

BENEDEK & TICEHURST
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.

TRANSMITTAL

Date: 1/6/21

To: Town of North Castle
Planning Board
17 Bedford Road
Armonk, NY 10504-189

Project: Graff Residence
3 Middle Patent Road
Tax ID: 95.03-1-52

Copies	Drawing No.	Description	Date
1		Project Narrative	12/21/20
1		RPRC Determination Letter Responses	12/21/20
1		Application for Site Plan Development Plan Approval	
1		Short Environmental Assessment Form	
1		Applicant Acknowledgement Form	
1		Gross Land Coverage Calculations Worksheet	10/1/20
1	S-1	Preliminary Site Plan by B and T	12/21/20
1	PL-1	Preliminary Pool Location Plan by B and T	12/21/20
1	D-1	Details by B and T	12/21/20
1	WM-1	Wetlands Mitigation Plan by B and T	12/21/20
1		Existing Land Coverage Worksheet by B and T	12/18/20
1		Proposed Land Coverage Worksheet by B and T	12/18/20
1	C-101	Stormwater Mitigation Plan by Provident Design Engineering	12/21/20
1	C-102	Construction Details by Provident Design Engineering	12/18/20

December 21, 2020

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

RE: The Graff Residence
3 Middle Patent Road
95.03/1/52

Dear Members of the Planning Board,

Mr. and Mrs. Graff would like to install an 18'x40' swimming pool (with an interior spa) and a modest bluestone terrace.

Unfortunately, the property has proven to be an extremely challenging site. A wetlands system and watercourse are located in the rear yard. Due to steep slopes (25% and greater) being located within the 100' wetlands setback, the wetland buffer has been modified to reflect the lesser of 150' or the top of the steep slope, whichever is lesser, as defined by the Town Code. Additionally, steep slopes located throughout the property further limit the viable options for a swimming pool location.

We feel that the proposed swimming pool location as shown on the enclosed plans is the most appropriate for the site. The pool location utilizes one of the few accessible flat areas on the property, reducing disturbance of steep slopes and creating easy construction access. A 520 s.f. portion of the existing asphalt driveway will be removed for the construction of the pool and terrace. Although, the property is densely wooded between the swimming pool and Middle Patent Road, a tree removal permit will not be required for this project. Additionally, the proposed Building Coverage and Gross Land Coverage totals are well below the allowable threshold. Unfortunately, the pool is located 117'-9" from the flagged wetlands and a portion of slopes 25% or greater are located within the proposed construction envelope. Additionally, although the pool does meet the 50'-0" front yard setback, it does not meet the required three times setback of 150' for a pool in the front yard in an R-2A Zone.

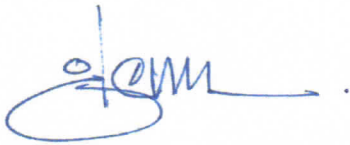
A Stormwater Mitigation Plan and Details Sheet, provided by Provident Design Engineering, is included as part of the submission package. Deep test holes and percolation tests have been conducted at the property and witnessed by the Town Engineer. Additionally, a substantial Wetlands Mitigation Plan consisting of invasive plant removals and native wetlands plantings is included. The Wetlands Mitigation Plan exceeds the required 2:1 mitigation ratio.

In conclusion, although there are hardships associated with this property, we believe that the proposed swimming pool location is appropriate for the site and that the proposed improvements will not create a negative environmental or visual impact to the neighborhood character.

We look forward to meeting with you to discuss this challenging and interesting project.

Please contact us if you have any questions prior to our scheduled Planning Board meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn Ticehurst", with a large circular flourish at the beginning and a horizontal line extending to the right.

Glenn Ticehurst, RLA, ASLA
for B & T

December 21, 2020

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

RE: The Graff Residence
3 Middle Patent Road
95.03/1/52

Dear Members of the Planning Board,


Please see our responses to the RPRC Determination Letter, dated 9/22/20 for the Graff Residence.

1. The Site Plan has been revised to contain a Zoning Compliance Chart.
2. Even though the proposed swimming pool is located in the front yard and does not meet the required 150' front yard setback, we believe that the proposed location is the most appropriate for the property considering the many challenges of the site. The pool will not be visible from the road due to the change in elevation and evergreen screening.
3. 1,763 s.f. of town regulated wetland buffer disturbance will occur due to the construction of the proposed improvements. A wetland mitigation plan that exceeds the 2:1 mitigation ratio has been provided.
4. The proposed pool house has been removed from the plan.
5. The gross land coverage worksheet and back up have been updated to total the same amount. 520 s.f. of the existing asphalt driveway will be removed to construct the proposed swimming pool and terrace.
6. The proposed pool house has been removed from the plan.
7. The plans are signed and sealed by a NYS Licensed Professional Engineer and a Registered Landscape Architect.
8. Peter Gregory, NYS Licensed Engineer, has modified the location of the locally regulated wetland buffer to reflect the lesser of 150 feet or the top of the steep slope, whichever is lesser, as defined by the Town Code.
9. Spot grades are provided on the Preliminary Pool Location Plan to illustrate the top and bottom of wall elevations.

10. A note has been added to the Site plan that states "The construction of all walls greater than four (4) feet in height, shall be certified by the Design Professional, prior to issuance of a Certificate of Occupancy.
11. The grading on the east and south side of the pool has been updated.
12. Construction details for the proposed improvements have been provided.
13. Stormwater mitigation and design calculations have been provided by Provident Design Engineering.
14. The Stormwater Mitigation Plan illustrates the connection between the pool equipment and the drawdown mitigation.
15. Rims, inverts, size and material for all drainage facilities are shown on the Stormwater Mitigation Plan and associated Details sheet.
16. Erosion control measures are shown on the Stormwater Mitigation Plan.
17. The limits of disturbance are shown on the proposed plans. A note has been added to the Site Plan that states, "The limit of disturbance shall be staked in the field prior to construction."

Please contact us if you have any questions prior to our scheduled Planning Board meeting.

Sincerely,



Glenn Ticehurst, RLA, ASLA
for B & T



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
www.northcastleny.com

Application for Site Development Plan Approval

Application Name

GRAFF RESIDENCE

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: LISA AND DAVID GRAFF
Mailing Address: 3 MIDDLE PATENT ROAD
Telephone: _____ Fax: _____ e-mail cofeetalk@aol.com

Name of Applicant (if different): BENEDEK AND TICEHURST
Address of Applicant: 448H OLD POST RD, BEDFORD VILLAGE, NY 10506
Telephone: 914-234-9666 Fax: _____ e-mail glenn@btlandarch.com
seth@btlandarch.com
Interest of Applicant, if other than Property Owner:
LANDSCAPE ARCHITECT

Is the Applicant (if different from the property owner) a Contract Vendee?
Yes No
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:
BENEDEK AND TICEHURST
Address: 448H OLD POST RD, BEDFORD VILLAGE, NY 10506
Telephone: 914-234-9666 Fax: _____ e-mail glenn@btlandarch.com
seth@btlandarch.com

Name of Other Professional: PETER GREGORY / PROVIDENT DESIGN ENGINEERING
Address: 7 SKYLARK DRIVE, HAWTHORNE, NY 10532
Telephone: 914-592-4040 Fax: _____ e-mail pgregory@pdresults.com

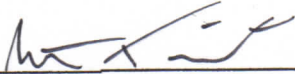
Name of Attorney (if any): _____
Address: _____
Telephone: _____ Fax: _____ e-mail _____

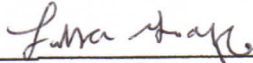
Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant:  Date: 12/16/20

Signature of Property Owner:  Date: 11/4/2020

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 3 MIDDLE PATENT RD.

Location (in relation to nearest intersecting street):

300 feet (north, south east or west) of RT. 22

Abutting Street(s): MIDDLE PATENT RD.

Tax Map Designation (NEW): Section 95.03 Block 1 Lot 52

Tax Map Designation (OLD): Section _____ Block _____ Lot _____

Zoning District: R-2A Total Land Area 2.176 ACRES

Land Area in North Castle Only (if different) N/A

Fire District(s) #2 School District(s) BYRAM HILLS CENTRAL

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

No Yes (adjacent) _____ Yes (within 500 feet) _____

If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?

No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?

No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?

No Yes _____

If yes, please identify the tax map designation of that property:

N/A

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: SWIMMING POOL

Gross Floor Area: Existing N/A S.F. Proposed N/A S.F.

Proposed Floor Area Breakdown:

Retail N/A S.F.; Office N/A S.F.;

Industrial N/A S.F.; Institutional N/A S.F.;

Other Nonresidential N/A S.F.; Residential N/A S.F.;

Number of Dwelling Units: N/A

Number of Parking Spaces: Existing N/A Required N/A Proposed N/A

Number of Loading Spaces: Existing N/A Required N/A Proposed N/A

Earthwork Balance: Cut 328 C.Y. Fill 10 C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No Yes _____
(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?
No _____ Yes
(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No _____ Yes
(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No Yes _____
(If yes, application for a State Wetlands Permit may also be required.)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- N/A Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- N/A Location, size and design of existing signs.
- Location, type, direction, power and time of use of existing outdoor lighting.
- N/A Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- N/A Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- N/A Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- N/A Proposed sight distance at all points of vehicular access.
- N/A Proposed number of employees for which buildings are designed
- N/A Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- N/A Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- N/A Location, size and design of all proposed signs.
- Location, type, direction, power and time of use of proposed outdoor lighting.
- N/A Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- N/A For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

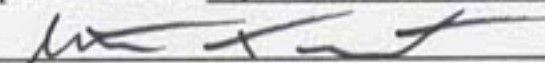
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">GRAFF RESIDENCE</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">3 MIDDLE PATENT RD.</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">INSTALLATION OF A SWIMMING POOL AND STONE TERRACE.</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">BEHEDEK AND TICEHURST</p>		Telephone: 914-234-9666 E-Mail: glenn@btlandarch.com seth@btlandarch.com	
Address: <p style="text-align: center; font-size: 1.2em;">448 OLD POST RD.</p>			
City/PO: <p style="text-align: center; font-size: 1.2em;">BEDFORD VILLAGE</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">10506</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: LOCAL PLANNING BOARD APPROVAL LOCAL CONSERVATION BOARD APPROVAL			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.176 acres	
b. Total acreage to be physically disturbed?		.19 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.176 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>STORM WATER RUNOFF WILL BE DIRECTED TO UNDERGROUND INFILTRATION UNITS.</u>			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>BENEDEK AND TICEHURST</u> Date: <u>12/21/20</u></p> <p>Signature: <u></u></p>		



TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

Telephone: (914) 273-3542
 Fax: (914) 273-3554
 www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: THE GRAFF RESIDENCE Date: 10/1/20

Tax Map Designation or Proposed Lot No.: 95.03/1/52

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 2.176AC/94,789 S.F.
2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): 13,845 S.F.
3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
86 x 10 = 860 S.F. 860 S.F.
4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 14,705 S.F.
5. Amount of lot area covered by principal building:
1,917 existing + 0 proposed = 1,917 S.F.
6. Amount of lot area covered by accessory buildings:
0 existing + 0 proposed = 0 S.F.
7. Amount of lot area covered by decks:
1,108 existing + 0 proposed = 1,108 S.F.
8. Amount of lot area covered by porches:
0 existing + 0 proposed = 0
9. Amount of lot area covered by driveway, parking areas and walkways:
5,206 existing + -520 proposed = 4,686 S.F.
10. Amount of lot area covered by terraces:
208 existing + 694 proposed = 902 S.F.
11. Amount of lot area covered by tennis court, pool and mechanical equip:
30 existing + 754 proposed = 784 S.F.
12. Amount of lot area covered by all other structures:
0 existing + 0 proposed = 0
13. Proposed gross land coverage: Total of Lines 5 - 12 = 9,397 S.F.

If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

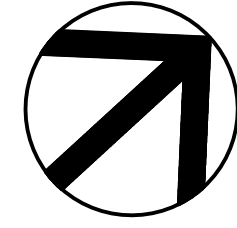
Signature and Seal of Professional Preparing Worksheet

Date

10/1/20



SURVEY INFORMATION TAKEN FROM
DRAWING TITLED: "TOPOGRAPHY
PREPARED FOR DAVID GRAFF AND
LISA GRAFF SITUATE
IN THE TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK"
DATED: JULY 10, 2020
PREPARED BY TC MERRITT'S LAND SURVEYORS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10910
TEL. 914-769-8003 AND 203-622-8899
WETLANDS FLAGGED BY PAUL J. JAEHNIG ON JULY 30, 2020



R-2A ZONE LOT SIZE = 2.176 ACRES/ 94,789 SF.		
BUILDING COVERAGE: 8% ALLOWABLE (7,583 SF.)		
	EXISTING	PROPOSED
RESIDENCE	1,911 SF.	1,911 SF.
TOTAL BUILDING COVERAGE	1,911 SF.	1,911 SF.
PERCENTAGE OF BUILDING COVERAGE	2.02%	2.02%
ALLOWABLE GROSS LAND COVERAGE IS 13,270 SF. PLUS 7.5% OF AREA IN EXCESS OF 2 ACRES = (13,845 SF.)		
	EXISTING	PROPOSED
RESIDENCE	1,911 SF.	1,911 SF.
DRIVEWAY	4,668	4,148
WALK, PATIOS, DECKS, WALLS, STEPS, COPING	1,884	2,578
SWIMMING POOL	0	646
SPA	0	48
POOL EQUIPMENT PAD	0	60
TOTAL IMPERVIOUS SURFACE	8,469 SF.	9,391 SF.

*520 SF. OF THE EXISTING DRIVEWAY WILL BE REMOVED.

SCHEDULE OF MINIMUM ZONING REQUIREMENTS
R-2A ZONE

	EXISTING	PROPOSED	ALLOWABLE
MINIMUM LOT SIZE			
AREA	2.176 AC.	2.176 AC.	2 AC.
FRONTAGE	448'-9"	448'-9"	150'
WIDTH	421'-0"	421'-0"	150'
DEPTH	309'-6"	309'-6"	150'
MINIMUM YARDS			
FRONT	136.63'	136.63'	50'
SIDE	138.13'	138.23'	30'
REAR	93.94'	93.94'	50'

- SLOPES 15%-24.93%
- STEEP SLOPE/ 25% AND GREATER
- FLAGGED WETLANDS
- WETLAND SETBACK
- LIMIT OF DISTURBANCE

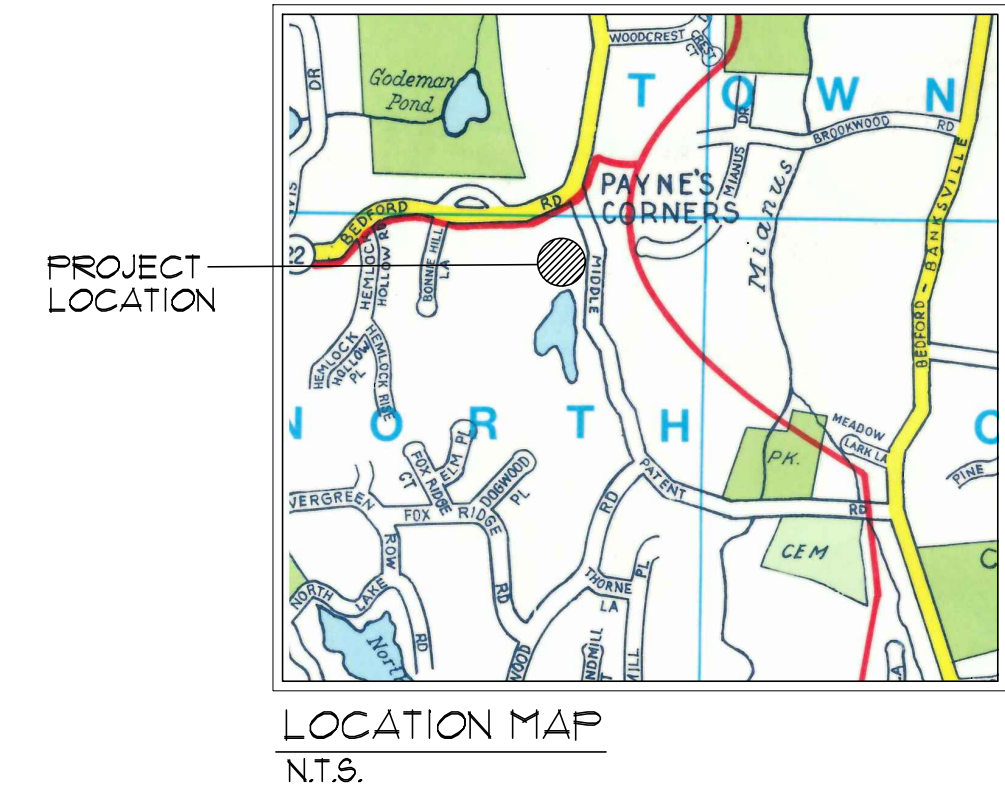
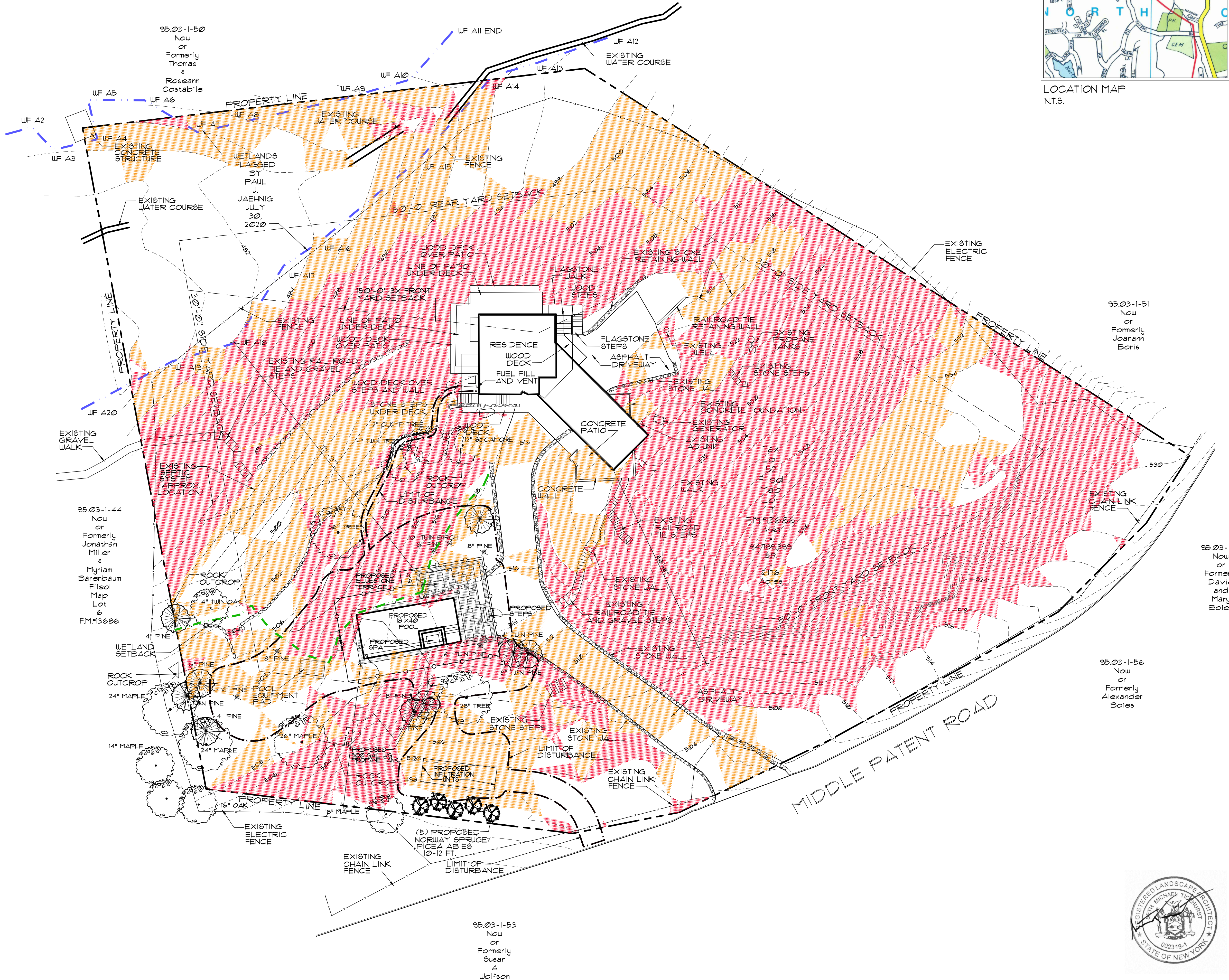
- NOTES:
- CONSTRUCTION OF ALL WALLS GREATER THAN 4'-0" IN HEIGHT, SHALL BE CERTIFIED BY THE DESIGN PROFESSIONAL, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE LIMIT OF DISTURBANCE SHOWN ON THE PLAN IS 8,450 SF.
 - THE LIMIT OF DISTURBANCE SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
 - SEE STORMWATER MITIGATION PLAN AND DETAILS BY PROVIDENT DESIGN ENGINEERING FOR DETAILED DRAINAGE AND GRADING INFORMATION AND TREE REMOVAL/ PROTECTION AND UTILITY CONNECTIONS.

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



PRELIMINARY SITE PLAN
FOR
THE GRAFF RESIDENCE
ARMONK, NY

Scale: 1"=20'-0"
Drawn: S.T.
Date: 12/21/20

Revisions:	Date	Item

BENEDEK & TICEHURST
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
448H Old Post Road, Bedford Village, New York 10506
P. 914.234.9666 / F. 914.234.8882
www.btlandscape.com
Members American Society of Landscape Architects



Drawing Number:
S-1

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

Christopher Carthy, Chairman,
Town of North Castle Planning Board

Date

Engineering Plans Reviewed for Conformance to Resolution:

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

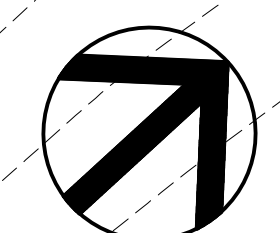
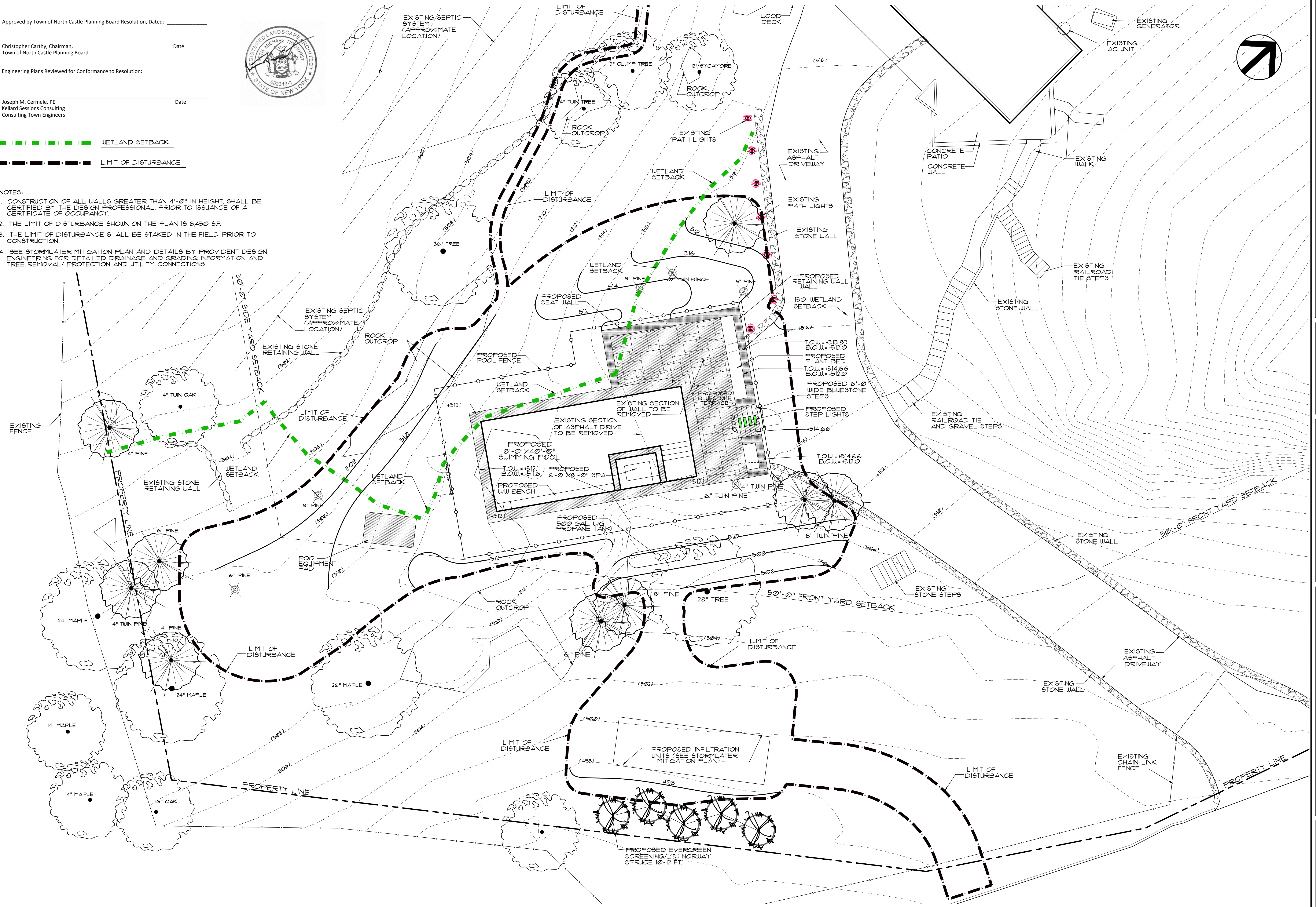
Date

WETLAND SETBACK

LIMIT OF DISTURBANCE

NOTES:

1. CONSTRUCTION OF ALL WALLS GREATER THAN 4'-0" IN HEIGHT, SHALL BE CERTIFIED BY THE DESIGN PROFESSIONAL, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THE LIMIT OF DISTURBANCE SHOWN ON THE PLAN IS 2,450 SF.
3. THE LIMIT OF DISTURBANCE SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
4. SEE STORMWATER MITIGATION PLAN AND DETAILS BY PROVIDENT DESIGN ENGINEERING FOR DETAILED DRAINAGE AND GRADING INFORMATION AND TREE REMOVAL/PROTECTION AND UTILITY CONNECTIONS.



PRELIMINARY POOL LOCATION PLAN
FOR
THE GRAFF RESIDENCE
3 MIDDLE PATENT ROAD
ARMONK, NY

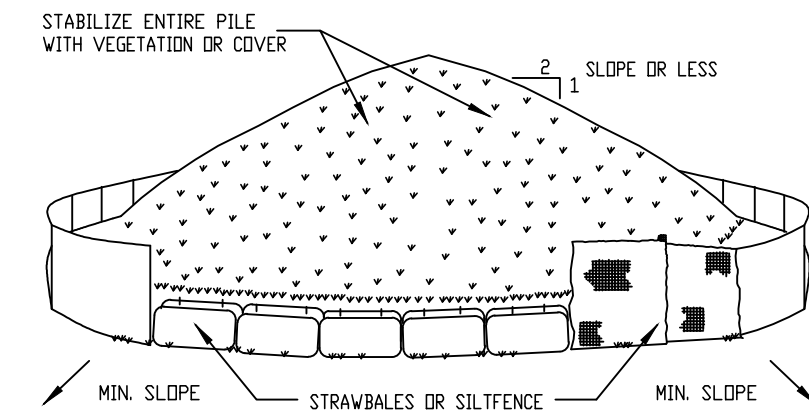
Scale: 1/8"=1'-0"
Drawn: S.T.
Date: 12/21/20

Revisions:	Date	Item

BENEDEK & TICEHURST
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
448H Old Post Road, Bedford Village, New York 10506
P. 914.234.9666 / F. 914.234.6882
www.btlandarch.com
Members-American Society of Landscape Architects

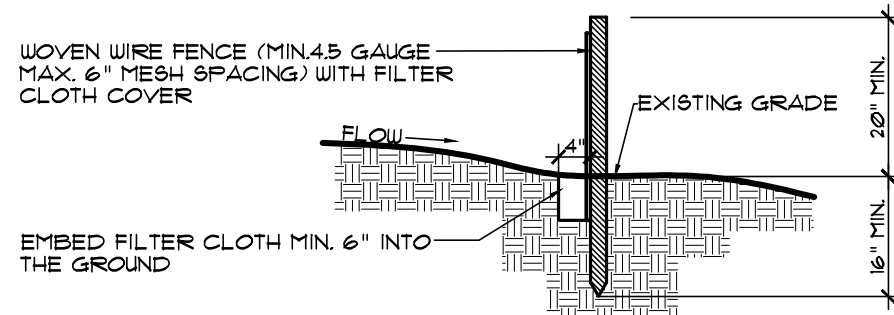
Drawing Number:
PL-1

- INSTALLATION NOTES**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

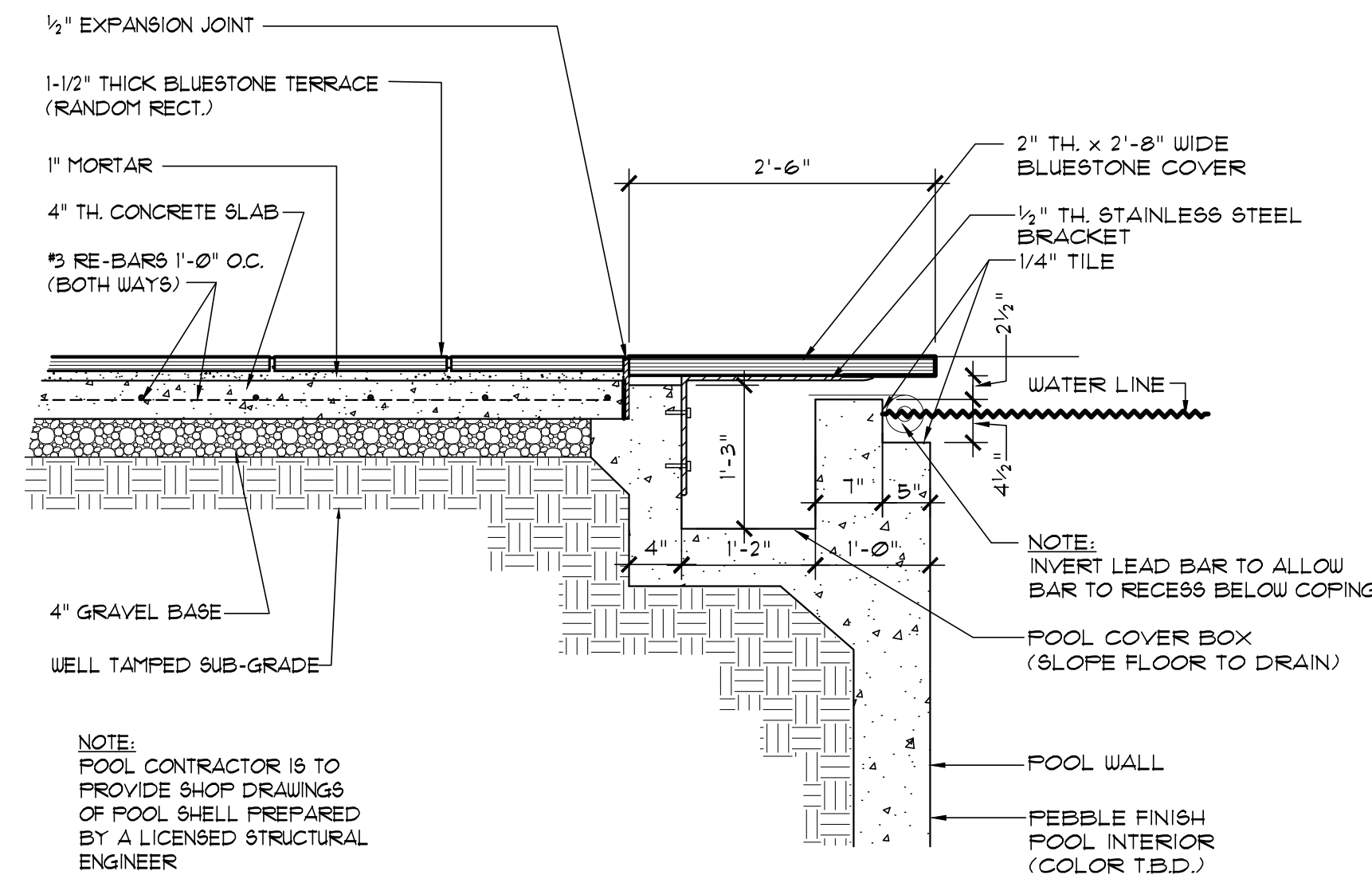


SOIL STOCKPILE DETAIL
SCALE: 1/2"=1'-0"

- SILT FENCE NOTES:**
1. WOVEN WIRE FENCING TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MIDDLE.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ARE JOINED TOGETHER, THEY NEED TO BE OVERLAPPED BY 6" AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED WHEN NEEDED AND MATERIAL REMOVED WHEN BULGES OR RIPS OCCUR IN FENCE.



SILT FENCE DETAIL
SCALE: 1/2"=1'-0"



AUTO-COVER STORAGE BOX DETAIL
SCALE: 3/4"=1'-0"

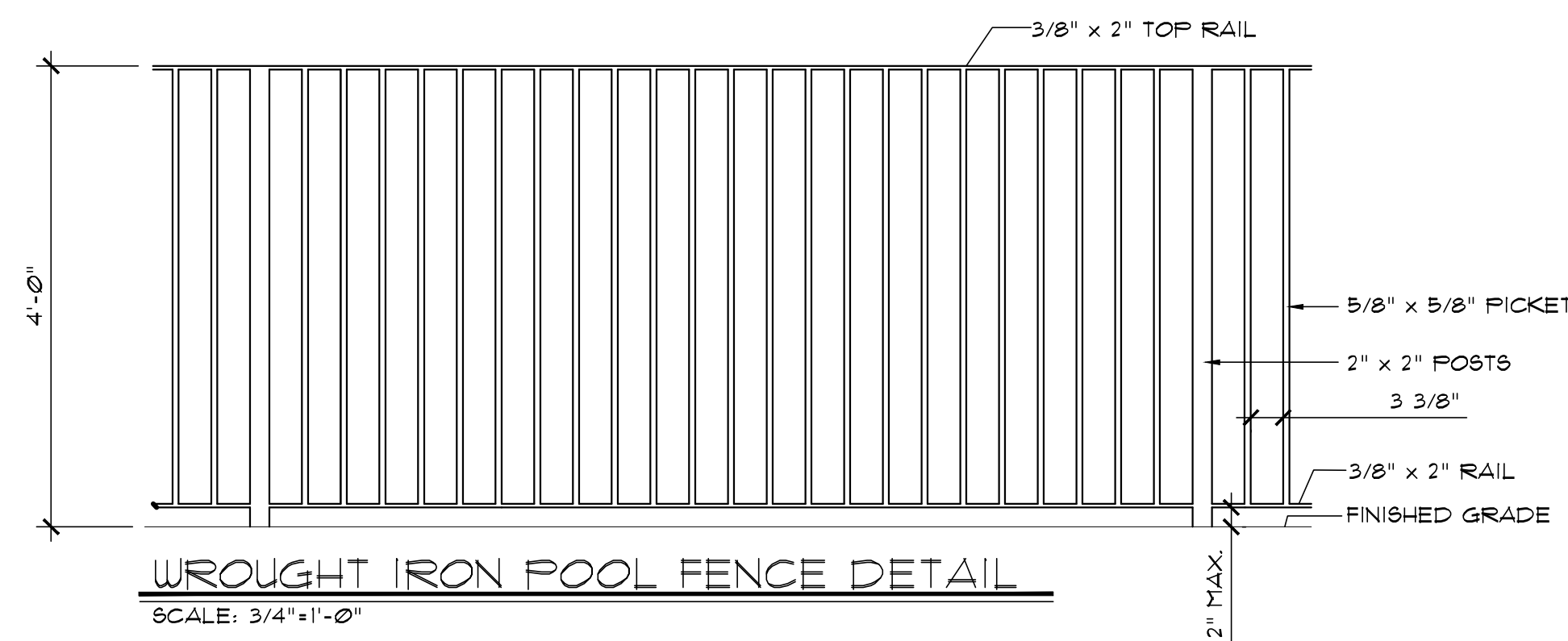
NOTES: (TAKEN FROM THE STATE OF NEW YORK BUILDING CODE)

ENTRAPMENT PROTECTION REQUIREMENTS:

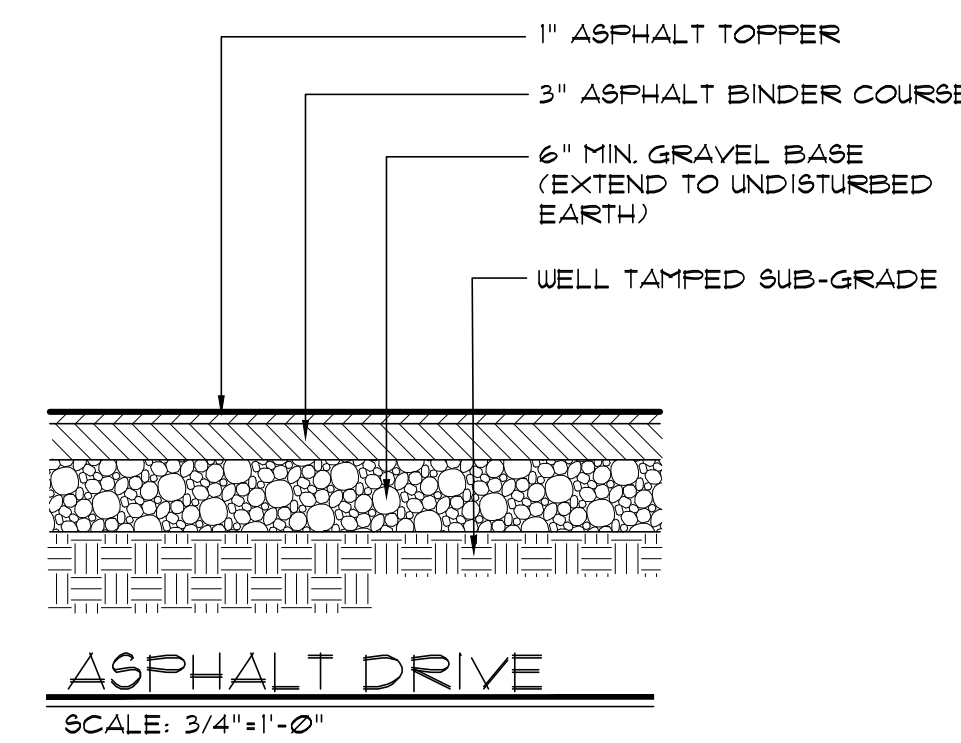
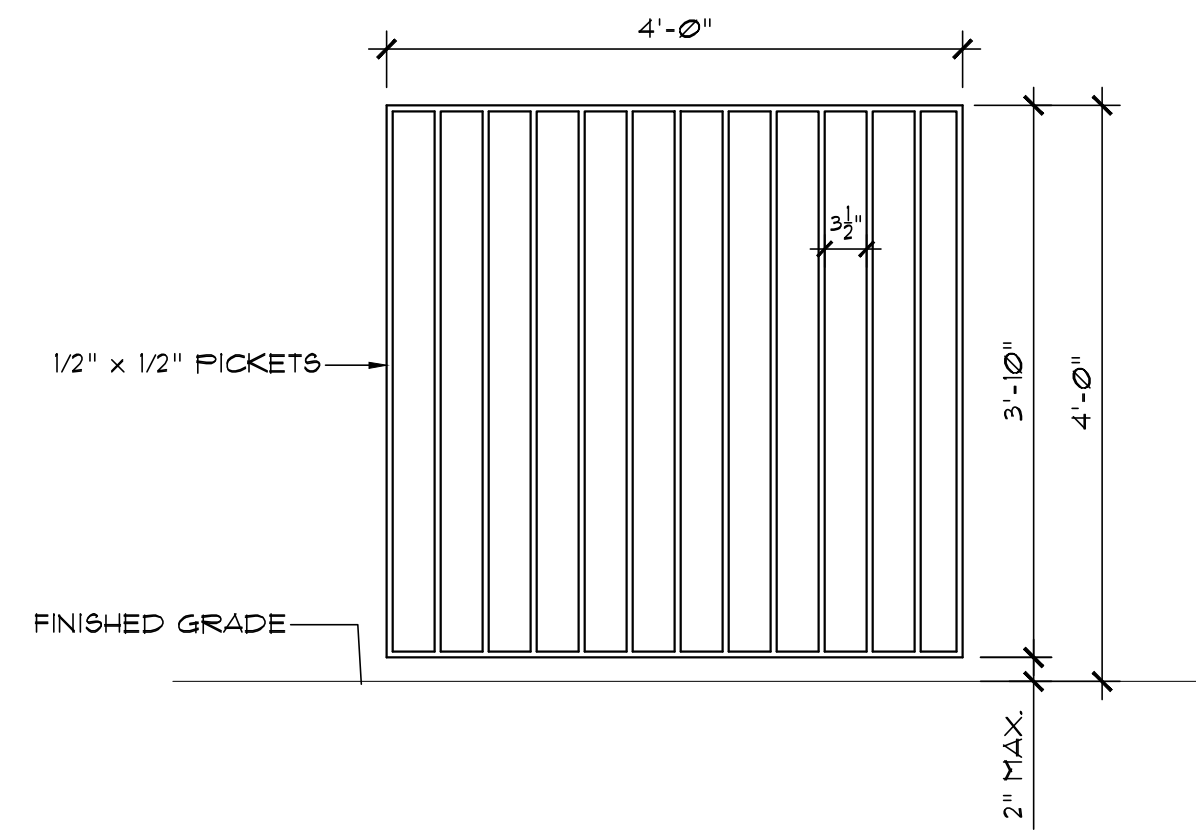
- SUCTION OUTLETS MUST BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL OR SPA.
 - SINGLE OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEMS, OR OTHER SUCH MULTIPLE SUCTION OUTLETS WHETHER ISOLATED BY VALVES OR OTHERWISE MUST BE PROTECTED AGAINST USER ENTRAPMENT.
- SUCTION FITTINGS:**
- ALL POOL AND SPA SUCTION OUTLETS (EXCEPT SURFACE SKIMMERS) MUST BE PROVIDED WITH:
 - A COVER THAT CONFORMS WITH REFERENCE STANDARD ASME/ANSI A12.19.2.1, ENTITLED SUCTION FITTINGS FOR USE IN SWIMMING POOLS, WADING POOLS, SPAS, HOT TUBS, AND WHIRLPOOL BATHTUB APPLIANCES, OR
 - A DRAIN GRATE THAT IS 12" x 12" OR LARGER, OR
 - A CHANNEL DRAIN SYSTEM APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICIAL.
- ATMOSPHERIC VACUUM RELIEF SYSTEM REQUIRED:**
- ALL POOL AND SPA SINGLE OR MULTIPLE OUTLET CIRCULATION SYSTEMS MUST BE EQUIPPED WITH ATMOSPHERIC VACUUM RELIEF SHOULD GRATE COVERS LOCATED THEREIN BECOME MISSING OR BROKEN. SUCH VACUUM RELIEF SYSTEMS SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
 - SAFETY VACUUM RELEASE SYSTEM CONFORMING TO REFERENCE STANDARD ASME A12.19.11, ENTITLED MANUFACTURERS SAFETY VACUUM RELEASE SYSTEMS (SVRS) FOR RESIDENTIAL AND COMMERCIAL SWIMMING POOL, SPA, HOT TUB AND WADING POOL, OR
 - A GRAVITY DRAINAGE SYSTEM APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICIAL.
- DUAL DRAIN SEPARATION:**
- SINGLE OR MULTIPLE PUMP CIRCULATION SYSTEMS MUST BE PROVIDED WITH A MINIMUM OF TWO (2) SUCTION OUTLETS OF THE APPROVED TYPE.
 - THE SUCTION OUTLETS MUST BE SEPERATED BY A MINIMUM HORIZONTAL OR VERTICAL DISTANCE OF THREE (3) FEET.
 - THESE SUCTION OUTLETS MUST BE PIPED SO THAT WATER IS DRAIN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF-PROTECTED LINE TO THE PUMP OR PUMPS.
 - IF THE POOL OR SPA IS EQUIPPED WITH VACUUM OR PRESSURE CLEANER FITTING(S), EACH FITTING MUST BE LOCATED:
 - IN AN ACCESSIBLE POSITION WHICH IS AT LEAST (6) INCHES AND NOT GREATER THAN (12) INCHES BELOW THE MINIMUM OPERATIONAL WATER LEVEL, OR
 - AS AN ATTACHMENT TO THE SKIMMER(S).

WROUGHT IRON FENCE NOTES:

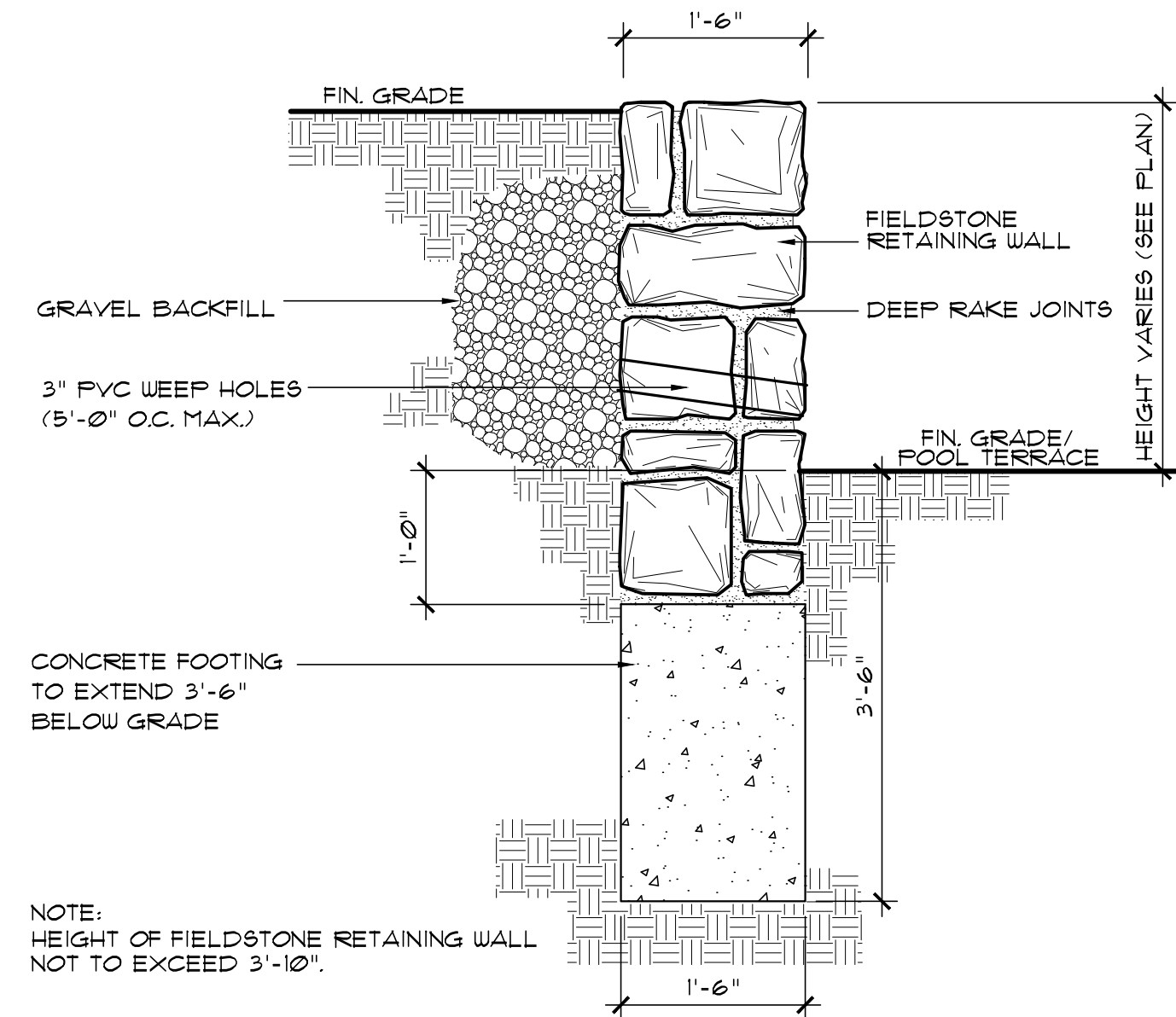
1. WROUGHT IRON RAIL TO RECEIVE ONE COAT PRIMER AND TWO COATS FLAT BLACK FINISH COAT.
2. FENCE CONTRACTOR TO PROVIDE FINISH SAMPLE OF GATES/ FENCE FOR OWNERS APPROVAL PRIOR TO INSTALLATION.
3. WROUGHT IRON FENCE 4 GATES ARE TO BE IN ACCORDANCE WITH STATE OF NEW YORK 4 CITY OF RYE CODES FOR POOL ENCLOSURES



WROUGHT IRON POOL FENCE DETAIL
SCALE: 3/4"=1'-0"



ASPHALT DRIVE
SCALE: 3/4"=1'-0"



NOTE: HEIGHT OF FIELDSTONE RETAINING WALL NOT TO EXCEED 3'-10".

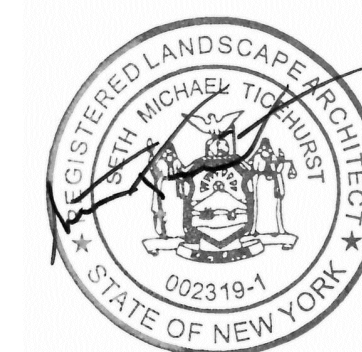
FIELDSTONE RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



EXISTING PATH LIGHTS
EXISTING PATH LIGHTS ARE USED FROM DUSK UNTIL APPROXIMATELY 9:00 PM.



PROPOSED HADCO R6C2 LED STEP LIGHT
PROPOSED STEP LIGHTS ARE TO BE USED FROM DUSK UNTIL APPROXIMATELY 9:00 PM.



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

DETAILS
FOR
THE GRAFF RESIDENCE
3 MIDDLE PATENT ROAD
ARMONK, NY

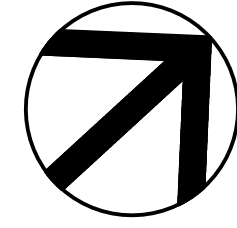
Scale: AS NOTED
Drawn: S.T.
Date: 12/21/20

Revisions:	Date	Item

BENEDEK & TICEHURST
 LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
 448H Old Post Road, Bedford Village, New York 10506
 P. 914.234.9666 / F. 914.234.6882
 www.btlandscape.com
 Members-American Society of Landscape Architects

Drawing Number:
D-1

SURVEY INFORMATION TAKEN FROM
 DRAWING TITLED: "TOPOGRAPHY
 PREPARED FOR DAVID GRAFF AND
 LISA GRAFF SITUATE
 IN THE TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY, NEW YORK"
 DATED: JULY 10, 2020
 PREPARED BY TC MERRITT'S LAND SURVEYORS
 394 BEDFORD ROAD
 PLEASANTVILLE, NY 10910
 TEL: 914-769-8003 AND 203-622-8899
 WETLANDS FLAGGED BY PAUL J. JAEHNIG ON JULY 30, 2020



WETLAND MITIGATION PLANT LIST

INITIALS	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
ANA	125	Aster novae-angliae	New England Aster	1 GAL.
CG	150	Chelone glabra	White Turtlehead	1 GAL.
IF	150	Iris prismatica	Blue Iris	1 GAL.
L6	150	Lobelia siphilitica	Great Blue Lobelia	1 GAL.
MP	200	Matteuccia pennsylvanica	Ostrich Fern	1 GAL.
OC	200	Osmunda cinnamomea	Cinnamon Fern	1 GAL.

NOTE:
 1. Exact location of plant material to be determined in the field by the Landscape Architect.
 2. All perennials should be spaced 3'-0" on center.



NEW ENGLAND ASTER



TURTLEHEAD



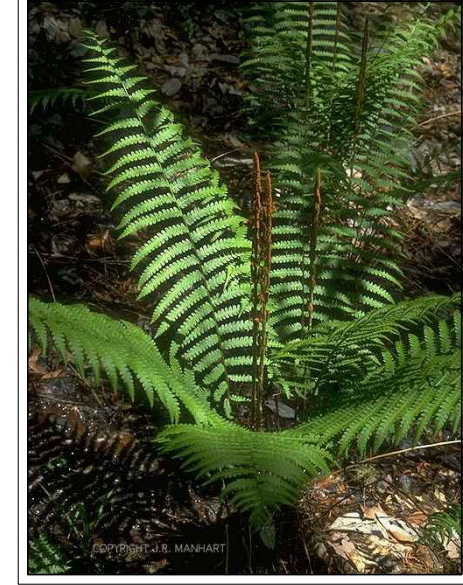
Great Blue Lobelia



BLUE IRIS



OSTRICH FERN



CINNAMON FERN

APPLICABLE DISTURBANCE SHOWN WITHIN THE WETLAND BUFFER = 1,763 SF.

REQUIRED 2:1 MITIGATION = 3,526 SF.

PROPOSED MITIGATION SHOWN = 4,200 SF.

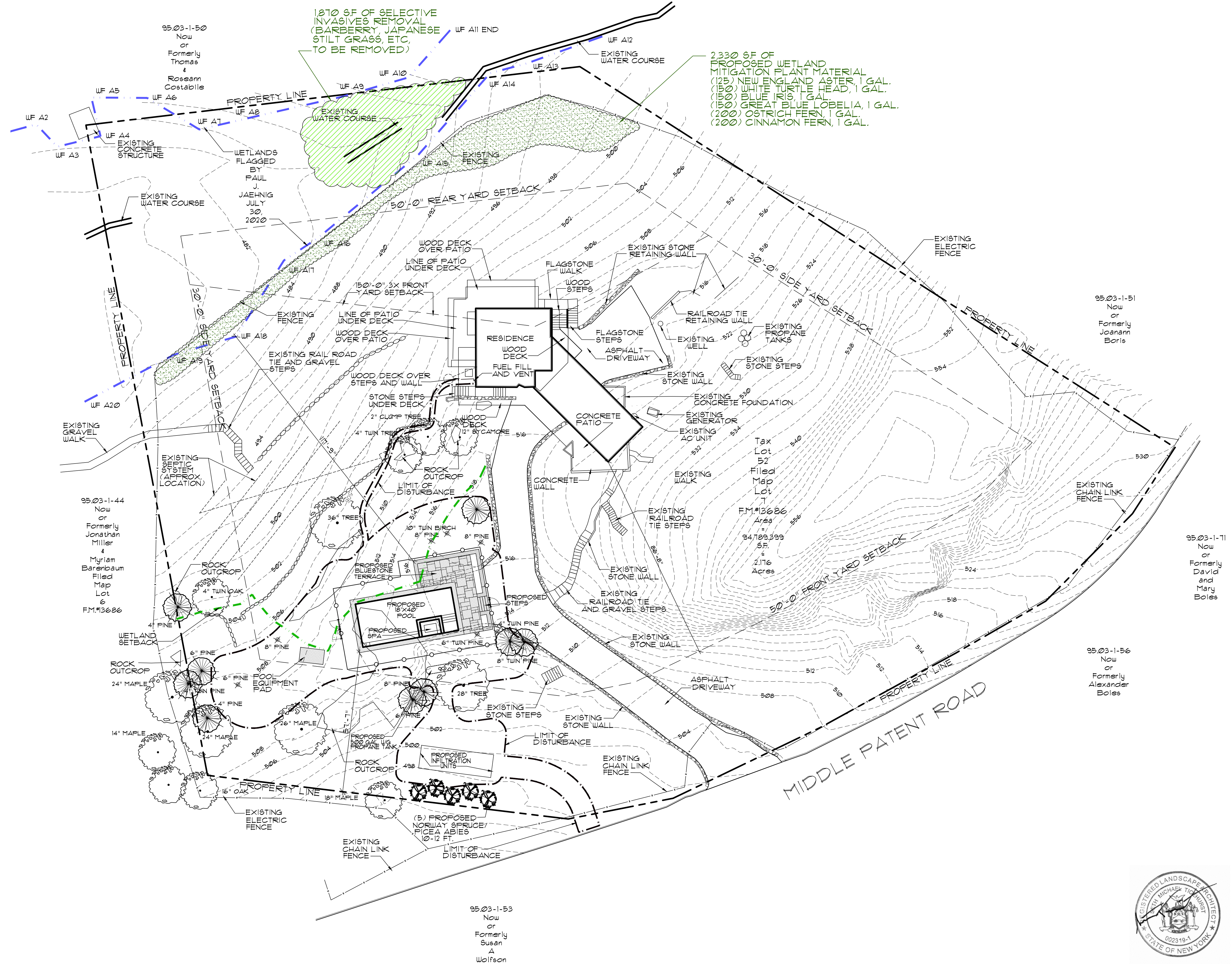
- FLAGGED WETLANDS
- WETLAND SETBACK
- LIMIT OF DISTURBANCE

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



WETLAND MITIGATION PLAN

FOR
THE GRAFF RESIDENCE

ARMONK, NY
 3 MIDDLE PATENT ROAD

Scale: 1"=20'-0"

Drawn: S.T.

Date: 12/21/20

Revisions:

BENEDEK & TICEHURST
 LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
 448H Old Post Road, Bedford Village, New York 10506
 P. 914.234.9666 / F. 914.234.8882
 www.btlandscape.com
 Members-American Society of Landscape Architects



Drawing Number:

WM-1

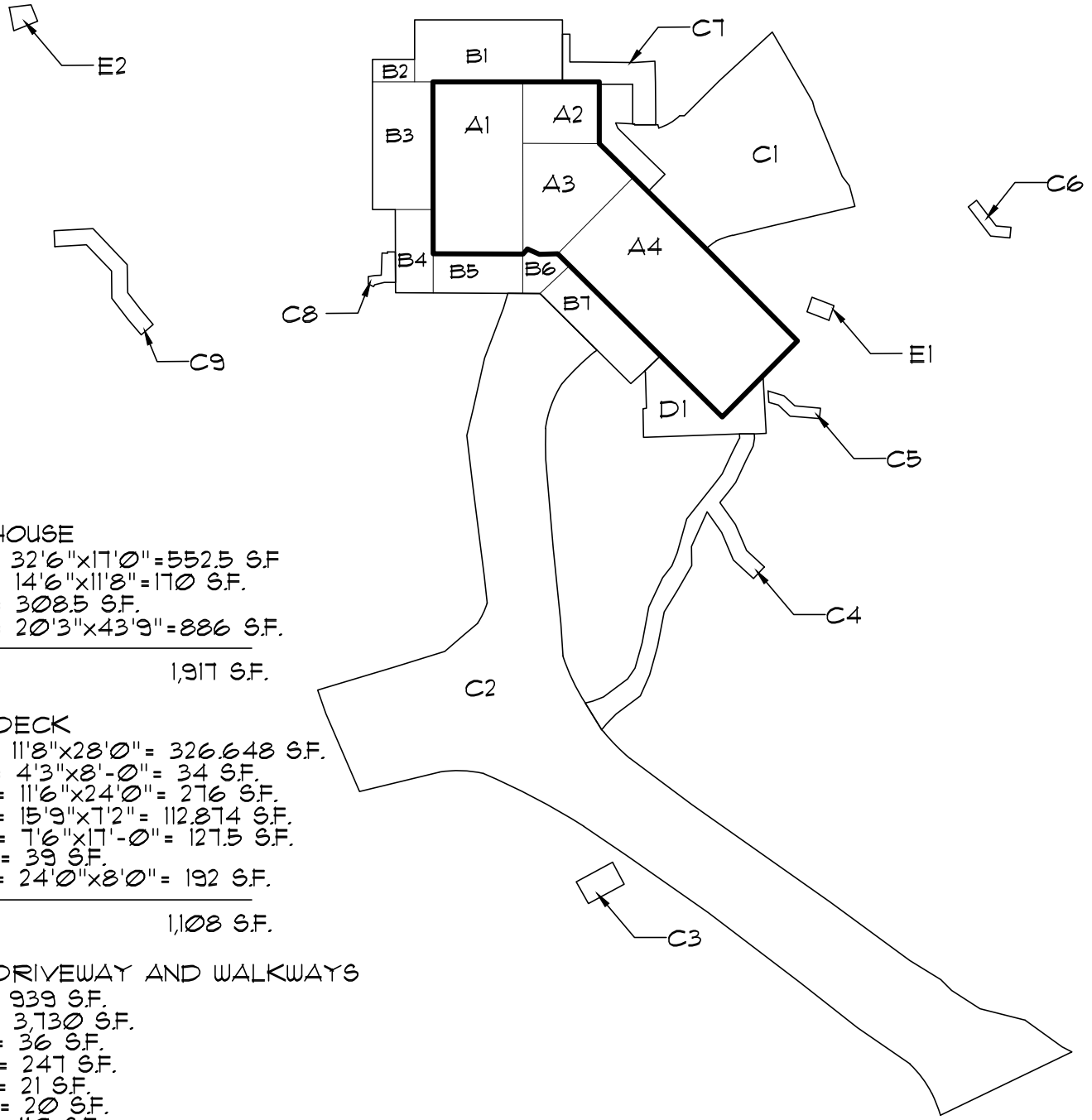
95.03-1-53
 Now or Formerly Susan A Wolfson

95.03-1-44
 Now or Formerly Jonathan Miller & Myriam Barenbaum
 Filed Map Lot 6
 F.M. #13686

Tax Lot 52
 Filed Map Lot 7
 F.M. #13686
 Area 7
 94,789,399 SF
 2,176 Acres

95.03-1-56
 Now or Formerly Alexander Boles

95.03-1-71
 Now or Formerly David and Mary Boles



A. HOUSE

A1 = 32'6" x 17'0" = 552.5 S.F.
 A2 = 14'6" x 11'8" = 170 S.F.
 A3 = 308.5 S.F.
 A4 = 20'3" x 43'9" = 886 S.F.

1,917 S.F.

B. DECK

B1 = 11'8" x 28'0" = 326.648 S.F.
 B2 = 4'3" x 8'-0" = 34 S.F.
 B3 = 11'6" x 24'0" = 276 S.F.
 B4 = 15'9" x 7'2" = 112.874 S.F.
 B5 = 7'6" x 17'-0" = 127.5 S.F.
 B6 = 39 S.F.
 B7 = 24'0" x 8'0" = 192 S.F.

1,108 S.F.

C. DRIVEWAY AND WALKWAYS

C1 = 939 S.F.
 C2 = 3,130 S.F.
 C3 = 36 S.F.
 C4 = 247 S.F.
 C5 = 21 S.F.
 C6 = 20 S.F.
 C7 = 110 S.F.
 C8 = 19 S.F.
 C9 = 84 S.F.

5,206 S.F.

D. TERRACES

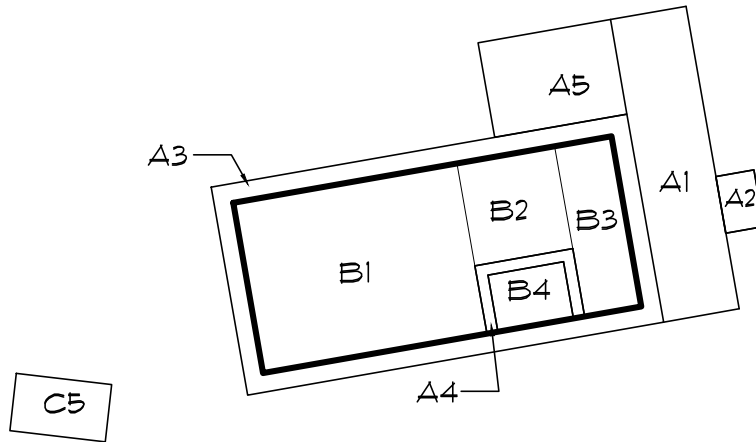
D1 = 208 S.F.

E. MECHANICAL EQUIPMENT

E1 = 13 S.F.
 E2 = 17 S.F.

30 S.F.

NOTE:
 520 S.F. OF THE EXISTING DRIVEWAY
 WILL BE REMOVED.



A. TERRACES AND COPING

A1 = 8'x32' = 256 S.F.

A2 = 6'x4' = 24 S.F.

A3 = 248 S.F.

A4 = 26 S.F.

A5 = 140 S.F.

694 S.F.

B. POOL AND SPA

B1 = 18'x23'8" = 426 S.F.

B2 = 10'10"x10'4" = 112 S.F.

B3 = 18'x6' = 108 S.F.

B4 = 6'x8' = 48 S.F.

B5 = 10'x6' = 60 S.F.

754 S.F.

BENEDEK & TICEHURST,
LANDSCAPE ARCHITECTS

PROPOSED LAND COVERAGE WORKSHEET

FOR

THE GRAFF RESIDENCE

SCALE: 1" = 20'-0"
DATE: 12/18/20

3 MIDDLE PATENT ROAD

ARMONK, NY

CONSTRUCTION SEQUENCE :

1. INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY THAT COULD RESULT IN DISTURBANCE OF SOIL. IN ADDITION, SILT FENCE TO BE INSTALLED IMMEDIATELY DOWNHILL OF CONSTRUCTION AREA. TREES TO BE PROTECTED SHALL BE CORDONED OFF WITH CONSTRUCTION FENCE.
2. PROVIDE A GRAVEL ANTI-TRACKING PAD AS STABILIZED CONSTRUCTION ENTRANCE.
3. CONTRACTOR SHALL STRIP TOPSOIL AND TEMPORARILY STOCKPILE AND SURROUND WITH SILT FENCE WHERE INDICATED ON PLAN.
4. CONTRACTOR SHALL BEGIN SITE WORK INCLUDING EXCAVATION OF AND CONSTRUCTION OF PROPOSED POOL. UPON COMPLETION OF GUNITE, BACKFILL POOL AND ROUGH GRADE POOL AREA.
5. CONTRACTOR TO INSTALL STORMWATER MITIGATION SYSTEM AND CAP OFF FOR FUTURE CONNECTION.
6. INSTALL DRAIN INLETS AND PRE-TREATMENT STRUCTURE. PROVIDE INLET PROTECTION AND CAP UNTIL SITE IS STABLE.
7. INSTALL PROPOSED POOL TERRACE, PITCH TOWARD DRAIN INLETS.
8. INSTALL POOL EQUIPMENT.
9. INSTALL FENCING, RESTORE DISTURBED AREAS WITH TOPSOIL AND SEED. INSTALL LANDSCAPING.
10. VERIFY THE SITE IS STABLE BEFORE THE EROSION CONTROL MEASURES ARE REMOVED AND THE STORMWATER MITIGATION SYSTEM IS PLACED "ON-LINE."

GENERAL NOTES

1. THE CONSTRUCTION OF THE POOL, SPA, TERRACE AND STORMWATER MITIGATION WILL CREATE A TOTAL AREA OF DISTURBANCE OF 8,450 SF.
2. TOTAL AREA OF DISTURBANCE WITHIN THE WETLAND BUFFER WILL BE APPROXIMATELY 1,763 SF.
3. THE PROJECT WILL RESULT IN THE CREATION OF APPROXIMATELY 1,448 SF OF NEW IMPERVIOUS SURFACE.
4. THE CONSTRUCTION OF THE POOL, SPA, TERRACE AND STORMWATER MITIGATION SYSTEM WILL RESULT IN THE REMOVAL OF SEVEN (7) TREES.

GENERAL EROSION CONTROL NOTES:

1. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION SILT FENCING SHALL BE INSTALLED ON THE DOWNHILL SLOPE OF WORK AREA AND SHALL BE IN PLACE AS INDICATED ON THIS SEDIMENT AND EROSION CONTROL PLAN.
2. EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL, AUGUST 2005.
3. ANY DRAINS OR CATCH BASINS SHALL BE PROTECTED WITH STONE AND BLOCK DRAIN INLET PROTECTION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL AREAS ARE THOROUGHLY STABILIZED.
4. SOIL STOCK PILES SHALL NOT BE ALLOWED ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. STOCK PILES SHALL BE SURROUNDED WITH SILT FENCING AND SEEDED WITH TOTAL ANNUAL RYE WITHIN TWO DAYS.
5. EROSION CONTROL MEASURES ARE TO BE INSPECTED AFTER EACH RAINFALL AND SHALL BE CLEANED, REPAIRED, OR REPLACED AS INDICATED IN THE EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE ON THIS SHEET.
6. FINAL GRADES SHALL BE ESTABLISHED WITHIN 7 DAYS AND TOP SOILED AND SEEDED TO PROVIDE A PERMANENT TURF WHICH WILL STABILIZE SLOPES AND PREVENT EROSION.
7. GRADED OR CLEAR AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH A MULCH COVER WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER.
8. FINAL LANDSCAPING WILL BE REQUIRED OVER ANY PREVIOUSLY DISTURBED AREAS. SPREAD A MIN. 4" TOPSOIL OVER DISTURBED SOIL. APPLY SEED MIXTURE AS PER PLANTING SCHEDULE, APPLY STRAW MULCH AND WATER WITHIN TWO DAYS OF COMPLETION OF TOPSOILING.
9. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL 80% GRASS IS ESTABLISHED, SOIL IS STABILIZED, AND THERE IS NO EVIDENCE OF POTENTIAL FOR EROSION AS A RESULT OF CONSTRUCTION ACTIVITY.
10. EROSION CONTROL MEASURES MAY ONLY BE REMOVED AT SUCH TIME THAT FINAL LANDSCAPING IS ESTABLISHED WHICH IS AT THE DISCRETION OF THE TOWN ENGINEER. AT THAT TIME, STRUCTURES ARE TO BE REMOVED IN REVERSE ORDER WITH THE UP SLOPE STRUCTURES BEING REMOVED FIRST AND THEN PROCEEDING DOWN SLOPE.

SYMBOL FOR DEEP TEST HOLE

DEEP TEST HOLE RESULTS 11/24/2020

TEST PIT 1	G.L.	FOREST LITTER
498.77	0"-12"	ORGANIC
497.77	12"-24"	SANDY LOAM
496.77	24"-64"	SANDY SILT
*64" TOTAL DEPTH, BEDROCK AT 64"		
TEST PIT 2	G.L.	FOREST LITTER
498.50	0"-12"	ORGANIC
497.50	12"-24"	SANDY LOAM
496.50	24"-50"	SANDY SILT
*50" TOTAL DEPTH, BEDROCK @ 50"		
TEST PIT 3	G.L.	FOREST LITTER
501.33	0"-12"	ORGANIC
500.33	12"-24"	SANDY LOAM
499.33	24"-51"	SANDY SILT
*51" TOTAL DEPTH, BEDROCK @ 51"		

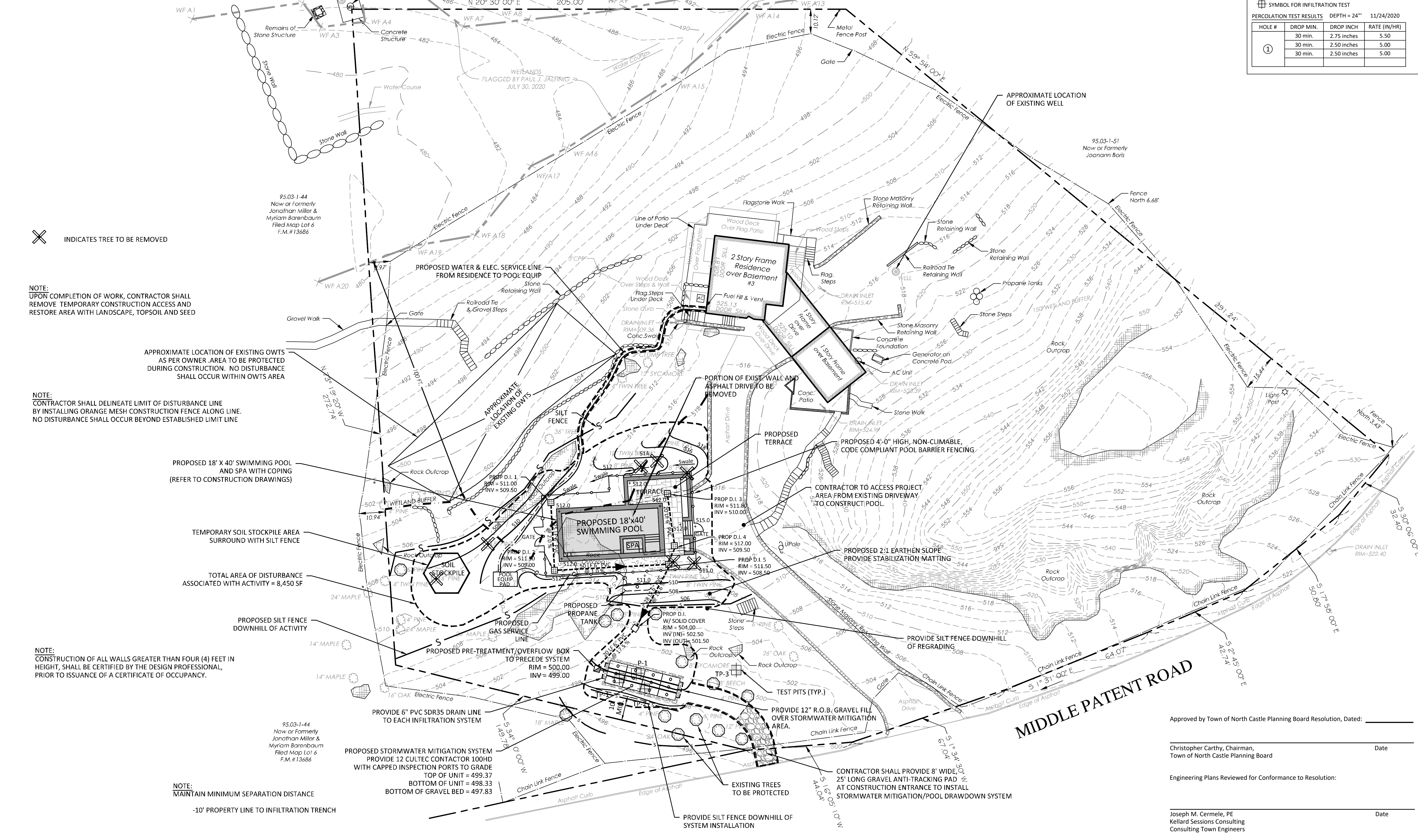
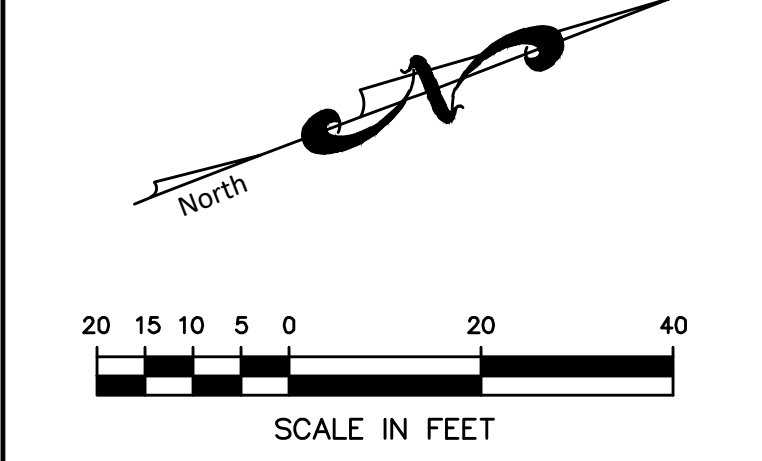
SYMBOL FOR INFILTRATION TEST

PERCOLATION TEST RESULTS DEPTH = 24" 11/24/2020

HOLE #	DROP MIN.	DROP INCH	RATE (IN/HR)
1	30 min.	2.75 inches	5.50
	30 min.	2.50 inches	5.00
	30 min.	2.50 inches	5.00

LEGEND

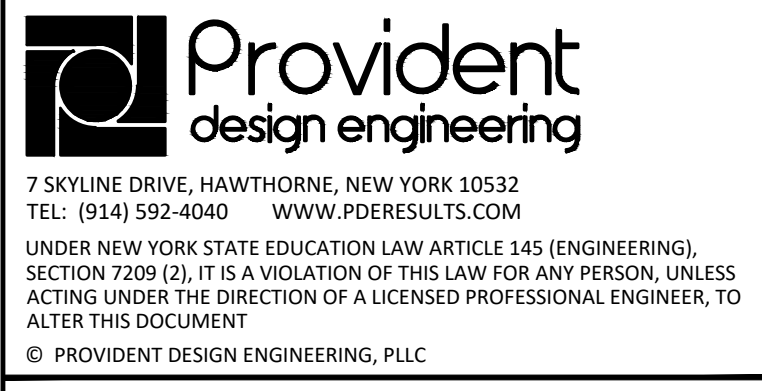
- STABILIZED CONSTRUCTION ENTRANCE
- LIMITS OF DISTURBANCE
- SILT FENCE/SEDIMENT BARRIER
- CONSTRUCTION FENCE
- TREE TO BE REMOVED
- TREE TO BE PROTECTED
- TOPSOIL STOCKPILE
- PROPOSED DRAINAGE INLET (DI)
- PROPOSED STORM DRAIN
- 508 PROPOSED CONTOUR LINE
- + 512.0 PROPOSED SPOT ELEVATION
- TP-1 TEST PIT LOCATION & DESIGNATION
- P-1 PERCOLATION LOCATION & DESIGNATION
- PROPOSED DRAINAGE SWALE
- PROPOSED ELECTRIC LINE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE



TC Merritts Land Surveyors, P.C.
394 Bedford Road
Pleasantville, New York 10570
Tel: (914) 769-8003

Benedek & Ticehurst
Landscape Architects
448H Old Post Road
Bedford Village, NY 10506
Tel: 914-234-9666
Email: btlandarch.com

David & Lisa Graff
3 Middle Patent Road
Armonk, NY 10504



GRAFF RESIDENCE
3 Middle Patent Road
Town of North Castle
Westchester County, New York

TITLE:
STORMWATER MITIGATION PLAN

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

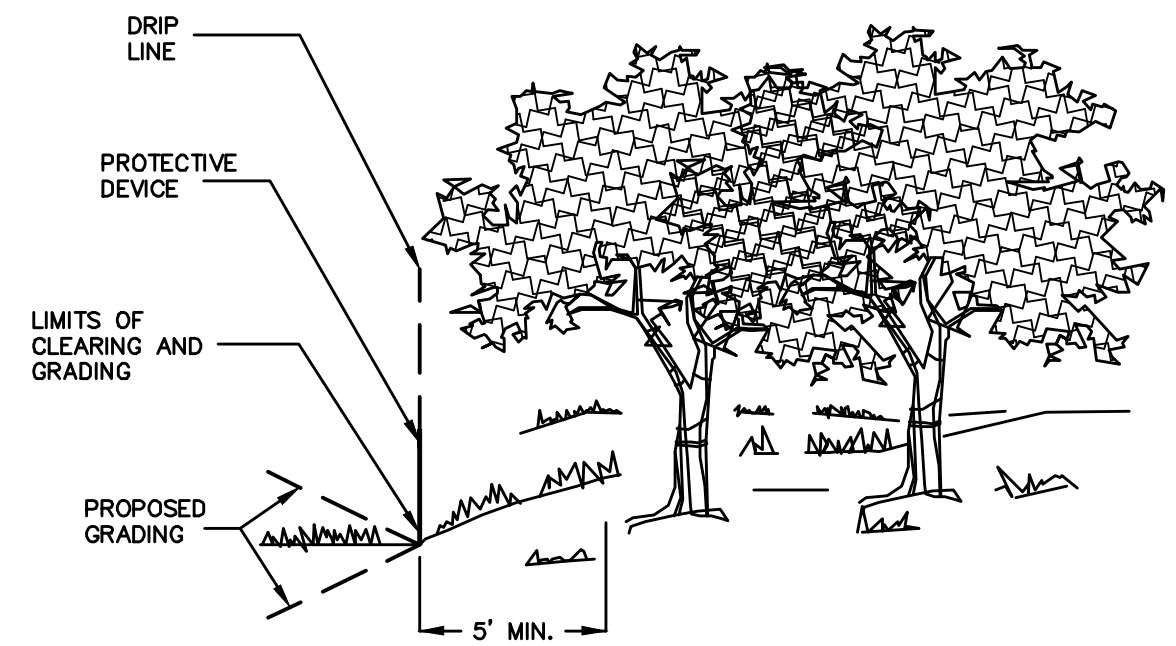
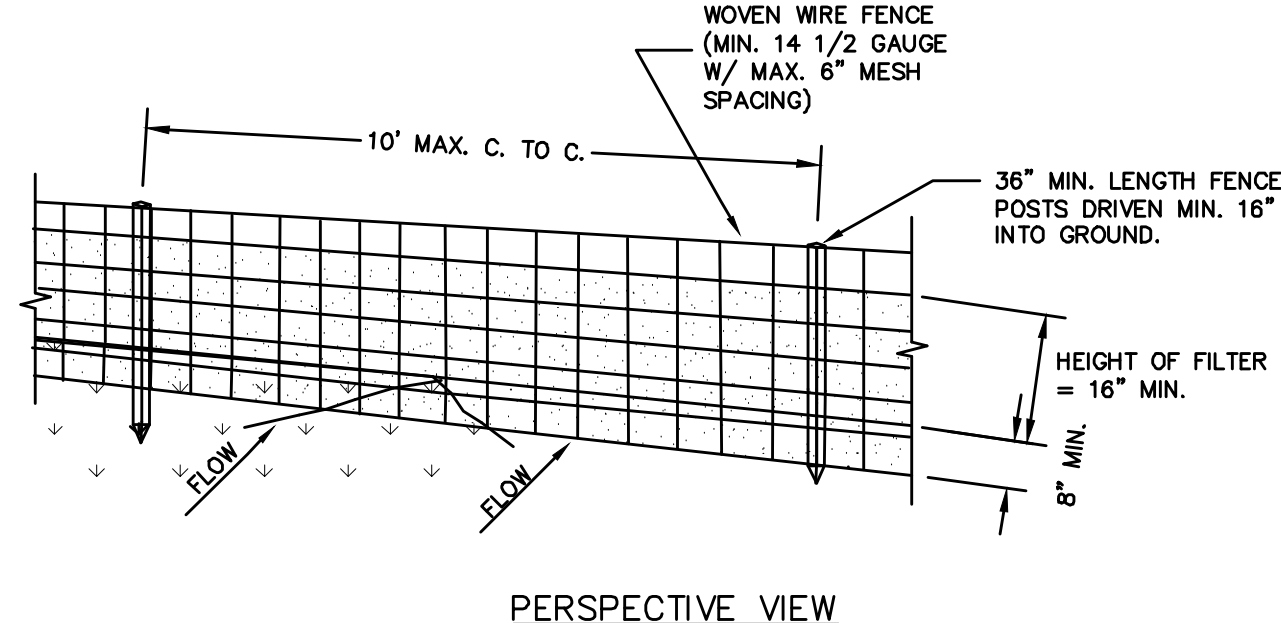
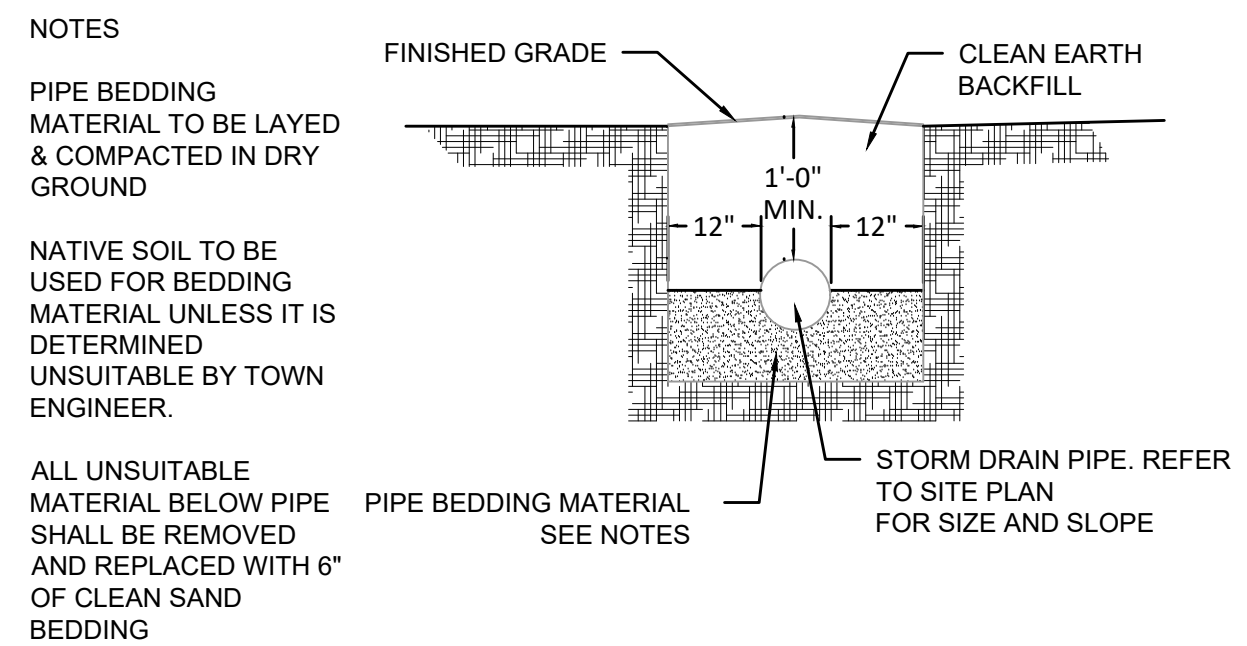
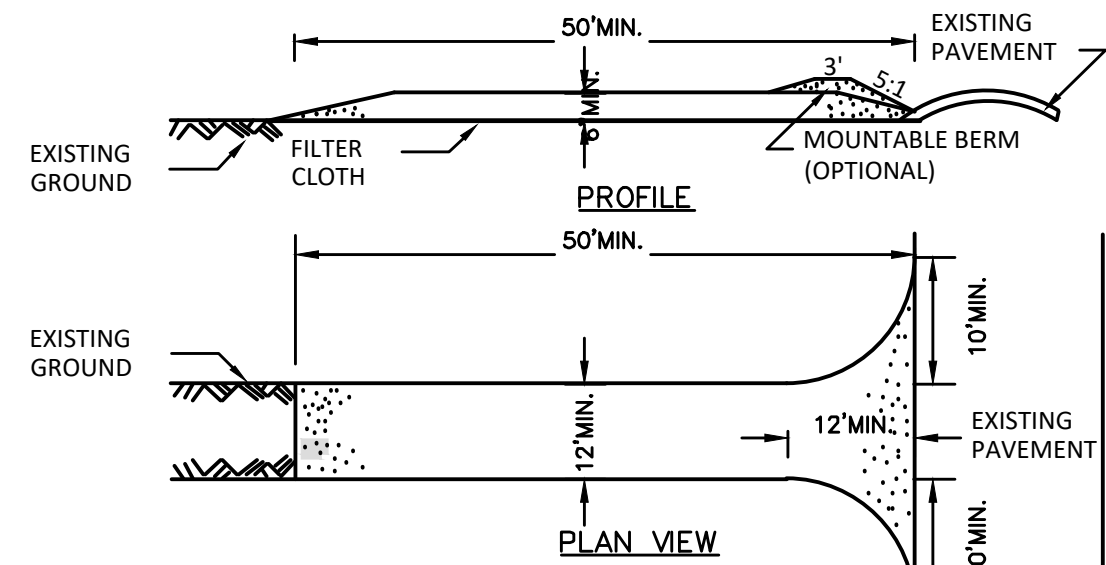
Christopher Carthy, Chairman, Town of North Castle Planning Board Date

Engineering Plans Reviewed for Conformance to Resolution:

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

Scale: 1" = 20'
Date: 12/21/2020
Drawn By: KMM
Checked By: PIG
Project No.: 20-071
Sheet No.: 1 of 2
Dwg. No.: C-101

G:\PROJECTS\2020\071 Middle Patent Road_Armonk\AutoCAD\Construction\Graff_SitePlan.dwg

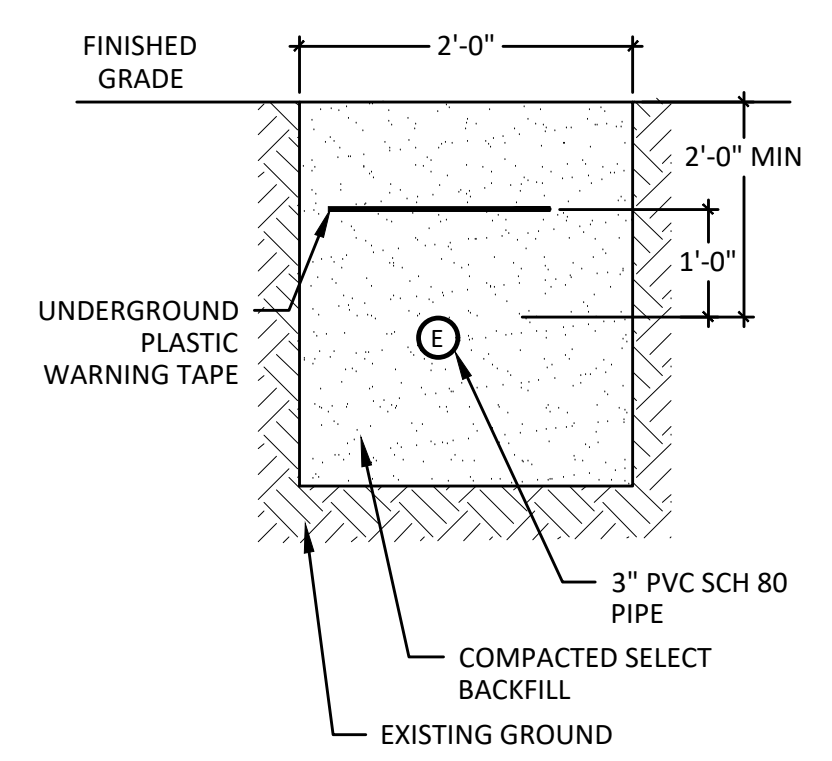


CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 1-4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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 SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STORM DRAIN TRENCH DETAIL
NOT TO SCALE

2

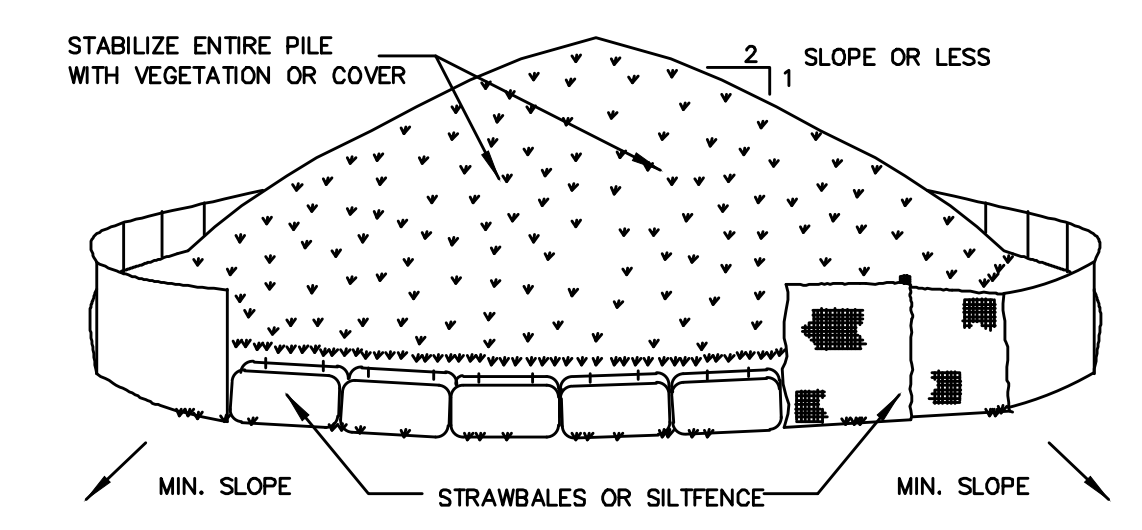


CONSTRUCTION SPECIFICATIONS

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

TREE PROTECTION
NOT TO SCALE

5



- INSTALLATION NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILTFENCE.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

1

UTILITY TRENCH DETAIL
NOT TO SCALE

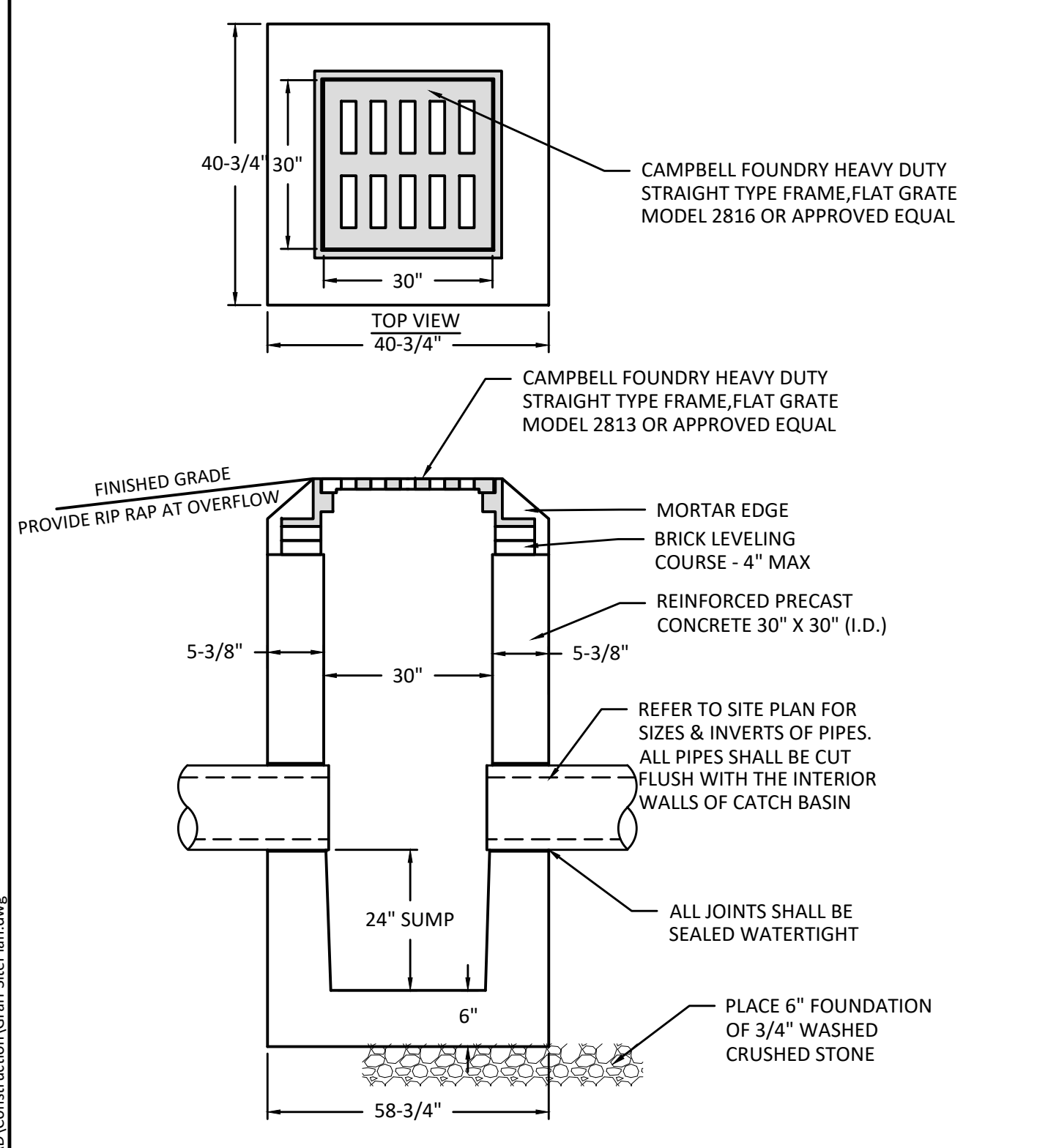
3

SILT FENCE
NOT TO SCALE

4

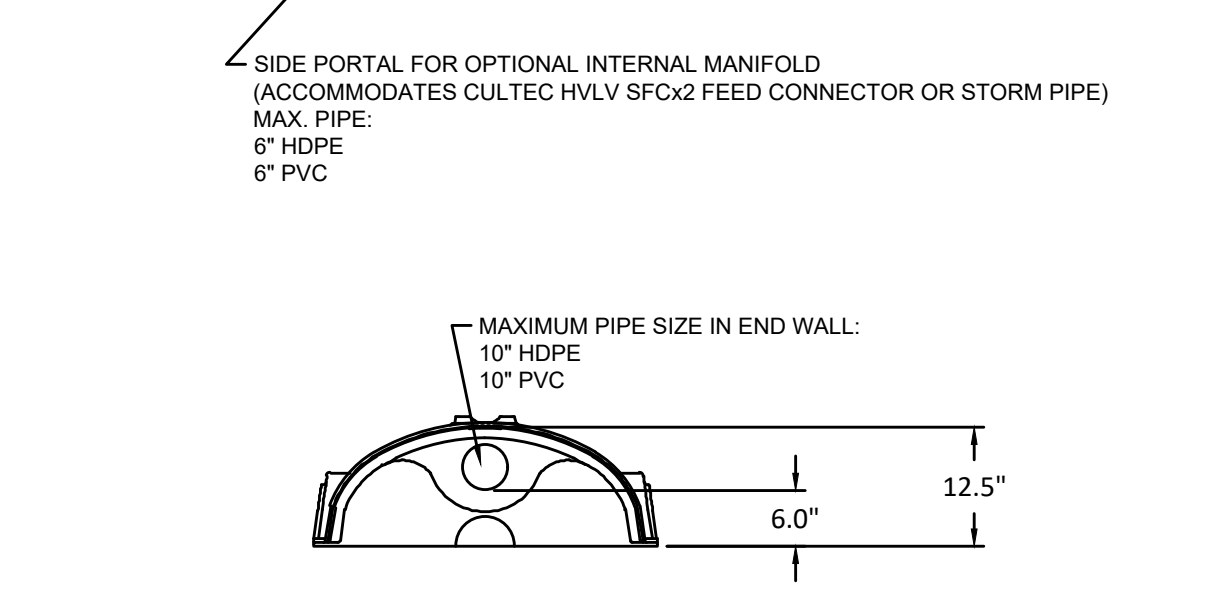
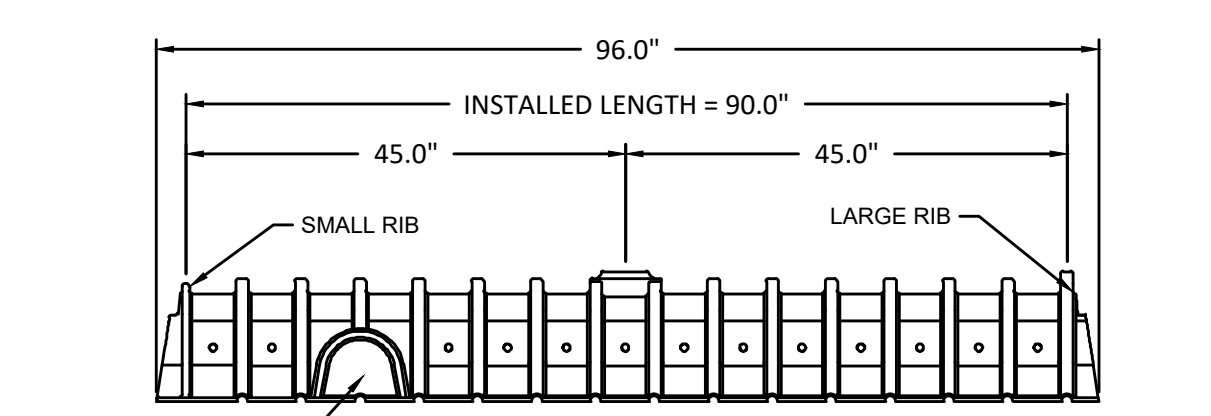
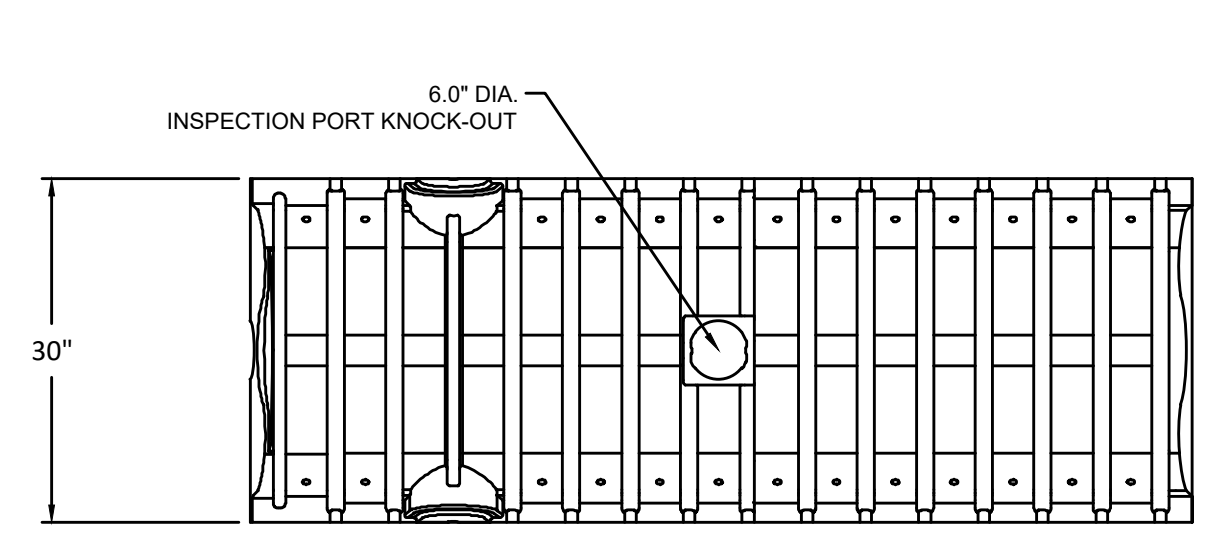
SOIL STOCKPILING
NOT TO SCALE

6

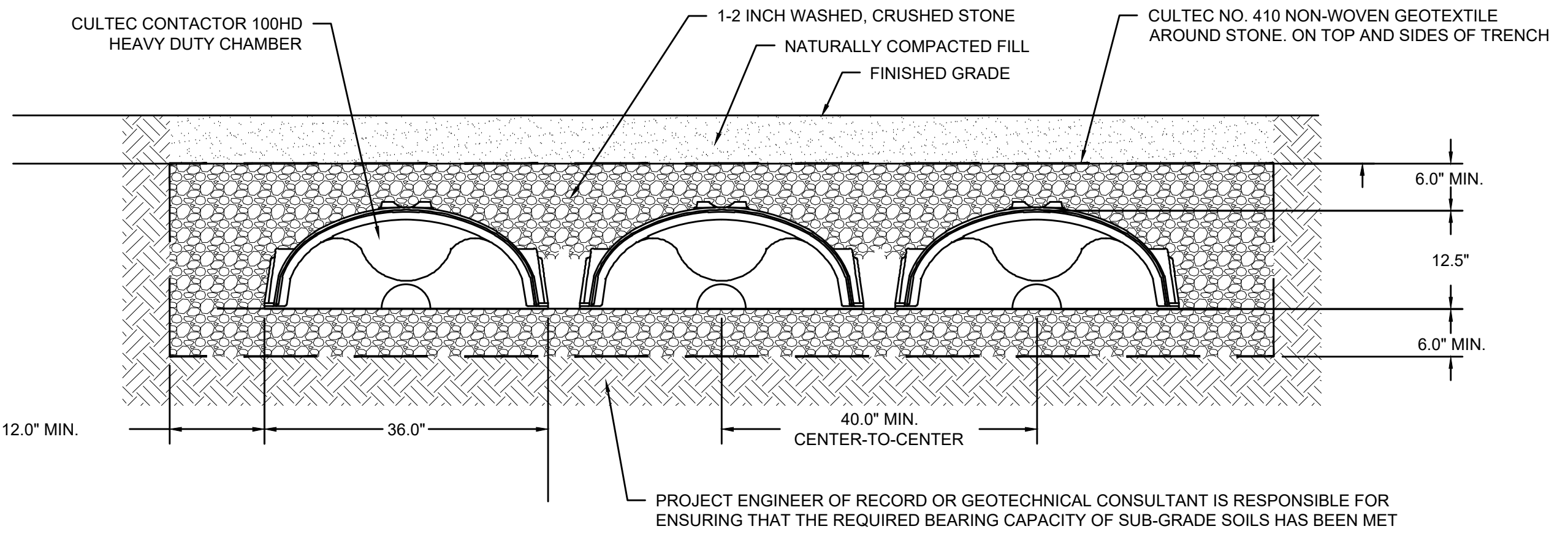


CONSTRUCTION SPECIFICATIONS

- CONCRETE MINIMUM STRENGTH: 4,000 PSI AT 28 DAYS.
- REINFORCEMENT: #4 REBAR / ASTM A615
- AIR ENTRAINMENT: 5%
- CONSTRUCTION JOINT: BUTYL RUBBER SEALANT
- LOAD RATING: H20 / ASTM C857

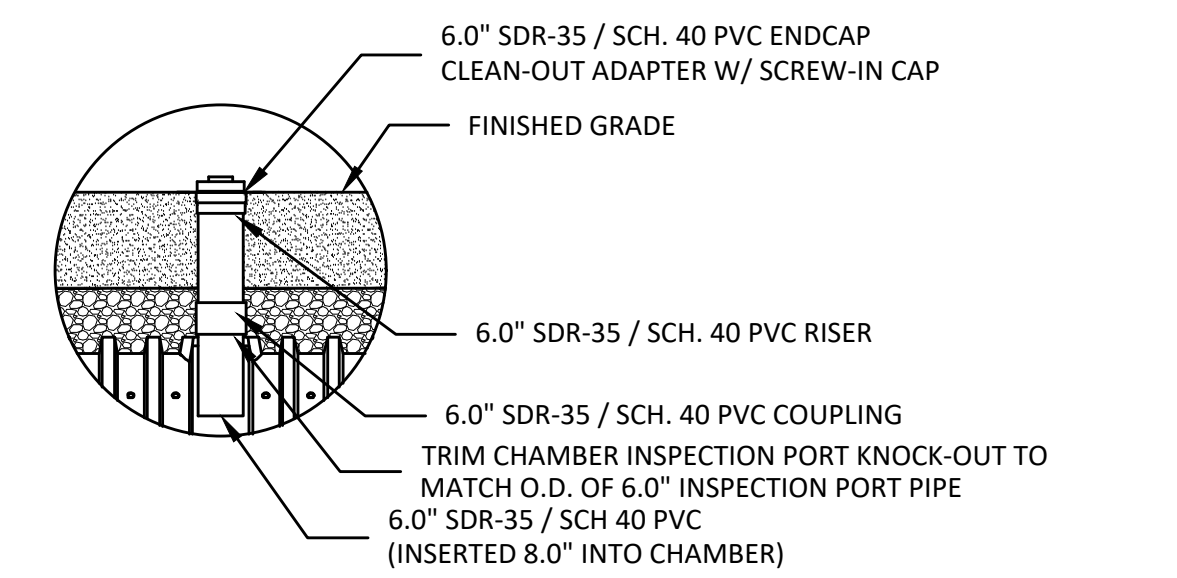


CULTREC CONTACTOR 100HD CHAMBER STORAGE = 1.866 CF/FT
INSTALLED LENGTH ADJUSTMENT = 0.5'



CULTREC CONTACTOR 100HD SYSTEM CROSS SECTION
NOT TO SCALE

9



INSPECTION PORT - ZOOM DETAIL
NOT TO SCALE

10

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
Kellard Sessions Consulting
Consulting Town Engineers _____ Date

Surveyor
TC Merritts Land Surveyors, P.C.
394 Bedford Road
Pleasantville, New York 10570
Tel: (914) 769-8003

Landscape Arch.
Benedek & Ticehurst
Landscape Architects
448H Old Post Road
Bedford Village, NY 10506
Tel: 914-234-9666
Email: btlandarch.com

Owner
David & Lisa Graff
3 Middle Patent Road
Armonk, NY 10504

Provident design engineering
7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDERESULTS.COM
UNDER NEW YORK STATE EDUCATION LAW ARTICLE 145 (ENGINEERING), SECTION 7209 (2), IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
© PROVIDENT DESIGN ENGINEERING, PLLC

GRAFF RESIDENCE
3 Middle Patent Road
Town of North Castle
Westchester County, New York

TITLE:
CONSTRUCTION DETAILS

Scale: NOT TO SCALE
Date: 12/18/2020
Drawn By: KMM
Checked By: PJG
Project No.: 20-071
Sheet No.: 2 of 2
Dwg. No.: C-102