

Date: 05/12/2022
To: Adam Kaufman
Chairman: RPRC
15 Bedford Rd
Armonk, NY 10504

Sean Walters, PLA
Design Consultant
EL Wagner Co Inc
101 Noroton Ave.
Darien, CT 06820

RPRC application for proposed pool at 5 Mead Rd

Dear Chairman Kaufman and members of the committee: I am a design consultant hired by Wagner Pools to assist in the preparation of requisite documents for this project. Proposed work includes a 15' x 35' in-ground gunite pool, terraced patio areas, planting, and lighting. The boundary of work is pulled in towards the back of the residence in order to minimize disturbances to the adjacent hillside, and so that all proposed features are well beyond the 100' upland review line for the nearby wetlands. Per RPRC requirements, the following documents have been attached for your consideration:

1. Town of North Castle RPRC application.
 - Gross Land Coverage Calculations Worksheet by Chris Utschig, P.E.
 - FAR Worksheet not required as this is a landscape project only
2. Letter from Owner granting agency to Wagner Pools.
3. A2 topographic survey from Risoli Engineering including relevant existing features.
4. Landscape drawings by Wagner Pools.
 - Vicinity / locator map & zoning conformance table provided on L-100
 - Proposed locations, uses, and designs of all buildings (pool) and structures
 - Existing topography and proposed grade elevations provided on L-200
 - Location of driveway shown on L-100
 - Location of all existing and proposed site improvements
5. Engineered site plan with stormwater management and narrative by Chris Utschig, P.E.
6. Google Earth image showing owner's entire property, surrounding lots, and roadways
7. Image showing poor condition of existing tree to be removed.

Please do not hesitate to contact me with any questions, comments, or concerns, and thank you for your time and considerations.

Sincerely,



Sean Walters, PLA
Design Consultant
EL Wagner Co Inc



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: 5 Mead Rd. Armonk, NY 10504

Section III- DESCRIPTION OF WORK:

In-ground gunite pool with terraced patio area, walkways, plantings, and landscape lighting. Proposed features are well outside of the 100' upland review area, and are designed to minimize disturbance on the adjacent hill. Proposed retaining wall is less than 4' high with minimal grading (only 6" of topsoil proposed at the base of the wall). Three native Redbud trees are proposed to mitigate the removal of one (1) 16" caliper Hickory tree conflicting with the boundary of proposed work and in poor condition. A stormwater management plan has been design engineered, and included with this application along with landscape drawings.

Section III- CONTACT INFORMATION:

APPLICANT: Sean Walters / Wagner Pools

ADDRESS: 101 Noroton Avenue Darien, CT 06820

PHONE: (203) 655-0766 MOBILE: (570) 994-5900 EMAIL: sw@wagnerpools.com

PROPERTY OWNER:

Dr. Michael Gott & Mrs. Lainey Gott

ADDRESS: 5 Mead Rd. Armonk, NY 10504

PHONE: (914) 358-9700 MOBILE: (914) 584-0549 EMAIL: michaelgottmd@gmail.com

PROFESSIONAL: Sean Walters / Wagner Pools

ADDRESS: 101 Noroton Avenue Darien, CT 06820

PHONE: (203) 655-0766 MOBILE: (570) 994-5900

EMAIL: sw@wagnerpools.com

Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 102.3-1-35

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
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: _____

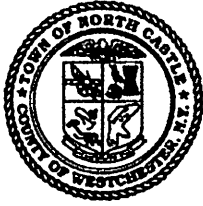
DEPARTMENTAL USE ONLY

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



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

BUILDING DEPARTMENT
Robert Melillo
 Building/ Fire inspector

Telephone: (914) 273-3000 ext. 44
Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Gott Residence Date: 5/10/2022

Tax Map Designation or Proposed Lot No.: 102.03-1-35

Gross Lot Coverage

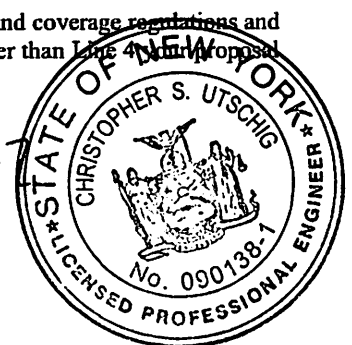
- | | | |
|-----|--|---------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>87,119</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>13,270</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
34.5 x 10 = | <u>345</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>13,615</u> |
| 5. | Amount of lot area covered by principal building:
3630 existing + _____ proposed = | <u>3630</u> |
| 6. | Amount of lot area covered by accessory buildings:
_____ existing + _____ proposed = | <u>0</u> |
| 7. | Amount of lot area covered by decks:
_____ existing + _____ proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches:
125 existing + _____ proposed = | <u>125</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways:
3461 existing + 75 proposed = | <u>3,536</u> |
| 10. | Amount of lot area covered by terraces:
645 existing + 1177 proposed = | <u>1,822</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip:
50 existing + 0 proposed = | <u>50</u> |
| 12. | Amount of lot area covered by all other structures:
_____ existing + _____ proposed = | <u>0</u> |
| 13. | Proposed gross land coverage: Total of Lines 5 – 12 = | <u>9,683</u> |

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

Signature and Seal of Professional Preparing Worksheet

Date

5/10/22



Agency Authorization Letter

To Whom it May Concern:

I, Dr. Michael Gott , hereby declare the following:

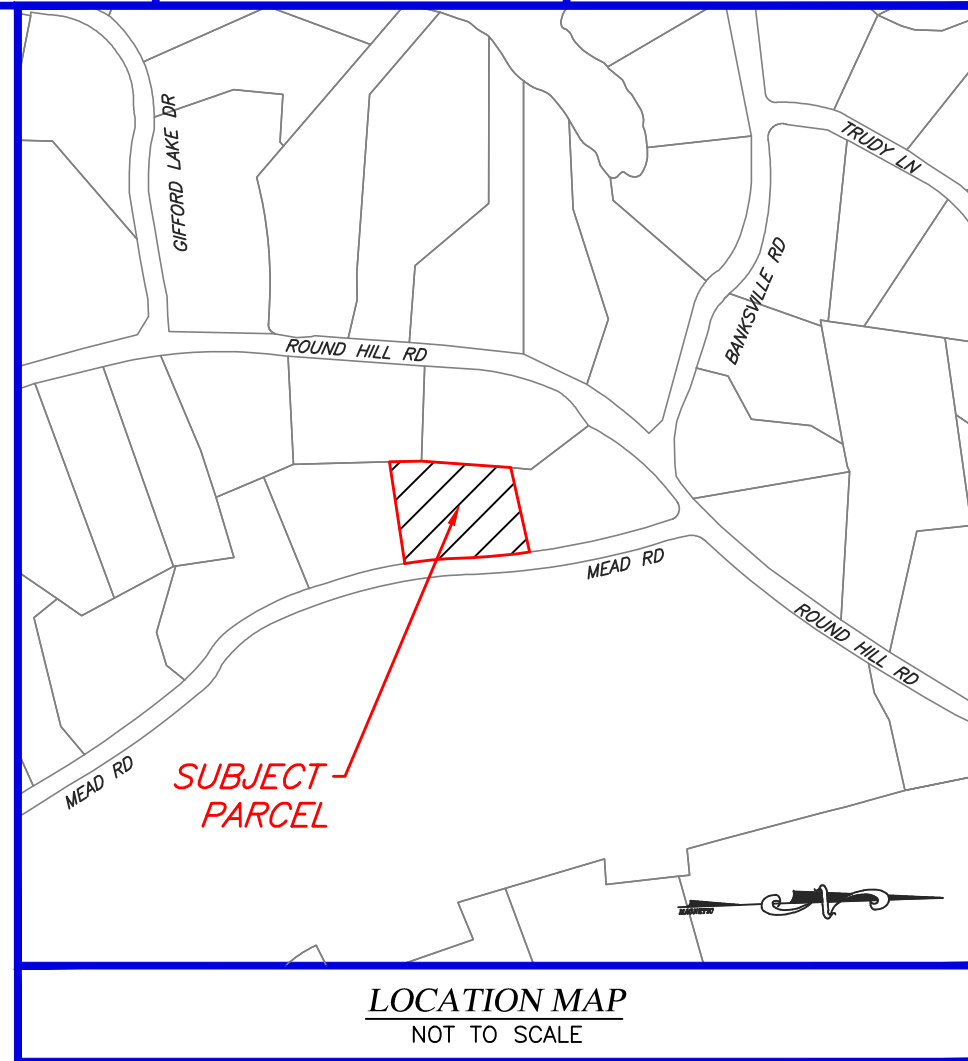
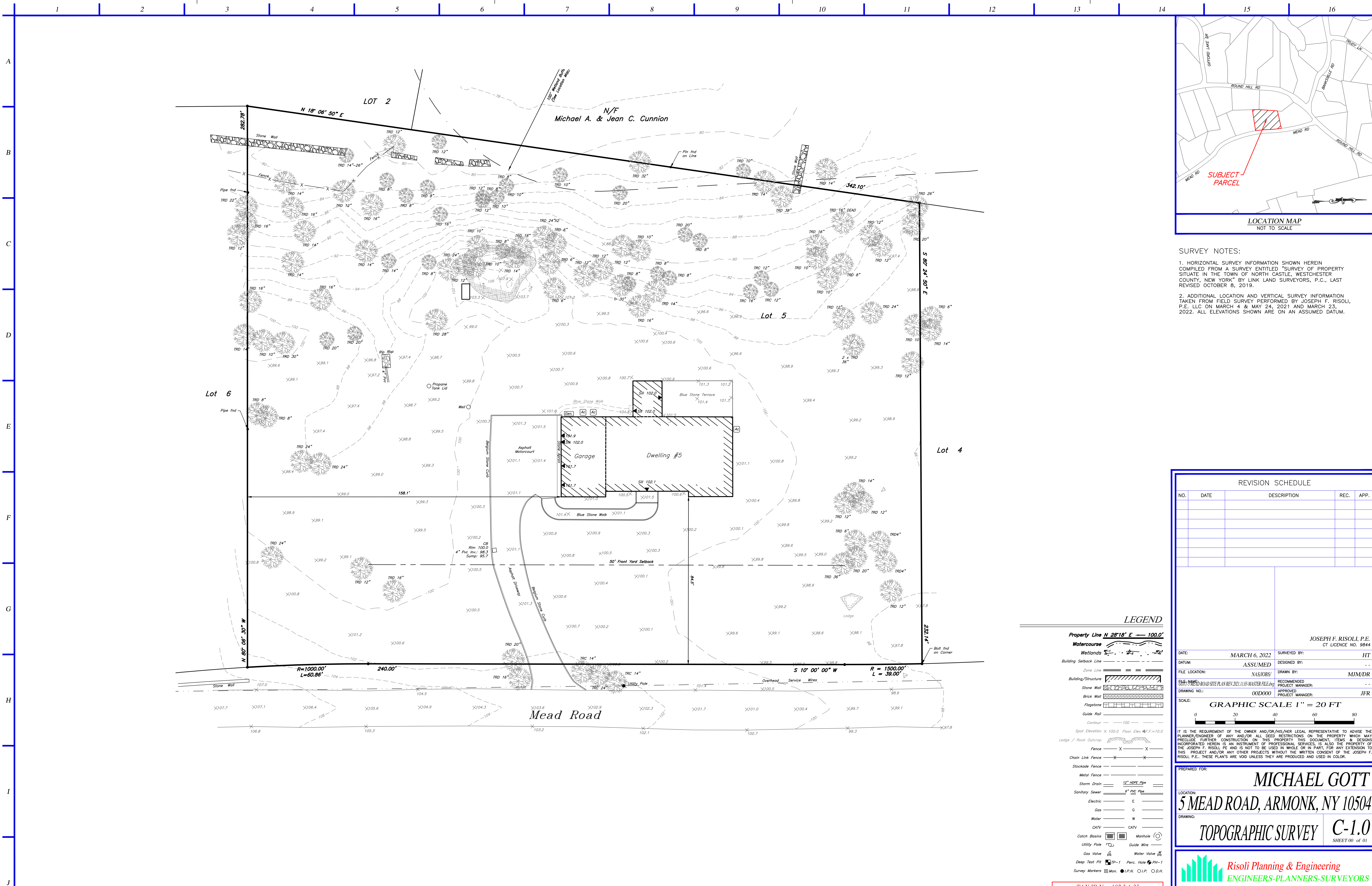
1. That I am the owner of the premises located at: 5 Mead Rd. Armonk, NY 10504
2. That Sean Walters & the E. L. Wagner Co. Inc. is authorized to function as my Agent in order to execute the application for regulatory agency approvals and building permits required to construct a swimming pool at the address listed above.

05/11/2022

Date



Owner Signature



SURVEY NOTES:

- HORIZONTAL SURVEY INFORMATION SHOWN HEREIN COMPILED FROM A SURVEY ENTITLED "SURVEY OF PROPERTY SITUATE IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK" BY LINK LAND SURVEYORS, P.C., LAST REVISED OCTOBER 8, 2019.
- ADDITIONAL LOCATION AND VERTICAL SURVEY INFORMATION TAKEN FROM FIELD SURVEY PERFORMED BY JOSEPH F. RISOLI, P.E. LLC ON MARCH 4 & MAY 24, 2021 AND MARCH 23, 2022. ALL ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

REVISION SCHEDULE				
NO.	DATE	DESCRIPTION	REC.	APP.

JOSEPH F. RISOLI, P.E.
CT LICENSE NO. 9844

DATE: MARCH 6, 2022 SURVEYED BY: HT
 DATUM: ASSUMED DESIGNED BY: --
 FILE LOCATION: NAS/JOBS/ DRAWN BY: MJM/DR
 FILE NAME: 5MEAD RD AD SITE PLAN REV 2021.11 (10-MASTER FILE) RECOMMENDED PROJECT MANAGER: --
 DRAWING NO.: 00D000 APPROVED PROJECT MANAGER: JFR

SCALE: GRAPHIC SCALE 1" = 20 FT

IT IS THE REQUIREMENT OF THE OWNER AND/OR HIS/HER LEGAL REPRESENTATIVE TO ADVISE THE PLANNER/ENGINEER OF ANY AND/OR ALL DEED RESTRICTIONS ON THE PROPERTY WHICH MAY PRECLUDE FURTHER CONSTRUCTION ON THIS PROPERTY. THIS DOCUMENT, ITEMS & DESIGN INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS ALSO THE PROPERTY OF THE JOSEPH F. RISOLI, P.E. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY EXTENSION TO THIS PROJECT AND/OR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE JOSEPH F. RISOLI, P.E.. THESE PLANS ARE VOID UNLESS THEY ARE PRODUCED AND USED IN COLOR.

PREPARED FOR:
MICHAEL GOTT
 LOCATION:
5 MEAD ROAD, ARMONK, NY 10504
 DRAWING:
TOPOGRAPHIC SURVEY C-1.0
 SHEET 00 of 01

LEGEND

Property Line	N 28°18' E 100.0'
Watercourse	
Wetlands	
Building Setback Line	
Zone Line	
Building/Structure	
Stone Wall	
Brick Wall	
Flagstone	
Guide Rail	
Contour	
Spot Elevation	X 100.0 Floor Elev. F.F. = 10.0
Ledge / Rock Outcrop	
Fence	
Chain Link Fence	
Stockade Fence	
Metal Fence	
Storm Drain	12" HDPE Pipe
Sanitary Sewer	6" PVC Pipe
Electric	E
Gas	G
Water	W
CATV	CATV
Catch Basins	
Manhole	
Utility Pole	
Guide Wire	
Gas Valve	
Water Valve	
Deep Test Pit	TP-1
Perc. Hole	PH-1
Survey Markers	Mon. I.P.N. O.I.P. O.D.H.

TAX ID No.: 102.3-1-35
 ZONE R-2A
 LOT AREA
 87,119 sq.ft. / 2.00 Acres

Risoli Planning & Engineering
 ENGINEERS-PLANNERS-SURVEYORS
 Division of
AI Engineers, INC.
 406 EAST PUTNAM AVENUE
 COS COB, CT 06807
 WWW.RISOLIENGINEERING.COM
 PHONE: (203) 637-8036
 FAX: (203) 637-3968
 RISOLI@OPTONLINE.NET

GENERAL NOTES

- EXISTING CONDITIONS DATA BASED ON DOCUMENT ENTITLED "TOPOGRAPHIC SURVEY FOR MICHAEL GOTT ON 5 MEAD ROAD IN ARMONK, NY" BY RISOLI PLANNING & ENGINEERING ON MARCH 6, 2022.
- DEFINITIONS: "AS REQUIRED" MEANS AS REQUIRED TO PRODUCE A FULLY COMPLETED PROJECT. THE WORD "SHALL" MEANS A CONDITION MUST BE FULLY & COMPLETELY MET.
- DRAWINGS, NOTES, & SPECIFICATIONS SHALL BE STUDIED & UNDERSTOOD PRIOR TO BIDDING OR THE START OF WORK. EXISTING & PROPOSED CONDITIONS SHALL BE FIELD VERIFIED WITH DISCREPANCIES BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT OR DESIGN CONSULTANT.
- MEASURING AND LAYOUT: WRITTEN DIMENSIONS SHALL PREVAIL OVER HAND MEASURED DIMENSIONS. LARGER SCALED DRAWINGS SHALL PREVAIL OVER SMALLER SCALED DRAWINGS. MEASUREMENTS ARE TO THE OUTSIDE FACE OF BUILDING & FOUNDATION WALLS, FINISHED FACES OF CURBS & WALLS, & INSIDE FACE OF POOL WALLS. ALL DIMENSIONS LABELED WITH "+/-" & "VIP" SHALL BE VERIFIED IN THE FIELD.
- WORK SHALL BE EXECUTED IN ACCORDANCE WITH INDUSTRY STANDARD MATERIALS & METHODS, EQUIPMENT APPROPRIATE FOR THE NATURE & SCOPE OF THIS PROJECT, SKILLED LABOR, & IN COMPLIANCE WITH RELEVANT FEDERAL, STATE, & LOCAL CODE.
- WORK AREAS: EQUIPMENT, MATERIALS, STOCKPILES & WORK AREAS SHALL BE NEATLY STAGED & KEPT CLEAN & SAFE IN A MANNER SO AS TO BE MINIMALLY DISRUPTIVE TO THE OWNER & OTHER PROJECT REPRESENTATIVES. UNSUITABLE SOILS, DEMOLISHED MATERIALS, ETC SHALL BE DISPOSED OF IN A TIMELY, LEGAL & RESPONSIBLE MANNER.
- NO CHANGES TO MATERIALS OR LAYOUT SHALL BE MADE WITHOUT AUTHORIZATION & WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR DESIGN CONSULTANT.

ZONING CONFORMANCE TABLE: ZONE R-2A

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	87,120 SF = 2 ACRES	87,119 SF = 2 ACRES	NO CHANGE
POOL SETBACKS			
SIDE SETBACK	30' & 30'	0' & 0'	144.75' & 159.16'
REAR SETBACK	50'	0'	90.06'
COVERAGE			
BUILDING	8% = 6,969 SF	4% = 3,630 SF	5% = 4,203 SF
GROSS LAND	15% = 13,615 SF	9% = 7,823 SF	11% = 9,683 SF

NOTES: SEE GROSS LAND COVERAGE CALCULATIONS WORKSHEET BY CHRIS LITSCHIG, P.E. PROPOSED BUILDING COVERAGE INCLUDES POOL & EQUIPMENT PAD.

CONSTRUCTION SEQUENCE

- MARK BOUNDARY OF WORK TO BE PERFORMED & CONTACT DIG SAFE (OR RELEVANT AGENCY) 72 HRS PRIOR TO BREAKING GROUND TO VERIFY LOCATION OF U.G. UTILITIES.
- INSTALL SITE PROTECTION MEASURES: SILT FENCE, ANTI-TRACK PAD, TREE PROTECTION, CONSTRUCTION FENCE, ETC., IF REQUIRED, SCHEDULE INSPECTION.
- DEMOLISH EXISTING STRUCTURES, FEATURES, VEGETATION, ETC. AS REQUIRED. DECONSTRUCT MATERIALS SPECIFIED FOR LATER USE & STAGE NEATLY IN APPROVED AREAS. STRIP & STOCKPILE TOPSOIL IN SPECIFIED AREA; SEE GRADING NOTES.
- LAYOUT & EXCAVATION: MEASURE & MARK OUTLINES OF DESIGN FEATURES WITH APPROPRIATE OVER DIG MARGINS. EXCAVATE & STAGE CAST MATERIALS FOR LATER USE OR TRANSPORT OFF SITE.
- FOOTINGS & FOUNDATIONS: FORMWORK, STEELWORK, CONCRETE POURS, & GUNITE POOL & SPA SHELLS. INSTALLATION OF REQUISITE UTILITY FEATURES (DRAINAGE, IRRIGATION, PLUMBING, & ELECTRICAL) TO RUN CONCURRENTLY WHEREVER APPLICABLE. BACKFILL & INSTALL BASE MATERIALS FOR FINISH TREATMENTS.
- ABOVE-GRADE HARDSCAPE SYSTEMS: INSTALL TERRACES & WALLS, STOODS & STAIRS, FIRE PITS, PERGOLAS, WATER FEATURES, GRILLS, ETC WITH REQUISITE UTILITY FEATURES AS REQUIRED.
- AT-OR-NEAR-GRADE HARDSCAPE SYSTEMS: POOL COPING, WET & DRY PAVING SYSTEMS, CURBS, APRONS, DRIVEWAYS, ETC. TO RUN CONCURRENTLY WITH REQUISITE UTILITY FEATURE INSTALLATIONS.
- SEEDING & PLANTING: SPREAD TOPSOIL & FINE GRADE ALL LANDSCAPED AREAS; SEED & PLANT AS REQUIRED. (REFERENCE PLANTING NOTES).
- PROJECT CLOSEOUT: REMOVE EROSION CONTROL MEASURES, FINAL CLEANUP, & WALK THROUGH WITH OWNER, LANDSCAPE ARCHITECT, & OTHER RELEVANT PROJECT REPS.

EROSION CONTROL NOTES

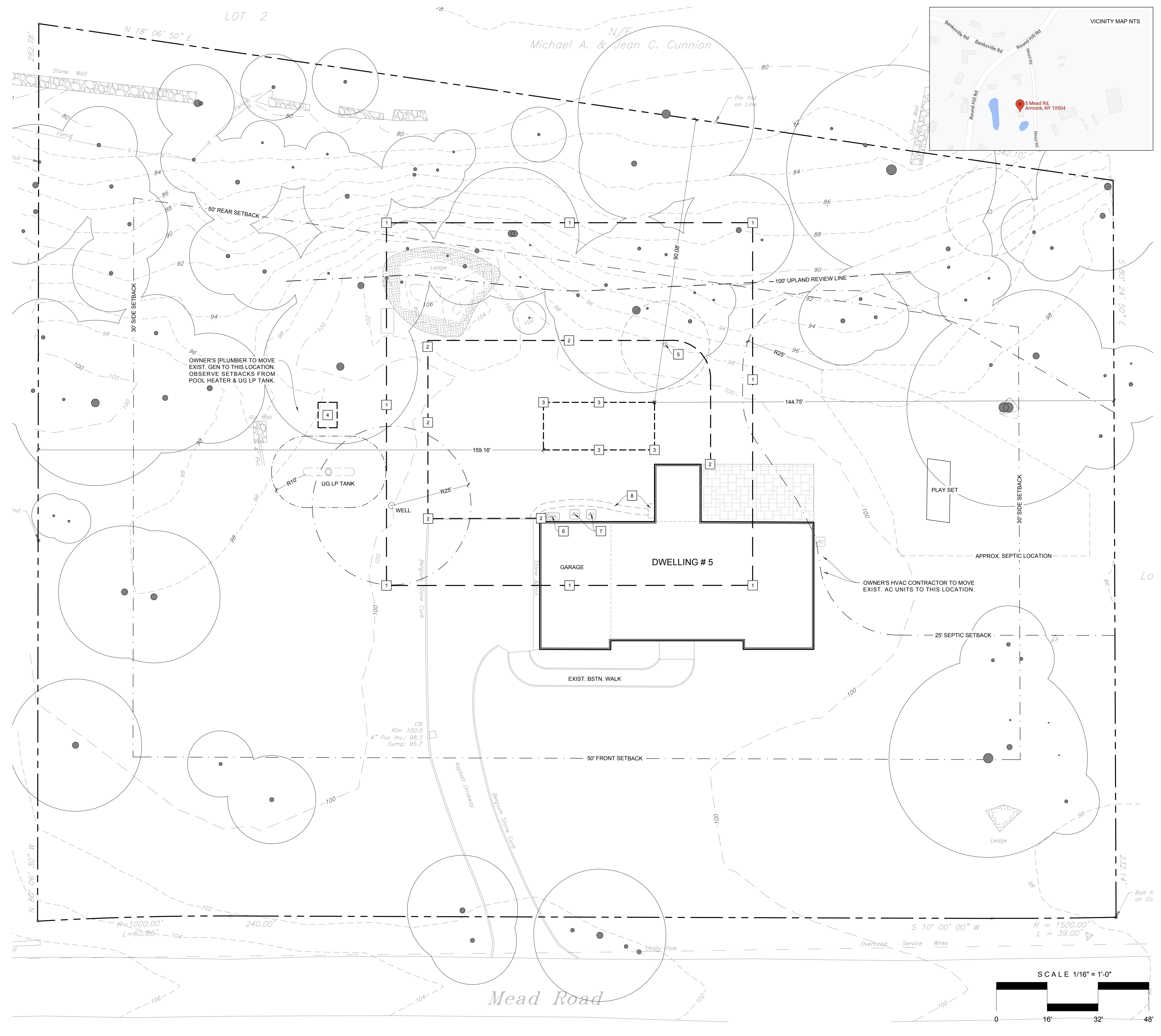
- PRIOR TO THE COMMENCEMENT OF ANY WORK, SITE PROTECTION MEASURES SHALL BE INSTALLED & PRESENTED FOR INSPECTION BY RELEVANT REGULATORY AGENCIES. CONTRACTOR SHALL INSPECT, MAINTAIN, & REPAIR PROTECTION MEASURES ACROSS THE DURATION OF THE PROJECT.
- NO DISTURBANCES OF ANY KIND SHALL OCCUR OUTSIDE THE APPROVED BOUNDARY OF WORK TO BE PERFORMED. RE STABILIZATION, WHENEVER REQUIRED, SHALL BE SCHEDULED AND PERFORMED AS SOON AS POSSIBLE.
- DISTURBED AREAS EXPOSED FOR MORE THAN 30 DAYS SHALL BE PROTECTED WITH TEMPORARY VEGETATIVE COVER & SEEDING WITH ANNUAL RYE GRASS AT A RATE OF 1 LB PER 1,000 SF OR 40 LBS PER ACRE.

EXISTING & PROPOSED CONDITIONS LEGEND

1	AREA OF ENLARGEMENT FOR OTHER DRAWINGS (SEE L-200 & L-300).
2	LIMIT OF WORK INCLUDING CONSTRUCTION ACCESS & RETAINING WALL.
3	PROPOSED POOL: TO WATER'S EDGE PER SETBACK REQUIREMENTS.
4	OUTLINE OF PROPOSED EQUIPMENT PAD: CONCRETE SLAB ON GRADE.
5	OWNER'S LANDSCAPE CONTRACTOR TO REMOVE EXISTING TREE.
6	OWNER'S PLUMBER TO MOVE EXIST. GENERATOR CLOSER TO EQUIP PAD.
7	OWNER'S HVAC CONTRACTOR TO MOVE EXIST. AC UNITS TO SIDE YARD.
8	ADD ALTERNATE PAVING TO REMOVE EXIST. LANDING & WALKWAY.
9	INTENTIONALLY BLANK.
10	INTENTIONALLY BLANK.

TABLE OF DRAWINGS

L - 100	EXISTING & PROPOSED CONDITIONS PLAN
L - 200	LAYOUT, GRADING, & DRAINAGE DRAWINGS
L - 201	POOL ENCLOSURE FENCE DRAWINGS
L - 300	POOL AREA PLANTING & LIGHTING PLAN
L - 301	PERIMETER PLANTING & SCREENING PLAN



1 EXISTING & PROPOSED CONDITIONS PLAN
SCALE: 1/16" = 1' - 0"

LANDSCAPE DESIGN CONSULTING PC

WAGNER
POOLS

(203) 655-0766
101 NOROTON AVE
DARIEN, CT 06820

Seal:

The drawings, notes, & specifications contained herein are (1) instruments of professional service, (2) protected under copyright law, (3) the exclusive property of Landscape Design Consulting PC, & (4) intended for bidding, permitting, & construction by the E.L. Wagner Company only.

Project:

GOTT RESIDENCE

5 MEAD ROAD
ARMONK, NY

Title:

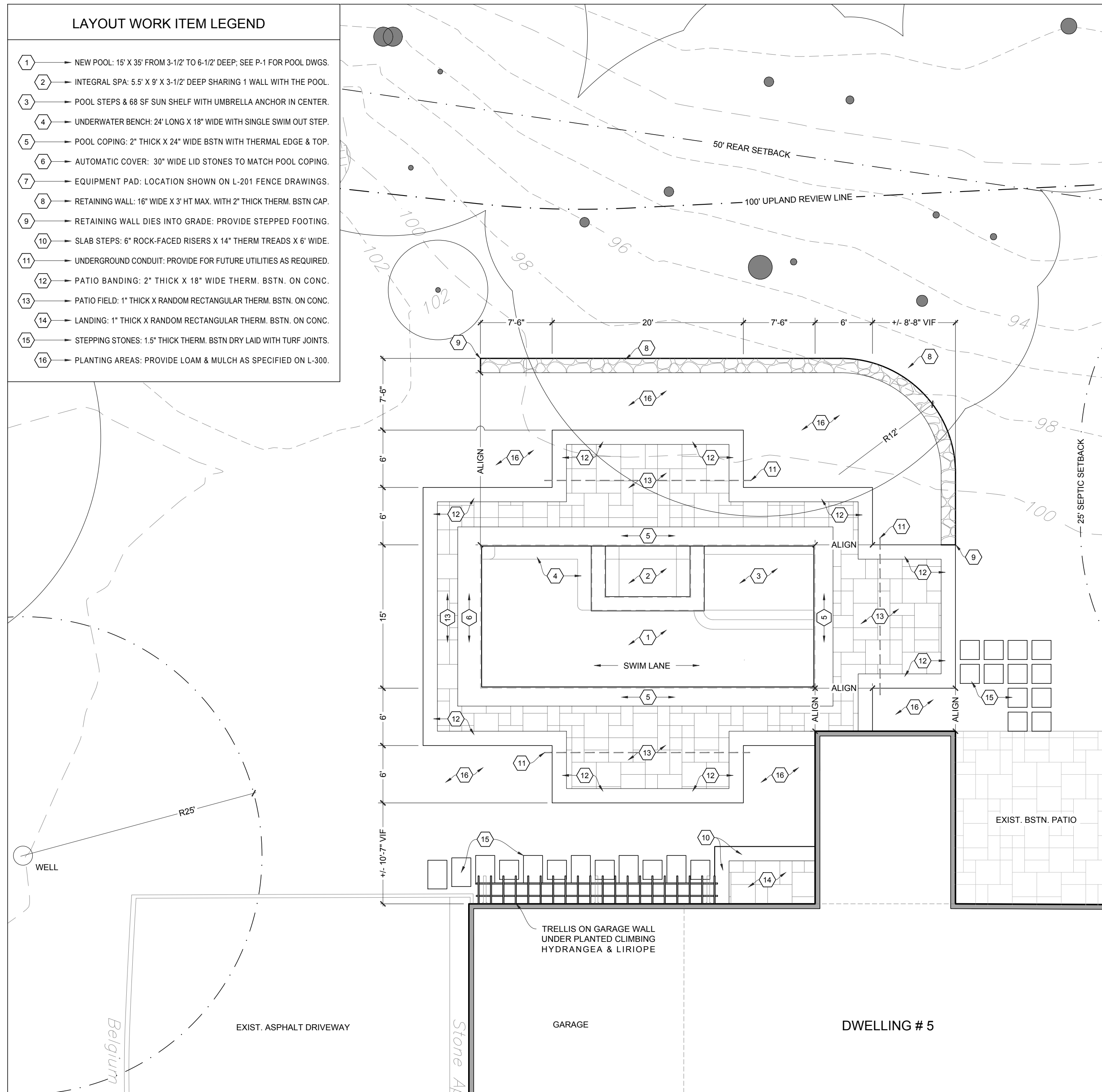
EXISTING & PROPOSED CONDITIONS

NO.	Type of drawing or revision number	Date:
1	SW: provided as preliminary master plan	04-07-2022
2	SW: provided as master plan	04-08-2022
3	SW: provided as working drawings	05-06-2022
4		
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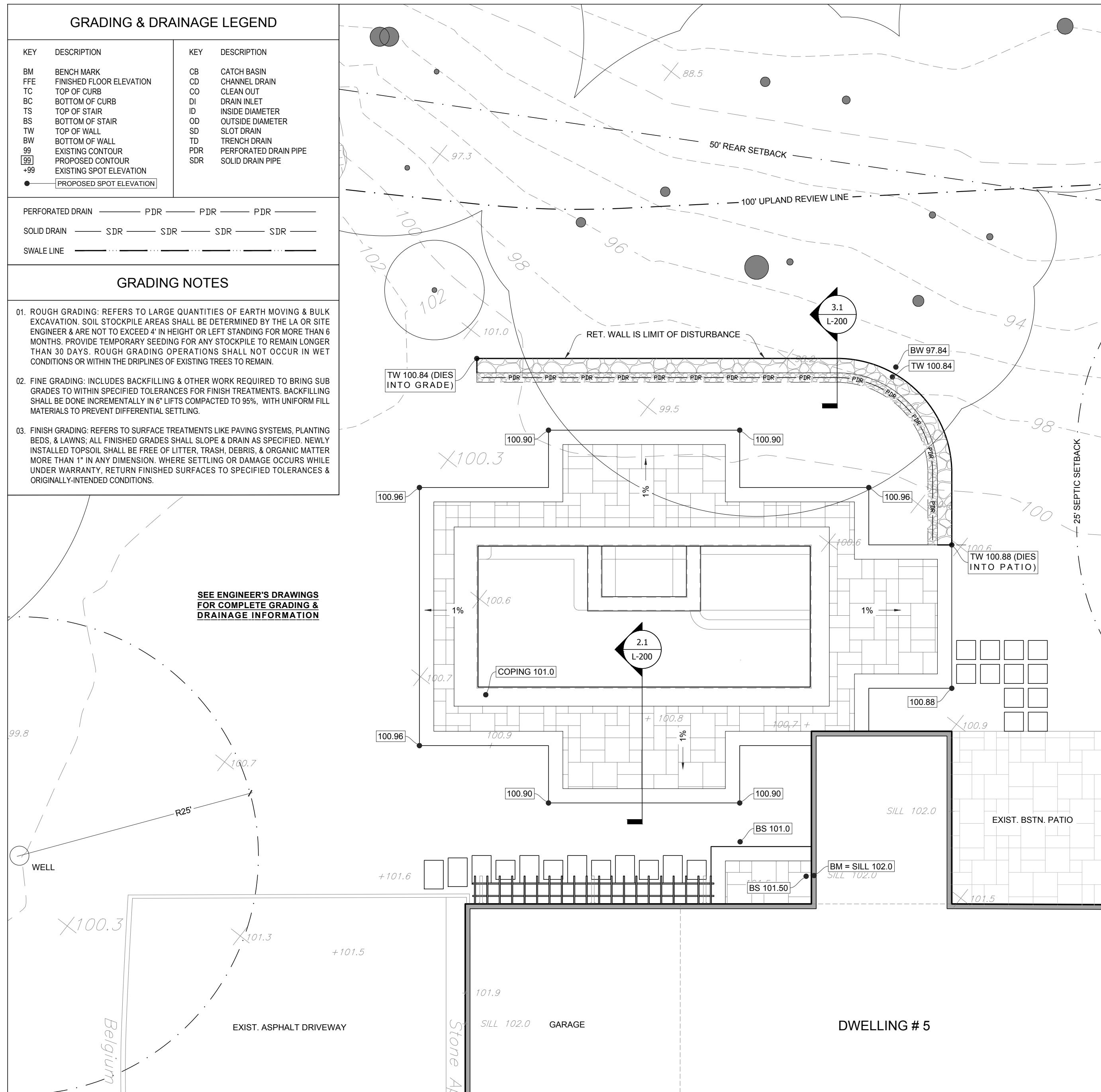
Date: April 7, 2022
Drawn By: SW
Scale: 1/16" = 1' - 0"
North: Sheet:

North arrow pointing up.

L - 100



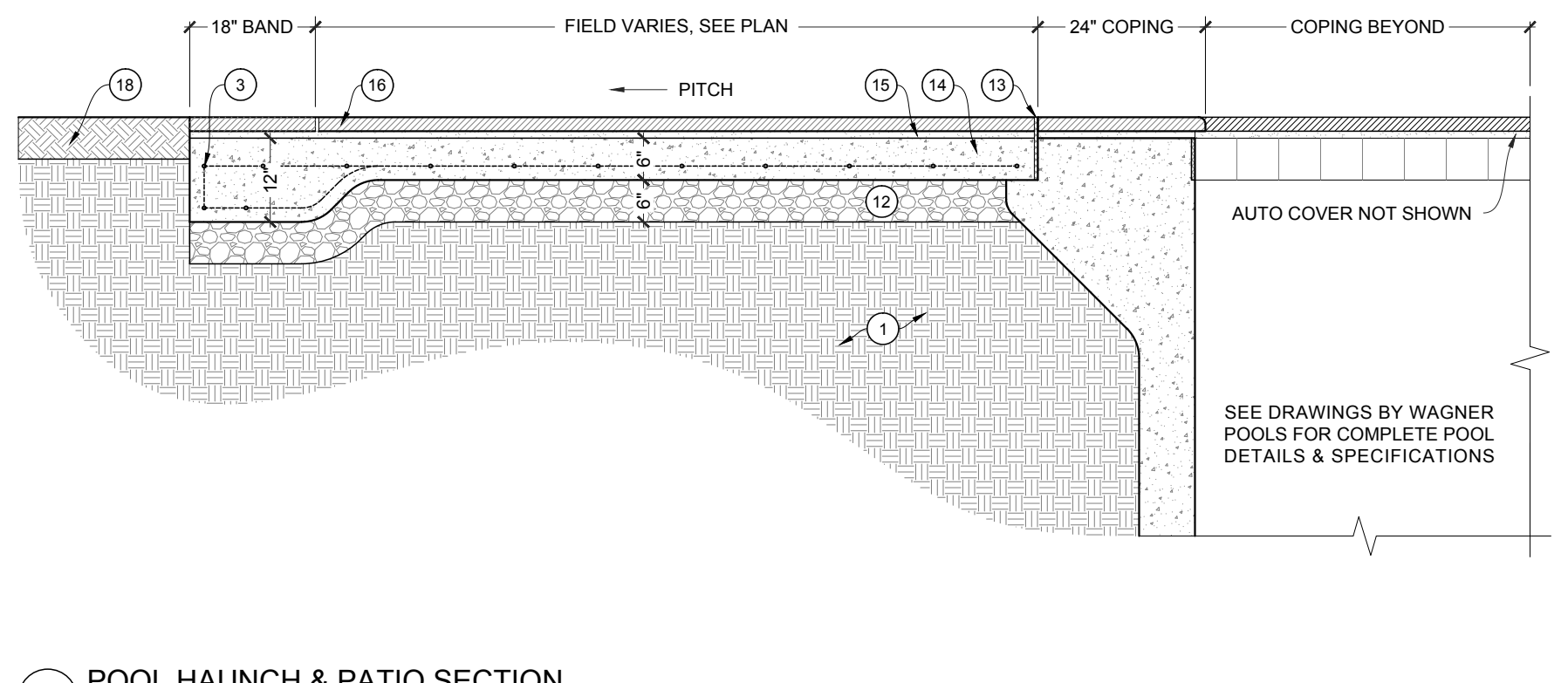
1.1 LAYOUT PLAN
SCALE: 1/8" = 1' - 0"



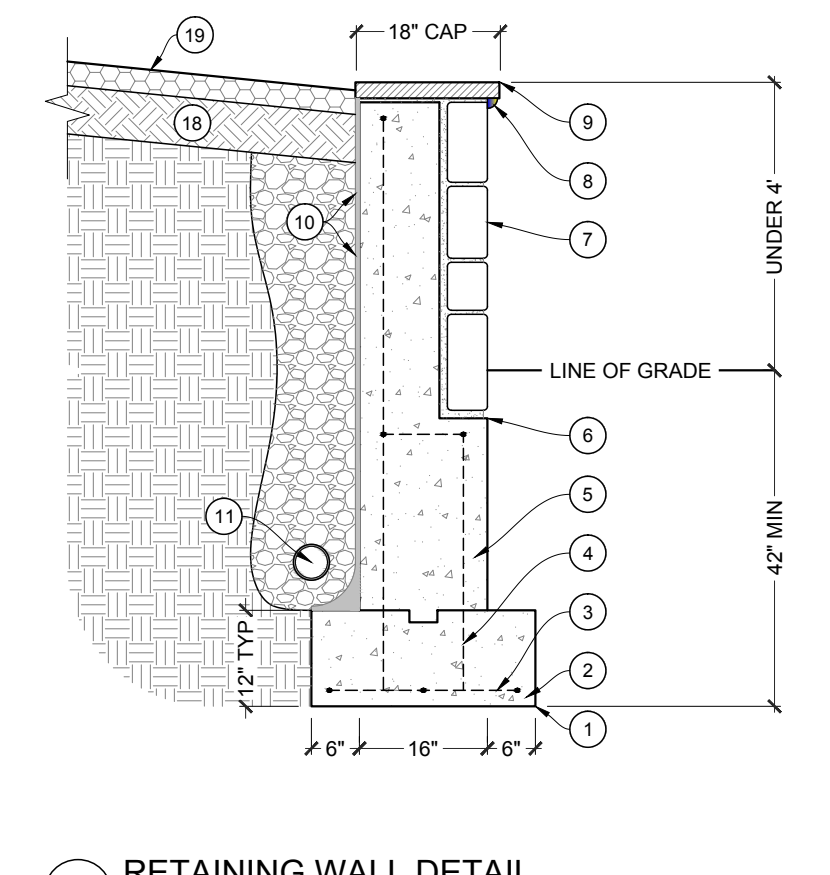
1.2 GRADING & DRAINAGE PLAN
SCALE: 1/8" = 1' - 0"

HATCH SYMBOL LEGEND	
	EARTH / BACKFILL
	CRUSHED STONE
	EXPANSION JOINT
	CONCRETE
	MORTAR BED
	PAVER OR CAP
	LOAM / TOPSOIL
	BARK MULCH

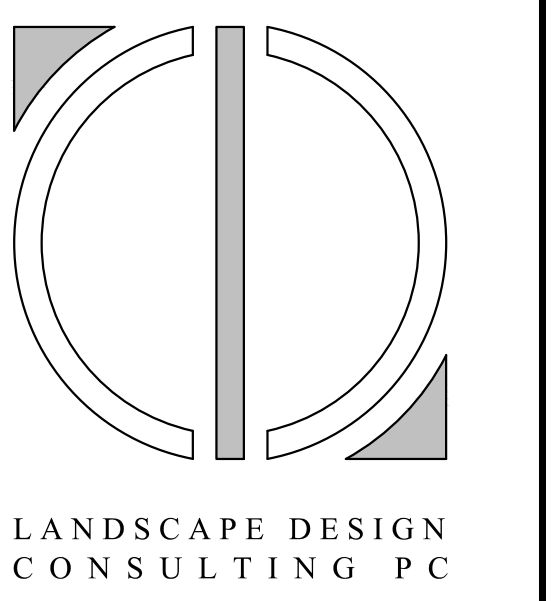
NUMERIC DETAIL LEGEND	
1	UNDISTURBED EARTH OR SUITABLE BASE MATERIAL COMPACTED TO 95%.
2	AIR-ENTRAINED CONCRETE FOOTING @ 3,000 PSI & MAXIMUM # 5 SLUMP.
3	# 4 HORIZONTAL RE BAR WOVEN @ 1' OC BOTH WAYS (FOOTINGS & SLABS).
4	# 4 VERTICAL RE BAR @ 4' OC ACROSS FOUNDATIONS & CMU CAVITIES.
5	CMU OR CONCRETE FOUNDATION / STEM WALL; SEE NOTES ABOVE.
6	SCARCEMENT: MIN. 6" BELOW GRADE TO ACCOMMODATE STONEMWORK.
7	STONE VENEER: USE STAINLESS STEEL WALL TIES @ 16" OC BOTH WAYS.
8	CAST LED WALL LIGHT; SEE CUT SHEET ON PLANTING & LIGHTING PLAN.
9	WALL CAP: 2" THICK X 18" WIDE THERMAL BSTN. WITH 1.5" OVERHANG.
10	WATERPROOF MEMBRANE: +/- 1/2" STUCCO WITH THOROSEAL OR TAR.
11	WALL DRAIN: SCHED. 35 PERF. DRAIN IN CRUSHED STONE & FILTER FABRIC.
12	3/4" TRAP ROCK COMPACTED IN 6" LIFTS WITH THICKNESS AS INDICATED.
13	1/2" PRE-MOLDED NON-EXTRUDING EXPANSION JOINT & ELASTIC GROUT.
14	CONCRETE SLAB @ 4,000 PSI & MAX # 5 SLUMP; THICKNESS AS SHOWN.
15	MORTARED SETTING BED ON CONCRETE +/- 1" DEPTH OR AS INDICATED.
16	PAVING UNITS: 1" THICK X RANDOM RECTANGULAR THERM BSTN.
17	SLAB STEP: 6" ROCK-FACED RISERS X 14" THERM. TREADS X 4" WIDE.
18	LOAM OR PLANTING MEDIUM INSTALLED IN UNIFORM DEPTH AS SHOWN.
19	MIN. 3" THICK BROWN (NON-DYED), QUALITY SHREDDED BARK MULCH.
20	INTENTIONALLY BLANK.



2.1 POOL HAUNCH & PATIO SECTION
SCALE: 1/2" = 1' - 0"



3.1 RETAINING WALL DETAIL
SCALE: 1/2" = 1' - 0"



WAGNER
POOLS
(203) 655-0766
101 NOROTON AVE
DARIEN, CT 06820

Seal:

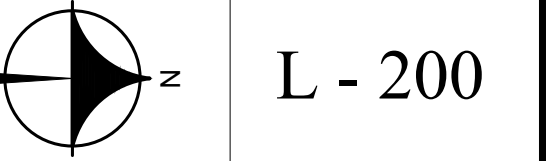
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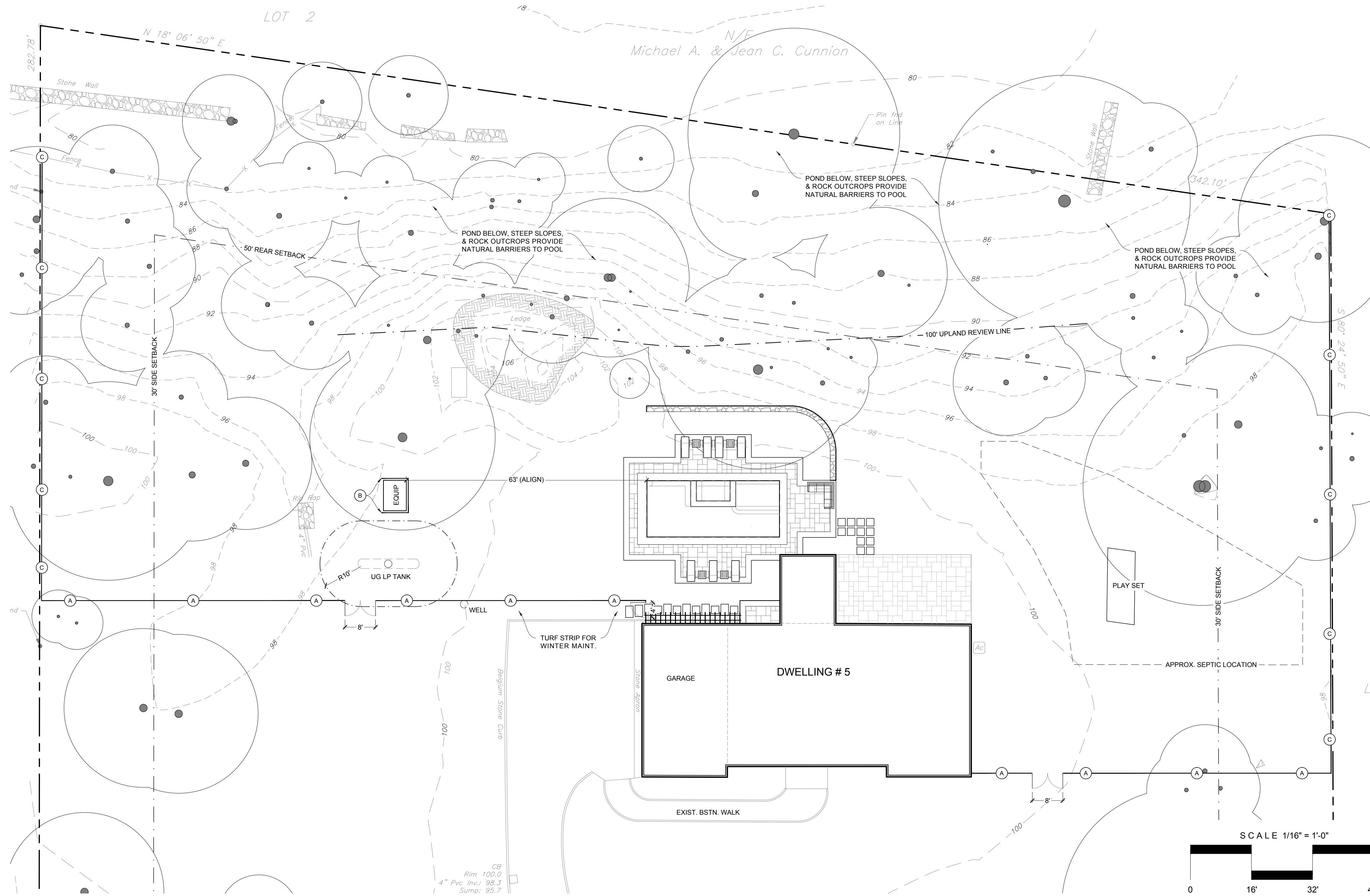
Project:
GOTT RESIDENCE
5 MEAD ROAD
ARMONK, NY

Title:
LAYOUT, GRADING, & DRAINAGE DRAWINGS

NO.	Type of drawing or revision number	Date:
1	SW: provided as preliminary master plan	04-07-2022
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3	SW: provided as working drawings	05-06-2022
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20		

Date: April 7, 2022
Drawn By: SW
Scale: As Noted
North: Sheet:





- POOL ENCLOSURE NOTES**
- POOLS & SPA AREAS SHALL BE COMPLETELY ENCLOSED BY A CODE-COMPLIANT BARRIER THAT OBSTRUCTS ACCESS TO ALL BUT INTENDED USERS & OCCUPANTS. BARRIERS MAY INCLUDE FENCES, WALLS, HOUSES, OR ANY COMBINATION THEREOF. PURSUANT TO THE UNIFORM CODE BARRIER REQUIREMENTS, THE FOLLOWING SPECIFICATIONS SHALL BE STRICTLY ADHERED TO, WITH NO DEVIATION, REGARDLESS OF THE DATE OF POOL & SPA INSTALLATION.
 - BARRIERS SHALL: (1) COMPLETELY SURROUND AND OBSTRUCT ACCESS TO POOL & SPA AREAS; (2) BE A MINIMUM OF 4" HIGH ABOVE RELATIVE GRADE; (3) SHALL NOT PROVIDE A SPACE GREATER THAN 2" BETWEEN THE BOTTOM OF THE BARRIER & GRADE; (4) NOT HAVE ANY OPENING GREATER THAN 4" ACROSS THE ENTIRE SURFACE AREA OF THE ENCLOSURE; & (5) SHALL NOT (A) BE LOCATED NEAR PERMANENT OBJECTS SUCH AS BRUSH PILES, TREES, MOUNDS, STRUCTURES, ETC. THAT MAY BE USED TO FACILITATE ACCESS OVER THE ENCLOSURE; & (B) IN THE CASES OF SOLID ENCLOSURES LIKE MASONRY WALLS, OFFER ANY TOE HOLDS FOR ACCESS INTO THE ENCLOSURE.
 - BARRIER GATES SHALL BE CONSTRUCTED SO AS TO (1) OPEN TOWARDS THE OUTSIDE OF THE ENCLOSURE; (2) BE SELF-CLOSING & LATCHING WITH THE LATCH ON THE POOL SIDE OF THE ENCLOSURE; (3) NOT HAVE ANY OPENINGS GREATER THAN 5" WITHIN 18" OF THE LATCH MECHANISM; (4) HAVE THE LATCH RELEASE MECHANISM A MIN OF 54" ABOVE GRADE; AND (5) INCORPORATE A ROBUST LOCKING MECHANISM REQUIRING A KEYS ENTRY.
 - WHERE BUILDING WALLS ARE PART OF THE BARRIER, AT LEAST ONE OF THE FOLLOWING REQUIREMENTS SHALL BE MET: (1) THE POOL MUST BE EQUIPPED WITH AN ASTM F1346 COMPLIANT POWERED AUTOMATIC SAFETY COVER; (2) ALL DOORS WITH DIRECT ACCESS TO THE POOL MUST BE EQUIPPED WITH AN ALARM THAT (A) PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN ARE OPENED; (B) SOUNDS CONTINUOUSLY FOR 30 SECONDS AFTER THE DOOR IS OPENED; (C) IS CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE ACROSS NORMAL ACTIVITIES; (D) AUTOMATICALLY RESETS UNDER ALL CONDITIONS; & (E) IS EQUIPPED WITH A MANUAL MEANS OF DEACTIVATION LIKE A TOUCH PAD LOCATED A MINIMUM OF 54" ABOVE THE FLOOR; OR (3) OTHER MEANS OF PROTECTION SUCH AS SELF-CLOSING DOORS & LATCHES THAT OFFER A DEGREE OF PROTECTION NOT LESS THAN THAT DESCRIBED ABOVE, & ARE LOCALLY CODE COMPLIANT.
 - WHERE BARRIERS ARE COMPOSED OF HORIZONTAL & VERTICAL MEMBERS WITH LESS THAN 45" BETWEEN HORIZONTAL UNITS, HORIZONTAL UNITS SHALL BE LOCATED ON THE INSIDE OF THE ENCLOSURE, & SPACING BETWEEN VERTICAL UNITS & ACROSS DECORATIVE CUTOUTS SHALL NOT EXCEED 1.75".
 - WHERE BARRIERS ARE COMPOSED OF HORIZONTAL & VERTICAL MEMBERS WITH 45" OR MORE BETWEEN HORIZONTAL UNITS, SPACING ACROSS VERTICAL UNITS SHALL NOT EXCEED 4" & SPACING ACROSS DECORATIVE CUTOUTS SHALL NOT EXCEED 1.75".
 - ADDITIONAL FENCE TYPES: (1) FOR CHAIN LINK FENCES MESH SIZES SHALL NOT EXCEED 225" SQUARE UNLESS THE FENCE IS FITTED WITH SLATS THAT REDUCE THE OPENINGS; & (2) FOR BARRIERS COMPOSED OF DIAGONAL MEMBERS SUCH AS LATTICE, THE OPENINGS BETWEEN UNITS SHALL NOT EXCEED 1.75".
 - EXCEPTIONS: BARRIERS FOR ABOVE-GROUND POOLS MAY BE MOUNTED ON THE POOL DECK PROVIDED THE SPACE BETWEEN THE TOP OF THE DECK AND BOTTOM OF THE BARRIER DOES NOT EXCEED 4". SPAS & HOT TUBS EQUIPPED WITH COVERS IN COMPLIANCE WITH ASTM F1384 ARE EXEMPT FROM ALL OTHER BARRIER REQUIREMENTS SO LONG AS THERE IS NO POOL.

LANDSCAPE DESIGN CONSULTING PC

WAGNER POOLS
 (203) 655-0766
 101 NOROTON AVE
 DARIEN, CT 06820

Seal:

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Project:

GOTT RESIDENCE

5 MEAD ROAD
 ARMONK, NY

Title:

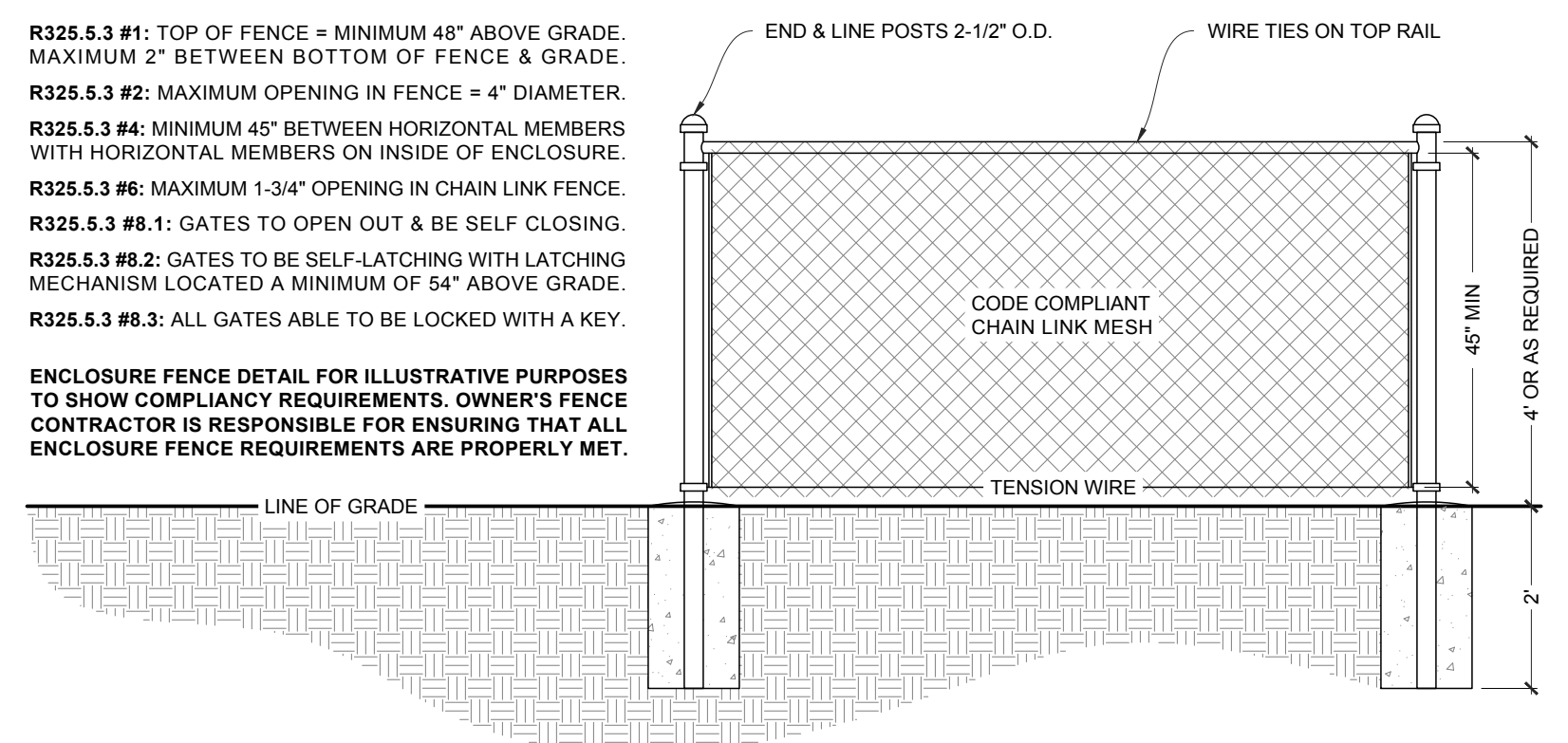
POOL ENCLOSURE FENCE DRAWINGS

Date:	Type of drawing or revision number
04-07-2022	SW: provided as preliminary master plan
04-08-2022	SW: provided as master plan
05-06-2022	SW: provided as working drawings

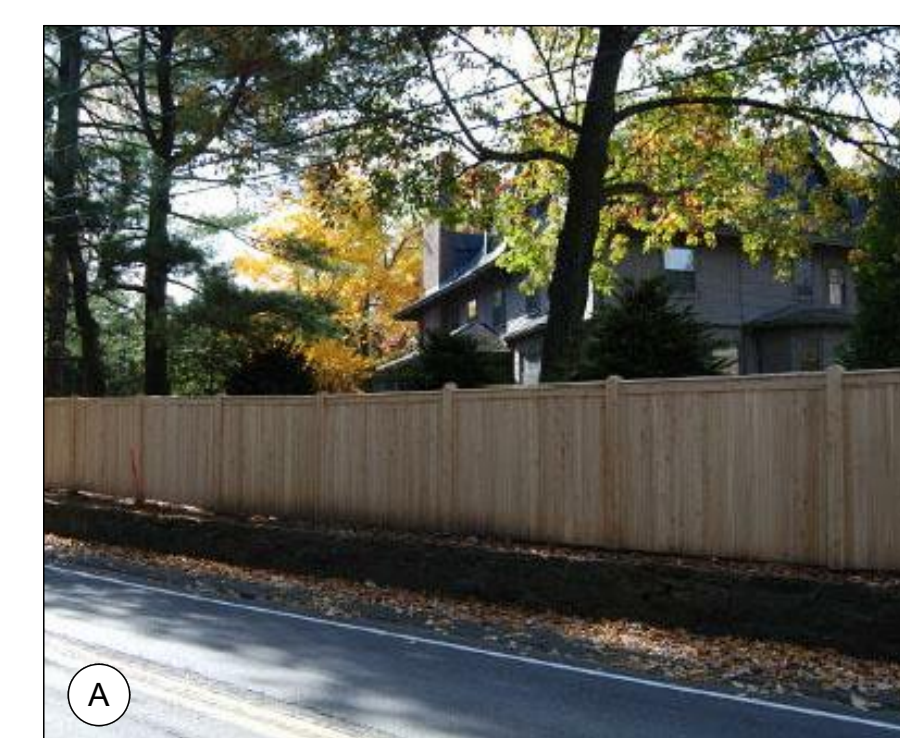
Date: April 7, 2022
 Drawn By: SW
 Scale: As Noted

North: Sheet: L - 201

1 POOL ENCLOSURE FENCE PLAN
 SCALE: 1/16" = 1' - 0"



2 COMPLIANT FENCE DETAIL
 SCALE: 1/2" = 1' - 0"



A SOLID BOARD /FENCE FOR RUNS ATTACHED TO HOUSE

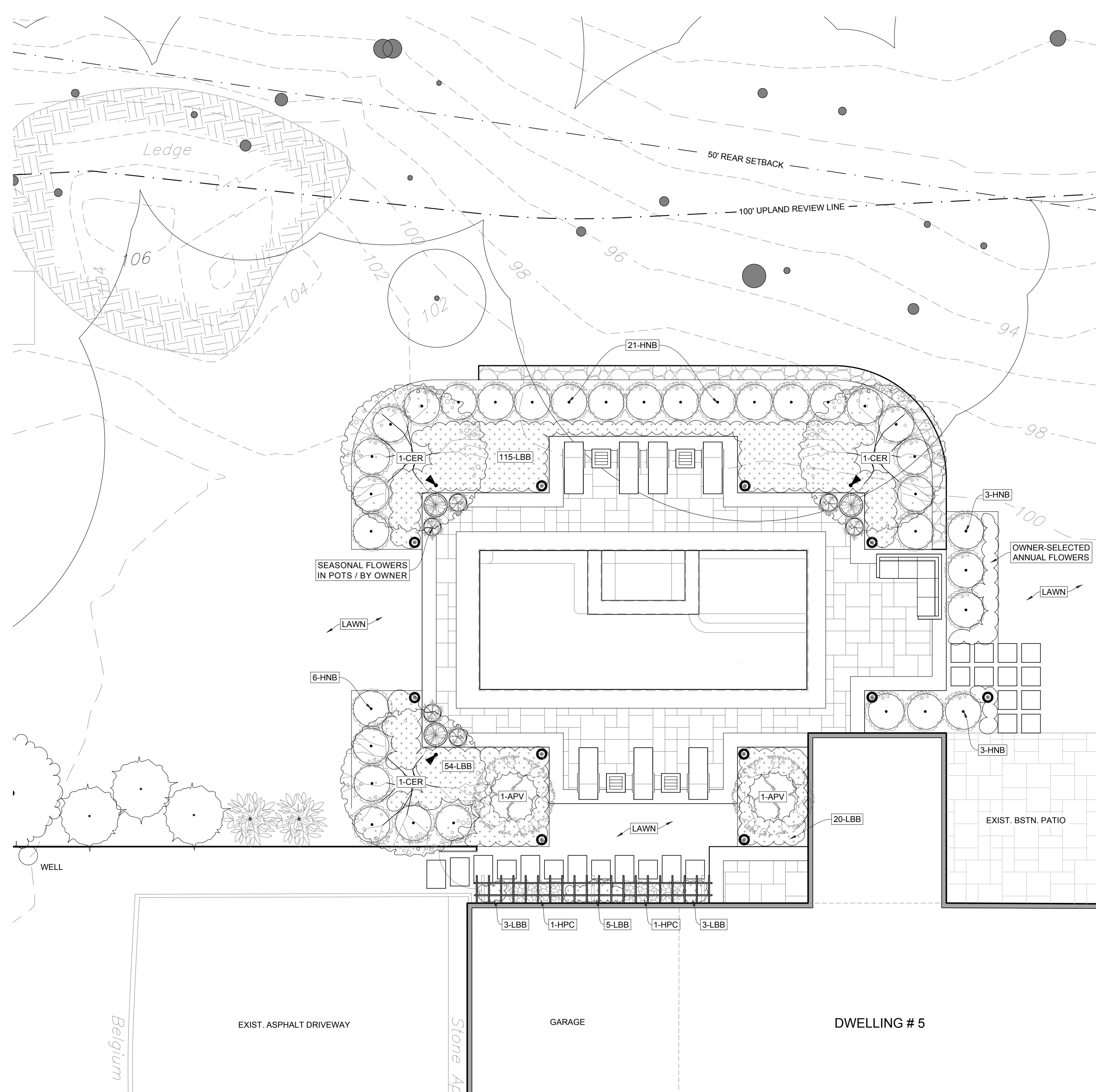


B SHADOWBOX / SOLID BOARD FENCE AROUND EQUIP. PAD

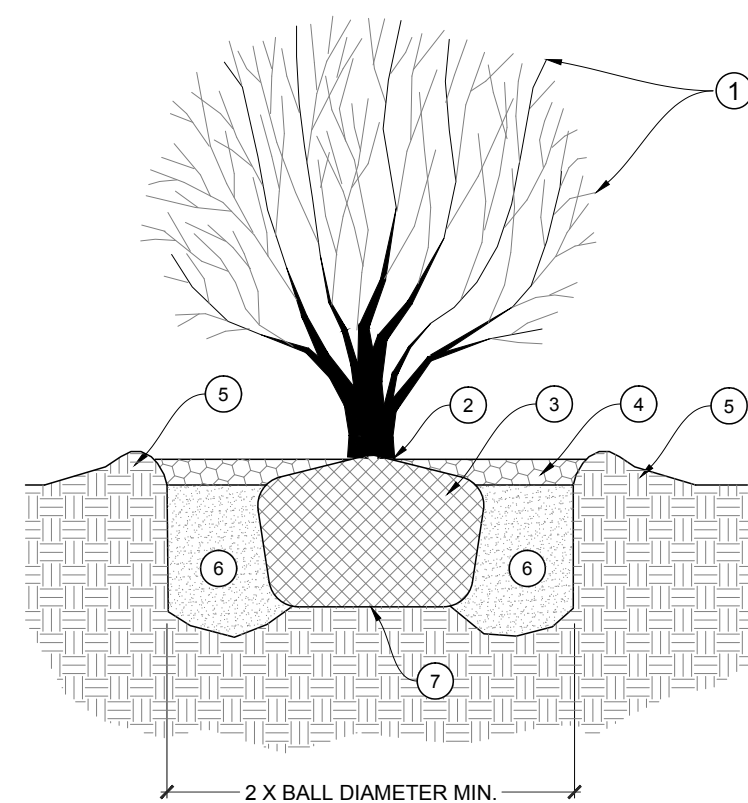


C WELDED WIRE DEER FENCE OR BLACK VINYL COATED CHAIN LINK FOR RUNS NOT ATTACHED TO HOUSE

3 FENCE IMAGES



1 PLANTING & LIGHTING PLAN
SCALE: 1/8" = 1' - 0"



2 TREE & SHRUB PLANTING DETAIL
SCALE: NTS

- 1 PRUNING ONLY TO REMOVE DEAD OR DAMAGED LIMBS, CO-DOMINANT LEADER, OR CROSSING & BRANCHES NOT CONFORMING TO HABIT.
- 2 TOP OF ROOT BALL SHALL BE SET FLUSH WITH ADJACENT GRADE OR SLIGHTLY HIGHER IN POORER SOILS. ROOT FLARE SHALL BE VISIBLE.
- 3 REMOVE ROPE, TWINE, EXCESS SOIL, & BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL NON-BIODEGRADABLE MATERIAL COMPLETELY FROM ROOT BALL.
- 4 MULCH WITH 3" DEEP PARTIALLY DECOMPOSED SHREDDED HARDWOOD MULCH, DARK IN COLOR (NO DYES) OR APPROVED SUBSTITUTE. DO NOT COVER ROOT FLARE.
- 5 4" HIGH X MIN. DRIPLINE DIAMETER COMPACTED SOIL SAUCER BEYOND EDGE OF ROOT BALL.
- 6 PLANTING MIX: IN LOAMY SOILS BACKFILL WITH EXIST SOIL; IN SANDY SOILS ADD 20% MAX. ORGANIC MATTER. (ALERT LA IF POOR SOILS ARE PRESENT) TAMP WITH FOOT AND WATER IN 6" LIFTS.
- 7 ROOT BALL TO REST ON UNDISTURBED OR COMPACTED SOIL TO PREVENT SETTLING.

STAKING, GUYING AND WRAPPING TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. DETAILS PROVIDED AS NECESSARY.

PLANTING NOTES

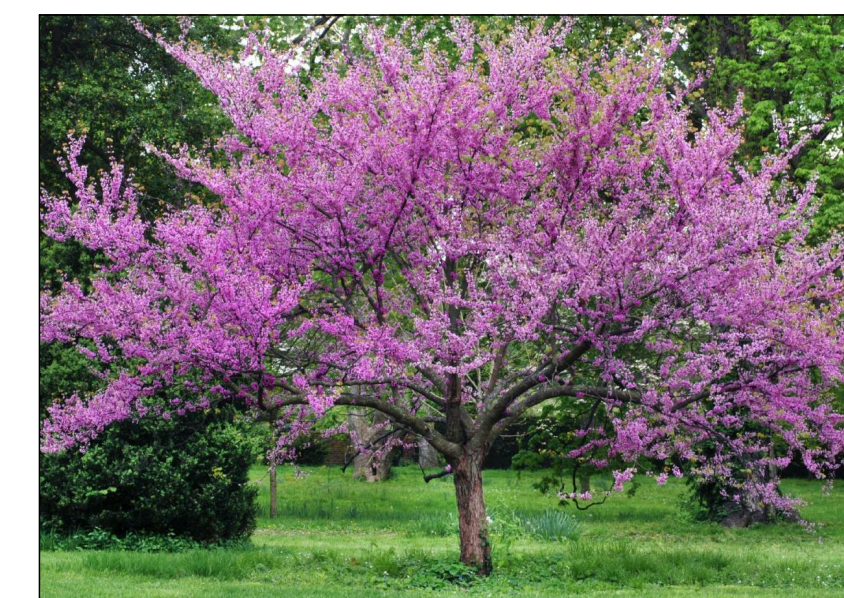
01. BIDS SHALL INCLUDE SITE PREPARATION, PLANTING MEDIUMS, PLANT MATERIALS, TREE FITS, INSTALLATION, FERTILIZER, MULCH, & PLANT GUARANTEES. PLANTS SHALL EQUAL OR MEET NOTED SIZES, WITH PLANTING & SEEDING OPERATIONS TO OCCUR IN FAVORABLE WEATHER CONDITIONS.
02. SITE PREPARATION: ROTO-TILL, SCARIFY, OR AERATE ALL AREAS AFFECTED BY CONSTRUCTION PRIOR TO PLANTING & SEEDING OPERATIONS. PROVIDE & INSTALL SPECIFIED QUANTITIES OF TOPSOIL, LOAM, & STARTER FERTILIZER AT THE MANUFACTURER-RECOMMENDED RATES.
03. COORDINATE WITH OWNER'S IRRIGATION CONTRACTOR (IF APPLICABLE) TO ENSURE NEWLY PLANTED & SEEDING AREAS ARE PROPERLY IRRIGATED.

LIGHTING NOTES

01. LIGHTING LOCATIONS ARE INTENDED FOR ILLUSTRATIVE PURPOSES & SHOULD BE FIELD LOCATED & COORDINATED WITH LANDSCAPE PLANTINGS & UNDERGROUND UTILITIES.
02. PROVIDE & INSTALL REQUISITE FIXTURES & NECESSARY TRANSFORMER(S) WITH ALTERNATIVE BULB WATTAGES AS REQUIRED BASED ON FIELD CONDITIONS.
03. LANDSCAPE LIGHTING SHALL BE INSTALLED BY, OR UNDER THE SUPERVISION OF, A LICENSED ELECTRICIAN & SHALL COMPLY WITH APPLICABLE CODE.
04. ALL WIRE RUNS SHALL BE BURIED IN CONDUIT 18" DEEP MIN. (RESIDENTIAL) & 24" DEEP MIN. (COMMERCIAL) MIN WITH FITTINGS CLEANED, PRIMED, & CEMENTED.
05. NO LIGHTING SHALL BE WITHIN 5' OF A SWIMMING POOL OR WATER FEATURE; ALL LIGHTING WITHIN 5' - 10' OF ANY WATER FEATURE SHALL BE GFCI PROTECTED.



ACER PALMATUM DISSECTUM 'VIRIDIS'



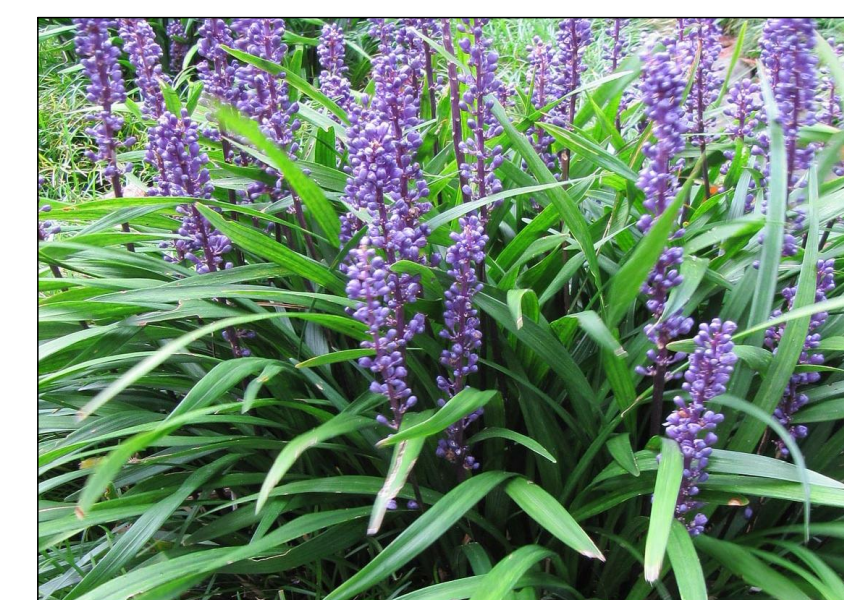
CERCIS CANADENSIS (EASTERN REDBUD)



HYDRANGEA MACROPHYLLA 'NIKKO BLUE'



HYDRANGEA PETIOLARIS (CLIMBING HYDRANGEA)



LIRIOPE MUSCARI 'BIG BLUE'

CAST LANDSCAPE Old world craftsmanship... tomorrow's technology™

CAST LED Bullet Light (CBLED14) Product Information

CAST Classic Series LED Bullet Light - 3 Beam Spreads & 2 Light Levels in one fixture

Description: This low-voltage LED landscape light combines the rugged solid construction of the CAST Bullet with the industry's most advanced feature: three beam spreads. With just one fixture, you can illuminate two light levels, and 3 optical beam spreads from one LED light source.

Features:

- ▶ Replicable module thermally bonded to solid bronze body for optimal heat dissipation.
- ▶ Replicable optics for 4° (Included), 29°, and 52° (sold separately).
- ▶ Optics are U.L. listed component; made of high-temperature polycarbonate.
- ▶ LED driver technology controls forward current to compensate for conditions of extreme ambient heat.
- ▶ Accepts input voltages between 70 and 24V AC for maximum system design flexibility.
- ▶ Automatic recognition and compensation for wired magnetic and electronic transformer types.
- ▶ Dimmable with standard low-voltage dimmer switches.
- ▶ Warm white color temperature (2700K) and high color rendering index (CRI) that closely matches incandescent lighting.
- ▶ 50,000+ hours.
- ▶ UL/CSA/RoHS recognized, FCC Class A Conducted and Radiated Emissions compliant.

Uses: Provides a highly energy efficient LED light source that projects an evenly distributed beam with warm color temperature. Progression and beam illumination are compatible to high-output models of 50w and 150w. Fully rotatable extra-long arm allows excellent glare control.

Dimensions & Weight: Body and Shroud: 2.7" x 4" Fully extended; Weight: 5.5lb

LED Lamp Specifications:

- ▶ LED Light Source: L14 (1,700lm) 500 Hrs. Color Temp: 2700K, CRI 85
- ▶ Input Voltage: 18 to 24 V AC w/RC
- ▶ Power Low Setting: Amps .82, Watts 8.86, Power Factor .85, Volt Amps 8.2
- ▶ Power High Setting: Amps .82, Watts 8.25, Power Factor .84, Volt Amps 8.6
- ▶ Lumen Output Low Setting: 260
- ▶ Lumen Output High Setting: 320
- ▶ Center Beam Candela Low Setting: 701
- ▶ Hangar Equivalent Watts: High 50W / Low 25W

Construction:

- ▶ Body: Solid cast bronze.
- ▶ Sockets: High-temperature 18-18 socket.
- ▶ Glass: Flat, tempered, hydrophobic crystal clear glass.
- ▶ Retaining Screw: Stainless steel.
- ▶ Internal Wiring: Tin coated wire, crimped and sealed connections, protected with Fiberglass sleeving.
- ▶ Optimal Optics: 3° (3° from Standard Needed)
- ▶ CRI: 85; 27° Premium Optics (set of 3)
- ▶ CRI: 90; 52° Premium Optics (set of 3)

Warranty: 5 Year Limited Warranty

www.cast-lighting.com 800.914.CAST
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CAST LANDSCAPE Old world craftsmanship... tomorrow's technology™

CAST Craftsman Series China Hat Path Light (CCPLCHB and CCPLCHBL)

Now Available with Integrated LED or Drop-In LED!

Description: These solid bronze path lights are compact with extreme durability. Now available with integrated LED lamps or to be in drop-in LED lamps.

Features:

- ▶ CAST solid sand-cast bronze for unmatched corrosion resistance.
- ▶ Unbreakable bodies, hats, stems, and stake.
- ▶ No coatings to peel, flake, chip, or fade.
- ▶ No breaks that weaken stems.
- ▶ Marine-grade Tin-Coated No-Oh Wire for lifetime electrical conductivity.

Performance:

- ▶ Premium-quality LEDs deliver consistent color temperature and accurate color rendering.
- ▶ Electronics protected from electrical spikes and surges.
- ▶ Electromagnetic radiation (EMI) filtered to prevent interference with wireless devices.

Uses: Suitable for lighting walkways, planting beds, and other areas.

Dimensions: Hat 5" diameter x 4.75" height; 8.5" stake, 18" height body and stem

Construction: Solid sand-cast bronze hat and stake; copper stem; 5' tin-coated #18-2 No-Oh™ marine-grade wire.

Lamping: U.L. 1638 Listed Low Voltage Luminaire for wet locations.

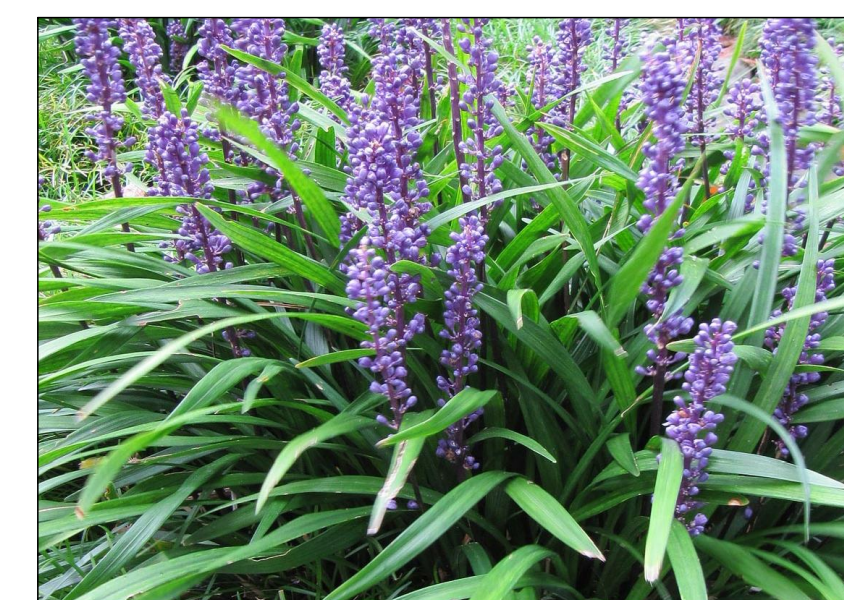
CCPLCHB Integrated LED:

- ▶ LED components integrated into fixture bodies to draw heat away from the LEDs for maximum longevity and performance.
- ▶ Fully sealed and protected LED components.
- ▶ LED Light Source: 2 Cree LEDs, Low 1.7W, 120 Hrs.
- ▶ Color Temp: 2700K, CRI: 82
- ▶ Input Voltage: 10-24 Volt AC or DC
- ▶ Power: 4 Amps, 4.22 Watts, Power Factor .89, Volt Amps 4.74
- ▶ Lumen output: 100 - 114 lm
- ▶ Maximum Candela: 46

CCPLCHBL Drop-In LED:

- ▶ Lamp is 70mm diameter.
- ▶ LED Light Source: Cree LED, Drop-In 40 Pin Lamp (included).
- ▶ Color Temp: 2700K, CRI: 82
- ▶ Voltage Range: 10-24 Volt AC or DC
- ▶ Power: 2.4 Watts, Volt Amps 3.0
- ▶ Lumen output: 100 - 114 lm

www.cast-lighting.com 800.914.CAST
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LIRIOPE MUSCARI 'BIG BLUE'



PROVIDE SPADED EDGE BEDS WHEREVER APPLICABLE

POOL AREA PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
APV	2	<i>Acer palmatum dissectum 'Viridis'</i>	Green cutleaf Japanese Maple	4'-5' ht. b&b	full specimen, weeping
CER	3	<i>Cercis canadensis</i>	Eastern Redbud	3"-3.5" cal. b&b	single stem, full, purple leaf
DECIDUOUS SHRUBS					
HNB	33	<i>Hydrangea macrophylla 'Nikko Blue'</i>	Nikko Blue Hydrangea	10 gal. cont.	4' OC
HPC	2	<i>Hydrangea petiolaris</i>	Climbing Hydrangea	6 gal. cont.	6' OC
GROUNDCOVERS & PERENNIALS					
LBB	200	<i>Liriope muscari 'Big Blue'</i>	Big Blue Liriope	1 gal. cont.	18" OC

LANDSCAPE DESIGN CONSULTING PC

WAGNER POOLS
(203) 655-0766
101 NOROTON AVE
DARIEN, CT 06820

Seal:

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Project:

GOTT RESIDENCE

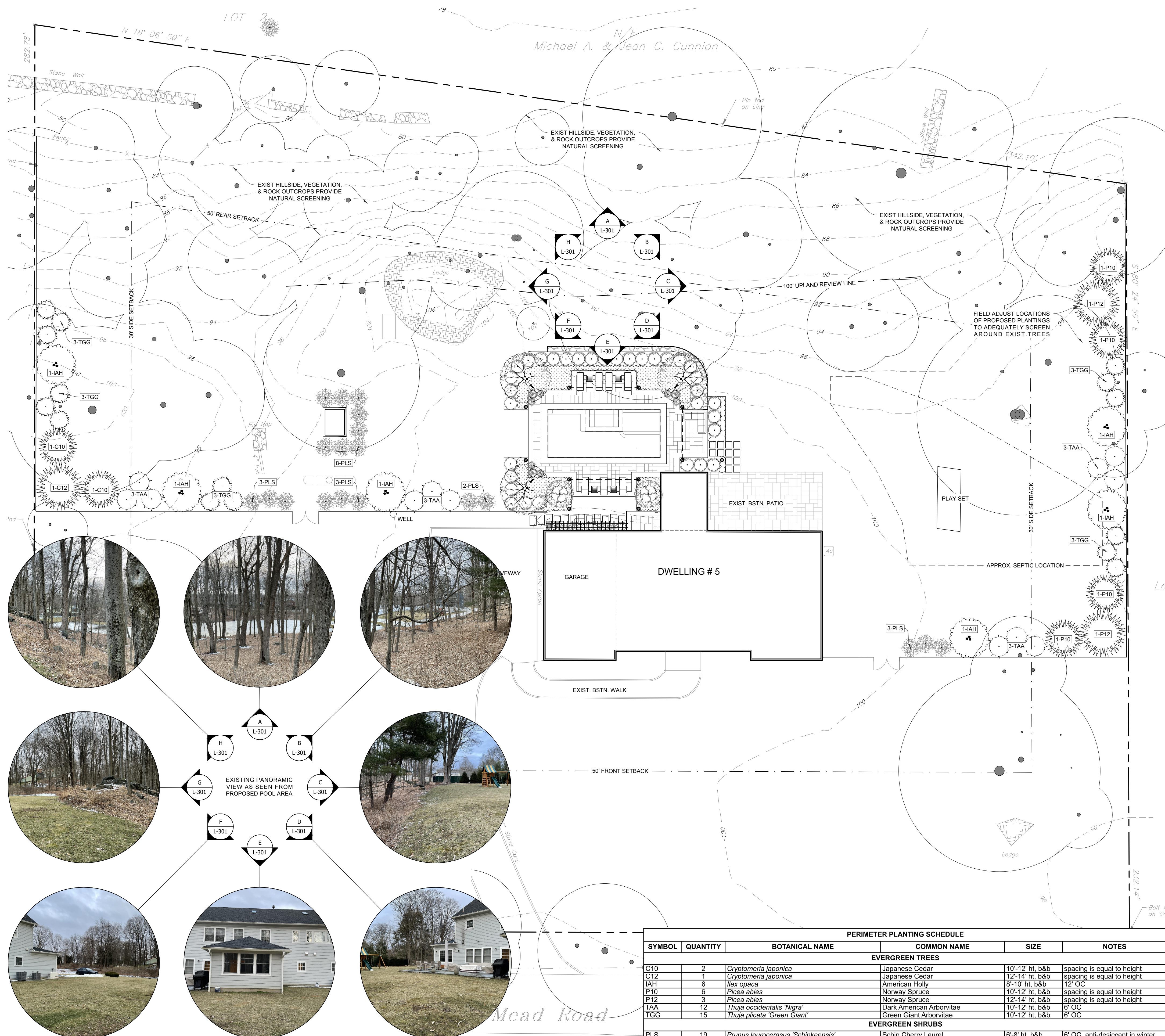
5 MEAD ROAD
ARMONK, NY

Title:

POOL AREA PLANTING & LIGHTING PLAN

Date:	Type of drawing or revision number
04-07-2022	SW: provided as preliminary master plan
04-08-2022	SW: provided as master plan
05-06-2022	SW: provided as working drawings

Date: April 7, 2022
Drawn By: SW
Scale: 1/8" = 1' - 0"
North: Sheet:



PERIMETER PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
EVERGREEN TREES					
C10	2	<i>Cryptomeria japonica</i>	Japanese Cedar	10'-12' ht. b&b	spacing is equal to height
C12	1	<i>Cryptomeria japonica</i>	Japanese Cedar	12'-14' ht. b&b	spacing is equal to height
IAH	6	<i>Ilex opaca</i>	American Holly	8'-10' ht. b&b	12' OC
P10	6	<i>Picea abies</i>	Norway Spruce	10'-12' ht. b&b	spacing is equal to height
P12	3	<i>Picea abies</i>	Norway Spruce	12'-14' ht. b&b	spacing is equal to height
TAA	12	<i>Thuja occidentalis 'Nigra'</i>	Dark American Arborvitae	10'-12' ht. b&b	6' OC
TGG	15	<i>Thuja plicata 'Green Giant'</i>	Green Giant Arborvitae	10'-12' ht. b&b	6' OC
EVERGREEN SHRUBS					
PLS	19	<i>Prunus laurocerasus 'Schipkaensis'</i>	Schip Cherry Laurel	6'-8' ht. b&b	6' OC, anti-desiccant in winter



CRYPTOMERIA JAPONICA (JAPANESE CRYPTOMERIA)



ILEX OPACA (AMERICAN HOLLY)



PICEA ABIES (NORWAY SPRUCE)



THUJA OCCIDENTALIS (DARK AMERICAN ARBORVITAE)



THUJA PLICATA (GREEN GIANT ARBORVITAE)



PRUNUS LAUROCERASUS 'SCHIPKAENSIS'



WAGNER
POOLS
(203) 655-0766
101 NOROTON AVE
DARIEN, CT 06820

Seal:

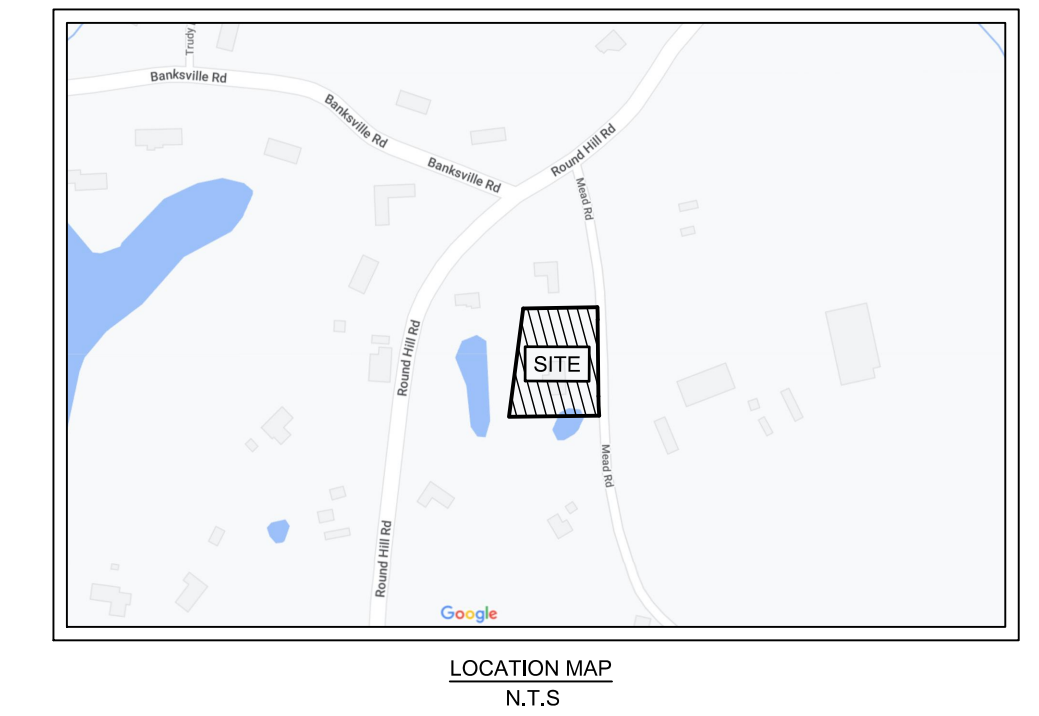
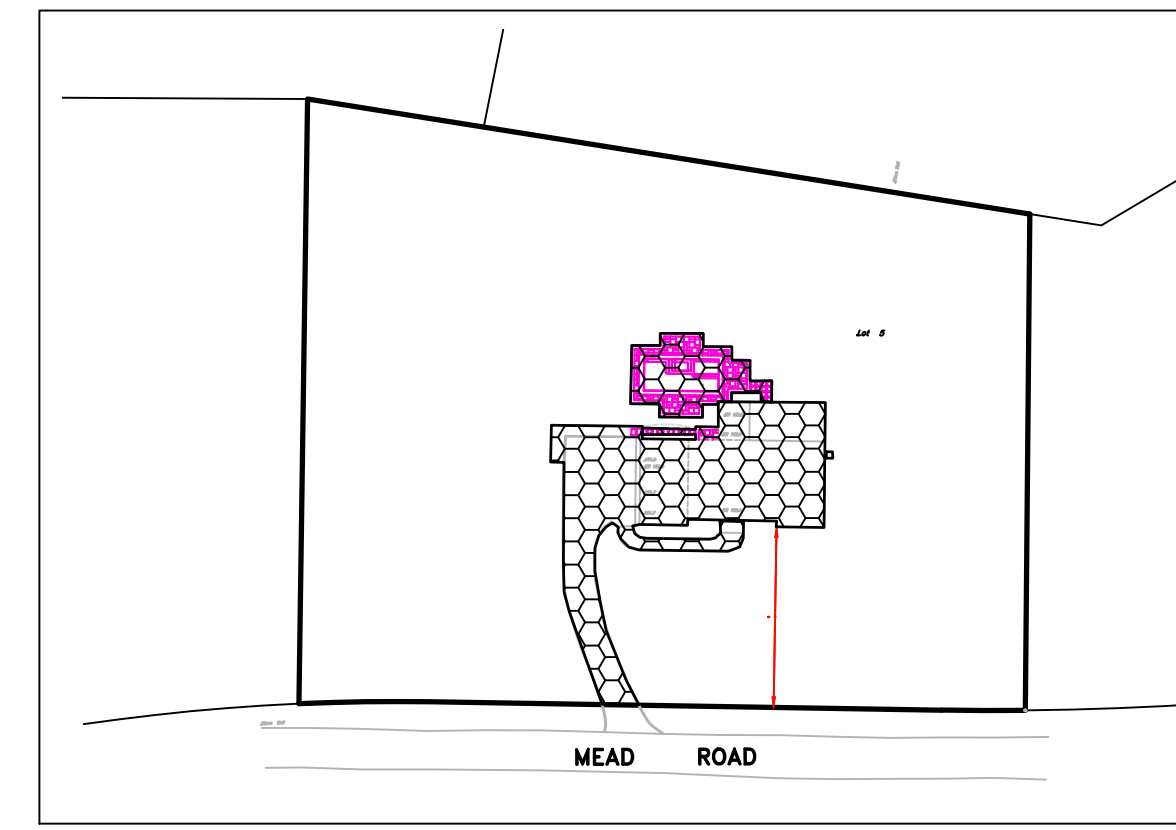
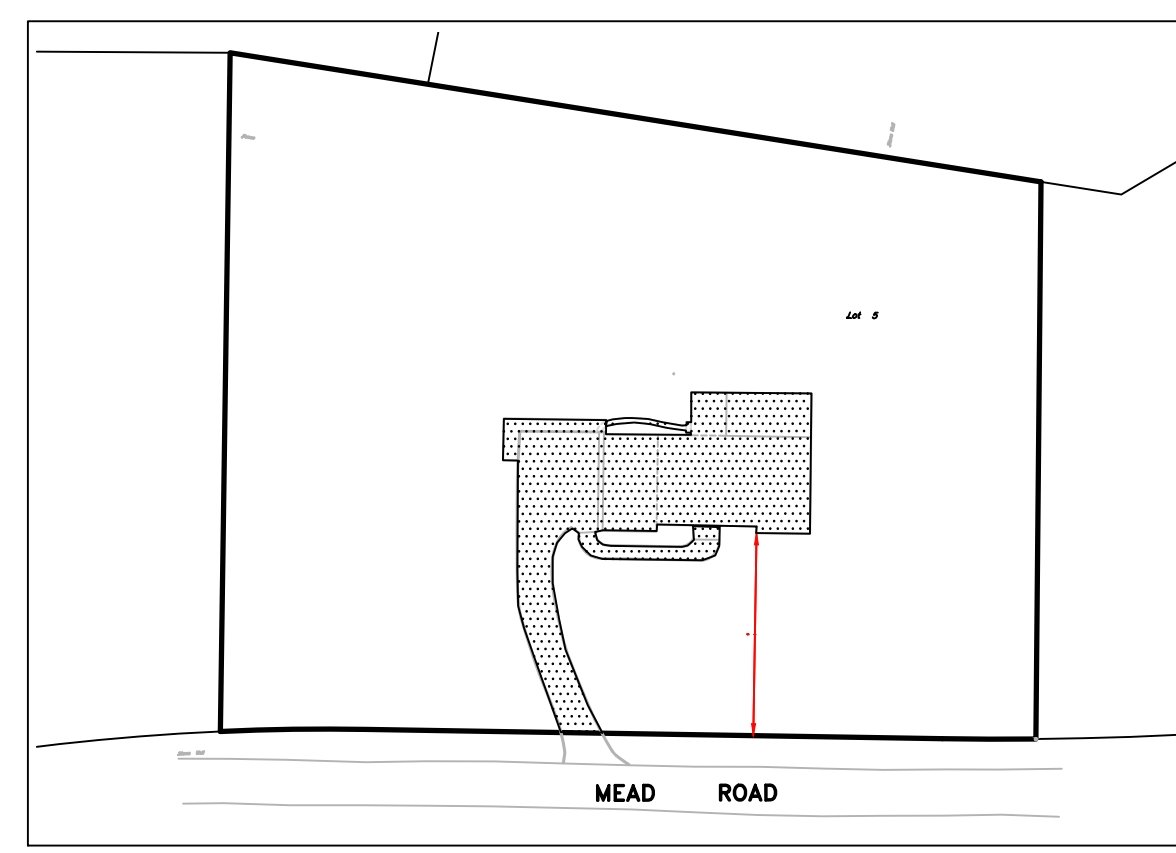
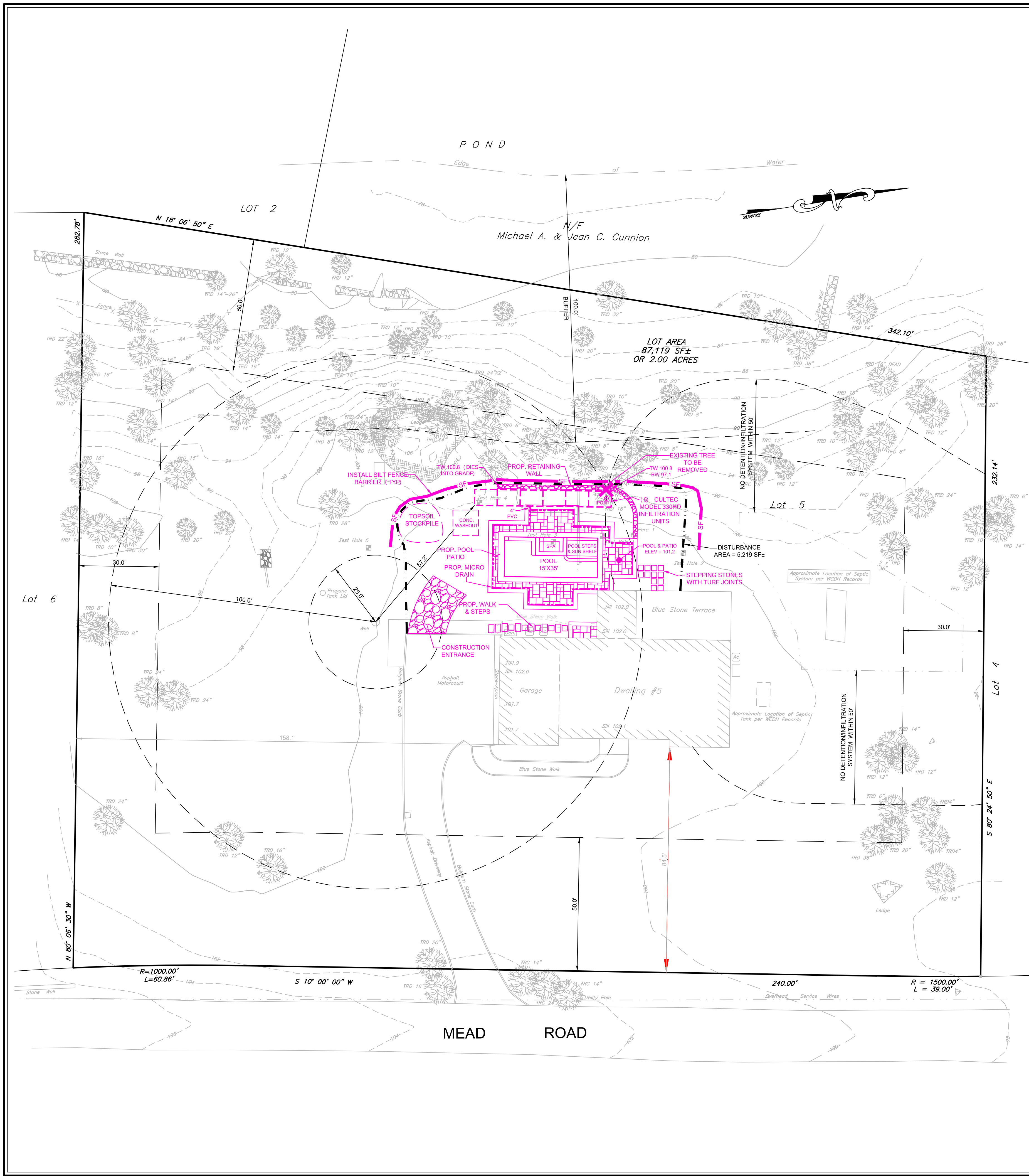
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Project:
GOTT RESIDENCE
5 MEAD ROAD
ARMONK, NY

Title:
PERIMETER PLANTING & SCREENING PLAN

NO.	Type of drawing or revision number	Date:
1	SW: provided as preliminary master plan	04-07-2022
2	SW: provided as master plan	04-08-2022
3	SW: provided as working drawings	05-06-2022
4		
5		
6		
7		
8		
9		
10		

Date: April 7, 2022
Drawn By: SW
Scale: 1/16" = 1' - 0"
North: Sheet:
 L - 301



- General Notes**
- Contractor verify all conditions and dimensions prior to the start of work, any discrepancies are to be reported to the design engineer immediately.
 - The contractor shall notify DigSafelyNY at 811, no less than two days prior to commencing excavating activities.
 - All work shall conform to the official rules and regulations of the State of New York Building Construction, Fire, Safety and all other applicable Municipal, State and Federal regulations.
 - Underground Utilities are shown schematically and all utilities may not be shown hereon contractor to verify all utilities have been field marked by the appropriate agency and rely on those representations over locations indicated hereon.
 - Grading of the property shall be performed to provide positive drainage away from the proposed foundation.

- Erosion Control**
- Erosion control measures shall be installed as the first phase of work, and be maintained throughout the duration of the project
 - Maintenance and installation shall be in accordance with NYSDEC "Standards and Specifications for Erosion and Sediment Control".
 - The Town can require additional measures be implemented at their discretion.
 - The plans indicate locations of erosion control measures however the contractor must use best management practices as necessary to assure proper controls.
 - The final subgrade shall receive no less than 4" of topsoil and be seeded and mulched.

- Town of North Castle Notes**
- All driveway work shall conform with the Town of North Castle code
 - Erosion control measures must be properly installed, maintained so the dirt and debris is not deposited on street.
 - Exposed areas must be stabilized as soon as alterations are completed.
 - Any under ground structures must be inspected prior to backfilling.
 - A minimum of 24 hours notice is required for any inspection
 - No Town Regulated tree removal is proposed.

LEGEND

	● SS LOT SEWER SERVICE		⊠ HYDRANT
	● SCSO SEWER CLEAN-OUT	⊠ EXISTING TREE, SIZE, TYPE	⊠ W.V. WATER VALVE
	● SLS LOT STORM SERVICE	⊠ FIRE ALARM SPURCE BOX	⊠ G.V. GAS VALVE
	● WS LOT WATER SERVICE	⊠ TRAFFIC SIGN	⊠ UTILITY BOX
	● EX-X ELECTRIC CROSSING	⊠ ROOF LEADER	⊠ UTILITY BOX
	● L LIGHTPOLE	⊠ STREET SIGN	⊠ TP TEST PIT
	● U UTILITY POLE	⊠ EXISTING SPOT ELEVATION	⊠ PT PERCOLATION TEST
	● T TRANSFORMER		

REVISIONS

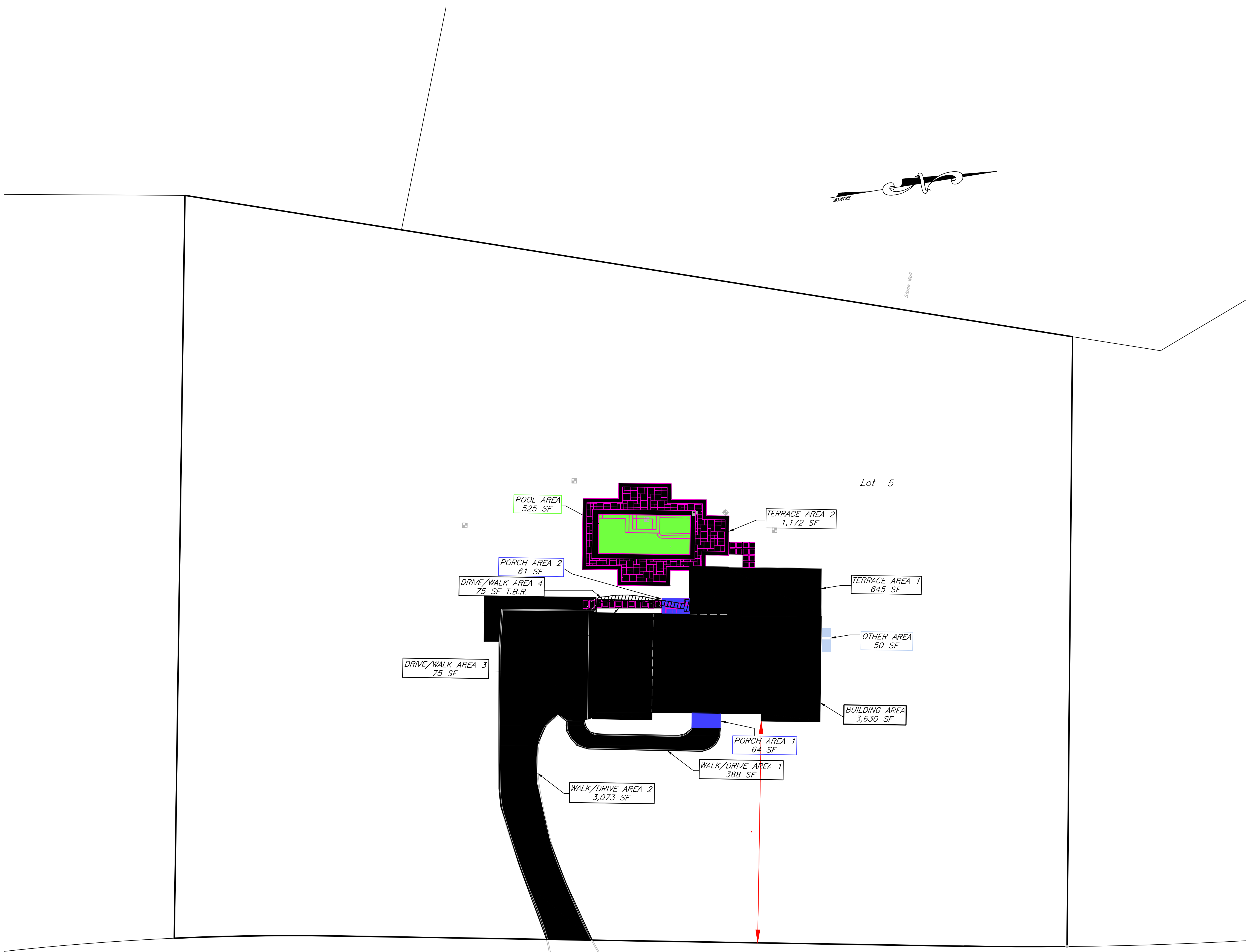
CHRISTOPHER S. UTSCHIG
 NYS P.E. LIC. # 10008-1

SITE PLAN

GOTT RESIDENCE
 5 Mead Road
 Armonk, N.Y. 10804

CHRISTOPHER S. UTSCHIG, P.E.
 Civil Engineering Design
 Site - Stormwater - Construction Management
 65 Ralph Avenue
 White Plains, NY 10606
 (914) 397-9550

SCALE: 1"=20'
 DATE: APRIL 29, 2022
 SHEET 1 OF 3
 JOB No. XXXXX



BUILDING AREA SF		
Bldg	Existing	3,630
	TOTAL	3,630

PORCH AREA SF		
Porch 1	Existing	64
Porch 2	Proposed	61
	TOTAL	125

DRIVE AND WALKS AREA SF		
DW1	EXISTING	388
DW2	EXISTING	3,073
DW3	PROPOSED	75
DW4	EXISTING (TBR AREA=75SF)	
	TOTAL	3,538

Acc. Bldg. AREA SF		
	TOTAL	

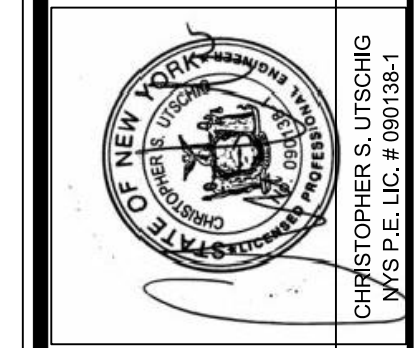
POOL AREA SF		
PR POOL	PROPOSED	525
	TOTAL	525

OTHER		
HVAC	EXISTING	30
GEN.	EXISTING	20
	TOTAL	50

TERRACE AREA SF		
Terrace 1	EXISTING	645
Terrace 2	PROPOSED	1,177
	TOTAL	1,822

TOTAL COVERAGE 9,683 SF

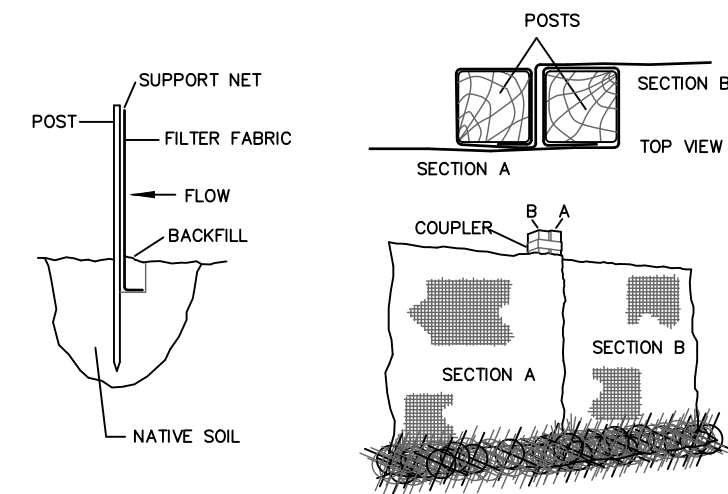
REVISIONS	



COVERAGE CALCULATION

GOTT RESIDENCE
5 Mead Road
Armonk, N.Y. 10504

CHRISTOPHER S. UTSCHIG, P.E.
Civil Engineering Design
Site - Stormwater - Construction Management
65 Ralph Avenue
White Plains, NY 10606
(914) 397-9550

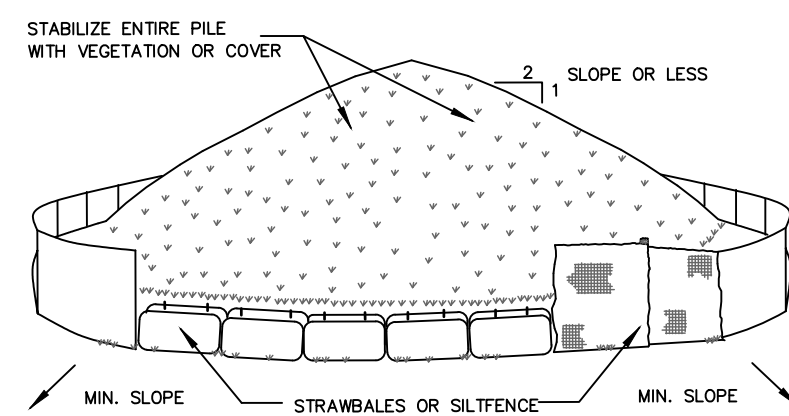


TOE-IN METHOD JOINING SECTIONS OF FENCING

INSTALLATION NOTES

1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE PROPOSED FENCE ALIGNMENT.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL.
5. JOIN SECTIONS AS SHOWN ABOVE.
6. CONTRIBUTING AREA SLOPE LENGTH SHALL BE LIMITED TO LENGTHS ON N.Y.S. GUIDELINES.

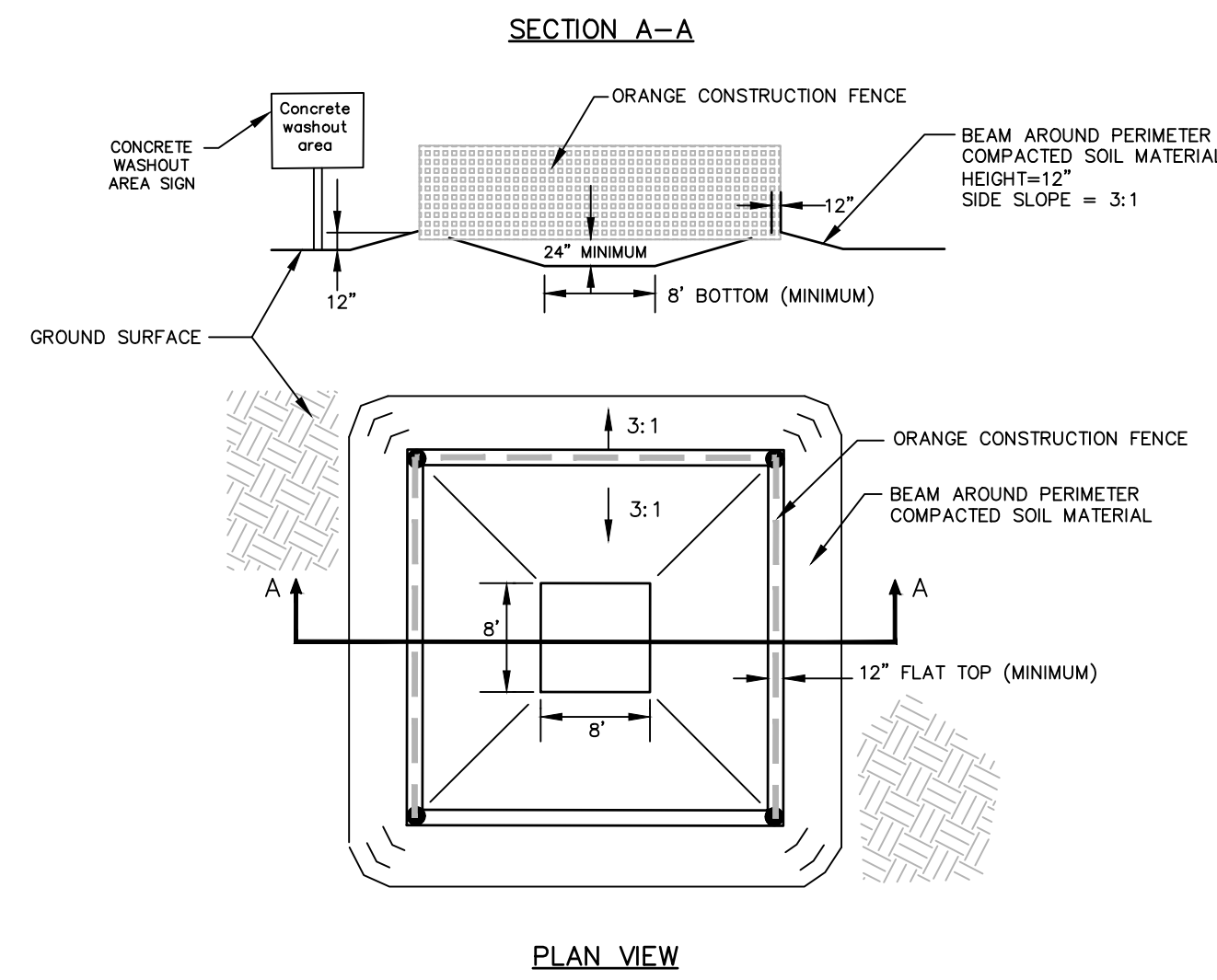
SILT FENCE
NOT TO SCALE



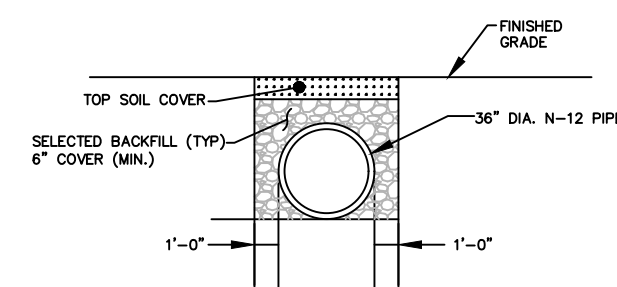
INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAMBLES, THEN STABILIZED AS NOTED.
4. TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS.

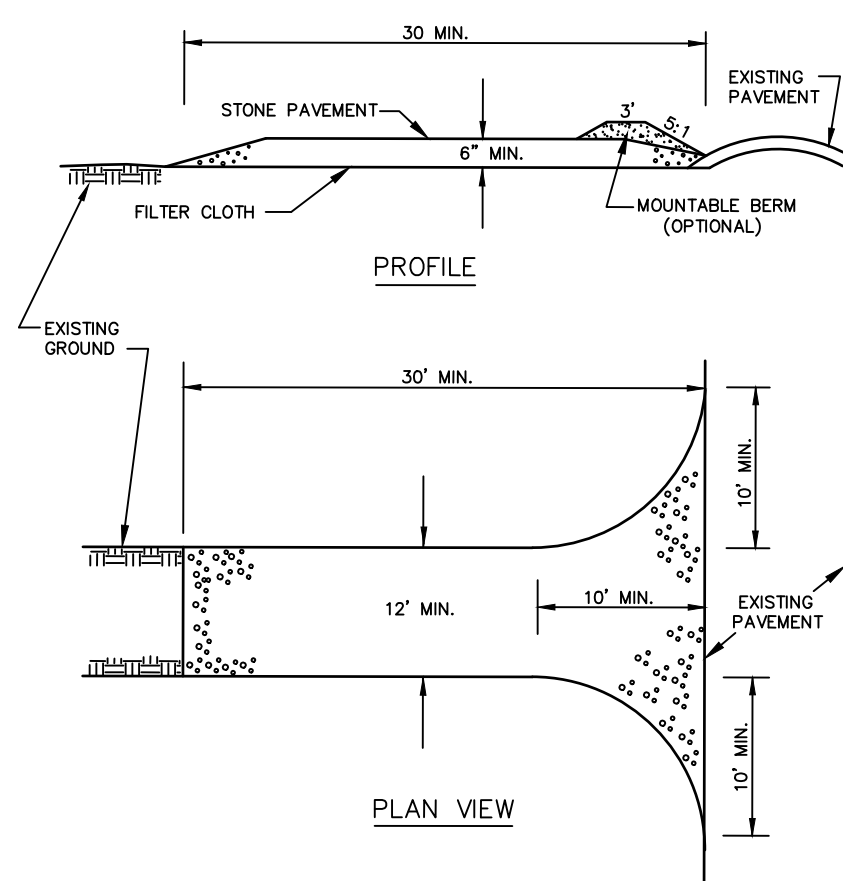
SOIL STOCKPILING
NOT TO SCALE



CONCRETE WASHOUT DETAIL
N.T.S.



TYPICAL PIPE TRENCH
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. 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 2:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL EVENT.

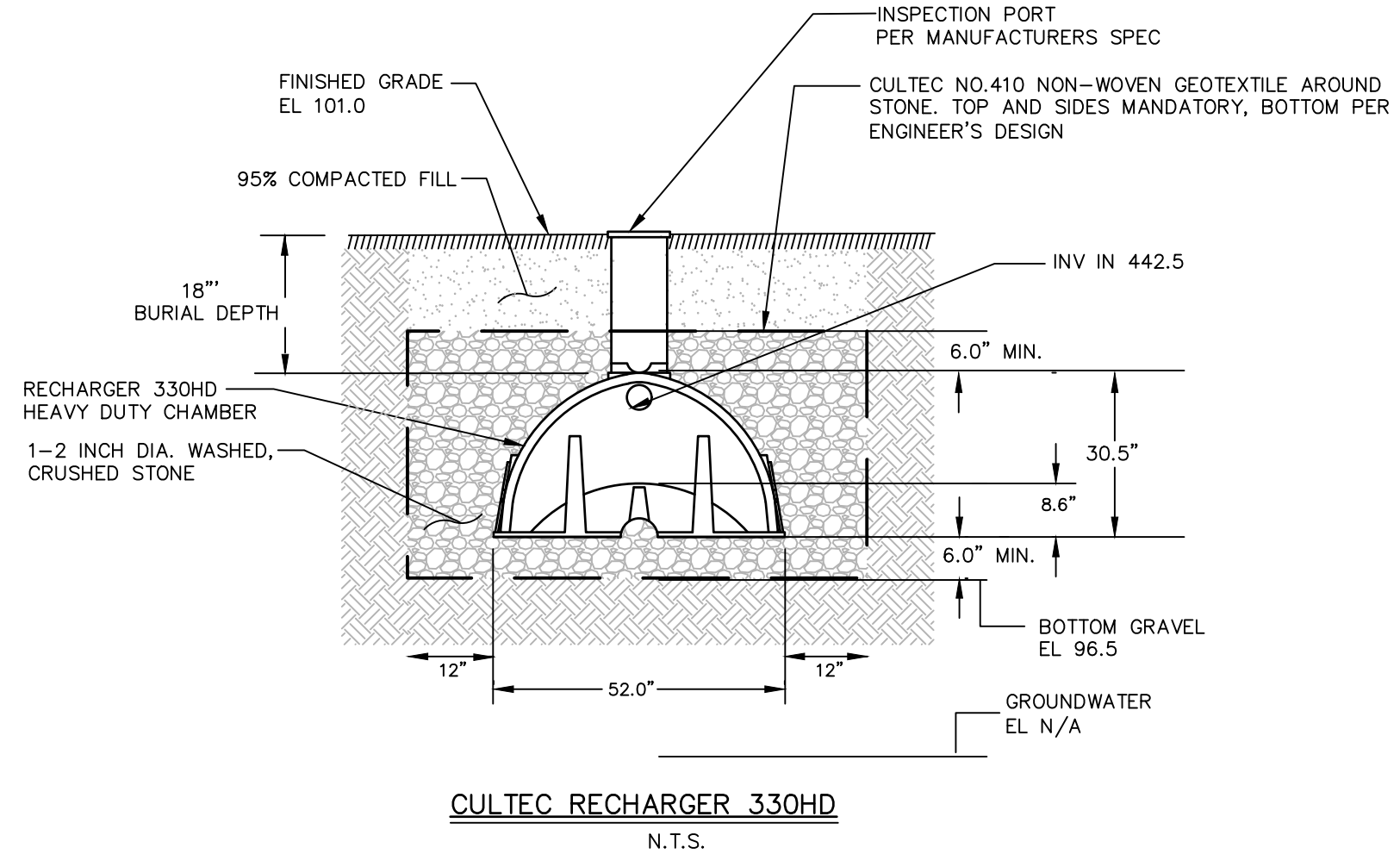
NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

NOTES:

1. NDS ADAPTERS THAT FIT THIS BASIN ARE AS FOLLOWS: # 1242, # 1243, # 1245, # 1266 & # 1889 USE # 1206 IF PLUGGING AN OUTLET.
2. PERFORATIONS ON NON OPEN SIDES AND 8/16" TO BE CUT OUT WHEN ADDING EXTRA OUTLETS.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
6. 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.

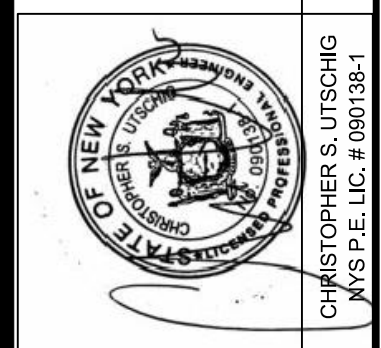
SQUARE CATCH BASIN
12" SQUARE CATCH BASIN PLUMBING CONNECTIONS

REVISION DATE 8-24-2015



CULTEC RECHARGER 330HD
N.T.S.

NO.	DESCRIPTION	DATE



CONSTRUCTION DETAILS

GOTT RESIDENCE
5 Mead Road
Armonk, N.Y. 10804

CHRISTOPHER S. UTTSCHIG, P.E.
Civil Engineering Design
- Stormwater - Construction Management
Site - 65 Ralph Avenue
White Plains, NY 10606

Engineer's Report

for

The Gott Residence

5 Mead Road
Armonk, New York

Dated May 10, 2022

Revised _____

Prepared by:
Christopher S. Utschig P.E.
65 Ralph Ave White Plains, NY
914 391-9550

NYS Professional Engineer Lic # 090138

Introduction

This report has been prepared in support of the improvements to the property at 5 Mead Road. The proposed improvements will include a pool and patio. The report and associated plans were prepared in accordance with the Westchester County, NY, Stormwater Management Best Management Practices for Stormwater Runoff Control in compliance with the requirements of the Town of North Castle pursuant to a Surface Water Control Permit. The existing conditions identified on the site plan were taken from a survey prepared by xxxxx. The geometry for the proposed improvements are from plans prepared by Wagner Pools.

A. Existing Conditions

The existing property is a 87,119 sf residentially zoned lot within the R2-A zone. The property is occupied by a 2 story single family home; additional improvements include a driveway, patio, and walks. The balance of the property is landscaped lawn area and wooded areas. The existing condition includes 7,920 sf of impervious area. The subject properties topography can be described as gently sloping to the rear and then moderately sloping towards the rear property line. Based on Westchester County Soil Mapping the onsite soils in the area of infiltration and proposed development are (CrC) Urban land Charlton Chatfield type soils, having a type "B" hydrologic group.

C. Proposed Condition

The proposed condition includes a rear yard in ground pool and patio. The grading as proposed leaves the existing yard grading essentially untouched and thereby leaving the existing drainage patterns unchanged. The proposed condition will result in an impervious area of 9,683 sf. the balance of the property will remain unchanged, this represents an increase in impervious area of 1,763 sf. The comparative analysis was performed in Hydrocad for the area to be converted for both the Existing and Proposed condition for the 25 year storm. The analysis resulted in volumes of runoff for the existing and proposed condition to be 16,990 sf cf and 17,639 cf respectively, a net increase of 649 cf.

The on-site drainage has been designed to provide mitigation for all proposed increase in impervious area when analyzing for the 25 Year storm event. The design was analyzed using the Westchester County Best Management Practices Manual for Type III storms, modeled with Hydro Cad, for the 25-yr(6.4") storm event. The design proposes an underground detention system consisting of 6 cultec 330 HD's. The system has been sized such that the additional volume of runoff from the design storm is fully mitigated through storage and infiltration.

D. Construction Phasing Plan and Sediment and Erosion Control Management

Maintenance of Temporary and Permanent Structures and Practices

Temporary and permanent erosion controls measures will be maintained and inspected in accordance with the **Grading and Drainage Plan**. All proposed soil erosion and sediment control practices are designed in accordance with the following publications:

- New York State Standards and Specifications for Erosion and Sediment Control, August 2005, latest edition.
- New York State Guidelines for Urban Erosion and Sediment Control, latest edition,
- New York State General Permit for Stormwater Discharges,
- "Reducing the Impacts of Stormwater Runoff from New Development", as published by the New

York State Department of Environmental Conservation (NYSDEC), second edition, April 1993.

The proposed soil erosion and sediment control devices include: protective earthmoving procedures and grading practices, soil stabilization, inlet protection, stabilized construction entrance and silt fencing. The approach of the plan is to control off-site sedimentation, and re-establish vegetation as soon as practicable.

Construction shall be implemented in the following order:

1. Erosion and sediment control (ESC) measures and Pollution Prevention (PP) implementation,
 - a) Install silt fences along easterly project limits,
 - b) Maintain existing macadam driveway to utilize as a site construction entrance to the project area, material storage area and dumpster location.
 - i) Contractor shall install stone stabilized entrance at end of the existing paved driveway in advance of construction vehicles requiring access from graded /exposed soils to City Streets.
 - c) Install Tree Protection
 - d) Install temporary sanitary facilities (portable toilets) in a location that is at least 20 from any drainage facility or flow path. Recommend staking the facility to prevent accidental tipping by construction activity or wind.
 - e) Install waste container – maintain rigorous site cleaning schedule to prevent debris from blowing off site. Construction waste shall be stored in a dumpster and carried off-site on a regular basis
 - f) Allocate concrete washout areas
2. Clearing and grubbing.
 - a) Strip top soil and stockpile. Initiate cover practices and sediment controls at the base of the stockpile. Stockpile can be temporarily stabilized with tarp or mulch and/or temporary seeding.
 - b) Disturbed areas where construction will cease for more than 14 days will be stabilized with erosion controls, such hydro-seeding, hydro-mulch, or hay
3. Excavate for pool.
 - a) Install dewatering practice if necessary.
4. Construct hardscape
5. Install subsurface storage and infiltration system and site drainage to capture runoff.
6. Final stabilization of disturbed areas
 - a) Install minimum 4" topsoil and final stabilize with lawn or mulch in landscape areas.
 - b) Remove all ESC and PP measures upon approval of design engineer and/or ESC inspector.

Awarded contractor shall be responsible for the proper implementation of the ESC and PP practices. The following maintenance program is proposed in order to maintain the proper function of all drainage and erosion and sediment control facilities:

- Inspect sediment control devices and construction access point routinely and if necessary remove accumulated sedimentation and debris; at no point should the filter bed be allowed to continue operations beyond 50% of its capacity being compromised by debris.
- All disturbed area will be stabilized and the sediment build-up in the filter removed. After the construction is completed, any areas disturbed shall be stabilized immediately after the required work is completed.
- Restore and re-seed any eroded areas as soon as possible
- The Stormwater Management Facilities Maintenance Program will be managed by the home owner and shall include removal of sediment from the on-site catch basins and underground storage facilities.

The contractor shall provide a Trained Individual to be present on site at all times during soil disturbing activities

Any disturbed areas shall be re-vegetated as soon as possible. Topsoil shall be temporarily stockpiled for future use in grading and landscaping. Stockpile locations have been provided on the Erosion and Sediment Control Plan and shall be contained within a silt fence/hay bale barrier.

The existing driveway shall be maintained throughout construction to be utilized for the site construction entrance. A temporary stabilized construction entrance comprised of a stone anti-track pad shall be installed as necessary to minimize dirt tracking. The purpose of a stabilized entrance is to remove as much soil from the construction vehicle tires prior to exiting the site and traveling on the existing roadways.

For dewatering activities during excavation of the footings, a dewatering pump shall be located in a perforated tub surrounded by filter fabric and stone (or approved alternative). Clean discharge should be directed to onsite drainage appurtenances to minimize erosion of soils. Discharge with suspended sediment shall be connected to a sediment bag on undisturbed ground in a location where the discharge will not cause erosion or flow over exposed soils.

If the contractor encounters ground water during the excavation of the filtering system, he shall notify the design engineer immediately. The contractor shall store all excavated material at the designated location show on the Grading and Erosion Control Plan with the appropriate erosion control measures corresponding to the stockpile detail.

Contractor shall be responsible for maintaining the cleanliness of the streets (driveways/parking and adjacent areas) and storm drain inlet protection (as applicable) Best Management Practices (BMPs) throughout the construction project.

Permanent seeding shall be installed immediately after the final design grades are achieved but no later than fourteen (14) days after construction activities have ceased. After stabilization, accumulated sediment shall be removed from site for disposal along with construction debris, trash and temporary BMPs

E. Conclusion:

The implementation of this stormwater management plan will mitigate the post development stormwater flows and not adversely affect the adjacent properties or the existing drainage system. The additional stormwater runoff generated by the proposed addition has been attenuated by the construction of an underground storage system.

APPENDIX A

Existing Condition Calculations

Existing

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 09858 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr Rainfall=6.40"

Printed 5/10/2022

Page 1

Summary for Subcatchment 1S: Existing

Runoff = 4.40 cfs @ 12.22 hrs, Volume= 16,990 cf, Depth> 2.34"

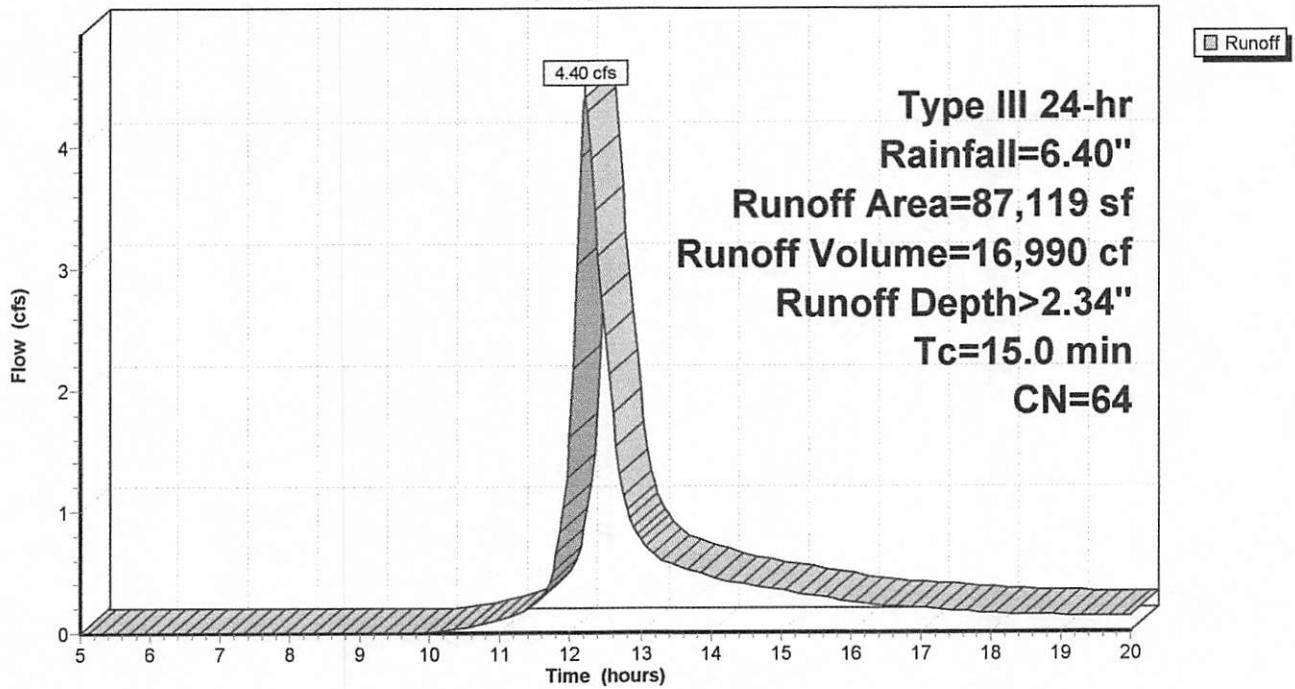
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=6.40"

Area (sf)	CN	Description
79,199	61	>75% Grass cover, Good, HSG B
7,920	98	Paved parking, HSG B
87,119	64	Weighted Average
79,199		90.91% Pervious Area
7,920		9.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 1S: Existing

Hydrograph



APPENDIX B

Proposed Condition Calculations

Proposed

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 09858 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr Rainfall=6.40"

Printed 5/10/2022

Page 1

Summary for Subcatchment 1S: Proposed

Runoff = 4.58 cfs @ 12.22 hrs, Volume= 17,639 cf, Depth> 2.43"

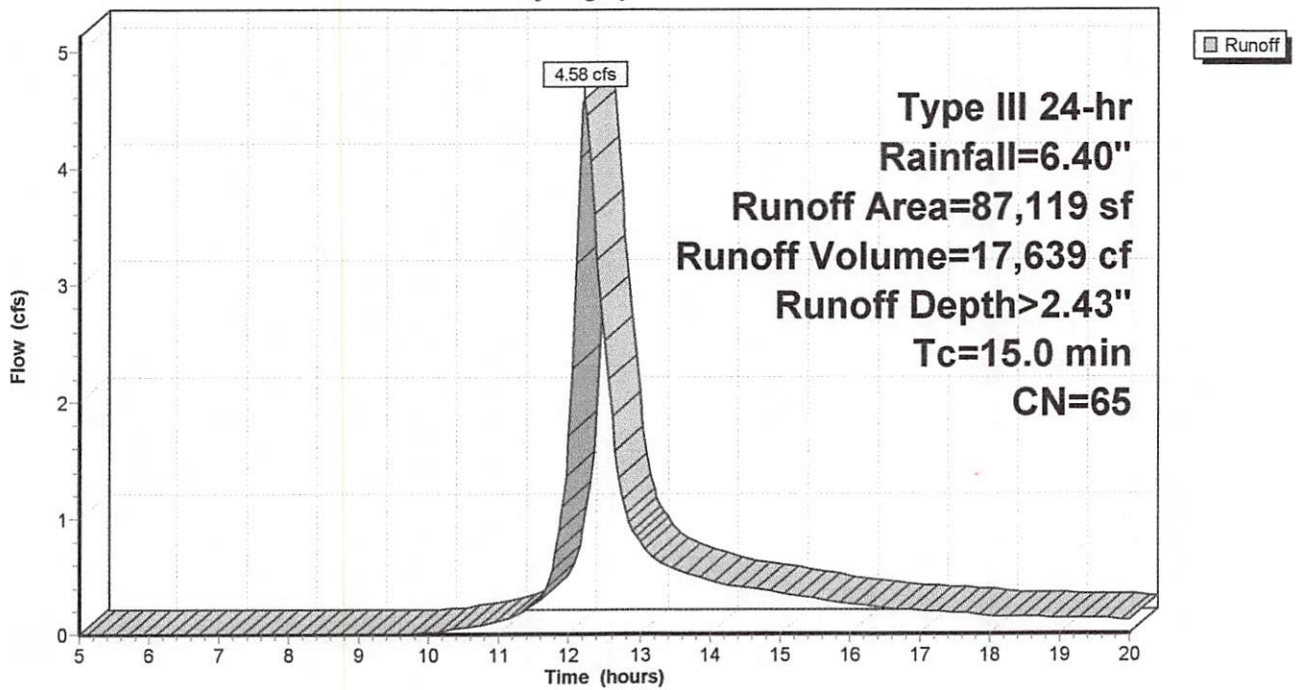
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=6.40"

Area (sf)	CN	Description
77,436	61	>75% Grass cover, Good, HSG B
9,683	98	Paved parking, HSG B
87,119	65	Weighted Average
77,436		88.89% Pervious Area
9,683		11.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 1S: Proposed

Hydrograph



17,639
16,990

649 CF / 110 CF/UNIT
5.9 UNITS

APPENDIX C
Infiltration Calculations

**APPENDIX D
USDA Soils Report**

Hydrologic Soil Groups

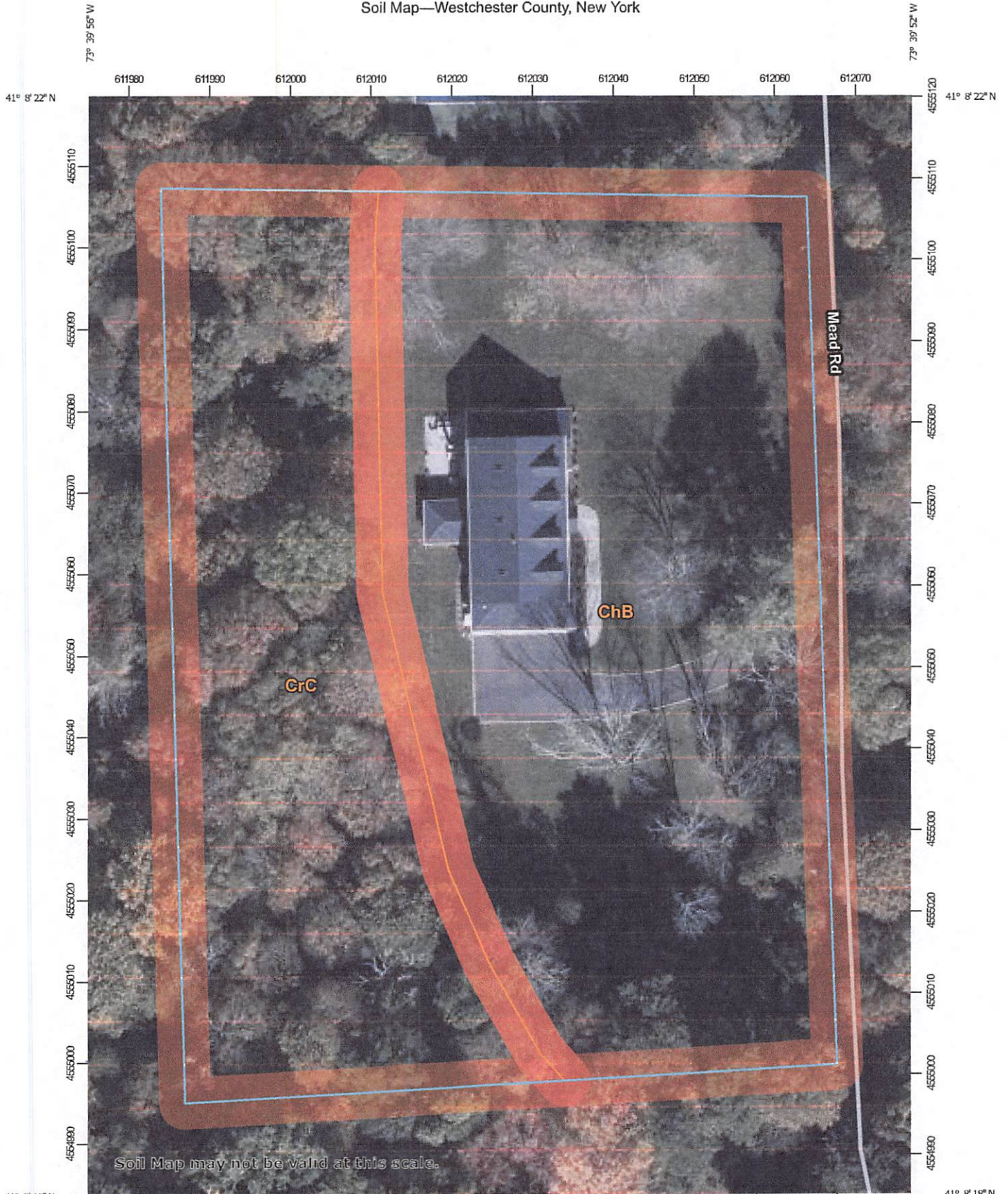
Westchester County, New York

December 2012

[This table of hydrologic soil group data will be updated on eFOTG as needed, in order to maintain consistency with the official SSURGO soil survey data.]

Map Unit Symbol	Map Unit Name	Component Name	Hydrologic Soil Group
Ce	Carlisle muck	Carlisle	A/D
ChB	Charlton loam, 2 to 8 percent slopes	Charlton	B
ChC	Charlton loam, 8 to 15 percent slopes	Charlton	B
ChD	Charlton loam, 15 to 25 percent slopes	Charlton	B
ChE	Charlton loam, 25 to 35 percent slopes	Charlton	B
CIB	Charlton loam, 2 to 8 percent slopes, very stony	Charlton	B
CIC	Charlton loam, 8 to 15 percent slopes, very stony	Charlton	B
CID	Charlton loam, 15 to 25 percent slopes, very stony	Charlton	B
CIE	Charlton loam, 25 to 35 percent slopes, very stony	Charlton	B
CIF	Charlton loam, 35 to 45 percent slopes, very stony	Charlton	B
CrC	Charlton-Chatfield complex, rolling, very rocky	Charlton	B
CrC	Charlton-Chatfield complex, rolling, very rocky	Chatfield	B
CsD	Chatfield-Charlton complex, hilly, very rocky	Chatfield	B
CsD	Chatfield-Charlton complex, hilly, very rocky	Charlton	B
CtC	Chatfield-Hollis-Rock outcrop complex, rolling	Chatfield	B
CtC	Chatfield-Hollis-Rock outcrop complex, rolling	Hollis	D
CtC	Chatfield-Hollis-Rock outcrop complex, rolling	Rock outcrop	
CuD	Chatfield-Hollis-Rock outcrop complex, hilly	Chatfield	B
CuD	Chatfield-Hollis-Rock outcrop complex, hilly	Hollis	D
CuD	Chatfield-Hollis-Rock outcrop complex, hilly	Rock outcrop	
DAM	Dam	Dam	
Ff	Fluvaquents-Udifluents complex, frequently flooded	Fluvaquents	A/D
Ff	Fluvaquents-Udifluents complex, frequently flooded	Udifluents	A
Fr	Fredon silt loam	Fredon	B/D
Fr	Fredon silt loam	Fredon	B/D
HnB	Hinckley gravelly loamy sand, 3 to 8 percent slopes	Hinckley	A
HnC	Hinckley gravelly loamy sand, 8 to 15 percent slopes	Hinckley	A
HnD	Hinckley gravelly loamy sand, 15 to 25 percent slopes	Hinckley	A
HrF	Hollis-Rock outcrop complex, very steep	Hollis	D
HrF	Hollis-Rock outcrop complex, very steep	Rock outcrop	
lp	Ipswich mucky peat	Ipswich	A/D
KnB	Knickerbocker fine sandy loam, 2 to 8 percent slopes	Knickerbocker	A
KnC	Knickerbocker fine sandy loam, 8 to 15 percent slopes	Knickerbocker	A
LcA	Leicester loam, 0 to 3 percent slopes, stony	Leicester	A/D

Soil Map—Westchester County, New York



Soil Map may not be valid at this scale.

Map Scale: 1:658 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/10/2022
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
 Survey Area Data: Version 17, Sep 1, 2021

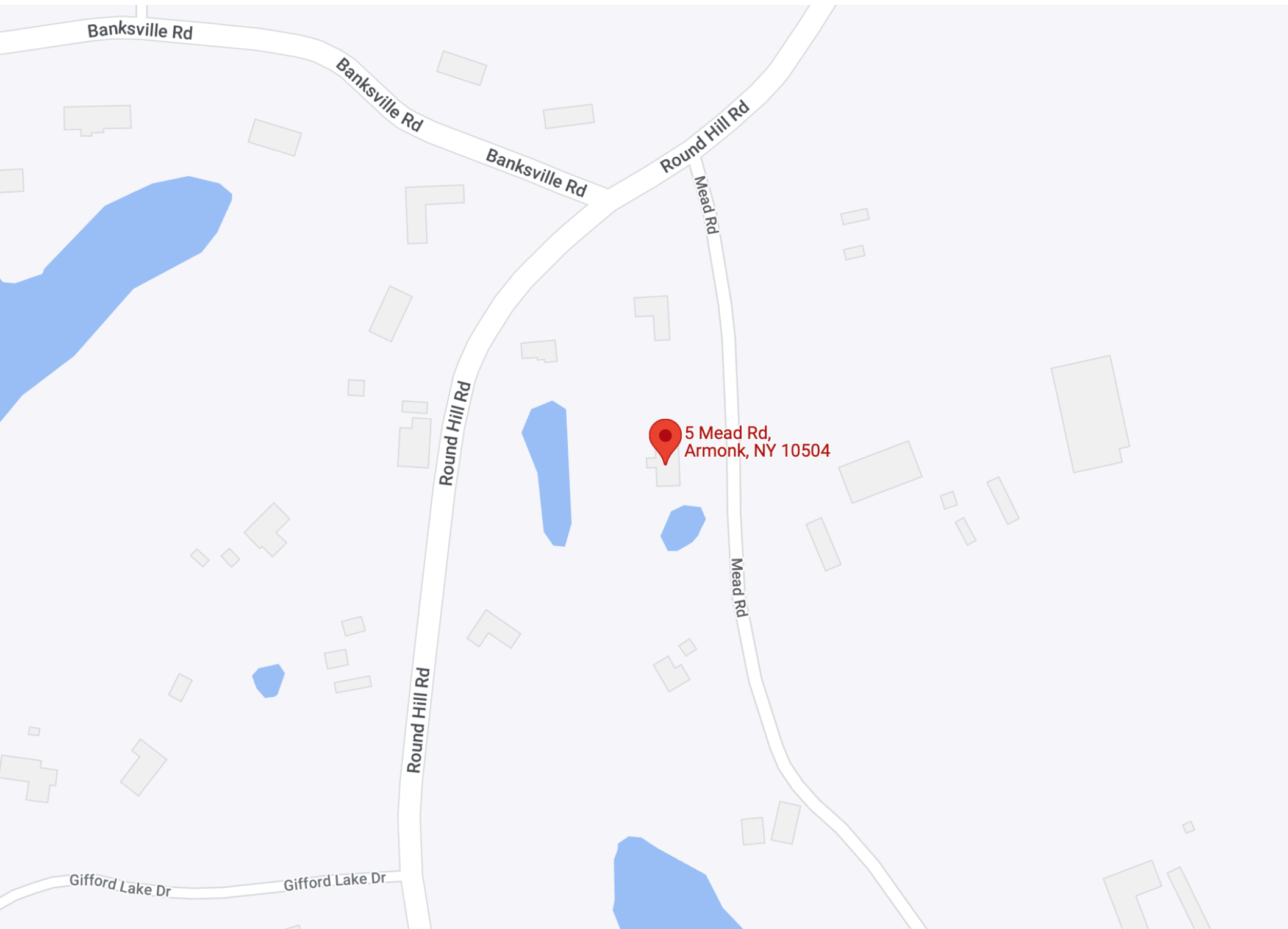
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 4, 2020—Oct 31, 2020


The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	1.3	61.4%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.8	38.6%
Totals for Area of Interest		2.2	100.0%



Aerial Photo (Google Earth) showing applicant's entire property & adjacent properties & streets



Extensive pruning by previous owner: note hollow cavity

16" Hickory Tree To Be Removed

Trunk rot near base of tree