

ROBERT LAGA  
*Chairman*

ANTHONY DUSOVIC  
*Vice-Chair*

ROSE TROMBETTA  
*Secretary*

DAVID KLOTZLE  
*Wetland Inspector*

**TOWN OF CARMEL**  
**ENVIRONMENTAL CONSERVATION BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 - Ext. 190  
[www.ci.carmel.ny.us](http://www.ci.carmel.ny.us)

**BOARD MEMBERS**

Edward Barnett  
Marc Pekowsky  
Vincent Turano  
Nicholas Fannin  
John Starace

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**FEBRUARY 18, 2016 – 7:30 P.M.**

**ELIGIBLE FOR A PERMIT**

<b><u>APPLICANT</u></b>	<b><u>ADDRESS</u></b>	<b><u>TAX MAP #</u></b>	<b><u>COMMENTS</u></b>
1. Hoffman, Ronald	290 West Lake Blvd	64.16-1-21	Convert Existing Deck into Sunroom

**SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION**

2. Lobel Fairy Island, LLC.	8 Fairy Lane	75.8-1-53	Construct 16' x 40' Pool with Spa, Retaining Wall, Pool Terrace & Pool Equipment
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**MISCELLANEOUS**

3. Minutes – 02/04/16

ROBERT LAGA  
Chairman

ANTHONY DUSOVIC  
Vice Chair

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**APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION**

Name of Applicant: LOBEL FAIRY ISLAND, LLC

Address of Applicant: 8 FAIRY LANE, MAHOPAC, NY 10541

Email: \_\_\_\_\_

Telephone# \_\_\_\_\_

Name and Address of Owner if different from Applicant: \_\_\_\_\_

Property Address: 8 FAIRY LANE, MAHOPAC, NY 10541

Tax Map # 75.8 (S), 1 (B), 53 (L)

Agency Submitting Application if Applicable: -

Location of Wetland: NEW YORK CITY

Size of Work Section & Specific Location: 7,900 SQ. FT., REAR YARD

Will Project Utilize State Owned Lands? If Yes, Specify: NO

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).

CONSTRUCTION OF 16' X 40' SWIMMING POOL WITH SPA, RETAINING WALL, POOL TERRACE, POOL EQUIPMENT, AND STORMWATER MITIGATION SYSTEM IN THE FORM OF A RAIN GARDEN.

Proposed Start Date: 3/7/16

Anticipated Completion Date: 6/3/16

Fee Paid \$ \_\_\_\_\_

**CERTIFICATION**

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

  
SIGNATURE

2-15-16  
DATE

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Lobel Fairy Island, LLC Pool			
Name of Action or Project: Lobel Residence Pool			
Project Location (describe, and attach a location map): 8 Fairy Lane, Mahopac, New York, 10541 - Town of Carmel			
Brief Description of Proposed Action:  Construction of a 16' wide x 40' long swimming pool with spa, retaining wall, pool terrace, pool equipment and stormwater mitigation system in form of a rain garden.			
Name of Applicant or Sponsor: Lobel Fairy Island, LLC		Telephone:	
Address: 8 Fairy Lane		E-Mail:	
City/PO: Mahopac		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Carmel - Wetland Permit & Building Permit NYS DEC - Freshwater Wetlands Permit      Westchester County Department of Health - OWTS Construction Permit			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 0.5175 acres			
b. Total acreage to be physically disturbed? _____ 0.1779 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.5175 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Existing private potable water well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing on-site wastewater treatment system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Water Body - Lake Mahopac	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>PETER GREGORY, PC</u>		Date: <u>2-16-16</u>
Signature: <u><i>Peter Gregory</i></u>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

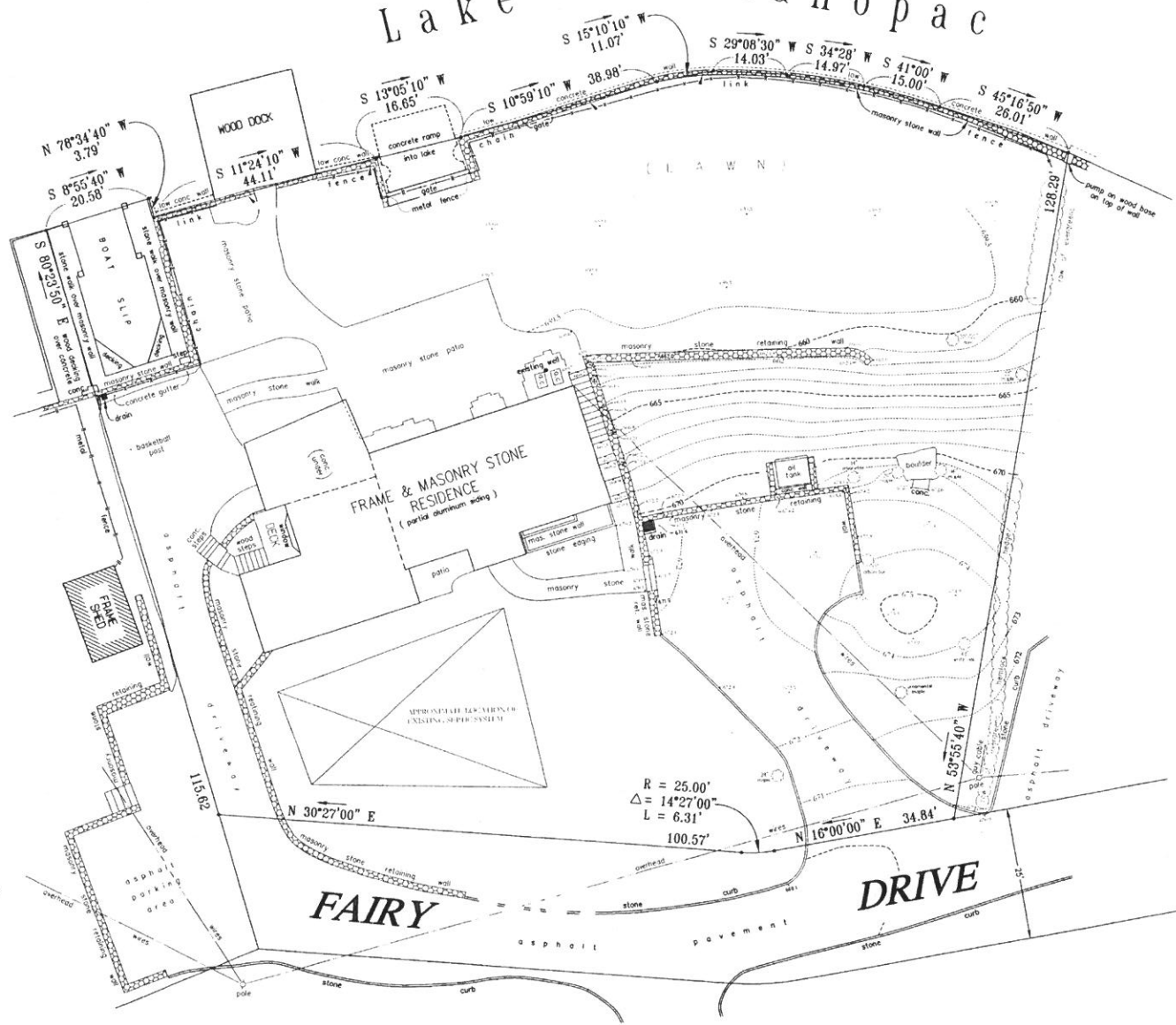
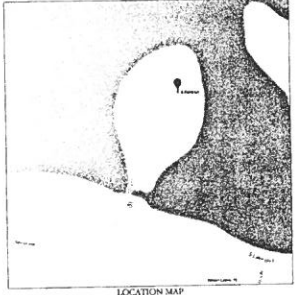
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

# Lake Mahopac



- PROJECT NOTES**
1. OWNER/APPLICANT:  
LOBEL FAIRY ISLAND, LLC  
4 FAIRY LANE  
MAHOPAC, NEW YORK 10541  
914-337-7805
  2. PROJECT SITE ADDRESS:  
8 FAIRY LANE  
MAHOPAC, NEW YORK 10541  
(T) CARMEL
  3. TOWN OF CARMEL TAX MAP INFORMATION  
SECTION: 75.80 BLOCK: 1 LOT: 33  
TOTAL AREA OF PARCEL = 22,544 SF @ 0.5175 ACRES  
TOWN OF CARMEL RESIDENTIAL ZONING DISTRICT
  4. WATERSHED BASIN: NEW YORK CITY

NO.		DATE	BY	DESCRIPTION
1				
2				
3				
4				
5				

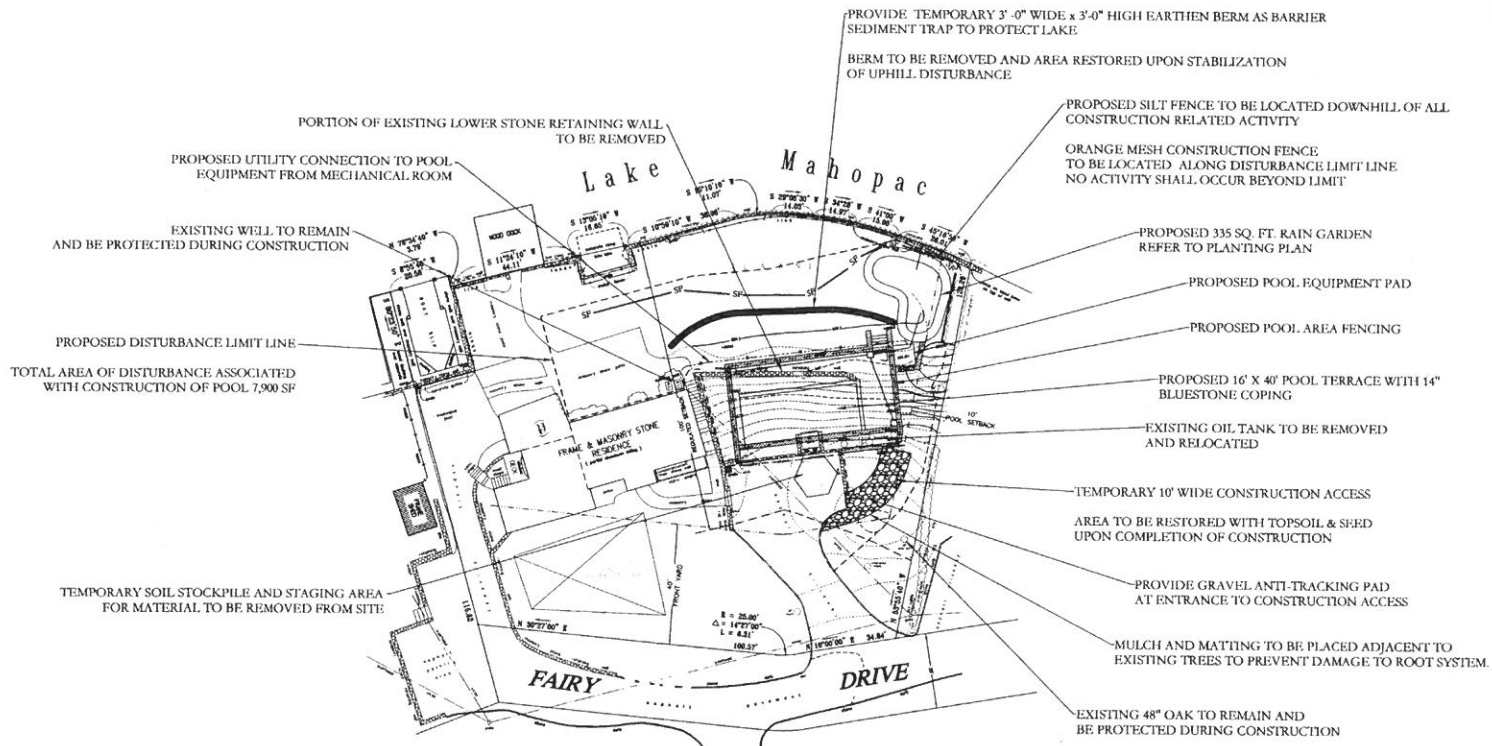
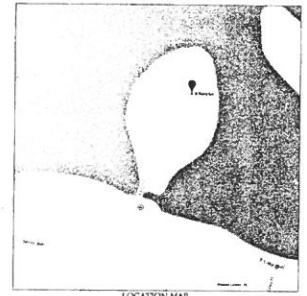
**EXISTING CONDITIONS**  
LOBEL RESIDENCE POOL  
8 FAIRY LANE  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK

DRAWN BY: MAG      CHECKED BY: PFG

**KEANE COPPELMAN GREGORY**  
ENGINEERS, P.C.  
CIVIL & ENVIRONMENTAL CONSULTANTS  
113 SMITH AVENUE MOUNT KISCO, NEW YORK 10549  
T: (914) 241-2235      F: (914) 241-6787  
WWW.KCGENGINEERS.COM

DATE: 12/03/2015      SHEET: 1 OF 3

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7509 (2) OF THE NEW YORK STATE EDUCATION LAW



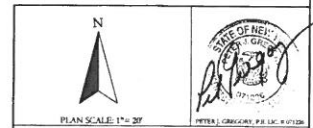
**PROJECT NOTES**

1. OWNER/APPLICANT:  
LOBEL FAIRY ISLAND, LLC  
8 FAIRY LANE  
MAHOPAC, NEW YORK 10541  
914.337.7806
2. PROJECT SITE ADDRESS:  
8 FAIRY LANE  
MAHOPAC, NEW YORK 10541  
(T) GARAGEZ
3. TOWN OF CARMEL TAX MAP INFORMATION:  
SECTION: 75.80, BLOCK: 1, LOT: 53  
TOTAL AREA OF PARCEL = 22,544 SF (0.5175 ACRES)  
TOWN OF CARMEL RESIDENTIAL ZONING DISTRICT
4. WATERSHED BASIN: NEW YORK CITY

-TOTAL AREA OF DISTURBANCE WITHIN TOWN REGULATED WETLAND BUFFER - 7,750 SF

-SOIL TYPES WITHIN PROJECT AREA:  
G/C - CHARLTON-CHATFIELD, COMPLEX, ROLLING, VERY ROCKY

-ORANGE MESH FENCE TO BE LOCATED ALONG DISTURBANCE LIMIT, DOWNHILL OF ALL CONSTRUCTION RELATED ACTIVITY.



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	11/4/16	FIG	DRAINAGE
2			
3			
4			
5			

SITE PLAN  
LOBEL RESIDENCE, POOL  
8 FAIRY LANE  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK

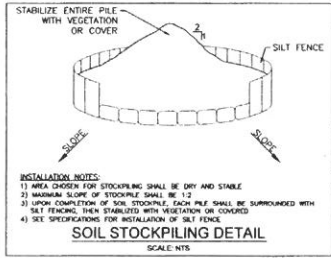
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**KEANE COPPELMAN GREGORY**  
ENGINEERS, P.C.  
CIVIL & ENVIRONMENTAL CONSULTANTS  
113 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549  
T: 914.241.2255 F: 914.241.6787  
WWW.KCGENGINEERS.COM

DATE: 12/05/2015 | SHEET: 2 OF 3

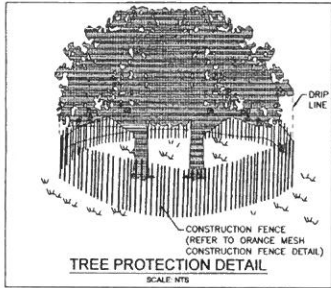
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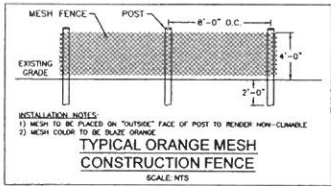


**INSTALLATION NOTES:**  
 1) AREA CHOSEN FOR STOCKPILING SHALL BE DRY AND STABLE  
 2) MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2  
 3) UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED  
 4) SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE

**SOIL STOCKPILING DETAIL**  
 SCALE: NTS

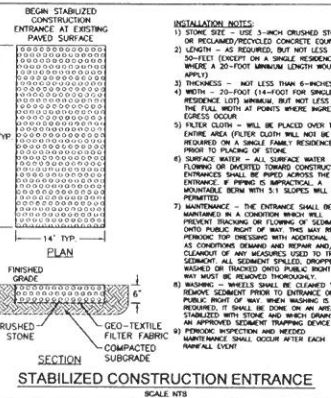


**TREE PROTECTION DETAIL**  
 SCALE: NTS



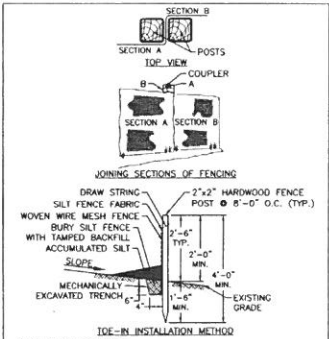
**INSTALLATION NOTES:**  
 1) MESH TO BE PLACED ON "OUTSIDE" FACE OF POST TO RENDER NON-CLIMBABLE  
 2) MESH COLOR TO BE BLAZE ORANGE

**TYPICAL ORANGE MESH CONSTRUCTION FENCE**  
 SCALE: NTS



**SECTION**  
**STABILIZED CONSTRUCTION ENTRANCE**  
 SCALE: NTS

**INSTALLATION NOTES:**  
 1) STONE SIZE - USE 3-INCH CRUSHED STONE OR RECYCLED/RECYCLED CONCRETE EQUIVALENT  
 2) LENGTH - AS REQUIRED, BUT NOT LESS THAN 50-FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 20-FOOT MINIMUM LENGTH WOULD APPLY)  
 3) THICKNESS - NOT LESS THAN 6-INCHES  
 4) WIDTH - 20-FOOT (14-FOOT FOR SINGLE RESIDENCE LOTS) MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR  
 5) FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA (FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT) PRIOR TO TRACKING OF STONE  
 6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DRAINED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS UNPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED  
 7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THAT MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT (CLEANED, DUMPED, WASHED OR TRACKED) ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY  
 8) WHEELS - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE  
 9) PERIODIC INSPECTION AND REPAIR MAINTENANCE SHALL OCCUR AFTER EACH RAINFALL EVENT



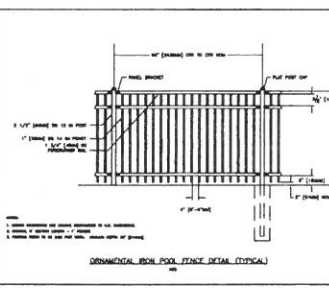
**JOIN-IN INSTALLATION METHOD**

**SILT FENCE SPECIFICATIONS:**  
 1) USE WOVEN FABRIC SILT SCREEN OF EQUAL SUBJECT TO APPROVAL BY ENGINEER  
 2) THE STANDARD SILT FENCE CONFIGURATION IS RECOMMENDED FOR MOST APPLICATIONS IN WESTCHESTER COUNTY. EXTRA STRENGTH SYNTHETIC FILTER FABRIC, OR STANDARD STRENGTH FILTER FABRIC WITH WOVEN WIRE MESH FENCE SUPPORT MAY BE USED. SILT FENCES SHOULD BE USED ONLY WHERE SHEET OR OVERLAND FLOWS ARE EXPECTED  
 3) THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE)  
 4) CONTINUOUS LENGTHS OF FILTER FABRIC SHOULD BE USED TO MINIMIZE THE NUMBER OF JOINTS NEEDED. JOINTS ARE NECESSARY, FILTER FABRIC SHALL BE SPUN TOGETHER AT SUPPORT POST ONLY, WITH A MINIMUM 6-INCH OVERLAP AND SEALED SECURELY  
 5) POSTS SHALL BE INSTALLED NO LESS THAN 10-FEET APART AND TO A MINIMUM DEPTH OF 18-INCHES. POSTS MAY BE SPACED 10-FEET APART IF THE FILTER FABRIC IS SUPPORTED BY WOVEN WIRE MESH  
 6) WOVEN WIRE MESH SUPPORT, WHEN USED, SHOULD BE SECURED TO THE POSTS WITH HEAVY DUTY 1/4-INCH STAINLESS STEEL OR GALV RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 3-INCHES  
 7) FILTER FABRIC SHALL BE STAPLED OR PILED TO THE POSTS. STAPLES SHALL BE PLACED AT A MINIMUM OF 3-INCHES APART  
 8) FILTER FABRIC SHALL BE STAPLED INTO AND COVER THE BOTTOM OF THE 6-INCH DEEP BY 4-INCH WIDE MECHANICALLY EXCAVATED TRENCH. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED TO THE FILTER FABRIC  
 9) WHEN SILT FENCE LENGTHS EXCEED ONE-HUNDRED FEET, EACH 100-FOOT SECTION SHOULD TERMINATE IN AN END SEGMENT THAT CURVES UP SLOPE TO INTERCEPT CONCENTRATED RUNOFF. THE TRENCH SHOULD JOIN AT THE LEADING CAPTURE AND PREVENTS THE ACCUMULATION OF RUNOFF ALONG THE UP SLOPE  
 10) SILT FENCES SHALL BE MAINTAINED UNTIL ALL UP SLOPE AREAS OF SOIL DISTURBANCE HAVE BEEN THOROUGHLY PERMANENTLY STABILIZED  
 11) PRIOR TO THE COMMENCEMENT OF ANY SOIL DISTURBANCE ACTIVITIES, ALL SILT FENCING DOWN SLOPE OF DISTURBANCE AREAS) SHALL BE IN PLACE AS INDICATED ON THE PLANS

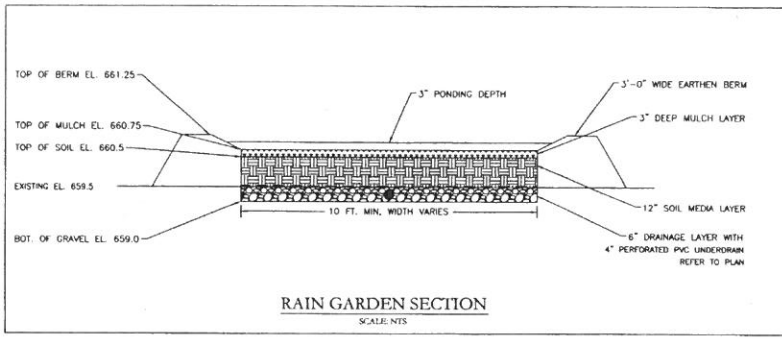
**TIMING:**  
 1) SILT FENCES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE ACTIVITIES OR, IF SILT FENCES SHALL REMAIN IN PLACE UNTIL THE UPWARD CONTRIBUTING AREA(S) IS THOROUGHLY AND PERMANENTLY STABILIZED, THE EFFECTIVE FUNCTIONAL LIFE OF A SYNTHETIC FABRIC SILT FENCE IS APPROXIMATELY 6 MONTHS

**MAINTENANCE:**  
 1) SILT FENCES SHALL BE INSPECTED WITHIN 12 HOURS AFTER EACH SIGNIFICANT RAINFALL EVENT (GREATER THAN 0.5-INCH OF RAINFALL) AND AT LEAST DAILY DURING PROLONGED RAINFALL. INSPECTION OF SILT FENCE FOR PHYSICAL DAMAGE (WHICH MAY RESULT FROM CONSTRUCTION ACTIVITIES, FALLEN BRANCHES, ANIMAL ACTIVITY, HUMANITY, ETC.) SHALL BE MADE IMMEDIATELY. IF FILTER FABRIC SHOWS SIGNS OF DECOMPOSITION DUE TO AGE OR IS DAMAGED, REPAIRS AND/OR REPLACEMENT SHALL BE MADE WITHIN 12 HOURS  
 2) SEDIMENT DEPOSITION SHALL BE REMOVED AFTER EACH SIGNIFICANT RAINFALL EVENT OR IMMEDIATELY THE DEPOSITS EXCEED 1/2 THE HEIGHT OF THE ABOVE GRACE PORTION OF THE SILT FENCE  
 3) ALL SEDIMENT DEPOSITION REMAINING AFTER REMOVAL OF THE SILT FENCE SHALL BE IMMEDIATELY GRABBED AND DEPOSITED. CONTAMINATED SEDIMENT DEPOSITS SHALL BE DEPOSITED IN AN ACCORDANCE WITH APPLICABLE REGULATIONS

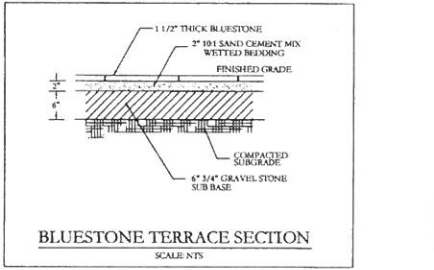
**INSTALLATION NOTES:**  
 1) STONE SIZE - USE 3-INCH CRUSHED STONE OR RECYCLED/RECYCLED CONCRETE EQUIVALENT  
 2) LENGTH - AS REQUIRED, BUT NOT LESS THAN 50-FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 20-FOOT MINIMUM LENGTH WOULD APPLY)  
 3) THICKNESS - NOT LESS THAN 6-INCHES  
 4) WIDTH - 20-FOOT (14-FOOT FOR SINGLE RESIDENCE LOTS) MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR  
 5) FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA (FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT) PRIOR TO TRACKING OF STONE  
 6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DRAINED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS UNPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED  
 7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THAT MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT (CLEANED, DUMPED, WASHED OR TRACKED) ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY  
 8) WHEELS - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE  
 9) PERIODIC INSPECTION AND REPAIR MAINTENANCE SHALL OCCUR AFTER EACH RAINFALL EVENT



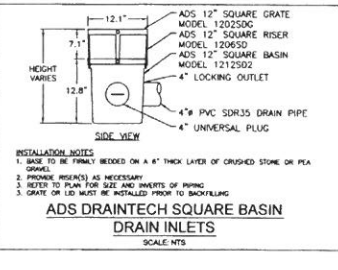
**ORNAMENTAL ROCK POOL FENCE DETAIL (TYPICAL)**  
 SCALE: NTS



**RAIN GARDEN SECTION**  
 SCALE: NTS



**BLUESTONE TERRACE SECTION**  
 SCALE: NTS

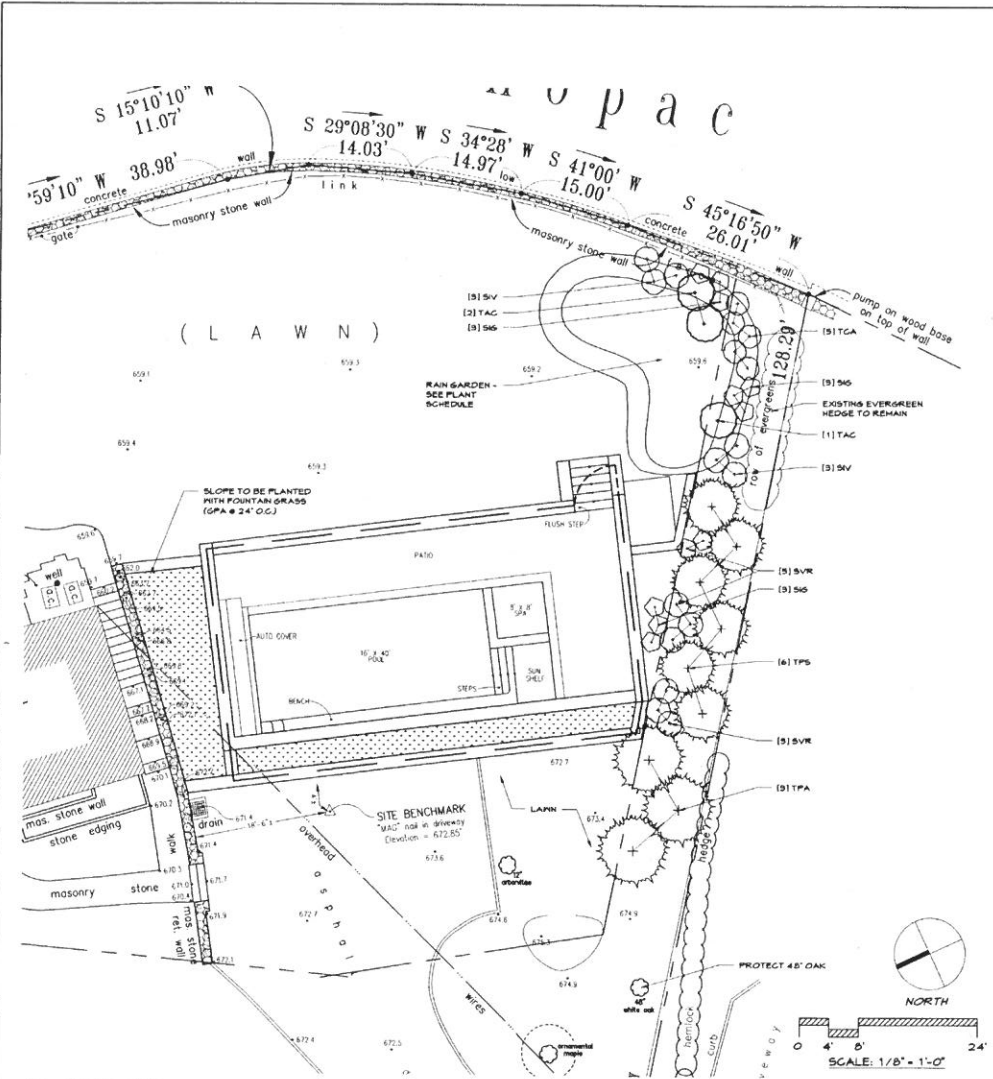


**INSTALLATION NOTES:**  
 1. BASE TO BE FIRMLY BEDDED ON A 4\"/>

**ADS DRAIN TRENCH SQUARE BASIN DRAIN INLETS**  
 SCALE: NTS

		REVISIONS	
		NO.	DATE
1			
2			
3			
4			
5			
CONSTRUCTION DETAILS LOBEL RESIDENCE POOL 8 FAIRY LANE TOWN OF CARMEL PUTNAM COUNTY, NEW YORK			
DRAWN BY: MAG		CHECKED BY: PFG	
<b>KEANE COPPELMAN GREGORY</b> ENGINEERS, P.C. CIVIL & ENVIRONMENTAL CONSULTANTS 115 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549 T: (914) 241-2255 F: (914) 241-6787 WWW.KCGENGINEERS.COM			
DATE: 12/30/2015	SHEET: 3 OF 3		

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW

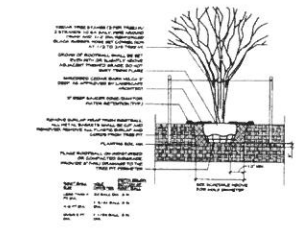


1 Planting Plan  
Scale: 1/8" = 1'-0"

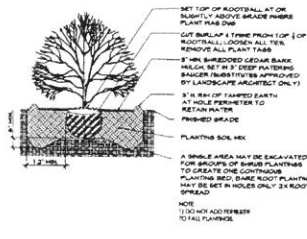
PLANT LIST			
QTY	SYM	TREE/SHRUBS	COMMON NAME
4	TFA	Red Maple	Acer rubrum
8	TPA	Tree Spine	...
8	LSA	...	...
RAIN GARDEN			
QTY	SYM	COMMON NAME	SIZE
3	TAC	...	1 1/2" HT
3	LSA	...	2 1/2" HT
3	SV	...	3 1/2" HT
GRASS/GROUND COVER			
QTY	SYM	COMMON NAME	SIZE
1	...	...	...

- PLANTING NOTES:**
1. VERIFY ALL EXISTING VEGETATION TO BE REMOVED PRIOR TO ANY CONSTRUCTION.
  2. VERIFY EXISTING CONDITIONS TO BE MAINTAINED.
  3. IT IS THE INTENT OF THIS CONTRACT TO MAINTAIN THE EXISTING PLANTING AND TO MAINTAIN THE EXISTING VEGETATION TO BE MAINTAINED.
  4. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE AND SHALL BE STORED IN A PROTECTED AREA.
  5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES.
  6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND EXISTING CONDITIONS AND EXISTING CONDITIONS TO BE MAINTAINED.
  7. ALL PLANTING SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL.
  8. ALL PLANTING SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL.
  9. ALL PLANTING SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL.
  10. ALL PLANTING SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL.
  11. ALL PLANTING SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL.

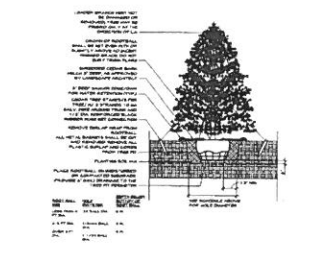
2 Deciduous (Multi Stem) Planting Detail  
Scale: 1/4" = 1'-0"



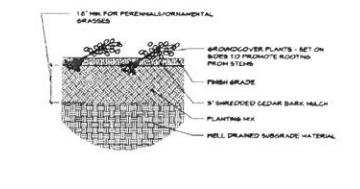
4 Shrub Planting Detail  
Scale: 3/8" = 1'-0"



3 Evergreen Planting Detail  
Scale: 1/4" = 1'-0"



5 Grass/Groundcover Planting Detail  
Scale: 3/8" = 1'-0"



**LEGEND**

- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- GRASSES

No.	Revision/Issue	Date

**IQ**  
Imbiano O'Quigley  
Landscape Architects  
31 Montross Ave.  
Washington, DC 20001  
(202) 638-0330

Project Name:  
**Loebel Residence**  
8 Fairy Lane  
Mahopac, New York

Drawing Title:  
**PLANTING PLAN**

Scale: AS NOTED      Sheet No.:  
Date: Feb 12, 2016  
Drawn By: CAV      Checked By: RPQ

**L-2**