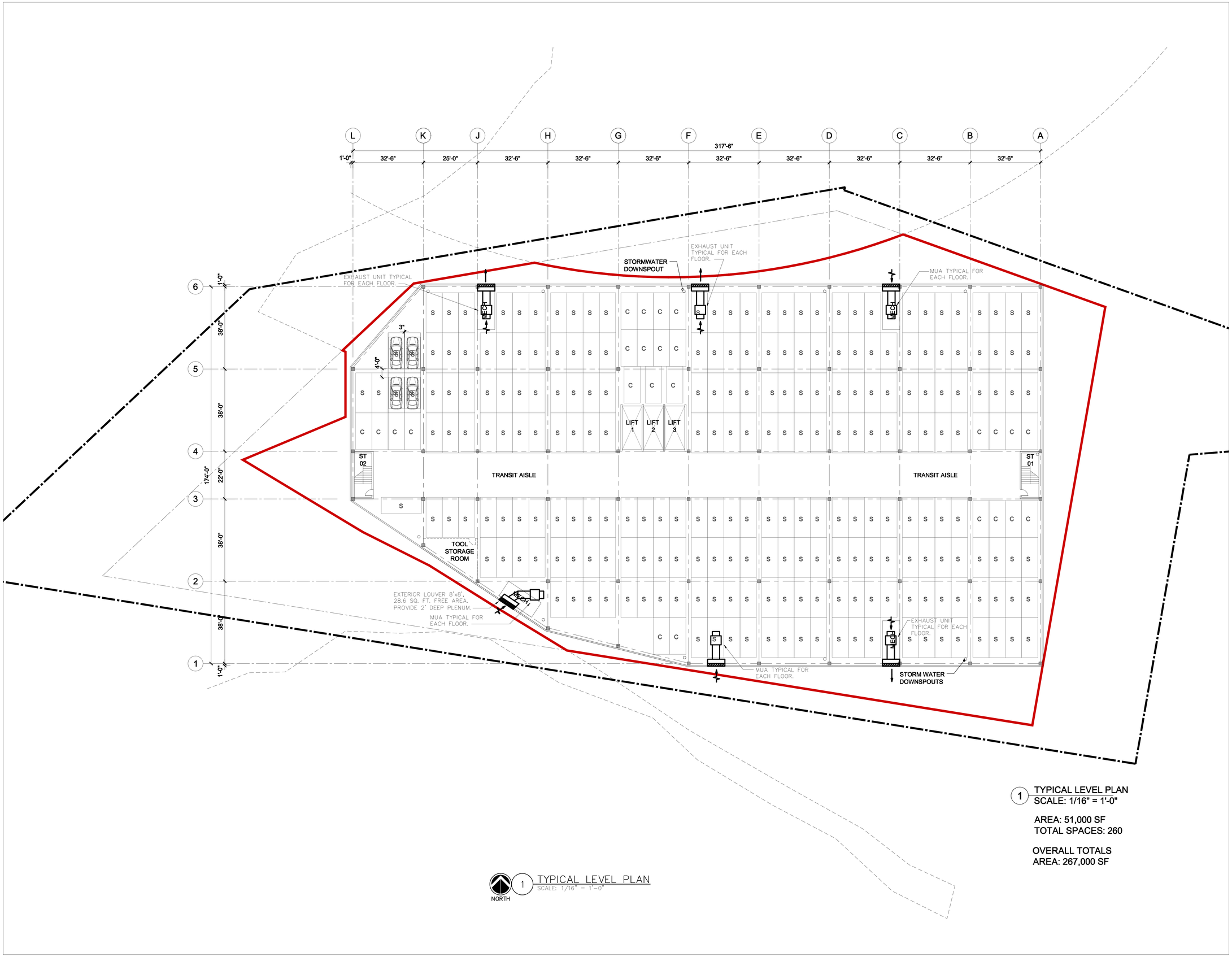
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title

MAIN LEVEL PLAN

Job No. 2007-0632	Sheet No. MEP-2
Date 08-25-10	
Scale AS NOTED	
Drawn/Checked EAK	



1 TYPICAL LEVEL PLAN
SCALE: 1/16" = 1'-0"

AREA: 51,000 SF
TOTAL SPACES: 260

OVERALL TOTALS
AREA: 267,000 SF

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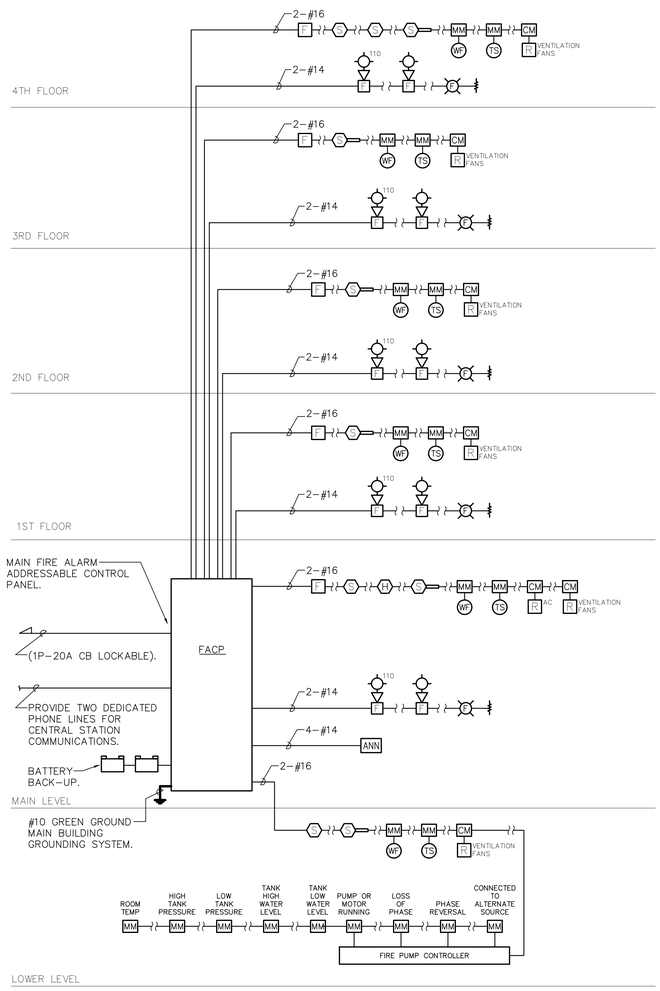
No.	Date	Issue
2	09-15-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

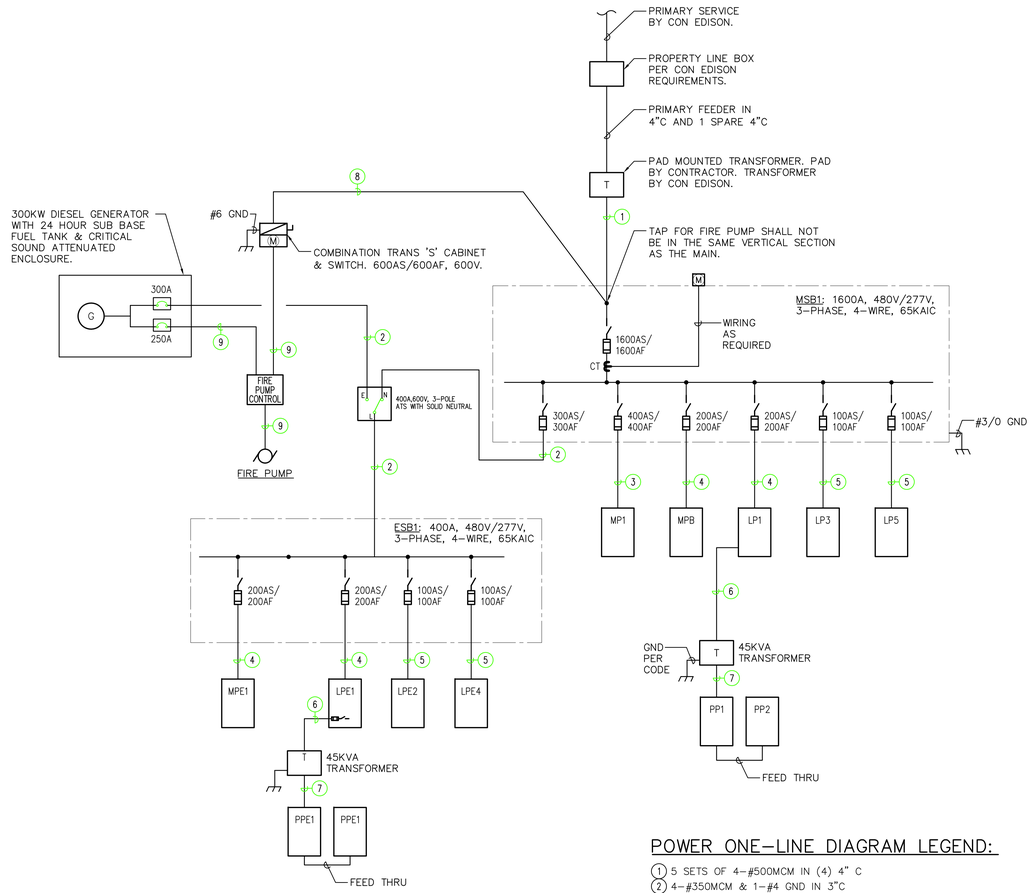
Sheet Title

TYPICAL LEVEL PLAN

Job No. 2007-0632	Sheet No. MEP-3
Date 08-25-10	
Scale AS NOTED	
Drawn/Checked EWK	



2 FIRE ALARM RISER DIAGRAM
SCALE: NONE



1 ELECTRICAL ONE–LINE DIAGRAM
SCALE: NONE

POWER ONE–LINE DIAGRAM LEGEND:

1. 5 SETS OF 4–#500MCM IN (4) 4" C
2. 4–#350MCM & 1–#4 GND IN 3"C
3. 4–#500MCM & 1–#3 GND IN 3–1/2" C
4. 4–#3/0 & 1–#6 GND IN 2" C
5. 4–#2 & 1–#8 GND IN 1–1/4" C
6. 3–#4 & 1–#8 GND IN 1" C
7. 4–#1/0 & 1–#6 GND IN 1–1/2" C
8. 3–#1 IN 1–1/2"C – (RHW IN RGS CONDUIT)
9. 3–#1 & 1–#6 GND IN 1–1/4"C – (RHW IN RGS CONDUIT)

FIRE ALARM SYMBOLS

SYMBOL	ABBREVIATION	DESCRIPTION
F	–	FIRE ALARM MANUAL PULL STATION
F	–	FIRE ALARM COMBINATION AUDIO/VISUAL DEVICE (15/75 CD – STROBE)
F 110	–	FIRE ALARM COMBINATION AUDIO/VISUAL DEVICE (110 CD – STROBE)
	–	FIRE ALARM STROBE 15/75 CD
110	–	FIRE ALARM STROBE 110 CD
S EL	–	SMOKE DETECTOR. EL – ELEVATOR LOBBY;
S AC–__	–	DUCT MOUNTED SMOKE DETECTOR
H	–	HEAT DETECTOR
TS	–	FIRE ALARM TAMPER SWITCH
WF	–	FIRE ALARM WATER FLOW SWITCH
ANN	–	FIRE ALARM ANNUNCIATOR PANEL
CM	CM	FIRE ALARM CONTROL MODULE
MM	MM	FIRE ALARM MONITORING MODULE
FACP	FACP	FIRE ALARM CONTROL PANEL
R	–	FIRE ALARM RELAY
	EOL	END OF LINE RESISTOR

DESIGN INTENT FOR THE FIRE ALARM SYSTEM

1.) THE NEW FIRE ALARM SYSTEM SHALL BE AN ADDRESSABLE ANALOG FIRE DETECTION SYSTEM. THE INSTALLATION AND ALL EQUIPMENT SHALL COMPLY WITH ALL APPLICABLE STATE, LOCAL, ADA AND NFPA CODES. ALL DEVICES SHALL BE THE ADDRESSABLE TYPE UNLESS OTHERWISE NOTED.

2.) THE REMOTE ANNUNCIATOR SHALL BE A LIQUID CRYSTAL DISPLAY LOCATED IN THE WAITING ROOM OF THE BUILDING AND SHALL DISPLAY THE ZONE(S) IN ALARM.

3.) THE PULL STATIONS SHALL BE LOCATED NEAR STAIRWAYS AND EXITS AT APPROVED ADA HEIGHTS.

4.) THE SMOKE DETECTORS SHALL BE PHOTO–ELECTRIC TYPE AND LOCATED IN THE OCCUPIED SPACES AND STAIRWELLS.

5.) THE HEAT DETECTORS SHALL BE THE SELF–RESTORING TYPE AND SHALL BE LOCATED IN MECHANICAL ROOMS.

6.) THE DUCT SMOKE DETECTORS SHALL BE THE PHOTO–ELECTRIC TYPE AND BE INSTALLED IN AIR HANDLING UNITS HAVING A CAPACITY OF 2000 CFM OR MORE.

7.) COMBINATION HORN/STROBE UNITS SHALL BE LOCATED AS IN ALL PUBLIC AREAS AND SHALL COMPLY WITH THE ADA REQUIREMENTS.

8.) THE FAN RELAYS SHALL BE CONNECTED TO SHUTDOWN ALL FLOOR FANS UPON ACTIVATION OF FIRE ALARM.

9.) ALL WATERFLOW AND TAMPER SWITCHES ASSOCIATED WITH THE FIRE PROTECTION SYSTEM SHALL BE CONNECTED TO THE FIRE ALARM SYSTEM.

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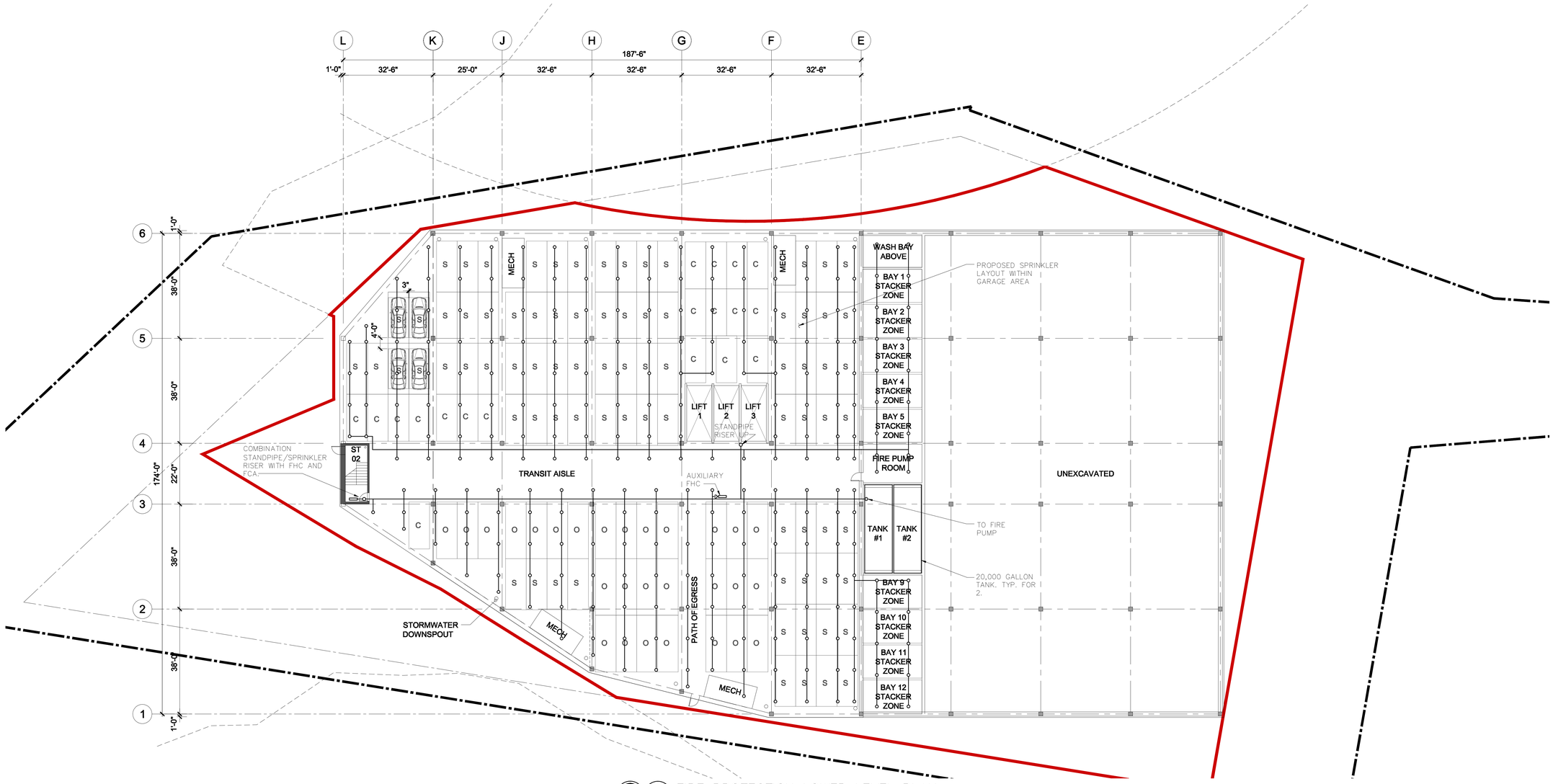
No.	Date	Issue
2	09–15–10	DEIS SUBMISSION
1	06–15–09	SITE PLAN SUBMISSION

Sheet Title

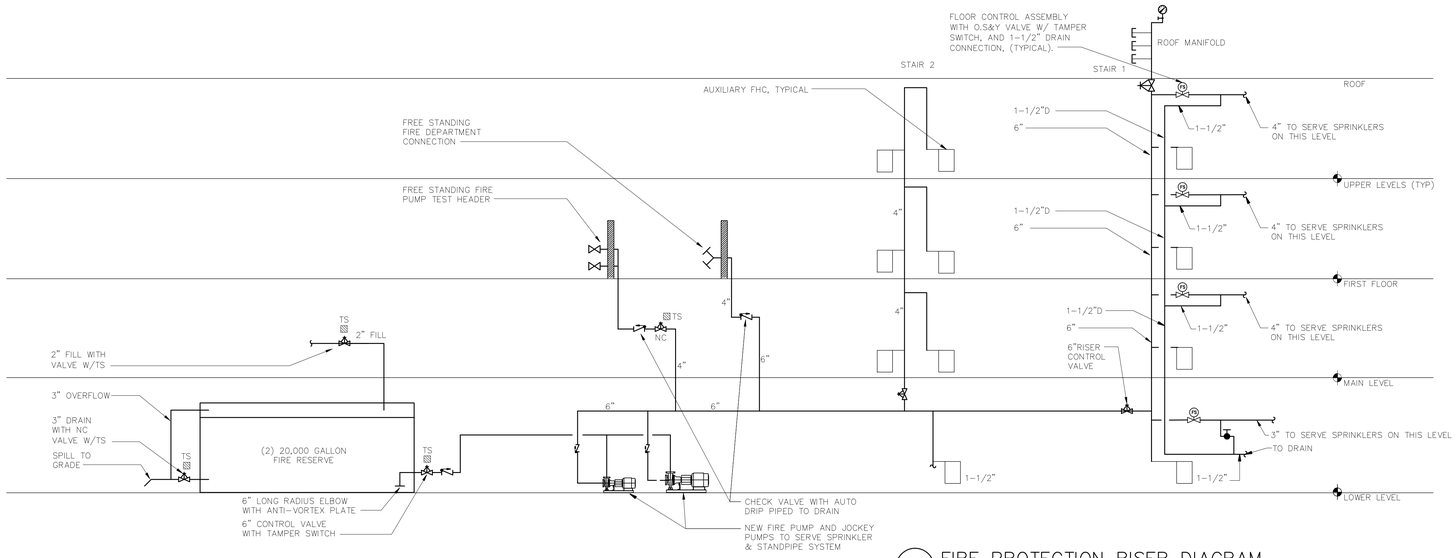
ELECTRICAL & FIRE ALARM RISER DIAGRAMS

Job No. 2007–0632
Date 08–25–10
Scale AS NOTED
Drawn/Checked JEAKT

Sheet No. MEP-4



1 FIRE PROTECTION LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"



2 FIRE PROTECTION RISER DIAGRAM
SCALE: NONE

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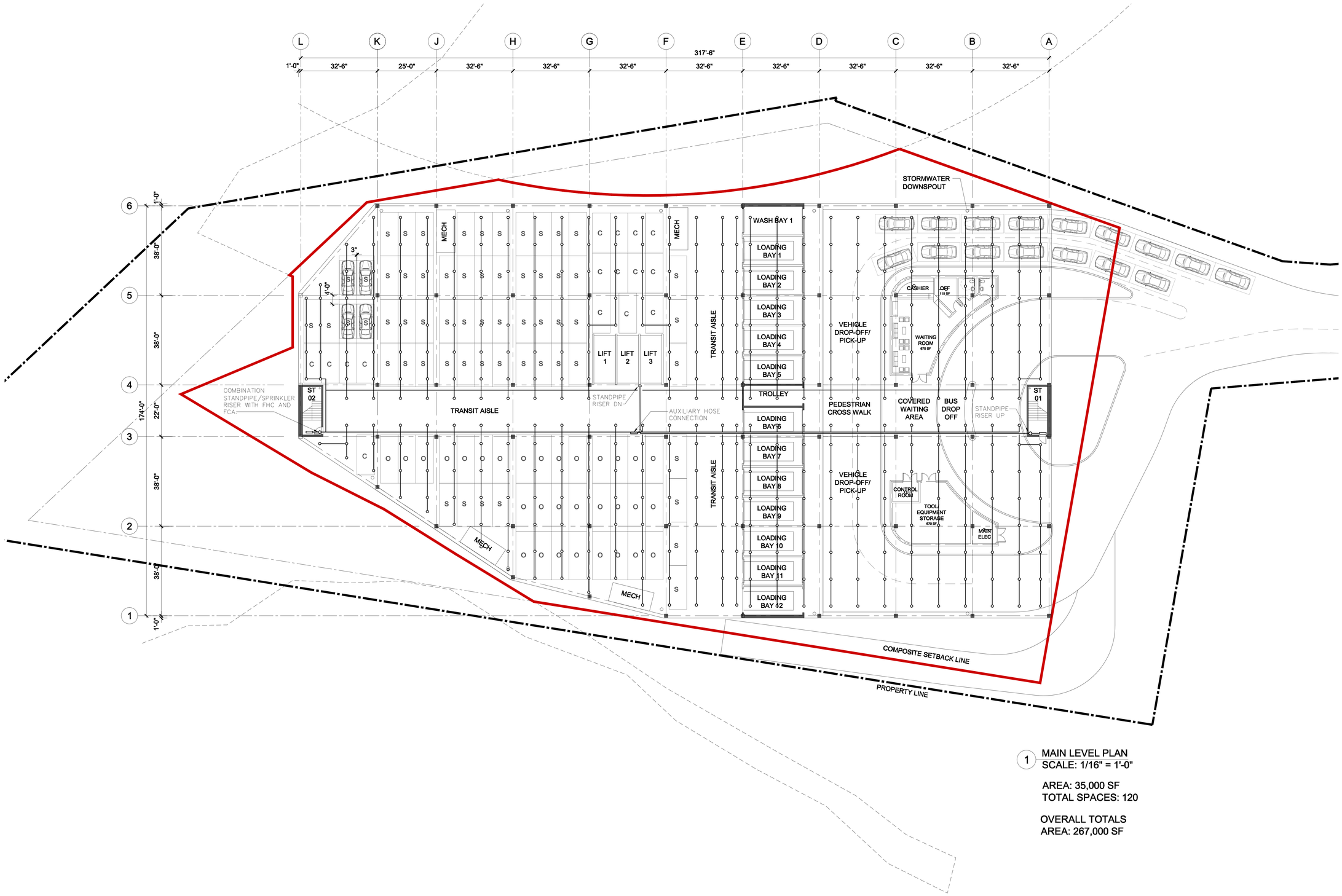
No.	Date	Issue
2	09-15-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title
FIRE PROTECTION LOWER LEVEL PLAN

Job No. 2007-0632	Sheet No. FP-001
Date 08-25-10	
Scale AS NOTED	
Drawn/Checked EWK	



1 MAIN LEVEL PLAN
SCALE: 1/16" = 1'-0"

AREA: 35,000 SF
TOTAL SPACES: 120

OVERALL TOTALS
AREA: 267,000 SF

NORTH

1 FIRE PROTECTION MAIN LEVEL PLAN
SCALE: 1/16" = 1'-0"

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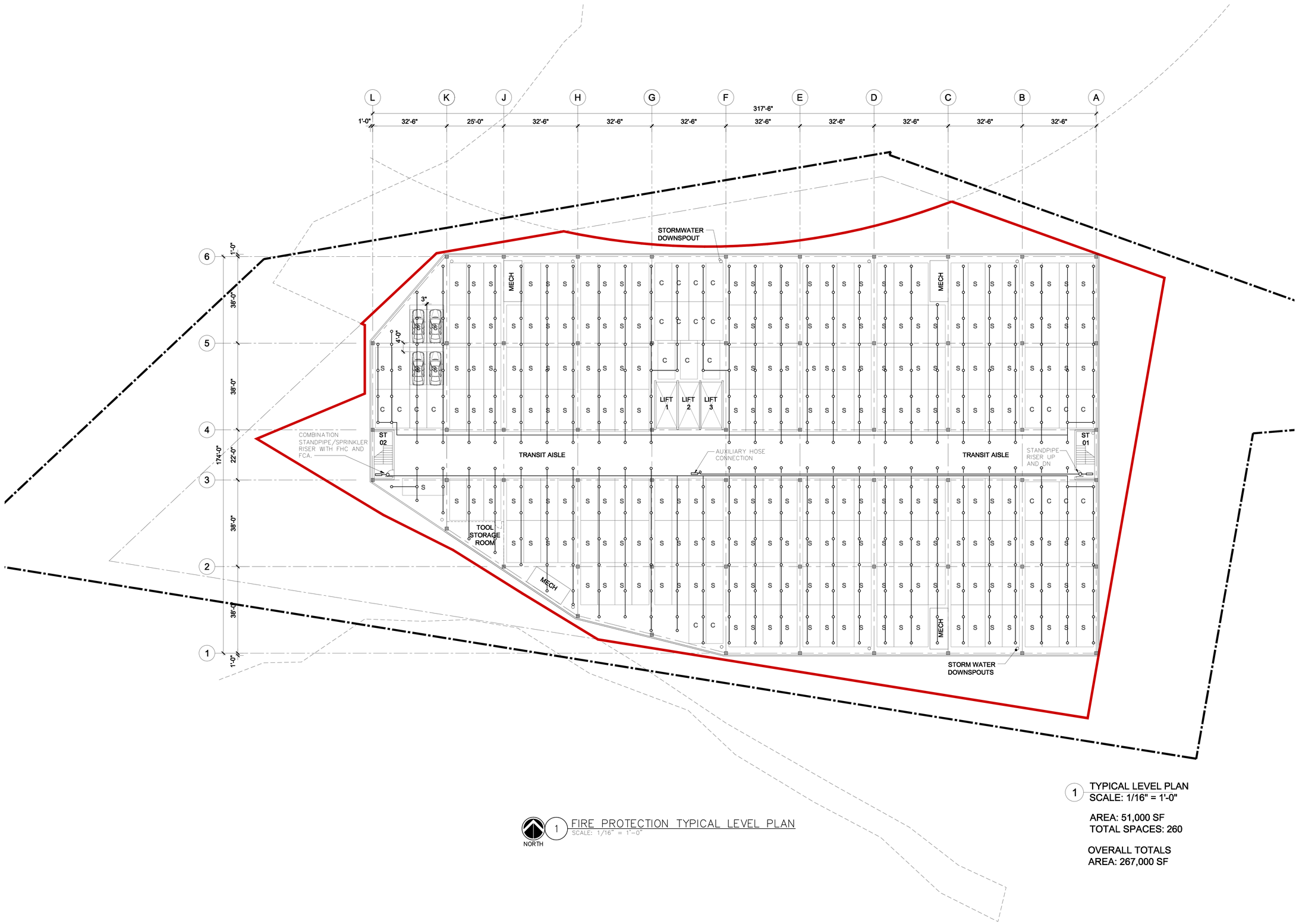
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title
FIRE PROTECTION MAIN LEVEL PLAN

Job No. 2007-0632
Date 08-25-10
Scale AS NOTED
Drawn/Checked EWK

Sheet No.
FP-002



1 FIRE PROTECTION TYPICAL LEVEL PLAN
SCALE: 1/16" = 1'-0"

1 TYPICAL LEVEL PLAN
SCALE: 1/16" = 1'-0"

AREA: 51,000 SF
TOTAL SPACES: 260

OVERALL TOTALS
AREA: 267,000 SF

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No.	Date	Issue
2	09-15-10	DEIS SUBMISSION
1	06-15-09	SITE PLAN SUBMISSION

Sheet Title
FIRE PROTECTION TYPICAL LEVEL PLAN

Job No. 2007-0632
Date 08-25-10
Scale AS NOTED
Drawn/Checked EWK

Sheet No.
FP-003