



HOCHERMAN TORTORELLA & WEKSTEIN, LLP
CLIENT-CENTERED ♦ SOLUTION-ORIENTED

One North Broadway, Suite 701
White Plains, New York 10601-2319
P: (914) 421-1800 | F: (914) 421-1856
www.htwlegal.com

Geraldine N. Tortorella
Adam L. Wekstein
Noelle C. Wolfson

Henry M. Hocherman, Retired

October 25, 2021

Via Electronic Mail (planning@northcastleny.com)

Hon. Christopher Carthy and Members of the
Planning Board of the Town of North Castle
15 Bedford Road
Armonk, New York 10504

*Re: Application of Dino and Michelle DeLaurentiis for Site Plan Approval for the
Construction of a Single-Family Residence
Property: 21 Nethermont Ave. North Castle Tax Map Section 122.16, Block 4, Lot 41*

Dear Chairman Carthy and Members of the Board:

We represent Dino and Michelle DeLaurentiis (the “Applicants”), who are seeking Site Plan approval to permit them to construct a single-family residence on the unimproved property they own at 21 Nethermont Avenue in the Town’s R-5 zoning district (the “Property”).

This application was reviewed by your Board at your January 25, 2021, May 10, 2021, and May 24, 2021 meetings. At the May 24th meeting your Board referred this application to the Town’s Zoning Board of Appeals to allow the Applicants to apply for a variance from the requirements of North Castle Code §355-59[D] relating to driveway sight distance. This recommendation was made on the condition that the Applicants relocate the driveway from the northern portion of the Property’s frontage on Nethermont Avenue as originally proposed to the southern portion of the frontage on Nethermont Avenue.

Following that referral, the Applicants retained a traffic engineer (Carlito Holt, P.E. of Provident Design Engineering) to evaluate the proposed location and configuration of the driveway. After evaluating the Property, Mr. Holt recommended locating the driveway in the central portion of the Property’s Nethermont frontage, rather than in the southern portion of that frontage. The driveway in the modified location is depicted on the *Site Plan/Zoning Analysis/Grading Plan (SW-1)*, prepared by Gabriel E. Senor, P.C., dated October 3, 2021, submitted herewith (the “Revised Plan”).

As the letter of Provident Design Engineering, dated October 22, 2021 and the *Sight Distance Analysis Plan (SD-1)*, prepared by Gabriel E. Senor, P.C., dated October 22, 2021, both submitted herewith, demonstrate, this configuration offers the optimal location for the driveway and provides sight distances which, although they are less than the 200 feet of distance required by North Castle Code §355-59[D], significantly exceed the minimum sight distance requirements for a driveway in this location and

Hon. Christopher Carthy, Chairman
and Members of the Planning Board
of the Town of North Castle
October 25, 2021
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configuration based on the industry-accepted standards promulgated by the American Association of State Highway and Transportation Officials (AASHTO).

Accordingly, the Applicants respectfully request the opportunity to review the Revised Plan with your Board at your meeting scheduled for November 8, 2021, at which time we would request that you refer this matter to the Zoning Board of Appeals so that the Applicants may seek the variances needed to permit it to move forward with the Revised Plan.

MATERIALS SUBMITTED IN SUPPORT OF THIS APPLICATION

Submitted herewith in support of the application are the following:

1. *Existing Conditions Topographical Survey and Tree Removals Plan (TR-1)*, prepared by Gabriel E. Senor, P.C., dated October 3, 2021;
2. *Site Plan/Zoning Analysis/Grading Plan (SW-1)*, prepared by Gabriel E. Senor, P.C., dated October 3, 2021;
3. *Sight Distance Analysis (SD-1)*, prepared by Gabriel E. Senor, P.C., dated October 22, 2021; and
4. Letter of Provident Design Engineering, PLLC, dated October 22, 2021.

Please note that actions involving the construction of a single-family home are classified as Type II under the New York State Environmental Quality Review Act (SEQRA) (*see* 6 NYCRR 617.5(c)(11)) and therefore no further SEQRA review by your Board is required.

We look forward to presenting the Revised Plan to your Board at your meeting of November 8, 2021 at which time we would ask that you refer this application to the Zoning Board of Appeals to enable the Applicants to apply for the driveway sight distance area variance based on the Revised Plan.

If you have any questions or if you need any additional information, please feel free to contact me.

Respectfully submitted,

Hocherman Tortorella & Wekstein, LLP

By: 
Noelle C. Wolfson

Hon. Christopher Carthy, Chairman
and Members of the Planning Board
of the Town of North Castle
October 25, 2021
Page 3

NCW

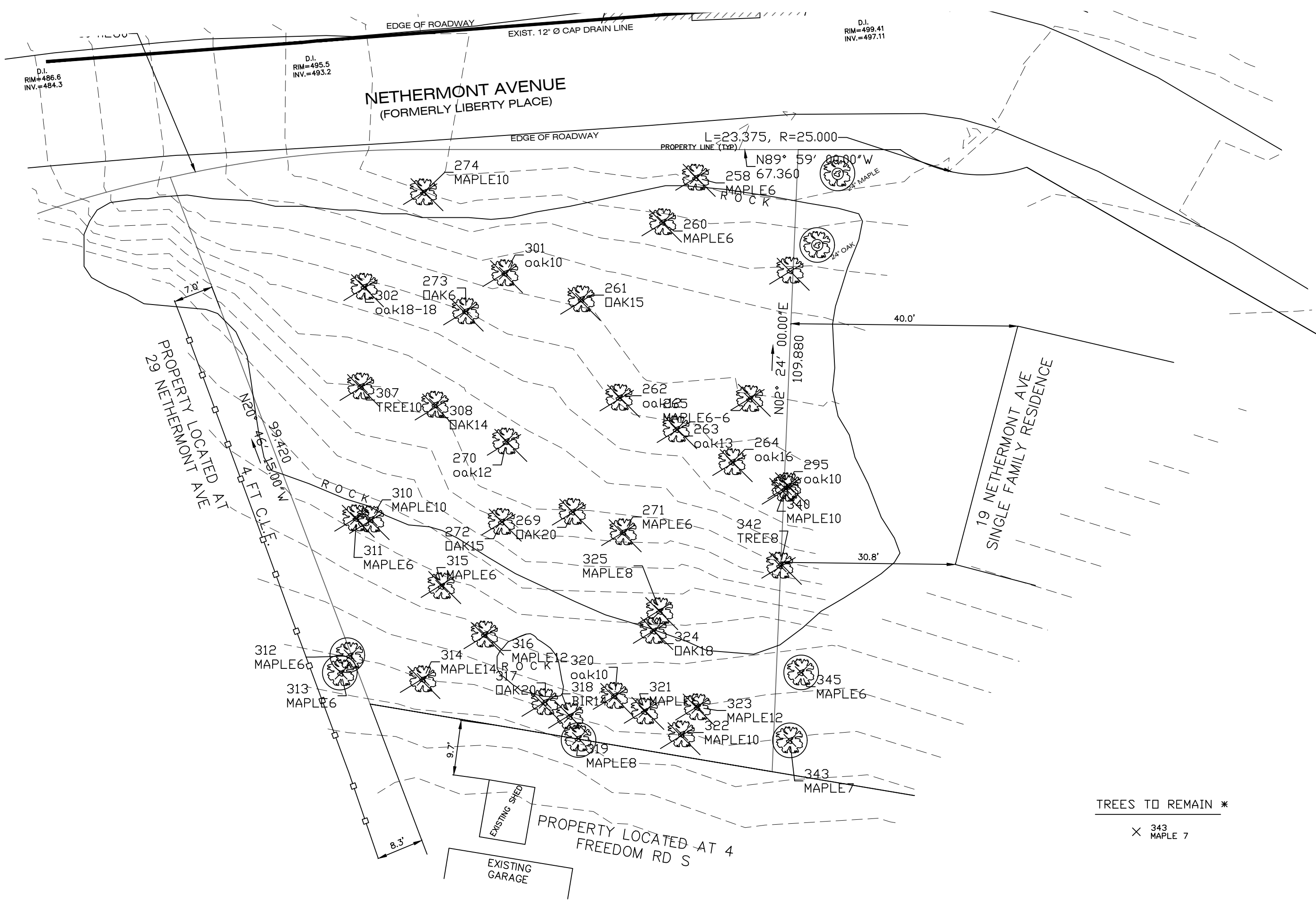
Enclosures

cc: Adam Kaufman, AICP
Joseph Cermele, P.E.
Mr. Dino DeLaurentiis
Mrs. Michelle DeLaurentiis
Gabriel E. Senor, P.C.
Carlito Holt, P.E.

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SYMBOLS LEGEND

- CATCH BASIN
- DRAIN INLET
- UTILITY POLE
- SIGN POST
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ LIGHT POLE
- ⊕ TRAFFIC POLE
- ⊕ TELE. MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ SEWER MANHOLE
- ⊕ WATER MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ DRAIN MANHOLE
- ⊕ MANHOLE
- ⊕ MONITORING WELL
- ⊕ VALVE
- ⊕ 14 TREE
- 1 SIZE
- +242.5 EXIST. ELEV.
- +242.5) PRDP'D ELEV.
- ⊕ 14 TREE
- (TO BE REMOVED)
- III — III SILY FENCE
- or HAYBALES AS REQ'D



TREES TO REMAIN *
 x 343 MAPLE 7

TREES TO REMOVE **			
258 MAPLE 6	269 DAK 20	308 DAK 14	319 MAPLE 8
259 DAK 24	270 oak 12	310 MAPLE 10	320 oak 10
260 MAPLE 6	271 MAPLE 6	311 MAPLE 6	321 MAPLE 6
261 DAK 15	272 DAK 15	314 MAPLE 14	322 MAPLE 10
262 oak 12	273 DAK 6	315 MAPLE 6	323 MAPLE 12
263 oak 13	274 MAPLE 10	316 MAPLE 12	324 DAK 18
264 oak 16	301 oak 10	317 DAK 20	325 MAPLE 8
265 MAPLE 6	302 oak 18	318 BEECH 14	

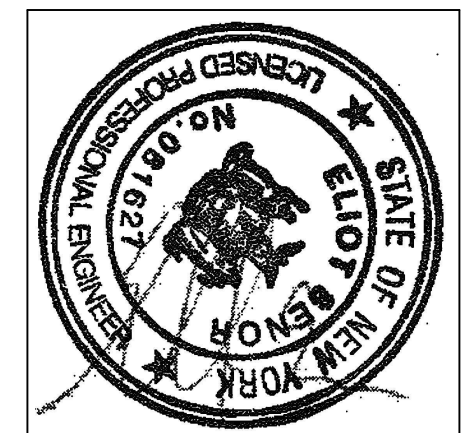
Total Removal
263 cal. inch

** Removals due to construction & proposed development including: Excavation, trenching, filling, grading, stormwater requirements, etc.

NOTES:
 Locations, sizes and descriptions of all utilities are based on field survey location of surface appurtenances and available record plate data. Same is subject to scale and method limitations. Exact location for existing service installations may require verification by the respective utility companies (call 800-962-7962) and by excavation. The location, material and size of existing underground improvements or encroachments hereon are not certified underground routing cannot be guaranteed. Exact connections for existing service installations may require verification by excavation or dye testing. Such tests will be subject to additional fee based on time. Underground utilities may not always follow a straight line between surface appurtenances and should be confirmed by excavation and the respective companies. Please note that there are usually no utility company records of the location of on-site utilities connections.

EXISTING CONDITIONS,
 TOPOGRAPHICAL SURVEY,
 TREE REMOVALS
 TAX ID: SECTION 122.16
 BLOCK 4 LOT 7
 AS SHOWN ON THE OFFICIAL TAX MAP OF
 NORTH CASTLE
 LOCATED IN THE
 TOWN OF NORTH CASTLE
 P.O. BOX: WHITE PLAINS, NY
 WESTCHESTER COUNTY, NEW YORK.

GABRIEL E. SENOR, P.C.
 CONSULTING ENGINEER & LAND SURVEYORS
 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
 (914) 422-0070 FAX 422-3009



SCALE: 1" = 15'
 DATE: OCTOBER 03, 2021
 DRAWN BY: GC
 CHECKED BY: ES.

TR - 1

GENERAL NOTES

- Gabriel E. Senor, P.C. is not responsible for construction supervision unless retained under separate contract.
- Gabriel E. Senor, P.C. must be notified prior to backfilling any storm water system for inspection if The Engineering Dept. will require a final letter of certification from the design engineer for the storm water approval, site work and drainage installation.
- Any changes made to these plans shall be approved by Gabriel E. Senor, P.C. Any changes must be filed and approved by the appropriate Department as amendments.
- Gabriel E. Senor, P.C. is not responsible for damages if changes are made and not approved as in item 1 above.
- All conditions, locations, dimensions and elevations shall be verified by the Contractor or Owner and must report all discrepancies to the Design Engineer prior to the start of construction.
- All work and materials shall comply with all applicable codes including, but not limited to the following: NYS Building Code, Local Zoning Code, ACI and AISC.
- The Contractor is responsible for all construction means and methods to implement the designs shown.
- Safety during construction is the responsibility of the Contractor and shall conform to all Local, State and Federal Agencies' requirements.
- The Contractor shall apply for and receive all necessary permits to perform the work shown on these plans prior to the start of construction.
- Final grading shall be sloped away from the building and foundations.
- Unless noted, all drainage piping on this plan is to be 6" Rigid HDPE ASTM F810-07 or better.
- This storm water design plan is not designed to accept footing drains. Refer to Architectural plans for footing drain design. Do not connect footing drains or sump pumps to this surface water drainage system.
- If the drainage system is to be built in a filled area, the fill should be well drained material with a settling period of one to three months prior to the system installation. Additional percolations are required after the settling period and the system design will be revised as necessary.
- Proposed Silt Fence to be installed along existing and proposed contours.
- Orange Construction Fence to be installed along the limits of the proposed disturbance limits line.
- Roof leaders to be connected to the drainage system with 6" rigid HDPE pipe at 2% min. slope or as shown.
- The Contractor and all Sub-Contractors must submit a "Contractor Certification Statement" as per section 294-8 of the NYSDEC "Stormwater Pollution Prevention Plan" manual prior to the start of construction.
- If imported fill material is required, it shall be certified in writing by a New York State licensed Professional Engineer as non-contaminated, clean fill suitable for the intended use. Percolation tests shall be performed by the Design Engineer to demonstrate that the stormwater management practice will draw down the entire water quality volume within 48 hours. The results of the percolation test (s) shall be submitted to the Municipal Engineer for review and approval.
- All proposed temporary seeding mixture shall be in accordance with the New York State Standards and Specifications for Urban Erosion Control, dated August 2005.
- New sewer laterals are required for all new construction. Laterals must be extra heavy cast iron or ductile iron pipe or as directed by Municipal Engineer.
- Connection permits are required from the Department of Public Works for Sewer, Water, and Storm Water System overflows.
- All trenches in the Municipality Right of Way must be backfilled with controlled density fill (k-crete) or as directed by Municipal Engineer.
- A street opening permit must be obtained from the Municipality, all work in the Right of Way and an inspection performed prior to back filling and final approvals.
- Replace or re-lay stone curb as directed by Municipal Engineer.
- A non-conversion agreement for the basement in Special Flood Hazard Zone must be signed and filed prior to the issuance of a C. of. O. for properties subjected to flooding.
- Curb cut permit is required from the Department of Public Works. Curb cut maximum width is 18 feet.
- The contractor shall schedule with the Municipality a rough grading inspection prior to any framing of a building above the first floor braced decking. Excess soils of significance shall be removed and disposed of upon completion of the rough grading.
- The structures for the storm water management system shall be installed at the earliest date possible when the structure's roof is complete. The contractor shall consult with the Municipality and schedule this work upon completion and inspection of the rough grading activities.
- The contractor shall secure a Street Opening Permit with the Municipality for all work to take place on the right of way including construction of a new driveway apron, and installation of new service laterals.
- If necessary, the Contractor shall secure a Tree Removal Permit with the Municipality prior to the commencement of construction activities.
- Contractor required to provide Dig Safe NY ticket prior to issuance of permits.
- Proper construction of all walls four (4) feet and greater in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy.

ZONING TABLE - 21 NETHERMONT AVE				
ZONE: SINGLE FAMILY RESIDENCE DISTRICT "R-5"				
TOTAL LOT AREA: 0.21 Acres (9,361.31 SF)				
DESCRIPTION	MIN/REQUIRED	PROPOSED		
MINIMUM LOT AREA	5000	SF	9,361.31	SF
75% WETLAND AREA	-		N/A	SF
50% STEEP SLOPE AREA	-		1,815.31	SF
NET LOT AREA	-		7,546.00	SF
MIN LOT FRONTAGE	50	FT	111.25	FT
MIN LOT WIDTH	50	FT	91.6 (AVG)	FT
MIN LOT DEPTH	100	FT	105 (AVG)	FT
FRONT YARD SETBACK	30	FT	30.7	FT
SIDE SETBACK	8	FT	8.0	FT
SECOND SIDE SETBACK	Total Both Sides - 18	FT	22.3	FT
REAR YARD SETBACK	30	FT	31.8	FT
OFF-STREET PARKING	2	EA	2.0	EA
OFF-STREET LOADING	1	EA	1.0	EA
MAX BUILDING HEIGHT (AVG GRADE TO MID ROOF)	30	FT	25.87	FT
MAX BUILDING HEIGHT (HIGHEST SECTION PLANE)	35	FT	33.25	FT
MAX BUILDING COVERAGE (USING NET LOT AREA)	30%		23%	

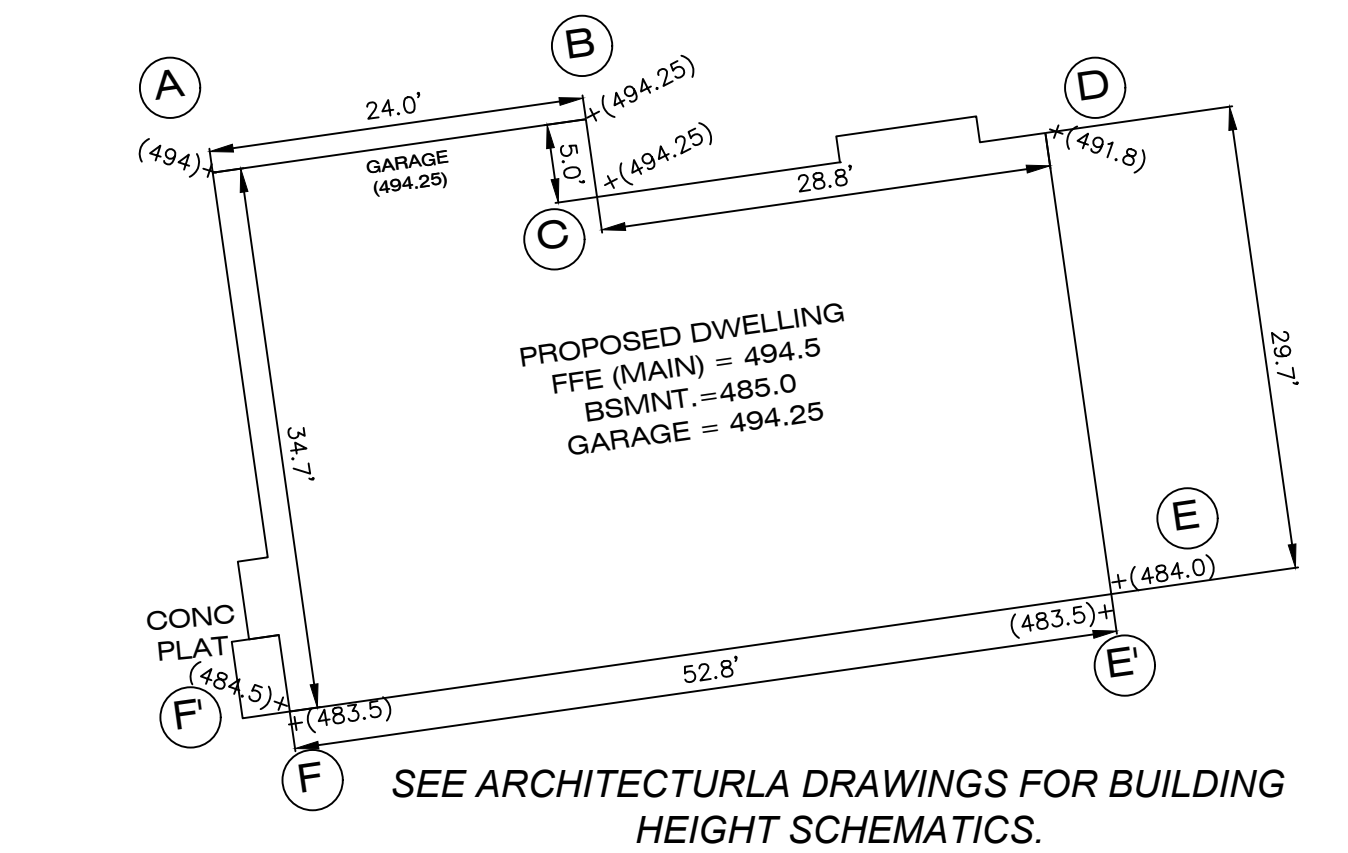
AVERAGE GRADE EXHIBIT AND CALCULATIONS

Average Grade calculations for 21 Nethermont Road

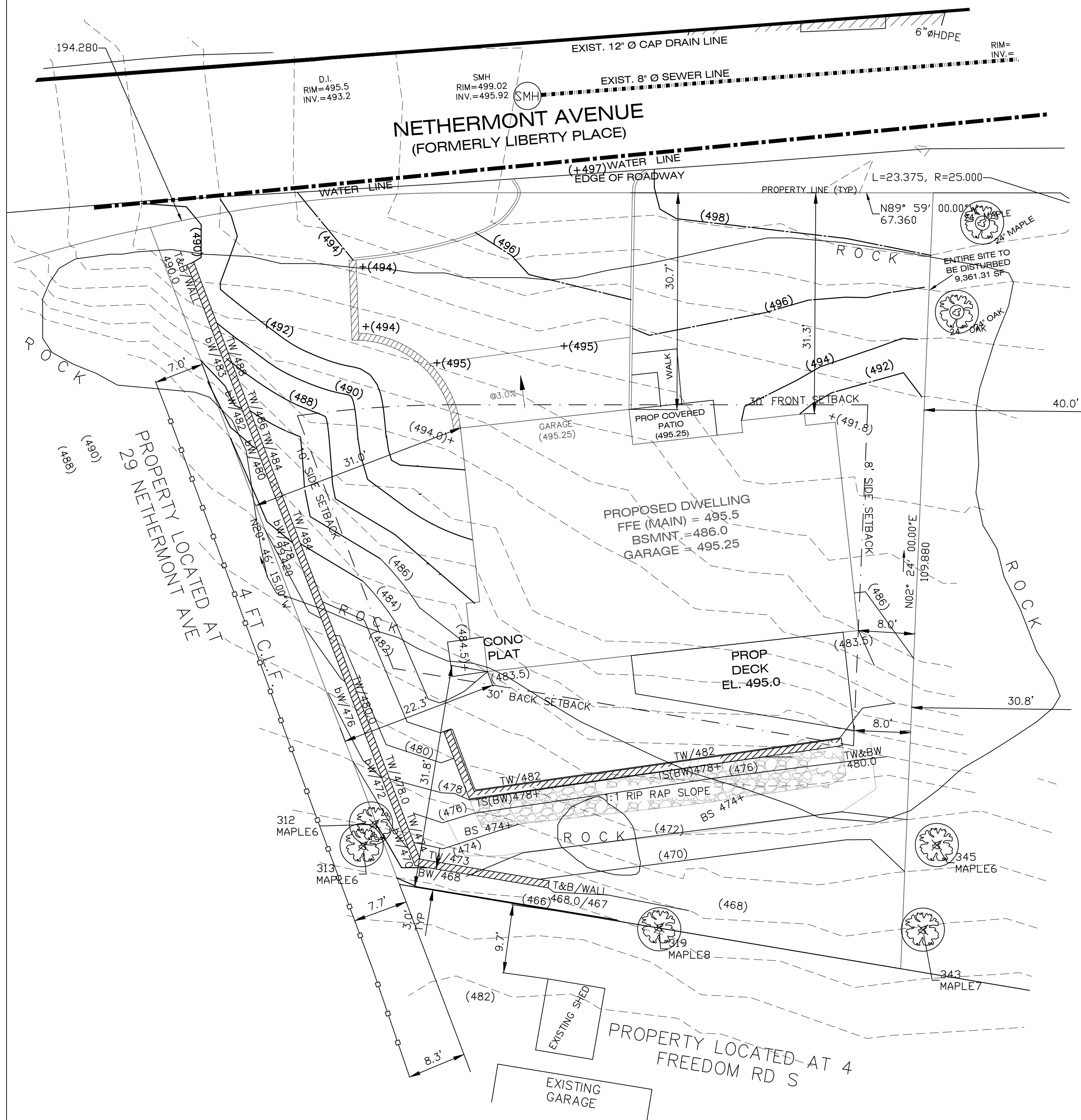
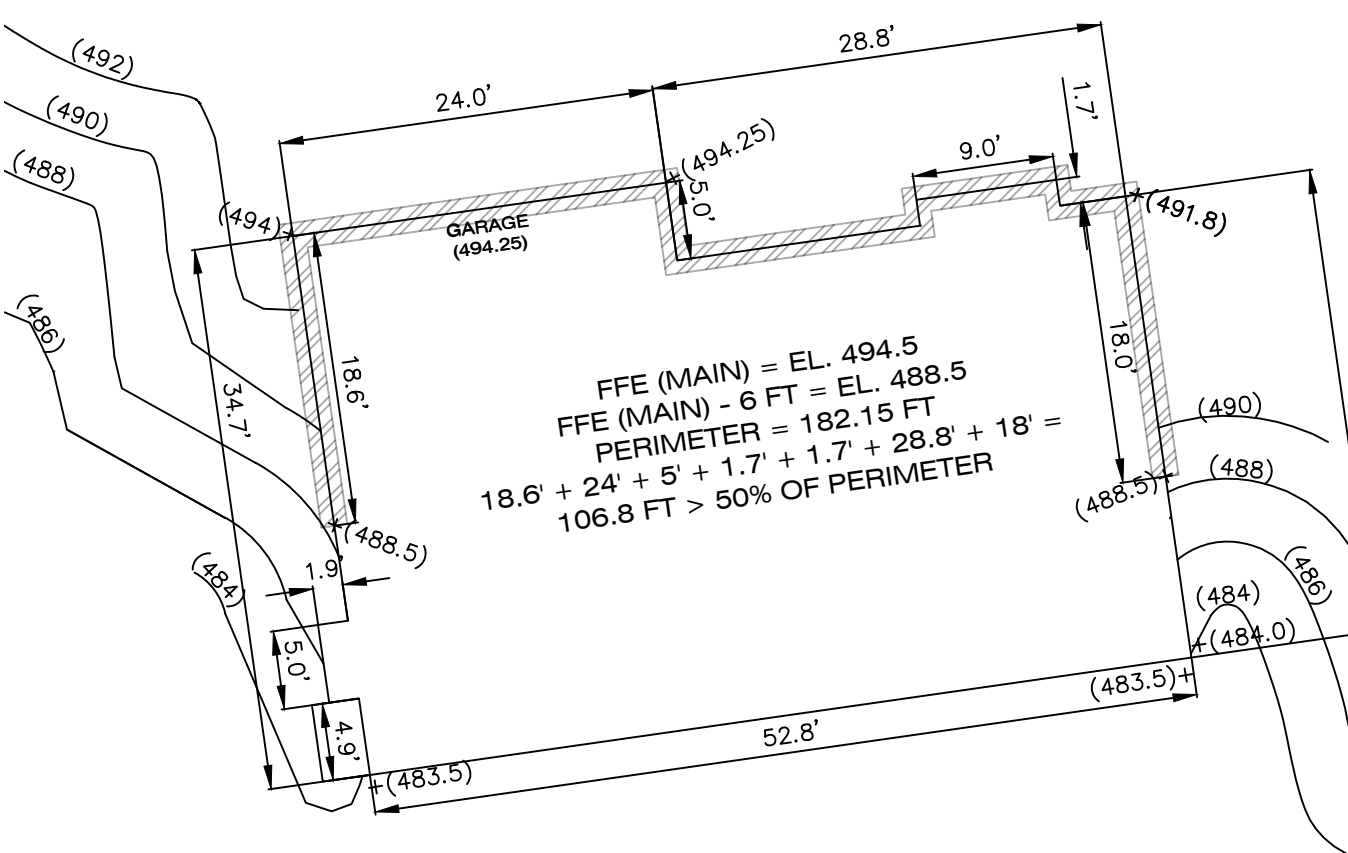
LOCATION	front	ELEV 1	ELEV 2	AVG ELEV	DISTANCE	AVG ELEV X DIST
A - B		494	494.25	494.125	24	11859
B - C		494.25	494.25	494.25	5	2471.25
C - D		494.25	491.8	493.025	28.83	14213.91075
right side						
D - E		491.8	484	487.9	29.66	14471.114
rear						
E' - F		483.5	483.5	483.5	52.83	25543.305
left side						
F' - A		484.5	494	489.25	34.75	17001.4375
sum of distance X avg elev						85561.9611
sum of distance						175.07
AVG GRADE				488.73		

EROSION CONTROL NOTES

- INSTALLATION & MAINTENANCE OF EROSION CONTROL**
- CONSTRUCTION SCHEDULE**
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.
- EROSION CONTROL MEASURES**
- Install all erosion control measures prior to start of construction.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 Days prior to finish.
- INSPECTION BY MUNICIPALITY**
- MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)**
- After any rain causing runoff, Contractor to inspect silt fences, etc. and remove any excessive sediment and inspect stockpiles and correct and problems with seed establishment.
 - Inspections shall be documented in writing and submitted to the appropriate Municipal Agency having jurisdiction.
- STOCK PILING OF EXCAVATED MATERIAL**
- Strip Topsoil and Stockpile.
 - Stockpile Excavation Subgrade.
 - Seed piles with 1 lb. total annual ryb or remove from site within two days.
- INSPECTION BY MUNICIPALITY**
- FINAL GRADING**
- Remove unneeded subgrade from site.
 - Call for inspection from the appropriate Municipal Agency having jurisdiction at least 2 days prior to finish.
- INSPECTION BY MUNICIPALITY**
- LANDSCAPING**
- Spread topsoil evenly over areas to be seeded. Hand rake level.
 - Broadcast 1 25lb. bag of Jonathan Green "Fastgrow" mix or equal over areas to be seeded.



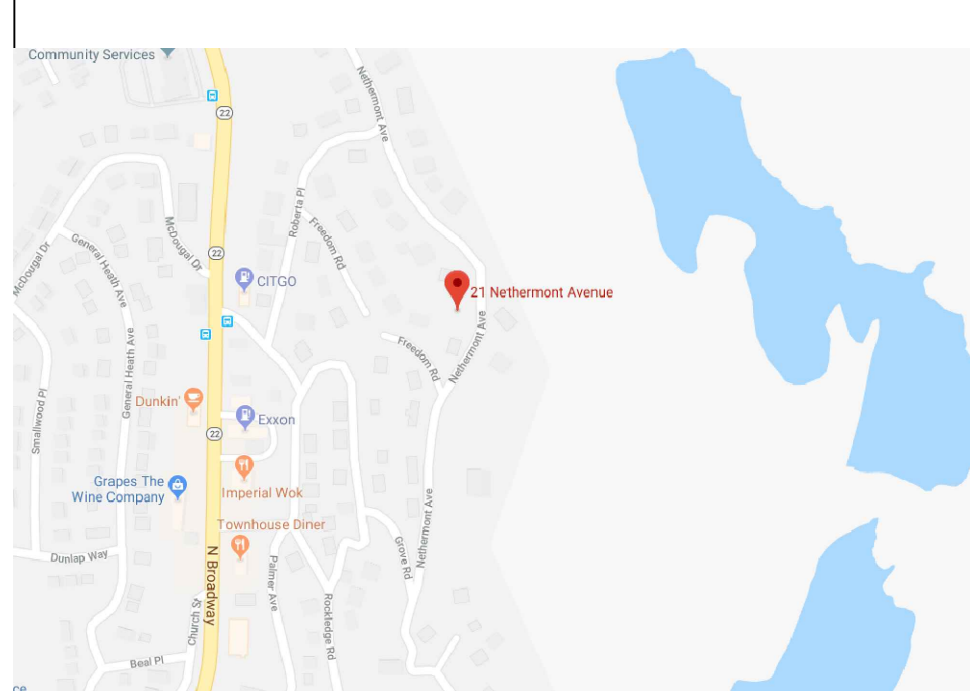
FIRST FLOOR EL. > 6 FT ABOVE FINISHED GRADE FOR > 50% OF PERIMETER



LEGEND

- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- GUY WIRES
- TELE. MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- ELECTRIC BOX
- EXISTING GRADE (102)
- PROPOSED GRADE
- 14 TREE
- TREE TO BE REMOVED
- SILT FENCE OR HAYBALES AS REQ'D

LOCATION MAP



NO	DATE	DESC	BY
REVISIONS			

SITE PLAN/ZONING ANALYSIS/GRADING

PREPARED FOR: DINO DELAURENTIS
 ADDRESS: 21 NETHERMONT AVE
 NORTH CASTLE, NY (WHITE PLAINS P.O.)
 TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 41
 SITUATED IN THE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK

COPYRIGHT GABRIEL E. SENOR, P.C. 2019
GABRIEL E. SENOR, P.C.
 CONSULTING ENGINEER LAND SURVEYORS
 90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
 (914) 422-0070 FAX 422-3009

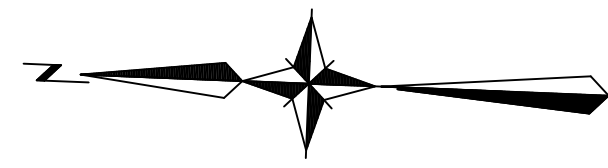
SCALE: 1" = 10'
 DATE: OCTOBER 03, 2021
 DRAWN BY: GC
 CHECKED BY: ES.

SW-1

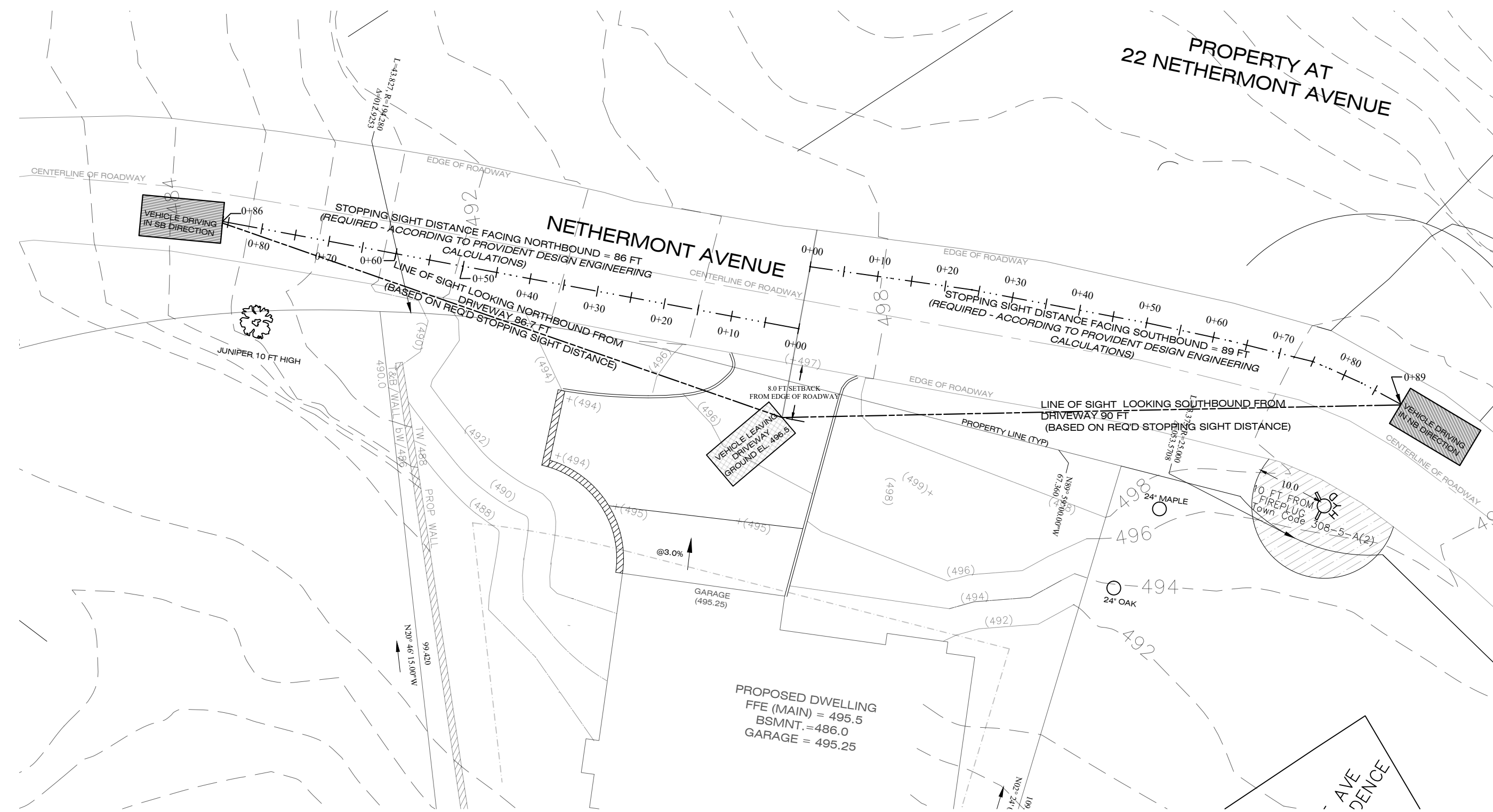
- ADDITIONAL NOTES:**
- All retaining walls on the property are proposed.
 - Garbage will be kept in trash bins in the garage until the day prior to pick up and be brought to the end of the driveway in enclosed lockable bins the day prior to trash pick up.
 - All surveying performed by Gabriel E. Senor P.C.



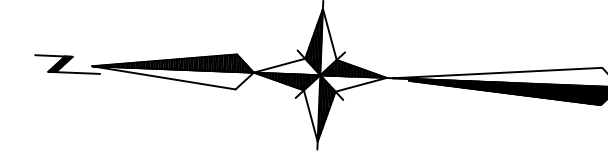
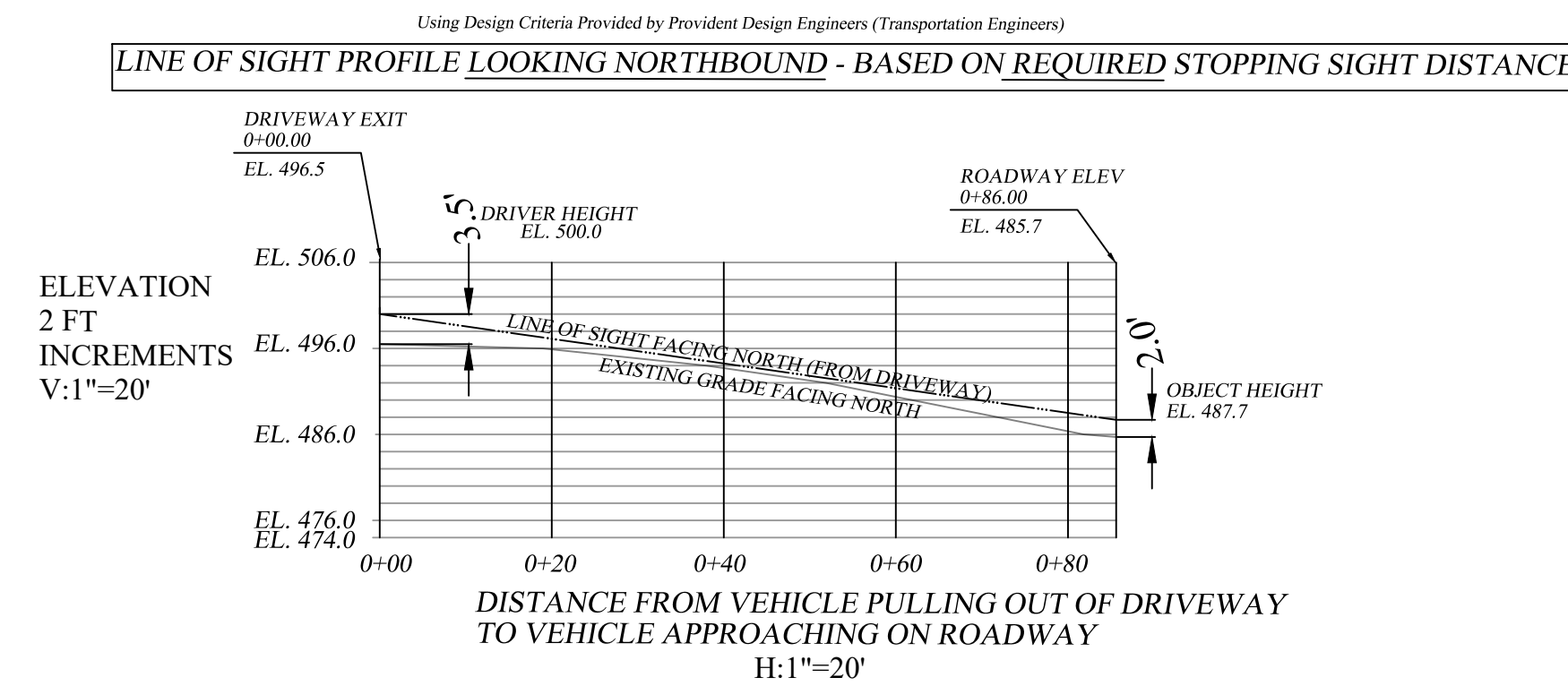
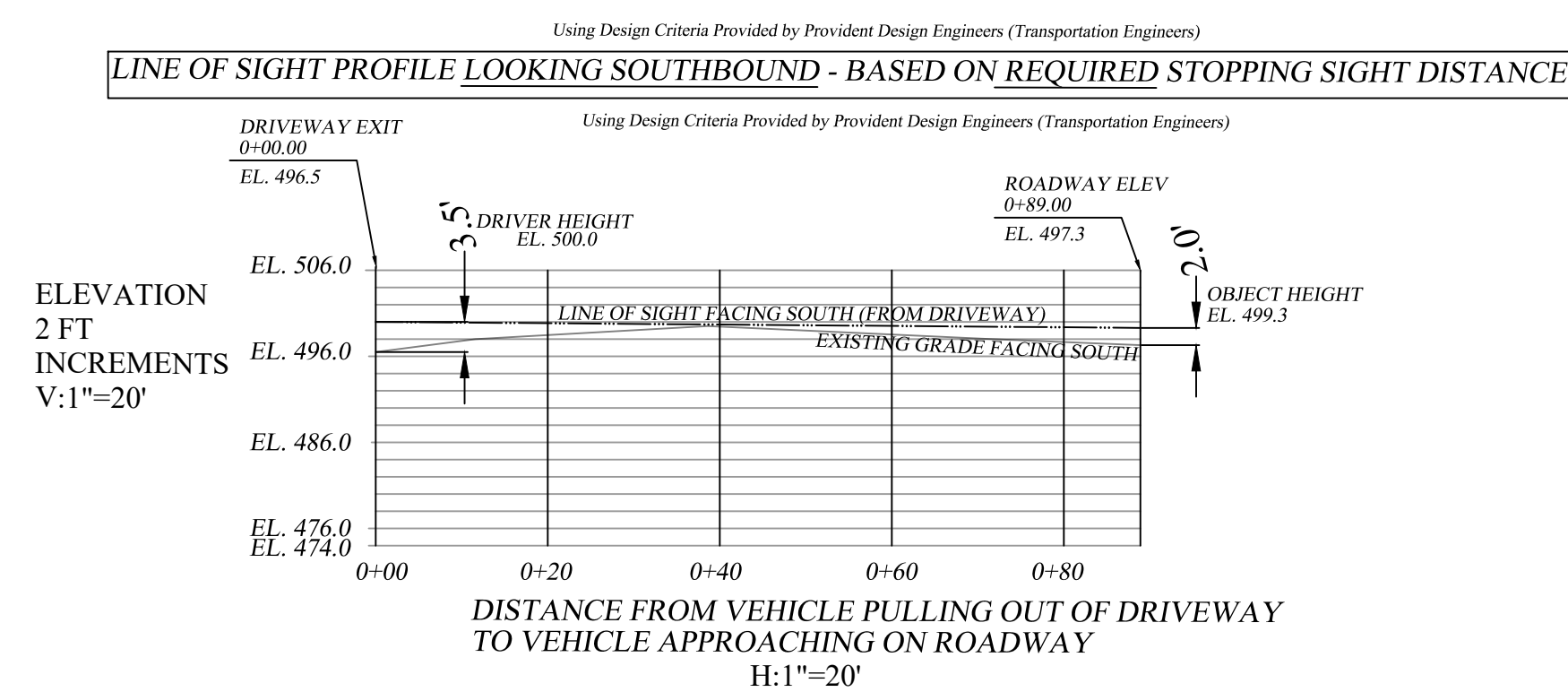
- NOTES:**
- TOPOGRAPHIC DATA USED IN THE SIGHT DISTANCE ANALYSIS WAS TAKEN FROM WESTCHESTER COUNTY GIS
 - ALL STOPPING SIGHT DISTANCE AND LINE OF SIGHT CALCULATIONS SHOWN, WERE PERFORMED BY PROVIDENT DESIGN ENGINEERING, AND ARE ATTACHED AS PART OF THIS SUBMITTAL.



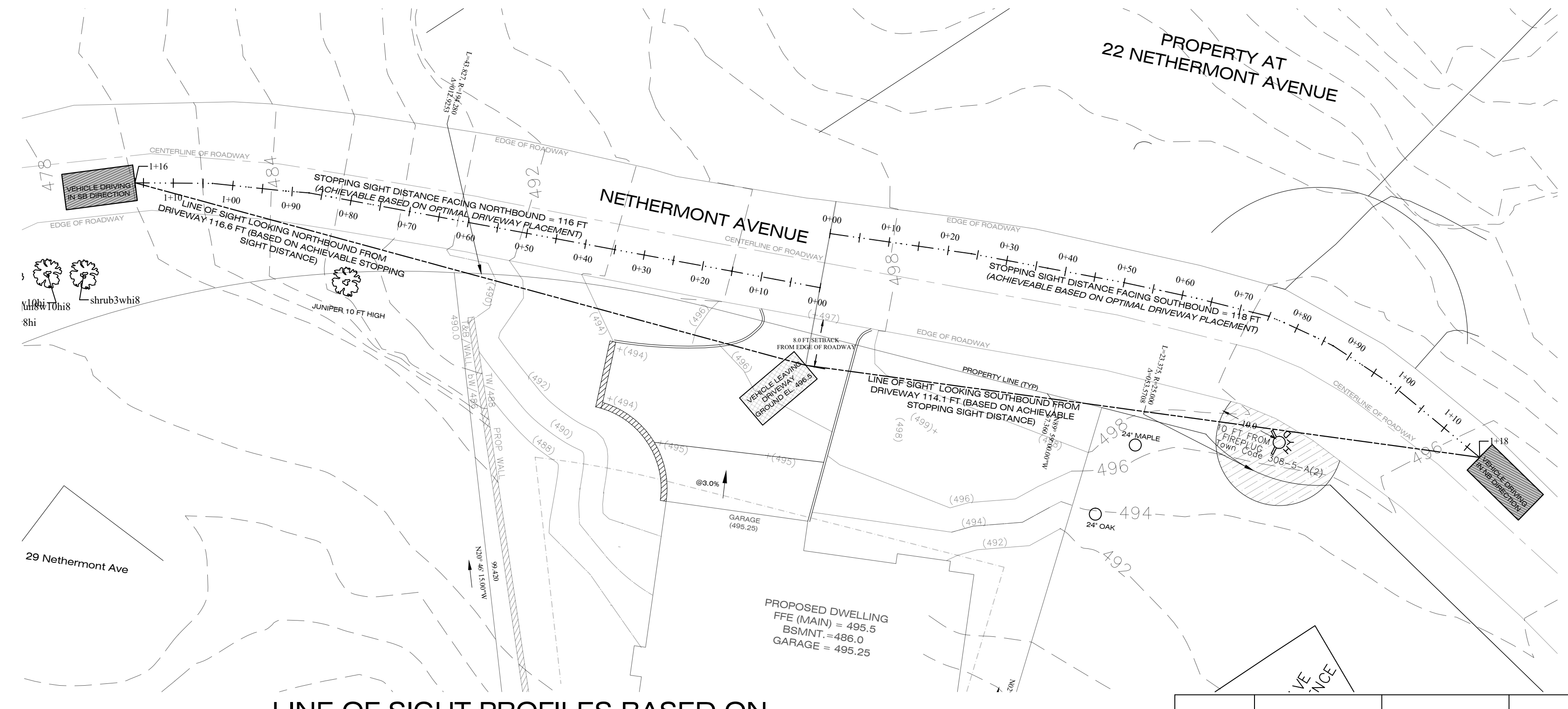
REQUIRED STOPPING SIGHT DISTANCE BASED ON PROVIDENT DESIGN ENGINEERING CALCULATIONS
SCALE: 1" = 15'



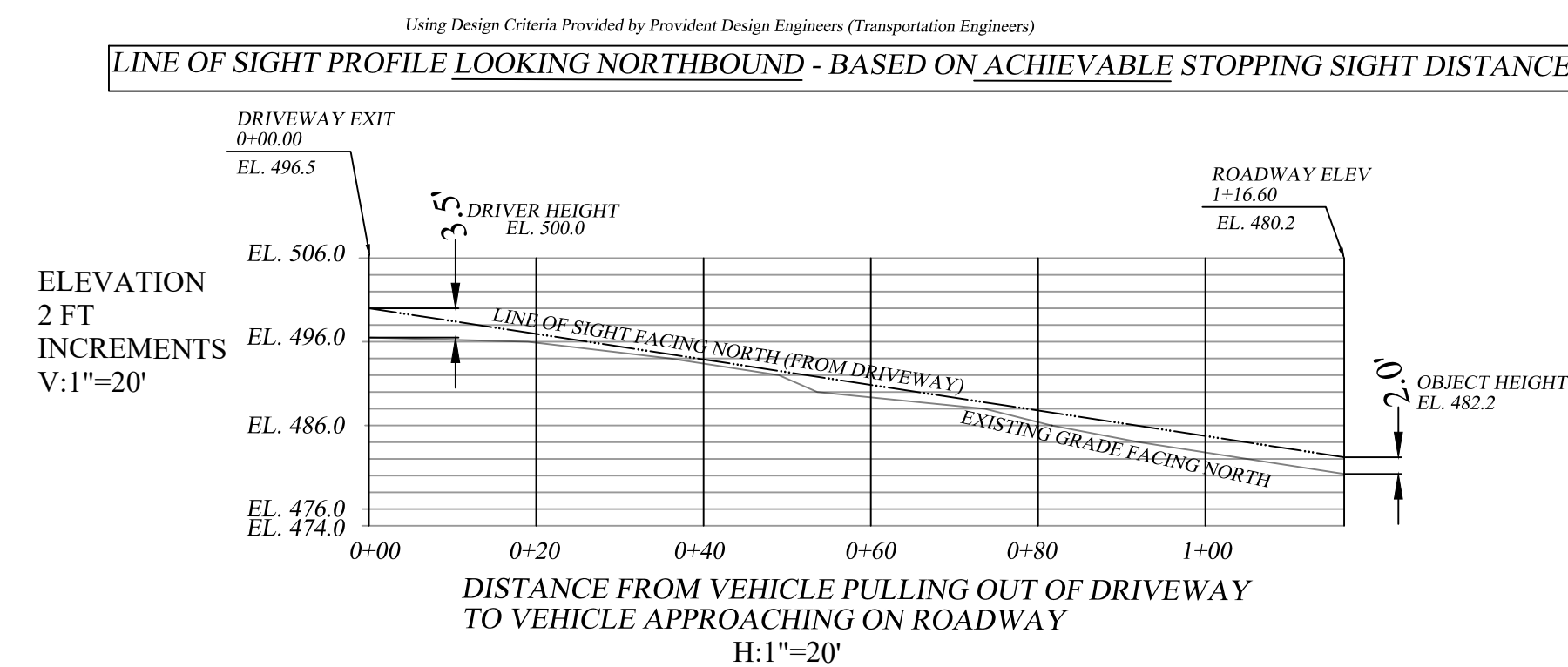
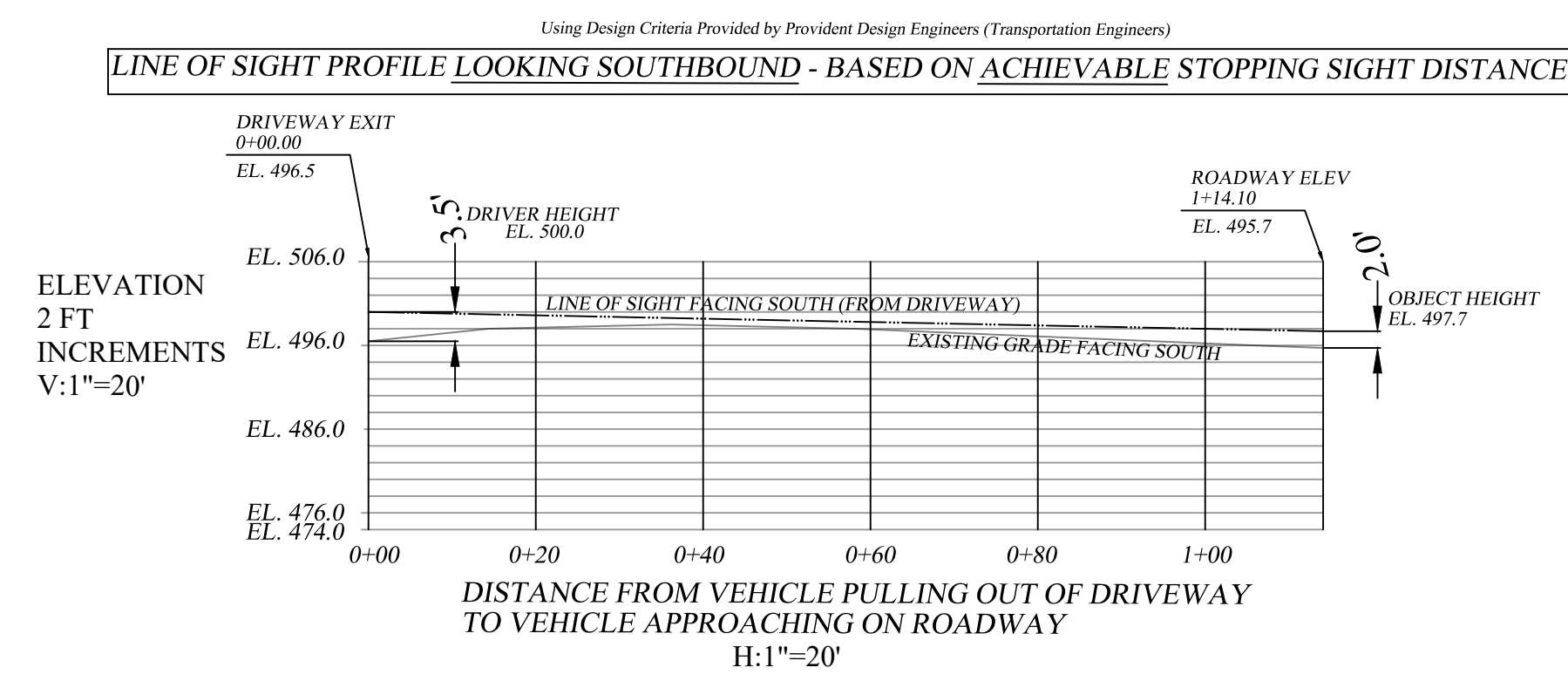
LINE OF SIGHT PROFILES BASED ON REQUIRED STOPPING SIGHT DISTANCE



ACHIEVABLE STOPPING SIGHT DISTANCE BASED ON OPTIMAL DRIVEWAY PLACEMENT
SCALE: 1" = 15'



LINE OF SIGHT PROFILES BASED ON ACHIEVABLE STOPPING SIGHT DISTANCE



NO	DATE	DESC	BY
REVISIONS			

21 NETHERMONT ZBA SIGHT DISTANCE ANALYSIS

PREPARED FOR: DINO DELAURENTIS

ADDRESS: 21 NETHERMONT AVE
NORTH CASTLE, NY (WHITE PLAINS P.O.)

TAX ID: SECTION 122.16 - TAX BLOCK 4 - LOT 41

SITUATED IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

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GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
• (914) 422-0070 FAX 422-3009



SCALE: AS SHOWN
DATE: OCTOBER 22, 2021
DRAWN BY: GC CHECKED BY: ES.

SD-1



7 Skyline Drive, Hawthorne, NY 10532
Tel: (914) 592-4040 www.pderesults.com

October 22, 2021

Hon. Christopher Carthy and Members of the
Planning Board of the Town of North Castle
15 Bedford Road
Armonk, New York 10504

RE: Sight Distance Analysis - 21 Nethermont Avenue
Town of North Castle, Westchester County, NY

Dear Mr. Carthy and Planning Board Members:

Provident Design Engineering (PDE), a licensed Professional Engineering Firm in the State of New York, has conducted a Sight Distance Study of the proposed Project Site located at 21 Nethermont Avenue in the Town of North Castle, Westchester County, New York. The following outlines the procedure and findings of the study:

PROJECT LOCATION

The Project Site is located at 21 Nethermont Avenue. In the vicinity of the site Nethermonth Avenue contains horizontal and vertical curvatures that affect the sight distance. The location of the proposed driveway is centrally located along the Project Site frontage.

STUDY

Representatives of PDE performed a Sight Distance Study at the proposed driveway location following the American Association of State Highway and Transportation Officials (AASHTO) guidelines. Sight lines were viewed at the appropriate heights and setbacks. It should be noted that PDE consulted AAHSTO Section 9.5.3.2.1 which states that "Measurements of passenger cars indicate that the distance from the front of the vehicle to the driver's eye for the current U.S. passenger car population is nearly always 8 ft or less." Therefore, following this guidance, PDE took sight line measurements from 8 ft back from the edge of traveled way.

In addition to the sight distance measurements, PDE conducted a speed study using Automatic Traffic Recorder (ATR) machine counts to determine the 85th percentile speed of approaching traffic in both directions. AASHTO identifies the 85th percentile speed as the design speed in determining adequate sight distance. ATR data was collected for a one-week period encompassing July 30, 2021 to August 6, 2021. A summary of the speed data is shown below in Table 1:

TABLE 01			
21 Nethermont Ave - Speed Summary			
Percentile	Direction		
	Northbound	Southbound	Combined
50th Percentile	14	14	14
75th Percentile	17	16	16
80th Percentile	17	17	17
85th Percentile	18	17	18
90th Percentile	19	18	19
95th Percentile	21	20	20
Maximum	25	25	25

- 1) Data obtained from Provident Design Engineering Automatic Traffic Recorder
- 2) Data was recorded for a one-week period from 07/30/21 thru 08/06/21
- 3) Data was recorded at location on Nethermont Avenue approximately near house number 21

ANALYSIS AND RESULTS

Utilizing Equation 3-3 in the AASHTO publication entitled “A Policy on Geometric Designs and Streets” 2018, 7th Edition, it was determined that the minimum Stopping Sight Distance (SSD) required for the proposed driveway location is 89 feet for the northbound travel direction and 86 feet for the southbound travel direction. Calculations for determining these SSD’s are contained in Attachment A. As illustrated on the Site Plan, an SSD of 114 feet and 116 feet can be achieved in the northbound and southbound travel directions, respectively, without encroaching onto any adjacent property. This equates to a provided SSD of approximately 30% more than is required.

Based on the foregoing, it is the professional opinion of Provident Design Engineering, that more than adequate Stopping Sight Distance will be provided for the proposed driveway location, based upon the current AASHTO criteria.

Please feel free to contact me with any questions or comments at 914.367.0204 or via email at chot@pderesults.com.

Very truly yours,

Provident Design Engineering, PLLC



Carlito Holt, P.E., PTOE
Managing Partner

Address	21 Nethermont Avenue
Subject	Sight Distance Analysis
Reference	AASHTO Highway and Street Design Manual
Analysis performed by	BH
Date	15-Sep-21

Formula for Stopping Sight Distance (SSD) while considering effect of percent grade

$$d = V^2 / [30(a/32.2) + G]$$

$$SSD = d + \text{braking reaction distance}$$

Design Criteria

*All calculations are based on wet roadway conditions

d=correction in braking distance	?	ft
V=initial speed Northbound	18	mph
V=initial speed Southbound	17	
a=deceleration	11.2	ft/s
G=percent grade of the roadway divided by 100		
G Northbound = 12%	0.12	
G Southbound = 6%	0.06	
SSD = Stopping Sight Distance		

Calculations

Stopping Sight Distance for a vehicle traveling Northbound on Nethermont Avenue while considering effect of percent grade

d	23	ft
Braking reaction distance		
18 mph = 26.4 fps		
26.4 fps X 2.5 sec reaction time =	66	ft
Braking reaction distance	66	ft
Design Stopping Sight Distance for vehicles traveling in Northbound Direction		
=66 ft + 23 ft =	89	ft
Stopping Sight Distance for vehicles traveling in Northbound Direction =	89	ft

Stopping Sight Distance for a vehicle traveling Southbound on Nethermont Avenue while considering effect of percent grade

d	24	ft
Braking reaction distance		
17 mph = 24.9 fps		
24.9 fps X 2.5 sec reaction time =	62	ft
Braking reaction distance	62	ft
Design Stopping Sight Distance for vehicles traveling in Southbound Direction		
=62 ft + 24 ft =	86	ft
Stopping Sight Distance for vehicles traveling in Southbound Direction =	86	ft