Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering
Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

October 23, 2023

Honorable Chairman Carthy and
Members of the Planning Board
Town of North Castle
15 Bedford Road
Armonk, New York 10504

RE: JMC Project 20044
4 Tripp Lane Zoning Compliance
4 Tripp Lane
Town of North Castle, New York

Response to Kellard Sessions and Town of North Castle Planning Department Comments

Chairman Carthy and Members of the Planning Board:

This letter has been prepared to address comments and correspondence received from Kellard Sessions, dated September 22, 2023, the Town's Planning Department staff report dated September 19, 2023, and HydroEnvironmental Solutions, Inc., dated September 22, 2023.

To assist in your review of the revised documents, we are pleased to provide the following, which restates the comments from the above referenced memorandums, followed by our responses:

Kellard Sessions Memorandum to the Town of North Castle Planning Board, dated September 22, 2023:

Comment No. 1

The applicant has acknowledged the need to provide confirmation from the Westchester County Health Department (WCHD) that the improvements and expansions to the residence and cabana, as well as the expansion of the driveway and proposed removal of a portion located above the septic fields, do not require upgrades or modifications to the on-site wastewater treatment system. The applicant shall continue discussions with the WCHD and provide any correspondence to the Planning Board and this office for review.

The applicant has provided Westchester County Department of Health documents approving a new septic system located on the central to eastern portion of the site. Additionally, a new septic pump chamber, new septic tank, and new force main are also proposed and approved. Comment addressed.

Response No. 1

Comment Addressed.

Comment No. 2

As previously noted, the plan has been revised as requested to illustrate and dimension all minimum required yard setbacks and includes a Bulk Zoning Table. It appears that area variances and/or waivers will be required for the location of the driveway gate, curb cut width and gate pier height. The plan should be referred to the Building Inspector for confirmation.

Response No. 2

So noted.

Comment No. 3

As previously noted, the applicant will be required to provide a Wetland Mitigation Plan in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code, demonstrating a 2:1 ratio for mitigation of wetland and wetland buffer disturbance as a result of the project. The plan will require referral to the Conservation Board for recommendation of approval. Before an appropriate mitigation plan can be prepared for consideration, the limits of the existing wetland areas and associated buffers within and adjacent to the site must be established. Understanding that this is not possible for the subject property due to the fill placement, we note that as part of an ongoing application with the adjacent property to the east (2 Tripp Ln), this office verified that a locally regulated wetland exists at the rear of the site and is accurately depicted on the Tree Mitigation Plan. However, based on review of available Westchester County aerial mapping and topography, it appears that (prior to placement of fill) this easterly system was likely connected to a system on the west side of the property at 6 Tripp Lane through the subject property. The applicant will need to investigate this westerly off-site wetland system to identify the boundary and associated 100-foot wetland buffer. Additionally, a reasonable assumption based on historical mapping must be made to define previously existing wetland areas on the subject property. These areas should be included in the wetland/wetland buffer disturbance and required mitigation calculations. The off-site wetland boundary shall be field located and established with sequentially number flags for confirmation by the Town Wetland Consultant. Please notify this office once the wetland boundary has been established in the field.

Response No. 3

JMC contacted the owner of 6 Tripp Lane to coordinate wetland mapping on their site and were denied access. A zoom meeting was then setup for Wednesday October 18th between JMC, the homeowner of 4 Tripp Lane, Kellard Sessions and the Town. It seemed that all parties were in agreement that with the information available, it does not appear that wetlands exist in the rear of the 6 Tripp Lane property. As shown on JMC Drawing C-100, there appeared to be a natural swale that runs through the back of the subject property and the grading has been updated on JMC drawing C-200 to recreate this swale to the best extent possible.

Comment No. 4

As noted above, there appears to have been a wetland or drainage course that ran through the rear of 4 Tripp Lane. Parts of this wetland/drainage course were filled on 2 Tripp Lane and 4 Tripp Lane, but the original elevations and wetland areas are still located on 6 Tripp Lane. The fill placed on 4 Tripp Lane likely interrupted the flow of water and could have affected any wetland or drainage areas on 6 Tripp Lane. As part of the required wetland mitigation, we would recommend, at a minimum, that a portion of the fill be removed from the rear of 4 Tripp Lane to help restore the natural hydrologic connection between the source of the drainage and the wetlands located on 6 Tripp Lane. Removing the fill would be recommended as only a partial solution to the commitment to mitigate the effects of the fill and construction within the wetland buffers. To determine where the fill removal would be most effective, we recommend that the applicant seek a professional wetlands consultant to determine the location of wetlands on 6 Tripp Lane.

Response No. 4

JMC contacted the owner of 6 Tripp Lane to coordinate wetland mapping on their site and were denied access. A zoom meeting was then setup for Wednesday October 18th between JMC, the homeowner of 4 Tripp Lane, Kellard Sessions and the Town. It seemed that all parties were in agreement that with the information available, it does not appear that wetlands exist in the rear of the 6 Tripp Lane property. As shown on JMC Drawing C-100, there appeared to be a natural swale that runs through the back of the subject property and the grading has been updated on JMC drawing C-200 to recreate this swale to the best extent possible.

Comment No. 5

As previously requested, the Wetland Mitigation Plan shall illustrate and quantify the previous disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on site, total disturbance areas within each, and total pervious and impervious cover pre and post development. Mitigation shall be provided at a ratio of 2:1 minimum. The plan currently indicates approximately 7,775 s.f. of disturbance within the wetland buffer. However, the applicant shall provide an updated wetland/wetland buffer disturbance area and required 2:1 mitigation based on the updated wetland delineation and available aerial mapping noted above. The plan shall include a detailed mitigation table quantifying disturbances and land cover (pervious/impervious) within the wetland and wetland buffer and the mitigation provided.

Response No. 5

A Wetland/Wetland Buffer Disturbance and Mitigation Table has been added to JMC Drawing C-130 that outlines the type of coverage within the wetland buffer area prior to any site improvements and the coverage after site improvements. It also quantifies the amount of wetland mitigation that will be provided after receiving site plan approval.

Comment No. 6

As previously noted, the applicant has cleared a significant number of trees on the property. The quantity, size and species are not known. As required by Chapter 308, Trees of the Town Code,

Section 308-25, the applicant will be required to provide a tree restoration plan to mitigate the unapproved removal of existing vegetation. The Planning Board will need to determine whether the restoration plan is ultimately appropriate for the level of disturbance and removals.

Because the actual level of Town-regulated tree removal is unknown, the applicant has used the adjacent property to establish a tree sample area to establish a baseline for the tree mitigation calculations. This office is amenable to this approach. The applicant has identified all trees greater than eight (8) inches in diameter and all trees greater than 24 inches in diameter from the 5,000 s.f. tree sample area. A total of 17 trees were sampled; 13 @ 8 inch dbh or greater and 4 @ 24 inch dbh or greater, which equates to 76% and 24% of the sample area, respectively. Applying this sample area over the ±1.15 acres of tree removal results in a total of 171 trees removed; 130 @ 8 inch dbh or greater and 41 @ 24 inch dbh or greater (not 139 and 32 as presented in the calculations). This results in a minimum total tree caliper of 2,024 inches to mitigate. The applicant is proposing a total of ±146 caliper inches of plantings. The applicant shall update the mitigation requirements, proposed tree planting notes and planting plan accordingly. It appears additional mitigation will be required. The planting notes were also cut off on the plan and should be corrected.

Response No. 6

JMC Drawing C-130 has been updated with more proposed plantings in the rear area of the lot. It seems unfeasible to plant what would be required per the Town's mitigation requirements. The client looks forward to discussing this further with the conservation board about the best patch going forward to properly mitigate the tree removal.

Comment No. 7

As previously requested, the cut and fill plan should overlay the surveyed topography onto the pre-developed GIS topography to illustrate the cut and fill volumes established between pre-existing conditions and existing conditions. The fill sampling and testing was reviewed by the Town's Environmental Consultant. It was agreed that the fill remain in place with a 24-inch soil cap and a demarcation layer (orange fence or geotextile membrane) placed above the existing fill section. The soil cap shall include a minimum six (6) inch layer of topsoil. This has been noted and detailed on the plan. However, the applicant shall prepare a proposed grading plan to illustrate how the add fill will be accommodated on the site and what, if any, added modifications to walls, walks, drives, etc., may be needed as a result. The applicant must also prepare an erosion and sediment control plan to illustrate and detail temporary access to the site and protection of the septic field for the import of clean fill, as well as all temporary sediment and erosion control measures that will be required.

The applicant has revised the scope of the project to propose the removal of approximately 704 cubic yards of imported fill, which appears after extensive testing on the site, concentrated in an area located along the western property boundary. The applicant has stated, during a meeting on August 6, 2023, held at Town Hall, between the Applicant, The Planning Department, and our office, that test pits have revealed that the imported fill did not extend to the rest of the site as originally assumed. We defer to the Board on the acceptance and limits of the new imported fill removals.

Response No. 7

The client awaits a final decision on the matter from the Planning Board.

Comment No. 8

As previously noted, the property is served by an on-site wastewater treatment system. The plan has been revised to illustrate the location of the existing septic field and tanks based on available WCHD as-builts and record data. It appears that the imported fill material and regarding activities that occurred at the rear of the property also occurred above the existing septic field, potentially compromising its function. The applicant has acknowledged the need to provide a determination, confirmed by the WCHD, that the septic system continues to operate as intended. Any upgrades or modifications that may become necessary will need to be illustrated on the plan and approved by the Westchester County Health Department. If the existing septic field trenches are able to remain, a plan shall be provided to protect measures for the existing septic fields during the removal of the portion of existing asphalt driveway.

Response No. 8

The existing fields are to be removed and the expanded and relocated system has been reviewed and approved by the WCDOH (this plan has been included with this submission).

Comment No. 9

As previously noted, the applicant has revised the Stormwater Management Report, as requested, to demonstrate adequate mitigation of the 100-year storm event. Please note the following:

> *a. The plan shall illustrate the connection of the existing 6-inch pool patio drains to the infiltration system.*
>
> *b. As a result of the wetland mitigation and required soil removal, total disturbance will exceed one (1) acre. As such, the applicant will be required to obtain coverage under the NYSDEC SPDES General Permit (GP-0-20-001) for Stormwater Discharges from Construction Activity and the submission of a Notice of Intent (NOI). Provide draft copies for review.*

Response No. 9

JMC Drawing C-200 has been updated to now show a proposed 6” pipe from the furthest downstream pool inlet connecting into an existing 6” pipe that is currently being conveyed into the existing underground stormwater mitigation system that will be enlarged to accommodate the increase in impervious coverages.

The draft Notice of Intent has been included with this submission.

Comment No. 10

As previously noted, the plans illustrate existing six (6) foot high black vinyl coated chain link fence

and aluminum fence and a proposed four (4) foot high black vinyl coated chain link pool fence; however, fence details No. 10 and 11 are for proposed fences of 5 feet 3 inches and 5 feet 2 inches in height. Please coordinate between the plan and details.

Response No. 10

The plans have been updated and are now coordinated to depict the fence heights correctly.

Town of North Castle Planning Department Staff Report, dated September 19, 2023:

Comment No. 1

The Planning Board should direct the Applicant to address the comments contained in this memo and resubmit to the Planning Board for further discussion.

Response No. 1

So noted.

Comment No. 2

The Proposed Action would be classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA).

Response No. 2

The applicant has included a NYSDEC Notice of Intent with this submission.

Comment No. 3

A neighbor notification meeting regarding the proposed amendment will need to be scheduled.

Response No. 3

So noted.

Comment No. 4

Pursuant to Section 12-18.A of the Town Code, all site development plans submitted to the Planning Board are required to be referred to the Architectural Review Board (ARB) for review and comment.

Response No. 4

The applicant looks forward to presenting in front of the Town's Architectural Review Board and addressing any comments and/or concerns.

Comment No. 5

Pursuant to Section 340-5.B of the Town Code, the Conservation Board is required to review the proposed wetland application and, within 45 days of receipt thereof, file a written report and its recommendation concerning the application with the Planning Board. Such report is required to evaluate the proposed regulated activity in terms of the findings, intent and standards of Chapter 340.

Response No. 5

The applicant looks forward to presenting in front of the Town's Conservation Board and addressing any comments and/or concerns.

Comment No. 6

At the May 22, 2023, meeting, the Planning Board determined that best course of action would be for the Applicant to remove the fill from property. The Planning Board directed the Applicant to return to Planning Board for further discussion.

Response No. 6

The applicant has agreed to remove all fill and at the last Planning Board meeting presented an updated cut and fill plan. It seemed that the applicant, the Board, HydroEnvironmental Solutions, Inc., and Kellard Sessions are all in agreement on the amount of fill to be removed. The amount presented is only as an estimate and may increase or decrease during the actual removal.

Comment No. 7

At the February 13, 2023, Planning Board meeting, Bill Canavan of HES, was present and discussed the project with the Planning Board. After discussion, the Planning Board determined that best course of action would be to remove the fill from property. The Applicant was directed to return to Planning Board for further discussion.

Response No. 7

The applicant has agreed to remove all fill and at the last Planning Board meeting presented an updated cut and fill plan. It seemed that the applicant, the Board, HydroEnvironmental Solutions, Inc., and Kellard Sessions are all in agreement on the amount of fill to be removed. The amount presented is only as an estimate and may increase or decrease during the actual removal.

Comment No. 8

The Applicant has determined that approximately 171 trees were removed from the site. The plans have been revised to depict an approximately 16,000 square foot wetland buffer mitigation area; however, it is recommended that the site plan be revised to further replant new trees in the 1.15 acre area of previous tree removal.

Response No. 8

JMC Drawing C-130 has been updated with more proposed plantings in the rear area of the lot. It seems unfeasible to plant what would be required per the Town's mitigation requirements. The client looks forward to discussing this further with the conservation board about the best patch going forward to properly mitigate the tree removal.

Comment No. 9

The site plan has been revised to depict the location of the Town-regulated wetland buffer. The plans depict 7,775 square feet of Town-regulated wetland buffer disturbance. The Applicant has prepared a 15,550 square foot mitigation plan for review.

Response No. 9

The applicant awaits further comment from the Board on the proposed tree and wetland mitigation plan.

Comment No. 10

The Planning Board previously determined that the Applicant brought 4,210 c.y. of fill onto the site without the benefit of a fill permit issued by the Building Department. However, plan F-1 depicts only 700 c.y. of fill brought onto the site. The Applicant should explain the methodology used to determine that the 700 c.y. plan is accurate.

HydroEnvironmental Solutions, Inc. (HES) has reviewed the fill soil samples and notes that lead, copper, 4,4"-DDE and Dieldrin at concentrations that exceed Unrestricted Use Soil Cleanup Objectives (UUSCOs). HES recommends adding a demarcation layer and capping the fill with soil

Response No. 10

The engineer of record explained the process in determining the new number of fill to be removed. The applicant has agreed to remove all fill and at the last Planning Board meeting presented an updated cut and fill plan. It seemed that the applicant, the Board, HydroEnvironmental Solutions, Inc., and Kellard Sessions are now all in agreement on the amount of fill to be removed. The amount presented is only as an estimate and may increase or decrease during the actual removal.

Comment No. 11

The 9-foot driveway piers with light fixture exceeds the maximum permitted height of 8 feet. The Applicant will need to seek a variance from the Zoning Board of Appeals.

Response No. 11

The applicant awaits the Zoning Board of Appeals decision on the requested driveway pier variance.

Comment No. 12

The proposed (legalization) driveway gates are located on the property line. Driveway gates should be located a minimum of 20 feet from the front property line to permit adequate vehicular pull off from the right-of-way should Tripp Lane ever be expanded to the edge of the right-of-way.

Response No. 12

The applicant awaits the Zoning Board of Appeals decision on the requested driveway gate variance and if Tripp Lane were to be widened in the future, the applicant would acquiesce with these changes.

Comment No. 13

An updated gross land coverage calculations worksheet should be submitted for review.

Response No. 13

An updated gross land coverage calculation worksheet has been included with this submission.

Comment No. 14

The submitted gross floor area calculations worksheet does not include the floor area of the garage or basement. Garage space is required to be counted as part of gross floor area. The Applicant shall also provide an exhibit demonstrating that the basement level would be excluded pursuant to the definition of gross floor area.

Response No. 14

It is the Architect's opinion that the basement and garage should not be included in the gross floor area calculations as shown on the average grade diagram on drawing A1 that has been included with this submission.

HydroEnvironmental Solutions Memorandum, dated September 22, 2023:

Comment No. 1

The imported fill material should be disposed of properly at a NYSDEC approved disposal facility. All removed material should be properly documented and manifested from the subject property to the disposal facility.

Response No. 1

All removed material will be properly documented and manifested from the subject property to the end point.

Comment No. 2

Following fill removal, end-point soil samples should be collected to confirm that all the imported material has been removed to the extent practical. The endpoint soil samples should be sent to a New York State certified laboratory to be analyzed for the following parameters:

-Volatile organic compounds (VOCs) using EPA Method 8260
-Semi-VOCs using EPA Method 8270 (full list)
-Target Analyte List (TAL) Metals
-Poly Chlorinated Biphenyls (PCBs) using EPA Method 8080
-Herbicides and Pesticides using EPA Method 8081.

Response No. 2

The exported fill will be taken to a place or site that can accept this type of material based on what this fill will be used for, and the homeowner will provide confirmation to the Town stating that such material was properly transported and was then accepted by the recipient, who was informed of the limitations of said material.

Comment No. 3

A Fill Removal and End-point Soil Sampling Plan (Excavation Work Plan) should be submitted to the Town by the Applicant for approval prior to fill removal. Based on the areal extent of the fill area, a minimum of two (2) five-part composite soil samples (for all listed parameters above, excluding VOCs) and six (6) discrete grab samples for VOCs should be collected in accordance with NYCRR Part 360 Regulations.

Response No. 3

It was discussed at the last Planning Board meeting that the true extent of imported fill won't be known until the actual removal takes place. Would additional testing still be required after a visual inspection confirms that all fill material has been removed? The applicant is hesitant about performing any more soil testing as we were informed that the levels found in the soil were close to, if not at background levels and could be found even in virgin soil.

Comment No. 4

A fill removal summary report should be compiled and submitted to the Town after all imported material is removed.

Response No. 4

A fill removal summary report will be compiled and submitted to the Town after all imported material is removed.

We trust that the above, along with the enclosed documents and drawings, address comments from Kellard Sessions, dated September 22, 2023, the Town's Planning Department staff report dated September 19, 2023, and HydroEnvironmental Solutions, Inc., dated September 22, 2023. We look forward to your continued review throughout the Site Plan approval process and discussing this matter with you further. Should you have any questions or require additional information regarding the information provided above, please do not hesitate to contact our office at 914-273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Rick Bohlander

Rick Bohlander, PE
Project Manager

p:\2020\20044\admin\ltcomment response 10-23-2023.docx

SITE DEVELOPMENT PLAN APPROVAL DRAWINGS

PEREIRA RESIDENCE

4 TRIPP LANE
TAX MAP SECTION 108.02| BLOCK 1| LOT 10
WESTCHESTER COUNTY
NORTH CASTLE, NY

Applicant / Owner:
MR. & MRS. PEREIRA
4 TRIPP LANE
TOWN OF NORTH CASTLE, NY
APPLICANT PHONE: (914) 391-6979

Architect:
GET MY C.O.
57 WHEELER AVENUE, SUITE 203
PLEASANTVILLE, NY 10570
(914) 727-0980

Surveyor:
SUMMIT LAND SURVEYING P.C.
21 DRAKE LANE
WHITE PLAINS, NY 10607
(914) 629-7758

Site Planner, Civil Engineer and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

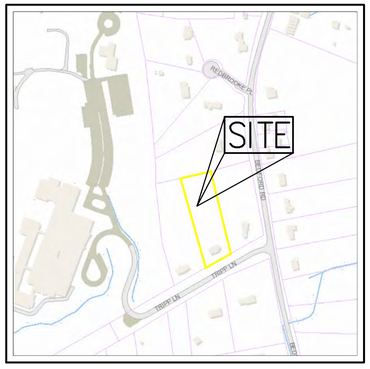
JMC Drawing List:

TABLE OF LAND USE

TOWN OF NORTH CASTLE, N.Y. SECTION 108.02, BLOCK 1, LOT 10
ZONE "R-2A." – "ONE FAMILY RESIDENTIAL DISTRICT" (2 ACRES)

DESCRIPTION		REQUIRED	PROVIDED
MINIMUM LOT AREA	(ACRES / S.F.)	2	±2.06/±89,820
MINIMUM LOT FRONTAGE	(FEET)	150	±183.6
MINIMUM LOT WIDTH	(FEET)	150	±175
MINIMUM LOT DEPTH	(FEET)	150	±513.3
MINIMUM YARDS			
FRONT	(FEET)	50	±55.13
SIDE	(FEET)	30	±35.17
REAR	(FEET)	50	±402.19
ACCESSORY BUILDING SIDE YARD SETBACK	(FEET)	10	15
MAXIMUM BUILDING HEIGHT	(FEET)	30	<30
MAXIMUM BUILDING COVERAGE	(PERCENT)	8	3.92
MINIMUM DWELLING UNIT SIZE (§355-70)	(S.F.)	1,400	2,786
MINIMUM DRIVEWAY PIER/GATE SETBACK FROM RIGHT-OF-WAY	(FEET)	20	±0.65 (1)
MAXIMUM DRIVEWAY CURB CUT	(FEET)	18	±24.6 (1)
MAXIMUM DRIVEWAY PIER HEIGHT	(FEET)	8	9 (1)

(1) WILL REQUIRE A VARIANCE.



ZONING / VICINITY MAP
SCALE: 1" = 400'

AREA MAP
SCALE: N.T.S.

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL PARTICULARLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:
RESOLUTION, DATED: _____

_____ DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

_____ DATE: _____
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · FREDERICK POHLMANN · 100532-1 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER'S COMMENTS	07/12/2022	RB
2.	PLANNING BOARD SUBMISSION	01/09/2023	RB
3.	PLANNING BOARD SUBMISSION	09/11/2023	RB
4.	PLANNING BOARD SUBMISSION	10/23/2023	RB

Previous Editions Obsolete

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John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

Drawn:	DK	Approved:	AN
Scale:	NOT TO SCALE		
Date:	03/01/2021		
Project No:	20044		
20044-SITE DK	COVER	COVER.scr	
Drawing No:	C-000		

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING GIS CONTOUR
- EXISTING GIS INDEX CONTOUR
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING UTILITY POLE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER COUNTY GIS 2004 TOPOGRAPHY AND 2013 AERIAL PHOTOGRAPHY.

APPLICANT/OWNER:
MR. & MRS. PEREIRA
4 TRIPP LANE
TOWN OF NORTH CASTLE, NY

ARCHITECT:
GET MY CO
57 WHEELER AVENUE, SUITE 203
PLEASANTVILLE, NY

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
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www.jmcpllc.com

PRE-EXISTING CONDITIONS MAP

PEREIRA RESIDENCE
4 TRIPP LANE
NORTH CASTLE, NY

NOT FOR CONSTRUCTION

GIS GEOGRAPHIC INFORMATION SYSTEMS

THE 2-FOOT CONTOURS DEPICTED ON THIS PLAN ARE INTENDED TO BE USED FOR PLANNING & PRELIMINARY ENGINEERING APPLICATIONS. THEY ARE NOT INTENDED TO BE USED IN ENGINEERING DESIGN AND DO NOT NEGATE THE NEED FOR A FIELD SURVEY. THE WESTCHESTER COUNTY GIS DATASET CONTAINS CONTOUR LINES MODELED AT A TWO FOOT INTERVAL. THE SOURCE INFORMATION USED IN THE COLLECTION OF THE DATASET WAS PART OF THE NEW YORK STATE DIGITAL ORTHOIMAGERY PROGRAM; PHOTOS TAKEN IN APRIL 2004. VERTICAL DATUM IS NAVD88.
THE COUNTY OF WESTCHESTER MAKES NO WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE COMPLETENESS OR ACCURACY OF THE DATA AND ASSUMES NO LIABILITY WHATSOEVER FOR ANY PRODUCT OR ANALYSIS DERIVED FROM OR BASED ON THE DATA.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:
RESOLUTION, DATED: _____

_____ DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

_____ DATE: _____
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

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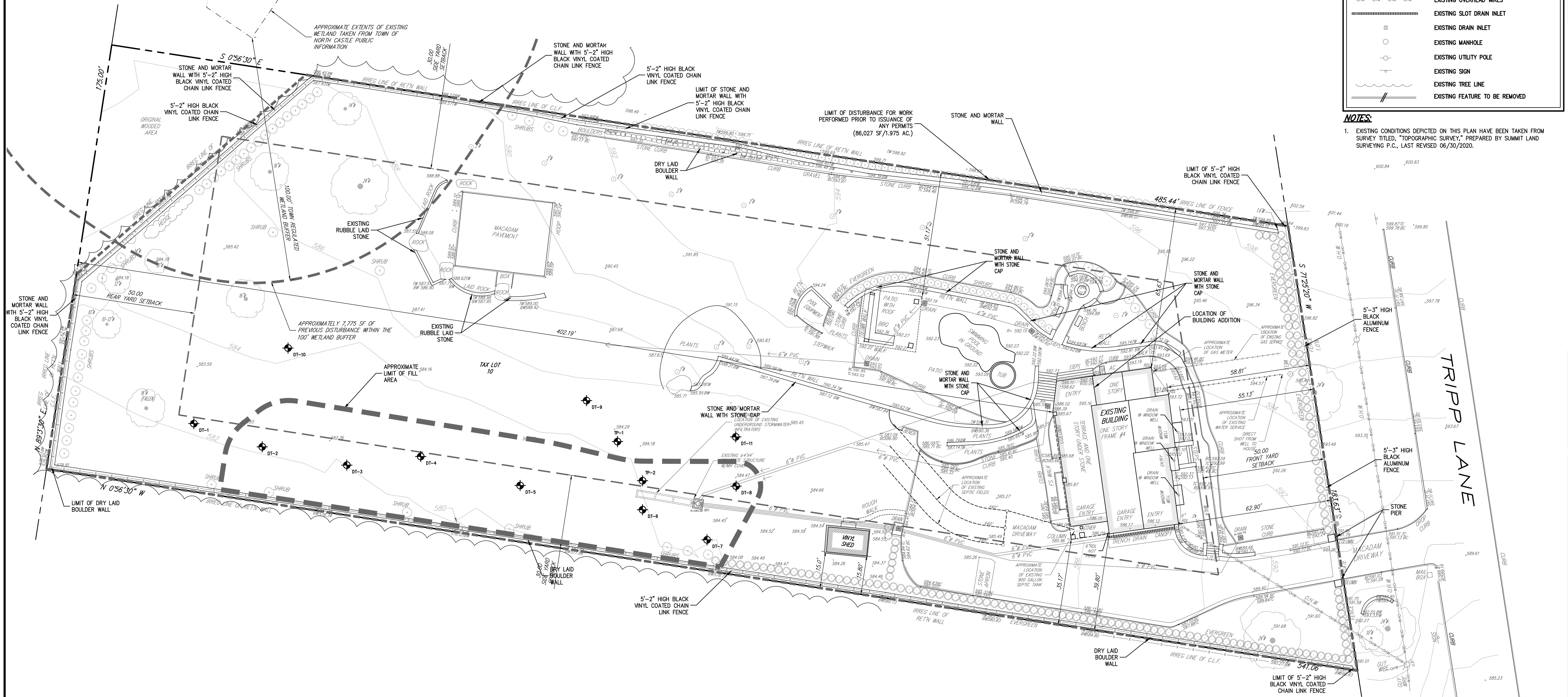
STATE OF NEW YORK · FREDERICK POHL KNOPF · 100532-1 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER'S COMMENTS	07/12/2022	RB
2.	PLANNING BOARD SUBMISSION	01/09/2023	RB
3.	PLANNING BOARD SUBMISSION	09/11/2023	RB
4.	PLANNING BOARD SUBMISSION	10/23/2023	RB
	Previous Editions Obsolete		

Drawn:	DK	Approved:	AN
Scale:	1" = 20'		
Date:	03/01/2021		
Project No:	20044		
20044-SITE DK	PRE-EXIST	PRE EX COND L.S.	

Drawing No:
C-100



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING DRY LAID RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING OVERHEAD WIRES
- EXISTING SLOT DRAIN INLET
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING TREE LINE
- EXISTING FEATURE TO BE REMOVED

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY SUMMIT LAND SURVEYING P.C., LAST REVISED 06/30/2020.

APPLICANT/OWNER:
MR. & MRS. PEREIRA
4 TRIPP LANE
TOWN OF NORTH CASTLE, NY

ARCHITECT:
GET MY CO
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PLEASANTVILLE, NY

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www.jmcpllc.com

EXISTING CONDITIONS MAP AND DEMOLITION PLAN

PEREIRA RESIDENCE
4 TRIPP LANE
NORTH CASTLE, NY

STATE OF NEW YORK
FREDERICK BOHLANDER
100532-1
LICENSED PROFESSIONAL ENGINEER

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TOWN OF NORTH CASTLE PLANNING BOARD

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KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

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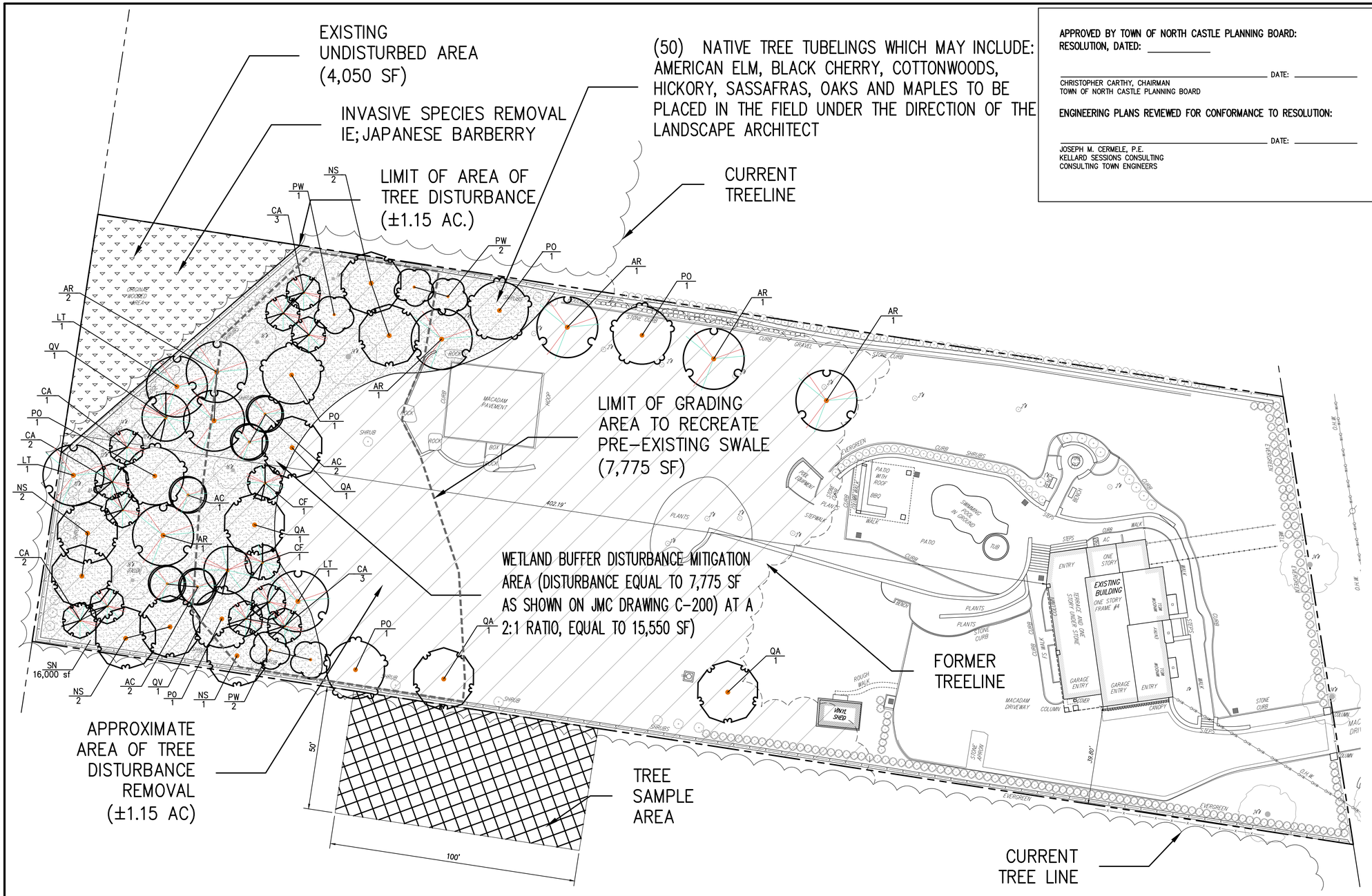
Previous Editions Obsolete

Drawn: DK	Approved: AN
Scale:	1" = 20'
Date:	03/01/2021
Project No:	20044
20044-SITE DK	EXIST / EXIST.scr
Drawing No:	C-110



PLANT SCHEDULE						
SHADE TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT COND.**	**REMARKS**
AR	7	Acer rubrum 'Red Sunset'	Red Maple	3" – 3 1/2" Cal.	B & B	
LT	3	Liriodendron tulipifera	Tulip Poplar	3" – 3 1/2" CAL.	B & B	
NS	7	Nyssa sylvatica	Tupelo	3" – 3 1/2" Cal.	B & B	
PO	6	Platanus occidentalis	American Sycamore	3" – 3 1/2" Cal.	B & B	
QA	4	Quercus alba	White Oak	3" – 3 1/2" Cal.	B & B	
QV	2	Quercus velutina	Black Oak	3" – 3 1/2" Cal.	B & B	
UNDERSTORY & FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT COND.**	**REMARKS**
AC	5	Amelanchier canadensis	Canadian Serviceberry	8' –10' HT.	B & B	
CA	11	Carpinus caroliniana	American Hornbeam	8' –10' HT.	B & B	
CF	2	Cornus florida	Flowering Dogwood	8' –10' HT.	B & B	
PW	5	Prunus serotina	Black Cherry	8 gal	CONT.	
SEED MIX	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT COND.**	**REMARKS**
SN	16,000 sf	_Showy Native N.E. mix ERNMIX-153-1	ERNMIX-153-1	seed		

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:
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JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING DRY LAID RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION (TYO M)
- UNDISTURBED AREA OF TREES
- DISTURBED AREA OF TREES
- SAMPLE AREA OF TREES
- SEEDED AREA
- PRE-EXISTING TREE LINE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM WESTCHESTER COUNTY GIS 2004 TOPOGRAPHY AND WESTCHESTER COUNTY GIS TIME LAPSED AERIAL PHOTOGRAPHY FROM 2013.

TREE MITIGATION NOTES:

EXISTING TREES REMOVED:

1. REGULATED TREES ARE TREES THAT HAVE A DBH (DIAMETER AT BREAST HEIGHT) OF 8" OR GREATER.
2. BASED UPON RECORD GIS AERIAL PHOTOGRAPHY AND CURRENT FIELD OBSERVATIONS, THE AREA THAT WAS CLEARED OF EXISTING TREES TOTAL ±1.15 ACRES (±50,094 SQ.FT.)
3. TO DETERMINE THE NUMBER OF TREES THAT WERE REMOVED WITHIN THE ±1.15 AC. AREA, A SAMPLE AREA WITHIN THE ADJOINING EXISTING WOODED AREA TO THE WEST WAS UTILIZED (SEE LOCATION IDENTIFIED ON PLAN). THE AREA ANALYZED IS 50 FEET WIDE BY 100 FEET LONG (5,000 SQ.FT.) BASED UPON FIELD MEASUREMENTS PERFORMED BY REPRESENTATIVES OF JMC PLLC. ON 04/02/2021. 17 TREES 8" DBH OR GREATER WERE NOTED WITHIN THE SAMPLE AREA. OUT OF THE 17 TREES, 4 TREES WERE 24" DBH OR GREATER.
4. ±1.15 ACRES X 43,560 SQ.FT.= ±50,094 SQ.FT.
   17 REGULATED TREES WITHIN A 5,000 SQ.FT. AREA =1 REGULATED TREE PER 294 SQ.FT. OF AREA. THEREFORE, ±50,094 SQ.FT. / 294 SQ.FT. = 170.39, SAY 171 REGULATED TREES WITHIN THE ±1.15 AC. DISTURBANCE AREA.

MITIGATION REQUIREMENTS

1. THE TOWN HAS REQUESTED THE APPLICANT MITIGATE THE REMOVAL OF TREES AT A 1:1 RATIO BASED ON THE CALIPER OF THE TRESS THAT WERE REMOVED AND THE CALIPER OF THE TREES TO BE PLANTED.
2. ESTIMATED CALIPER OF TREES THAT WERE REMOVED:
   139 TREES @ 8" DBH & 32 TREES @ 24" DBH
   = 1,880 INCHES OF TREES THAT WERE REMOVED.

PROPOSED TREES PLANTED:

1. 8 EXISTING TREES WERE SAVED WITHIN THE ±1.15 AC. DISTURBANCE AREA. (8-18" DBH TREES = 144 INCHES)
2. 238 ARBORVITAES (GREEN GIANTS) WERE PLANTED ALONG THE EAST, WEST AND SOUTH PROPERTY LINES. AN ADDITIONAL 9 PLUM TREES WERE PLANTED ALONG THE WESTERN SIDE OF THE PROPERTY.
   (238-2" DBH TREES = 476 INCHES)
   (9-8" DBH TREES = 72 INCHES)
3. BASED UPON THE TREES REMOVED CALCULATIONS ABOVE OF 171 TREES, A TOTAL OF 255 TREES WERE PLANTED IN THEIR PLACE.
   (692 INCHES, SO 1,188 INCHES STILL TO BE PLANTED)

WETLAND/WETLAND BUFFER DISTURBANCE AND MITIGATION TABLE

TYPE OF COVERAGE	WETLAND AREA THAT WAS DISTURBED	WETLAND BUFFER AREA THAT WAS DISTURBED	TOTAL AMOUNT OF WETLAND/WETLAND BUFFER AREA THAT WAS DISTURBED	NEW TYPE OF COVERAGE WITHIN DISTURBED WETLAND BUFFER AREA	MITIGATION PROVIDED (2:1)
GRASS AREA	0 SF	0 SF	0 SF	7,470 SF	
WOODED AREA	0 SF	7,775 SF	7,775 SF	0 SF	
IMPERVIOUS AREA	0 SF	0 SF	0 SF	305 SF (RETAINING WALLS UNDER 4')	
TOTAL AREA	0 SF	7,775 SF	7,775 SF		23,325 SF

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STATE OF NEW YORK · FREDERICK, BOHLANDER · 100532-1 · LICENSED PROFESSIONAL ENGINEER

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Drawn: DK Approved: AN
Scale: 1" = 20'
Date: 03/01/2021
Project No: 20044
20044-SITE DK | TREE | TREE.LS
Drawing No: C-130

APPLICANT/OWNER: MR. & MRS. PEREIRA, 4 TRIPP LANE, TOWN OF NORTH CASTLE, NY

ARCHITECT: GET MY CO, 57 WHEELER AVENUE, SUITE 203, PLEASANTVILLE, NY

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www.jmcpllc.com

JMC

TREE & WETLAND MITIGATION PLAN

PEREIRA RESIDENCE
4 TRIPP LANE
NORTH CASTLE, NY

NOT FOR CONSTRUCTION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY SUMMIT LAND SURVEYING P.C., LAST REVISED 06/30/2020.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
4. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
6. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
7. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
10. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING DRY LAID RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- T10 M — EXISTING TREE AND DESIGNATION
- EXISTING FEATURE TO BE REMOVED
- PROPOSED SAWCUT LINE
- 592 — EXISTING GIS CONTOUR
- 592 — EXISTING GIS INDEX CONTOUR
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- 590 — PROPOSED FINISHED GRADE
- 592.00 — PROPOSED SPOT GRADE
- DP-2 — BORING LOCATION AND DESIGNATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED RIP-RAP
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED FENCE
- PROPOSED END SECTION
- 6" HDPE — PROPOSED STORM DRAIN LINE & SIZE
- PROPOSED CLEANOUT

APPLICANT/OWNER:
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JMC

SITE PLAN

PEREIRA RESIDENCE
4 TRIPP LANE
NORTH CASTLE, NY

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:
RESOLUTION, DATED: _____

_____ DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

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Scale:	1" = 20'		
Date:	03/01/2021		
Project No:	20044		
20044-SITE DK	SITE	SITE.scr	

Drawing No:
C-200

NOT FOR CONSTRUCTION

AREA SHOWING CONCRETE PATIO NORTH OF SHED
THAT HAD PREVIOUSLY BEEN REMOVED BY
HOMEOWNER

LEGEND

- PRINCIPAL BUILDING = 2,786 S.F.
- ACCESSORY BUILDINGS = 739 S.F.
- PORCHES = 228 S.F.
- DRIVEWAY, PARKING AREAS AND WALKWAYS = 6,686 S.F.
- TERRACES = 1,964 S.F.
- POOL = 485 S.F.
- STRUCTURES, WALLS (ABOVE 4') = 584 S.F.
- WALLS (BELOW 4') NOT TO BE INCLUDED = 1,914 S.F.

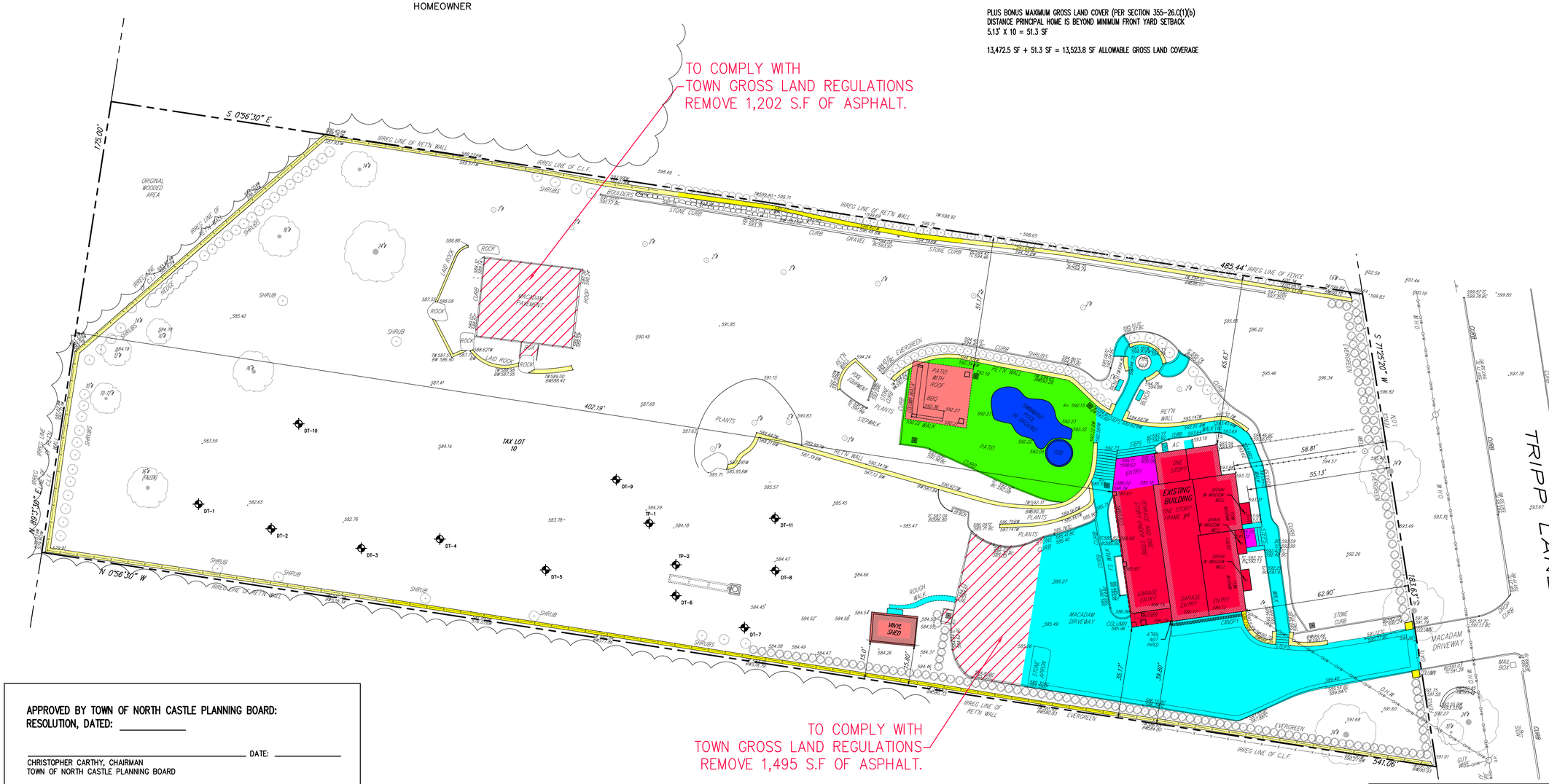
*PER TOWN OF NORTH CASTLE CODE, SECTION 355-26(C):
LOT SIZE OF 2.0 ACRES OR MORE
MAXIMUM PERMITTED GROSS FLOOR AREA FOR ONE-FAMILY DWELLINGS =
13,270 SF PLUS 7.5% OF THE LOT AREA IN EXCESS OF 2.0 ACRES

LOT AREA = 2.062 AC., THEREFORE 0.062 AC. OR 2,700 SF GREATER THAN 2 ACRES
7.5% OF 2,700 SF = 202.5 SF + 13,270 SF = 13,472.5 SF ALLOWABLE GROSS LAND COVERAGE

PLUS BONUS MAXIMUM GROSS LAND COVER (PER SECTION 355-26.C(1)(b)
DISTANCE PRINCIPAL HOME IS BEYOND MINIMUM FRONT YARD SETBACK
5.13' X 10 = 51.3 SF

13,472.5 SF + 51.3 SF = 13,523.8 SF ALLOWABLE GROSS LAND COVERAGE

TO COMPLY WITH
TOWN GROSS LAND REGULATIONS
REMOVE 1,202 S.F OF ASPHALT.



TO COMPLY WITH
TOWN GROSS LAND REGULATIONS
REMOVE 1,495 S.F OF ASPHALT.

APPLICANT/OWNER:
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TOWN OF NORTH CASTLE, NY

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JMC

GROSS LAND COVERAGE PLAN

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JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

NOT FOR CONSTRUCTION

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Scale: 1" = 20'
Date: 03/01/2021
Project No: 20044
20044-SITE DK GROSSLAND COV QLC-nov15
Drawing No:
C-310

SOILS OBSERVATION SUMMARY CHART

TEST PIT	SOIL DESCRIPTION
DT-1	TOP SOIL 0"-9" APPARENT VIRGIN SOIL 9"- (NO FILL OBSERVED)
DT-2	TOP SOIL 0"-9" FILL 9"-30" APPARENT VIRGIN SOIL 30"-
DT-3	TOP SOIL 0"-24" FILL 24"-42" APPARENT VIRGIN SOIL 42"-
DT-4	TOP SOIL 0"-15" FILL 15"-36" APPARENT VIRGIN SOIL 36"-
DT-5	TOP SOIL 0"-18" FILL 18"-60" APPARENT VIRGIN SOIL 60"-
DT-6	TOP SOIL 0"-9" FILL 9"-36" APPARENT VIRGIN SOIL 36"-
DT-7	TOP SOIL 0"-24" FILL 24"-60" APPARENT VIRGIN SOIL 60"-
DT-8	TOP SOIL 0"-18" FILL 18"-42" APPARENT VIRGIN SOIL 42"-
DT-9	TOP SOIL 0"-9" APPARENT VIRGIN SOIL 9"- (NO FILL OBSERVED)
DT-10	TOP SOIL 0"-15" APPARENT VIRGIN SOIL 15"- (NO FILL OBSERVED)
DT-11	TOP SOIL 0"-15" APPARENT VIRGIN SOIL 15"- (NO FILL OBSERVED)

*NO SOILS TESTING OR ANALYSIS WAS PERFORMED BY JMC. JMC WAS ON SITE TO ONLY MEASURE THE ELEVATIONS OF THE SOIL STRATA LOCATED ON SITE.


HOLE #10

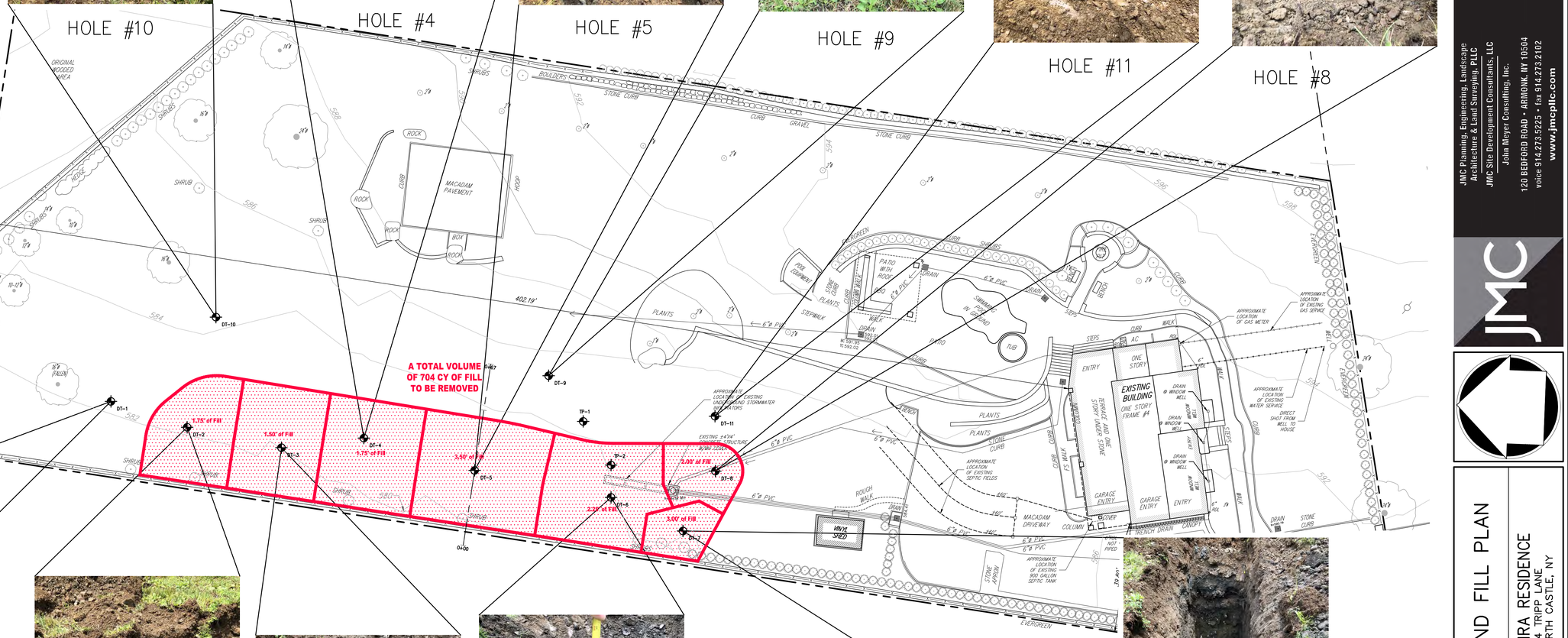

HOLE #4


HOLE #5


HOLE #9


HOLE #11


HOLE #8

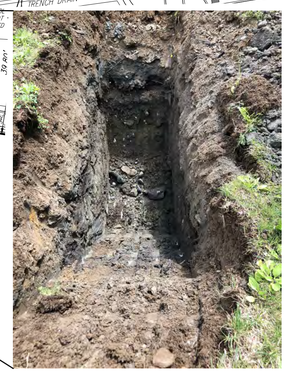


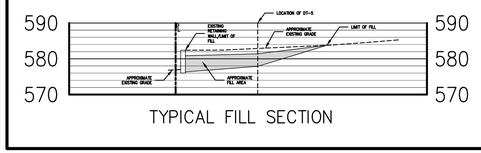

HOLE #1


HOLE #2


HOLE #3


HOLE #6


HOLE #7



TYPICAL FILL SECTION

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:
RESOLUTION, DATED: _____

_____ DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

_____ DATE: _____
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED PER TOWN ENGINEER'S COMMENTS	07/12/2022	RB
2.	PLANNING BOARD SUBMISSION	01/09/2023	RB
3.	PLANNING BOARD SUBMISSION	09/11/2023	RB
4.	PLANNING BOARD SUBMISSION	10/23/2023	RB
	Previous Editions Obsolete		

APPLICANT/OWNER:
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TOWN OF NORTH CASTLE, NY

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JMC Site Development Consultants, LLC
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120 BEDFORD ROAD • ARMONK, NY 10504
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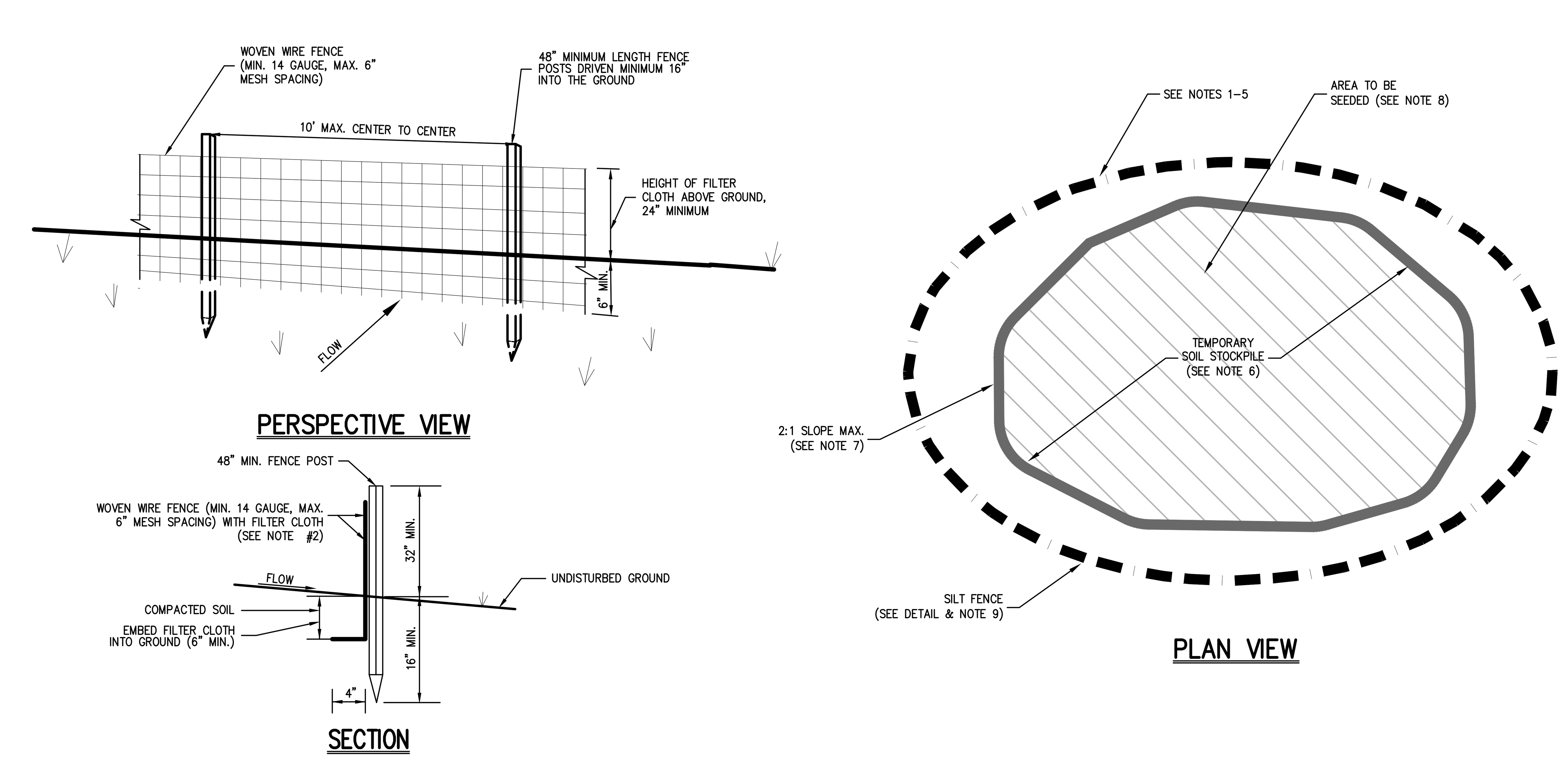
CUT AND FILL PLAN

PEREIRA RESIDENCE
4 TRIPP LANE
NORTH CASTLE, NY

STATE OF NEW YORK
FREDERICK BOHL ANDER
100532
LICENSED PROFESSIONAL ENGINEER

Drawn:	DK
Approved:	AN
Scale:	1" = 20'
Date:	03/01/2021
Project No:	20044
20044-SITE DK (CUT AND FILL (2) GRAD.scr	
Drawing No:	C-410

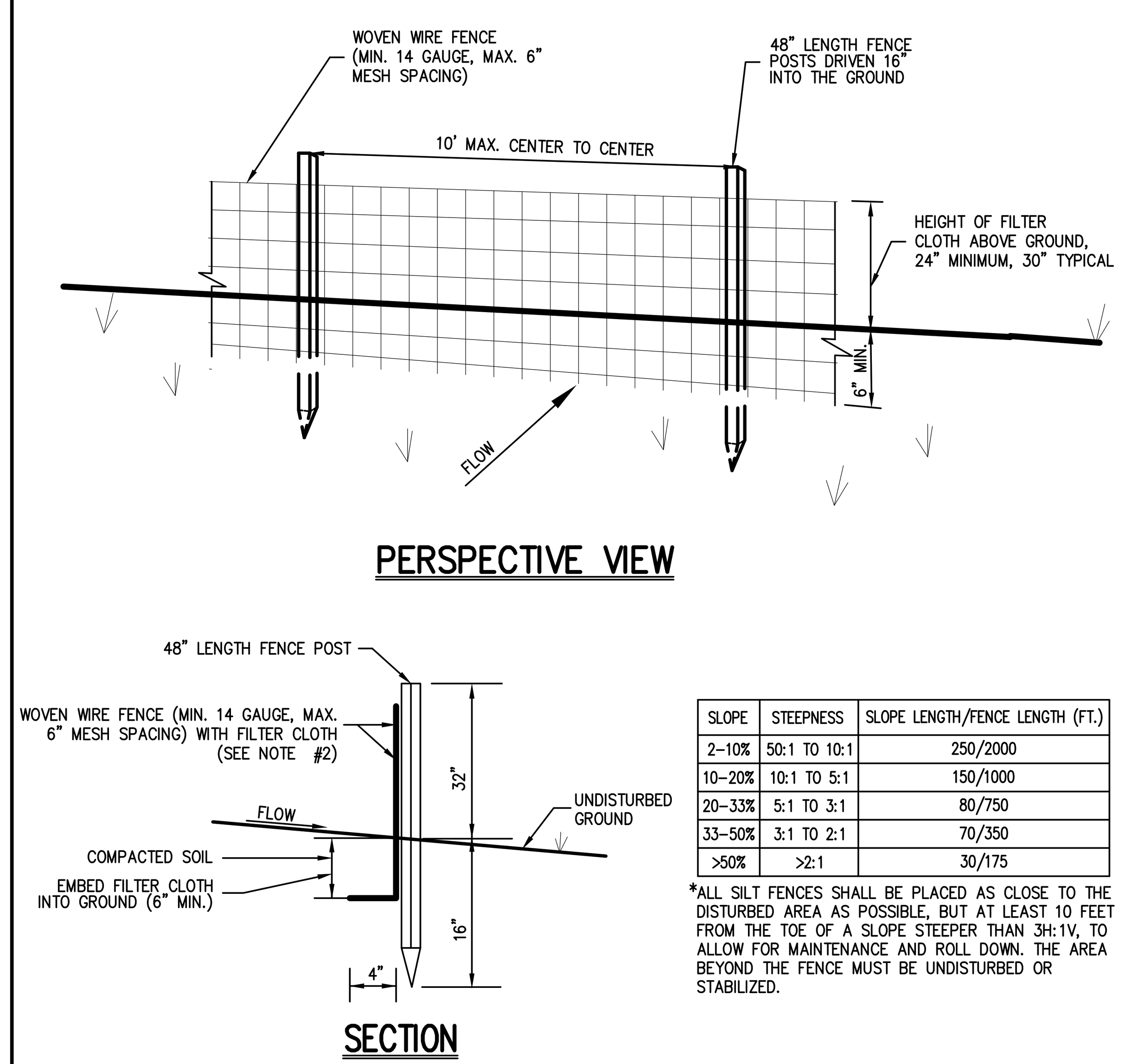
NOT FOR CONSTRUCTION



NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

TEMPORARY SOIL STOCKPILE WITH SILT FENCE 1



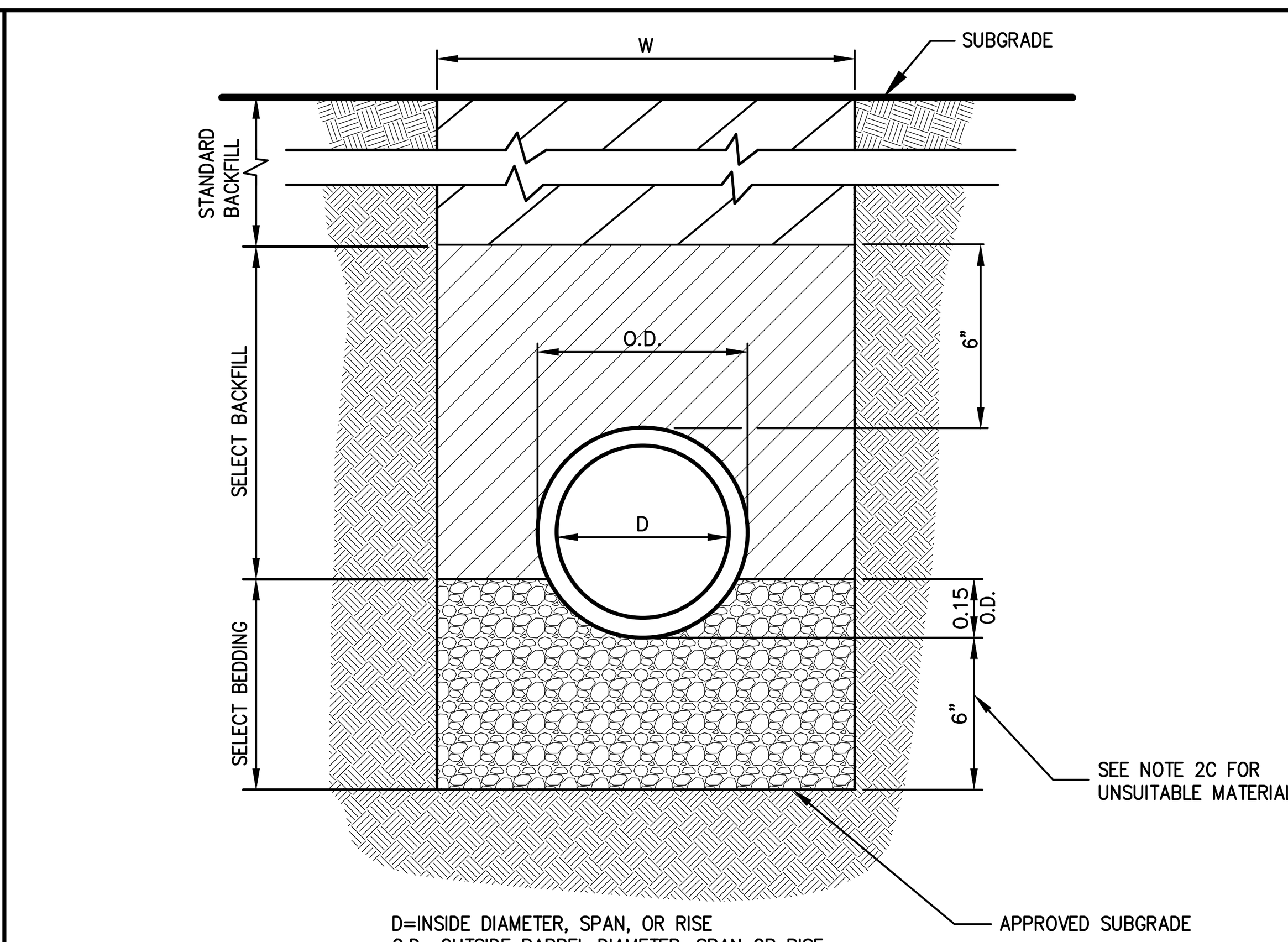
SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)
2–10%	50:1 TO 10:1	250/2000
10–20%	10:1 TO 5:1	150/1000
20–33%	5:1 TO 3:1	80/750
33–50%	3:1 TO 2:1	70/350
>50%	>2:1	30/175

*ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.

NOTES:

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

SILT FENCE 2



D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

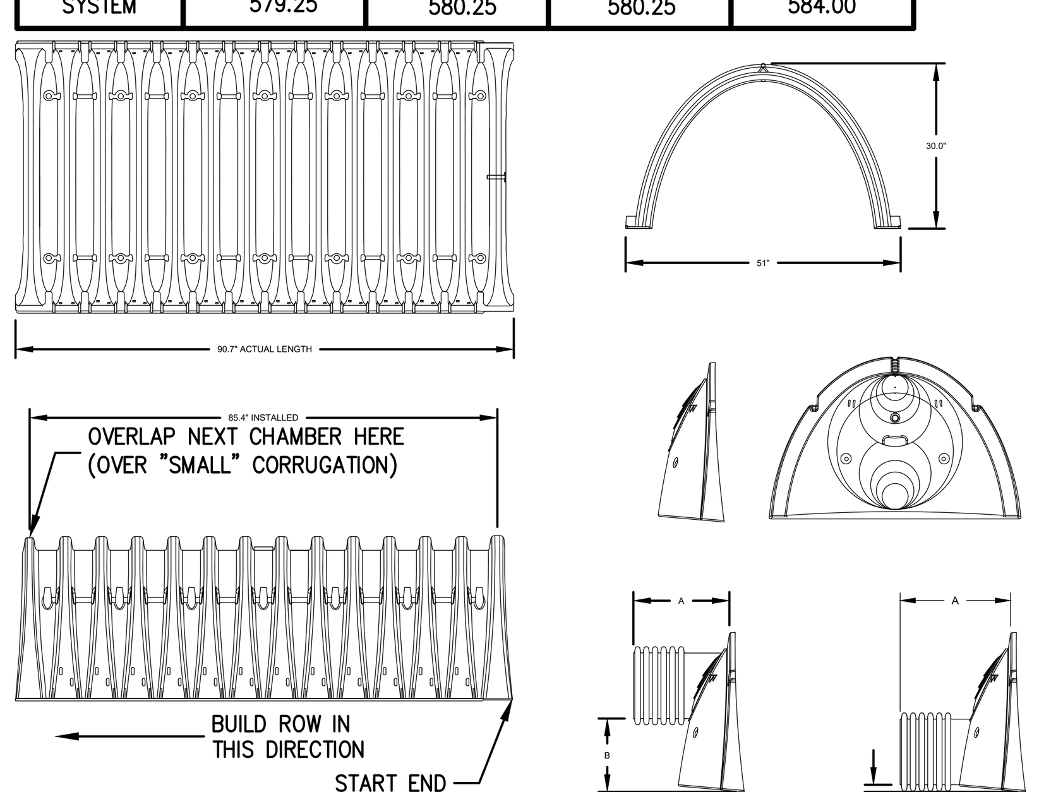
NOTES:

1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
   A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
   B. 3/4"CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
   A. FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
   B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
   C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
4. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D–1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH 3

SCHEDULE OF INVERTS

DESIGNATION	(A) FOUNDATION BOTTOM	(B) CHAMBER BOTTOM	(C) MANIFOLD & INLET STUB INVERT	(D) GRADE
SYSTEM	579.25	580.25	580.25	584.00



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION[1]	COMPACTION/DENSITY REQUIREMENT
(d) FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(c) FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs. DYNAMIC FORCE NOT TO EXCEED 20,000 lbs.
(b) EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 – 2 INCH	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
(a) FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 – 2 INCH	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY[2].

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9"[229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:
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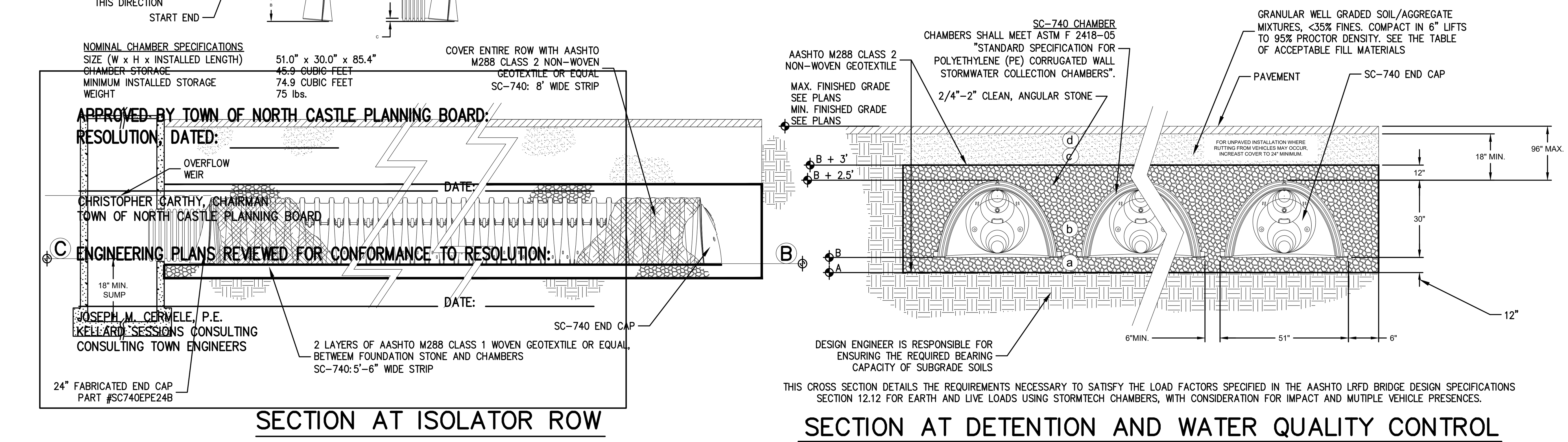
______________________________ DATE: ____________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	51.0" x 30.0" x 85.4"
CHAMBER STORAGE	45.9 CUBIC FEET
MINIMUM INSTALLED STORAGE	74.9 CUBIC FEET
WEIGHT	75 lbs.



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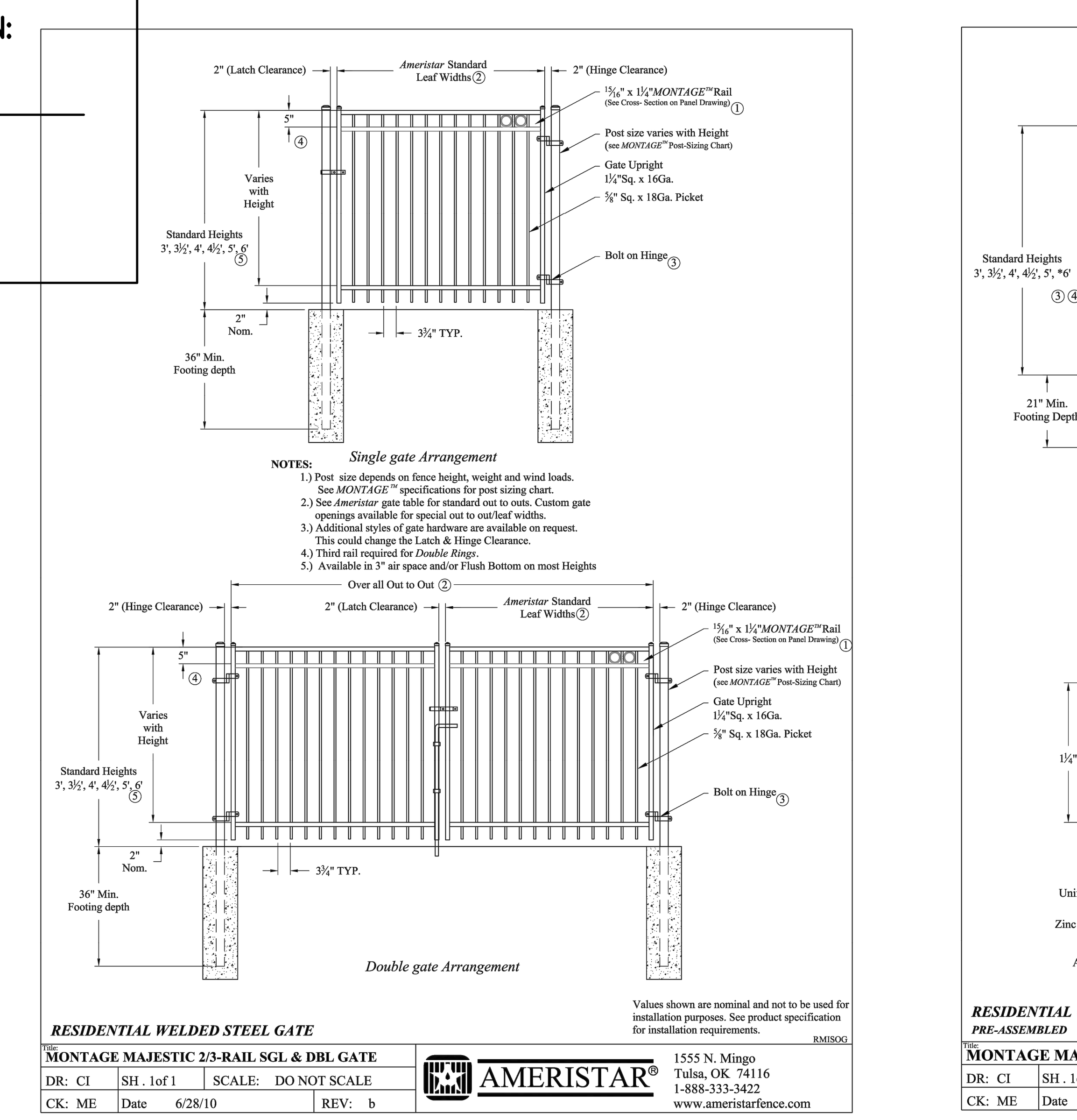
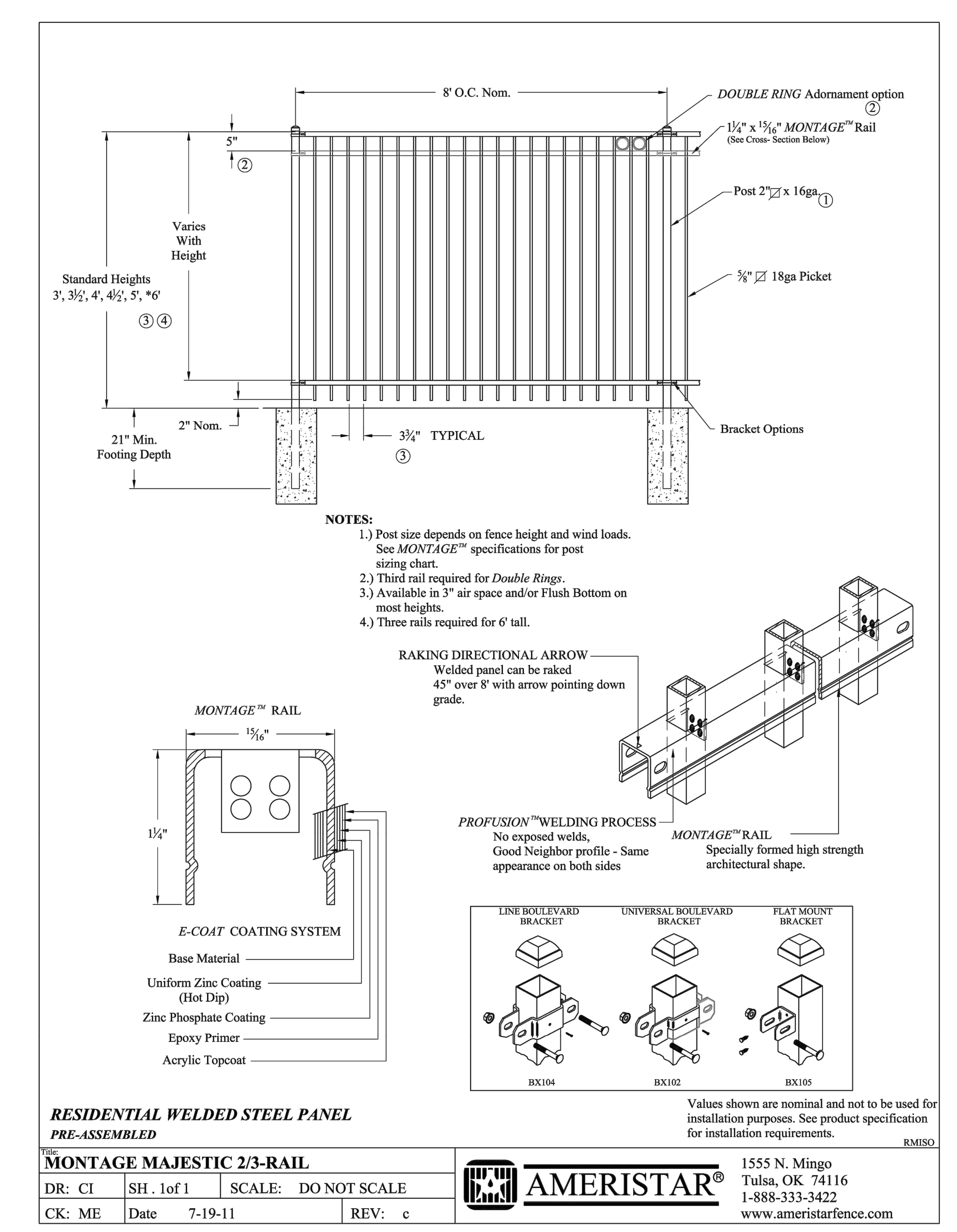
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING
CONSULTING TOWN ENGINEERS

THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS, WITH CONSIDERATION FOR IMPACT AND MUTIPLE VEHICLE PRESENCES.

STORMTECH CHAMBERS SC-740 4





AMERISTAR MONTAGE MAJESTIC FENCE WITH GATE 5

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JMC

CONSTRUCTION DETAILS

PEREIRA RESIDENCE
4 TRIPP LANE
NORTH CASTLE, NY

STATE OF NEW YORK • FREDERICK BOHLANDER • 100532-1 • LICENSED PROFESSIONAL ENGINEER

Drawn: DK	Approved: AN
Scale:	NOT TO SCALE
Date:	03/01/2021
Project No:	20044
20044-DETAILS	–
Drawing No:	C–900

NOTES PERTAINING TO DRAIN INLETS

A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE THE STRUCTURE.

A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKA-SET AS MANUFACTURED BY THE SIKA CHEMICAL CORP.

A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

B-1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.

B-2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B-3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B-4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B-5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

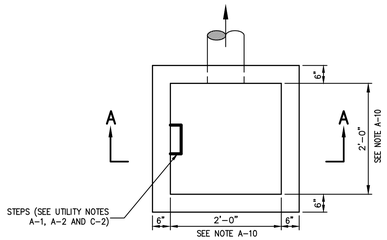
B-6 NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

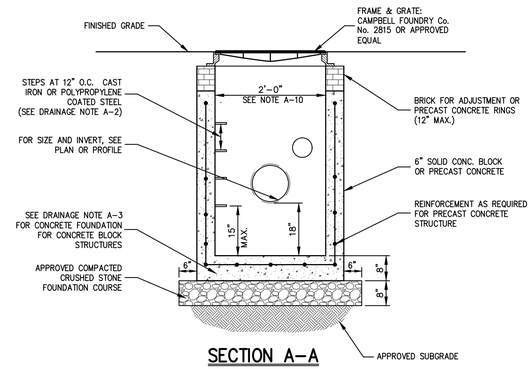
C-1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

C-2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

UTILITY NOTES 6



PLAN

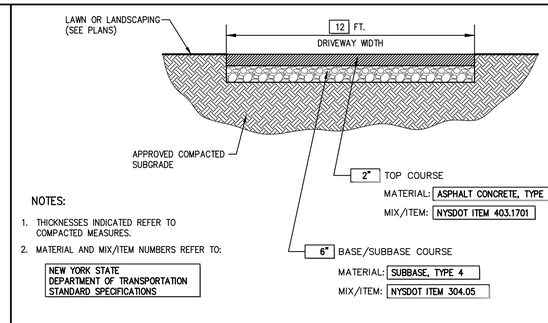


SECTION A-A

NOTE

1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON THIS DRAWING.

LAWN INLET (TYPE LI) 7
(with sump)

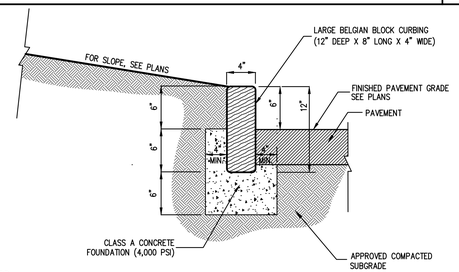


NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURES.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO:

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS

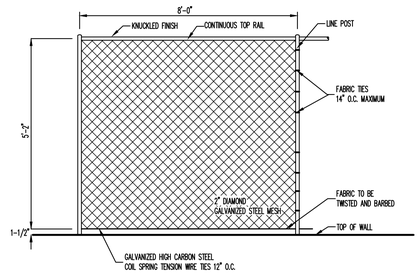
SITE DRIVEWAY 8



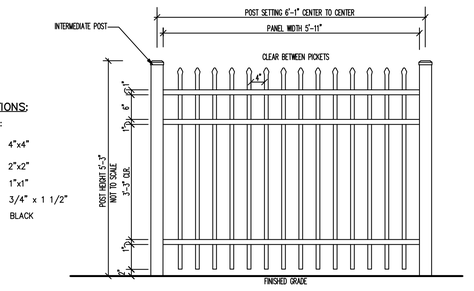
NOTES

1. JOINTS SHALL BE NO WIDER THAN 3/4" AND SHALL BE MORTARED. JOINTS SHALL BE FULLY FILLED WITH 1:2 CEMENT MORTAR, NEATLY POINTED AND CLEANED OF EXCESS MORTAR.

STONE CURB 9
(BELGIAN BLOCK)



CHAIN LINK FENCE 10
(GALVANIZED) – ALREADY INSTALLED AND WAS MEASURED IN THE FIELD



SPECIFICATIONS:

POSTS, RAILS : & PICKETS	
END POSTS:	4"x4"
INTERMEDIATE POSTS:	2"x2"
RAILS:	1"x1"
PICKETS:	3/4" x 1 1/2"
COLOR:	BLACK

BLACK ALUMINUM FENCE 11

SPECIFICATIONS:

COLUMN HEIGHT:	6'-6"
CAP:	2'-10" X 3'-1" 6" HEIGHT (INCLUDES UPPER SECTION)
GATE:	8'-0" W (ONE SIDE) 6'-9" HT. @ CENTER 5'-0" HT. @ CONNECTION TO PIER
LIGHT:	2'-0" HT. **TOTAL HEIGHT: 9'-0"**

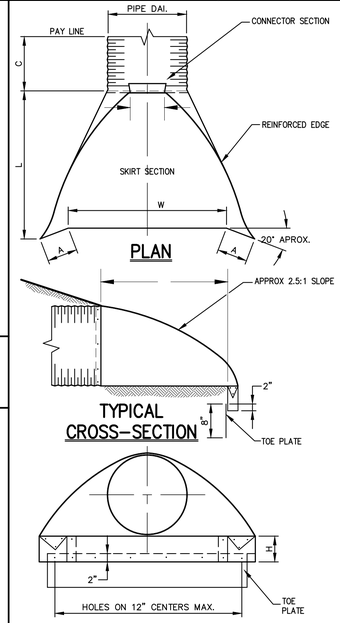
GATE AND STONE PIER 12

DRY LAID BOULDER WALL 13

STONE AND MORTAR WALL 14
(WITH STONE CAP)

STONE AND MORTAR WALL 15
(WITH CHAIN LINK FENCE ON TOP)

SHED 16
(WITH PATIO REMOVED)



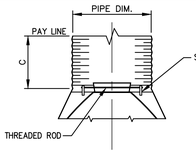
PLAN

TYPICAL CROSS-SECTION

NOTES:

1. TOE PLATE TO BE PUNCHED TO MATCH HOLES IN SKIRT LIP. 3/8" GALV BOLTS TO BE FURNISHED. LENGTH OF TOE PLATE IS W+10" FOR 12" TO 30" DIA. PIPE AND W+22" FOR 36" TO 60" DIA. PIPE.
2. SKIRT SECTION FOR 12" TO 30" DIA. PIPE TO BE MADE IN ONE PIECE.
3. SKIRT SECTION OF 36" TO 54" DIA. PIPE MAY BE MADE FROM TWO SHEETS JOINED BY RIVETING OR BOLTING ON CENTER LINE, 60" MAY BE CONSTRUCTED IN 3 PIECES.
4. CONNECTOR SECTION, CORNER PLATE, AND TOE PLATE TO BE SAME SHEET THICKNESS AS SKIRT.
5. END-SECTIONS AND FITTINGS ARE TO BE GALVANIZED STEEL OR ALUMINUM ALLOY FOR USE WITH LIKE PIPE.
6. WHERE FLARED END-SECTIONS ARE TO BE USED WITH BITUMINOUS COATED AND PAVED METAL PIPE, THEY ARE TO BE GALVANIZED ONLY.

ELEVATION



ALTERNATE CONNECTION

PIPE DIA.	SHEET THICKNESS		DIMENSIONS					
	STEEL	ALUMINUM	A 1" TOL	B MAX	H 1" TOL	L 1.5" TOL	W 2" TOL	C
6"	0.064"	0.060"	6"	6"	6"	21"	24"	24"

END SECTION 17
(METAL – FLARED END)

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD:
RESOLUTION, DATED: _____

_____ DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION:

_____ DATE: _____
JOSEPH M. CERMELE, P.E.
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4.	PLANNING BOARD SUBMISSION	10/23/2023

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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John Meyer Consulting, Inc.
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JMC

CONSTRUCTION DETAILS

PEREIRA RESIDENCE
4 TRIPP LANE
NORTH CASTLE, NY

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
FREDERICK BOHLINGER
100532-1
LICENSED PROFESSIONAL ENGINEER

Drawn:	DK
Approved:	AN
Scale:	NOT TO SCALE
Date:	03/01/2021
Project No:	20044
20044-DETAILS	-
Drawing No:	C-901

NOT FOR CONSTRUCTION

NOI for coverage under Stormwater General Permit for Construction Activity

version 1.37

(Submission #: HPY-M1F0-2DADC, version 1)

Details

Submitted	10/23/2023 (0 days ago) by Frederick Bohlander
Alternate Identifier	4 Tripp Lane - Residential Zoning Compliance Analysis
Submission ID	HPY-M1F0-2DADC
Submission Reason	New
Status	Submitted
Active Steps	Under Review ,Under Review

Form Input

Owner/Operator Information

Owner/Operator Name (Company/Private Owner/Municipality/Agency/Institution, etc.)
Private Owner

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Pereira

Owner/Operator Contact Person First Name
Ana

Owner/Operator Mailing Address
4 Tripp Lane

City
Armonk

State
New York

Zip
10504

Phone
914-391-6979

Email
anap38@msn.com

Federal Tax ID
N/A (Private Owner)

If the owner/operator is an organization, provide the Federal Tax ID number, or Employer Identification Number (EIN), in the format xx-xxxxxxx. If the owner/operator is an individual and not an organization, enter "Not Applicable" or "N/A" and do not provide the individual's social security number.

Project Location

Project/Site Name
4 Tripp Lane - Residential Zoning Compliance Analysis

Street Address (Not P.O. Box)
4 Tripp Lane, Armonk, New York 10504

Side of Street
North

City/Town/Village (THAT ISSUES BUILDING PERMIT)
Town of North Castle

State
NY

Zip
10504

DEC Region
3

The DEC Region must be provided. Please use the NYSDEC Stormwater Interactive Map (https://gisservices.dec.ny.gov/gis/stormwater/) to confirm which DEC Region this site is located in. To view the DEC Regions, click on “Other Useful Reference Layers” on the left side of the map, then click on “DEC Administrative Boundary.” Zoom out as needed to see the Region boundaries.

For projects that span multiple Regions, please select a primary Region and then provide the additional Regions as a note in Question 39.

County
WESTCHESTER

Name of Nearest Cross Street
Armonk Bedford Road (Route 22)

Distance to Nearest Cross Street (Feet)
175

Project In Relation to Cross Street
West

Tax Map Numbers Section-Block-Parcel
108.02-1-10

Tax Map Numbers
10802

If the project does not have tax map numbers (e.g. linear projects), enter “Not Applicable” or "N/A".

1. Coordinates

Provide the Geographic Coordinates for the project site. The two methods are:
- Navigate to the project location on the map (below) and click to place a marker and obtain the XY coordinates.
- The "Find Me" button will provide the lat/long for the person filling out this form. Then pan the map to the correct location and click the map to place a marker and obtain the XY coordinates.

Navigate to your location and click on the map to get the X,Y coordinates
41.1345664,-73.6866617

Project Details

2. What is the nature of this project?
Redevelopment with increase in impervious area

For the purposes of this eNOI, “New Construction” refers to any project that does not involve the disturbance of existing impervious area (i.e. 0 acres). If existing impervious area will be disturbed on the project site, it is considered redevelopment with either increase in impervious area or no increase in impervious area.

3. Select the predominant land use for both pre and post development conditions.

Pre-Development Existing Landuse
Single Family Home

Post-Development Future Land Use
Single Family Home

3a. If Single Family Subdivision was selected in question 3, enter the number of subdivision lots.
NONE PROVIDED

---

4. In accordance with the larger common plan of development or sale, enter the total project site acreage, the acreage to be disturbed and the future impervious area (acreage)within the disturbed area.

*** ROUND TO THE NEAREST TENTH OF AN ACRE. ***

Total Site Area (acres)
2.1

Total Area to be Disturbed (acres)
2.0

Existing Impervious Area to be Disturbed (acres)
0.1

Future Impervious Area Within Disturbed Area (acres)
0.3

5. Do you plan to disturb more than 5 acres of soil at any one time?
No

---

6. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

A (%)
0

B (%)
0

C (%)
100

D (%)
0

7. Is this a phased project?
No

8. Enter the planned start and end dates of the disturbance activities.

Start Date
11/20/2023

End Date
12/18/2023

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.
Byram River

Drainage ditches and storm sewer systems are not considered surface waterbodies. Please identify the surface waterbody that they discharge to. If the nearest surface waterbody is unnamed, provide a description of the waterbody, such as, “Unnamed tributary to Niagara River.”

9a. Type of waterbody identified in question 9?
Stream/Creek Off Site

Other Waterbody Type Off Site Description
NONE PROVIDED

9b. If "wetland" was selected in 9A, how was the wetland identified?
NONE PROVIDED

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001?
No

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001?
No

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters?
No

Please use the DEC Stormwater Interactive Map (https://gisservices.dec.ny.gov/gis/stormwater/) to confirm if this site is located in one of the watersheds of an AA or AA-S classified water. To view the watershed areas, click on “Permit Related Layers” on the left side of the map, then click on “Class AA AAS Watersheds.”

If No, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as D (provided the map unit name is inclusive of slopes greater than 25%), E or F on the USDA Soil Survey?
NONE PROVIDED

If Yes, what is the acreage to be disturbed?
NONE PROVIDED

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?
No

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?
No

16. What is the name of the municipality/entity that owns the separate storm sewer system?
NONE PROVIDED

17. Does any runoff from the site enter a sewer classified as a Combined Sewer?
No

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?
No

19. Is this property owned by a state authority, state agency, federal government or local government?
No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.)
No

Required SWPPP Components

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?
Yes

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)?
Yes

If you answered No in question 22, skip question 23 and the Post-construction Criteria and Post-construction SMP Identification sections.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual?
Yes

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:
Professional Engineer (P.E.)

SWPPP Preparer
JMC, PLLC

Contact Name (Last, First)
Bohlander, Rick

Mailing Address
120 Bedford Road

City
Armonk

State
New York

Zip
10504

Phone
914-273-5225

Email
rbohlander@jmcpllc.com

Download SWPPP Preparer Certification Form
Please take the following steps to prepare and upload your preparer certification form:

1) Click on the link below to download a blank certification form
2) The certified SWPPP preparer should sign this form
3) Scan the signed form
4) Upload the scanned document
Download SWPPP Preparer Certification Form

Please upload the SWPPP Preparer Certification
swpppacceptcert (signed).pdf - 10/23/2023 05:47 PM
Comment
NONE PROVIDED

Erosion & Sediment Control Criteria

25. Has a construction sequence schedule for the planned management practices been prepared?
Yes

26. Select all of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural
Dust Control
Silt Fence
Storm Drain Inlet Protection

Biotechnical
None

Vegetative Measures
Mulching
Seeding

Permanent Structural
Retaining Wall
Land Grading

Other
NONE PROVIDED

Post-Construction Criteria

*** IMPORTANT: Completion of Questions 27-39 is not required if response to Question 22 is No.**

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.
Preservation of Undisturbed Area

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).
All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout). (Acre-feet)
0.041

29. Post-construction SMP Identification
Use the Post-construction SMP Identification section to identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity that were used to reduce the Total WQv Required (#28).

Identify the SMPs to be used by providing the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use the Post-Construction SMP Identification section to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29. (acre-feet)
0.041

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28)?
Yes

If Yes, go to question 36. If No, go to question 32.

32. Provide the Minimum RRv required based on HSG. [Minimum RRv Required = (P) (0.95) (Ai) / 12, Ai=(s) (Aic)] (acre-feet)
0.0097

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?
Yes

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. SMPs
Use the Post-construction SMP Identification section to identify the Standard SMPs and, if applicable, the Alternative SMPs to be used to treat the remaining total WQv (=Total WQv Required in #28 - Total RRv Provided in #30).

Also, provide the total impervious area that contributes runoff to each practice selected.

NOTE: Use the Post-construction SMP Identification section to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question #29. (acre-feet)
0.041

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).
0.082

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)?
Yes

If Yes, go to question 36.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv required and provided or select waiver (#36a), if applicable.

CPv Required (acre-feet)
0.041

CPv Provided (acre-feet)
0.041

36a. The need to provide channel protection has been waived because:
Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (#37a), if applicable.

Overbank Flood Control Criteria (Qp)

Pre-Development (CFS)
4.63

Post-Development (CFS)
3.27

Total Extreme Flood Control Criteria (Qf)

Pre-Development (CFS)
11.26

Post-Development (CFS)
11.15

37a. The need to meet the Qp and Qf criteria has been waived because:
NONE PROVIDED

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?
Yes

If Yes, Identify the entity responsible for the long term Operation and Maintenance
Ms. Ana Pereira

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). (See question #32a) This space can also be used for other pertinent project information.
NONE PROVIDED

Post-Construction SMP Identification

Runoff Reduction (RR) Techniques, Standard Stormwater Management Practices (SMPs) and Alternative SMPs
Identify the Post-construction SMPs to be used by providing the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

RR Techniques (Area Reduction)

Round to the nearest tenth

Total Contributing Acres for Conservation of Natural Area (RR-1)
0

Total Contributing Impervious Acres for Conservation of Natural Area (RR-1)
0

Total Contributing Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)
0

Total Contributing Impervious Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)
0

Total Contributing Acres for Tree Planting/Tree Pit (RR-3)
0

Total Contributing Impervious Acres for Tree Planting/Tree Pit (RR-3)
0

Total Contributing Acres for Disconnection of Rooftop Runoff (RR-4)
0

RR Techniques (Volume Reduction)

Total Contributing Impervious Acres for Disconnection of Rooftop Runoff (RR-4)
0

Total Contributing Impervious Acres for Vegetated Swale (RR-5)
0

Total Contributing Impervious Acres for Rain Garden (RR-6)
0

Total Contributing Impervious Acres for Stormwater Planter (RR-7)
0

Total Contributing Impervious Acres for Rain Barrel/Cistern (RR-8)
0

Total Contributing Impervious Acres for Porous Pavement (RR-9)
0

Total Contributing Impervious Acres for Green Roof (RR-10)
0

Standard SMPs with RRv Capacity

Total Contributing Impervious Acres for Infiltration Trench (I-1)
0

Total Contributing Impervious Acres for Infiltration Basin (I-2)
0

Total Contributing Impervious Acres for Dry Well (I-3)
0

Total Contributing Impervious Acres for Underground Infiltration System (I-4)
0.041

Total Contributing Impervious Acres for Bioretention (F-5)
0

Total Contributing Impervious Acres for Dry Swale (O-1)
0

Standard SMPs

Total Contributing Impervious Acres for Micropool Extended Detention (P-1)
0

Total Contributing Impervious Acres for Wet Pond (P-2)
0

Total Contributing Impervious Acres for Wet Extended Detention (P-3)
0

Total Contributing Impervious Acres for Multiple Pond System (P-4)
0

Total Contributing Impervious Acres for Pocket Pond (P-5)
0

Total Contributing Impervious Acres for Surface Sand Filter (F-1)
0

Total Contributing Impervious Acres for Underground Sand Filter (F-2)
0

Total Contributing Impervious Acres for Perimeter Sand Filter (F-3)
0

Total Contributing Impervious Acres for Organic Filter (F-4)
0

Total Contributing Impervious Acres for Shallow Wetland (W-1)
0

Total Contributing Impervious Acres for Extended Detention Wetland (W-2)
0

Total Contributing Impervious Acres for Pond/Wetland System (W-3)
0

Total Contributing Impervious Acres for Pocket Wetland (W-4)
0

Total Contributing Impervious Acres for Wet Swale (O-2)
0

Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Total Contributing Impervious Area for Hydrodynamic
0

Total Contributing Impervious Area for Wet Vault
0

Total Contributing Impervious Area for Media Filter
0

"Other" Alternative SMP?
0

Total Contributing Impervious Area for "Other"
0

Provide the name and manufaturer of the alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

Manufacturer of Alternative SMP
N/A

Name of Alternative SMP
N/A

Other Permits

40. Identify other DEC permits, existing and new, that are required for this project/facility.
Individual SPDES

If SPDES Multi-Sector GP, then give permit ID
NONE PROVIDED

If Other, then identify
NONE PROVIDED

41. Does this project require a US Army Corps of Engineers Wetland Permit?
No

If "Yes," then indicate Size of Impact, in acres, to the nearest tenth
NONE PROVIDED

42. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned.
NONE PROVIDED

MS4 SWPPP Acceptance

43. Is this project subject to the requirements of a regulated, traditional land use control MS4?
Yes - Please attach the MS4 Acceptance form below

If No, skip question 44

44. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI?
Yes

MS4 SWPPP Acceptance Form Download
Download form from the link below. Complete, sign, and upload.
MS4 SWPPP Acceptance Form

MS4 Acceptance Form Upload
swpppacceptms4.pdf - 10/23/2023 06:12 PM
Comment
NONE PROVIDED

Owner/Operator Certification

Owner/Operator Certification Form Download
Download the certification form by clicking the link below. Complete, sign, scan, and upload the form.
Owner/Operator Certification Form (PDF, 45KB)

Upload Owner/Operator Certification Form
constnoioocert (signed).pdf - 10/23/2023 06:17 PM
Comment
NONE PROVIDED

Attachments

Date	Attachment Name	Context	User
10/23/2023 6:17 PM	constnoioocert (signed).pdf	Attachment	Frederick Bohlander
10/23/2023 6:12 PM	swpppacceptms4.pdf	Attachment	Frederick Bohlander
10/23/2023 5:47 PM	swpppacceptcert (signed).pdf	Attachment	Frederick Bohlander

Status History

	User	Processing Status
10/23/2023 5:05:14 PM	Frederick Bohlander	Draft
10/23/2023 6:18:52 PM	Frederick Bohlander	Submitting
10/23/2023 6:19:03 PM	Frederick Bohlander	Submitted

Processing Steps

Step Name	Assigned To/Completed By	Date Completed
Form Submitted	Frederick Bohlander	10/23/2023 6:19:03 PM
Under Review	DAVID GASPER	
Under Review	Daniel von Schilgen	

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: 4 Tripp Lane Date: 10/23/2023

Tax Map Designation or Proposed Lot No.: Section 108.02, Block 1, Lot 10

Gross Lot Coverage

1.	Total lot Area (Net Lot Area for Lots Created After 12/13/06):	89,820
2.	**Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)):	13,472.5
3.	**BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):	
	Distance principal home is beyond minimum front yard setback _____ x 10 =	51.3
4.	**TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3	13,523.8
5.	Amount of lot area covered by **principal building:** _____ existing + _____ proposed =	2,786
6.	Amount of lot area covered by **accessory buildings:** _____ existing + _____ proposed =	739
7.	Amount of lot area covered by **decks:** _____ existing + _____ proposed =	0
8.	Amount of lot area covered by **porches:** _____ existing + _____ proposed =	228
9.	Amount of lot area covered by **driveway, parking areas and walkways:** _____ existing + _____ proposed =	6,737
10.	Amount of lot area covered by **terraces:** _____ existing + _____ proposed =	1,964
11.	Amount of lot area covered by **tennis court, pool and mechanical equip:** _____ existing + _____ proposed =	485
12.	Amount of lot area covered by **all other structures:** _____ existing + _____ proposed =	584
13.	Proposed **gross land coverage:** Total of Lines 5 – 12 =	13,523

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.

STATE OF NEW YORK FREDERICK BOEHLER 100532-1 LICENSED PROFESSIONAL ENGINEER

Signature and Seal of Professional Preparing Worksheet

10/23/2023
Date

TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

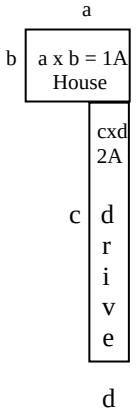
1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.

2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.

3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.

4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.

5. A schematic illustration of the format is shown below (or a schematic illustration with areas computed by CAD)



1A= House
2A= Drive

1A
2A

GROSS LAND COVERAGE

LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 340 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 355, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots[1] (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.

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

PLANNING DEPARTMENT
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Director of Planning

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

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Pereira residence Date: 9-16-20

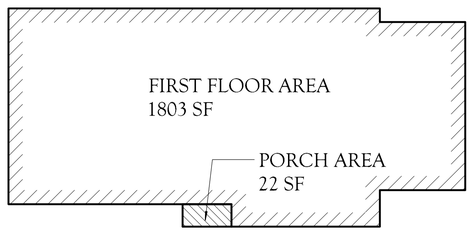
Tax Map Designation or Proposed Lot No.: 108.02-1-10

Floor Area

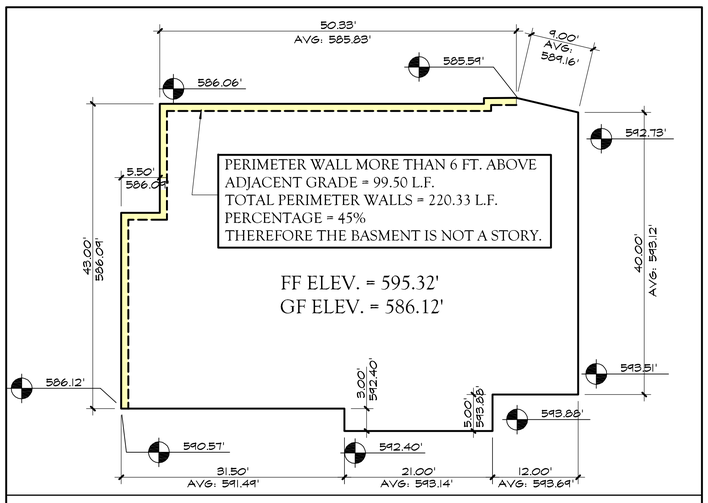
1.	Total Lot Area (Net Lot Area for Lots Created After 12/13/06):	89820
2.	**Maximum** permitted floor area (per Section 213-22.2B):	10230
3.	Amount of floor area contained within first floor: 1803 existing + 0 proposed =	1803
4.	Amount of floor area contained within second floor: 0 existing + 0 proposed =	
5.	Amount of floor area contained within garage: 0 existing + 0 proposed = NOT A STORY	0
6.	Amount of floor area contained within porches capable of being enclosed: 22 existing + 0 proposed =	22
7.	Amount of floor area contained within basement (if applicable – see definition): 0 existing + 0 proposed = NOT A STORY	0
8.	Amount of floor area contained within attic (if applicable – see definition): 0 existing + 0 proposed =	0
9.	Amount of floor area contained within all accessory buildings: 0 existing + 0 proposed =	0
10.	Proposed **floor area:** Total of Lines 3 – 9 =	1825. OK

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

Signature ing Worksheet 9-16-20 Date



GROSS FLOOR AREA DIAGRAM



AVERAGE GRADE CALCULATION

LENGTH	ELEVATION	TOTAL
31.50'	591.49'	18631
3.00'	592.40'	1777
21.00'	593.14'	12455
5.00'	593.88'	2969
12.00'	593.69'	7124
40.00'	593.12'	23724
9.00'	589.16'	5302
50.33'	585.83'	29484
5.50'	586.09'	3223
43.00'	586.09'	25201
220.33'		129890

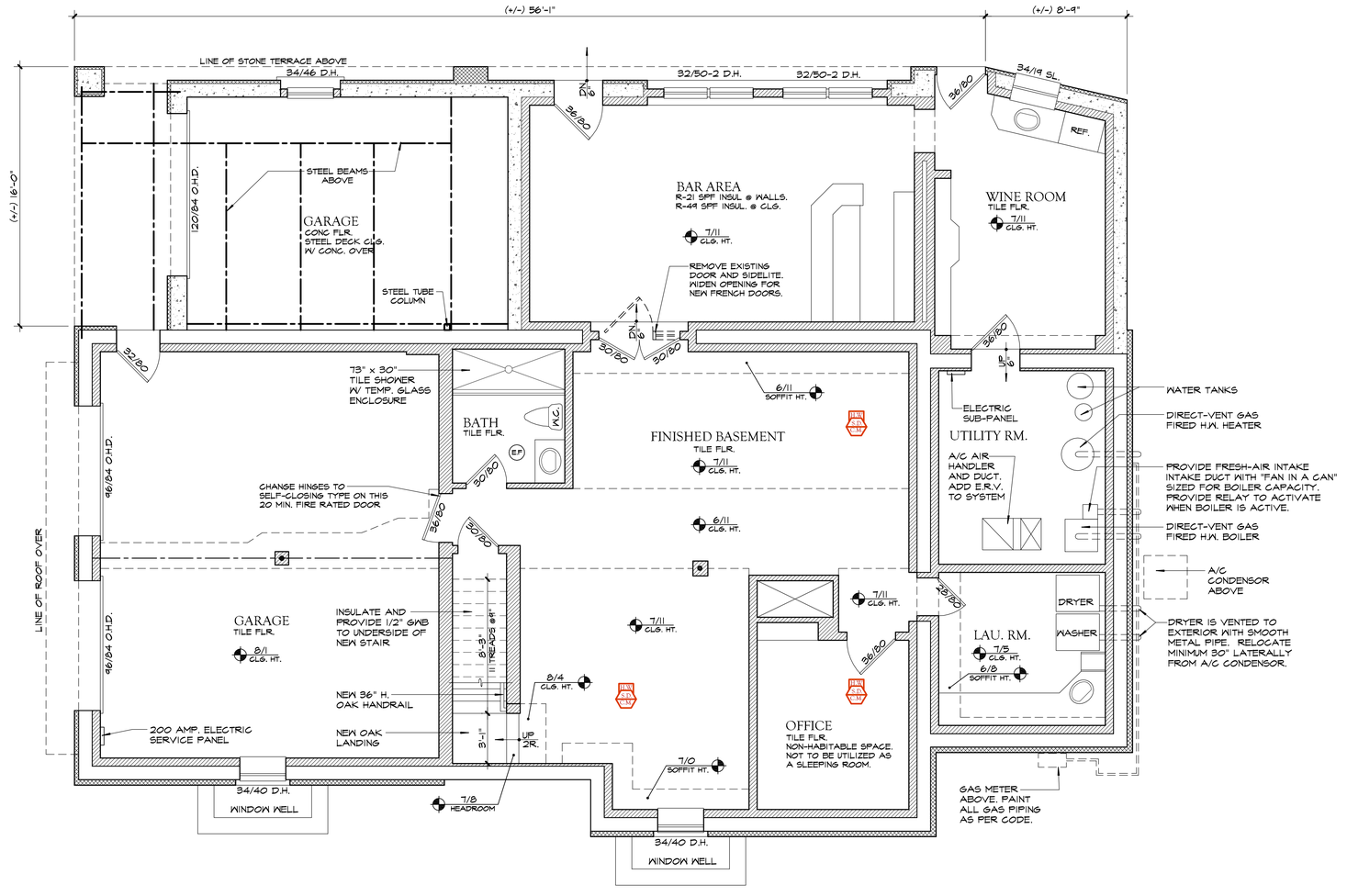
AVERAGE GRADE: $\frac{129890}{220.33'} = 589.52'$

FIRST FLOOR ELEV. = 595.32'
- AVERAGE GRADE = 589.52'
5.80' < 6.00'

THEREFORE THIS BASEMENT IS NOT A STORY

AVERAGE GRADE DIAGRAM

SCALE: 1"=10'-0"



AS- BUILT BASEMENT FLOOR PLAN

SCALE: 1/4"= 1'0"

GET MY C.O
The Certificate of Occupancy Pros
57 Wheeler Avenue, Suite 203, Pleasantville, New York 10570
Phone: 914-727-0980 EMail: copro.getmyco@gmail.com

Legalizations to the
Pereira Residence
4 Tripp Lane, Armonk, New York
Section: 108.2 Block: 1 Lot: 10

REGISTERED ARCHITECT — STATE OF NEW YORK

△	Revisions
Date:	09/16/20
Do Not Scale Prints	
Sheet No.	A1
Pereira	

Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified.
Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.
Additional underground utilities are not shown or certified.
Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

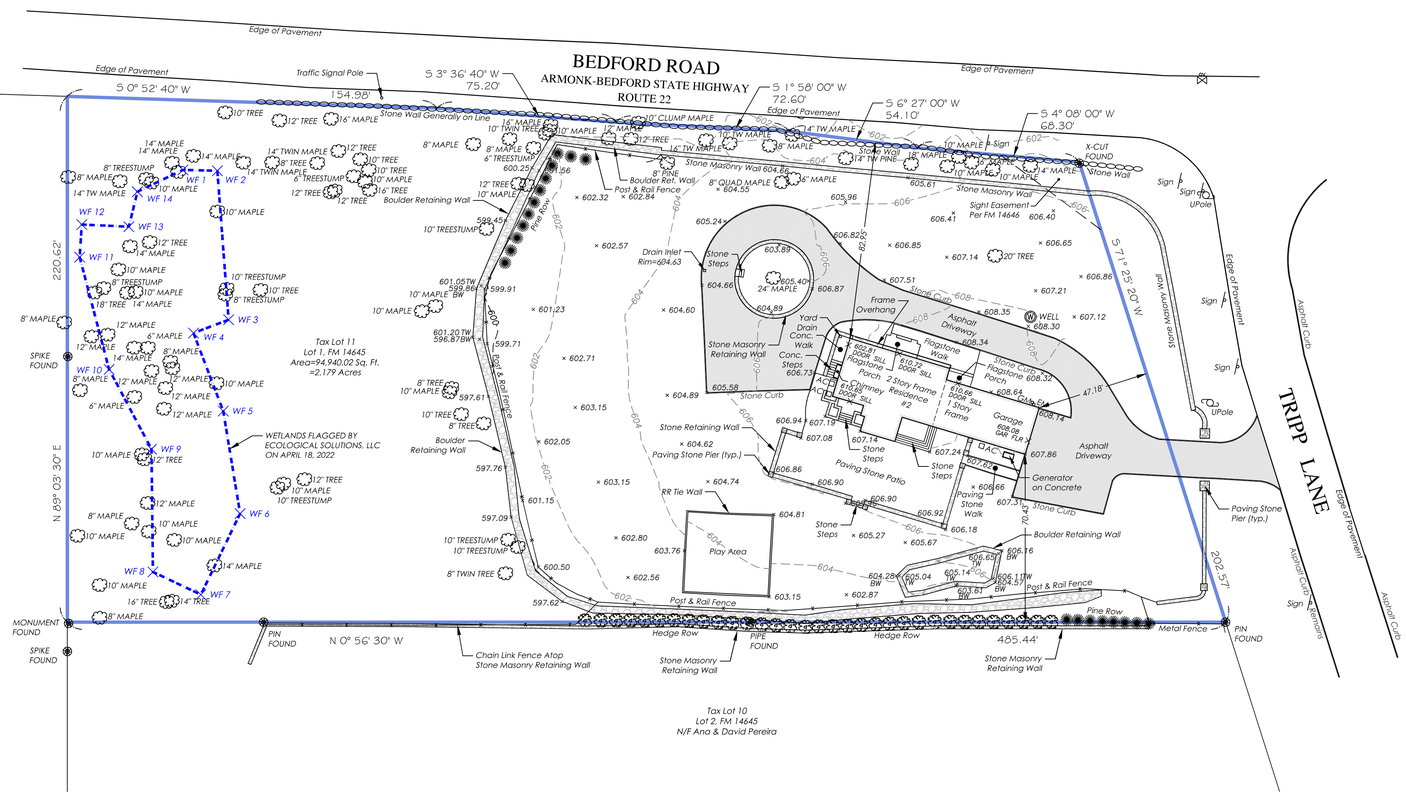
Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lot 1 as shown on a certain map entitled, "Subdivision of Byram Acres, situated in the Town of North Castle, Westchester County, N.Y." Said map filed in the Westchester County Clerk's Office, Division of Land Records on October 2, 1965 as map number 14645.

Surveyed in accordance with Deed Control Number 452090233.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 108.02, Block 1, Lot 11.

Property Address:
2 Tripp Lane
Armonk, NY 10504



TOPOGRAPHIC SURVEY OF PROPERTY
PREPARED FOR
MARTA SAGLIMBENI
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • survey@tcmerritts.com

STATE OF NEW YORK · DANIEL THOMAS MERRITTS · 050604 · LICENSED LAND SURVEYOR

Surveyed: June 1, 2021
Map Prepared: June 2, 2022
Map Revised: April 27, 2022 to show additional wetland flags only

By: Daniel T. Merritts
New York State Licensed Land Surveyor No.050604

Project: 20-476 *Job: 21-196*	*Field Survey By: AN/SH // CTW/R*
Drawn By: CMP/DA	*Checked By: DM*