

**Transmittal**

To:	Town of North Castle	Date:	01/18/2022
Attn:	Planning Department	From:	Yosef Melamed, R.A.
Subject:	Residential Project Review Committee Submission	Project:	# Byram Ridge Road Armonk, NY 10504

These are submitted digitally via email to the Planning Department:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> RPRC Application                                  | <input checked="" type="checkbox"/> RPRC Completeness Review Form | <input checked="" type="checkbox"/> Architectural Plans & Elevations |
| <input checked="" type="checkbox"/> Land Coverage & Floor Area Calculation Worksheets | <input checked="" type="checkbox"/> Survey                        | <input checked="" type="checkbox"/> Wetland & Soil Survey & Report   |

All fees are mailed to the Town Hall:

- Application Fee Check

Please return any comments or questions to Melamed Architect  
Phone: 917 -658-7236 or 631-935-3446  
Emails: yosef@melamedarchitect.com, amy@melamedarchitect.com

Thank You



# 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: no legal address assigned. adjacent to 88 Byram Ridge Road, Armonk NY 10504

### Section III- DESCRIPTION OF WORK:

New construction single-family residence on vacant 1.003 acre lot with a wetland & large pond to the rear of the property. New 2-story house to include basement, 3-car garage, double-height living room & large bedrooms with private bathrooms. Exterior work to include new rear deck with swimming pool, accessory cabana structure, new driveway with one curb cut, and a covered entrance. The house massing size & shape maximizes the South-facing solar orientation, creates ample views toward the pond, & matches the surrounding neighborhood context.

### Section III- CONTACT INFORMATION:

APPLICANT: Yosef Melamed, Registered Architect

ADDRESS: 153 W 27th St, Suite 303. New York, NY 10001

PHONE: 212-203-5053 MOBILE: 917-658-7236 EMAIL: yosef@melamedarchitect.com & amy@melamedarchitect.com

PROPERTY OWNER: Daniel Simchi

ADDRESS: 135 Woodland Street Tenafly, NJ 07670

PHONE: 917-999-8177 MOBILE: \_\_\_\_\_ EMAIL: daniel@ml1.capital

PROFESSIONAL: Yosef Melamed, Registered Architect

ADDRESS: 153 W 27th St, Suite 303. New York, NY 10001

PHONE: 212-203-5053 MOBILE: 917-658-7236

EMAIL: yosef@melamedarchitect.com & amy@melamedarchitect.com

### Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 101.01-2-65



**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:

Zoning District: \_\_\_\_\_ Property Acreage: \_\_\_\_\_ Tax Map Parcel ID: \_\_\_\_\_

Date: \_\_\_\_\_

**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.



# Byram Ridge Road

Armonk, NY 10504

## Residential Project Review Committee Submission



### ARCHITECTURAL DRAWING LIST

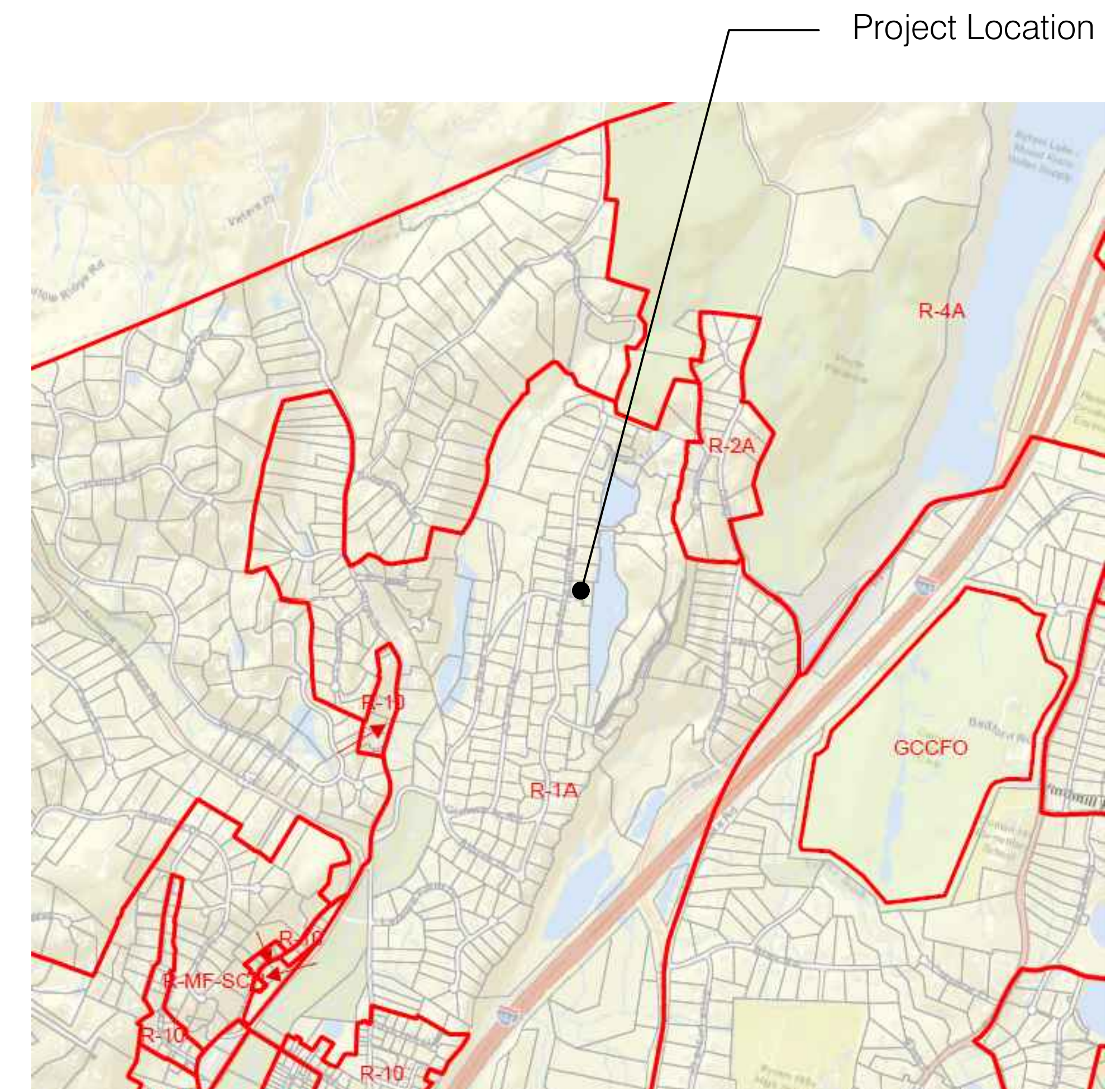
A-000	COVER SHEET
A-001	BUILDING INFORMATION & ZONING ANALYSIS
A-002	ARCHITECTURAL SITE PLAN
A-003	LAND COVERAGE & FLOOR AREA CALCULATION WORKSHEETS
A-100	PROPOSED BASEMENT PLAN
A-101	PROPOSED FIRST FLOOR PLAN
A-102	PROPOSED SECOND FLOOR PLAN
A-200	PROPOSED FRONT & REAR ELEVATIONS
A-201	PROPOSED SIDE ELEVATIONS

Yossi Melamed, RA AIA  
Melamed Architect, P.C.  
153 West 27th Street, Suite 303  
New York, NY 10001  
Tel: 212-203-5053  
Tel: 212-749-5050  
info@melamedarchitect.com  
www.melamedarchitect.com



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A-000.00

Architectural Drawings



**PROJECT INFORMATION**

**SITE INFORMATION:**

ADDRESS: # BYRAM RIDGE ROAD, ARMONK NY 10504  
 LOT ID: 101.01-2-65  
 TAX MAP: SECTION 101.01, BLOCK 2, LOT 65  
 ZONE: R-1A RESIDENTIAL SINGLE FAMILY  
 LOT AREA: 43,699.06 SF (1.003 ACRE)

**SCOPE OF WORK:**

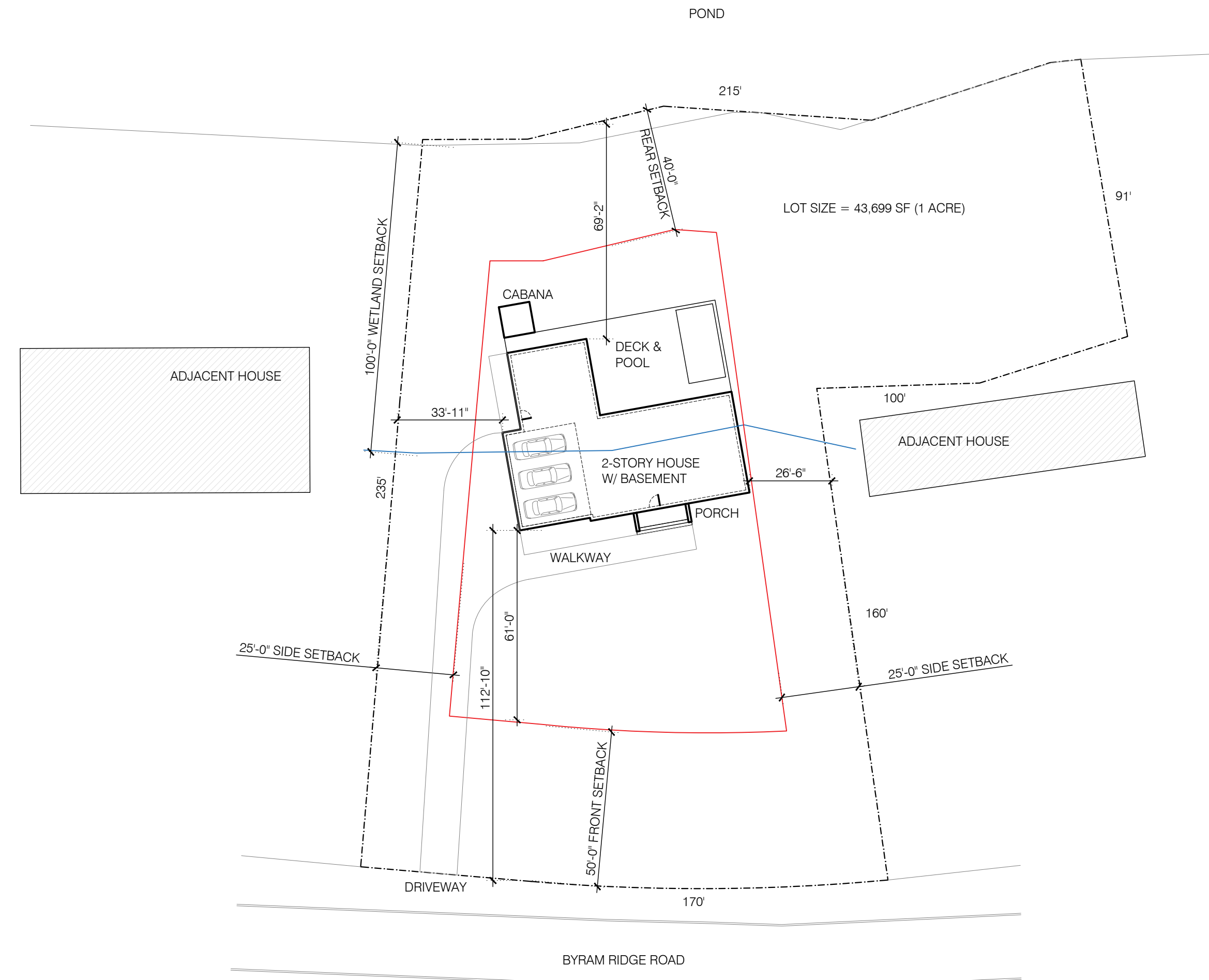
NEW CONSTRUCTION TWO-STORY SINGLE FAMILY RESIDENCE W/ BASEMENT.  
 NEW CABANA ACCESSORY STRUCTURE.  
 EXTERIOR WORK INCLUDING NEW DRIVEWAY, SWIMMING POOL & REAR DECK.  
 FULL INTERIOR DESIGN & CONSTRUCTION.  
 PLUMBING, MECHANICAL, SPRINKLER, & STRUCTURAL DESIGN & CALCULATIONS  
 TO BE DONE BY LICENSED ENGINEERS.

**CODE COMPLIANCE**

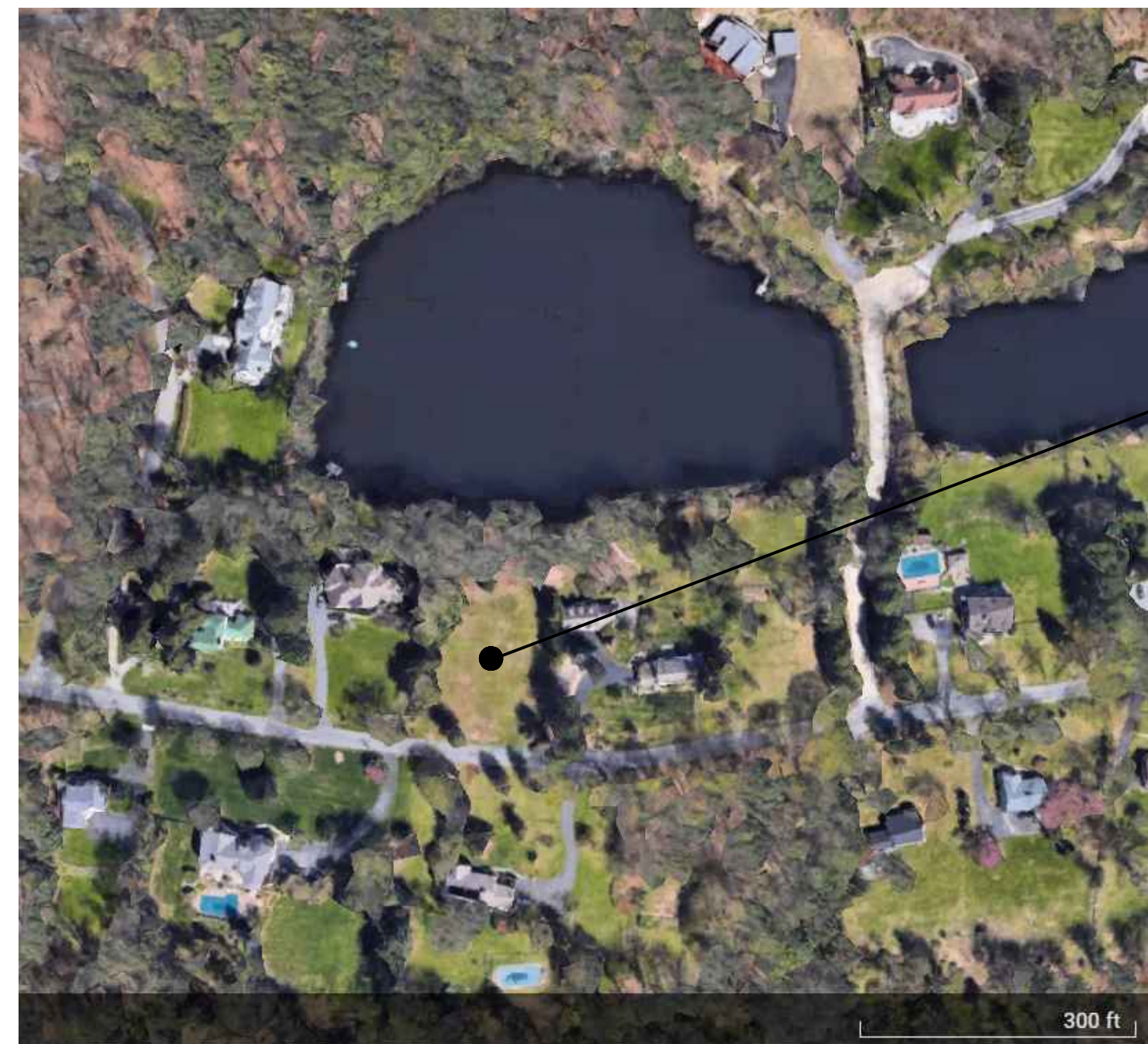
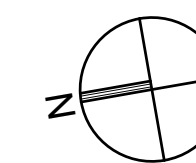
ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH RULES  
 AND REGULATIONS OF THE 2020 RESIDENTIAL CODE OF NEW  
 YORK STATE, 2018 INTERNATIONAL BUILDING CODE, 2020  
 INTERNATIONAL PLUMBING CODE, BASE BUILDING STANDARDS  
 AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

**ZONING ANALYSIS**

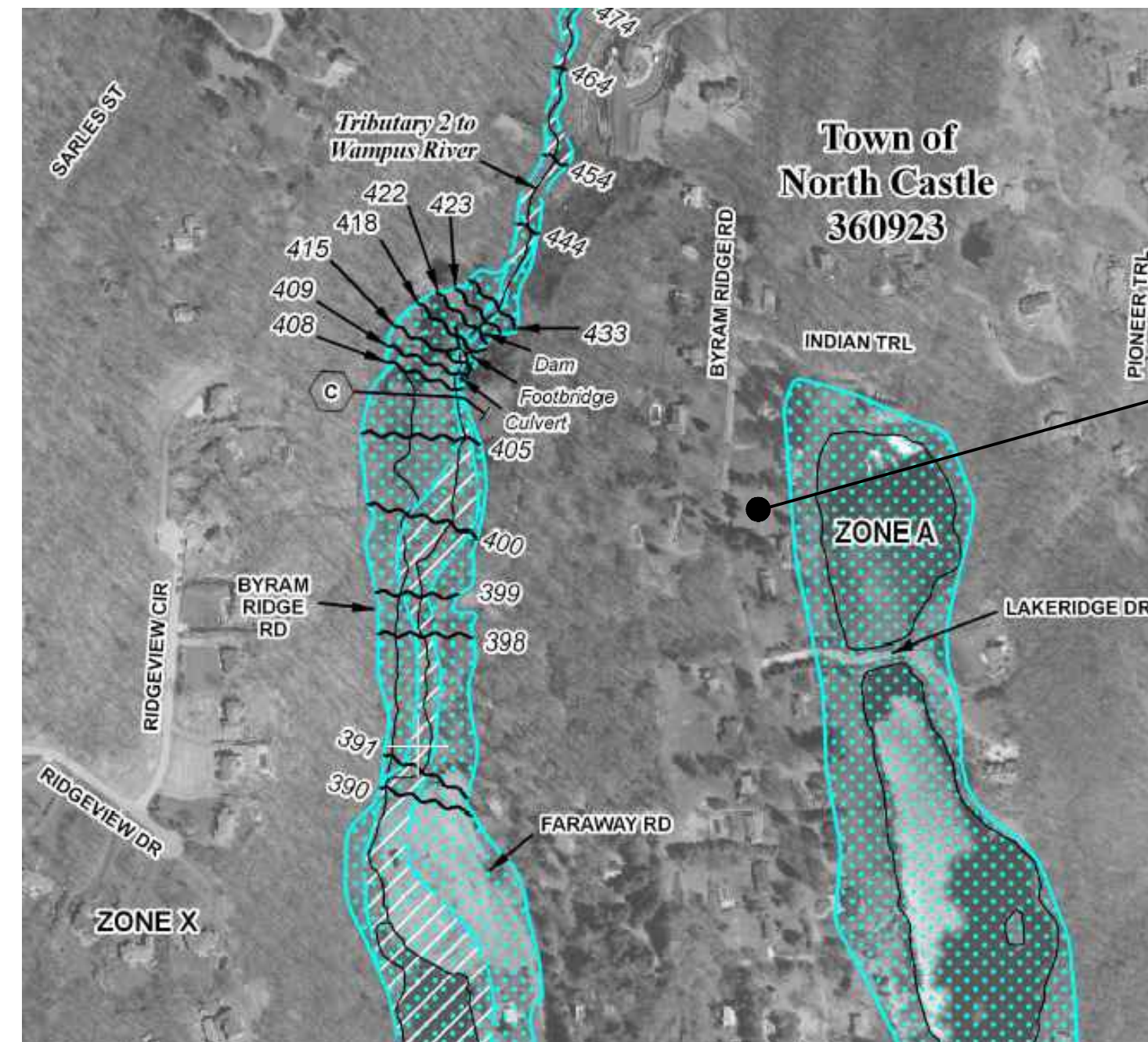
ADDRESS:	# BYRAM RIDGE ROAD, ARMONK NY 10504		
ZONING DISTRICT:	R-1A		
SECTION:	101.01		
BLOCK:	2		
LOT:	65		
LOT AREA:	43,699.06 SF (1.003 ACRE)		
FLOOD ZONE:	ADJACENT TO ZONE A		
<b>GROSS LAND COVERAGE</b>	<b>MAX ALLOWED</b>	<b>PROPOSED</b>	
LAND COVERAGE AREA (SF)	9,960	7,615	COMPLIED
<b>BUILDING COVERAGE</b>	<b>MAX ALLOWED</b>	<b>PROPOSED</b>	
MAX BUILDING COVERAGE ALLOWED	12%	5,243.89 SF (43,699.06 X 12%)	
PROPOSED BUILDING COVERAGE		3,202.00 SF (3202 / 43,699.06)	7.3% COMPLIED
<b>GROSS FLOOR AREA</b>	<b>MAX ALLOWED</b>	<b>PROPOSED</b>	
FLOOR AREA (SF)	7,727	5,980	COMPLIED
<b>MIN. LOT AREA &amp; LOT WIDTH:</b>	<b>MIN REQ'D</b>	<b>PROPOSED</b>	
LOT AREA (SF)	1 ACRE	1.003 ACRE	COMPLIED
LOT FRONTAGE (LF)	125'	170'	COMPLIED
LOT WIDTH (LF)	125'	134'	(AT NARROWEST) COMPLIED
LOT DEPTH (LF)	150'	235'	COMPLIED
<b>YARD REGULATION:</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
FRONT YARD	50'	112'-10"	COMPLIED
SIDE YARD	25'	26'-6" & 33'-11"	COMPLIED
REAR YARD	40'	69'-2"	COMPLIED
<b>HEIGHT &amp; SETBACK REGULATION:</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
MAX. BUILDING HEIGHT:	36'	36'	TO MAX ROOF HEIGHT COMPLIED



**1 SETBACK DIAGRAM**  
 A-001 SCALE: 1/32" = 1'-0"

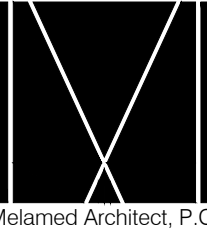


Project Location



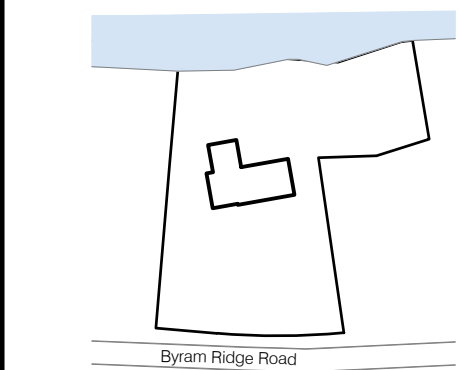
Project Location

FEMA: 2007 MAP # 36119C0164F



DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1	RPRC SUBMISSION					

**Byram Ridge Road  
 Armonk, NY 10504**



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DRAWING TITLE:  
**BUILDING INFORMATION &  
 ZONING ANALYSIS**

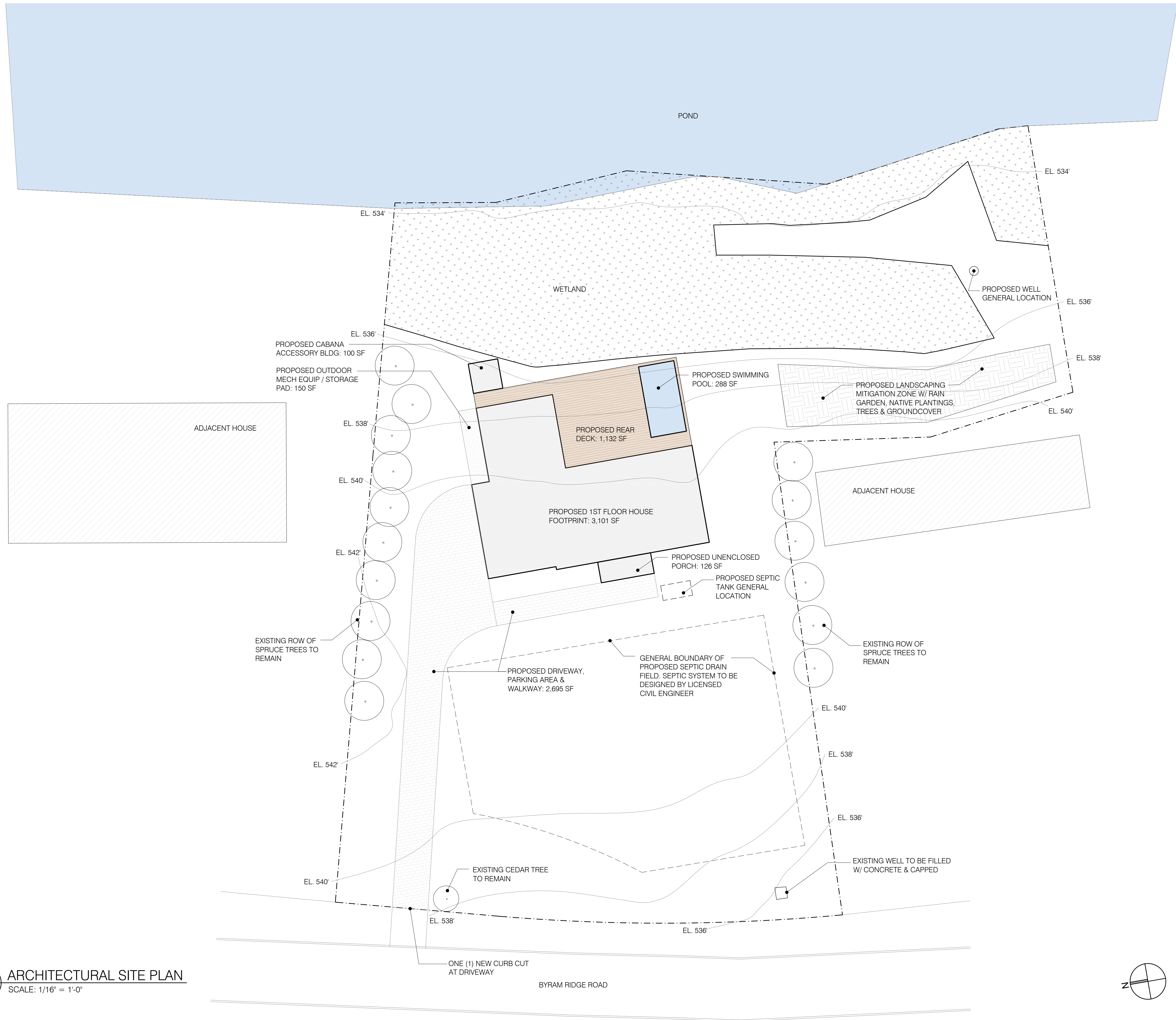
DRAWING NUMBER:  
**A-001**

DATE: 2022  
 SCALE: AS NOTED

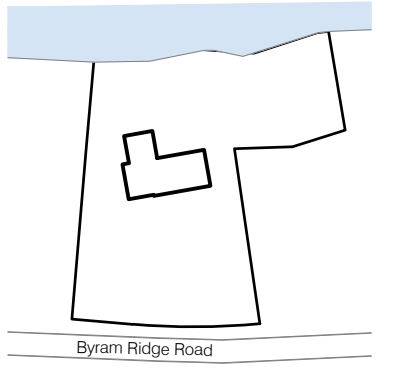




DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
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DRAWING TITLE:  
**ARCHITECTURAL SITE PLAN**

DRAWING NUMBER:  
**A-002**

DATE: 2022 SCALE: AS NOTED

1 ARCHITECTURAL SITE PLAN  
 A-002 SCALE: 1/16" = 1'-0"

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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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: BYRAM RIDGE ROAD Date: 01.18.22  
Tax Map Designation or Proposed Lot No.: 101.01-2-65

Gross Lot Coverage		43,699.06 SF = 1.003 ACRE
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06):		43,699.06 SF = 1.003 ACRE
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):		9,350 SF
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):		
61' Distance principal home is beyond minimum front yard setback x 10 =	610 SF	
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3		9,960 SF
5. Amount of lot area covered by principal building: 0 existing + 3,102 SF proposed =		3,102 SF
6. Amount of lot area covered by accessory buildings: 0 existing + 100 SF proposed =		100 SF
7. Amount of lot area covered by decks: 0 existing + 1,132 SF proposed =		1,132 SF
8. Amount of lot area covered by porches: 0 existing + 126 SF proposed =		126 SF
9. Amount of lot area covered by driveway, parking areas and walkways: 0 existing + 2,695 SF proposed =		2,695 SF
10. Amount of lot area covered by terraces: 0 existing + 0 proposed =		0
11. Amount of lot area covered by tennis court, pool and mechanical equip: 0 existing + 460 SF proposed =		460 SF
12. Amount of lot area covered by all other structures: 0 existing + 0 proposed =		0
13. Proposed gross land coverage: Total of Lines 5 - 12 =		7,615 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: [Signature] Planning Worksheet Date: 01.18.22



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

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

January 29, 2019  
Telephone: (914) 273-3542  
Fax: (914) 273-3554  
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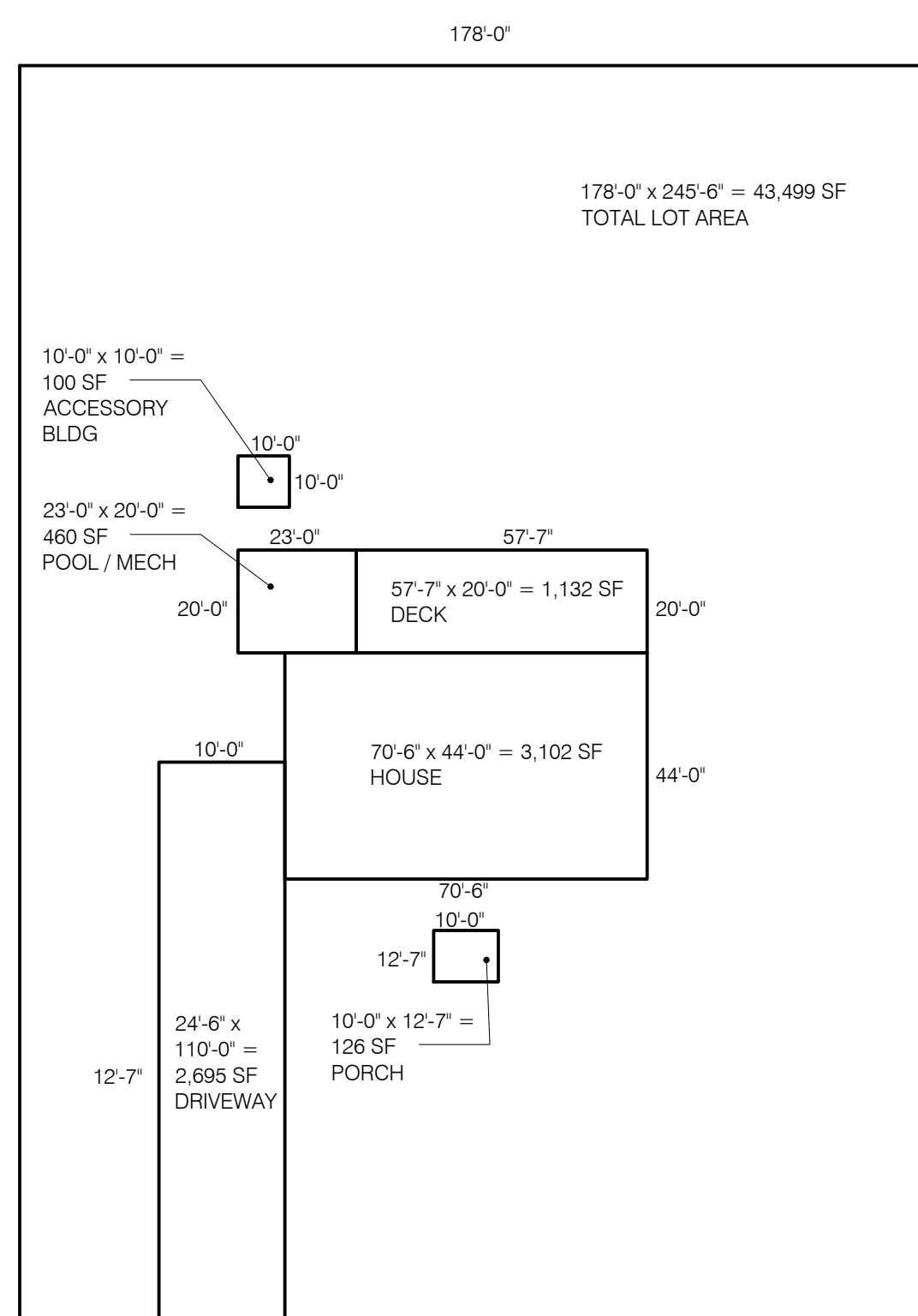
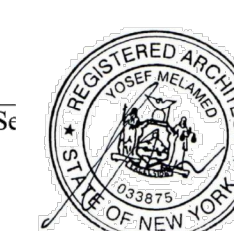
FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: BYRAM RIDGE ROAD Date: 01.18.22  
Tax Map Designation or Proposed Lot No.: 101.01-2-65

Floor Area		43,699.06 SF = 1.003 ACRE
1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06):		43,699.06 SF = 1.003 ACRE
2. Maximum permitted floor area (per Section 355-26.B(4)):		7,727 SF
3. Amount of floor area contained within first floor: 0 existing + 2,365 SF proposed =		2,365 SF
4. Amount of floor area contained within second floor: 0 existing + 2,778 SF proposed =		2,778 SF
5. Amount of floor area contained within garage: 0 existing + 737 SF proposed =		737 SF
6. Amount of floor area contained within porches capable of being enclosed: 0 existing + 0 proposed =		0
7. Amount of floor area contained within basement (if applicable - see definition): 0 existing + 0 proposed =		0
8. Amount of floor area contained within attic (if applicable - see definition): 0 existing + 0 proposed =		0
9. Amount of floor area contained within all accessory buildings: 0 existing + 100 SF proposed =		100 SF
10. Proposed floor area: Total of Lines 3 - 9 =		5,980 SF

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.

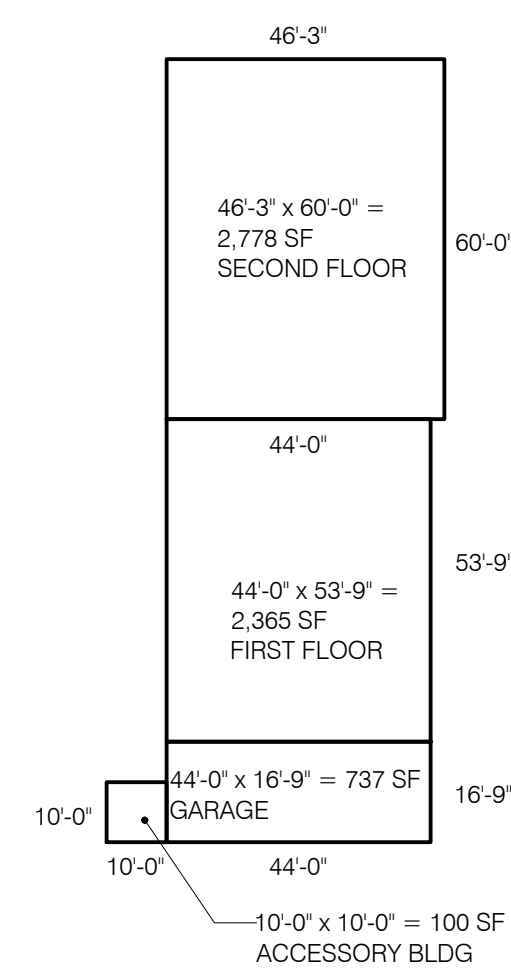
Signature and Seal: [Signature] Planning Worksheet Date: 01.18.22



1 GROSS LAND COVERAGE DIAGRAM  
A-003 SCALE: 1/32" = 1'-0"

SUMMARY TABLE

HOUSE =	3,102 SF
ACCESSORY =	100 SF
DECK =	1,132 SF
PORCH =	126 SF
DRIVEWAY =	2,695 SF
POOL/MECH =	460 SF
TOTAL LOT COVERAGE =	7,615 SF
MAX LOT COVERAGE =	9,960 SF
7,615 < 9,960. COMPLIES	



2 GROSS FLOOR AREA DIAGRAM  
A-003 SCALE: 1/32" = 1'-0"

SUMMARY TABLE

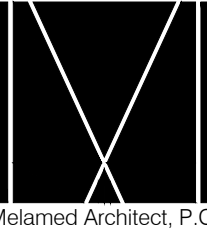
FIRST FLOOR =	2,365 SF
SECOND FLOOR =	2,778 SF
GARAGE =	737 SF
ACCESSORY =	100 SF
TOTAL FLOOR AREA =	5,980 SF
MAX FLOOR AREA =	7,727 SF
5,980 < 7,727. COMPLIES	

THE BASEMENT IS EXCLUDED FROM GROSS FLOOR AREA BECAUSE IT IS NOT CONSIDERED A 'STOREY' PER ZONING DEFINITION:

- A) THE FINISH SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT GREATER THAN SIX FEET ABOVE AVERAGE GRADE.
- B) THE FINISH SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT MORE THAN SIX FEET ABOVE THE FINISHED GROUND LEVEL FOR MORE THAN 50% OF THE TOTAL BUILDING PERIMETER.
- C) THE FINISH SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT MORE THAN TWELVE FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT ALONG THE BUILDING PERIMETER.

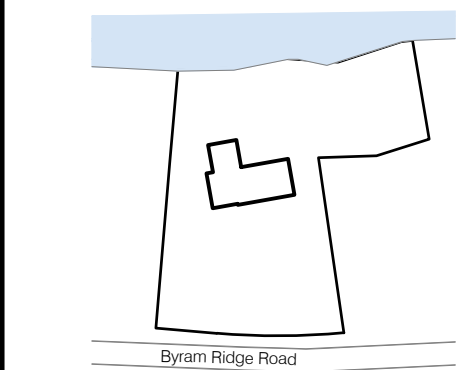
THE ATTIC IS EXCLUDED FROM GROSS FLOOR AREA BECAUSE IT HAS A FLOOR TO CEILING HEIGHT OF LESS THAN 7.5 FEET.

Yossi Melamed, AIA  
153 West 27th Street, Suite 303  
New York, NY 10001  
Tel: 212-203-5053  
info@melamedarchitect.com  
www.melamedarchitect.com



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01.18.22	1 RPRC SUBMISSION					

Byram Ridge Road  
Armonk, NY 10504



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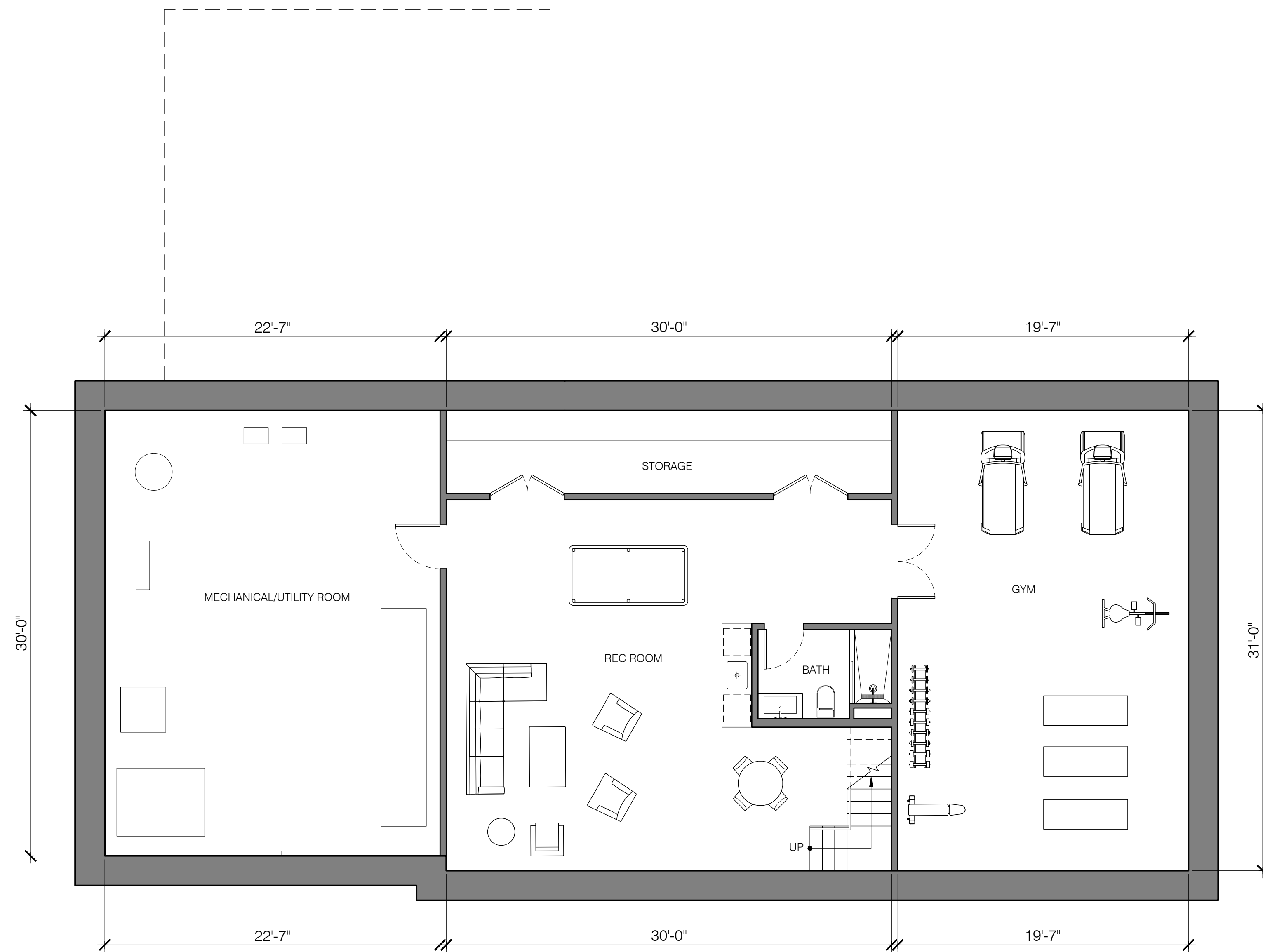


DRAWING TITLE:  
LAND COVERAGE & FLOOR  
AREA CALCULATION  
WORKSHEETS

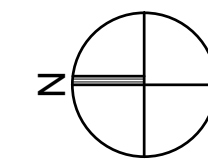
DRAWING NUMBER:

A-003

DATE: 2022 SCALE: AS NOTED

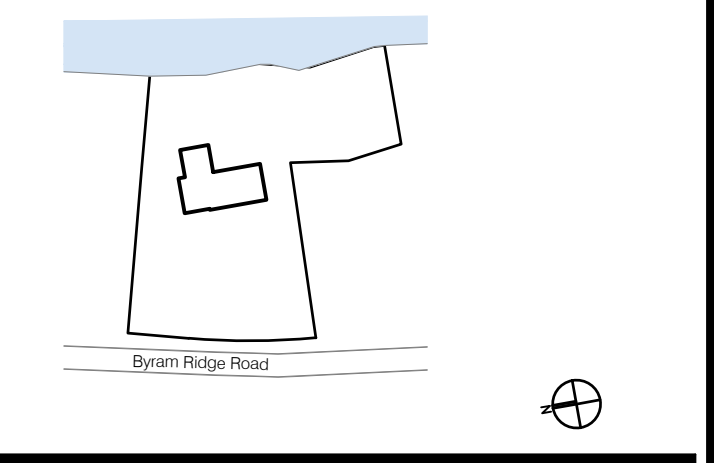


1  
A-100 PROPOSED BASEMENT PLAN  
SCALE: 3/16" = 1'-0"



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DRAWING TITLE:  
**PROPOSED BASEMENT  
PLAN**

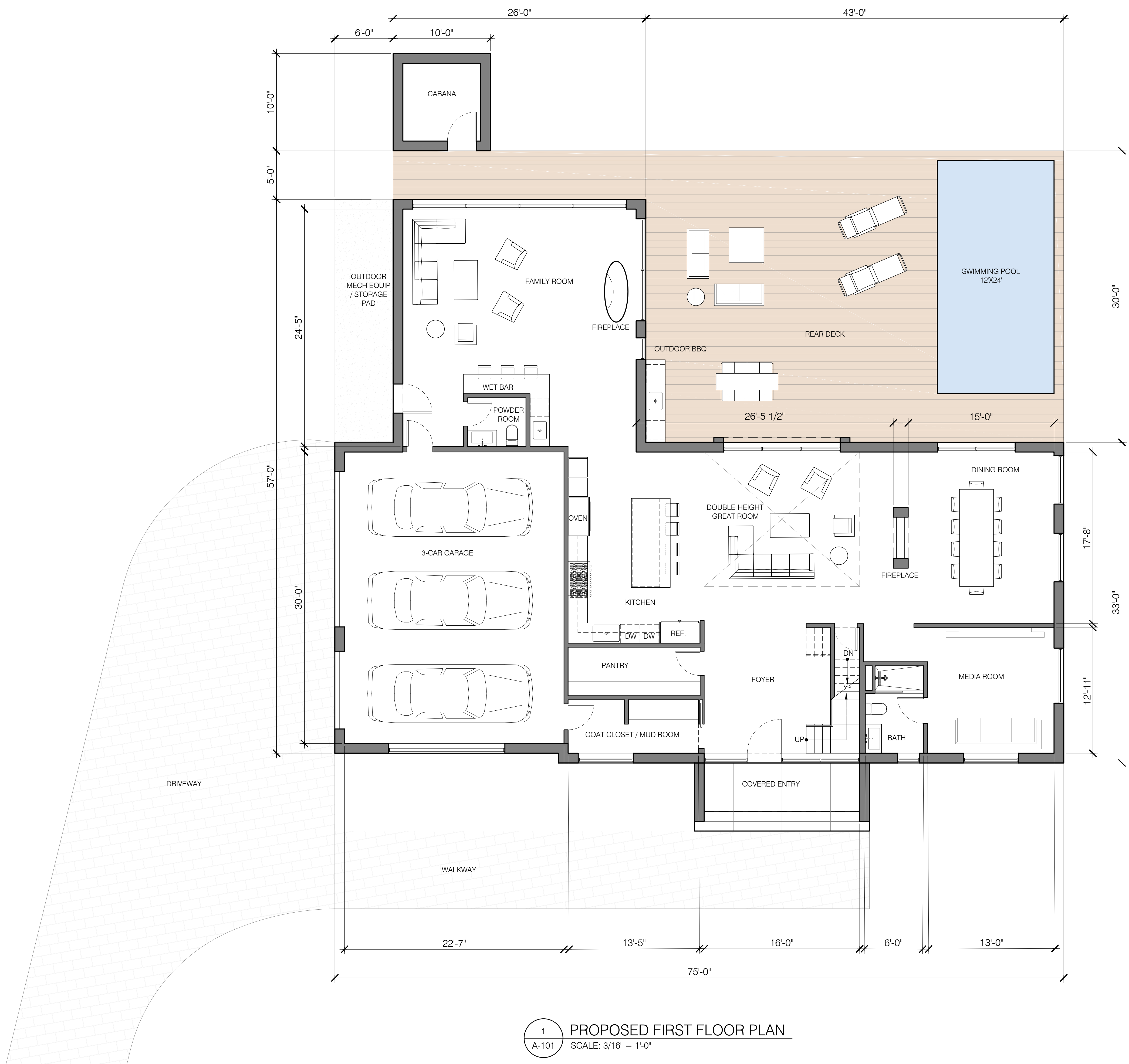
DRAWING NUMBER:  
**A-100**

DATE: 2022 SCALE: AS NOTED

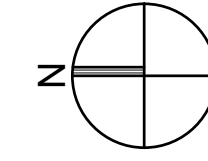




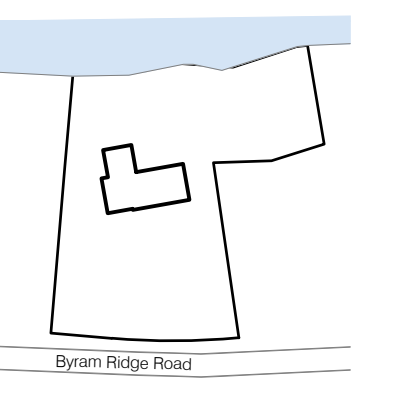
DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1	RPRC SUBMISSION					



**1** PROPOSED FIRST FLOOR PLAN  
 A-101 SCALE: 3/16" = 1'-0"



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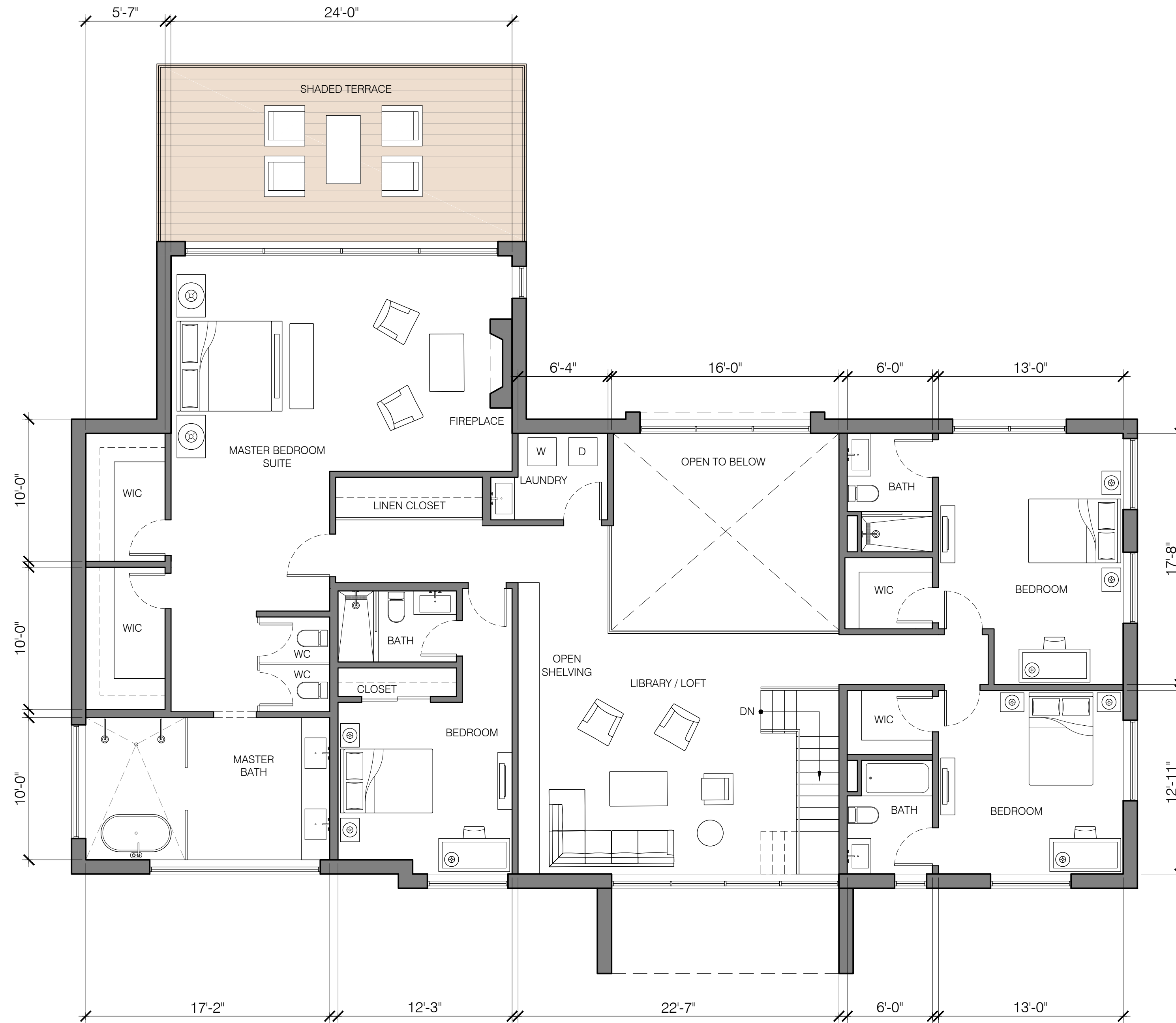
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**PROPOSED FIRST FLOOR PLAN**

DRAWING NUMBER:  
**A-101**

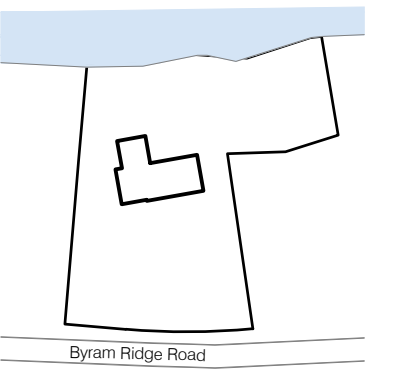
DATE: 2022 SCALE: AS NOTED



DATE	REVISION NO.	DESCRIPTION	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1	RPRC SUBMISSION		X			



**Byram Ridge Road  
 Armonk, NY 10504**



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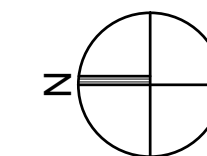


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DRAWING NUMBER:  
**A-102**

DATE: 2022 SCALE: AS NOTED

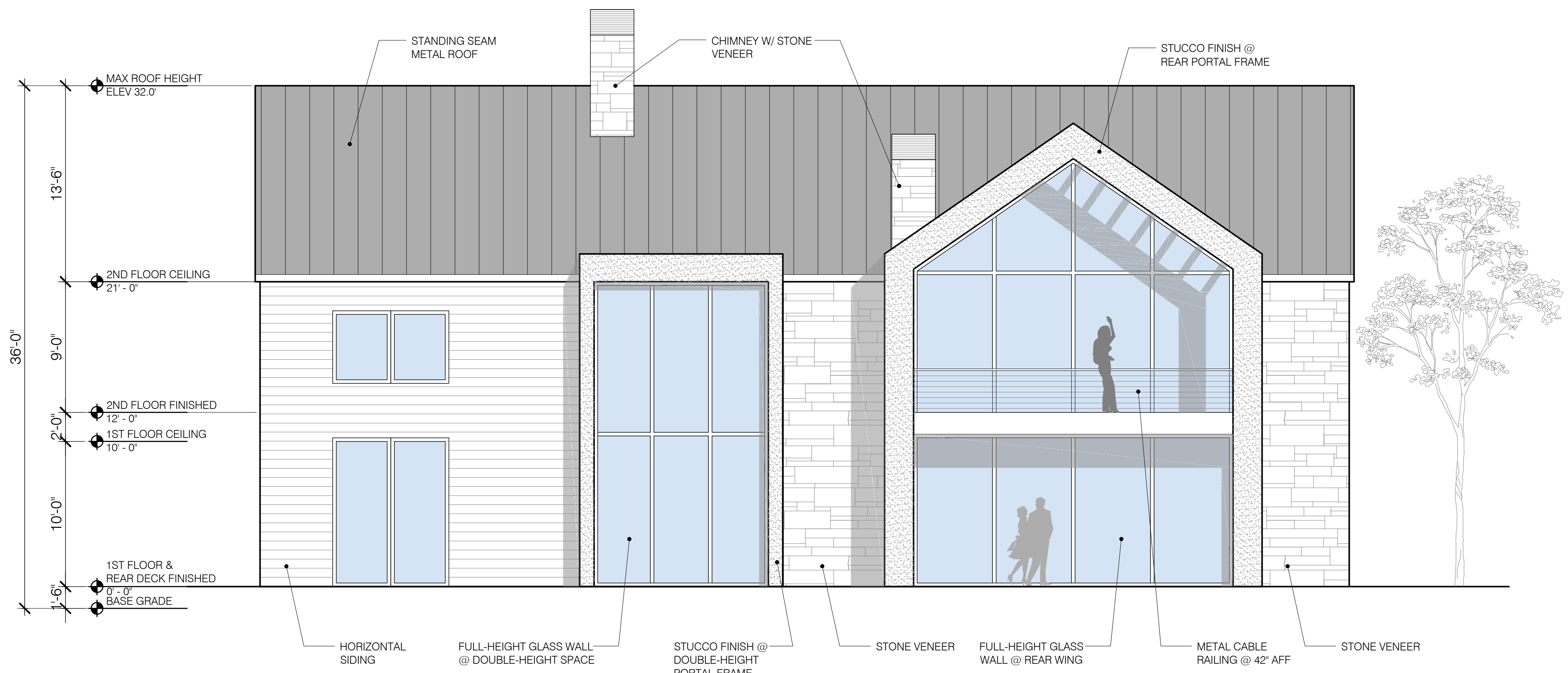
1 PROPOSED SECOND FLOOR PLAN  
 A-102 SCALE: 3/16" = 1'-0"







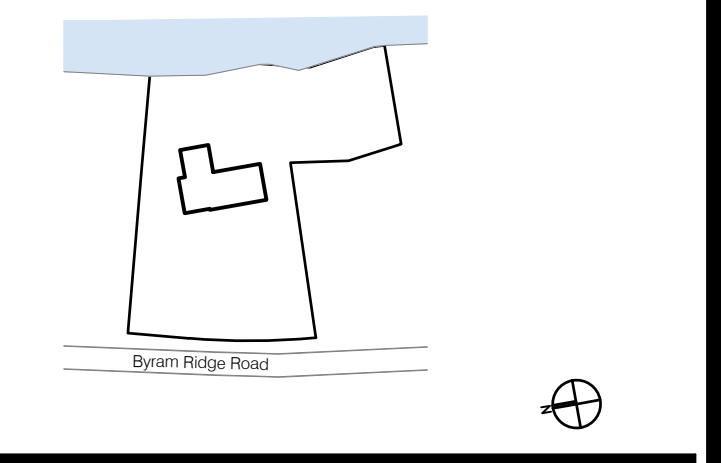
1 FRONT (WEST) ELEVATION  
 A-200 SCALE: 3/16" = 1'-0"



2 REAR (EAST) ELEVATION  
 A-200 SCALE: 3/16" = 1'-0"

DATE	REVISION NO. COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
01.18.22	1	RPRC SUBMISSION				

Byram Ridge Road  
 Armonk, NY 10504



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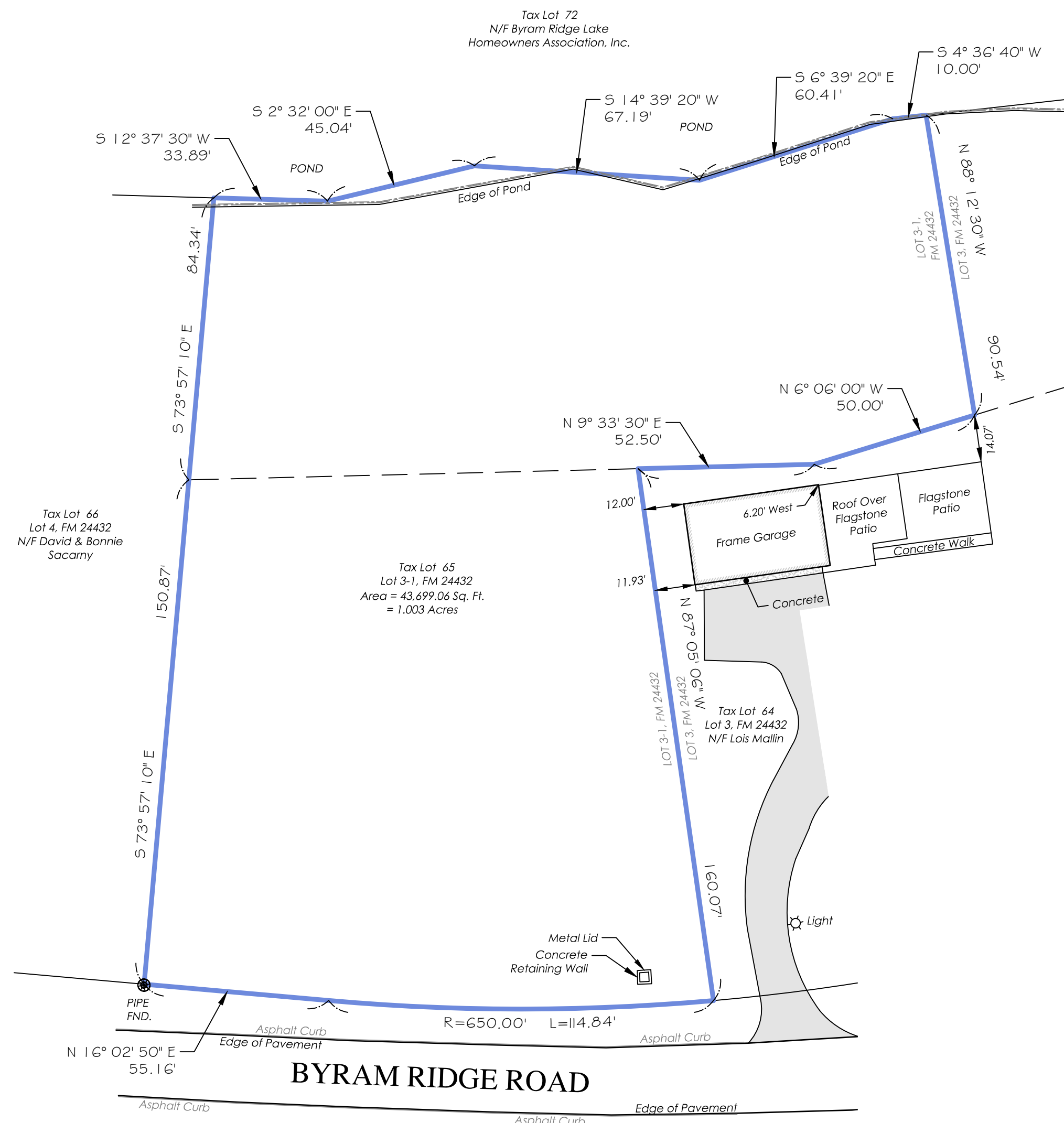
DRAWING TITLE:  
 PROPOSED FRONT & REAR ELEVATIONS

DRAWING NUMBER:  
**A-200**

DATE: 2022 SCALE: AS NOTED







Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Reference: Lot 3-1 as shown on a certain map entitled, "Resubdivision Map of Properties Belonging to S.A.H. Realty Corp. Niels & Joan Stone Jr., Lois J. Mallin and George & Marcia Nagle, Jr." Said map filed in the Westchester County Clerk's Office, Division of Land Records on June 4, 1991, as map number 24432.

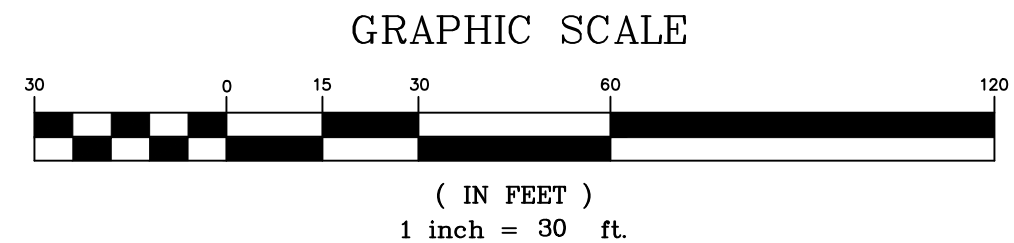
This survey depicts portions of property described in Deed Liber 7971, Page 481 and Deed Liber 10421, Page 241.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 101.01, Block 2, Lot 65.

Property Address:  
No # Byram Ridge Road  
Armonk, New York 10504

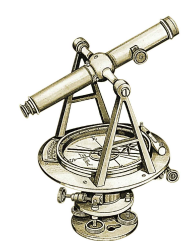
**SURVEY OF PROPERTY  
PREPARED FOR  
SETH FERMAN**  
SITUATE IN THE  
TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'



Certified to:  
Seth Ferman  
First American Title Insurance Company  
Title No. 142700FA-W  
The Judicial Title Insurance Agency, LLC

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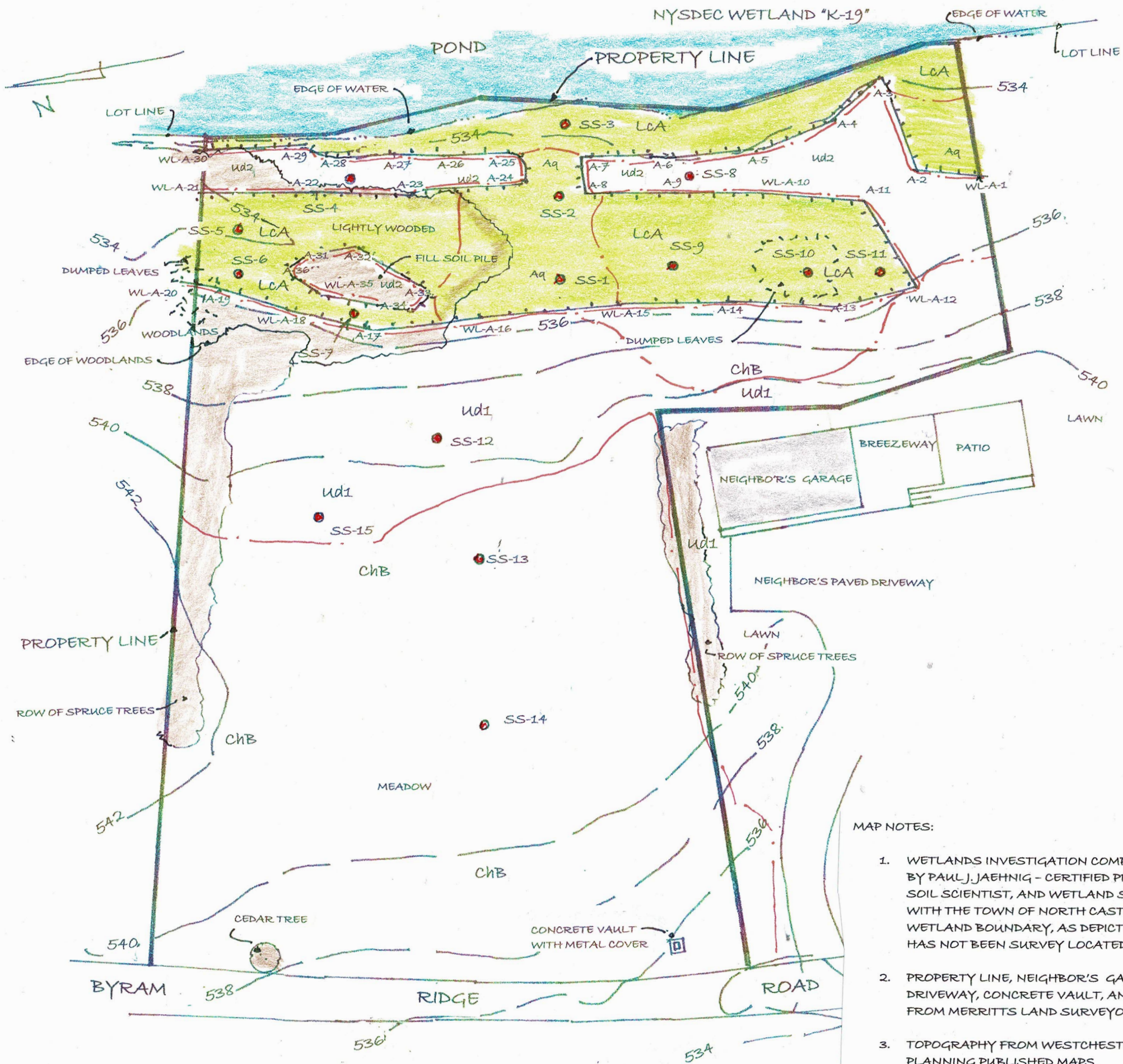
**TC MERRITTS LAND SURVEYORS**  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • (203) 622-8899



Surveyed: June 21, 2021  
Map Prepared: June 23, 2021  
By:   
Scott B. Gray New York State Licensed Land Surveyor No.050672

Project: JOB# 21-245	Reference: JOB# 09-052
Field Survey By: AN/SH	Drawn By: CMP
Project Manager: SBG	Checked By: SBG





KEY TO MAP

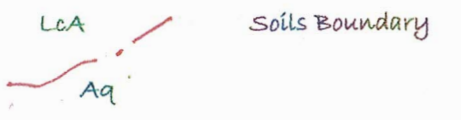
- SS-1 SOIL BORING LOCATION
- WL-A-1 FLAGGED WETLAND BOUNDARY
- WL-A-2
- WL-A-3
- 536 — ELEVATION CONTOUR IN FEET

SOILS INFORMATION

- NON-WETLAND SOILS
- ChB Charlton loam  
well drained, slopes 3 to 8 %
  - Ud1 Udorthents soils  
well drained, slopes varied
  - Ud2 Udorthents soils  
moderately well drained, slopes varied

WETLAND SOILS

- Aq Aquepts soils  
poorly drained, slopes 0 to 3 %
- LcA Leicester loam  
poorly drained, slopes 0 to 3 %



MAP NOTES:

1. WETLANDS INVESTIGATION COMPLETED JAN. 13, 2022 BY PAUL J. JAEHNIG - CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST IN ACCORDANCE WITH THE TOWN OF NORTH CASTLE WETLANDS LAWS. THE WETLAND BOUNDARY, AS DEPICTED ON THIS MAP, HAS NOT BEEN SURVEY LOCATED.
2. PROPERTY LINE, NEIGHBOR'S GARAGE, NEIGHBOR'S DRIVEWAY, CONCRETE VAULT, AND EDGE OF POND FROM MERRITTS LAND SURVEYORS.
3. TOPOGRAPHY FROM WESTCHESTER COUNTY DEPT. OF PLANNING PUBLISHED MAPS.
4. VEGETATIVE COVERS AND DRAINAGE PLOTTED ONTO MAP DURING THIS INVESTIGATION.

**Wetland & Soils Map**  
**The Melamed Architecture Site**  
 Undeveloped Property Adjacent to 88 Byram Ridge Rd.  
 Tax ID 101.01-2-64  
 North Castle NY

Approx. 1.0 Acre Area Property

Prepared for  
**Melamed Architects**  
 Jan. 13, 2022

Prepared By  
 Paul J. Jaehnig - Wetlands and Soils Consulting  
 P.O. Box 1071 Ridgefield, CT 06877

Map Scale: 1 inch = 30 ft.



**Wetland and Soils Survey**

*The Melamed Architecture Site*

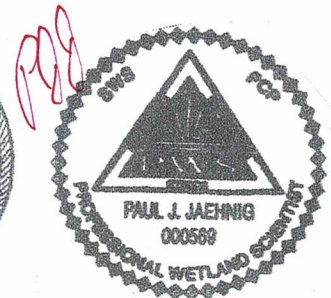
Undeveloped Property Adjacent to 88 Byram Ridge Road  
Tax ID 101.01-2-65

North Castle, NY

Approx. 1.00-Acre Area

*Prepared for*  
Melamed Architects

Jan. 13, 2022



**Wetland and Soils Survey**

***The Melamed Architecture Site***

Undeveloped Property Adjacent to 88 Byram Ridge Road  
Tax ID 101.01-2-65

North Castle, NY

Approx. 1.00-Acre Area

*Prepared for*  
Melamed Architects

Jan. 13, 2022

### **Introduction**

A wetland investigation was completed on undeveloped property identified as Tax ID 101.01-2-64 and adjacent to 88 Byram Ridge Road in the Town of North Castle, NY on Jan. 13, 2022 by Paul J. Jaehnig, Certified Professional Geologist, Soil Scientist, and Wetland Scientist. The work consisted of the taking of soil borings at selected locations across the site to identify the presence of wetland or hydric soils and the delineation or flagging of the wetland boundary. The work was conducted in accordance with the Town of North Castle Freshwater Wetlands Law. The work was conducted at the request of the client Melamed Architects.

### **Site Description**

The site is an approx. 1.0 acre area undeveloped property situated on the east side of Byram Ridge Road. The site is an “L” property with the base of “L” on the eastern end of the site and bordering a pond. The site is situated in an established residential neighborhood. The site is flanked on the south and north sides by established residential properties. The site consists of: a meadow; small wooded borders; and wetlands, including a section of pond shoreline (see enclosed *photos 1 to 6* in Appendix I and *Wetland & Soils Map*).

Slopes across the site vary from nearly level to gently sloping. A narrow strip along contour, and trending north to south across the eastern portion of the site, is moderately sloped. Gently sloped land covers the western, central, and some eastern portions of the site. Nearly level land is on the eastern portion of the site. Many areas on the eastern portion of the site have undulating topography modified by man-made activity carried-out on the site; possibly work related to the pond creation many years ago. A ridge axis traverses north to south across the west-central portion of the site. To the east of the axis, the land slopes down to the east, and down to the west to the west of the axis.

A mowed grassed meadow covers the eastern and central portions of the site (see *photo 1* in Appendix I). A lone cedar tree grows on the northwest corner of the site, in close proximity to the road (see *photo 1* in Appendix I). A fieldstone and concrete vault with metal cover is on the southwest corner of the meadow, in close proximity to the road (see *photo 2* in Appendix I).

Non-wetland woodlands, consisting primarily of tall planted spruces, grow along portions of the northern and southern borders of the site (see *photo 1* in Appendix I). Needle litter covers the woodland floor in these areas. A lightly wooded area, on some of the northeast edge of the site, consists of a few red maples. Some barberry shrubs grow on this lightly wooded area understory. Twig and leaf litter covers the woodland floor in these areas.

### **Wetland / Waterbody**

#### *Introduction*

The wetland boundary was delineated in the field with consecutively numbered flagging, labeled WL-A-1, A-2, A-3, etc. and plotted on the enclosed *Wetland and Soils Map*. A wetland area is on the eastern portion of the site. A portion of a pond shoreline occupies

the entire eastern property line. A wetland, up to 60 ft. wide and fringing the west shore of the pond, occupies the eastern portion of the site.

#### *Description of Pond*

A pond, covering a number of acres, is on the eastern property line (see *photo 3* in Appendix I). The site is located on the northwest edge of the pond. The pond is man-made, formed by restricting outflow from a smaller pond with larger surrounding swampland. This work was completed many decades ago. The depth of the pond is not known by this office, however it is likely not too deep, as some emergent vegetation is noted toward the far shore.

#### *Description of Wetland*

A wetland area occupies the eastern portion of the site (see *photo 4* in Appendix I). The wetland is somewhat irregular in width, varying from 40 up to 60 ft. in an east to west direction. The wetland extends to the north and south from the site. The wetland is poorly drained and has micro-topography development varying from weak to absent.

The wetland has been previously disturbed by man-made activity including modification of natural vegetative cover, mixing and re-grading of natural wetland soil profiles, and placement and re-grading of fill soil over some wetland soils. One area of fill soil is located on the northwest portion of the wetland (see *photo 5* in Appendix I). A narrow, nearly level, slightly convex strip of non-wetland divides a portion of the wetland (see *photo 6* in Appendix I). Soils examined along the convex strip were identified as fill soil. This strip of non-wetland may be the remains of an old travel-way along the pond. These disturbances were likely carried-out in the course of developing the neighborhood and construction of the pond. Dumped leaf piles are on the southwest portion of the wetland and northwest corner of the wetland.

The wetland herbaceous vegetative cover appears to be modified by periodic mowing in order to keep the land open and vegetative growth in check. As a consequence, the northeast, central, and southern portions of the wetland are relatively open. The wetland vegetative cover consists of: a very thin tree canopy of a few red maples with shallow roots; open understory except for a few winterberry and barberry shrubs growing on the northern end of the wetland; and herbaceous Japanese stilt grass, few sallow sedges, onion grass, cinnamon fern, and local goldenrod. Some red maples have curved trunks and are leaning as a consequence of windstorms uprooting trees having shallow root development. Sphagnum moss groundcover is common on the central and eastern portions of the wetland. Cattail and wool grass grow in local clusters where the wetlands border shore of the pond. Matted leaves cover unvegetated ground on some of the northern portion of the wetland. To the south of the site, the wetland is maintained by the neighbor as an open wetland lawn area. To the north of the site, the wetland is maintained as a lawn area, with shrub and tree growth along the shore of the pond.

### *Wetland Buffers*

There is a distinct topographic slope from the nearly level wetland up to the very gently sloped non-wetland meadow on the central and western portions of the site. A neighbor's garage and breezeway are at the top of slope bordering the southwest end of the wetland.

### *Wetland / Waterbody Functions*

The pond provides stormwater control function, collecting and retaining run-off deposited from surrounding upland areas so it is made available for slow discharge to lower elevation points within the regional watershed. The pond provides habitat for a variety of wildlife including waterfowl, small fish, and snapping turtle. The pond is a passive recreational resource and aesthetic resource for the residents surrounding the pond.

The site wetland provides a water quality function by trapping potential pollutants carried in upland run-off before reaching the pond. Shallow groundwater discharge from the wetland portion in close proximity to the pond provides supporting hydrologic input to the waterbody. The wetland provides some potential habitat area for wildlife. Waterfowl may utilize the edges of the wetland for browsing and nesting from time to time. Deer, raccoon, and coyote likely traverse the wetland area. Bullfrogs likely utilize the pond shore. Small songbirds may utilize the more wooded portion of the wetland for nesting and perching opportunities. The exposure of the wetland to neighboring residential properties, however, does limit the regular use of the site wetland by wildlife.

### **New York State Dept. of Environmental Conservation Wetlands Jurisdiction**

NYSDEC wetland WL-“K-19” is on the eastern end of the site according to a review of the NYSDEC wetlands maps (see *NYSDEC Wetlands Map* in Appendix II).

### **Regional Drainage**

The site is located in the Byram River Drainage Basin (see *Regional Drainage Map* in Appendix III).

### **Soils**

Soils borings were taken across the site using a Dutch auger and spade. Each soil boring was logged or described noting soil horizon depth, color, texture, structure, and presence of any redoximorphic (wetland or hydric) soil features such as mottling. The water table, if encountered, was measured. The detailed description of each soil boring is provided in Appendix IV. The locations of each soil boring are labeled SS-1, SS-2, etc. and plotted on the enclosed *Wetland and Soils Map*. Soils found on the site consist of: non-wetland, well drained Charlton loam (ChB), slopes 3 to 8 %, in the undisturbed, meadow on the western and central portions of the site; non-wetland, well drained Udorthents, cut, fill, and graded (Ud1), slopes varied, to describe areas on the eastern end of the meadow where soils have been placed and graded by past man-made work carried-out on the site; non-wetland, moderately well drained Udorthents (Ud2), to describe soils with mixed profiles due to placement and re-grading of soils by man in close proximity to the



wetland; wetland, poorly drained Aquents soils (Aq), slopes 0 to 3 %, to describe wetland soils disturbed by past man-made activity; and wetland, poorly drained Leicester loam (LcA), slopes 0 to 3 %, in undisturbed portion of the wetland. The distribution of the different soil-types is depicted on the enclosed *Wetland and Soils Map*.

## **Appendix I**

Selected Site Photos



*Photo 1 Looking east across the very gently sloped meadow on the western and central portions of the site.*



*Photo 2 Looking toward fieldstone and concrete vault with metal cover located on the southwest corner of the site.  
Jan. 2022- The Melamed Architects Site, Byram Ridge Road, North Castle, NY*





*Photo 3 Looking northeast toward pond on the eastern edge of the site. Note neighbor's residence on opposite shore.*



*Photo 4 Looking south across wetland bordering pond. Note pond in upper left corner of the photo..  
Jan. 2022- The Melamed Architects Site, Byram Ridge Road, North Castle, NY*





*Photo 5 Looking north across northwest portion of the wetland. Note tree-covered fill soil pile in right side of photo. a*



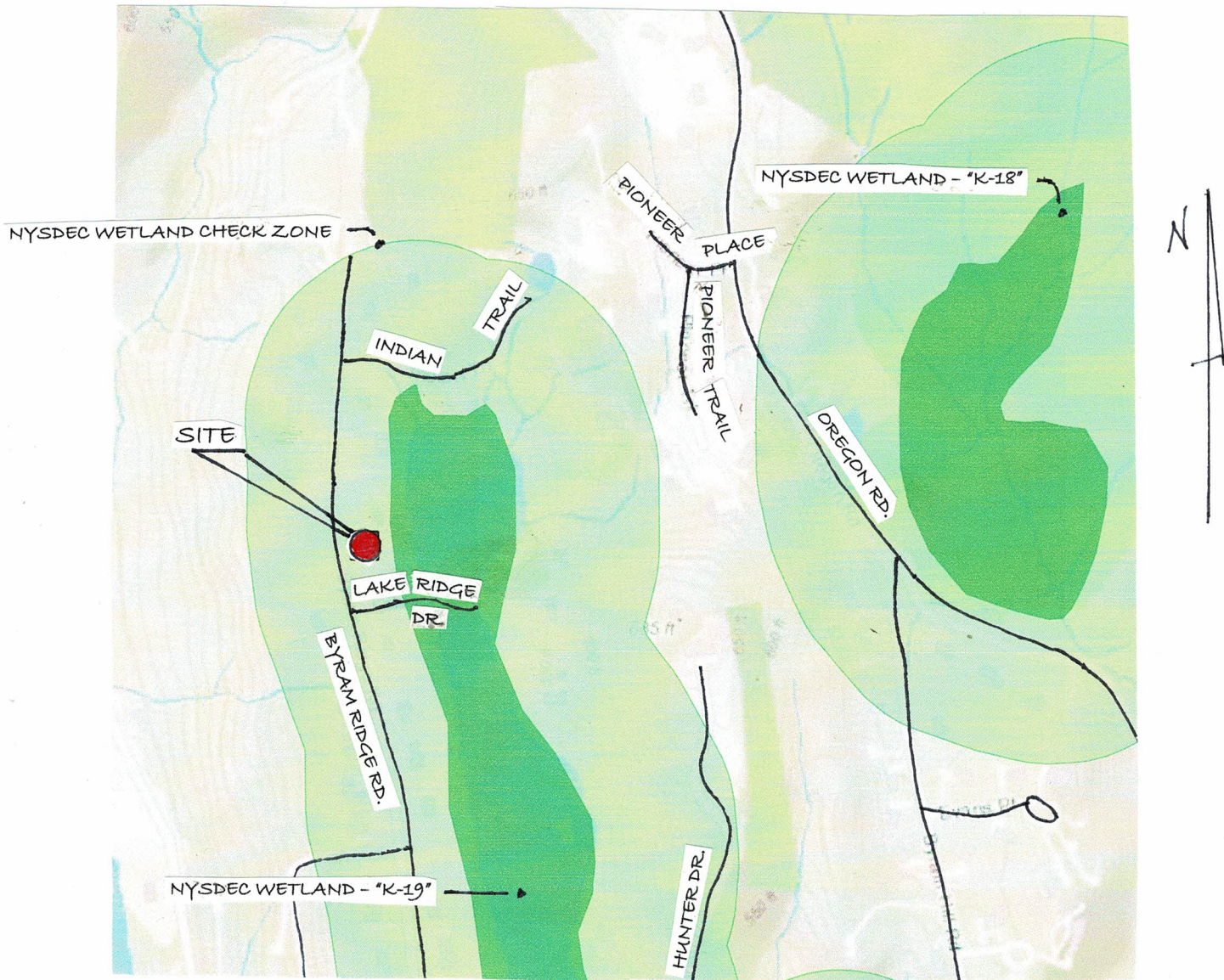
*Photo 6 Looking north along level and slightly convex possible old travel-way traversing wetland.  
Jan. 2022- The Melamed Architects Site, Byram Ridge Road, North Castle, NY*



**Appendix II**

NYS State Dept. of Environmental Conservation

Wetland Map

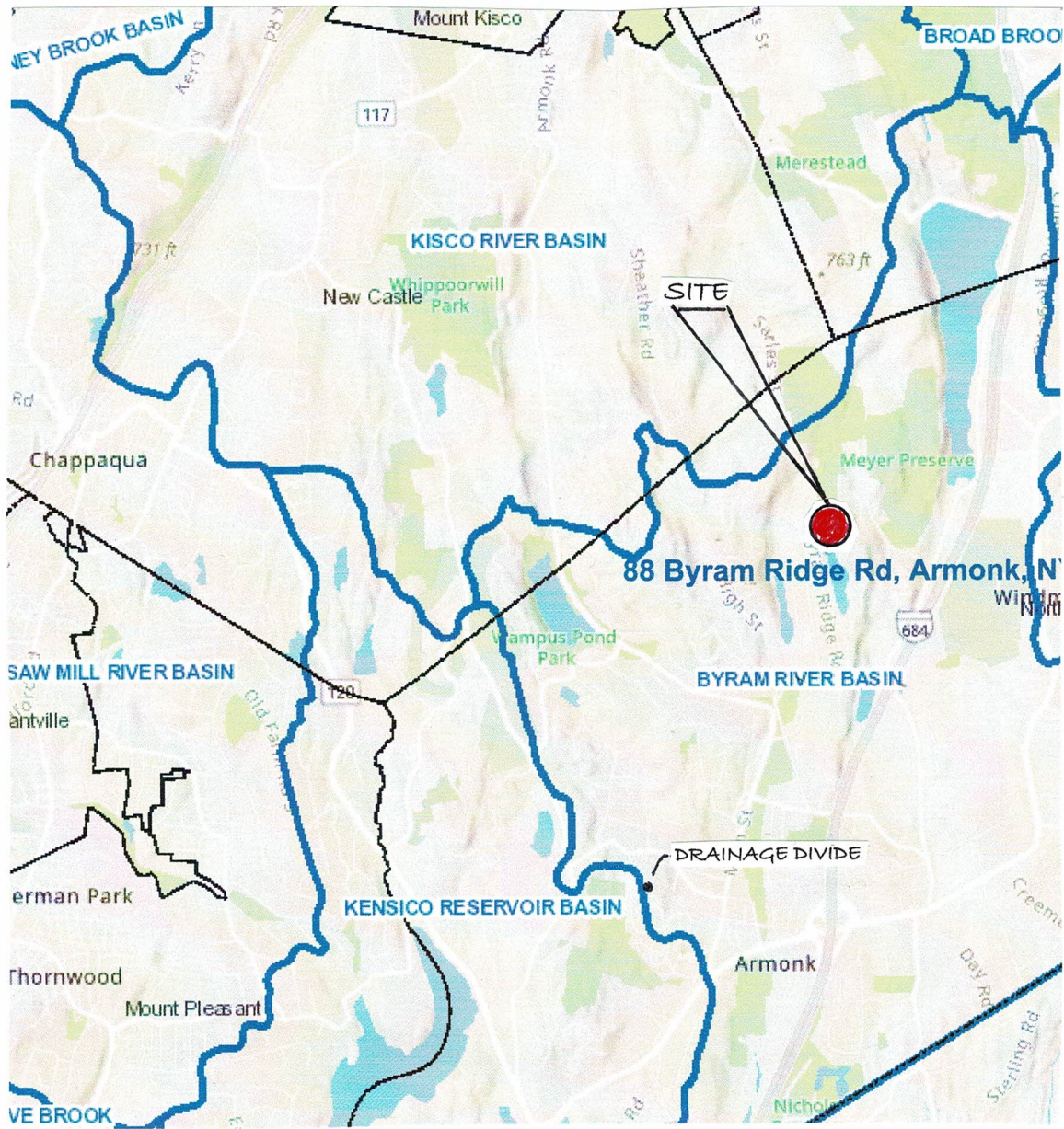


NYSDEC WETLAND MAP  
N.T.S.

### **Appendix III**

Regional Drainage Map





REGIONAL DRAINAGE MAP  
N.T.S.

## Appendix IV

### Soil Borings

#### Key To Soil Boring Logs

SS-1	Soil Boring
Color	Munsell Color Notation
	Hue Value Chroma
Brown	10YR 4 / 3
Texture	Portion of Sand / Silt / Clay silt loam – sandy loam – loamy sand
Water table	In inches depth measured from ground surface

### SS-1

SITE: VERY GENTLY SLOPED AND LIGHTLY WOODED LAND; WEAK MICRO-TOPOGRAPHY; FEW RED MAPLES WITH SHALLOW ROOTS; OPEN UNDERSTORY; GROUND COVERED WITH JAPANESE STILT GRASS.

0-6" DARK GRAY 10YR 4/1 LOAM WITH 10 % BROWN 7.5YR 4/4 OXIDIZED RHIZOSPHERES (REDOX CONCENTRATIONS).

6-15" MIXED GREENISH GRAY 10Y 6/1 LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

15-28" GREENISH GRAY 10Y 6/1 LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 6".

### SS-2

SITE: NEARLY LEVEL LAND; WEAK MICRO-TOPOGRAPHY; GROUND COVERED WITH GRASSES AND SPHAGNUM MOSS.

0-6" DARK GRAY 10YR 4/1 LOAM WITH 10% OXIDIZED RHIZOSPHERES (REDOX CONCENTRATIONS).

6-12" MIXED GREENISH GRAY 10Y 5/1 FINE SANDY LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

12-28" GREENISH GRAY 10Y 6/1 VERY FINE SANDY LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS); FIRM.

WATER TABLE AT 2".

### SS-3

SITE: LEVEL, LOW-RELIEF LAND ADJACENT TO POND; FEW RED MAPLE WITH SHALLOW AND EXPOSED ROOTS; CLUSTER OF CATTAILS AND WOOLGRASSES DOT SHORE; SPHAGNUM MOSS BLANKETS GROUND.

0-3" DARK GRAY 10YR 4/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

3-28" GREENISH GRAY 10Y 6/1 FINE SANDY LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 2".

SS-4

SITE: LEVEL AND SLIGHTLY CONVEX CORRIDOR OF LAND PARALLEL TO SHORE OF POND; GROUND COVERED WITH MOSS.

0-2" BROWN 10YR 4/3 LOAM.

2-8" MIXED BROWN 10YR 4/3 FINE SANDY LOAM WITH 10% GRAVEL.

8-15" MIXED BROWNISH YELLOW 10YR 6/6 AND YELLOW BROWN 10YR 5/6 FINE SANDY LOAM WITH 5% GRAVEL.

15-28" MIXED GRAY BROWN 10YR 5/2 VERY FINE SANDY LOAM WITH 10% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-5

SITE: LEVEL AND SLIGHTLY CONCAVE AREA; WEAK MICRO-TOPOGRAPHY; PUDDLED WATER; CANOPY OF FEW RED MAPLE TREES WITH SHALLOW ROOTS; FEW WINTERBERRY AND BARBERRY SHRUBS; MATTED LEAVES COVER UNVEGETATED GROUND.

0-4" DARK GRAY 10YR 4/1 LOAM.

4-28" GREENISH GRAY 10Y 6/1 VERY FINE SANDY LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 0".

SS-6

SITE: SIMILAR TO SS-5.

SOIL: SIMILAR TO SS-5

WATER TABLE AT 0".

SS-7

SITE: NARROW AND ELONGATE CONCAVE AREA BETWEEN MEADOW AND FILL SOIL PILE; UNVEGETATED GROUND COVERED WITH MATTED LEAF LITTER.

0-13" DARK GRAY 10YR 4/1 SILT LOAM.

(SS-7 cont.)

13-28" GREENISH GRAY 10Y 6/1 LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 4".

SS-8

SITE: LEVEL AND NARROW TERRACE PARALLEL TO POND SHORE; VEGETATED WITH CUT GRASS AND MOSS.

0-4" DARK GRAY BROWN 10YR 4/2 LOAM AND FINE SANDY LOAM WITH 10% GRAVEL.

4-28" MIXED LIGHT GRAY 5Y 7/2 FINE SANDY LOAM; FIRM.

WATER TABLE NOT ENCOUNTERED.

SS-9

SITE: LEVEL LAND; NO MICRO-TOPOGRAPHY; FEW RED MAPLE TREES WITH SHALLOW ROOTS; OPEN UNDERSTORY; GROUND COVERED WITH JAPANESE STILT GRASS, FEW SALLOW SEDGES, AND GOLDENROD.

0-4" DARK GRAY 10R 4/1 LOAM.

4-8" GRAY BROWN 20YR 5/2 FINE SANDY LOAM WITH 10% DIFFUSE DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

8-28" GREENISH GRAY 10Y 6/1 LOAM AND 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 6".

SS-10

SITE: LEVEL AND UNEVEN GROUND; COVER OF DUMPED LEAVES.

0-12" LEAVES.

12-14" DARK GRAY 10YR 4/1 AND BROWN 10YR 4/3 LOAM WITH 5% GRAVEL.

14-16" GRAY BROWN 10YR 5.2 FINE SANDY LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

(SS-10 cont.)

16-28" GREENISH GRAY 10Y 6/1 FINE SANDY LOAM WITH 10% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE 16".

SS-11

SITE: LEVEL WETLANDS; WEAK MICRO-TOPOGRAPHY; ONE RED MAPLE TREE WITH SHALLOW ROOTS; OPEN UNDERSTORY; FEW SALLOW SEDGE, ONION GRASS, AND JAPANESE STILT GRASS.

0-12" VERY DARK GRAY 10YR 3/1 SILT LOAM.

12-14" GRAY BROWN 10YR 5/2 FINE SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

14-28" GREENISH GRAY 10Y 6/1 FINE SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 6".

SS-12

SITE: NEARLY LEVEL MOWED GRASSED MEADOW.

0-24" MIXED DARK BROWN 10YR 3/3 LOAM.

24-40" MIXED VERY DARK GRAY 10YR 3/1 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-13

SITE: NEARLY LEVEL MOWED GRASS MEADOW.

0-13" BROWN 10YR 4/3 LOAM.

13-21" LIGHT YELLOW BROWN 2.5Y 6/4 LOAM WITH 10% BROWN 10YR 4/3 LOAM INCLUSIONS.

21-29" LIGHT YELLOW BROWN 2.5Y 6/4 VERY FINE SANDY LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-14

SITE: VERY GENTLY SLOPED MOWED GRASS MEADOW.

0-12" BROWN 10YR 4/3 LOAM.

12-14" YELLOW BROWN 10YR 5/6 LOAM.

14-29" YELLOW BROWN 10YR 5/6 FINE SANDY LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-15

SITE: NEARLY LEVEL MOWED GRASS MEADOW.

0-24" MIXED DARK GRAY BROWN 10YR 4/2 AND BROWN 10YR 4/3  
LOAM.

24-30" MIXED VERY DARK GRAY 10YR 3/1 LOAM.

WATER TABLE NOT ENCOUNTERED.