

SITE NOTES

- RESTORATION OF THE REAR YARD SHALL INCLUDE REMOVAL OF SOILS PLACED IN THE WETLANDS TO THE SATISFACTION OF THE TOWN ENGINEER.
- REMOVAL OF SOILS FROM THE EXISTING CONTRACTOR'S YARD WILL REQUIRE SOIL TESTING FOR CONTAMINANTS IN ORDER TO DETERMINE ITS REUSE.
- THE PROPOSED STORAGE AND OFFICE USE SHALL NOT PERMIT THE PARKING OF ANY COMMERCIAL VEHICLES.
- ANY OUTDOOR LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 355-45.M OF THE TOWN CODE.

PROPOSED USES

Existing Building

- OFFICE SPACE WITH ASSOCIATED STORAGE/ASSEMBLY WORK AREA - TOTAL AREA OF OFFICE = 7,635 SF
- STORAGE/ASSEMBLY WORK SPACE ASSOCIATED WITH OFFICE USE - TOTAL AREA OF STORAGE / ASSEMBLY WORK AREA = 9,836 SF

Proposed Building

- SELF STORAGE FACILITY - 68,000 SF

NUMBER OF EMPLOYEES

A TOTAL OF 16 EMPLOYEES IS PROPOSED TO BE INCLUSIVE OF ALL PROPOSED USES.

PARKING REQUIREMENTS

SECTION 355-57 - SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

OFFICE USE ASSOCIATED WITH PROPOSED TENANTS

- 1 SPACE FOR EACH 250 SF OF GROSS FLOOR AREA OF OFFICE
- TOTAL OFFICE AREA = 7,635 SF
- 7,635 SF / 250 SF = 30.54
- USE 31 SPACES**

STORAGE USE ASSOCIATED WITH PROPOSED TENANTS

- 1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT, BUT NOT FEWER THAN 1 PER 1,200 SF OF GROSS FLOOR AREA, PLUS 1 FOR EACH COMMERCIAL VEHICLE GARAGED ON THE LOT.
- 16 EMPLOYEES = 16 SPACES**

- TOTAL STORAGE AREA = 9,836 SF
- 9,836 SF / 1,200 SF = 8.20
- NO FEWER THAN 9 SPACES**

USE 16 SPACES

MAIN BUILDING

- TOTAL PARKING SPACES = 16 + 31 = **47 SPACES**
- HANDICAPPED SPACES REQUIRED = **2 HANDICAPPED SPACES**
- PARKING PROVIDED = **44 SPACES, 2 HANDICAPPED SPACES**

LANDSCAPING: 10% OF INTERIOR OF THE PARKING AREA SHALL BE LANDSCAPED

NET LOT AREA CALCULATION

TOTAL LOT AREA = 471,142.378 SF

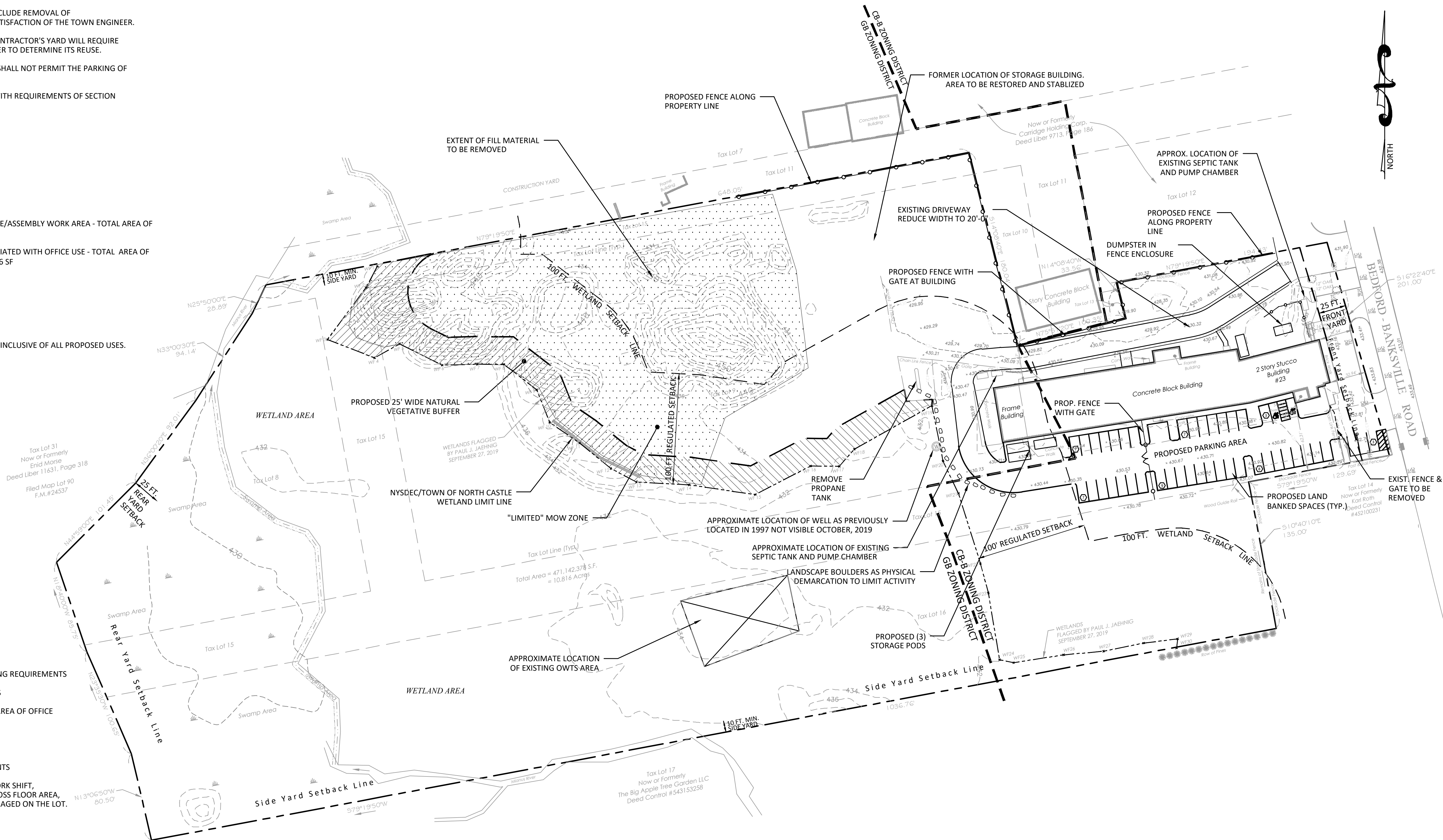
WETLAND AREA = 256,250.70 SF

NET LOT AREA = 471,142.38 - (.75)(256,250.7) = 278,954 SF

FLOOR AREA RATIO CALCULATION

EXISTING BUILDING = 15,500 SF

F.A.R = 15,500 SF / 278,954 SF = 0.06



PROPERTY LOCATED WITHIN FLOOD HAZARD AREA - ZONE A WITHOUT A BASE FLOOD ELEVATION

COMMERCIAL STRUCTURE SHALL MEET REQUIREMENTS FOR DRY FLOOD PROOFING SO THAT STRUCTURE IS WATER TIGHT BELOW BASE FLOOD ELEVATION+2. UTILITIES WALL IMPERMEABLE TO PASSAGE OF WATER. UTILITIES AS HVAC, ELECTRICAL, POTABLE WATER AND FUEL STORAGE SHALL BE RELOCATED TO ELEVATION 433.0.

TOWN OF NORTH CASTLE ZONING DATA: CB-B - CENTRAL BUSINESS BANKSVILLE ZONING DISTRICT

	LOT AREA (SQ. FT.)	NET LOT AREA	FRONTAGE (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM BUILDING HEIGHT (STORIES/FEET)	AVERAGE HEIGHT OF ACCESSORY BUILDINGS (STORIES/FEET)	BUILDING COVERAGE (SQUARE FEET)	FLOOR AREA RATIO
REQUIRED	5,000		50	100	25	0	50	2 / 30	2 / 30	25%	0.3
EXISTING	471,142.378	278,954	201.00	1,185.46	31.54	34.67	781.70	< 2 / 30	-	5.31%	0.06

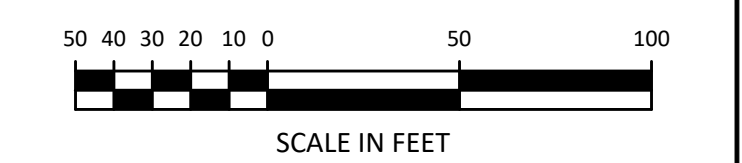
TOWN OF NORTH CASTLE ZONING DATA: GB - GENERAL BUSINESS ZONING DISTRICT

	LOT AREA (SQ. FT.)	NET LOT AREA	FRONTAGE (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM BUILDING HEIGHT (STORIES/FEET)	AVERAGE HEIGHT OF ACCESSORY BUILDINGS (STORIES/FEET)	BUILDING COVERAGE (SQUARE FEET)	FLOOR AREA RATIO
REQUIRED	10,000		100	100	25	10	25	2 / 30	2 / 30	20%	0.3
PROPOSED	471,142.378	278,954	201.00	1,185.46	321.54	34.7	781.7			5.31%	0.06

NO.	REVISION	DATE
1	ISSUED FOR PLANNING BOARD	11/22/2021
2	ISSUED FOR PLANNING BOARD	01/10/2022
3	ISSUED FOR TOWN BOARD	03/01/2022
4	MITIGATION	04/06/2022
5	PLANNING BOARD	10/20/2022
6	ISSUED TO PLANNING BOARD	11/28/2022
7	ISSUED TO PLANNING BOARD	03/13/2023
8	ISSUED TO PLANNING BOARD	04/24/2023
9	SELF STORAGE FACILITY - GB DISTRICT	06/26/2023
10	SELF STORAGE FACILITY - GB DISTRICT	07/20/2023
11	PARKING, STORMWATER	07/27/2023
12	FOUR STORY	07/31/2023
13	ISSUED TO PLANNING BOARD	08/07/2023
14	ISSUED TO ZONING BOARD	09/15/2023
15	ISSUED TO PLANNING BOARD	10/23/2023
16	ISSUED TO PLANNING BOARD	12/22/2023
17	SELF STORAGE	02/16/2024

LEGEND

- PROPERTY LINE
- 430 --- EXISTING CONTOUR LINE
- 100 FT. WETLAND SETBACK
- FLAGGED WETLAND LINE
- LIMITS OF DISTURBANCE
- ⊙ WATER SUPPLY WELL LOCATION
- PROPOSED FENCE LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- ⊕ NUMBER OF PARKING STALLS PER BAY LINE
- ♿ ADA SYMBOL



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23 BANKS DESIGN GROUP, LLC
 23 BEDFORD-BANKSVILLE ROAD
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

TITLE: **SITE PLAN**

Approved by Town of North Castle Planning Board Resolution, Dated: _____

Christopher Carthy, Chairman, Date
 Town of North Castle Planning Board

Engineering Plans Reviewed for Conformance to Resolution: _____

Joseph M. Cermele, PE Date
 Kellard Sessions Consulting
 Consulting Town Engineers

Scale: 1" = 50'

Date: 10/21/2021

Drawn By: KMM

Checked By: PJG

Project No.: 0895

Sheet No.: 2 of 6

Dwg. No.: **C-102**