

March 22, 2021

Adam R. Kaufman, AICP Director of Planning Town of North Castle 15 Bedford Road Armonk, NY 10504

Re: 17 North Lake Rd

Site Development Application, Site and Drainage

Dear Mr. Kaufman:

We are in receipt of comments from Kellard Sessions for the above-mentioned application. The following is an itemized response to address the comments in the 1/21/21 memo:

- 1. As previously noted, the plan proposes the removal of 25 town regulated trees, eleven (11) of which are significant, as defined by Chapter 308, Trees of the Town Code. The Planning Board shall discuss whether the proposed tree removal is appropriate for the development. The applicant should provide a Landscape Plan for consideration by the Planning Board.
 - A landscaping plan is included herein.
- 2. The plans shall include a Bulk Zoning Compliance Table. All minimum yard setbacks shall be dimensioned on the plan.
 - A zoning table has been included on sheet 1.
- 3. The pool equipment has been relocated to meet the required minimum yard setback. The grading should be revised to accommodate the relocated concrete pad.
 - The pool equipment has been graded in and shown on sheet 2.
- 4. The applicant has provided copies of the septic system, approved by the Westchester County Department of Health (WCHD). However, the approved plans differ from the current revision, as it relates to the drainage system and pool layout. The applicant should submit confirmation from the WCHD that the revised plans still meet their approval and satisfy required minimum separation distances. The plan shall illustrate the separation distances from the proposed septic area to the pool and stormwater infiltration system.
 - We have submitted to the WCHD and will send confirmation as soon as it is given.

- 5. Design calculations for the 100-year storm have been provided demonstrating adequate mitigation of peak discharge flow rates. The design summary table on Sheet 2 should be revised to correctly label the 100-year storm under "required storage volume" (inadvertently indicates 25-yr storm).
 - The table has been revised to correctly state the 100-year storm.
- 6. The applicant has performed soil testing, which was witnessed by this office, demonstrating suitable soils are available to support the proposed infiltration system. The testing locations and soil test results shall be shown on the plans.
 - Soil testing location has been added to sheet 2 and the soil testing results are shown on sheet 3.
- 7. The plan shall illustrate and note that the existing curb cut shall be a maximum width of 18 feet. If necessary, the applicant will be required to reduce the existing curb cut width as required by the Town Highway Department.
 - The curb cut location has been changed to avoid any headlights shining into the adjacent neighbor's home and is 16' wide.
- 8. The plan includes road restoration details in accordance with the Town Highway Department standards. The detail should be revised to require that all joints be crack sealed and require a 2.5" top course and 4" base course.
 - The pavement restoration detail has been revised.
- 9. Provide the size, slope and materials for all proposed drainage pipes and connections to the stormwater mitigation system. The plans shall illustrate how the runoff from the pool patio will be collected and discharge to the stormwater mitigation system. Provide spot grades for the patio as needed.
 - Material, size, and slope of all pipes are shown on sheet 2. The patio will drain into the curtain drain proposed below the pool.
- 10. The plan should include provisions for emergency overflow from the infiltration system. Provide details.
 - The system is proposed to overflow through the sc-740 inspection port and flow overland.
- 11. The plan shall include a construction sequence to identify the various stages of construction, including but not limited to the house, pool, septic, storm system, etc. and how they will be coordinated to protect the septic field and infiltration area during construction. The plan should show these areas to be cordoned off during construction.

A construction sequence is given on sheet 3 of the plans.

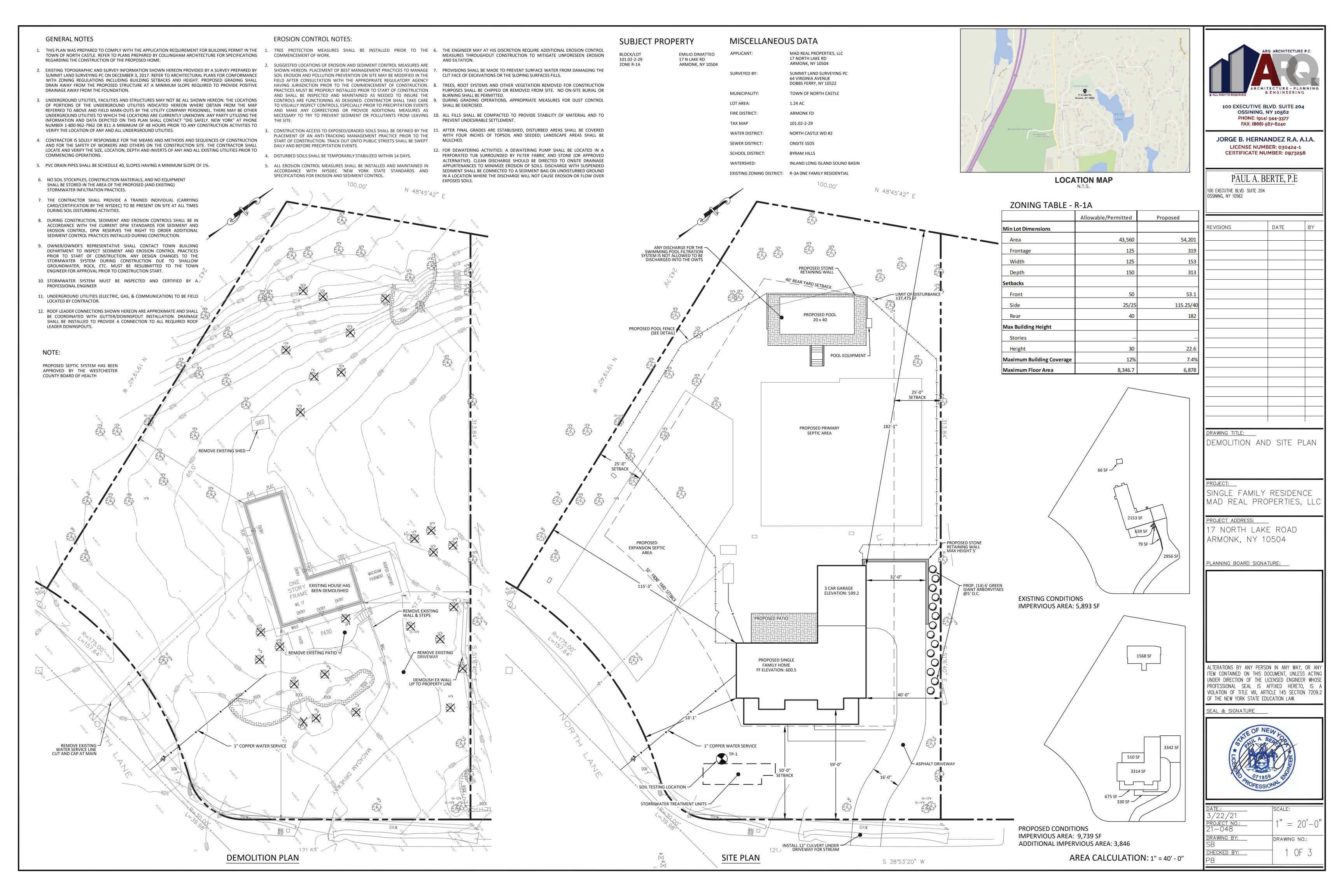
Please do not hesitate to call with any questions at 914-907-3468.

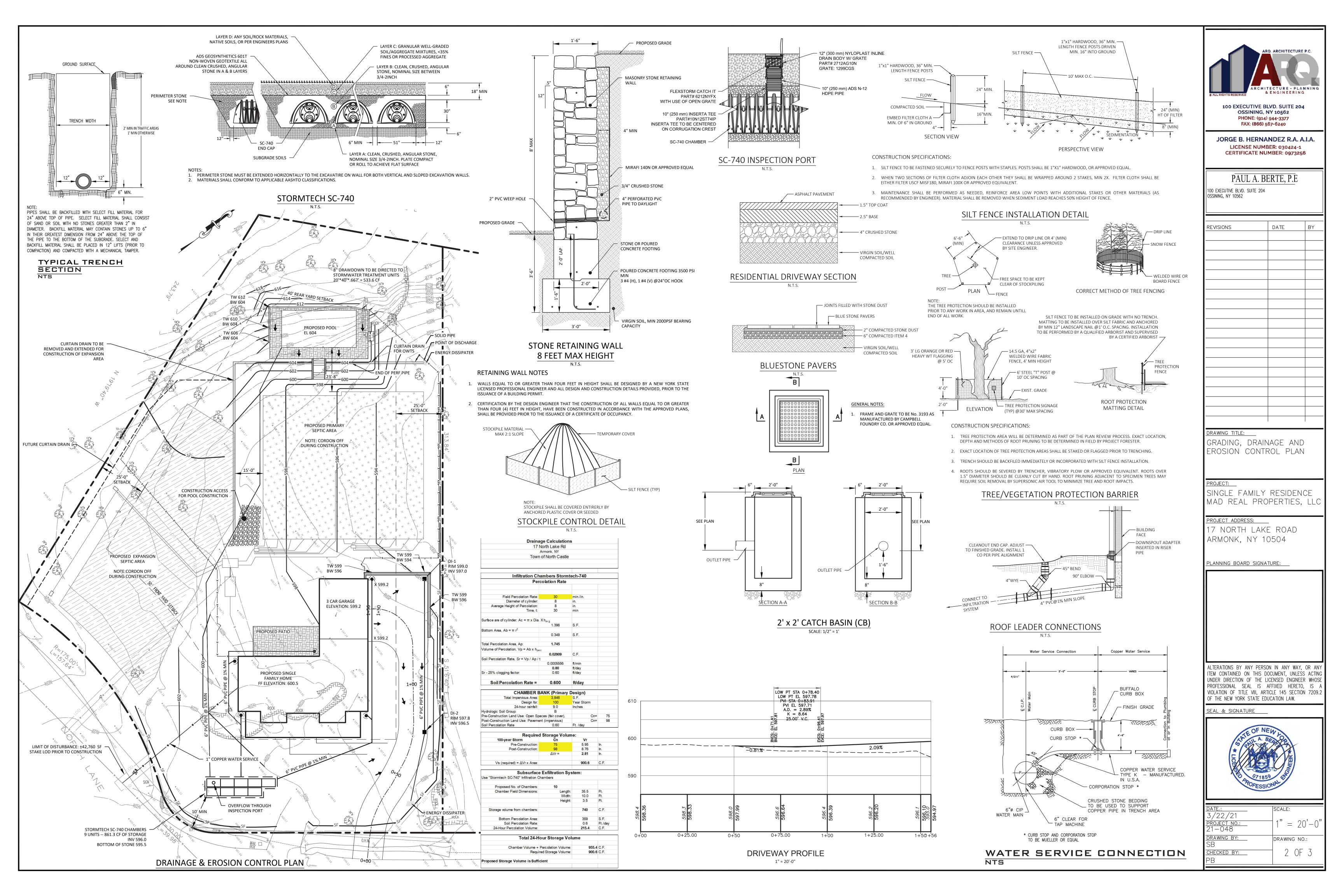
Sincerely,

ARQ Architecture, PC

Stephen Berté

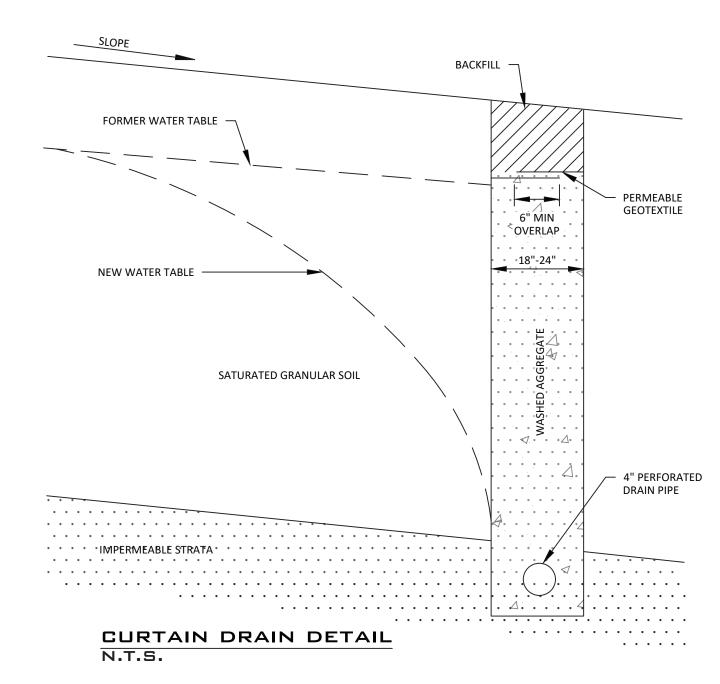
Page 2 of 2 ARQ Architecture PC

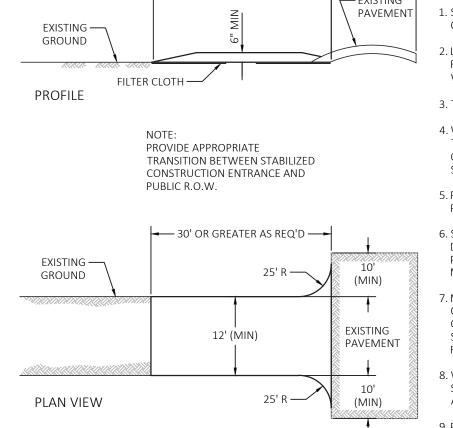




NOTE: ALL JOINTS TO BE CRACK SEALED | 1'-0" | 1'-0" | 24" MINIMUM | 1'-0" | 1'-0" | 1'-0" | MIN. | TRENCH WIDTH | MIN. | MIN. | EXISTING-**PAVEMENT** PAVEMENT BACKFILL: ITEM 17203.80 2.5" TOP COURSE — - CONTROLLED LOW STRENGTH MATERIAL (K-CRETE) 4" BASE COURSE — UNDISTURBED SUBBASE BOTH SIDES OF TRENCH ALL DRAINAGE PIPE SHALL HAVE A MINIMUM OF TWO CRUSHED STONE (2) FEET OF COVER IN TRAFFIC AREAS AND ONE (1) BEDDING OR GRAVEL BEDDING FOOT OF COVER IN NON-TRAFFIC AREAS

PAVEMENT REPLACEMENT OVER TRENCH DETAIL





30' OR GREATER AS REQ'D — PUBLIC ROW — CONSTRUCTION SPECIFICATIONS

- 1. STONE SIZE USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- R. LENGTH NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT 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 OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SIGHT.
- 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 5:1 SLOPES WILL BE PERMITTED
- 7. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 8. WHEN WASHING IS REQUITED, IT SHALL BE DONE ON A AREA STABILISED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

SOIL TESTING RESULTS

Hole	Test	Test Hole Depth	Soil Profile Description and Groundwater Depth (if identified)	Percolation Test							
	No.				Run 1	Run 2	Run 3	Run 4	Run 5	Run 6	Run 7
		84	0-6": Top Soil 6"-54": Medium sandy loam 54"-84": Compact, fine snady loam 80" Water	Time	30	30	30				
	1			Water Drop(in)	1.25	1	1				
				Rate (min/inch)	24	30	30				

CONSTRUCTION SEQUENCE

- 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 THE LIMIT OF DISTURBANCE
- b) INSTALL CONTROLLED CONSTRUCTION ACCESS
 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.

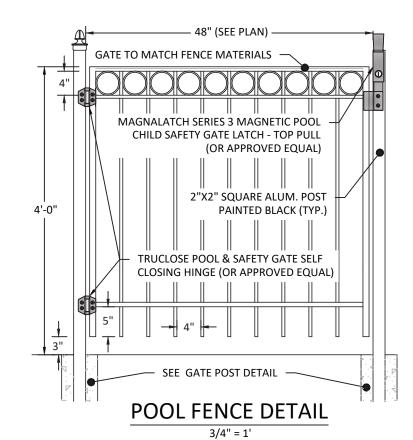
 e) INSTALL WASTE CONTAINER MAINTAIN RIGOROUS SITE CLEANING SCHEDULE TO
- e) INSTALL WASTE CONTAINER MAINTAIN RIGOROUS SITE CLEANING SCHEDULE TO PREVENT DEBRIS FROM BLOWING OFF SITE. CONSTRUCTION WASTE SHALL BE STORED IN A DUMPSTER AND CARRIED OFF-SITE ON A REGULAR BASIS
- f) ALLOCATE CONCRETE WASHOUT AREAS
- REMOVE TREES AS INDICATED
 CLEARING AND GRUBBING,

ESC INSPECTOR.

- 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 STRAW. STRAW MULCH SHALL BE APPLIED AT THE RATE OF 2
- TONS PER ACRE.
 4. CONSTRUCT POOL AND RETAINING WALL AROUND POOL
- 5. EXCAVATE TO SUBGRADE ELEVATION
- a) INSTALL DEWATERING PRACTICE IF NECESSARY.

 6. CONSTRUCT NEW 2-STORY HOUSE
- 7. INSTALL SUBSURFACE STORAGE SYSTEM AND SITE DRAINAGE TO CAPTURE RUNOFF.
- PROTECT INLETS WITH SEDIMENT CONTROL INLET PROTECTION.

 8. INSTALL SEPTIC FIELDS, SEPTIC TANK AND DOSING CHAMBER
- 9. 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



POOL FENCE NOTE WHEN THE HOUSE FORMS PART OF THE

- ALL DOORS THAT ALLOW ACCESS TO A SWIMMING POOL SHOULD BE EQUIPPED WITH AN AUDIBLE ALARM WHICH SOUNDS WHEN THE DOOR AND/OR SCREEN ARE OPENED. ALARMS SHOULD MEET THE REQUIREMENTS OF UL 2017 GENERAL-PURPOSE SIGNALING DEVICES AND SYSTEMS, SECTION 77 WITH THE FOLLOWING FEATURES:
- SOUND LASTING FOR 30 SECONDS OR MORE WITHIN 7 SECONDS AFTER THE DOOR IS OPENED.
 THE ALARM SHOULD BE LOUD: AT LEAST 85 DBA
- THE ALARM SHOULD BE LOUD: AT LEAST 85 DBA (DECIBELS) WHEN MEASURED 10 FEET AWAY FROM THE ALARM MECHANISM.
 THE ALARM SOUND SHOULD BE DISTINCT FROM OTHER
- SOUNDS IN THE HOUSE, AS THE TELEPHONE, DOORBELL AND SMOKE ALARM.

 THE ALARM SHOULD HAVE AN AUTOMATIC RESET
- FEATURE TO TEMPORARILY DEACTIVATE THE ALARM FOR UP TO 15 SECONDS TO ALLOW ADULTS TO PASS THROUGH HOUSE DOORS WITHOUT SETTING OFF THE ALARM. THE DEACTIVATION SWITCH COULD BE A TOUCHPAD (KEYPAD) OR A MANUAL SWITCH, AND SHOULD BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD AND OUT OF THE REACH OF CHILDREN.
- SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES COULD BE USED IN CONJUNCTION WITH DOOR ALARMS TO SAFEGUARD DOORS WHICH GIVE ACCESS TO A SWIMMING POOL



100 EXECUTIVE BLVD. SUITE 204 OSSINING, NY 10562 PHONE: (914) 944-3377 FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A. LICENSE NUMBER: 030424-1 CERTIFICATE NUMBER: 0973256

PAUL A. BERTE, P.E

100 EXECUTIVE BLVD. SUITE 204 OSSINING, NY 10562

REVISIONS	DATE	BY

drawing title:

DETAILS

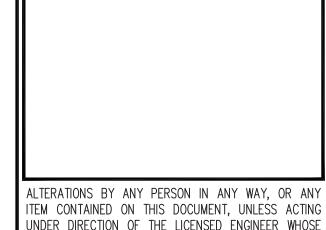
OJECT:

SINGLE FAMILY RESIDENCE MAD REAL PROPERTIES, LLO

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<u>project address:</u>
17 NORTH LAKE ROAD
ARMONK, NY 10504

PLANNING BOARD SIGNATURE:

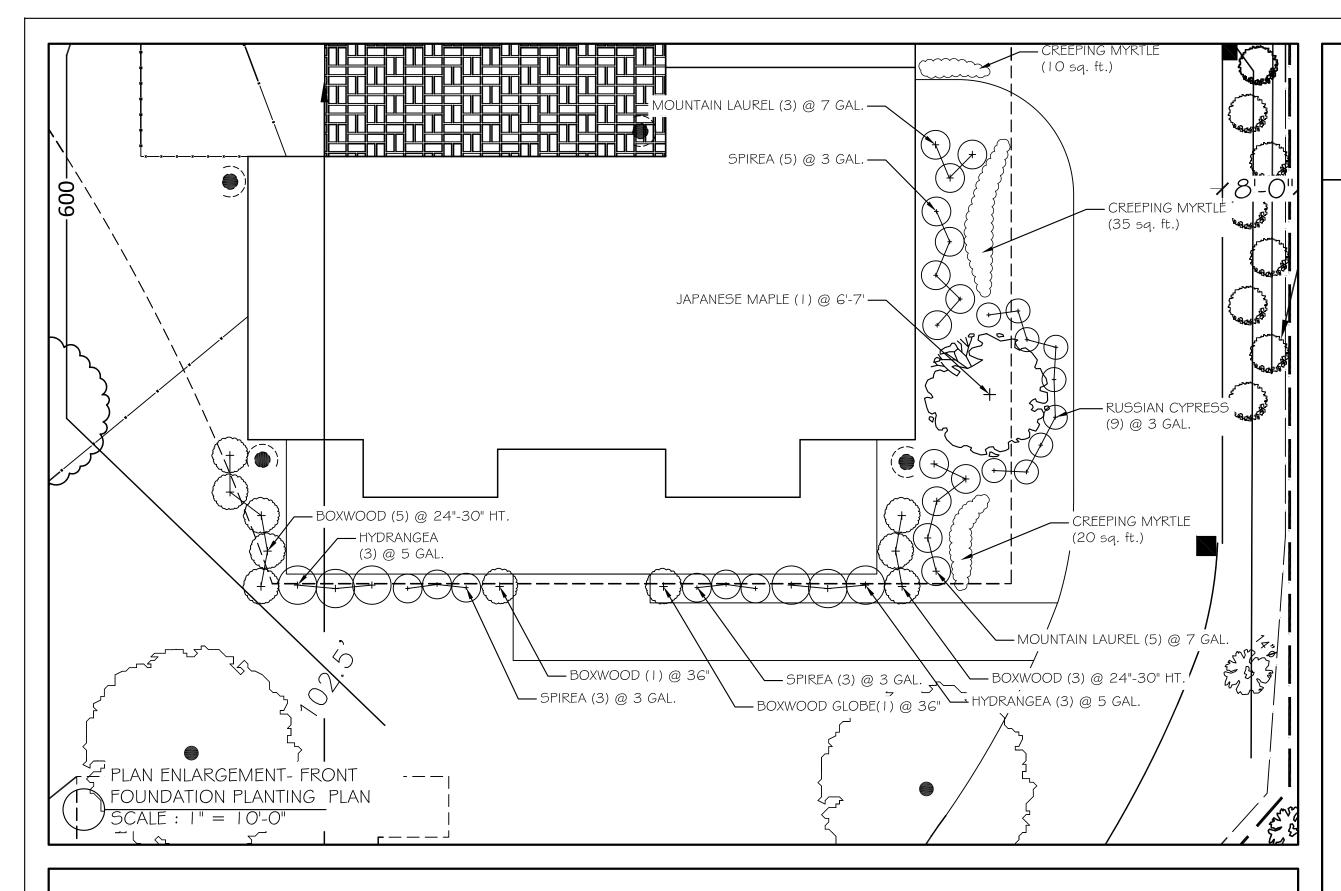


ITEM CONTAINED ON THIS DOCUMENT, UNLESS ACTING UNDER DIRECTION OF THE LICENSED ENGINEER WHOSE PROFESSIONAL SEAL IS AFFIXED HERETO, IS A VIOLATION OF TITLE VIII, ARTICLE 145 SECTION 7209.2 OF THE NEW YORK STATE EDUCATION LAW.

SEAL & SIGNATURE



DATE.:	SCALE:				
3/22/21 PROJECT NO.: 21-048	AS SHOWN				
DRAWING BY: SB	DRAWING NO.:				
CHECKED BY: PB	3 OF 3				



PLANTING SPECIFICATIONS:

GENERAL: All plants, trees, and shrubs shall meet the specifications for "plant material" as per the American Standard for Nursery Stock. The landscape architect reserves the right to inspect all plants prior to shipping and installation. There are to be no substitutions of the plants without the consent of the landscape architect.

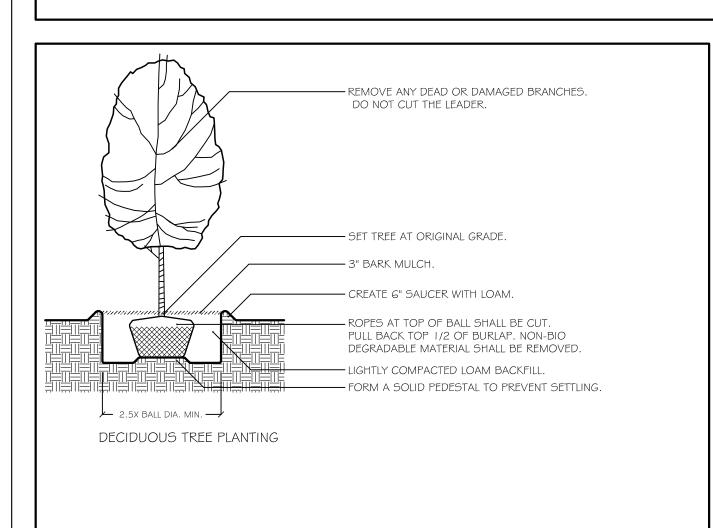
PLANTING: All plants shall be planted in pits two times the diameter of the root ball or container. Plant height should be placed at or slightly above previous grade. Pull back burlap from top of ball and cut wire on tree basket. Ensure that the burlap is not exposed above grade because of water loss. Staking and guying shall be used only when necessary. When the method is used, care should be taken to protect the tree bark and wires should be removed as soon as possible.

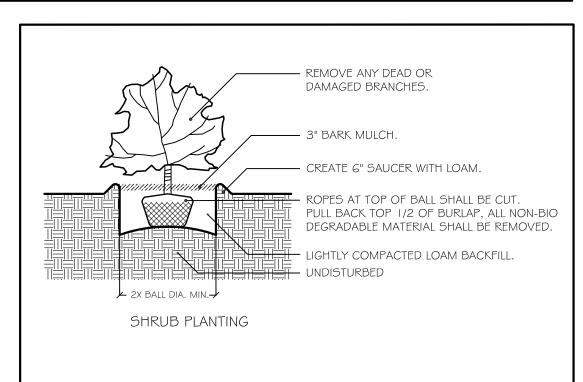
MULCHING: All planting beds (EXCEPT GROUNDCOVER) shall be mulched with three inches of shredded bark to conserve water and keep roots covered during initial growth stage. Do not place mulch heavily around crown of plants.

WINTER CARE: All trees and shrubs shall be sprayed with an anti-desiccant the first November after planting.

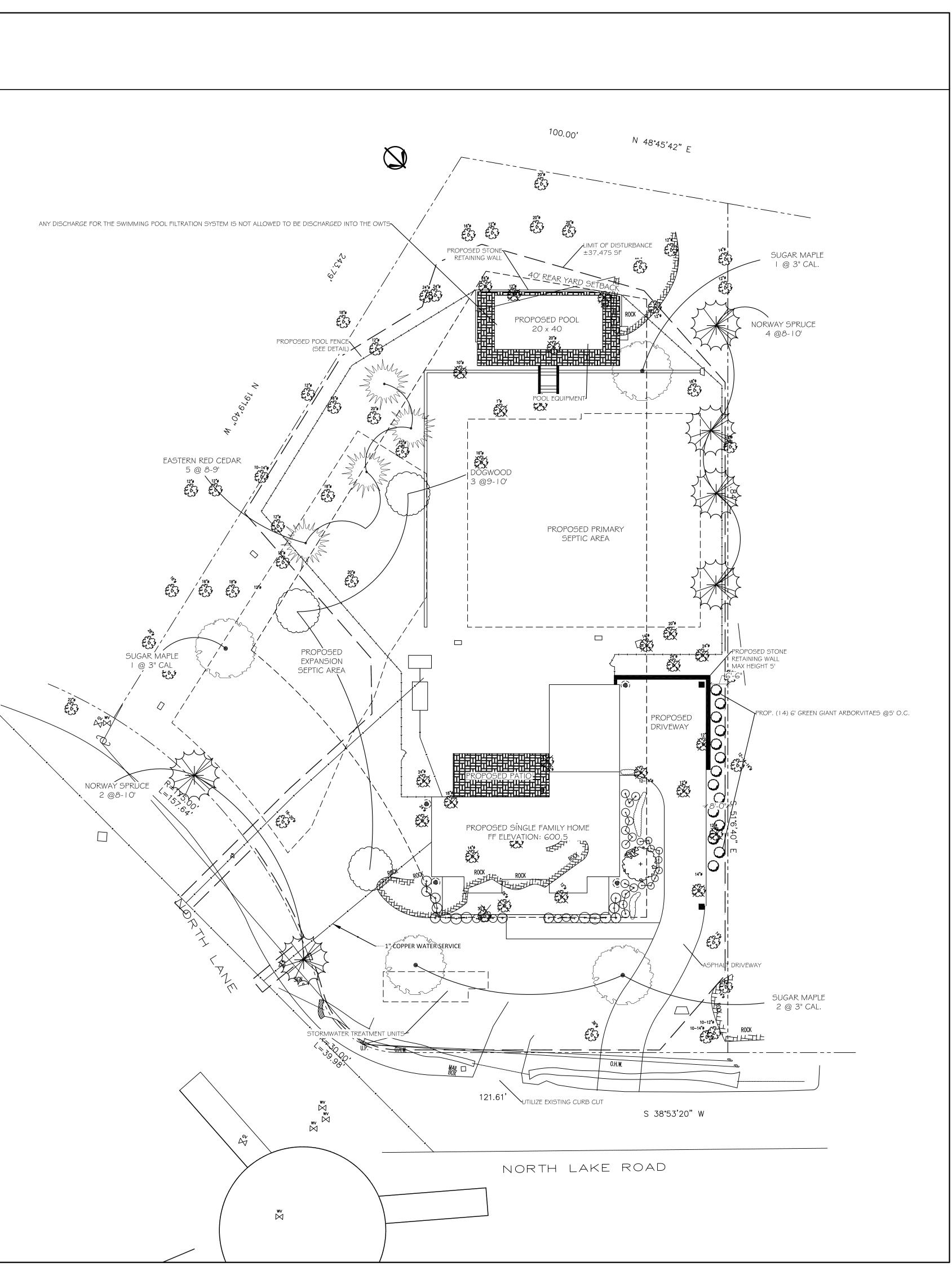
WATERING: All plants shall be watered by the contractor during the initial growth stage. Trees shall be heavily watered several times during the first month after planting and then regularly for the next two summers.

PLANT GUARANTEE: Contractor shall guarantee all newly installed plants for one-year provided that they are given proper watering/care and contractor is notified of unhealthy stressed plants immediately.





Site Planting				
Scientific Name	Common Name	Size	Quantity	
Trees				
Acer palmatum 'Bloodgood'	Japanese Bloodgood Maple	6'-7'	1	
Acer saccharum	Sugar Maple	3" cal.	4	
Juniperus virginiana	Eastern Red Cedar	8'-9' ht.	5	
Picea abies	Norway Spruce	8'-10' ht.	6	
Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' ht.	14	
Shrubs				
Buxus semprevirens	American Boxwood	24"-30" ht.	8	
Buxus semprevirens 'Globe'	American Boxwood Globe	36"	2	
Hydrangea macro. 'Endless Summer'	'Endless Summer' Hydrangea	5 gal.	6	
Kalmia latifolia	Mountain Laurel	7 gal.	8	
Microbiota decussata	Siberian Carpet Cypress	3 gal.	9	
Spirea japonica 'Little Princess'	Little Princess Spirea	3 gal.	11	
Perennials				
Vinca minor	Myrtle	4" pots	30	



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REVISION DATE

DIMATTEO RESIDENCE

17 NORTH LAKE ROAD ARMONK, NY

> PLANTING PLAN

DANIEL SHERMAN

LANDSCAPE ARCHITECT 4 BROADWAY - SUITE 9 VALHALLA, NY 10595

PHONE: (914) 824 - 0999 FAX: (914) 824-0251

dan.danshermanlandscape@gmail.com www.danshermanlandscape.com



DATE:

SCALE:

MAR. I, 2021 | I" = 10' - 0"

DRAWN BY:

BY: DRAWING #