

DEIS DRAWINGS SET

AIRPORT CAMPUS

TAX MAP SECTION 118.02 | BLOCK 1 | LOT 1
WESTCHESTER COUNTY
113 KING STREET (NY RT 120)
TOWN OF NORTH CASTLE, NEW YORK

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

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

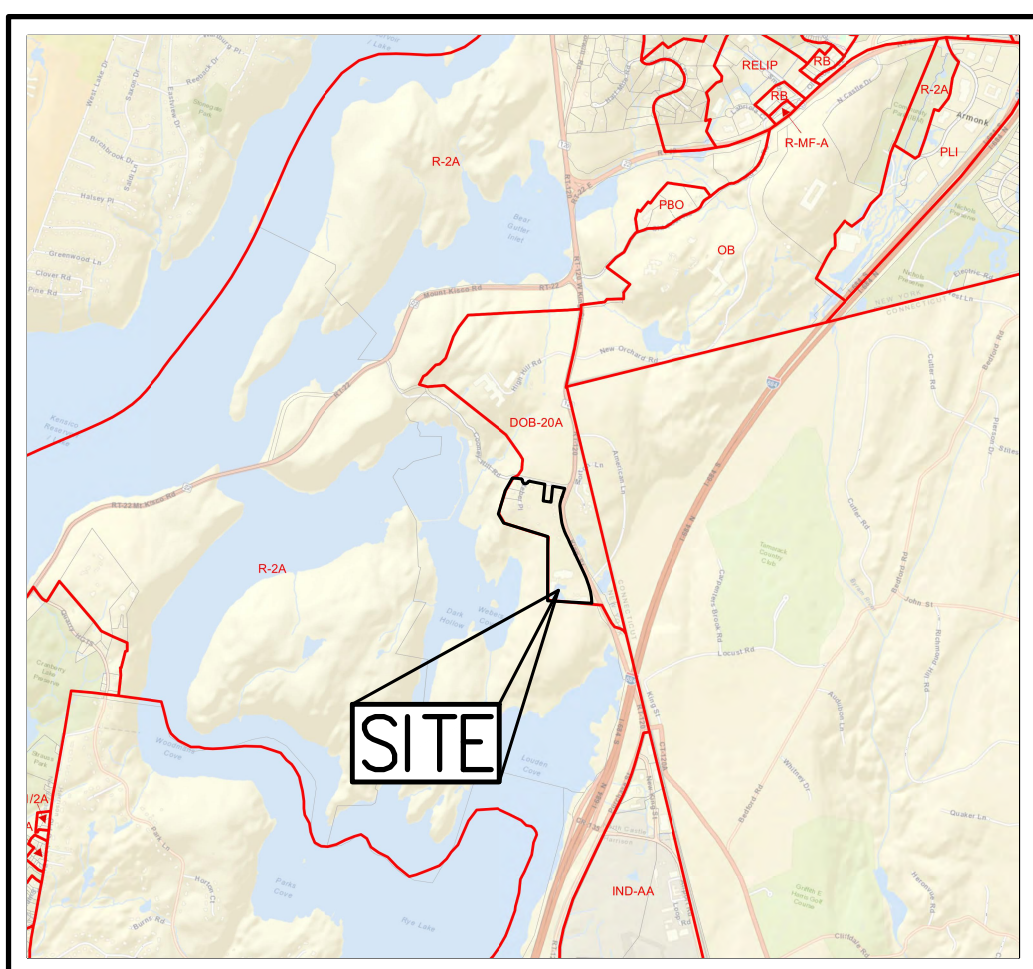
Attorneys:
Veneziano & Associates
84 BUSINESS PARK DRIVE, SUITE 200
ARMONK, NY 10504
(914) 273-1300

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

Wetland Consultant:
Ecological Solutions
1248 SOUTHDOWN ROAD
SOUTHURRY, CT 06488
(203) 910-4716

Architect:
Perkins Eastman
677 WASHINGTON BOULEVARD, SUITE 101
STAMFORD, CT 06901
(203) 251-7400

Traffic Engineers:
John Collins Engineers
11 BRADHURST AVENUE
HAWTHORNE, NY 10532
(914) 347-7500



ZONING MAP
SCALE: 1" = 3,500'



SITE LOCATION MAP
SCALE: 1" = 2,500'



AREA MAP
SCALE: 1" = 150'

JMC Drawing List:

C-000	COVER SHEET
C-010	EXISTING CONDITIONS PLAN
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C-202	PRELIMINARY GRADING PLAN
C-301	PRELIMINARY UTILITIES PLAN
C-302	PRELIMINARY UTILITIES PLAN
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L-101	PRELIMINARY LANDSCAPE PLAN
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TABLE OF LAND USE				
PROPOSED USE: AIRPORT CAMPUS DEVELOPMENT CONCEPT PLAN ZONING DISTRICT: DOB-20A (DESIGNED OFFICE BUSINESS DISTRICT)				
	EXISTING DOB-20A	EXISTING CONDITION	PROPOSED DOB-20A	PROVIDED
AREA				
MINIMUM LOT AREA	30 ACRES	37.8 ACRES	NO CHANGE	NO CHANGE
MINIMUM FRONTAGE	500 FT	2,215 FT	NO CHANGE	NO CHANGE
MINIMUM DEPTH	500	857 FT (AVG)	NO CHANGE	NO CHANGE
MINIMUM FRONT YARD SETBACKS				
CURRENTLY PERMITTED USES (355-23)	150 FT	61 FT ^M	NO CHANGE	NO CHANGE
MULTIFAMILY RESIDENTIAL BUILDINGS	N/A	N/A	65 FT ^M	65 FT
RESIDENTIAL TOWNHOMES	N/A	N/A	200 FT ^M	244 FT
MINIMUM REAR YARD SETBACKS				
CURRENTLY PERMITTED USES (355-23)	300 FT / 10 FT ^M	14 FT	NO CHANGE	NO CHANGE
MULTIFAMILY RESIDENTIAL BUILDINGS	N/A	N/A	50 FT	61 FT
RESIDENTIAL TOWNHOMES	N/A	N/A		
MINIMUM SIDE YARD SETBACKS				
RESIDENTIAL TOWNHOMES	N/A	N/A	60 FT ^M	64 FT
MAXIMUM BUILDING COVERAGE				
CURRENTLY PERMITTED USES (355-23)	10 PERCENT	6.88 PERCENT	15 PERCENT ^M	3.69 PERCENT
MULTIFAMILY RESIDENTIAL BUILDINGS	N/A	N/A	15 PERCENT ^M	4.08 PERCENT
RESIDENTIAL TOWNHOMES	N/A	N/A	15 PERCENT ^M	2.19 PERCENT
MAXIMUM BUILDING HEIGHT				
CURRENTLY PERMITTED USES (355-23)	AS IN 355-30A(3)(C)	≤ 45 FT	AS IN 355-30A(3)(C)	NO CHANGE
MULTIFAMILY RESIDENTIAL BUILDINGS	N/A	N/A	85 FEET ^M	5.85 FEET
RESIDENTIAL TOWNHOMES	N/A	N/A	35 FEET ^M	2.35 FEET
FLOOR AREA RATIO				
CURRENTLY PERMITTED USES (355-23)	0.15	0.16 ^M	NO CHANGE	0.06
MULTIFAMILY RESIDENTIAL BUILDINGS	N/A	N/A	N/A ^M	N/A
RESIDENTIAL TOWNHOMES	N/A	N/A	N/A ^M	N/A
PARKING				
CURRENTLY PERMITTED USES (355-23)	AS IN 355-30	473	NO CHANGE	SHARED WITH HOTEL
MULTIFAMILY RESIDENTIAL BUILDINGS	N/A	N/A	AS DETERMINED BY PLANNING BOARD ^M	342
RESIDENTIAL TOWNHOMES	N/A	N/A	AS DETERMINED BY PLANNING BOARD ^M	4 PER UNIT ^M
HOTEL	N/A	N/A	AS DETERMINED BY PLANNING BOARD ^M	SHARED WITH OFFICE

TABLE OF LAND USE NOTES

- (1) SUBJECT TO SPECIAL PERMIT APPROVAL BY THE TOWN BOARD.
- (2) 10 FEET FOR BUILDING ADJACENT TO NYSDAP WATERSHED LANDS BY SPECIAL PERMIT.
- (3) SUBJECT TO OTHER DENSITY LIMITATIONS
- (4) INCREASED FLOOR AREA RATIO PERMITTED DUE TO PREVIOUS TRANSFER OF DEVELOPMENT RIGHTS
- (5) PARKING REQUIREMENTS FOR MULTIFAMILY AND TOWNHOUSE USES SHALL BE DETERMINED BY THE PLANNING BOARD IN CONNECTION WITH SITE PLAN APPROVAL.
- (6) PARKING FOR EACH RESIDENTIAL TOWNHOUSE UNIT INCLUDES 2 DRIVEWAY AND 2 GARAGE SPACES (4 SPACES TOTAL).
- (7) PREVIOUSLY APPROVED BY SPECIAL PERMIT OF TOWN BOARD.

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



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 1209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 1209, SUBSECTION 2.

Drawn: **JJ** Approved: **AG**
Scale: **AS NOTED**
Date: **03/20/2020**
Project No: **15072**
Sheet No: **C-000** OF **001**

C-000

No.	Revision	Date	By
1.	RESPOND TO TOWN COMMENTS	09/16/2020	JJ

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www.jmcplic.com

NOT FOR CONSTRUCTION

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

NOTES

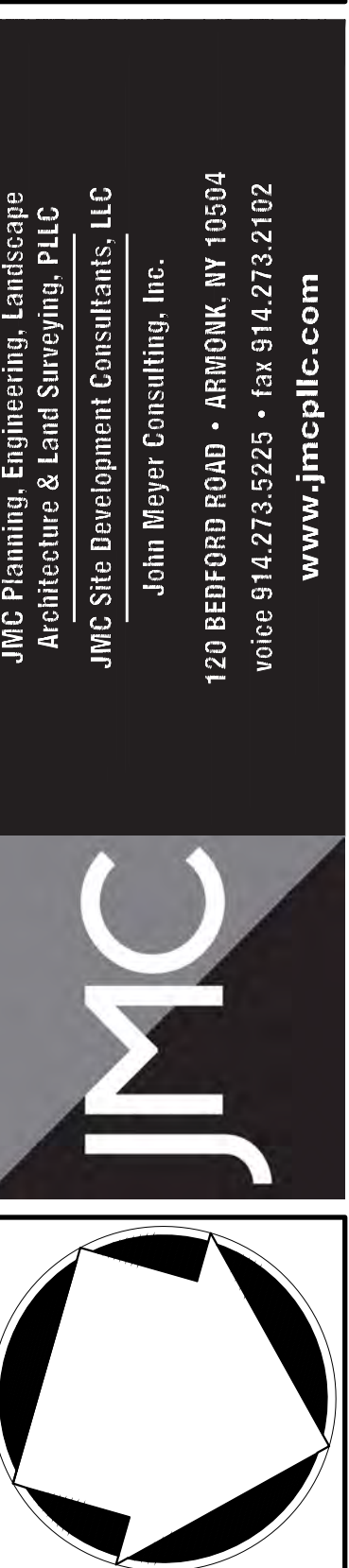
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF M&A INSURANCE CORP.," PREPARED BY JOHN MEYER CONSULTING, DATED 09-30-2006.



No.	Revisions	Date	By
1.	RESPOND TO TOWN COMMENTS	09/16/2020	AL
2.	RESPOND TO TOWN COMMENTS	09/24/2020	AL
3.	RESPOND TO TOWN & NYSED COMMENTS	04/22/2021	MT

APPLICANT/OWNER:	ARCHITECT:
AIRPORT CAMPUS I-V LLC	PERKINS+ESTMAN
46 WESTCHESTER AVENUE	115 FIFTH AVENUE
POUND RIDGE, NY 10576	NEW YORK, NY 10003

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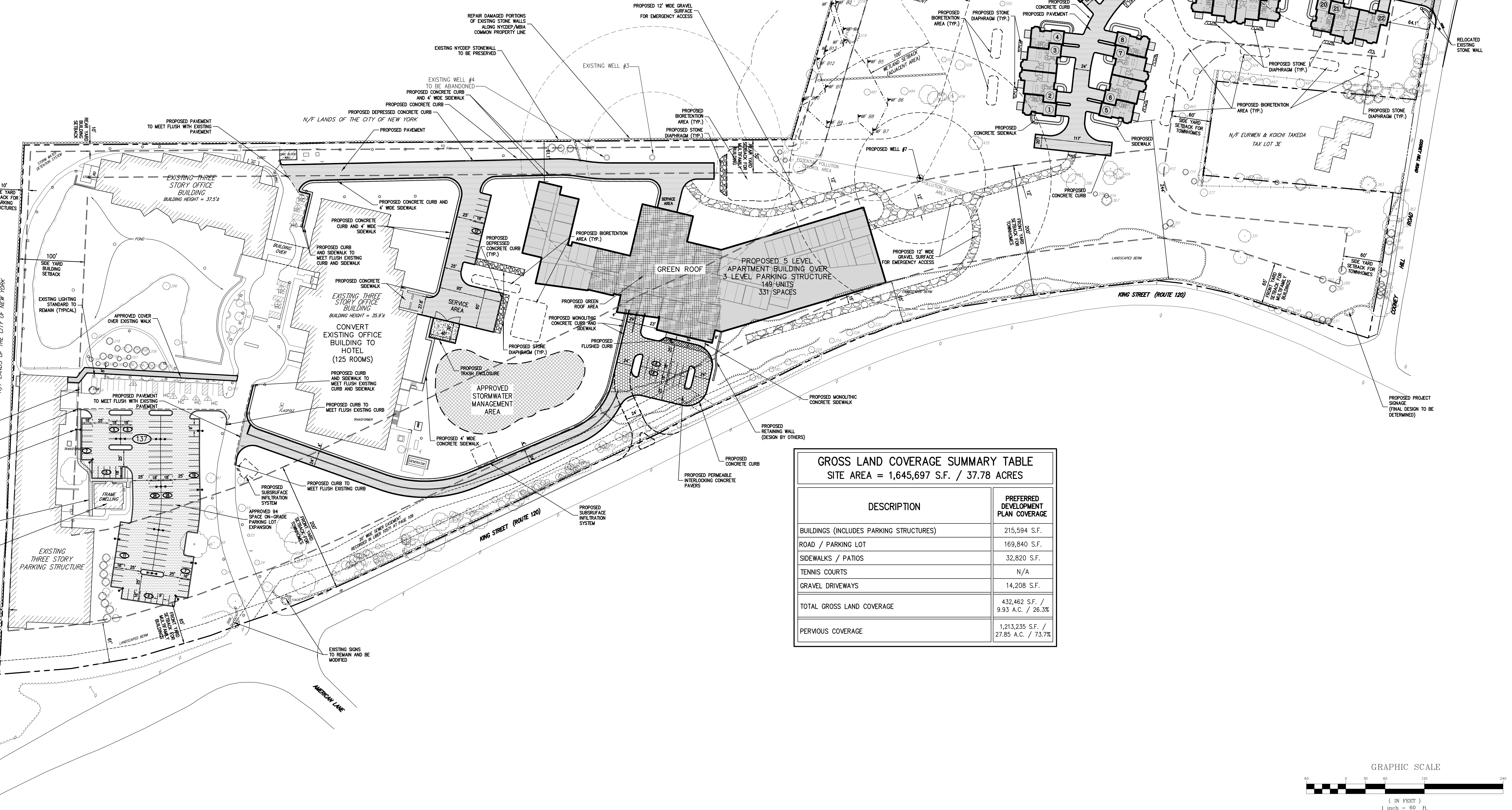
EXISTING CONDITIONS PLAN
AIRPORT CAMPUS
115 FIFTH AVENUE
TOWN OF NORTH CASTLE, NEW YORK

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

Drawn: JI	Approved: AG
Scale: 1" = 60'	
Date: 03/20/2020	
Project No: 15072	
INSTRUMENT: C-010	DIST: 40'
Drawing No: C-010	

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

RESIDENTIAL BUILDING SUMMARY TABLE		
BUILDING TYPE	UNIT COUNT	BEDROOM COUNT
MULTIFAMILY BUILDING	149 UNITS	249 BEDROOMS (49 - 1 BEDROOM) (100 - 2 BEDROOM)
TOWNHOME	22 UNITS	66 BEDROOMS (22 - 3 BEDROOM)
TOTAL	171 UNITS	315 BEDROOMS



GROSS LAND COVERAGE SUMMARY TABLE	
SITE AREA = 1,645,697 S.F. / 37.78 ACRES	
DESCRIPTION	PREFERRED DEVELOPMENT PLAN COVERAGE
BUILDINGS (INCLUDES PARKING STRUCTURES)	215,594 S.F.
ROAD / PARKING LOT	169,840 S.F.
SIDEWALKS / PATIOS	32,820 S.F.
TENNIS COURTS	N/A
GRAVEL DRIVEWAYS	14,208 S.F.
TOTAL GROSS LAND COVERAGE	432,462 S.F. / 9.93 A.C. / 26.3%
PERVIOUS COVERAGE	1,213,235 S.F. / 27.85 A.C. / 73.7%

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

ARCHITECT: PERKINS+ESTMAN
115 FIFTH AVENUE
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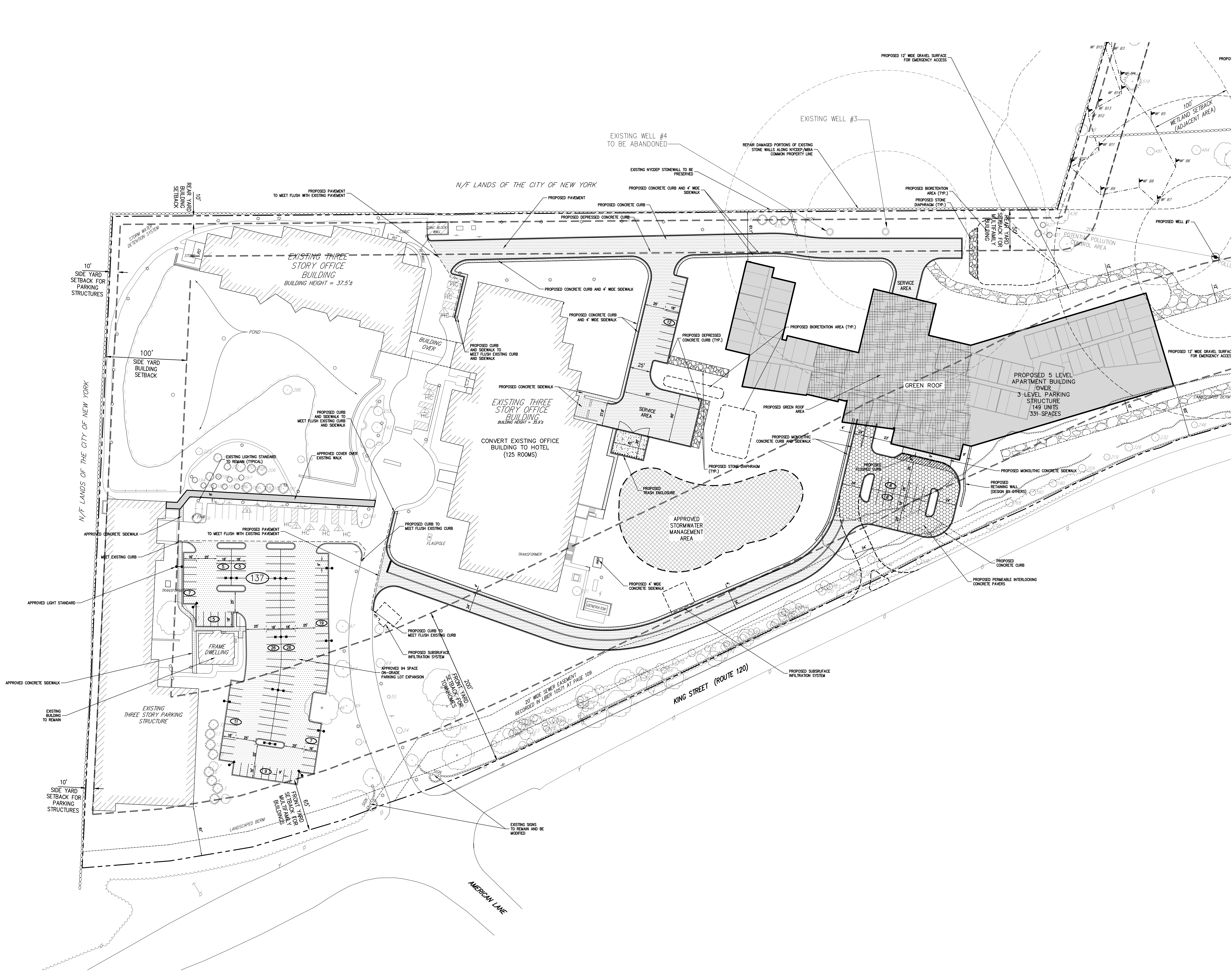
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OVERALL PREFERRED DEVELOPMENT PLAN

AIRPORT CAMPUS
113 FIFTH AVENUE
TOWN OF NORTH CASTLE, NEW YORK

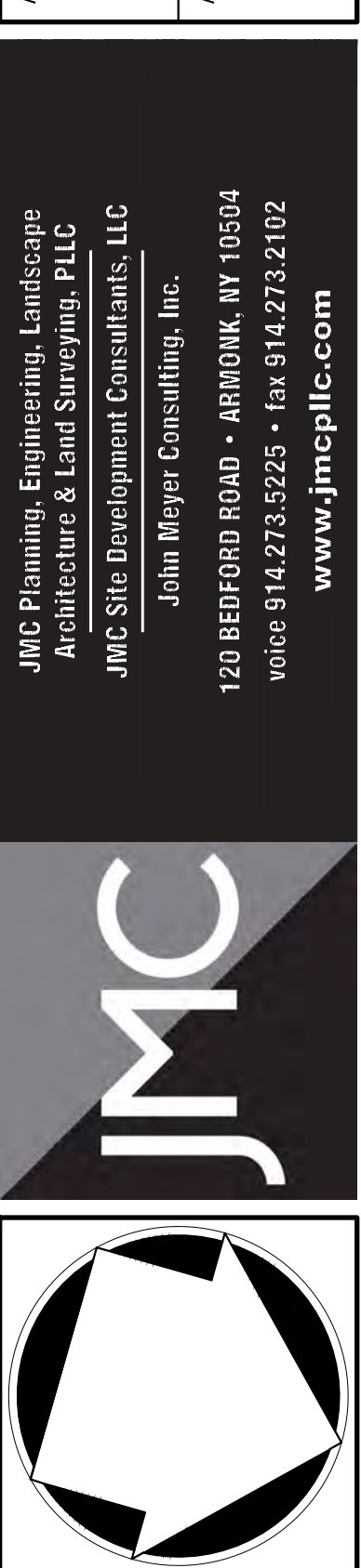
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Drawn: JH Approved: AG
Scale: 1" = 60'
Date: 03/20/2020
Project No: 15072
INSTRUMENT: C-100 LHA
Drawing No: C-100



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

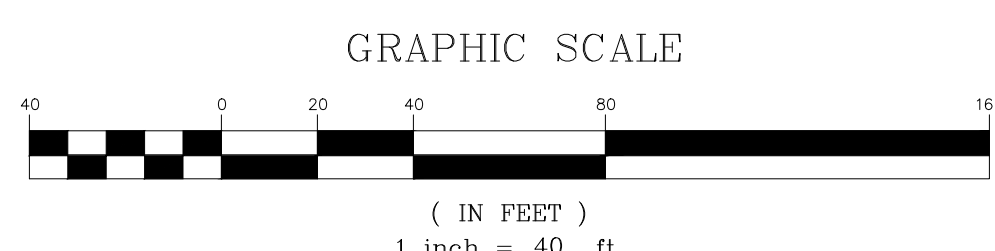
APPLICANT/OWNER							
AIRPORT CAMPUS I-V LLC							
46 WESTCHESTER AVENUE							
POUND RIDGE, NY 10576							
PERKINS-EASTMAN							
115 FIFTH AVENUE							
NEW YORK, NY 10003							
ARCHITECT							



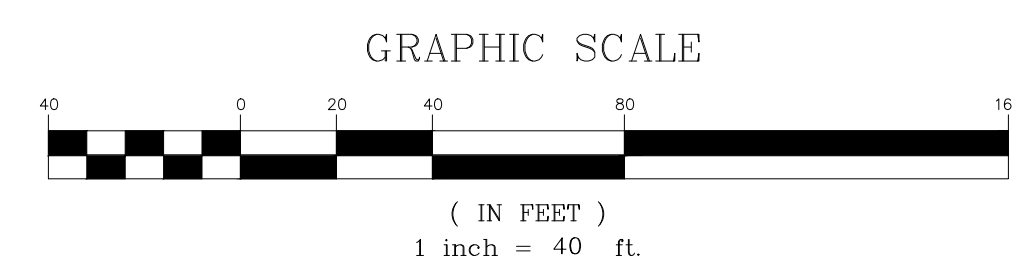
PREFERRED DEVELOPMENT PLAN
AIRPORT CAMPUS
115 FIFTH AVENUE
NEW YORK, NY 10003

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Drawn: AL	Approved: AG
Scale: 1" = 40'	
Date: 03/20/2020	
Project No: 15072	
Sheet: C-101	Of: 101
Drawn by: AL	Checked by: AG
C-101	



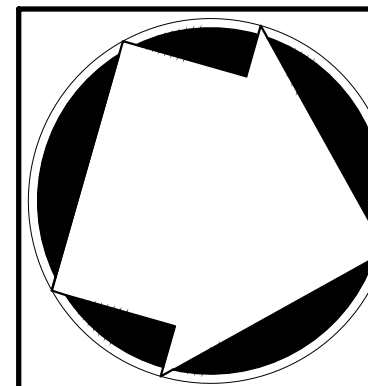
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Drawn: JJ	Approved: AG
Scale: 1" = 40'	
Date: 03/20/2020	
Project No: 15072	
15072-LAYOUT	LAY.scr
Drawing No: C-102	

PREFERRED
DEVELOPMENT PLAN

AIRPORT CAMPUS
113 KING STREET (NY RT 120)
TOWN OF NORTH CASTLE, NEW YORK

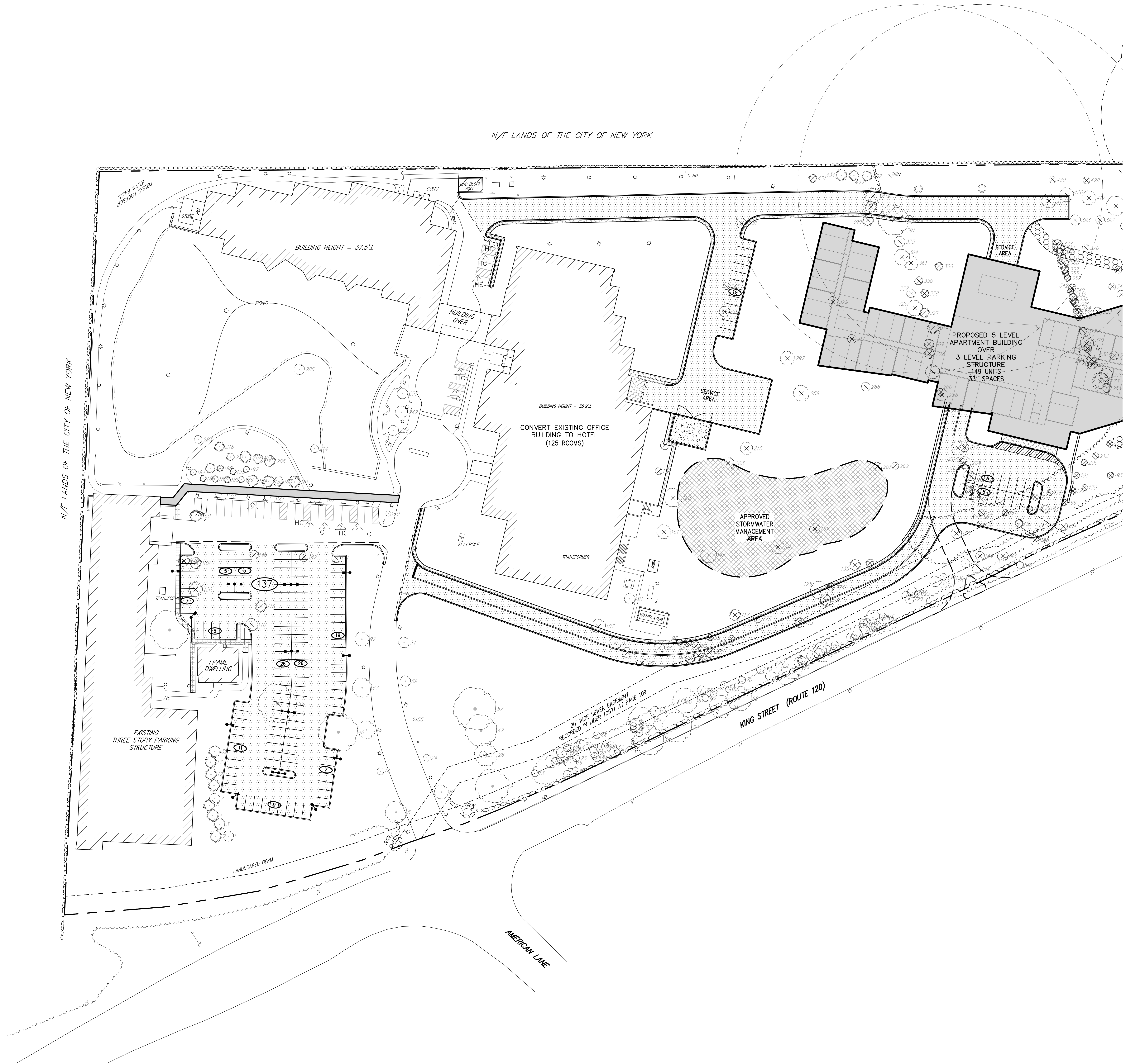


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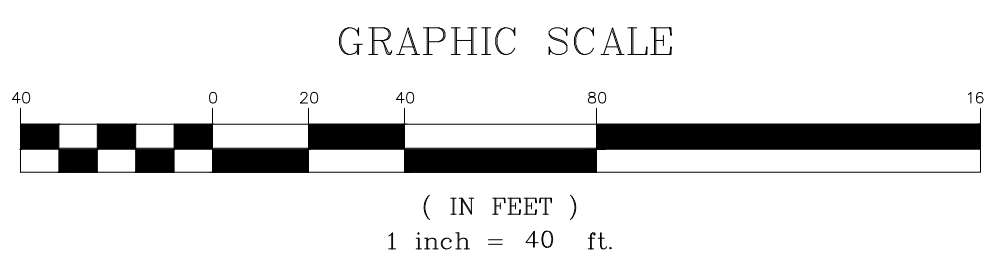
APPLICANT/OWNERS:
AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

ARCHITECT:
PERKINS-EASTMAN
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NEW YORK, NY 10003

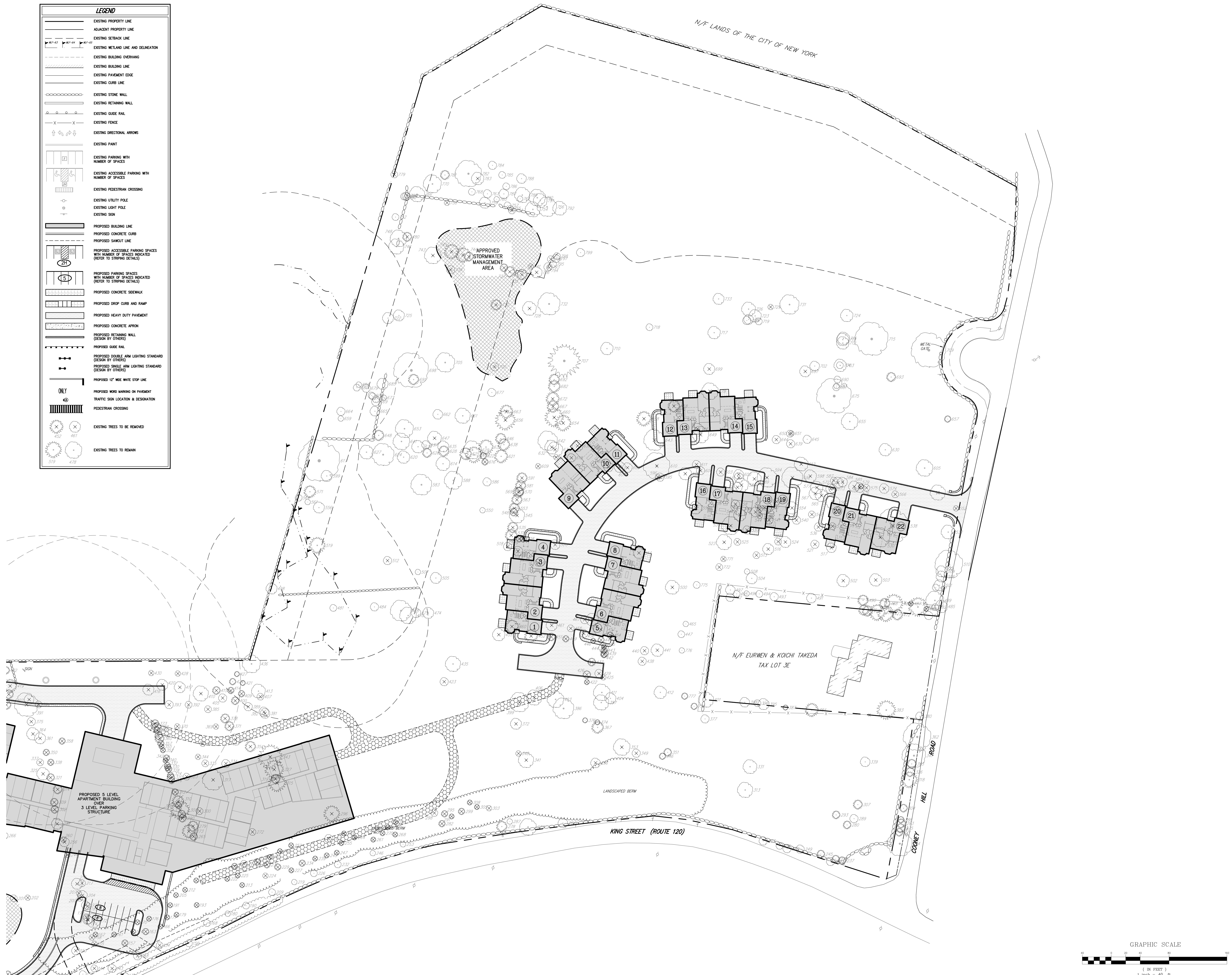
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LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING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



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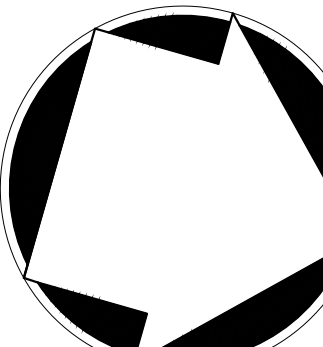
Drawn: JJ	Approved: A
Scale: 1" = 40'	
Date: 03/20/2020	
Project No: 15072	
15072-TREE-PRNT	C-152 TREE
Drawing No:	

C-152

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR IN SECTION 7209, SUBSECTION 3.

TREE PROTECTION PLAN

AIRPORT CAMPUS
113 KING STREET (NY RT. 120)
TOWN OF WEST FREDRICK



**IC Planning, Engineering, Landscape
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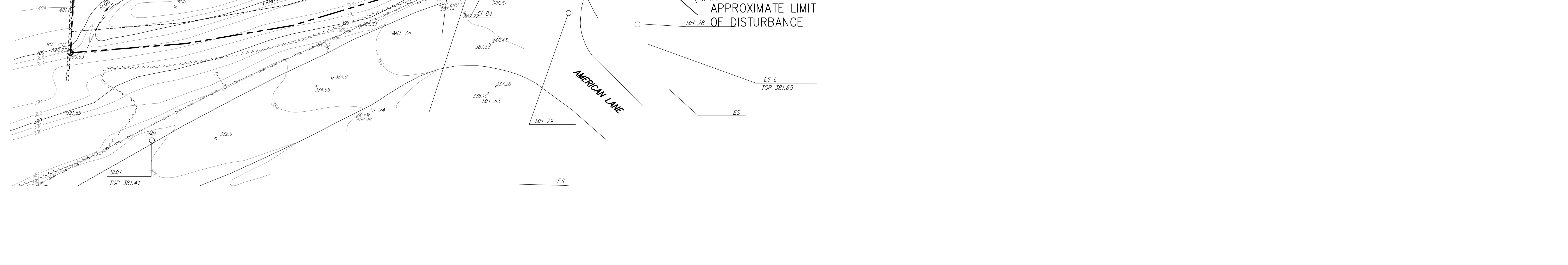
APPLICANT/OWNERS: AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

ARCHITECT: PERKINS+ESTMAN
115 FIFTH AVENUE

No.	Revision	Date	By
1.	RESPOND TO TOWN COMMENTS	09/16/2020	JJ

TREE TABLE – PART A																				
744 TREES DEPICTED HAVING A DIAMETER AT DBH OF 8" OR GREATER																				
TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	
1	CHERRY	12"	POOR	REMAIN	100	MAPLE	10"	GOOD	REMAIN	200	MAPLE	8"	GOOD	REMOVE	300	BIRCH	10"	POOR	REMOVE	
2	SPRUCE	14"	FAIR	REMAIN	101	HICKORY	8"	GOOD	REMAIN	201	ASH	10"	GOOD	REMOVE	301	PINE	28"	FAIR	REMOVE	
3	SPRUCE	14"	FAIR	REMAIN	102	MAPLE	10"	GOOD	REMAIN	202	ASH	8"	GOOD	REMOVE	302	SPRUCE	12"	GOOD	REMOVE	
4	SPRUCE	14"	FAIR	REMAIN	103	MAPLE	44"	GOOD	REMAIN	203	OAK	14"	FAIR	REMOVE	303	MAPLE	8"	GOOD	REMOVE	
5	MAPLE	24"	GOOD	REMAIN	104	MAPLE	10"	GOOD	REMAIN	204	MAPLE	14"	GOOD	REMOVE	304	SPRUCE	12"	POOR	REMAIN	
6	SPRUCE	14"	FAIR	REMAIN	105	MAPLE	10"	GOOD	REMAIN	205	SPRUCE	8"	GOOD	REMOVE	305	SPRUCE	8"	GOOD	REMOVE	
7	CHERRY	12"	FAIR	REMAIN	106	MAPLE	8"	GOOD	REMAIN	206	PINE	14"	GOOD	REMAIN	306	PINE	10"	POOR	REMOVE	
8	MAPLE	16"	GOOD	REMAIN	107	BIRCH	16" TR	GOOD	REMOVE	207	MAPLE	8"	GOOD	REMOVE	307	SPRUCE	14"	POOR	REMAIN	
9	MAPLE	38"	GOOD	REMAIN	108	ASH	8"	FAIR	REMAIN	208	PINE	12"	FAIR	REMAIN	308	SPRUCE	8"	GOOD	REMOVE	
10	SPRUCE	14"	FAIR	REMAIN	110	MAGNOLIA	14"	GOOD	REMOVE	209	MAPLE	10"	GOOD	REMAIN	309	SPRUCE	12"	GOOD	REMOVE	
11	MAPLE	10"	GOOD	REMAIN	111	MAPLE	10"	GOOD	REMAIN	210	PINE	14"	FAIR	REMAIN	310	PINE	18"	FAIR	REMOVE	
12	SPRUCE	14"	FAIR	REMAIN	112	MAPLE	10"	GOOD	REMAIN	211	PINE	10"	FAIR	REMAIN	311	ASH	10"	FAIR	REMOVE	
13	ASH	8"	GOOD	REMAIN	113	PINE	12"	GOOD	REMOVE	212	SPRUCE	8"	GOOD	REMAIN	312	CEDAR	10"	GOOD	REMOVE	
14	MAPLE	8"	GOOD	REMAIN	114	MAPLE	8"	GOOD	REMAIN	213	SPRUCE	8"	FAIR	REMOVE	313	MAPLE	22"	FAIR	REMAIN	
15	MAPLE	8"	GOOD	REMAIN	115	MAPLE	16"	GOOD	REMAIN	214	CHERRY	9"	FAIR	REMAIN	314	SPRUCE	14"	GOOD	REMOVE	
16	ASH	14"	GOOD	REMAIN	116	MAPLE	8"	GOOD	REMAIN	215	OAK	14"	FAIR	REMOVE	315	PINE	26"	GOOD	REMOVE	
17	SPRUCE	14"	FAIR	REMAIN	117	PINE	14" 8"	GOOD	REMOVE	216	MAPLE	16"	FAIR	REMOVE	316	CEDAR	10"	FAIR	REMOVE	
18	ASH	10"	GOOD	REMAIN	118	SPRUCE	14"	POOR	REMOVE	217	MAPLE	10"	FAIR	REMOVE	317	MAPLE	30"	FAIR	POOR	REMOVE
19	ASH	14"	GOOD	REMAIN	119	PINE	14"	FAIR	REMOVE	218	SPRUCE	12"	GOOD	REMAIN	318	PINE	24"	FAIR	REMAIN	
20	ASH	10"	GOOD	REMAIN	120	MAPLE	10"	GOOD	REMAIN	219	MAPLE	8"	GOOD	REMAIN	319	PINE	14"	GOOD	FAIR	
21	ASH	10"	GOOD	REMAIN	121	BIRCH	12" MU	GOOD	REMAIN	220	PEAR	10"	GOOD	REMOVE	320	CEDAR	12"	FAIR	REMOVE	
22	MAPLE	8"	GOOD	REMAIN	122	MAPLE	10"	GOOD	REMAIN	221	SPRUCE	8"	GOOD	REMOVE	321	SPRUCE	12"	GOOD	REMOVE	
23	MAPLE	8"	GOOD	REMAIN	123	MAPLE	8"	FAIR	REMAIN	222	SPRUCE	8"	FAIR	REMOVE	322	OAK	12"	GOOD	REMOVE	
24	MAPLE	8"	GOOD	REMAIN	124	MAPLE	12" 8"	FAIR	REMAIN	223	MAPLE	9" TW	GOOD	REMAIN	323	DECIDUOUS	10"	POOR	REMOVE	
25	MAPLE	8"	GOOD	REMAIN	125	OAK	20"	FAIR	REMOVE	224	MAPLE	8"	GOOD	REMOVE	324	CEDAR	10"	FAIR	REMOVE	
26	MAPLE	26"	GOOD	REMAIN	126	SPRUCE	18" TW	POOR	REMOVE	225	SPRUCE	8"	FAIR	REMOVE	325	MAPLE	18"	GOOD	REMOVE	
27	MAPLE	8"	GOOD	REMAIN	127	MAPLE	8"	GOOD	REMAIN	226	MAPLE	10"	GOOD	REMAIN	326	PINE	14"	FAIR	REMAIN	
28	MAPLE	10"	GOOD	REMAIN	129	MAPLE	12"	GOOD	REMAIN	227	PINE	8"	FAIR	REMOVE	327	PINE	28"	GOOD	REMOVE	
29	MAPLE	10" 6"	GOOD	REMAIN	130	MAPLE	8"	GOOD	REMAIN	228	LOCUST	12"	GOOD	REMAIN	328	CEDAR	10"	FAIR	REMOVE	
30	ASH	12"	GOOD	REMAIN	132	MAPLE	8"	GOOD	REMAIN	229	MAPLE	10"	GOOD	REMOVE	329	ASH	12"	FAIR	REMOVE	
31	MAPLE	12"	GOOD	REMAIN	134	MAPLE	10"	GOOD	REMAIN	230	PINE	10"	FAIR	REMOVE	330	CEDAR	10"	FAIR	REMOVE	
32	SPRUCE	14"	FAIR	REMAIN	135	PINE	14"	GOOD	REMOVE	231	PINE	10"	FAIR	REMOVE	331	MAPLE	20"	GOOD	REMAIN	
33	ASH	8"	GOOD	REMAIN	136	MAPLE	8"	GOOD	REMAIN	232	MAPLE	10"	GOOD	REMAIN	332	CEDAR	10"	FAIR	REMOVE	
34	ASH	8"	GOOD	REMAIN	137	PINE	10"	POOR	REMOVE	233	MAPLE	10"	GOOD	REMOVE	333	PINE	14"	FAIR	REMAIN	
35	MAPLE	8"	GOOD	REMAIN	138	MAPLE	10"	GOOD	REMAIN	234	PINE	10"	POOR	REMOVE	334	DECIDUOUS	12"	GOOD	REMOVE	
36	ASH	8"	FAIR	REMAIN	139	SPRUCE	14"	FAIR	REMOVE	235	PINE	10"	FAIR	REMOVE	335	CHERRY	10"	GOOD	REMOVE	
37	CHERRY	12"	GOOD	REMAIN	140	SPRUCE	14"	FAIR	REMOVE	236	MAPLE	12" TR	FAIR	REMAIN	336	MAPLE	14"	FAIR	REMOVE	
38	CHERRY	8"	POOR	REMAIN	141	OAK	10"	GOOD	REMOVE	237	SPRUCE	12"	GOOD	REMAIN	337	MAPLE	10"	GOOD	REMOVE	
39	MAPLE	8"	POOR	REMAIN	142	OAK	10"	FAIR	REMOVE	238	SPRUCE	12"	GOOD	REMAIN	338	SPRUCE	10"	GOOD	REMOVE	
40	ASH	12" TW	FAIR	REMAIN	143	MAPLE	12"	GOOD	REMOVE	239	SPRUCE	8"	FAIR	REMOVE	339	MAPLE	14"	GOOD	REMAIN	
41	MAPLE	10"	GOOD	REMAIN	144	HICKORY	10"	GOOD	REMOVE	240	SPRUCE	8"	GOOD	REMOVE	340	CEDAR	8" TW	FAIR	REMOVE	
42	CHERRY	8"	POOR	REMAIN	145	OAK	18"	GOOD	REMOVE	242	LOCUST	14"	GOOD	REMAIN	341	PEAR	22"	GOOD	REMOVE	
43	MAPLE	34"	GOOD	REMAIN	146	OAK	SPRUCE	10"	GOOD	REMOVE	243	SPRUCE	8"	FAIR	REMOVE	342	CEDAR	10" TW	FAIR	REMOVE
44	ASH	8"	GOOD	REMAIN	147	ASH	16"	FAIR	REMOVE	244	MAPLE	8"	FAIR	REMOVE	343	PINE	36"	GOOD	REMOVE	
45	MAPLE	8"	GOOD	REMAIN	148	MAPLE	12"	GOOD	REMOVE	245	SPRUCE	12"	GOOD	REMAIN	344	APPLE	8"	GOOD	REMOVE	
46	MAPLE	44"	FAIR	REMAIN	149	BIRCH	8"	GOOD	REMOVE	246	MAPLE	8"	FAIR	REMAIN	345	OAK	8"	FAIR	REMOVE	
47	MAPLE	36"	GOOD	REMAIN	150	OAK	12"	GOOD	REMOVE	247	SPRUCE	8"	FAIR	REMOVE	346	CEDAR	10"	GOOD	REMAIN	
48	MAPLE	20"	FAIR	REMAIN	151	PEAR	16"	FAIR	REMOVE	248	SPRUCE	8"	GOOD	REMOVE	347	OAK	34"	GOOD	REMAIN	
49	MAPLE	8"	GOOD	REMAIN	152	OAK	12"	GOOD	REMOVE	249	MAPLE	12"	FAIR	REMAIN	348	MAGNOLIA	8"	FAIR	REMOVE	
50	MAPLE	34"	GOOD	REMAIN	154	MAPLE	10"	GOOD	REMOVE	250	MAPLE	12" 8" 6"	FAIR	REMAIN	349	MAGNOLIA	12"	FAIR	REMOVE	
51	MAPLE	8"	GOOD	REMAIN	155	OAK	8"	GOOD	REMOVE	251	MAPLE	10"	FAIR	REMAIN	350	SPRUCE	10"	FAIR	REMOVE	
52	MAPLE	16"	GOOD	REMAIN	156	ASH	10"	GOOD	REMAIN	252	SPRUCE	8"	GOOD	REMOVE	351	CEDAR	12" TW	GOOD	REMAIN	
53	MAPLE	8"	GOOD	REMAIN	157	PINE	10"	GOOD	REMOVE	253	MAPLE	8"	GOOD	REMAIN	352	CEDAR	8"	FAIR	REMOVE	
54	OAK	30"	GOOD	REMAIN	158	OAK	8"	GOOD	REMOVE	254	OAK	36"	GOOD	REMAIN	353	MAPLE	24"	POOR	REMOVE	
55	MAPLE	4"	GOOD	REMAIN	159	SPRUCE	14"	GOOD	REMAIN	255	SPRUCE	8"	GOOD	REMOVE	354	SPRUCE	16"	GOOD	REMOVE	
56	MAPLE	12"	GOOD	REMAIN	160	LOCUST	6"	GOOD	REMAIN	256	MAPLE	14"	FAIR	REMOVE	355	CEDAR	8"	FAIR	REMOVE	
57	MAPLE	48"	GOOD	REMAIN	161	PINE	8"	POOR	REMOVE	257	MAPLE	12" 8" 6"	FAIR	REMAIN	356	APPLE	8"	FAIR	REMOVE	
58	MAPLE	26"	FAIR	REMAIN	162	PINE	8"	FAIR	REMOVE	258	LOCUST	12"	GOOD	REMAIN	357	CEDAR	10"	GOOD	REMOVE	
59	MAPLE	163	GOOD	REMOVE	163	SPRUCE	10"	GOOD	REMOVE	259	ASH	18"	GOOD	REMOVE	358	SPRUCE	10"	GOOD	REMOVE	
60	MAPLE	44"	GOOD	REMAIN	164	PINE	8"	FAIR	REMOVE	260	MAPLE	8"	GOOD	REMOVE	359	DECIDUOUS	16"	GOOD	REMOVE	
61	OAK	28"	GOOD	REMAIN	166	SPRUCE	8"	FAIR	REMOVE	261	SPRUCE	8"	FAIR	REMOVE	360	CEDAR	14"	FAIR	REMOVE	
62	CHERRY	28"	GOOD	REMAIN	167	OAK	14"	GOOD	REMAIN	263	OAK	12"	GOOD	REMOVE	361	MAPLE	16"	GOOD	REMOVE	
63	CHERRY	8"	FAIR	REMAIN	168	MAPLE	10"	GOOD	REMAIN	264	SPRUCE	8"	GOOD	REMOVE	362	OAK	40"	GOOD	REMAIN	

TREE TABLE -- PART B																				
744 TREES DEPICTED HAVING A DIAMETER AT DBH OF 8" OR GREATER																				
TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	
400	SPRUCE	12"	POOR	REMOVE	500	CHERRY	20"	POOR	REMOVE	600	CHERRY	14"	POOR	REMOVE	700	APPLE	12"	DEAD	REMOVE	
401	CHERRY	22"	POOR	REMAIN	501	DECIDUOUS	16"	FAIR	REMAIN	602	ASH	18"	POOR	REMOVE	702	ASH	14"	POOR	REMAIN	
402	MAPLE	14"	GOOD	REMOVE	502	TREE OF HEAVEN	18"	FAIR	REMOVE	603	CHERRY	12"	POOR	REMOVE	703	SASSAFRAS	18"	FAIR	REMAIN	
403	MAPLE	24"	FAIR	REMAIN	503	MAPLE	18"	GOOD	REMOVE	604	CHERRY	12"	DEAD	REMOVE	704	ASH	10"	FAIR	REMAIN	
404	OAK	16"	FAIR	REMAIN	504	ASH	16"	FAIR	REMAIN	605	TREE OF HEAVEN	24" TW	FAIR	REMAIN	705	APPLE	28"	POOR	REMAIN	
405	MAPLE	12"	GOOD	REMOVE	505	SYCAMORE	16"	GOOD	REMAIN	606	CHERRY	14"	POOR	REMOVE	707	PINE	48"	GOOD	REMAIN	
406	MAPLE	22"	FAIR	REMOVE	506	MAPLE	16"	FAIR	REMAIN	607	MAPLE	16"	DEAD	REMOVE	709	MAPLE	50"	GOOD	REMAIN	
407	CHERRY	10"	POOR	REMOVE	507	BIRCH	8"	POOR	REMAIN	608	CHERRY	14"	POOR	REMOVE	710	MAPLE	18"	FAIR	REMAIN	
408	SPRUCE	14"	FAIR	REMOVE	508	CHERRY	8"	GOOD	REMAIN	609	TREE OF HEAVEN	8" MU	FAIR	REMOVE	712	CHERRY	18"	FAIR	REMAIN	
409	SPRUCE	10"	POOR	REMOVE	509	MAPLE	16"	GOOD	REMAIN	610	OAK	38"	GOOD	REMOVE	713	CHERRY	18"	FAIR	REMAIN	
410	OAK	22"	GOOD	REMOVE	510	ASH	40"	POOR	REMAIN	611	ASH	12" TW	DEAD	REMOVE	715	MAPLE	48"	GOOD	REMAIN	
411	OAK	24"	FAIR	REMAIN	511	CHERRY	10"	DEAD	REMOVE	612	ASH	20"	POOR	REMOVE	716	SASSAFRAS	18"	FAIR	REMAIN	
412	CHERRY	18"	FAIR	REMAIN	512	APPLE	12"	DEAD	REMAIN	614	LOCUST	20"	POOR	REMAIN	717	ASH	18"	POOR	REMAIN	
413	OAK	20"	GOOD	REMOVE	513	CHERRY	10"	FAIR	REMOVE	616	CHERRY	10"	DEAD	REMAIN	718	MAPLE	10"	FAIR	REMAIN	
414	SPRUCE	10"	POOR	REMOVE	514	APPLE	16"	DEAD	REMOVE	617	WILLOW	60"	POOR	REMAIN	719	MAPLE	10" TW	FAIR	REMAIN	
415	SPRUCE	12"	FAIR	REMOVE	515	LOCUST	14"	POOR	REMOVE	618	OAK	12"	FAIR	REMOVE	720	MAPLE	12" TW	FAIR	REMAIN	
416	DECIDUOUS	16"	GOOD	REMOVE	516	CHERRY	16"	FAIR	REMOVE	619	CHERRY	8"	POOR	REMOVE	721	BIRCH	14" TR	FAIR	REMAIN	
417	DECIDUOUS	16"	GOOD	REMOVE	517	ASH	14"	POOR	REMOVE	620	CHESTNUT	18" 6"	GOOD	REMAIN	722	TREE OF HEAVEN	16"	GOOD	REMAIN	
419	SPRUCE	20"	FAIR	REMOVE	518	LOCUST	12"	DEAD	REMOVE	621	PINE	20"	GOOD	REMAIN	723	OAK	18"	FAIR	REMAIN	
420	LINDEN	16"	GOOD	REMOVE	519	SPRUCE	24"	FAIR	REMAIN	622	PINE	10"	POOR	REMAIN	724	SASSAFRAS	18"	FAIR	REMAIN	
421	SPRUCE	8"	FAIR	REMAIN	520	CHERRY	14"	DEAD	REMOVE	623	PINE	24"	FAIR	REMAIN	725	APPLE	16"	POOR	REMAIN	
422	HEMLOCK	8"	FAIR	REMOVE	521	CHERRY	12"	FAIR	REMOVE	624	CHESTNUT	32"	GOOD	FAIR	REMAIN	726	OAK	20"	FAIR	REMAIN
423	APPLE	12"	GOOD	REMOVE	523	MAPLE	22" TW	FAIR	REMOVE	625	PINE	18"	FAIR	REMAIN	728	MAPLE	20"	FAIR	REMOVE	
424	SPRUCE	10"	POOR	REMAIN	524	ASH	16"	POOR	REMOVE	626	SPRUCE	14"	POOR	REMAIN	729	CHERRY	8"	DEAD	REMAIN	
425	OAK	8"	GOOD	REMOVE	525	CHERRY	10"	FAIR	REMOVE	627	CHESTNUT	20"	FAIR	REMAIN	730	FIR	16"	POOR	REMOVE	
426	SPRUCE	12"	FAIR	REMOVE	527	CHERRY	10"	FAIR	REMOVE	628	PINE	16"	FAIR	REMAIN	731	OAK	28"	FAIR	REMAIN	
427	SPRUCE	8"	FAIR	REMAIN	528	CEDAR	10"	GOOD	REMOVE	629	OAK	26"	GOOD	REMAIN	732	MAPLE	32"	GOOD	REMAIN	
428	APPLE	8"	FAIR	REMOVE	529	CEDAR	10" 8"	GOOD	REMOVE	630	APPLE	18" TR	POOR	REMAIN	733	CHERRY	16" TW	FAIR	REMAIN	
429	OAK	12"	GOOD	REMOVE	530	MAPLE	28"	GOOD	REMOVE	631	OAK	22"	FAIR	REMOVE	735	SPRUCE	16"	GOOD	REMOVE	
430	APPLE	8"	POOR	REMOVE	531	PINE	18"	POOR	REMOVE	632	OAK	20"	FAIR	REMOVE	736	MULBERRY	16"	GOOD	REMOVE	
431	SPRUCE	10"	GOOD	REMOVE	532	MAPLE	20"	FAIR	REMAIN	633	PINE	22"	POOR	REMAIN	737	SPRUCE	16"	GOOD	REMOVE	
432	SPRUCE	12"	POOR	REMAIN	533	ASH	12"	POOR	REMAIN	634	CHERRY	18"	FAIR	REMOVE	739	WALNUT	12"	GOOD	REMOVE	
433	SPRUCE	12"	FAIR	REMAIN	535	PINE	16"	FAIR	REMOVE	635	MAPLE	16"	FAIR	REMAIN	740	HEMLOCK	12" 10"	GOOD	REMOVE	
434	SPRUCE	14"	FAIR	REMAIN	536	CHERRY	12"	POOR	REMOVE	636	OAK	16"	GOOD	REMOVE	741	MAPLE	8" TR	POOR	REMOVE	
435	OAK	22"	FAIR	REMAIN	537	CHERRY	10"	POOR	REMOVE	637	CHERRY	12"	FAIR	REMAIN	742	HEMLOCK	14"	GOOD	REMOVE	
436	MAPLE	26"	GOOD	REMAIN	538	MAPLE	48"	POOR	REMOVE	638	PINE	18"	POOR	REMAIN	743	APPLE	24"	POOR	REMOVE	
437	SPRUCE	12"	POOR	REMOVE	539	MAPLE	26"	FAIR	REMOVE	639	ASH	12"	POOR	REMOVE	744	PINE	22"	GOOD	REMOVE	
438	BIRCH	12" MU	FAIR	REMOVE	540	CHERRY	12"	POOR	REMOVE	641	ASH	24"	POOR	REMAIN	745	PINE	22"	GOOD	REMOVE	
439	SPRUCE	12"	POOR	REMOVE	541	CHERRY	12"	FAIR	REMOVE	642	OAK	28"	FAIR	REMOVE	746	BIRCH	22"	GOOD	REMAIN	
440	BIRCH	12" MU	FAIR	REMOVE	544	CHERRY	8"	FAIR	REMOVE	643	OAK	30"	FAIR	REMOVE	748	MAPLE	24" 8"	FAIR	REMAIN	
441	BIRCH	18" TR	FAIR	REMOVE	545	LOCUST	22"	POOR	REMOVE	644	ASH	12"	POOR	REMOVE	752	BIRCH	10" 4"	GOOD	REMAIN	
442	SPRUCE	10"	POOR	REMOVE	546	MAPLE	18"	FAIR	REMOVE	645	ASH	12"	POOR	REMAIN	753	SASSAFRAS	10"	GOOD	REMOVE	
443	SPRUCE	10"	POOR	REMOVE	547	ASH	10" TW	POOR	REMOVE	646	PINE	16" MU	POOR	REMAIN	754	MAPLE	22" 14"	GOOD	REMAIN	
444	MAPLE	14"	GOOD	REMOVE	548	PINE	12"	POOR	REMOVE	647	APPLE	20"	DEAD	REMAIN	755	SASSAFRAS	8"	GOOD	REMAIN	
445	SPRUCE	8"	POOR	REMOVE	549	ASH	14"	POOR	REMOVE	648	PINE	16"	GOOD	REMAIN	756	OAK	28"	GOOD	REMAIN	
446	HEMLOCK	8"	FAIR	REMOVE	550	BIRCH	8"	GOOD	REMAIN	649	OAK	24"	FAIR	REMOVE	757	MAPLE	10"	GOOD	REMAIN	
447	LOCUST	10"	FAIR	REMAIN	551	CHERRY	8"	FAIR	REMOVE	650	ASH	10"	POOR	REMOVE	758	DECIDUOUS	8"	POOR	REMOVE	
448	CEDAR	10"	FAIR	REMOVE	552	SYCAMORE	8"	GOOD	REMOVE	651	ASH	8"	POOR	REMOVE	759	HICKORY	16"	GOOD	REMAIN	
449	HEMLOCK	10"	POOR	REMOVE	553	PINE	16"	FAIR	REMOVE	652	OAK	16" TW	POOR	REMOVE	760	CHERRY	8"	POOR	REMAIN	
451	HEMLOCK	12"	FAIR	REMOVE	554	CHERRY	18"	POOR	REMOVE	653	OAK	26"	GOOD	REMAIN	761	CHERRY	8"	POOR	REMAIN	
452	SPRUCE	20"	POOR	REMOVE	555	APPLE	18"	DEAD	REMOVE	654	SPRUCE	24"	FAIR	REMOVE	762	MAPLE	8"	GOOD	REMAIN	
454	CEDAR	10"	FAIR	REMOVE	556	WALNUT	16"	POOR	REMAIN	655	MAPLE	24"	FAIR	REMAIN	763	MAPLE	10" 6"	POOR	REMAIN	
455	MAPLE	18"	FAIR	REMOVE	557	MAPLE	20"	FAIR	REMOVE	656	PINE	30" MU	FAIR	REMOVE	764	MAPLE	12"	GOOD	REMAIN	
456	LOCUST	12"	DEAD	REMOVE	558	ASH	12"	DEAD	REMOVE	657	SPRUCE	10" MU	FAIR	REMAIN	765	MAPLE	8"	GOOD	REMAIN	
457	CHERRY	20"	GOOD	REMOVE	560	LOCUST	20"	FAIR	REMOVE	658	PINE	22"	FAIR	REMOVE	766	ASH	22"	GOOD	REMAIN	
458	MAPLE	10" MU	POOR	REMOVE	561	DOGWOOD	8"	FAIR	REMAIN	659	MAPLE	8"	FAIR	REMAIN	767	MAPLE	12"	GOOD	REMAIN	
460	CEDAR	20"	POOR	REMOVE	562	CHERRY	10"	FAIR	REMOVE	660	SPRUCE	28"	FAIR	REMOVE	768	MAPLE	10"	GOOD	REMAIN	
461	CHERRY	16"	FAIR	REMOVE	563	PINE	16"	DEAD	REMOVE	661	CHERRY	22"	POOR	REMAIN	770	HICKORY	26"	GOOD	REMAIN	
465	MAPLE	8"	FAIR	REMAIN	564	ASH	10"	FAIR	REMAIN	662	CHERRY	14"	POOR	REMOVE	771	CHERRY	8"	POOR	REMOVE	
466	MAPLE	18"	GOOD	REMOVE	565	LOCUST	18"	FAIR	REMOVE	663	PINE	20"	FAIR	REMOVE	772	LOCUST	10"	POOR	REMOVE	
467	MAPLE	12"	FAIR	REMOVE	566	CHERRY	10"	FAIR												



NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF MESA INDUSTRIAL CORP.", PREPARED BY JOHN WATKINS CONSULTING, DATED 09-30-2005.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. EXISTING CONSTRUCTION OF THE PRACTICE THE STORMWATER SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT POSSIBLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
4. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJACENT PROPERTIES, NOR OVERWATER AND/OR THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR SHALL PREPARE TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.



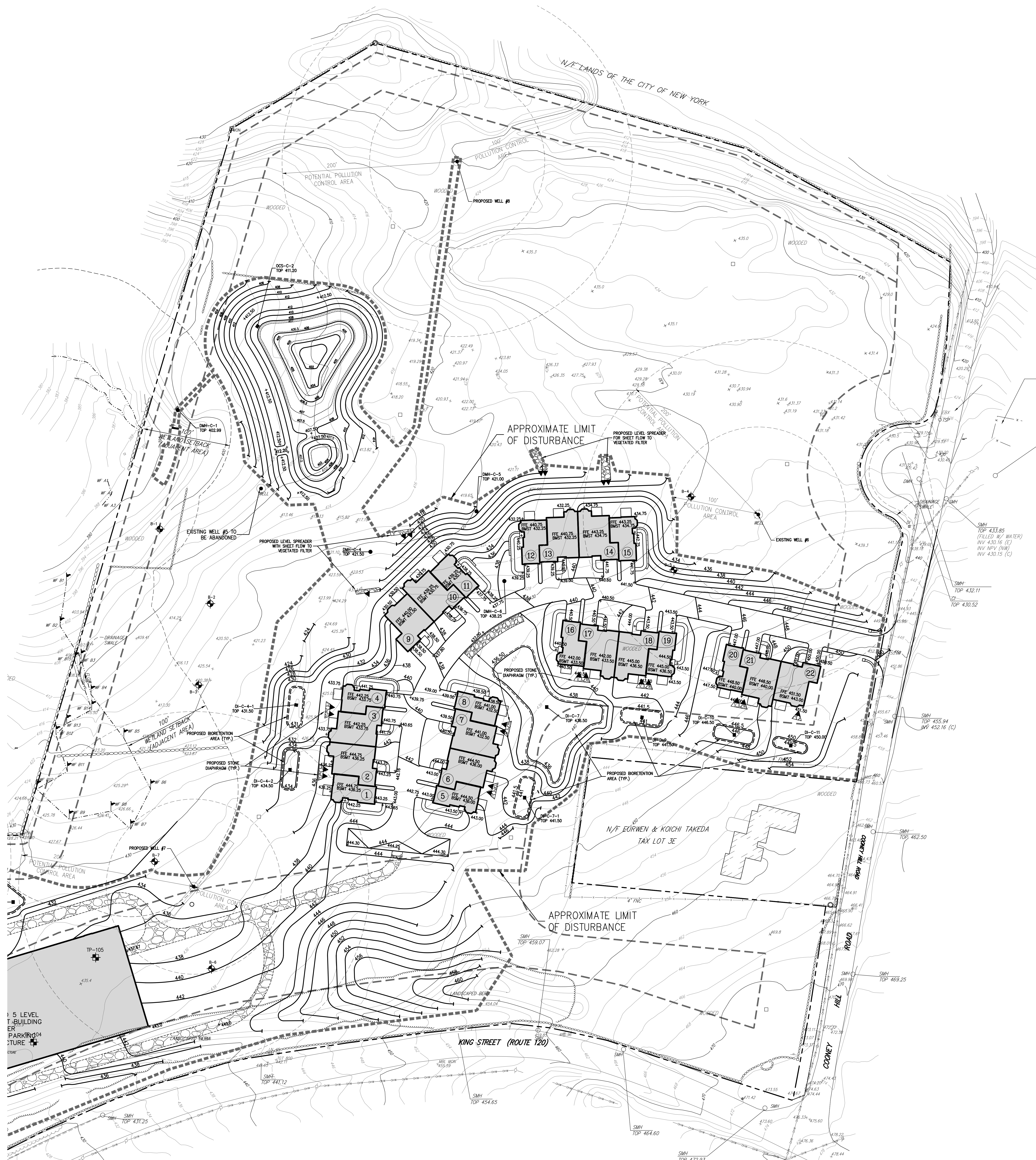
PRELIMINARY
GRADING PLAN

AIRPORT CAMPUS

113 KING STREET (NY RT 120)
TOWN OF NORTH CASTLE, NEW YORK

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

Drawn:	JJ	Approved:	AG
Scale:	1" = 40'		
Date:	03/20/2020		
Project No:	15072		
15072-GRADING	C-201	GRAD.scr	
Drawing No:	C-201		



EXISTING DRAINAGE STRUCTURE SCHEDULE						
STRUCTURE DESIGNATION	TOP	INVERT	INVERT	INVERT	INVERT	INVERT
CI 1	419.65	417.0 NW	416.5 E	---	---	---
CI 2	419.38	415.5 W	415.8 E	---	---	---
CI 3	415.43	410.63 NW	407.58 24" E	410.35 6" E	407.7 6" E	407.85 6" SE
DI 4	411.02	408.44 E	407.8 E	407.0 NE	406.9 S	408.1 WATER
DI 5	410.12	408.04	---	---	---	---
DI 6	412.80	411.8	---	---	---	---
DI 7	412.60	411.64	---	---	---	---
MH 10	414.69	406.77	---	---	---	---
MH 11	415.88	408.0 NE	407.9 E	407.95 W	---	---
MH 12	415.67	406.43 W	404.5 E	407.8 SE	---	---
CI 13	422.49	419.62	---	---	---	---
CI 16	420.91	416.98 N	416.77 SW	---	---	---
CI 17	416.47	412.76 NE	412.67 SW	---	---	---
DI 18	409.3	409.3	---	---	---	---
MH 18A	412.72	405.35+ E-W	405.8 SW	---	---	---
CI 19	411.82	408.3 N	409.2 WATER	408.94 S	---	---
CI 20	413.06	410.24 W	410.32 E	409.9 S/LT	---	---
DI 21	412.65	410.33 S	409.95 S/LT	408.45 N	---	---
CI 24	387.79	384.86 N	385.4 SW	---	---	---
MH 25	391.44	386.17 S	385.96 W	387.69 NW	385.61 E	---
MH 26	398.69	396.1 SW	---	---	---	---
CI 27	398.24	393.69 S	393.81 N	---	---	---
CI 28	398.18	394.51	---	---	---	---
MH 28	388.28	379.00 (N)	379.00 (OUT)	---	---	---
CI 29	398.82	397.04 NE	397.2 S/LT	---	---	---
MH 30	390.8	393.1	---	---	---	---
MH 34	399.69	394.12 S	394.12 W	394.42 N	394.22 E	---
CI 37	405.22	403.12 S	402.62 SW	402.80 E	403.72 4" PVC	---
MH 38	404.73	399.30 NW	391.9 W	392.0 E	---	---
CI 39	405.53	403.66	---	---	---	---
CI 40	406.87	400.7 W	400.9 S	---	---	---
CI 42	408.41	---	---	---	---	---
CI 43	407.63	---	---	---	---	---
CI 44	408.70	406.5 12" S	406.4 NE	407.65+ 4" S	---	---
MH 45	409.00	403.42 E	403.52 W	---	---	---
CI 46	408.86	405.12 30" S	407.32 4" S	---	---	---
CI 48	412.12	407.00 (W)	405.86 (OUT)	---	---	---
MH 52	411.48	407.31 15" S	406.83 4" SE	405.7 30"	---	---
MH 53	410.21	406.18 NE	406.05 E	405.6 30"	---	---
DMH 54	410.48	407.65 S	407.45 W	---	---	---
DI 55	410.13	---	---	---	---	---
MH 56	409.79	405.2 NE	405.92 N	405.2 SE	---	---
CI 58	410.53	408.35	---	---	---	---
MH 60	413.28	---	---	---	---	---
MH 61	412.55	---	---	---	---	---
MH 62	413.05	410.2 NW	406.0 S	406.0 E	---	---
MH 63	410.49	---	---	---	---	---
MH 66	412.64	410.24	---	---	---	---
MH 67	411.80	---	---	---	---	---
MH 68	409.25	409.05	---	---	---	---
MH 69	410.48	---	---	---	---	---
MH 70	412.44	---	---	---	---	---
MH 71	411.57	---	---	---	---	---
DMH 72	409.74	---	---	---	---	---
MH 73	410.13	---	---	---	---	---
MH 74	410.67	---	---	---	---	---
DI 75	409.47	---	---	---	---	---
CI 76	410.04	407.25	---	---	---	---
DI 77	409.71	---	---	---	---	---
MH 79	388.22	380.85 (N)	380.85 (OUT)	---	---	---
CI 80	389.84	386.0	---	---	---	---
DI 81	389.31	385.84 E	385.43 N	385.31 S	---	---
CI 82	392.83	389.23	---	---	---	---
DI 83	392.24	388.30	---	---	---	---
MH 83	390.00	385.00 (N)	382.00 (OUT)	---	---	---
CI 84	387.88	383.99	---	---	---	---
DMH 87	410.60	---	---	---	---	---
DI 88	412.85	408.23 S	408.29 E	---	---	---
DI 89	410.43	408.68 S	408.66 SW	408.64 N	---	---
DI 90	410.27	408.80	---	---	---	---
DI 91	410.57	408.87 S	409.03 N	409.80 E	---	---
DI 92	410.25	408.96 SW	408.80 N	---	---	---
DI 95	406.10	404.50 S	403.95 N	---	---	---
MH 96	398.29	394.72 S	394.82 N	---	---	---

EXISTING SANITARY SEWER STRUCTURES						
STRUCTURE DESIGNATION	TOP	INVERT	INVERT	INVERT	INVERT	INVERT
SMH 9	416.61	405.28	---	---	---	---
SMH 14	415.63	409.87	---	---	---	---
SMH 15	419.91	415.74	---	---	---	---
SMH 22	405.76	400.152 N	399.96 E-W	---	---	---
SMH 23	409.88	404.35	---	---	---	---
SMH 35	393.47	384.75	---	---	---	---
SMH 36	396.80	392.4 W	391.9 N	391.8 S	---	---
SMH 41	407.18	400.74	---	---	---	---
SMH 47	409.24	403.052	---	---	---	---
SMH 57	410.55	405.72 SW	404.64 E-W	---	---	---
SMH 59	411.76	---	---	---	---	---
SMH 78	388.00	380.52	---	---	---	---
SMH 85	406.98	402.3 N	399.4 S	---	---	---
SMH 86	407.38	402.05	404.15 W	403.9 S	---	---

No.	Revision	By	Date
1.	RESPOND TO TOWN COMMENTS	JL	09/16/2020
2.	RESPOND TO TOWN COMMENTS	JL	09/24/2020
3.	RESPOND TO TOWN & NYSED COMMENTS	JL	04/22/2021

APPLICANT/OWNER:	PROJECT:
AIRPORT CAMPUS I-V LLC	PERKINS-EASTMAN
46 WESTCHESTER AVENUE	115 FIFTH AVENUE
POUND RIDGE, NY 10576	NEW YORK, NY 10003

ARCHITECT:	PREPARED BY:
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC	JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.	
120 BEGONIA ROAD • ARMONK, NY 10504	113 WESTCHESTER AVENUE • NEW YORK, NY 10003
914.333.2222 • 914.333.2102	914.333.2222 • 914.333.2102
www.jmcpllc.com	www.jmcpllc.com



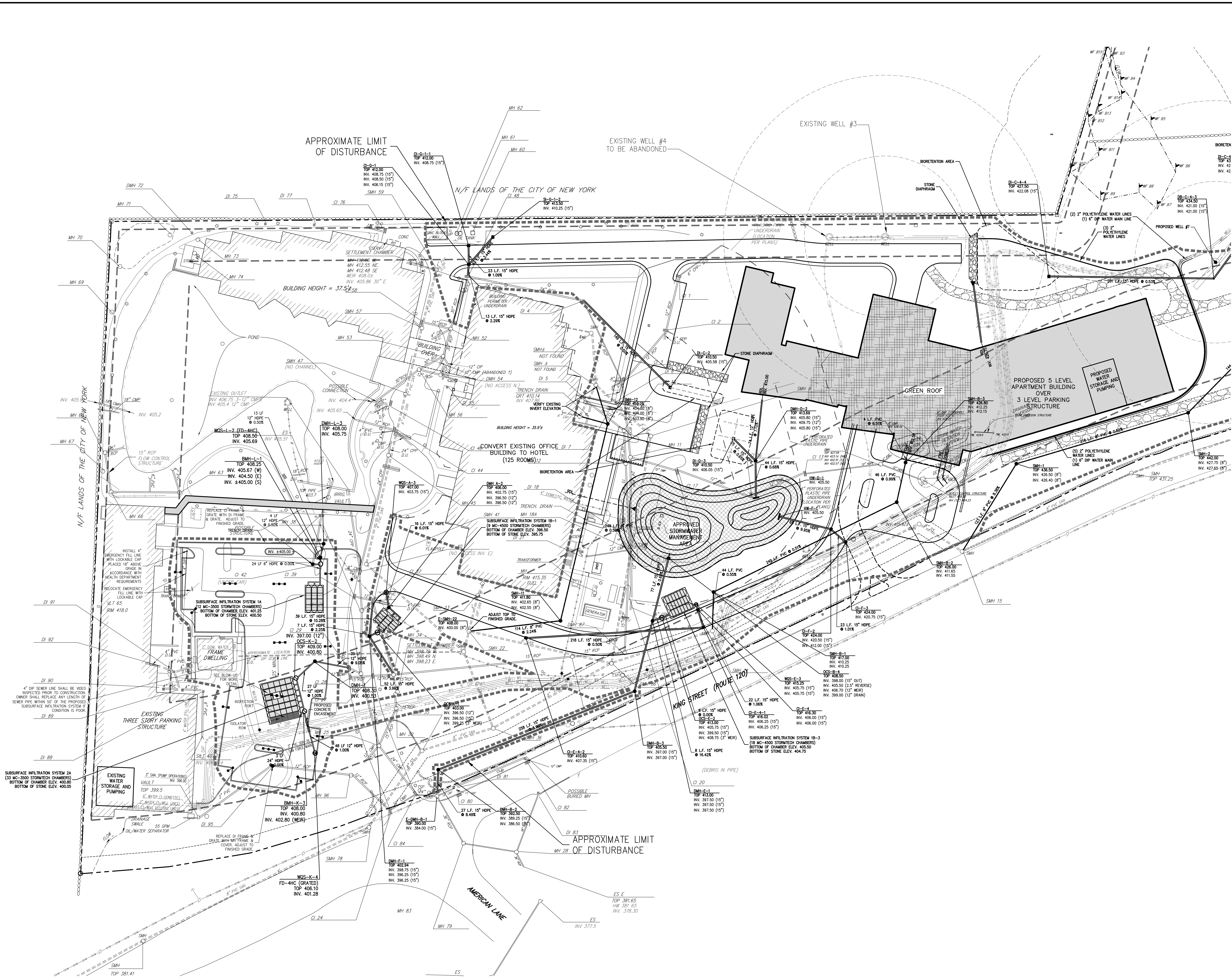
PRELIMINARY
GRADING PLAN
AIRPORT CAMPUS
113 WESTCHESTER AVENUE
TOWN OF NORTH CASTLE, NEW YORK

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

Drawn:	JL	Approved:	AG
Scale:	1" = 40'		
Date:	03/20/2020		
Project No:	15072		
9907-0000:	C-202	0940-001	
Sheet No:	C-202		

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

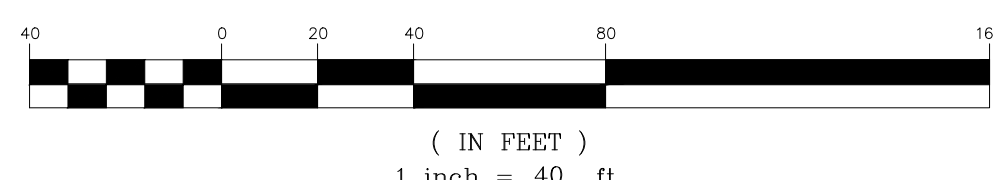
C-202



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING RETAINING WALL
	EXISTING STONE WALL
	EXISTING GUARD RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE AND SIZE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE I DRAIN INLET
	PROPOSED TYPE II DRAIN INLET
	PROPOSED TYPE III DRAIN INLET
	PROPOSED TRENCH DRAIN
	PROPOSED RIP-RAP SUMP
	PROPOSED TYPE A HEADWALL
	PROPOSED TYPE B HEADWALL
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED HYDRANT
	PROPOSED DNO SECTION
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED CONCRETE ENCASEMENT
	PROPOSED WATER VALVE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED TEMPORARY SHINGLE
	PROPOSED RIP-RAP
	EXISTING FEATURE TO BE REMOVED

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF NEW INSURANCE CORP.", PREPARED BY JOHN MEYER CONSULTING, DATED 09-30-2005.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2948. JOINTS SHALL BE WATERPROOF IN ACCORDANCE WITH ASTM D-3272.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE (PVC) SER-30, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3272.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WELL SUPPLY LINES SHALL BE POLYETHYLENE TUBING (PE) (APPROVED) IN ACCORDANCE WITH ANIRMA STANDARD 2001-02. PLASTIC PIPE AND MATERIALS SHALL FOLLOW ASTM D2037, D3030, D3035 AND F412.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER SERVICE LINES (3/4" AND 2") SHALL BE SEAMLESS COPPER PIPE "K" MANUFACTURED IN ACCORDANCE WITH ASTM B-88.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE COMB-UNITED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINT IN ACCORDANCE WITH ANIRMA C-150, C-151, C-154 AND C-111.
 - ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.

GRAPHIC SCALE



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

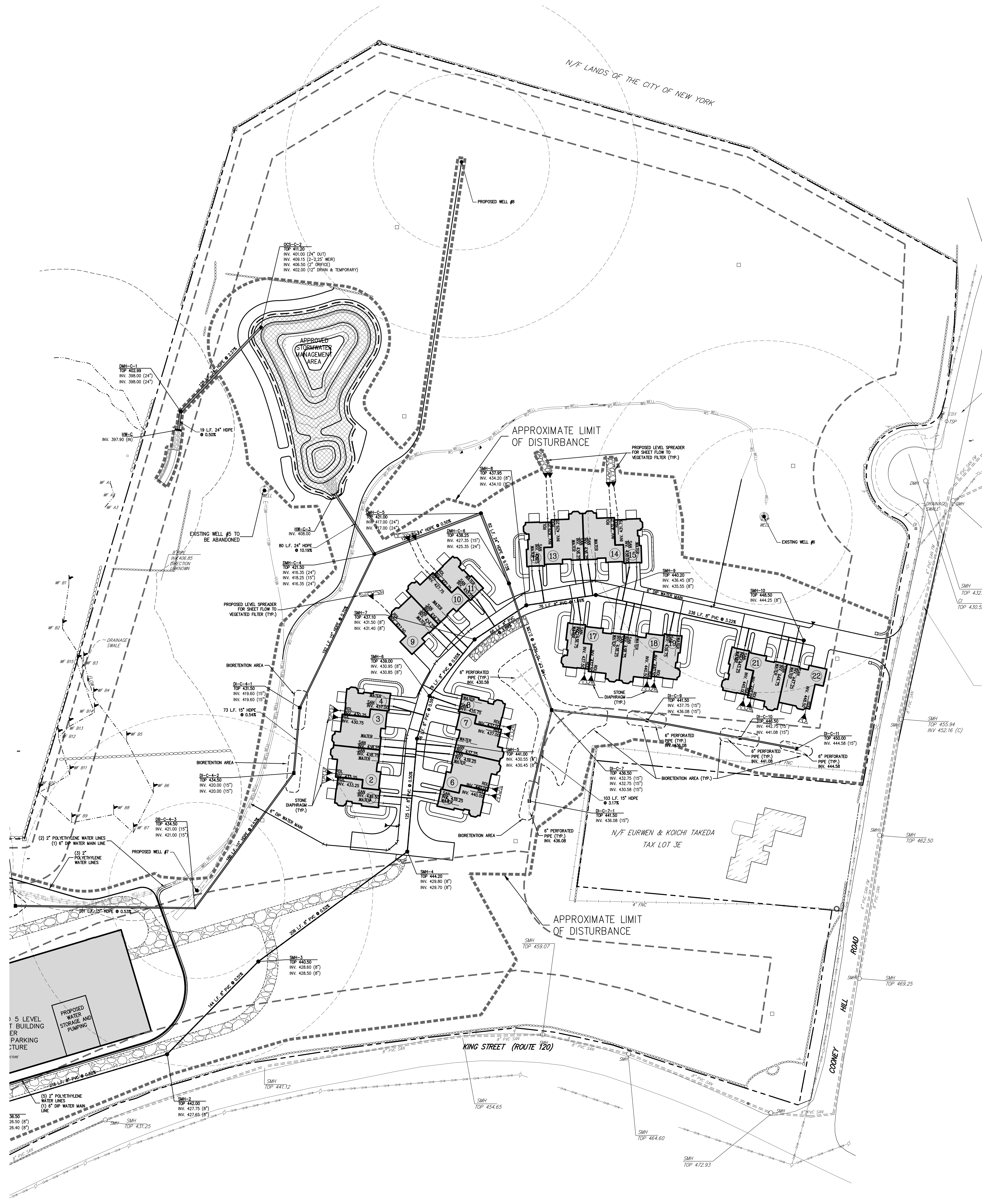
ARCHITECT: PERKINS+ESTAMAN
115 FIFTH AVENUE
NEW YORK, NY 10003

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
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PRELIMINARY UTILITIES PLAN
AIRPORT CAMPUS I-V LLC
113 WESTCHESTER AVENUE
TOWN OF NORTH CASTLE, NEW YORK

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

Drawn: **JU** Approved: **AG**
Scale: **1" = 40'**
Date: **03/20/2020**
Project No: **15072**
WDR-RL: **C-301** UTIL-PL
Drawing No: **C-301**



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING WATER LINE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE C DRAIN INLET
	PROPOSED TYPE D DRAIN INLET
	PROPOSED TYPE U DRAIN INLET
	PROPOSED TRENCH DRAIN
	PROPOSED RP-RAP SUMP
	PROPOSED TYPE A HEADWALL
	PROPOSED TYPE B HEADWALL
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED HYDRANT
	PROPOSED END SECTION
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED CONCRETE ENCASEMENT
	PROPOSED RETAINING WALL
	PROPOSED TEMPORARY SWALE
	PROPOSED RP-RAP
	EXISTING FEATURE TO BE REMOVED

- NOTES:
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY CORRECTING LAND OF AREA INSURANCE CORP.," PREPARED BY JOHN MEYER CONSULTING, DATED 09-30-2005.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATER-TIGHT IN ACCORDANCE WITH ASTM D-3202.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYETHYLENE PIPE (PE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATER-TIGHT IN ACCORDANCE WITH ASTM D-3202.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WELL SUPPLY LINES SHALL BE POLYETHYLENE TUBING (PE) APPROVED IN ACCORDANCE WITH ANNA STANDARD C80-02. PLASTIC PIPE AND MATERIALS SHALL FOLLOW ASTM D2037, D3035, D3330 AND F412.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER SERVICE LINES (1/4" AND 1/2") SHALL BE SEAMLESS COPPER TYPE K MANUFACTURED IN ACCORDANCE WITH ASTM B-88.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE ORNAMENT-AND-DUPLICATE (D&D) WITH PUSH-ON JOINT IN ACCORDANCE WITH ANNA C-150, C-151, C-104 AND C-111.
 - ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONJUNCTION WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.

EXISTING DRAINAGE STRUCTURE SCHEDULE						
STRUCTURE DESIGNATION	TOP	INVERT	INVERT	INVERT	INVERT	INVERT
CI 1	419.65	417.0 NW	416.5 E	---	---	---
CI 2	419.38	415.5 W	415.8 E	415.6 E	---	---
CI 3	415.43	410.63 NW	407.58 24" E	410.35 6" E	407.7 6" E	407.65 8" SE
DI 4	411.02	408.44 E	407.8 E	407.0 NE	406.9 S	408.1 WATER
DI 5	408.04	---	---	---	---	---
DI 6	412.80	411.8	---	---	---	---
DI 7	412.60	411.64	---	---	---	---
MH 10	414.69	406.77	---	---	---	---
MH 11	415.88	408.0 NE	407.9 E	407.95 W	---	---
MH 12	415.67	406.43 W	404.5 E	407.8 SE	---	---
CI 13	422.49	419.62	---	---	---	---
CI 16	420.91	416.98 N	416.77 SW	---	---	---
CI 17	416.47	412.76 NE	412.67 SW	---	---	---
DI 18	412.88	406.3	---	---	---	---
MH 18A	412.72	405.35± E-W	405.8 SW	---	---	---
CI 19	411.62	408.3 N	409.2 WATER	408.94 S	---	---
CI 20	413.06	410.24 W	410.34 E	409.9 Silt	---	---
DI 21	412.65	410.33 S	409.95 Silt	409.45 N	---	---
CI 24	387.79	384.86 N	385.4 SW	---	---	---
MH 25	391.44	386.17 S	385.96 W	387.69 NW	385.61 E	---
MH 26	388.69	389.85 W-E	396.1 SW	---	---	---
CI 27	398.24	393.69 S	393.81 N	---	---	---
CI 28	398.18	394.51	---	---	---	---
MH 28	388.28	379.00 (IN)	379.00 (OUT)	---	---	---
CI 29	398.82	397.04 NE	397.2 Silt	---	---	---
MH 30	390.8	393.1	---	---	---	---
MH 34	399.69	394.12 S	394.14 W	394.44 N	394.24 E	---
CI 37	405.22	403.12 S	402.62 SW	402.80 E	403.74 4" PVC	---
MH 38	404.73	399.30 NW	391.9 W	392.0 E	---	---
CI 39	405.53	403.66	---	---	---	---
CI 40	406.87	400.7 W	400.9 S	---	---	---
CI 42	408.41	---	---	---	---	---
CI 43	407.63	---	---	---	---	---
CI 44	408.70	406.5 12" S	406.4 NE	407.65± 4" S	---	---
MH 45	409.00	403.44 E	403.54 W	---	---	---
CI 46	408.86	405.14 30" S	407.34 4" S	---	---	---
CI 48	412.12	407.00 (IN)	405.86 (OUT)	---	---	---
MH 52	411.48	407.31 15" S	406.83 4" SE	405.7 30"	---	---
MH 53	410.21	406.18 NE	406.05 E	405.6 30"	---	---
DMH 54	410.48	407.65 S	407.45 W	---	---	---
DI 55	410.33	---	---	---	---	---
MH 56	409.79	405.2 NE	405.94 N	405.2 SE	---	---
CI 58	410.53	408.35	---	---	---	---
MH 60	413.28	---	---	---	---	---
MH 61	412.55	---	---	---	---	---
MH 62	413.05	410.2 NW	406.0 S	406.0 E	---	---
MH 63	410.49	---	---	---	---	---
MH 66	412.64	410.24	---	---	---	---
MH 67	411.80	---	---	---	---	---
MH 68	±409.25	409.05	---	---	---	---
MH 69	410.48	---	---	---	---	---
MH 70	412.44	---	---	---	---	---
MH 71	411.57	---	---	---	---	---
DMH 72	409.74	---	---	---	---	---
MH 73	410.13	---	---	---	---	---
MH 74	410.67	---	---	---	---	---
DI 75	409.47	---	---	---	---	---
CI 76	410.04	407.25	---	---	---	---
DI 77	409.71	---	---	---	---	---
MH 79	388.22	380.85 (IN)	380.85 (OUT)	---	---	---
CI 80	389.84	386.0	---	---	---	---
DI 81	389.31	385.84 E	385.43 N	385.31 S	---	---
CI 82	392.83	389.23	---	---	---	---
DI 83	392.24	388.30	---	---	---	---
MH 83	390.00	385.00 (IN)	382.00 (OUT)	---	---	---
CI 84	387.88	383.99	---	---	---	---
DMH 87	410.60	---	---	---	---	---
DI 88	412.85	408.23 S	408.29 E	---	---	---
DI 89	410.43	408.68 S	408.66 SW	408.64 N	---	---
DI 90	410.27	408.80	---	---	---	---
DI 91	410.57	408.87 S	409.03 N	409.80 E	---	---
DI 92	410.25	408.96 SW	408.80 N	---	---	---
DI 95	406.10	404.50 S	403.95 N	---	---	---
MH 96	388.29	394.74 S	394.84 N	---	---	---

EXISTING SANITARY SEWER STRUCTURES						
STRUCTURE DESIGNATION	TOP	INVERT	INVERT	INVERT	INVERT	INVERT
SMH 9	416.61	405.28	---	---	---	---
SMH 14	415.63	409.87	---	---	---	---
SMH 15	419.91	415.74	---	---	---	---
SMH 22	405.78	400.15± N	399.86 E-W	---	---	---
SMH 23	409.88	404.35	---	---	---	---
SMH 35	393.47	384.75	---	---	---	---
SMH 36	396.80	392.4 W	391.9 N	391.8 S	---	---
SMH 41	407.18	400.74	---	---	---	---
SMH 47	409.24	403.05±	---	---	---	---
SMH 57	410.55	405.74 SW	404.64 E-W	---	---	---
SMH 59	411.76	---	---	---	---	---
SMH 78	388.00	380.54	---	---	---	---
SMH 85	406.98	399.4 S	---	---	---	---
SMH 86	407.38	402.05	404.15 W	403.9 S	---	---

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

ARCHITECT: **PERKINS+ESTAMAN**
115 FIFTH AVENUE
NEW YORK, NY 10003

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John Meyer Consulting, Inc.
120 BECHTOLD ROAD • ARMONK, NY 10504
voice 914.433.2222 • fax 914.233.2102
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PRELIMINARY UTILITIES PLAN
AIRPORT CAMPUS I-V
113 WESTCHESTER AVENUE
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Drawn: **JU** Approved: **AG**
Scale: **1" = 40'**
Date: **03/20/2020**
Project No: **15072**
WDR-RL: **C-302** VIL: **ar**
Drawing No: **C-302**

[illegible]

No.	Revision	Date	By
1.	RESPOND TO TOWN COMMENTS	09/16/2020	JJ
2.	RESPOND TO TOWN COMMENTS	09/24/2020	JJ
3.	RESPOND TO TOWN & INSDC COMMENTS	04/22/2021	MT
Previous Editions Obsolete			

**MCMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC**
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John Meyer Consulting, Inc.
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PRELIMINARY EROSION AND
SEDIMENT CONTROL PLAN

AIRPORT CAMPUS
113 KING STREET (NY RT 120)
TOWN OF NORTH CASTLE, NEW YORK

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

Drawn: **JJ** Approved: **AG**
Scale: **1" = 40'**
Date: **12/24/2019**
Project No: **15072**
15072-SK C-401 UTLscr
Drawing No:

C-401

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

TABLE OF SOIL RESTORATION REQUIREMENTS NOTES:

1. AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTER MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.
2. PER "DEEP RIPPING AND DE-COMPACTION, NYSDEC 2008."

C-401

NOT FOR CONSTRUCTION



SEQUENCE OF CONSTRUCTION FOR MULTIFAMILY PHASE

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

1. PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES OF THE TOWN OF NORTH CASTLE AND NYCEP.
2. STAKE OUT LIMITS OF THE PROPOSED STORMWATER INFILTRATION AREAS WITH ORANGE CONSTRUCTION FENCE.
3. ESTABLISH STABILIZED CONSTRUCTION ACCESS AND STAGING AREA IN LOCATIONS INDICATED ON THE PLAN.
4. INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN ON PLAN.
5. EXCAVATE FOR TEMPORARY SEDIMENT BASIN AND INSTALL TEMPORARY RISER AND ANTI-VORTEX DEVICE AND OUTLET PIPES.
6. ESTABLISH TEMPORARY DIVERSION DITCHES PRIOR TO ANY OTHER CLEARING OR GRADING.
7. CLEAR AREAS TO BE DEVELOPED. STRIP TOPSOIL. STOCKPILE WHERE INDICATED ON PLAN AND COVER.
8. BEGIN BUILDING AND DRIVEWAY CONSTRUCTION. IMMEDIATELY INSTALL INLET PROTECTION.
9. ESTABLISH SWALES AND INSTALL STONE CHECK DAMS.
10. BEGIN GRADING AND DRIVEWAY CONSTRUCTION. ROUGH GRADING.
11. SEED AND MULCH ALL DISTURBED SLOPES.
12. INSTALL ALL UTILITIES TO SERVICE BUILDING.
13. INSTALL CURBING AND SIDEWALKS.
14. INSTALL PAVEMENT SUBBASE AND BINDER COURSE FOR DRIVEWAYS AND SUBBASE AND GRAVEL FOR EMERGENCY ACCESS.
15. INSTALL BIOTRETMENT AREAS, REDISTRIBUTE TOPSOIL, INSTALL LANDSCAPING, STABILIZED TURF AND PERMANENT GROUND COVERS.
16. THE CONTRIBUTING DRAINAGE AREA SHALL BE COMPLETELY STABILIZED PRIOR TO REMOVING THE EROSION CONTROL DEVICES AND TEMPORARY SEDIMENT BASIN(S).
17. INSTALL PAVEMENT TOP COURSE.
18. REMOVE THE SEDIMENT FROM THE TEMPORARY SEDIMENT BASINS AND COMPLETE GRADING AND LANDSCAPING FOR THE PERMANENT STORMWATER MANAGEMENT BASIN(S).

SEQUENCE OF CONSTRUCTION FOR TOWNHOMES PHASE

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

1. PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES OF THE TOWN OF NORTH CASTLE AND NYCEP.
2. ESTABLISH STABILIZED CONSTRUCTION ACCESS AND STAGING AREAS IN LOCATIONS INDICATED ON THE PLAN.
3. INSTALL SILT FENCE, INLET PROTECTION, AND TREE PROTECTION FENCE AS SHOWN ON PLAN.
4. CLEAR AND GRUB FOR STORMWATER MANAGEMENT AREA #2. STRIP AND STOCKPILE SOIL.
5. BEGIN EXCAVATION OF STORMWATER MANAGEMENT AREA #2 AS TEMPORARY SEDIMENT BASIN 2.
6. INSTALL LEVEL SPREADER, OUTLET CONTROL STRUCTURE, TEMPORARY RISER AND ANTI-VORTEX DEVICE AND EMERGENCY STRIPWAY.
7. ESTABLISH TEMPORARY DIVERSION DITCHES PRIOR TO ANY OTHER CLEARING OR GRADING.
8. CLEAR AREAS TO BE DEVELOPED. STRIP TOPSOIL. STOCKPILE WHERE INDICATED ON PLAN AND COVER.
9. BEGIN BUILDING AND DRIVEWAY CONSTRUCTION.
10. INSTALL STORM STRUCTURES AND ASSOCIATED STORM SYSTEM PIPING. COMPLETE. IMMEDIATELY INSTALL INLET PROTECTION ON ALL STRUCTURES AS INDICATED ON THE SEDIMENT AND EROSION CONTROL PLANS.
12. INSTALL SANITARY SEWER, GAS, ELECTRIC AND TELEPHONE SERVICES.
13. INSTALL CURBING AND SIDEWALKS.
14. INSTALL PAVEMENT SUBBASE AND BINDER COURSE.
15. INSTALL BIOTRETMENT AREA, REDISTRIBUTE TOPSOIL, INSTALL LANDSCAPING AND PERMANENT GROUND COVERS.
16. THE CONTRIBUTING DRAINAGE AREA SHALL BE COMPLETELY STABILIZED PRIOR TO REMOVING THE EROSION CONTROL DEVICES AND CONVERTING THE TEMPORARY SEDIMENT BASIN TO A PERMANENT STORMWATER MANAGEMENT BASIN.
17. CLEAN PAVEMENT AND STORM SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
18. INSTALL PAVEMENT TOP COURSE.
19. REMOVE THE SEDIMENT FROM THE TEMPORARY SEDIMENT BASIN AND COMPLETE GRADING AND LANDSCAPING FOR THE PERMANENT STORMWATER MANAGEMENT BASIN.

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

TABLE OF SOIL RESTORATION REQUIREMENTS NOTES:

1. AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTER MAKING A NARROW SPLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.
2. PER "DEEP RIPPING AND DE-COMPACTION, NYSECC 2008."

LEGEND	
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED STOCKPILE AREA
	PROPOSED STAGING AREA
	PROPOSED TEMPORARY SWALE
	PROPOSED TEMPORARY SEDIMENT BASIN
	TEMPORARY RISER & ANTI-VORTEX DEVICE
	EXISTING FEATURE TO BE REMOVED

- NOTES:**
1. EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "PARCEL COMPLETION SURVEY DEPICTING LAND OF NYRA INSURANCE CORP.," PREPARED BY JOHN MEYER CONSULTING, DATED 09-30-2005.
 2. THE LIMIT OF DISTURBANCE SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
 3. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
 4. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS, EROSION AND SEDIMENT CONTROL. MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPAID ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
 5. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPAID ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
 6. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
 7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
 8. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPED IN PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
 9. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
 10. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE, THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICES TO DISCOURAGE VEHICLE TRAFFIC.
 11. ALL EXPOSED SLOPES AND GRADES/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 3000'S SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMITS) SHALL BE TEMPORARILY SEEDED WITHIN 14 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSED) EROSION AND SEDIMENT CONTROL GUIDELINES AND THE 4300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPORTATION, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
A. SEED MIXTURE AND RATE OF APPLICATION:
A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "ARDOOSTOCK" WINTER RYE (CEREBAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
C. MULCH ALL SEEDS AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (50 POUNDS PER 1000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
D. ALL SEEDS AREAS SHALL BE FERTILIZED, RESEEDING, AND MULCHED AS NECESSARY TO MAINTAIN WOODED, DENSE VEGETATIVE COVER.
 12. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

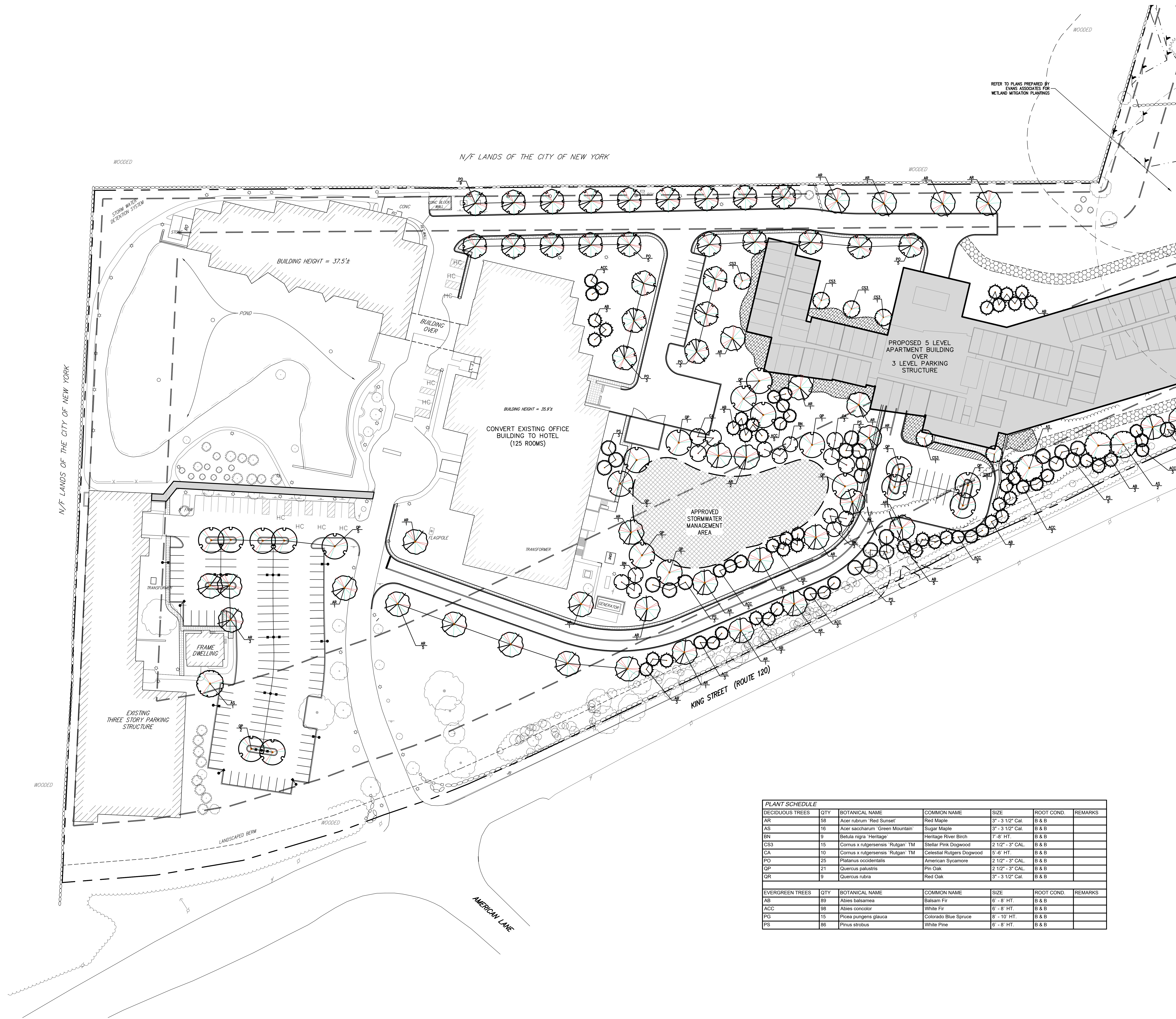
APPLICANT/OWNERS: AIRPORT CAMPUS I-V LLC
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POUND RIDGE, NY 10576

ARCHITECT: PERKINS+ESTMAN
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Drawn: JJ Approved: AG
Scale: 1" = 40'
Date: 03/20/2020
Project No: 15072
Sheet No: C-402 of 402

C-402

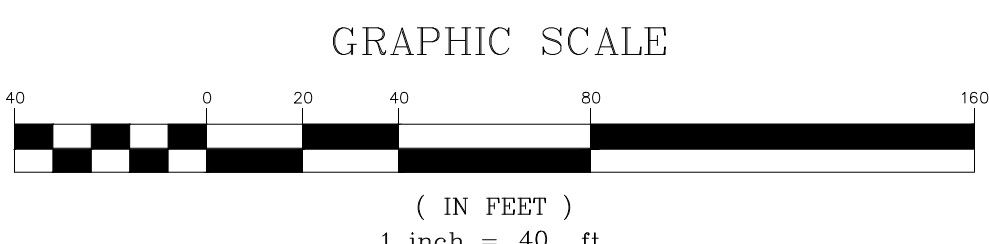


PLANT SCHEDULE						
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AR	58	Acer rubrum 'Red Sunset'	Red Maple	3" - 3 1/2" Cal.	B & B	
AS	16	Acer saccharum 'Green Mountain'	Sugar Maple	3" - 3 1/2" Cal.	B & B	
BN	9	Betula nigra 'Heritage'	Heritage River Birch	7'-8' HT.	B & B	
CS3	15	Cornus x rutgersensis 'Rutgan' TM	Stellar Pink Dogwood	2 1/2" - 3" CAL.	B & B	
CA	10	Cornus x rutgersensis 'Rutgan' TM	Celestial Rutgers Dogwood	3-4' HT.	B & B	
PO	25	Platanus occidentalis	American Sycamore	2 1/2" - 3" CAL.	B & B	
QP	21	Quercus palustris	Pin Oak	2 1/2" - 3" CAL.	B & B	
QR	9	Quercus rubra	Red Oak	3" - 3 1/2" Cal.	B & B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AB	89	Abies balsamea	Balsam Fir	6' - 8' HT.	B & B	
ACC	98	Abies concolor	White Fir	6' - 8' HT.	B & B	
PS	15	Pinus pungens glauca	Colorado Blue Spruce	6' - 10' HT.	B & B	
PS	96	Pinus strobus	White Pine	6' - 8' HT.	B & B	

LEGEND

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

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



APPLICANT/OWNER: AIRPORT CAMPUS I-V LLC
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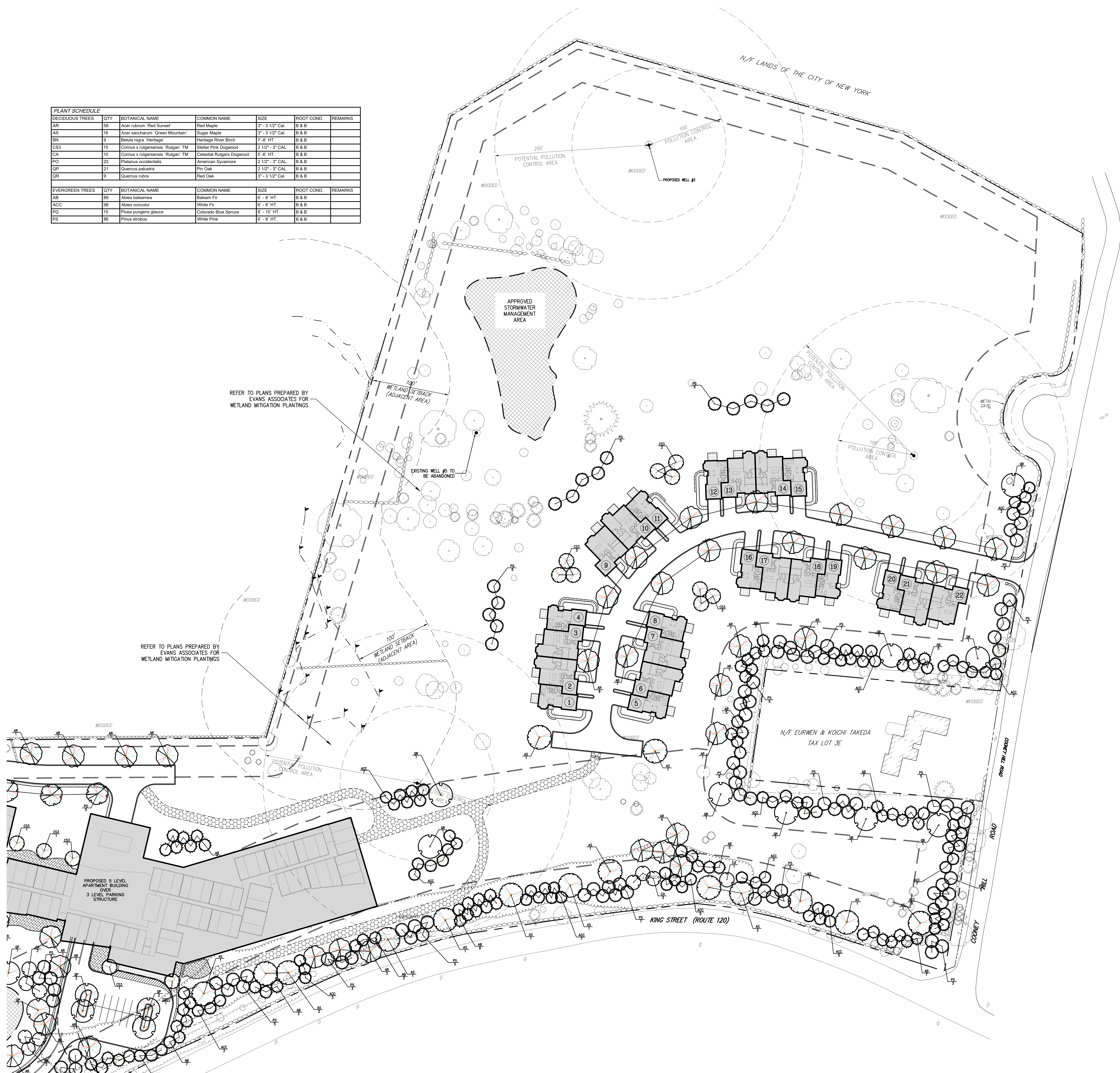
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PRELIMINARY LANDSCAPE PLAN
AIRPORT CAMPUS
113 WESTCHESTER AVENUE
TOWN OF NORTH CASTLE, NEW YORK

Drawn: **JJ** Approved: **AG**
Scale: **1" = 40'**
Date: **03/20/2020**
Project No: **15072**
Sheet: **L-101** of **L-101**

L-101

PLANT SCHEDULE						
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COAT	REMARKS
AS	58	Acer dasycarpum "Red Sunset"	Red Maple	3" - 3 1/2" Cal	B & B	
AS	19	Acer saccharum "Green Mountain"	Sugar Maple	3" - 3 1/2" Cal	B & B	
BN	9	Betula nigra "Heritage"	Heritage River Birch	7-8" HT.	B & B	
CS3	15	Cornus x rutgersensis "Rutgan" TM	Stellar Pin Dogwood	2 1/2" - 3" C-AL	B & B	
CA	10	Cornus x rutgersensis "Rutgan" TM	Cornell Rutgers Dogwood	5-6" HT.	B & B	
PR	20	Prunus occidentalis	American Sycamore	2" - 3" C-AL	B & B	
QP	21	Quercus palustris	Pin Oak	2 1/2" - 3" C-AL	B & B	
QR	9	Quercus rubra	Red Oak	3" - 3 1/2" Cal	B & B	



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

- NOTES:**
1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK, PLANTED MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION.
 2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
 3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE LAY, NURSERD, TOPX FINE, SHREDED HAWMULCH.
 4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE IDENTICAL TO THE SPECIES AND VARIETY SPECIFIED ON THE DRAWINGS. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
 5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
 6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJURE TO THE REVIEW OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENT AUTHORITIES HAVING JURISDICTION.
 7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBORN, ABRASION, INJURY, INSECTS OR INSECTS EGGS, AND SHALL HAVE A HEALTHY, UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS, AND BEAR A WELL-BRANCHED CANOPY OF LEAVES. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRIC TRUNKS WITH SPARSE, DENSE, UNIFORM, AND WELL-BRANCHED LEAVES. PLANTING SHALL ONLY USES AND GROUND COVER PLANT MATERIALS ESTABLISHED PERMANENT CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS CONTAINERS TO BE USED TO MAINTAIN PLANTS THROUGHOUT THE REMOVAL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
 8. ALL PLANTING BEDS SHALL BE BALLED OR BURLAPPED OR CONTAINER GROWN STOCK UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS LAWNED AND LANDSCAPED AREA.
 9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREA SHALL RECEIVE A

