

GENERAL NOTES

- THIS PLAN WAS PREPARED TO COMPLY WITH THE APPLICATION REQUIREMENT FOR BUILDING PERMIT IN THE TOWN OF NORTH CASTLE. REFER TO PLANS PREPARED BY COLLINGHAM ARCHITECTURE FOR SPECIFICATIONS REGARDING THE CONSTRUCTION OF THE PROPOSED HOME.
- EXISTING TOPOGRAPHIC AND SURVEY INFORMATION SHOWN HEREON PROVIDED BY A SURVEY PREPARED BY SUMMIT LAND SURVEYING PC ON DECEMBER 3, 2017. REFER TO ARCHITECTURAL PLANS FOR CONFORMANCE WITH ZONING REGULATIONS INCLUDING BUILDING SETBACKS AND HEIGHT. PROPOSED GRADING SHALL DRAIN AWAY FROM THE PROPOSED STRUCTURE AT A MINIMUM SLOPE REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION.
- UNDERGROUND UTILITIES, FACILITIES AND STRUCTURES MAY NOT BE ALL SHOWN HEREON. THE LOCATIONS OF PORTIONS OF THE UNDERGROUND UTILITIES INDICATED HEREON WHERE OBTAIN FROM THE MAP REFERRED TO ABOVE AND FIELD MARK-OUTS BY THE UTILITY COMPANY PERSONNEL. THERE MAY BE OTHER UNDERGROUND UTILITIES TO WHICH THE LOCATIONS ARE CURRENTLY UNKNOWN. ANY PARTY UTILIZING THE INFORMATION AND DATA DEPICTED ON THIS PLAN SHALL CONTACT "DIG SAFELY, NEW YORK" AT PHONE NUMBER 1-800-962-7962 OR 811 A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES TO VERIFY THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS.
- PVC DRAIN PIPES SHALL BE SCHEDULE 40, SLOPES HAVING A MINIMUM SLOPE OF 1%.
- NO SOIL STOCKPILES, CONSTRUCTION MATERIALS, AND NO EQUIPMENT SHALL BE STORED IN THE AREA OF THE PROPOSED (AND EXISTING) STORMWATER INFILTRATION PRACTICES.
- THE CONTRACTOR SHALL PROVIDE A TRAINED INDIVIDUAL (CARRYING CARD/CERTIFICATION BY THE NYSDEC) TO BE PRESENT ON SITE AT ALL TIMES DURING SOIL DISTURBING ACTIVITIES.
- DURING CONSTRUCTION, SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT DPW STANDARDS FOR SEDIMENT AND EROSION CONTROL. DPW RESERVES THE RIGHT TO ORDER ADDITIONAL SEDIMENT CONTROL PRACTICES INSTALLED DURING CONSTRUCTION.
- OWNER/OWNER'S REPRESENTATIVE SHALL CONTACT TOWN BUILDING DEPARTMENT TO INSPECT SEDIMENT AND EROSION CONTROL PRACTICES PRIOR TO START OF CONSTRUCTION. ANY DESIGN CHANGES TO THE STORMWATER SYSTEM DURING CONSTRUCTION DUE TO SHALLOW GROUNDWATER, ROCK, ETC. MUST BE RESUBMITTED TO THE TOWN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION START.
- STORMWATER SYSTEM MUST BE INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER.
- UNDERGROUND UTILITIES (ELECTRIC, GAS, & COMMUNICATION) TO BE FIELD LOCATED BY CONTRACTOR.
- ROOF LEADER CONNECTIONS SHOWN HEREON ARE APPROXIMATE AND SHALL BE COORDINATED WITH GUTTER/DOWNSPOUT INSTALLATION. DRAINAGE SHALL BE INSTALLED TO PROVIDE A CONNECTION TO ALL REQUIRED ROOF LEADER DOWNSPOUTS.

NOTE:

PROPOSED SEPTIC SYSTEM HAS BEEN APPROVED BY THE WESTCHESTER COUNTY BOARD OF HEALTH

EROSION CONTROL NOTES:

- TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORK.
- SUGGESTED LOCATIONS OF EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN HEREON. PLACEMENT OF BEST MANAGEMENT PRACTICES TO MANAGE SOIL EROSION AND POLLUTION PREVENTION ON SITE MAY BE MODIFIED IN THE FIELD AFTER CONSULTATION WITH THE APPROPRIATE REGULATORY AGENCY HAVING JURISDICTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRACTICES MUST BE PROPERLY INSTALLED PRIOR TO START OF CONSTRUCTION AND SHALL BE INSPECTED AND MAINTAINED AS NEEDED TO INSURE THE CONTROLS ARE FUNCTIONING AS DESIGNED. CONTRACTOR SHALL TAKE CARE TO VISUALLY INSPECT CONTROLS, ESPECIALLY PRIOR TO PRECIPITATION EVENTS AND MAKE ANY CORRECTIONS OR PROVIDE ADDITIONAL MEASURES AS NECESSARY TO TRY TO PREVENT SEDIMENT OR POLLUTANTS FROM LEAVING THE SITE.
- CONSTRUCTION ACCESS TO EXPOSED/GRADED SOILS SHALL BE DEFINED BY THE PLACEMENT OF AN ANTI-TRACKING MANAGEMENT PRACTICE PRIOR TO THE START OF CONSTRUCTION. TRACK OUT ONTO PUBLIC STREETS SHALL BE SWEEP DAILY AND BEFORE PRECIPITATION EVENTS.
- DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED WITHIN 14 DAYS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NYSDEC 'NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

- THE ENGINEER MAY AT HIS DISCRETION REQUIRE ADDITIONAL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION TO MITIGATE UNFORESEEN EROSION AND SILTATION.
- PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER FROM DAMAGING THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES FILLS.
- TREES, ROOT SYSTEMS AND OTHER VEGETATION REMOVED FOR CONSTRUCTION PURPOSES SHALL BE CHIPPED OR REMOVED FROM SITE. NO ON-SITE BURIAL OR BURNING SHALL BE PERMITTED.
- DURING GRADING OPERATIONS, APPROPRIATE MEASURES FOR DUST CONTROL SHALL BE EXERCISED.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENT.
- AFTER FINAL GRADES ARE ESTABLISHED, DISTURBED AREAS SHALL BE COVERED WITH FOUR INCHES OF TOPSOIL AND SEEDED; LANDSCAPE AREAS SHALL BE MULCHED.
- FOR DEWATERING ACTIVITIES: 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.

SUBJECT PROPERTY

BLOCK/LOT 101.02-2-29 ZONE R-1A

EMILIO DIMATTEO 17 N LAKE RD ARMONK, NY 10504

MISCELLANEOUS DATA

APPLICANT: MAD REAL PROPERTIES, LLC
 17 NORTH LAKE RD
 ARMONK, NY 10504

SURVEYED BY: SUMMIT LAND SURVEYING PC
 64 VIRGINIA AVENUE
 DOBBS FERRY, NY 10522

MUNICIPALITY: TOWN OF NORTH CASTLE

LOT AREA: 1.24 AC

FIRE DISTRICT: ARMONK FD
 TAX MAP: 101.02-2-29

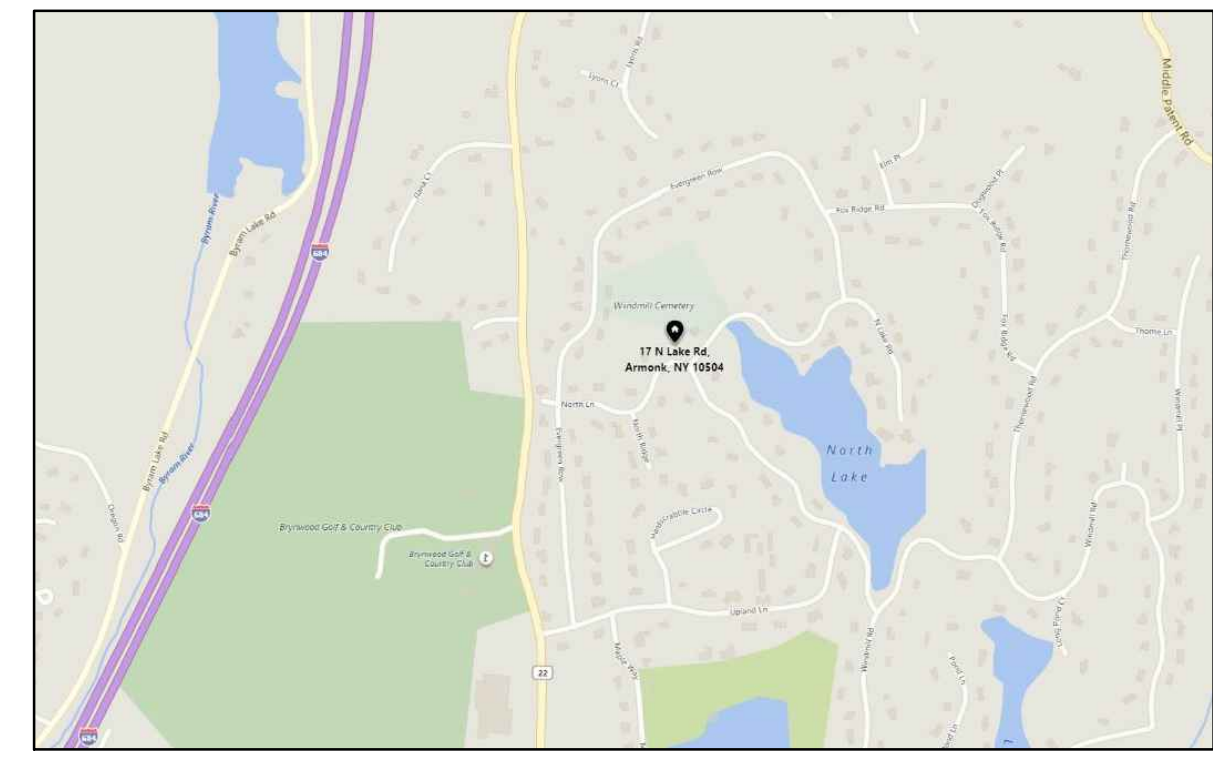
WATER DISTRICT: NORTH CASTLE WD #2

SEWER DISTRICT: ONSITE SDDS

SCHOOL DISTRICT: BYRAM HILLS

WATERSHED: INLAND LONG ISLAND SOUND BASIN

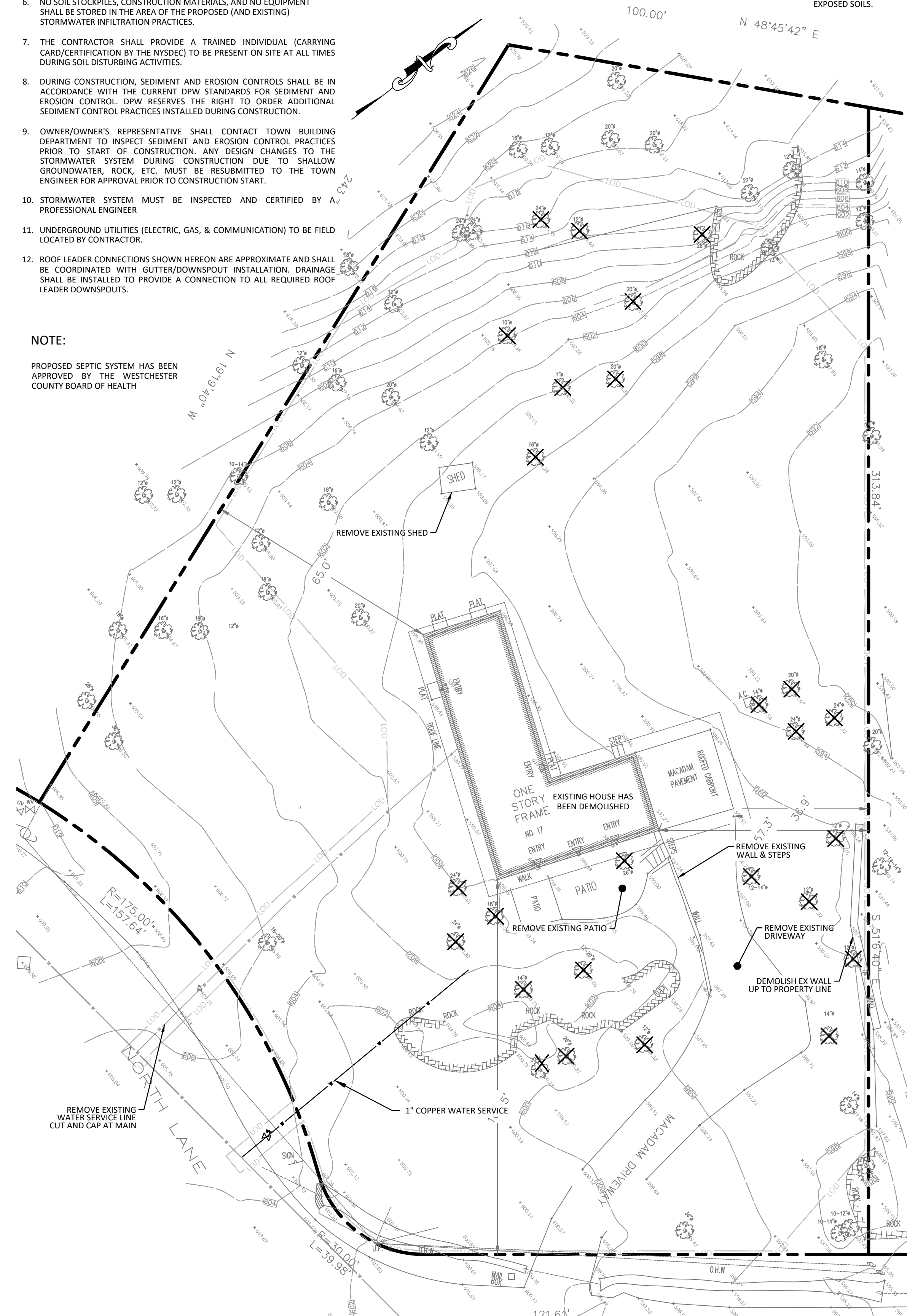
EXISTING ZONING DISTRICT: R-3A ONE FAMILY RESIDENTIAL



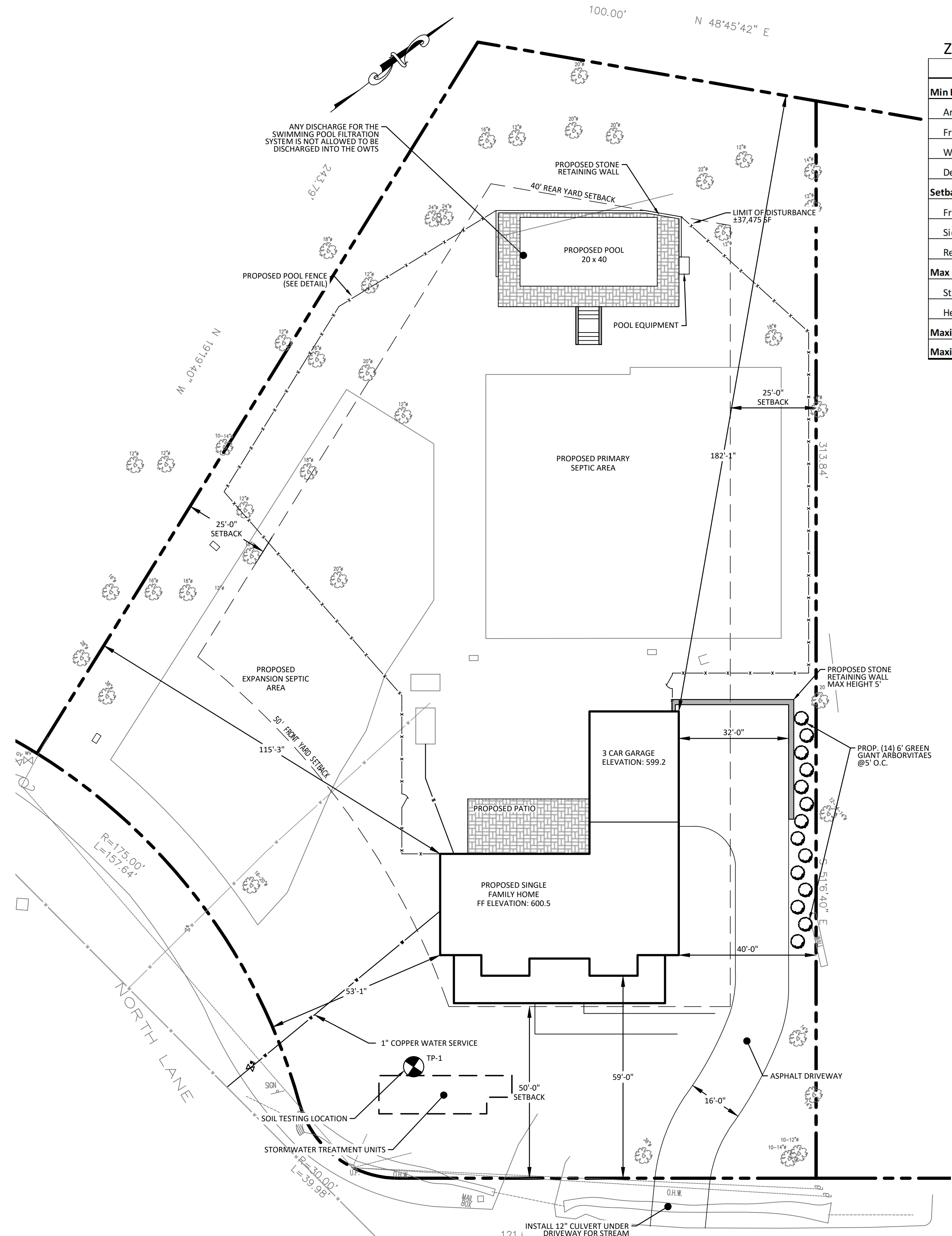
LOCATION MAP N.T.S.

ZONING TABLE - R-1A

Min Lot Dimensions	Allowable/Permitted	Proposed
Area	43,560	54,201
Frontage	125	319
Width	125	153
Depth	150	313
Setbacks		
Front	50	53.1
Side	25/25	115.25/40
Rear	40	182
Max Building Height		
Stories	--	--
Height	30	22.6
Maximum Building Coverage	12%	7.4%
Maximum Floor Area	8,346.7	6,878



DEMOLITION PLAN

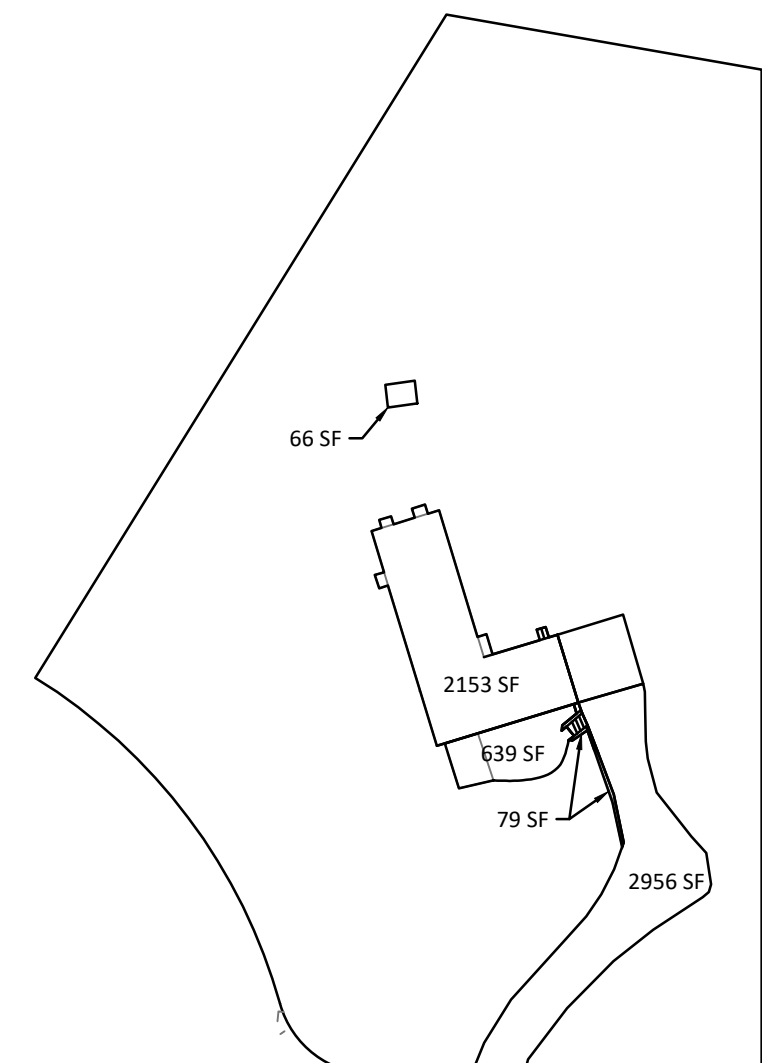


SITE PLAN

EXISTING CONDITIONS IMPERVIOUS AREA: 5,893 SF

PROPOSED CONDITIONS IMPERVIOUS AREA: 9,739 SF
 ADDITIONAL IMPERVIOUS AREA: 3,846

AREA CALCULATION: 1" = 40' - 0"



100 EXECUTIVE BLVD. SUITE 204
 OSSINING, NY 10562
 PHONE: (914) 944-3377
 FAX: (866) 587-6240

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: DEMOLITION AND SITE PLAN

PROJECT: SINGLE FAMILY RESIDENCE
 MAD REAL PROPERTIES, LLC

PROJECT ADDRESS: 17 NORTH LAKE ROAD
 ARMONK, NY 10504

PLANNING BOARD SIGNATURE:

ALTERATIONS BY ANY PERSON IN ANY WAY, OR ANY 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: 3/22/21	SCALE: 1" = 20'-0"
PROJECT NO: 21-048	
DRAWING BY: SB	DRAWING NO: 1 OF 3
CHECKED BY: PB	

REVISIONS	DATE	BY

DRAWING TITLE:
 GRADING, DRAINAGE AND EROSION CONTROL PLAN

PROJECT:
 SINGLE FAMILY RESIDENCE
 MAD REAL PROPERTIES, LLC

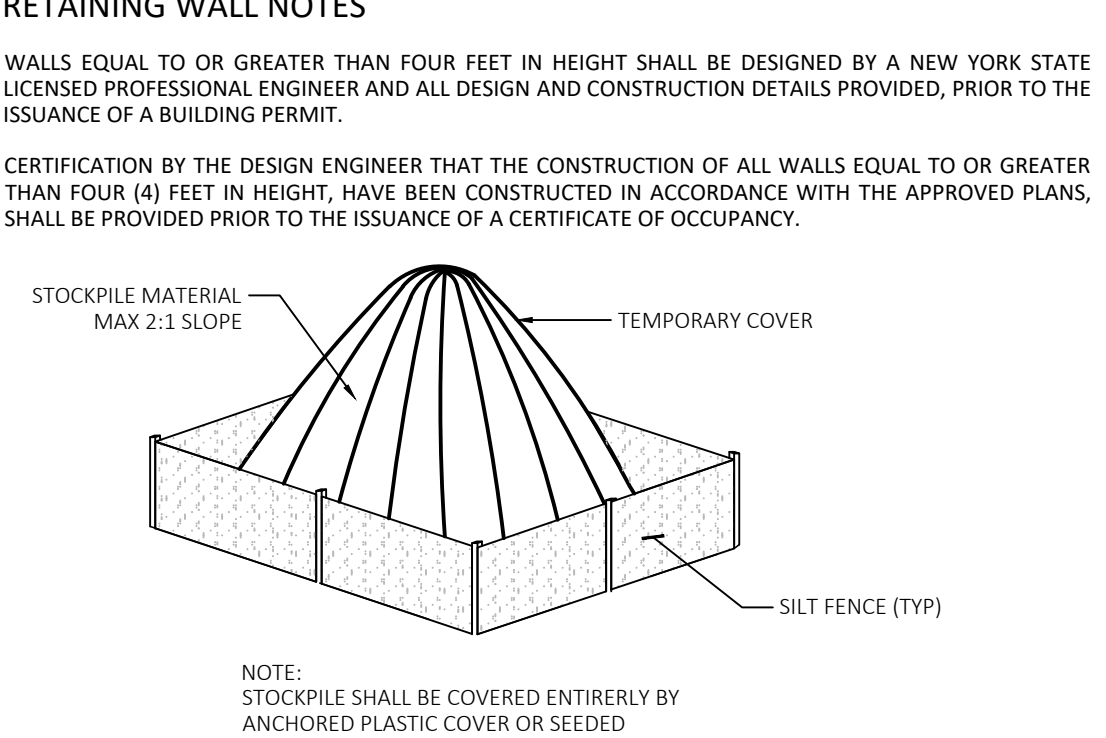
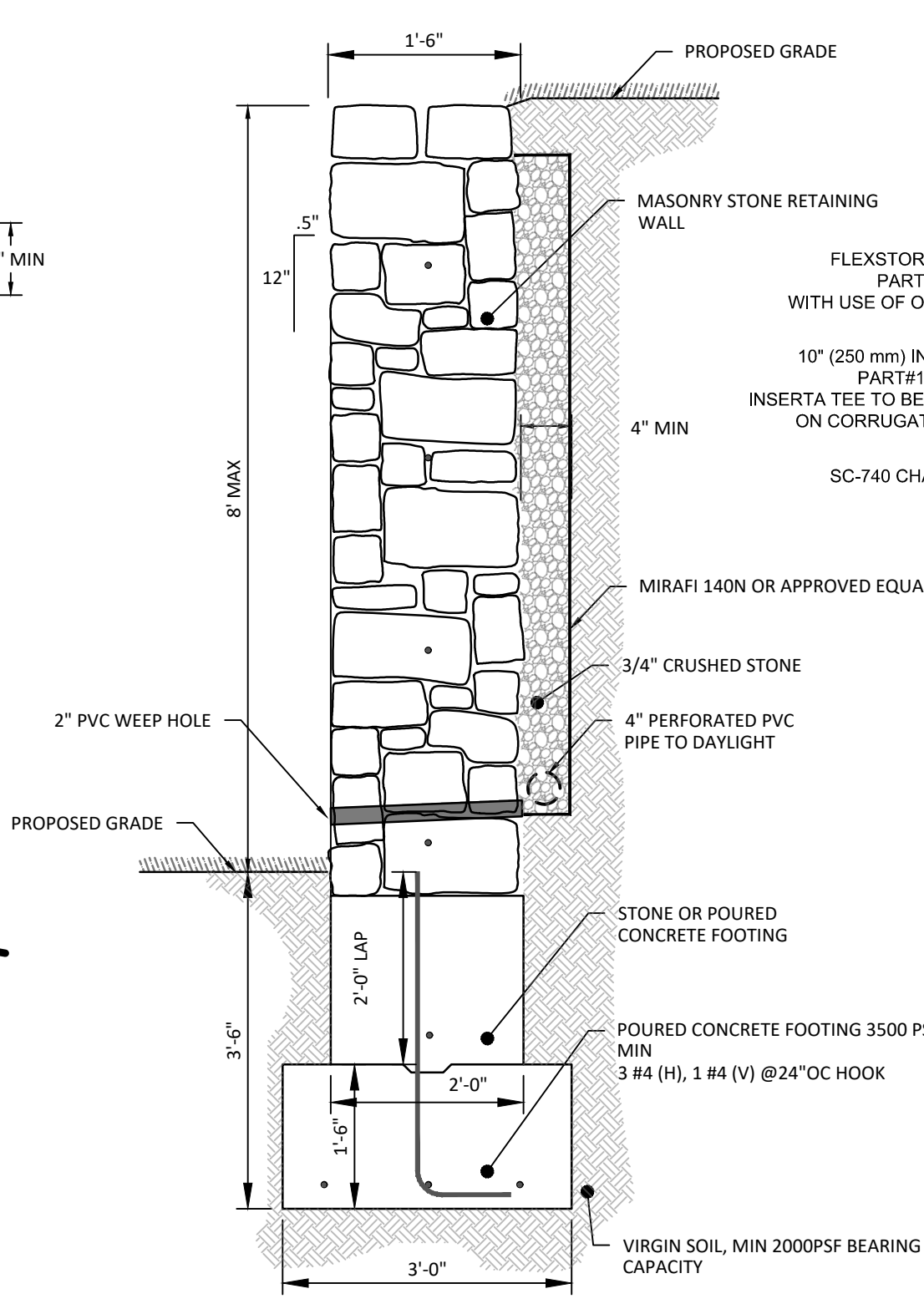
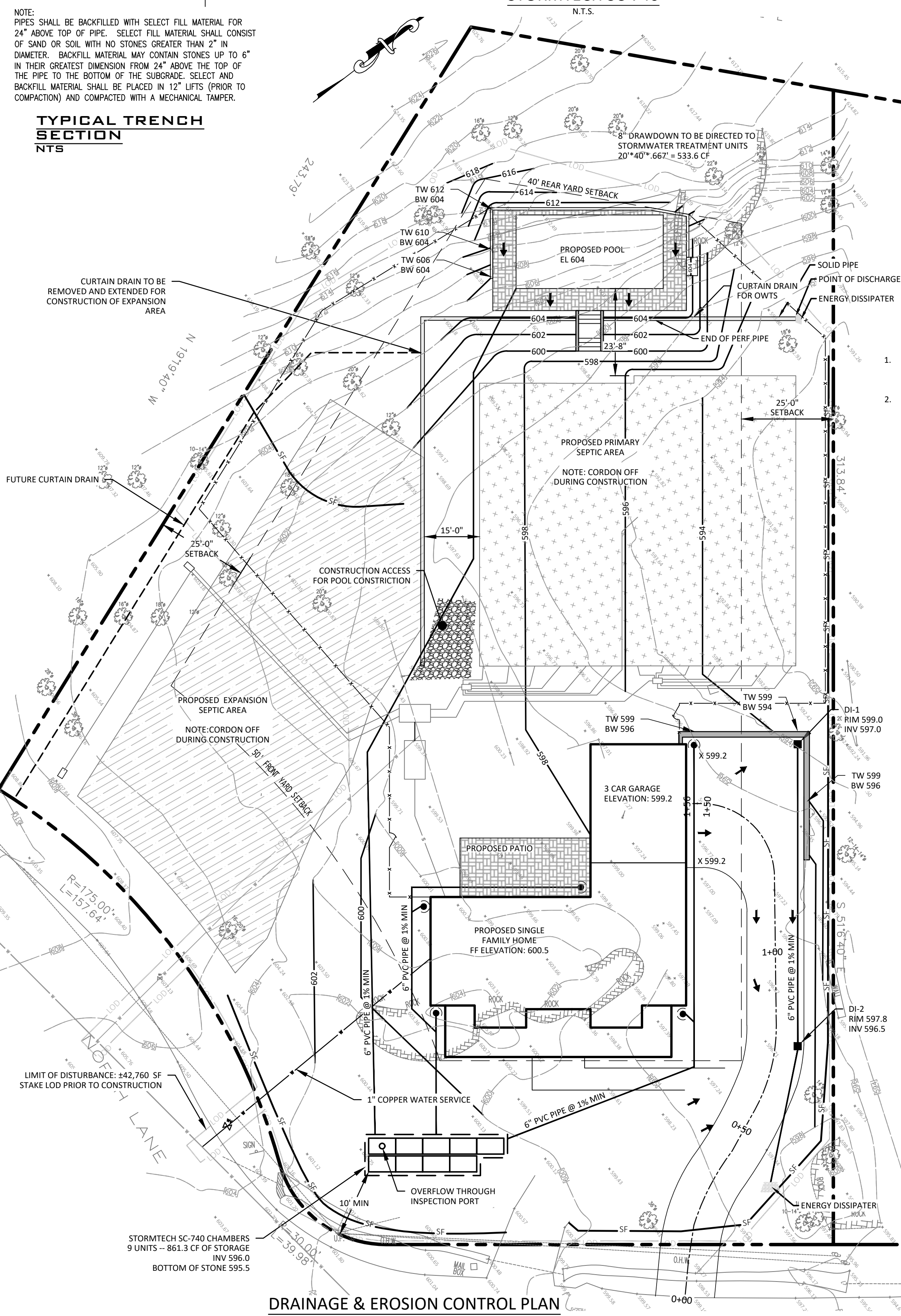
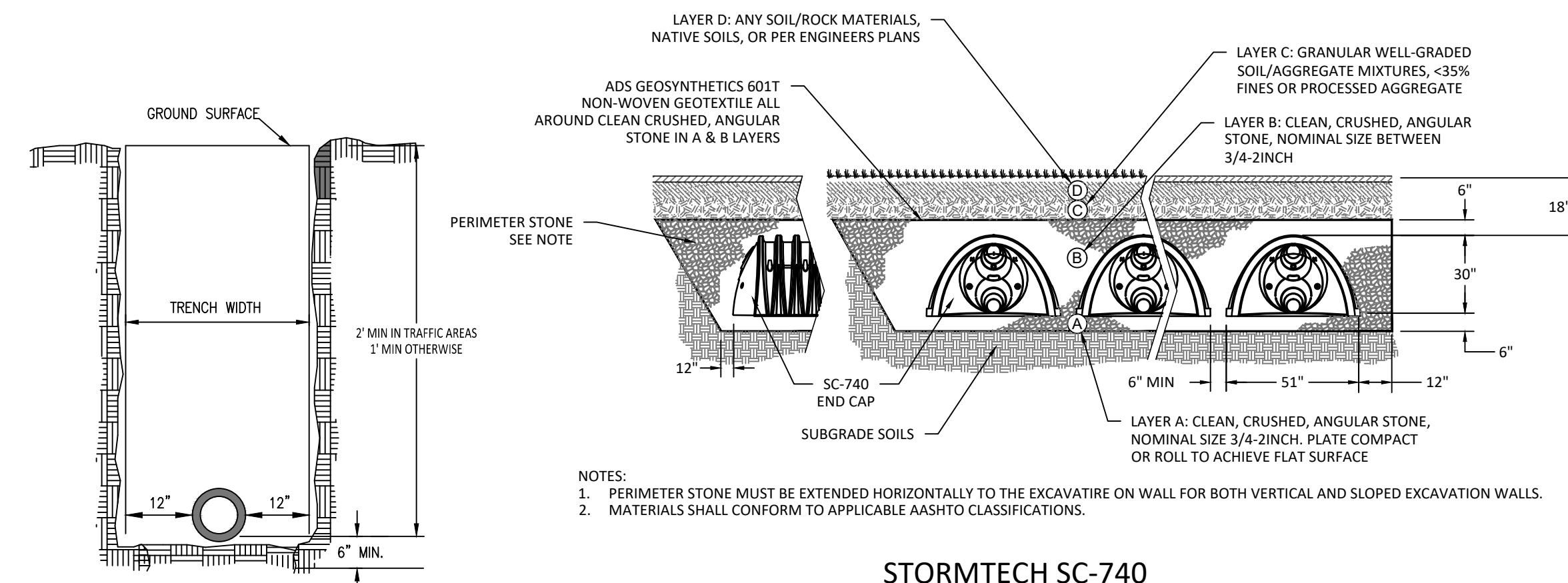
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DATE: 3/22/21
PROJECT NO.: 21-048
DRAWING BY: SB
CHECKED BY: PB
SCALE: 1" = 20'-0"
DRAWING NO.: 2 OF 3



Drainage Calculations			
17 North Lake Rd Armonk, NY Town of North Castle			
Infiltration Chambers Stormtech-740			
Percolation Rate			
Field Percolation Rate	30	min./in.	
Diameter of cylinder	8	in.	
Average Height of Percolation	8	in.	
Time, t	30	min	
Surface area of cylinder: $A_c = \pi \times Dia. \times H_{avg}$			
Bottom Area, $A_b = \pi r^2$	1.396	S.F.	
Total Percolation Area, A_p	0.349	S.F.	
Volume of Percolation, $V_p = A_b \times H_{avg}$	1.745	C.F.	
Soil Percolation Rate, $S_r = V_p / A_p / t$	0.02909	C.F.	
Soil Percolation Rate	0.0005556	ft./min	
Soil Percolation Rate	0.80	ft./day	
Soil Percolation Rate	0.60	ft./day	
Soil Percolation Rate	0.600	ft./day	
CHAMBER BANK (Primary Design)			
Total Impervious Area	3,848	S.F.	
Design for	100	Year Storm	
24-hour rainfall	8.0	inches	
Hydrologic Soil Group	B		
Pre-Construction Land Use: Open Spaces (for cover)	Cr=	75	
Post-Construction Land Use: Pavement (impervious)	Cs=	98	
Soil Percolation Rate	0.60	ft./day	
Required Storage Volume:			
100-year Storm	Cn	Vr	
Pre-Construction	75	8.95	in.
Post-Construction	98	8.78	in.
$\Delta V_r =$		2.81	in.
V_s (required) = $\Delta V_r \times Area$		900.6	C.F.
Subsurface Exfiltration System:			
Use Stormtech SC-740 Infiltration Chambers			
Proposed No. of Chambers	10	Length:	35.5
Chamber Field Dimensions:		Width:	10.0
		Height:	3.5
Storage volume from chambers:			740
Bottom Percolation Area		359	S.F.
Soil Percolation Rate		0.6	ft./day
24-Hour Percolation Volume:		215.4	C.F.
Total 24-Hour Storage Volume			
Chamber Volume + Percolation Volume:		955.4	C.F.
Required Storage Volume:		900.6	C.F.
Proposed Storage Volume is Sufficient			

