



# TOWN OF NORTH CASTLE

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

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43  
Fax: (914) 273-3554  
www.nortcastleny.com

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 16 Carey Drive, Bedford, NY 10506 \_\_\_\_\_

### Section III- DESCRIPTION OF WORK:

Proposed new single family residence on a vacant lot, within an approved subdivision.

### Section III- CONTACT INFORMATION:

APPLICANT: CG HOMES SEVEN LLC \_\_\_\_\_

ADDRESS: 320A GREENWICH STREET, NEW YORK, NY 10013 \_\_\_\_\_

PHONE: 917-575-8532 MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROPERTY OWNER: CG HOMES SEVEN LLC \_\_\_\_\_

ADDRESS: 320A GREENWICH STREET, NEW YORK, NY 10013 \_\_\_\_\_

PHONE: 917-575-8532 MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROFESSIONAL: RALPH ALFONZETTI \_\_\_\_\_

ADDRESS: 1100 ROUTE 52, CARMEL, NY 10512 \_\_\_\_\_

PHONE: 845-228-9800 MOBILE: \_\_\_\_\_

EMAIL: INFO@ALFONZETTIENG.COM \_\_\_\_\_

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 102.02-1-6 \_\_\_\_\_



**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: 16 CAREY DRIVE

Initial Submittal  Revised Preliminary

Street Location: 16 CAREY DRIVE, BEDFORD, NY 10506

Zoning District: R-2A Property Acreage: 4.301 Tax Map Parcel ID: 102.02-1-6

Date: 04/30/2021

**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
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.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

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



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)

**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 16 CAREY DRIVE, BEDFORD, NY 10506 Date: 05/17/2021

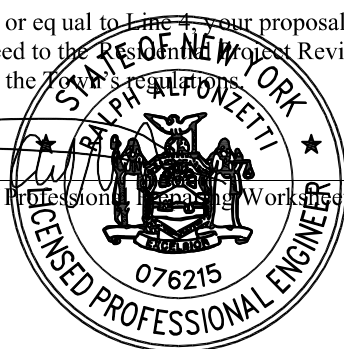
Tax Map Designation or Proposed Lot No.: 102.02-1-6

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 187,336.235 S.F.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 20,787.367 S.F.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
 Distance principal home is beyond minimum front yard setback  
81.0 x 10 = 810 810 S.F.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 21,597.367 S.F.
5. Amount of lot area covered by **principal building**:  
0 existing + 2672.8 proposed = 2,672.8 S.F.
6. Amount of lot area covered by **accessory buildings**:  
0 existing + 0 proposed = 0 S.F.
7. Amount of lot area covered by **decks**:  
0 existing + 925.8 proposed = 925.8 S.F.
8. Amount of lot area covered by **porches**:  
0 existing + 0 proposed = 0 S.F.
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
0 existing + 3887.2 proposed = 3,887.2 S.F.
10. Amount of lot area covered by **terraces**:  
0 existing + 0 proposed = 0 S.F.
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
0 existing + 0 proposed = 0 S.F.
12. Amount of lot area covered by **all other structures**:  
0 existing + 0 proposed = 0 S.F.
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 7,485.8 S.F.

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 Planning Worksheet



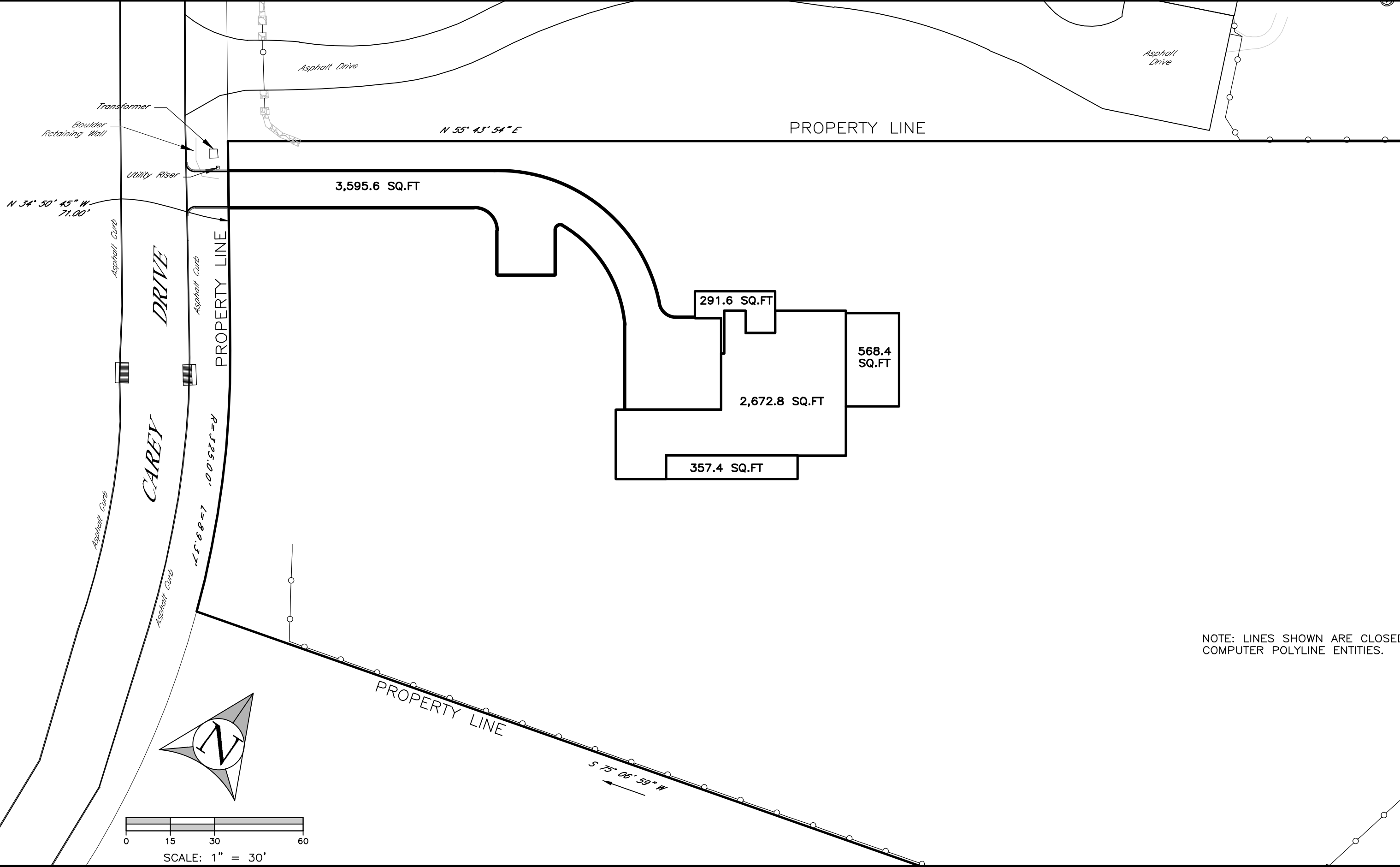
5/17/2021  
 Date

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.



ALFONZETTI ENGINEERING, P.C.  
 1100 ROUTE 52, CARMEL, N.Y. 10512  
 845 - 228 - 9800

16 CAREY DRIVE  
 TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NY

GROSS LAND COVERAGE  
 MAY 11, 2021



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

January 29, 2019  
 Telephone: (914) 273-3542  
 Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

### FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 16 CARRY Date: 5/11/21  
 Tax Map Designation or Proposed Lot No.: 102,02-1-6

Floor Area

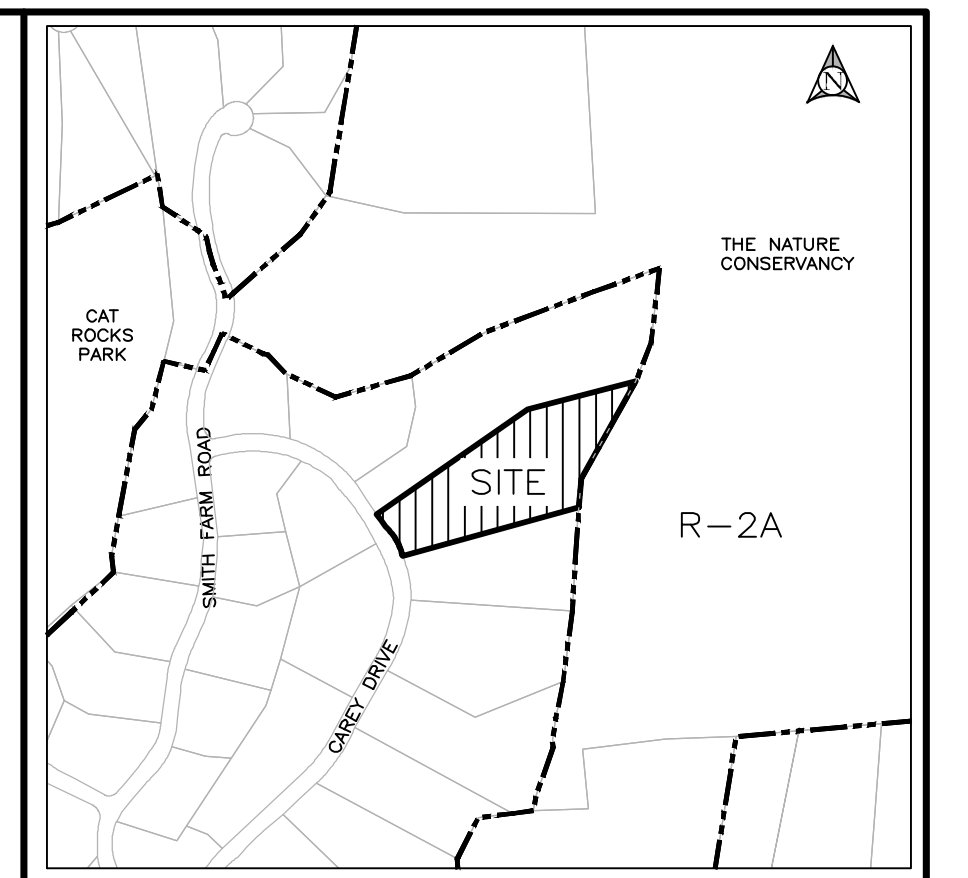
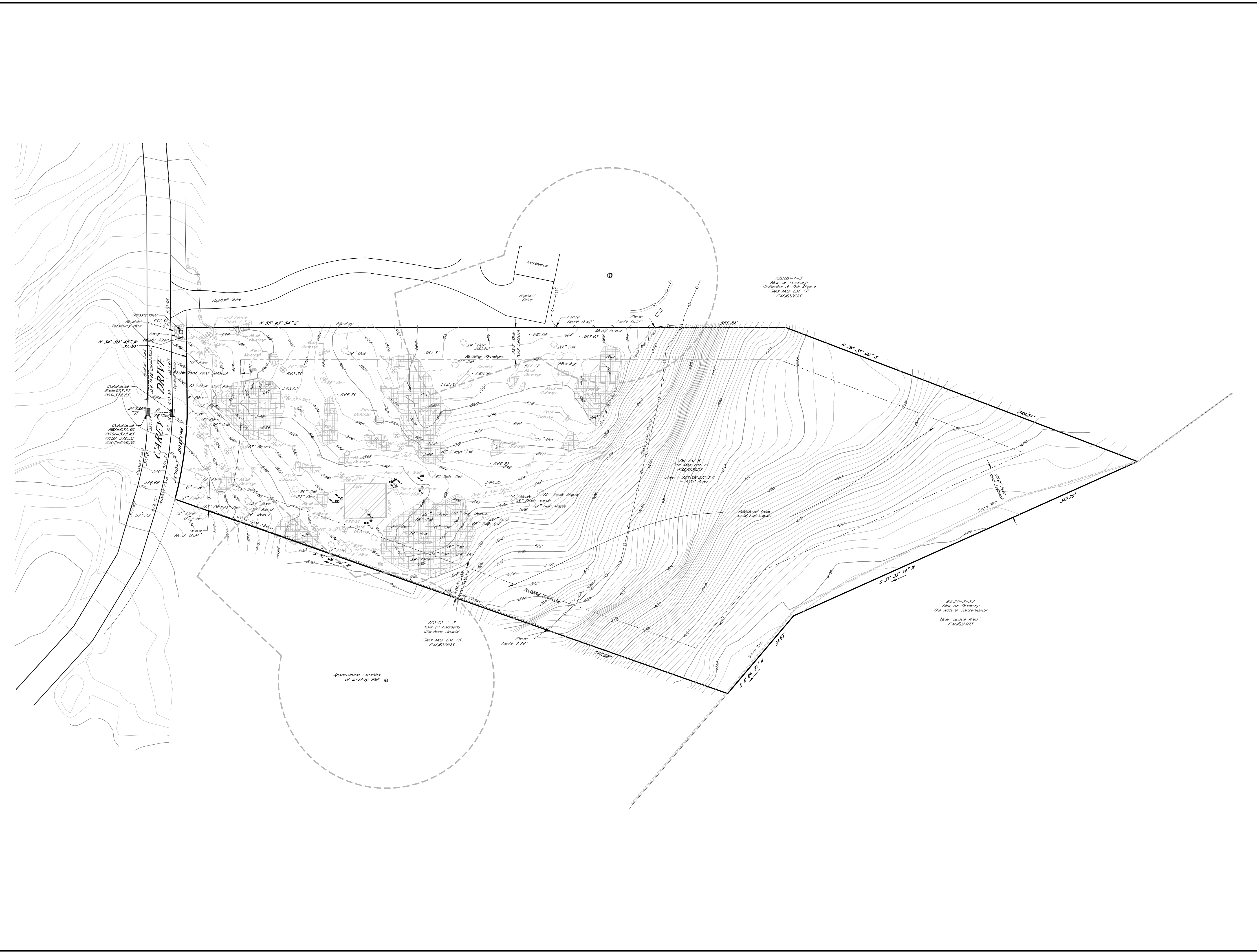
- |         |   |                     |
|---------|---|---------------------|
| 1.      | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>187,336.2 SF</u> |
| 2.      | Maximum permitted floor area (per Section 355-26.B(4)):   | <u>14914</u>        |
| 3.      | Amount of floor area contained within first floor:<br>- <u>    </u> existing + <u>1820</u> proposed = <u>    </u>                               | <u>1820</u>         |
| 4.      | Amount of floor area contained within second floor:<br>- <u>    </u> existing + <u>1280</u> proposed = <u>    </u>                              | <u>1280</u>         |
| 5.      | Amount of floor area contained within garage:<br>- <u>    </u> existing + <u>770</u> proposed = <u>    </u>                                     | <u>770</u>          |
| 6.      | Amount of floor area contained within porches capable of being enclosed:<br>- <u>    </u> existing + <u>196</u> proposed = <u>    </u>          | <u>196</u>          |
| 7.      | Amount of floor area contained within basement (if applicable – see definition):<br>- <u>    </u> existing + <u>1000</u> proposed = <u>    </u> | <u>1000</u>         |
| 8.      | Amount of floor area contained within attic (if applicable – see definition):<br>- <u>    </u> existing + <u>    </u> proposed = <u>    </u>    | <u>    </u>         |
| 9.      | Amount of floor area contained within all accessory buildings:<br>- <u>    </u> existing + <u>    </u> proposed = <u>    </u>                   | <u>    </u>         |
| 10. Pro | posed floor area: Total of Lines 3 – 9 = <u>    </u>  | <u>5066</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 Prep



05/12/2021  
 Date



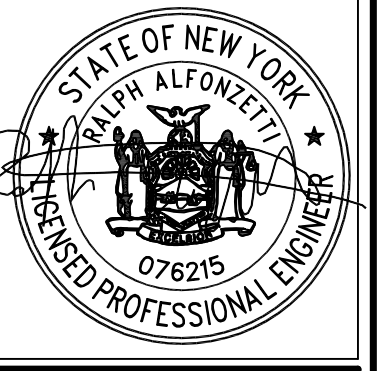
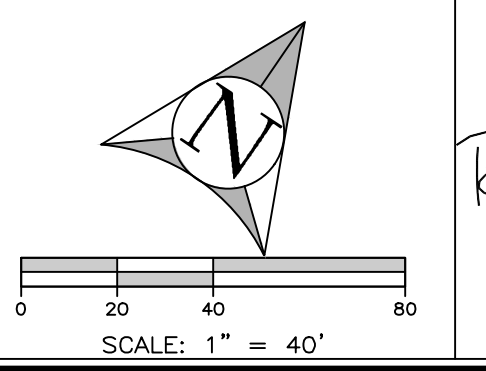
LOCATION MAP N.T.S.

**DEMO LEGEND**  
 TO BE REMOVED

**TREE LEGEND**

☒	21 TREES TO BE REMOVED
36"	Oak
6"	Pine
6"	Pine
14"	Pine
48"	Tree
48"	Oak
22"	Tree
6"	Pine
8"	Pine
18"	Tree
14"	Pine
26"	Oak
24"	Ash
12"	Pine
8"	Pine
20"	Tree
48"	Tulip
12"	Pine
10"	Pine
12"	Pine
8"	Pine

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 700(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



**ALFONZETTI ENGINEERING, P.C.**  
 1100 ROUTE 52, CARMEL, N.Y. 10512  
 845 - 228 - 9800

**SITE DATA**

OWNER/APPLICANT:  
 ALTSHULER

SITE ADDRESS:  
 16 CAREY DRIVE,  
 BEDFORD, NEW YORK  
 10506

TAX MAP #:  
 102.02-1-6

LOT AREA: 4.30 ACRES

ZONING: R-2A

**EXISTING CONDITIONS**  
 # DEMO PLAN  
 MAY 17, 2021

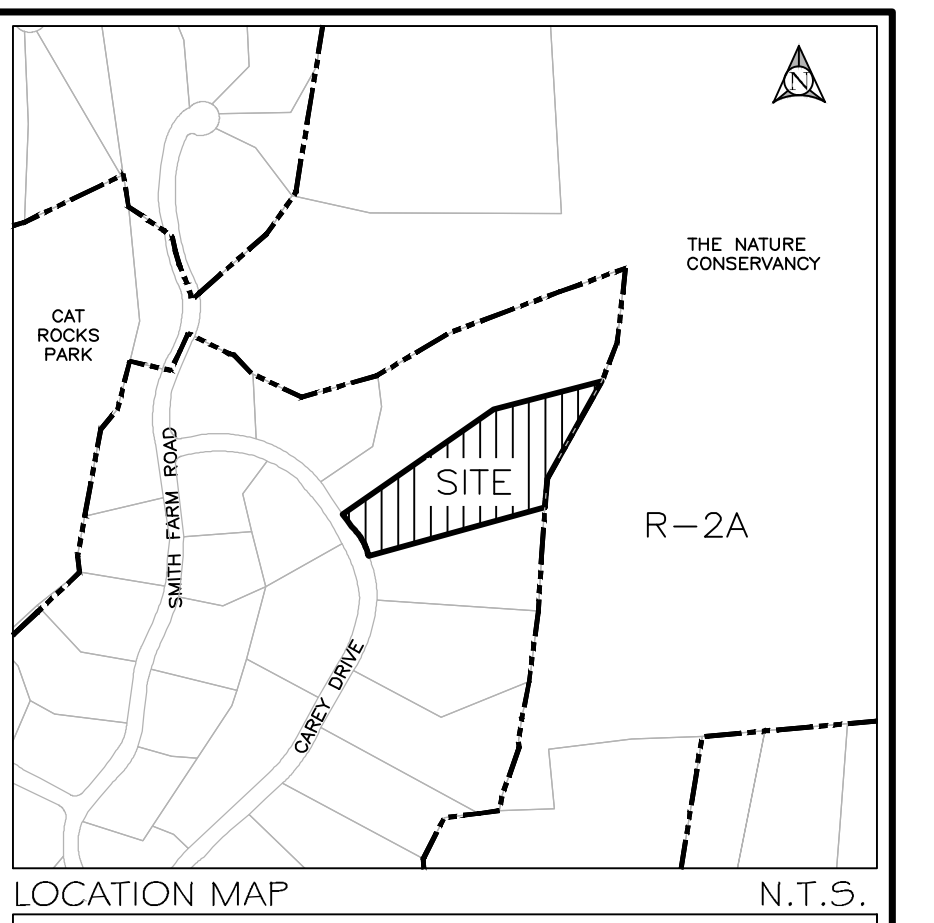
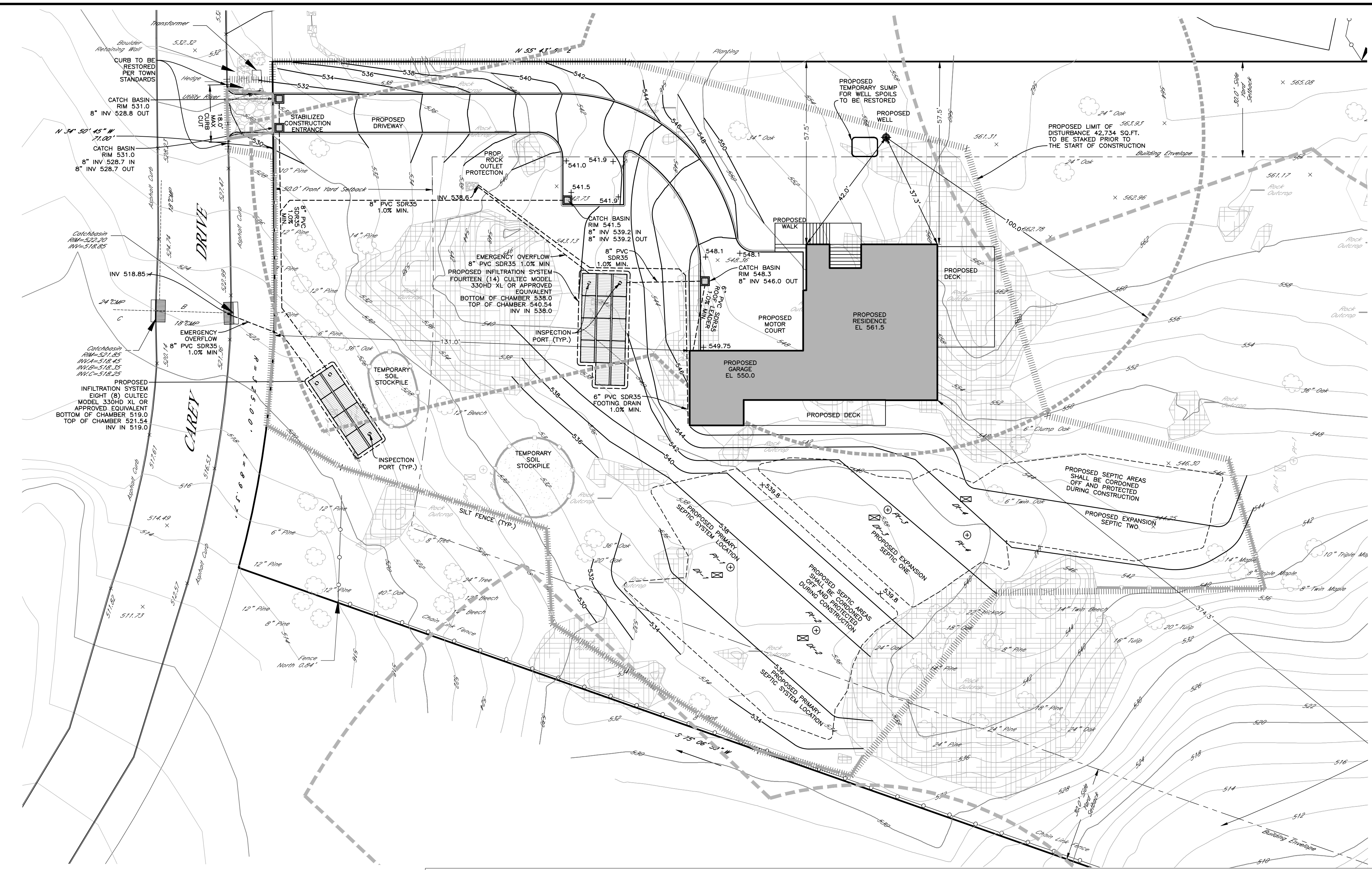
PROJECT:  
 16 CAREY DR, BEDFORD, NY 10506  
 TOWN OF NORTH CASTLE, WESTCHESTER COUNTY,  
 NEW YORK

DRAWING: 01  
 SHEET: 03



USING STORMWATER CHAMBERS CULTEC RECHARGER 330 XL HD		
DRAINAGE STUDY AREA 1: (RESIDENCE, WALKS, TOP OF DRIVEWAY)	S.F.	4866.7
EXISTING IMPERVIOUS		152
NET INCREASE IMPERVIOUS		4714.7
DESIGN STORM (100 YR.):	IN.	9.2
HYDROLOGIC SOIL TYPE:		B
EXISTING CN:		55
PROPOSED CN:		98
REQUIRED STORAGE VOLUME CALCULATION		
EX. RUNOFF DEPTH:	IN.	3.63
PR. RUNOFF DEPTH:	IN.	8.96
DELTA RUNOFF DEPTH:	IN.	5.33
REQUIRED STORAGE VOLUME:	C.F.	2092.6
CHAMBER INFORMATION		
LENGTH OF 1 CHAMBER:	FT.	8.5
WIDTH OF 1 CHAMBER:	FT.	4.33
HEIGHT OF CHAMBER:	FT.	2.54
WIDTH OF STONE SURROUNDING CHAMBER:	FT.	1
DEPTH OF STONE UNDER CHAMBER:	FT.	0.5
STONE VOID RATIO:		0.33
VOLUME PER CHAMBER (AS PER MANUFACTURER):	C.F./L.F.	7.46
TRENCH SIZE		
TRENCH WIDTH:	FT.	6.33
TRENCH LENGTH (UNIT LENGTH):	FT.	1
TRENCH HEIGHT:	FT.	3.04
TRENCH VOLUME:	C.F./L.F.	19.24
STONE VOID VOLUME:	C.F.	3.89
PERCOLATION AREA:	S.F./L.F.	6.33
PERCOLATION RATE:	MIN./IN.	12
PERCOLATION HOLE DIAMETER:	IN.	10
WATER LEVEL DROP	IN.	1
AVERAGE DEPTH OF WATER	IN.	8.5
PERCOLATION HOLE BOTTOM AREA:	S.F.	0.55
PERCOLATION HOLE SIDE AREA:	S.F.	1.85
PERCOLATION HOLE TOTAL AREA:	S.F.	2.40
PERCOLATION VOLUME CHANGE	C.F.	0.045
ADJUSTED PERCOLATION RATE:	C.F./S.F./ DAY	2.27
PERCOLATION VOL. PER DAY:	C.F./DAY/ L.F.	14.4
SOIL CLOGGING FACTOR:		25%
PERCOLATION WITH CLOGGING:	C.F./DAY/ L.F.	10.8
TOTAL VOLUME OF CHAMBERS:	C.F./DAY/ L.F.	22.1
REQUIRED LENGTH CHAMBERS:	L.F.	94.53
REQUIRED NUMBER OF CHAMBERS @ 7 L.F./CHAMBER:	IN.	13.50
PROPOSED NUMBER OF CHAMBERS		14.00

USING STORMWATER CHAMBERS CULTEC RECHARGER 330 XL HD		
DRAINAGE STUDY AREA 2: (LOWER DRIVEWAY)	S.F.	2619.1
NET INCREASE IMPERVIOUS		2619.1
DESIGN STORM (25 YR.):	IN.	9.2
HYDROLOGIC SOIL TYPE:		B
EXISTING CN:		55
PROPOSED CN:		98
REQUIRED STORAGE VOLUME CALCULATION		
EX. RUNOFF DEPTH:	IN.	3.63
PR. RUNOFF DEPTH:	IN.	8.96
DELTA RUNOFF DEPTH:	IN.	5.33
REQUIRED STORAGE VOLUME:	C.F.	1162.5
CHAMBER INFORMATION		
LENGTH OF 1 CHAMBER:	FT.	8.5
WIDTH OF 1 CHAMBER:	FT.	4.33
HEIGHT OF CHAMBER:	FT.	2.54
WIDTH OF STONE SURROUNDING CHAMBER:	FT.	1
DEPTH OF STONE UNDER CHAMBER:	FT.	0.5
STONE VOID RATIO:		0.33
VOLUME PER CHAMBER (AS PER MANUFACTURER):	C.F./L.F.	7.46
TRENCH SIZE		
TRENCH WIDTH:	FT.	6.33
TRENCH LENGTH (UNIT LENGTH):	FT.	1
TRENCH HEIGHT:	FT.	3.04
TRENCH VOLUME:	C.F./L.F.	19.24
STONE VOID VOLUME:	C.F.	3.89
PERCOLATION AREA:	S.F./L.F.	6.33
PERCOLATION RATE:	MIN./IN.	12
PERCOLATION HOLE DIAMETER:	IN.	10
WATER LEVEL DROP	IN.	1
AVERAGE DEPTH OF WATER	IN.	8.5
PERCOLATION HOLE BOTTOM AREA:	S.F.	0.55
PERCOLATION HOLE SIDE AREA:	S.F.	1.85
PERCOLATION HOLE TOTAL AREA:	S.F.	2.40
PERCOLATION VOLUME CHANGE	C.F.	0.045
ADJUSTED PERCOLATION RATE:	C.F./S.F./ DAY	2.27
PERCOLATION VOL. PER DAY:	C.F./DAY/ L.F.	14.4
SOIL CLOGGING FACTOR:		25%
PERCOLATION WITH CLOGGING:	C.F./DAY/ L.F.	10.8
TOTAL VOLUME OF CHAMBERS:	C.F./DAY/ L.F.	22.1
REQUIRED LENGTH CHAMBERS:	L.F.	52.51
REQUIRED NUMBER OF CHAMBERS @ 7 L.F./CHAMBER:	IN.	7.50
PROPOSED NUMBER OF CHAMBERS		8.00

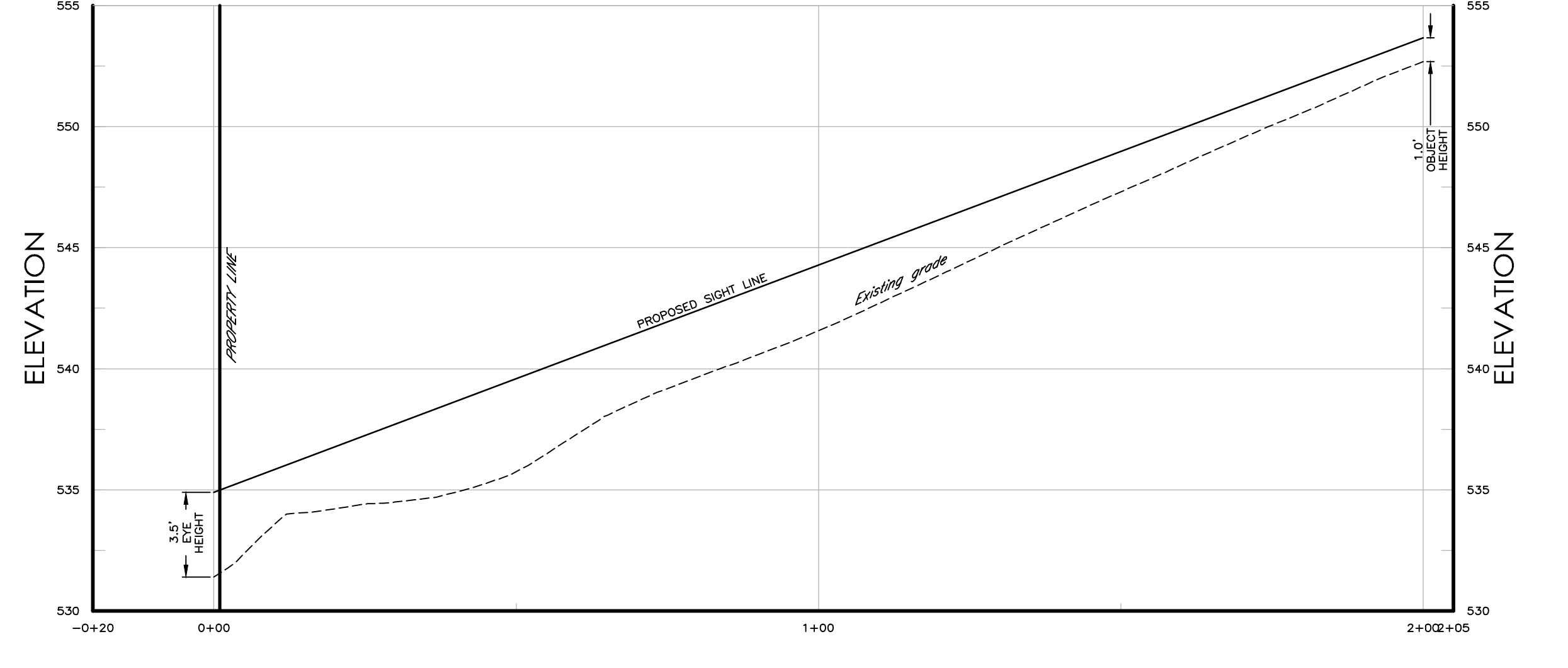


PERCOLATION TEST DATA	
P1	1.67 MIN./IN.
P2	12 MIN./IN.
P3	8 MIN./IN.
P4	12 MIN./IN.

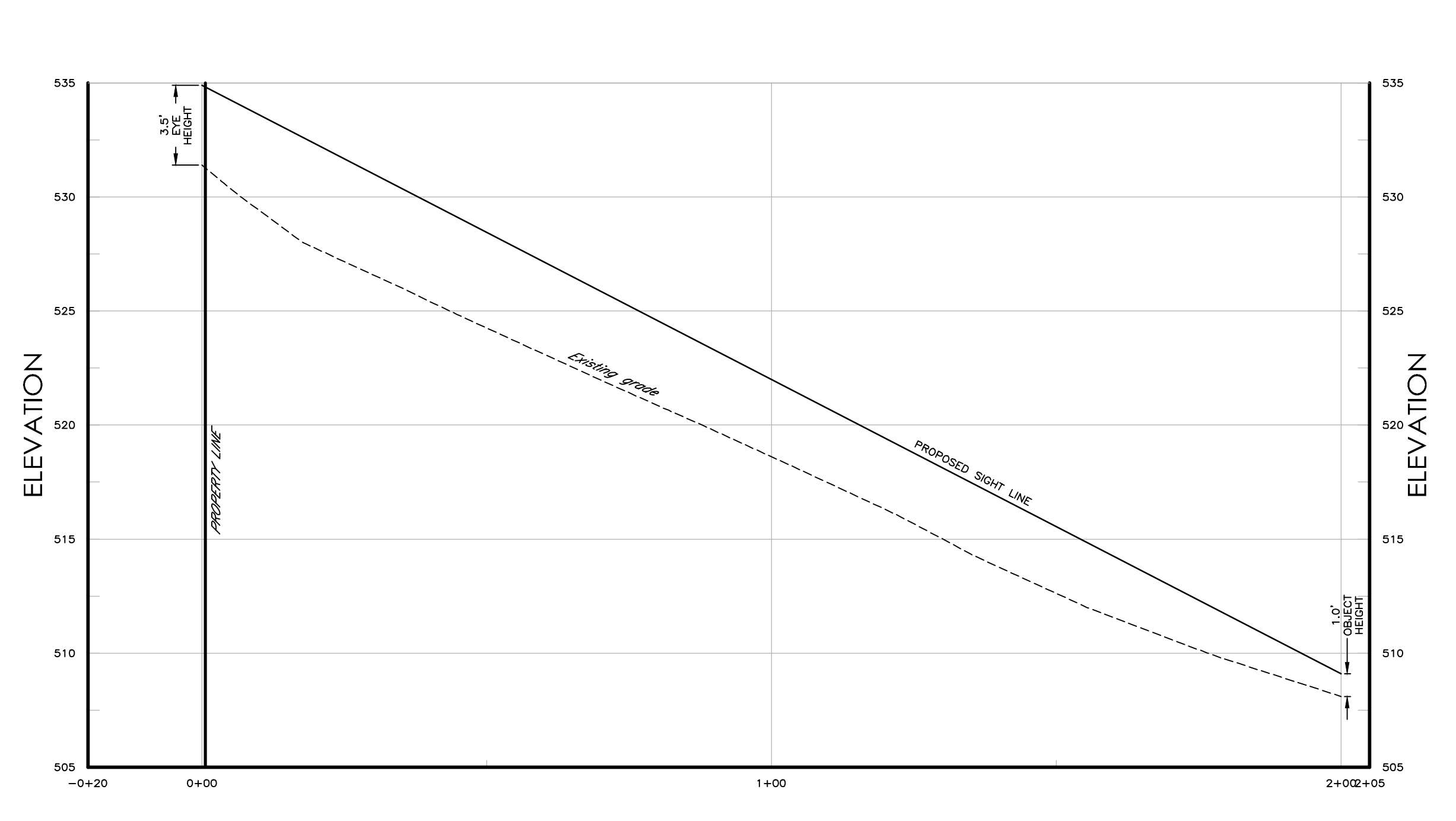
DEEP TEST HOLE DESCRIPTION	
DT1	0"-6" TOPSOIL 6"-54" BROWN SANDY LOAM WITH LARGE COBBLE LEDGE AT 54"
DT2	0"-6" TOPSOIL 5"-84" BROWN SANDY LOAM WITH LARGE COBBLE
DT3	0"-12" TOPSOIL 12"-66" BROWN SANDY LOAM WITH LARGE COBBLE LEDGE AT 66"
DT4	0"-18" TOPSOIL 18"-54" MOD COMP LOAM 54"-72" DARK BROWN LOAM WITH CLAY LEDGE ENCOUNTERED AT 72"

ZONING TABLE		
ZONE:	ONE FAMILY RESIDENCE DISTRICT ZONE R-2A	
TOTAL LOT AREA:	4.301 AC	PROPOSED
MINIMUM LOT AREA:	2 ACRES	4.301 ACRES
FRONT YARD SETBACK:	50 FT.	131.0 FT.
SIDE YARD SETBACK:	30 FT.	57.0 FT.
REAR YARD SETBACK:	50 FT.	374.3 FT.
MAXIMUM HEIGHT:	30 FT.	<30 FT.
MAXIMUM BUILDING COVERAGE:	8%	1.42%

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**SIGHT LINE LOOKING RIGHT PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'



**SIGHT LINE LOOKING LEFT PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'

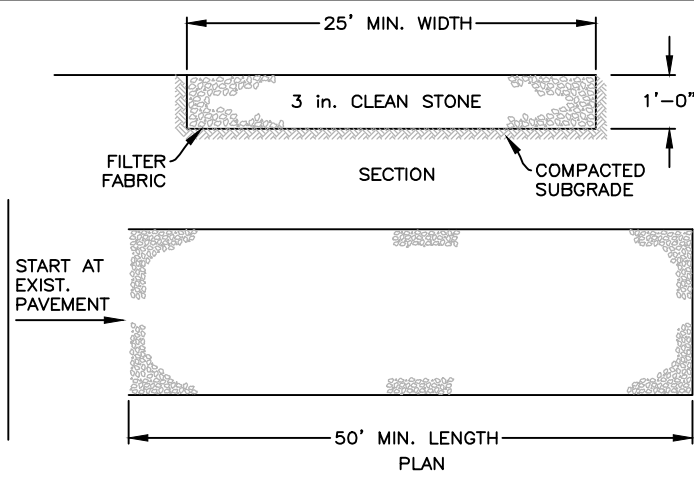
North arrow pointing towards the top right. Scale: 1" = 20'. Professional Engineer seal for Alfonso Alfanzetti, State of New York, License No. 076215.

**ALFONZETTI ENGINEERING, P.C.**  
1100 ROUTE 52, CARMEL, N.Y. 10512  
845 - 228 - 9800

SITE DATA	
OWNER/APPLICANT:	ALTHALER
SITE ADDRESS:	16 CAREY DRIVE, BEDFORD, NEW YORK 10506
TAX MAP #:	102.02-1-6
LOT AREA:	4.30 ACRES
ZONING:	R-2A
DRAWING:	SHEET: 02 03

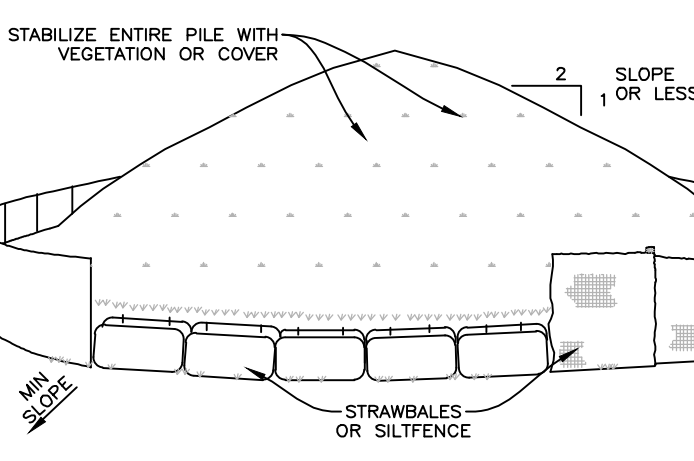
**SITE PLAN**  
MAY 17, 2021

PROJECT:  
16 CAREY DR, BEDFORD, NY 10506  
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY,  
NEW YORK



- ### INSTALLATION NOTES
- STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
  - INLET CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

### STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD) N.T.S.

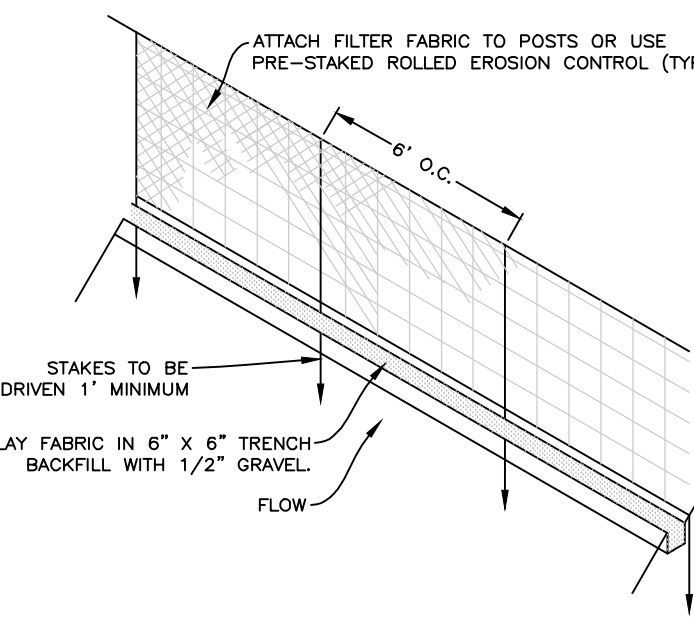


TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SURFACES THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS). STONY, SALTY, HAVE LOW PERMEABILITY, ARE EXTREMELY ACID, IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

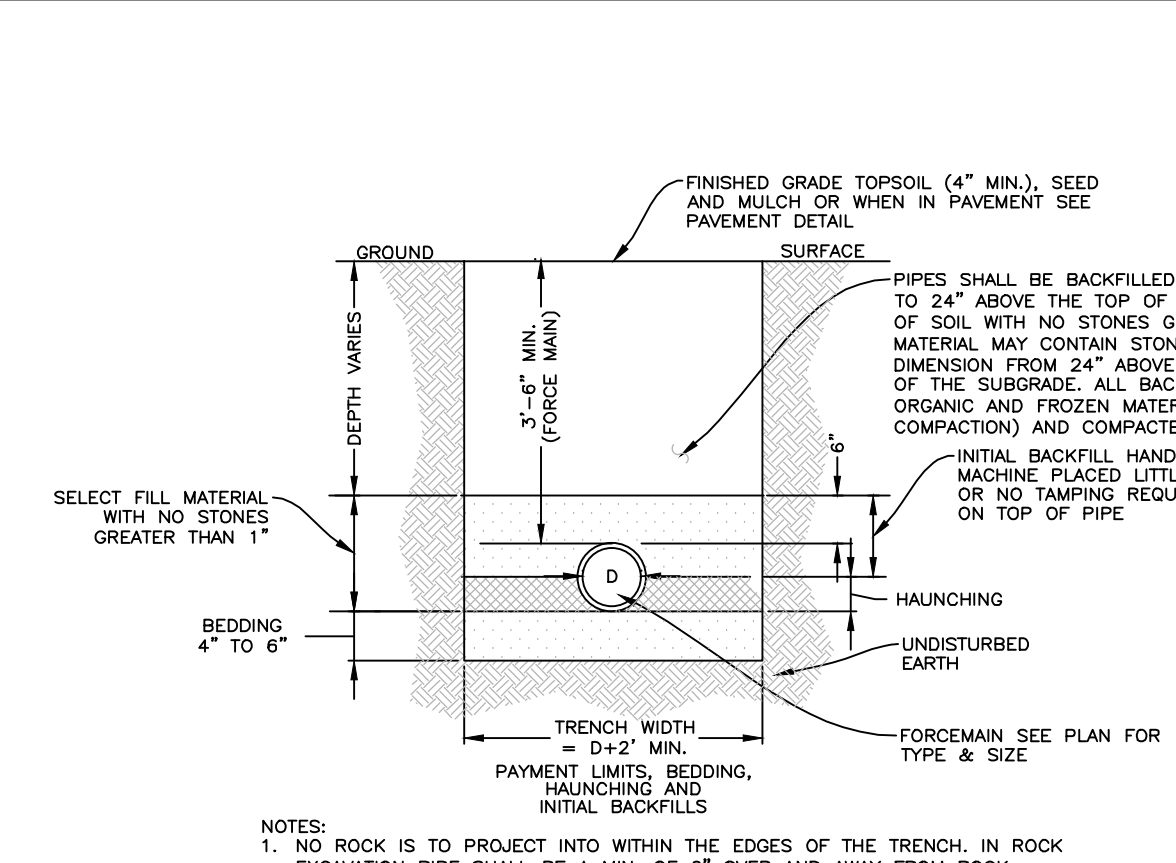
TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

- ### INSTALLATION NOTES
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

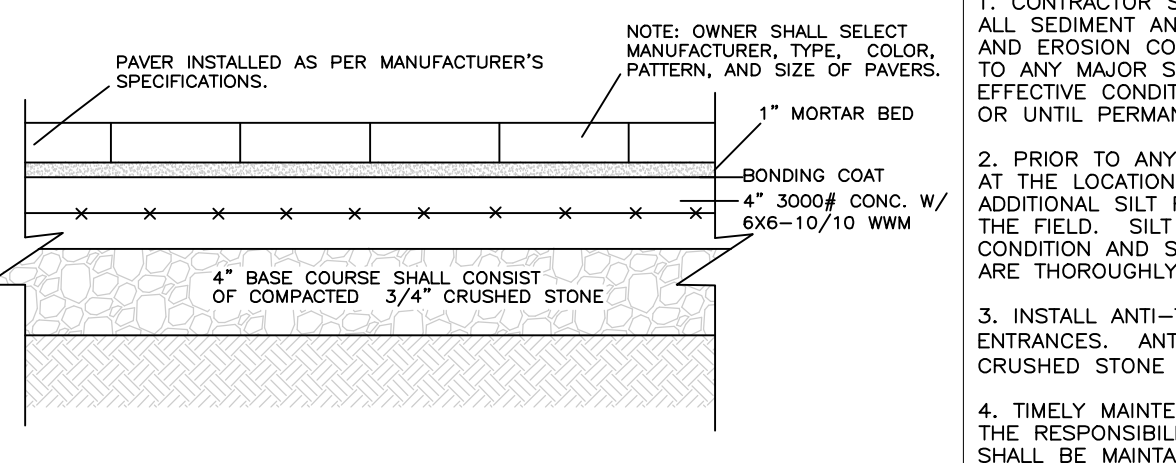
### TEMPORARY MATERIAL STOCKPILE N.T.S.



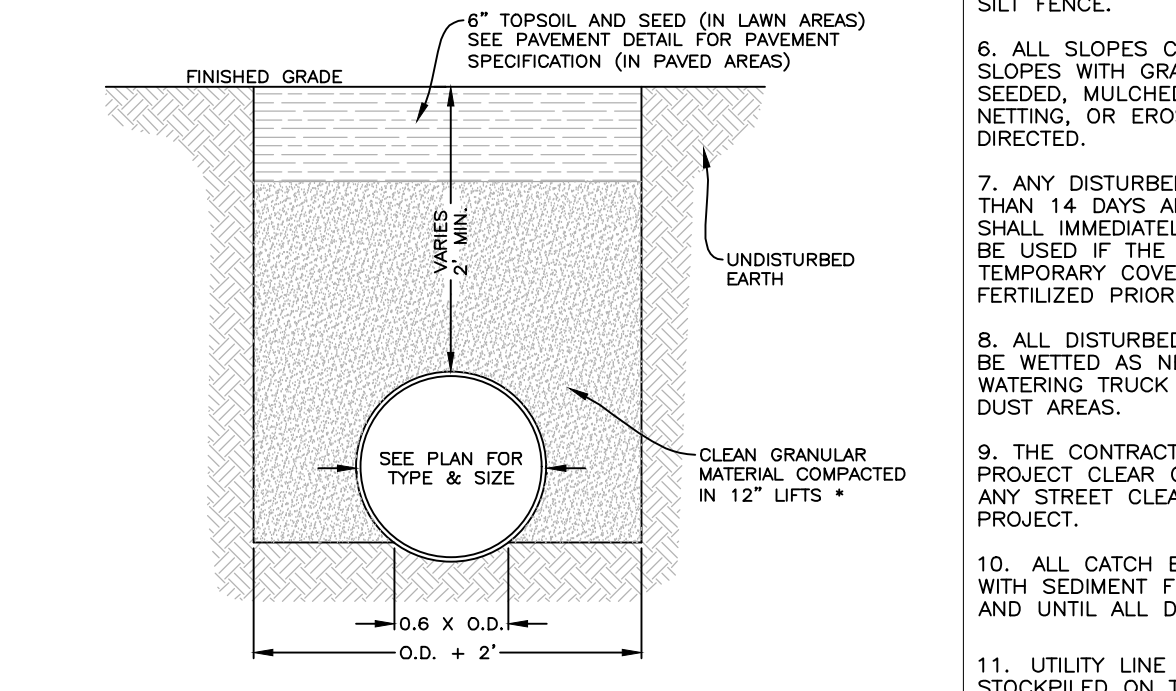
### SILT FENCE N.T.S.



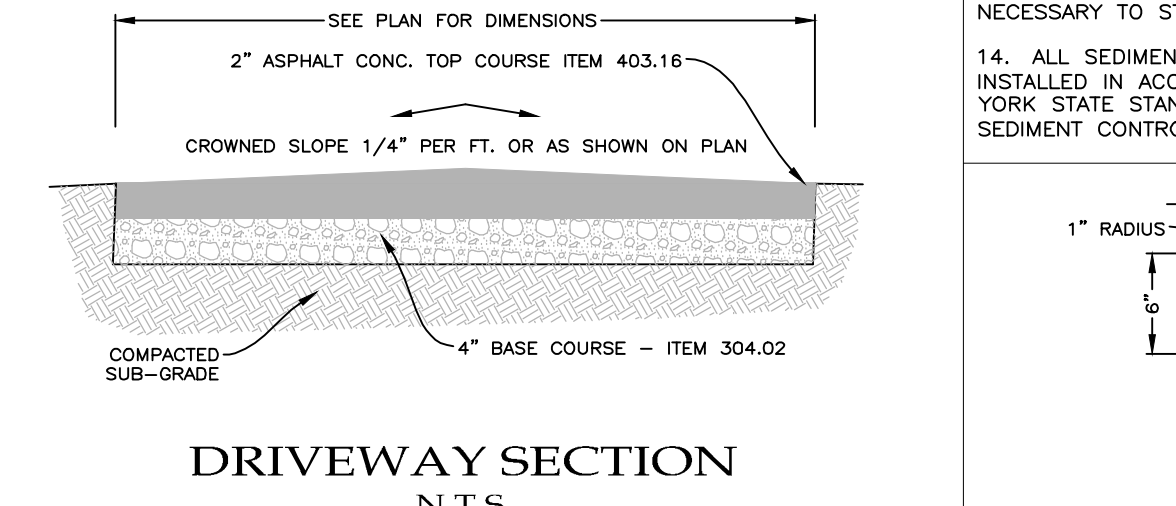
### FORCEMAIN TRENCH DETAIL N.T.S.



### WALKWAY DETAIL N.T.S.



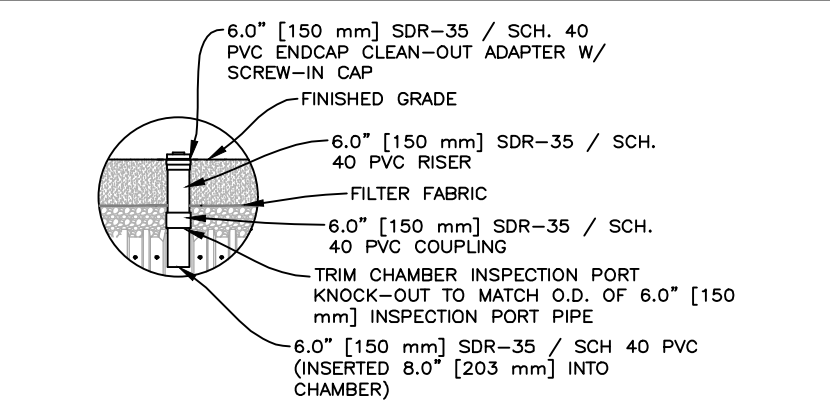
### DRAIN PIPE TRENCH DETAIL N.T.S.



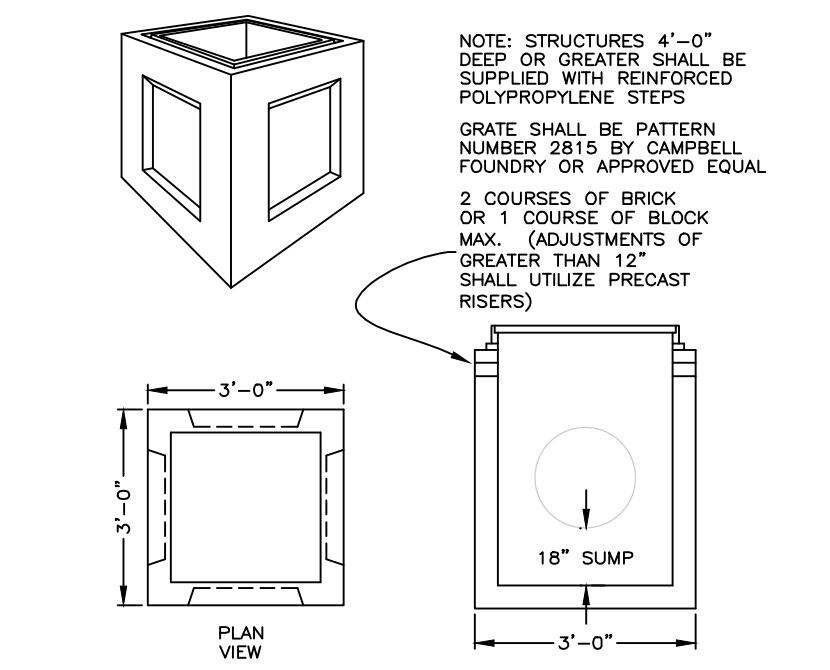
### DRIVEWAY SECTION N.T.S.

### EROSION CONTROL NOTES:

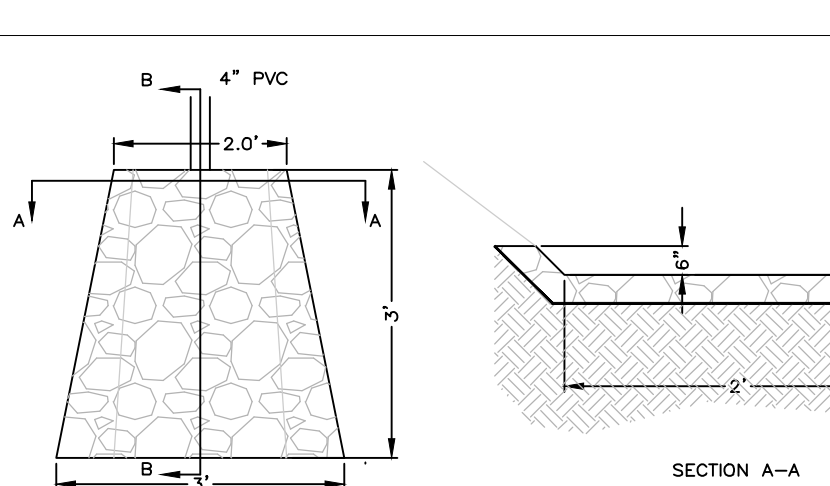
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2\"/>



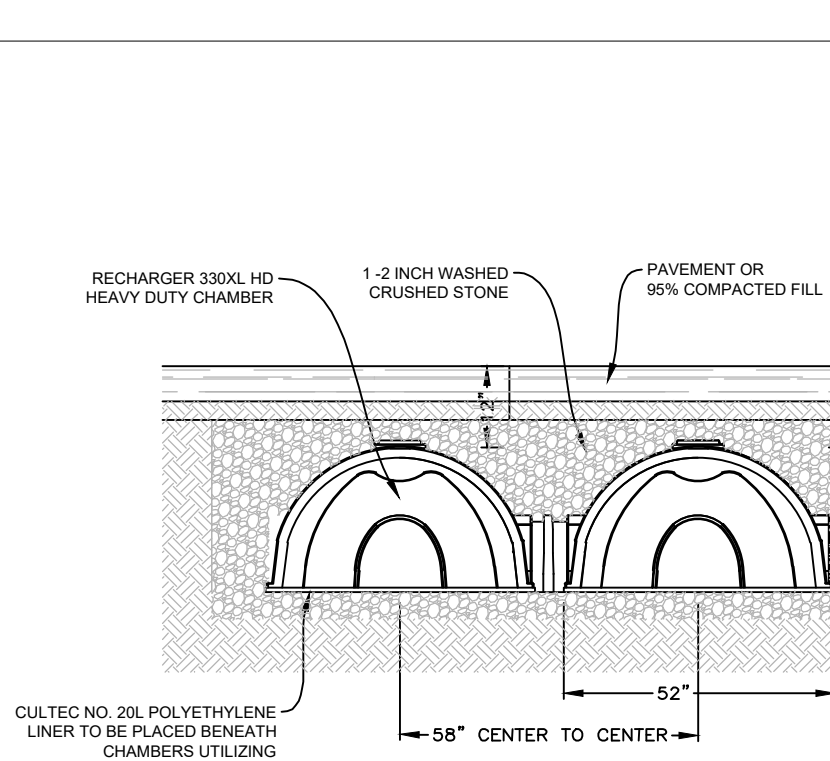
### 'CULTEC' CHAMBERS INSPECTION PORT NON-TRAFFIC APPLICATION N.T.S.



### CATCH BASIN DETAIL N.T.S.



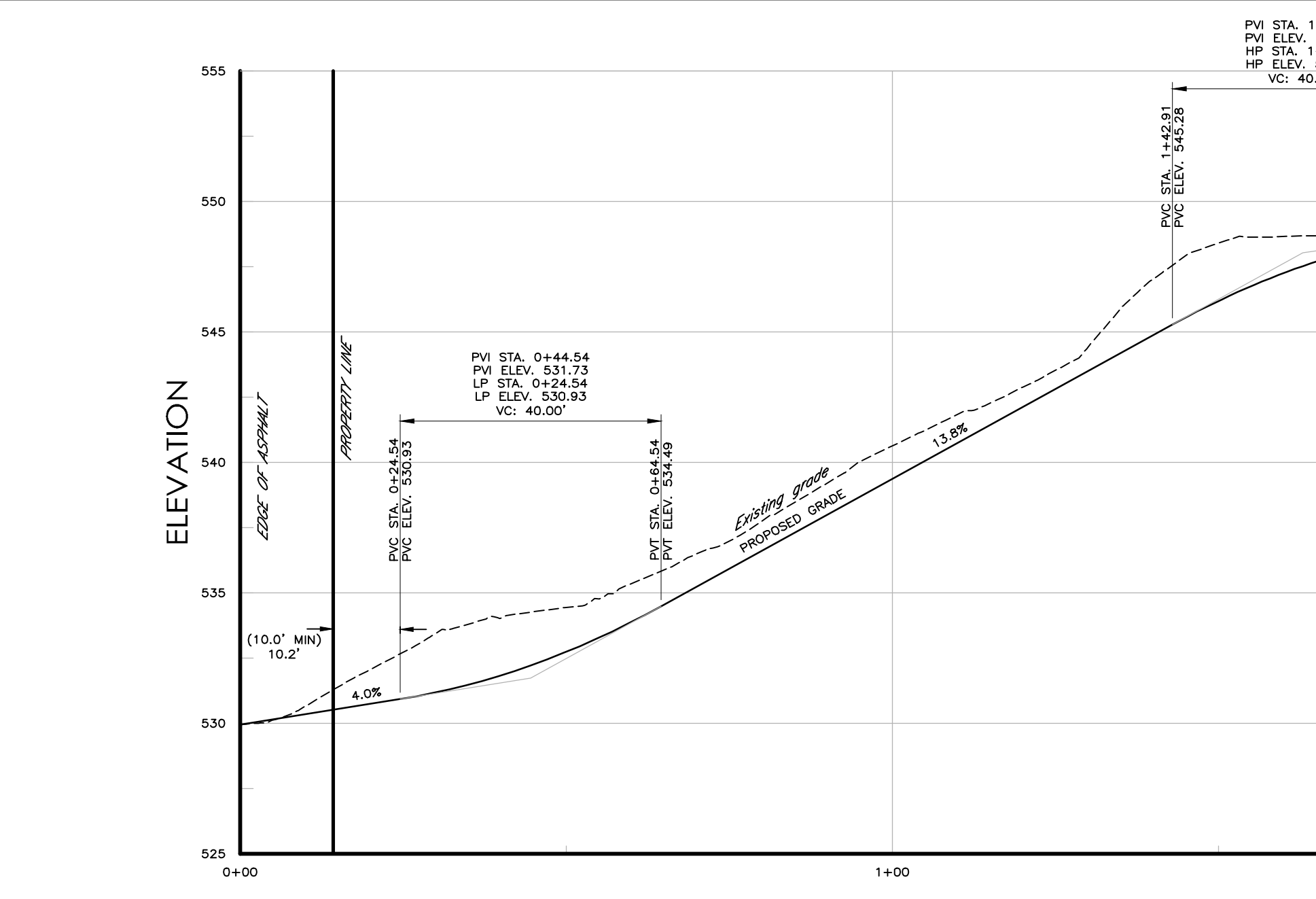
### FOOTING DRAIN OUTLET PROTECTION DETAIL N.T.S.



### STORMWATER CHAMBER CROSS SECTION N.T.S.



### STORMWATER CHAMBER INSTALLATION N.T.S.



### DRIVEWAY PROFILE HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 5'

### CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
- THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
- EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
- AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
- ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
- THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
- UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
- ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
- IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
- NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
- OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.

### CONSTRUCTION SEQUENCE:

- SURVEY AND STAKE LIMITS OF DISTURBANCE AND EROSION CONTROL INSTALLATION.
- STRIP TOPSOIL AND ROUGH GRADING. NOTE THAT DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED. STABILIZATION MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.
- EXCAVATE AND INSTALL SUBSURFACE UTILITIES; WATER SERVICE, ELECTRIC TELEPHONE/CABLE/DRAINAGE, SEPTIC SYSTEM SHALL BE STAKED. SEPTIC SYSTEM AND WELL SHALL BE INSTALLED.
- PROTECT SEPTIC SYSTEM DURING CONSTRUCTION.
- FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING FOR FINAL SITE STABILIZATION.
- REMOVE EROSION CONTROL: SILT FENCE AND ANTI-TRACKING PAD. DISCARD EROSION CONTROL DEVICES IN AN APPROPRIATE MANNER.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2709(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



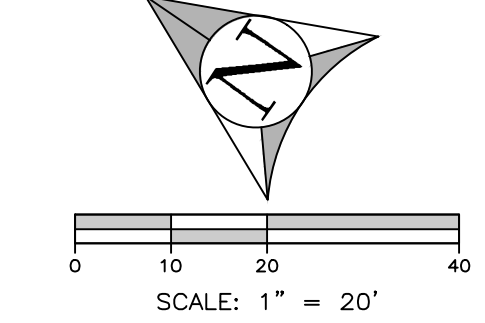
### ALFONZETTI ENGINEERING, P.C. 1100 ROUTE 52, CARMEL, N.Y. 10512 845 - 228 - 9800

### SITE DATA

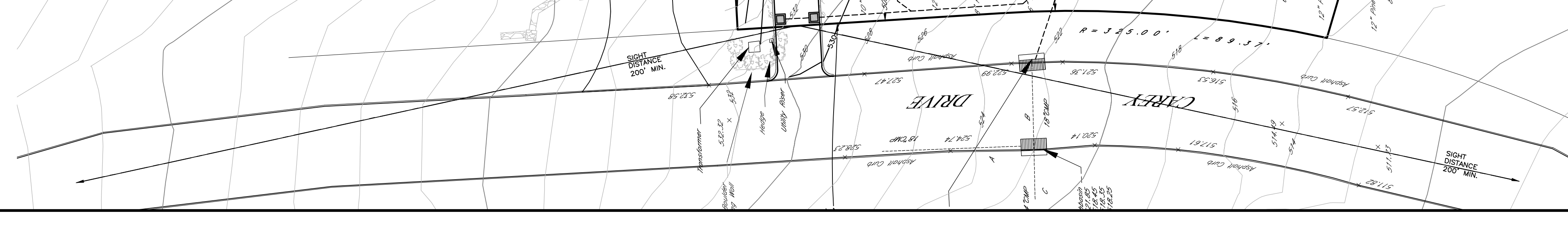
OWNER/APPLICANT: ALTHALER  
 SITE ADDRESS: 16 CAREY DRIVE, BEDFORD, NEW YORK 10506  
 TAX MAP #: 102.02-1-6  
 LOT AREA: 4.30 ACRES  
 ZONING: R-2A  
 DRAWING: SHEET 03 OF 03  
 DATE: MAY 17, 2021

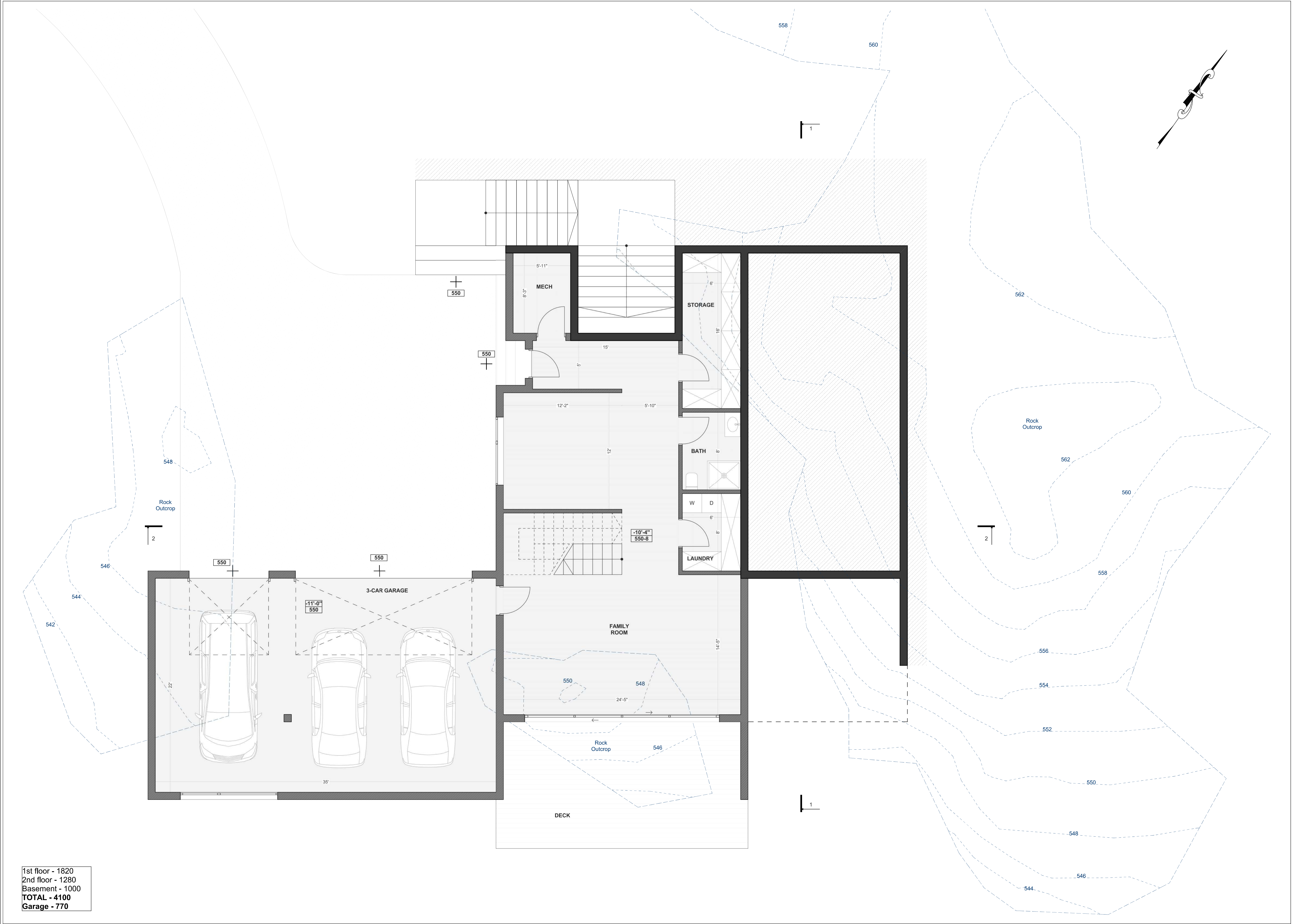
### SITE DETAILS

PROJECT: 16 CAREY DR, BEDFORD, NY 10506 TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

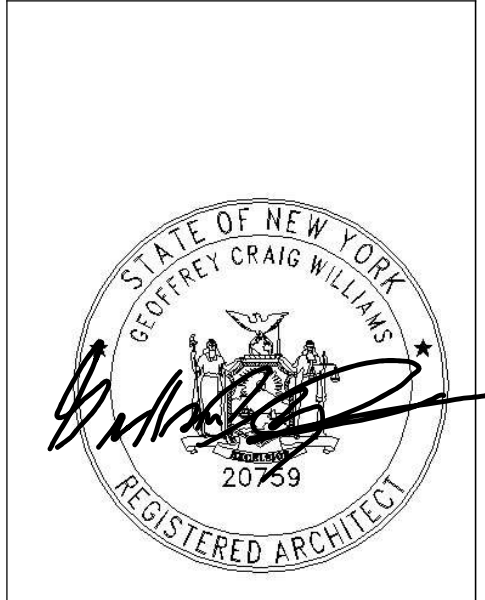


### SITE LINE PLAN





1st floor - 1820  
2nd floor - 1280  
Basement - 1000  
**TOTAL - 4100**  
Garage - 770



16 Carey Dr, Bedford, NY 10506

MARK	DATE	DESCRIPTION

ISSUE:

PROJECT NO:

CAD FILE:

DATE:

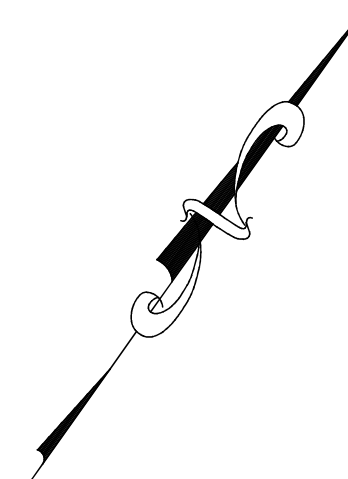
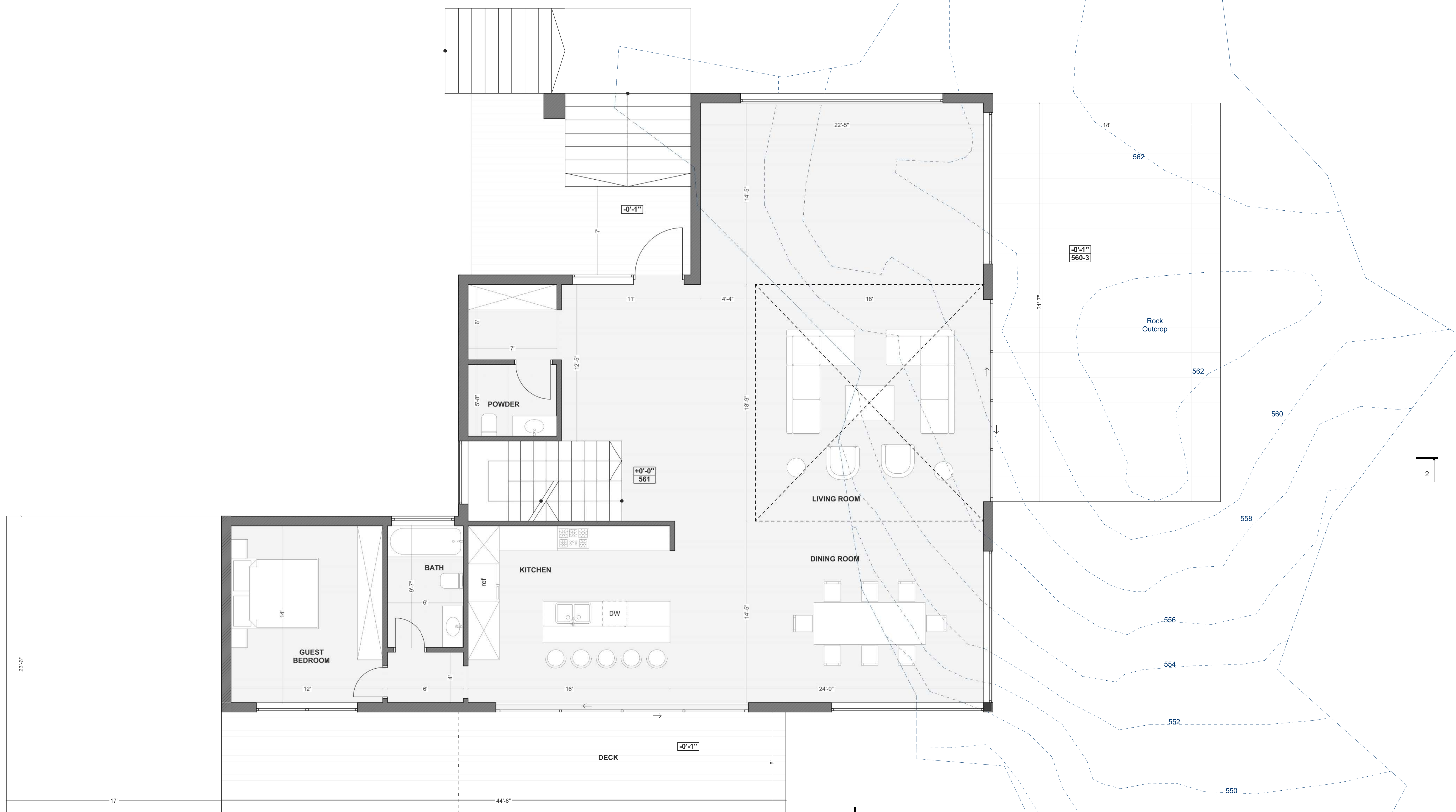
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CHECKED BY:

COPYRIGHT:

SHEET TITLE:  
**BASEMENT PLAN**

DRAWING SHEET NO:  
**A1-01**



16 Carey Dr, Bedford, NY 10506

MARK	DATE	DESCRIPTION
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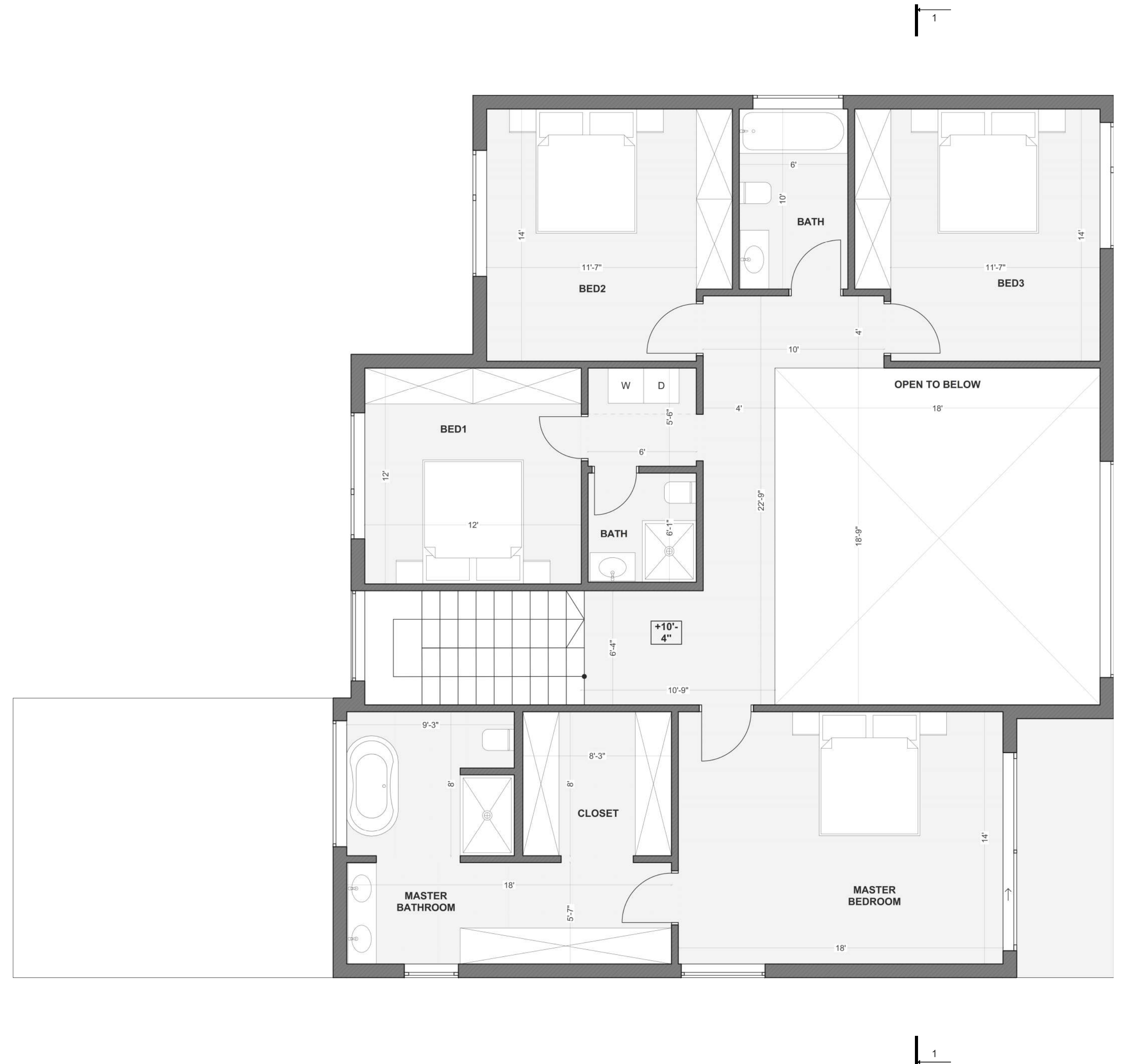
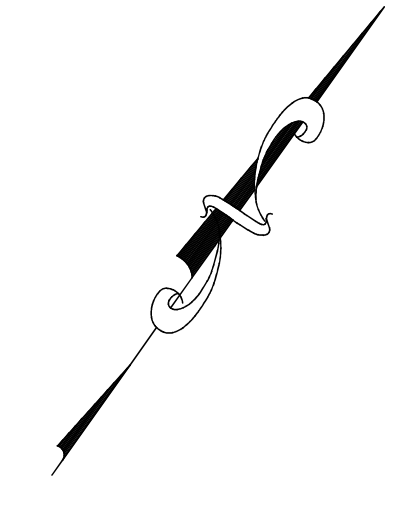
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 DATE:  
 DRAWN BY:  
 CHECKED BY:  
 COPYRIGHT:

SHEET TITLE:

1ST FLOOR PLAN

DRAWING SHEET NO:  
 A1-02

1st floor - 1820  
 2nd floor - 1280  
 Basement - 1000  
**TOTAL - 4100**  
 Garage - 770



1st floor - 1820  
 2nd floor - 1280  
 Basement - 1000  
**TOTAL - 4100**  
 Garage - 770



16 Carey Dr, Bedford, NY 10506

MARK	DATE	DESCRIPTION

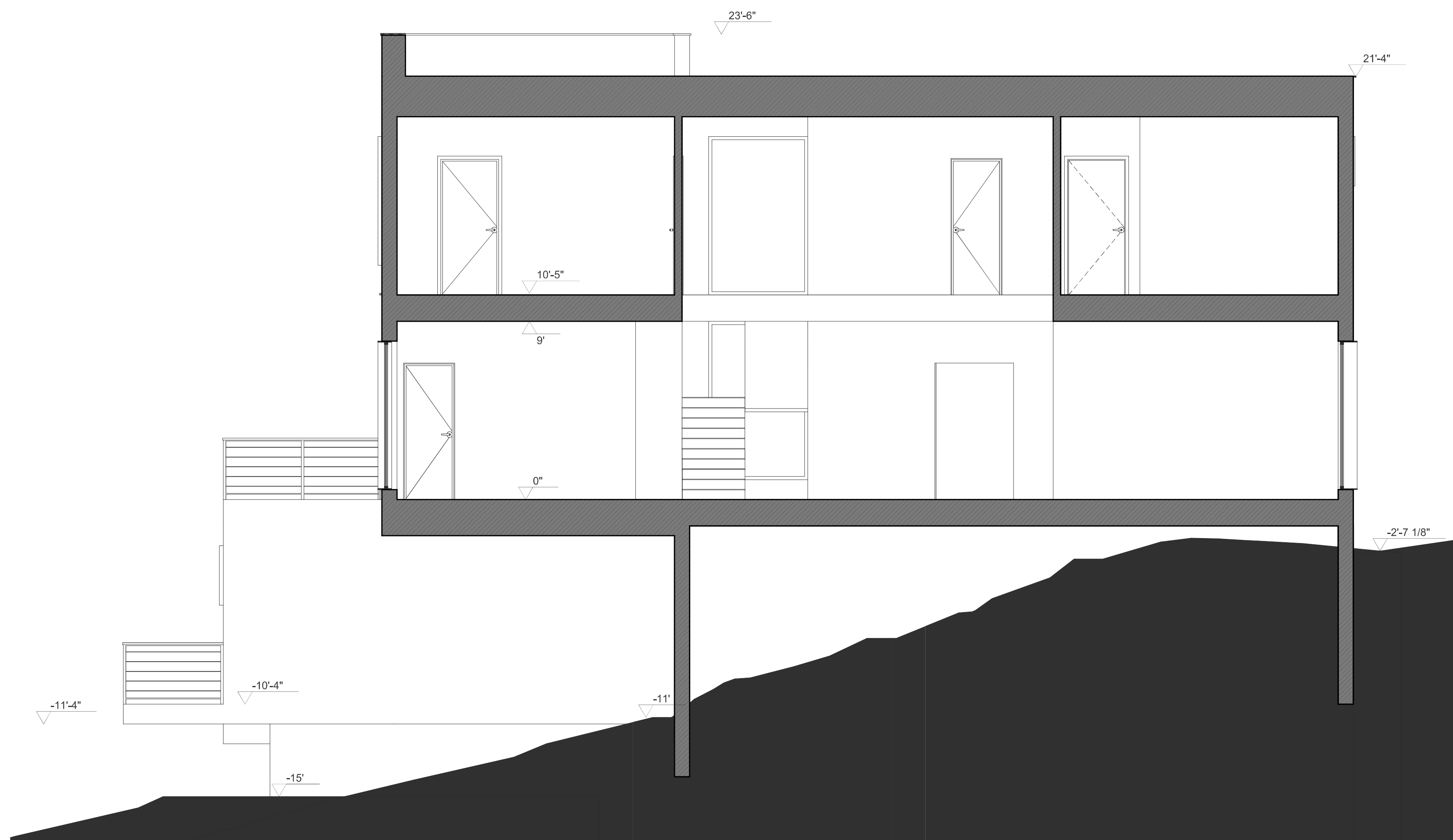
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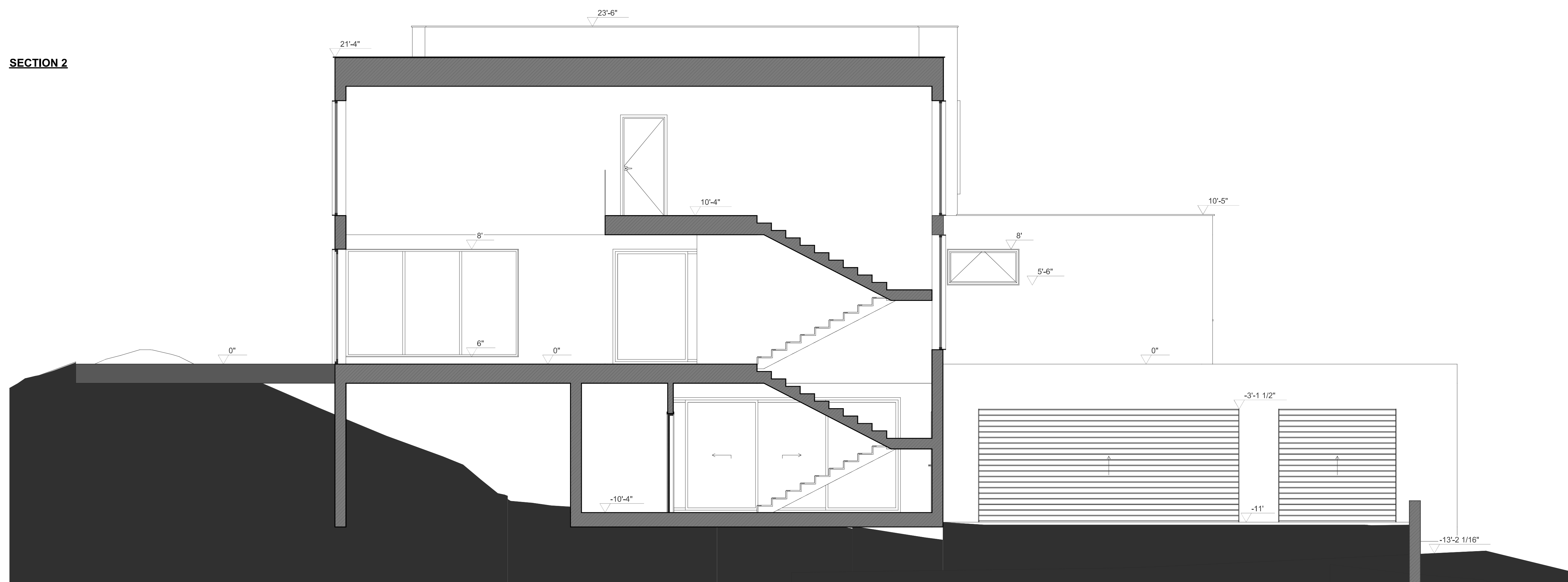
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**A1-03**

SECTION 1



SECTION 2



16 Carey Dr, Bedford, NY 10506

MARK	DATE	DESCRIPTION

ISSUE:

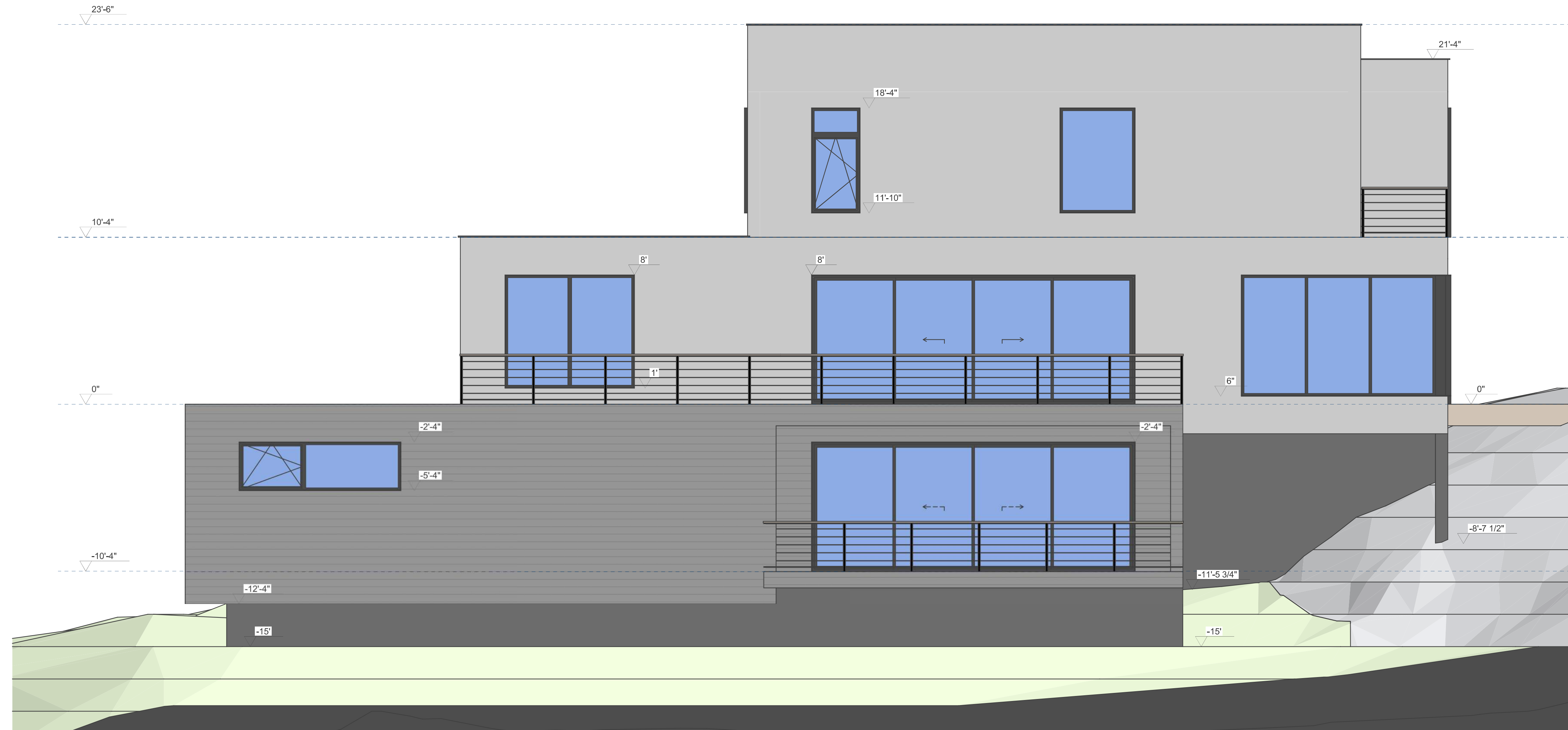
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 COPYRIGHT:

SHEET TITLE:

SECTIONS

DRAWING SHEET NO: A1-04

**SOUTH ELEVATION**



**EAST ELEVATION**



16 Carey Dr, Bedford, NY 10506

MARK	DATE	DESCRIPTION

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CAD FILE:

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SHEET TITLE:

**ELEVATIONS**

DRAWING SHEET NO:

**A1-06**

**SOUTH ELEVATION**



**WEST ELEVATION**



16 Carey Dr., Bedford, NY 10506

MARK	DATE	DESCRIPTION

ISSUE:		
PROJECT NO:		
CAD FILE:		
DATE:		
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SHEET TITLE:	ELEVATIONS	
DRAWING SHEET NO:	A1-05	





16 Carey Dr, Bedford, NY 10506

MARK	DATE	DESCRIPTION

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SHEET TITLE:

RENDER

DRAWING SHEET NO: A1-07



16 Carey Dr., Bedford, NY 10506

MARK	DATE	DESCRIPTION

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 RENDER  
 DRAWING SHEET NO:  
 A1-08



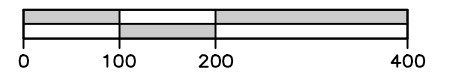
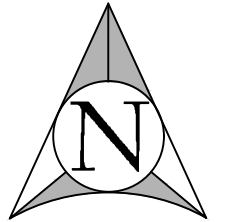
CAT  
ROCKS  
PARK

THE NATURE  
CONSERVANCY

SMITH FARM ROAD

CAREY DRIVE

R-2A



SCALE: 1" = 200'

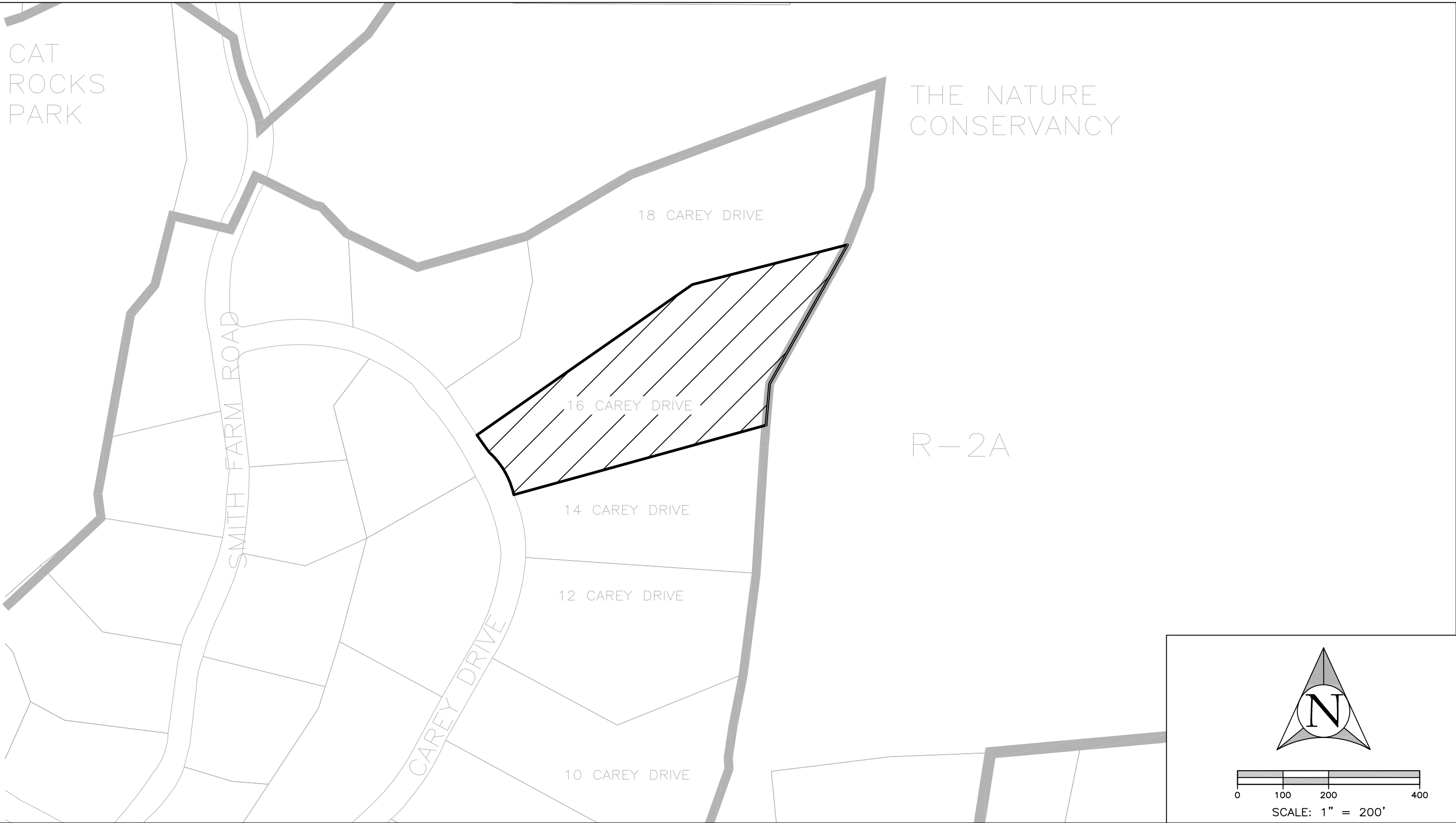
ALFONZETTI ENGINEERING, P.C.  
1100 ROUTE 52, CARMEL, N.Y. 10512  
845 - 228 - 9800

PROJECT:

16 CAREY DRIVE  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK

DRAWING:

AERIAL VIEW  
MAY 17, 2021



ALFONZETTI ENGINEERING, P.C.  
 1100 ROUTE 52, CARMEL, N.Y. 10512  
 845 - 228 - 9800

PROJECT:

16 CAREY DRIVE  
 TOWN OF NORTH CASTLE,  
 WESTCHESTER COUNTY, NEW YORK

DRAWING:

VICINITY MAP  
 MAY 17, 2021