



ALP Engineering
& Landscape Architecture, PLLC

October 18, 2021

Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

**Re: Hest Property Pool Project
18 Windmill Place
Armonk, NY 10504**

Dear Mr. Kaufman, Chair and Members of the Residential Project Review Committee:

We are pleased to submit the following drawings and documents in support of this application by Emma and Samuel Hest, the owners of the property located at 18 Windmill Place, for your consideration:

<u>Drawing No.:</u>	<u>Drawing Title:</u>	<u>Dated:</u>
C-101	Layout Plan	10/18/2021
C-102	Grading and Utilities Plan	10/18/2021
C-103	Erosion and Sediment Control Plan	10/18/2021
C-111	Construction Details	10/18/2021

Plus, the following documents are being submitted in support of this application:

- Residential Project Review Committee (RPRC) Application Form;
- Attachment 1, Gross Land Coverage, dated 09/22/2021;
- Gross Land Coverage Calculations Worksheet, dated 09/22/2021.

The Hest Property Pool Project involves the construction of a 50' x 20' inground pool in the rear yard of the property. It is also proposed to construct: (i) a bluestone patio on the south and west sides of the pool, with a level lawn area on the north side of the pool, and (ii) a walkway to consist of bluestone pavers from the existing walkway to the deck steps to the pool patio. A total of 5 Cultec 330XLHD chambers are proposed to be installed for peak rate attenuation of the additional runoff

P.O. Box 843 Ridgefield, CT 06877
EAEC Office: 162 Falls Road Bethany, CT 06524
Direct: (475) 215-5343 Mobile: (203) 710-0587
EAEC Tel: (203) 393-0690 x114
Email: alan@eaec-inc.com



temporarily contain 6" of drawdown of pool water. A 4-foot height fence is also depicted on the plan for safety and security. It is not proposed to remove any trees for the construction of the pool; the pool and patio will be located in what is presently a lawn area.

Since the application does not contain any new buildings, the Floor Area Coverage Calculations Worksheet is not being submitted.

We trust that the information is complete and that this matter can be placed before the RPRC at its next available meeting. The application fee for this submission will be sent under separate cover by the applicant.

If you have any questions regarding the attached drawings and form, or require any additional information, please feel free to call me on my direct line at (475) 215-5343.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

Alan L. Pilch, PE, RLA
Principal

cc: Emma and Samuel Hest



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: 18 Windmill Place

Section III- DESCRIPTION OF WORK:

Construction of an inground 20' x 50' pool in the rear yard of the property. A bluestone patio is proposed on the west and south sides of the pool. Stormwater management is proposed in the form of installing subsurface chambers downgradient of the new pool.

Section III- CONTACT INFORMATION:

APPLICANT: Emma and Samuel Hest

ADDRESS: 18 Windmill Place

PHONE: _____ MOBILE: 917-584-3143 EMAIL: samhest@gmail.com

PROPERTY OWNER: same as applicant

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: Alan L. Pilch, PE, RLA, ALP Engineering & Landscape Architecture, PLLC

ADDRESS: P.O. Box 843, Ridgefield, CT 06877

PHONE: (475) 215-5343 MOBILE: (203) 710-0587

EMAIL: alan@eaec-inc.com

Section IV- PROPERTY INFORMATION:

Zone: R-1.5A Tax ID (lot designation) 102.10-1-20



**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:

Initial Submittal Revised Preliminary

Street Location:

18 Windmill Place

Zoning District: R-1.5A Property Acreage: 1.510 Tax Map Parcel ID: 102.10-1-20

Date: September 28, 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

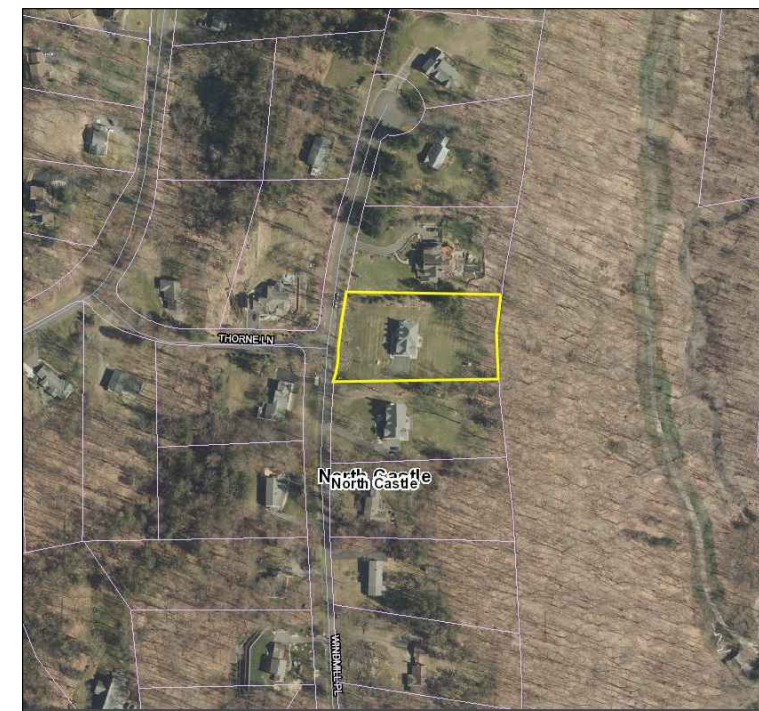
Page 2

- 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.

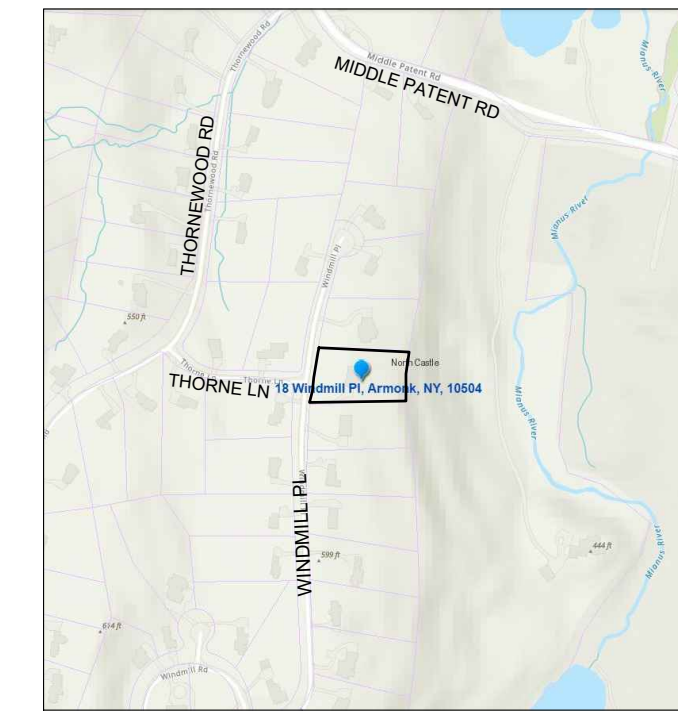
More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

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

TABLE OF LAND USE/BULK REGULATIONS			
ZONING DATA:	SECTION:	BLOCK:	REMARKS
	102.10	1 LOT: 20	ZONE DISTRICT: R-1.5A
REQUIRED OR ALLOWED	PROPOSED OR EXISTING		
LOT AREA	1.5 ACRES	1.510 ACRES	
FRONTAGE	150' MIN	190.6 FEET	
LOT WIDTH	150' MIN	188 FEET	
FRONT YARD SETBACK	50'	118' (from front lot line to House)	
SIDE YARD	30'	40.6' (from side lot line to House)	
REAR YARD SETBACK	40'	86.6' TO PROPOSED POOL FROM REAR LOT LINE	
BUILDING HEIGHT	30' MAX	NOT APPLICABLE TO POOL	
BUILDING COVERAGE	10.0%	4.20%	



Site Location Map (Aerial View)

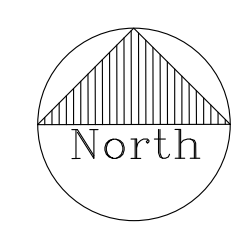
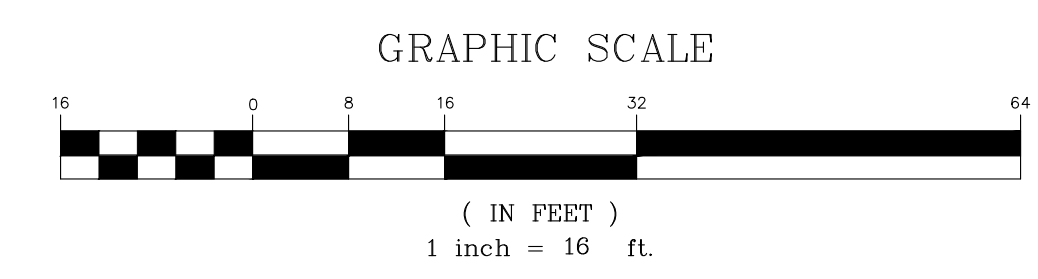
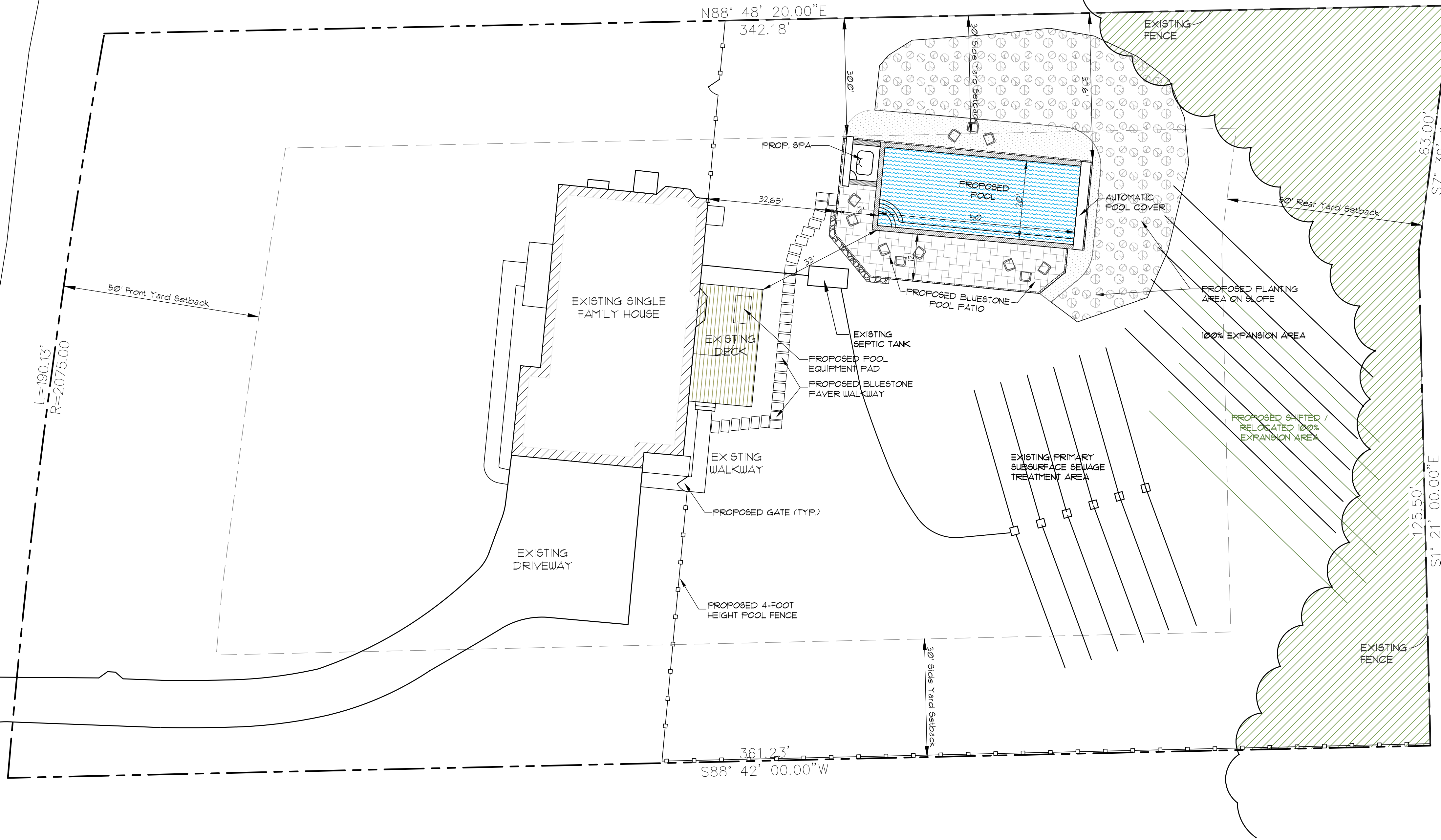


Site Location Map (Streets View)

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- STORM PIPE
- PROPOSED SUBSURFACE CHAMBERS
- TREE LINE

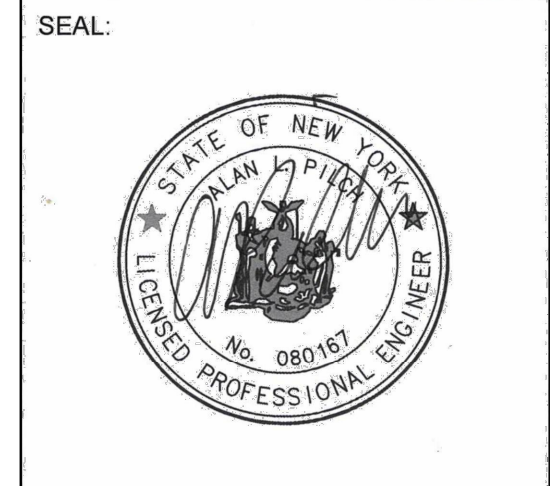
WINDMILL PLACE



OWNER AND APPLICANT:
 Emma and Samuel Hest
 18 Windmill Place
 Armonk, NY 10504

ISSUED:

OWNERSHIP AND USE OF DOCUMENTS
 UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.
 No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.



PROJECT NAME:
HEST RESIDENCE POOL PROJECT
 18 Windmill Place
 Armonk, New York 10504
 SBL: 102.10-1-20

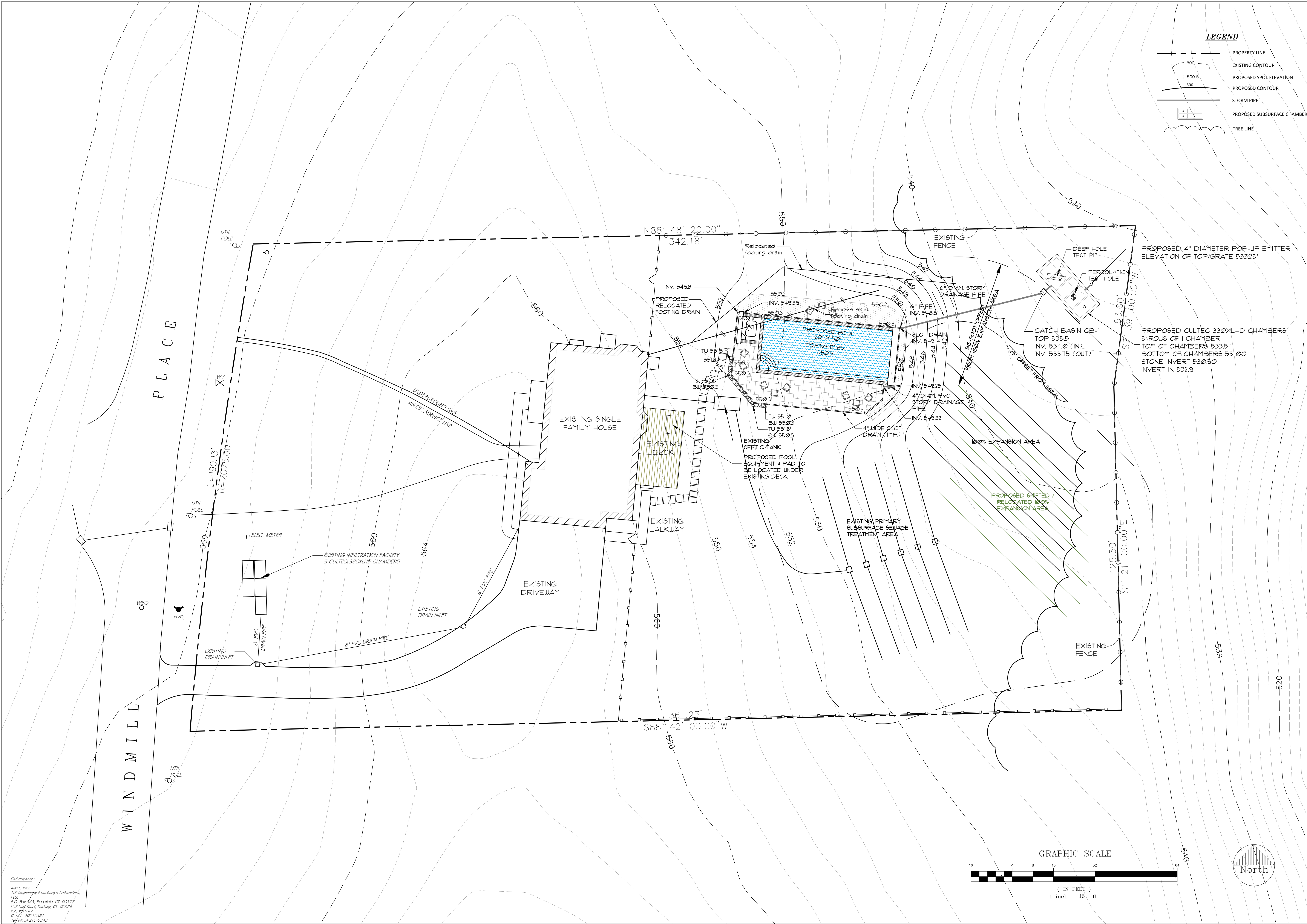
ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
 P.O. Box 843 Ridgeland, CT 06877
 Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:
Layout Plan

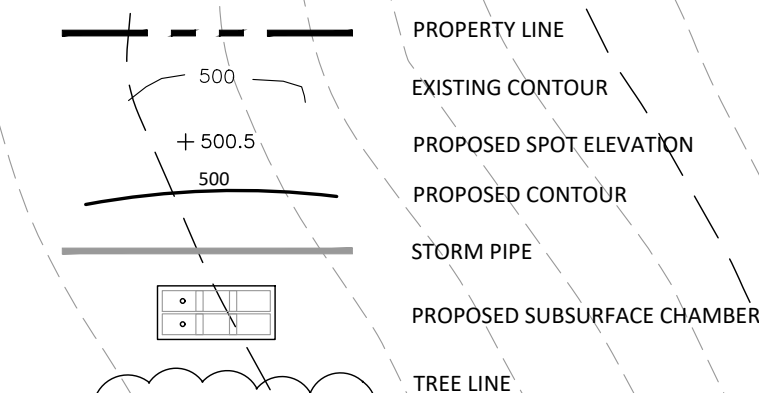
Date: October 18, 2021
 Dwn. by: alp
 ID: 18 Windmill Pl Site_09-14-2021.2

C-101

Consultant:
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 162 Falls Road, Bethany, CT 06524
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 C. of A. #0016331
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LEGEND



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SEAL:

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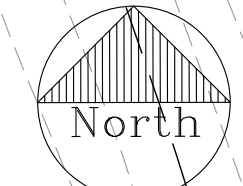
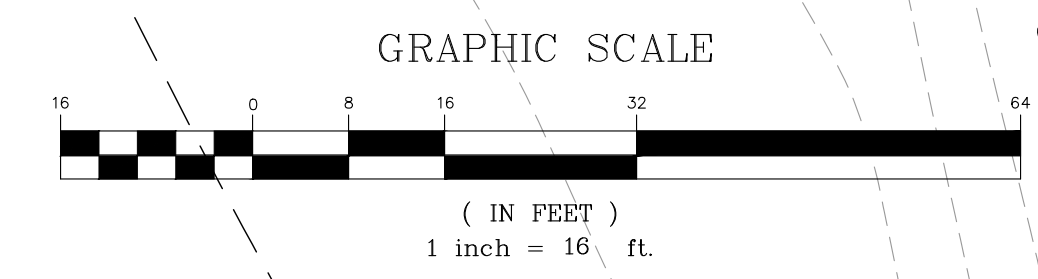
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Drawing Title:
Grading and Utilities Plan

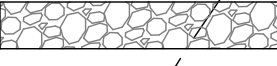
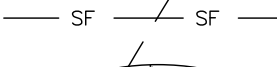

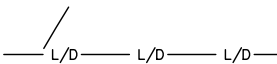


Date: October 18, 2021
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C-102

Consultant:
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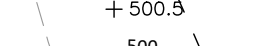






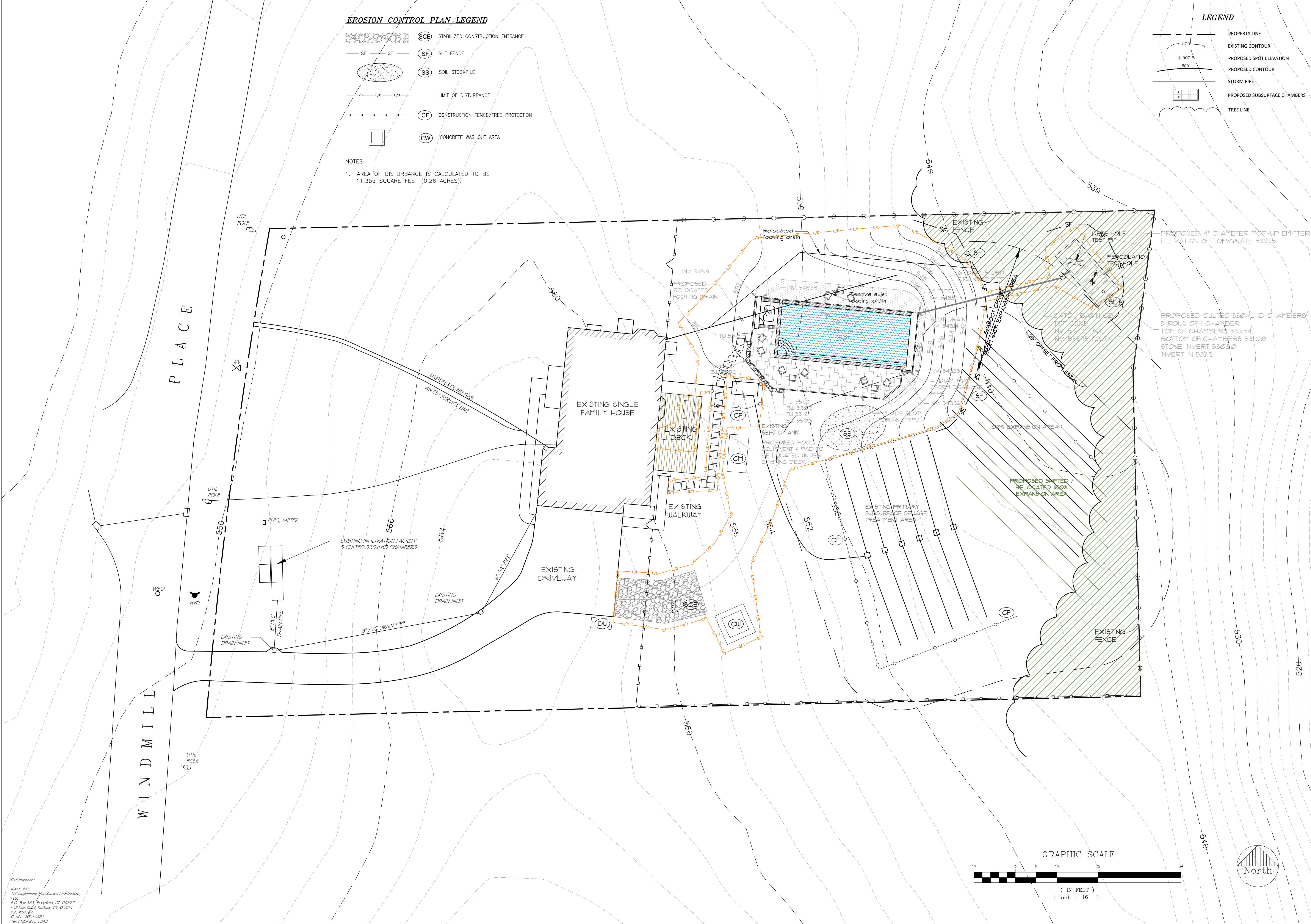
EROSION CONTROL PLAN LEGEND

-  SCE STABILIZED CONSTRUCTION ENTRANCE
-  SF SILT FENCE
-  SS SOIL STOCKPILE
-  L/D LIMIT OF DISTURBANCE
-  CF CONSTRUCTION FENCE/TREE PROTECTION
-  CW CONCRETE WASHOUT AREA

NOTES:
 1. AREA OF DISTURBANCE IS CALCULATED TO BE 11,355 SQUARE FEET (0.26 ACRES).

LEGEND

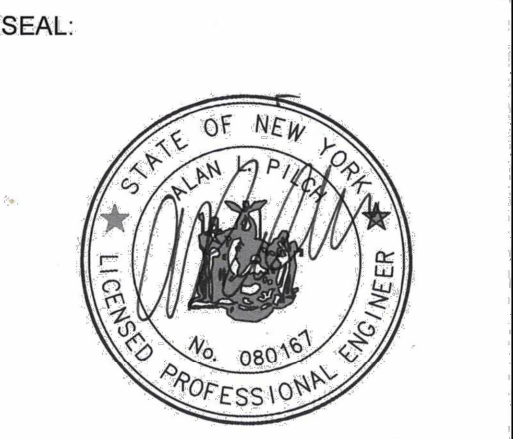
-  PROPERTY LINE
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-  STORM PIPE
-  PROPOSED SUBSURFACE CHAMBERS
-  TREE LINE



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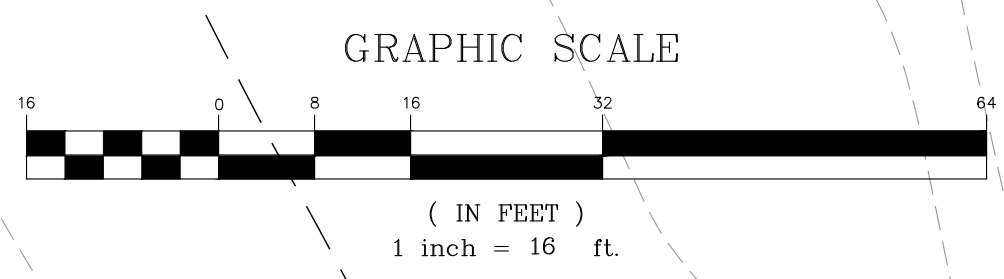
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 & LANDSCAPE ARCHITECTURE, PLLC
 P.O. Box 843 Ridgfield, CT 06877
 Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:
Erosion and Sediment Control Plan

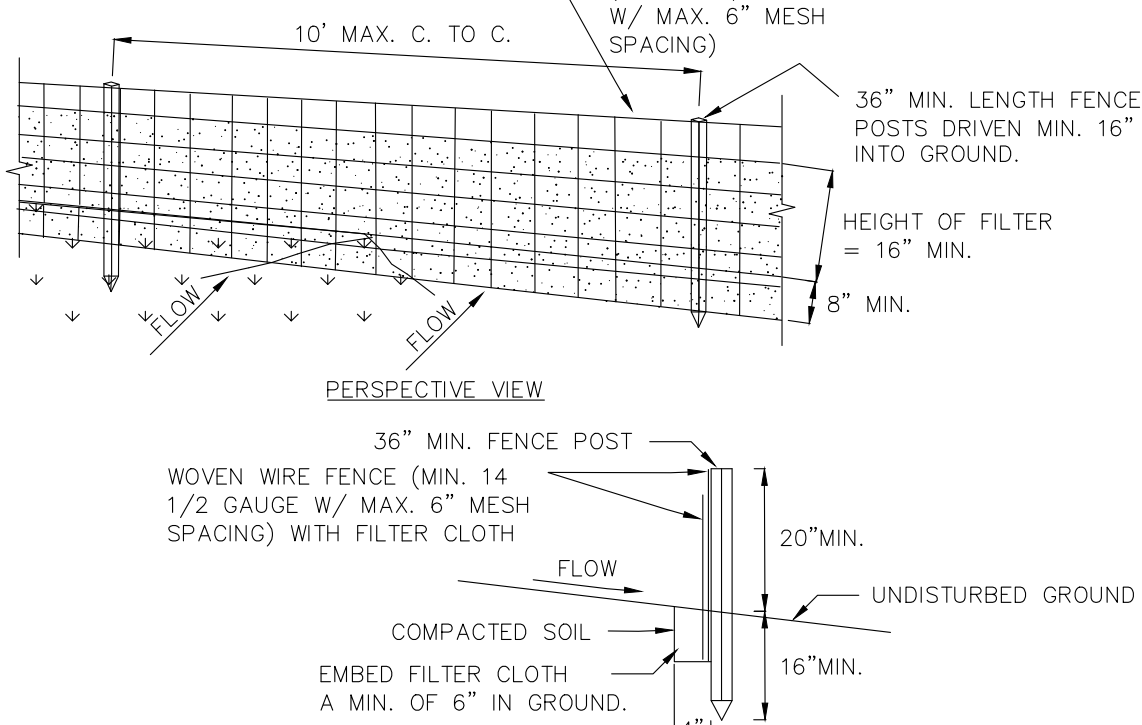
Date: October 18, 2021
 Dwn. by: alp
 ID: 18 Windmill Pl Site_09-14-2021.2

C-103

Consultant:
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 Tel: (475) 215-5343



Silt Fence



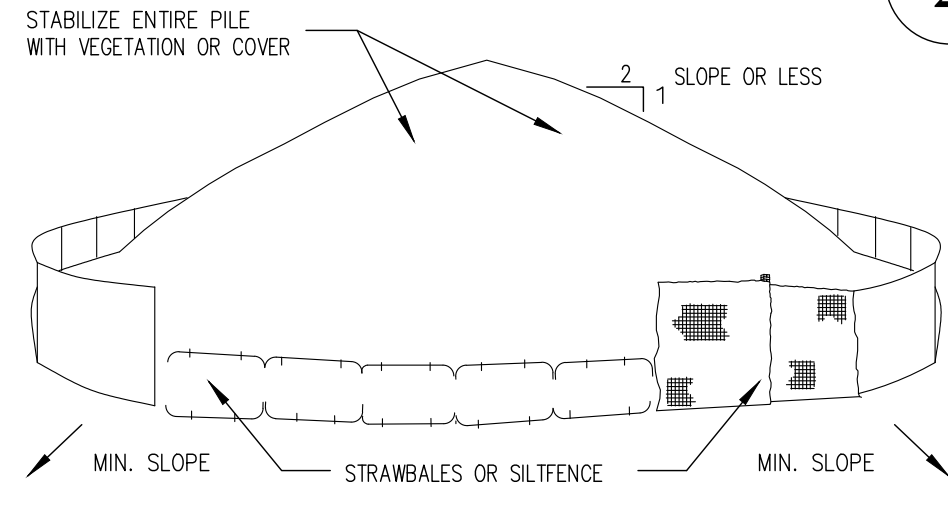
CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

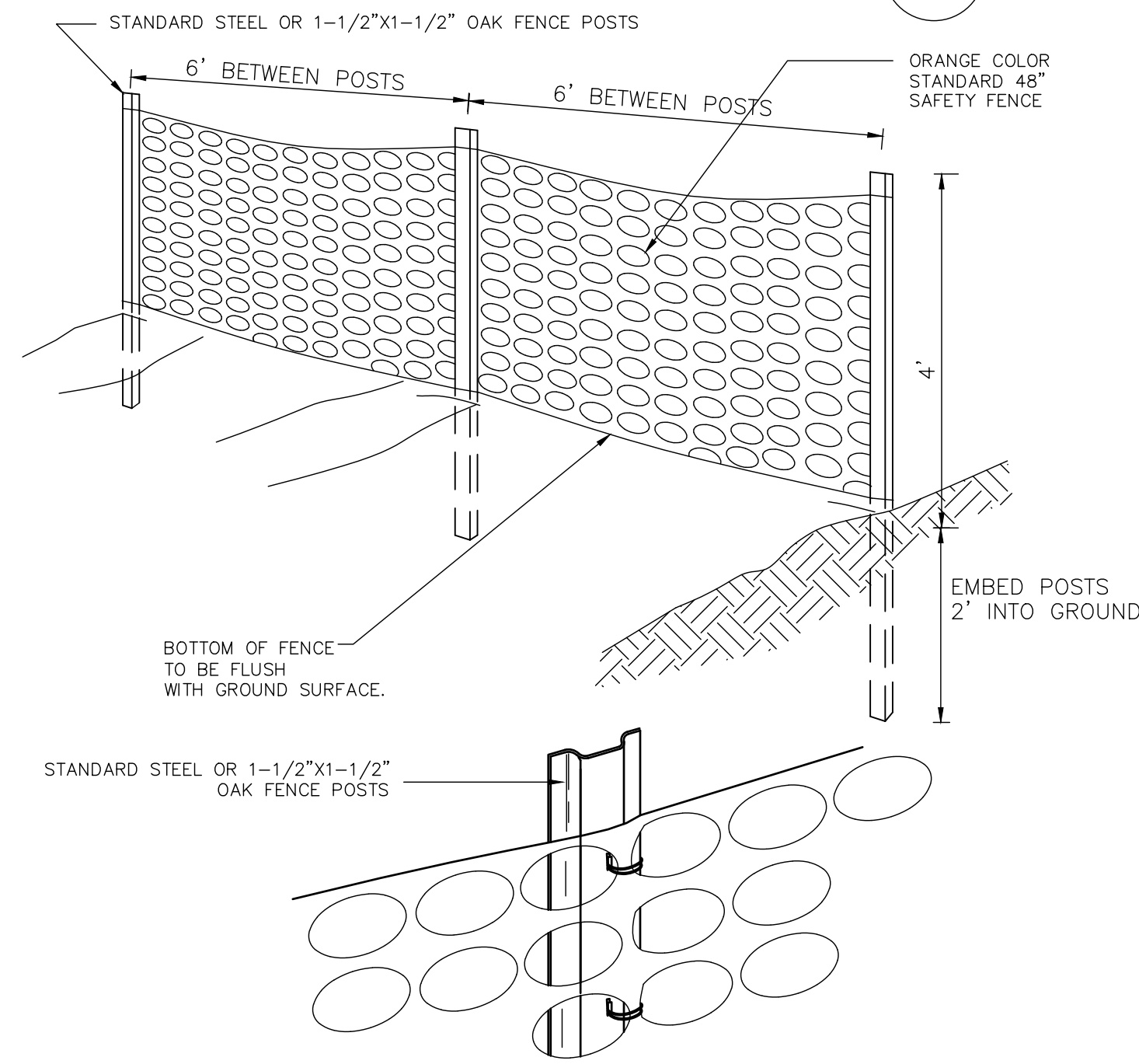
Soil Stockpile



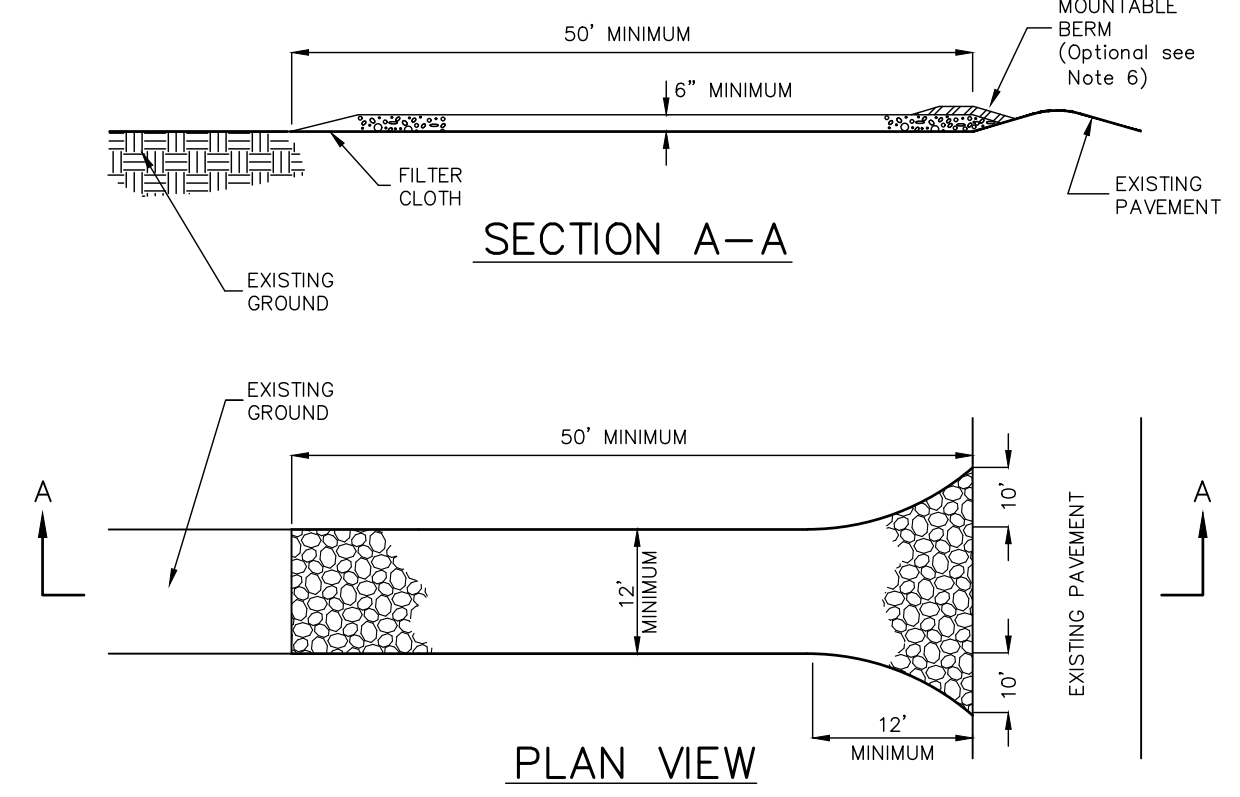
INSTALLATION NOTES

- 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 (WHICH IS PREFERRED) OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
- SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

Construction Fence/Tree Protection



Stabilized Construction Entrance



NOTES:

- STONE SIZE - USE 1/2" - 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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 OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

Catch Basin

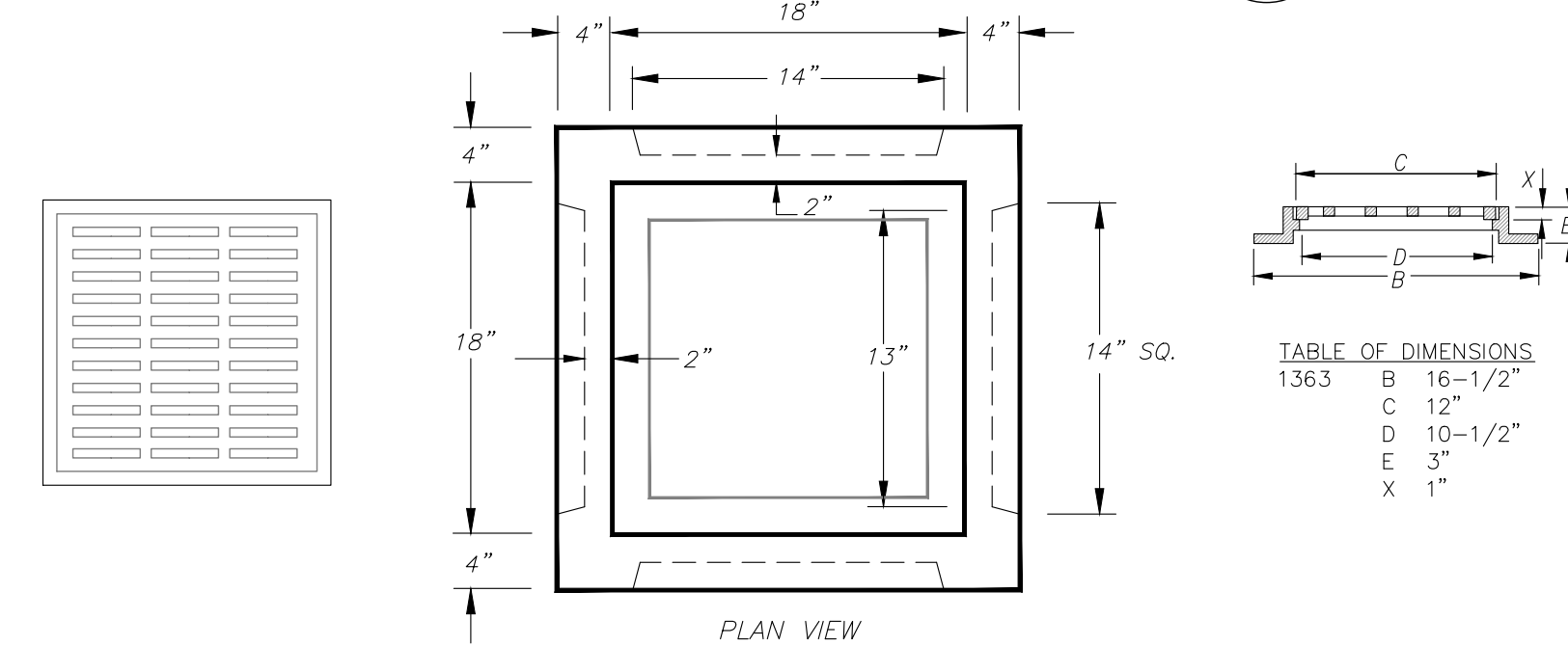
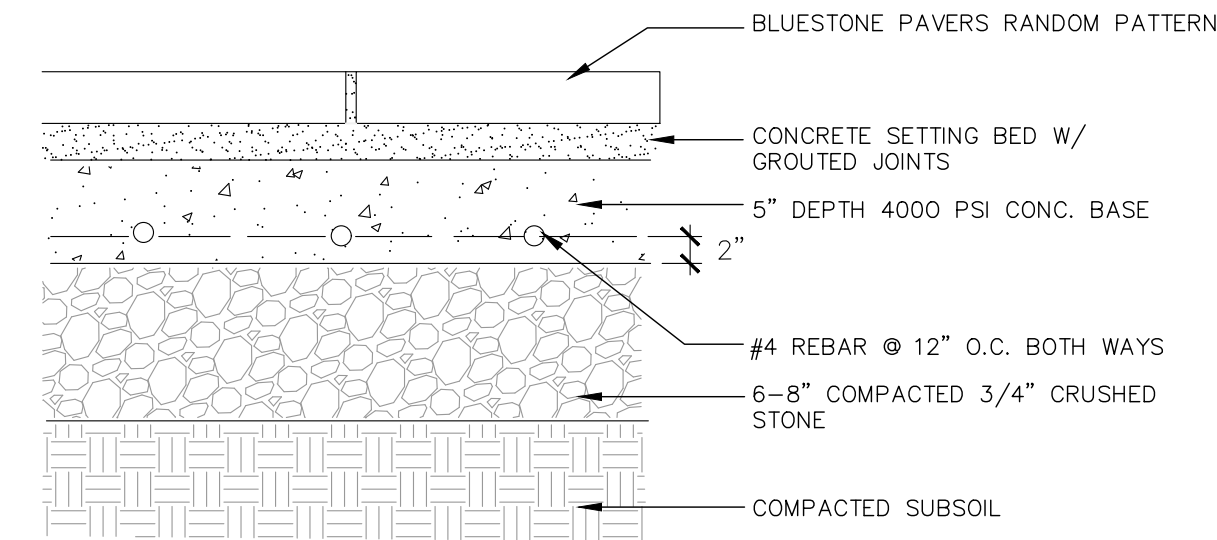
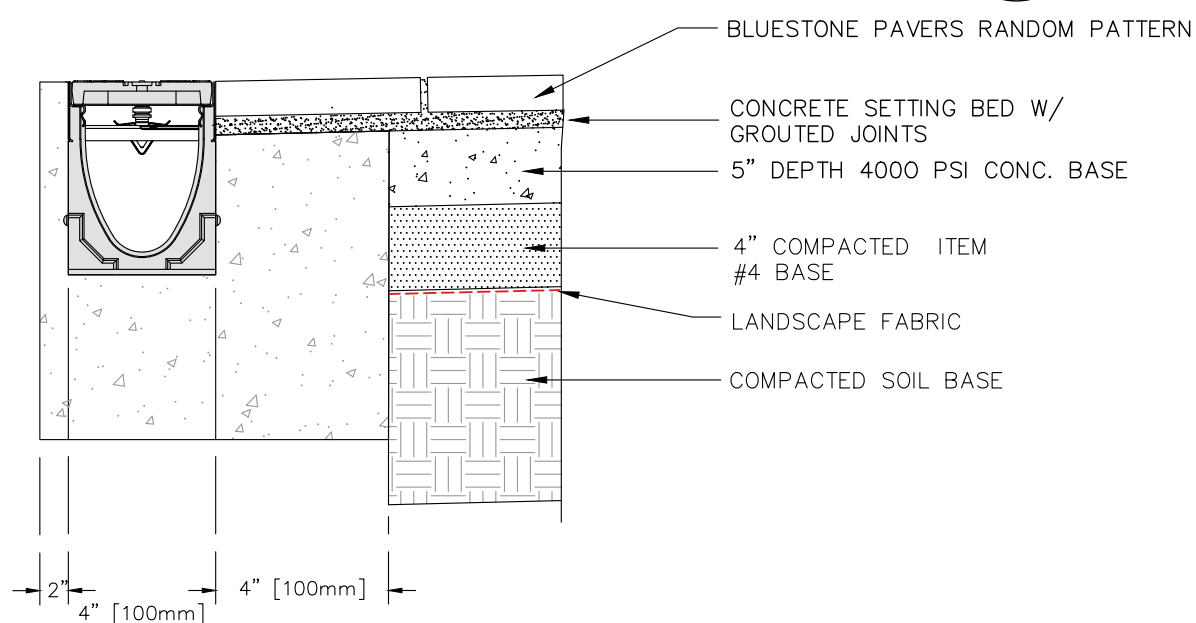


TABLE OF DIMENSIONS	UNIT
A	16-1/2"
B	12"
C	10-1/2"
D	3"
E	1"
X	1"

Pool Patio



Slot Drain



- NOTES:
- IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
 - MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
 - EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
 - THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
 - CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
 - REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

KS100 KLASSIKDRAIN - LOAD CLASS A

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K500 CHANNEL SYSTEM WITH STAINLESS STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

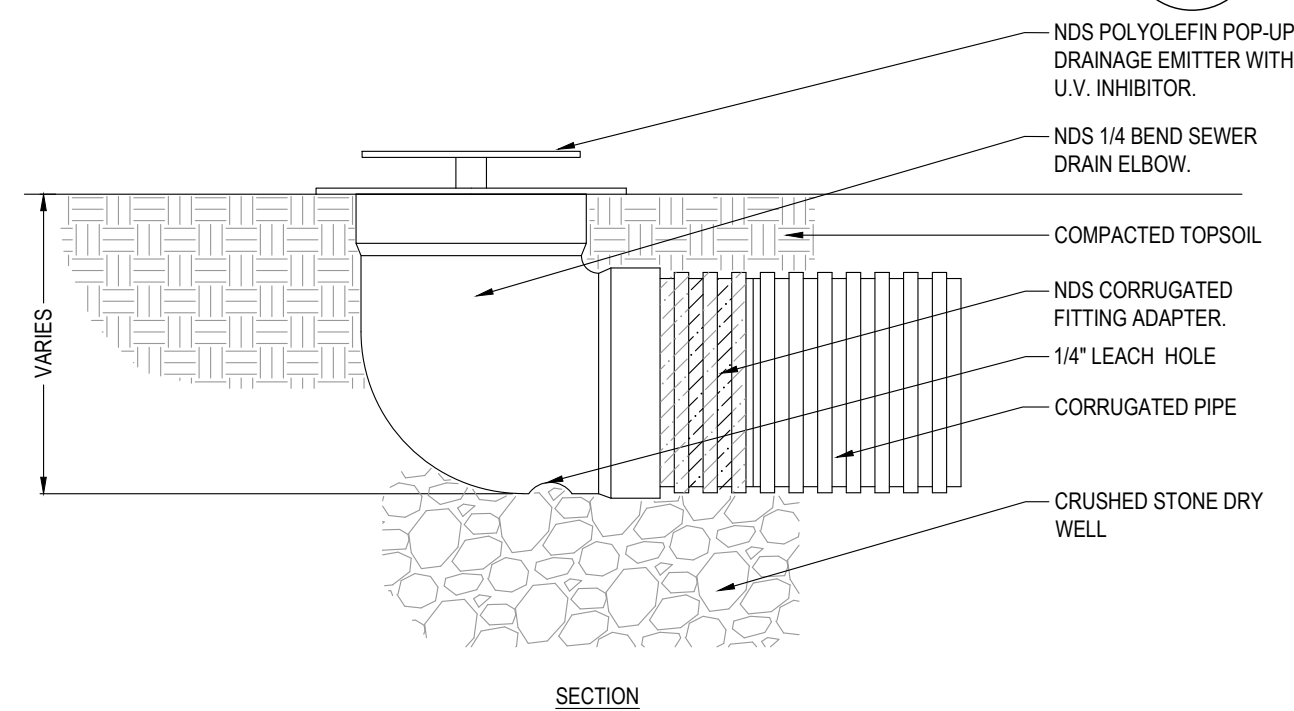
MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN STAINLESS STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:
COMPRESSIVE STRENGTH: 14,000 PSI
TENSILE STRENGTH: 4,000 PSI
FLEXURAL STRENGTH: 1,500 PSI
WATER ABSORPTION: 0.07%
FROST PROOF: YES
DILUTE ACID AND ALKALI RESISTANT: YES
B117 SALT SPRAY TEST COMPLIANT: YES

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING "QUICKLOK" BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5% CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

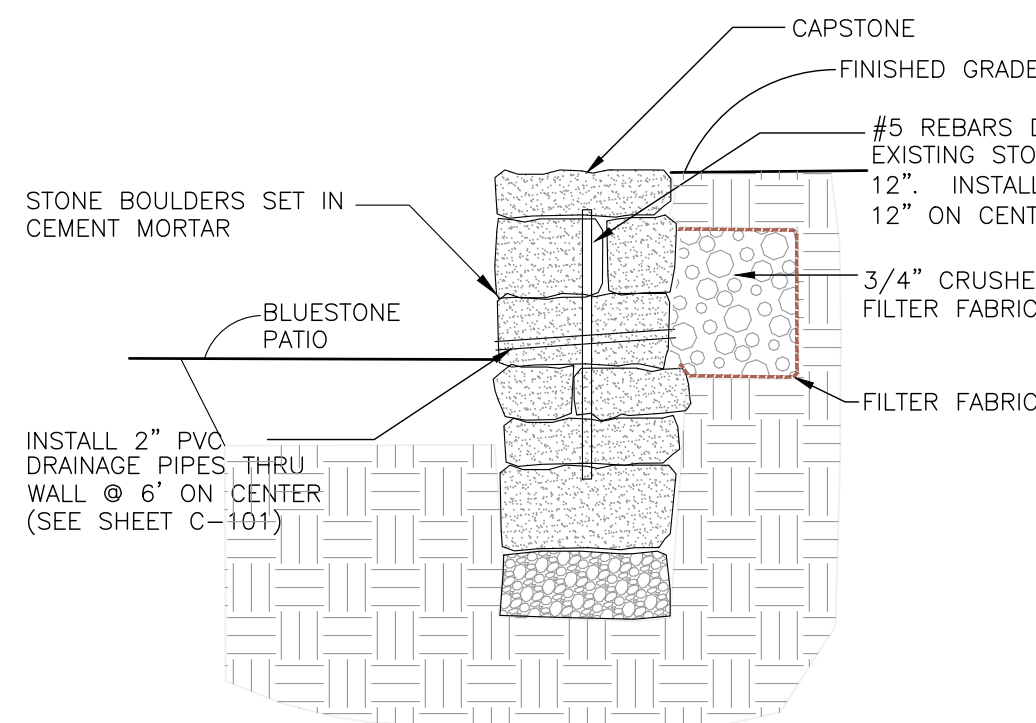
4" Diameter Pop-Up Emitter



NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

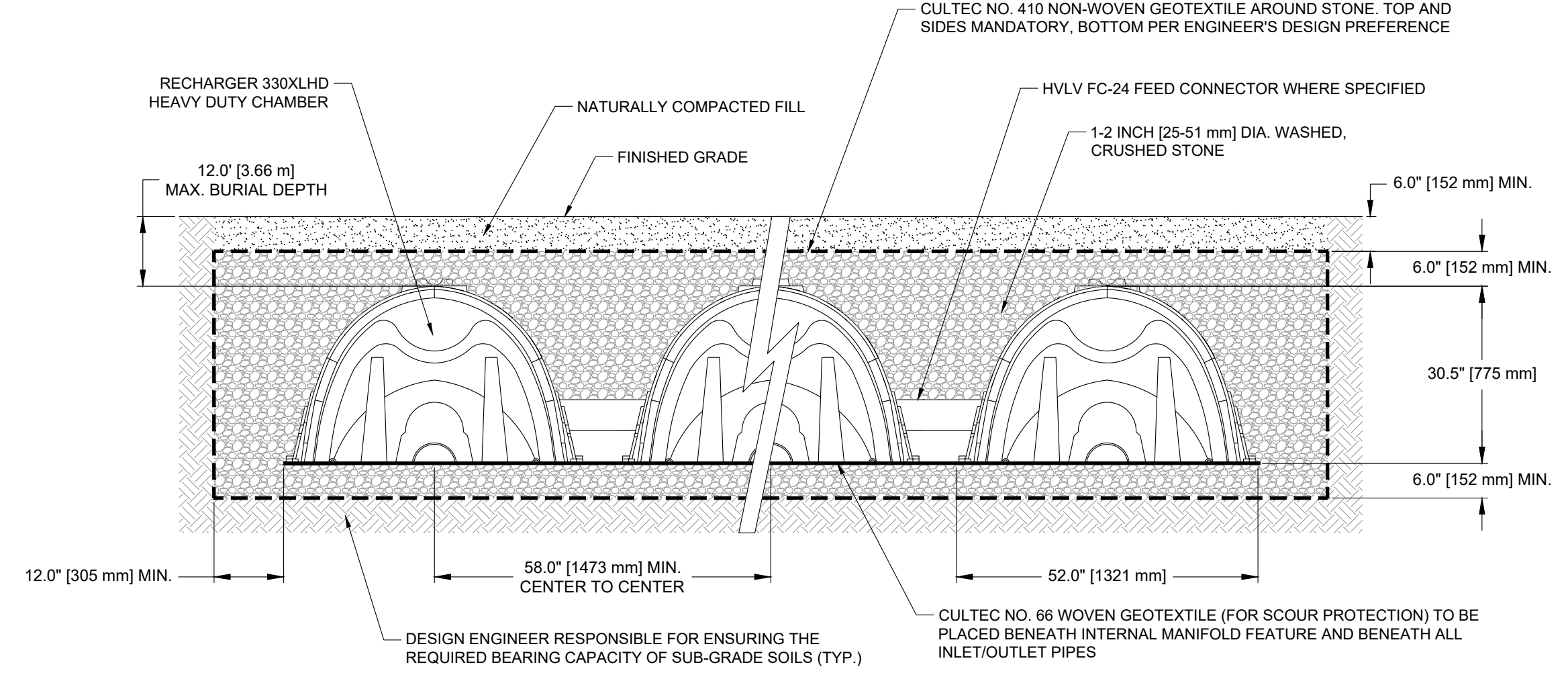
Low Retaining Wall



NOTES:

- OVERLAP JOINTS AND AVOID STACKING VERTICAL JOINTS.

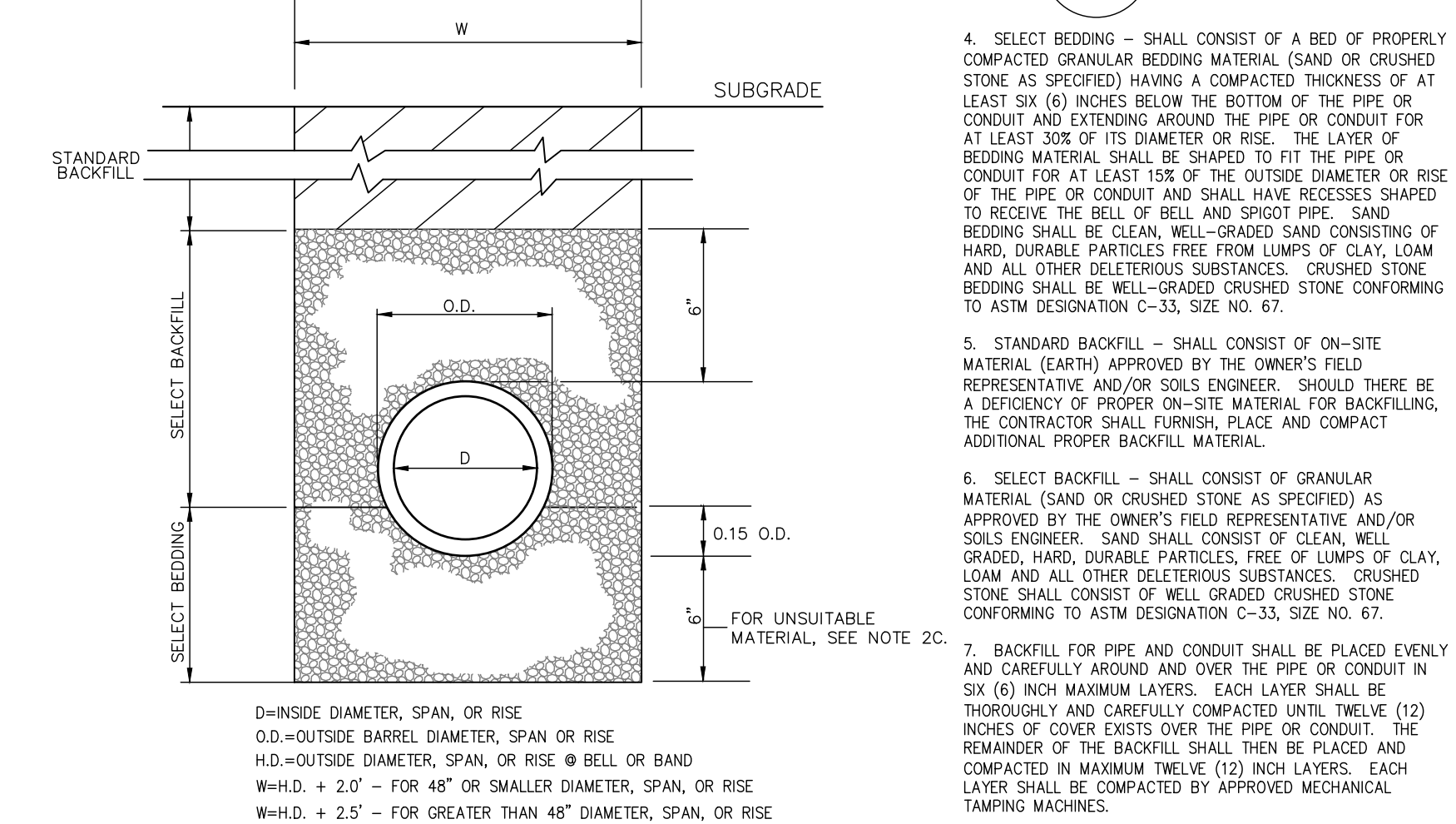
Cultec 330XLHD Chamber Installation



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

Pipe Trench



NOTES:

- SELECT BEDDING - SHALL CONSIST OF A BED OF PROPERLY COMPACTED GRANULAR BEDDING MATERIAL (SAND OR CRUSHED STONE AS SPECIFIED) HAVING A COMPACTED THICKNESS OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE OR CONDUIT AND EXTENDING AROUND THE PIPE OR CONDUIT FOR AT LEAST 30% OF ITS DIAMETER OR RISE. THE LAYER OF BEDDING MATERIAL SHALL BE SHAPED TO FIT THE PIPE OR CONDUIT FOR AT LEAST 1/8" OF THE OUTSIDE DIAMETER OR RISE OF THE PIPE OR CONDUIT AND SHALL HAVE RECESSES SHAPED TO RECEIVE THE BELL OF BELL AND SPIGOT PIPE. SAND BEDDING SHALL BE CLEAN, WELL-GRADED SAND CONSISTING OF HARD, DURABLE PARTICLES FREE FROM LUMPS OF CLAY, LOAM AND ALL OTHER DELETERIOUS SUBSTANCES. CRUSHED STONE BEDDING SHALL BE WELL-GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.
- STANDARD BACKFILL - SHALL CONSIST OF ON-SITE MATERIAL (EARTH) APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND/OR SOILS ENGINEER. SAND SHALL CONSIST OF CLEAN, WELL-GRADED, HARD, DURABLE PARTICLES, FREE OF LUMPS OF CLAY, LOAM AND ALL OTHER DELETERIOUS SUBSTANCES. CRUSHED STONE SHALL CONSIST OF WELL-GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.
- BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL SHALL THEN BE PLACED AND COMPACTED IN MAXIMUM TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES.

OWNER AND APPLICANT:
Emma and Samuel Hest
18 Windmill Place
Armonk, NY 10504

ISSUED:

OWNERSHIP AND USE OF DOCUMENTS

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

No part of these drawings shall be copied, disclosed to others or used in connection with any work or project other than for which they have been prepared without the express written consent of the licensed professional who prepared the document.

SEAL:



PROJECT NAME:
HEST RESIDENCE POOL PROJECT
18 Windmill Place
Armonk, New York 10504
SBL: 102.10-1-20

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel: (475) 215-5943 Cell (203) 710-0587

Drawing Title:

Construction Details

Date: October 18, 2021

Dwn. by: alp

ID: 18 Windmill Pl Site_09-14-2021.2

C-111



PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

TOWN OF NORTH CASTLE

WESTCHESTER COUNTY

17 Bedford Road
Armonk, NY 10504-1898

Telephone: (914) 273-3542

Fax: (914) 273-3554

www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

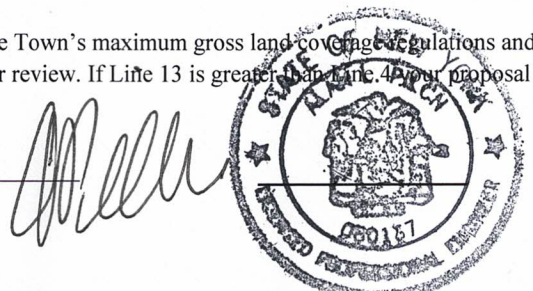
Application Name or Identifying Title: Hest Residence Pool Project Date: September 22, 2021

Tax Map Designation or Proposed Lot No. 102.01-1-20

Gross Lot Coverage

- | | | |
|-----|---|------------|
| 1. | Total lot Area (Net Lot Are for Lots Created After 12/12/06): | 65,633.959 |
| 2. | Maximum Permitted gross land coverage (per Section 355-26.C(1)(b)): | 9,048.7 |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
68 x 10 | 680 |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | 9,728.7 |
| 5. | Amount of lot area covered by principal building:
<u>2,763</u> existing = <u>0</u> proposed = | 2,763 |
| 6. | Amount of lot area covered by accessory buildings:
<u>0</u> existing = <u>0</u> proposed = | 0 |
| 7. | Amount of lot area covered by decks:
<u>481</u> existing = <u>0</u> proposed = | 481 |
| 8. | Amount of lot area covered by porches:
<u>130</u> existing = <u>0</u> proposed = | 130 |
| 9. | Amount of lot area covered by driveway, parking areas and walkways:
<u>3,380</u> existing = <u>192</u> proposed = | 3,572 |
| 10. | Amount of lot area covered by terraces:
<u>21</u> existing = <u>1,090</u> proposed = | 1,111 |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equipment:
<u>0</u> existing = <u>1,000</u> proposed = | 1,000 |
| 12. | Amount of lot area covered by all other structures:
<u>0</u> existing = <u>33</u> proposed = | 33 |
| 13. | Proposed gross land coverage: Total of Lines 5 - 12 | 9,090 |

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.





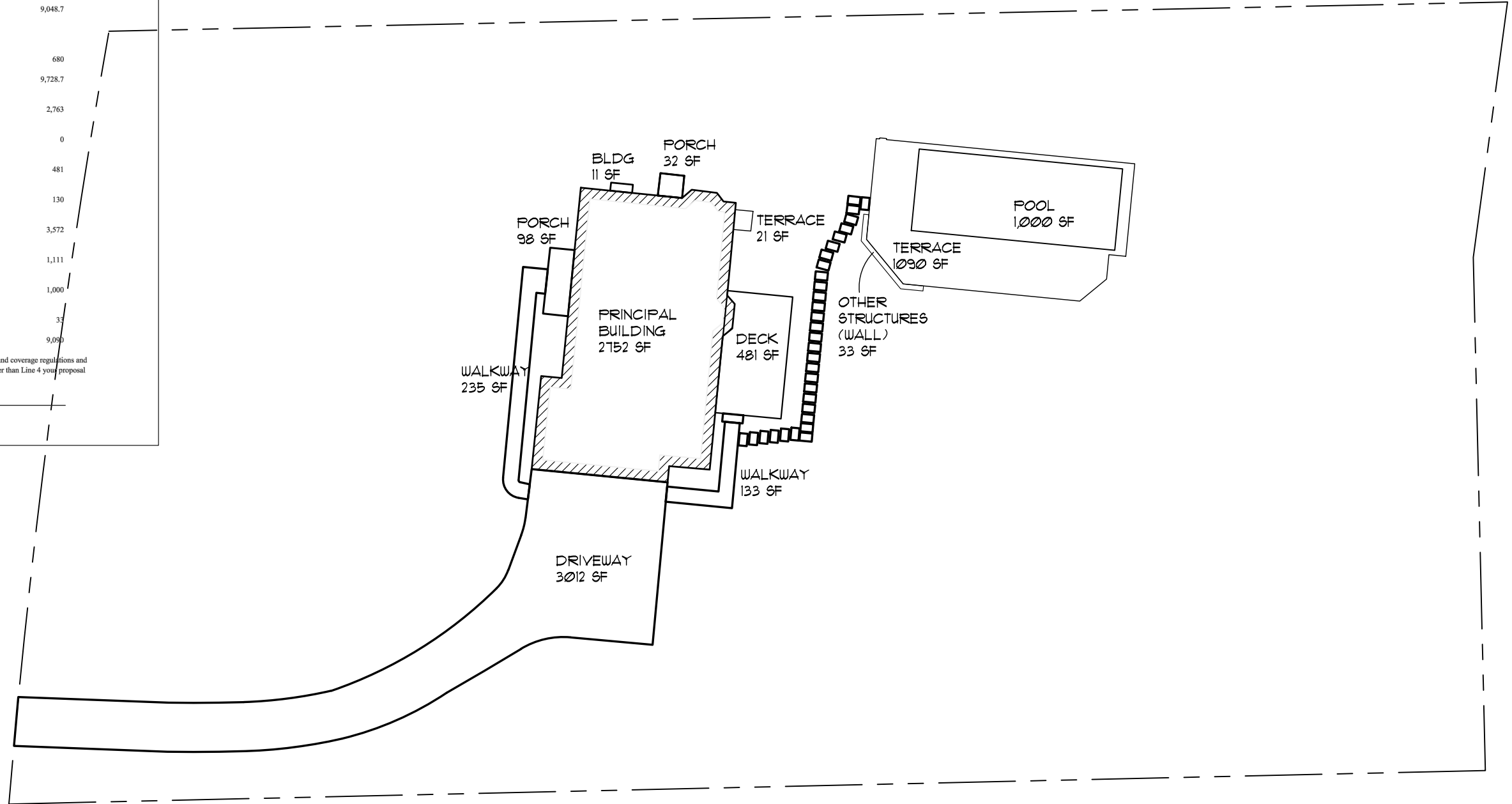
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, NY 10504-1898
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

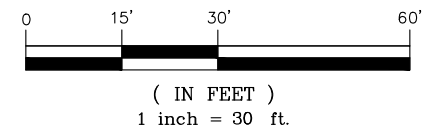
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 Tax Map Designation or Proposed Lot No. 102.01-1-20

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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.



GRAPHIC SCALE



Date: September 28, 2021	DRAWING TITLE: Coverage Calculations	PROJECT NAME: Hest Family Pool Project 18 Windmill Place Armonk, New York 10504	ENGINEER: ALP ENGINEERING AND LANDSCAPE ARCHITECTURE, PLLC P.O. Box 843 Ridgefield, Connecticut 06877 Tel. (475) 215-5343 Cell (203) 710-0587	Fig 1
Dwn. by: alp				
ID: 18 Windmill PI Site_09-14-2021.2				