



**Town of North Castle
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

RPRC COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.

Project Name on Plan:

Gjonaj Subdivision - Lot 1 of 3

Initial Submittal Revised Preliminary

RPRC Determination Letter dated 5.16.18
and Building Permit

Street Location:

7 Pine Ridge Road, North Castle, NY 10504

Zoning District: R-2A Property Acreage: 4.97 Tax Map Parcel ID: 102.01-02-7

Date: February 15, 2021

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- 1. Plan prepared by a registered architect or professional engineer
- 2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
- 3. Map showing the applicant's entire property and adjacent properties and streets
- 4. A locator map at a convenient scale
- 5. The proposed location, use and design of all buildings and structures (including floor plans and elevations)
- 6. Existing topography and proposed grade elevations
- 7. Location of drives
- 8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

RPRC COMPLETENESS REVIEW FORM

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.

APPLICATION FOR BUILDING PERMIT
TOWN OF NORTH CASTLE BUILDING DEPARTMENT
17 Bedford Road, Armonk, NY 10504 (914) 273-8625

↓ OFFICE USE ONLY ↓

↑ OFFICE USE ONLY ↑

PERMIT FEE: \$ _____

C. O. FEE: \$ _____

TOTAL FEE: \$ _____



ARB FEE: \$ _____

APPLICATION FEE: \$ _____

TRACKING #: _____

APPLICATION DATE: ____/____/____

PROPERTY LOCATION: 7 Pine Ridge Road, North Castle, NY 10504

Section/Block/Lot: 102.01 / 02 / 7

Zoning Dist.: R-2A



DESCRIPTION OF WORK:

New 20' x 40' in ground pool with 7' x 10' in ground hot tub, 4' tall security perimeter fence enclosing pool. - Previously approved RPRC House & Site work.

ESTIMATED CONSTRUCTION VALUE: \$ \$140,000 (Pool / Hot Tub, Patio & Fence)

WOULD YOU PREFER TO RECEIVE COMMUNICATIONS (SENT TO THE ADDRESSES YOU PROVIDE BELOW) FROM THE BUILDING DEPARTMENT IN AN EMAIL, RATHER THAN THROUGH STANDARD MAIL? Yes No

Owner: Victor & Deda Gjonaj

Phone: (917) 486 - 6775

Address: PO Box 9, Yonkers, NY 10704

Email: victorgjonaj@yahoo.com

Architect: Richard Henry Behr Architect P.C.

Phone: (802) 238 - 6833

Address: 1 Chase Road, Suite 206, Scarsdale, NY 10583

Email: mark@rhbpc.com

License #: Mark C. Behr, RA #034467

Builder: A&A Restoration, Inc.

Phone: (_____) _____ - _____

Address: 746 Taylor Avenue, Bronx, NY 10473

Email: _____

License #: WC-28096-H15

Licensed Professional: John Meyer Consulting, Inc.

Phone: (914) 273 - 5225

Address: 120 Bedford Road, Armonk NY 10504

Email: PSysak@jmcpllc.com

License #: Richard Pearson # 071346

Company Performing Work: _____

Phone: (_____) _____ - _____

Address: _____

Email: _____

License #: _____

Surveyor: John Meyer Consulting, Inc.

Phone: (914) 273 - 5225

Address: 120 Bedford Road, Armonk NY 10504

Email: PSysak@jmcpllc.com

License #: _____

Date of Survey: 04 / 09 / 2012

If the Planning Board has granted you approval previously, on what dates were you approved? (List Below)

Original Approval : 02/09/15 | Amended Approval : 05/23/16 | 5th Extension Date : 11/20/17 (expiration 11/20/18 1 year)

3,903 SQ. FT. NEW BASEMENT/CELLAR
2,650 SQ. FT. NEW FIRST (1ST) FLOOR
1,569 SQ. FT. NEW SECOND (2ND) FLOOR
1,269 SQ. FT. NEW THIRD (3RD) FLOOR
9,391 TOTAL SQ. FT. OF ALL *NEW* CONSTRUCTION
4 NUMBER OF **BEDROOMS** TO BE CONSTRUCTED, ADDED, RENOVATED OR ALTERED
4.5 NUMBER OF **BATHROOMS** TO BE CONSTRUCTED, ADDED, RENOVATED OR ALTERED
X ELECTRICAL WORK IS INVOLVED IN THIS PROJECT
X PLUMBING WORK IS INVOLVED IN THIS PROJECT
X HVAC WORK IS INVOLVED IN THIS PROJECT

**NEW SINGLE FAMILY
 STRUCTURE PREVIOUSLY
 APPROVED AND PERMITTED.
 RPRC IS AMENDMENT FOR
 NEW POOL / HOT TUB & FENCING**

**YOU MUST SHOW ON THIS APPLICATION THE NUMBER OF BOARD OF HEALTH
 APPROVED BEDROOMS FOR THIS LOCATION: 4**

It is understood and agreed that any permit issued pursuant herein is on the express condition that all provisions of the New York State Fire Prevention and Building Codes and all Zoning Ordinances of the Town of North Castle and any and all amendments thereto shall apply and be complied with whether specified herein or not. No changes to plans or construction shall be made without prior approval of the building inspector and licensed professionals.

By signing this application you agree to strive to close the permit as soon as work has completed in order to expediently receive a Certificate of Occupancy or Compliance.

PRINT OWNER / APPLICANT NAME: VICTOR GJONAJ

OWNER / APPLICANT SIGNATURE: 

~ TO SCHEDULE INSPECTIONS, PLEASE CALL THE OFFICE DURING BUSINESS HOURS ~

FOR ACCESS TO THE TOWN CODE, ADDITIONAL APPLICATIONS, SUBMISSION CHECKLISTS,
AND MUCH MORE, PLEASE VISIT OUR WEBSITE AT

NORTHCASLENY.COM

**NOT APPLICABLE - REFER TO GJONAJ SUBDIVISION
APPLICATION (12-035) APPROVED/AMENDED 5/23/16
TOWN OF NORTH CASTLE ENVIRONMENTAL QUESTIONNAIRE**

The purpose of this Questionnaire is to determine whether a Town Wetland Permit/Coverage under the NYSDEC SPDES General Permit for Stormwater Discharges is required. This form does not provide authorization to commence work.

Project Information

Project Address: _____

Sheet: _____ Block: _____ Lot(s): _____

Project Description: _____

Note: This questionnaire must be accompanied with a Plot Plan that clearly illustrates the location and dimensions of the proposed activity. Said Plot Plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). Failure to submit these items will delay review.

Owner's Information

Owner's Name: _____ Phone: _____

Owner's Address: _____

Authorized Agent's Information (if applicable)

Agent's Name: _____ Phone: _____

Agent's Address: _____

As the owner/agent (circle one), I hereby state that to the best of my knowledge, the information provided herein is accurate. In addition, I hereby grant permission to the Town's professional consultants to enter onto my property to conduct a site inspection.

Owner/Agent Name (print): _____

Owner/Agent Name (signature): _____ Date: _____

FOR TOWN USE - PLEASE DO NOT WRITE BELOW THIS LINE

-
1. The existing/proposed use is: Residential Nonresidential
 2. Is a Town Wetland Permit required? Yes No
 3. Date of RPRC Review: _____
 4. If Yes, what type of Wetland Permit is required? Administrative Planning Board
 5. Reason why a Wetland Permit is required: _____

 6. Is the project located within the NYCDEP Watershed? Yes No
 7. Area of proposed disturbance: < 5,000 s.f. 5,000 s.f. - < 1 acre ≥ 1 acre
 8. Will the project require coverage under the NYSDEC SPDES General Permit for Stormwater Discharges and the preparation of a SWPPP? Yes No TBD
 9. Requested Waivers: _____

Notes: _____

Signature: _____

Date: _____

**NOT APPLICABLE - REFER TO GJONAJ SUBDIVISION
APPLICATION (12-035) APPROVED/AMENDED 5/23/16**

Application No: _____

Fee: _____ Date: _____

ADMINISTRATIVE WETLAND PERMIT APPLICATION

TOWN OF NORTH CASTLE

17 Bedford Road
Armonk, New York 10504

Project Information

Project Address: _____

Sheet: _____ Block: _____ Lot(s): _____ Zoning District: _____ Lot Area: _____

Project Description (identify the improvements proposed within the wetland/wetland buffer):

Owner/Agent Information

Owner/Agent Name: _____ Phone: _____

Owner/Agent Address: _____ Email: _____

To Be Completed By Owner/Applicant

1. Date of RPRC Review: _____
2. Is the project located within the NYCDEP Watershed? Yes No
3. Total area of proposed disturbance: < 5,000 s.f. 5,000 s.f. - < 1 acre ≥1 acre
4. Total area of wetland: _____ and/or wetland buffer disturbance: _____
5. Total area of mitigation: _____
 Plantings Invasive species removal/monitoring No-mow zone
 Prohibition of pesticides/herbicides Other _____
6. Does the proposed action require any other permits/approvals from other agencies/Departments?
 Planning Board Town Board Zoning Board of Appeals Building Department
 Town Highway Tree Removal Sediment & Erosion Control Floodplain Activity
 NYSDEC SWPPP/NOI, NYSDEC Wetland NYCDEP WCDOH NYSDOT
7. Requested waivers: _____

Note: Initially, all applications shall be submitted with three sets of plans that illustrate the existing conditions (2' contours, well, SSDS, structures, etc.) and proposed improvements. Said plan must include a line which encircles the total area of proposed land disturbance and the approximate area of disturbance must be calculated (square feet). Mitigation for proposed impacts within the regulated area must be provided. The Town Wetland Consultant may require additional materials, information, reports and plans, as determined necessary, to review and evaluate the proposed action. Application materials outlined under §209-6 of the Town Code must be submitted, unless waived. Pursuant to §209-6D, the applicant shall be responsible for the reimbursement of consultant services related to the issuance and review of Wetland Permit Applications.

Owner/Applicant Signature: _____

Date: _____

RPRC APPROVAL DRAWINGS (LOT 1)

GJONAJ SUBDIVISION

LOT 1 OF 3

7 PINE RIDGE ROAD

TOWN OF NORTH CASTLE, NEW YORK

JMC DRAWING LIST:

- RPRC-1.1 COVER SHEET
- RPRC-1.2 OVERALL EXISTING CONDITIONS MAP
- RPRC-1.3 EXISTING CONDITIONS MAP
- RPRC-1.4 DEMOLITION AND TREE REMOVAL PLAN
- RPRC-1.5 LAYOUT PLAN
- RPRC-1.6 GRADING PLAN
- RPRC-1.7 UTILITIES PLAN
- RPRC-1.8 EROSION & SEDIMENT CONTROL PLAN
- RPRC-1.9 DRIVEWAY ENTRANCE LANDSCAPING PLAN
- RPRC-1.10 DRIVEWAY PROFILE
- RPRC-1.11 GROSS LAND COVERAGE CALCULATION PLAN
- RPRC-1.12 CONSTRUCTION DETAILS
- RPRC-1.13 CONSTRUCTION DETAILS
- RPRC-1.14 CONSTRUCTION DETAILS
- RPRC-1.15 CONSTRUCTION DETAILS
- RPRC-1.16 CONSTRUCTION DETAILS

RICHARD HENRY BEHR ARCHITECT, PC DRAWING LIST:

- T-1 TITLE SHEET/SITE PLAN
- A1.0 HOUSE 1 BASEMENT FLOOR PLAN
- A1.1 HOUSE 1 FIRST FLOOR PLAN
- A1.2 HOUSE 1 SECOND FLOOR PLAN
- A1.3 HOUSE 1 ROOF PLAN
- A2.0 HOUSE 1 FRONT ELEVATIONS NORTH & NORTHEAST
- A2.1 HOUSE 1 REAR & LEFT SIDE ELEVATIONS
- A2.2 HOUSE 1 REAR & RIGHT SIDE ELEVATIONS
- A3.0 ENTRY GATE
- FA.0 HOUSE 1 BASEMENT FLOOR PLAN GROSS FLOOR AREA
- FA.1 HOUSE 1 FIRST FLOOR PLAN GROSS FLOOR AREA
- FA.2 HOUSE 1 SECOND FLOOR PLAN GROSS FLOOR AREA

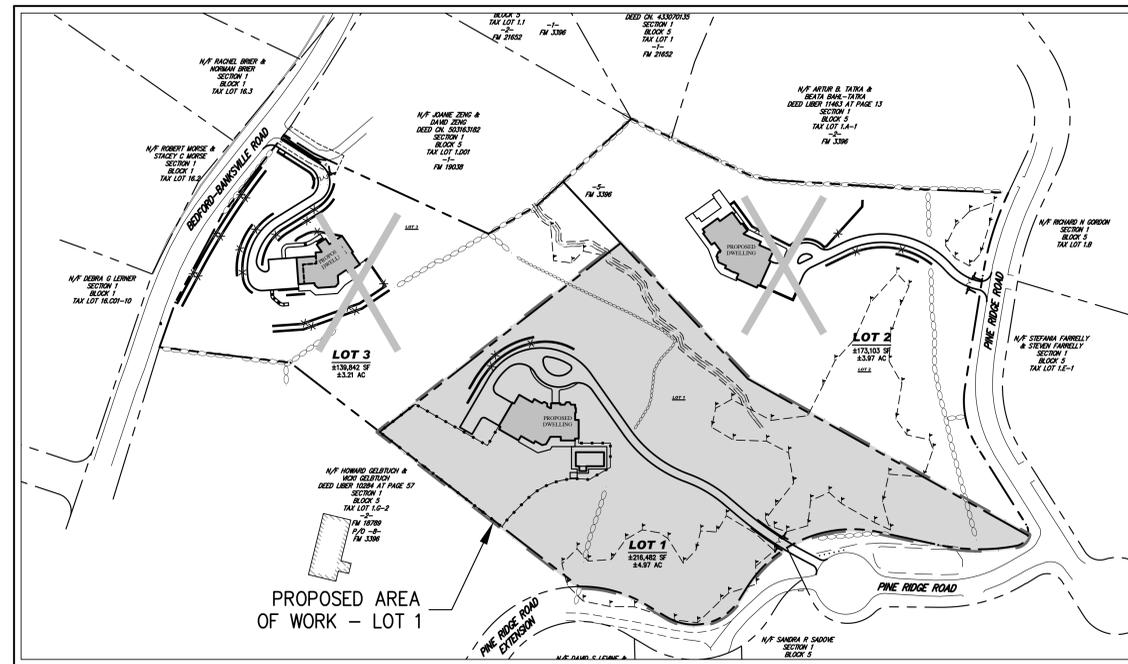
Applicant/Owner:
VICTOR & DEDA GJONAJ
 P.O. BOX 9
 YONKERS, NY 10704
 (917) 486-6775

Attorney:
VENEZIANO & ASSOCIATES
 84 BUSINESS PARK DRIVE
 ARMONK, NY 10504
 (914) 273-4286

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

Architect:
RICHARD HENRY BEHR ARCHITECT, PC
 1 CHASE ROAD, 2ND FLOOR
 SCARSDALE, NY 10583
 (914) 722-9020

Wetland Consultant:
TIM MILLER ASSOCIATES, INC.
 10 NORTH STREET
 COLD SPRING, NY 10516
 (845) 265-4400



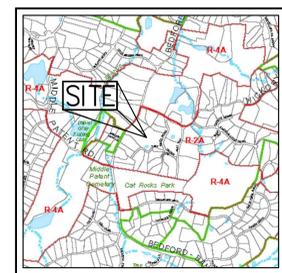
DEVELOPMENT AREA
 SCALE: N.T.S.

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED (LOT 1)	PROPOSED (LOT 2)	PROPOSED (LOT 3)
GROSS LOT AREA (S.F./ACRES)	N/A	±529,427/±12.153	±216,482/±4.97	3,103/±3	9,842/±3
MINIMUM LOT AREA (S.F./NET ACRES)(1)	2.0	N/A	±176,970/±4.06	±1,082/±	±1,805/±
MINIMUM LOT STREET FRONTAGE (FEET)	150	1,583.35	708.51	±21.17	53.67
MINIMUM LOT WIDTH (FEET)	150	540.67	358	766	357
MINIMUM LOT DEPTH (FEET)	150	802.67	472	95	13
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50	380.6	209		
SIDE	30	79.0	107		
REAR	50	243.0	81		
MAXIMUM BUILDING COVERAGE (%)	8	0.38	2.53	1	3
MAXIMUM BUILDING HEIGHT (FEET)	30	<30	<30	30	30
MAXIMUM DWELLING UNIT SIZE (SF)	1,400	2,016	5,472	1,472	1,990
STEEP SLOPES (SF)(2)	25% OR GREATER	45,524	6,397	2,533	16,594
MAXIMUM DRIVEWAY GRADIENT (%)	14	11	4	8	14
MINIMUM CONTIGUOUS BUILDABLE AREA (SF)(3)	35,000	N/A	35,070	35,570	36,009
MAXIMUM PERMITTED GROSS LAND COVERAGE (SF)	(4)	N/A	21,599	16,589	16,806
MAXIMUM PERMITTED GROSS FLOOR AREA (SF)	(5)	N/A	11,130	11,130	11,130

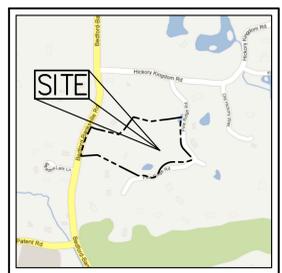
- NOTES:**
- FOR ANY NEW BUILDING LOT CREATED BY SUBDIVISION, THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA", WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA" IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATERBODIES AND ADJOINING AREAS, FLOODPLAINS AND STEEP SLOPES (25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS), AND HAVING NOT LESS THAN A MINIMUM DIMENSION IN EVERY DIRECTION OF AT LEAST 1/2 THE MINIMUM LOT WIDTH REQUIRED IN THE R-2A ZONING DISTRICT, WHICH IS 75 FEET.
 - FOR 2.0 ACRES OR MORE, 13,270 SF PLUS 7.5% OF THE NET LOT AREA IN EXCESS OF 2.0 ACRES.
 - FOR 2.0 TO 3.999 ACRES, 10,122 SF PLUS 4% OF THE NET LOT AREA IN EXCESS OF 2.0 ACRES. FOR 4.0 ACRES OR MORE, 13,607 PLUS 3% OF THE TOTAL AREA IN EXCESS OF 4.0 ACRES.

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THEREO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 107-06 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.
- THE APPLICANT SHALL COMPLETE ALL COMMON INFRASTRUCTURE FOR THE GJONAJ SUBDIVISION PRIOR TO THE ISSUANCE OF A CO FOR LOT 1. THIS SHALL INCLUDE ALL ROADWAY IMPROVEMENTS, THE INSTALLATION OF THE CISTERN, STORMWATER INFRASTRUCTURE, STORMWATER PLANTINGS AND WETLAND MITIGATION PLANTINGS TO THE SATISFACTION OF THE TOWN ENGINEER.
- ALL LANDSCAPING/MITIGATION DEPICTED ON THE PLANS ASSOCIATED WITH THE GJONAJ SUBDIVISION SHALL BE INSTALLED TO THE SATISFACTION OF THE TOWN ENGINEER.



ZONING MAP
 SCALE: 1" = 2,000'
 SOURCE: TOWN OF NORTH CASTLE



VICINITY MAP
 SCALE: 1" = 800'
 SOURCE: GOOGLE MAPS

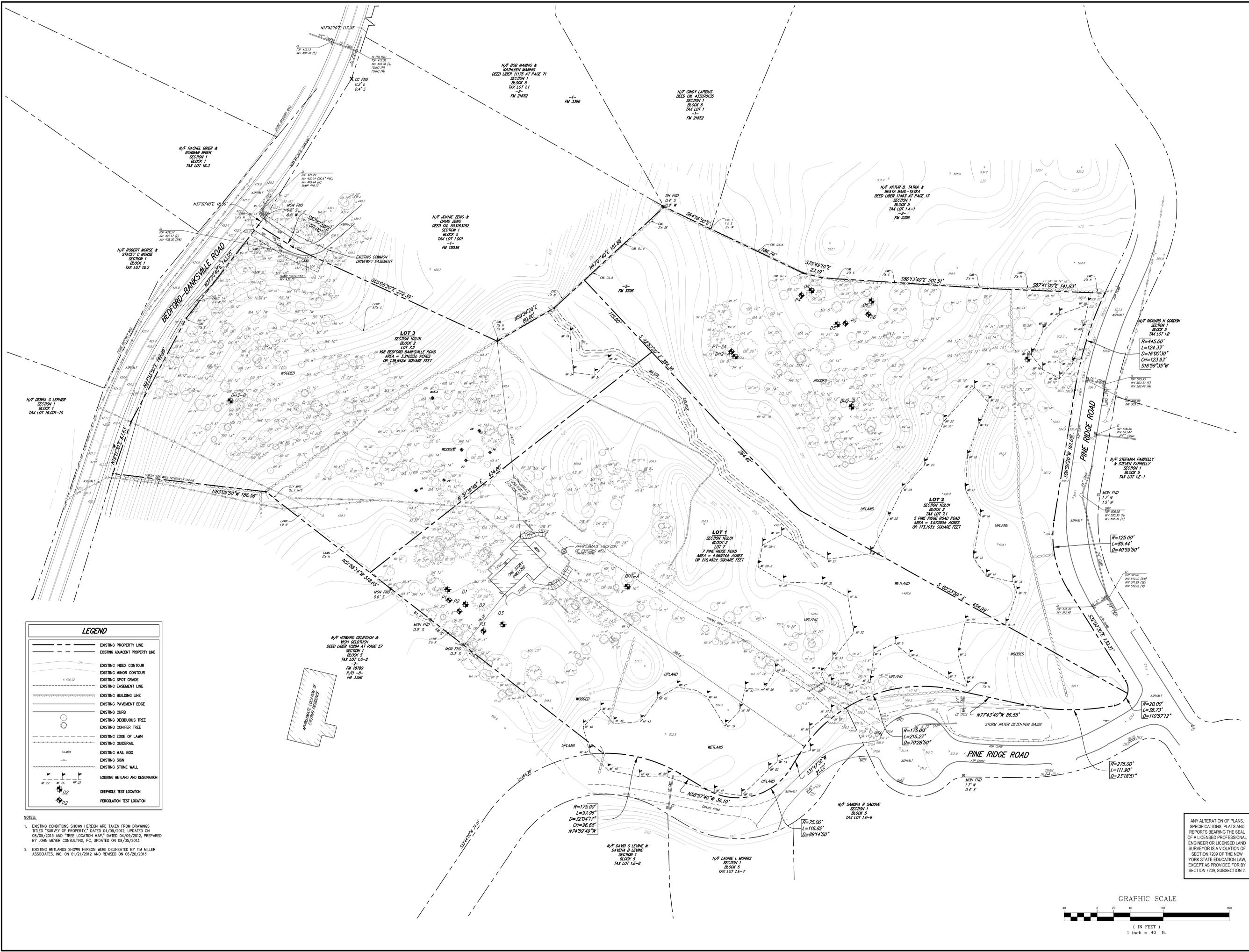
SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

No.	Revision	Date	By
1.	REVISED PER WCDH COMMENTS	04/19/2018	NC
2.	REVISED PER RPRC COMMENTS	06/20/2018	NC
3.	RPRC RESUBMISSION FOR POOL	02/09/2021	NC

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 914.273.2102
 www.jmcpllc.com

Scale: NOT TO SCALE
 Date: 04/11/2018
 Project No: 11178
 Drawing No: COVER COVER-01-1-02
RPRC-1.1

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LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- EXISTING INDEX CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- EXISTING EDGE OF LAMN
- EXISTING GUISERAIL
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING STONE WALL
- EXISTING METLAND AND DESIGNATION
- DEEPHOLE TEST LOCATION
- PERCOLATION TEST LOCATION

- NOTES:**
- EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM DRAWINGS TITLED "SURVEY OF PROPERTY," DATED 04/09/2012, UPDATED ON 08/05/2013 AND "TREE LOCATION MAP," DATED 04/09/2012, PREPARED BY JOHN MEYER CONSULTING, PC, UPDATED ON 08/05/2013.
 - EXISTING METLANDS SHOWN HEREON WERE DELINEATED BY TIM MILLER ASSOCIATES, INC. ON 01/21/2012 AND REVISED ON 08/20/2013.

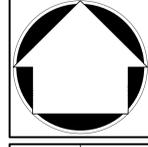
No.	Revision	Date
1.	REVISED PER WCH COMMENTS	04/19/2018
2.	REVISED PER RPRC COMMENTS	06/20/2018
3.	RPRC RESUBMISSION FOR POOL	02/09/2021

APPLICANT/OWNER:
VICTOR & DEDA GONJAU
 P.O. BOX 9
 YONKERS, NY 10704

ARCHITECT:
RICHARD HENRY BEHR ARCHITECT, PC
 1 CHASE ROAD, 2ND FLOOR
 SCARSDALE, NY 10583

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

120 BEDFORD ROAD • BRONX, NY 10504
 voice 914.473.5225 • fax 914.473.2102
 www.jmcpic.com

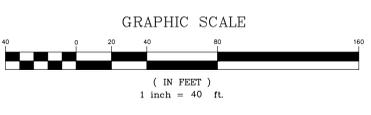


OVERALL EXISTING CONDITIONS MAP

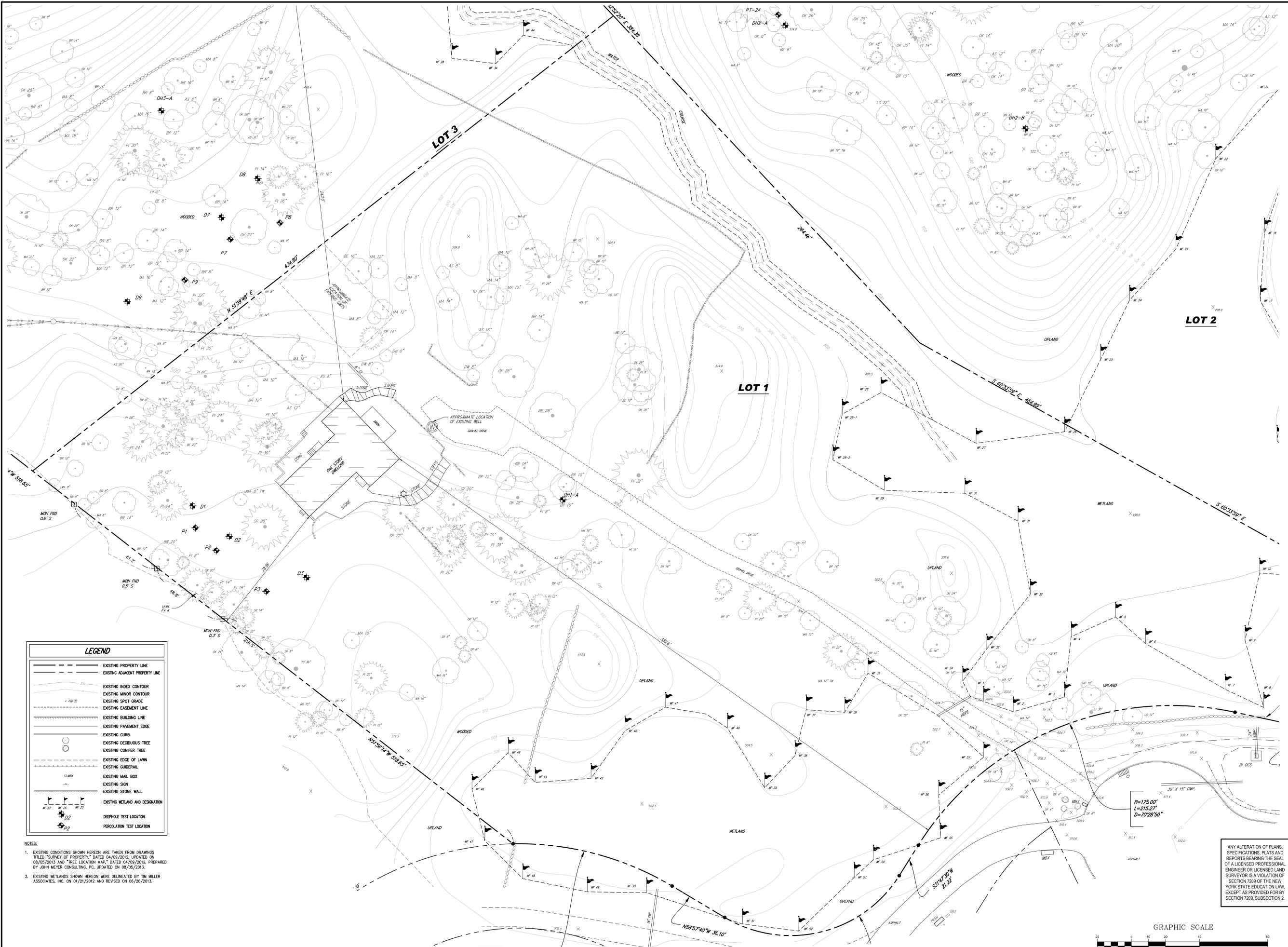
GONJAU SUBDIVISION
 7 PINE RIDGE ROAD
 TOWN OF NORTH CASTLE, NEW YORK



Drawn: PD Approved: JS
 Scale: 1" = 40'
 Date: 04/11/2018
 Project No: 11178
 11178-00C OVERALL-EX EX-00-A04
 Drawing No:
RPRC-1.2

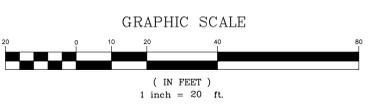


ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT GRADE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	EXISTING EDGE OF LAWN
	EXISTING GLIDERAIL
	EXISTING MAIL BOX
	EXISTING SIGN
	EXISTING STONE WALL
	EXISTING WETLAND AND DESIGNATION
	DEEPHOLE TEST LOCATION
	PERCOLATION TEST LOCATION

- NOTES:
- EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM DRAWINGS TITLED "SURVEY OF PROPERTY," DATED 04/09/2012, UPDATED ON 08/05/2013 AND "TREE LOCATION MAP," DATED 04/09/2012, PREPARED BY JOHN MEYER CONSULTING, PC, UPDATED ON 08/05/2013.
 - EXISTING WETLANDS SHOWN HEREON WERE DELINEATED BY TOM MILLER ASSOCIATES, INC. ON 01/21/2012 AND REVISED ON 06/20/2013.



No.	Revision	Date
1.	REVISED PER WCH COMMENTS	04/19/2018
2.	REVISED PER RPRC COMMENTS	06/20/2018
3.	RPRC RESUBMISSION FOR POOL	02/09/2021

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EXISTING CONDITIONS MAP
 GJONAJ SUBDIVISION
 7 PINE RIDGE ROAD
 TOWN OF NORTH CASTLE, NEW YORK



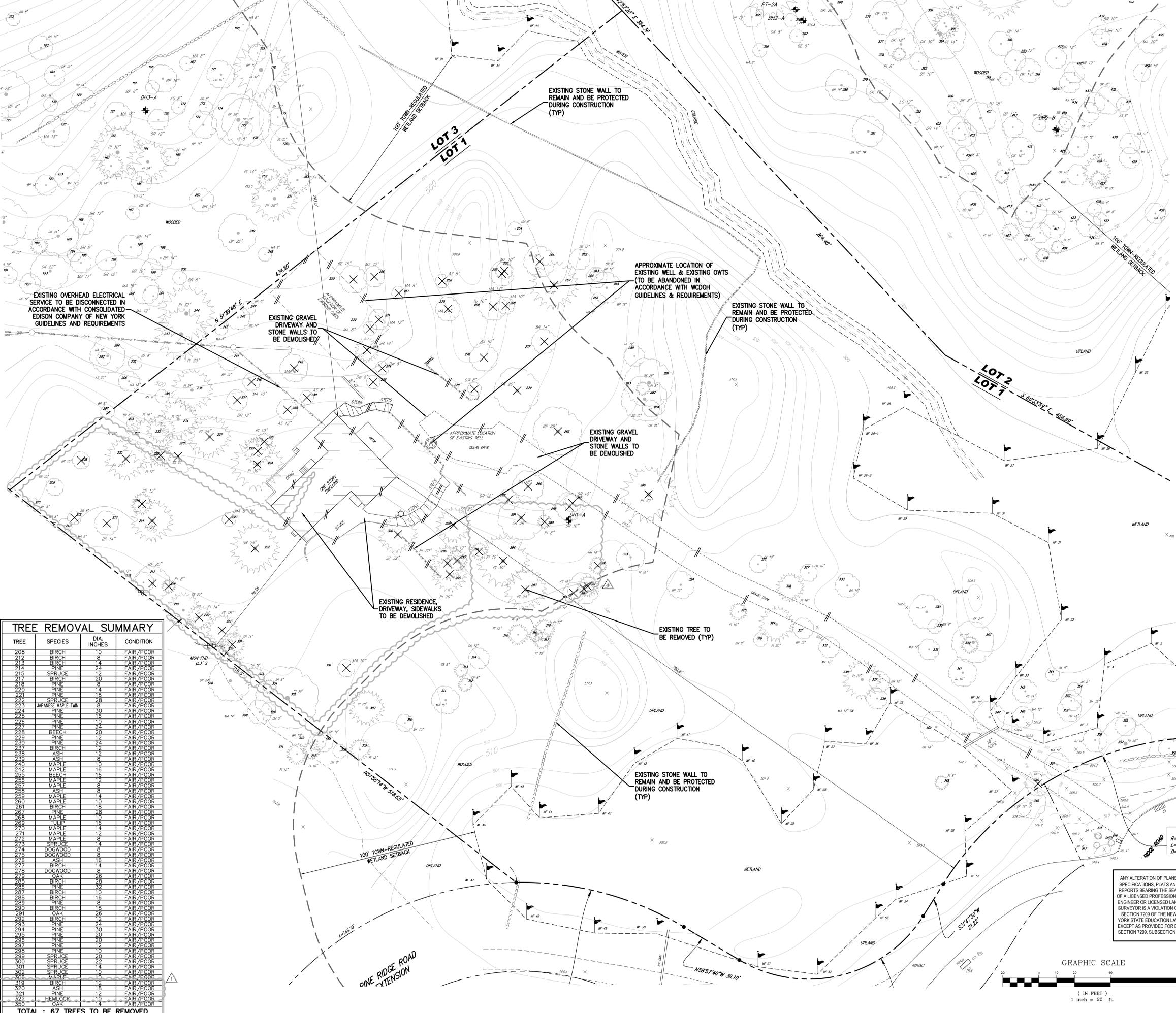
Drawn: PD Approved: JS
 Scale: 1" = 20'
 Date: 04/11/2018
 Project No: 11178
 11178-49C EX-L1 EXIST car
RPRC-1.3

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LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT GRADE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	EXISTING EDGE OF LAWN
	EXISTING FENCE
	EXISTING MAIL BOX
	EXISTING SIGN
	EXISTING STONE WALL
	EXISTING WETLAND AND DESIGNATION
	TREE TO BE REMOVED

- NOTES:**
- EXISTING CONDITIONS SHOWN HEREIN ARE TAKEN FROM DRAWINGS TITLED "SURVEY OF PROPERTY," DATED 04/09/2012, UPDATED ON 08/05/2013 AND "TREE LOCATION MAP," DATED 04/09/2012, PREPARED BY JMC, PLLC UPDATED ON 08/05/2013.
 - EXISTING WETLANDS SHOWN HEREIN WERE DELINEATED BY TM MILLER ASSOCIATES, INC. ON 01/12/2012 AND REVISED ON 08/20/2013.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC, PLLC PRIOR TO THE START OF CONSTRUCTION.
 - PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF NORTH CASTLE AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT.
 - THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE TOWN OF NORTH CASTLE BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE BUILDING DEPARTMENT.
 - THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY TO THE TOWN OF NORTH CASTLE, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY TO THE TOWN OF NORTH CASTLE, A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
 - ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
 - ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
 - ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF THE TOWN OF NORTH CASTLE AND WESTCHESTER COUNTY DEPARTMENT OF PUBLIC WORKS.
 - ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
 - EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
 - PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE SWPPP, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF NORTH CASTLE OR JMC, PLLC.
 - EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
 - ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
 - ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
 - THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
 - THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE STATE OF NEW YORK, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE TOWN OF NORTH CASTLE ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE TOWN OF NORTH CASTLE PRIOR TO OBTAINING A DEMOLITION PERMIT.
 - THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXISTING BUILDING SHALL BE PROVIDED TO THE TOWN OF NORTH CASTLE DEPARTMENT OF BUILDINGS.
 - PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE TOWN OF NORTH CASTLE BUILDING DEPARTMENT.
 - THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE TOWN OF NORTH CASTLE BUILDING DEPARTMENT THAT FIVE (5) DAYS' PRIOR NOTIFICATION WAS GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION WAS GIVEN TO THE APPROPRIATE COMMUNITY BOARD PRIOR TO THE COMMENCEMENT OF DEMOLITION.



TREE REMOVAL SUMMARY

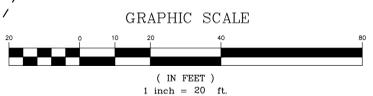
TREE	SPECIES	DIA. INCHES	CONDITION
203	BIRCH	10	FAIR/POOR
204	BIRCH	8	FAIR/POOR
205	BIRCH	14	FAIR/POOR
206	PINE	24	FAIR/POOR
207	SPRUCE	12	FAIR/POOR
208	BIRCH	20	FAIR/POOR
209	PINE	8	FAIR/POOR
210	PINE	14	FAIR/POOR
211	PINE	18	FAIR/POOR
212	SPRUCE	28	FAIR/POOR
213	JAPANESE MAPLE	8	FAIR/POOR
214	PINE	30	FAIR/POOR
215	PINE	16	FAIR/POOR
216	PINE	10	FAIR/POOR
217	PINE	24	FAIR/POOR
218	BEECH	20	FAIR/POOR
219	PINE	12	FAIR/POOR
220	PINE	24	FAIR/POOR
221	BIRCH	12	FAIR/POOR
222	BIRCH	12	FAIR/POOR
223	ASH	8	FAIR/POOR
224	MAPLE	10	FAIR/POOR
225	MAPLE	16	FAIR/POOR
226	MAPLE	9	FAIR/POOR
227	ASH	8	FAIR/POOR
228	MAPLE	10	FAIR/POOR
229	MAPLE	14	FAIR/POOR
230	MAPLE	10	FAIR/POOR
231	PINE	12	FAIR/POOR
232	BIRCH	24	FAIR/POOR
233	SPRUCE	14	FAIR/POOR
234	SPRUCE	8	FAIR/POOR
235	DOGWOOD	8	FAIR/POOR
236	DOGWOOD	8	FAIR/POOR
237	BIRCH	16	FAIR/POOR
238	BIRCH	14	FAIR/POOR
239	DOGWOOD	8	FAIR/POOR
240	OAK	10	FAIR/POOR
241	BIRCH	28	FAIR/POOR
242	PINE	32	FAIR/POOR
243	BIRCH	16	FAIR/POOR
244	BIRCH	16	FAIR/POOR
245	PINE	8	FAIR/POOR
246	PINE	18	FAIR/POOR
247	OAK	16	FAIR/POOR
248	BIRCH	12	FAIR/POOR
249	BIRCH	12	FAIR/POOR
250	PINE	20	FAIR/POOR
251	SPRUCE	20	FAIR/POOR
252	SPRUCE	22	FAIR/POOR
253	SPRUCE	14	FAIR/POOR
254	SPRUCE	10	FAIR/POOR
255	MAPLE	10	FAIR/POOR
256	BIRCH	12	FAIR/POOR
257	PINE	12	FAIR/POOR
258	PINE	12	FAIR/POOR
259	PINE	20	FAIR/POOR
260	SPRUCE	20	FAIR/POOR
261	SPRUCE	22	FAIR/POOR
262	SPRUCE	14	FAIR/POOR
263	SPRUCE	10	FAIR/POOR
264	SPRUCE	10	FAIR/POOR
265	BIRCH	12	FAIR/POOR
266	PINE	12	FAIR/POOR
267	PINE	12	FAIR/POOR
268	HEMLOCK	10	FAIR/POOR
269	SPRUCE	14	FAIR/POOR

TOTAL : 67 TREES TO BE REMOVED

TREE ABBREVIATIONS

AS	ASH
BE	BEECH
BR	BIRCH
CD	CEDAR
DE	DECIDUOUS
DW	DOGWOOD
EM	ELM
H	HICKORY
JM	HEMLOCK
JA	JAPANESE MAPLE
LO	LOCUST
MA	MAPLE
OK	OAK
PI	PINE
SF	SASSAFRAS
SR	SPRUCE
TU	TULIP
TW	TWIN

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.



No.	Revision	Date
1.	REVISED PER WCH COMMENTS	04/19/2018
2.	REVISED PER RPRC COMMENTS	06/20/2018
3.	RPRC RESUBMISSION FOR POOL	02/09/2021

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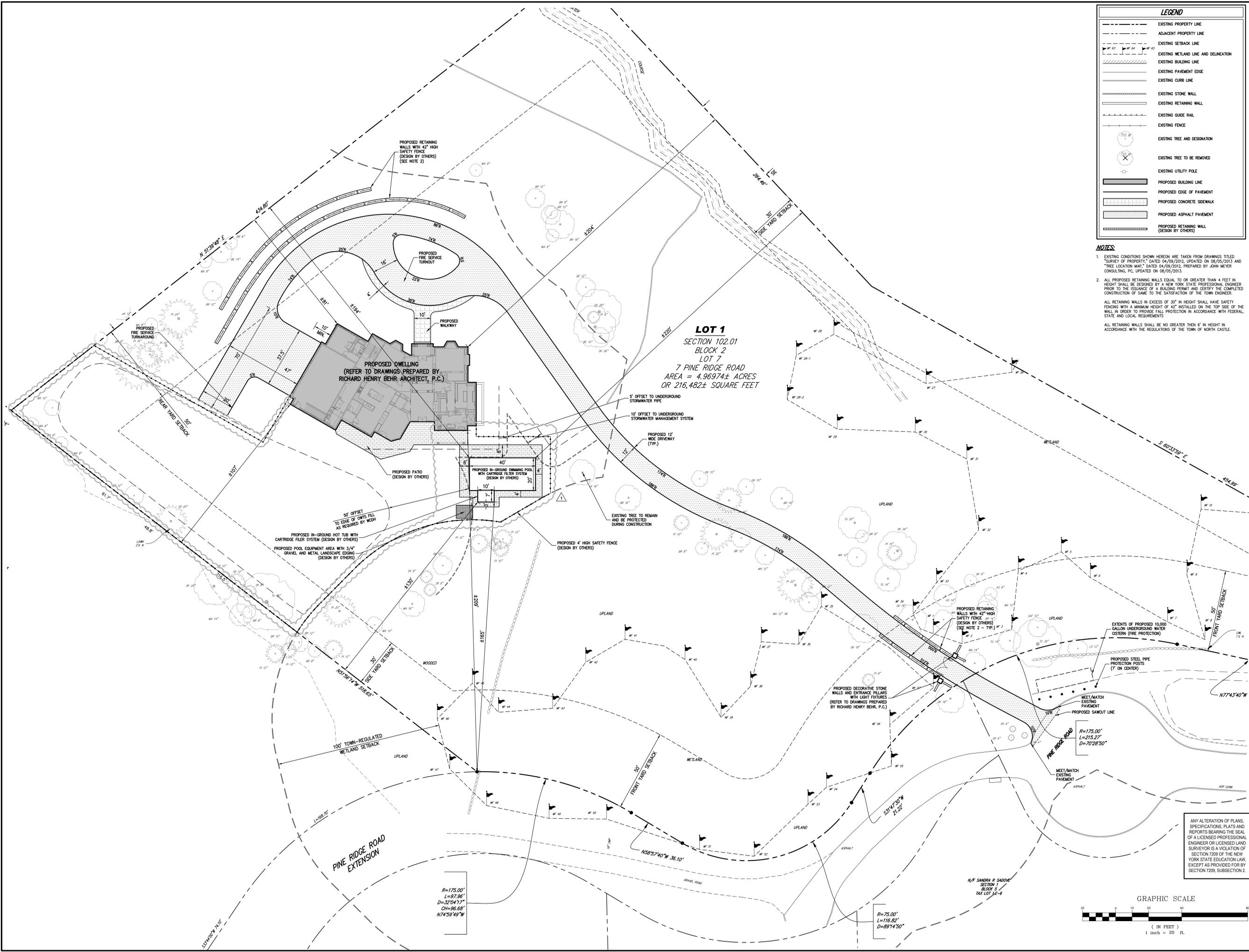


DEMOLITION AND TREE REMOVAL PLAN

GONJAU SUBDIVISION
7 PINE RIDGE ROAD
TOWN OF NORTH CASTLE, NEW YORK



Drawn: PD Approved: JS
Scale: 1" = 20'
Date: 04/11/2018
Project No: 11178
Drawing No: 100-11 100-11ax
RPRC-1.4



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE TO BE REMOVED
	EXISTING UTILITY POLE
	PROPOSED BUILDING LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)

NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM DRAWINGS TITLED "SURVEY OF PROPERTY" DATED 04/09/2015, UPDATED ON 08/05/2013 AND "TREE LOCATION MAP," DATED 04/09/2012, PREPARED BY JOHN MEYER CONSULTING, P.C., UPDATED ON 08/05/2013.
- ALL PROPOSED RETAINING WALLS EQUAL TO OR GREATER THAN 4 FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CERTIFY THE COMPLETED CONSTRUCTION OF SAME TO THE SATISFACTION OF THE TOWN ENGINEER.

ALL RETAINING WALLS IN EXCESS OF 30" IN HEIGHT SHALL HAVE SAFETY FENCING WITH A MINIMUM HEIGHT OF 42" INSTALLED ON THE TOP SIDE OF THE WALL IN ORDER TO PROVIDE FALL PROTECTION IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.

ALL RETAINING WALLS SHALL BE NO GREATER THEN 6' IN HEIGHT IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF NORTH CASTLE.

No.	Revision	Date
1.	REVISED PER WCH COMMENTS	04/19/2018
2.	REVISED PER RPRC COMMENTS	06/20/2018
3.	RPRC RESUBMISSION FOR POOL	02/09/2021

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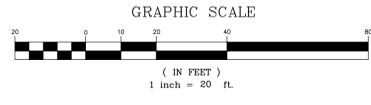
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LAYOUT PLAN
 GJONAJ SUBDIVISION
 7 PINE RIDGE ROAD
 TOWN OF NORTH CASTLE, NEW YORK

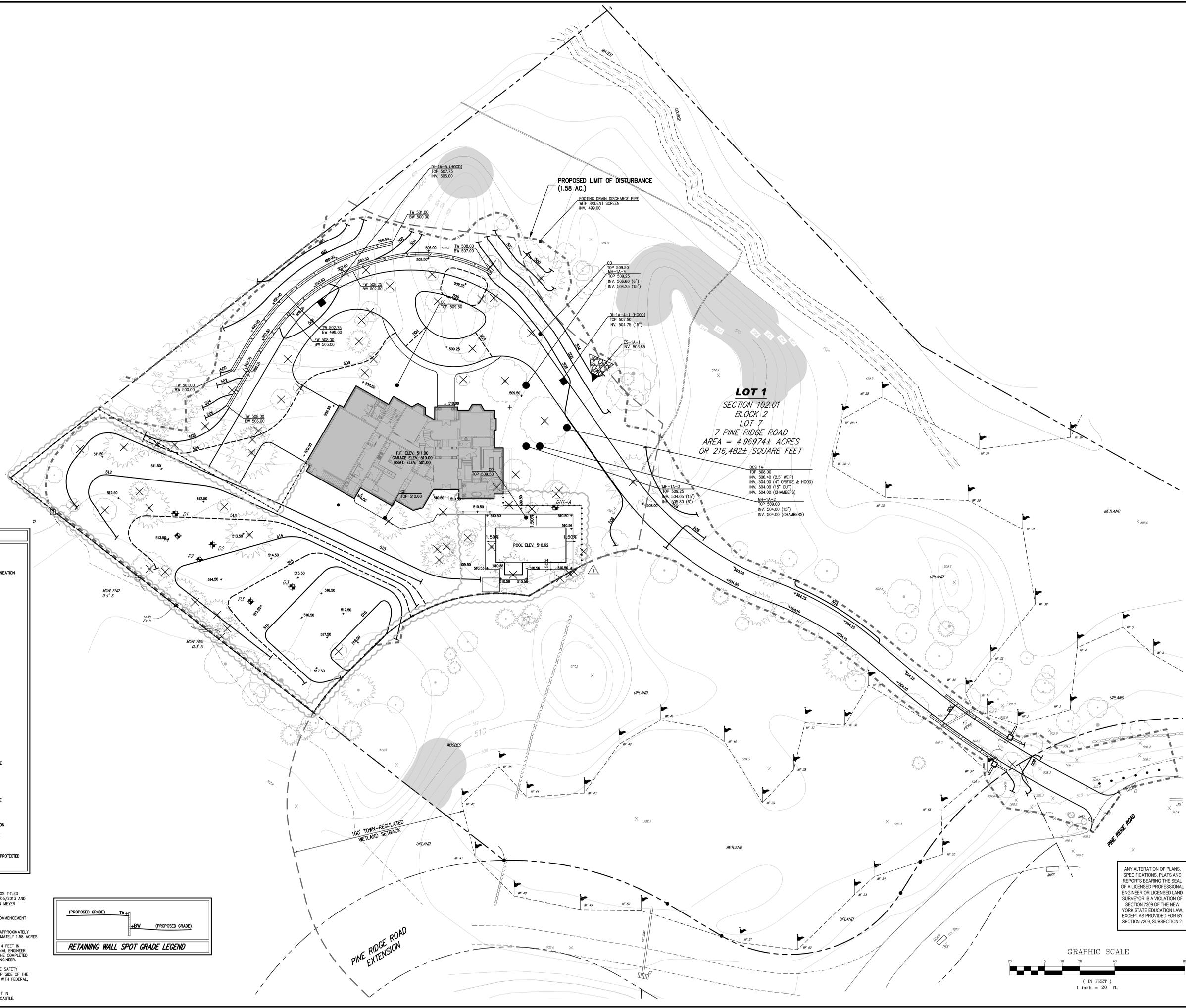


Drawn: PD Approved: JS
 Scale: 1" = 20'
 Date: 04/11/2018
 Project No: 11178
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 Drawing No: **RPRC-1.5**



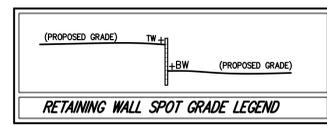
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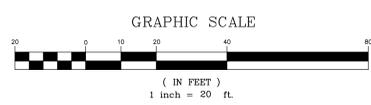


LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING STEEP SLOPES
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE CI DRAIN INLET
	PROPOSED TYPE DI DRAIN INLET
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	BORING LOCATION AND DESIGNATION
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED DITCH OR SWALE
	EXISTING TREE TO REMAIN AND BE PROTECTED



- NOTES**
- EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM DRAWINGS TITLED "SURVEY OF PROPERTY," DATED 04/09/2012, UPDATED ON 05/05/2013 AND "TREE LOCATION MAP," DATED 04/09/2012, PREPARED BY JOHN MEYER CONSULTING, P.C., UPDATED ON 08/05/2013.
 - THE LIMIT OF DISTURBANCE SHALL BE STAKED PRIOR TO THE COMMENCEMENT OF ANY ON SITE WORK.
 - THE TOTAL AMOUNT OF DISTURBANCE FOR ALL THREE LOTS IS APPROXIMATELY 4.42 ACRES. THE LIMIT OF DISTURBANCE FOR LOT 1 IS APPROXIMATELY 1.58 ACRES.
 - ALL PROPOSED RETAINING WALLS EQUAL TO OR GREATER THAN 4 FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CERTIFY THE COMPLETED CONSTRUCTION OF SAME TO THE SATISFACTION OF THE TOWN ENGINEER.
- ALL RETAINING WALLS IN EXCESS OF 30" IN HEIGHT SHALL HAVE SAFETY FENCING WITH A MINIMUM HEIGHT OF 42" INSTALLED ON THE TOP SIDE OF THE WALL IN ORDER TO PROVIDE FALL PROTECTION IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
- ALL RETAINING WALLS SHALL BE NO GREATER THAN 6" IN HEIGHT IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF NORTH CASTLE.



LOT 1
SECTION 102.01
BLOCK 2
LOT 7
7 PINE RIDGE ROAD
AREA = 4.96974± ACRES
OR 216,482± SQUARE FEET

PROPOSED LIMIT OF DISTURBANCE (1.58 AC.)

No.	Revision	Date	By
1.	REVISED PER WDH COMMENTS	04/19/2018	NC
2.	REVISED PER RPRC COMMENTS	06/20/2018	NC
3.	RPRC RESUBMISSION FOR POOL	02/09/2021	NC

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GRADING PLAN
GJONAJ SUBDIVISION
7 PINE RIDGE ROAD
TOWN OF NORTH CASTLE, NEW YORK



Drawn: PD Approved: JS
Scale: 1" = 20'
Date: 04/11/2018
Project No: 11178
Drawing No: GRAD-L1 GRW
RPRC-1.6

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	PROPOSED SUBDIVISION LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING OVERHEAD WIRES
	EXISTING CURB
	EXISTING STONE WALL
	PROPOSED WELL
	PROPOSED SEPTIC AREA
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED EDGE OF DRIVEWAY
	LIMIT OF DISTURBANCE
	EXISTING WETLAND AND DESIGNATION
	PROPOSED STORM DRAINAGE PIPE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE CI DRAIN INLET
	PROPOSED TYPE DI DRAIN INLET
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED END SECTION
	PROPOSED ELECTRIC/TELEPHONE/CABLE
	PROPOSED R/R RAP
	BORINGS & DESIGNATION

- NOTES:**
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 - EXISTING WETLANDS SHOWN HEREON WERE DELINEATED BY TIM MILLER ASSOCIATES, INC. ON 01/21/2012 AND REVISED ON 06/20/2013.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
 - ALL PROPOSED UTILITIES (ELECTRIC/TELEPHONE/CABLE) SHALL BE INSTALLED UNDERGROUND.
 - ROOF DRAINS SHALL CONNECT TO THE DRAINAGE SYSTEMS AS SHOWN.
 - ALL PROPOSED RETAINING WALLS EQUAL TO OR GREATER THAN 4 FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CERTIFY THE COMPLETED CONSTRUCTION OF SAME TO THE SATISFACTION OF THE TOWN ENGINEER.
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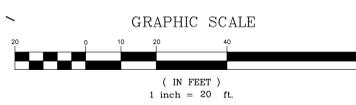
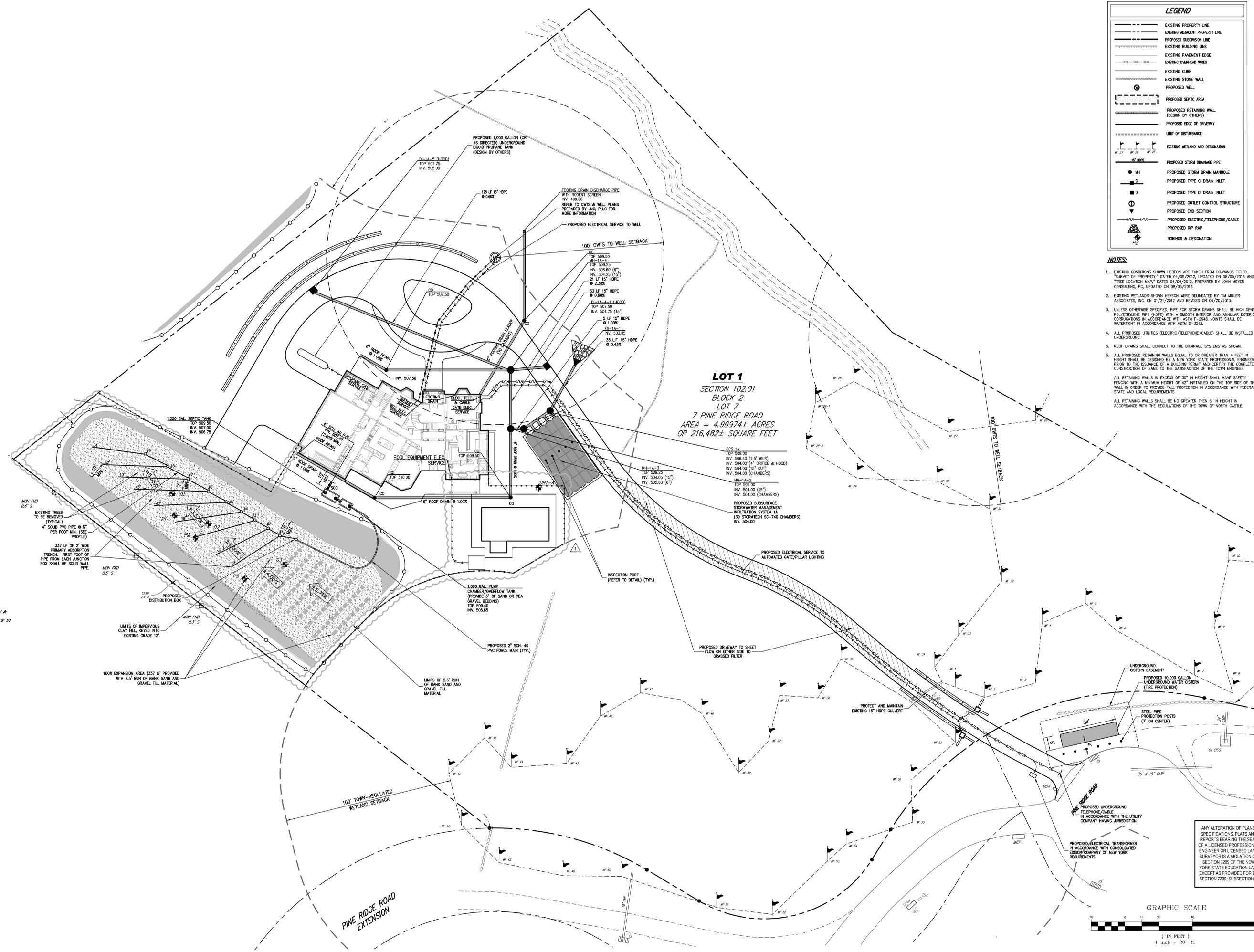
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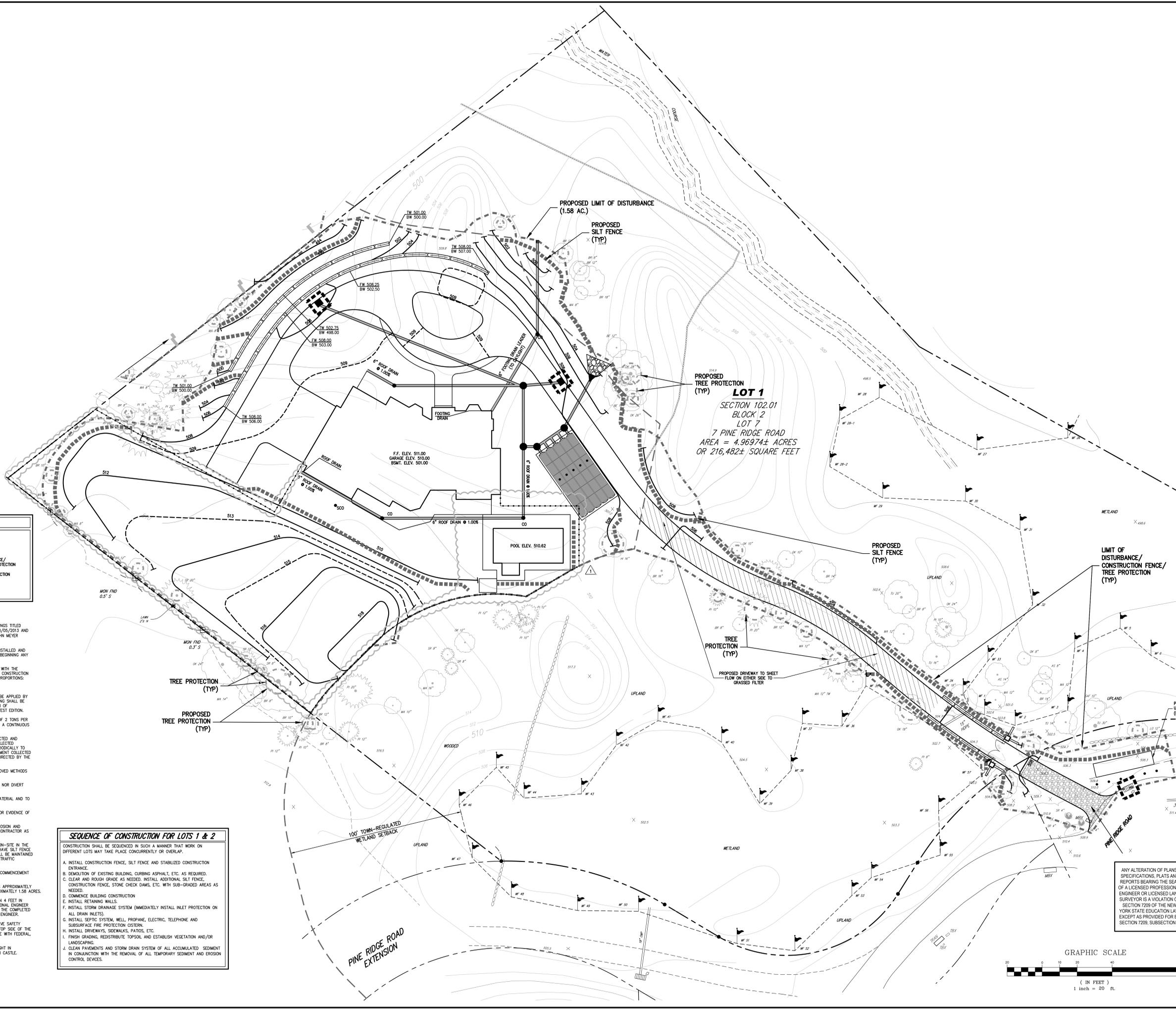
UTILITIES PLAN
GJONAJ SUBDIVISION
7 PINE RIDGE ROAD
TOWN OF NORTH CASTLE, NEW YORK



Drawn: PD Approved: JS
Scale: 1" = 20'
Date: 04/11/2018
Project No: 11178
Drawing No: UTIL-1
RPRC-1.7



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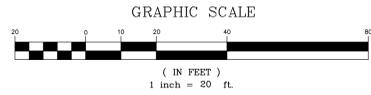


LEGEND	
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE/ CONSTRUCTION FENCE/TREE PROTECTION
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED STONE CHECK DAMS

NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM DRAWINGS TITLED "SURVEY OF PROPERTY," DATED 04/09/2012, UPDATED ON 08/09/2013 AND "TREE LOCATION MAP," DATED 04/09/2012, PREPARED BY JOHN MEYER CONSULTING, PC, UPDATED ON 08/09/2013.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS, PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
- EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEED WITH THE FOLLOWING GRASS MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION AT A RATE OF 8 POUNDS PER 1000 S.F. IN THE FOLLOWING PROPORTIONS:
 CREEPING RED FESCUE 30 %
 PERENNIAL RYE GRASS 70 %
- GRASS SEED MIX FOR EROSION AND SEDIMENT CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
- SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (50 LBS. PER 1,000 S.F.) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIER. ALL SEDIMENT COLLECTED SHALL BE RESPIRED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE TOWN ENGINEER.
- CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
- THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
- AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
- STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED. STOCKPILED EXCAVATED MATERIAL SHALL HAVE SILT FENCE LOCATED AROUND PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPERD ON EXISTING TRAFFIC CIRCULATION ROUTES.
- THE LIMIT OF DISTURBANCE SHALL BE STAKED PRIOR TO THE COMMENCEMENT OF ANY ON SITE WORK.
- THE TOTAL AMOUNT OF DISTURBANCE FOR ALL THREE LOTS IS APPROXIMATELY 4.42 ACRES. THE LIMIT OF DISTURBANCE FOR LOT 1 IS APPROXIMATELY 1.58 ACRES.
- ALL PROPOSED RETAINING WALLS EQUAL TO OR GREATER THAN 4 FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CERTIFY THE COMPLETED CONSTRUCTION OF SAME TO THE SATISFACTION OF THE TOWN ENGINEER.
 ALL RETAINING WALLS IN EXCESS OF 30" IN HEIGHT SHALL HAVE SAFETY FENCING WITH A MINIMUM HEIGHT OF 42" INSTALLED ON THE TOP SIDE OF THE WALL IN ORDER TO PROVIDE FALL PROTECTION IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
 ALL RETAINING WALLS SHALL BE NO GREATER THAN 6" IN HEIGHT IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF NORTH CASTLE.

SEQUENCE OF CONSTRUCTION FOR LOTS 1 & 2	
CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT WORK ON DIFFERENT LOTS MAY TAKE PLACE CONCURRENTLY OR OVERLAP.	
A.	INSTALL CONSTRUCTION FENCE, SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE.
B.	DEMOLITION OF EXISTING BUILDING, CURBING ASPHALT, ETC. AS REQUIRED.
C.	CLEAR AND ROUGH GRADE AS NEEDED. INSTALL ADDITIONAL SILT FENCE, CONSTRUCTION FENCE, STONE CHECK DAMS, ETC. WITH SUB-GRADED AREAS AS NEEDED.
D.	COMMENCE BUILDING CONSTRUCTION.
E.	INSTALL RETAINING WALLS.
F.	INSTALL STORM DRAINAGE SYSTEM (IMMEDIATELY INSTALL INLET PROTECTION ON ALL DRAIN INLETS).
G.	INSTALL SEPTIC SYSTEM, WELL, PROPANE, ELECTRIC, TELEPHONE AND SUBSURFACE FIRE PROTECTION SYSTEM.
H.	INSTALL DRIVEWAYS, SIDEWALKS, PATIOS, ETC.
I.	FINISH GRADING, REDISTRIBUTE TOPSOIL, AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
J.	CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.



No.	Revision	Date
1.	REVISED PER WDH COMMENTS	04/19/2018
2.	REVISED PER RPRC COMMENTS	06/20/2018
3.	RPRC RESUBMISSION FOR POOL	02/09/2021

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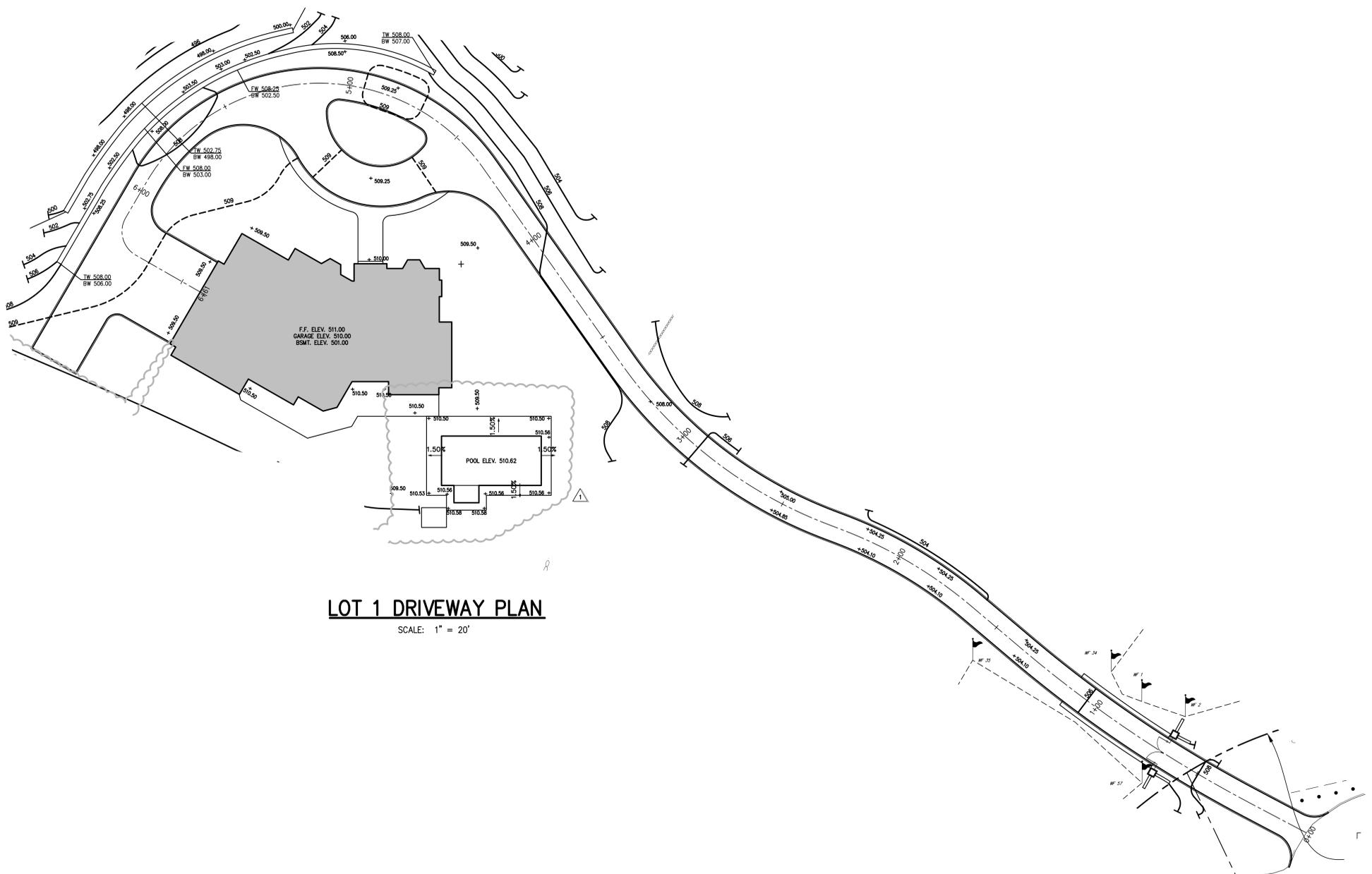
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EROSION AND SEDIMENT CONTROL PLAN
 GJONAJ SUBDIVISION
 7 PINE RIDGE ROAD
 TOWN OF NORTH CASTLE, NEW YORK

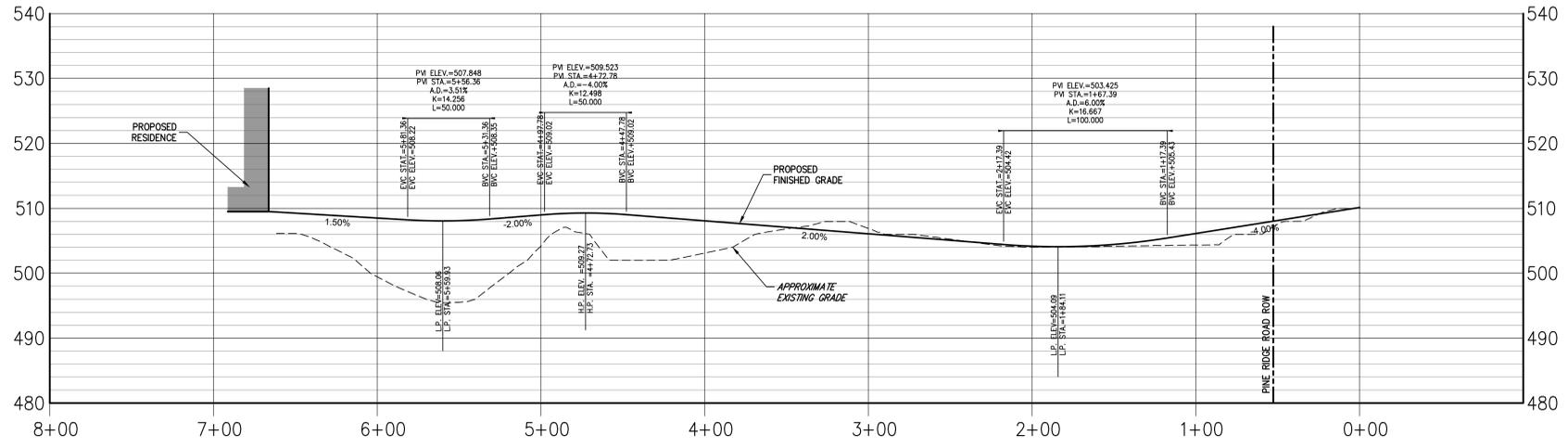


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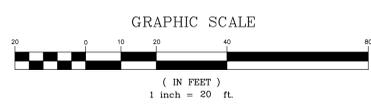
LOT 1 DRIVEWAY PLAN

SCALE: 1" = 20'



LOT 1 DRIVEWAY PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

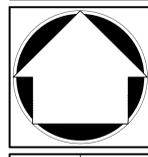


No.	Revision	Date	By
1.	REVISED PER WDH COMMENTS	04/19/2018	NC
2.	REVISED PER RPRC COMMENTS	06/20/2018	NC
3.	RPRC RESUBMISSION FOR POOL	02/09/2021	NC

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DRIVEWAY PROFILE (LOT 1)

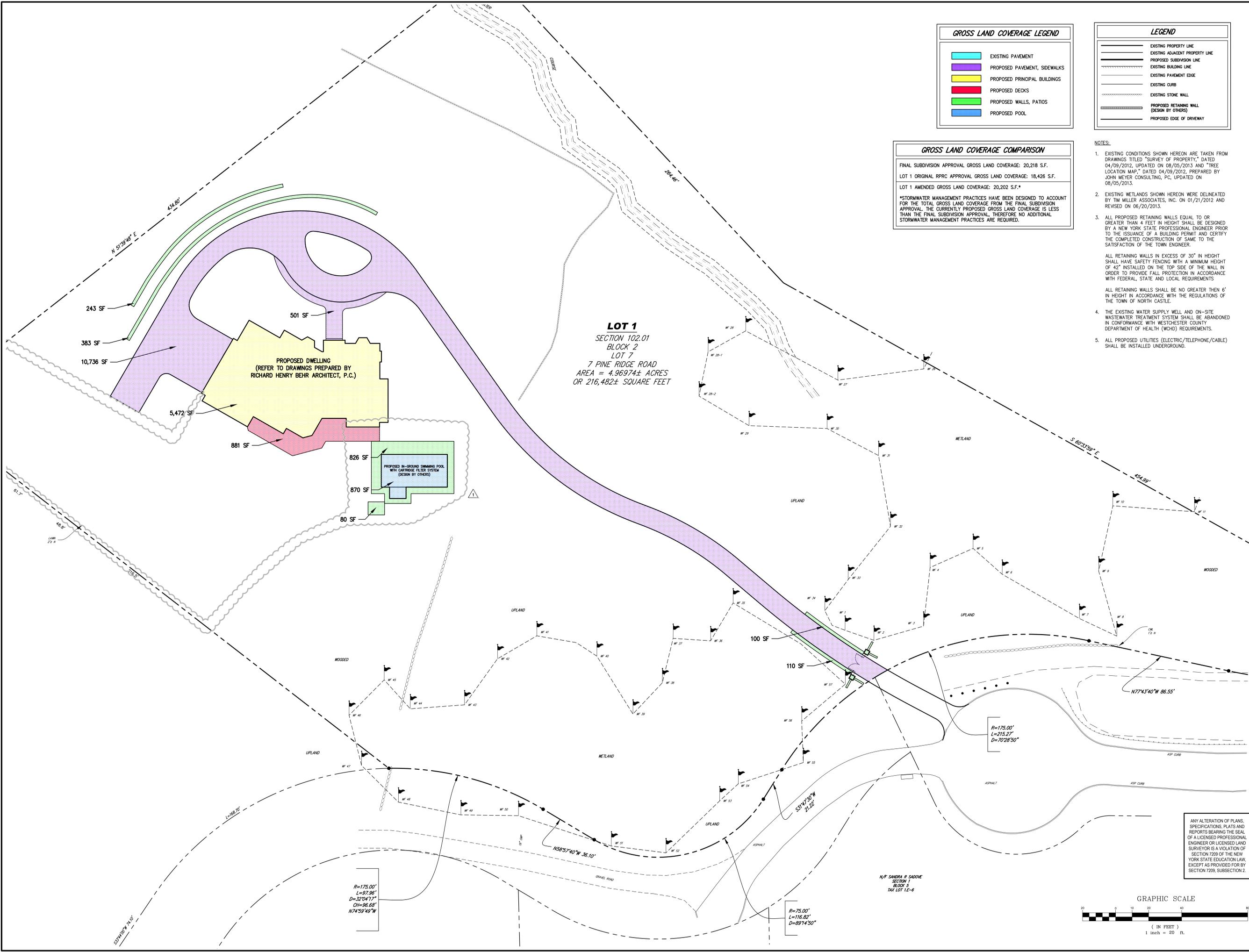
GJONAJ SUBDIVISION
7 PINE RIDGE ROAD
TOWN OF NORTH CASTLE, NEW YORK



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Drawing No: **DWY-PROF-1 DWY-PROF-1S**
RPRC-1.10

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GROSS LAND COVERAGE LEGEND

[Light Blue]	EXISTING PAVEMENT
[Purple]	PROPOSED PAVEMENT, SIDEWALKS
[Yellow]	PROPOSED PRINCIPAL BUILDINGS
[Red]	PROPOSED DECKS
[Green]	PROPOSED WALLS, PATIOS
[Blue]	PROPOSED POOL

LEGEND

[Dashed Line]	EXISTING PROPERTY LINE
[Dotted Line]	EXISTING ADJACENT PROPERTY LINE
[Dashed Line]	PROPOSED SUBDIVISION LINE
[Dashed Line]	EXISTING BUILDING LINE
[Dashed Line]	EXISTING PAVEMENT EDGE
[Dashed Line]	EXISTING CURB
[Dashed Line]	EXISTING STONE WALL
[Dashed Line]	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
[Dashed Line]	PROPOSED EDGE OF DRIVEWAY

GROSS LAND COVERAGE COMPARISON

FINAL SUBDIVISION APPROVAL GROSS LAND COVERAGE:	20,218 S.F.
LOT 1 ORIGINAL RPRC APPROVAL GROSS LAND COVERAGE:	18,426 S.F.
LOT 1 AMENDED GROSS LAND COVERAGE:	20,202 S.F.*

*STORMWATER MANAGEMENT PRACTICES HAVE BEEN DESIGNED TO ACCOUNT FOR THE TOTAL GROSS LAND COVERAGE FROM THE FINAL SUBDIVISION APPROVAL. THE CURRENTLY PROPOSED GROSS LAND COVERAGE IS LESS THAN THE FINAL SUBDIVISION APPROVAL. THEREFORE NO ADDITIONAL STORMWATER MANAGEMENT PRACTICES ARE REQUIRED.

- NOTES:**
- EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM DRAWINGS TITLED "SURVEY OF PROPERTY," DATED 04/09/2012, UPDATED ON 08/05/2013 AND "TREE LOCATION MAP," DATED 04/09/2012, PREPARED BY JOHN MEYER CONSULTING, PC, UPDATED ON 08/05/2013.
 - EXISTING WETLANDS SHOWN HEREON WERE DELINEATED BY TIM MILLER ASSOCIATES, INC. ON 01/21/2012 AND REVISED ON 06/20/2013.
 - ALL PROPOSED RETAINING WALLS EQUAL TO OR GREATER THAN 4 FEET IN HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CERTIFY THE COMPLETED CONSTRUCTION OF SAME TO THE SATISFACTION OF THE TOWN ENGINEER.

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ALL RETAINING WALLS SHALL BE NO GREATER THEN 6' IN HEIGHT IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF NORTH CASTLE.
 - THE EXISTING WATER SUPPLY WELL AND ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE ABANDONED IN CONFORMANCE WITH WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCHD) REQUIREMENTS.
 - ALL PROPOSED UTILITIES (ELECTRIC/TELEPHONE/CABLE) SHALL BE INSTALLED UNDERGROUND.

LOT 1
SECTION 102.01
BLOCK 2
LOT 7
7 PINE RIDGE ROAD
AREA = 4.96974± ACRES
OR 216,482± SQUARE FEET

PROPOSED DWELLING
(REFER TO DRAWINGS PREPARED BY
RICHARD HENRY BEHR ARCHITECT, P.C.)

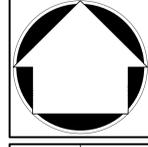
PROPOSED IN-GROUND SWIMMING POOL
WITH CARTRIDGE FILTER SYSTEM
(DESIGN BY OTHERS)

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1.	REVISED PER WCHD COMMENTS	04/19/2018
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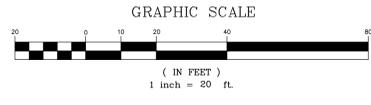
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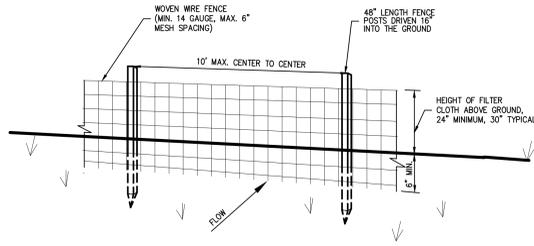


GROSS LAND COVERAGE CALCULATION PLAN (LOT 1)
GJONAJ SUBDIVISION
7 PINE RIDGE ROAD
TOWN OF NORTH CASTLE, NEW YORK

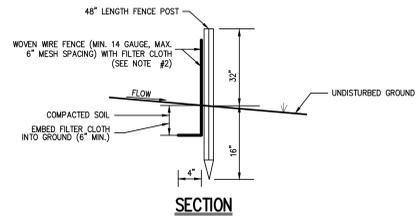


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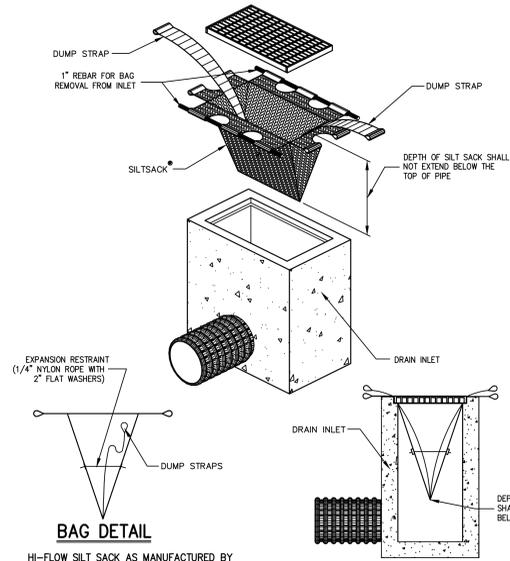
PERSPECTIVE VIEW



SECTION

NOTES:

- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA THIN, OR APPROVED EQUAL.
- PREFABRICATED UNITS SHALL BE GEOTAF, ENVROFENCE, OR APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

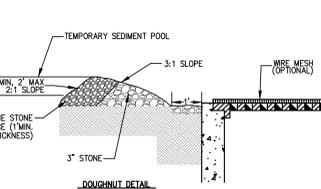
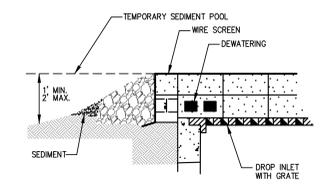
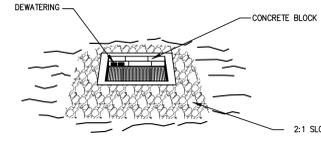


BAG DETAIL

INSTALLATION DETAIL

HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL (FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

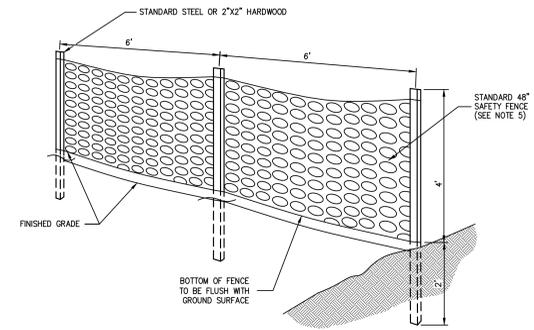
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4633	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SEIVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC ⁻¹



DOUGHNUT DETAIL

NOTES:

- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
- HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
- USE CLEAN STONE 1/2" TO 3/4" IN DIAMETER PLACED 2" BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
- FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3" STONE AS SHOWN ON THE DRAWINGS.



NOTES:

- SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
- DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
- FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
- PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
- REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

SILT FENCE

1

SILT SACK

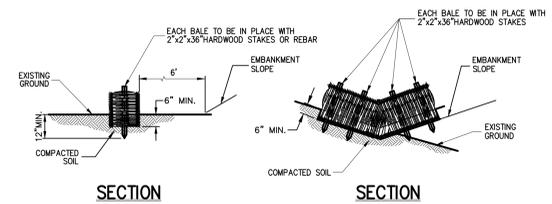
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STONE & BLOCK DROP INLET PROTECTION

3

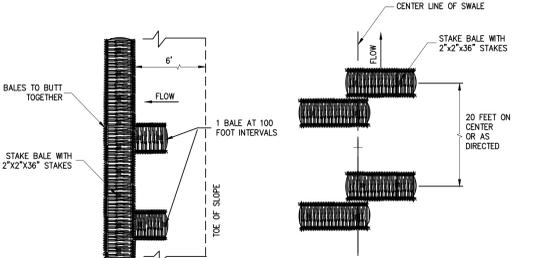
CONSTRUCTION FENCE

4



SECTION

SECTION

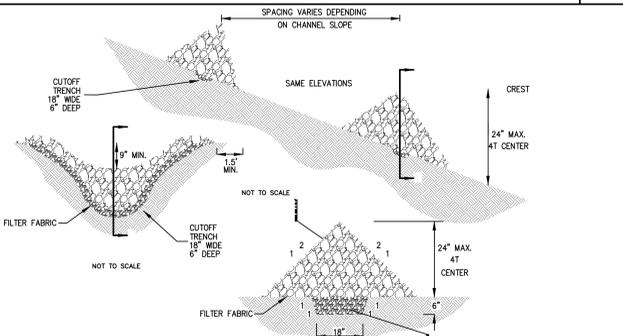


FENCE PLAN

CHECK PLAN

NOTES:

- ALL BALES ARE TO BE TIGHTLY BUTTED TOGETHER.
- BALES SHALL BE EITHER STRAW OR HAY.
- PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR AND/OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED TO MAINTAIN EFFECTIVENESS OF INSTALLATION.
- BALES SHALL BE REMOVED WHEN DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
- MINIMUM BALE SIZE: 1X WX H

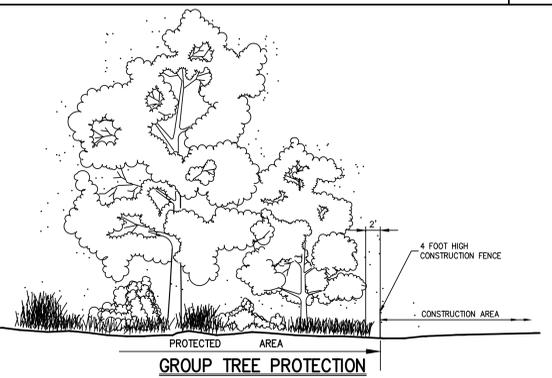


CONSTRUCTION SPECIFICATIONS:

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

STONE CHECK DAM

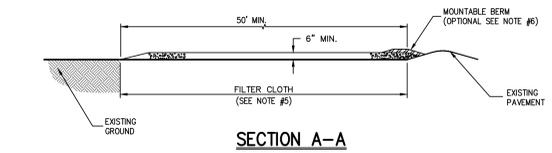
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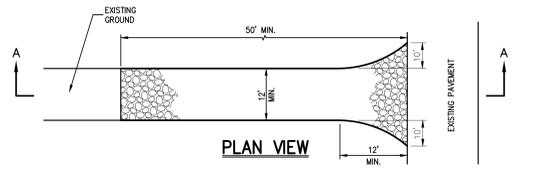
GROUP TREE PROTECTION

TREE PROTECTION

7



SECTION A-A



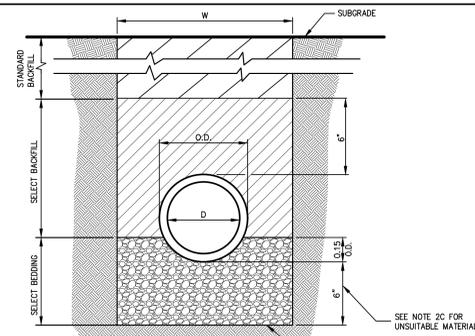
PLAN VIEW

NOTES:

- STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-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.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

8



NOTES:

- FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
 - EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
 - 3/4" CORUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
- TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
 - FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
 - WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
 - FOR ALL TRENCH EXCAVATION IN FULL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
 - BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES, UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH

9

BALED FENCE & CHECKS

5

TREE PROTECTION

7

STABILIZED CONSTRUCTION ENTRANCE

8

TYPE II TRENCH

9

DATE	REVISION
04/19/2018	REVISED PER WCH COMMENTS
06/20/2018	REVISED PER RPRC COMMENTS
02/09/2021	RPRC RESUBMISSION FOR POOL

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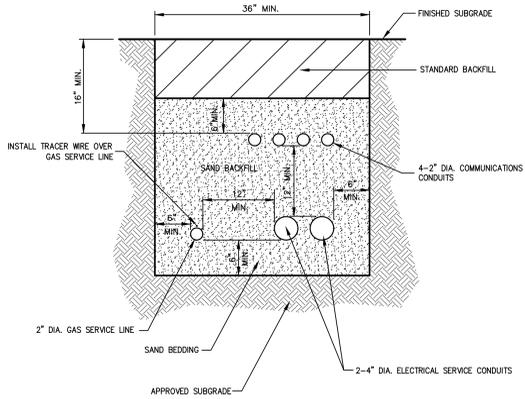


CONSTRUCTION DETAILS

GONAJ SUBDIVISION
 7 FINE RIDGE ROAD
 TOWN OF NORTH CASTLE, NEW YORK



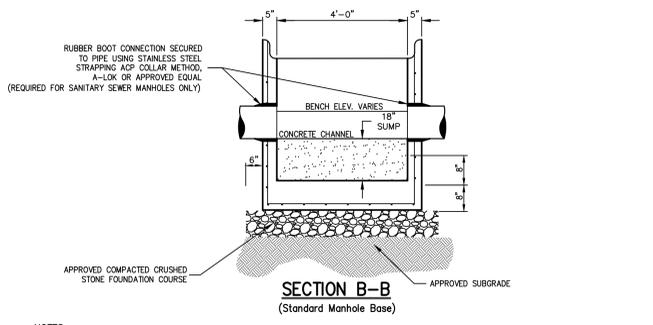
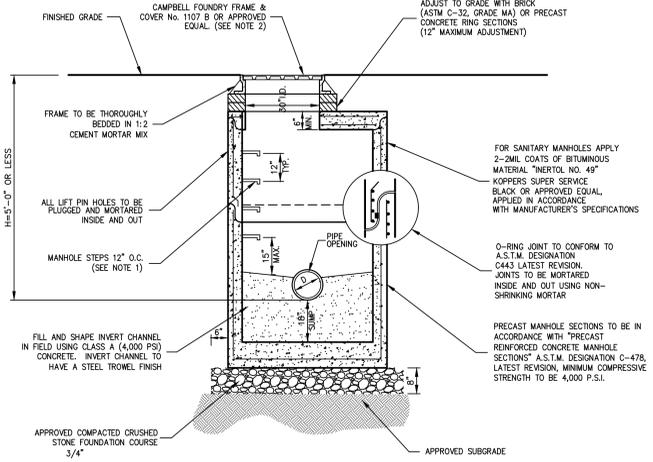
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SCALE:	N.T.S.		
DATE:	04/11/2018		
PROJECT NO.:	11178		
DRAWN BY:	LS	CHECKED BY:	LS
DATE:	DET-1	DATE:	--
DRAWING NO.:	RPRC-1.12		



- NOTES:**
- UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
 - BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES, UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
 - CONTRACTOR SHALL STAKE THE PROPOSED SERVICE LINES AND CONDUITS PRIOR TO BACKFILLING TO ENSURE SERVICES DO NOT MOVE WITHIN TRENCH.

UTILITY TRENCH DETAIL

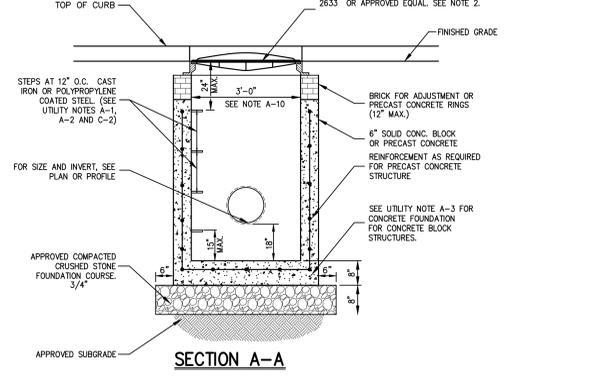
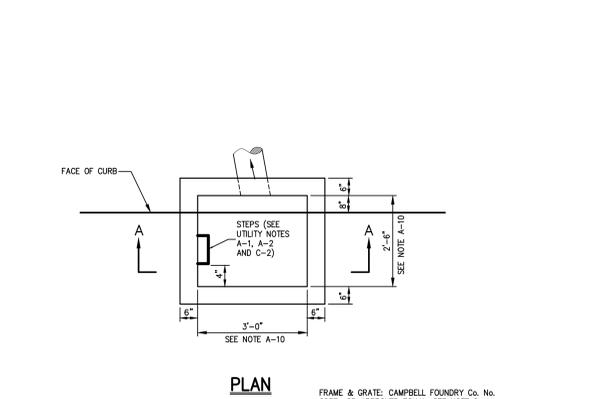
11



- NOTES:**
- MANHOLE STEPS SHALL BE CAST IRON NENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
 - UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
 - MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
 - SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON THIS DRAWING.

MANHOLE (TYPE A)
(H < 5'-0")

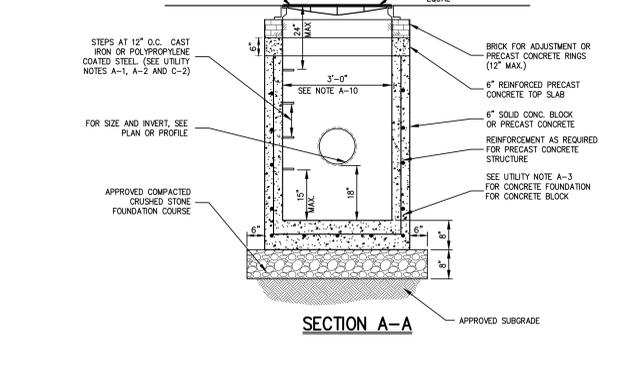
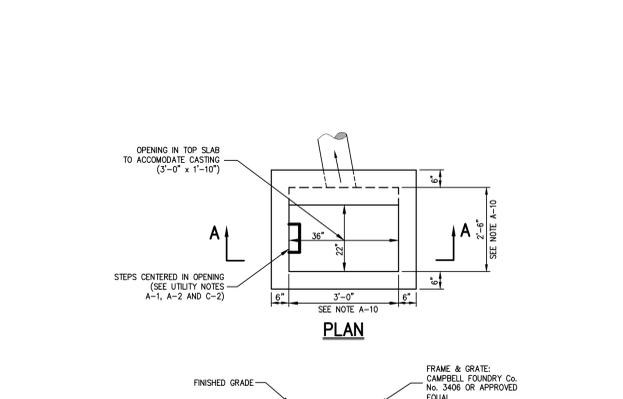
10



- NOTE:**
- SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON THIS DRAWING.

DRAIN INLET (TYPE CI)

12



- NOTE:**
- REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
 - SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON THIS DRAWING.

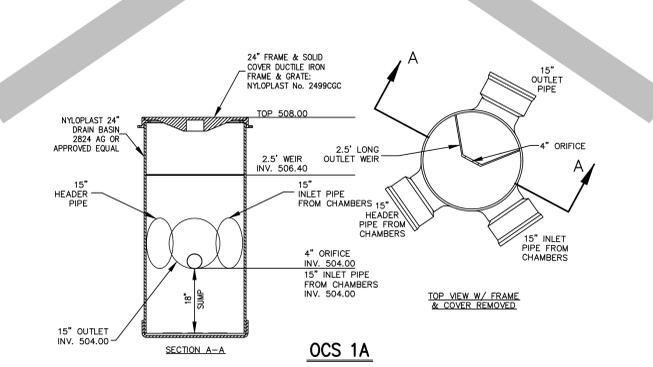
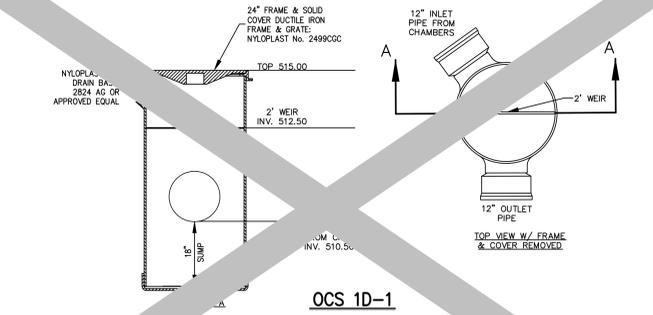
DRAIN INLET (TYPE DI)

13

- NOTES PERTAINING TO DRAIN INLETS**
- STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).
 - WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".
 - FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A" (4000 PSI) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
 - ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKKA-SET AS MANUFACTURED BY THE SIKKA CHEMICAL CORP.
 - FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.
 - ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.
 - PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.
 - FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.
 - FOR ALL STRUCTURES GREATER THAN TEN FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

- NOTES PERTAINING TO MANHOLES**
- PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.
 - FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.
 - FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.
 - TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.
 - INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.
 - NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

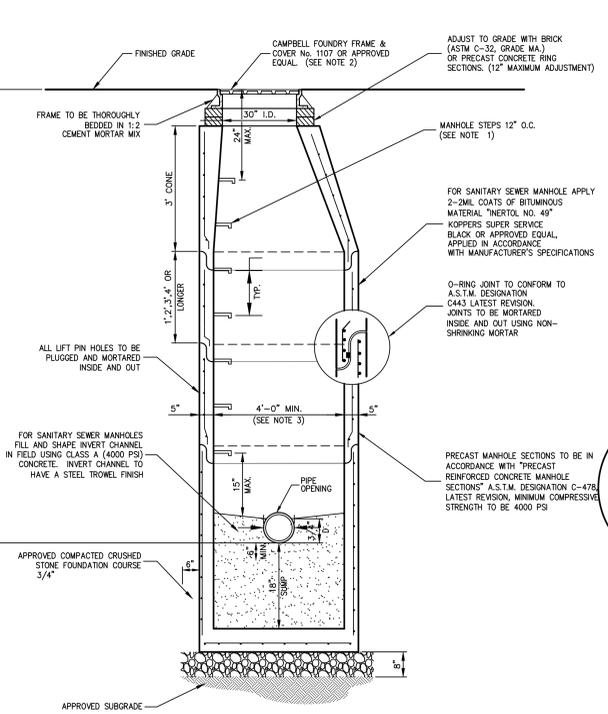
- NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES**
- ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
 - STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.



- NOTES:**
- ALL MATERIALS SHALL BE PRODUCT OF NYLOPLAST OR APPROVED EQUAL. ADDRESS: 3130 VERONA AVENUE, BUFORD, GA 30518. PHONE: (770) 932-2443.
 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
 - DRAINAGE CONNECTION STUD JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HOPE.
 - WEIR CUSTOM MANUFACTURED WITH STAINLESS STEEL TO MEET OUTLET PIPE OPEN AREA, ORIFICE DIAMETER, WEIR ELEVATION, AND LENGTH.

OUTLET CONTROL STRUCTURES
(OCS 1A)

15



- NOTES:**
- MANHOLE STEPS SHALL BE CAST IRON NENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
 - UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
 - MANHOLES WITH DEPTH (H) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
 - MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
 - SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON THIS DRAWING.

MANHOLE (TYPE B)
(H > 5'-0")

16

UTILITY NOTES

14

DATE	REVISION
04/19/2018	
06/20/2018	REVISED PER WCH COMMENTS
02/09/2021	RRPC RESUBMISSION FOR POOL

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CONSTRUCTION DETAILS

GONAJ SUBDIVISION
7 PINE RIDGE ROAD
TOWN OF NORTH CASTLE, NEW YORK



DATE	PD	APPROVED	JS
04/11/2018 <td> <td> <td></td> </td></td>	<td> <td></td> </td>	<td></td>	
11178			
DE-2			

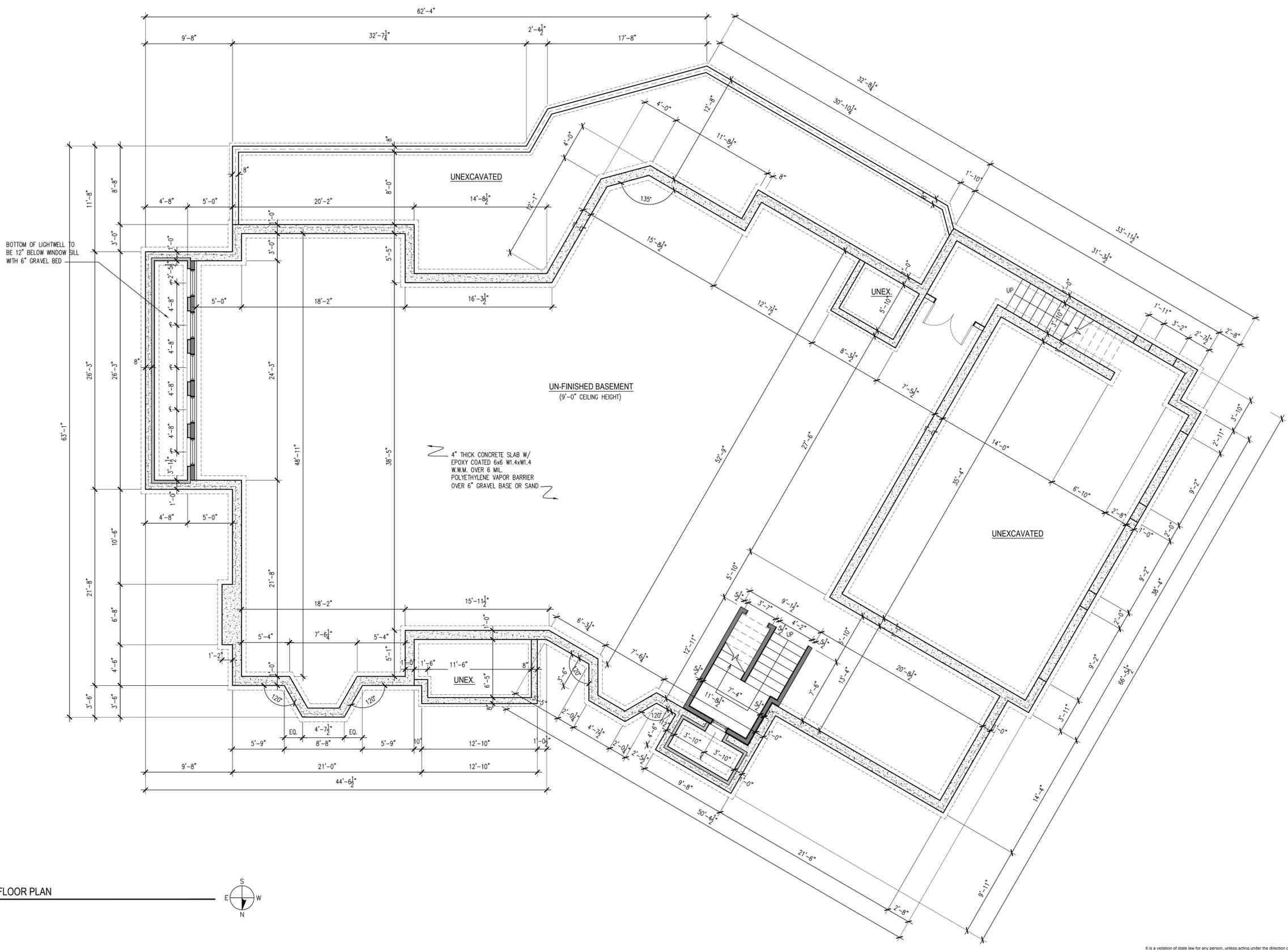
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SHEET NO: DE-2
DRAWING NO: RRPC-1.13

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ISSUED TO DEPARTMENT OF HEALTH	07-17-15
MEETING WITH CLIENT	05-06-15
MEETING WITH CLIENT	03-10-15
65% PROGRESS SET ISSUED TO CLIENT	01-21-15
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ISSUED TO CLIENT	10-22-12
MEETING WITH CLIENT	10-18-12
MEETING WITH CLIENT	09-28-12
ISSUED TO CLIENT	09-18-12
ISSUED TO CLIENT	08-07-12

NUMBER REVISION DATE

PROJECT NAME

**GJONAJ SUBDIVISION
 HOUSE 1 (LOT 1 OF 3)**
 7 PINE RIDGE ROAD
 TOWN OF NEW CASTLE, NEW YORK

DRAWING TITLE
**HOUSE 1
 BASEMENT FLOOR PLAN**

NOTES SCALE As Noted
 DRAWING NUMBER

A1.0

1 BASEMENT FLOOR PLAN
 3/16" = 1'-0"



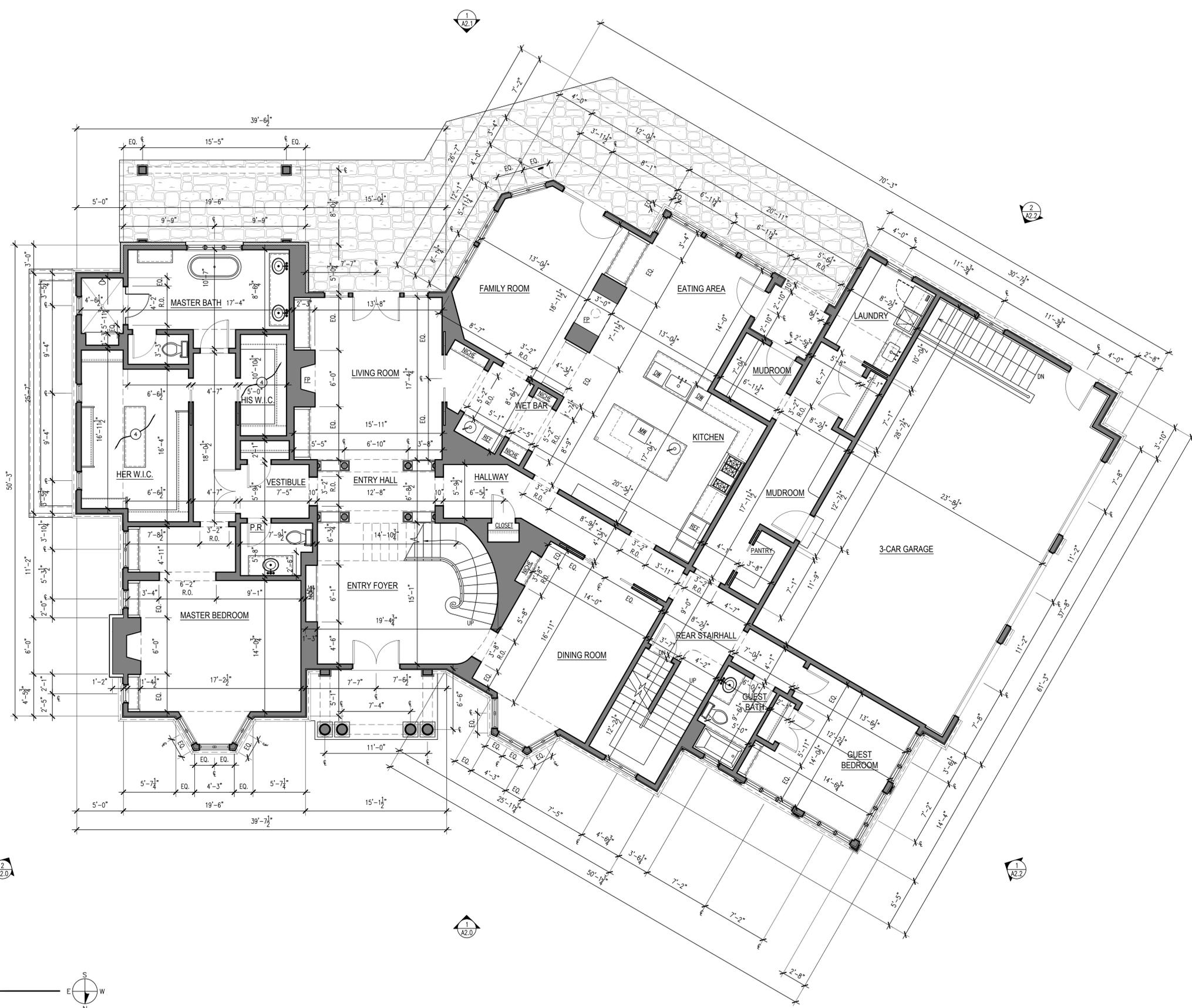
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ISSUED TO CLIENT		09-18-12
ISSUED TO CLIENT		08-07-12

PROJECT NAME

**GJONAJ SUBDIVISION
 HOUSE 1 (LOT 1 OF 3)
 7 PINE RIDGE ROAD
 TOWN OF NEW CASTLE, NEW YORK**

DRAWING TITLE

**HOUSE 1
 FIRST FLOOR PLAN**

NOTES SCALE As Noted
 DRAWING NUMBER

A1.1

1 FIRST FLOOR PLAN
 3/16" = 1'-0"



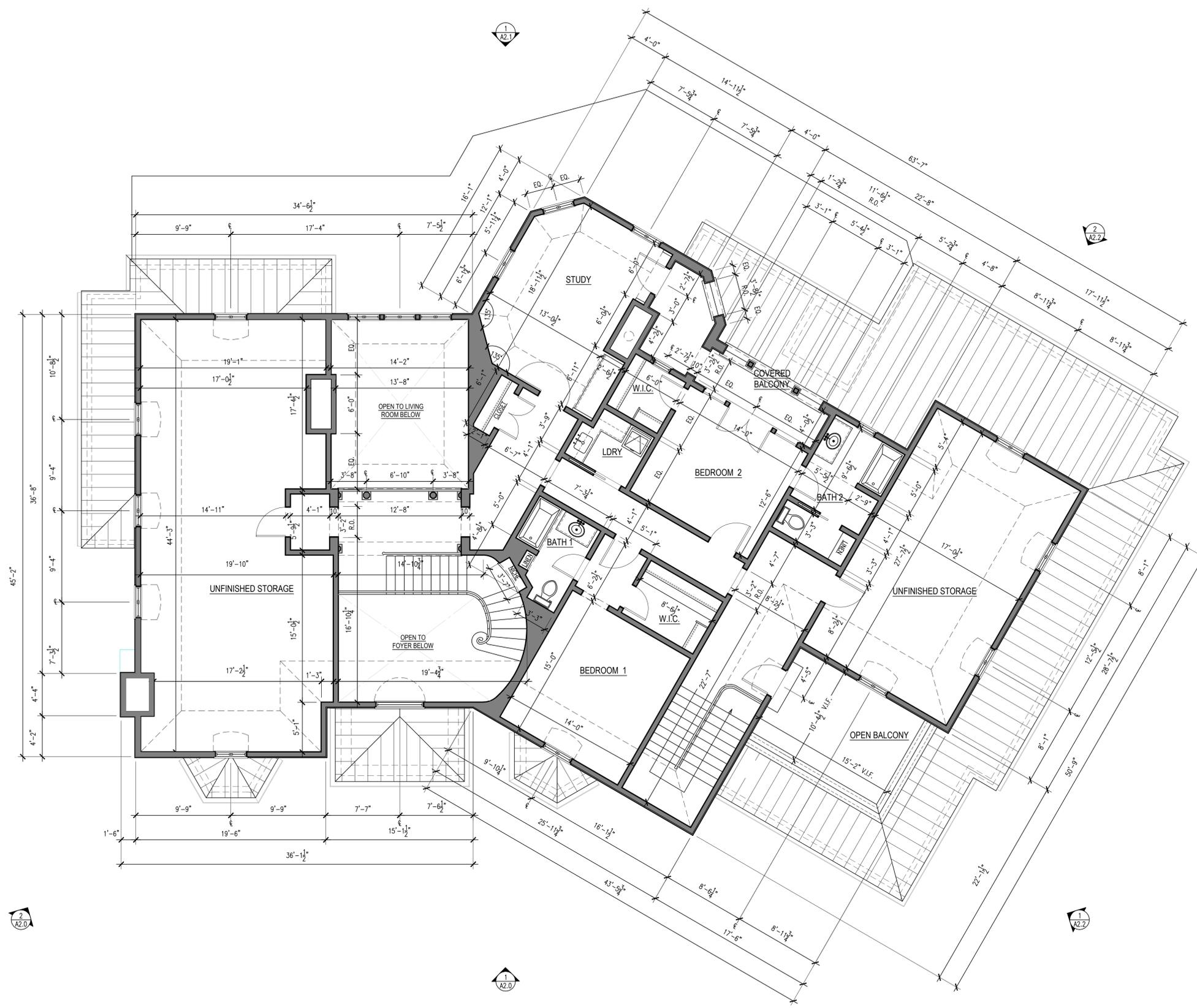
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NUMBER	REVISION	DATE
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MEETING WITH CLIENT		10-18-12
MEETING WITH CLIENT		09-28-12
ISSUED TO CLIENT		09-18-12
ISSUED TO CLIENT		08-07-12

PROJECT NAME

**GJONAJ SUBDIVISION
 HOUSE 1 (LOT 1 OF 3)**
 7 PINE RIDGE ROAD
 TOWN OF NEW CASTLE, NEW YORK

DRAWING TITLE
**HOUSE 1
 SECOND FLOOR PLAN**

NOTES
 SCALE
 As Noted

DRAWING NUMBER
A1.2

1 SECOND FLOOR PLAN
 3/16" = 1'-0"



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ISSUED TO CLIENT	09-18-12
ISSUED TO CLIENT	08-07-12

NUMBER	REVISION	DATE

PROJECT NAME
GJONAJ SUBDIVISION
HOUSE 1 (LOT 1 OF 3)
 7 PINE RIDGE ROAD
 TOWN OF NEW CASTLE, NEW YORK

DRAWING TITLE
HOUSE 1
ROOF PLAN

NOTES	SCALE As Noted
	DRAWING NUMBER A1.3

1 ROOF PLAN
 3/16" = 1'-0"

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06/19/2018:
 BUILDING HEIGHT = 24'-4" FROM AVG. GRADE (504.5)
 TO MID-POINT OF SLOPE OF ROOF
 MAX. BUILDING WALL HT. = GRADE IS CONSISTENT
 AROUND PERIMETER OF HOUSE, MAX. BUILDING WALL
 HT. IS SAME AS BUILDING HT = 24'-4"
 MAX.ALLOWED = 25T / 35'



2 FRONT (NORTHEAST) ELEVATION
 3/16" = 1'-0"

06/19/2018:
 BUILDING HEIGHT = 24'-4" FROM AVG. GRADE (504.5)
 TO MID-POINT OF SLOPE OF ROOF
 MAX. BUILDING WALL HT. = GRADE IS CONSISTENT
 AROUND PERIMETER OF HOUSE, MAX. BUILDING WALL
 HT. IS SAME AS BUILDING HT = 24'-4"
 MAX.ALLOWED = 25T / 35'



1 FRONT (NORTH) ELEVATION
 3/16" = 1'-0"

NOT FOR CONSTRUCTION

NUMBER	REVISION	DATE
	ISSUED FOR RPRC RESPONSE INFORMATION	06-19-18
	ISSUED FOR RPRC REVIEW	03-28-18
	ISSUED FOR CIVIL COORDINATION	02-13-18
	ISSUED TO DEPARTMENT OF HEALTH	07-17-15
	MEETING WITH CLIENT	05-06-15
	MEETING WITH CLIENT	03-10-15
	65% PROGRESS SET ISSUED TO CLIENT	01-21-15
	ISSUED FOR SITE PLAN APPROVAL	10-20-14
	ISSUED FOR SUBDIVISION APPROVAL	04-07-14
	ISSUED TO PLANNING BOARD	01-13-14
	MEETING WITH CLIENT	12-12-13
	ISSUED FOR SUBDIVISION	11-14-12
	ISSUED TO TOWN OF NORTH CASTLE ASSESSOR	10-31-12
	ISSUED TO CLIENT	10-22-12
	MEETING WITH CLIENT	10-18-12
	MEETING WITH CLIENT	09-28-12
	ISSUED TO CLIENT	09-18-12
	ISSUED TO CLIENT	08-07-12

PROJECT NAME

GJONAJ SUBDIVISION
 HOUSE 1 (LOT 1 OF 3)
 7 PINE RIDGE ROAD
 TOWN OF NEW CASTLE, NEW YORK

HOUSE 1
 FRONT ELEVATIONS
 NORTH & NORTHEAST

NOTES SCALE As Noted
 DRAWING NUMBER

A2.0

Drawing Name and Location: (RHB) DC Project files\Gjonaj Subdivision\Working CD\Architectural Drawings\House 1 Elevations\CON DOCS\DWG\Plotted on Tuesday, 06/19/2018 4:38 PM

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06/19/2018:
 BUILDING HEIGHT = 24'-4" FROM AVG. GRADE (504.5')
 TO MID-POINT OF SLOPE OF ROOF
 MAX. BUILDING WALL HT. = GRADE IS CONSISTENT
 AROUND PERIMETER OF HOUSE, MAX. BUILDING WALL
 HT. IS SAME AS BUILDING HT = 24'-4"
 MAX. ALLOWED = 25T / 35'



2 LEFT SIDE (EAST) ELEVATION
 3/16" = 1'-0"

06/19/2018:
 BUILDING HEIGHT = 24'-4" FROM AVG. GRADE (504.5')
 TO MID-POINT OF SLOPE OF ROOF
 MAX. BUILDING WALL HT. = GRADE IS CONSISTENT
 AROUND PERIMETER OF HOUSE, MAX. BUILDING WALL
 HT. IS SAME AS BUILDING HT = 24'-4"
 MAX. ALLOWED = 25T / 35'



1 REAR (SOUTH) ELEVATION
 3/16" = 1'-0"

NOT FOR CONSTRUCTION

NUMBER	REVISION	DATE
	ISSUED FOR RPRC RESPONSE INFORMATION	06-19-18
	ISSUED FOR RPRC REVIEW	03-28-18
	ISSUED FOR CIVIL COORDINATION	02-13-18
	ISSUED TO DEPARTMENT OF HEALTH	07-17-15
	MEETING WITH CLIENT	05-06-15
	MEETING WITH CLIENT	03-10-15
	65% PROGRESS SET ISSUED TO CLIENT	01-21-15
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	MEETING WITH CLIENT	09-28-12
	ISSUED TO CLIENT	09-18-12
	ISSUED TO CLIENT	08-07-12

PROJECT NAME

GJONAJ SUBDIVISION
 HOUSE 1 (LOT 1 OF 3)
 7 PINE RIDGE ROAD
 TOWN OF NEW CASTLE, NEW YORK

HOUSE 1
 REAR & LEFT SIDE
 ELEVATIONS

NOTES SCALE As Noted
 DRAWING NUMBER

A2.1

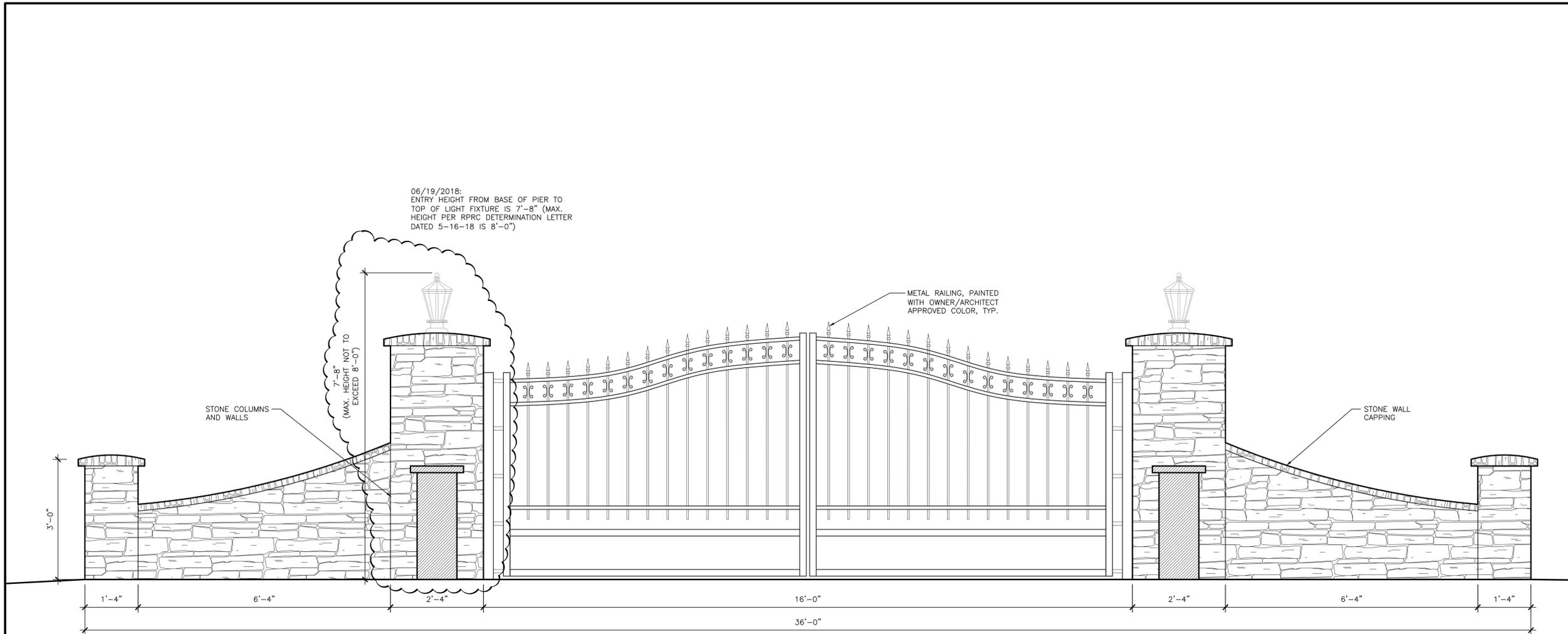
Drawing Name and Location: (RHBC-DC) Project files\Gjonaj Subdivision\Working CD\Architectural Drawings\House 1 Elevation\CON DOCS\DWG\Printed on: Tuesday, 06/19/2018, 4:25 PM

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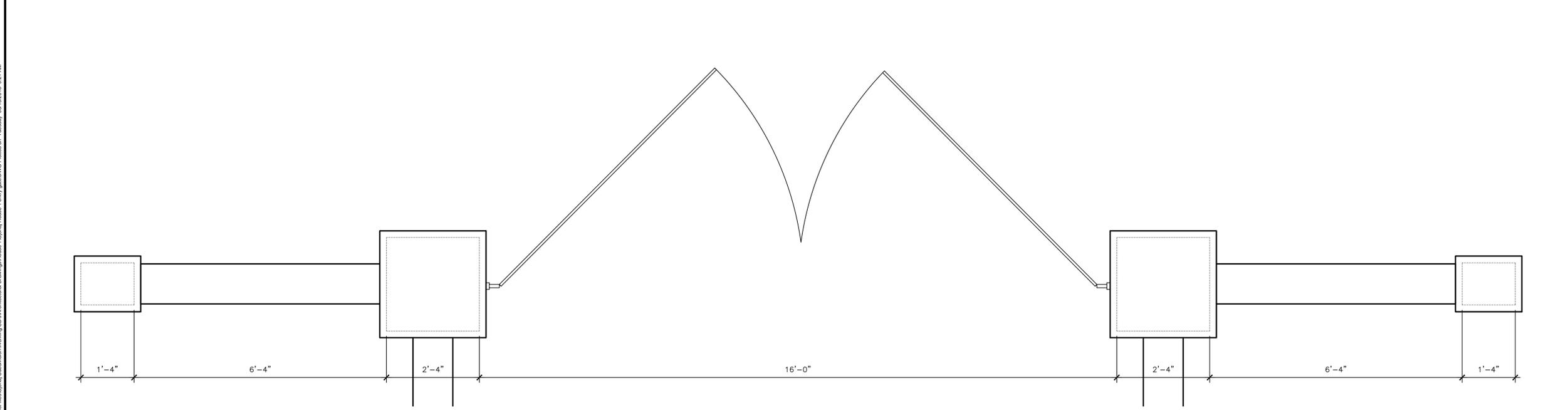
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2 ELEVATION
 SCALE: 3/4" = 1'-0"

Drawing Name and Location: (RHB-DC) project: Gjonaj Subdivision\Working CD\Architectural Drawings\House 1\Entry Gate.dwg Printed on Tuesday, 06/19/2018 9:21 AM



1 PLAN
 SCALE: 3/4" = 1'-0"

NOT FOR CONSTRUCTION	
ISSUED FOR RPRC RESPONSE INFORMATION	06-19-18
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ISSUED TO CLIENT	09-18-12
ISSUED TO CLIENT	08-07-12
NUMBER	REVISION
	DATE

PROJECT NAME

**GJONAJ SUBDIVISION
 HOUSE 1 (LOT 1 OF 3)**
 7 PINE RIDGE ROAD
 TOWN OF NEW CASTLE, NEW YORK

DRAWING TITLE

Entry Gate

NOTES SCALE AS NOTED
 DRAWING NUMBER

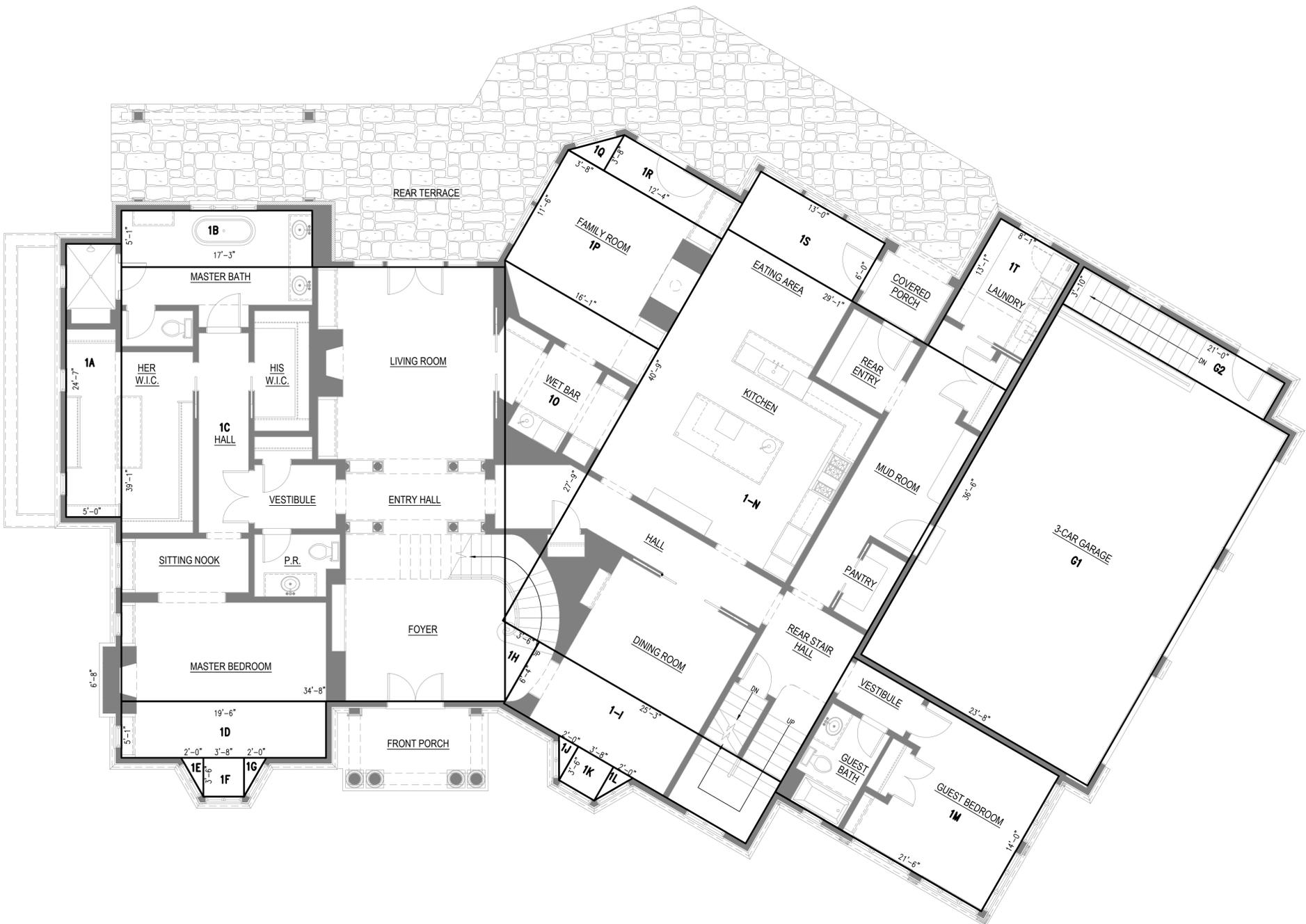
A5.0

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FIRST FLOOR GROSS FLOOR AREA		
ZONE	DIMENSIONS	AREA (S.F.)
1A	5'-0" x 24'-7"	123
1B	17'-3" x 5'-1"	87.68
1C	34'-8" x 39'-1"	1355.45
1D	19'-6" x 5'-1"	99.12
1E	(2'-0" x 3'-6")/2	3.5
1F	3'-8" x 3'-6"	12.84
1G	(2'-0" x 3'-6")/2	3.5
1H	(3'-6" x 6'-4")/2	11
1-I	25'-3" x 6'-4"	161.42
1J	(2'-0" x 3'-6")/2	3.5
1K	3'-8" x 3'-6"	12.84
1L	(2'-0" x 3'-6")/2	3.5
1M	21'-6" x 14'-0"	302
1N	29'-1" x 40'-9"	1181.83
1-O	(16'-1" x 27'-9")/2	223.15
1P	16'-1" x 11'-6"	183.78
1-Q	(3'-8" x 3'-8")/2	6.87
1R	12'-4" x 3'-8"	45.72
1S	13'-0" x 6'-0"	77.60
1T	8'-1" x 13'-1"	106.91
TOTAL		2649.76000

GARAGE FLOOR AREA		
ZONE	DIMENSIONS	AREA (S.F.)
G1	23'-8" x 36'-6"	861
G2	21'-0" x 3'-10"	80.34
TOTAL		941.34000

TOTAL FLOOR AREA	
ZONE	AREA (S.F.)
FIRST FL.	2,649.76
SECOND FL.	1,569
GARAGE	941.34
PORCHES	106.50
BASEMENT	3,903.75
ATTIC	1,269.50
ACCESSORY	N/A
TOTAL	8872.41900



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PROJECT NAME
**GJONAJ SUBDIVISION
 HOUSE 1 (LOT 1 OF 3)**
 7 PINE RIDGE ROAD
 TOWN OF NEW CASTLE, NEW YORK

DRAWING TITLE
**HOUSE 1
 FIRST FLOOR PLAN
 GROSS FLOOR AREA**

NOTES	SCALE As Noted
DRAWING NUMBER	FA.1

1 FIRST FLOOR PLAN
 3/16" = 1'-0"



Drawing Name and Location: (RHB)DC\projects\files\Gjonaj_Subdivision\Working_CAD\Architectural\Drawings\House_1\Original\House_1_Plan_1st_Floor_Gross_Floor_Area.dwg Plotted on: Wednesday, 02/28/2018, 10:00 AM

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TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
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www.northcastleny.com

PLANNING BOARD
Peg Michelman, Chair

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Gjonaj Subdivision (Proposed Lot 1) Date: _____

Tax Map Designation or Proposed Lot No.: Section 1, Block 05, Lot 1.D02

Gross Lot Coverage

- | | | |
|-----|---|---------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>176,970 sf</u> |
| 2. | Maximum permitted gross land coverage (per Section 213-22.2C): | <u>20,008.75 sf</u> |
| 3. | BONUS maximum gross land cover (per Section 213-22.2C): | |
| | Distance principal home is beyond minimum front yard setback
<u>159</u> x 10 = | <u>1,590 sf</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>21,598.75 sf</u> |
| 5. | Amount of lot area covered by principal building :
<u>0</u> existing + <u>5,472</u> proposed = | <u>5,472 sf</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>N/A</u> existing + <u>N/A</u> proposed = | <u>N/A</u> |
| 7. | Amount of lot area covered by decks :
<u>0</u> existing + <u>881</u> proposed = | <u>881 sf</u> |
| 8. | Amount of lot area covered by porches :
<u>N/A</u> existing + <u>N/A</u> proposed = | <u>N/A</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>0</u> existing + <u>11,237</u> proposed = | <u>11,237 sf</u> |
| 10. | Amount of lot area covered by terraces :
<u>N/A</u> existing + <u>N/A</u> proposed = | <u>N/A</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>0</u> existing + <u>950</u> proposed = | <u>950 sf</u> |
| 12. | Amount of lot area covered by all other structures: (walls, Patios)
<u>0</u> existing + <u>1,662</u> proposed = | <u>1,662 sf</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>20,202 sf</u> |

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.



Signature and Seal of Professional Preparing Worksheet

02/09/2021

Date



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

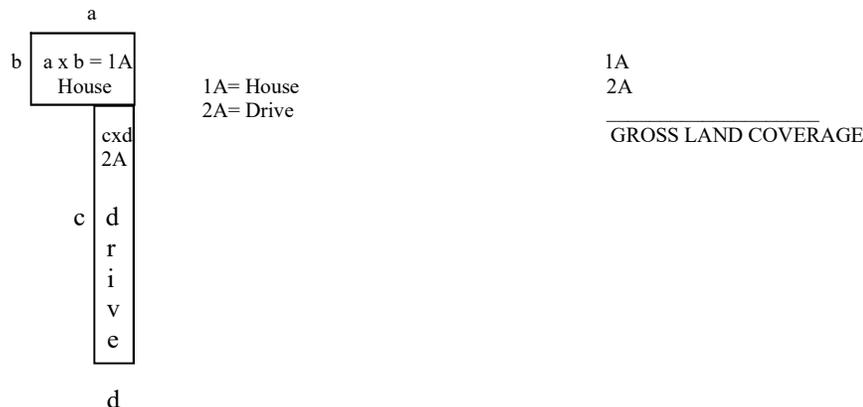
PLANNING BOARD
Peg Michelman, Chair

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GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.