

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

IV.B.1.c

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

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

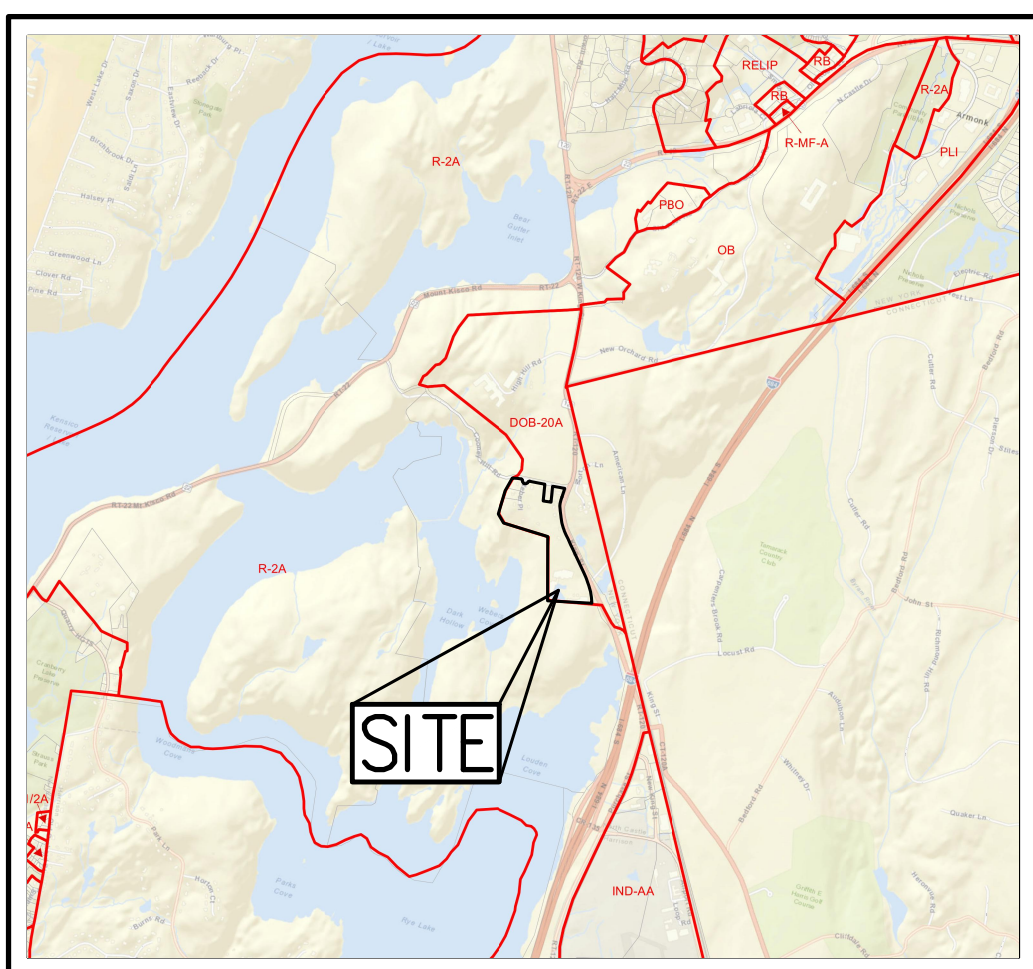
Attorneys:
Veneziano & Associates
84 BUSINESS PARK DRIVE, SUITE 200
ARMONK, NY 10504
(914) 273-1300

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

Wetland Consultant:
Ecological Solutions
1248 SOUTHFOUR ROAD
SOUTHBURY, 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
C-100	OVERALL PREFERRED DEVELOPMENT PLAN
C-101	PREFERRED DEVELOPMENT PLAN
C-102	PREFERRED DEVELOPMENT PLAN
C-151	TREE PROTECTION PLAN
C-152	TREE PROTECTION PLAN
C-153	TREE PROTECTION TABLE (PART A)
C-154	TREE PROTECTION TABLE (PART B)
C-201	PRELIMINARY GRADING PLAN
C-202	PRELIMINARY GRADING PLAN
C-301	PRELIMINARY UTILITIES PLAN
C-302	PRELIMINARY UTILITIES PLAN
C-401	PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
C-402	PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
L-101	PRELIMINARY LANDSCAPE PLAN
L-102	PRELIMINARY LANDSCAPE PLAN

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	60 FT ^M	64 FT
MINIMUM SIDE YARD SETBACKS				
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	2.19 PERCENT
RESIDENTIAL TOWNHOMES	N/A	N/A	15 PERCENT ^M	2.19 PERCENT
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	2.19 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.



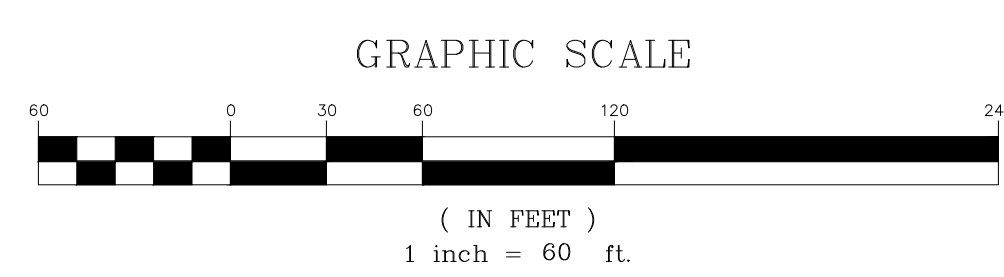
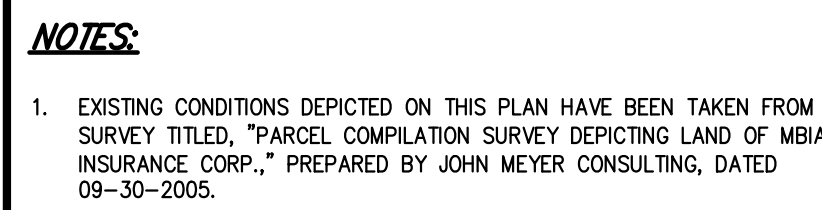
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 1209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

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

C-000

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

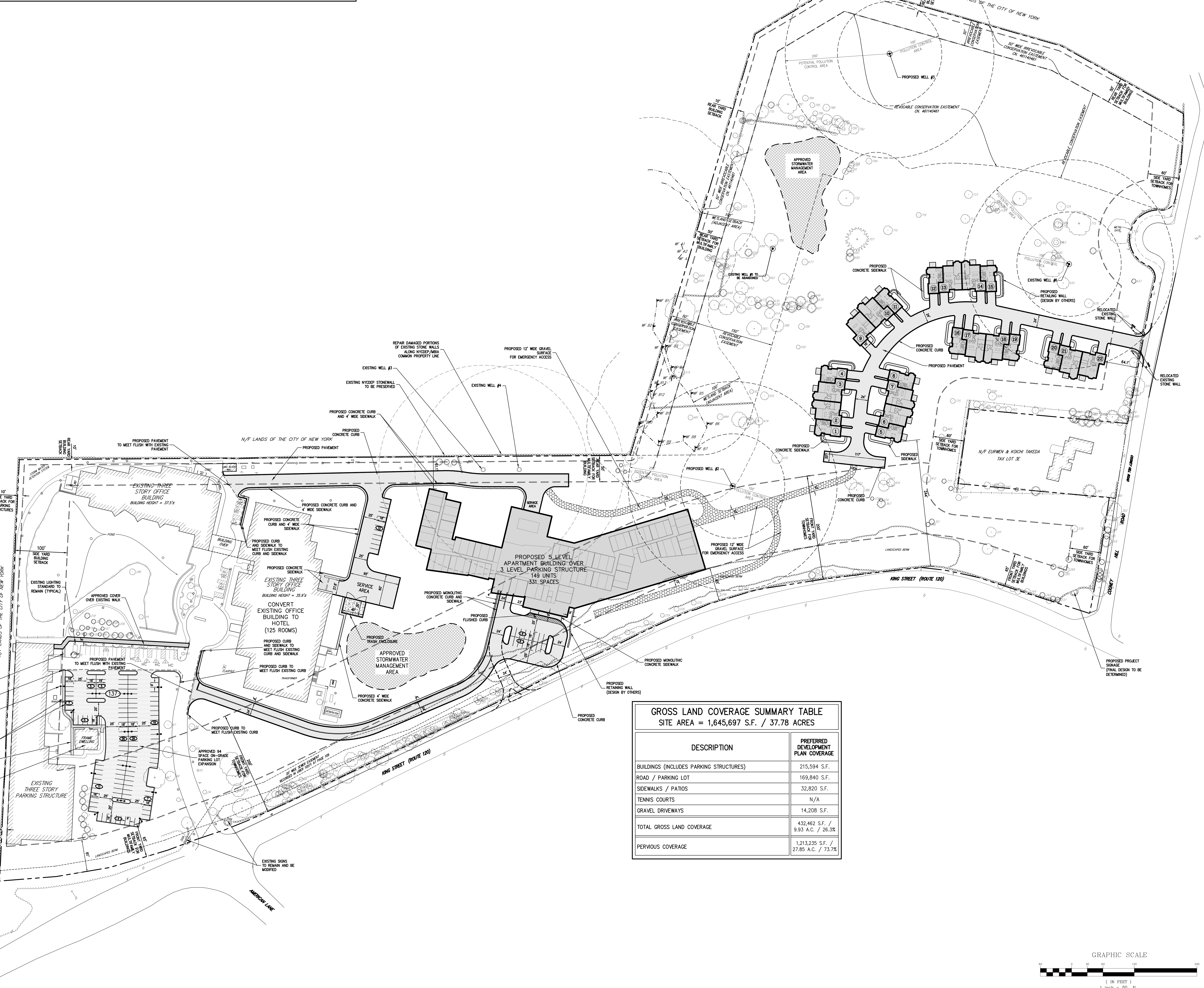
JMC
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2192
www.jmcplic.com



Drawn: JJ	Approved: AG
Scale: 1" = 60'	
Date: 03/20/2020	
Project No: 15072	
15072-LYNBT	C-010
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
	TRAFFIC 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%

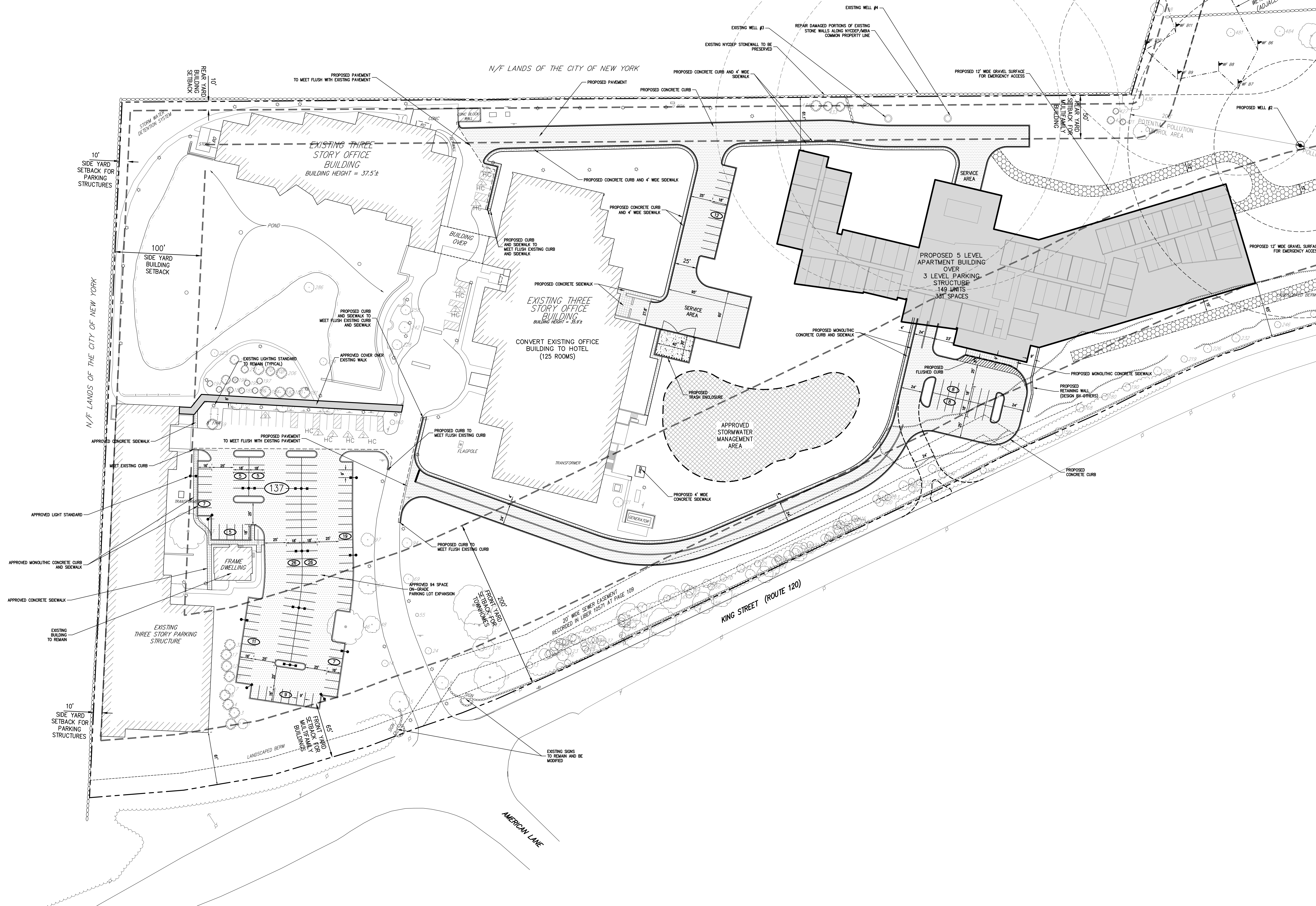
APPLICANT/OWNER: AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576
ARCHITECT: PERKINS+ESTMAN
115 FIFTH AVENUE
NEW YORK, NY 10003

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
1420 BEVERLY ROAD • AMENONK, NY 10524
PHONE: 914.333.2222 • FAX: 914.233.2102
www.jmcpa.com

OVERALL PREFERRED DEVELOPMENT 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.

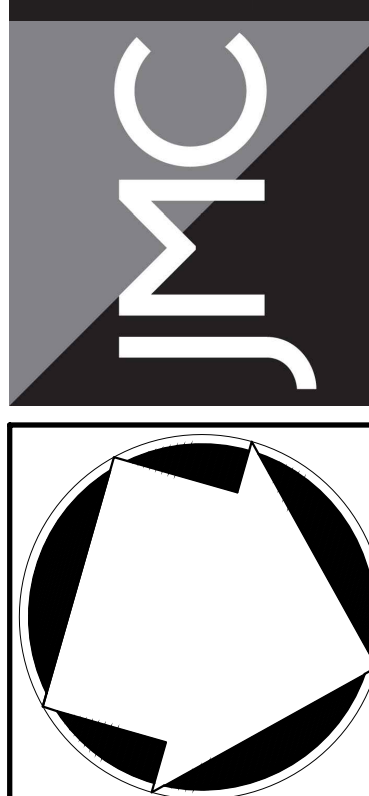
Drawn: JH Approved: AG
Scale: 1" = 60'
Date: 03/20/2020
Project No: 15072
INSTRUMENT: C-100 LHA
Drawing No: C-100



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	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 CONCRETE APRON
	PROPOSED DROP CURB AND RAMP
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED 12' WIDE WHITE STOP LINE
	PROPOSED WORD MARKING ON PAVEMENT
	PROPOSED TRAFFIC SIGN LOCATION & DESIGNATION
	PEDESTRIAN CROSSING

APPLICANT/OWNER	
AIRPORT CAMPUS I-V LLC	
46 WESTCHESTER AVENUE	
POUND RIDGE, NY 10576	
ARCHITECT	
PERKINS-EASTMAN	
115 FIFTH AVENUE	
NEW YORK, NY 10003	
REVISIONS	
No.	Description
1	RESPOND TO TOWN COMMENTS

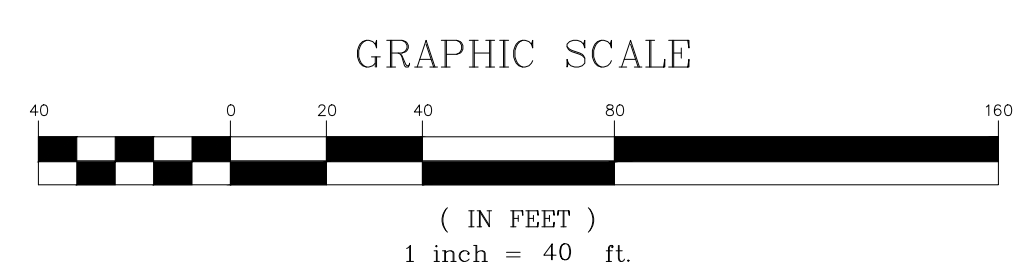
JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
John Mayer Consulting, Inc.
1420 BEVERLY ROAD • AMENONK, NY 10554
Voice: 514.233.2222 • Fax: 514.233.2102
www.jmcpinc.com



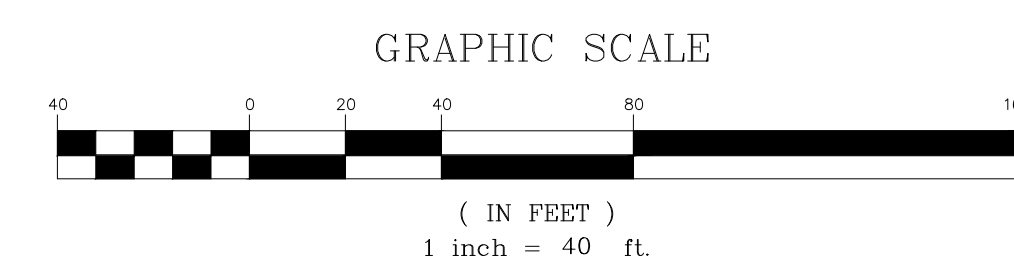
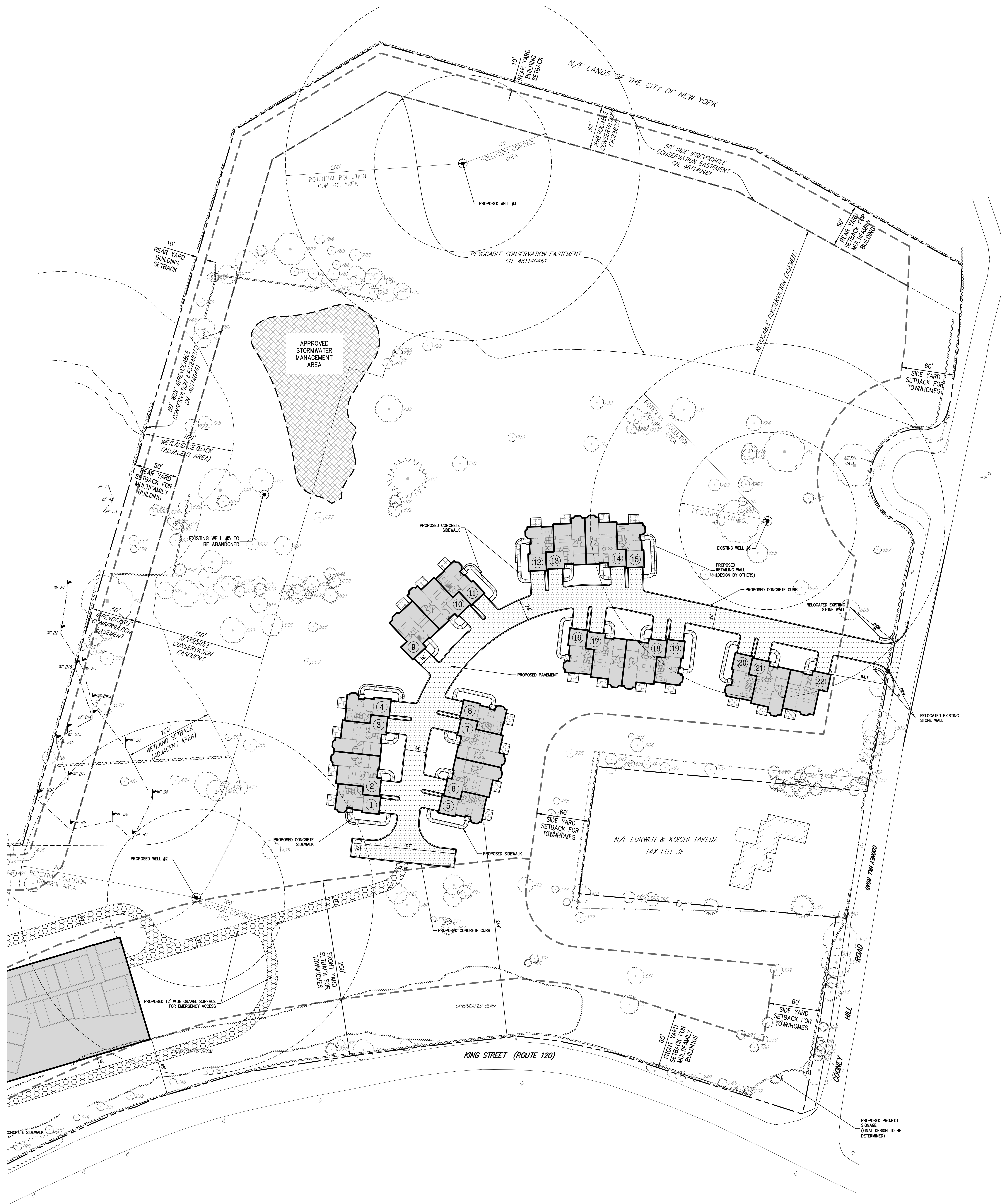
PREFERRED DEVELOPMENT PLAN
AIRPORT CAMPUS
113 WESTCHESTER AVENUE
TOWN OF NORTH CASTLE, NEW YORK

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: UJ	Approved: AG
Scale: 1" = 40'	
Date: 03/20/2020	
Project No: 15072	
Sheet: C-101	of 101
C-101	



Copyright © 2005 by JMC. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, CONSULTING, LANDSCAPE ARCHITECTURE & LANDSCAPE ARCHITECTURE LLC. JMC SITE DEVELOPMENT

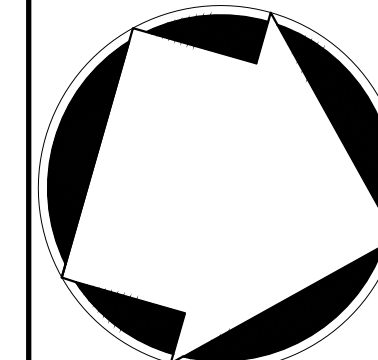


Drawn: JJ	Approved: AG
Scale: 1" = 40'	
Date: 03/20/2020	
Project No: 15072	
15072-LAYOUT	LAY.scr
Drawing No:	
C-102	

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.

PREFERRED
DEVELOPMENT PLAN

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

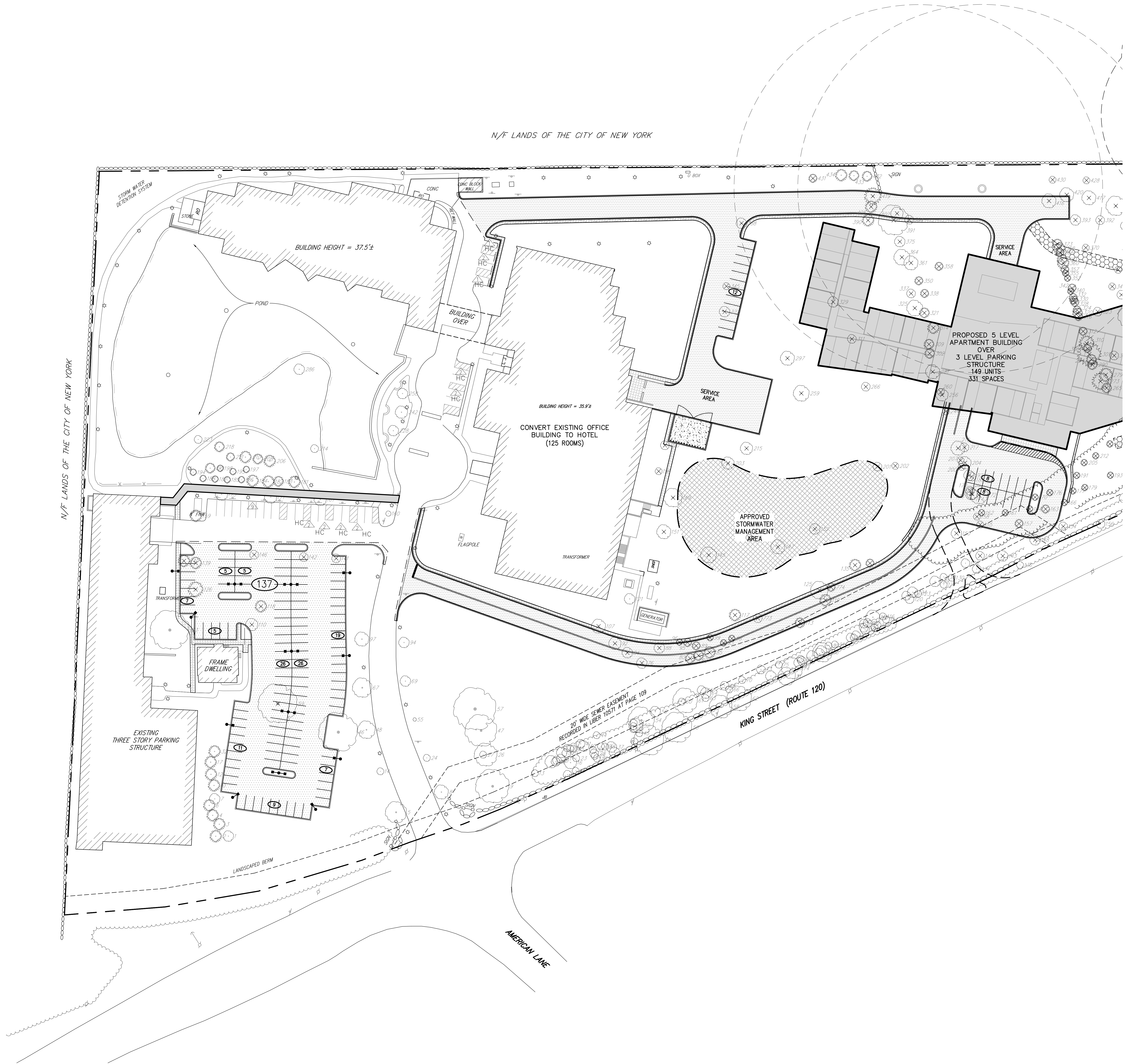


**JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC**
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
122 BEDFORD ROAD • ARMONGK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

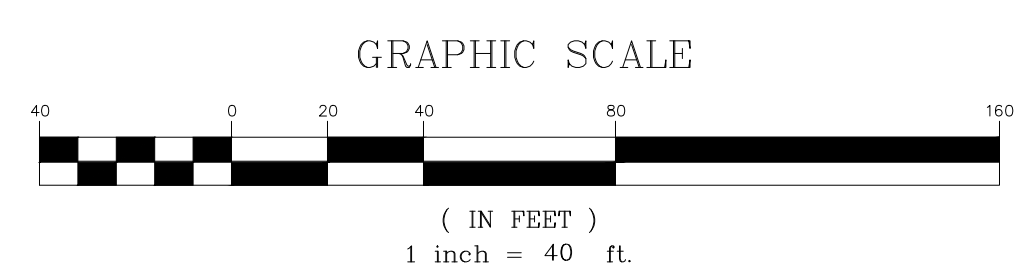
APPLICANT/OWNERS:
AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10578

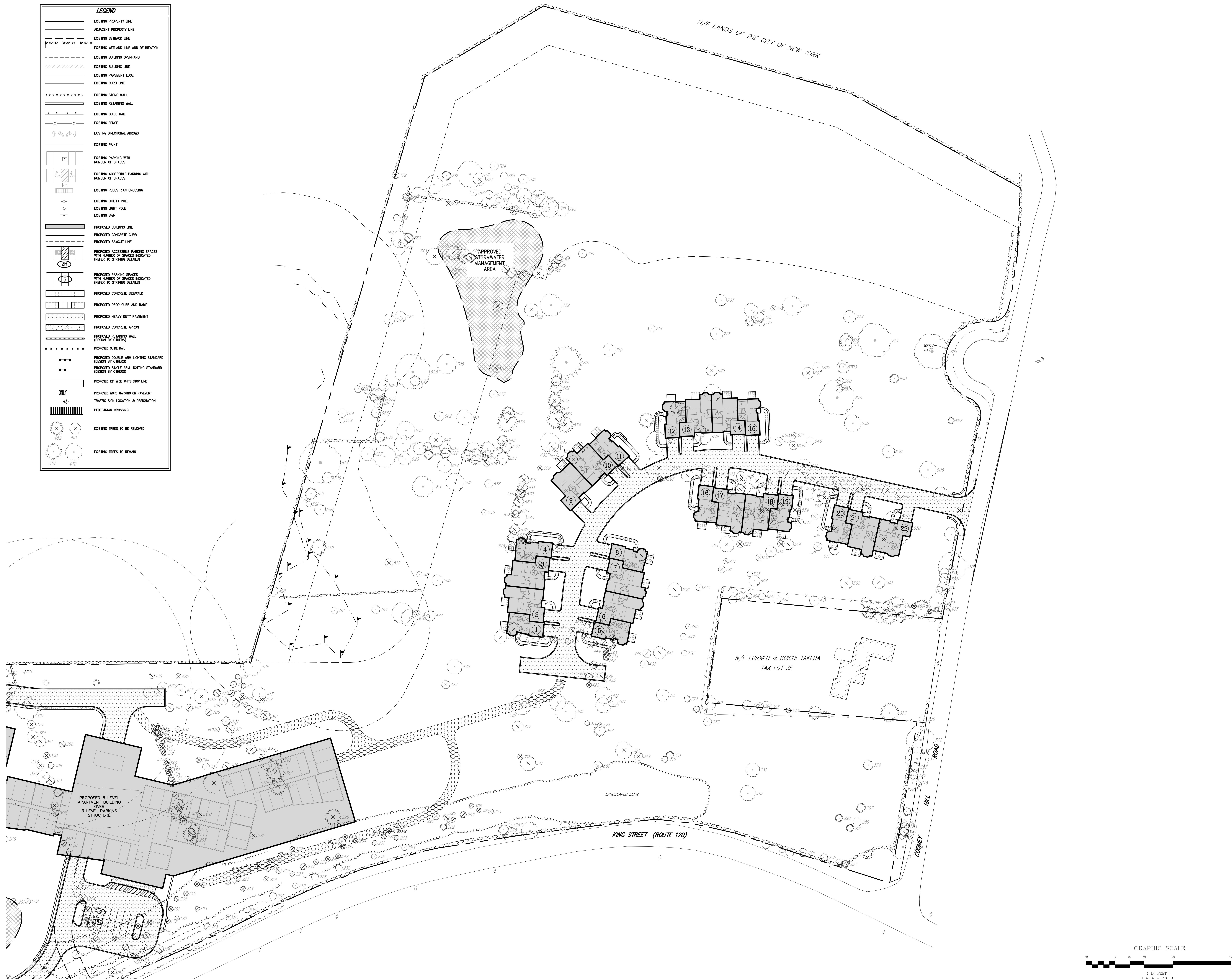
ARCHITECT:
PERKINS-EASTMAN
115 FIFTH AVENUE
NEW YORK, NY 10003

[illegible]



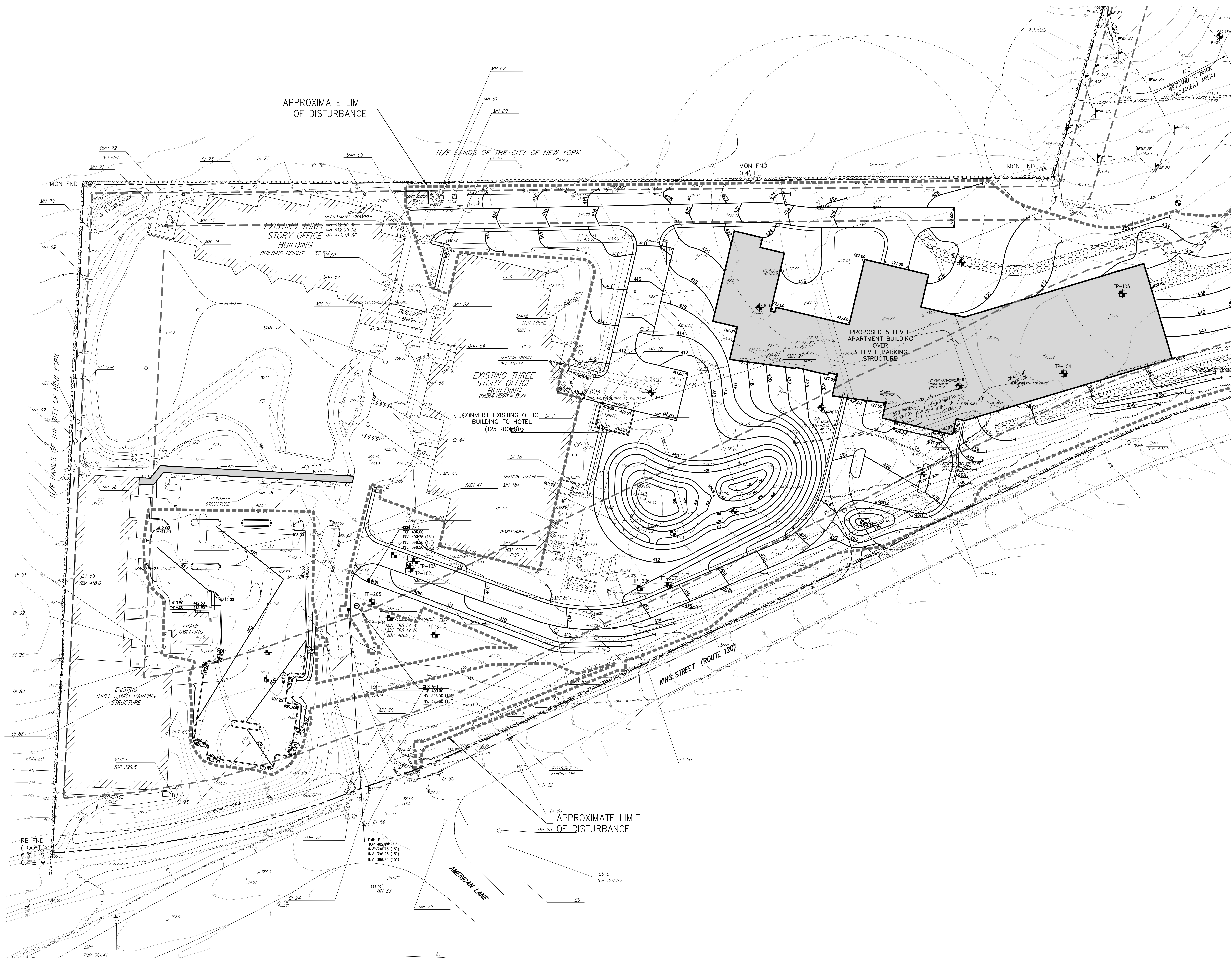
LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING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





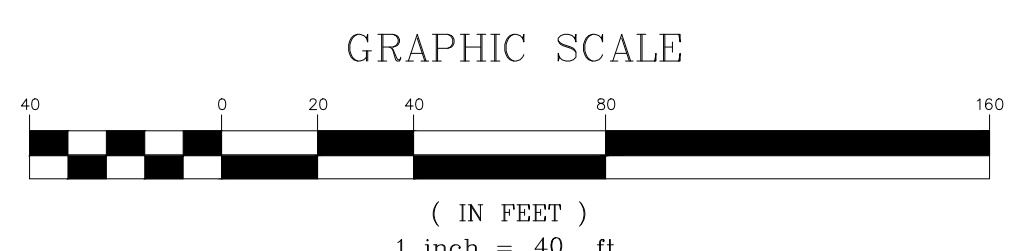
TREE TABLE -- PART A																				
744 TREES DEPICTED HAVING A DIAMETER AT DBH OF 8" OR GREATER																				
TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	TREE NO.	COMMON NAME	DIAMETER	CONDITION	REMAIN OR REMOVE	TREE NO.	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	12"	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"	GOOD	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	REMOVE
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	8"	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"	GOOD	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	44"	POOR	REMOVE	163	SPRUCE	10"	GOOD	REMOVE	259	ASH	18"	GOOD	REMOVE	358	SPRUCE	10"	GOOD	REMOVE	
60	MAPLE	8"	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"			

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	REMOVE
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	OAK	14"	GOOD	REMAIN	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	PINE	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	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	16"	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"	FAIR	REMOVE	634	CHERRY	18"	FAIR	REMAIN	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	537	CHERRY	12"	FAIR	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	28"	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"	FAIR	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	REMAIN	771	CHERRY	8"	POOR	REMOVE
466	MAPLE	18"	GOOD	REMOVE	565	LOCUST	16"	FAIR	REMOVE	663	PINE	20"	FAIR	REMOVE	772	LOCUST	10"	POOR	REMOVE
467	MAPLE	12"	FAIR	REMOVE	566	CHERRY	10"	FAIR	REMOVE	664	ASH	12"	POOR	REMAIN	773	BIRCH	10"	POOR	REMOVE
470																			



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 INDEX CONTOUR
	EXISTING SPOT GRADE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE A DRAIN INLET
	PROPOSED TYPE B DRAIN INLET
	PROPOSED TYPE C DRAIN INLET
	PROPOSED TRENCH DRAIN
	PROPOSED RIP-RAP SUMP
	PROPOSED TYPE A HEADWALL
	PROPOSED TYPE B HEADWALL
	PROPOSED UNDERGROUND ROOF RUNOFF STORAGE TANK
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED CLEANOUT
	PROPOSED END SECTION
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	BORING LOCATION AND DESIGNATION
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED DITCH OR SWALE
	PROPOSED RIP-RAP
	EXISTING FEATURE TO BE REMOVED

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "PARCEL COMPARISON SURVEY DEPICTING LAND OF M&A INSURANCE CORP., PREPARED BY JOHN MEYER CONSULTING, DATED 09-30-2005.
 - 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.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 - EXISTING AND FILLS SHALL NOT DRAINAGE ADJACENT PROPERTIES, NOR DRAINAGE WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
 - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.



<p>APPLICANT/OWNER: AIRPORT CAMPUS I-V LLC 46 WESTCHESTER AVENUE POST RIDGE, NY 10576</p> <p>ARCHITECT: PERKINS+ESTMAN 115 FIFTH AVENUE NEW YORK, NY 10003</p>										
<p>DATE: 03/20/2020</p> <p>BY: JJC</p> <p>FOR: PRELIMINARY GRADING PLAN</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>RESPOND TO TOWN COMMENTS</td> <td>03/24/2020</td> </tr> <tr> <td>2</td> <td>RESPOND TO TOWN COMMENTS</td> <td>03/24/2020</td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE	1	RESPOND TO TOWN COMMENTS	03/24/2020	2	RESPOND TO TOWN COMMENTS	03/24/2020
No.	DESCRIPTION	DATE								
1	RESPOND TO TOWN COMMENTS	03/24/2020								
2	RESPOND TO TOWN COMMENTS	03/24/2020								
<p>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.</p>										
<p>Drawn: JJC Approved: AG</p> <p>Scale: 1" = 40'</p> <p>Date: 03/20/2020</p> <p>Project No: 15072</p> <p>Sheet No: C-201 Of: 010/01</p> <p>Sheet Title: PRELIMINARY GRADING PLAN</p>										



STRUCTURE DESIGNATION	TOP	INVERT	INVERT	INVERT	INVERT	INVERT
CI 1	419.65	417.0 NW	416.5 E	415.6 E	---	---
CI 2	419.38	415.5 W	415.8 E	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	408.0E	---	---	---	---
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	400.3	---	---	---	---	---
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	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	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	394.1+ S	394.1+ W	394.4+ N	394.2+ E	---
CI 37	405.22	403.12 S	402.62 SW	402.80 E	403.7+ 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	403.4+ E	403.5+ W	---	---	---
CI 46	408.86	405.1+ 30" S	407.3+ 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	405.9+ 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	394.7+ S	394.8+ N	---	---	---

STRUCTURE DESIGNATION	TOP	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	400.15+ 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	403.05+	---	---	---
SMH 57	410.55	405.7+ SW	404.64 E-W	---	---
SMH 59	411.76	---	---	---	---
SMH 78	398.00	380.5+	---	---	---
SMH 85	406.98	402.3 N	399.4 S	---	---
SMH 86	407.38	402.05	404.15 W	403.9 S	---

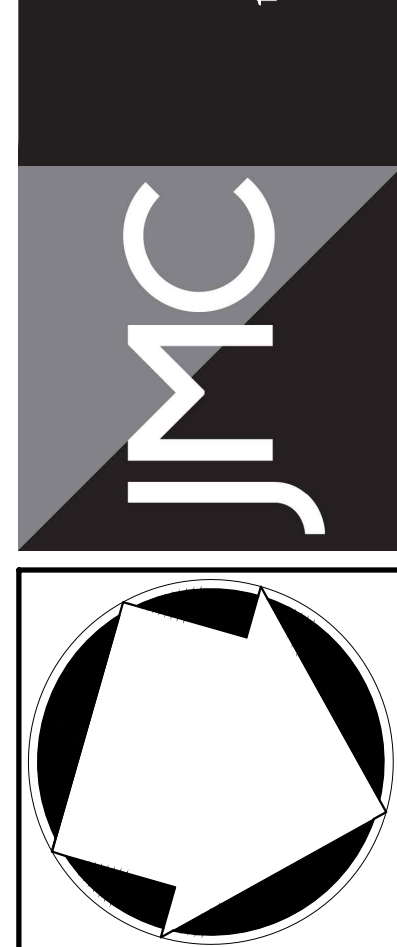
By	Date	Revision	No.
1	09/16/2020	RESPOND TO TOWN COMMENTS	1
2	09/24/2020	RESPOND TO TOWN COMMENTS	2

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

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.

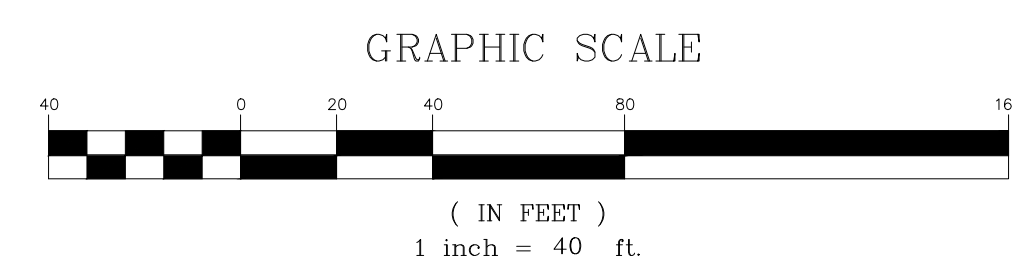
120 BEVERLY ROAD • FARMING, NY 10534
voice 914.333.222 • fax 914.233.2102
www.jmcpnc.com

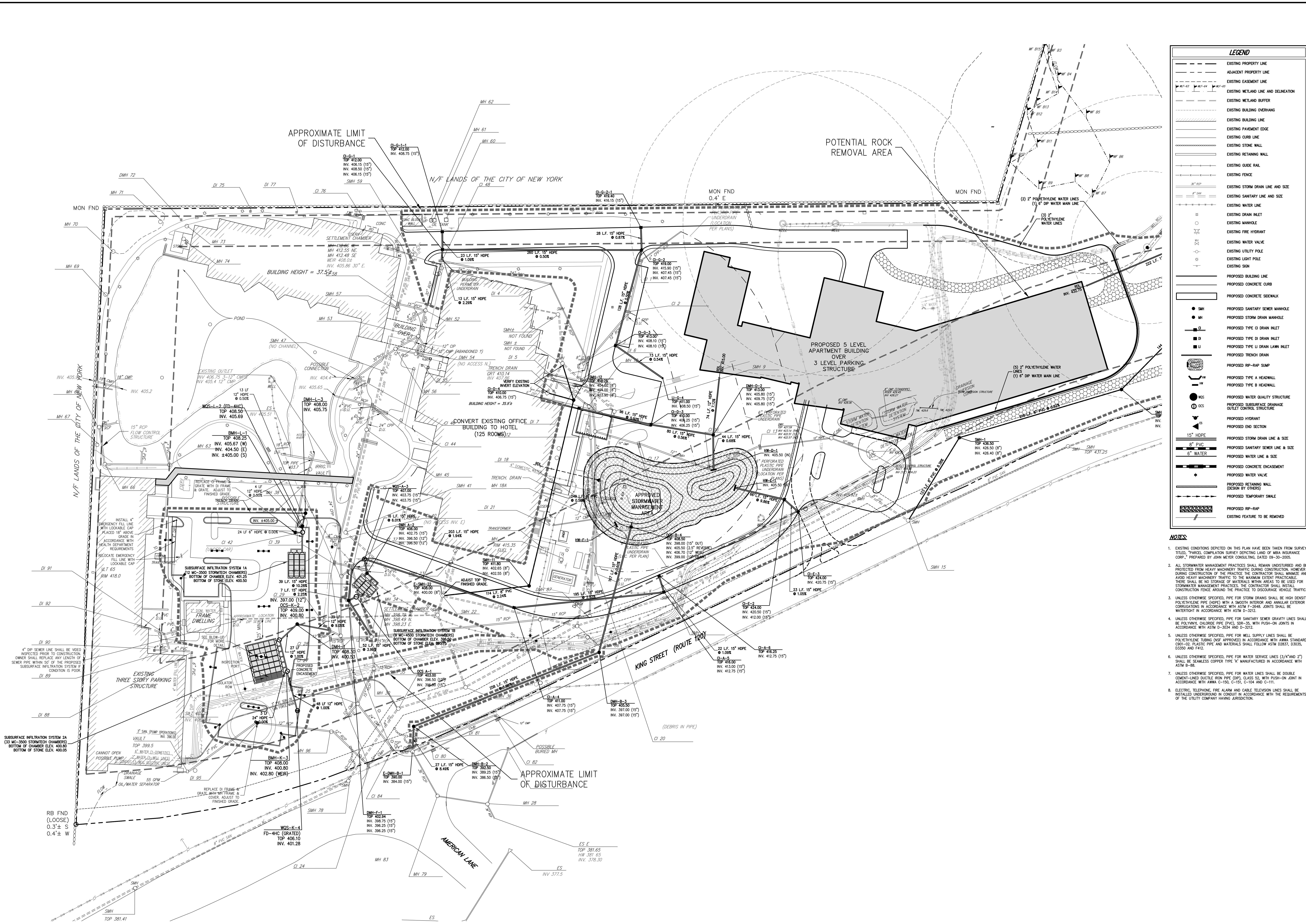


PRELIMINARY
GRADING PLAN
AIRPORT CAMPUS
113
TOWN OF NORTH CASTLE, NEW YORK

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**
Sheet: **C-202** of **0940.sxd**





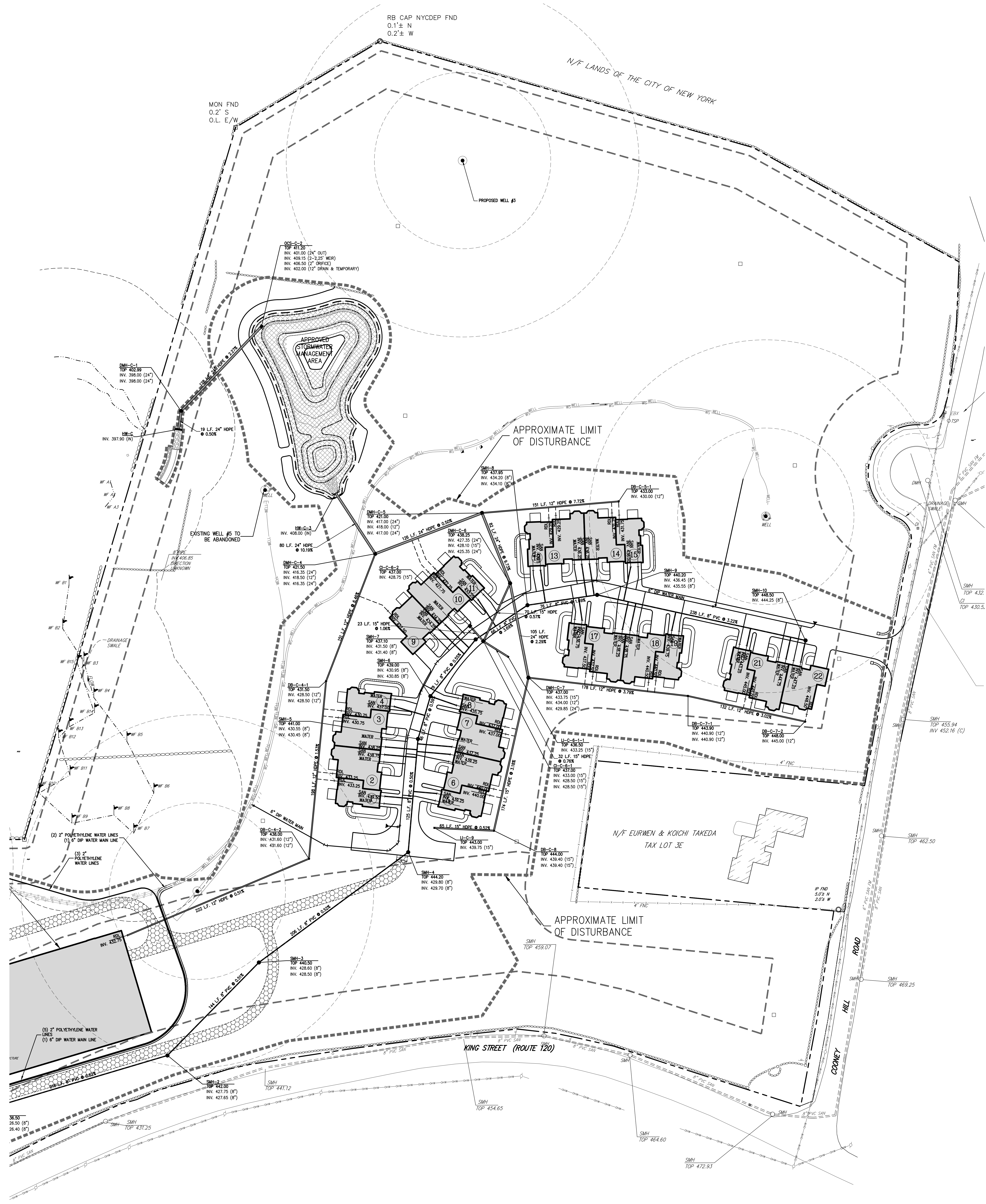
LEGEND

---	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 SANITARY 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 E 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 ENCASMENT
---	PROPOSED WATER VALVE
---	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
---	PROPOSED TEMPORARY SHALE
---	PROPOSED RP-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 PIPE (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 POLYETHYLENE GLASS REINFORCED (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 ANMA 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 TYPE K MANUFACTURED IN ACCORDANCE WITH ASTM B-88.
- UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE JOINT-LESS DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINT IN ACCORDANCE WITH ANMA 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.

APPLICANT/OWNER: AIRPORT CAMPUS I-V LLC	
ARCHITECT: PERKINS+ESTMAN	
DATE: 09/16/2020	
REVISION: RESPOND TO TOWN COMMENTS	
No.	1
By	AL
Date	09/16/2020
PROJECT: 15072	
DRAWN: C-301	
CHECKED: UTL	
DATE: 03/20/2020	
SCALE: 1" = 40'	
GRAPHIC SCALE	
1 inch = 40 ft.	
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 PAYMENT EDGE
---	EXISTING CURB LINE
---	EXISTING STONE WALL
---	EXISTING RETAINING WALL
---	EXISTING GUIDE RAIL
---	EXISTING FENCE
---	EXISTING STORM DRAIN LINE AND SIZE
---	EXISTING SANITARY 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 ENCASUREMENT
---	PROPOSED WATER VALVE
---	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
---	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 EXISTING 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 (NSF APPROVED) IN ACCORDANCE WITH AWWA STANDARD C900-02. PLASTIC PIPE AND MATERIALS SHALL FOLLOW ASTM D2033, D3350, D3355 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 ORIENTED AND DOUBLE WALL PIPE (DOW), CLASS 52, WITH PUSH-ON JOINT IN ACCORDANCE WITH AWWA C-150, C-151, C-154 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
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
CI 4	411.02	408.44 E	407.8 E	407.0 NE	406.9 S
CI 5	408.04	---	---	---	408.1 WATER
CI 6	412.80	---	---	---	---
CI 7	412.60	---	---	---	---
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	---	---
CI 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	---
CI 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	386.1 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	394.12 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	403.44 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	---	---
CI 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	---	---	---	---
CI 75	409.47	---	---	---	---
CI 76	410.04	407.25	---	---	---
CI 77	409.71	---	---	---	---
MH 79	388.22	380.85 (IN)	380.85 (OUT)	---	---
CI 80	389.84	386.0	---	---	---
CI 81	389.31	385.84 E	385.43 N	385.31 S	---
CI 82	392.83	389.23	---	---	---
CI 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	---	---	---	---
CI 88	412.85	408.23 S	408.29 E	408.64 N	---
CI 89	410.43	408.68 S	408.66 SW	408.64 N	---
CI 90	410.27	408.80	---	---	---
CI 91	410.57	408.87 S	409.03 N	409.80 E	---
CI 92	410.25	408.96 SW	408.80 N	---	---
CI 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
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	402.3 N	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+ESTMAN**
115 FIFTH AVENUE
NEW YORK, NY 10003

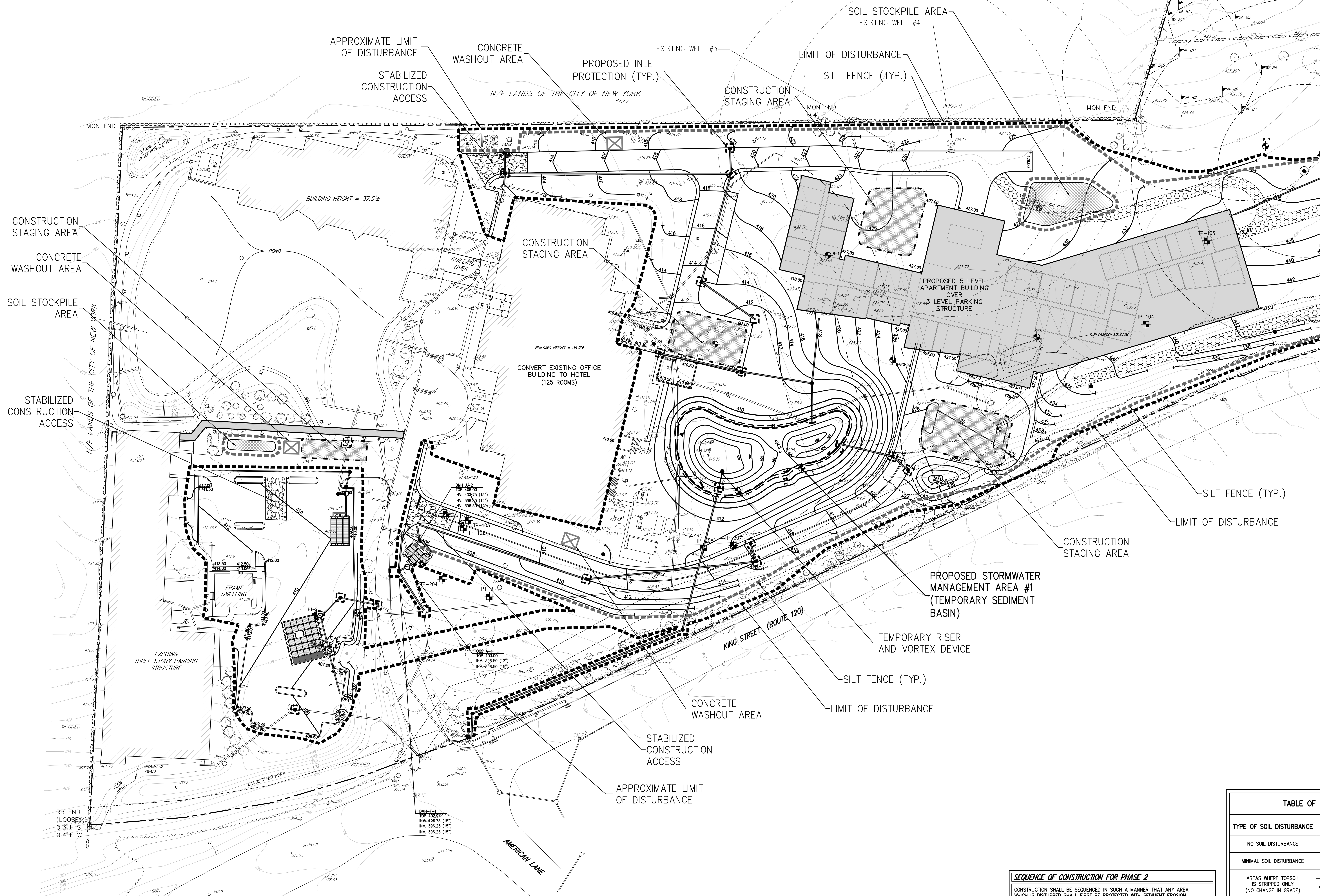
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BECHTOLD ROAD • ARMONK, NY 10504
voice 914.333.2222 • fax 914.233.2102
www.jmcpnc.com

JMC

PRELIMINARY UTILITIES 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: **JU** Approved: **AG**
Scale: **1" = 40'**
Date: **03/20/2020**
Project No: **15072**
WDR-RL C-302 VIL-RL
Drawing No: **C-302**



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

- NOTES:**
- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "PARCEL COMPLETION SURVEY DEPICTING LAND OF WBA INSURANCE CORP.," PREPARED BY JOHN MEYER CONSULTING, DATED 09-30-2005.
 - THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
 - PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 - THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES 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 REUSED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
 - THE CONTRACTOR SHALL INSPECT DOWNSLOPE CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS. AFTER EACH RAINFALL, 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 DOWNSLOPE AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
 - 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, INC. AND/OR ANY AUTHORITY HAVING JURISDICTION.
 - STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED 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 ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
 - ALL DOWNSLOPE SLOPES AND GRADED/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 SIX (6) SEAWAYS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
A. SEED MIXTURE AND RATE OF APPLICATION:
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 "ARBORESCENT" WINTER RYE (GENERAL RYE) AT 10 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
C. MULCH ALL SEEDING AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
3. ALL SEEDING AREAS SHALL BE FERTILIZED, RESEEDING, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
4. 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.

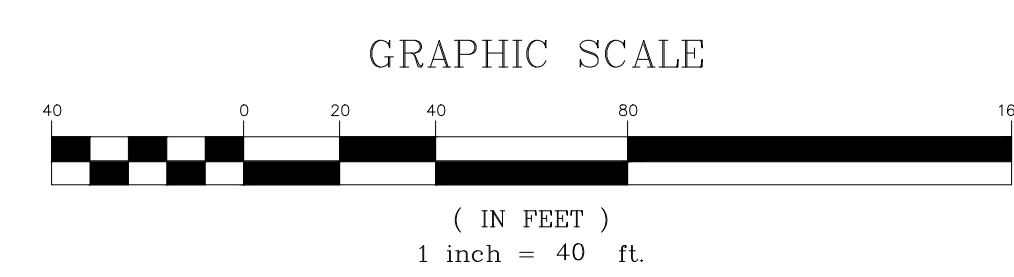
SEQUENCE OF CONSTRUCTION FOR PHASE 2

- 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:
- PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES OF THE TOWN OF NORTH CASTLE AND THE NYDEC.
 - STAKE OUT LIMITS OF THE PROPOSED STORMWATER MANAGEMENT AREAS WITH ORANGE CONSTRUCTION FENCE.
 - ESTABLISH STABILIZED CONSTRUCTION ENTRANCE AND PRIMARY STAGING AREA IN LOCATION AS INDICATED ON THE PLAN.
 - INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN ON PLAN.
 - CLEAR AREAS TO BE DEVELOPED.
 - STRIP TOPSOIL, STOCKPILE WHERE INDICATED ON PLAN AND COVER.
 - BEGIN BUILDING AND DRIVEWAY CONSTRUCTION, ROUGH GRADING.
 - INSTALL STORM STRUCTURES, SUBSURFACE INFILTRATION SYSTEM AND ASSOCIATED STORM SYSTEM PIPING COMPLETE. CONVERT/ADJUST ALL EXISTING STORM STRUCTURES TO REMAIN. IMMEDIATELY INSTALL INLET PROTECTION ON ALL STRUCTURES AS INDICATED ON THE SEDIMENT AND EROSION CONTROL PLANS.
 - INSTALL SITE LIGHTING AND CONDUITS AS REQUIRED.
 - INSTALL SIDEWALK AND NEW SIDEWALK COVER ALONG EXISTING SIDEWALK.
 - FINISH GRADING.
 - PROVIDE SOIL RESTORATION IN AREAS THAT WILL BE LANDSCAPED.
 - REDISTRIBUTE TOP SOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
 - INSTALL ASPHALT SUBBASE AND BINDER COURSE ON ROADWAYS AND PARKING AREAS.
 - INSTALL ALL SITE SIGNAGE.
 - INSTALL FINAL ASPHALT TOP COURSE PAVEMENT COMPLETE.
 - CLEAN PAVEMENT AND STORM SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
 - PUT SUBSURFACE INFILTRATION SYSTEMS ONLINE. CONVERT TEMPORARY SEDIMENT BASINS INTO STORMWATER MANAGEMENT AREAS.
 - INSTALL ALL PAINT STRIPING.

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 REQUIRED	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 (DECOMPACTION AND COMPOST ENHANCEMENT)
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)	PROTECT AREA FROM ANY ONGOING CONSTRUCTION ACTIVITIES
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	CLEARING AND GRUBBING
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREAS WILL BE COVERED TO PERVIOUS AREA	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS (TO PROTECT NEWLY INSTALLED PRACTICES FROM ANY ONGOING CONSTRUCTION ACTIVITIES. CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA)

TABLE OF SOIL RESTORATION REQUIREMENTS NOTES:

- 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-SUBCULTER.
- PER "DEEP RIPPING AND DE-COMPACTION, NYDEC 2008."

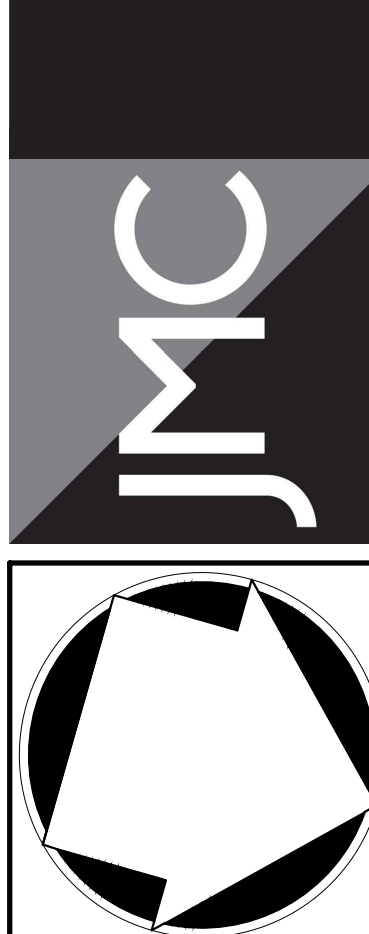


By	Date
JJ	09/16/2020
JJ	09/24/2020

No.	Revisions
1.	RESPOND TO TOWN COMMENTS
2.	RESPOND TO TOWN COMMENTS

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC	John Meyer Consulting, Inc.
JMC Site Development Consultants, LLC	120 BEVERLY ROAD • ARMONK, NY 10504
	TEL: 914.333.2222 • FAX: 914.233.2102
	www.jmccpllc.com



PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN
AIRPORT CAMPUS
113 WESTCHESTER AVE, NEW YORK, NY 10576
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		
Notes:	C-401	U/L	
Drawn by:			

NOT FOR CONSTRUCTION



- SEQUENCE OF CONSTRUCTION FOR PHASE 2**
- 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 THE NYSC.
 2. STAKE OUT LIMITS OF THE PROPOSED STORMWATER MANAGEMENT AREAS WITH ORANGE CONSTRUCTION FENCE.
 3. ESTABLISH STABILIZED CONSTRUCTION ENTRANCE AND PRIMARY STAGING AREA IN LOCATION AS INDICATED ON THE PLAN.
 4. INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN ON PLAN.
 5. CLEAR AREAS TO BE DEVELOPED.
 6. STRIP TOPSOIL, STOOPPILE WHERE INDICATED ON PLAN AND COVER.
 7. BEGIN BUILDING AND DRIVEWAY CONSTRUCTION, ROUGH GRADING.
 8. INSTALL STORM STRUCTURES, SUBSURFACE INFILTRATION SYSTEM AND ASSOCIATED STORM SYSTEM PIPING COMPLETE. CONVERT/ADJUST ALL EXISTING STORM STRUCTURES TO REMAIN. IMMEDIATELY INSTALL INLET PROTECTION ON ALL STRUCTURES AS INDICATED ON THE SEDIMENT AND EROSION CONTROL PLANS.
 9. INSTALL SITE LIGHTING AND CONDUITS AS REQUIRED.
 10. INSTALL SIDEWALK AND NEW SIDEWALK COVER ALONG EXISTING SIDEWALK.
 11. FINISH GRADING.
 12. PROVIDE SOIL RESTORATION IN AREAS THAT WILL BE LANDSCAPED.
 13. REDISTRIBUTE TOP SOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
 14. INSTALL ASPHALT SUBBASE AND BINDER COURSE ON ROADWAYS AND PARKING AREAS.
 15. INSTALL ALL SITE SIGNAGE.
 16. INSTALL FINAL ASPHALT TOP COURSE PAVEMENT COMPLETE.
 17. CLEAN PAVEMENT AND STORM SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
 18. PUT SUBSURFACE INFILTRATION SYSTEMS ONLINE. CONVERT TEMPORARY SEDIMENT BASINS INTO STORMWATER MANAGEMENT AREAS.
 19. INSTALL ALL PAINT STRIPING.

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 REQUIRED	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 SULT 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, NYSCC 2008."

LEGEND

- PROPOSED INLET PROTECTION
- PROPOSED SALT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE AREA
- PROPOSED STAGING AREA
- PROPOSED TEMPORARY SHALE
- 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 TITLES, "PARCEL COMPLETION SURVEY DEPICTING LAND OF WBA INSURANCE CORP.," PREPARED BY JOHN MEYER CONSULTING, DATED 09-30-2005.
 2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
 3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 4. 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 REUSED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
 5. THE CONTRACTOR SHALL INSPECT DOWNSLOPE CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS. AFTER EACH RAINFALL, 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 DOWNSLOPE AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
 6. 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, INC. AND/OR ANY AUTHORITY HAVING JURISDICTION.
 7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA ASSOCIATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SALT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPED ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
 7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
 8. 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 MAINTAIN AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 9. ALL EXPOSED SLOPES AND GRADED/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 SIX(6) SEDIMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDDED WITHIN 24 HOURS OF DISTURBANCE. IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSED) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
A. SEED MIXTURE AND RATE OF APPLICATION:
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 "ARBORETOX" WINTER RYE (GENERAL 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 SEEDDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
3. ALL SEEDDED AREAS SHALL BE FERTILIZED, RESEEDDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
4. 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/OWNER: AIRPORT CAMPUS I-V LLC
46 WESTCHESTER AVENUE
POUND RIDGE, NY 10576

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

JMC

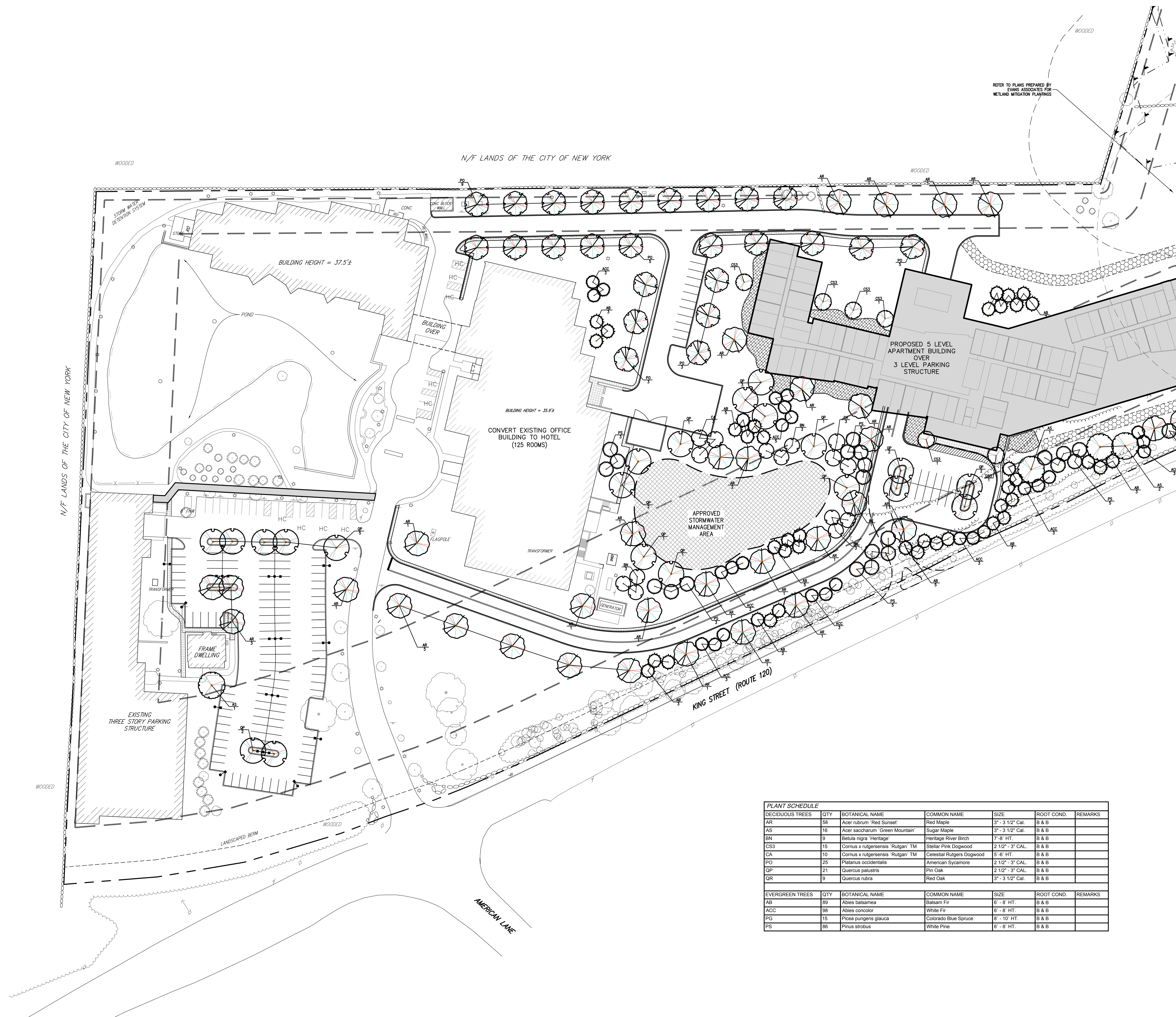
PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN

AIRPORT CAMPUS I-V LLC
113 WESTCASTLE ROAD
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
WWS-ME C-402 SMC-SP
Drawing No: C-402

C-402

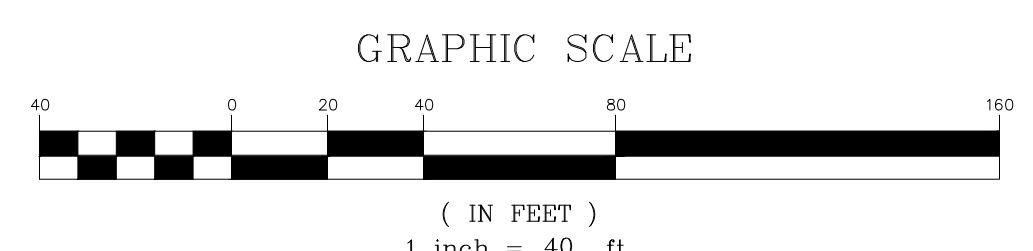


PLANT SCHEDULE						
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AR	58	Acer rubrum 'Red Sunset'	Red Maple	3" - 3 1/2" Cal.	B & B	
AS	16	Acer saccharum 'Green Mountain'	Sugar Maple	3" - 3 1/2" Cal.	B & B	
BN	9	Betula nigra 'Heritage'	Heritage River Birch	7'-8' HT.	B & B	
CS3	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 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

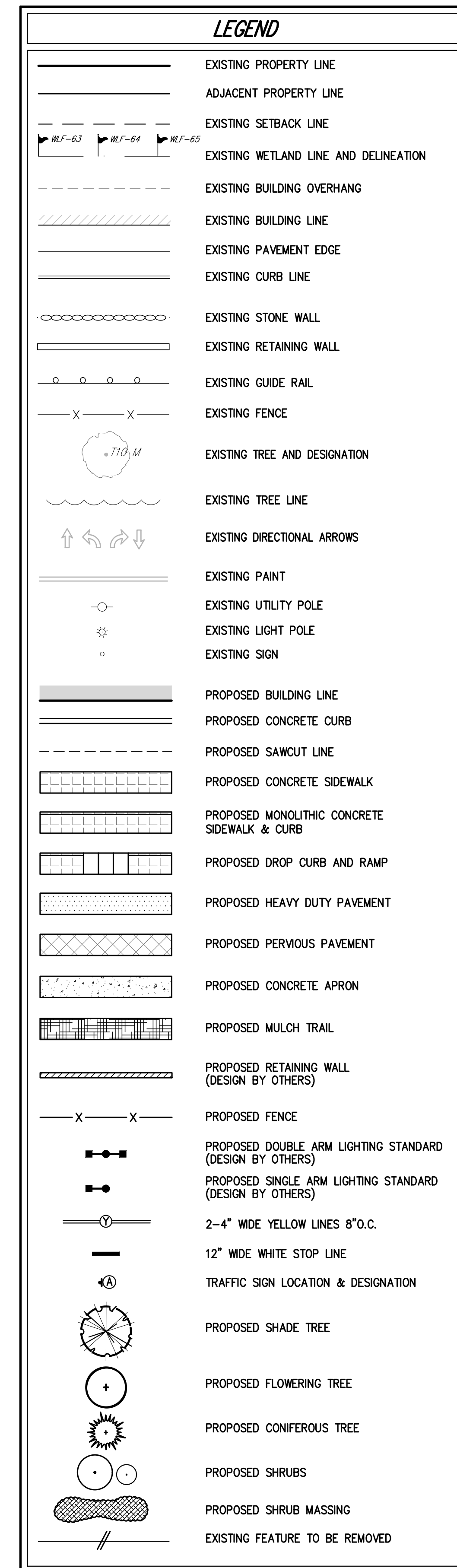
NOTES:

- 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 46 WESTCHESTER AVENUE POUND RIVER, NY 10576	
ARCHITECT: PERKINS+ESTMAN 115 FIFTH AVENUE NEW YORK, NY 10003	
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC John Meyer Consulting, Inc. 120 BEGFORD ROAD • ARMONK, NY 10504 914.233.2222 • FAX 914.233.2102 www.jmcpic.com	
PRELIMINARY LANDSCAPE PLAN AIRPORT CAMPUS 113 WESTCHESTER AVENUE TOWN OF NORTH CASTLE, NEW YORK	
Drawn: JH	Approved: AG
Scale: 1" = 40'	Date: 03/20/2020
Project No: 15072	Sheet No: L-101
L-101	

NOT FOR CONSTRUCTION



- GRAPHIC SCALE
-
- (IN FEET)
1 inch = 40 ft.