



**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 2 of 3

Initial Submittal  Revised Preliminary

Street Location:

5 Pine Ridge Road, North Castle, NY 10504

Zoning District: R-2A Property Acreage: 3.97 Tax Map Parcel ID: 102.01-02-7.1

Date: April 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:** 5 Pine Ridge Road, North Castle, NY 10504

**Section/Block/Lot:** 102.01 / 02 / 7.1

**Zoning Dist.:** R-2A



**DESCRIPTION OF WORK:**

construction of new 7,340sf single family with pool & hot tub

residence and associated site work including grading and driveway

**ESTIMATED CONSTRUCTION VALUE:** \$ 1,250,000

**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 \*per Town definition of Basement, the SF in the basement does not count  
3,965 SQ. FT. NEW FIRST (1<sup>ST</sup>) FLOOR towards the FAR.  
1,680 SQ. FT. NEW SECOND (2<sup>ND</sup>) FLOOR  
       SQ. FT. NEW THIRD (3<sup>RD</sup>) FLOOR  
9,548 TOTAL SQ. FT. OF ALL *NEW* CONSTRUCTION  
2\* NUMBER OF **BEDROOMS** TO BE CONSTRUCTED, ADDED, RENOVATED OR ALTERED \*finished bedrooms  
3.5\* NUMBER OF **BATHROOMS** TO BE CONSTRUCTED, ADDED, RENOVATED OR ALTERED \*finished bathrooms  
X ELECTRICAL WORK IS INVOLVED IN THIS PROJECT  
X PLUMBING WORK IS INVOLVED IN THIS PROJECT  
X HVAC WORK IS INVOLVED IN THIS PROJECT

**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: \_\_\_\_\_





**TOWN OF NORTH CASTLE**  
**WESTCHESTER COUNTY**  
17 Bedford Road  
Armonk, New York 10504-1898

**PLANNING DEPARTMENT**  
**Adam R. Kaufman, AICP**  
**Director of Planning**

**Telephone: (914) 273-3542**  
**Fax: (914) 273-3554**  
[www.northcastleny.com](http://www.northcastleny.com)

**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: Gjonaj Subdivision - Lot 2 Date: 03/15/2021

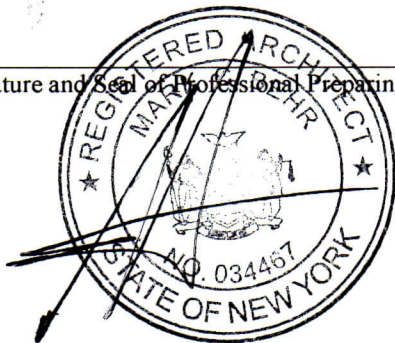
Tax Map Designation or Proposed Lot No.: Section 102.01 Block 02 Lot 7.1- House 2

Floor Area

1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	<u>149,062</u>
2.	<b>Maximum</b> permitted floor area (per Section 213-22.2B):	<u>12,600</u>
3.	Amount of floor area contained within first floor: _____ existing + _____ proposed =	<u>3,865</u>
4.	Amount of floor area contained within second floor: _____ existing + _____ proposed =	<u>1,680</u>
5.	Amount of floor area contained within garage: _____ existing + _____ proposed =	<u>942</u>
6.	Amount of floor area contained within porches capable of being enclosed: _____ existing + _____ proposed =	<u>52</u>
7.	Amount of floor area contained within basement (if applicable – see definition): _____ existing + _____ proposed =	<u>N/A</u>
8.	Amount of floor area contained within attic (if applicable – see definition): _____ existing + _____ proposed =	<u>801</u>
9.	Amount of floor area contained within all accessory buildings: _____ existing + _____ proposed =	<u>n/a</u>
10.	Proposed <b>floor area</b> : Total of Lines 3 – 9 =	<u>7,340</u>

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



03/15/2021  
Date



# TOWN OF NORTH CASTLE

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

PLANNING BOARD  
Peg Michelman, Chair

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
www.northcastleny.com

## GROSS LAND COVERAGE CALCULATIONS WORKSHEET

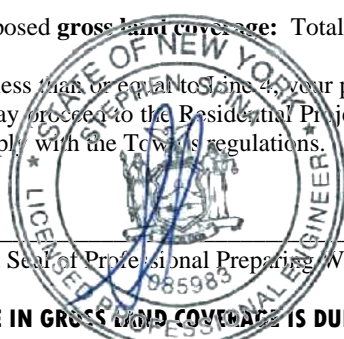
Application Name or Identifying Title: Gjonaj Subdivision (Proposed Lot 2) Date: 03/16/2021

Tax Map Designation or Proposed Lot No.: Section 102.01, Block 2, Lot 7.1

### Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 149,062 sf
2. **Maximum** permitted gross land coverage (per Section 213-22.2C): 17,915.65 sf
3. **BONUS** maximum gross land cover (per Section 213-22.2C):  
Distance principal home is beyond minimum front yard setback  
298 x 10 = 2,980 sf
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 20,895.65 sf
5. Amount of lot area covered by **principal building**:  
0 existing + 5,437 proposed = 5,437 sf
6. Amount of lot area covered by **accessory buildings**:  
N/A existing + N/A proposed = N/A
7. Amount of lot area covered by **decks**:  
0 existing + 2,118 proposed = 2,118 sf
8. Amount of lot area covered by **porches**:  
N/A existing + N/A proposed = N/A
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
0 existing + 7,441 proposed = 7,441 sf
10. Amount of lot area covered by **terraces**:  
N/A existing + N/A proposed = N/A
11. Amount of lot area covered by **tennis court, pool and mechanical equip: (Pool)**:  
N/A existing + 618 proposed = 618
12. Amount of lot area covered by **all other structures: (walls, Patios)**:  
0 existing + 1,140 proposed = 1,140 sf
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 16,754 sf

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

03/16/2021  
Date

**\*THE PERMITTED INCREASE IN GROSS LAND COVERAGE IS DUE TO AN INCREASE IN DECK AREA ONLY. SINCE DECK AREA WAS NOT COUNTED AS IMPERVIOUS AREA IN THE DESIGN OF THE APPROVED STORMWATER MANAGEMENT SYSTEM NO MODIFICATIONS TO THE SYSTEM ARE REQUIRED.**



# TOWN OF NORTH CASTLE

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

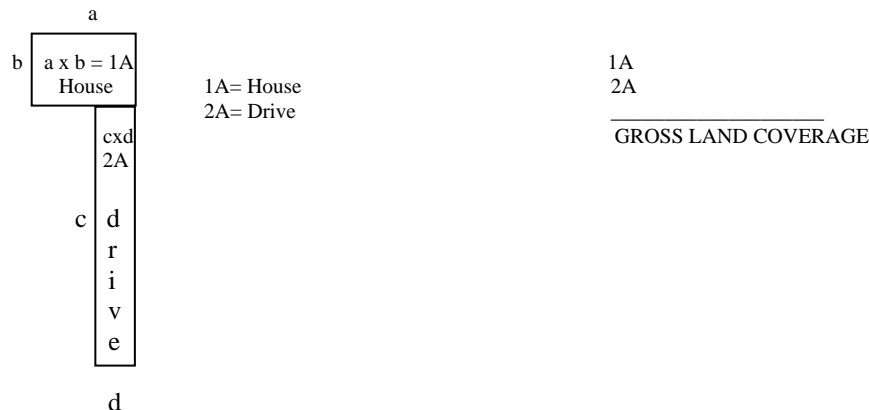
PLANNING BOARD  
Peg Michelman, Chair

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
www.northcastleny.com

## 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 <sup>1</sup> (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.



# GJONAJ FAMILY RESIDENCES - HOUSE 2

5 PINE RIDGE ROAD, NORTH CASTLE, NY 10504

## RESIDENTIAL PROJECT REVIEW COMMITTEE SUBMISSION

CLIENT

Deda & Victor Gjonaj  
7 Pine Ridge Road  
North Castle, NY 10504

ARCHITECT

Richard Henry Behr Architect P.C.  
1 Chase Road Scarsdale, NY 10583  
t (914) 722-9020  
f (914) 722-9009  
www.rhbpc.com

© 2020 RICHARD HENRY BEHR ARCHITECT P.C.

### LIST OF DRAWINGS

#### ARCHITECTURAL:

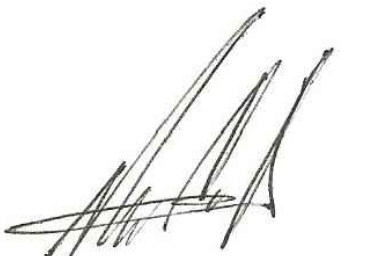
T-1	TITLE SHEET/SITE PLAN
A1.0	HOUSE 2 BASEMENT FLOOR PLAN
A1.1	HOUSE 2 FIRST FLOOR PLAN
A1.2	HOUSE 2 SECOND FLOOR PLAN
A1.3	HOUSE 2 ROOF PLAN
A2.0	HOUSE 2 FRONT ELEVATIONS NORTH & NORTHEAST
A2.1	HOUSE 2 RIGHT SIDE ELEVATION
A2.2	HOUSE 2 REAR & LEFT SIDE ELEVATIONS
A3.0	ENTRY GATE

FA.0	BASEMENT FLOOR PLAN GROSS FLOOR AREA
FA.1	FIRST FLOOR PLAN GROSS FLOOR AREA
FA.2	SECOND FLOOR PLAN GROSS FLOOR AREA

#### ARCHITECT CERTIFICATION:

I, MARK BEHR ARCHITECT, CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME, OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE 2020 AND APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE THEREWITH.

SIGNATURE:  
MARK BEHR ARCHITECT  
NYS REGISTRATION NO. 034467  
1 CHASE ROAD  
SCARSDALE, NY 10583  
914-722-9020



**ISSUED FOR RPRC REVIEW**

ISSUED FOR RPRC REVIEW	03-15-2021
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 2 (LOT 2)  
5 PINE RIDGE ROAD  
NEW CASTLE, NY

DRAWING TITLE

Title Sheet/Site Plan

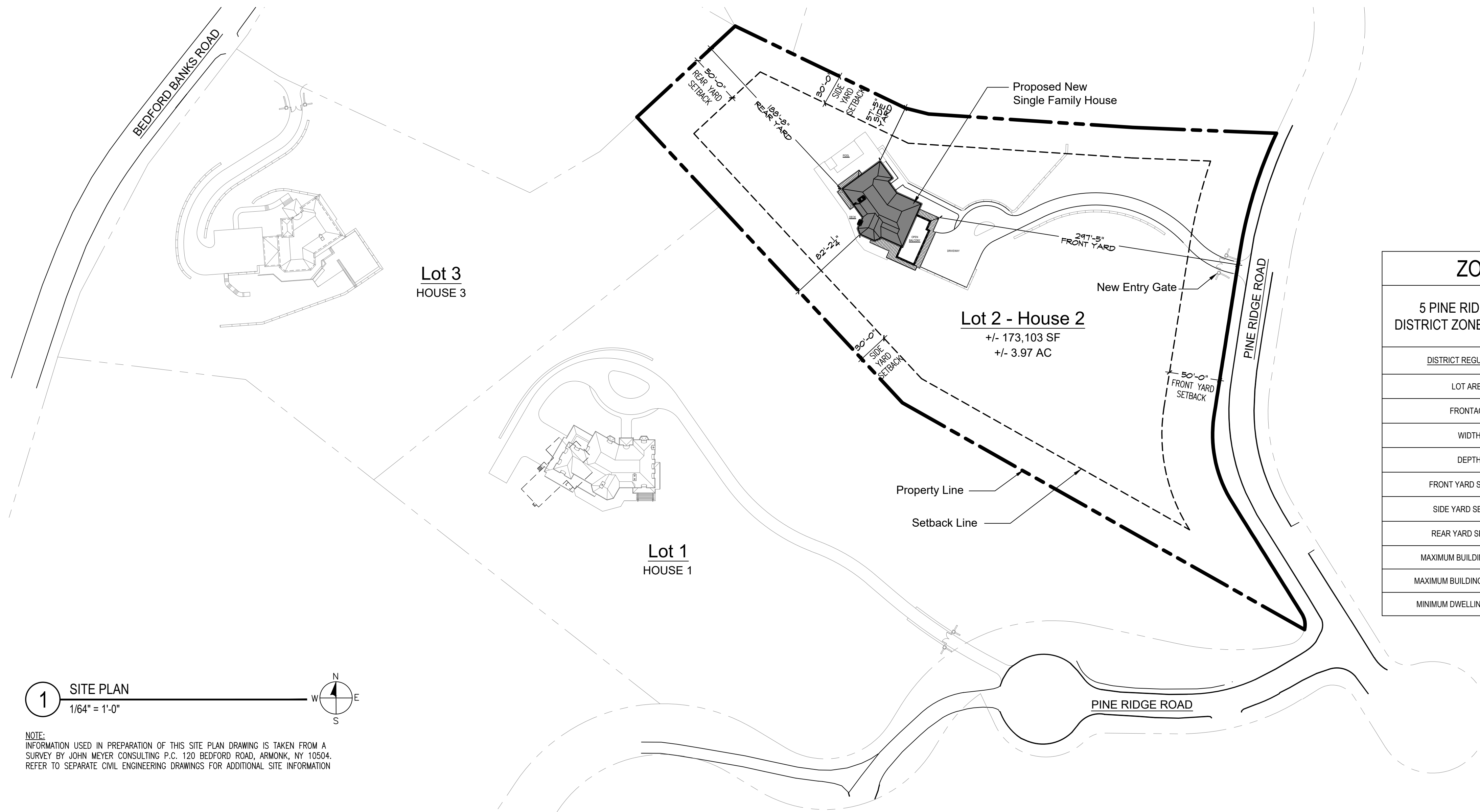
NOTES



SCALE AS NOTED

DRAWING NUMBER

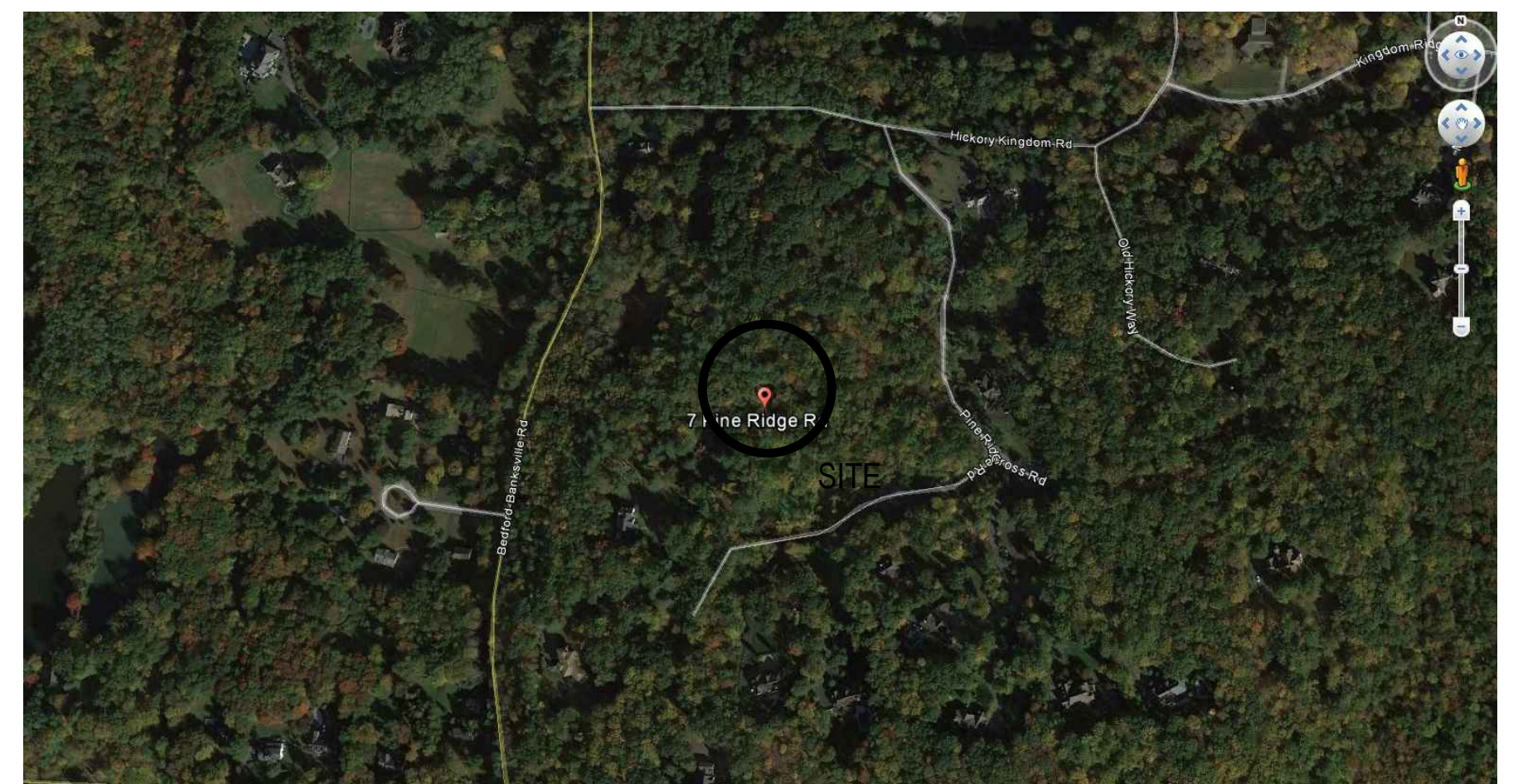
T-1



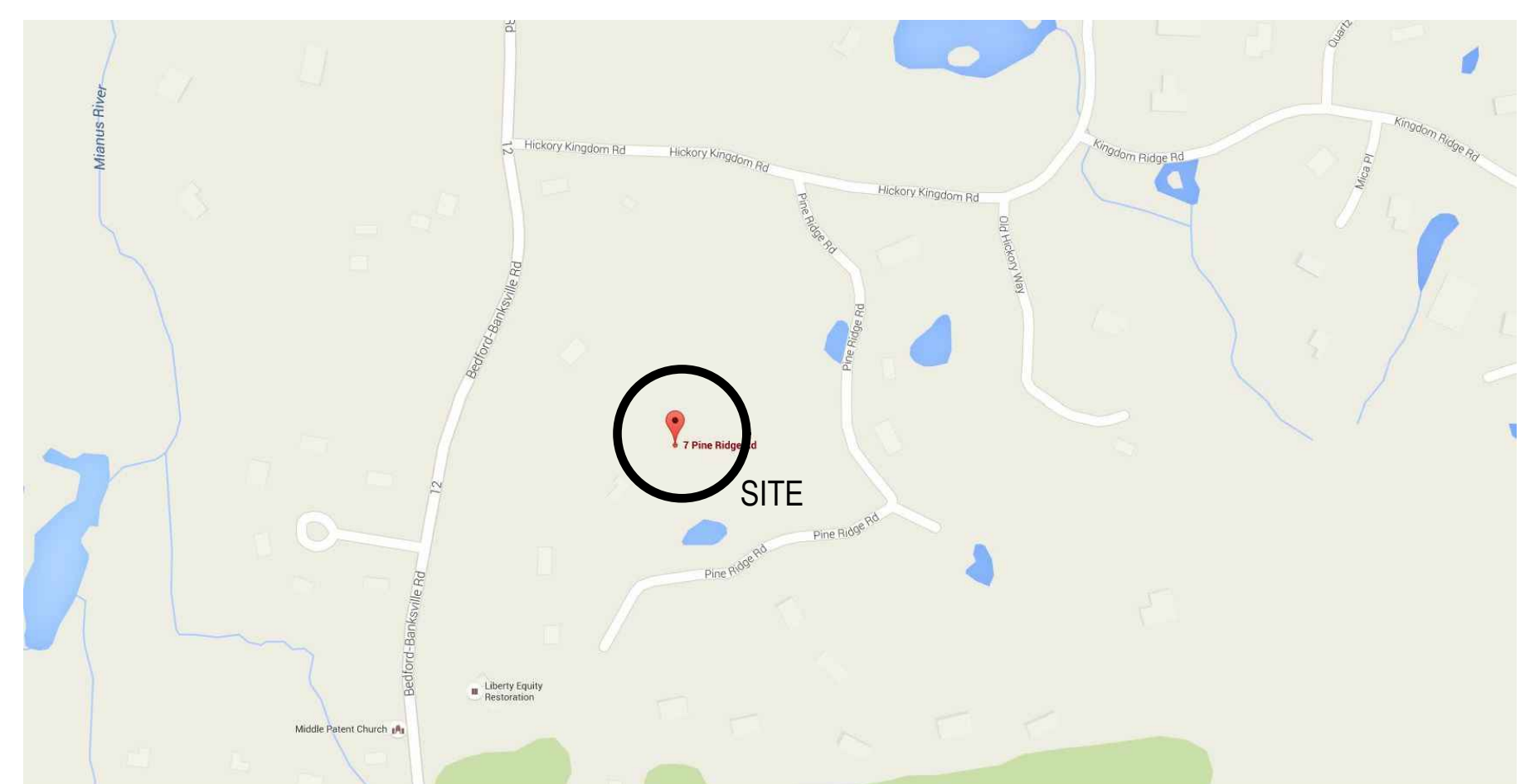
ZONING COMPLIANCE TABLE			
5 PINE RIDGE ROAD, TOWN OF NORTH CASTLE, NEW YORK DISTRICT ZONE R-2A SECTION: 102.01 BLOCK: 02 LOT: 7.1 - HOUSE 2			
DISTRICT REGULATIONS	EXISTING	REQUIRED / PERMITTED	PROPOSED
LOT AREA	-	2 ACRES	3.97 ACRES
FRONTAGE	-	150 FT	521 FT
WIDTH	-	150 FT	304 FT
DEPTH	-	150 FT	610 FT
FRONT YARD SETBACK	-	50 FT	297'-5"
SIDE YARD SETBACK	-	30 FT	57'-5"
REAR YARD SETBACK	-	50 FT	188'-8"
MAXIMUM BUILDING HEIGHT	-	35 FT	34'-6"
MAXIMUM BUILDING COVERAGE	-	8%	3.14 %
MINIMUM DWELLING UNIT SIZE	-	1,400 SF	7,340 SF

1 SITE PLAN  
1/64" = 1'-0"

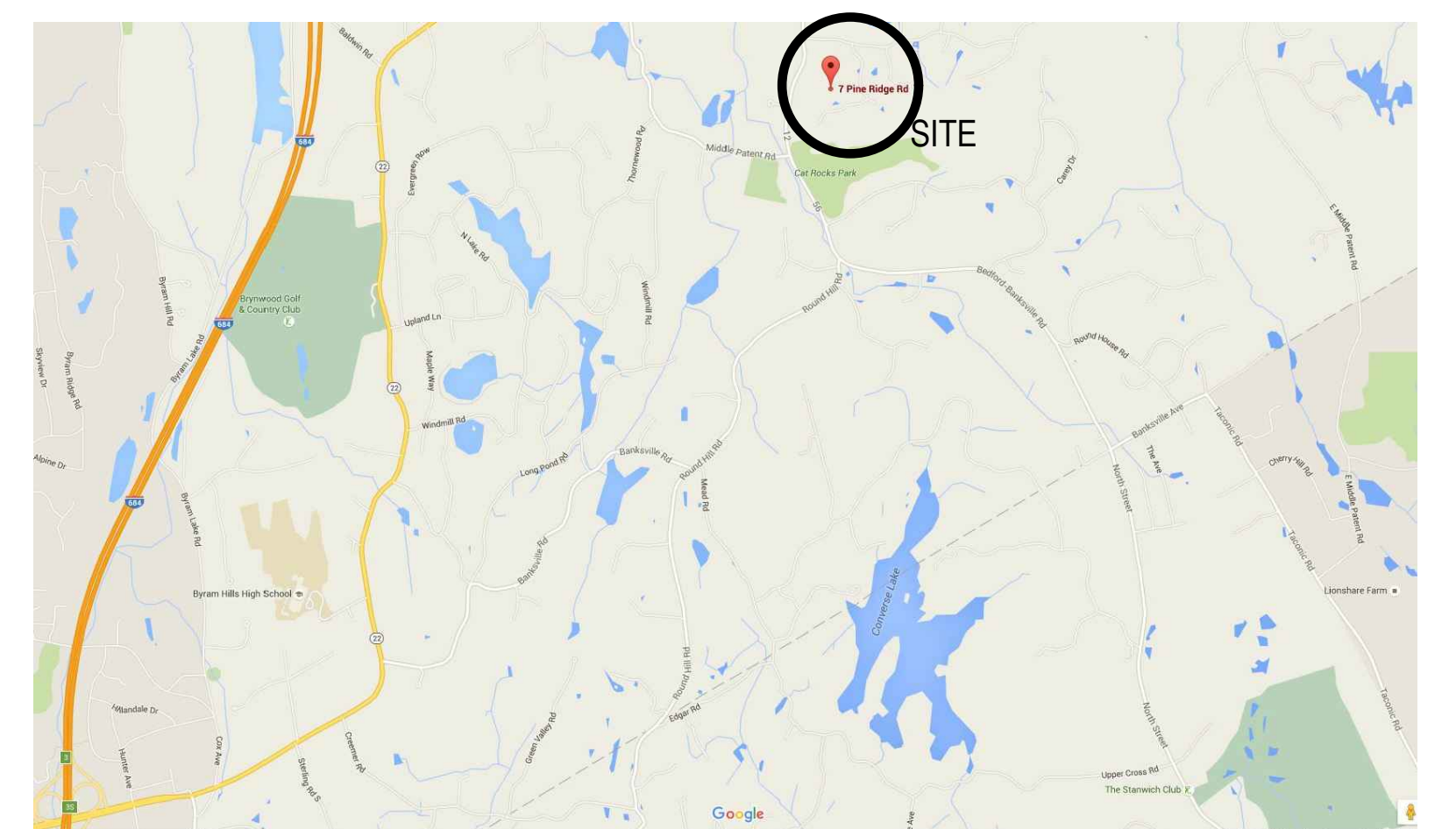
NOTE:  
INFORMATION USED IN PREPARATION OF THIS SITE PLAN DRAWING IS TAKEN FROM A SURVEY BY JOHN MEYER CONSULTING P.C. 120 BEDFORD ROAD, ARMONK, NY 10504. REFER TO SEPARATE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL SITE INFORMATION



2 AERIAL IMAGE  
NOT TO SCALE



3 MAP  
NOT TO SCALE

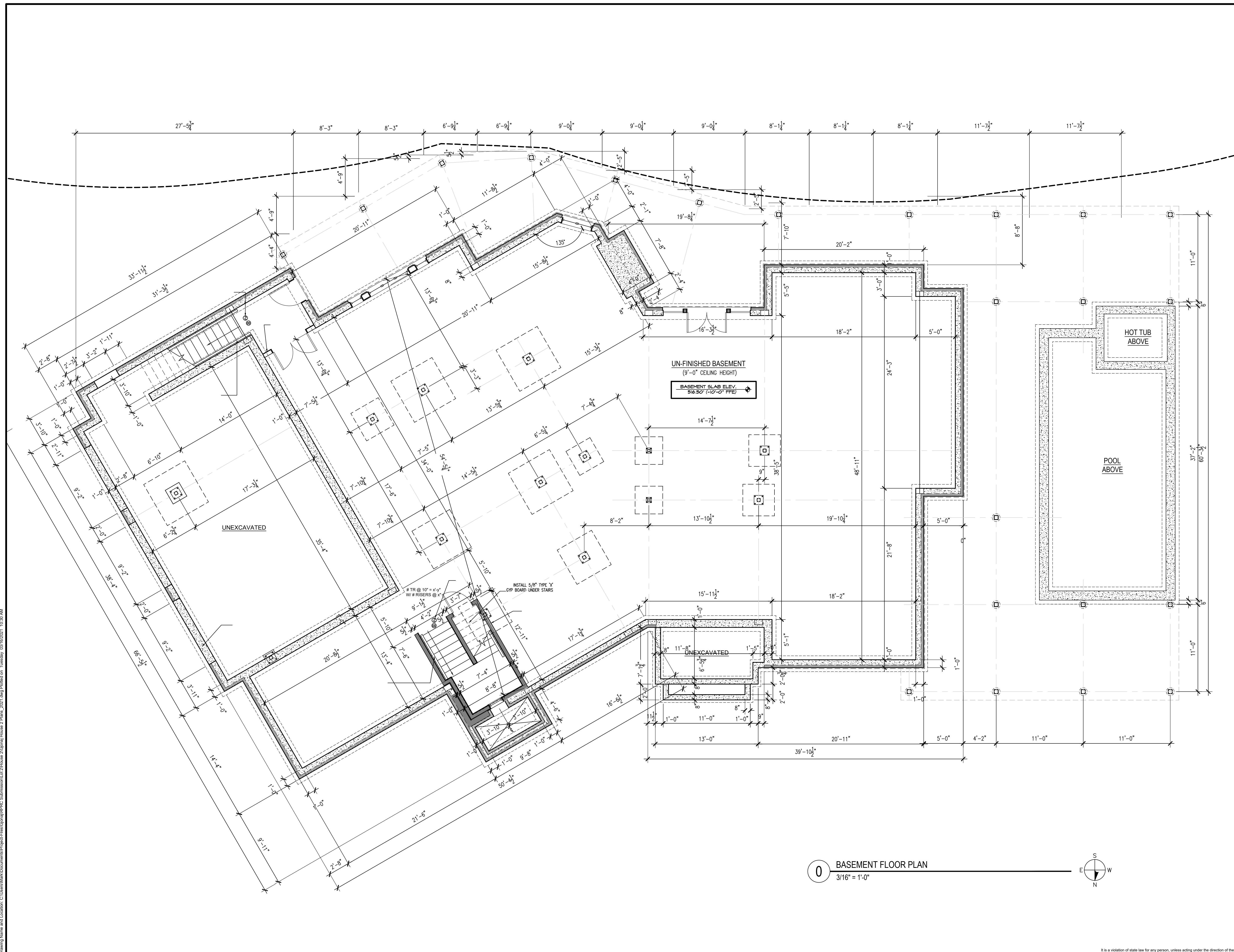


4 LOCATOR MAP  
NOT TO SCALE

Drawing Name and Location: C:\Users\Mark\Documents\Project Files\Gjonaj\PRC Submission\Lot 2\House 2\Gjonaj House 2 - T1.dwg Printed on: Tuesday, 03/16/2021, 5:26 PM

It is a violation of state law for any person, unless acting under the direction of the licensed architect, to alter this document in any way.





CLIENT  
 Deda & Victor Gjonaj  
 7 Pine Ridge Road  
 North Castle, NY 10504

ARCHITECT  
 Richard Henry Behr Architect P.C.  
 1 Chase Road  
 Scarsdale, NY 10583  
 t (914) 722-9020  
 f (914) 722-9009  
 www.rhbpc.com

© 2020 RICHARD HENRY BEHR ARCHITECT P.C.

**ARCHITECT CERTIFICATION:**  
 I, MARK BEHR ARCHITECT, CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME, OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE 2020 AND APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE THEREWITH.

SIGNATURE:  
 MARK BEHR ARCHITECT  
 NY'S REGISTRATION NO. 034467  
 1 CHASE ROAD  
 SCARSDALE, NY 10583  
 914-722-9020

**ISSUED FOR RPRC REVIEW**

NUMBER	REVISION	DATE
	ISSUED FOR RPRC REVIEW	03-15-2021
	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

**GJONAJ SUBDIVISION  
 HOUSE 2 (LOT 2 OF 3)**  
 7 PINE RIDGE ROAD  
 NEW CASTLE, NY

**HOUSE 2  
 BASEMENT FLOOR PLAN**

NOTES

SCALE: As Noted

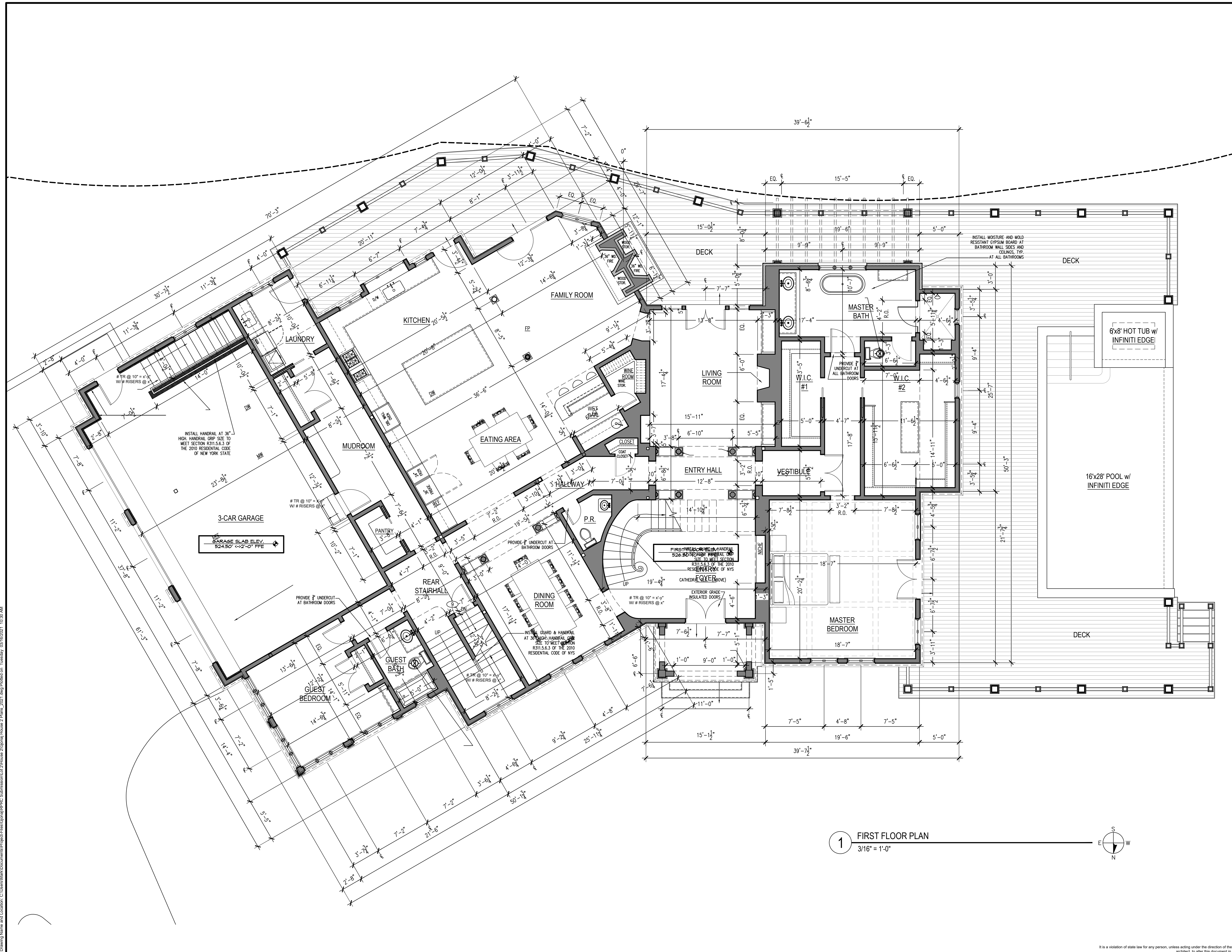
DRAWING NUMBER: **A1.0**

REGISTERED ARCHITECT  
 MARK C. BEHR  
 NO. 034467  
 STATE OF NEW YORK

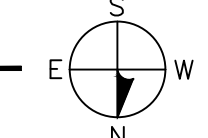
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1 FIRST FLOOR PLAN  
3/16" = 1'-0"



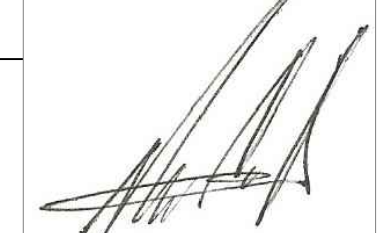
CLIENT  
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SIGNATURE:  
MARK BEHR ARCHITECT  
NYS REGISTRATION NO. 034467  
1 CHASE ROAD  
SCARSDALE, NY 10583  
914-722-9020




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**GJONAJ SUBDIVISION  
HOUSE 2 (LOT 2 OF 3)**  
7 PINE RIDGE ROAD  
NEW CASTLE, NY

**HOUSE 2  
FIRST FLOOR PLAN**

NOTES



SCALE: As Noted  
DRAWING NUMBER: **A1.1**

Drawing Name and Location: C:\Users\Mark\Documents\Projects\Files\Gjonaj\PRC\Submissions\Lot 2\House 2\Plan\_201.dwg Printed on: Tuesday, 03/16/2021, 11:30 AM

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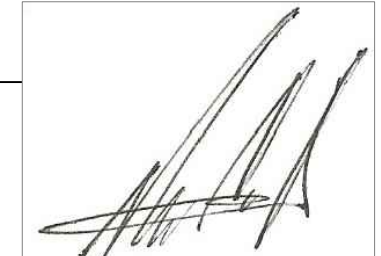
CLIENT  
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ISSUED TO CLIENT	08-07-12

NUMBER REVISION DATE

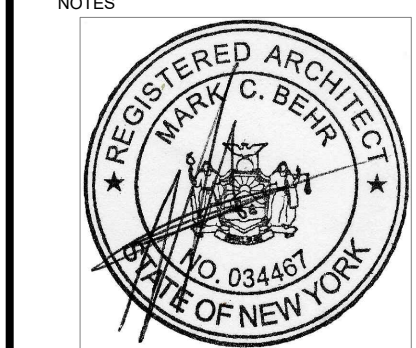
PROJECT NAME

**GJONAJ SUBDIVISION  
 HOUSE 2 (LOT 2 OF 3)  
 7 PINE RIDGE ROAD  
 NEW CASTLE, NY**

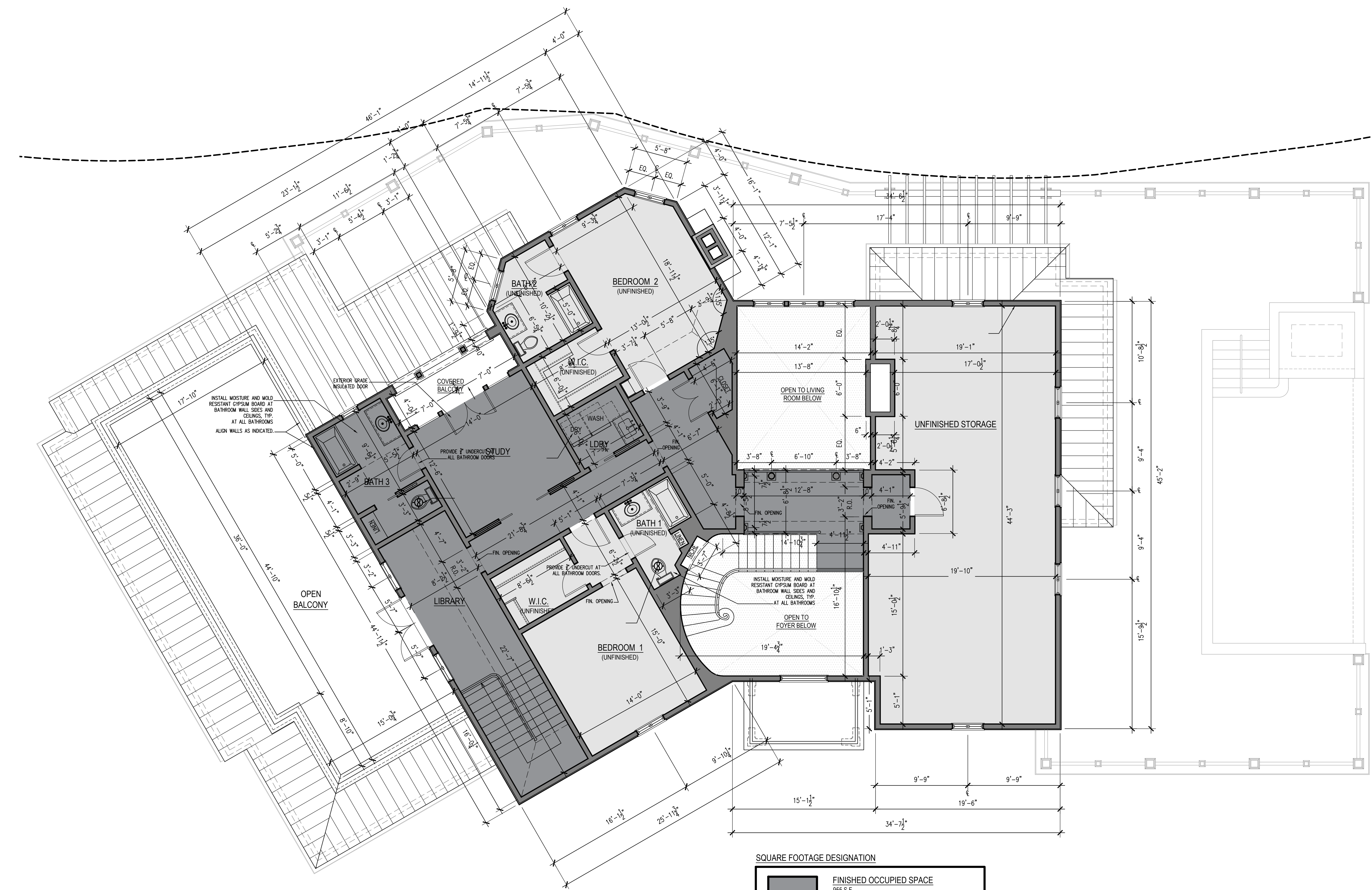
DRAWING TITLE

**HOUSE 2  
 SECOND FLOOR PLAN**

NOTES SCALE As Noted



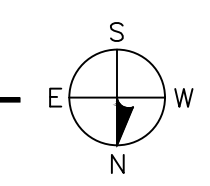
**A1.2**



**SQUARE FOOTAGE DESIGNATION**

- FINISHED OCCUPIED SPACE  
955 S.F.
- UNFINISHED STORAGE (FUTURE) SPACE  
1,560 S.F.
- OPEN TO BELOW  
500 S.F.

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

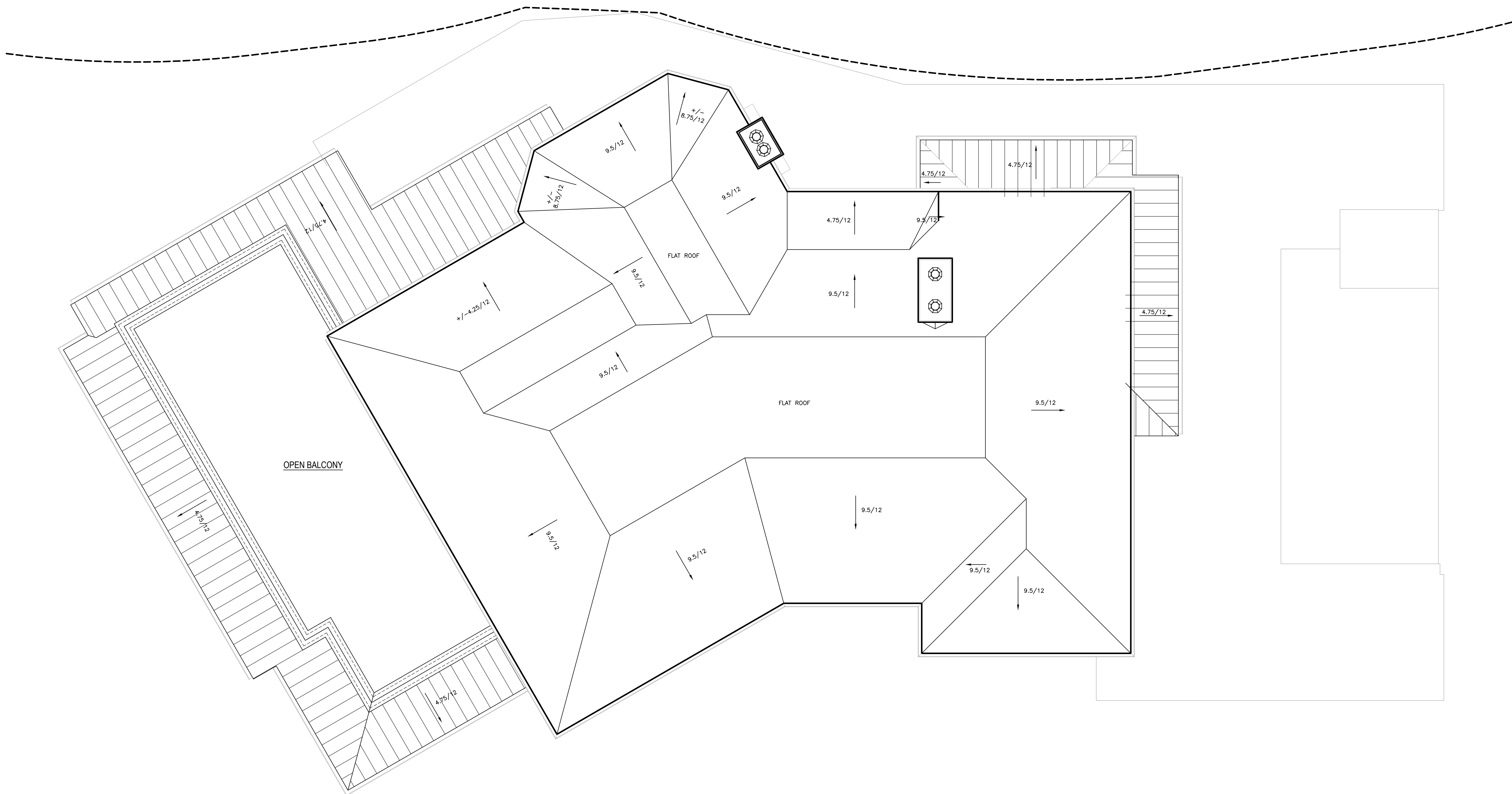


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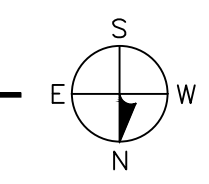
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**3** ROOF PLAN  
3/16" = 1'-0"



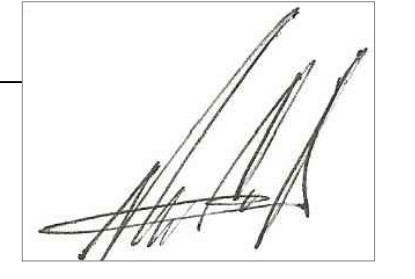
CLIENT  
Deda & Victor Gjonaj  
7 Pine Ridge Road  
North Castle, NY 10504

ARCHITECT  
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SIGNATURE:  
MARK BEHR ARCHITECT  
NY'S REGISTRATION NO. 034467  
1 CHASE ROAD  
SCARSDALE, NY 10583  
914-722-9020



**ISSUED FOR RPRC REVIEW**

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

NUMBER REVISION DATE

PROJECT NAME

**GJONAJ SUBDIVISION  
HOUSE 2 (LOT 2 OF 3)**  
7 PINE RIDGE ROAD  
NEW CASTLE, NY

DRAWING TITLE

**HOUSE 2  
ROOF PLAN**

NOTES SCALE As Noted



DRAWING NUMBER

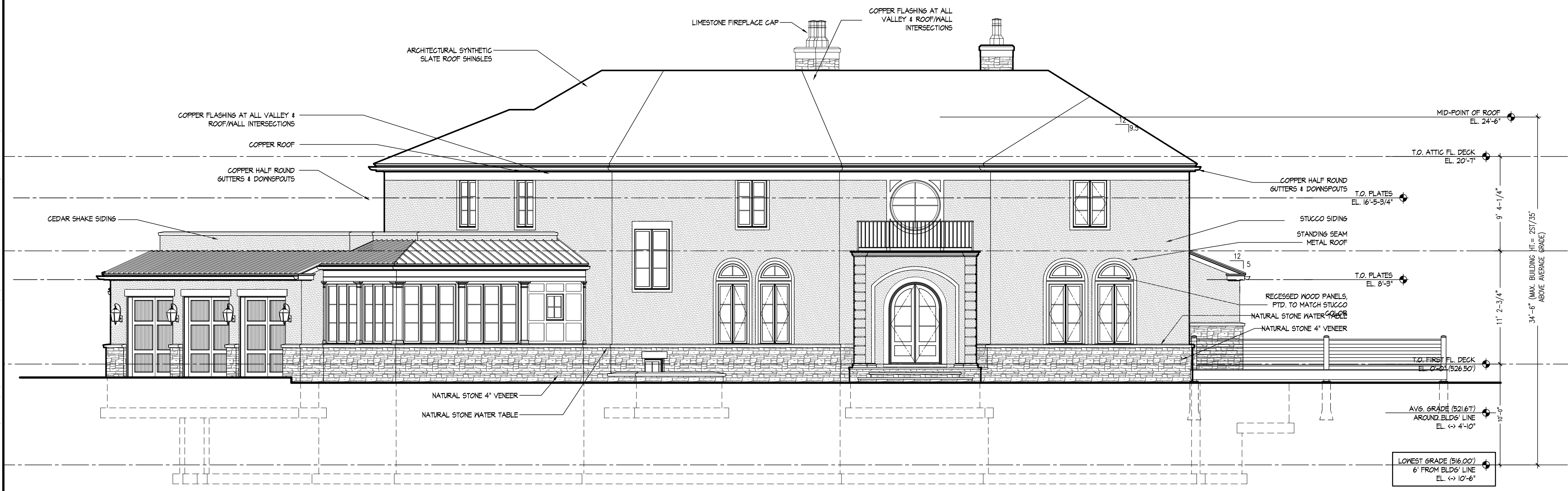
**A1.3**

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



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

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914-722-9020

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PROJECT NAME  
GJONAJ SUBDIVISION  
HOUSE 2 (LOT 2 OF 3)  
7 PINE RIDGE ROAD  
NEW CASTLE, NY

DRAWING TITLE  
HOUSE 2  
FRONT ELEVATIONS  
NORTH & NORTHEAST

NOTES

SCALE: As Noted

DRAWING NUMBER: A2.0

Drawing Name and Location: C:\Users\Mark\Documents\Projects\Gjonaj\PRC\Submission\Lot 2\House 2 Elevation\COM DOCS\MSS JB.dwg Plot on: Tuesday, 03/16/2021 10:31 AM

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

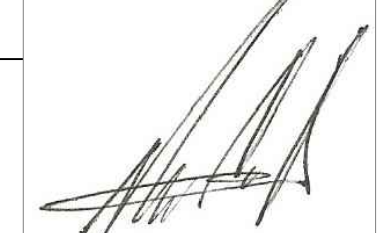
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ISSUED TO CLIENT	09-18-12
ISSUED TO CLIENT	08-07-12

PROJECT NAME

GJONAJ SUBDIVISION  
HOUSE 2 (LOT 2 OF 3)  
7 PINE RIDGE ROAD  
NEW CASTLE, NY

DRAWING TITLE  
HOUSE 2  
RIGHT SIDE  
ELEVATION

NOTES



SCALE: As Noted

DRAWING NUMBER: A2.1

Drawing Name and Location: C:\Users\Mark\Documents\Project Files\Gjonaj\PRC Submission\Lot 2 House 2\Gjonaj House 2 Elevation CON.DOCX MASS JB.dwg Printed on: Tuesday, 03/16/2021, 10:31 AM

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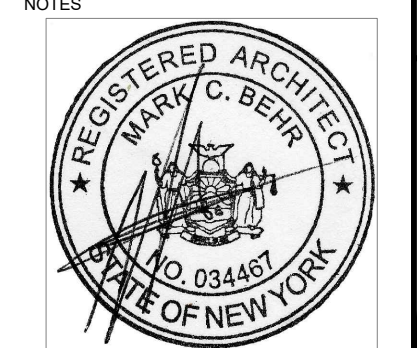
**GJONAJ SUBDIVISION  
 HOUSE 2 (LOT 2 OF 3)**  
 7 PINE RIDGE ROAD  
 NEW CASTLE, NY

**HOUSE 2  
 REAR & LEFT SIDE  
 ELEVATIONS**

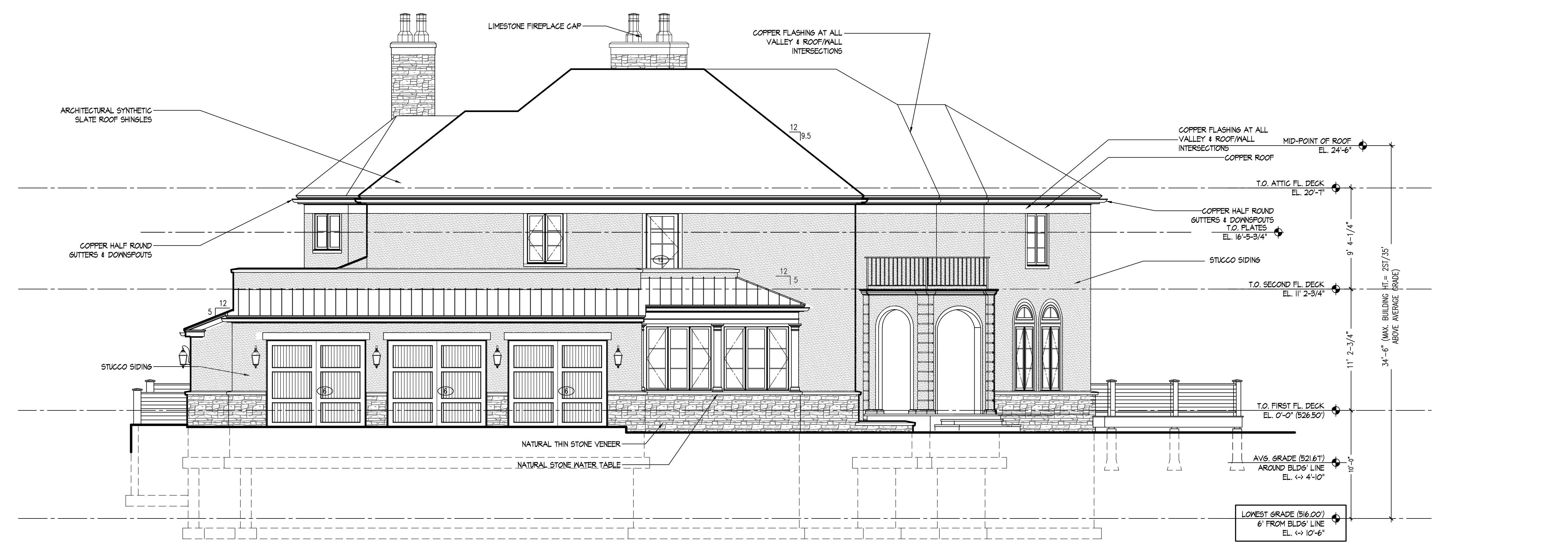
NOTES

SCALE: As Noted

DRAWING NUMBER: **A2.2**




**2 REAR (SOUTHWEST) ELEVATION**  
 3/16" = 1'-0"



**1 LEFT SIDE (NORTHWEST) ELEVATION**  
 3/16" = 1'-0"

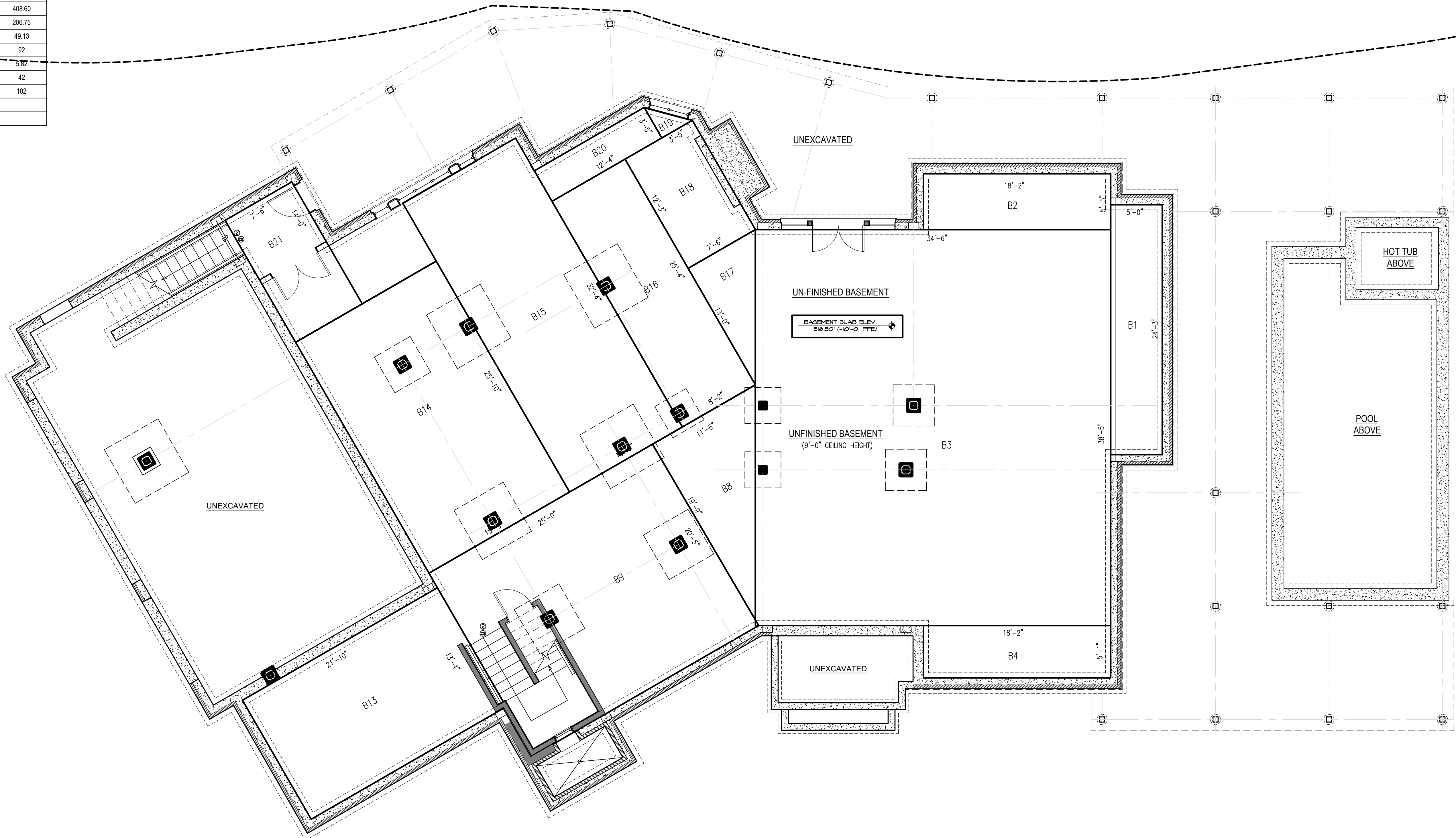
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BASEMENT GROSS FLOOR AREA		
ZONE	DIMENSIONS	AREA (S.F.)
B1	5'-0" x 24'-3"	121.25
B2	18'-2" x 5'-5"	98.40
B3	34'-6" x 38'-5"	1323.55
B4	18'-2" x 5'-1"	92.34
B5	NOT USED	-
B6	NOT USED	-
B7	NOT USED	-
B8	(11'-6" x 19'-9")/2	113.82
B9	25'-1" x 20'-5"	511.40
B10	NOT USED	-
B11	NOT USED	-
B12	NOT USED	-
B13	21'-10" x 13'-4"	291
B14	15'-9" x 25'-10"	407.37
B15	12'-7" x 34'-0"	408.60
B16	8'-2" x 25'-4"	206.75
B17	(7'-6" x 13'-0")/2	49.13
B18	7'-6" x 12'-3"	92
B19	(3'-5" x 3'-5")/2	5.82
B20	12'-4" x 3'-5"	42
B21	7'-6" x 13'-8"	102
TOTAL		3865.43

TOTAL FLOOR AREA	
ZONE	AREA (S.F.)
FIRST FL.	3,865.53
SECOND FL.	1,680.37
GARAGE	941.34
PORCHES	827.74
BASEMENT	3,903.75
ATTIC	801.04
ACCESSORY	N/A
TOTAL	12019.77000



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

CLIENT  
Deda & Victor Gjonaj  
7 Pine Ridge Road  
North Castle, NY 10504

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1 CHASE ROAD  
SCARSDALE, NY 10583  
914-722-9020

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GJONAJ SUBDIVISION  
HOUSE 2 (LOT 2 OF 3)  
7 PINE RIDGE ROAD  
NEW CASTLE, NY

DRAWING TITLE  
HOUSE 2  
BASEMENT FLOOR PLAN  
GROSS FLOOR AREA

NOTES

SCALE: As Noted

DRAWING NUMBER: FA.0

Drawing Name and Location: C:\Users\Mark\Documents\Projects\Gjonaj\PRC Submission\Lot 2 House 2\Gjonaj House 2 Plans\FAE Check\_2021.dwg Plotted on: Tuesday, 03/16/2021 10:31 AM

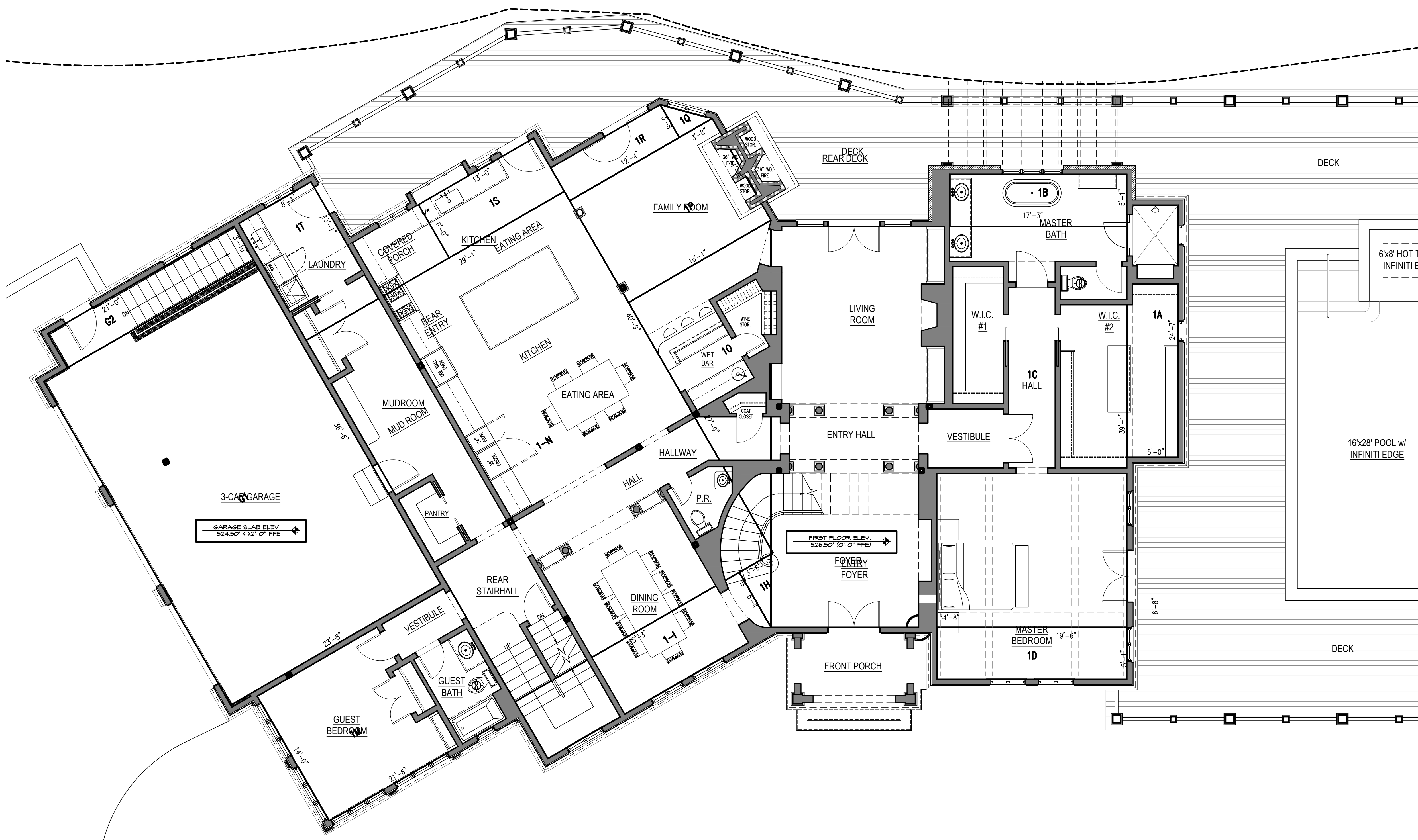
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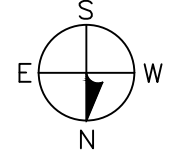
FIRST FLOOR GROSS FLOOR AREA		
ZONE	DIMENSIONS	AREA (S.F.)
1A	5'-0" x 24'-7"	123
1B	17'-3" x 5'-1"	87.68
1C	34'-8" x 39'-1"	1355.45
1D	19'-6" x 5'-1"	99.12
1E	NOT USED	-
1F	NOT USED	-
1G	NOT USED	-
1H	(3'-6" x 6'-4")/2	11
1-I	25'-3" x 6'-4"	161.42
1J	NOT USED	-
1K	NOT USED	-
1L	NOT USED	-
1M	21'-6" x 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		3965.53000

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.	3,965.53
SECOND FL.	1,680.37
GARAGE	941.34
PORCHES	827.74
BASEMENT	3,903.75
ATTIC	801.04
ACCESSORY	N/A
TOTAL	12,119.77000



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



CLIENT  
Deda & Victor Gjonaj  
7 Pine Ridge Road  
North Castle, NY 10504

ARCHITECT  
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SIGNATURE:  
MARK BEHR ARCHITECT  
NY'S REGISTRATION NO. 034467  
1 CHASE ROAD  
SCARSDALE, NY 10583  
914-722-9020

ISSUED FOR RPRC REVIEW	
NUMBER	DATE
ISSUED FOR RPRC REVIEW	03-15-2021
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

GJONAJ SUBDIVISION  
HOUSE 2 (LOT 2 OF 3)  
7 PINE RIDGE ROAD  
NEW CASTLE, NY

HOUSE 2  
FIRST FLOOR PLAN  
GROSS FLOOR AREA

NOTES

SCALE: As Noted

DRAWING NUMBER: FA.1

Drawing Name and Location: C:\Users\Mark\Documents\Projects\Gjonaj\PRC\Submission\Lot 2\House 2\Gjonaj House 2 Plans\FAR Plans, 2021.dwg Plotted on: Tuesday, 03/16/2021, 10:32 AM

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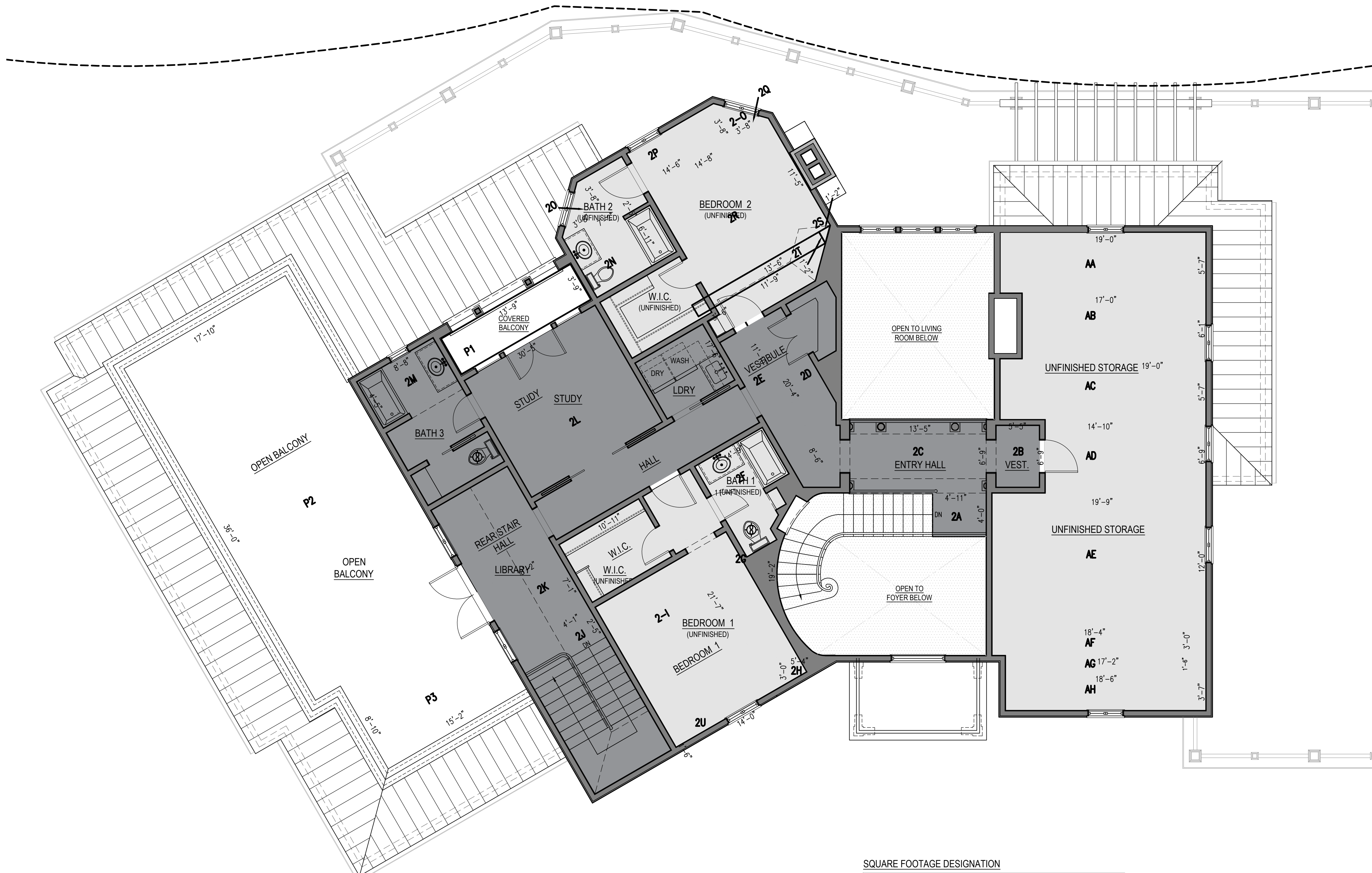


SECOND FLOOR GROSS FLOOR AREA		
ZONE	DIMENSIONS	AREA (S.F.)
2A	4'-11" x 4'-0"	20
2B	6'-9" x 5'-5"	36.56
2C	6'-9" x 13'-5"	90
2D	(11'-9" X 20'-4")/2	119.17
2E	11'-10" x 3'-6"	41.27
2F	(8'-6" X 14'-9")/2	62.87
2G	(11'-1" X 19'-2")/2	106
2H	5'-4" x 3'-0"	8.27
2I	10'-11" x 21'-7"	236
2J	2'-5" x 4'-1"	10
2K	7'-1" x 8'-2"	58
2L	17'-6" x 30'-5"	532
2M	4'-10" x 8'-2"	39.71
2N	7'-2" x 6'-11"	49.47
2-O	(3'-8" X 3'-8")/2	6.69
2P	3'-8" x 14'-6"	53.07
2Q	(3'-8" X 3'-8")/2	6.69
2R	14'-8" x 11'-5"	167.27
2S	(1'-2" X 1'-2")/2	.67
2T	13'-6" x 1'-2"	15.66
2U	1'-6" x 14'-0"	21
TOTAL		1680.37000

PORCH FLOOR AREA		
ZONE	DIMENSIONS	AREA (S.F.)
P1	3'-9" x 13'-9"	52
P2	17'-10" x 36'-0"	641.88
P3	8'-10" x 15'-2"	133.86
TOTAL		827.74000

ATTIC FLOOR AREA		
ZONE	DIMENSIONS	AREA (S.F.)
AA	5'-7" x 19'-0"	106.5
AB	6'-1" x 17'-0"	103.16
AC	5'-7" x 19'-0"	106.47
AD	6'-9" x 14'-10"	100.74
AE	19'-9" x 12'-0"	237.83
AF	3'-0" x 18'-4"	54.34
AG	1'-6" x 17'-2"	25
AH	3'-7" x 18'-6"	67
TOTAL		801.04000

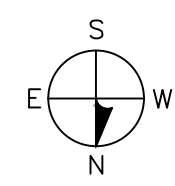
TOTAL FLOOR AREA	
ZONE	AREA (S.F.)
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PORCHES	827.74
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ATTIC	801.04
ACCESSORY	N/A
TOTAL	12119.77000



**SQUARE FOOTAGE DESIGNATION**

- FINISHED OCCUPIED SPACE  
955 S.F.
- UNFINISHED STORAGE (FUTURE) SPACE  
1,560 S.F.
- OPEN TO BELOW  
500 S.F.

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



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SIGNATURE:  
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NY'S REGISTRATION NO. 034467  
1 CHASE ROAD  
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914-722-9020



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**GJONAJ SUBDIVISION  
HOUSE 2 (LOT 2 OF 3)**  
7 PINE RIDGE ROAD  
NEW CASTLE, NY

HOUSE 2  
SECOND FLOOR PLAN  
GROSS FLOOR AREA

NOTES:  SCALE: As Noted  
DRAWING NUMBER: **FA.2**

Drawing Name and Location: C:\Users\Mark\Documents\Projects\Gjonaj\PRC Submission\Lot 2 House 2 Plans\_FAR\_Cities\_2021.dwg Plotted on: Tuesday, 03/16/2021, 10:32 AM

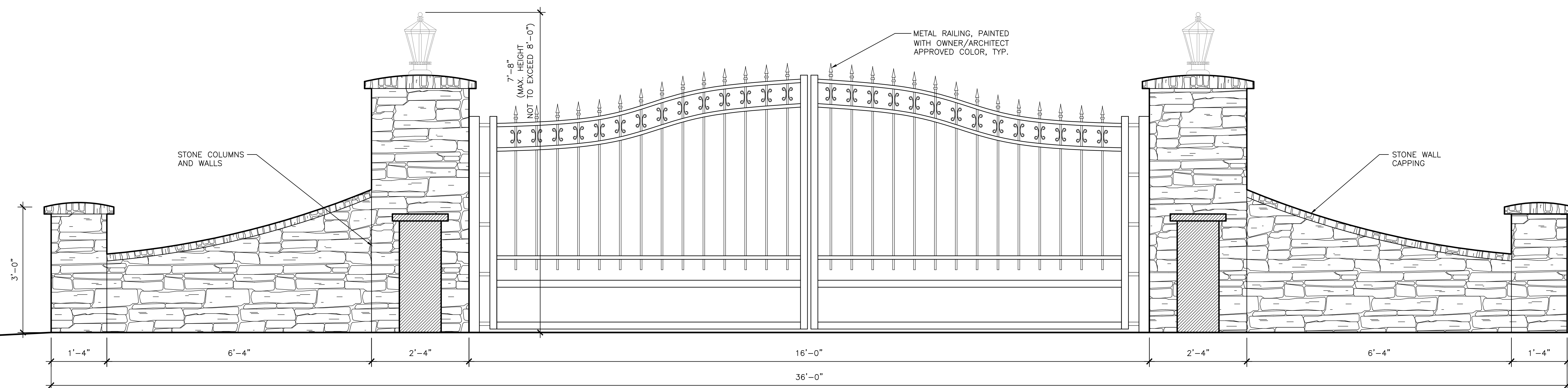
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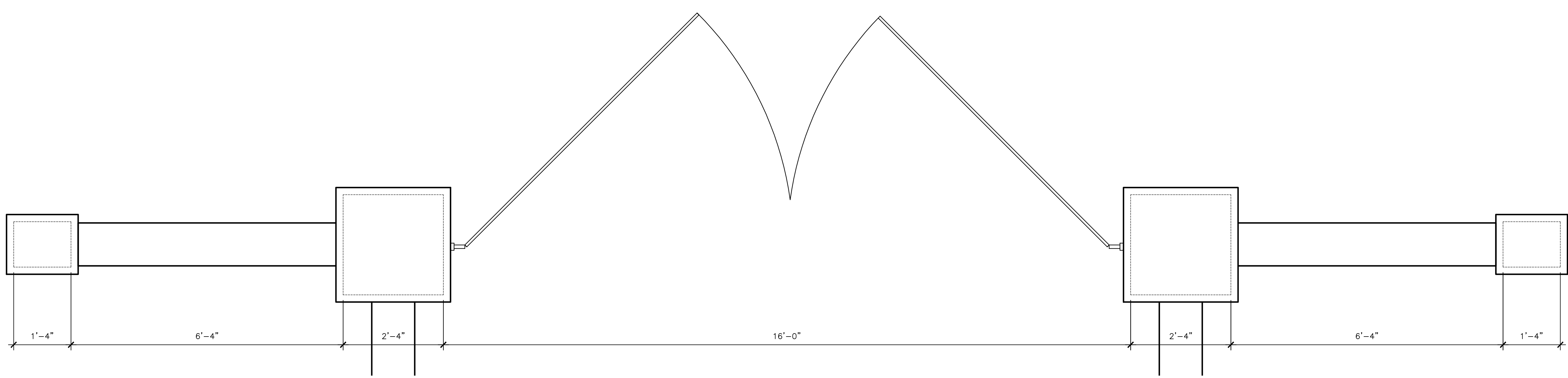
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2 ELEVATION  
 SCALE: 3/4" = 1'-0"



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

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**GJONAJ SUBDIVISION  
 HOUSE 2 (LOT 2 OF 3)**  
 7 PINE RIDGE ROAD  
 NEW CASTLE, NY

DRAWING TITLE  
**Entry Gate**

NOTES

SCALE: AS NOTED  
 DRAWING NUMBER: **A3.0**

Drawing Name and Location: C:\Users\Mark\Documents\Projects\Gjonaj\PRC Submission\Lot 2\House 2\Gjonaj House 2.dwg Plot on: Tuesday, 09/16/2021, 8:59 AM

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# RPRC APPROVAL DRAWINGS (LOT 2)

# GJONAJ SUBDIVISION

## LOT 2 OF 3

## 7 PINE RIDGE ROAD

## TOWN OF NORTH CASTLE, NEW YORK

### JMC DRAWING LIST:

RPRC-2.1	COVER SHEET
RPRC-2.2	OVERALL EXISTING CONDITIONS MAP
RPRC-2.3	EXISTING CONDITIONS MAP
RPRC-2.4	DEMOLITION AND TREE REMOVAL PLAN
RPRC-2.5	LAYOUT PLAN
RPRC-2.6	GRADING PLAN
RPRC-2.7	UTILITIES PLAN
RPRC-2.8	EROSION & SEDIMENT CONTROL PLAN
RPRC-2.9	DRIVEWAY ENTRANCE LANDSCAPING PLAN
RPRC-2.10	DRIVEWAY PROFILE
RPRC-2.11	GROSS LAND COVERAGE CALCULATION PLAN
RPRC-2.12	CONSTRUCTION DETAILS
RPRC-2.13	CONSTRUCTION DETAILS
RPRC-2.14	CONSTRUCTION DETAILS
RPRC-2.15	CONSTRUCTION DETAILS
RPRC-2.16	CONSTRUCTION DETAILS

### RICHARD HENRY BEHR ARCHITECT, PC DRAWING LIST:

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

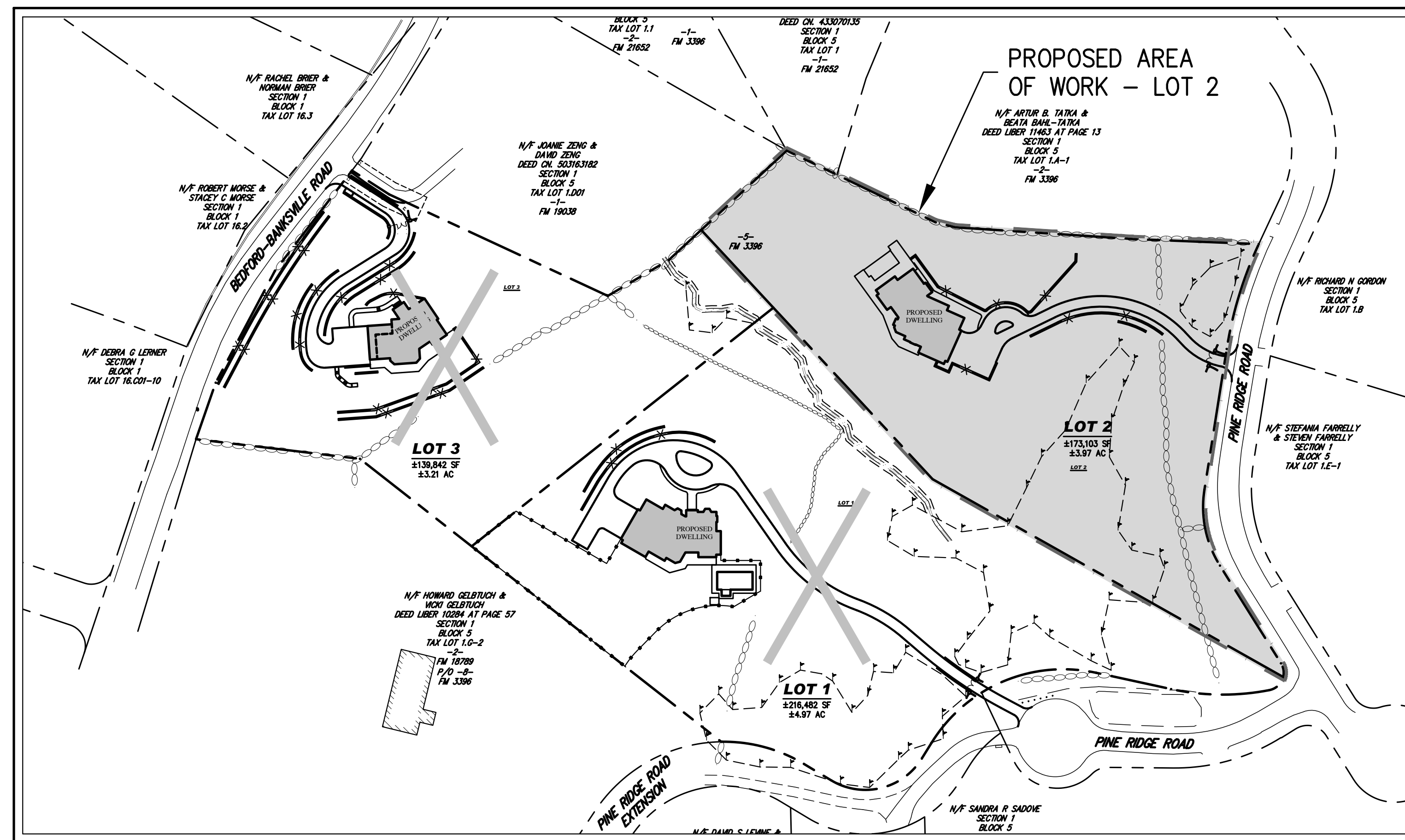
**Applicant/Owner:**  
**VICTOR & DEDA GJONAJ**  
 P.O. BOX 9  
 YONKERS, NY 10704  
 (917) 486-6775

**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



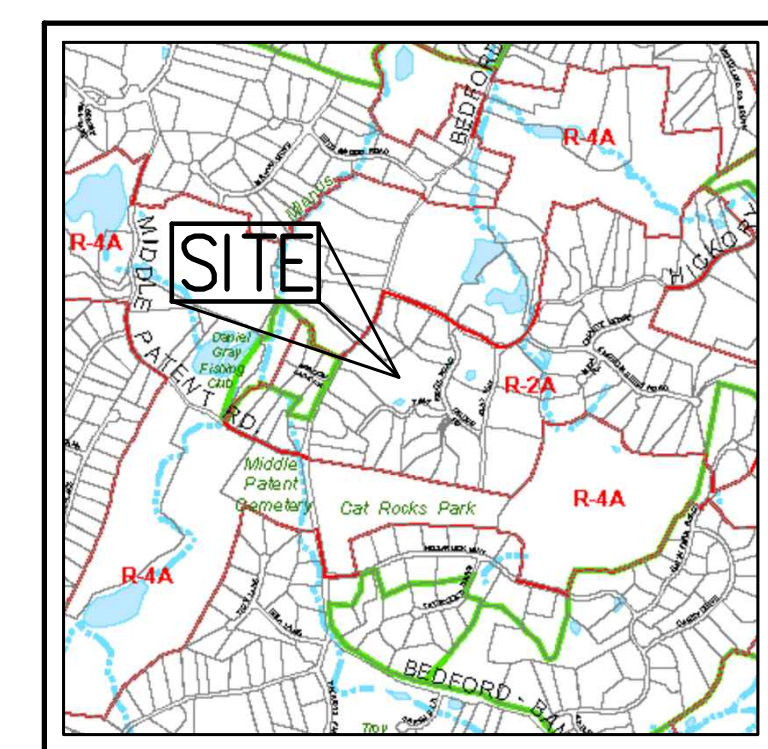
**DEVELOPMENT AREA**  
 SCALE: N.T.S.

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	5,482/±4	±173,103/±3.97	9,842/±3
MINIMUM LOT AREA (S.F./NET ACRES)(1)	2.0	N/A	±970/±	±149,062/±3.42	±805/±
MINIMUM LOT STREET FRONTAGE (FEET)	150	1,583.35	708.51	521.17	53.67
MINIMUM LOT WIDTH (FEET)	150	540.67	358	266	357
MINIMUM LOT DEPTH (FEET)	150	802.67	77	595	17
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50	380.6		298	
SIDE	30	79.0		58	
REAR	50	243.0		184	
MAXIMUM BUILDING COVERAGE (%)	8	0.38		3.64	
MAXIMUM BUILDING HEIGHT (FEET)	30	<30	30	<30	30
MINIMUM DWELLING UNIT SIZE (SF)	1,400	2,016	1,472	5,437	1,990
STEEP SLOPES (SF)(2)	25% OR GREATER	45,524	6,397	12,533	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	16,754	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 WATERCOURSES BUT EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%.
  - A STEEP SLOPE IS DEFINED IN THE TOWN OF NORTH CASTLE ZONING CODE AS A NATURAL GEOGRAPHICAL AREA, WHETHER ON ONE OR MORE LOTS, WHICH HAS A RATIO OF VERTICAL DISTANCE TO HORIZONTAL DISTANCE OF 25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS.
  - WITH ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) AND WATER SUPPLY WELLS, 35,000 SQUARE FEET IS THE MINIMUM CONTIGUOUS BUILDABLE AREA IN THE R-2A DISTRICT. THE MORA EXCLUDES WETLANDS, WATER BODIES, WATERCOURSES 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 2. THIS SHALL INCLUDE ALL ROADWAY IMPROVEMENTS, 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.



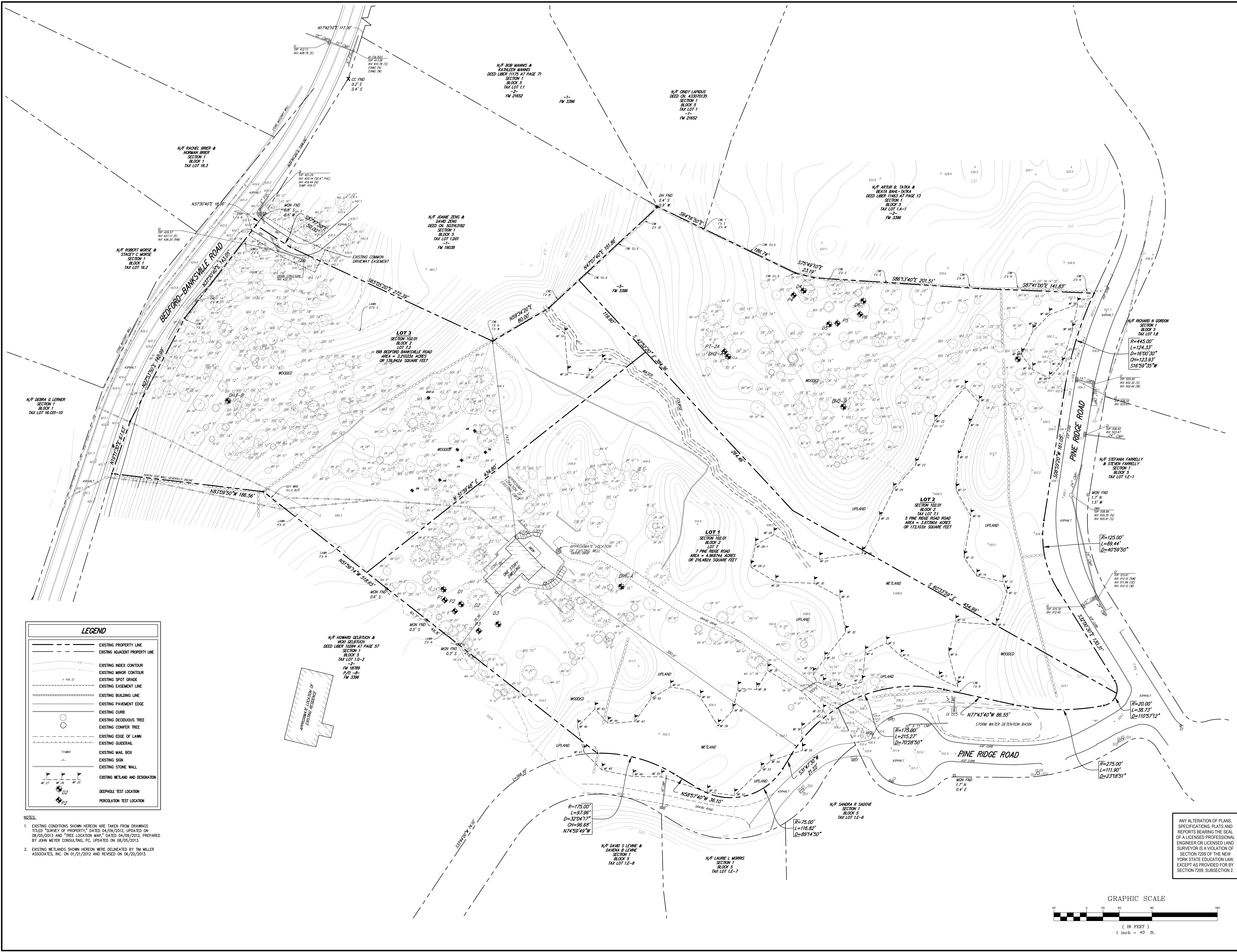
No.	Revision	Date	By

**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



Client:	PD	Approved:	JS
Scale:	NOT TO SCALE		
Date:	03/16/2021		
Project No.:	11178		
Drawing No.:	COVER	COVER-01-240	
<b>RPRC-2.1</b>			



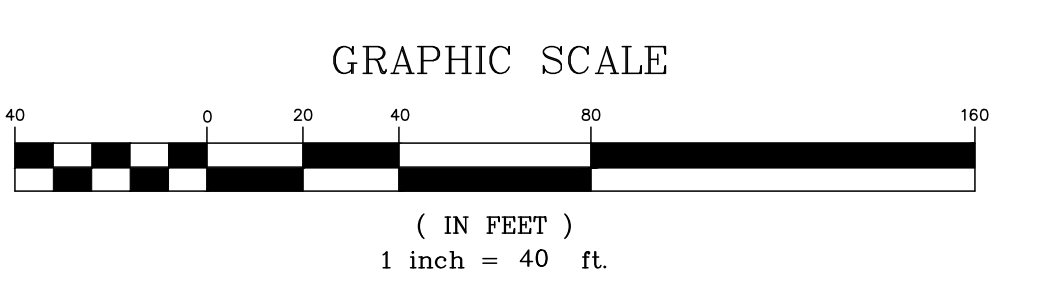


**LEGEND**

- 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 WETLAND AND DESIGNATION
- DEEPHOLE TEST LOCATION
- PERCOLATION TEST LOCATION

**NOTES:**

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- EXISTING WETLANDS SHOWN HEREON WERE DELINEATED BY TIM MILLER ASSOCIATES, INC. ON 01/21/2012 AND REVISED ON 08/20/2013.



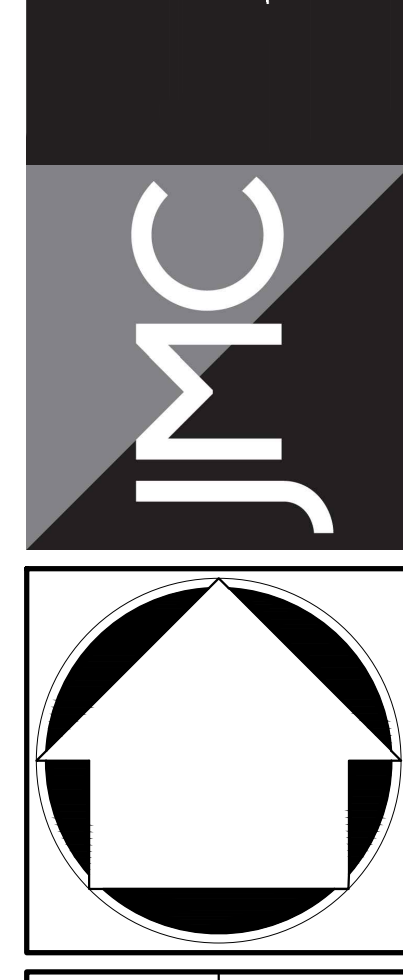
No.	Revision	Date	By

APPLICANT/OWNER:  
**VICTOR & DEDA GJONAJ**  
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 voice 914.273.5225 • fax 914.273.2102  
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**OVERALL EXISTING CONDITIONS MAP**

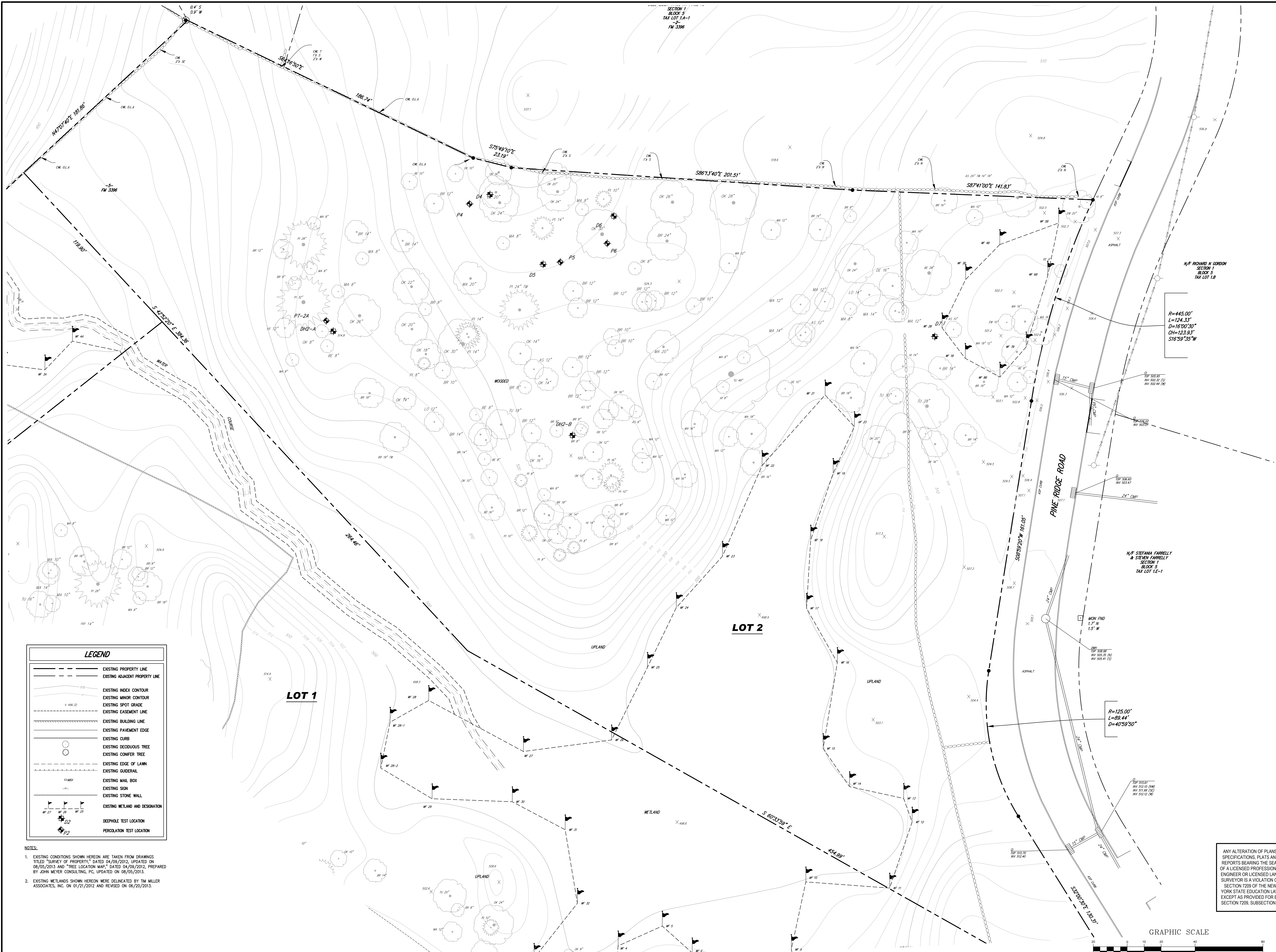
GJONAJ SUBDIVISION  
 7 PINE RIDGE ROAD  
 TOWN OF NORTH CASTLE, NEW YORK



Drawn: PD Approved: JS  
 Scale: 1" = 40'  
 Date: 03/16/2021  
 Project No: 11178  
 11178-000 OVERALL-EX EX-00-00  
 Drawing No:  
**RPRC-2.2**

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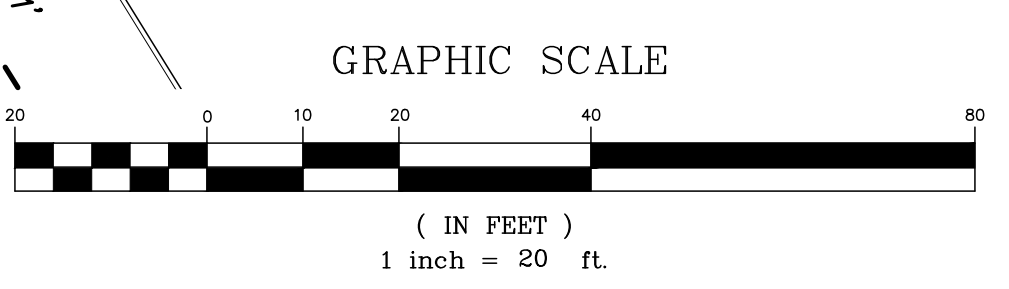




LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT GRADE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	EXISTING EDGE OF LAWN
	EXISTING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

- NOTES:
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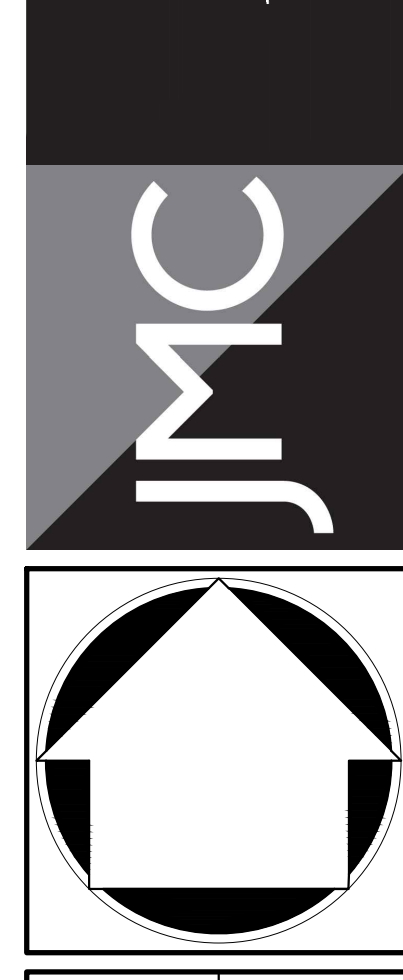


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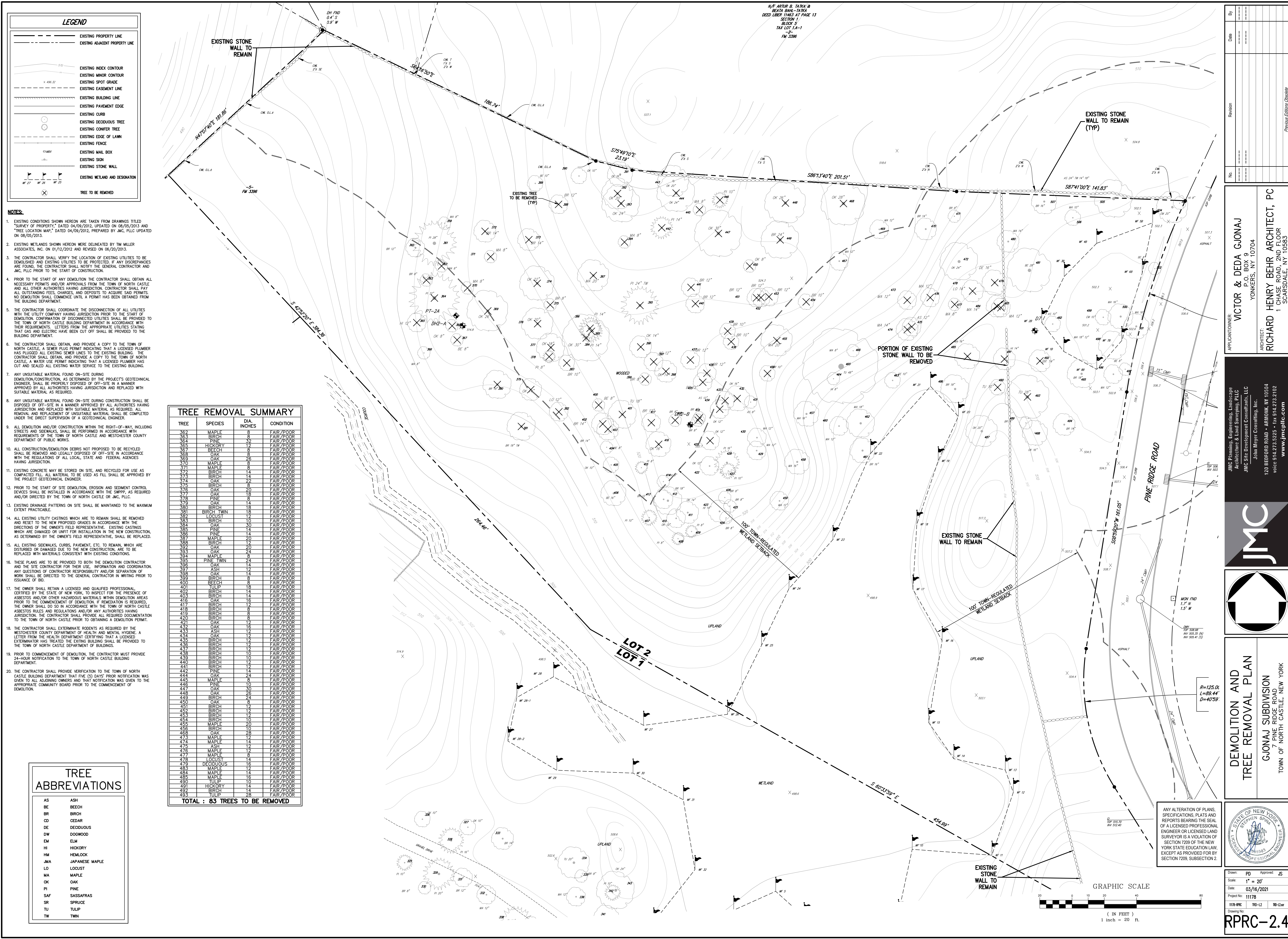


EXISTING CONDITIONS MAP  
 GJONAJ SUBDIVISION  
 7 PINE RIDGE ROAD  
 TOWN OF NORTH CASTLE, NEW YORK



Drawn: PD Approved: JS  
 Scale: 1" = 20'  
 Date: 03/16/2021  
 Project No: 11178  
 11178-49C EX-L2 EXIST.dwg  
 Drawing No: RPRC-2.3





**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:**
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  - EXISTING WETLANDS SHOWN HEREON WERE DELINEATED BY TM MILLER ASSOCIATES, INC. ON 01/12/2012 AND REDEEMED ON 08/02/2013.
  - 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. ALL 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 THE 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**

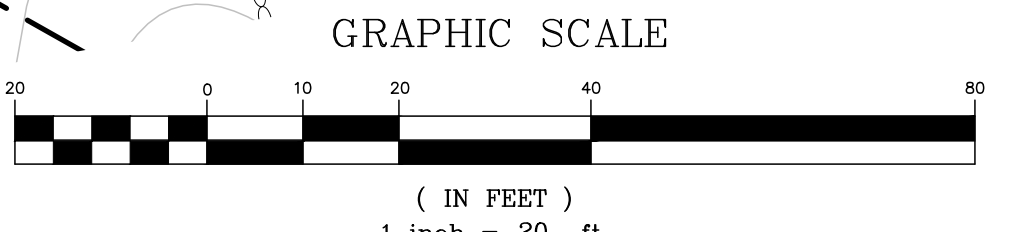
TREE	SPECIES	DIA. INCHES	CONDITION
362	MAPLE	8	FAIR/POOR
363	BIRCH	8	FAIR/POOR
364	BIRCH	8	FAIR/POOR
365	HICKORY	12	FAIR/POOR
366	BEECH	8	FAIR/POOR
367	OAK	8	FAIR/POOR
368	OAK	26	FAIR/POOR
370	MAPLE	8	FAIR/POOR
371	MAPLE	8	FAIR/POOR
372	BIRCH	14	FAIR/POOR
373	OAK	14	FAIR/POOR
374	OAK	22	FAIR/POOR
375	BIRCH	8	FAIR/POOR
376	OAK	20	FAIR/POOR
377	OAK	18	FAIR/POOR
378	OAK	14	FAIR/POOR
379	OAK	14	FAIR/POOR
380	BIRCH	14	FAIR/POOR
381	BIRCH	14	FAIR/POOR
382	LOCUST	12	FAIR/POOR
383	OAK	10	FAIR/POOR
384	OAK	30	FAIR/POOR
385	PINE	14	FAIR/POOR
386	PINE	14	FAIR/POOR
387	MAPLE	20	FAIR/POOR
388	BIRCH	12	FAIR/POOR
389	OAK	20	FAIR/POOR
390	OAK	24	FAIR/POOR
391	MAPLE	8	FAIR/POOR
392	PINE TWIN	24	FAIR/POOR
393	OAK	12	FAIR/POOR
394	ASH	12	FAIR/POOR
395	OAK	14	FAIR/POOR
396	BIRCH	8	FAIR/POOR
400	BEECH	8	FAIR/POOR
401	BIRCH	18	FAIR/POOR
402	BIRCH	14	FAIR/POOR
403	BIRCH	14	FAIR/POOR
404	OAK	12	FAIR/POOR
405	BIRCH	12	FAIR/POOR
406	BIRCH	12	FAIR/POOR
407	BIRCH	8	FAIR/POOR
408	BIRCH	8	FAIR/POOR
409	BIRCH	8	FAIR/POOR
410	BIRCH	8	FAIR/POOR
411	BIRCH	8	FAIR/POOR
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419	BIRCH	8	FAIR/POOR
420	BIRCH	8	FAIR/POOR
421	OAK	12	FAIR/POOR
422	OAK	16	FAIR/POOR
423	OAK	12	FAIR/POOR
424	OAK	12	FAIR/POOR
425	BIRCH	12	FAIR/POOR
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428	BIRCH	12	FAIR/POOR
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431	BIRCH	12	FAIR/POOR
432	BIRCH	12	FAIR/POOR
433	BIRCH	12	FAIR/POOR
434	BIRCH	12	FAIR/POOR
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439	BIRCH	12	FAIR/POOR
440	BIRCH	12	FAIR/POOR
441	BIRCH	12	FAIR/POOR
442	PINE	14	FAIR/POOR
443	OAK	12	FAIR/POOR
444	OAK	12	FAIR/POOR
445	MAPLE	8	FAIR/POOR
446	PINE	10	FAIR/POOR
447	OAK	30	FAIR/POOR
448	OAK	28	FAIR/POOR
449	BIRCH	8	FAIR/POOR
450	BIRCH	12	FAIR/POOR
451	BIRCH	12	FAIR/POOR
452	BIRCH	12	FAIR/POOR
453	BIRCH	12	FAIR/POOR
454	BIRCH	12	FAIR/POOR
455	BIRCH	12	FAIR/POOR
456	BIRCH	12	FAIR/POOR
457	OAK	28	FAIR/POOR
458	OAK	28	FAIR/POOR
459	MAPLE	12	FAIR/POOR
460	MAPLE	12	FAIR/POOR
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477	MAPLE	12	FAIR/POOR
478	LOCUST	14	FAIR/POOR
479	DECIDUOUS	16	FAIR/POOR
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490	MAPLE	12	FAIR/POOR
491	MAPLE	12	FAIR/POOR
492	MAPLE	12	FAIR/POOR
493	MAPLE	12	FAIR/POOR
494	MAPLE	12	FAIR/POOR
495	MAPLE	12	FAIR/POOR

**TOTAL : 83 TREES TO BE REMOVED**

**TREE ABBREVIATIONS**

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

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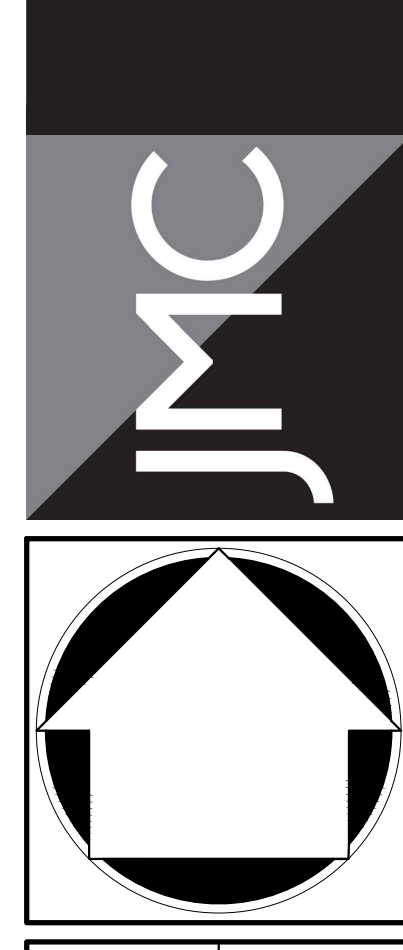
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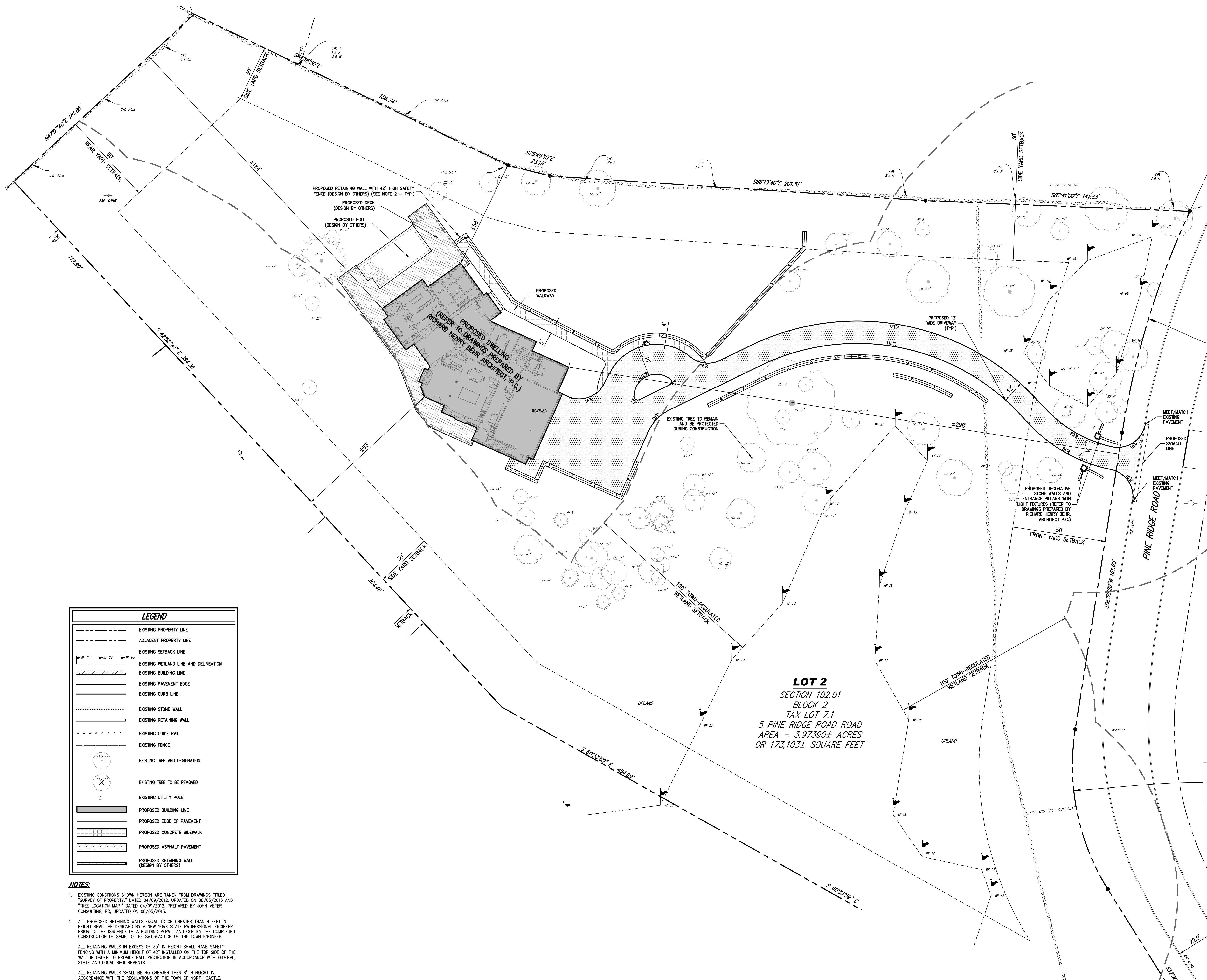
**DEMOLITION AND TREE REMOVAL PLAN**

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



Drawn: PD Approved: JS  
Scale: 1" = 20'  
Date: 03/16/2021  
Project No: 11178  
11178-09C TRD-12 TRD-12a  
Drawing No: **RPRC-2.4**



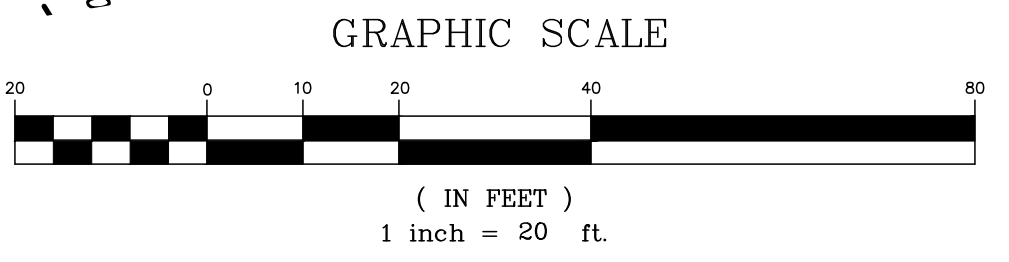


LEGEND	
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	EXISTING BUILDING LINE
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	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE TO BE REMOVED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

**NOTES:**

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- 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.

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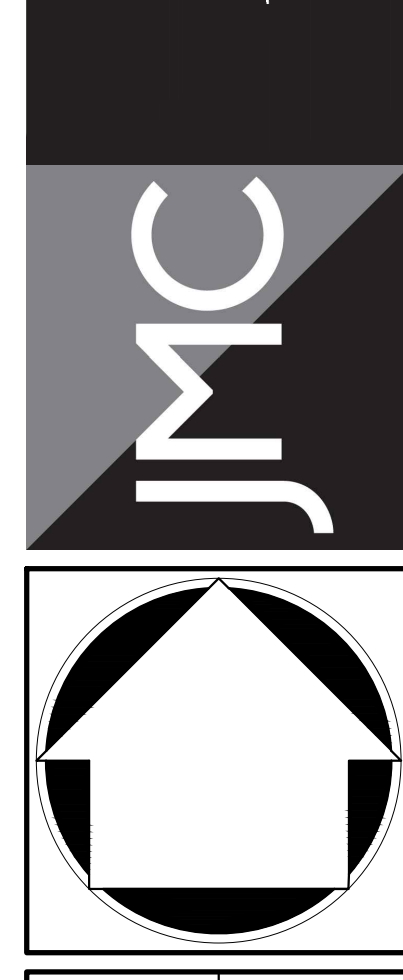
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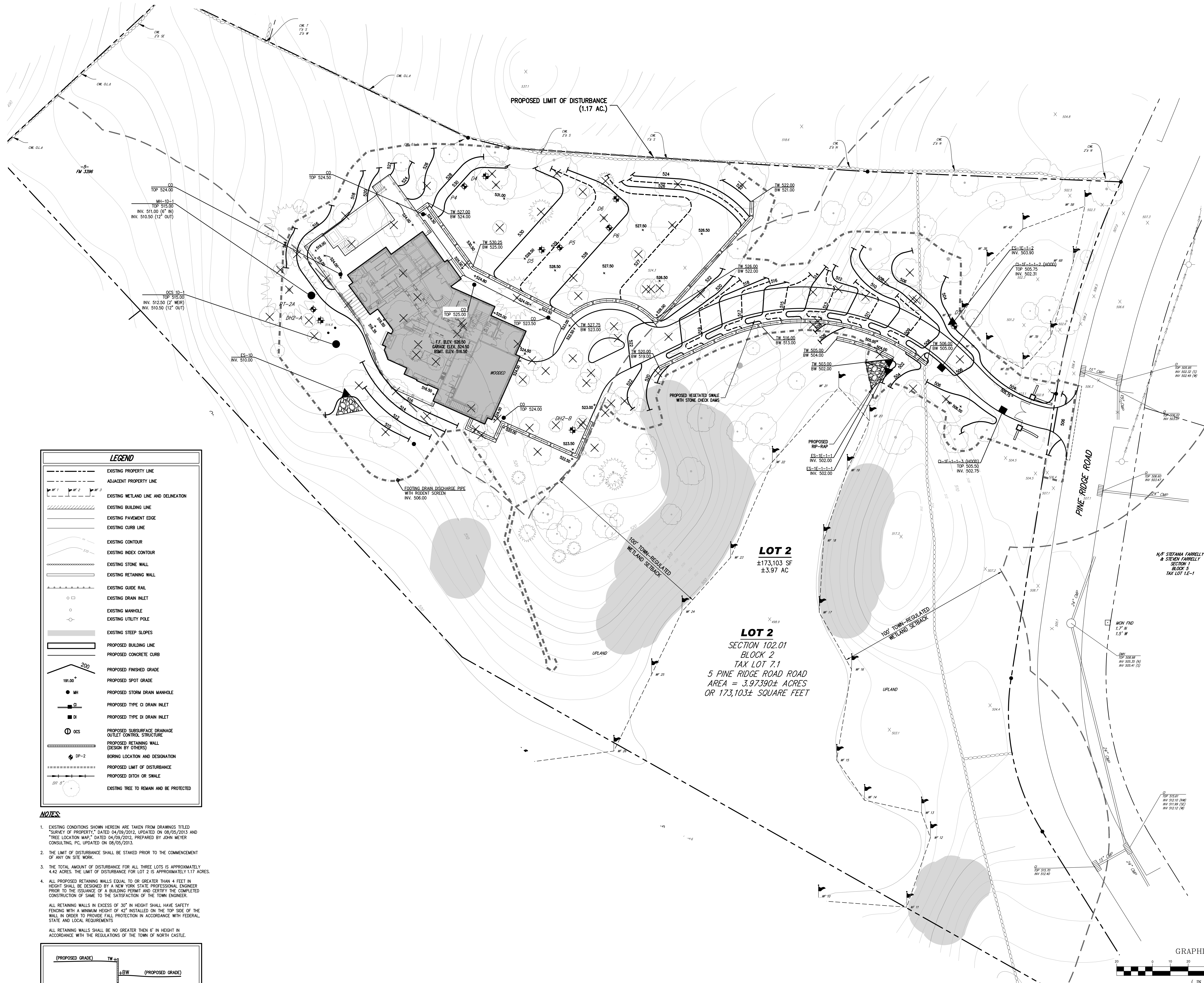
LAYOUT PLAN

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



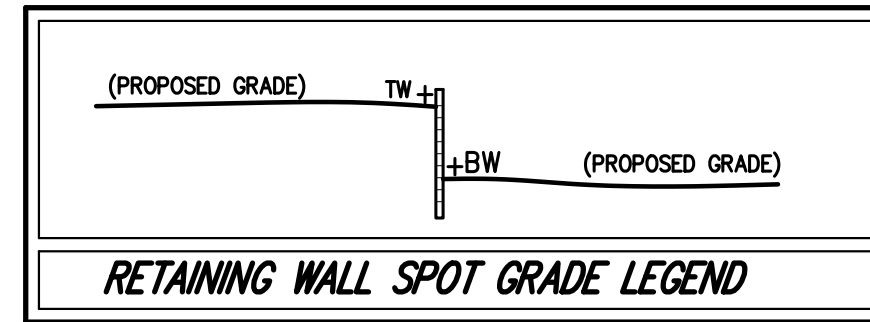
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11178-49C LAY-12 LAY  
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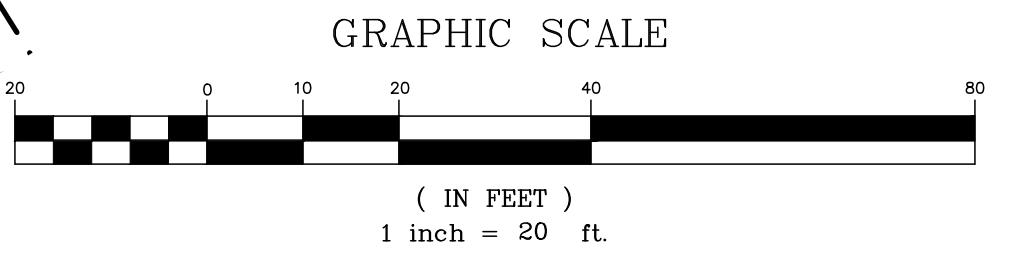
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	EXISTING GUIDE RAIL
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING STEEP SLOPES
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE CI 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 08/05/2013 AND "TREE LOCATION MARK," DATED 04/09/2012, PREPARED BY JOHN MEYER CONSULTING, PC, 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 2 IS APPROXIMATELY 1.17 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 2**  
 ±173,103 SF  
 ±3.97 AC

**LOT 2**  
 SECTION 102.01  
 BLOCK 2  
 TAX LOT 7.1  
 5 PINE RIDGE ROAD ROAD  
 AREA = 3.97390± ACRES  
 OR 173,103± SQUARE FEET

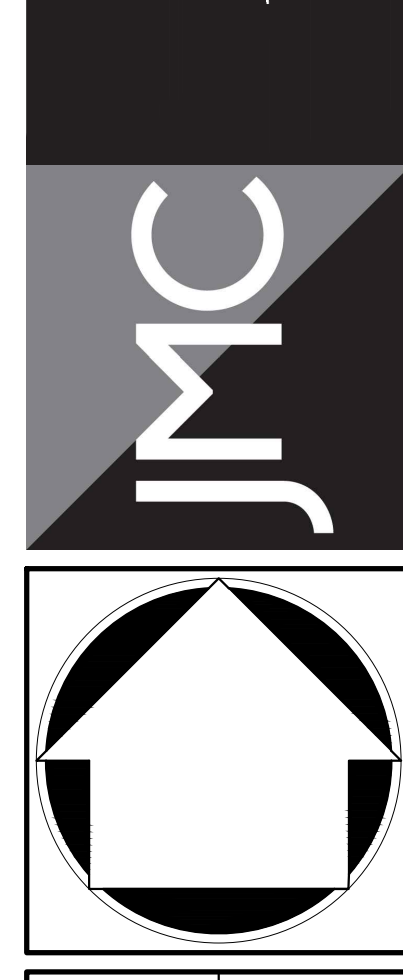


No.	Revision	Date	By

APPLICANT/OWNER:  
**VICTOR & DEDA GJONAJ**  
 P.O. BOX 9  
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**GRADING PLAN**

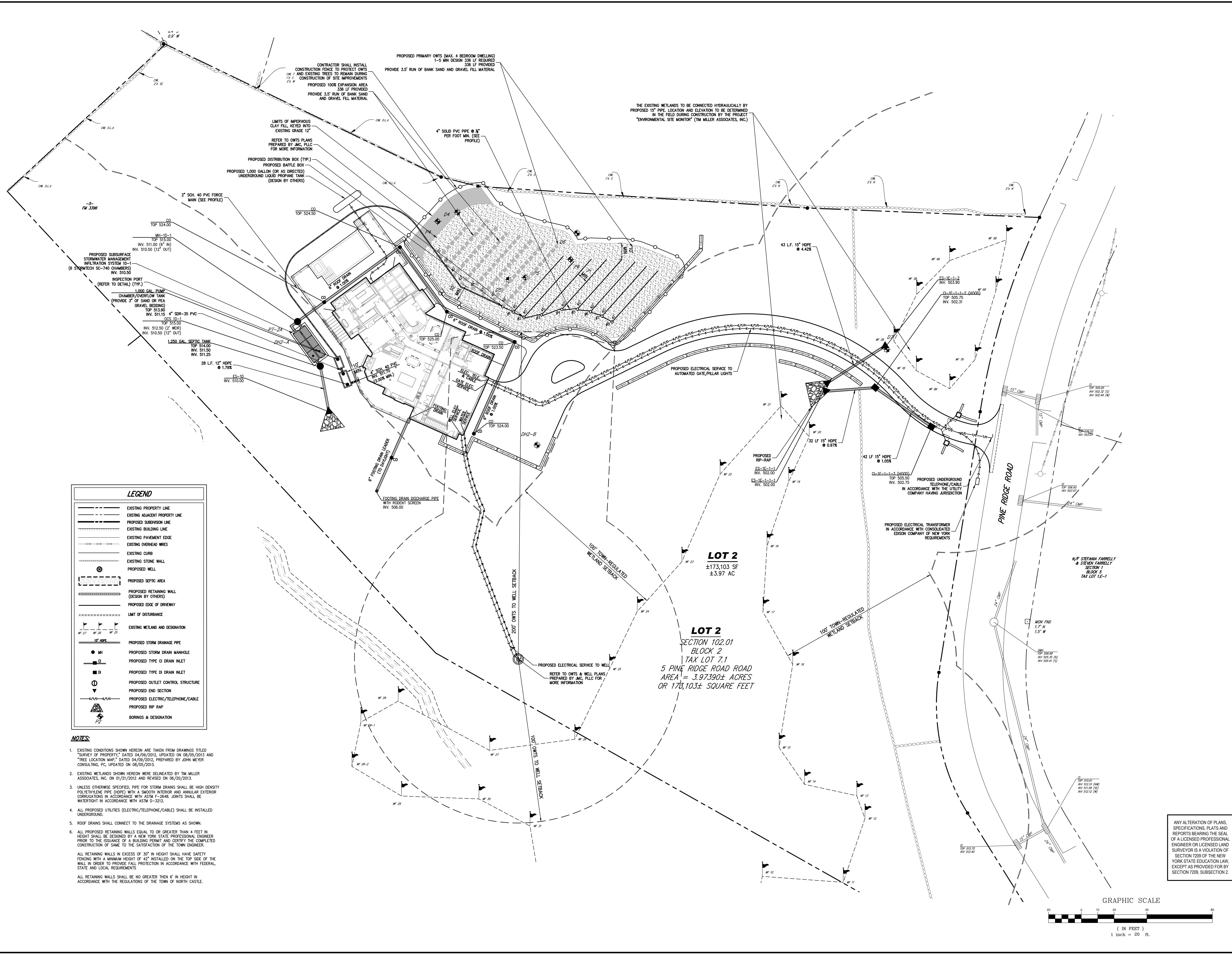
GJONAJ SUBDIVISION  
 7 PINE RIDGE ROAD  
 TOWN OF NORTH CASTLE, NEW YORK



Drawn: PD Approved: JS  
 Scale: 1" = 20'  
 Date: 03/16/2021  
 Project No: 11178  
 11178-49C GRAD-L2 DRW  
 Drawing No: **RPRC-2.6**

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 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

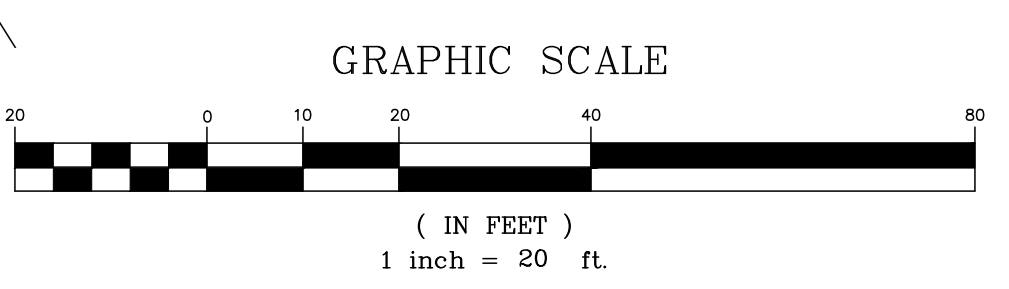




**LEGEND**

	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 RIP RAP
	BORINGS & DESIGNATION

- 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.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2944. 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.
- 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.



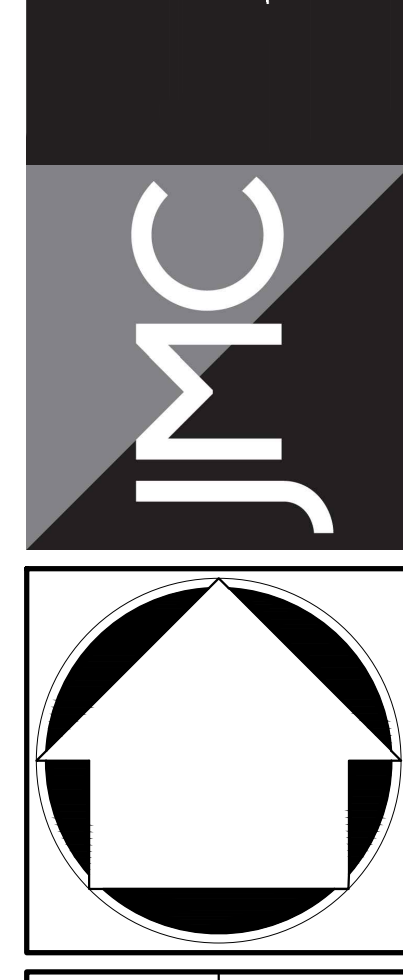
No.	Revision	Date	By

APPLICANT/OWNER: **VICTOR & DEDA GONJAJ**  
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**UTILITIES PLAN**

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



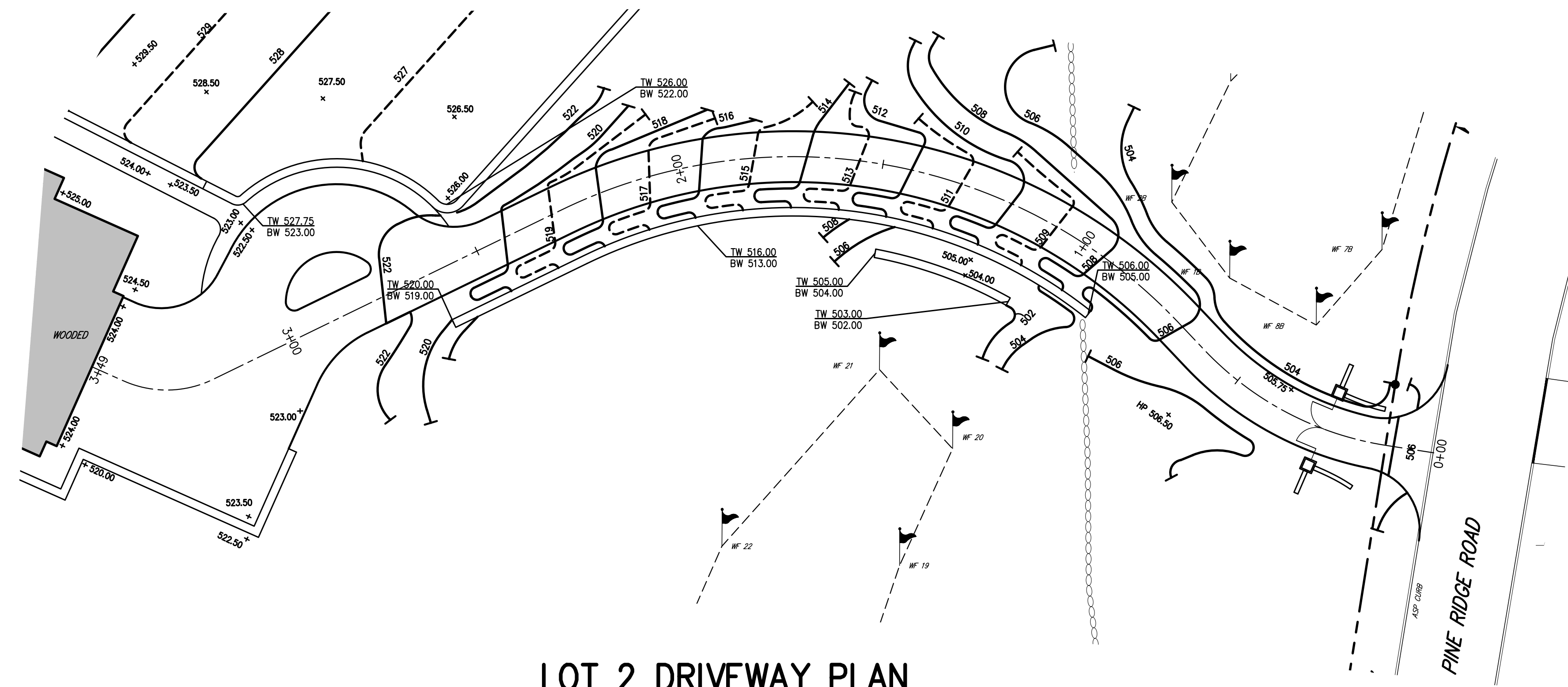
Drawn: PD Approved: JS  
Scale: 1" = 20'  
Date: 03/16/2021  
Project No: 11178  
Title: UTIL-12  
Drawing No: RPRC-2.7



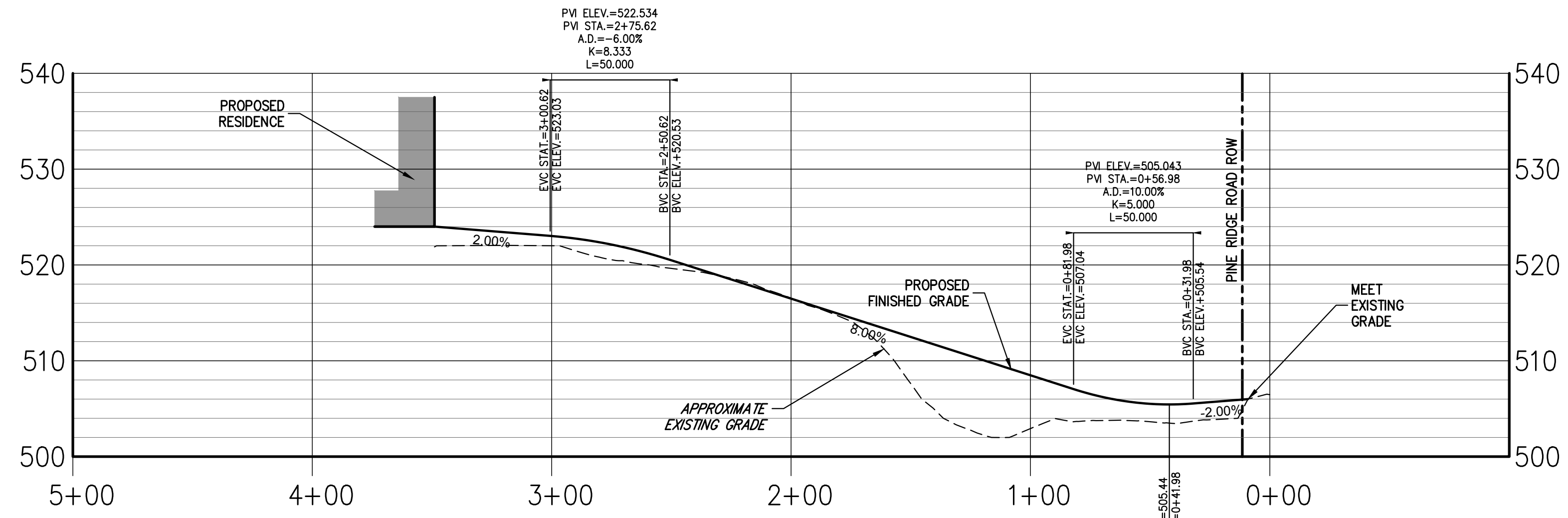




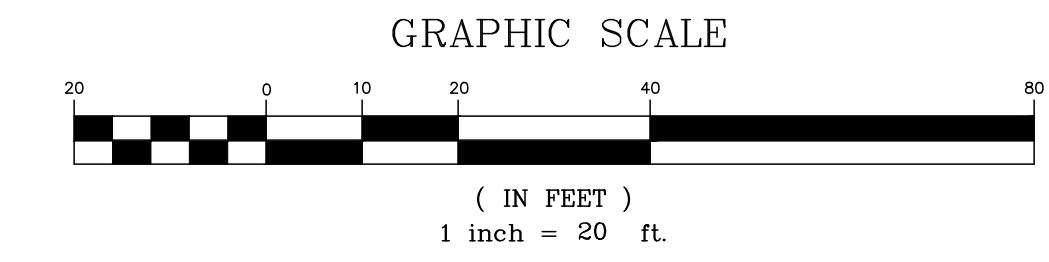




**LOT 2 DRIVEWAY PLAN**  
SCALE: 1" = 20'



**LOT 2 DRIVEWAY PROFILE**  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 10'

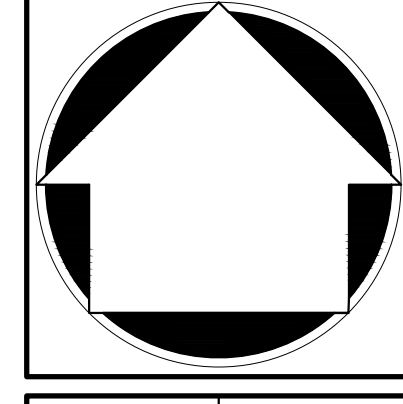


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No.	Revision	Date	By

APPLICATION OWNER:  
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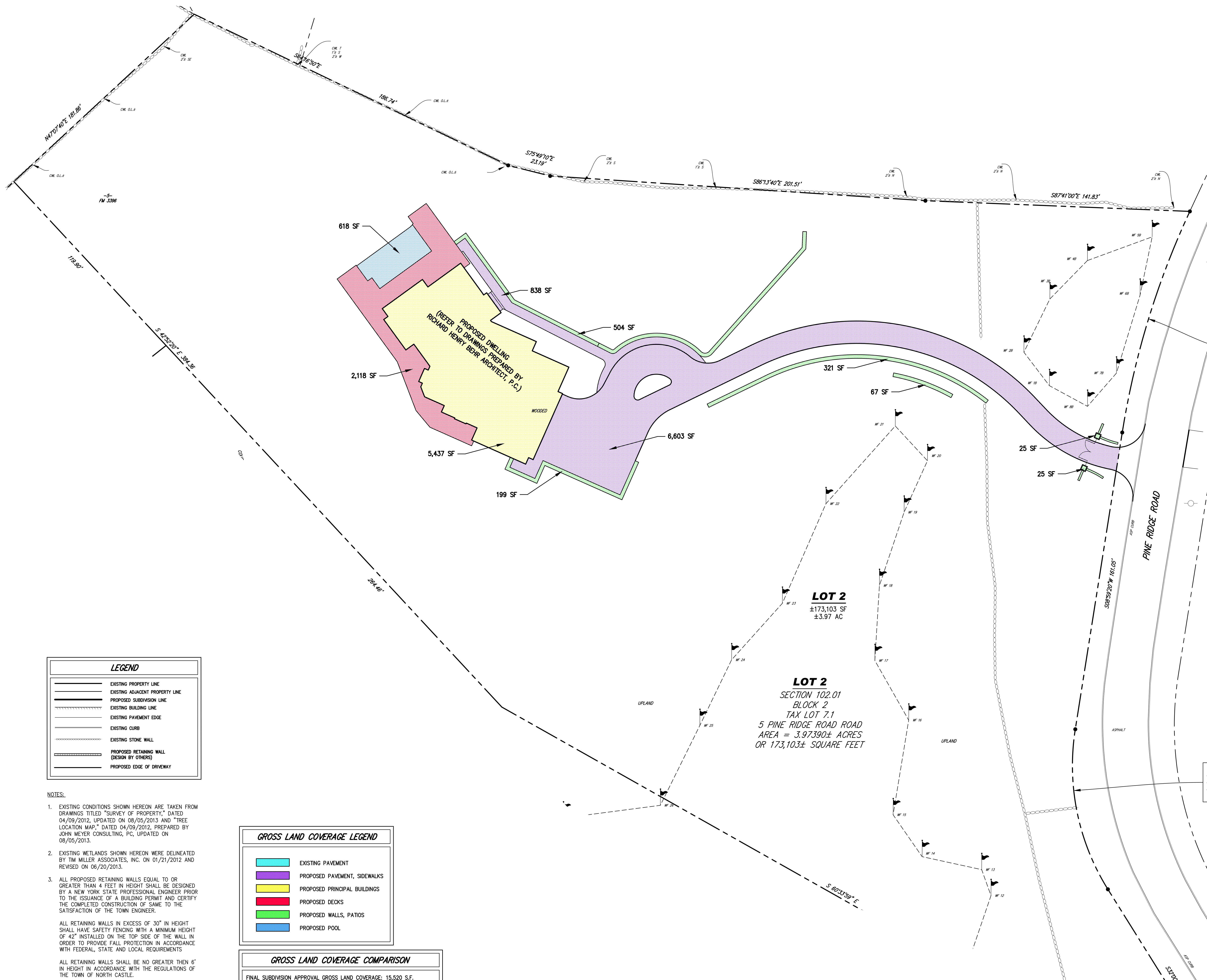
**DRIVEWAY PROFILE**  
**GJONAJ SUBDIVISION**  
 7 PINE RIDGE ROAD  
 TOWN OF NORTH CASTLE, NEW YORK



ANY ALTERATION OF PLANS,  
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 SECTION 7209, SUBSECTION 2.

Drawn: **KRM** Approved: **JS**  
 Scale: **AS SHOWN**  
 Date: **03/16/2021**  
 Project No: **11178**  
 Drawing No: **DWY-PROF-2 DWY-PROF-2A**  
**RPRC-2.10**





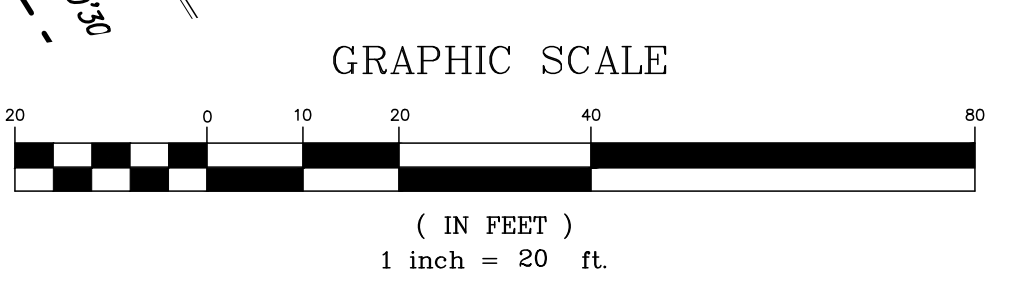
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	PROPOSED SUBDIVISION LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB
	EXISTING STONE WALL
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED EDGE OF DRIVEWAY

- 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.
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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.

GROSS LAND COVERAGE LEGEND	
	EXISTING PAVEMENT
	PROPOSED PAVEMENT, SIDEWALKS
	PROPOSED PRINCIPAL BUILDINGS
	PROPOSED DECKS
	PROPOSED WALLS, PATIOS
	PROPOSED POOL

GROSS LAND COVERAGE COMPARISON	
FINAL SUBDIVISION APPROVAL GROSS LAND COVERAGE:	15,520 S.F.
LOT 2 PROPOSED GROSS LAND COVERAGE:	16,754 S.F.*
*THE PERMITTED INCREASE IN GROSS LAND COVERAGE IS DUE TO AN INCREASE IN DECK AREA ONLY, SINCE DECK AREA WAS NOT COUNTED AS IMPERVIOUS AREA IN THE DESIGN OF THE APPROVED STORMWATER MANAGEMENT SYSTEM NO MODIFICATIONS TO THE SYSTEM ARE REQUIRED.	

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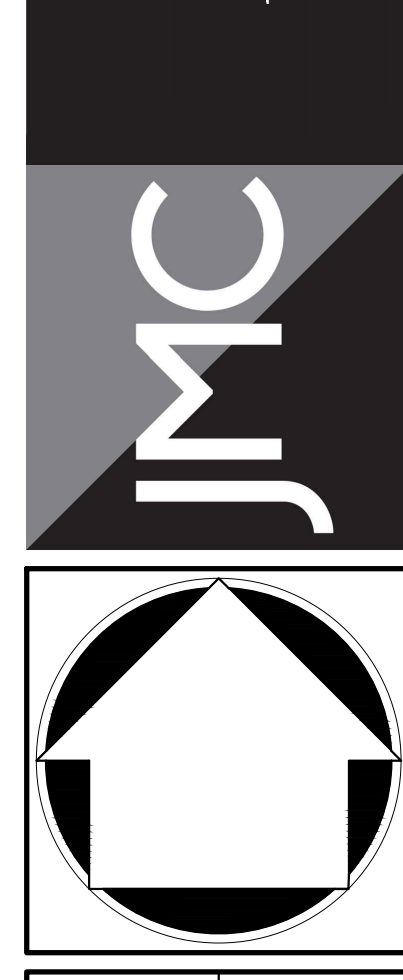


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GROSS LAND COVERAGE CALCULATION PLAN  
GJONAJ SUBDIVISION  
7 PINE RIDGE ROAD  
TOWN OF NORTH CASTLE, NEW YORK



Client: PD Approved: JS  
Scale: 1" = 20'  
Date: 03/16/2021  
Project No: 11178  
Drawing No: G.C.-12 G.C.-13  
PRPC-2.11





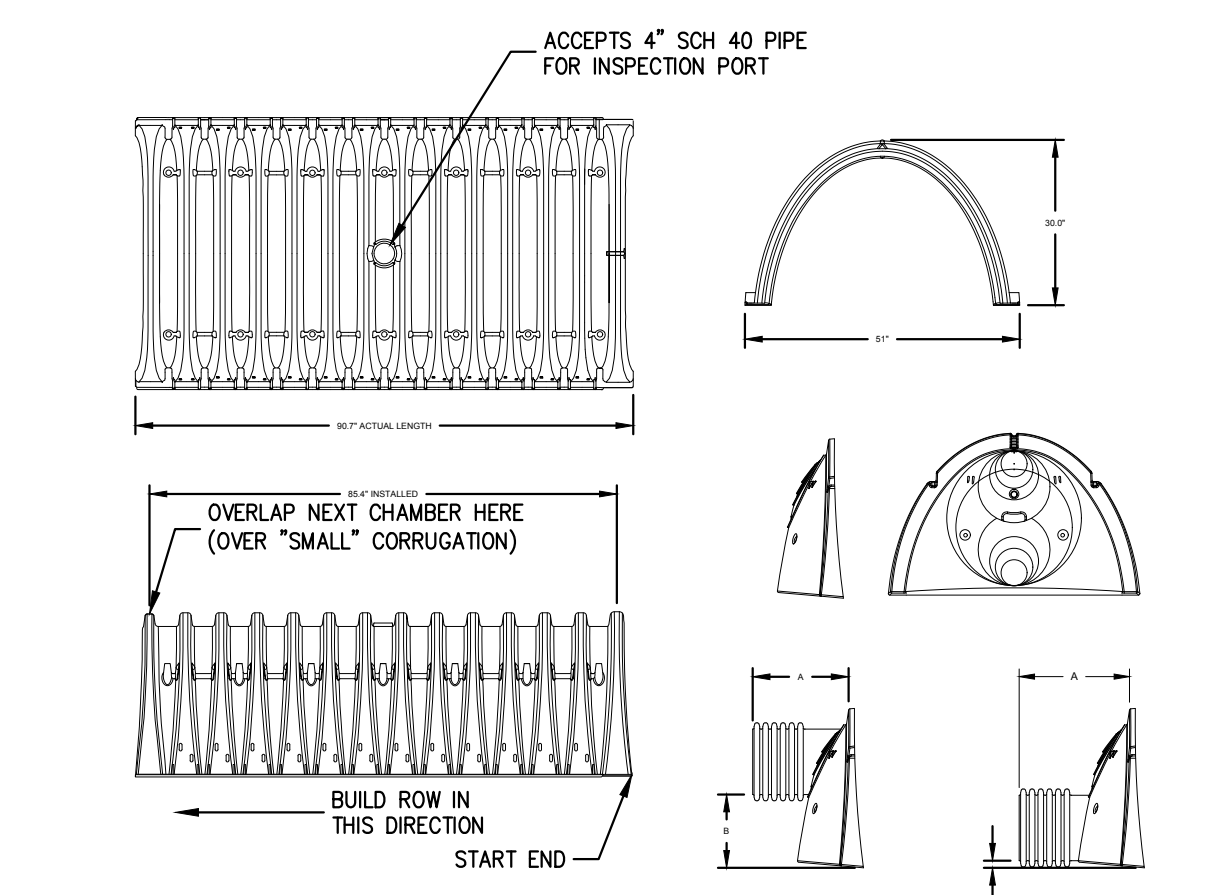






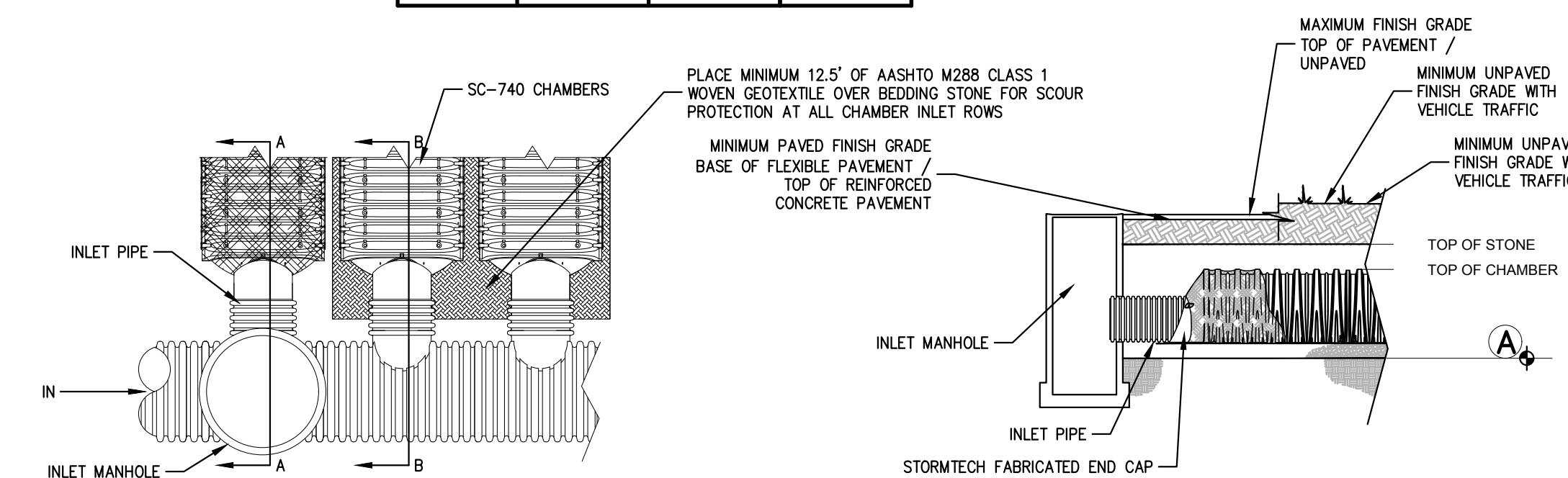
SCHEDULE OF INVERTS

DESIGNATION	(A) BOTTOM OF STONE	(B) CHAMBER BOTTOM	(C) LOWEST TOP ELEVATION ABOVE SYSTEM
1A	503.50	504.00	508.00
2B	455.00	455.50	460.00
10-1	510.00	510.50	515.00



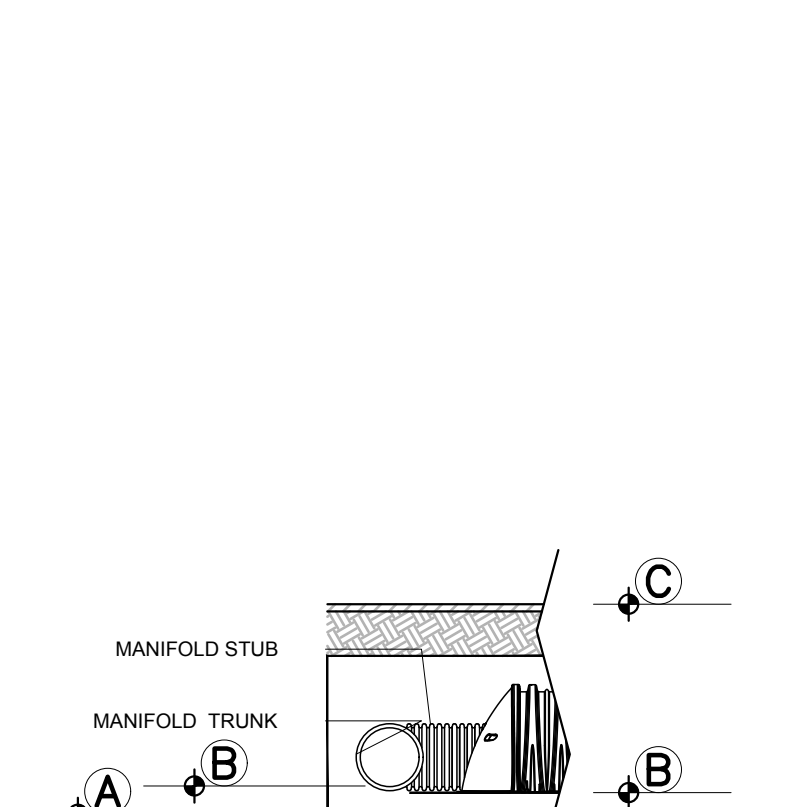
NOMINAL CHAMBER SPECIFICATIONS  
 SIZE (W x H x INSTALLED LENGTH)  
 CHAMBER STORAGE  
 MINIMUM INSTALLED STORAGE  
 WEIGHT

51.0' x 30.0' x 85.4'  
 45.9 CUBIC FEET  
 74.9 CUBIC FEET  
 75 LBS.

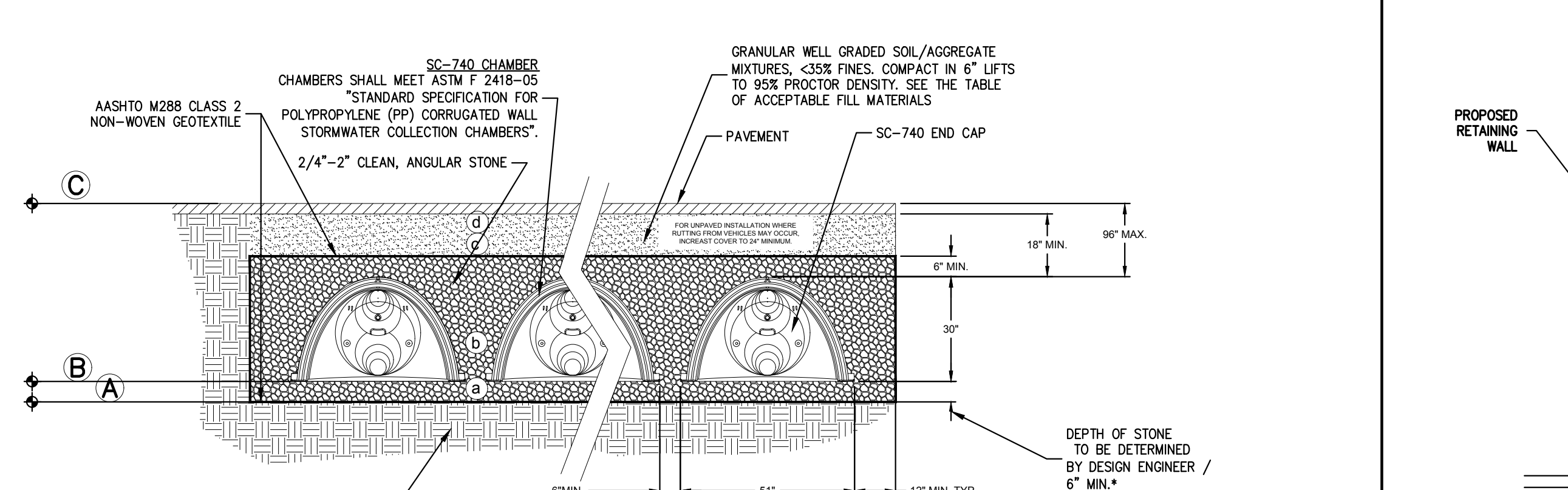


PLAN VIEW

SECTION A-A



SECTION B-B

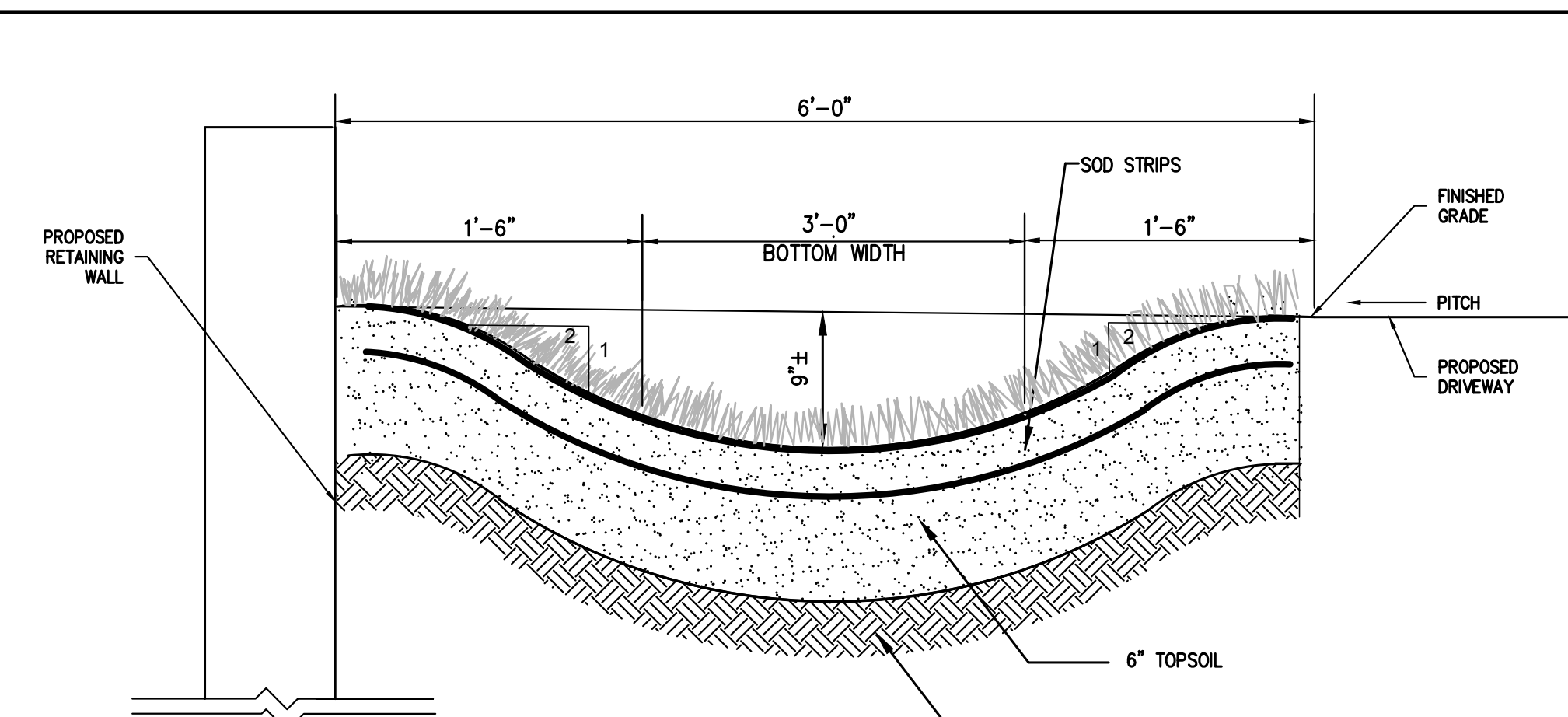


SECTION AT DETENTION AND WATER QUALITY CONTROL

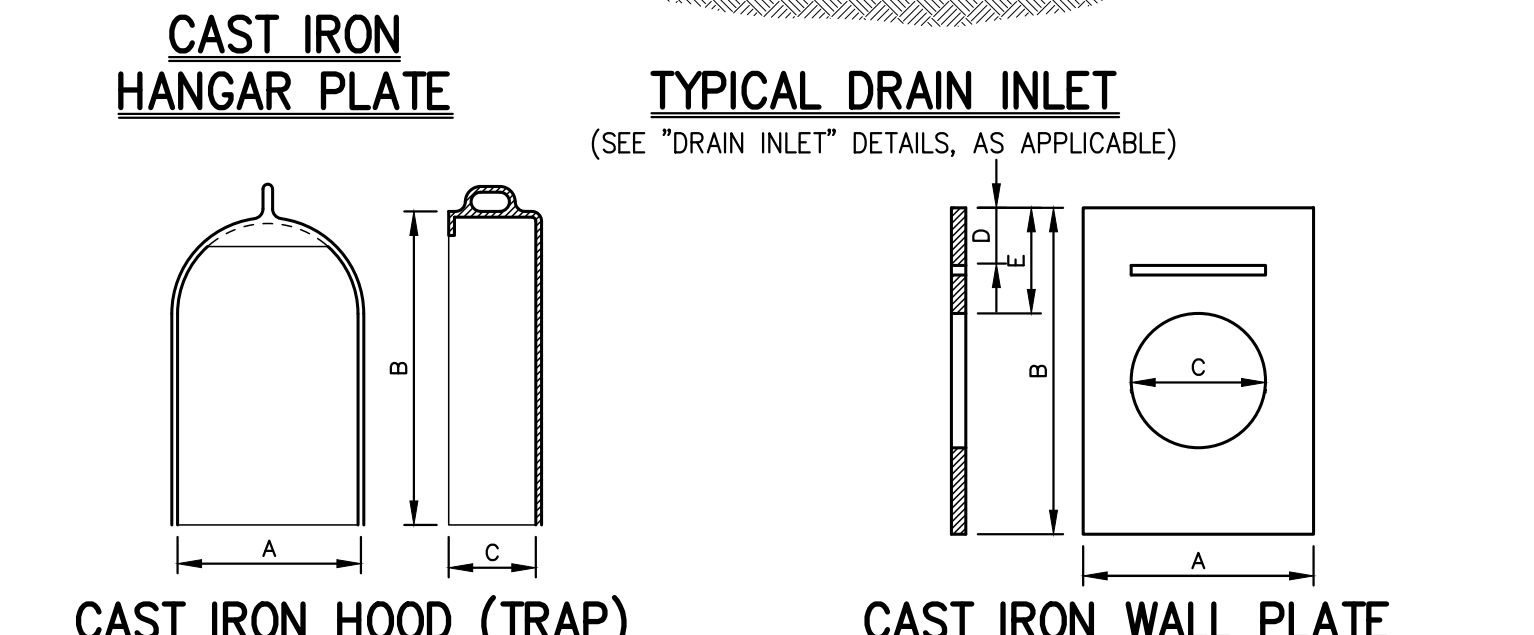
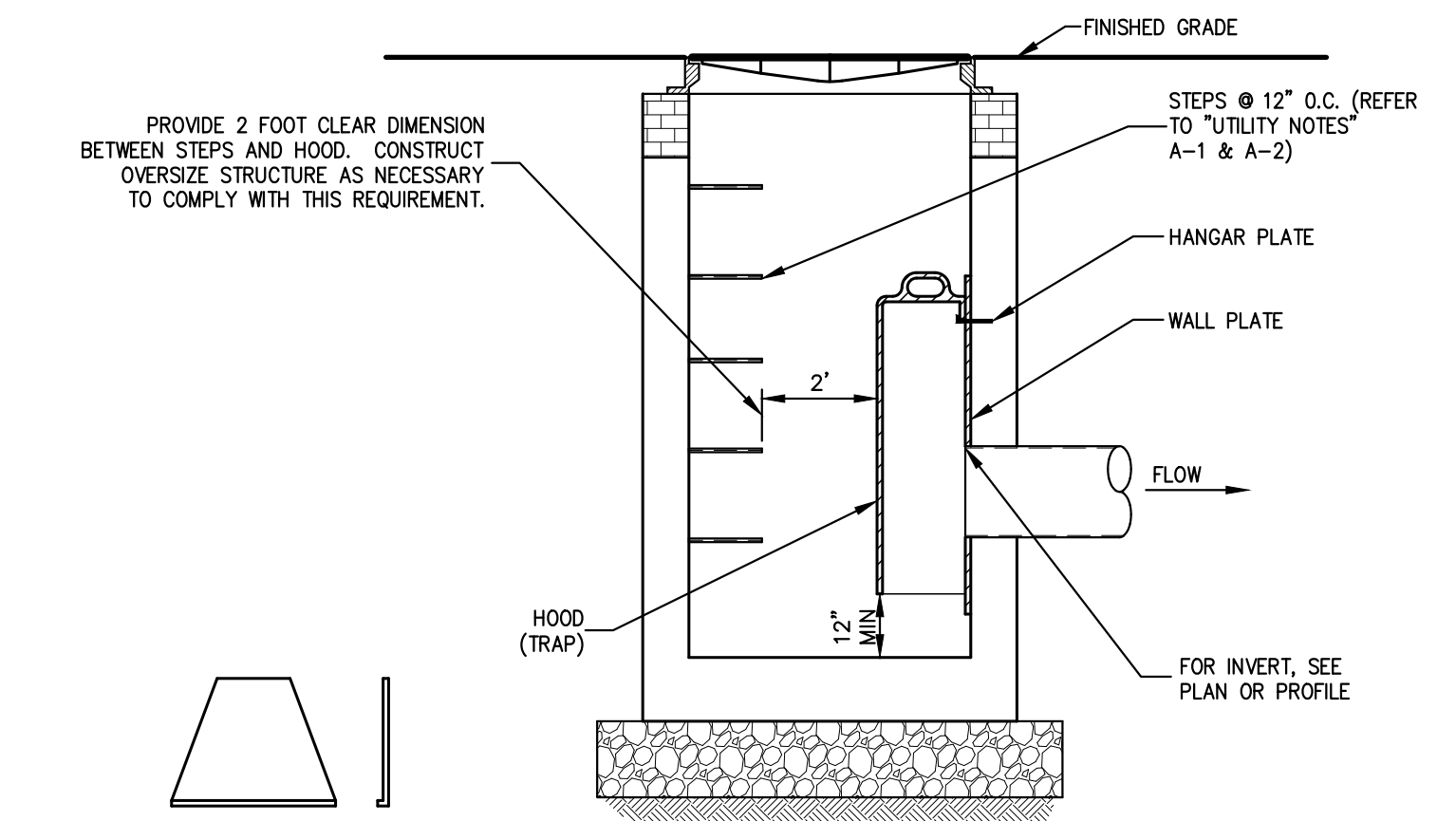
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M33 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
1. FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRENGTH MATERIAL AND PREPARATION REQUIREMENTS.
2. FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 30% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 76, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
3. EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH.	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
4. FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH.	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY.

PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M33) STONE."  
 2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTIONED IN 9"(229 mm) (MAX) LIFTS USING TWO FULL COVERS WITH AN APPROPRIATE COMPACTOR.



NOTES:  
 1. IMMEDIATELY AFTER GRADING OPERATIONS, THE GRASS SWALE SHALL BE STABILIZED WITH TOP SOIL AND MULCH. 20% FERTILIZER BLENDED WITH MULCH, 20% CHIPPING AND RESIDUE AND 20% PERMANENT FERTILIZER SHALL BE CUT IN UNIFORM WIDTH STRIPS OF LIVE GRASS.  
 2. AREA ADJACENT TO SWALE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED. TOPSOILED, RIPPED AND MAINTAINED FOR EROSION CONTROL.  
 3. STONE CHECK DAMS SHALL BE INSTALLED ALONG THE SWALE IN ACCORDANCE WITH THE STONE CHECK DAM DETAIL.



PATTERN NUMBER	DIMENSIONS IN INCHES					PIPE SIZE
	A	B	C	D	E	
2560	210	13	22	8	3 1/2	6
2561	210	13	22	8	3 1/2	8
2562	210	15	23	12 1/2	3 1/2	10
2563	210	22	32	19	6	12
2564	18	27	35	19	6	15
2565	20	27	10	18	6	18
2566	25 1/2	30	11 1/2	21	6	21

NOTES:  
 1. PATTERN NUMBERS SHOWN REFER TO CAMPBELL FOUNDRY COMPANY.  
 2. CAST IRON HOOD (TRAP) SHALL BE FURNISHED WITH WALL PLATE AND HANGAR PLATE.

STORMTECH CHAMBERS SC-740

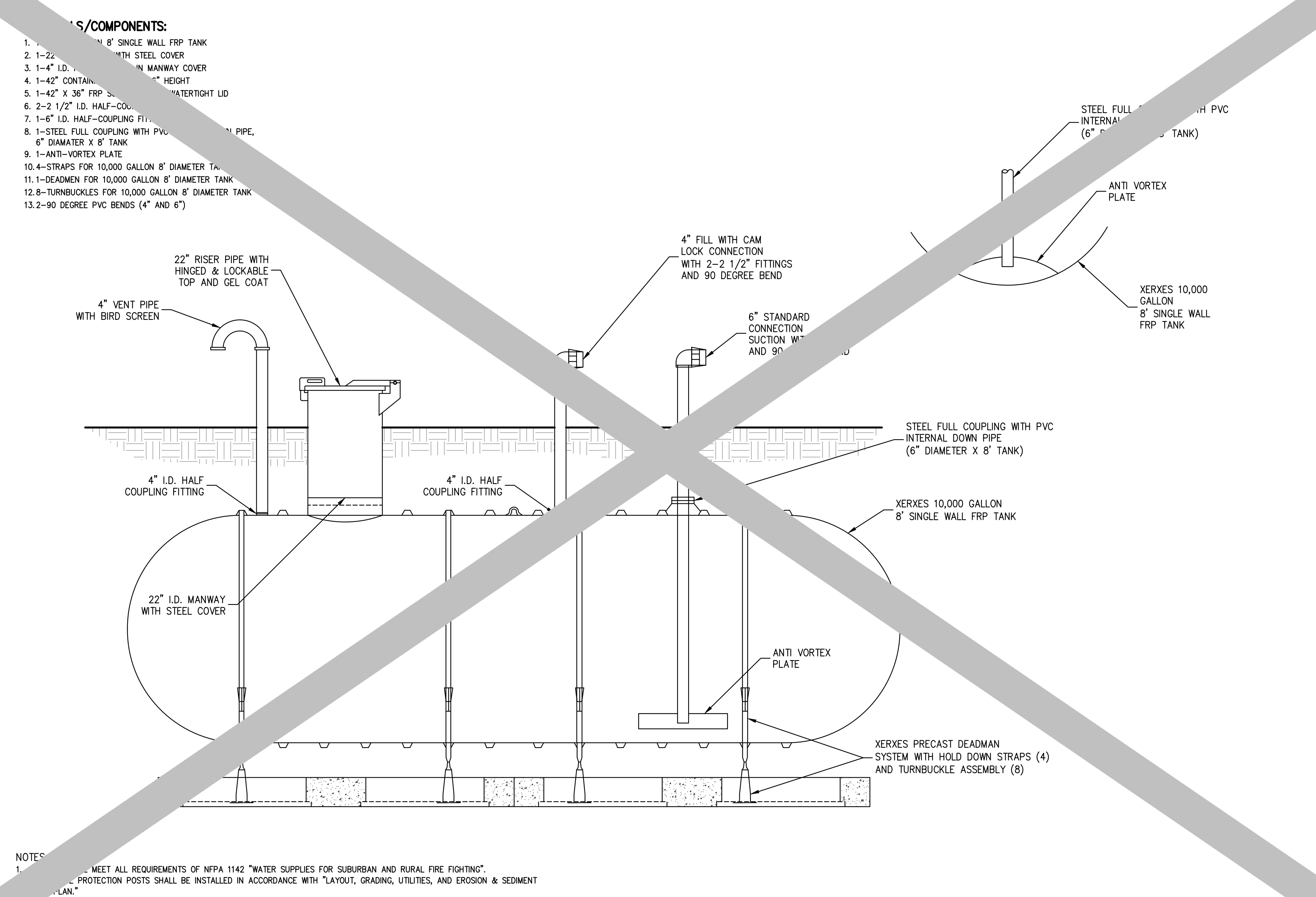
17

GRASS SWALE

18

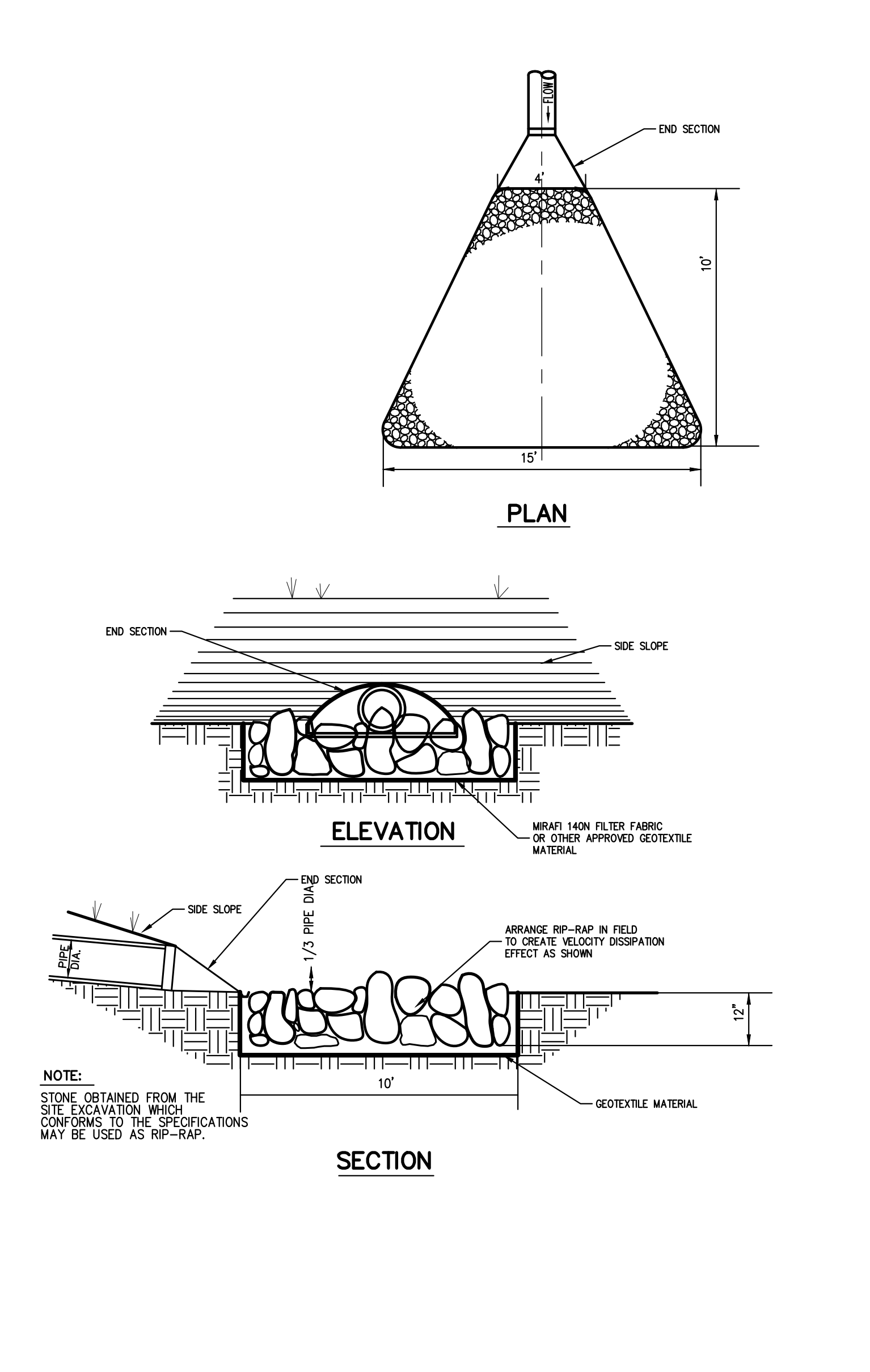
HOODED OUTLET (TRAP)

19



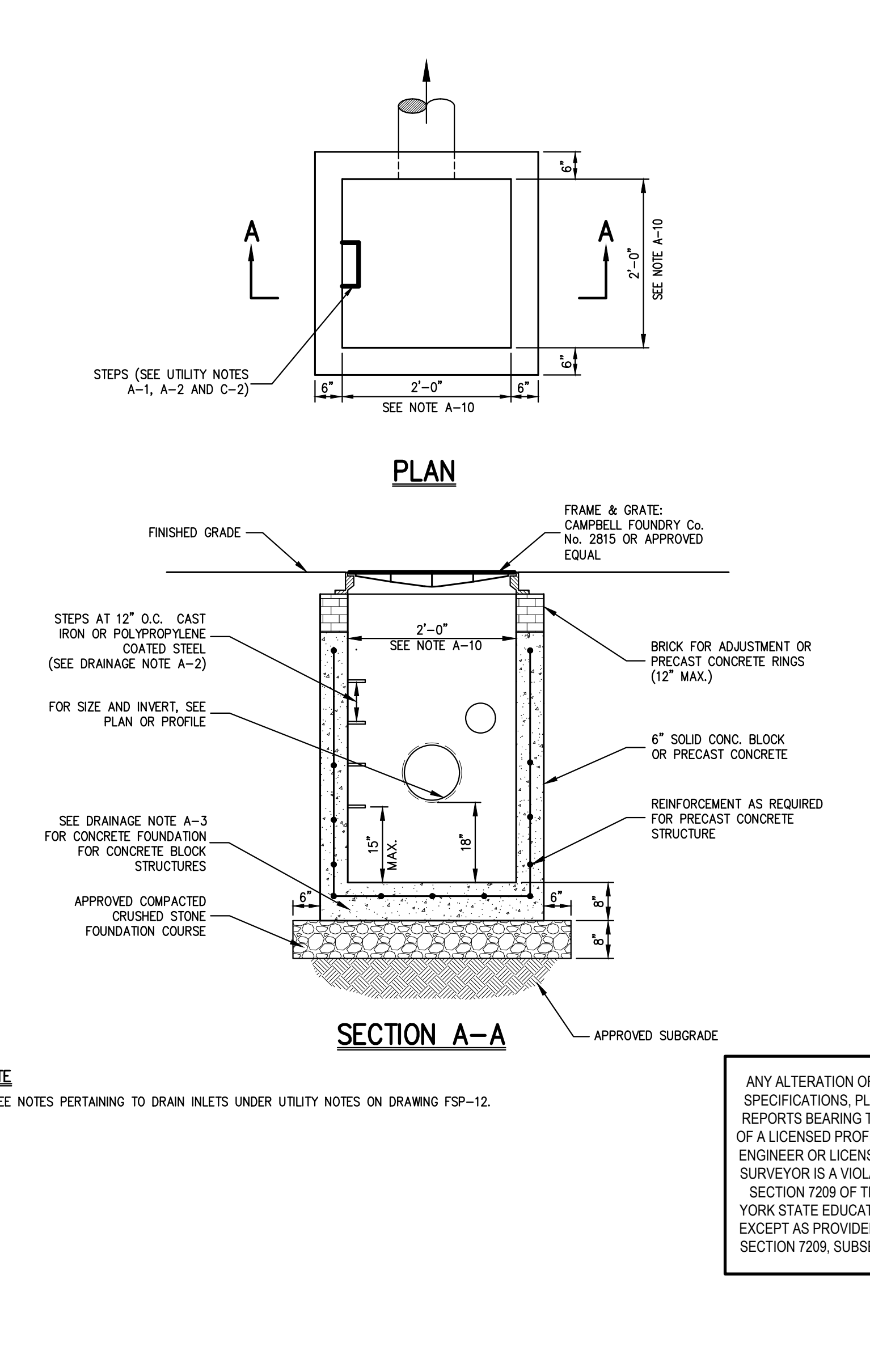
10,000 GALLON 'XERXES' UNDERGROUND WATER CISTERN (FIRE PROTECTION)

20



RIP-RAP APRON/ENERGY DISSIPATOR

21



LAWN INLET (with sump)

22

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83, A-84, A-85, A-86, A-87, A-88, A-89, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-98, A-99, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-114, A-115, A-116, A-117, A-118, A-119, A-120, A-121, A-122, A-123, A-124, A-125, A-126, A-127, A-128, A-129, A-130, A-131, A-132, A-133, A-134, A-135, A-136, A-137, A-138, A-139, A-140, A-141, A-142, A-143, A-144, A-145, A-146, A-147, A-148, A-149, A-150, A-151, A-152, A-153, A-154, A-155, A-156, A-157, A-158, 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APPLICANT: VICTOR & DEDA GONAJ  
 P.O. BOX 9  
 YONKERS, NY 10704

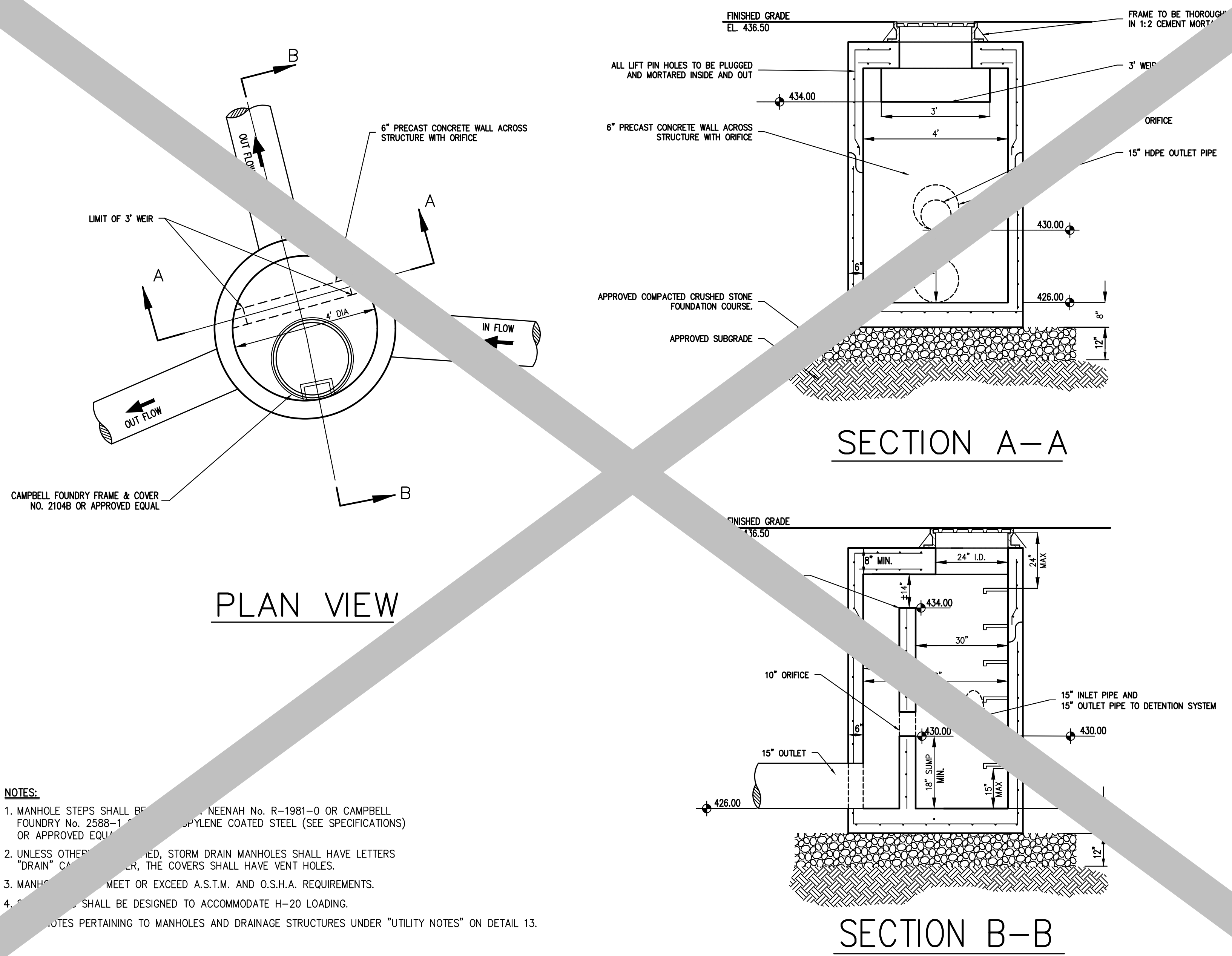
ARCHITECT: RICHARD HENRY BEHR  
 ARCHITECT, P.C.  
 1 CHASE ROAD, 2ND FLOOR  
 SCARSDALE, NY 10583

JMC Planning, Engineering, Landscape Architecture & Land Surveying, P.L.L.C.  
 JMC Site Development Consultants, LLC  
 John Mayer Consulting, Inc.  
 120 BEDFORD ROAD - ARMONK, NY 10504  
 voice 914.273.5225 - fax 914.273.2102  
 www.jmcplic.com

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

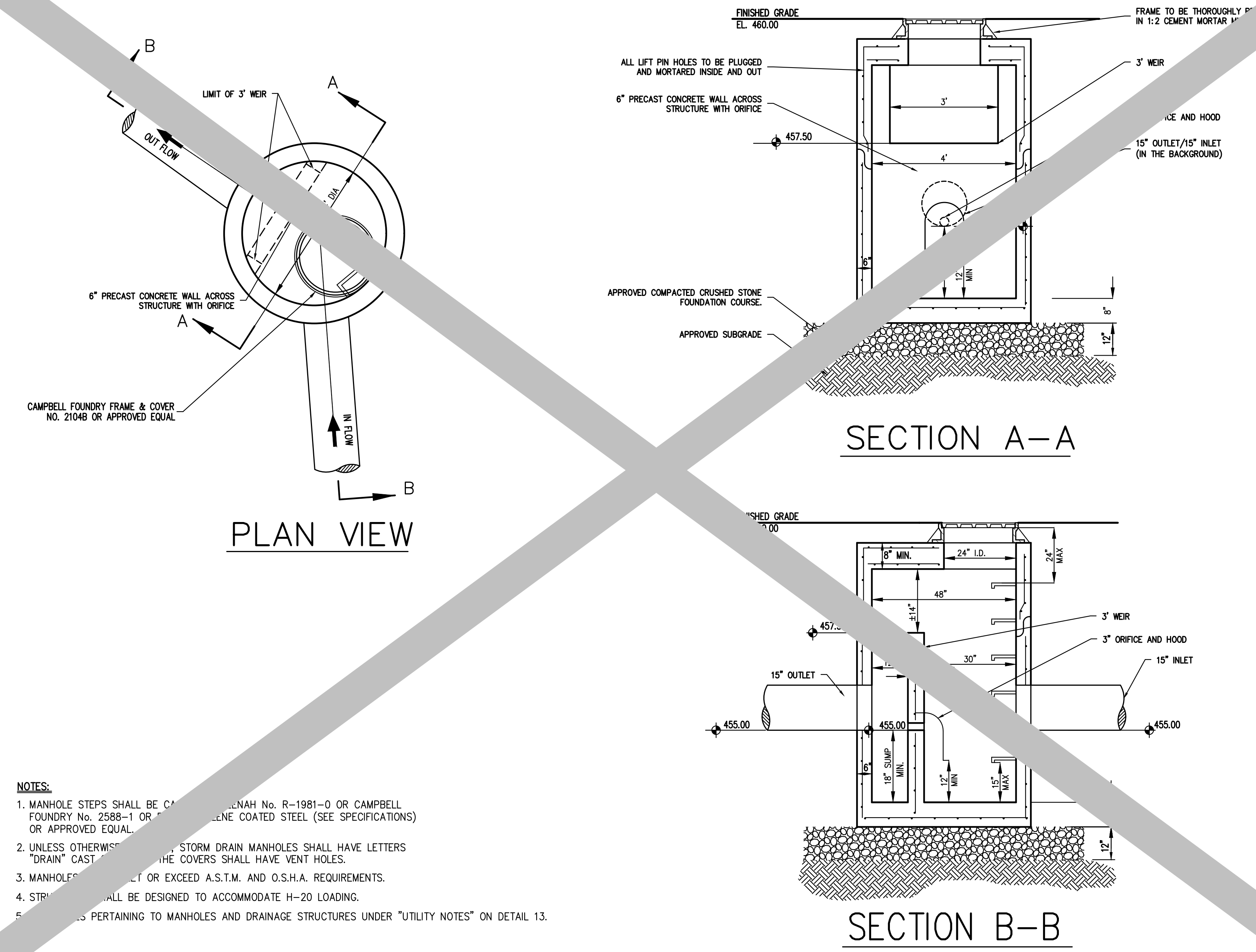
DATE: PD APPROVED: JS  
 SCALE: N.T.S.  
 DATE: 03/16/2021  
 PROJECT NO: 11178  
 SHEET NO: 11178  
 DATE: 03-16-2021  
 DRAWING NO: RPRC-2.14





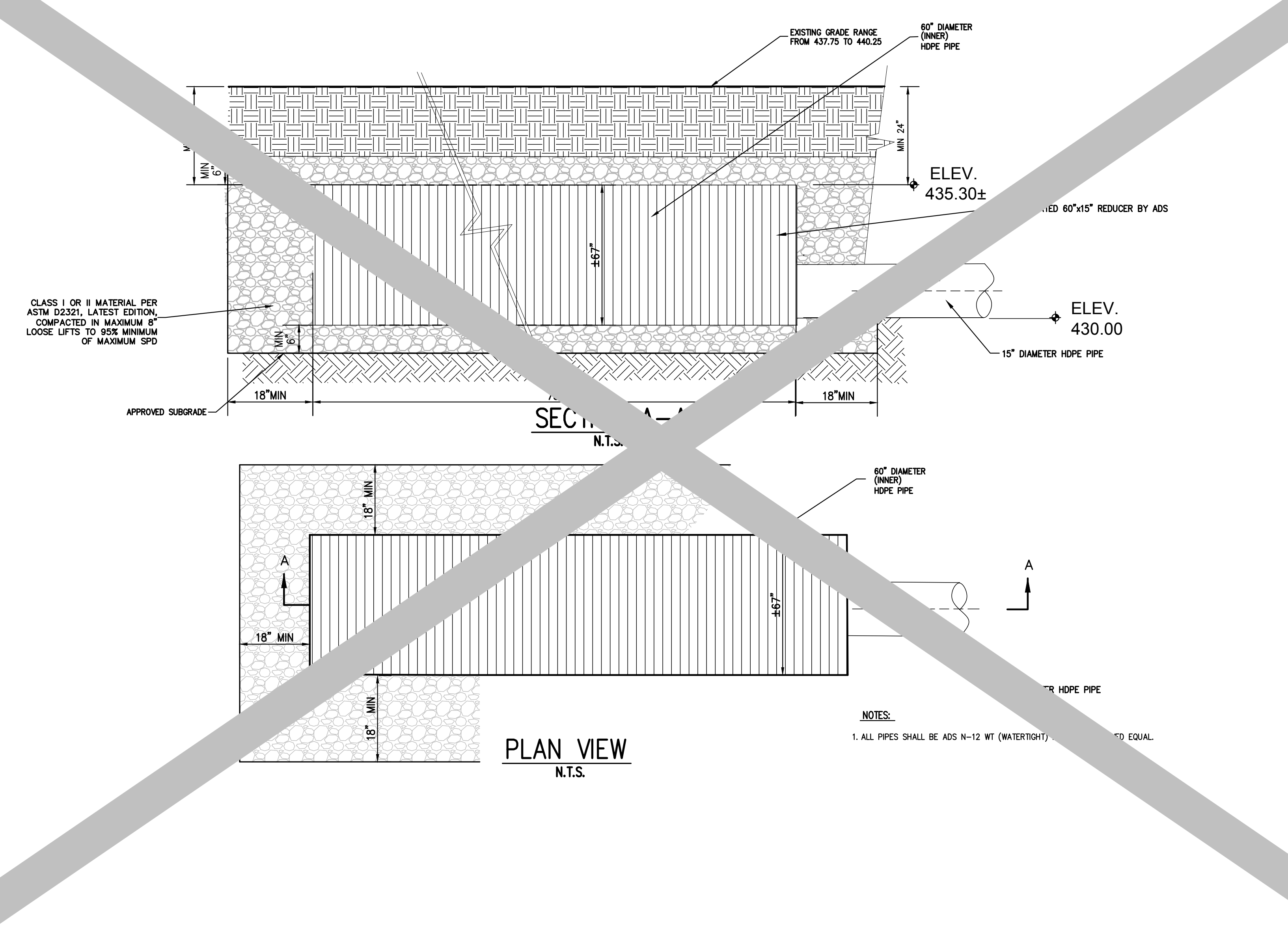
- NOTES:**
1. MANHOLE STEPS SHALL BE CAMPBELL FOUNDRY No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR APPROVED EQUIVALENT POLYETHYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUIVALENT.
  2. UNLESS OTHERWISE SPECIFIED, STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST INTO THE COVERS. THE COVERS SHALL HAVE VENT HOLES.
  3. MANHOLE COVERS SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
  4. STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE H-20 LOADING.
5. NOTES PERTAINING TO MANHOLES AND DRAINAGE STRUCTURES UNDER "UTILITY NOTES" ON DETAIL 13.

**OUTLET CONTROL STRUCTURE (OCS 2A)** 23

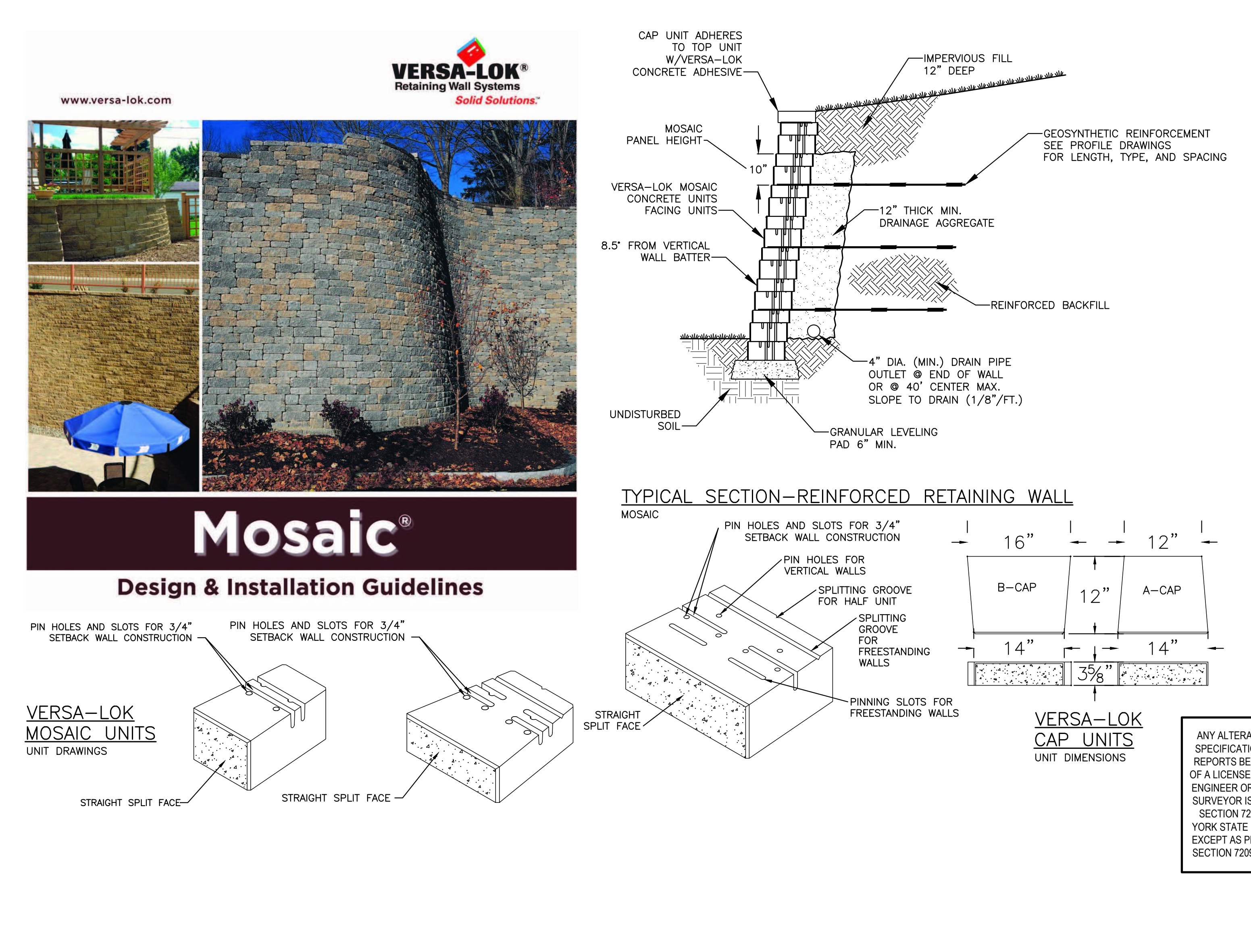


- NOTES:**
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**OUTLET CONTROL STRUCTURE (OCS 2B)** 24



**SUBSURFACE STORMWATER MANAGEMENT DETENTION SYSTEM 2A** 25



**RETAINING WALL EXAMPLE - NOT FOR CONSTRUCTION (RETAINING WALLS TO BE DESIGNED BY OTHERS)** 26

DATE		REVISION							
NO.									
<b>APPLICATOR: VICTOR &amp; DEDA GJONAJ</b> ARCHITECTURE & LAND SURVEYING, PLLC P.O. BOX 9 YONKERS, NY 10704 <b>ARCHITECT: RICHARD HENRY BEHR</b> ARCHITECT, PC 1 CHASE ROAD, 2ND FLOOR SCARSDALE, NY 10583									
<b>JMC</b> JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC JMC Site Development Consultants, LLC John Mayer Consulting, Inc. 120 BEDFORD ROAD - ARMONK, NY 10504 voice 914.273.5225 - fax 914.273.2102 <a href="http://www.jmcpilc.com">www.jmcpilc.com</a>									
<b>CONSTRUCTION DETAILS</b> GJONAJ SUBDIVISION 7 PINE RIDGE ROAD TOWN OF NORTH CASTLE, NEW YORK									
DRAWN	PD	APPROVED	JS						
SCALE	N.T.S.								
DATE	03/16/2021								
PROJECT NO.	11178								
SHEET NO.	119-PRC-REMS - DET-4								
DRAWING NO.	RPRC-2.15								







NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Bureau of Permits  
625 Broadway, Albany, New York 12233-3505  
P: (518) 402-8111 | F: (518) 402-9029  
www.dec.ny.gov

5/24/2018

VICTOR GJONAJ  
VICTOR GJONAJ  
PO BOX 9  
YONKERS, NY 10704-

Re **ACKNOWLEDGMENT of NOTICE of INTENT for Coverage Under SPDES General Permit for Storm Water Discharges from CONSTRUCTION ACTIVITY General Permit No. GP-0-15-002**

Dear Prospective Permittee:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) has received a complete Notice of Intent (NOI) for coverage under General Permit No. GP-0-15-002 for the construction activities located at:

**GJONAJ SUBDIVISION  
7 PINE RIDGE ROAD  
NORTH CASTLE, NY 10506-**

County: **WESTCHESTER**

Pursuant to Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, ECL Article 70, discharges in accordance with GP-0-15-002 from the above construction site will be authorized **10** business days from **05/21/2018**, which is the date we received your final NOI, unless notified differently by the Department.

The permit identification number for this site is: **NYR11D696**. Be sure to include this permit identification number on any forms or correspondence you send us. When coverage under the permit is no longer needed, you must submit a Notice of Termination to the Department.

This authorization is conditioned upon the following:

1. The information submitted in the NOI received by the Department on **05/21/2018** is accurate and complete.
2. You have developed a Stormwater Pollution Prevention Plan (SWPPP) that complies with GP-0-15-002 which must be implemented as the first element of construction at the above-noted construction site.
3. Activities related to the above construction site comply with all other requirements of GP-0-15-002.



Department of  
Environmental  
Conservation

4. Payment of the annual \$110 regulatory fee, which is billed separately by the Department in the late fall. The regulatory fee covers a period of one calendar year. In addition, since September 1, 2004, construction stormwater permittees have been assessed an initial authorization fee which is now \$110 per acre of land disturbed and \$675 per acre of future impervious area. The initial authorization fee covers the duration of the authorized disturbance.

5. Your SWPPP has been reviewed by the regulated, traditional land use control MS4 where your project is located and has been determined to be in substantive conformance with the requirements in the SPDES General Permit for Stormwater Discharges from MS4s.

6. When applicable, project review pursuant to the State Environmental Quality Review Act (SEQRA) has been satisfied.

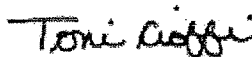
7. You have obtained all necessary Department permits subject to the Uniform Procedures Act (UPA). You should check with your Regional Permit Administrator for further information.

**\*Note: Construction activities cannot commence until project review pursuant to SEQRA has been satisfied, when SEQRA is applicable; and, where required, all necessary Department permits subject to the UPA have been obtained.**

Please be advised that the Department may request a copy of your SWPPP for review.

Should you have any questions regarding any aspect of the requirements specified in GP-0-15-002, please contact Dave Gasper at (518) 402-8114 or the undersigned at (518) 402-8109.

Sincerely,



Toni Cioffi

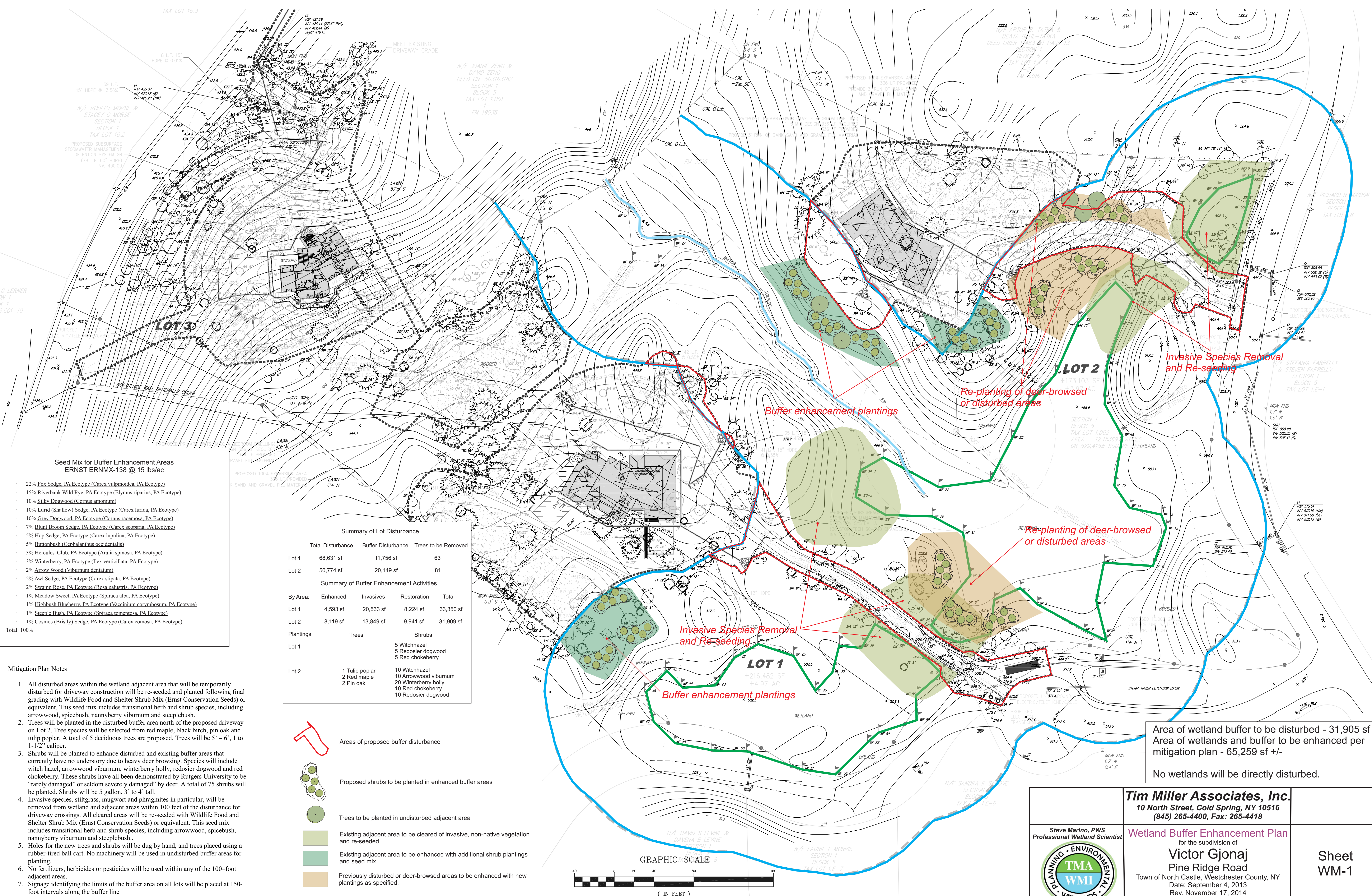
Environmental Program Specialist 1

**PLEASE NOTE: EPA HAS FINALIZED THE eREPORTING RULE; AND, IN THE NEAR FUTURE, ALL NOIs WILL HAVE TO BE SUBMITTED ELECTRONICALLY. BY FILING AN NOI ELECTRONICALLY, A PROJECT CAN TYPICALLY GAIN COVERAGE IN 5 BUSINESS DAYS COMPARED TO 10 BUSINESS DAYS FOR THE PAPER NOI. INFORMATION ON THE eNOI CAN BE FOUND ON OUR WEBSITE AT: <http://www.dec.ny.gov/chemical/43133.html> UNDER "FORMS."**

cc RWE - 3  
SWPPP Preparer

JMC  
SPINA, STEPHEN  
120 BEDFORD ROAD  
ARMONK, NY 10504-





- Seed Mix for Buffer Enhancement Areas  
ERNST ERNMX-138 @ 15 lbs/ac**
- 22% Fox Sedge, PA Ecotype (*Carex vulpinoidea*, PA Ecotype)
  - 15% Riverbank Wild Rye, PA Ecotype (*Elymus riparius*, PA Ecotype)
  - 10% Silky Dogwood (*Cornus amomum*)
  - 10% Lurid (Shallow) Sedge, PA Ecotype (*Carex lurida*, PA Ecotype)
  - 10% Grey Dogwood, PA Ecotype (*Cornus racemosa*, PA Ecotype)
  - 7% Blunt Broom Sedge, PA Ecotype (*Carex scoparia*, PA Ecotype)
  - 5% Hop Sedge, PA Ecotype (*Carex lupulina*, PA Ecotype)
  - 5% Buttonbush (*Cephalanthus occidentalis*)
  - 3% Hercules' Club, PA Ecotype (*Aralia spinosa*, PA Ecotype)
  - 3% Winterberry, PA Ecotype (*Ilex verticillata*, PA Ecotype)
  - 2% Arrow Wood (*Viburnum dentatum*)
  - 2% Owl Sedge, PA Ecotype (*Carex stipata*, PA Ecotype)
  - 2% Swamp Rose, PA Ecotype (*Rosa palustris*, PA Ecotype)
  - 1% Meadow Sweet, PA Ecotype (*Spiraea alba*, PA Ecotype)
  - 1% Highbush Blueberry, PA Ecotype (*Vaccinium corymbosum*, PA Ecotype)
  - 1% Steeple Bush, PA Ecotype (*Spiraea tomentosa*, PA Ecotype)
  - 1% Cosmos (Bristly) Sedge, PA Ecotype (*Carex comosa*, PA Ecotype)
- Total: 100%

Summary of Lot Disturbance		
	Total Disturbance	Trees to be Removed
Lot 1	68,631 sf	63
Lot 2	50,774 sf	81

Summary of Buffer Enhancement Activities			
By Area:	Enhanced	Invasives	Restoration
Lot 1	4,593 sf	20,533 sf	8,224 sf
Lot 2	8,119 sf	13,849 sf	9,941 sf

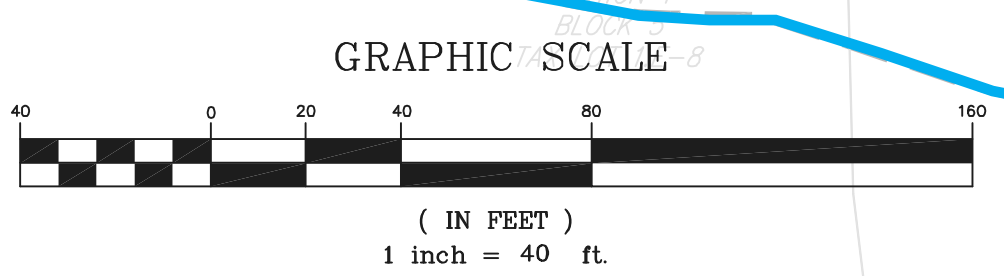
  

Plantings:	Trees		Shrubs	
	Lot 1	Lot 2	Lot 1	Lot 2
	1 Tulip poplar	2 Red maple	2 Pin oak	
			5 Witchhazel	5 Redosier dogwood
			5 Red chokeberry	
			10 Arrowwood viburnum	20 Winterberry holly
			10 Red chokeberry	10 Redosier dogwood

- Mitigation Plan Notes**
- All disturbed areas within the wetland adjacent area that will be temporarily disturbed for driveway construction will be re-seeded and planted following final grading with Wildlife Food and Shelter Shrub Mix (Ernst Conservation Seeds) or equivalent. This seed mix includes transitional herb and shrub species, including arrowwood, spicebush, nannyberry viburnum and steplebush.
  - Trees will be planted in the disturbed buffer area north of the proposed driveway on Lot 2. Tree species will be selected from red maple, black birch, pin oak and tulip poplar. A total of 5 deciduous trees are proposed. Trees will be 5' - 6', 1 to 1-1/2" caliper.
  - Shrubs will be planted to enhance disturbed and existing buffer areas that currently have no understory due to heavy deer browsing. Species will include witch hazel, arrowwood viburnum, winterberry holly, redosier dogwood and red chokeberry. These shrubs have all been demonstrated by Rutgers University to be "rarely damaged" or seldom severely damaged" by deer. A total of 75 shrubs will be planted. Shrubs will be 5 gallon, 3' to 4' tall.
  - Invasive species, stiltgrass, mugwort and phragmites in particular, will be removed from wetland and adjacent areas within 100 feet of the disturbance for driveway crossings. All cleared areas will be re-seeded with Wildlife Food and Shelter Shrub Mix (Ernst Conservation Seeds) or equivalent. This seed mix includes transitional herb and shrub species, including arrowwood, spicebush, nannyberry viburnum and steplebush.
  - Holes for the new trees and shrubs will be dug by hand, and trees placed using a rubber-tired ball cart. No machinery will be used in undisturbed buffer areas for planting.
  - No fertilizers, herbicides or pesticides will be used within any of the 100-foot adjacent areas.
  - Signage identifying the limits of the buffer area on all lots will be placed at 150-foot intervals along the buffer line

**Legend**

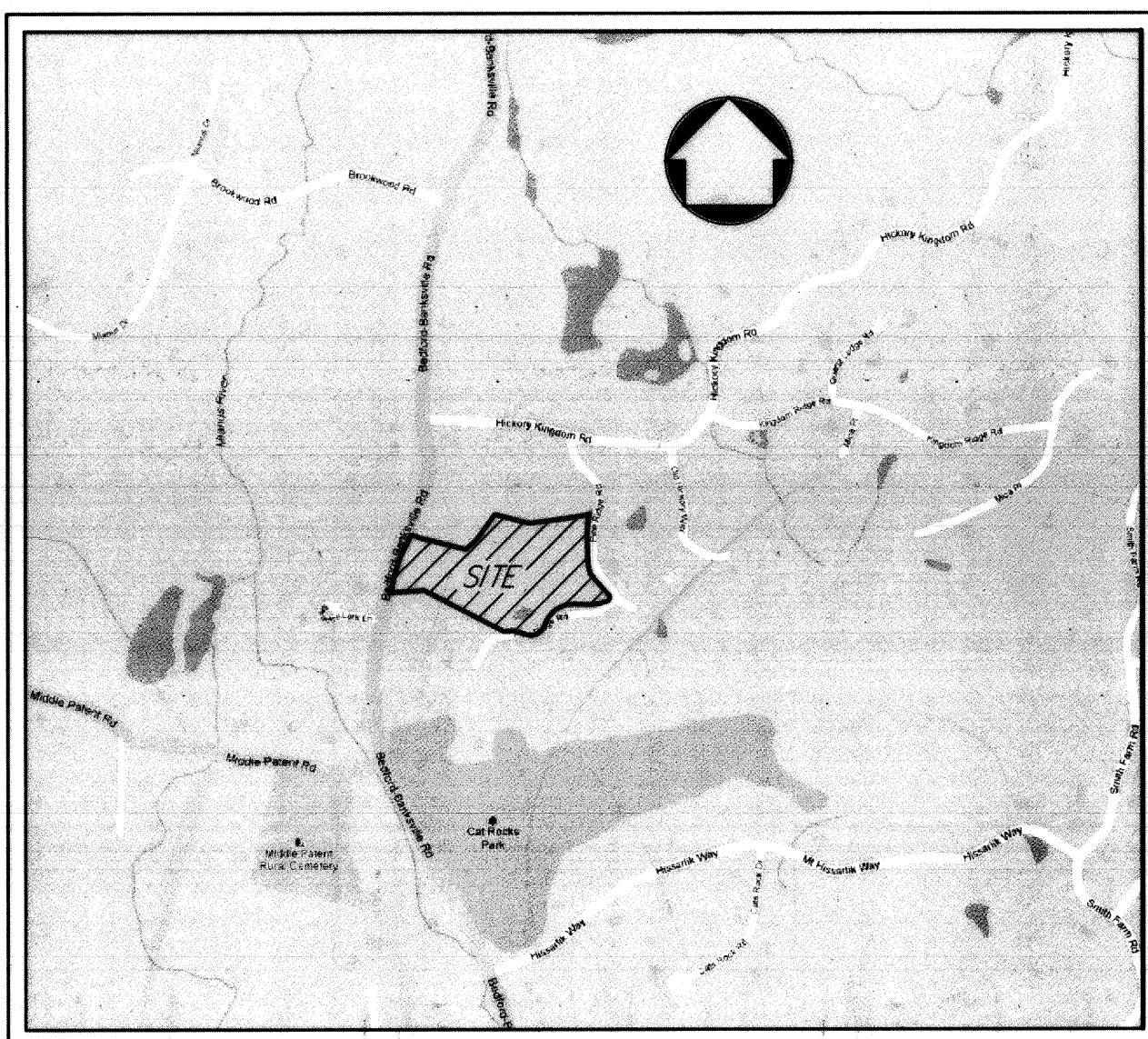
- Areas of proposed buffer disturbance
- Proposed shrubs to be planted in enhanced buffer areas
- Trees to be planted in undisturbed adjacent area
- Existing adjacent area to be cleared of invasive, non-native vegetation and re-seeded
- Existing adjacent area to be enhanced with additional shrub plantings and seed mix
- Previously disturbed or deer-browsed areas to be enhanced with new plantings as specified.



Area of wetland buffer to be disturbed - 31,905 sf  
 Area of wetlands and buffer to be enhanced per mitigation plan - 65,259 sf +/-  
 No wetlands will be directly disturbed.

	<b>Steve Marino, PWS</b> Professional Wetland Scientist	<b>Tim Miller Associates, Inc.</b> 10 North Street, Cold Spring, NY 10516 (845) 265-4400, Fax: 265-4418	<b>Wetland Buffer Enhancement Plan</b> for the subdivision of <b>Victor Gjonaj</b> Pine Ridge Road Town of North Castle, Westchester County, NY Date: September 4, 2013 Rev: November 17, 2014 Rev: June 18, 2018	<b>Sheet</b> <b>WM-1</b>
	for the subdivision of <b>Victor Gjonaj</b> Pine Ridge Road Town of North Castle, Westchester County, NY Date: September 4, 2013 Rev: November 17, 2014 Rev: June 18, 2018			





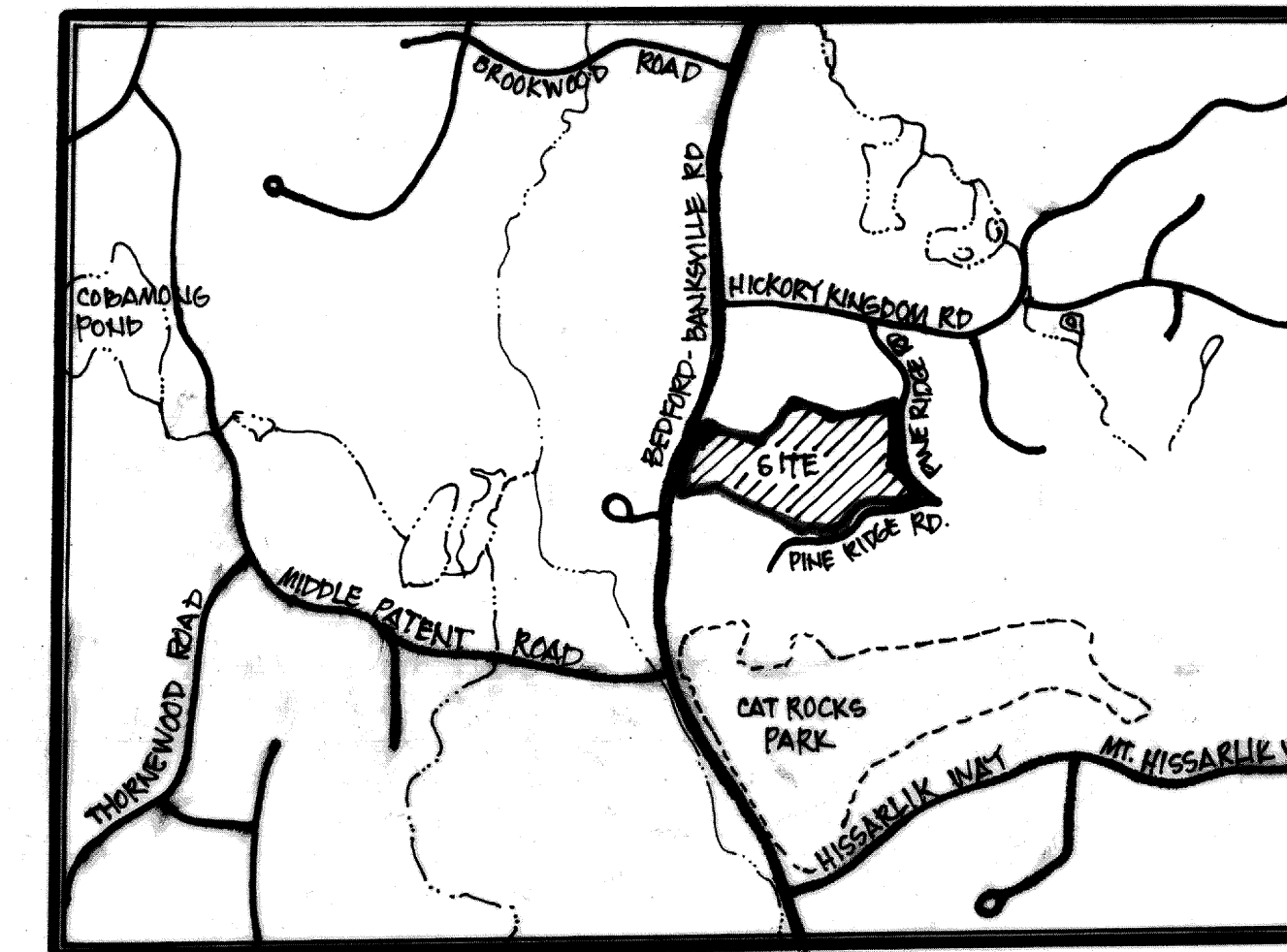
SITE LOCATION MAP

SCALE: 1"= 1000'

**ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) SCHEDULE**

LOT NO.	AREA (ACRES)	TEST PIT DESCRIPTION	SLOPE OF OWTS AREA %	PERC RATE (IN./IN.)	H <sub>2</sub> O ELEV.	DEPTH TO IMPERVIOUS LAYER (FT.)	LENGTH OF FIELDS (FT.)	BANK RUN FILL	CURTAIN DRAIN	REMARKS
1	4.96974	TYPICAL MODERATELY COMPACTED MEDIUM BROWN SANDY LOAM/FINE SAND	4%-12%	4.6 (5)	N.E. <sup>m</sup>	4.5	336	2.5	±785	PUMP REQUIRED
2	3.97390	TYPICAL MODERATELY COMPACTED MEDIUM BROWN SANDY LOAM/FINE SAND WITH COBBLES	3%-15%	3.67 (4)	N.E. <sup>m</sup>	4	336	3	±990	PUMP REQUIRED
3	3.21033	TYPICAL MODERATELY COMPACTED MEDIUM BROWN SANDY LOAM/FINE SAND WITH COBBLES	3%-13%	3	N.E. <sup>m</sup>	3.5	336	3.5	±960	PUMP REQUIRED

- N.E. (NOT ENCOUNTERED)
- DEEP WILE SOIL TESTING WITNESSED BY WCDH ON JUNE 6, 2014
- SOIL PERCOLATION TESTING WITNESSED BY WCDH ON JULY 2, 2014



SITE LOCATION MAP

SCALE: 1"= 1000'

PROPOSED INDIVIDUAL WELL/SEWAGE TREATMENT SYSTEM

WESTCHESTER COUNTY DEPARTMENT OF HEALTH  
NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.751 AND 873.1000 AND ARTICLES VI AND VII OF WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF INDIVIDUAL WELL WATER SUPPLY AND SEWAGE TREATMENT FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND THE FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAN SHOWING THIS ENDORSEMENT. ANY ERRORS, CHANGES, ALTERATIONS OR ADDITIONS TO ANY PART, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AGENCIES AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL SHALL BE UNVALIDATE THIS APPROVAL.

APPROVED AS PERMANENT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH  
P.E. DATE: 10/27/17

THE OWNER OF THIS PROPERTY IS FAMILIAR WITH THIS MAP AND ITS LEGENDS AND CONSENTS TO ITS FILING.

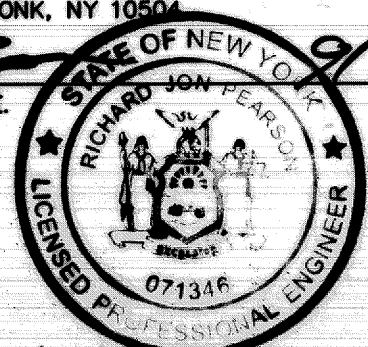
OWNERS OF RECORD: VICTOR GJONAJ DATE: 09/23/17  
P.O. BOX 9 YORKERS, NEW YORK 10704

ENGINEERING DRAWING APPROVED BY TOWN ENGINEER  
JOSEPH A. GONALE, P.E.  
KELLAND REGIONS CONSULTING, P.C.  
CONSULTING TOWN ENGINEERS

APPROVED BY THE RESOLUTION OF THE PLANNING BOARD OF NORTH CASTLE, DATED MAY 23 2016, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, MODIFICATIONS OR REVISIONS OF THIS PLAN AS APPROVED BY AND THIS APPROVAL.

CHRISTOPHER CATHY, CHAIRMAN DATE: 11/06/2017  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DESIGN AND PLANS OF PROPOSED ON-SITE WASTEWATER TREATMENT SYSTEM WERE PREPARED BY: JOHN MEYER CONSULTING, P.C.  
120 BEDFORD ROAD, ARMONK, NY 10504  
RICHARD'S PEARSON, P.E. DATE: 09/23/17



ABBREVIATIONS

ASP	ASPHALT
CI	CAST IRON
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CWL	CENTERLINE OF WALL
E	EAST
FM	FIELD MAP
FND	FILLED
HDP	HIGH DENSITY POLYETHYLENE
MAS	MANSIONARY
N	NORTH
OCS	OUTLET CONTROL STRUCTURE
OL	ON LINE
P/T	PART OF
R	RETAINING
S	SOUTH
TBX	TELEPHONE BOX
TRM	TRANSFORMER
W	WEST

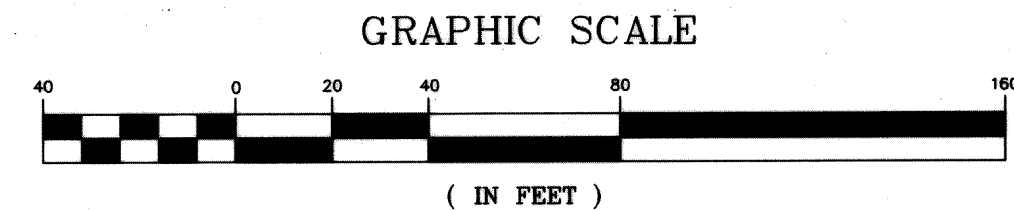
FINAL SUBDIVISION PLAT LEGEND

ADJACENT PROPERTY LINE	---
COMBINATION INLET	--- X CC
CROSS OUT	X CC
CURB	--- B.P.
DRAIN INLET	--- DH
DRAIN MANHOLE	--- DH
DRILL HOLE	--- DH
EDGE OF LAWN	---
GUY WIRE	---
LIGHT POLE	---
MAIL BOX	---
MONUMENT	---
OVERHEAD WIRE	---
PROPOSED PROPERTY SETBACKS	---
PROPERTY LINE	---
PROPERTY CORNER	---
SHO	---
STONE WALL	---
UTILITY POLE	---
WELL	---
WATERCOURSE	---
WETLAND LINE (TOWN REGULATED)	---

**TABLE OF LAND USE (R-2A: RESIDENCE DISTRICT)**

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED (LOT 1)	PROPOSED (LOT 2)	PROPOSED (LOT 3)
GROSS LOT AREA (ACRES)	N/A	12.15397±	4.96974±	3.97390±	3.21033±
MINIMUM LOT AREA (NET ACRES)(1)	2.0	N/A	4.083±	3.422±	2.865±
MINIMUM LOT STREET FRONTAGE (FEET)	150	1,583.35	708.51	521.17	353.67
MINIMUM LOT WIDTH (FEET)	150	540.67	358	266	357
MINIMUM LOT DEPTH (FEET)	150	802.67	472	595	413
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50	380.6	203	297	122
SIDE	30	79.0	114	56	91
REAR	50	243.0	82	194	201
MAXIMUM BUILDING COVERAGE (%)	8	0.38	2.79	3.00	2.83
MAXIMUM BUILDING HEIGHT (FEET)	30	<30	<30	<30	<30
STEEP SLOPES (SF)(2)	25% OR GREATER	45,524	6,397	12,533	26,594
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	19,974	14,903	13,966
MAXIMUM PERMITTED GROSS FLOOR AREA (SF)	(5)	N/A	11,130	11,130	11,130

- NOTES & REFERENCES:**
- THIS MAP IS BASED ON A FIELD SURVEY COMPLETED APRIL 14, 2012. ADDITIONAL FIELD SURVEY WORK COMPLETED ON JULY 28, 2015.
  - A STEEP SLOPE IS DEFINED IN THE TOWN OF NORTH CASTLE ZONING CODE AS A NATURAL GEOGRAPHICAL AREA, WHETHER ON ONE OR MORE LOTS, WHICH HAS A RATIO OF VERTICAL DISTANCE TO HORIZONTAL DISTANCE OF 25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS.
  - WITH ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) AND WATER SUPPLY WELLS, 35,000 SQUARE FEET IS THE MINIMUM CONTIGUOUS BUILDABLE AREA IN THE R-2A DISTRICT. THE AREA EXCLUDES WETLANDS, WATER BODIES, WATERCOURSES AND ADJACENT 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, 13,907 SF PLUS 3% OF THE TOTAL AREA IN EXCESS OF 4.0 ACRES.
- 11-13-17  
29105  
10-



TOTAL AREA OF SUBJECT LOTS = 12.15397± ACRES  
SHEET 135 BLOCK 9024 OF THE COUNTY INDEX SYSTEM

FINAL SUBDIVISION PLAT OF GJONAJ SUBDIVISION

PREPARED FOR  
VICTOR GJONAJ  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

SCALE 1"=40'  
JULY 23, 2014

REVISED AUGUST 22, 2014  
REVISED SEPTEMBER 10, 2014  
REVISED NOVEMBER 6, 2014  
REVISED MAY 24, 2016  
REVISED SEPTEMBER 15, 2016  
REVISED SEPTEMBER 26, 2017

PREPARED BY JMC, PLLC  
120 BEDFORD ROAD, ARMONK, NEW YORK 10504 (914) 273-5225

L. THOMAS M. SCHMIDT, THE SURVEYOR WHO MADE THIS MAP, DO HEREBY CERTIFY THAT THE SURVEY ON WHICH THIS MAP IS BASED WAS COMPLETED ON AUGUST 5, 2014, AND THAT THIS MAP WAS COMPLETED JUNE 12, 2014.

THOMAS M. SCHMIDT NYS LICENSE NO. 50221