

November 28, 2022

Via Email

Christopher Carthy, Chairman
Town of North Castle
Planning Board
17 Bedford Road
Armonk, NY 10504

***Re: Maddd Madonna Armonk LLC
Subdivision/Site Plan Application
3 North Castle Drive (108.03-1-62.1)***

Honorable Chairman and Members of the Planning Board:

This firm, together with Alfonzetti Engineering, P.C. and IQ Landscape Architects, represents Maddd Madonna Armonk LLC (“Maddd” or “Applicant”), owner of the property located at 3 North Castle Drive (“Property”). We last appeared before your Board on November 22, 2022. At that meeting, the discussion centered around sidewalks, both internal and connecting the development to Business Park Drive, and landscaping along the ridge between the development site and the Community Park.

In order to adequately address the comments received from the Planning Board and its consultants, we have prepared the following responses which address each of the comments contained in the Town Planner’s memorandum dated October 31, 2022.

Comment 1. Based upon feedback from the Planning Board, the Applicant has now submitted a site plan application and additional detailed plans. The plans have been revised to provide the details needed to better evaluate the proposal. Specifically, previously submitted plans had been revised to depict recreation areas, a woodland/meadow trail, units with patios, street trees and street lighting. Previously, the Applicant stated that the site would include outdoor art & stone walls, fences gardens to recall the site’s history as a farm.

Response 1. The aesthetics of the site will contain several elements that recall the site’s history as a farm. Traditional style picket fences will be used on top of the tiered retaining walls and adjacent to the townhomes where required. The townhome community will also have low-level street lighting in conjunction with flowering and shade street trees. There will also be several pieces of art located in positions

of prominence around the site inspired by the history, including by the townhouse development entrance, in front of the townhome community center, and on the northeast corner of the hotel lot which will also be visible from North Castle Drive. In addition, the proposed meadow areas will serve as a visual metaphor for historical pastures.

Comment 2. In an effort to create a site plan that is consistent with the Findings Statement adopted by the Town Board requiring that the site plan be "...designed to appropriately relate to the character of the area surrounding the site," the site plan should be revised to include sidewalks within the townhouse development. Sidewalks will create a safer community as sidewalks are a basic safety measure and are a proven and effective safety countermeasure, especially in higher density developments. New sidewalks would enhance the safety of all road users and are supported by an existing Complete Streets Strategy discussed in the adopted Comprehensive Plan (page 69 – 70) and would improve accessibility for people outside of a motor vehicle and are designed for people who are walking, biking, rolling and those with disabilities.

Response 2. It is the end-user's experience that sidewalks are not used in these types of developments. The roadway design is such that vehicle speeds in the development are relatively slow and as such the majority of residents use the street for walking. Historically, and also in the end-user's experience, the sidewalks become a burden to the HOA as it relates to snow removal and on-going maintenance, which would be exacerbated on a site that has elevation challenges particularly when the sidewalks are are not anticipated to be used with any level of frequency.

In addition, the driveways to the units are shallow at approximately 20 to 21 feet long. If a sidewalk is introduced, the units will need to be moved back approximately 7 feet from the road, thereby significantly reducing the area of usable open space in the backyards. Further, we are bound by a deed restriction along the IBM property line, which makes it impossible for the units to be moved any closer to the IBM property line. On the other end of the townhouse site is the proposed property line between the hotel and the townhouses. Similarly, there is insufficient space to move the townhouses 7 feet closer to this property line. The buildings in the center of the development can be moved back away from the road to create a sidewalk with enough room that one will not have to go into the road to go around a car/truck. However, by moving these buildings back, there is a significant reduction in the usable rear yard, which has an overall deleterious effect on the development, the end user experience, and moves the units closer to the proposed retaining walls. To ensure a relatively flat rear yard the retaining walls may need to become taller and thus become more costly and less desirable aesthetically, all-the-while presenting a greater safety hazard.

Finally, with the number of curb cuts, the sidewalk will be “going up and down”, in the sense that at every edge of a driveway a ramp will be required. This will make the sidewalk experience choppy both in materiality and walkability.

Comment 3. The previously submitted landscape plan had been revised to depict a woodland/meadow trail. The site plan should be revised to depict the trail and any grading associated with the trail.

Response 3. The revised plan shows a wood-chipped surface woodland/meadow hiking trail that requires minimal grading to areas of the site that aren’t heavily impacted by the development and allows views of the significant landscape elements.

Comment 4. The Applicant should give consideration to relocating the proposed pool and amenity building to a more central location in the development.

Response 4. The pool and amenity building has been relocated.

Comment 5. The Applicant has submitted floor plans and elevations of the townhouse units. The elevations should depict building height and max. exterior wall height.

Units in the RMF-SCH Zoning District are limited to two bedrooms. The submitted floor plans are overly large and may contain spaces that are easily converted to additional bedrooms. The Planning Board should closely evaluate the proposed layouts. The submitted elevations should be measured from average grade and depict Max. Ext. Wall Ht.

Response 5. The units are designed based on the end-user’s vast experience and understanding of the market demand. In fact, and in part stemming from work-life shifts related to the COVID-19 Pandemic, current market demand for this product type requires a flexible layout providing the possibility of a home offices, exercise rooms, and the like.

Comment 6. The site plan shall be revised to depict the location of the oak-tulip forest. The site plan should attempt to save this forest to the maximum extent practicable.

Response 6. The development preserves most of the Oak-Tulip forest that was identified in the EIS. The current plan is disturbing approximately 4.0 acres of the 9.2 acre area classified as oak-tulip forest, down from the DEIS disturbance area of 5.2 acres, as a result of grading from the stormwater basin and retaining walls for the townhome community. The oak-tulip forest that is impacted is part of the historical clearing that took place prior to the agricultural and orchard use of the site. As this area has been previously disturbed and is separated from the larger, in-tact oak-tulip forest community that extends to the south the impact to the ecological community is marginal at best.

- Comment 7. The Applicant has submitted cross-sections for review. These cross-sections provide the Planning Board with a better understanding of proposed elevations throughout the site and viewsheds. Based upon a review, it appears that views are maximized for units 47-58 & units 19-32 with many other units having obstructed or non-existent views of the valley below.
- Response 7. Comment noted.
- Comment 8. The previously submitted trail depicted on the landscape plan terminates/starts at the hotel basin. The trail should be extended to the entrance of the townhouse development from North Castle Drive.
- Response 8. The revised trail now extends through the hotel retention basins and extends to the townhouse community.
- Comment 9. The site plan depicts a significant amount of regrading associated with the hotel and located adjacent to Community Park. The submitted landscaping plan identifies this area as a “meadow;” traditionally a meadow is not located on such a steep regraded slope. The Planning Board should closely review this area. Perhaps, tiered retaining walls with planting in between tiers along with a new forested area is more appropriate in this location.
- Response 9. The meadow mix selected is used for stabilizing slopes as well as providing native wildflowers and habitat. In addition to the meadow mix, pollinator gardens have been proposed along the base of the slope. 100, ½”-¾” caliper bare root seedlings will be planted throughout the meadow. Species to include eastern red cedar, gray birch, and native hawthorn.
- Comment 10. In general, once the Planning Board determines an appropriate layout, the Applicant will need to submit detailed plans for all aspects of the proposed development.
- Response 10. Comment noted. Additional information has been included in this submission.
- Comment 11. During the environmental review the Applicant committed to an irrigation strategy that includes measures such as harvesting rainwater to reduce the demand on the public water supply, utilizing plant species that require less water, reducing areas that require irrigation and utilizing smart meters for sprinkler systems. The Applicant should provide plans and details indicating how such measures are proposed to be implemented.
- Response 11. Rainwater harvesting has been included in the proposed development.
- Comment 12. As discussed in the Findings Statement, the Applicant shall explore the feasibility of creating a pedestrian link from the existing Armonk hamlet sidewalk network to the proposed hotel and townhouse development that includes the construction of

necessary sidewalks and a crosswalk across NYS Route 22 to the satisfaction of the Planning Board.

It is noted, that Westchester County, in a memo relating to 100 Business Park Drive, noted that the NYS Route 22 and Business Park Dr. intersection has no pedestrian crosswalks or signals, and there are no sidewalks on either Maple Avenue or Business Park Drive. The County states that this “is a serious, potentially dangerous deficiency for pedestrians and other lawful, non-motorized road users who must travel through this area since it is the only connection between the various businesses and employment sites on Business Park Drive and the Armonk hamlet center.” The County further notes that “if the Town continues to encourage adding or change uses on Business Park Drive, there must also be an effort made to improve this intersection for the pedestrians who will be walking in this area as there has been a marked increase in many communities of residents walking since the pandemic started.”

Based upon conversations with NYSDOT, a crossing at North Castle Drive would be extraordinarily complicated. A possible alternative crossing location would be at Business Park Drive/Maple Ave.

Based upon discussions with the Planning Board, the Board may believe that a crossing at Business Park Drive and the necessary sidewalk construction required to connect to the Armonk Hamlet sidewalk network should be completed at a later date

- Response 12. As per the Findings Statement, The Applicant was/is required to explore the feasibility of creating a pedestrian link from the existing Armonk hamlet sidewalk network to the proposed hotel and townhouse development that includes the construction of necessary sidewalks and a crosswalk across NYS Route 22 to the satisfaction of the Planning Board. For the following reasons, the Applicant has found that such a pedestrian link is not feasible. As a preliminary matter, DOT has already opined that a crossing at North Castle drive is extraordinarily complicated. Therefore, this is not a feasible option. Additionally, it would not be advisable to construct a sidewalk down North Castle Drive and then along Route 22 to the intersection of Business Park Drive for a variety of reasons. First, if such a sidewalk was constructed, people would attempt to cross Route 22 at North Castle Drive, which could prove to be deadly without a crosswalk. Further, the cost associated with the construction of such a long sidewalk system is prohibitive.

Finally, constructing a sidewalk from the project site through the Community Park to Business Park Drive is not a feasible option. As noted in the Findings Statement, the Town of North Castle has previously entered into a restriction with Armonk Business Center LLC that expressly prohibits access from the project site to the Community Park. The Applicant has discussed removing this restriction with

Armonk Business Center LLC and was met with a swift and firm refusal. Accordingly, even designing a sidewalk in this location is not a viable option.

Comment 13. The Applicant should address whether a gated entry will be proposed. If so, the site plan shall depict the location of the gate. The gate shall be situated so that queuing would not back up into North Castle Drive. The gate shall provide automatic access to all emergency service providers and in the case of a power outage, the gate should default to the open position.

Response 13. It is determined a gated entry is not practical in this development and is not proposed.

Comment 14. The Applicant shall demonstrate to the satisfaction of the Town Engineer that water use will not exceed 27,750 gpd and that wastewater generation will not exceed 27,750 gpd.

Response 14. A water and sewer report will be prepared and submitted. However, the Planning Board must note that the development has been previously allocated sewerage usage of 35,000 gallons per day.

Comment 15. The townhouse site plan should be revised to depict permeable pavers at each driveway to provide a decorative element in the front yard as described in the Findings Statement.

Response 15. Permeable pavers are not required for stormwater mitigation, but if required, a 3 foot wide paver apron could be added to the entrances of the driveways for aesthetic purposes.

Comment 16. The submitted hotel plans depict a four level 82,998 square foot hotel with 124 rooms. The Findings Statement anticipated a 72,880 square foot three story hotel with 115 rooms. It is noted that the Lead Agency reviewed the impacts of a four story hotel and determined that the four story hotel was not acceptable and determined that the impacts associated with a three story hotel were appropriate.

The Applicant is requesting that the Town Board adopt its Findings Statement to support the proposed hotel changes. The Applicant would also need to seek a variance from the Zoning Board of Appeals.

Response 16. The Applicant appeared before the Town Board on October 13th to request that the Findings Statement be amended to accommodate the revised hotel design. The Town Board authorized the Town Planner to draft Amended Findings. It is anticipated that these amended Findings will be adopted on December 14, 2022. Further, the Applicant is appearing before the Zoning Board of Appeals on December 1st to obtain the required variance to accommodate the proposed 4th story.

Comment 17. The townhouse plans should be revised to depict the total proposed amount of gross floor area. A total of 229,450 square feet with a net lot area FAR of 0.293 was contemplated as part of the Findings Statement.

Response 17. The gross floor area has been added to the zoning table.

Comment 18. The zoning conformance chart should contain the following notes for the OB-H Zoning District:

- No structure, specifically excluding pergolas, canopies, porches, patios, terraces, decks, carports, swimming pools, swimming pool filter pads, driveways, and parking areas, shall be located closer than 100 feet from a private road.
- No structure, specifically excluding pergolas, canopies, porches, patios, terraces, decks, carports, swimming pools, swimming pool filter pads, driveways, and parking areas, shall be located closer than 300 feet to a public park.
- No structure shall be located closer than 300 feet from a State Road.
- 3,250 square feet of lot area shall be provided for each hotel guest sleeping room.

Response 18. The notes have been added to the zoning table.

Comment 19. For the R-RF-SCH Zoning District, the following notes should be added to the chart:

- No structure shall be located closer than 80 feet from a private road.
- No structure shall be located closer than 175 feet to a public park.
- No structure shall be located closer than 300 feet from a State Road.

Response 19. The notes have been added to the zoning table.

Comment 20. The zoning conformance charts should be revised he chart should be revised to depict the proposed and maximum permitted amount of FAR for the R-MF-SCH (0.3) and OBH Zones (0.2).

Response 20. The zoning charts have been revised.

Comment 21. The Applicant shall submit a preliminary plat along with all other required information required pursuant to Chapter 275 of the Town Code. The Applicant should submit a plat map with all required information, any required public improvements, designs for streets, and any proposed easements.

Response 21. The submission contains an Integrated Plot Plan. The Plat is being prepared and will be submitted once pertinent information has been determined satisfactory.

Comment 22. The site plan should be revised to label market rate units and the proposed 8 AFFH units.

Response 22. The AFFH units have been labeled on the site plan. However, it should be noted, that the accurate number of required AFFH units is 7. As discussed with, and confirmed by, the Town Board, the townhouse development will contain 65 market rate units and 7 AFFH units.

Comment 23. The Applicant should indicate whether chipping and/or blasting would be required during construction. If so, the Applicant should provide details for review by the Planning Board.

The Applicant will need to obtain a chipping or blasting permit pursuant to Chapter 122 if chipping or blasting is proposed.

Response 23. Chipping and/or blasting is anticipated and will be done in accordance with Chapter 112.

Comment 24. The Applicant should indicate whether on-site rock processing is proposed. If so, additional details should be submitted to the Planning Board for review.

Response 24. Rock processing is anticipated for use on-site. A processing area has been noted on the erosion control plans.

Comment 25. The Town charges a fee in lieu of providing recreation facilities. Market rate units are charged \$10,000 per unit. The residents of the AFFH units require a payment of \$1,000 per unit.

Response 25. The required fee in lieu of recreation facilities will be provided upon project approval.

Comment 26. The site plan should quantify the proposed amount of Town-regulated steep slope disturbance (in s.f.).

Response 26. A steep slope disturbance exhibit has been prepared.

Comment 27. The site plan depicts the removal of 601 Town-regulated trees. As mitigation a total of 519 new trees are proposed.

Response 27. Comment noted. The revised site plan has increased the number of trees to be removed to 757 and the number of new trees that are proposed to 519.

Comment 28. The site plan should depict entrance signage, if proposed.

Response 28. There is no signage proposed.

- Comment 29. The site plan for the hotel should contain an off-street parking analysis for review.
- Response 29. The interior programming of the hotel is being finalized. Once complete, an off-street parking analysis will be provided.
- Comment 30. The hotel plans shall be revised to demonstrate how the building signage meets the requirements of Section 355-16(F)(9) of the Town Code.
- Response 30. Hotel signage is being finalized. Upon completion, compliance with requirements of Section 355-16(F)(9) will be provided.
- Comment 31. Pursuant to Section 355-24.I.1 of the Town Code AFFH units shall be marketed in accordance with the Westchester County Fair Affordable Housing Affirmative Marketing Plan.
- Response 31. Comment noted. The Applicant will comply with this requirement.
- Comment 32. Pursuant to Section 355-24-I.2 of the Town Code, the maximum monthly rent for an affordable AFFH unit and the maximum gross sales price for an AFAH unit shall be established in accordance with US Department of Housing and Urban Development guidelines as published in the current edition of the Westchester County Area Median Income AMI Sales Rent Limits available from the County of Westchester.
- Response 32. Comment noted. The Applicant will comply with this requirement.
- Comment 33. Pursuant to Section 355-24-I.3 of the Town Code, units designated as affordable AFFH units shall remain affordable for a minimum of 50 years from date of initial certificate of occupancy for rental properties and from date of original sale for ownership units.
- Response 33. Comment noted. The Applicant will comply with this requirement.
- Comment 34. Pursuant to Section 355-24-I.4 of the Town Code, a property containing any affordable AFFH units shall be restricted using a mechanism such as declaration of restrictive covenants in recordable form acceptable to the Town which shall ensure that the affordable AFFH unit shall remain subject to affordable regulations for the minimum 50-year period of affordability. The covenants shall require that the unit be the primary residence of the resident household selected to occupy the unit upon approval such declaration shall be recorded against the property containing the affordable AFFH unit prior to the issuance of a Certificate of Occupancy for the development.

Response 34. Comment noted. Once the project is approved, the Applicant will prepare the required covenants and restrictions for recording with the Westchester County Clerk.

Additionally, our plans have been revised to reflect the following: (i) relocation of the amenity space to a more central location on the site; (ii) entrance walls and fences have been added; (iii) grading has been revised to reduce cut and fill; (iv) sewer, water, and drainage utilities have been designed; (v) a Stormwater Pollution Prevention Plan has been prepared; and (vi) the planting plan has been revised to include several pollinator gardens and perennial plantings.

In support of this application, the following plans are enclosed herewith:

1. Existing Site Conditions, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised November 28, 2022;
2. Integrated Plot Plan, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
3. Layout Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
4. Layout Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
5. Grading Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
6. Grading Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
7. Utility Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
8. Utility Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
9. Erosion Control Plan, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
10. Site Details, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
11. Site Details II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
12. Roadway Profiles, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
13. Roadway Profiles II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
14. Drain Profiles Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
15. Drain Profiles Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
16. Sewer Profiles Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;

17. Sewer Profiles Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
18. Water Profiles Plan I, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
19. Water Profiles Plan II, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
20. Water Profiles Plan III, prepared by Alfonzetti Engineering, P.C., dated May 9, 2022, last revised October 28, 2022;
21. Sidewalk Layout Plan, prepared by Alfonzetti Engineering, P.C., dated November 21, 2022;
22. Preliminary Stormwater Pollution Prevention Plan, prepared by Alfonzetti Engineering, P.C., dated November 28, 2022;
23. Survey, Sheet L-S, prepared by IQ Landscape Architects, dated August 3, 2022, last revised September 16, 2022;
24. Tree Removal Plan, Sheet L-1, prepared by IQ Landscape Architects, dated, August 3, 2022, last revised September 16, 2022;
25. Planting Plan, Sheet L-2, prepared by IQ Landscape Architects, dated, August 3, 2022, last revised September 16, 2022;
26. Planting Details, Sheet L-3, prepared by IQ Landscape Architects, dated, August 3, 2022, last revised September 16, 2022; and
27. Lighting Plan, Sheet L-4, prepared by IQ Landscape Architects, dated August 3, 2022, last revised September 16, 2022.

We look forward to opening the public hearing and continuing our discussion of the Eagle Ridge project with your Board at its December 12, 2022 meeting.

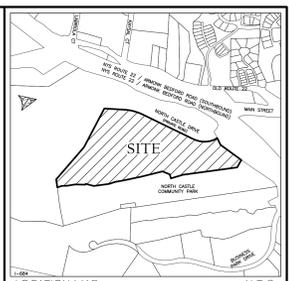
If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,



Kory Salomone

cc: Adam Kaufman, AICP
Roland Baroni, Esq.
John Kellard, P.E.
Client
Patrick Cleary, AICP, CEP, PP, LEED AP, CNU-A
Ralph Alfonzetti, P.E.
John Imbiano

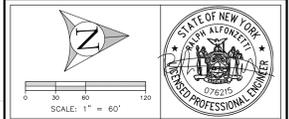


LOCATION MAP N.T.S.

GENERAL NOTES

- EXISTING FEATURES SHOWN HEREIN ARE TAKEN FROM SURVEY AND EXISTING RECORDS. SURVEY BY T.C. MERRITT & ASSOCIATES, ENGINEERS, 1000 W. ARMONK ROAD, TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, DATED JULY 7, 2022.
- DASHED LINES SHOWN HEREIN TAKEN FROM THE WESTCHESTER COUNTY GIS.

IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 17(2)(b), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR ADD TO THIS PLAN IN ANY MANNER, OR TO SIGN THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERNATIVE NUMBER OR LAND SURVEYOR SHALL APPLY TO THE SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE. MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA OWNER/APPLICANT: ARMONK LLC SITE ADDRESS: 3 NORTH CASTLE DR. NORTH CASTLE, NY 10549 TAX MAP #: 100.231-021 LOT AREA: 32,847 SQ.FT. ZONING: DR/10-W-90H		REVISIONS: REVISION NUMBER 28, 2022 REVISION OCTOBER 14, 2022 REVISION SEPTEMBER 23, 2022 REVISION AUGUST 1, 2022
EXISTING CONDITIONS PLAN MAY 9, 2022		SHEET 01 19
PROJECT: EAGLE RIDGE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK		

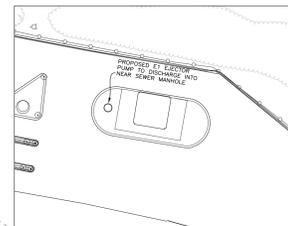
ZONING CONFORMANCE TABLE LOT 1

ZONING DISTRICT	R-MF-SCH (RESIDENTIAL MULTIFAMILY SENIOR CITIZEN HOUSING DISTRICT)	LOT 1 PROPOSED
GROSS LOT AREA	REQUIRED OR ALLOWED	653,228.4 S.F.
725 WETLAND AREA		22,264.8 S.F.
725 STEEP SLOPES AREA		142,359.9 S.F.
NET LOT AREA		781,952.3 S.F.
MINIMUM LOT FRONTAGE	500 FT.	526.35 FT.
MINIMUM LOT WIDTH	500 FT.	715.69 FT.
MINIMUM LOT DEPTH	500 FT.	891.80 FT.
MINIMUM FRONT YARD SETBACK	30 FT.	80.4 FT.
MINIMUM SIDE YARD SETBACK	30 FT.	39.9 FT.
MINIMUM REAR YARD SETBACK	175 FT.	201.4 FT.
MAXIMUM BUILDING COVERAGE	25%	21.4% (167,295 S.F.)
MINIMUM FAR	0.3	0.262
MAXIMUM BUILDING HEIGHT	2.5 STORES/ 30 FT.	>2.5 STORES

NOTES:
 • NO STRUCTURE SHALL BE LOCATED CLOSER THAN 80 FEET FROM A PRIVATE ROAD.
 • NO STRUCTURE SHALL BE LOCATED CLOSER THAN 175 FEET TO A PUBLIC PARK.
 • NO STRUCTURE SHALL BE LOCATED CLOSER THAN 300 FEET FROM A STATE ROAD.

FAR CALCULATION:
 175 FT. @ 2.78% SOFT SOFT = 201,208.5 SOFT
 POOL HOUSE @ 2,250 S.F. SOFT = 215.9 SOFT
 PUMP HOUSE @ 400 S.F. SOFT = 40.0 SOFT
 TOTAL = 201,664.4 SOFT
 781,952.3 SOFT = 0.262
 PATH = APPROXIMATELY FURTHERING FAR HOUSING, UNITS 17, 18, 25, 27, 45, 43 & 44.

TOWNHOUSES LAYOUT AND GRADING PREPARED BY TOLL BROTHERS



INSET
SCALE 1" = 30'



LOT 1
21.89 ACRES (GROSS)
17.95 ACRES (NET)

Call 811
before you dig

IF IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2)(c), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO DESIGN AND PREPARE THIS PLAN IN ANY MANNER, ANY TERM SIGNING THE TITLE OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERNATE ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE PLAN HIS SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE. MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

<p>STATE OF NEW YORK SEAL OF ALFONZETTI ENGINEERING, P.C. LICENSED PROFESSIONAL ENGINEER</p>	<p>SCALE: 1" = 30'</p>
<p>SITE DATA OWNER/APPLICANT: ARROW LLC SITE ADDRESS: 3 NORTH CASTLE DR. NORTH CASTLE, NY 10513 LOT AREA: 781,952.3 S.F. ZONING: DR/UR-MF-SCH PROJECT: EAGLE RIDGE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK</p>	<p>REVISIONS: REVISION NUMBER 28, 2022 REVISION NUMBER 14, 2022 REVISION NUMBER 23, 2022 REVISION NUMBER 1, 2022</p>
<p>LAYOUT PLAN I MAY 9, 2022</p>	<p>SHEET 03 OF 19</p>

For Lot 2/16/4.1
 A64 108.01-1-42
 New York State
 International Business Machines Corporation
 Filed Map, Lot 4-3
 1/14/2022

ZONING CONFORMANCE TABLE LOT 2			
ZONING DISTRICT	OBH	REQUIRED OR ALLOWED	LOT 2 PROPOSED
GROSS LOT AREA			484,349 S.F.
TREE RETAINMENT AREA			600 S.F.
TREE STEEP SLOPES AREA			88,370 S.F.
MINIMUM NET LOT AREA	392,040 S.F.		405,992 S.F.
MINIMUM LOT FRONTAGE	500 FT.		681.68 FT.
MINIMUM LOT DEPTH	400 FT.		431.83 FT.
MINIMUM FRONT YARD SETBACK	80 FT.		91.6 FT.
MINIMUM SIDE YARD SETBACK	80 FT.		80.4 FT.
MINIMUM REAR YARD SETBACK	300 FT.		292.3 FT.
MINIMUM FAR	0.2		<0.2
BUILDING HEIGHT	3 STORIES/ 45 FT.		
MAXIMUM BUILDING COVERAGE	10%		5.7% (23,139 S.F.)

- NOTES:
- NO STRUCTURE, SPECIFICALLY EXCLUDING PERGOLAS, CANOPIES, PORCHES, PATIOS, TERRACES, DECKS, CARPORTS, SWIMMING POOLS, SWIMMING POOL EXTERIOR DECKS, DRIVEWAYS, AND PARKING AREAS, SHALL BE LOCATED CLOSER THAN 100 FEET FROM A PUBLIC ROAD.
 - NO STRUCTURE, SPECIFICALLY EXCLUDING PERGOLAS, CANOPIES, PORCHES, PATIOS, TERRACES, DECKS, CARPORTS, SWIMMING POOLS, SWIMMING POOL EXTERIOR DECKS, DRIVEWAYS, AND PARKING AREAS, SHALL BE LOCATED CLOSER THAN 300 FEET TO A PUBLIC ROAD.
 - NO STRUCTURE SHALL BE LOCATED CLOSER THAN 300 FEET FROM A STATE ROAD.
 - 2,500 SQUARE FEET OF LOT AREA SHALL BE PROVIDED FOR EACH HOTEL GUEST SLEEPING ROOM.

LOT 2
 10.66 ACRES (GROSS)
 9.32 ACRES (NET)

IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR REVISION ON THIS PLAN IN ANY MANNER, ANY REVISION BEING THE SIGNATURE OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE REVISION HIS SEAL AND THE REVISION ALTERED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Scale: 1" = 30'

ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE. MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA

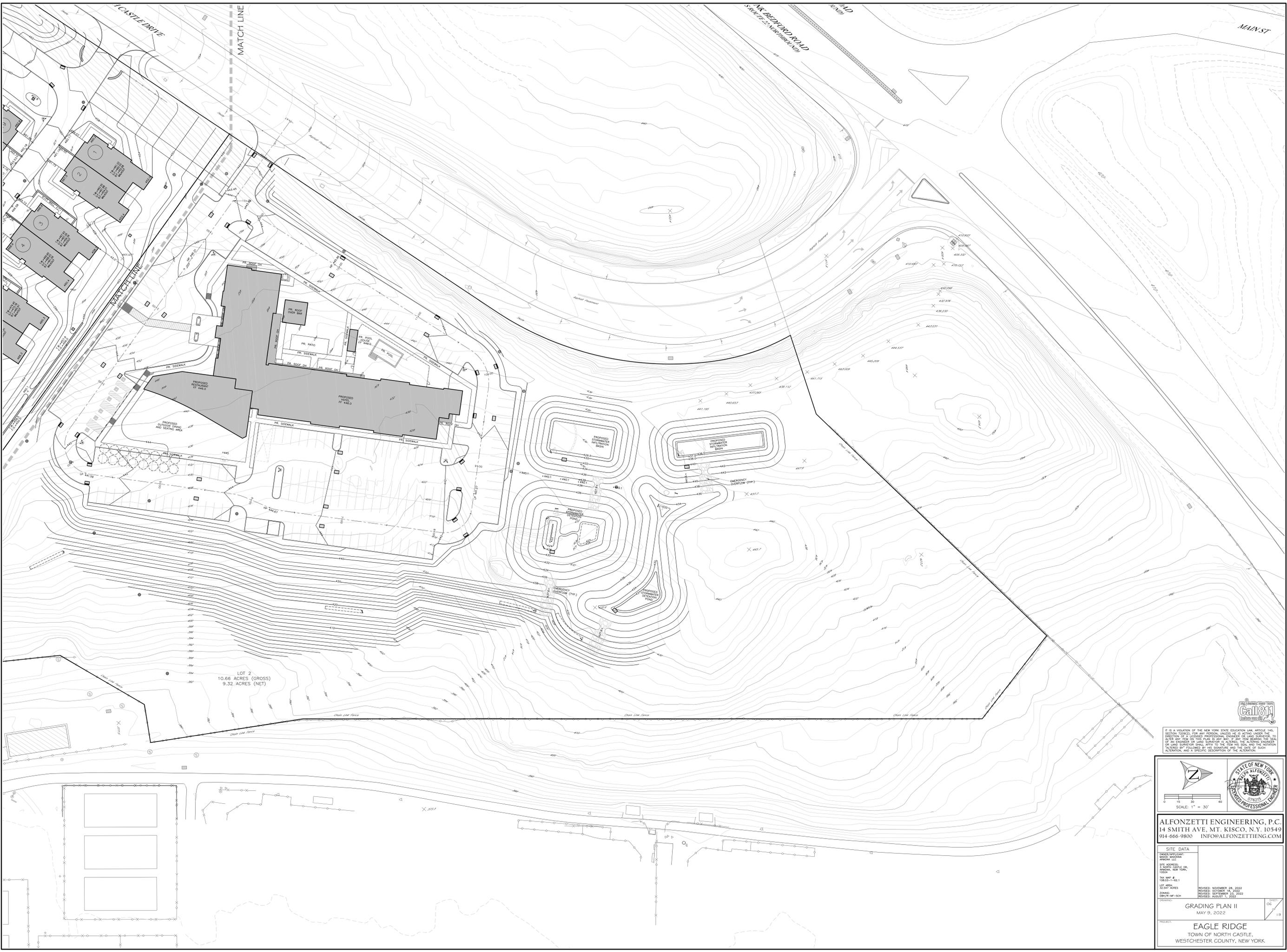
OWNER/APPLICANT: MARIO MASONI ARCHON LLC
 SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW, NY 10551
 TAX MAP #: 108.01-1-42
 LOT AREA: 32.47 ACRES
 ZONING: OBH/MF-50H

REVISED NOVEMBER 28, 2022
 REVISED OCTOBER 14, 2022
 REVISED SEPTEMBER 23, 2022
 REVISED AUGUST 1, 2022

LAYOUT PLAN II
 MAY 9, 2022

EAGLE RIDGE
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK

SHEET 04 OF 19



IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR REVISION THE PLAN IN ANY MANNER, ANY REVISION BEING THE SIGNATURE AND SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE PLAN HIS SEAL AND THE REVISION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

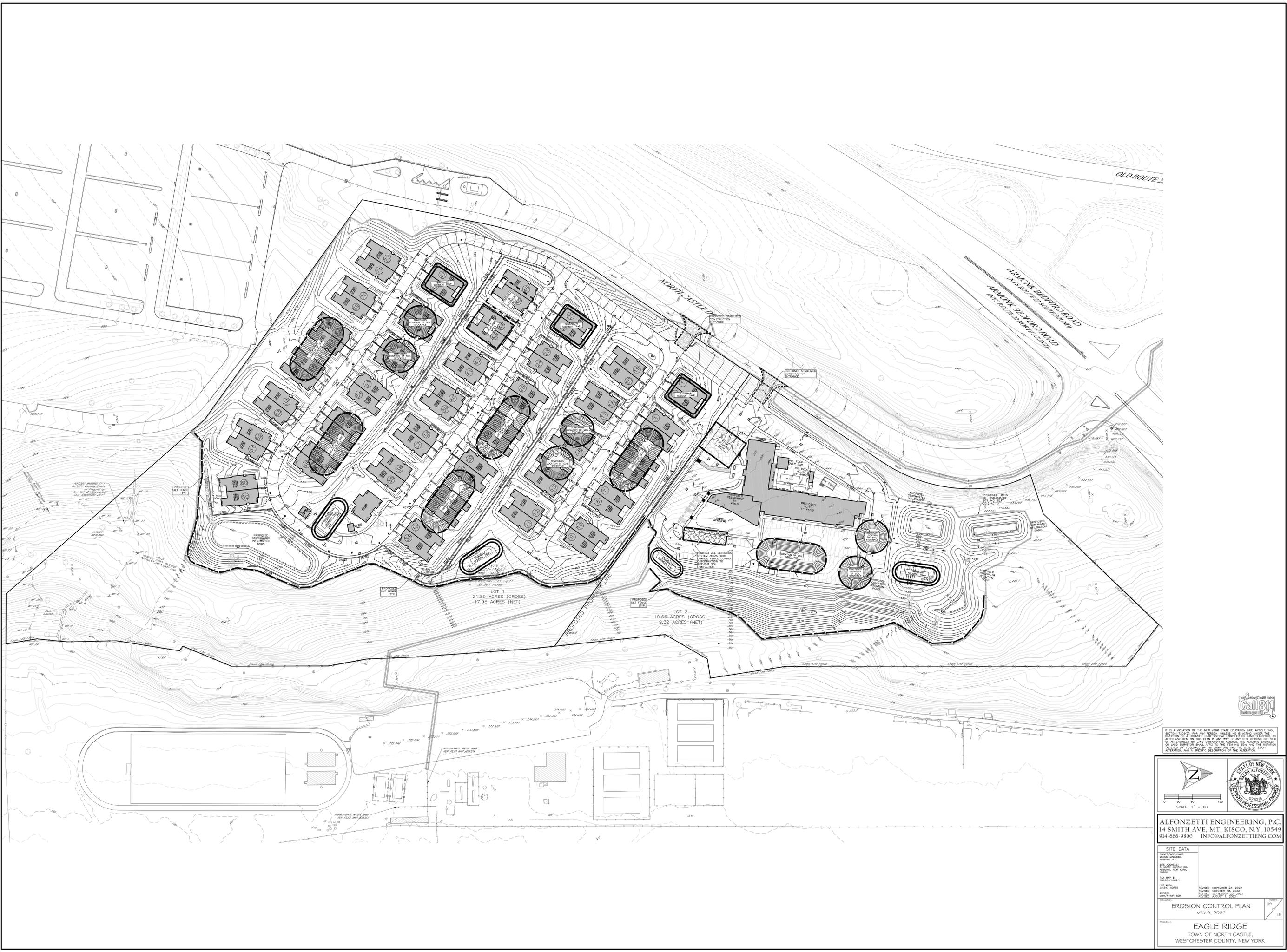




ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE. MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT: MUSIC MASSAGE AMORCK LLC	REVISION NOVEMBER 28, 2022
SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW TOWN	REVISION OCTOBER 14, 2022
TAX MAP #: 106-231-001	REVISION SEPTEMBER 23, 2022
LOT AREA: 32.87 ACRES	REVISION AUGUST 1, 2022
ZONING: ORF/MF-50H	

PROJECT: **GRADING PLAN II**
 DATE: **MAY 9, 2022**
 PROJECT: **EAGLE RIDGE**
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK



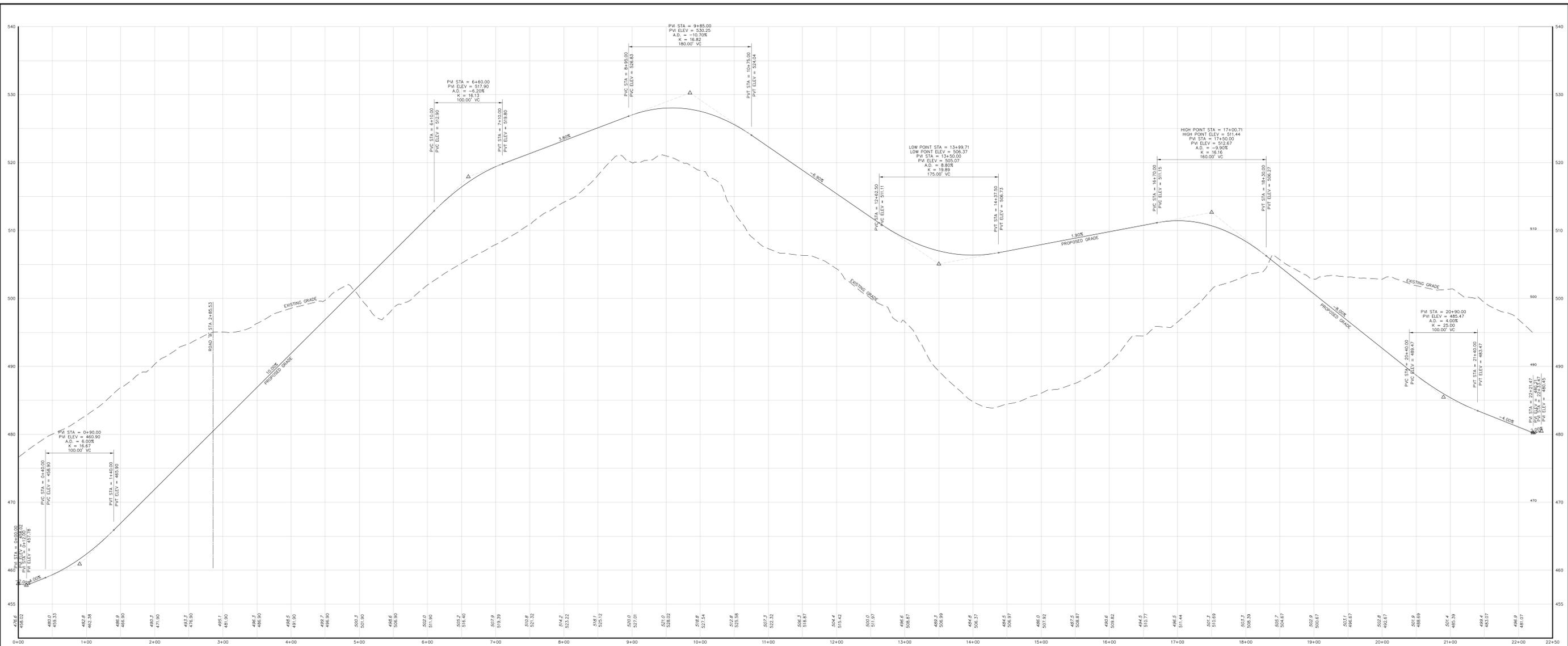
IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 20(2)(c) FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER OR FIX ON THIS PLAN IN ANY WAY, IN ANY MANNER, THE SIGNATURE OF AN ENGINEER OR LAND SURVEYOR OR ANY OTHER INFORMATION OR LAND SURVEYOR SHALL HAVE TO THE SIGNATURE AND THE NOTATION ALTERED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



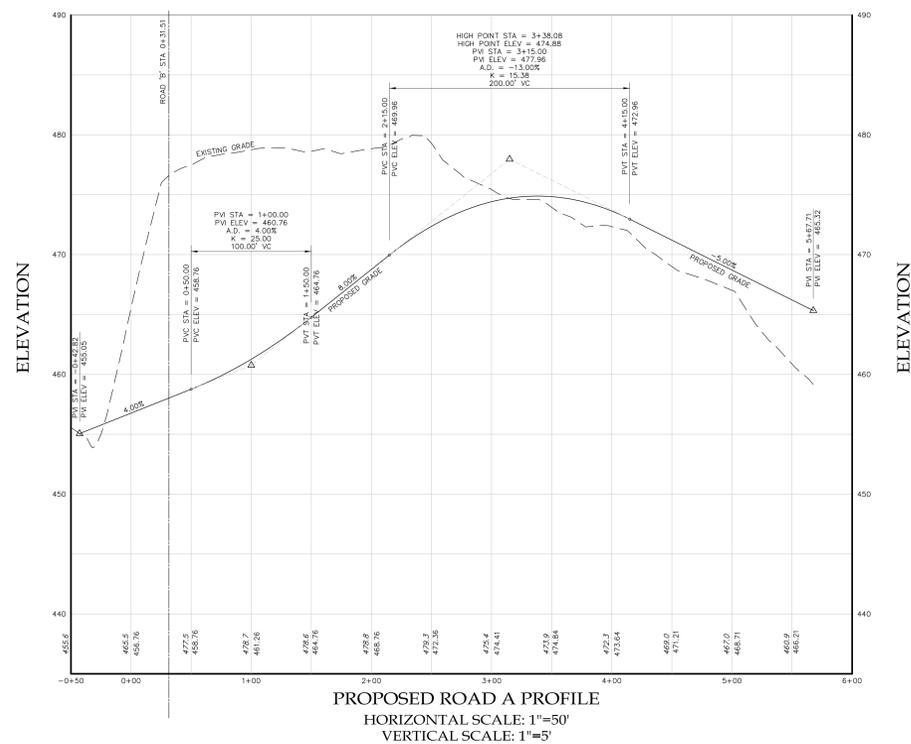

SCALE: 1" = 60'

ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE. MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

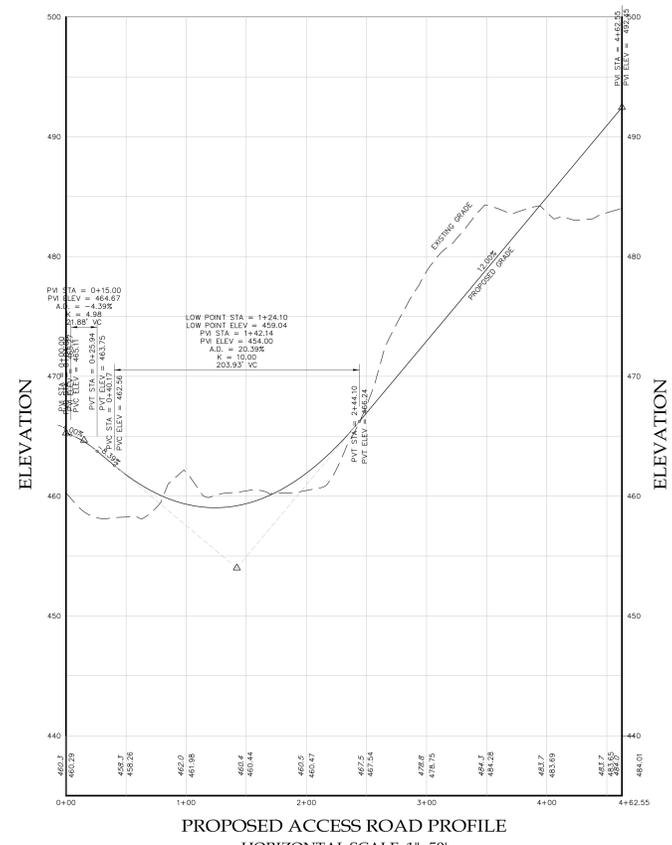
SITE DATA OWNER/APPLICANT: ARMONK LLC SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW TOWN, NY 10549 TAX MAP #: 00-2-1-1-1 LOT AREA: 22.47 ACRES ZONING: ORU-MF-90A		REVISION NUMBER 28, 2022 REVISION NUMBER 14, 2022 REVISION NUMBER 23, 2022 REVISION NUMBER 1, 2022
EROSION CONTROL PLAN MAY 9, 2022		SHEET 03 19
PROJECT: EAGLE RIDGE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK		



PROPOSED ROAD B PROFILE
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



PROPOSED ROAD A PROFILE
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



PROPOSED ACCESS ROAD PROFILE
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'

ROAD A, ROAD B &
 ACCESS ROAD PROFILES
 PREPARED BY
 TOLL BROTHERS



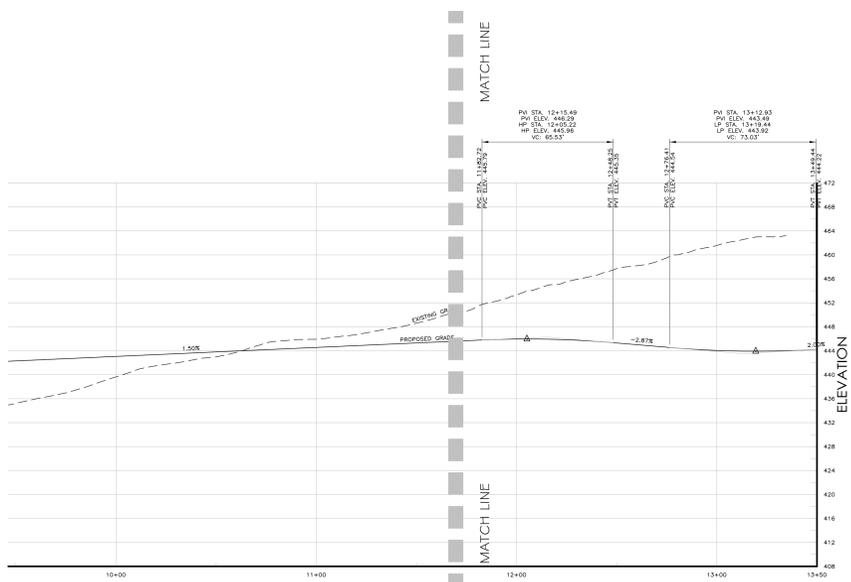
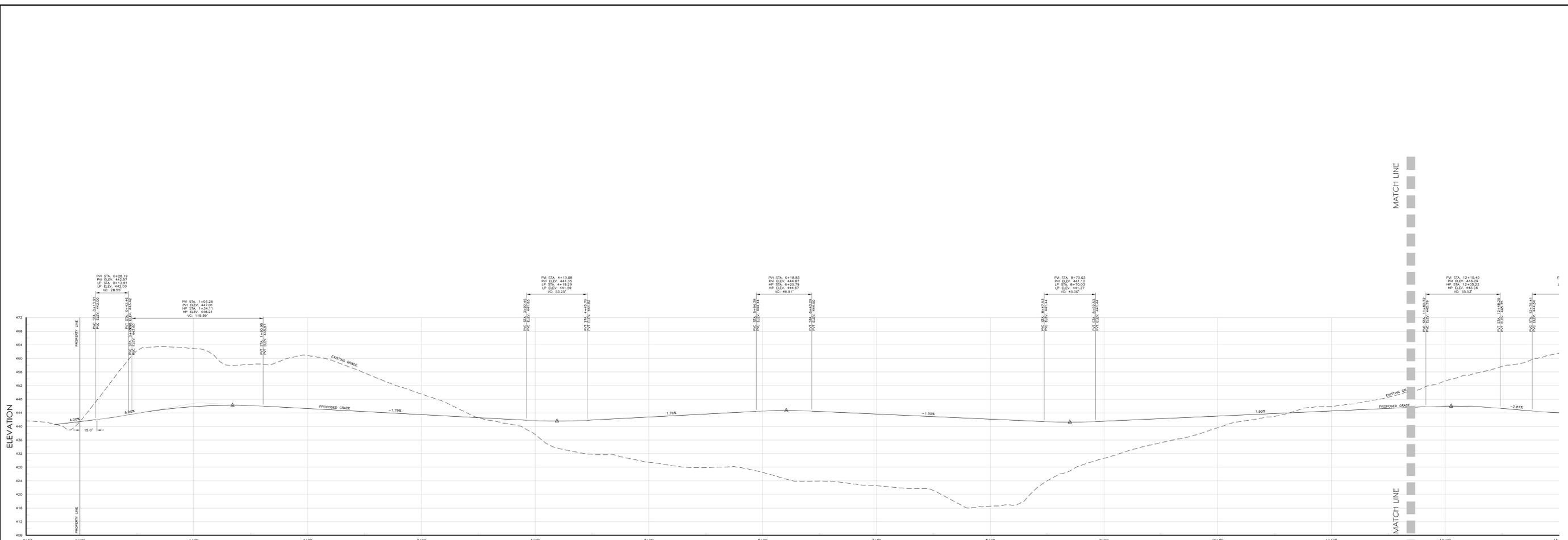
IF IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO USE ANY FORM OR PLAN IN ANY WAY, ANY ITEM BEARING THE SIGN OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL BE RESPONSIBLE TO THE TOLL BROTHERS AND THE NEIGHBOR "ALTERED" BY FOLLOWING BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA
 OWNER/APPLICATOR: BROWN ASSOCIATES, INC.
 PROJECT ADDRESS: 3 NORTH CASTLE DR., NORTH CASTLE, NY 10549
 DATE: MAY 9, 2022
 DRAWING NO.: ROADWAY PROFILES
 SHEET NO.: 19

PROJECT: EAGLE RIDGE
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK



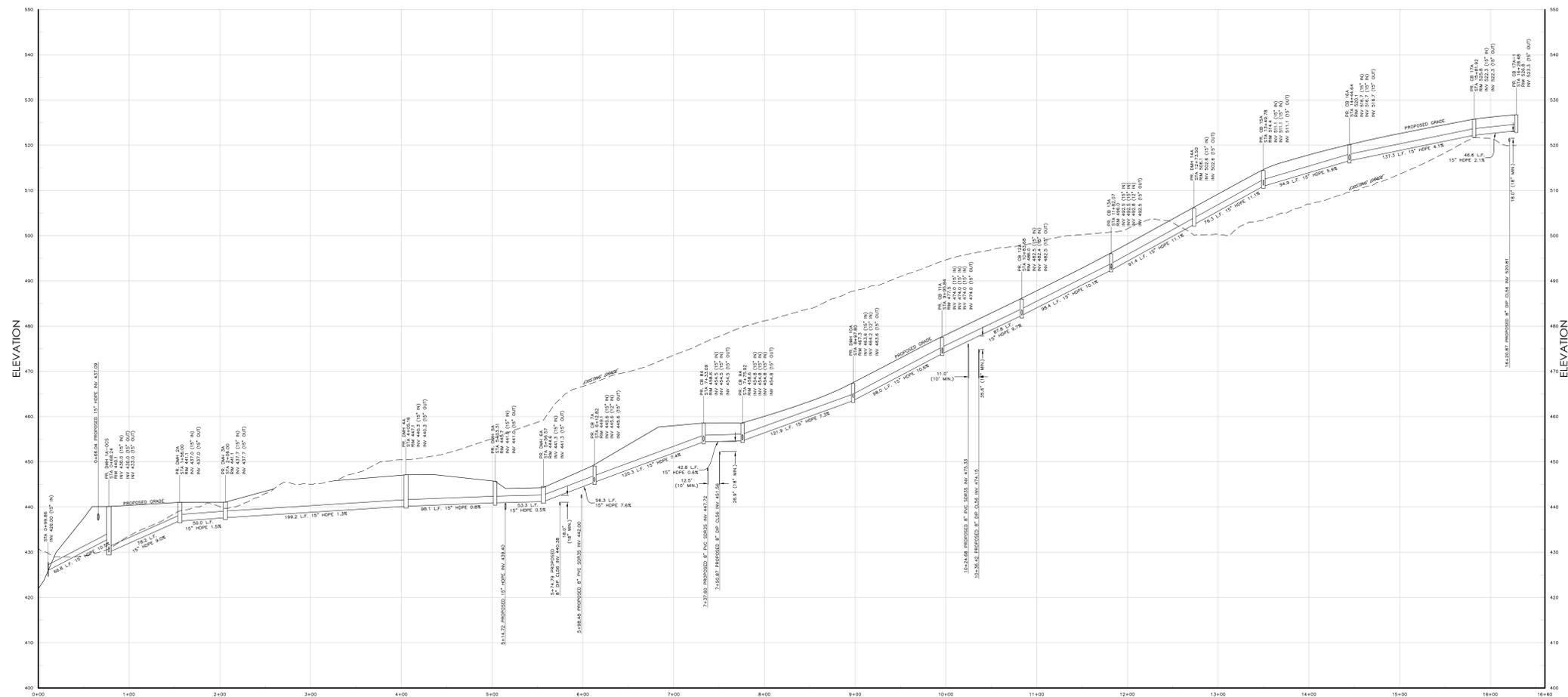
IF IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2) FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY MANNER, ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



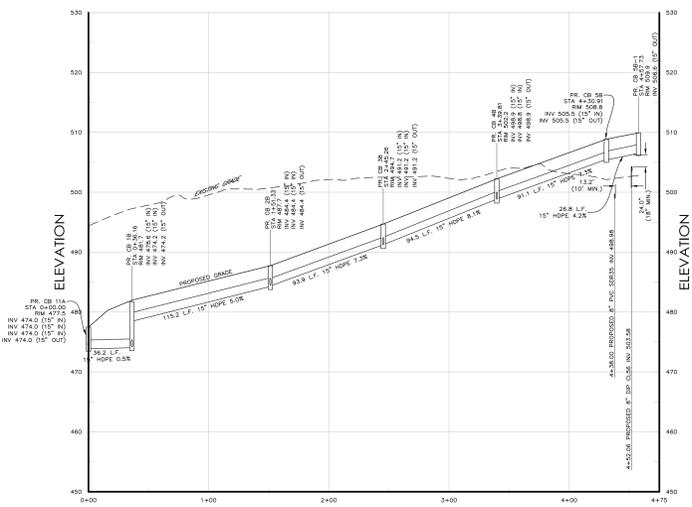
ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT:	ARNOCK LLC
PROJECT ADDRESS:	3 NORTH CASTLE DR, MOUNTAIN VIEW, NY 10549
TAX MAP #:	105-231-461
LOT AREA:	32,347 SQ.FT.
ZONING:	ORP/UR-MF-SO-C

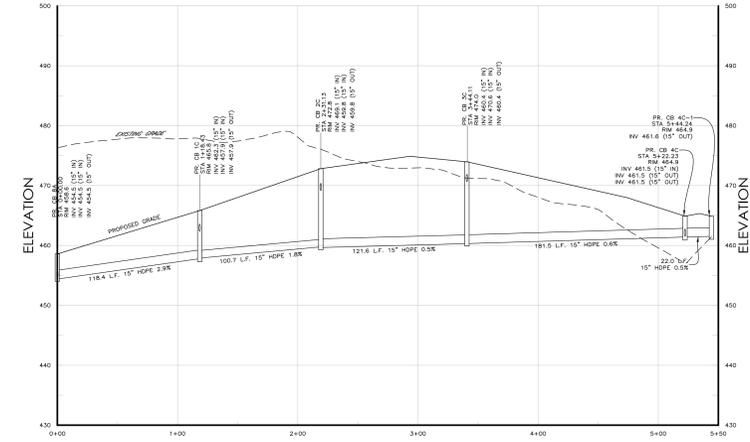
PROJECT: ROADWAY PROFILES II
 DATE: NOVEMBER 23, 2022
 PROJECT: EAGLE RIDGE
 TOWN OF NORTH CASTLE,
 WESTCHESTER COUNTY, NEW YORK



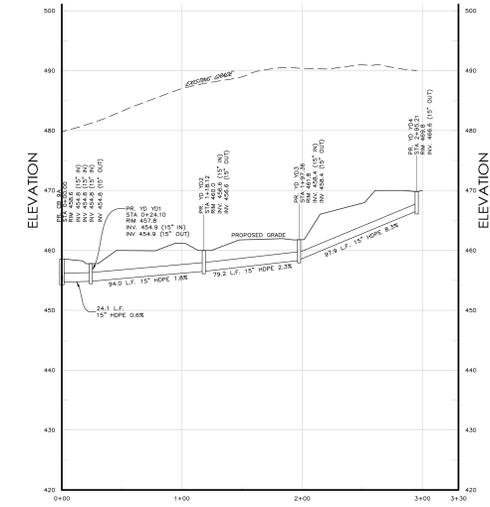
DRAIN LINE A PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



DRAIN LINE B PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



DRAIN LINE C PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



DRAIN LINE D PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'

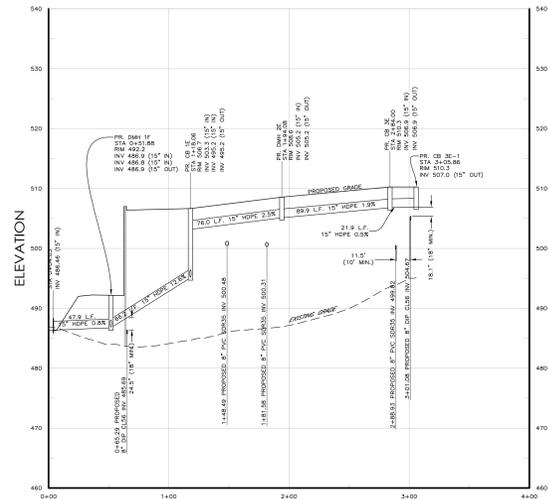


IF IN VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO PREPARE AND FILE ON THIS PLAN IN ANY MANNER ANY ITEM BEARING THE SIGNATURE OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL HAVE TO SIGN HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

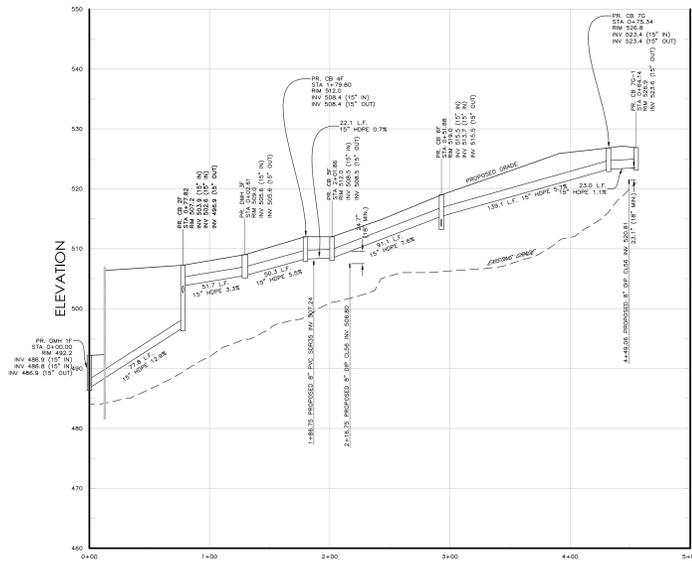


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 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

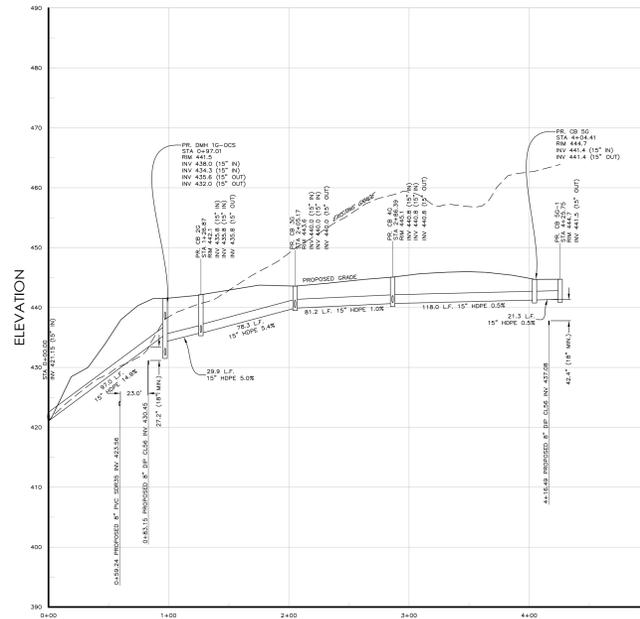
SITE DATA	
OWNER/APPLICANT:	MOORE WINDHAM
DESIGNER:	ALFONZETTI
DATE:	05/09/2022
PROJECT:	3 NORTH CASTLE DR, MOUNTAIN VIEW, NY
SCALE:	AS SHOWN
DATE:	05/09/2022
REVISIONS:	REVISION NUMBER: 28, 2022 REVISION: OCTOBER 14, 2022 REVISION: SEPTEMBER 23, 2022 REVISION: AUGUST 1, 2022
TITLE:	DRAIN PROFILES PLAN I
DATE:	MAY 9, 2022
PROJECT:	EAGLE RIDGE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK
SHEET:	12
TOTAL SHEETS:	19



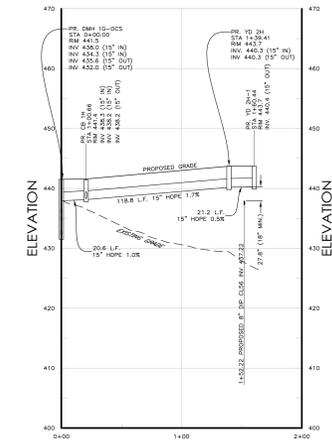
DRAIN LINE E PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



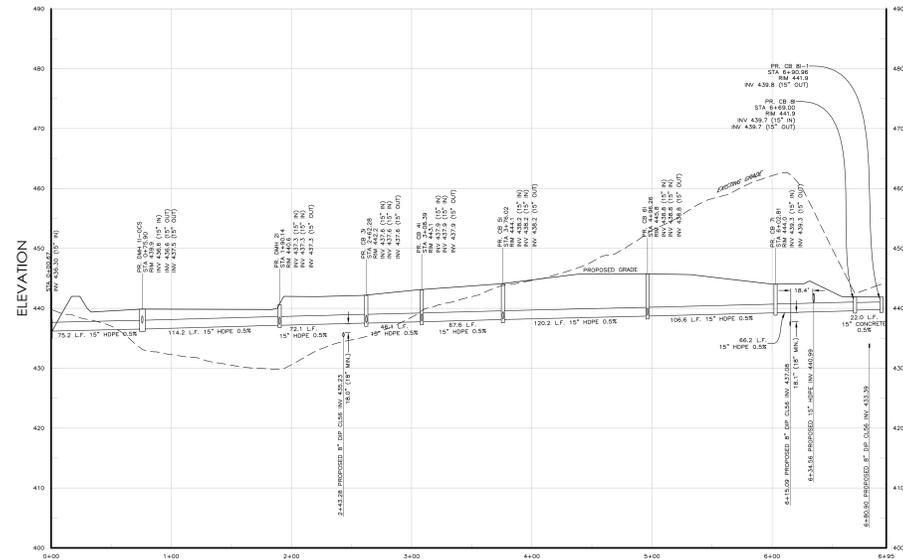
DRAIN LINE F PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



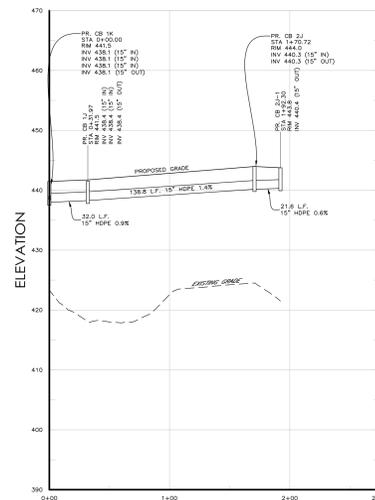
DRAIN LINE G PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



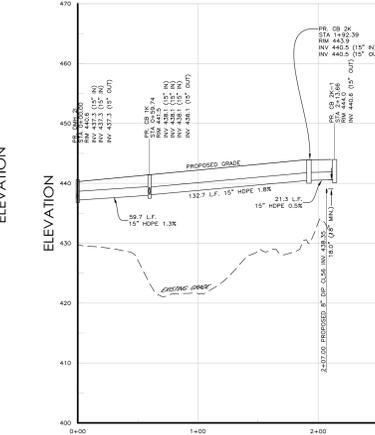
DRAIN LINE H PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



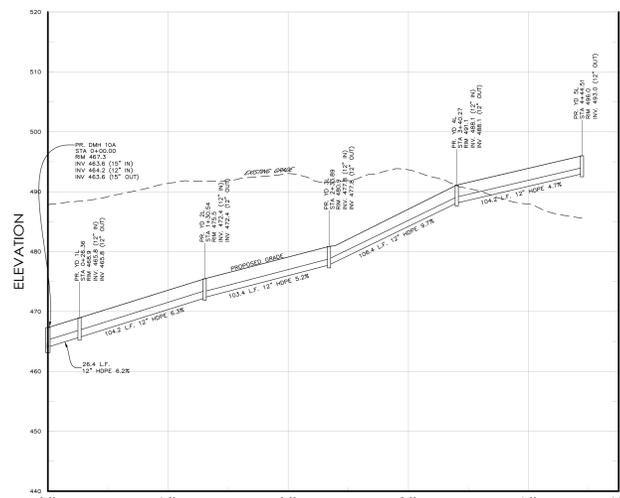
DRAIN LINE I PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



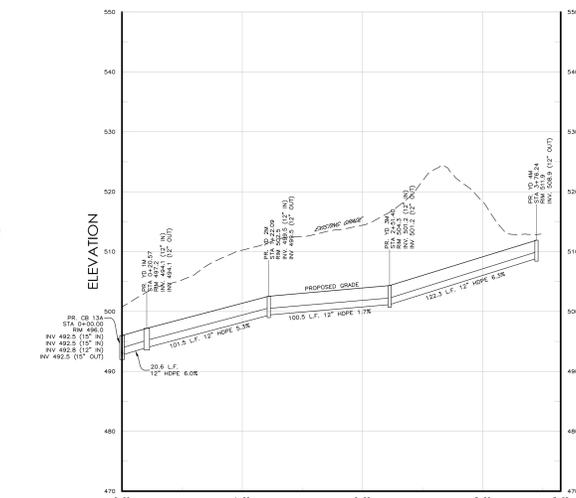
DRAIN LINE J PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



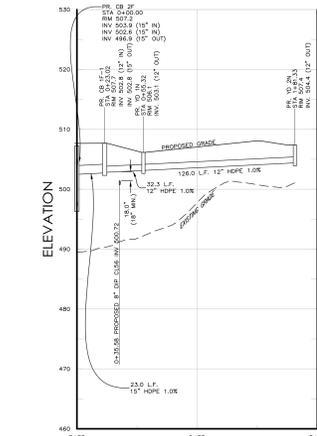
DRAIN LINE K PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



DRAIN LINE L PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



DRAIN LINE M PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



DRAIN LINE N PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'

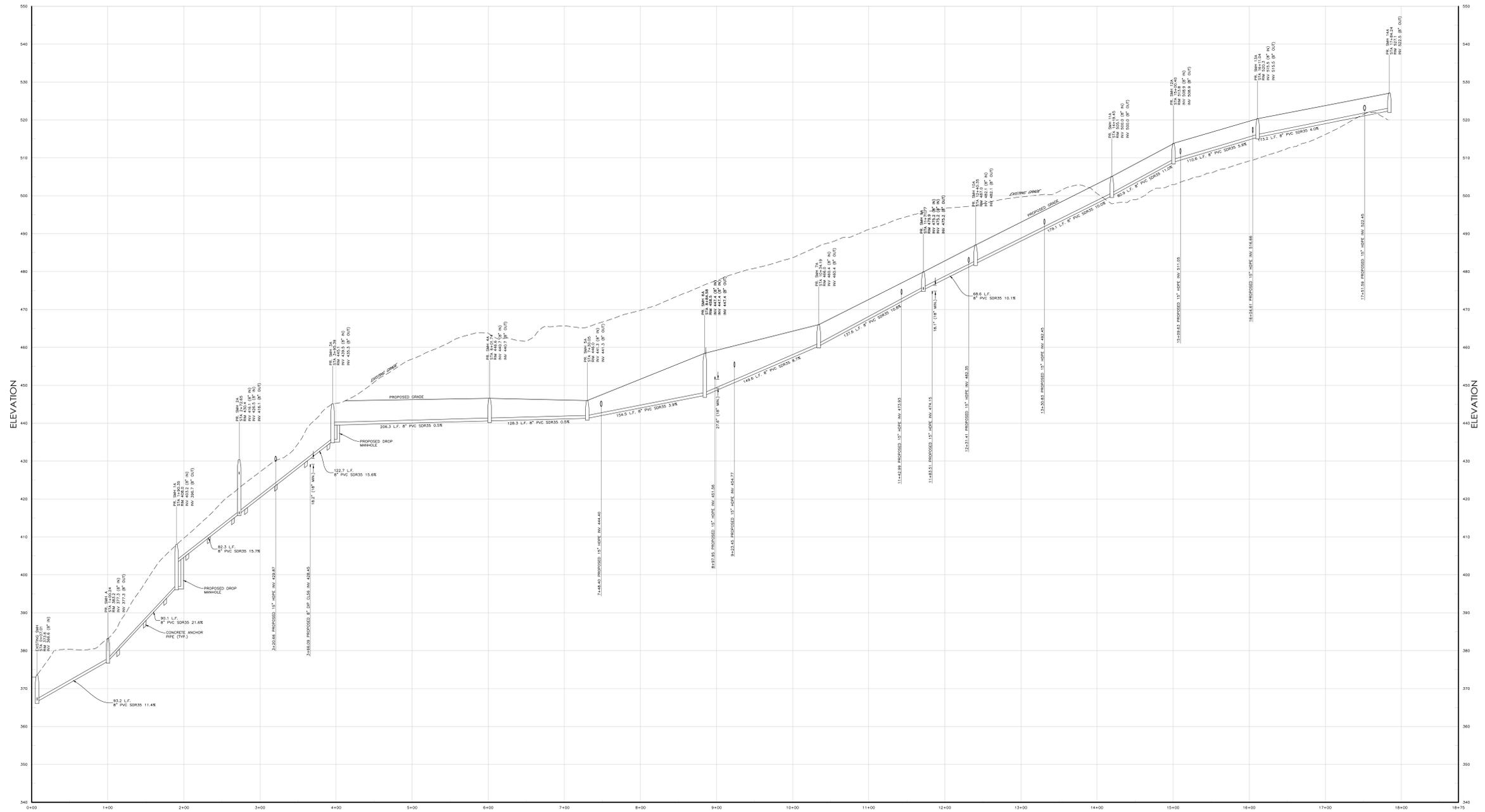

It's not just a job, it's a way of life.

IF IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO USE ANY FEES ON THIS PLAN IN ANY MANNER, ANY FEE BEARING THE SIGN OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE FEES HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

<p>SITE DATA</p> <p>OWNER/APPLICANT: MORIC MASSACHUSETTS LLC</p> <p>100 WEST # 1 100 WEST # 1 100 WEST # 1 100 WEST # 1</p> <p>DATE: NOVEMBER 28, 2022 REVISION: OCTOBER 14, 2022 REVISION: SEPTEMBER 23, 2022 REVISION: AUGUST 1, 2022</p>	<p>PROJECT: DRAIN PROFILES PLAN II MAY 9, 2022</p> <p>EAGLE RIDGE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK</p>
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SEWER LINE A PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'

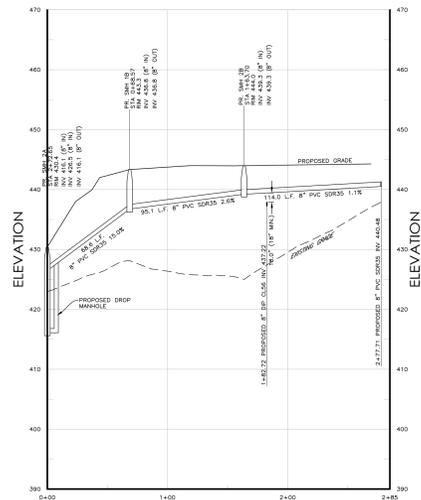
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7(2)(b) FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



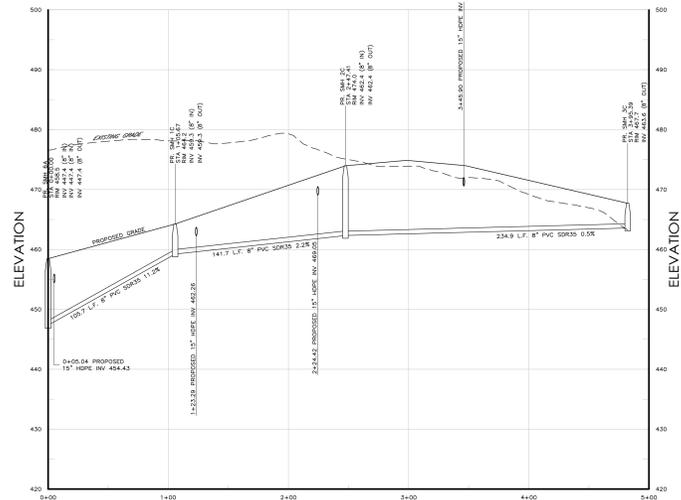


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 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

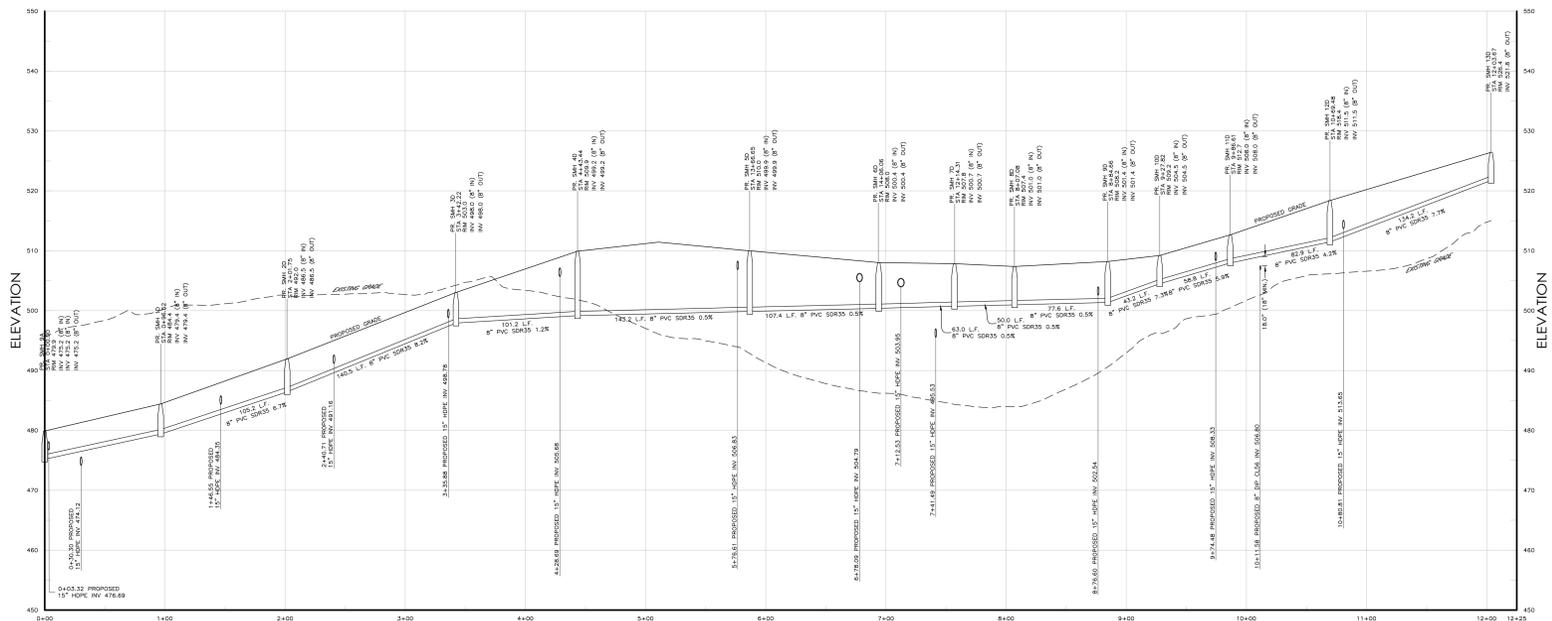
SITE DATA OWNER/APPLICANT: MDCI, MASSACHUSETTS PROJECT: 3 NORTH CASTLE DR. NORTH CASTLE, NEW YORK DATE: 05/09/2022 DRAWN BY: JF CHECKED BY: JF DATE: 05/09/2022 PROJECT NO.: 2022-001		REVISIONS: REVISION NUMBER: 01 DATE: 05/09/2022 REVISION NUMBER: 02 DATE: 05/09/2022 REVISION NUMBER: 03 DATE: 05/09/2022 REVISION NUMBER: 04 DATE: 05/09/2022
SEWER PROFILES PLAN I MAY 9, 2022		SHEET 14 OF 19
EAGLE RIDGE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK		



SEWER LINE B PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



SEWER LINE C PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'



SEWER LINE D PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 720(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO DESIGN OR PREPARE ANY DRAWING, SPECIFICATION, REPORT, OR OTHER DOCUMENT FOR THE PURPOSE OF OBTAINING OR EXERCISING THE TITLE OF AN ENGINEER OR LAND SURVEYOR IF SUCH DOCUMENT IS ALTERED BY FOLLOWING BY THE SIGNATURE AND THE SEAL OF SUCH PROFESSIONAL ENGINEER OR LAND SURVEYOR WITHOUT THE SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

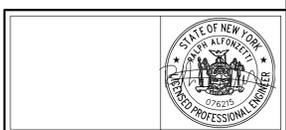
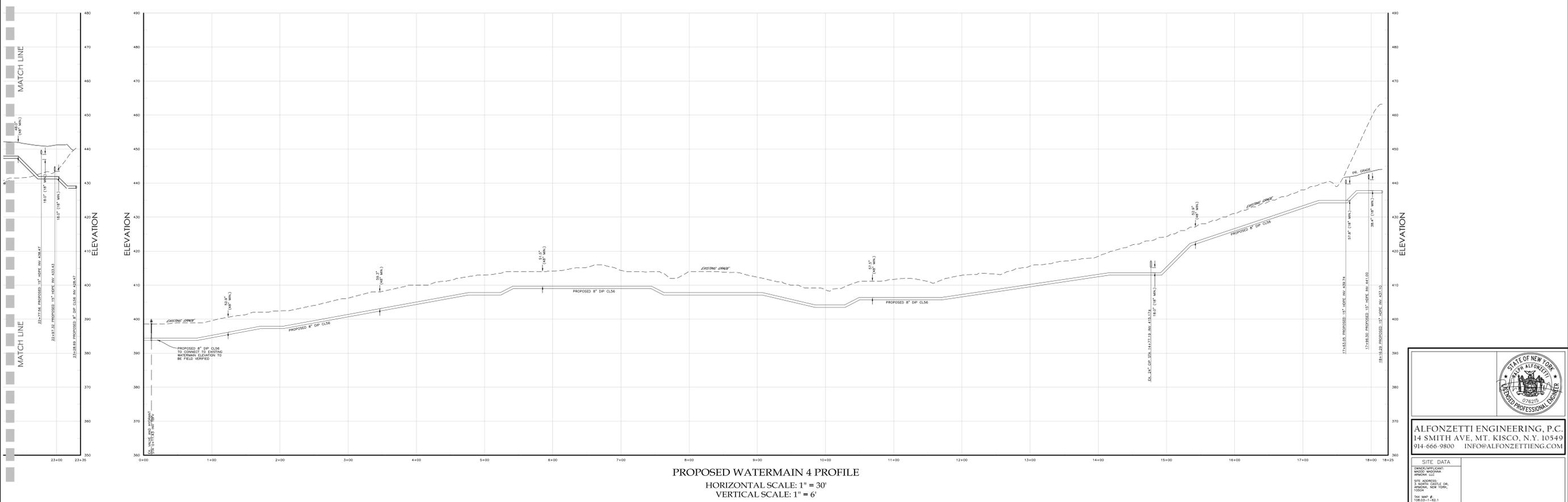
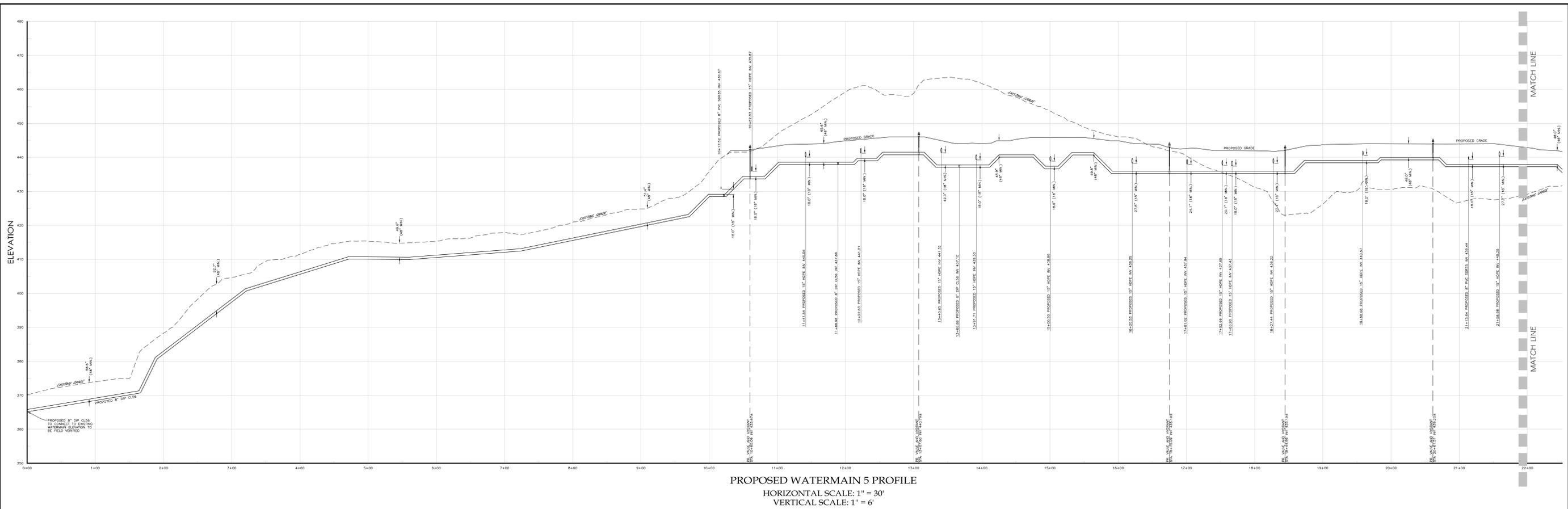


ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT: MORIC MASSIMA AMORIC LLC	
SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW TOWN SHARON, NY 10861	
LOT AREA: 32,847 SQUARE FEET	
ZONING: ORP/R-MF-SOH	
REVISION: NOVEMBER 28, 2022	
REVISION: OCTOBER 14, 2022	
REVISION: SEPTEMBER 23, 2022	
REVISION: AUGUST 1, 2022	

SEWER PROFILES PLAN II
MAY 9, 2022

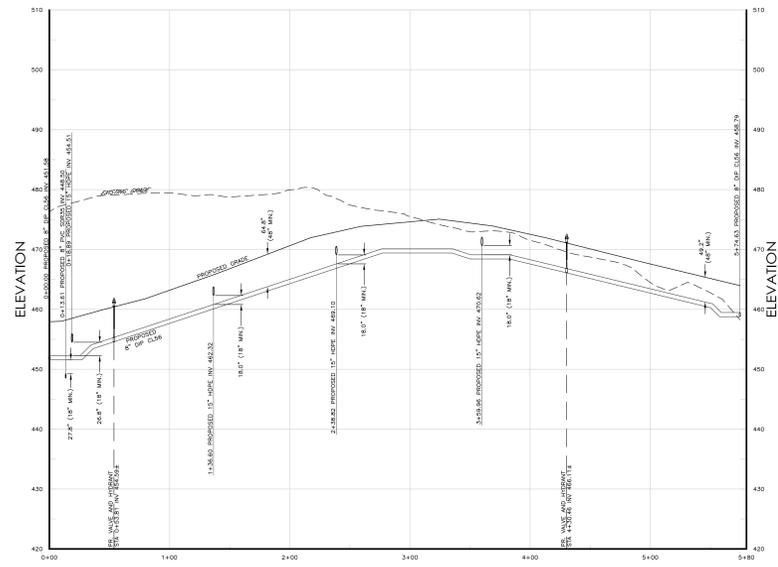
EAGLE RIDGE
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK



ALFONZETTI ENGINEERING, P.C.
 14 SMITH AVE, MT. KISCO, N.Y. 10549
 914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA OWNER/APPLICANT: MDCI, INC. PROJECT: 3 NORTH CASTLE DR. MOUNTAIN VIEW, NY LOT AREA: 106,331 S.F. 2.41 ACRES ZONING: ORU/R-WF-50H		REVISIONS: REVISION NOVEMBER 28, 2022 REVISION OCTOBER 14, 2022 REVISION SEPTEMBER 23, 2022 REVISION AUGUST 1, 2022
PROJECT: EAGLE RIDGE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK		SHEET: 17 OF: 19

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 72(2)(d), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO PREPARE, SEAL, SIGN, OR ISSUE ANY PROFESSIONAL ENGINEERING OR LAND SURVEYING DRAWING OR SPECIFICATION, OR TO ALTER, REVISION, OR SUPPLEMENT ANY SUCH DRAWING OR SPECIFICATION, UNLESS HE IS FOLLOWED BY THE SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

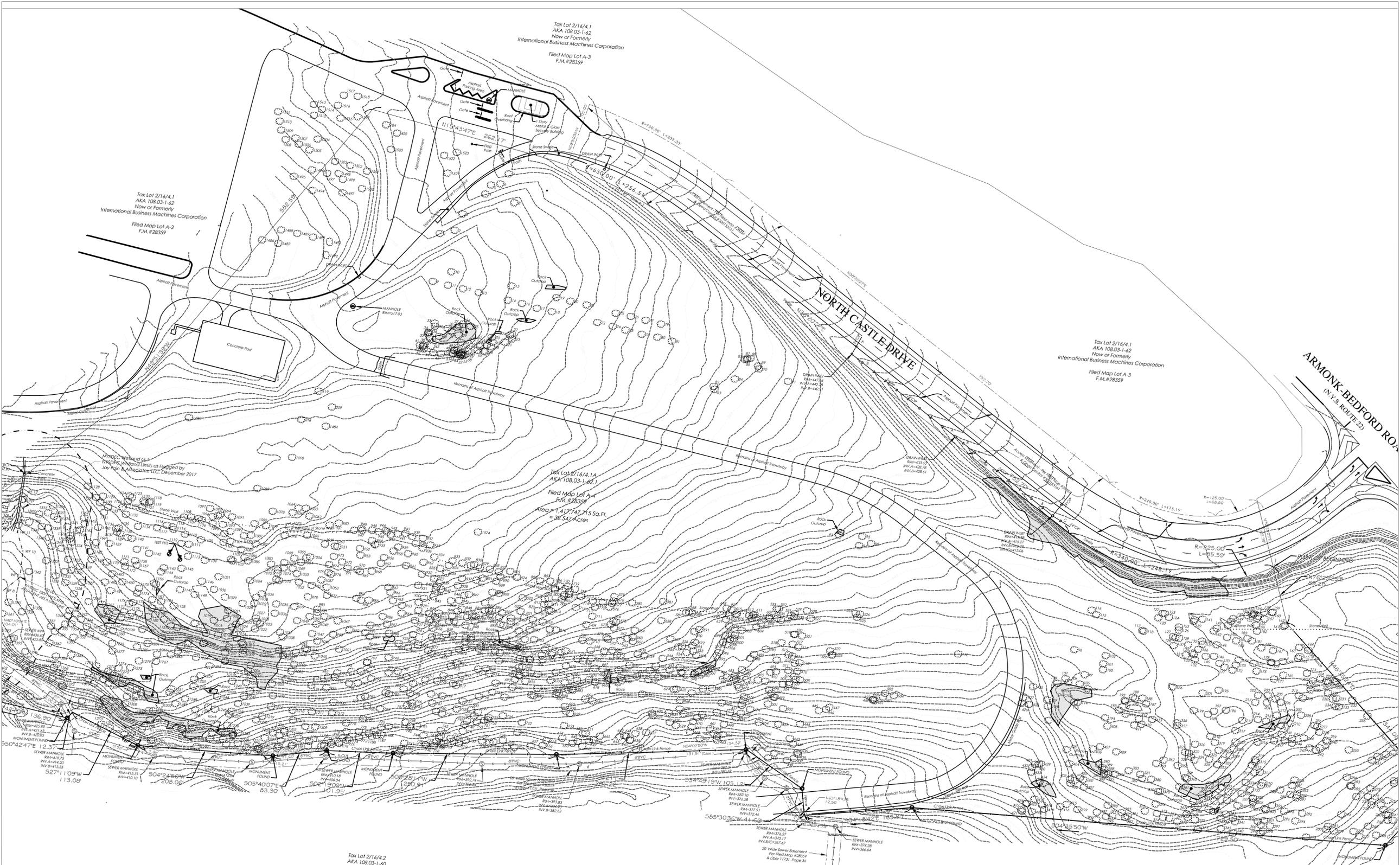


PROPOSED WATERMAIN 6 PROFILE
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 6'

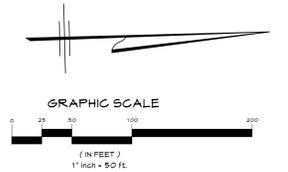
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 720(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN BY ANY MEANS, INCLUDING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ALFONZETTI ENGINEERING, P.C. 14 SMITH AVE, MT. KISCO, N.Y. 10549 914-666-9800 INFO@ALFONZETTIENG.COM	
SITE DATA OWNER/APPLICANT: MORGAN MANSION ARCHONIC LLC SITE ADDRESS: 3 NORTH CASTLE DR. MOUNTAIN VIEW TOWN LOT AREA: 106,231.4613 32.847 ACRES ZONING: ORP/IR-MF-SOH	
REVISION: NOVEMBER 28, 2022 REVISION: OCTOBER 14, 2022 REVISION: SEPTEMBER 23, 2022 REVISION: AUGUST 1, 2022	SHEET 18 OF 19
WATER PROFILES PLAN III MAY 9, 2022	
EAGLE RIDGE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK	



1 SITE SURVEY
SCALE: 1" = 50'-0"



No.	Revision/Issue	Date
1	For Site Plan Approval	9/16/22

IQ
Imbiano-Quigley
Landscape Architects
33 Main Street, New York 10601
admin@iqlandsc.com
(914) 332-0300

Project Name
**EAGLE RIDGE
TOWN OF CASTLE
WESTCHESTER COUNTY
NEW YORK**

Drawing Title
SURVEY

Scale 1/4" = 1'-0"	Sheet No. L-S
Date 08-03-2022	Drawn By XX
Checked By RPQ	

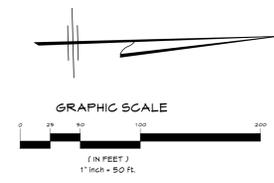


1 TREE REMOVALS PLAN
SCALE: 1" = 50'-0"

Trees to be Remove			
Significant Trees to be Removed	Invasive Trees to be Removed	Significant Trees that are Invasive	Total Tree Removal
80	122	40	757

Proposed Tree			
Deciduous Trees	Flowering Trees	Coniferous Trees	Total Proposed Trees
128	144	187	519

-  Trees to be Removed
-  Existing Trees within 50ft of Trees to be Removed to Remain
-  Existing Trees beyond 50ft of Trees to be Removed to Remain



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Project Name
**EAGLE RIDGE
TOWN OF CASTLE
WESTCHESTER COUNTY
NEW YORK**

Drawing Title
**TREE REMOVAL
PLAN**

Scale 1/4" = 1'-0"	Sheet No. L-1
Date 08-03-2022	Drawn By XX
Checked By RPQ	



LEGEND:

- Restoration Mix for Detention Basins and Moist Sites
- Meadow Mix
- Pollinator Gardens
- Tiered Wall Plantings (Perennials, and Grasses 2' O.C. 200 Potentilla, 200 Fragrant Sumac, 15 Bayberry)
- Perennials and Grasses
- Townhouse Perennials
- Shrubs
- Flowering Trees
- Evergreen Trees
- Deciduous Trees
- Existing Trees to Remain
- ✱ Outdoor Art

1 PLANTING PLAN
SCALE: 1" = 50'-0"

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Trees					
26	UM	Ulmus americana 'Princeton'	Princeton Elm	3"-3 1/2" cal.	B&B
9	QC	Quercus coccinea	Scarlet Oak	3"-3 1/2" cal.	B&B
10	QB	Quercus bicolor	Swamp White Oak	3"-3 1/2" cal.	B&B
22	NS	Nyssa sylvatica	Black Tupelo	3"-3 1/2" cal.	B&B
17	AR	Acer rubrum 'Red Sunset'	Red Maple	3"-3 1/2" cal.	B&B
12	AS	Acer saccharum	Sugar Maple	3"-3 1/2" cal.	B&B
41	PA1	Picea abies	Norway Spruce	10'-12' HT	B&B
28	PA2	Picea abies	Norway Spruce	8'-10' HT	B&B
44	PG	Picea glauca	White Spruce	7'-8' HT	B&B
5	AC	Amelanchier canadensis	Shadblow Serviceberry	7'-8' HT	B&B
69	CR	Cornus x 'Rutcan'	Constellation Dogwood	7'-8' HT	B&B
57	CC	Cercis canadensis	Eastern Redbud	7'-8' HT	B&B
28	TP	Thuja standishii x plicata	Green Giant Arborvitae	7'-8' HT	B&B
Shrubs					
650	IV	Ilex verticillata	Winterberry Holly	2'-2 1/2' HT	B&B
200	RA	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	1 1/2'-2' HT	B&B
288	PJ	Pieris japonica 'Dorothy Wyckoff'	Dorothy Wyckoff Andromeda	2 1/2'-3' HT	B&B
200	PF*	Potentilla fruticosa*	Shrubby Cisteolol*	2 1/2'-3' HT	B&B
75	MP	Myrica pensylvanica	Bayberry	2 1/2'-3' HT	B&B
74	BM	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	2 1/2'-3' HT	B&B
648	SP	Spiraea salicifolia	Spiraea	2'-2 1/2' HT	B&B
Perennials					
3744	LM	Liriope muscari 'Big Blue'	Big Blue Liriope	1 gal	Container
60	LS*	Lonicera sempervirens*	Trumpet Honeysuckle*	3 gal.	Container
60	PQ*	Parthenocissus quinquefolia*	Virginia Creeper*	3 gal.	Container

* PLANTINGS IN FRONT OF TERRACED WALLS.

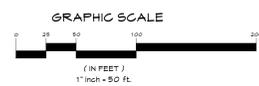
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Trees					
20	PG	Picea glauca	White Spruce	7'-8' HT	B&B
40	PA2	Picea abies	Norway Spruce	10'-12' HT	B&B
12	BN	Betula nigra 'Heritage'	River Birch	10'-12' HT	B&B
6	IO	Ilex opaca	American Holly	10'-12' HT	B&B
12	CR	Cornus x 'Rutcan'	Constellation Dogwood	7'-8' HT	B&B
3	CC	Cercis canadensis	Eastern Redbud	7'-8' HT	B&B
11	ARA	Acer rubrum 'Armstrong'	Armstrong Red Maple	3"-3 1/2" cal.	B&B
9	NS	Nyssa sylvatica	Black Tupelo	3"-3 1/2" cal.	B&B
11	AC	Amelanchier canadensis	Shadblow Serviceberry	7'-8' HT	B&B
22	AR	Acer rubrum 'Red Sunset'	Red Maple	3"-3 1/2" cal.	B&B
Shrubs					
280	IV	Ilex verticillata	Winterberry Holly	2'-2 1/2' HT	B&B

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EP		ECHINACEA PURPUREA "CHEYENNE SPIRIT"	"CHEYENNE SPIRIT" CONEFLOWER	2 gal. Cont.	
AT		ASCLEPIAS TUBEROSA "GAY BUTTERFLIES"	GAY BUTTERFLIES BUTTERFLY WEED	2 gal. Cont.	
ED		EUPHORBIA DUBIUM "BABY JOE"	BABY JOE PYE WEED	2 gal. Cont.	
AF		AGASTACHE FOENICULUM "BLUE FORTUNE"	BLUE FORTUNE ANISE HYSSOP	2 gal. Cont.	
PP		PHLOX PANICULATA "EVE CULLUM"	EVE CULLUM GARDEN PHLOX	2 gal. Cont.	
AJ		AMBER JUBILEE	NINEBARK	2 1/2'-3' HT.	7 GAL. CONTAINER

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Meadow Wildflower Mix					
BC	34%	Bouteloua curtipendula "Butte"	Sideoats Grama		
SS	20.8%	Schizachyrium scoparium	Little Bluestem		
EV	16%	Elymus virginicus	Virginia Wildrye		
EP	8%	Echinacea purpurea	Purple Coneflower		
CF	3%	Chamaecrista fasciculata	Partridge Pea		
CL	3%	Coreopsis lanceolata	Lanceleaf Coreopsis		
RH	3%	Rudbeckia hirta	Blackeyed Susan		
HH	2%	Helopsis helianthoides	Oxeye Sunflower		
LS	1.4%	Liatris spicata	Marsh Blazing Star		
AT	1.2%	Asclepias tuberosa	Butterfly Milkweed		
TO	1.1%	Tradescantia ohiensis	Ohio Spiderwort		
PD	1.0%	Penstemon digitalis	Tall White Beardtongue		
ZA	1.0%	Zizia aurea	Golden Alexanders		
PT	0.9%	Pycnanthemum tenuifolium	Narrowleaf Mountainmint		
SH	0.7%	Senna hebecarpa	Wild Senna		
BA	0.5%	Baptisia australis	Blue False Indigo		
MF	0.4%	Monarda fistulosa	Wild Bergamot		
AO	0.3%	Aster oblongifolius	Aromatic Aster		
OF	0.3%	Oenothera fruticosa var. fruticosa	Sundrops		
AL	0.2%	Aster laevis	Smooth Blue Aster		
AN	0.2%	Aster novae-angliae	New England Aster		
AP	0.2%	Aster pilosus	Heath Aster		
SN	0.2%	Solidago nemoralis	Gray Goldenrod		
AS	0.1%	Aster prenanthoides	Zigzag Aster		
PH	0.1%	Penstemon hirsutus	Hairy Beardtongue		
SM	0.1%	Senna marilandica	Maryland Senna		
SB	0.1%	Solidago bicolor	White Goldenrod		
SI	0.1%	Solidago juncea	Early Goldenrod		
SO	0.1%	Solidago odora	Licorice Scented Goldenrod		

NOTE:
1. 100 MIXED BAREROOT SEEDLINGS PLANTED THROUGH THE MEADOW 1/2"-3/4" CAL. SPECIES TO INCLUDE EASTERN RED CEDAR, GRAY BIRCH, AND NATIVE HAWTHORNS. PROVIDE TUBE AT EACH TREE TO PROTECT PLANTS FROM DEER AND OTHER WILDLIFE.

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Restoration Mix for Detention Basins and Moist Sites by New England Wetland Plants					
ER		Elymus riparius	Riverbank Wild Rye		
SS		Schizachyrium scoparium	Little Bluestem		
FR		Festuca rubra	Red Fescue		
AG		Andropogon gerardii	Big Bluestem		
PV		Panicum virgatum	Switchgrass		
VN		Vernonia noveboracensis	New York Ironweed		
AP		Agrostis perennans	Upland Bentgrass		
BF		Bidens frondosa	Beggar Ticks		
EM		Eupatorium maculatum	Spotted Joe Pye Weed		
EP		Eupatorium perfoliatum	Boneset		
AN		Aster novae-angliae	New England Aster		
SC		Scirpus cypripinus	Wool Grass		
JE		Juncus effusus	Soft Rush		



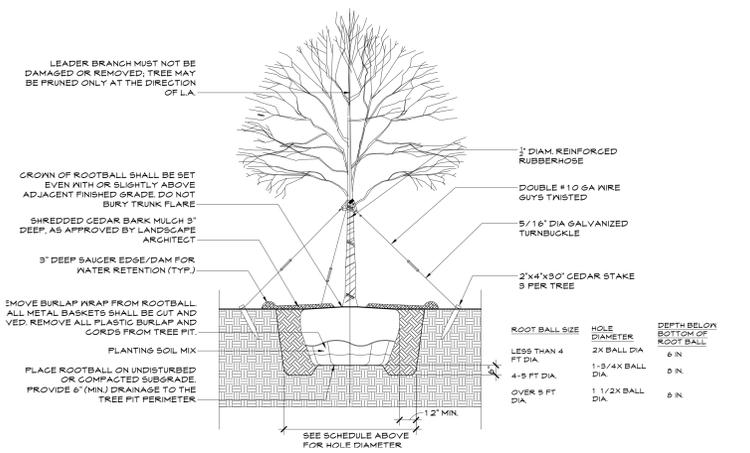
No.	For Site Plan Approval	9/16/22
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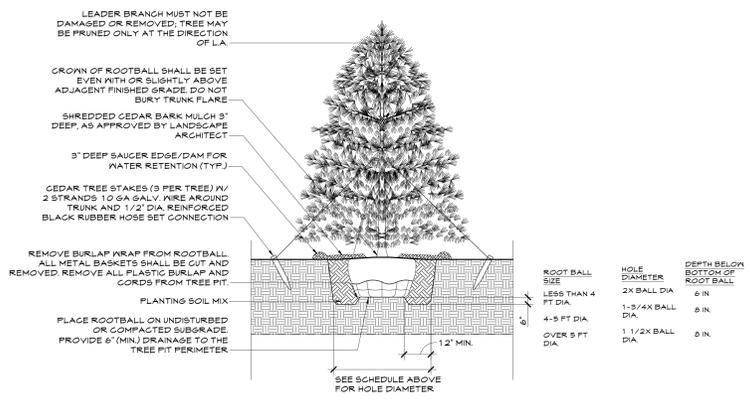
Project Name
**EAGLE RIDGE
TOWN OF CASTLE
WESTCHESTER COUNTY
NEW YORK**

Drawing Title
Planting Plan

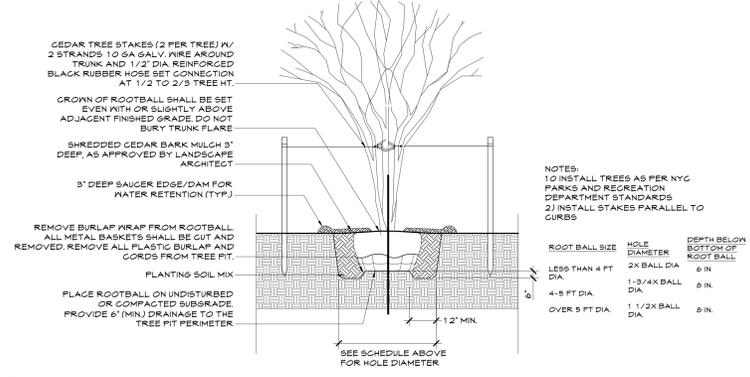
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Drawn By: JAI
Checked By: JAI
Sheet No.: **L-2**



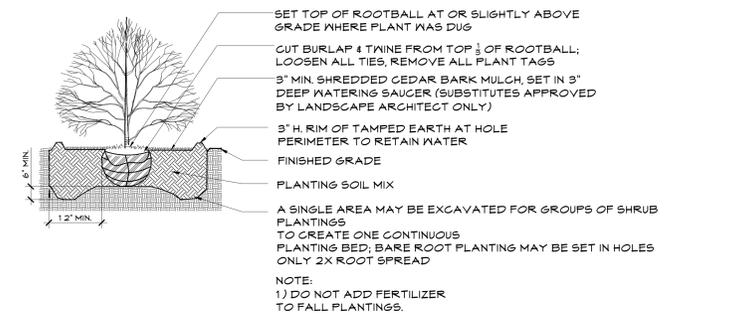
1 DECIDUOUS TREE PLANTING
SCALE: 1/2" = 1'-0"



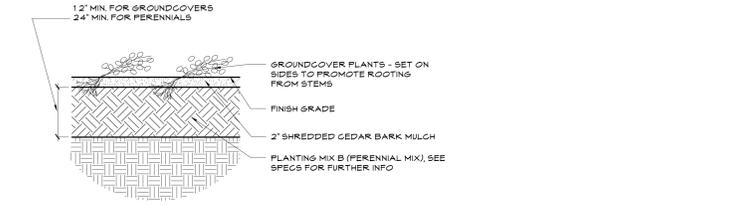
2 EVERGREEN TREE PLANTING
SCALE: 1/2" = 1'-0"



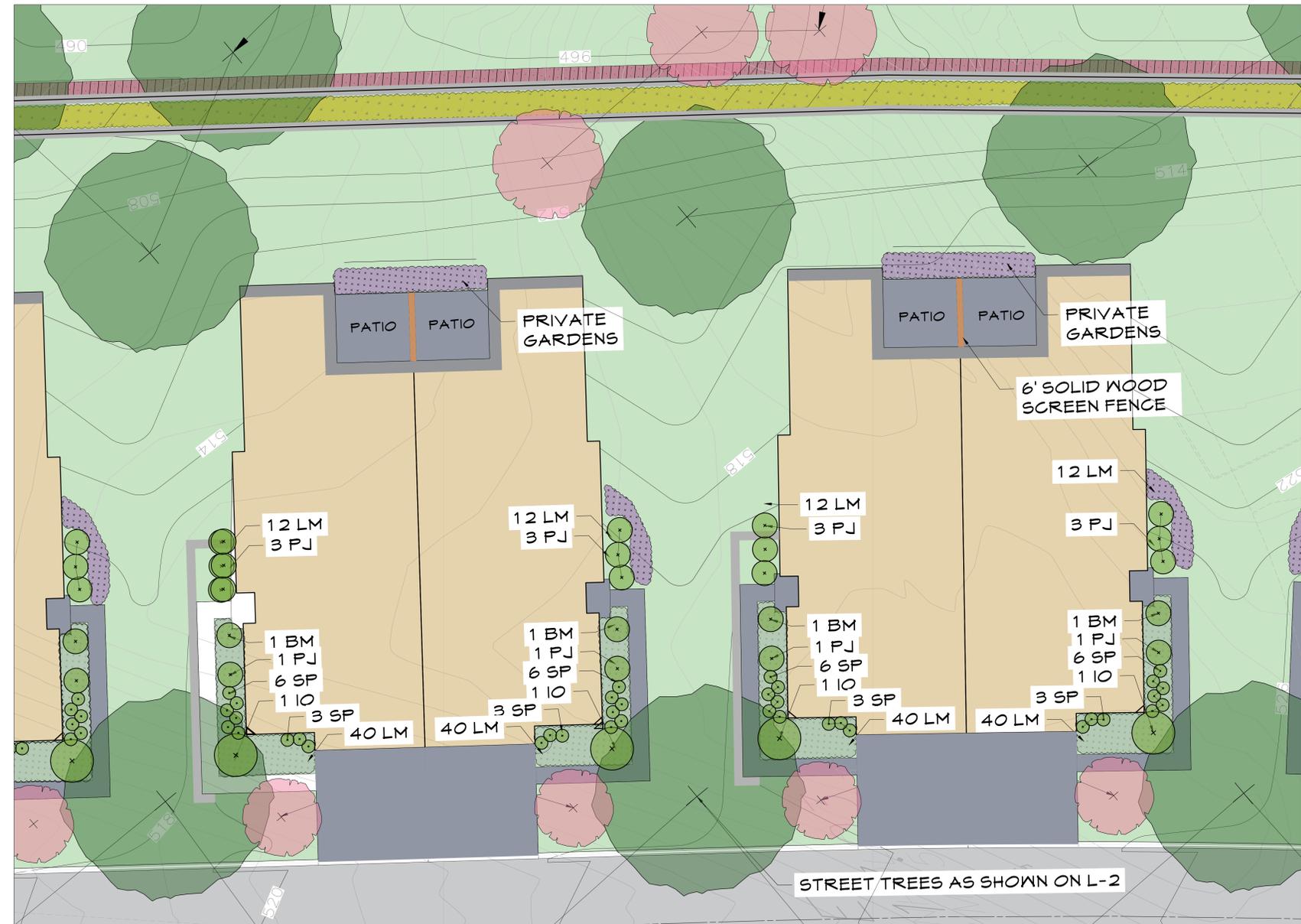
3 DECIDUOUS MULTI-STEMM TREE PLANTING
SCALE: 1/2" = 1'-0"



4 SHRUB PLANTINGS
SCALE: 1/4" = 1'-0"

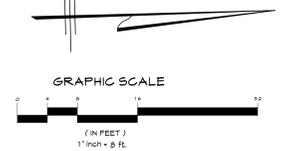


5 PERENNIALS PLANTINGS
SCALE: 1/4" = 1'-0"



6 TYPICAL TOWNHOUSE PLANTINGS
SCALE: 1/8" = 1'-0"

- PLANTINGS NOTES:**
- PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
 - USE EXTREME CAUTION TO PROTECT UTILITIES.
 - IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
 - PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.2 AMERICAN STANDARD FOR NURSERY STOCK.
 - THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED AND SHALL, WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST AND SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
 - THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 - LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECT'S INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN.
 - ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 3 INCH (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
 - CONTRACTOR TO COORDINATE PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES.
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS WHERE REQUIRED.
 - CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
 - PERCOLATION TEST: PRIOR TO ANY TREE PLANTING, THE CONTRACTOR SHALL FILL A MINIMUM OF 25% OF THE PLANTING PITS WITH WATER AND OBSERVE THE RATE OF PERCOLATION. IF IN THE OPINION OF THE CONTRACTOR, SLOW PERCOLATION INDICATES A SOIL CONDITION MIGHT ENDANGER THE HEALTH OF MATERIALS TO BE PLANTED, HE SHALL CONTACT THE LANDSCAPE ARCHITECT TO ESTABLISH A MUTUALLY AGREEABLE METHOD OF PROVIDING ADEQUATE DRAINAGE. COMPENSATION FOR ANY NECESSARY DRAINAGE PROVISIONS SHALL BE AT A NEGOTIATED PRICE. NO CLAIMS FOR ADDITIONAL COMPENSATION ARISING FROM THE LOSS OF PLANT MATERIAL DUE TO GROUND WATER PROBLEMS WILL BE ACCEPTED UNLESS THIS PROCEDURE IS FOLLOWED.
 - TOP SOIL MIX SHALL INCLUDE:
 - 3 PARTS SCREENED TOPSOIL
 - 1 PART SAND
 - 1 PART HUMUS
 - 5 LBS. SUPERPHOSPHATE PER CU. YD. OF MIX
 - TOPSOIL:
 - A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEIOUS MATTER.
 - B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NO MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE NET COMBUSTION METHOD.
 - C. MECHANICAL ANALYSIS: SCREEN SIZE/1" % BY WEIGHT PASSING/100
 - 3" #1-100, NO. 200 20-85
 - D. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.
 - E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTINGS GROWTH STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ANY LIME, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.



1	For Site Plan Approval	9/16/22
No.	Revision/Issue	Date

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Project Name
**EAGLE RIDGE
TOWN OF CASTLE
WESTCHESTER COUNTY
NEW YORK**

Drawing Title
Planting Details

Scale: 1/4" = 1'-0"	Sheet No. L-3
Date 08-03-2022	Drawn By ST
Checked By JAI	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Hotel Pavement	+	1.4 fc	6.9 fc	0.1 fc	69.0:1	14.0:1
Pavement Townhouses	+	1.1 fc	5.5 fc	0.1 fc	55.0:1	11.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⬇	A	7	Leotek Electronics USA LLC	AR13-48N-MV-NW-5-XX-190 S		1	19599	0.95	141
⬇	B	5	Leotek Electronics USA LLC	AR13-48N-MV-NW-3-XX-200	Brown formed aluminum housing, clear plastic optics, no lens enclosure	1	20824	0.95	150.377
⊙	C	33	Spring City Electrical Manufacturing Co	RCH-LE080/EV/XX2-30-CR3-YPLF	Cast aluminum housing, frosted acrylic lens enclosure.	1	6171	0.95	80.78



Plan View
Scale - 1" = 50ft

1 LIGHTING PLAN
SCALE: 1" = 50'-0"



No.	Revision/Issue	Date
1	For Site Plan Approval	9/16/22

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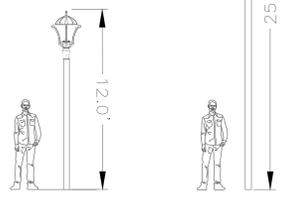
Project Name
**EAGLE RIDGE
TOWN OF CASTLE
WESTCHESTER COUNTY
NEW YORK**

Drawing Title
Lighting Plan

Scale: 1/4" = 1'-0"	Sheet No. L-4
Date: 08-03-2022	
Drawn By: ST	Checked By: JAI



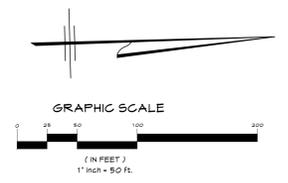
2 RICHMOND STREET LIGHTING
SCALE: N.T.S.

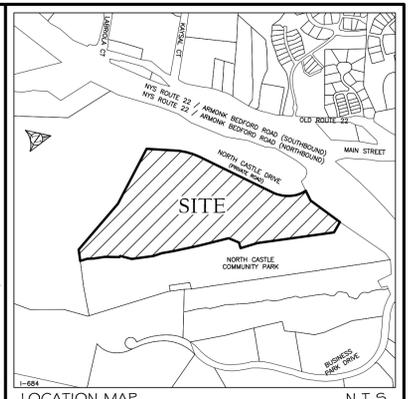
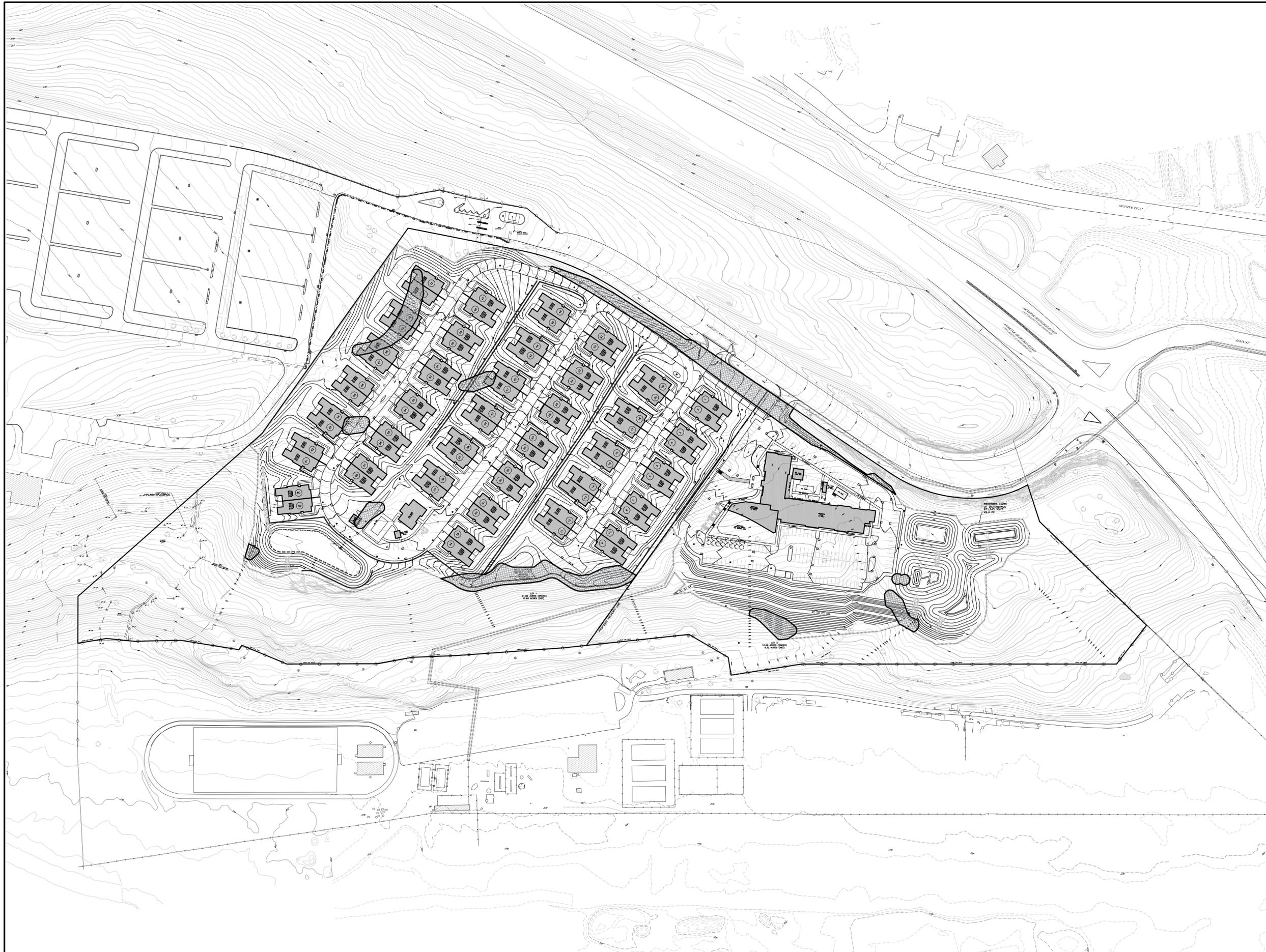


3 LIGHTING FIXTURES
SCALE: 1/4" = 1'-0"



4 AR-13 HOTEL LIGHTING
SCALE: N.T.S.





LOCATION MAP N.T.S.

TOTAL DISTURBANCE AREA: 971,343 S.F.

 SLOPE GREATER THAN 25%
DISTURBED AREA: 64,654 S.F.



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



SCALE: 1" = 100'



ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT: MADDO MADONNA ARMONK, LLC	
SITE ADDRESS: 3 NORTH CASTLE DR. ARMONK, NEW YORK, 10504	
TAX MAP #: 108.03-1-62.1	
LOT AREA: 32.547 ACRES	
ZONING: O8B/R-MF-SCH	

SLOPE DISTURBANCE MAP
NOVEMBER 28, 2022

PROJECT: **EAGLE RIDGE**
TOWN OF NORTH CASTLE,
WESTCHESTER COUNTY, NEW YORK

SHEET
01
01

TOWNHOUSES LAYOUT
BY TOLL BROTHERS

Top Lot 27694.1
Area 128,631.74 sq ft
New or Formerly
International Business Machines Corporation
Plan Map Lot A-1
1-14-2015

Top Lot 27694.1
Area 128,631.74 sq ft
New or Formerly
International Business Corporation
Plan Map Lot A-1
1-14-2015

IF IN A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 144,
SECTION 200(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE
DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO
CREATE AND FILE ON THE PLAN IN ANY MANNER ANY ITEM BEARING THE SIGN
OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERNING ENGINEER
OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION
ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH
ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE: 1" = 30'

ALFONZETTI ENGINEERING, P.C.
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<p>SITE DATA</p> <p>OWNER/APPLICANT: TOLL BROTHERS</p> <p>DATE: 11/20/22</p> <p>PROJECT: EAGLE RIDGE</p>	
<p>PROJ. NO. 2022-001</p> <p>DATE: NOVEMBER 20, 2022</p> <p>SCALE: AS SHOWN</p>	<p>SHEET: 01</p> <p>OF: 01</p>

