July 24, 2023

Mr. Christopher Carthy, Chairman
and Members of the Planning Board
Town of North Castle
17 Bedford Road
Armonk, NY 10504

RE: JMC Project 20101
The Summit Club at Armonk-Residential Phase
Bedford Road (Route 22)
Town of North Castle, NY

Response to Site Plan, Steep Slopes and Tree Removal Approval Resolution Conditions

Dear Chairman Carthy and Members of the Planning Board:

On behalf of the owner and applicant, Summit Club Partners, LLC, we are pleased to submit the following documents associated with The Summit Club at Armonk residential phase:

1. JMC Drawings:

Dwg. No.	Title	Rev. #/Date	
C-000	Cover Sheet	7	07/24/2023
C-010	Overall Existing Conditions Map	7	07/24/2023
C-011	Existing Conditions Map (South)	7	07/24/2023
C-012	Existing Conditions Map (North)	7	07/24/2023
C-020	Site Demolition & Tree Removal Plan (South)	7	07/24/2023
C-021	Site Demolition & Tree Removal Plan (North)	7	07/24/2023
C-022	Site Tree Removal Table	7	07/24/2023
C-100A	Overall Site Layout and Phasing Plan	8	07/24/2023
C-100	Site Layout Plan (South)	7	07/24/2023
C-101	Site Layout Plan (North)	7	07/24/2023
C-102	Fire Truck Access Plan	7	07/24/2023
C-103	Utility Complex Plans	2	07/24/2023
C-200	Site Grading Plan (South)	7	07/24/2023
C-201	Site Grading Plan (North)	7	07/24/2023
C-202	Road Profiles Plan	7	07/24/2023
C-300	Site Utilities Plan (South)	7	07/24/2023
C-301	Site Utilities Plan (North)	7	07/24/2023
C-302	Sanitary Sewer Profiles	7	07/24/2023
C-303	Water Main Profile	7	07/24/2023
C-304	Storm Sewer Profiles	7	07/24/2023

C-305	Storm Sewer Profiles		07/24/2023
C-400	Site Erosion and Sediment Control Plan (South)	7	07/24/2023
C-401	Site Erosion and Sediment Control Plan (North)	7	07/24/2023
C-402	Erosion and Sediment Control/Phasing Notes	7	07/24/2023
C-900	Construction Details	7	07/24/2023
C-901	Construction Details	7	07/24/2023
C-902	Construction Details	7	07/24/2023
C-903	Construction Details	7	07/24/2023
C-904	Construction Details	3	07/24/2023
C-905	Construction Details	1	07/24/2023
PSP-1	Preliminary Subdivision Plat	7	07/24/2023
IPP-1	Integrated Plot Plan	7	07/24/2023

2. Granoff Architects Drawings:

Dwg. No.	Title	Rev. #/Date	
Landscape:			
LS C	Cover-Landscape	4	07/24/2023
LS 100.0	Overall Site Plan-Phase 1	4	07/24/2023
LS 100.1A	Overall Site Plan-Southern Development	4	07/24/2023
LS 101.1B	Overall Site Plan-Northern Development	4	07/24/2023
LS 100.2	Site Details	4	07/24/2023
LS 101.0	Amenities Building Masonry Layout Plan	4	07/24/2023
LS 101.1	Amenities Building – Planting Plan	4	07/24/2023
LS 101.2	Amenities Building – Pool fencing Layout	4	07/24/2023
LS 101.3	Amenities Building Details	4	07/24/2023
LS 101.4	Amenities Building – Pool Dec Elevations	4	07/24/2023
LS 102	Main Entry – Planting Plan	4	07/24/2023
LS 103.1	Residential Building – Typical Planting Plan	4	07/24/2023
LS 104	Detention Basin Planting Plan	4	07/24/2023
Residences:			
A 100	Parking Level	4	07/24/2023
A 101	First Floor Plan	4	07/24/2023
A 102	Second Floor Plan	4	07/24/2023
A 103	Third Floor Plan	4	07/24/2023
A 400	Building Elevations	4	07/24/2023
A 401	Building Elevation	4	07/24/2023
Amenities Building:			
A 100	Pool Deck Level	4	07/24/2023
A 101	Gym Level Plan	4	07/24/2023
A 102	Floor Plan-Main Level	4	07/24/2023
A 400	Building Elevations	4	07/24/2023
A 401	Building Elevations	4	07/24/2023
A 402	Pool Bar Plans & Elevations	4	07/24/2023

3. Apex Lighting Solutions Drawings:

Dwg. No.	Title	Rev. #/Date
SL-1A	Exterior Lighting Photometric Calculation	10/19/2022
	Razar Series LED Cutsheet/Specifications	07/24/2023

4. Lasberg Construction Associates, Inc. Documents:
   "Blasting Plan", dated 10/21/2022
   "Preliminary Rock Crushing Plan", dated 10/21/2022

5. "Report on Subsurface Soil and Foundation Investigation", prepared by Carlin Simson & Associates, dated 05/31/2023.

6. "Email Correspondence to Armonk Fire Department Chief", dated 07/18/2023.

The revisions depicted on the above noted plans reflect responses to conditions outlined in the Draft Town of North Castle Site Plan, Steep Slopes and Tree Removal Approval Resolution, dated July 10, 2023. For ease of review, we have repeated and enumerated the conditions in italic print, followed by our responses:

Prior to the Signing of the Site Plan:

Comment No. 1

In the southeast corner of the amenities building the driveway traverses around the proposed tennis courts to the large, existing parking lot. There is also a driveway at this location, which descends to the cart shed building. Conflicting grades between the two (2) drives results in a very awkward slope. The site place shall be revised to improve on the grades to the satisfaction of the Town Engineer.

Response No. 1

The proposed tennis courts are no longer located in this area, however, the grading adjacent to the existing driveway down to the existing cart shed has been revised accordingly.

Comment No. 2

The Applicant shall submit a geotechnical report with respect to the proposed rock slope located along the cul-de-sac of Road B and driveway to Building #6 to the satisfaction of the Town Engineer or in the alternative, design a retaining wall to address the grading issue where the wall could be eliminated if a stable rock fence can be established during construction.

Response No. 2

Refer to Section 6.3 'Soil and Rock Slopes' in "Report on Subsurface Soil and Foundation Investigation", prepared by Carlin Simpson & Associates, dated 05/31/2023.

Comment No. 3

The site plan shall be revised to include an impervious paver detail to the satisfaction of the Town Engineer.

Response No. 3

The proposed impervious decorative pavers in front of each of the six (6) residential buildings have been eliminated and asphalt concrete pavement is proposed to be installed in these areas.

Comment No. 4

The width of the tennis court path shall be provided on the site plans to the satisfaction of the Town Engineer.

Response No. 4

The width of the proposed cart path (10') leading to the tennis/pickleball courts along with the sidewalk width (5') of the tennis/pickleball court sidewalks have been dimensioned on the site plans.

Comment No. 5

The Applicant shall prepare a cut and fill analysis for each phase of construction, to the satisfaction of the Town Engineer, so that there is an understanding of the overall requirement for import or export of materials and how materials will be handed between phases of construction.

Response No. 5

A cut and fill analysis for each phase of construction has been prepared and summarized in a table on JMC drawing C-200 "Site Grading Plan (South)", last revised 07/24/2023 and JMC drawing C-201 "Site Grading Plan (North)", last revised 07/24/2023.

Comment No. 6

The vertical curve at Road "C" Station 0+50.50 shall be increased to 105 feet in length to meet the minimum required K value of 15 comply with Town Road standards. The site plan shall be revised to the satisfaction of the Town Engineer.

Response No. 6

Road "C" has been eliminated on the current site plan layout for the residential phase.

Comment No. 7

The Applicant shall provide written comments from the Armonk Fire Department confirming that the proposed fire hydrant layout is acceptable to the Armonk Fire Department.

Response No. 7

A separate submission (via email) was sent to the Armonk Fire Department for their continued review of the application and satisfaction of the above condition on 07/18/2023, a copy of which is included in this submission. We will submit any received email correspondence from the Armonk Fire Department for the Town's record.

Comment No. 8

Individual domestic and fire service mains servicing the residential structures and the amenities of the building should include proposed size and type of the service main, so much information shall be included on the site plans to the satisfaction of the Town Engineer.

Response No. 8

The size and types of the proposed individual domestic and fire water service connections to each proposed building have been depicted on the site plans.

Comment No. 9

The four (4) inch service pipe to the gate house appears to be proposed at a depth, which is significantly lower than what may be necessary (16 feet deep at SMH 4-1B). This excessive depth could be due to a rim elevation at SMH 4-2B, which is ten (10) feet lower than the proposed grade. The Applicant shall re-examine the design with an aim to significantly reduce the proposed depth to the satisfaction of the Town Engineer.

Response No. 9

The rim elevations and inverts for the 4" sanitary sewer service connection to the proposed gate house have been revised to accommodate the current layout and significantly reduce the cover over the proposed pipe.

Comment No. 10

The Applicant shall address the runoff from the amenity building pool deck and driveway to the satisfaction of the Town Engineer.

Response No. 10

The amenity building pool deck and driveway is classified as redeveloped impervious area and will be treated by use of a hydrodynamic structure.

Comment No. 11

The Applicant shall check drainage profiles for adequate cover over pipes. In particular, downstream of DMH-5B, DMH-5A, WQS-4A, TD-4B-5-1 and DIC- C15C. The plans shall be revised to the satisfaction of

the Town Engineer.
Response No. 11

The drainage profiles have been revised to provide adequate cover over all proposed pipes.

Comment No. 12

Revise note on concrete sidewalk detail to reflect 5" minimum thickness to the satisfaction of the Town Engineer.

Response No. 12

The concrete sidewalk detail has been revised to depict a 5" minimum thickness.

Comment No. 13

The 100-year proposed peak runoff for DP-1C-2 differs from Table 1 and Table 4. Please clarify between the two to the satisfaction of the Town Engineer.

Response No. 13

The hydrologic analysis has been updated based on the layout changes and the 100-year peak flows have been updated in both locations.

Comment No. 14

The Applicant shall revise the drainage map to break down existing/proposed impervious areas within the limits of disturbance, as well as the phased work to the satisfaction of the Town Engineer.

Response No. 14

Total impervious for each drainage area was added to drainage area maps in the SWPPP Appendix.

Comment No. 15

The Applicant shall obtain a NYSDEC SPDES permit for the proposed wastewater treatment plant to the satisfaction of the Town Engineer.

Response No. 15

The comment is so noted. The project sewage treatment plant (STP) consultant (R&M Engineering) is in the process of coordinating this permit, a copy of which will be provided for the Town's record once obtained.

Comment No. 16

The Applicant shall obtain NYSDEC approval for the proposed water supply to the satisfaction of the Town

Engineer.
Response No. 16

The comment is so noted. The project hydrogeologist/water supply consultant (WSP USA) is in the process of coordinating this approval, a copy of which will be provided for the Town's record once obtained.

Comment No. 17

The Applicant shall secure an administrative wetland permit from the Town Engineer for the proposed work located with the Town-regulated wetland buffer.

Response No. 17

The comment is so noted. A Town of North Castle Building Department "Administrative Wetland Permit Application" will be filled for the proposed work located within the Town-regulated wetland buffer.

Comment No. 18

The site plan has been revised to depict a lighting/photometric plan that complies with Section 355-45.M of the Town Code. The Applicant shall confirm that all proposed site lighting is depicted on this plan to the satisfaction of the Planning Department.

Response No. 18

Proposed lighting/photometric plans meeting the minimum requirements of Section 355-45.M of the Town Code have been prepared. Refer to "Exterior Lighting Photometric Calculation Phase 1", prepared by Apex Lighting Solutions, dated 10/19/2022 and Razar Series LED Cutsheet/Specifications, prepared by U.S. Architectural Lighting.

Comment No. 19

The Applicant has indicated that chipping would be required during construction. The Town Engineer shall determine that the proposed methodology and work plan is acceptable.

Response No. 19

The comment is so noted. The project construction manager/site work contractor will prepare and provide all required documentation for review by the Town Consulting Engineer and Building Department for issuance of a Blasting and/or Chipping Permit. Refer to "Blasting Plan", prepared by Lasberg Construction Associates, Inc., dated 10/21/2022.

Comment No. 20

The Applicant has indicated that rock processing would be proposed on the site. The Town Engineer shall determine that the proposed methodology and work plan is acceptable.

Response No. 20

The comment is so noted. The project construction manager/site work contractor will prepare and provide all required documentation for review by the Town Consulting Engineer, Westchester County Department of Health (WCDH) and Building Department for issuance of a Rock Processing Permit. Refer to "Preliminary Rock Crushing Plan", prepared by Lasberg Construction Associates, Inc., dated 10/21/2022.

Comment No. 21

The Town charges a fee in lieu of providing recreation facilities. The Town Board has indicated that given the proposed amount of on-site recreational amenities that a $1,000/unit recreation fee is appropriate. Therefore, the Applicant shall submit a $72,000 recreation fee as stated in Chapter 225 of the Town Code.

Response No. 21

The comment is so noted.

Comment No. 22

The plans shall be revised to depict separate lots for the water infrastructure (wells, facilities, mains, pumps, tank) to be owned by the Water District and depict all required zones of control. Limitations within the zones of control should also be depicted on the plans. Subdivision plat approval by the Planning Board will be required to create the necessary lots.

Response No. 22

The plans have been revised to depict five (5) additional lots and the modification of the existing lot line between the golf course parcel and the residential parcel. The additional lots will be utilized for the amenities building and pool complex and for utility infrastructure (sewer treatment plant, water supply wells, water treatment plant and water holding tank). The plat also depicts a future water main easement adjacent to lot 101.04-1-44.4 and extending to the Coman Hill Elementary School property line, due to site constraints, as coordinated with the Town of North Castle Director of Water & Sewer Operations, an access easement over the property for Water District personnel and all other required future utility easements for the project. Refer to JMC drawing PSP-1 "Preliminary Subdivision Plat", last revised 07/24/2023 and JMC drawing IPP-1 "Integrated Plot Plan", last revied 07/24/2023.

Comment No. 23

The plans shall be revised to depict an access easement over the Property for Water District personnel to the satisfaction of the Town Engineer and Sewer and Water Department.

Response No. 23

As indicated in above response No. 22, the subdivision plans have been revised to depict an access easement over the property for Water District personnel. Refer to JMC drawing PSP-1 "Preliminary Subdivision Plat", last revised 07/24/2023 and JMC drawing IPP-1 "Integrated Plot Plan", last revied 07/24/2023.

Comment No. 24

The plans shall be revised to depict a future water main easement adjacent to lot 101.04-1-44.4 and extending to the site's frontage on NYS Route 22 to the satisfaction of the Town Engineer and the Sewer and Water Department.

Response No. 24

As indicated in above response No. 22, the subdivision plans have been revised to depict a future water main easement adjacent (benefiting the Town) to lot 101.04-1-44.4 and extending to the Coman Hill Elementary School property line, due to site constraints, as coordinated with the Town of North Castle Director of Water & Sewer Operations. Refer to JMC drawing PSP-1 "Preliminary Subdivision Plat", last revised 07/24/2023 and JMC drawing IPP-1 "Integrated Plot Plan", last revied 07/24/2023.

Comment No. 25

The Applicant shall prepare documentation for the formation of a sewer works corporation pursuant to Transportation Corporations Law including a stock escrow agreement between the corporation and the Town.

Response No. 25

The comment is so noted. The Applicant and the Town will enter into a sewage works corporation stock escrow agreement prior to the issuance of the first Certificate of Occupancy for a building.

Comment No. 26

The Applicant will need to obtain Town Board Special Use Permit Approval (associated with the golf club) for the proposed location of all sewer and water infrastructure not located on the site to the satisfaction of the Town Engineer.

Response No. 26

The comment is so noted.

Comment No. 27

The Applicant shall prepare clear phasing plans and documents pursuant to agreements with the Town Board. Specifically, Phase 1 shall consist of 36 units and Phase 2 shall consist of 36 units. The plans shall note that Phase 2 shall be age restricted to 55 and older unless the aggregate average of the gross sales

prices of Phase 1 market rate units is $700/sq. ft. or more in which event the age restriction can be released at the Applicant's option.

If the AFFH units are on site, no more than 32 CO's can be issued in Phase 1 until CO's have been issued for 4 AFFH units and the Town will not issue more than 33 CO's for Phase 2 market units until CO's have been issued for the remaining 3 AFFH units. If the AFFH units are located offsite, no more than 32 CO's can be issued for Phase 1 market rate units until 4 CO's have been issued for AFFH units and in Phase 2, no more than 33 CO's can be issued for market rate units until 3 CO's have been issued for the remaining AFFH units.

Response No. 27

Phasing of the development along with associated phasing notes have been added to the site plans. Refer to JMC drawing C-100A "Overall Layout and Phasing Plan", last revised 07/24/2023.

Comment No. 28

The Summit Club shall be operating prior to the issuance of the first Certificate of Occupancy for a building.

Response No. 28

The comment is so noted.

Comment No. 29

The Applicant will need to obtain ARB approval for any proposed entrance signage attached to proposed walls.

Response No. 29

The comment is so noted.

Comment No. 30

The project will result in disturbances greater than one acre. As such, the applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 267, Stormwater Management of the Town Code to the satisfaction of the Town Engineer. In addition, the project is required to obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit, GP-0-20-001 for Stormwater Discharge from Construction Activity. The applicant shall file a Notice of Intent (NOI) with the NYSDEC. A draft copy shall be provided for review to the satisfaction of the Town Engineer. The SWPPP and NOI shall reflect the requirements and conditions of the latest General Permit to the satisfaction of the Town Engineer. The Town will consent to the Applicant's application to NYSDEC to permit disturbance greater than five (5) acres at one time.

Response No. 30

The comment is so noted.

Comment No. 31

The Applicant shall prepare a stormwater management plan that addresses the construction, maintenance and inspection of the features of the stormwater management plan to the satisfaction of the Town Engineer. In addition, the Applicant shall prepare an agreement, in recordable form, to the satisfaction of the Town Attorney, specifying that the property owner shall be responsible in perpetuity for maintenance of the stormwater basins and that the Town of North Castle shall be permitted access, if necessary, to perform maintenance of the features of the stormwater management system.

Response No. 31

The Stormwater Pollution Prevention Plan (SWPPP) will include descriptions within the text along with checklists in the appendices that address the construction, maintenance and inspection of the features of the stormwater management system. The Applicant and the Town will enter into the Town's standard form of stormwater system maintenance and easement agreement prior to the issuance of the first Certificate of Occupancy for a building.

Comment No. 32

Submission to the Planning Board of a suitable legal agreement, in form satisfactory to the Town Attorney, assuring the Town that the Applicant will deposit cash or file a surety bond or other security acceptable to the Town Board (such as a Letter of Credit) for the construction of the sanitary sewer and water main infrastructure, the amount of said bond or other security to be determined by the Town Board. Such bond shall be released after completion of the above to the satisfaction of the Town.

In the event that the issuer of the bond or other security furnished to the Town hereunder becomes insolvent or, for any reason, disaffirms the validity of such security, the Applicant shall notify the Town Board immediately and replace the invalid security with a new bond or other security acceptable to the Town Board within thirty (30) days thereafter. The existence of a valid bond, letter of credit or other security shall be a condition precedent to the validity of any permits issued or to be issued in connection with this subdivision.

Response No. 32

The comment is so noted.

Comment No. 33

The Applicant shall submit, as necessary and appropriate, final details to the satisfaction of the Town Engineer of site, final grading and storm drainage, utility connections, sight lines and curbing, parking, driveway and pavement specifications.

Response No. 33

The comment is so noted.

Comment No. 34

Pursuant to Section 127-17 of the Town Code, the Applicant shall submit a detailed quantity cost estimate for all site improvements proposed, with the quantities certified to by the applicant's engineer, to the satisfaction of the Town Engineer.

Response No. 34

The comment is so noted.

Comment No. 35

The Applicant shall obtain WCDH approval of all proposed sewer collection and sewer treatment facilities and water supply distribution facilities to the satisfaction of the Town Engineer.

Response No. 35

The comment is so noted.

Comment No. 36

Payment of all applicable fees, including any outstanding consulting fees.

Response No. 36

The comment is so noted.

Comment No. 37

The Applicant shall submit to the Planning Board Secretary one (1) set of plans (with required signature block) incorporating all required amendments to the plans as identified in this resolution of approval to the satisfaction of the Town Planner, Town Engineer and Town Attorney.

Response No. 37

The comment is so noted.

All conditions outlined under "Prior to Issuance of a Building Permit", "Prior to Issuance of a Certificate of Occupancy" and "Other Conditions" shall be satisfied throughout the course of construction.

We trust the attached documents and above responses are sufficient for your review and we respectfully request placement on the August 7th, 2023, Planning Board agenda. Thank you for your consideration.

If you have any questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Paul R. Sysak, RLA
Project Manager

cc: Adam R. Kaufman, AICP
John Kellard, PE
Joseph M. Cermele, PE, CFM
Roland Baroni, Esq.
Jeffrey B. Mendell
Mark P. Weingarten, Esq.
Peter J. Wise, Esq.
Rich S. Granoff, AIA, LEED AP
Kenneth S. Andersen, AIA

p:\2020\20101\admin\ltcarthy 07-24-2023.docx

SITE PLAN APPROVAL DRAWINGS

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)

TAX MAP SECTION 101.02 | BLOCK 1 | LOT 28.1 & 28.2
WESTCHESTER COUNTY
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Applicant/Owner:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504
(914) 391-2900

Architect/Landscape Architect:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460

Attorney:
DELBELLO DONNELLAN WEINGARTEN WISE & WIEDERKEHR, LLP
THE GATEWAY BUILDING
ONE NORTH LEXINGTON AVENUE
WHITE PLAINS, NY 10601
(914) 681-0200

Lighting Consultant:
APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD
WETHERSFIELD, CT 06109
(860) 632-8766

Water Distribution System Consultant:
WSP
ONE PENN PLAZA, 2ND FLOOR, 250 W 34TH STREET
NEW YORK, NY 10119
(212) 465-5000

Sewage Treatment Plant Consultant:
R&M ENGINEERING
50 ELM STREET
HUNTINGTON, NY 11743
(631) 271-0576

Site Planner/Civil Engineer/Surveyor:
JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE, & LAND SURVEYING PLLC
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

ZONING COMPLIANCE CHART

SECTION 101.02, BLOCK 1, LOT 28.1 & 28.2 (2/08/7.C1A)
ZONES "R-2A" – "ONE FAMILY RESIDENCE DISTRICT (2 ACRES)"
"GCCFO"– "GOLF COURSE COMMUNITY FLOATING OVERLAY DISTRICT"
PROPOSED USE: GOLF COURSE COMMUNITY
FIRE/AMBULANCE DISTRICT: ARMONK FIRE DEPARTMENT (NORTH CASTLE DISTRICT #2)
WATER DISTRICT: NORTH CASTLE WATER DISTRICT #2
SCHOOL DISTRICT: BYRAM HILLS CENTRAL SCHOOL DISTRICT
SEWER DISTRICT: ON-SITE SEWAGE TREATMENT PLANT (SPDES PERMIT)

DESCRIPTION	REQUIRED/ PERMITTED (R-2A)	REQUIRED/ PERMITTED (GCCFO)	EXISTING	PROPOSED/ PROVIDED (LOT 1) (9)	PROPOSED/ PROVIDED (LOT 2)	PROPOSED/ PROVIDED (LOT 2.1)	PROPOSED/ PROVIDED (LOT 3)	PROPOSED/ PROVIDED (LOT 4)	PROPOSED/ PROVIDED (LOT 5)	PROPOSED/ PROVIDED (LOT 6)
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30 (5)	±130.35	±20.08	±0.88	±2.95	±0.25	±1.05	±0.72
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)
LOT WIDTH (FEET)	150 MIN. (1)	SEE NOTE 1	±2,300	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)										
FRONT	50 (1)	SEE NOTE 1	±123.1	±313.72 (1)	±252.69 (1)	±279.79 (1)	±817.74 (1)	±1,132.50 (1)	– (1)	– (1)
SIDE	30 (1)	SEE NOTE 1	±287.8	±99.78 (1)	±110.43 (1)	±328.33 (1)	±1,468.17 (1)	±1,869.34 (1)	– (1)	– (1)
REAR	50 (1)	SEE NOTE 1	±1,645.5	±1,755.63 (1)	±872.81 (1)	±1,699.80 (1)	±1,095.77 (1)	±1,249.79 (1)	– (1)	– (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72 (6)	0.33 (1)(7)	1.29 (1)(7)	0.04 (1)(7)	0.01 (1)(7)	0.01 (1)(7)	– (1)(7)	– (1)(7)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	–	–
PARKING SPACES										
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	124	124/160 (8)	168	–	–	–	–	–
ACCESSIBLE PARKING SPACES	N/A	–	5	5/8 (8)	12	–	–	–	–	–
COMPACT PARKING SPACES	N/A	–	–	–/72 (8)	–	–	–	–	–	–
TOTAL PARKING SPACES	2 PER DWELLING UNIT	–	129	129/240 (8)	180	–	–	–	–	–
LOADING SPACES	N/A	SEE NOTE 4	1	1	1	–	–	–	–	–

NOTES:

1. IN THE GCCFO DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (§ 355–21 OF THIS CHAPTER). LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A GCCFO DISTRICT SHALL BE DETERMINED BY THE PLANNING BOARD IN CONJUNCTION WITH SUBDIVISION APPROVAL. LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS OF LOTS WITHIN A GCCFO DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE GCCFO DISTRICT WILL BE LOCATED; THE GCCFO DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS, PROPERTIES AND LAND USES; THE GCCFO DISTRICT'S TOPOGRAPHY; AND SUCH OTHER FACTORS THE PLANNING BOARD MAY DETERMINE TO BE APPROPRIATE. THE LOTS AND/OR PARCELS THAT TOGETHER COMPRISE A GOLF COURSE COMMUNITY SITE ARE NOT REQUIRED TO BE CONTIGUOUS, PROVIDED THAT EACH SUCH LOT AND/OR PARCEL ADJOINS THE AFFILIATED MEMBERSHIP CLUB. ALL LOT, DIMENSIONAL, AND PARKING REQUIREMENTS IN THIS SECTION, INCLUDING BUT NOT LIMITED TO MAXIMUM DENSITY, MAXIMUM BUILDING COVERAGE, MINIMUM YARDS AND REQUIRED OFF-STREET PARKING, SHALL APPLY TO THE LAND AREA IN THE GCCFO DISTRICT AS A WHOLE, NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL, OR THAT THE SITE MAY FROM TIME TO TIME BE SUBDIVIDED OR RESUBDIVIDED, AND ALL DETERMINATIONS AND CALCULATIONS RELATING TO SUCH REQUIREMENTS SHALL BE MADE WITH REFERENCE TO THE BOUNDARIES OF THE ENTIRE LAND AREA IN THE GCCFO DISTRICT AND AS THOUGH SUCH AREA IS A SINGLE LOT (AS DEFINED IN § 355–4 OF THIS CHAPTER), EVEN THOUGH IT IS OR WILL BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL.

2. THE MAXIMUM BUILDING HEIGHT SHALL BE THREE STORIES AND 39 1/2 FEET TO THE MEAN LEVEL OF THE PRIMARY ROOF, MEASURED FROM THE LEVEL OF THE FINISHED GRADE AT THE MAIN ENTRY TO THE BUILDING.

3. RESIDENTIAL PARKING CALCULATIONS

MARKET-RATE DWELLING UNITS REQUIREMENT: "OTHER MULTIFAMILY DWELLING UNITS": 2 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM IN EXCESS OF 2, PLUS 10% VISITOR PARKING.

65 TOTAL MARKET-RATE DWELLING UNITS: (31) 2-BEDROOM UNITS, (34) 3-BEDROOM UNITS
65 (DWELLING UNITS) X 2 = 130 PARKING SPACES
34 (3-BEDROOM UNITS) X .5 = 17 PARKING SPACES
10% VISITOR PARKING: 147 X .10 = 14.7 (15) PARKING SPACES
TOTAL REQUIRED PARKING FOR MARKET-RATE UNITS: 162 PARKING SPACES

AFFH DWELLING UNITS REQUIREMENT: "MIDDLE-INCOME DWELLING UNITS AND AFFH UNITS": 1 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM.

7 TOTAL AFFH DWELLING UNITS: (5) 2-BEDROOM UNITS, (2) 3-BEDROOM UNITS
7 (DWELLING UNITS) X 1 = 7 PARKING SPACES
16 (TOTAL BEDROOMS) X .5 = 8 PARKING SPACES
TOTAL REQUIRED PARKING FOR AFFH UNITS: 15 PARKING SPACES

FUTURE GOLF COURSE COTTAGE UNITS REQUIREMENT: "OTHER MULTIFAMILY DWELLING UNITS": 2 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM IN EXCESS OF 2, PLUS 10% VISITOR PARKING.

10 TOTAL COTTAGE UNITS: (5) 2-BEDROOM UNITS, (5) 4-BEDROOM UNITS
10 (DWELLING UNITS) X 2 = 20 PARKING SPACES
5 (4-BEDROOM UNITS) (5 X 2) X .5 = 5 PARKING SPACES
10% VISITOR PARKING: 25 X .10 = 2.5 (3) PARKING SPACES
TOTAL REQUIRED PARKING FOR MARKET-RATE UNITS: 28 PARKING SPACES

GOLF COURSE/CLUB PARKING CALCULATIONS

GOLF COURSE/CLUB REQUIREMENT: "GOLF OR COUNTRY CLUBS": 1 FOR EACH 3 MEMBERS, PLUS 1 FOR EACH 3 SEATS IN THE MEETING AND/OR DINING ROOMS.

500 TOTAL MEMBERSHIPS:
500 (MEMBERSHIPS) / 3 = 166.6 (167) PARKING SPACES

AMENITIES BUILDING (PHASE 1):
123 TOTAL SEATS: (68 RESTAURANT SEATS + 55 BAR SEATS)
123 (SEATS) / 3 = 41 PARKING SPACES

FUTURE CLUBHOUSE BUILDING (PHASE 2):
191 TOTAL SEATS: (162 RESTAURANT SEATS + 29 BAR SEATS)
191 (SEATS) / 3 = 63.6 (64) = PARKING SPACES

TOTAL REQUIRED PARKING FOR GOLF COURSE/CLUB: 272 PARKING SPACES

TOTAL REQUIRED PARKING: 205 RESIDENTIAL + 272 GOLF COURSE/CLUB = 477 SPACES
TOTAL PROVIDED PARKING: 180 RESIDENTIAL + 238 GOLF COURSE/CLUB + 15 MAINTENANCE AREA + 65 GOLF CLUB RESIDENT CREDIT (1 SPACE/UNIT) = 498 SPACES

4. FOR WHOLESALE BUSINESS, INDUSTRY, STORAGE, WAREHOUSE AND OTHER COMMERCIAL ESTABLISHMENTS, A MINIMUM OF ONE SPACE FOR EACH ESTABLISHMENT, AND ONE ADDITIONAL SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF IN EXCESS OF 4,000 SQUARE FEET OF GROSS FLOOR AREA.

5. CURRENTLY THE GOLF COURSE LOT IS ±129.96 ACRES AND THE RESIDENTIAL LOT IS ±26.34 ACRES.

6. TOTAL EXISTING BUILDING COVERAGE CALCULATED BASED ON ALL EXISTING BUILDINGS ON THE PROPERTY, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.

7. BUILDING COVERAGE BREAKDOWN:

LOT 1: (FUTURE GOLF COURSE PHASE)
CLUBHOUSE BUILDING: ±8,070.06 S.F.
COTTAGES: 10 X 1,500.00 S.F.
TOTAL LOT 1 BUILDING COVERAGE: ±23,070.06 S.F.

LOT 2:
RESIDENTIAL BUILDINGS: 6 X ±14,420.17 S.F.
GATE HOUSE: ±903 S.F.
TENNIS PAVILION: ±375 S.F.
TOTAL LOT 2 BUILDING COVERAGE: ±87,799.02 S.F.

LOT 2.1:
RESIDENTIAL AMENITIES BUILDING: ±2,939.39 S.F.
TOTAL LOT 2.1 BUILDING COVERAGE: ±2,939.39 S.F.

LOT 3:
SEWAGE TREATMENT PLANT: ±699.58 S.F.
TOTAL LOT 3 BUILDING COVERAGE: ±699.58 S.F.

LOT 4:
WATER TREATMENT BUILDING: ±640.00 S.F.
WATER HOLDING TANK: ±571.36 S.F.
TOTAL LOT 4 BUILDING COVERAGE: ±1,211.36 S.F.

LOT 5 & LOT 6:
LOTS 5 & 6 DO NOT CONTAIN ANY BUILDINGS.

8. THE PROPOSED/PROVIDED PARKING COUNT IS BASED ON THE TEMPORARY CLUBHOUSE FACILITIES INSTALLED/CONSTRUCTED IN 2021.

9. ANTICIPATED DEVELOPMENT SCOPE FOR FUTURE GOLF COURSE PHASE.

PROPOSED BUILDING AREA SUMMARY (GROSS FLOOR AREA):

AMENITIES BUILDING:
FIRST FLOOR: 2,946 SF
LOWER LEVEL: 2,913 SF
TOTAL FOR AMENITIES BUILDING: 5,859 SF

RESIDENTIAL BUILDINGS (#1-6):
EACH CONDO FLOOR: 12,350 S.F. (3 STORIES TOTAL = 37,050 SF)
EACH GARAGE PARKING LEVEL: 16,605 SF
TOTAL PER BUILDING (#1-6): 53,655 SF

TOTAL FOR ALL RESIDENTIAL BUILDINGS (#1-6): 321,930 SF

RESIDENTIAL UNIT PHASING DECLARATION:

IN DECEMBER, 2019, IN CONSIDERATION OF THE ADOPTION BY THE TOWN OF THE AMENDMENT, THE APPLICANT RECORDED A DECLARATION PURSUANT TO WHICH THE APPLICANT MAY, SUBJECT TO SITE PLAN APPROVAL, CONSTRUCT ON THE DEVELOPMENT LOT A FIRST PHASE OF THE COMMUNITY ("PHASE 1"), WHICH MAY CONSIST OF UP TO THIRTY-SIX (36) RESIDENCES, WHICH MAY BE FEE-SIMPLE HOMES AND/OR CONDOMINIUM UNITS WITHOUT LIMITATION REGARDING FORM OF OWNERSHIP OF THE RESIDENCES, AND A SECOND PHASE OF THE COMMUNITY ("PHASE 2"), WHICH MAY CONSIST OF UP TO THIRTY-SEVEN (37) RESIDENCES, WHICH MAY BE FEE-SIMPLE HOMES AND/OR CONDOMINIUM UNITS WITHOUT LIMITATION REGARDING FORM OF OWNERSHIP OF THE RESIDENCES; PROVIDED THAT UNLESS THE AGGREGATE AVERAGE OF THE GROSS SALES PRICES OF THE MARKET-RATE PHASE 1 CONDOMINIUM UNITS IS $700.00 PER SQUARE FOOT OR MORE, THE PHASE 2 CONDOMINIUM RESIDENCES ARE REQUIRED TO BE "55 AND OLDER" AGE-RESTRICTED HOUSING AS PERMITTED UNDER APPLICABLE FEDERAL LAW AND REGULATIONS. THE DECLARATION ALSO REQUIRES PHASE 1 TO INCLUDE FOUR (4) ON-SITE AFFORDABLE UNITS, AND PHASE 2 TO INCLUDE THREE (3) ON-SITE AFFORDABLE UNITS. HOWEVER, THE APPLICANT IS PERMITTED TO AT ANY TIME ELECT TO RELOCATE ALL OR A PORTION OF THE AFFORDABLE UNITS OFF-SITE WITHIN AREAS IN THE ARMONK HAMLET THAT ARE SERVED BY PUBLIC SEWER AND WATER, AND THEREBY REDUCE THE ON-SITE AFFORDABLE UNITS AND SUBSTITUTE MARKET-RATE UNITS THEREFORE ON A ONE-TO-ONE BASIS, PROVIDED THAT IN NO EVENT SHALL THE TOTAL NUMBER OF RESIDENTIAL UNITS ON THE PROPERTY EXCEED SEVENTY-THREE (73).

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 CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.

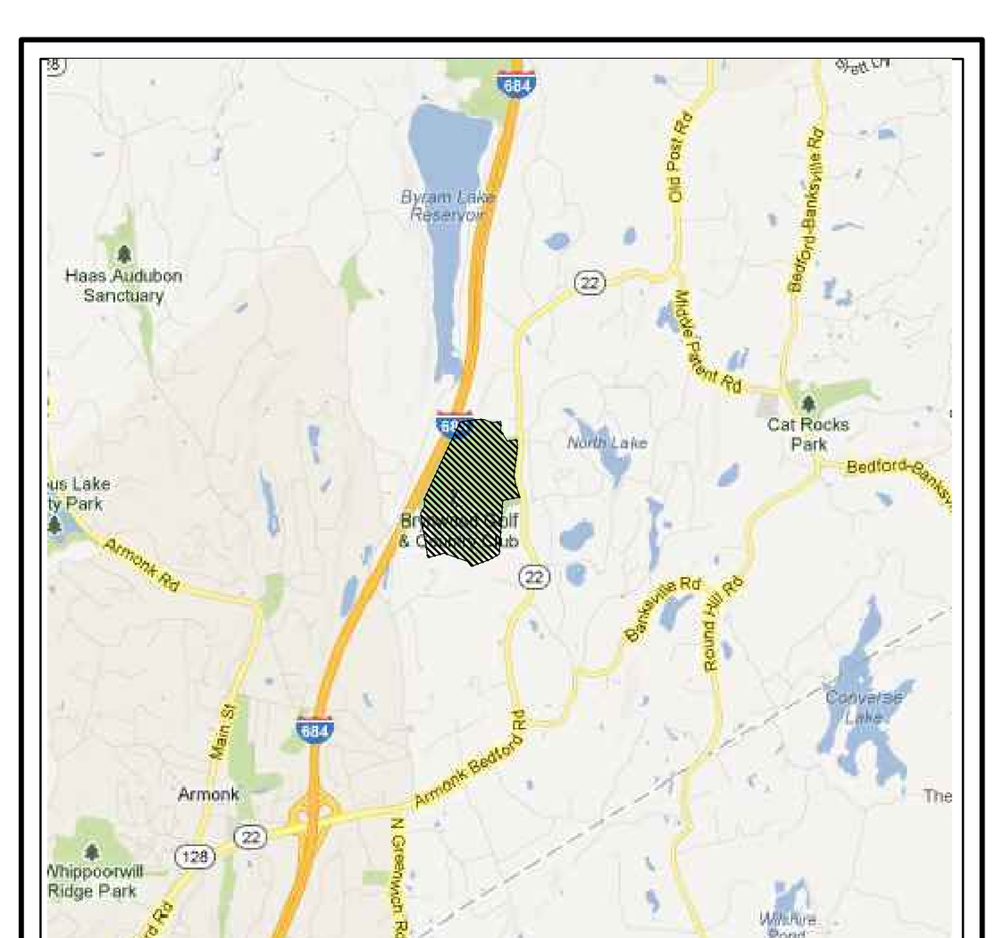
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD REPRESENTATIVE, JMC, 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.

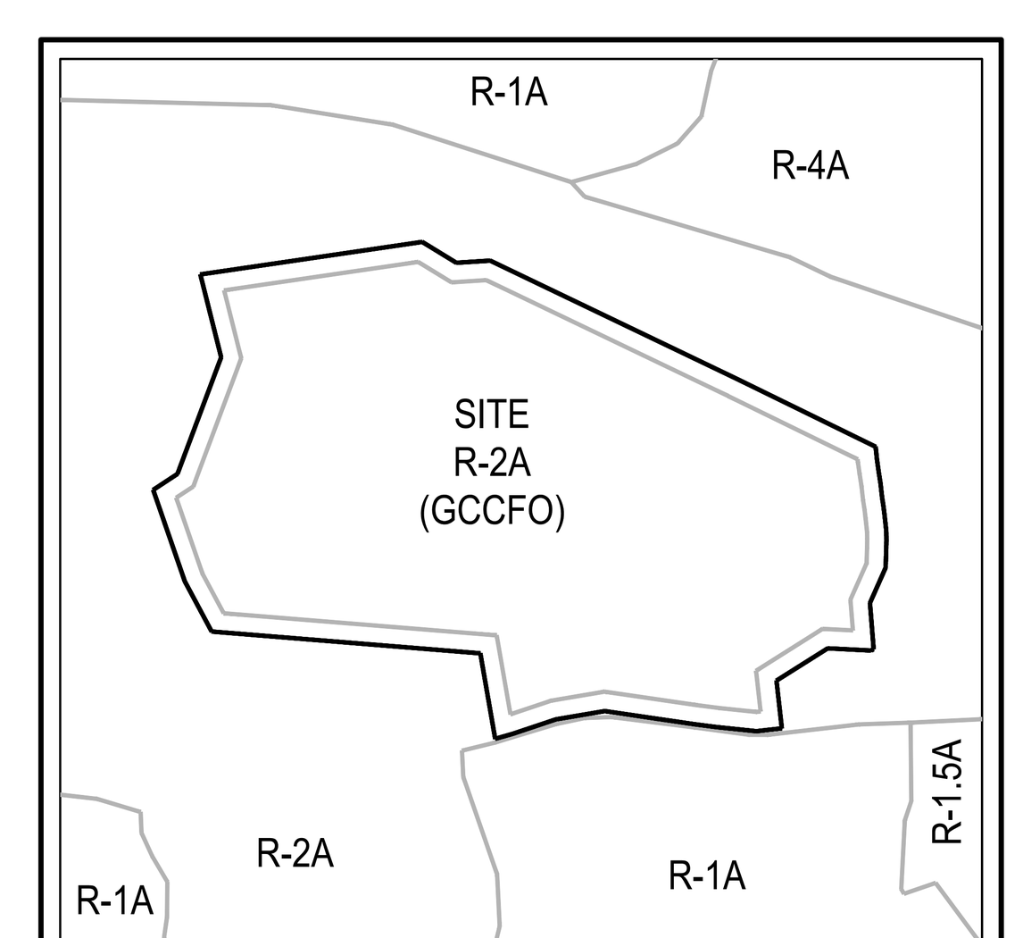
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.



SITE LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS/2020

LEGEND

— - - —	SITE PROPERTY LINE
— — — —	ZONING BOUNDARY
R-4A	4-ACRE RESIDENTIAL ZONE
R-2A	2-ACRE RESIDENTIAL ZONE
R-1.5A	1.5-ACRE RESIDENTIAL ZONE
R-1A	1-ACRE RESIDENTIAL ZONE
GCCFO	GOLF COURSE COMMUNITY FLOATING OVERLAY DISTRICT



ZONING MAP
SCALE: 1" = 5,000'

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ______
______ DATE: ______
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER
______ DATE: ______
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

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 DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER
______ DATE: ______
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC
	Previous Editions Obsolete		

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

Drawn: NC Approved: AG
Scale: NOT TO SCALE
Date: 11/23/2020
Project No: 20101
20101-COVER | COVER | COVER.scr
Drawing No: C-000

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING ELECTRIC LINE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- W6 EXISTING WELL LOCATION AND DESIGNATION
- EXISTING GREEN–WASTE DEBRIS PILE
- EXISTING TOWN–REGULATED STEEP SLOPE AREA (GREATER THAN 25%)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN–SIMPSON & ASSOCIATES.

DESCRIPTION OF SOILS ENCOUNTERED IN BORINGS AND TEST PITS

BORINGS AND TEST PITS	EXISTING GRADE	DEPTH TO BOTTOM OF EXISTING FILL	DEPT TO BEDROCK OR ANGER REFUSAL	GROUNDWATER ELEVATION
B–1	+661.0	NONE ENCOUNTERED	8' 0" (+653.0)	–
B–2	+628.0	NONE ENCOUNTERED	7' 0" (+621.0)	–
B–3	+620.0	NONE ENCOUNTERED	4' 9" (+615.3)	–
B–4	+628.0	NONE ENCOUNTERED	10' 6" (+617.5)	–
B–5	+623.0	NONE ENCOUNTERED	8' 6" (+614.5)	–
B–6	+617.0	1' 0" (+616.0)	5' 6" (+611.5)	–
B–7	+628.0	NONE ENCOUNTERED	15' 2" (+612.8)	–
B–8	+609.0	5' 6" (+603.5)	NE to 12' 0"	+608.3
B–9	+674.0	7' 0" (+667.0)	7' 0" (+667.0)	–
B–10	+638.8	NONE ENCOUNTERED	2' 0" (+636.8)	–
B–11	+640.0	NONE ENCOUNTERED	5' 6" (+634.5)	–
B–101	+563.0	5' 0" (+558.0)	CWR@ 7'0" (+556.0) C @ 11'2" (551.8)	NE TO 11'2"
B–102	+565.0	5' 0" (+560.0)	CWR@ 8'0" (+557.0) AR @ 9'6" (555.5)	NE TO 8'6"
B–103	+623.0	5' 0" (+618.0)	CWR@ 6'6" (+616.5) AR @ 8'0" (615.0)	NE TO 8'0"
B–104	+622.0	5' 0" (+617.0)	CWR@ 6'0" (+616.0) AR @ 7'0" (+615.0)	**3'0"(+619.0)
B–105	+620.0	5' 0" (+615.0)	CWR@ 7'0" (+613.0) AR @ 8'0" (+615.0)	NE to 9'3"
B–106	+622.0	5' 0" (+617.0)	CWR@ 6'6" (+615.5) AR @ 7'6" (+614.5)	**2'0 (+620.0)
R–7	+630.0	5' 0" (+625.0)	CWR@ 7'0" (+623.0) AR @ 9'0" (+621.0)	NE to (9'0")
B–107	+564.0	5' 0" (+559.0)	CWR@ 7'6" (+556.5) C @ 8'6" (+555.5)	NE TO 8'6"
B–108	+564.0	3' 6" (+560.5)	CWR@ 7'0" (+567.0) AR @ 8'6" (+555.5)	NE TO 8'6"
ST–1	+579.0	NE	CWR@ 5'0" (+572.0) AR @ 11'0" (+567.5)	NE TO 11'6"
ST–2	+587.0	NE	CWR@ 8'0" (+579.0) AR @ 11'0" (+576.0)	NE TO 11'0"
ST–4	+563.0	8' 0" (+555.0)	CWR@ 11'6" (+551.5) AR @ 16'6" (+546.5)	NE to 16'6"
B–201	+563.0	10' 0" (+553.0)	AR @ 12'0" (+551.0)	NE to (12'0")
B–202	+565.0	4' 0" (+561.0)	AR @ 16'6" (+548.5)	**9'0" (+556.0)

BORINGS AND TEST PITS	EXISTING GRADE	DEPTH TO BOTTOM OF EXISTING FILL	DEPT TO BEDROCK OR ANGER REFUSAL	GROUNDWATER ELEVATION
B–109	+475.0	2'0" (+473.0)	CWR@ 13.6" (+461.5) AR @ 13'9" (+561.3)	8'0" (+467.0) SHGW @ 5'0" (+470.0)
B–110	+474.0	2'6" (+471.5)	CWR@ 9'6" (+464.5) AR @ 11"0" (+563.0)	3'6" (+470.5)
B–111	+482.0	1'6" (+480.5)	CWR@ 8'6" (+473.5) AR @ 10"6" (+471.5)	3'6" (+478.5)
B–112	+481.0	1'6" (+479.5)	CWR@ 11'0" (+470.0) AR @ 12'6" (+468.5)	4'0" (+477.0) SHGW" 3'0" (+478.0)
B–113	+472.0	NE	CWR@ 5'6" (+466.5) AR @ 9'10" (+562.2)	NE to 9'10"
B–114	+622.0	NE	AR @ 3"6" (+618.5)	NE to 3'6"
B–117	+624.0	NE	CWR@ 6'6" (+617.5) AR @ 7'9" (+616.25)	NE to 7'9"
B–121	+674.0	2' 6" (+671.5)	AR @ 4'6" (+669.5)	NE to 4'6"
B–203	+552.0	10' 0" (+542.0)	CWR@ 10'0" (+542.0) AR @ 10'2" (+541.8)	**9'0" (+543.0)
DH–A	+500.0	2'3" (+497.75)	CWR@ 6'6" (+493.5) AR @ 8'6" (+491.5)	3'0" (+497.0)
DH–B	+500.0	2'6" (+497.75)	CWR@ 4'9" (+495.25) AR @ 5'6" (+494.5)	4'0" (+496.0)
DH–C	+563.0	1'3" (+561.75)	CWR@ 5'6" (+557.5) AR @ 6'6" (556.5)	NE TO 6'6"
DH–D	+563.0	NE	CWR@ 7'0" (+556.0) AR @ 7'6" (+555.5)	NE TO 7'6"
TP–E	+618.0	1'6" (+616.5)	AR @ 1'6" (+616.5)	NE TO 1.6"
TP–F	+621.0	2'3" (+618.75)	AR @ 2'3" (618.75)	NE to 2'3"
TP–G	+618.0	1' 3" (+616.75)	AR @ 1'3" (616.75)	NE to 1'3"
TP–H	+619.0	NE	CWR@ 3'0" (+616.0) AR @ 3'6" (+615.5)	NE to 3'6"
DH–I	+493.2	NE	NE to 9'0"	7'6" (+485.7) SHGW @ 2'6" (+490.7)
DH–J	+492.5	2'9" (+489.75)	CWR@ 6'9" (+485.75) AR @ 9'3" (+483.25)	7'6" (+485.0) SHGW @ 1'3" (+491.25)
DH–K	+624.0	2'9" (+621.25)	AR @ 3'0" (+621.0)	NE TO 3'0"
DH–L	+623.0	2'3" (+620.75)	CWR@ 4'9" (+618.25) AR @ 8'3" (+614.75)	NE TO 8'3"
DH–M	+624.5	2'3" (+622.25)	AR @ 5'9" (+618.75)	NE TO 5'9"
DH–N	+623.1	2'9" (+620.35)	AR @ 2'9" (+620.35)	NE to 2'9"
DH–O	+618.8	NE	AR @ 0'10" (+617.9)	NE to (0'10")
DH–P	+620.5	2' 0" (+618.5)	CWR@ 3'3" (+617.25) AR @ 5'0" (+615.5)	NE to (5'0")
INF–C	+560.5	1'3" (+559.25)	AR @ 4'0" (+556.5)	NE to 4'0"

BORINGS AND TEST PITS	EXISTING GRADE	DEPTH TO BOTTOM OF EXISTING FILL	DEPT TO BEDROCK OR ANGER REFUSAL	GROUNDWATER ELEVATION
TP–1	+662.0	NONE ENCOUNTERED	2' 0" (+660.0)	–
TP–2	+672.0	1' 10" (+670.2)	4' 4" (+667.7)	–
TP–3	+672.0	NONE ENCOUNTERED	2' 2" (+669.8)	–
TP–4	+672.0	NONE ENCOUNTERED	3' 6" (+668.5)	–
TP–5	+670.0	NONE ENCOUNTERED	4' 9" (+665.3)	–
TP–6	+672.0	NONE ENCOUNTERED	4' 7" (+667.4)	–
TP–7	+620.0	NONE ENCOUNTERED	2' 8" (+617.3)	–
TP–8	+614.0	NONE ENCOUNTERED	NE to 8' 0"	+609.9
TP–9	+628.0	>6' 9" (<+621.3)	NE to 6' 9"	–
TP–10	+625.0	3' 0" (+622.0)	NE to 8' 0"	–
TP–11	+642.0	NONE ENCOUNTERED	6' 0" (+636.0)	–
TP–12	+635.0	5' 0" (+630.0)	NE to 6' 6"	–
TP–13	+636.0	NONE ENCOUNTERED	7' 5" (+628.6)	+631.2
TP–14	+625.0	5' 0" (+620.0)	5' 0" (+620.0)	–
TP–15	+668.0	NONE ENCOUNTERED	1' 8" (+666.3)	–
TP–16	+651.0	1' 10" (+649.2)	4' 10" (+646.2)	–
TP–17	+655.0	NONE ENCOUNTERED	NE to 1' 0"	–
TP–18	+670.0	NONE ENCOUNTERED	NE to 7' 0"	–
TP–19	+427.0	2' 5" (+424.6)	NE to 7' 0"	–
TP–20	+415.0	NONE ENCOUNTERED	NE to 8' 0"	–
TP–21	+478.0	1' 4" (+476.7)	7' 0" (+471.0)	–
TP–22	+475.0	NONE ENCOUNTERED	NE to 7' 6"	+470.5
TP–23	+496.0	NONE ENCOUNTERED	3' 10" (+492.2)	–
TP–24	+564.0	NONE ENCOUNTERED	6' 8" (+557.3)	–
TP–25	+633.0	NONE ENCOUNTERED	3' 4" (+629.7)	–
TP–26	+669.0	5' 6" (+663.5)	NE to 9' 0"	–
TP–27	+561.0	NONE ENCOUNTERED	4' 4" (+556.7)	–
TP–28	+499.0	>9' 0" (<+490.0)	NE to 9' 0"	+491.0

FIELD PERMEABILITY TEST RESULTS

PERMEABILITY TEST NO.	PERMEABILITY TEST DEPTH	PERMEABILITY RATE
BP–4	7' 0" (+621.0)	2.4 IN/HOUR
P–1	3' 6" (+616.5)	>20 IN/HOUR
P–2	1' 8" (+610.3)	NR
P–3	2' 8" (+613.3)	>20 IN/HOUR
P–4	2' 0" (+613.0)	NR

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________ DATE: ________

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY–22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

OVERALL EXISTING CONDITIONS MAP

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY–22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: NC	Approved: AG
Scale:	1" = 100'
Date:	11/23/2020
Project No:	20101
20101–EXISTING	EX OV / EXIST.scr
Drawing No:	C–010

NOT FOR CONSTRUCTION

LEGEND

EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
LIMIT OF REGULATED WETLAND BUFFER AREA
EXISTING WETLAND LINE AND DELINEATION
EXISTING BUILDING LINE
EXISTING PAVEMENT EDGE
EXISTING CURB LINE
EXISTING CONTOUR
EXISTING INDEX CONTOUR
EXISTING STONE WALL
EXISTING RETAINING WALL
EXISTING GUIDE RAIL
EXISTING FENCE
EXISTING TREE
EXISTING TREE LINE
EXISTING STORM DRAIN LINE
EXISTING SANITARY LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING OVERHEAD WIRES
EXISTING ELECTRIC LINE
EXISTING DRAIN INLET
EXISTING MANHOLE
EXISTING FIRE HYDRANT
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING SIGN
EXISTING WELL LOCATION AND DESIGNATION
EXISTING GREEN–WASTE DEBRIS PILE
EXISTING TOWN–REGULATED STEEP SLOPE AREA (GREATER THAN 25%)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN–SIMPSON & ASSOCIATES.

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC
	Previous Editions Obsolete		

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY–22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

EXISTING CONDITIONS MAP (SOUTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY–22)
TOWN OF NORTH CASTLE, NEW YORK

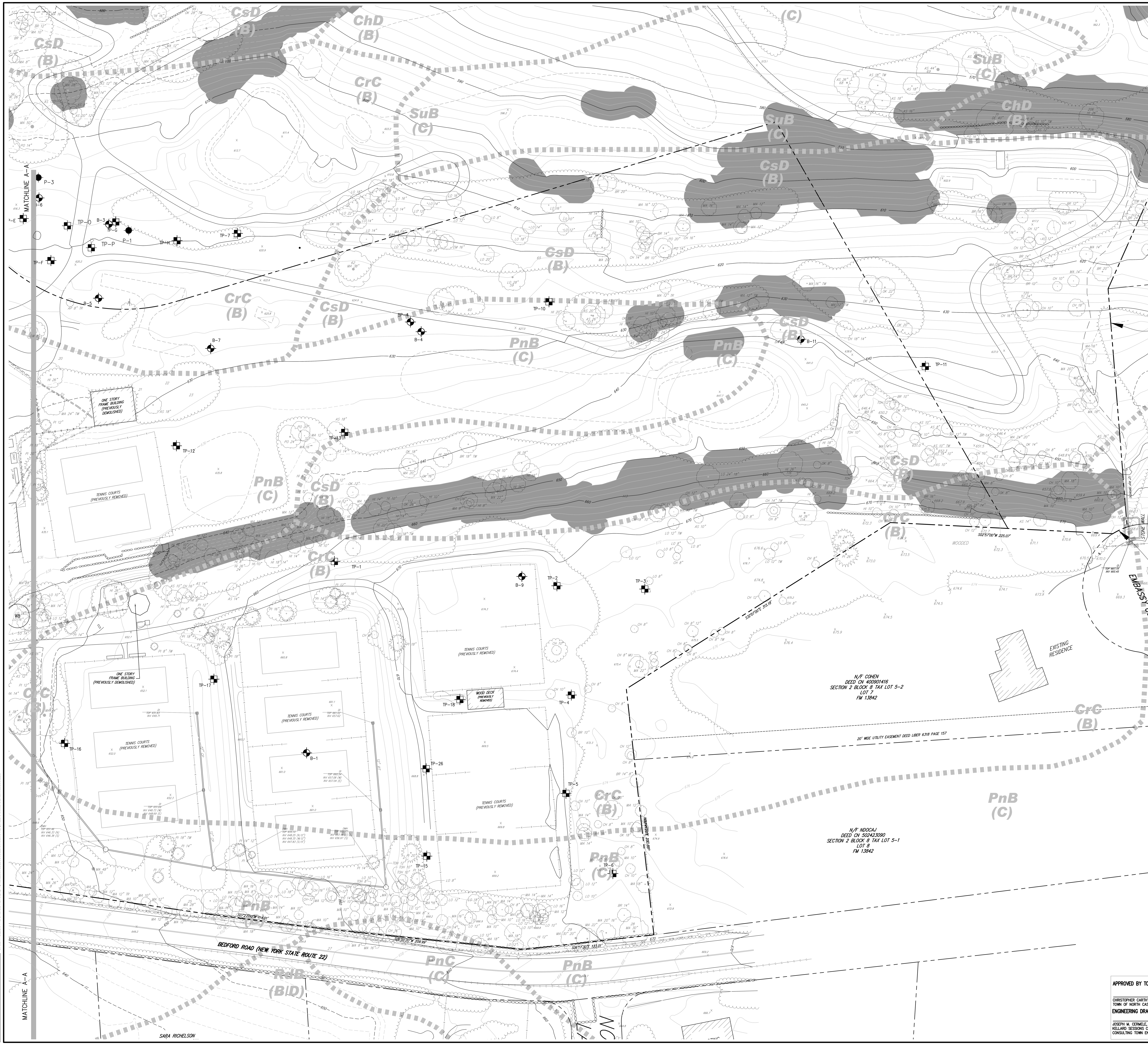
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC		Approved: AG	
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
20101–EXISTING	EX SOUTH	EXIST.scr	
Drawing No:	C–011		



LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF REGULATED WETLAND BUFFER AREA
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
172	EXISTING CONTOUR
170	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
—x—x—x—x—	EXISTING FENCE
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING STORM DRAIN LINE
	EXISTING SANITARY LINE
—W—W—W—W—W—W—	EXISTING WATER LINE
—G—G—G—G—G—G—	EXISTING GAS LINE
—OHW—OHW—OHW—OHW—	EXISTING OVERHEAD WIRES
—E—E—E—E—E—E—	EXISTING ELECTRIC LINE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
GV	EXISTING GAS VALVE
WV	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
W6	EXISTING WELL LOCATION AND DESIGNATION
	EXISTING GREEN-WASTE DEBRIS PILE
	EXISTING TOWN-REGULATED STEEP SLOPE AREA (GREATER THAN 25%)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

EXISTING CONDITIONS MAP (NORTH)

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

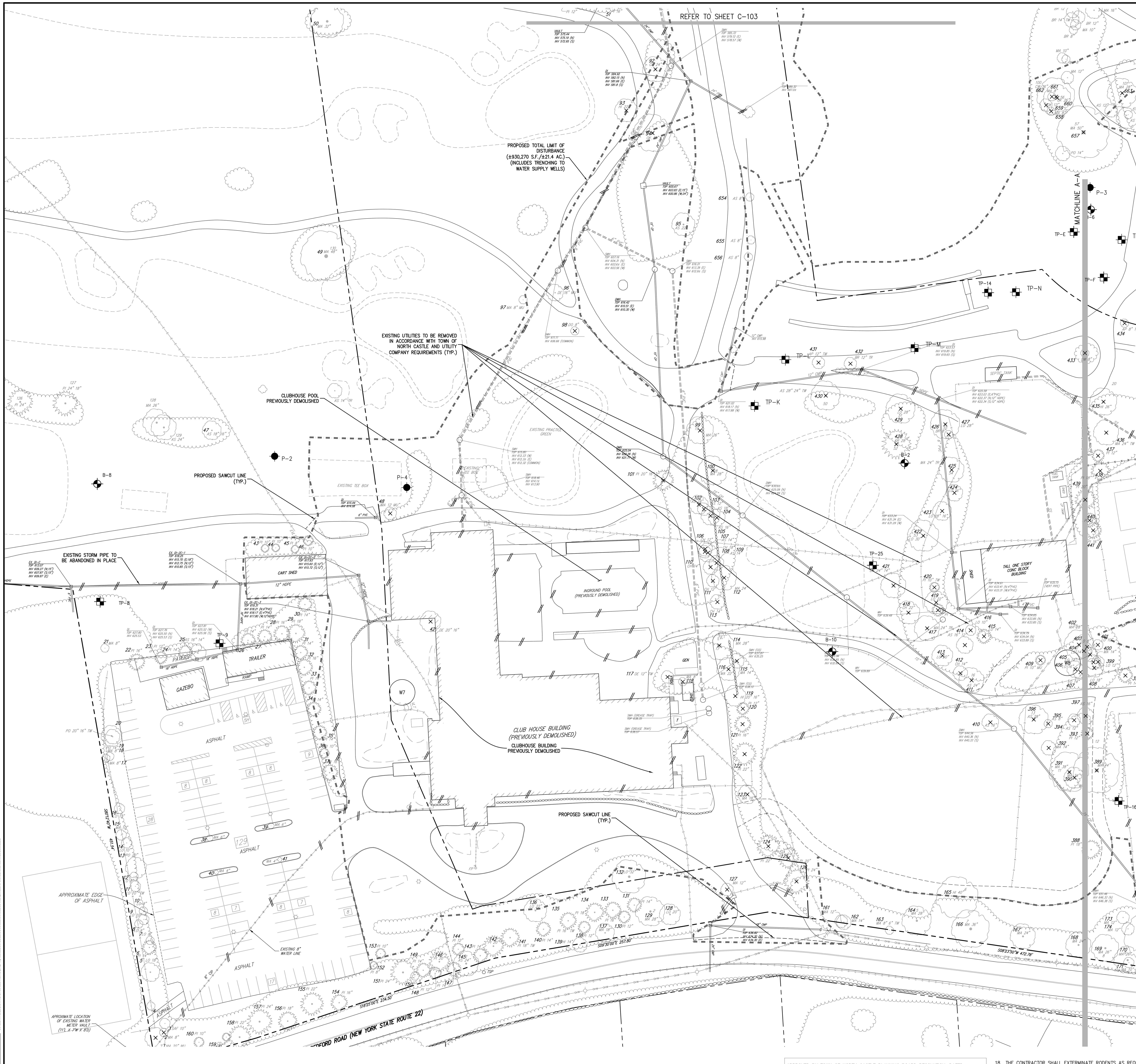
________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC	Approved: AG
Scale: 1" = 30'	
Date: 11/23/2020	
Project No: 20101	
20101-EXISTING	EX NORTH / EXIST.scr
Drawing No: C–012	

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING ELECTRIC LINE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WELL LOCATION AND DESIGNATION
- EXISTING FEATURE TO BE REMOVED
- PROPOSED SAWCUT LINE
- PROPOSED LIMIT OF DISTURBANCE

TOTAL NUMBER OF TREES TO BE REMOVED: 265

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN–SIMPSON & ASSOCIATES.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ADHERE TO ALL REQUIREMENTS OF AGENCIES HAVING JURISDICTION OVER ROCK CRUSHING OPERATIONS. PORTABLE ROCK CRUSHING EQUIPMENT USED IN WESTCHESTER COUNTY IS SUBJECT TO PERMITTING BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDOH). THE ROCK CRUSHING EQUIPMENT MUST MAINTAIN A VALID AND CURRENT PERMIT IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN CHAPTER 873, ARTICLE XIII, SECTIONS 873.1303.1 AND 873.1306.1 OF THE WESTCHESTER COUNTY CODE. IN ADDITION TO COUNTY INSPECTION OF THE EQUIPMENT, THESE REGULATIONS REQUIRE MITIGATION MEASURES TO CONTROL THE POTENTIAL FOR FUGITIVE PARTICULATE EMISSIONS (STONE DUST).
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF NORTH CASTLE AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE TOWN.
6. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE TOWN OF NORTH CASTLE BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE TOWN.
7. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE TOWN, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE TOWN, A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
8. ANY UNSUITABLE MATERIAL FOUND ON–SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF–SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
9. ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT–OF–WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH TOWN/STATE REQUIREMENTS.
10. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF–SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
11. EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
12. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH TOWN REQUIREMENTS, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF NORTH CASTLE OR JMC.
13. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
14. ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
15. ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
16. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
17. THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE STATE, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE NYS ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE STATE PRIOR TO OBTAINING A DEMOLITION PERMIT.
18. THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXISTING BUILDING SHALL BE PROVIDED TO THE TOWN DEPARTMENT OF BUILDINGS.
19. PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24–HOUR NOTIFICATION TO THE TOWN.
20. THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE TOWN THAT FIVE (5)

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ______

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

______ DATE: ______
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

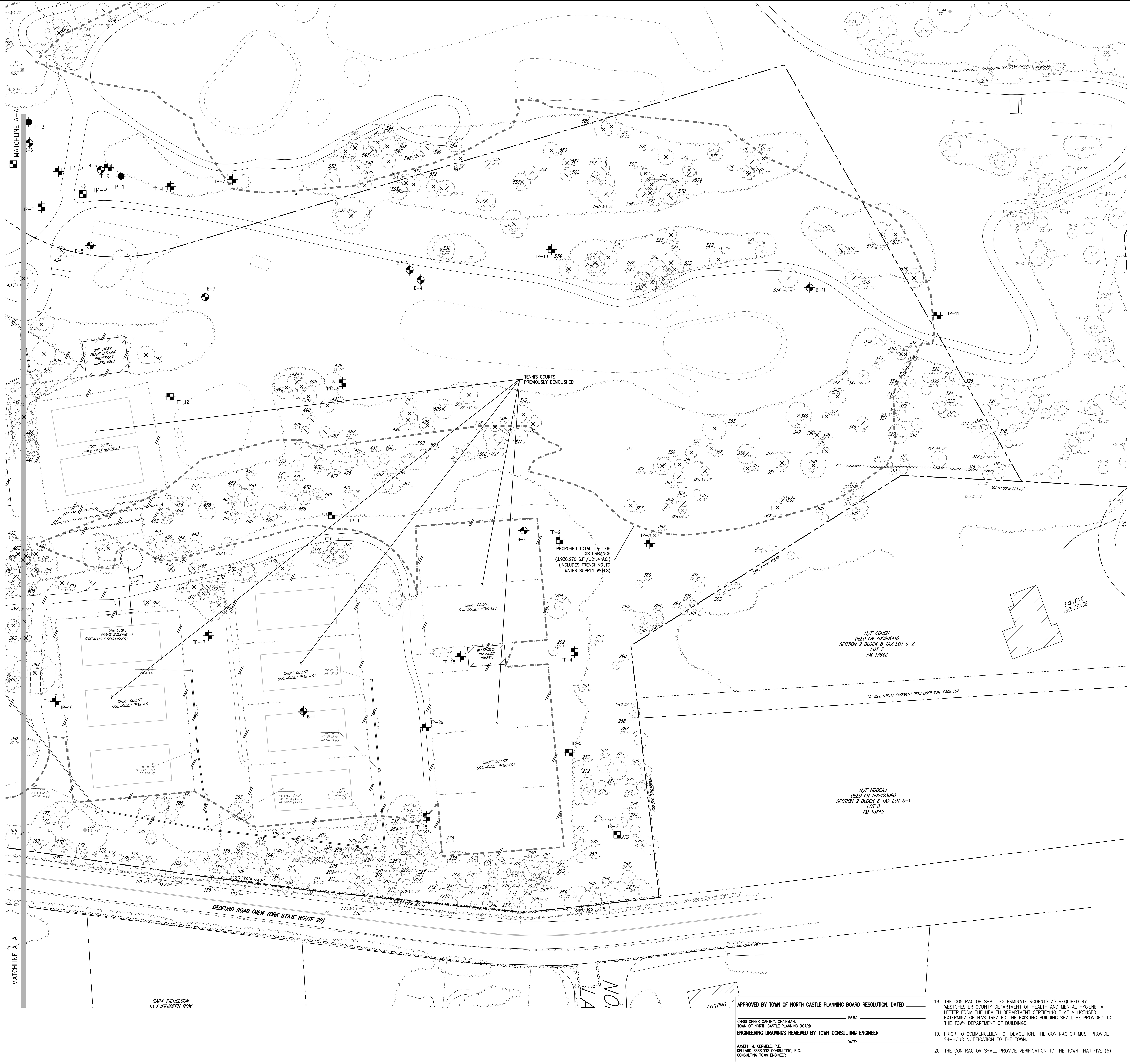
SITE DEMOLITION & TREE REMOVAL PLAN (SOUTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)

568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: NC	Approved: AG
Scale: 1" = 30'	
Date: 11/23/2020	
Project No: 20101	
20101-DEMO	DEMO SOUTH	GRAD.scr
Drawing No: C–020	

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING ELECTRIC LINE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WELL LOCATION AND DESIGNATION
- EXISTING FEATURE TO BE REMOVED
- PROPOSED SAWCUT LINE
- PROPOSED LIMIT OF DISTURBANCE

TOTAL NUMBER OF TREES TO BE REMOVED: 265

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN–SIMPSON & ASSOCIATES.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ADHERE TO ALL REQUIREMENTS OF AGENCIES HAVING JURISDICTION OVER ROCK CRUSHING OPERATIONS. PORTABLE ROCK CRUSHING EQUIPMENT USED IN WESTCHESTER COUNTY IS SUBJECT TO PERMITTING BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDOH). THE ROCK CRUSHING EQUIPMENT MUST MAINTAIN A VALID AND CURRENT PERMIT IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN CHAPTER 873, ARTICLE XIII, SECTIONS 873.1303.1 AND 873.1306.1 OF THE WESTCHESTER COUNTY CODE. IN ADDITION TO COUNTY INSPECTION OF THE EQUIPMENT, THESE REGULATIONS REQUIRE MITIGATION MEASURES TO CONTROL THE POTENTIAL FOR FUGITIVE PARTICULATE EMISSIONS (STONE DUST).
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF NORTH CASTLE AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE TOWN.
6. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE TOWN OF NORTH CASTLE BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE TOWN.
7. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE TOWN, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE TOWN, A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
8. ANY UNSUITABLE MATERIAL FOUND ON–SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF–SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
9. ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT–OF–WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH TOWN/STATE REQUIREMENTS.
10. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF–SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
11. EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
12. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH TOWN REQUIREMENTS, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF NORTH CASTLE OR JMC.
13. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
14. ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
15. ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
16. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
17. THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE STATE, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE NYS ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE STATE PRIOR TO OBTAINING A DEMOLITION PERMIT.
18. THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXISTING BUILDING SHALL BE PROVIDED TO THE TOWN DEPARTMENT OF BUILDINGS.
19. PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24–HOUR NOTIFICATION TO THE TOWN.
20. THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE TOWN THAT FIVE (5)

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________________________ DATE: ____________

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________________________ DATE: ____________

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY–22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE DEMOLITION & TREE REMOVAL PLAN (NORTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)

568 & 570 BEDFORD ROAD (NY–22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn:	NC
Approved:	AG
Scale:	1" = 30'
Date:	11/23/2020
Project No:	20101
20101–DEMO	DEMO NORTH / GRAD.scr
Drawing No:	C–021

TREE REMOVAL SUMMARY

NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE
1	MAPLE	20" MU	REMOVE
2	MAPLE	8"	REMOVE
3	SASSAFRASS	10"	REMAIN
4	LOCUST	8"	REMAIN
5	LOCUST	18"	REMAIN
6	PINE	14"	REMAIN
7	LOCUST	8"	REMAIN
8	LOCUST	8"	REMAIN
9	LOCUST	10"	REMAIN
10	LOCUST	8"	REMAIN
11	LOCUST	10" TW	REMAIN
12	LOCUST	8"	REMAIN
13	POPLAR	20"	REMAIN
14	LOCUST	10"	REMAIN
15	MAPLE	10"	REMAIN
16	LOCUST	10"	REMAIN
17	MAPLE	8"	REMAIN
18	MAPLE	8"	REMAIN
19	POPLAR	14"	REMAIN
20	POPLAR	20"-16" TW	REMAIN
21	MAPLE	8"	REMAIN
22	PINE	16"	REMAIN
23	PINE	12"	REMAIN
24	PINE	14"	REMAIN
25	ASH	16"-14"	REMAIN
26	PINE	14"	REMAIN
27	PINE	14"	REMAIN
28	PINE	16"	REMAIN
29	PINE	18"	REMAIN
30	PINE	14"	REMAIN
31	PINE	14"	REMAIN
32	PINE	16"	REMAIN
33	PINE	14"	REMAIN
34	PINE	14"	REMAIN
35	PINE	14"	REMAIN
36	PINE	10"	REMAIN
37	PINE	16"	REMAIN
38	MAPLE	6"	REMAIN
39	MAPLE	6"	REMAIN
40	MAPLE	4"	REMAIN
41	MAPLE	4"	REMAIN
42	DECIDUOUS	20"-16"	REMOVE
43	PINE	10"	REMAIN
44	PINE	10"	REMAIN
45	PINE	8"	REMAIN
46	PINE	10"	REMAIN
47	ASH	18"-16"	REMAIN
48	JAPANESE MAPLE	12" MU	REMOVE
49	MAPLE	48"	REMAIN
50	MAPLE	32"	REMAIN
51	PINE	16"	REMAIN
52	PINE	14"	REMAIN
53	PINE	12"	REMAIN
54	PINE	8"	REMAIN
55	PINE	10"	REMAIN
56	PINE	8"	REMAIN
57	PINE	8"	REMAIN
58	PINE	10"	REMAIN
59	PINE	8"	REMAIN
60	PINE	12"	REMAIN
61	PINE	10"	REMAIN
62	PINE	8"	REMAIN
63	MAPLE	18"	REMAIN
64	MAPLE	18"	REMAIN
65	MAPLE	12"	REMAIN
66	MAPLE	10"	REMOVE
67	MAPLE	14"-6"	REMAIN
68	MAPLE	10"	REMAIN
69	MAPLE	8"	REMAIN
70	MAPLE	14"	REMOVE
71	MAPLE	12"	REMAIN
72	DECIDUOUS	8"	REMOVE
73	DECIDUOUS	12"	REMOVE
74	MAPLE	10"	REMOVE
75	MAPLE	30"	REMAIN
76	LOCUST	10"	REMOVE
77	LOCUST	12"-6"	REMAIN
78	MAPLE	12"	REMAIN
79	MAPLE	14"	REMAIN
80	POPLAR	6"	REMAIN
81	DECIDUOUS	10"	REMAIN
82	MAPLE	16"	REMAIN
83	DECIDUOUS	16"	REMAIN
84	OAK	10"	REMAIN
85	MAPLE	28"	REMAIN
86	MAPLE	16"	REMAIN
87	MAPLE	12"-14"	REMAIN
88	MAPLE	18"	REMAIN
89	MAPLE	28"	REMAIN
90	ASH	16"	REMAIN
91	MAPLE	16"	REMAIN
92	CHERRY	24"	REMOVE
93	HICKORY	22"	REMOVE
94	OAK	36"	REMOVE
95	ASH	22"	REMAIN
96	DECIDUOUS	16" MU	REMAIN
97	MAPLE	8" MU	REMAIN
98	DO	8"	REMOVE
99	MAPLE	26"	REMOVE
100	MAPLE	28"	REMOVE
101	PINE	20"-16"	REMOVE
102	ASH	18"	REMOVE
103	ASH	12"	REMOVE
104	ASH	18"	REMOVE
105	ASH	16"	REMOVE
106	CHERRY	12"	REMOVE
107	ASH	14"	REMOVE
108	CHERRY	18"	REMOVE
109	ASH	14"	REMOVE
110	CHERRY	14"	REMOVE
111	CHERRY	12"	REMOVE

NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE
112	MAPLE	24"	REMOVE
113	CHERRY	14"	REMOVE
114	MAPLE	28"	REMOVE
115	MAPLE	14"	REMOVE
116	MAPLE	22"	REMOVE
117	DECIDUOUS	12" TW	REMOVE
118	MAPLE	8"	REMOVE
119	HICKORY	20"-16"	REMOVE
120	PINE	12"	REMOVE
121	PINE	16"	REMOVE
122	PINE	22"	REMOVE
123	MAPLE	18"	REMOVE
124	PINE	22"	REMOVE
125	PINE	20"	REMOVE
126	PINE	24"	REMOVE
127	MAPLE	12"	REMOVE
128	LOCUST	20"	REMAIN
129	MAPLE	28"	REMAIN
130	PINE	12"	REMAIN
131	PINE	14"	REMAIN
132	LOCUST	32"	REMAIN
133	PINE	16"	REMAIN
134	PINE	18"	REMAIN
135	PINE	16" TW	REMAIN
136	LOCUST	22"	REMAIN
137	MAPLE	18"	REMAIN
138	PINE	12"	REMAIN
139	HICKORY	14"	REMAIN
140	PINE	14"	REMAIN
141	PINE	18" TW	REMAIN
142	PINE	20"	REMAIN
143	PINE	14"	REMAIN
144	PINE	12"	REMAIN
145	ASH	24"	REMAIN
146	PINE	20"	REMAIN
147	PINE	14"	REMAIN
148	PINE	12"	REMAIN
149	PINE	14"	REMAIN
150	ASH	8"	REMAIN
151	PINE	24"	REMAIN
152	PINE	8"	REMAIN
153	PINE	10"	REMAIN
154	PINE	16"	REMAIN
155	PINE	22"	REMAIN
156	PINE	18"	REMAIN
157	PINE	24"	REMAIN
158	PINE	22"	REMAIN
159	CEDAR	8"	REMAIN
160	PINE	10"	REMAIN
161	MAPLE	12"	REMAIN
162	MAPLE	14"	REMAIN
163	MAPLE	8"-6" TW	REMAIN
164	MAPLE	28"	REMAIN
165	HICKORY	40"	REMAIN
166	MAPLE	36"	REMAIN
167	MAPLE	24"	REMAIN
168	MAPLE	24"	REMAIN
169	MAPLE	26"	REMAIN
170	MAPLE	26"	REMAIN
171	MAPLE	10"	REMAIN
172	MAPLE	8"	REMAIN
173	MAPLE	12"	REMAIN
174	MAPLE	12"	REMAIN
175	MAPLE	48"	REMAIN
176	MAPLE	12"	REMAIN
177	MAPLE	12"	REMAIN
178	MAPLE	10"	REMAIN
179	MAPLE	10"	REMAIN
180	MAPLE	12"	REMAIN
181	MAPLE	12" TR	REMAIN
182	MAPLE	12"	REMAIN
183	MAPLE	28"	REMAIN
184	LOCUST	18"	REMAIN
185	LOCUST	16"	REMAIN
186	MAPLE	16"	REMAIN
187	LOCUST	14"	REMAIN
188	MAPLE	10"	REMAIN
189	MAPLE	10"	REMAIN
190	MAPLE	18"	REMAIN
191	MAPLE	8"	REMAIN
192	MAPLE	16"	REMAIN
193	MAPLE	12"	REMAIN
194	LOCUST	14"	REMAIN
195	MAPLE	14"	REMAIN
196	MAPLE	14"	REMAIN
197	MAPLE	10"	REMAIN
198	LOCUST	18"	REMAIN
199	LOCUST	14"	REMAIN
200	LOCUST	16"	REMAIN
201	CHERRY	16"	REMAIN
202	CHERRY	12"	REMAIN
203	MAPLE	12"	REMAIN
204	LOCUST	10"	REMAIN
205	LOCUST	12"	REMAIN
206	TREE OF HEAVEN	12"	REMAIN
207	LOCUST	14"	REMAIN
208	TREE OF HEAVEN	10"	REMAIN
209	MAPLE	10"	REMAIN
210	MAPLE	12"	REMAIN
211	MAPLE	10"	REMAIN
212	MAPLE	10"	REMAIN
213	LOCUST	14"	REMAIN
214	LOCUST	12"	REMAIN
215	MAPLE	8"	REMAIN
216	MAPLE	16"	REMAIN
217	CHERRY	16"	REMAIN
218	LOCUST	10"	REMAIN
219	MAPLE	10"	REMAIN
220	MAPLE	10"	REMAIN
221	MAPLE	12"	REMAIN
222	TREE OF HEAVEN	8"	REMAIN

NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE
223	LOCUST	10"	REMAIN
224	MAPLE	14"	REMAIN
225	LOCUST	12"	REMAIN
226	MAPLE	10"	REMAIN
227	LOCUST	12"	REMAIN
228	MAPLE	8"	REMAIN
229	LOCUST	12"	REMAIN
230	LOCUST	10"	REMAIN
231	LOCUST	18"	REMAIN
232	TREE OF HEAVEN	10"	REMAIN
233	TREE OF HEAVEN	12"	REMAIN
234	TREE OF HEAVEN	10"	REMAIN
235	PINE	14"	REMAIN
236	LOCUST	8"	REMAIN
237	PINE	20"	REMAIN
238	LOCUST	12"	REMAIN
239	MAPLE	12"	REMAIN
240	HICKORY	22"	REMAIN
241	CHERRY	14"	REMAIN
242	MAPLE	16"	REMAIN
243	LOCUST	18"	REMAIN
244	LOCUST	12"	REMAIN
245	LOCUST	12"	REMAIN
246	MAPLE	18"	REMAIN
247	MAPLE	10"	REMAIN
248	MAPLE	10"	REMAIN
249	MAPLE	16"	REMAIN
250	MAPLE	14"	REMAIN
251	CHERRY	8"	REMAIN
252	MAPLE	8"	REMAIN
253	LOCUST	16"	REMAIN
254	MAPLE	18"	REMAIN
255	LOCUST	12"	REMAIN
256	LOCUST	10"	REMAIN
257	LOCUST	12"	REMAIN
258	HICKORY	12"	REMAIN
259	LOCUST	10"	REMAIN
260	MAPLE	14"	REMAIN
261	MAPLE	14"	REMAIN
262	LOCUST	16"	REMAIN
263	MAPLE	12"	REMAIN
264	MAPLE	30"-20"	REMAIN
265	MAPLE	22"	REMAIN
266	MAPLE	20"-16"	REMAIN
267	MAPLE	28"-30"	REMAIN
268	BIRCH	14"	REMAIN
269	LOCUST	10"	REMAIN
270	LOCUST	12"	REMAIN
271	LOCUST	12"	REMAIN
272	MAPLE	18"	REMAIN
273	CHERRY	10"	REMAIN
274	MAPLE	10"	REMAIN
275	MAPLE	14" TR	REMAIN
276	CHERRY	8"	REMAIN
277	MAPLE	14"	REMAIN
278	MAPLE	16"	REMAIN
279	OAK	18"	REMAIN
280	MAPLE	10"	REMAIN
281	CHERRY	8"	REMAIN
282	MAPLE	14"	REMAIN
283	CHERRY	10"	REMAIN
284	OAK	16"	REMAIN
285	OAK	20"	REMAIN
286	MAPLE	12"	REMAIN
287	BIRCH	14"-8"	REMAIN
288	CHERRY	8"	REMAIN
289	CHERRY	12"	REMAIN
290	CHERRY	8"	REMAIN
291	BIRCH	10"	REMAIN
292	CHERRY	10"	REMAIN
293	CHERRY	8"	REMAIN
294	CHERRY	10"	REMAIN
295	CHERRY	8" MU	REMAIN
296	MAPLE	22"	REMAIN
297	OAK	8"	REMAIN
298	OAK	8"	REMAIN
299	CHERRY	8"	REMAIN
300	CHERRY	8"	REMAIN
301	CHERRY	8"	REMAIN
302	CHERRY	8"-12"	REMAIN
303	CHERRY	8" TW	REMAIN
304	CHERRY	8"	REMAIN
305	CHERRY	12"	REMAIN
306	LOCUST	12" TW	REMOVE
307	LOCUST	8"	REMOVE
308	CHERRY	8"	REMAIN
309	PINE	26"	REMAIN
310	PINE	24"	REMAIN
311	HICKORY	10"	REMAIN
312	CHERRY	10"	REMAIN
313	CHERRY	8"	REMAIN
314	BIRCH	16"	REMAIN
315	CHERRY	10"	REMAIN
316	TREE OF HEAVEN	12"	REMAIN
317	CHERRY	18"-14"	REMAIN
318	MAPLE	8"	REMAIN
319	CHERRY	12"	REMAIN
320	HICKORY	20"	REMAIN
321	CHERRY	10"	REMAIN
322	ASH	10"	REMAIN
323	ASH	14"-10"	REMAIN
324	ASH	10" TW	REMAIN
325	APPLE	12" TW	REMAIN
326	CHERRY	10"	REMAIN
327	ASH	8"	REMAIN
328	ASH	10"	REMAIN
329	HICKORY	20"	REMAIN
330	HICKORY	12"	REMAIN
331	MAPLE	8"	REMAIN
332	MAPLE	20"-8"	REMAIN
333	MAPLE	14"	REMAIN

NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE
334	ASH	8"	REMAIN
335	CHERRY	10"	REMOVE
336	OAK	10"	REMOVE
337	BIRCH	10"	REMOVE
338	TREE OF HEAVEN	12"	REMOVE
339	TREE OF HEAVEN	12"	REMOVE
340	MAPLE	8"	REMOVE
341	TREE OF HEAVEN	10"	REMOVE
342	OAK	10"	REMOVE
343	HICKORY	18"	REMOVE
344	OAK	8"	REMOVE
345	OAK	12"	REMOVE
346	HICKORY	26"	REMOVE
347	CHERRY	8"	REMOVE
348	CHERRY	10"	REMOVE
349	HICKORY	8"	REMOVE
350	HICKORY	26"	REMOVE
351	CHERRY	8"	REMOVE
352	CHERRY	14" TW	REMOVE
353	LOCUST	8"	REMOVE
354	HICKORY	20"	REMOVE
355	LOCUST	24"-18"	REMOVE
356	MAPLE	10"	REMOVE
357	CHERRY	12"	REMOVE
358	CHERRY	14"	REMOVE
359	MAPLE	10" TW	REMOVE
360	ASH	10"	REMOVE
361	LOCUST	12" TW	REMOVE
362	CHERRY	18"-10"	REMOVE
363	LOCUST	8"	REMOVE
364	LOCUST	8"	REMOVE
365	LOCUST	8"	REMOVE
366	CHERRY	8"	REMOVE
367	LOCUST	12"	REMOVE
368	LOCUST	8"	REMOVE
369	CHERRY	8"	REMAIN
370	PINE	18"	REMAIN
371	CHERRY	8"	REMAIN
372	PINE	16"	REMOVE
373	PINE	12"	REMOVE
374	PINE	14"	REMOVE
375	PINE	16"	REMOVE
376	PINE	18"	REMOVE
377	PINE	20"	REMOVE
378	PINE	12"	REMOVE
379	PINE	18"	REMOVE
380	PINE	12"	REMOVE
381	PINE	18"	REMOVE
382	PINE	8" TW	REMOVE
383	PINE	14" -12"	REMAIN
384	PINE	8"	REMAIN
385	PINE	12"	REMAIN
386	PINE	14"	REMAIN
387	PINE	18" TW	REMAIN
388	PINE	18"	REMAIN
389	MAPLE	44"	REMOVE
390	MAPLE	24"	REMOVE
391	MAPLE	38"	REMOVE
392	MAPLE	14"	REMOVE
393	PINE	12"	REMOVE
394	ASH	12"	REMOVE
395	ASH	8"	REMOVE
396	ASH	28"	REMOVE
397	ASH	16"	REMOVE
398	PINE	14"	REMOVE
399	LOCUST	12"	REMOVE
400	MAPLE	14"	REMOVE
401	LOCUST	10"	REMOVE
402	MAPLE	28"	REMOVE
403	LOCUST	8"	REMOVE
404	LOCUST	14"	REMOVE
405	LOCUST	14"	REMOVE
406	LOCUST	16"	REMOVE
407	LOCUST	14"	REMOVE
408	LOCUST	18"	REMOVE
409	PINE	10" MU	REMOVE
410	ASH	16"	REMOVE
411	ASH	24"	REMOVE
412	CHERRY	14"	REMOVE
413	LOCUST	20"	REMOVE
414	ASH	16"-12"	REMOVE
415	LOCUST	14"	REMOVE
416	LOCUST	10"	REMOVE
417	MAPLE	24" TR	REMOVE
418	CHERRY	22"	REMOVE
419	LOCUST	22"	REMOVE
420	PINE	10" TW	REMOVE
421	CHERRY	24"-14"	REMOVE
422	LOCUST	30"	REMOVE
423	LOCUST	18"-16"	REMOVE
424	LOCUST	16"	REMOVE
425	MAPLE	24" TR	REMOVE
426	BIRCH	8"	REMOVE
427	LOCUST	28"	REMOVE
428	SPRUCE	28"	REMOVE
429	LOCUST	28"	REMOVE
430	ASH	28"-24" TW	REMOVE
431	APPLE	12" TW	REMOVE
432	BIRCH	12" TR	REMOVE
433	DW	8"	REMOVE
434	APPLE	8" TR	REMOVE
435	HICKORY	26"	REMOVE
436	MAPLE	24" TW	REMOVE
437	PINE	12"	REMOVE
438	PINE	18"	REMOVE
439	PINE	20"	REMOVE
440	PINE	14"	REMOVE
441	PINE	16"	REMOVE
442	ASH	18"	REMOVE
443	HICKORY	26"	REMOVE
444	PINE	8"	REMOVE

NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE
445	PINE	12"	REMOVE
446	HICKORY	8"	REMAIN
447	HICKORY	16"	REMAIN
448	ASH	14"	REMAIN
449	CHERRY	16"	REMAIN
450	ASH	10"	REMAIN
451	PINE	8"	REMAIN
452	ASH	14"	REMAIN
453	HICKORY	16"	REMAIN
454	HICKORY	10"	REMAIN
455	HICKORY	16"-10"	REMAIN
456	HICKORY	10"	REMAIN
457	HICKORY	12"	REMAIN
458	HICKORY	18"	REMAIN
459	HICKORY	16"	REMAIN
460	MAPLE	12"	REMAIN
461	MAPLE	12"	REMAIN
462	MAPLE	8"	REMAIN
463	HICKORY	8"	REMAIN
464	HICKORY	26"	REMAIN
465	HICKORY	10"	REMAIN
466	HICKORY	18"-14"	REMAIN
467	HICKORY	14"	REMAIN
468	HICKORY	10"	REMAIN
469	HICKORY	10"	REMAIN
470	MAPLE	8"	REMAIN
471	MAPLE	14"	REMAIN
472	MAPLE	12"	REMAIN
473	MAPLE	12"	REMAIN
474	HICKORY	12"	REMAIN
475	MAPLE	10"	REMAIN
476	HICKORY	18"	REMAIN
477	HICKORY	10"	REMAIN
478	HICKORY	12"	REMAIN
479	HICKORY	12"	REMAIN
480	MAPLE	10"	REMAIN
481	HICKORY	16" TW	REMAIN
482	HICKORY	22"	REMAIN
483	CHERRY	18" TW	REMAIN
484	HICKORY	14"	REMAIN
485	HICKORY	14"	REMAIN
486	HICKORY	10"	REMAIN
487	OAK	12"	REMAIN
488	HICKORY	12"	REMOVE
489	HICKORY	8"	REMOVE
490	HICKORY	10"	REMOVE
491	ASH	14"	REMOVE
492	MAPLE	16"	REMOVE
493	POPLAR	24"	REMOVE
494	POPLAR	20"	REMOVE
495	MAPLE	12"	REMOVE
496	ASH	18"	REMOVE
497	OAK	18"	REMOVE
498	MAPLE	20"	REMOVE
499	OAK	16"	REMOVE
500	HICKORY	20"	REMOVE
501	BIRCH	18" TW	REMOVE
502	OAK	26"	REMAIN
503	HICKORY	10"	REMAIN
504	CHERRY	18"	REMAIN
505	MAPLE	8"	REMAIN
506	HICKORY	8"	REMAIN
507	MAPLE	22"	REMAIN
508	HICKORY	20"	REMOVE
509	HICKORY	10"	REMOVE
510	HICKORY	14"	REMAIN
511	HICKORY	16"	REMAIN
512	HICKORY	18"	REMOVE
513	HICKORY	18"	REMOVE
514	BUTTERNUT	20"	REMOVE
515	CHERRY	18"-14"	REMOVE
516	OAK	20"	REMOVE
517	OAK	24"	REMOVE
518	OAK	22"	REMOVE
519	MAPLE	12" TW	REMOVE
520	MAPLE	16" TW	REMOVE
521	MAPLE	12" TW	REMOVE
522	ASH	12"-18" TW	REMOVE
523	HICKORY	18"	REMOVE
524	HICKORY	20"	REMOVE
525	MAPLE	12" TR	REMOVE
526	HICKORY	10"	REMOVE
527	HICKORY	24"	REMOVE
528	OAK	18"	REMOVE
529	HICKORY	16"	REMOVE
530	ASH	26"	REMOVE
531	ASH	18"	REMOVE
532	ASH	20"	REMOVE
533	ASH	26"	REMOVE
534	HICKORY	20"	REMOVE
535	LOCUST	28"	REMOVE
536	LOCUST	28"	REMOVE
537	MAPLE	38"	REMOVE
538	OAK	16"	REMOVE
539	LOCUST	14"	REMOVE
540	LOCUST	14"	REMOVE
541	LOCUST	22"	REMOVE
542	LOCUST	18"	REMOVE
543	LOCUST	12"	REMOVE
544	MAPLE	18"	REMOVE
545	LOCUST	18"	REMOVE
546	LOCUST	16"	REMOVE
547	LOCUST	14"	REMOVE
548	LOCUST	12"	REMOVE
549	LOCUST	14"	REMOVE
550	MAPLE	18"	REMOVE
551	CHERRY	16"	REMOVE
552	APPLE	14"	REMOVE
553	LOCUST	18"	REMOVE
554	LOCUST	16"	REMOVE
555	LOCUST	12"	REMOVE

NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE
556	LOCUST	8"	REMOVE
557	LOCUST	20"	REMOVE
558	LOCUST	18"	REMOVE
559	LOCUST	14"	REMOVE
560	LOCUST	16"	REMOVE
561	LOCUST	10"	REMOVE
562	LOCUST	12"	REMOVE
563	HICKORY	14"	REMOVE
564	ASH	28"	REMOVE
565	MAPLE	20"	REMOVE
566	CHERRY	14"	REMOVE
567	MAPLE	10"	REMOVE
568	BIRCH	14"	REMOVE
569	POPLAR	20"	REMOVE
570	POPLAR	14"	REMOVE
571	BIRCH	10"	REMOVE
572	MAPLE	16"-12"	REMOVE
573	MAPLE	14"	REMOVE
574	CHERRY	16"	REMOVE
575	MAPLE	16"	REMOVE
576	MAPLE	14"	REMOVE
577	MAPLE	12"	REMOVE
578	MAPLE	14"	REMOVE
579	MAPLE	12"	REMOVE
580	HICKORY	18"	REMOVE
581	BIRCH	20"	REMOVE
582	MAPLE	24"	REMAIN
583	MAPLE	16"	REMAIN
584	MAPLE	14"	REMAIN
585	MAPLE	12"	REMAIN
586	MAPLE	10"	REMAIN
587	MAPLE	18"	REMAIN
588	MAPLE	24"	REMAIN
589	MAPLE	24"	REMAIN
590	OAK	18"	REMAIN
591	MAPLE	24"	REMAIN
592	MAPLE	10"	REMAIN
593	MAPLE	16"	REMAIN
594	MAPLE	18"	REMAIN
595	MAPLE	12"	REMAIN
596	MAPLE	12"	REMAIN
597	MAPLE	28"	REMAIN
598	ELM	14"	REMAIN
599	MAPLE	28"	REMAIN
600	MAPLE	8"	REMAIN
601	MAPLE	26"	REMAIN
602	MAPLE	18"	REMAIN
603	TREE OF HEAVEN	10"-6"	REMOVE
604	MAPLE	18"	REMAIN
605	MAPLE	26"	REMAIN
606	MAPLE	22"	REMAIN
607	MAPLE	10"	REMAIN
608	MAPLE	10"	REMAIN
609	MAPLE	8"	REMAIN
610	MAPLE	8"	REMAIN
611	MAPLE	10"	REMAIN
612	MAPLE	16"	REMAIN
613	MAPLE	18"	REMAIN
614	MAPLE	20"	REMAIN
615	MAPLE	18"	REMAIN
616	MAPLE	8"	REMAIN
617	MAPLE	8"	REMAIN
618	MAPLE	14"	REMAIN
619	HICKORY	16"	REMAIN
620	MAPLE	26"	REMAIN
621	MAPLE	18"	REMAIN
622	OAK	28"	REMAIN
623	MAPLE	26"	REMAIN
624	MAPLE	20"	REMAIN
625	MAPLE	6"	REMAIN
626	OAK	26"	REMAIN
627	MAPLE	8"	REMAIN
628	OAK	20"	REMAIN
629	OAK	48"	REMAIN
630	BIRCH	14"	REMAIN
631	OAK	44"	REMAIN
632	OAK	40"	REMAIN
633	OAK	34"	REMAIN
634	OAK	8"	REMAIN
635	BIRCH	12"TW	REMAIN
636	HICKORY	8"	REMAIN
637	OAK	38"	REMAIN
638	MAPLE	8"	REMAIN
639	OAK	10"	REMAIN
640	BIRCH	8"	REMAIN
641	OAK	30"	REMAIN
642	MAPLE	16"	REMAIN
643	ASH	14"	REMAIN
644	MAPLE	8"	REMAIN
645	MAPLE	12"	REMAIN
646	MAPLE	24"	REMAIN
647	MAPLE	10"	REMAIN
648	MAPLE	10"	REMAIN
649	ASH	18"	REMAIN
650	MAPLE	20"	REMAIN
651	BIRCH	16"	REMAIN
652	CHERRY	8"	REMAIN
653	POPLAR	16"	REMAIN
654	ASH	8"	REMAIN
655	ASH	8"	REMAIN
656	ASH	8"	REMAIN
657	MAPLE	50"	REMOVE
658	MAPLE	8"	REMOVE
659	OAK	12"	REMOVE
660	OAK	26"	REMOVE
661	MAPLE	8"	REMOVE
662	COTTONWOOD	36"	REMOVE
663	MAPLE	28"	REMOVE
664	OAK	14"	REMOVE
665	MAPLE	28"	REMOVE
TOTAL NUMBER OF TREES TO BE REMOVED: 266			

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

SITE TREE REMOVAL TABLE

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________________________ DATE: ________________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
20101-DEMO	TREE REMOVAL	GRAD.scr	
Drawing No:	C-022		

NOT FOR CONSTRUCTION

LANDSCAPE AREA LEGEND

- PROPOSED PARKING AREA (±96,121 S.F.)
- PROPOSED INTERIOR PARKING LANDSCAPED AREA (±24,466 S.F.)

PROPOSED INTERIOR PARKING LANDSCAPED AREA CALCULATION:

TOTAL PROPOSED INTERIOR PARKING LANDSCAPED AREA 24,466 S.F. / TOTAL PROPOSED PARKING AREA 96,121 S.F. X 100 = ±25.4%

PHASING NOTES:

1. IN DECEMBER, 2019, IN CONSIDERATION OF THE ADOPTION BY THE TOWN OF THE AMENDMENT, THE APPLICANT RECORDED A DECLARATION PURSUANT TO WHICH THE APPLICANT MAY, SUBJECT TO SITE PLAN APPROVAL, CONSTRUCT ON THE DEVELOPMENT LOT A FIRST PHASE OF THE COMMUNITY ("PHASE 1 "), WHICH MAY CONSIST OF UP TO THIRTY-SIX (36) RESIDENCES, WHICH MAY BE FEE-SIMPLE HOMES AND/OR CONDOMINIUM UNITS WITHOUT LIMITATION REGARDING FORM OF OWNERSHIP OF THE RESIDENCES, AND A SECOND PHASE OF THE COMMUNITY ("PHASE 2"), WHICH MAY CONSIST OF UP TO THIRTY-SEVEN (37) RESIDENCES, WHICH MAY BE FEE-SIMPLE HOMES AND/OR CONDOMINIUM UNITS WITHOUT LIMITATION REGARDING FORM OF OWNERSHIP OF THE RESIDENCES; PROVIDED THAT UNLESS THE AGGREGATE AVERAGE OF THE GROSS SALES PRICES OF THE MARKET-RATE PHASE 1 CONDOMINIUM UNITS IS $700.00 PER SQUARE FOOT OR MORE, THE PHASE 2 CONDOMINIUM RESIDENCES ARE REQUIRED TO BE "55 AND OLDER" AGE-RESTRICTED HOUSING AS PERMITTED UNDER APPLICABLE FEDERAL LAW AND REGULATIONS. THE DECLARATION ALSO REQUIRES PHASE 1 TO INCLUDE FOUR (4) ON-SITE AFFORDABLE UNITS, AND PHASE 2 TO INCLUDE THREE (3) ON-SITE AFFORDABLE UNITS. HOWEVER, THE APPLICANT IS PERMITTED TO AT ANY TIME ELECT TO RELOCATE ALL OR A PORTION OF THE AFFORDABLE UNITS OFF-SITE WITHIN AREAS IN THE ARMONK HAMLET THAT ARE SERVED BY PUBLIC SEWER AND WATER, AND THEREBY REDUCE THE ON-SITE AFFORDABLE UNITS AND SUBSTITUTE MARKET-RATE UNITS THEREFOR ON A ONE-TO-ONE BASIS, PROVIDED THAT IN NO EVENT SHALL THE TOTAL NUMBER OF RESIDENTIAL UNITS ON THE PROPERTY EXCEED SEVENTY-THREE (73).
2. REFER TO DRAWING C-402 FOR SEQUENCE OF CONSTRUCTION.

UNIT / BEDROOM COUNT Revised 7-11-23		MARKET RATE Units	AFFH Units	TOTAL bedrooms	
BUILDING 1 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (6) 2 BEDROOMS	(1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE II
BUILDING 2 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	PHASE II
BUILDING 3 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	PHASE II
BUILDING 4 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102) (1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE I
BUILDING 5 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	PHASE I
BUILDING 6 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	PHASE I
TOTALS	72 UNITS	(34) 3 BEDROOMS & (31) 2 BEDROOMS	(2) 3 BEDROOMS & (5) 2 BEDROOMS	180 BEDROOMS	
		65 MARKET RATE UNITS	7 AFFH UNITS		

DENSITY UNITS	42 UNITS	(36) 3 BEDROOMS = 12 DENSITY UNITS (36) 2 BEDROOMS = 27 DENSITY UNITS	(36 /3) X 2= 24 36 /2 = 18
DWELLING UNITS	72 UNITS		

Density Unit Calculation:
Site:
Lot 1= 129.95872 acres
Lot 2= 26.34421 acres
Total Site =156.30293 acres x 43,560sf/ac = (6,808,555.6308 sf) / 133,000=51.1921476
51 Density Units Available
39 Density Units Proposed (COMPLIES)

Dwelling Unit Calculation:
Site:
Total Site Area=156.30293 acres / 1.8 Acres = 86.834961
87 Dwelling Units Available (88 Studied in the EIS)
72 Dwelling Units Proposed (COMPLIES)
73 Dwelling Units Previously Approved

Minimum Unit Sizes:

Project Summary Comparison Table

	DEIS plan	FEIS Alternative 2	Modified Project (New Residential Development)
Market-Rate Condominiums	80	80	See Unit/Bedroom Count Table
Fair and Affordable Units	8	8*	See Unit/Bedroom Count Table
Total Residential Units	**88**	**88**	See Unit/Bedroom Count Table
Golf Cottages (4 BR)	5	10	See Unit/Bedroom Count Table
Golf Residences (2 BR)	55	70	See Unit/Bedroom Count Table
Golf Residences (2 BR)	6	0	See Unit/Bedroom Count Table
Club Villas (3 BR)	14	0	See Unit/Bedroom Count Table
Affordable Units (2 BR)	6	7*	See Unit/Bedroom Count Table
Affordable Units (3 BR)	1	0	See Unit/Bedroom Count Table
Affordable Units (4 BR)	1	1*	See Unit/Bedroom Count Table
Total Bedrooms	**209**	**198**	**162**
Buffer on Bedford Road	**25 feet**	**100 feet**	**100 feet**
Open Space	141.6 acres	141.6 acres	127.37 acres
Impervious Area	17.5 ac. (6.6 ac. *New* impervious)	16.7 acres (5.8 ac. *New* impervious)	11.2 acres (5.2 ac. *New* impervious)
Length of Private Road	3,750 lf	3,258 lf	2,262 lf
Steep Slope Impact	2.75 acres	2.75 acres	±1.42 acres
Trees to be Removed	879 trees	813 trees	238 trees
Wetland Impacts	add 1.25 acres of new wetland enhancements	add 1.25 acres of new wetland enhancements	N/A
Wetland Buffer Impacts	4.34 acres	4.59 acres	N/A
Trip Generation (Peak)	47 AM / 55 PM	47 AM / 55 PM (or less)	47 AM / 55 PM (or less)
Additional Water Demand	29,775 gpd	28,325 gpd	37,392 gpd
Additional Wastewater Generation	29,775 gpd	28,325 gpd	37,392 gpd
Annual Tax and Mitigation Payment Revenue	$1,493,223	$2,598,230	$2,598,230
Total Population	185-204	183-191	156-157 (1)
School Children – Local Experience	10	9	4-5 (2)
School Children – Rutgers & Local Experience	20	17	16-18 (2)
Visual Impacts	4 new residential buildings along Bedford Road, with landscaping in 25-foot buffer.	5 new detached single family Golf Cottages along Bedford Road; portion of internal road close to Route 22 eliminated; landscaping added in 100 foot buffer along Bedford Road. (100' buffer extends around the perimeter of the Site.) Repair to stone wall on Windmill Farms side of Route 22	6 new residential buildings with tennis courts and amenities building more than 100 feet from Bedford Road.

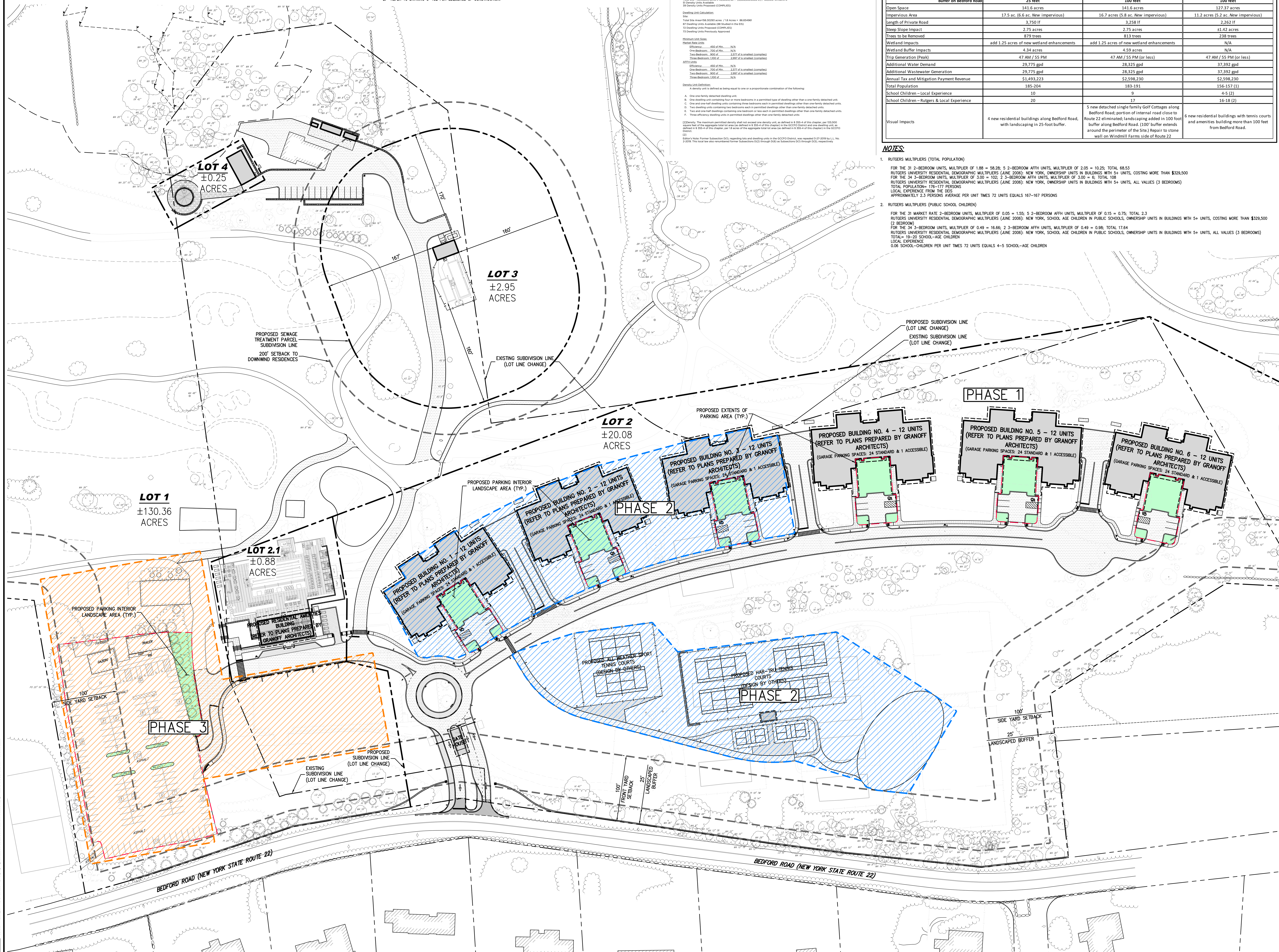
NOTES:

1. RUTGERS MULTIPLIERS (TOTAL POPULATION)

   FOR THE 31 2-BEDROOM UNITS, MULTIPLIER OF 1.88 = 58.28; 5 2-BEDROOM AFFH UNITS, MULTIPLIER OF 2.05 = 10.25; TOTAL 68.53
   RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2006): NEW YORK, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, COSTING MORE THAN $329,500
   FOR THE 34 3-BEDROOM UNITS, MULTIPLIER OF 3.00 = 102; 2 3-BEDROOM AFFH UNITS, MULTIPLIER OF 3.00 = 6; TOTAL 108
   RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2006): NEW YORK, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, ALL VALUES (3 BEDROOMS)
   TOTAL POPULATION= 176-177 PERSONS
   LOCAL EXPERIENCE FROM THE DEIS
   APPROXIMATELY 2.3 PERSONS AVERAGE PER UNIT TIMES 72 UNITS EQUALS 167-167 PERSONS

2. RUTGERS MULTIPLIERS (PUBLIC SCHOOL CHILDREN)

   FOR THE 31 MARKET RATE 2-BEDROOM UNITS, MULTIPLIER OF 0.05 = 1.55; 5 2-BEDROOM AFFH UNITS, MULTIPLIER OF 0.15 = 0.75; TOTAL 2.3
   RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2006): NEW YORK, SCHOOL AGE CHILDREN IN PUBLIC SCHOOLS, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, COSTING MORE THAN $329,500 (2 BEDROOM)
   FOR THE 34 3-BEDROOM UNITS, MULTIPLIER OF 0.49 = 16.66; 2 3-BEDROOM AFFH UNITS, MULTIPLIER OF 0.49 = 0.98; TOTAL 17.64
   RUTGERS UNIVERSITY RESIDENTIAL DEMOGRAPHIC MULTIPLIERS (JUNE 2006): NEW YORK, SCHOOL AGE CHILDREN IN PUBLIC SCHOOLS, OWNERSHIP UNITS IN BUILDINGS WITH 5+ UNITS, ALL VALUES (3 BEDROOMS)
   TOTAL= 19-20 SCHOOL-AGE CHILDREN
   LOCAL EXPERIENCE
   0.06 SCHOOL-CHILDREN PER UNIT TIMES 72 UNITS EQUALS 4-5 SCHOOL-AGE CHILDREN



LEGEND

EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING SETBACK LINE
EXISTING WETLAND LINE AND DELINEATION
EXISTING BUILDING LINE
EXISTING PAVEMENT EDGE
EXISTING CURB LINE
EXISTING STONE WALL
EXISTING GUIDE RAIL
EXISTING FENCE
EXISTING TREE AND DESIGNATION
EXISTING TREE LINE
EXISTING PAINT
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING SIGN
PROPOSED BUILDING LINE
PROPOSED BUILDING OVERHANG
PROPOSED CONCRETE CURB
PROPOSED SAWCUT LINE
PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
PROPOSED CONCRETE SIDEWALK
PROPOSED HEAVY DUTY PAVEMENT
PROPOSED DECORATIVE PAVERS
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
PROPOSED FENCE
PROPOSED 2-4" WIDE YELLOW LINES 8"O.C.
PROPOSED 12" WIDE WHITE STOP LINE
PROPOSED ARROW MARKING ON PAVEMENT
TRAFFIC SIGN LOCATION & DESIGNATION
PEDESTRIAN CROSSING

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, PLLC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

No.	Revision	Date	By
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	GENERAL REVISIONS	05/22/2023	NC
8.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC
	Previous Editions Obsolete		

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

OVERALL SITE LAYOUT AND PHASING PLAN

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

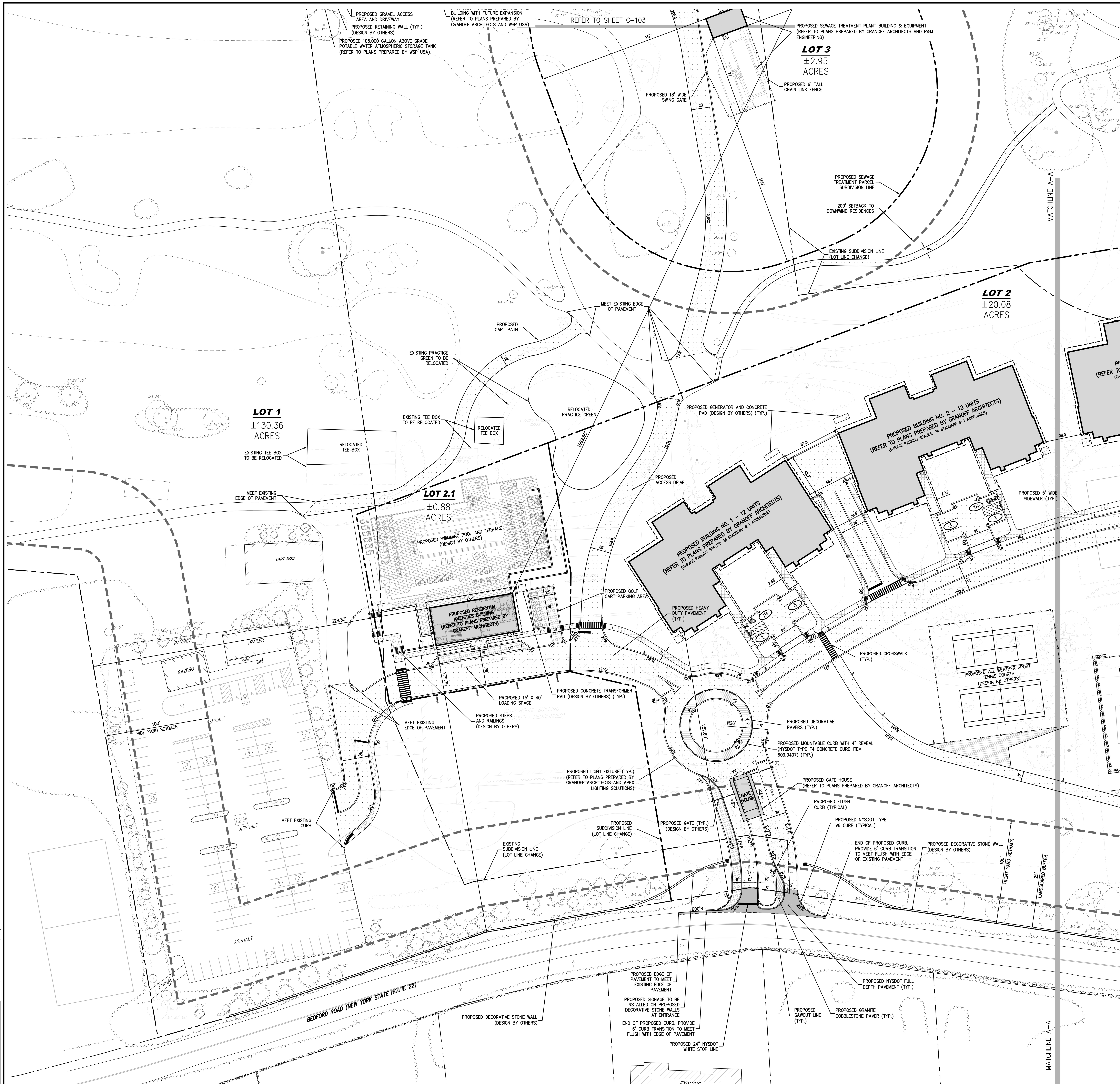
________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC	Approved: AG	
Scale: 1" = 50'		
Date: 11/23/2020		
Project No: 20101		
20101-LAYOUT	LAYOUT OV	LAY.scr
Drawing No: C-100A		

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED BUILDING OVERHANG
- PROPOSED CONCRETE CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED DECORATIVE PAVERS
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED 2-4" WIDE YELLOW LINES 8"O.C.
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, PLLC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	RESERVED PARKING	12"X18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	RESERVED PARKING / VAN ACCESSIBLE	12"X18" 12"X6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
D	NO PARKING ANY TIME	12"X18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X
E	YIELD	30"X30"X30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R1-2	X
F	YIELD / SINGLE LANE	30"X30"X30" 30"X30"	RED ON WHITE BLACK ON YELLOW	STEEL CHANNEL	6'-0"	R1-2 NYW3-15	X
G		30"X24"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	R6-4	X
H	SINGLE LANE	30"X30"	BLACK ON WHITE	STEEL CHANNEL	7'-0"	NYW3-15	X
I		30"X30" 24"X12"	BLACK ON YELLOW	STEEL CHANNEL	7'-0"	W11-2 W16-7PL	X

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

SITE LAYOUT PLAN (SOUTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
20101-LAYOUT	LAYOUT SOUTH	LAY.scr	
Drawing No:	C-100		

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED BUILDING OVERHANG
- PROPOSED CONCRETE CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED DECORATIVE PAVERS
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED 2–4" WIDE YELLOW LINES 8"O.C.
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, PLLC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'–0"	R1–1	X
B	RESERVED PARKING	12"X18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'–0"	R7–8	X
C	RESERVED PARKING / VAN ACCESSIBLE	12"X18" 12"X6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'–0"	R7–8 R7–8A	X
D	NO PARKING ANY TIME	12"X18"	RED ON WHITE	STEEL CHANNEL	7'–0"	NYP1–2	X
E	YIELD	30"X30"X30"	RED ON WHITE	STEEL CHANNEL	7'–0"	R1–2	X
F	YIELD / SINGLE LANE	30"X30"X30" 30"X30"	RED ON WHITE BLACK ON YELLOW	STEEL CHANNEL	6'–0"	R1–2 NYW3–15	X
G		30"X24"	BLACK ON WHITE	STEEL CHANNEL	7'–0"	R6–4	X
H	SINGLE LANE	30"X30"	BLACK ON WHITE	STEEL CHANNEL	7'–0"	NYW3–15	X
I		30"X30" 24"X12"	BLACK ON YELLOW	STEEL CHANNEL	7'–0"	W11–2 W16–7PL	X

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY–22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE LAYOUT PLAN (NORTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY–22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

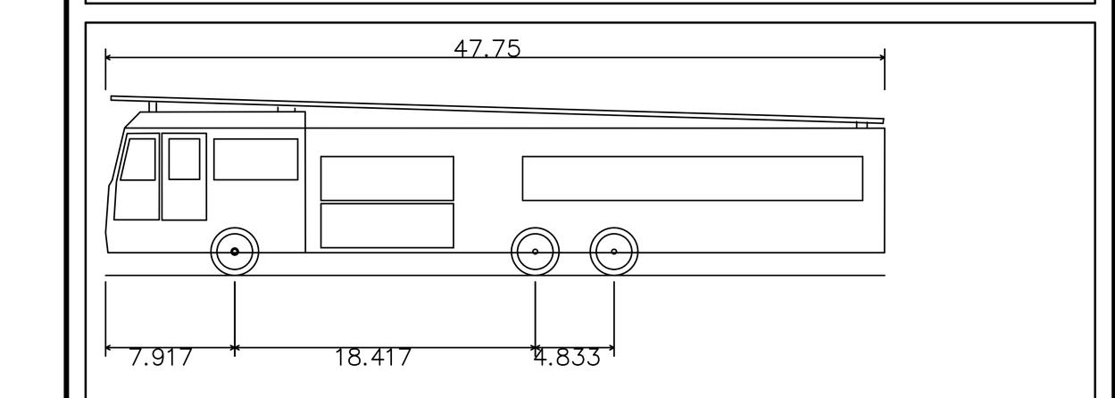
________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

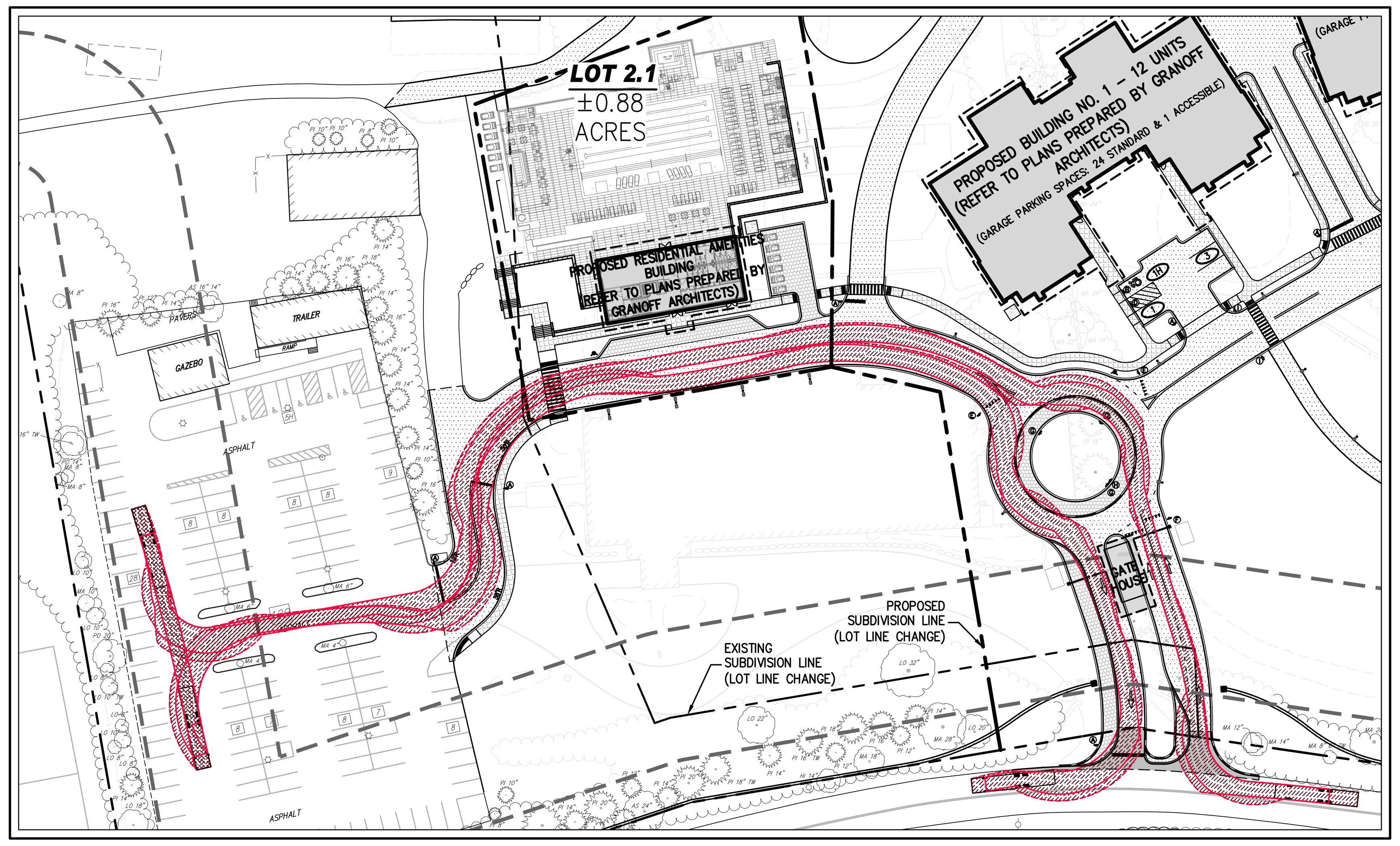
________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC	Approved: AG	
Scale:	1" = 30'	
Date:	11/23/2020	
Project No:	20101	
20101-LAYOUT	LAYOUT NORTH	LAY.scr
Drawing No:	C–101	

FIRE TRUCK PROFILE

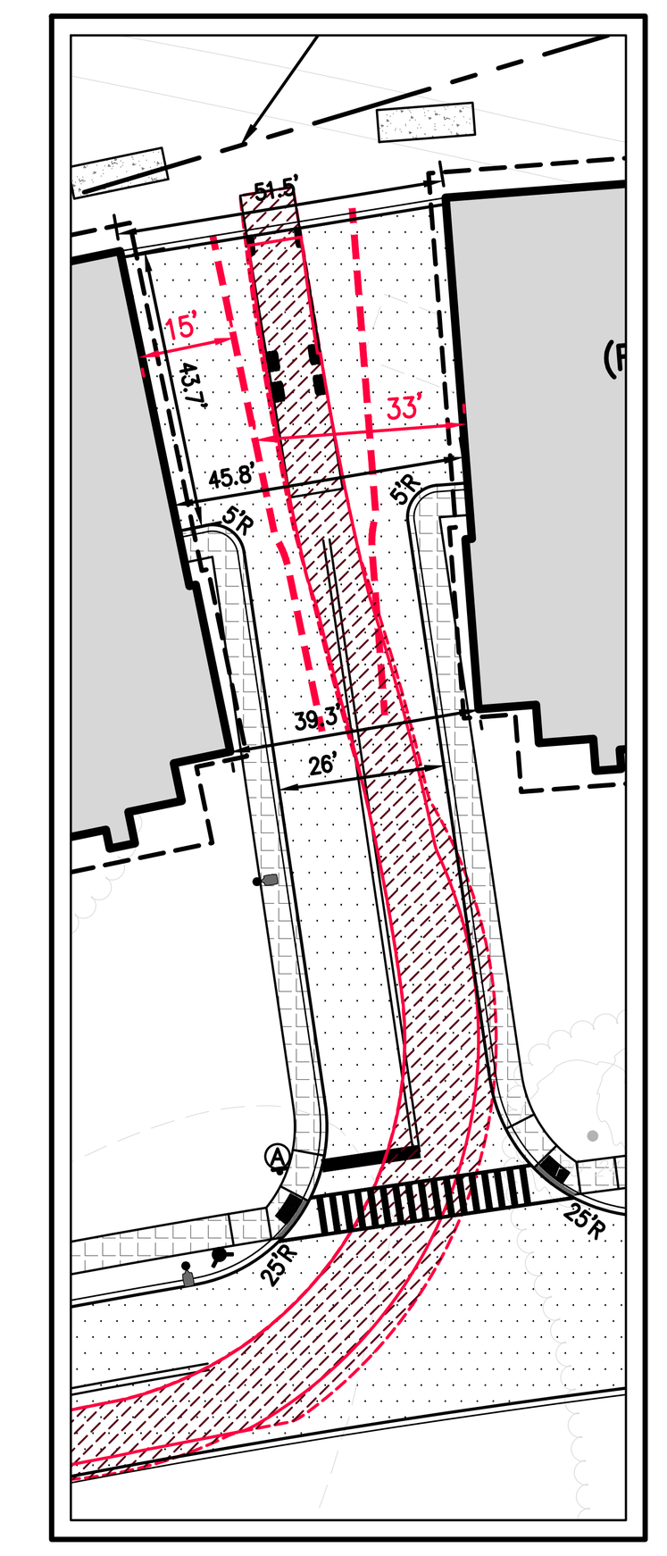


E-ONE HP95 Mid Mount	
Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



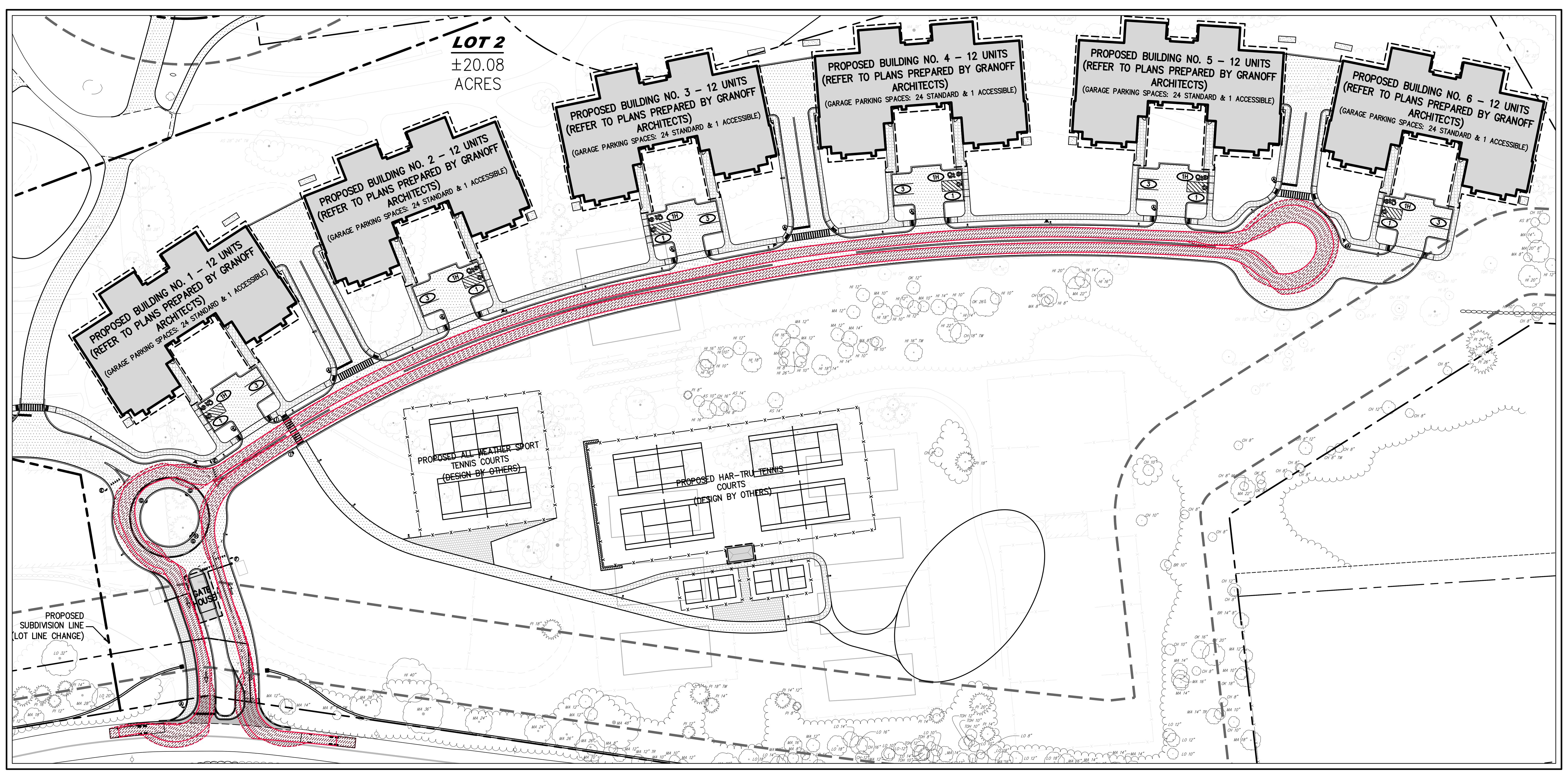
ROAD A FIRE TRUCK TURNING ANALYSIS

SCALE: 1" = 50'



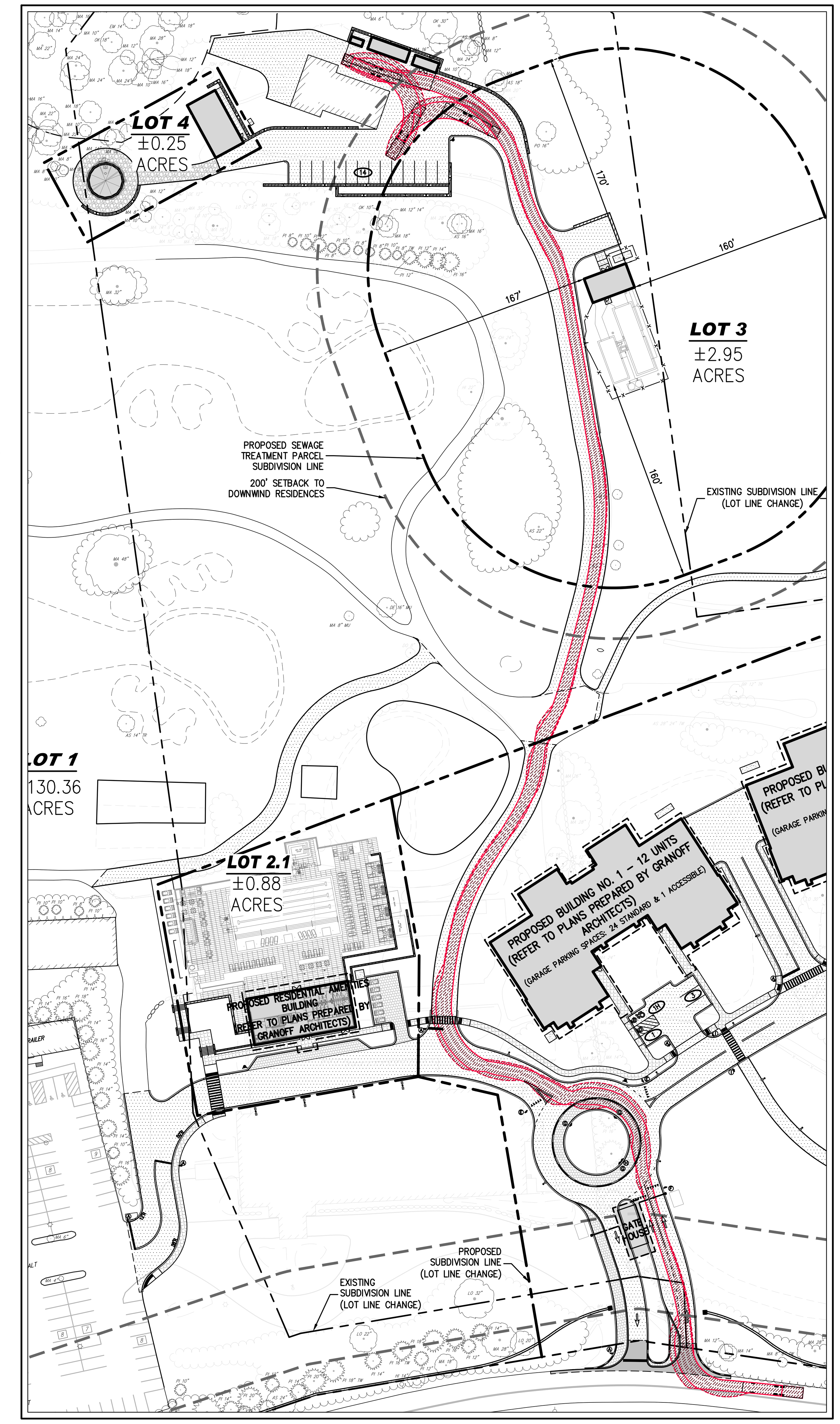
TYPICAL SHARED DRIVEWAY FIRE TRUCK TURNING ANALYSIS

SCALE: 1" = 30'



ROAD B FIRE TRUCK TURNING ANALYSIS

SCALE: 1" = 50'



MAINTENANCE ACCESS ROAD FIRE TRUCK TURNING ANALYSIS

SCALE: 1" = 50'

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

FIRE TRUCK ACCESS PLAN

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

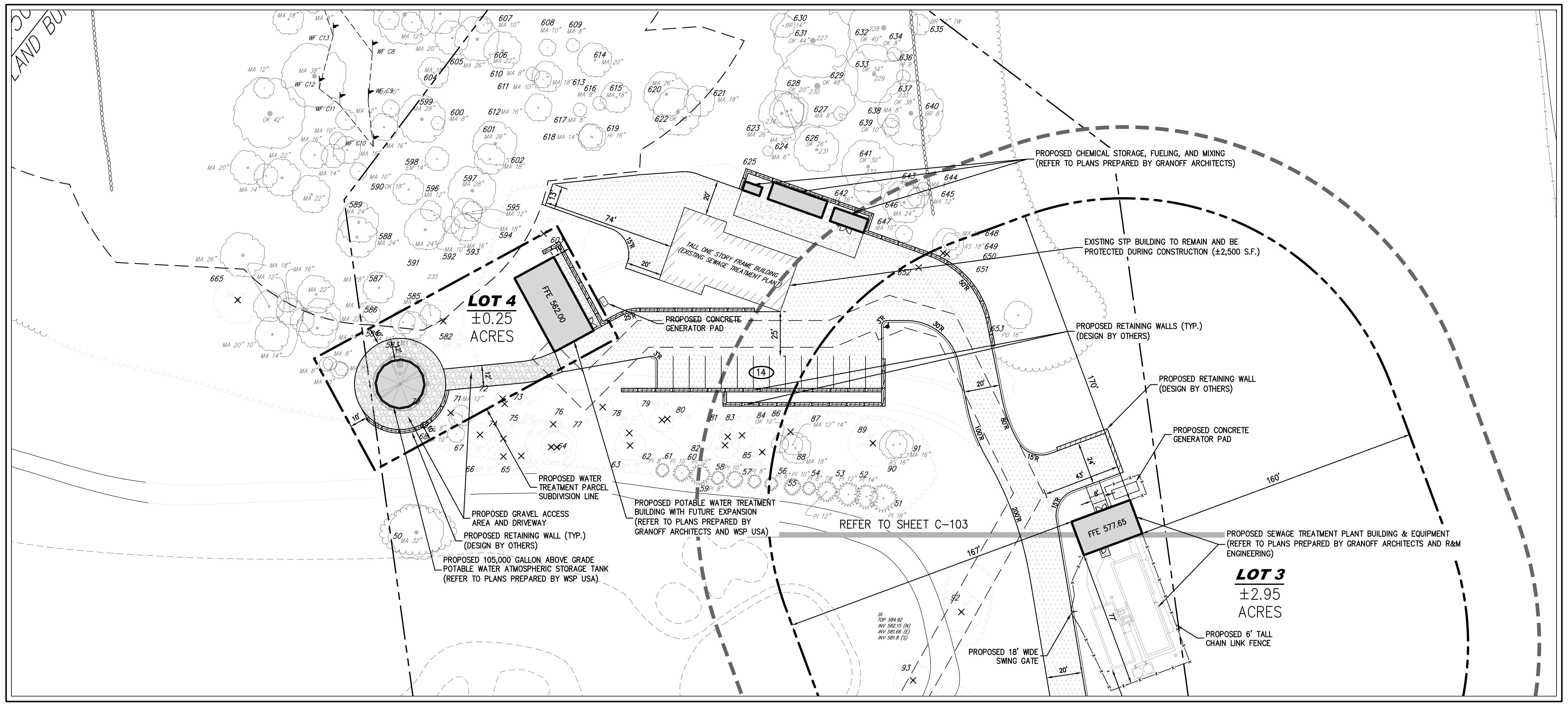
________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

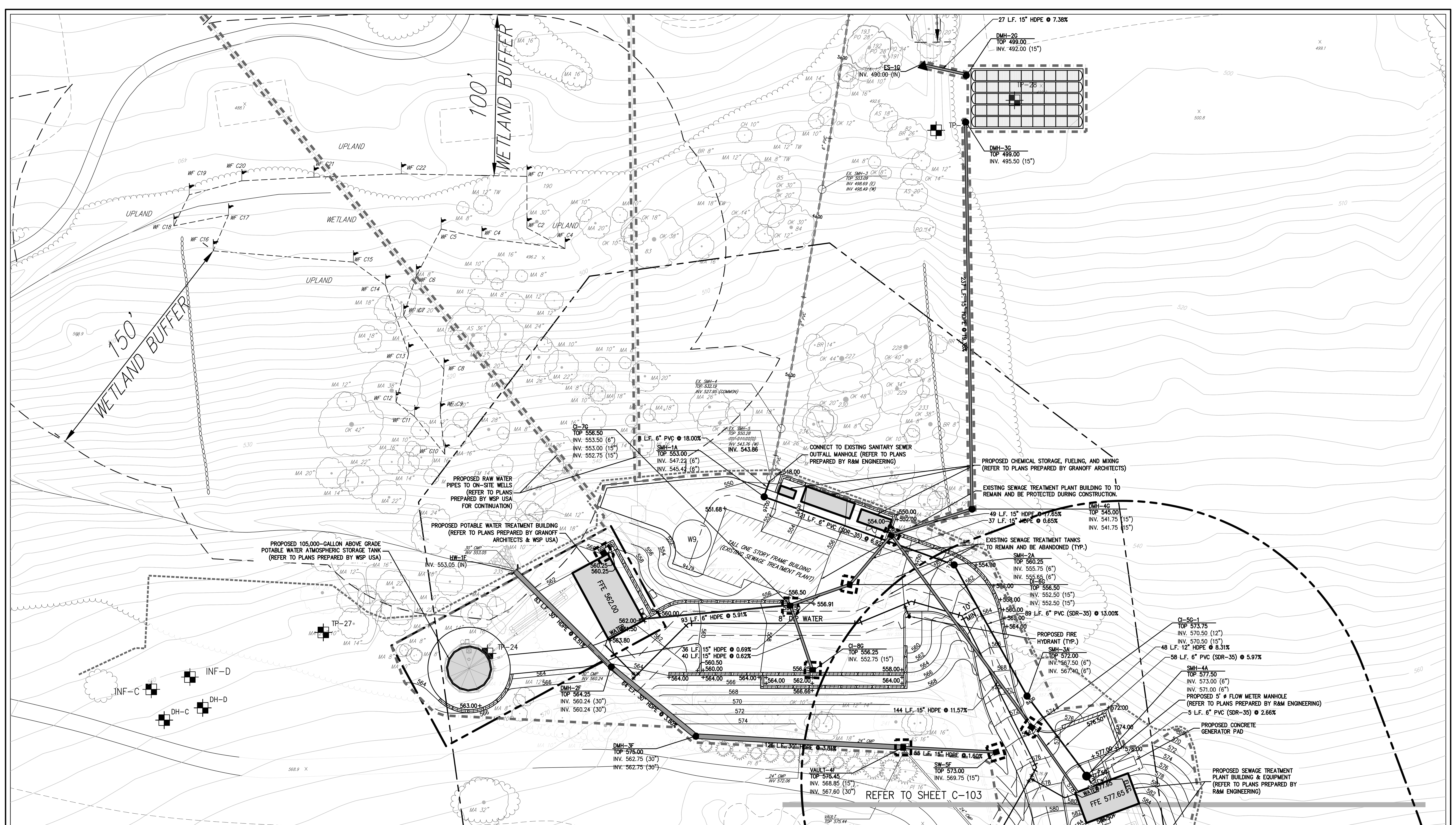
________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC		Approved: AG	
Scale:	AS SHOWN		
Date:	11/23/2020		
Project No:	20101		
20101-LAYOUT	FIRE ACCESS	LAY.scr	
Drawing No:	C-102		

NOT FOR CONSTRUCTION



LAYOUT & TREE REMOVAL PLAN
SCALE: 1" = 30'



GRADING, UTILITIES, AND EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 30'

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
2.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

UTILITY COMPLEX PLANS
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

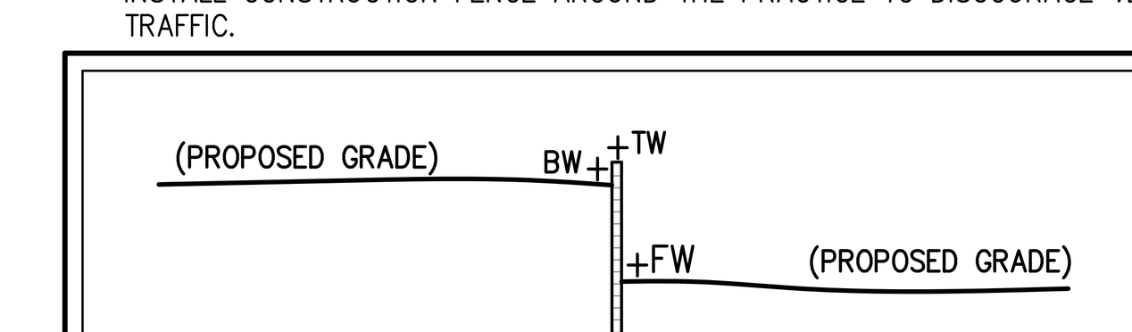
Drawn:	NC	Approved:	AG
Scale:	AS SHOWN		
Date:	03/28/2022		
Project No:	20101		
20101-SE UTIL COMPLEX (C-103) SE.scr			
Drawing No:	C-103		

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- 200 — PROPOSED FINISHED GRADE
- 191.00 — PROPOSED SPOT GRADE
- SMH — PROPOSED SANITARY SEWER MANHOLE
- MH — PROPOSED STORM DRAIN MANHOLE
- CI — PROPOSED TYPE CI DRAIN INLET
- DI — PROPOSED TYPE DI DRAIN INLET
- PROPOSED HEADWALL
- OCS — PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- DP-2 — BORING LOCATION AND DESIGNATION
- PROPOSED LIMIT OF DISTURBANCE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.
3. 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.



RETAINING WALL SPOT GRADE LEGEND

CUT & FILL ANALYSIS		
	REQUIRED CUT (CUBIC YARDS)	REQUIRED FILL (CUBIC YARDS)
OVERALL	52,900	48,000
PHASE 1	29,200	35,400
PHASE 2	17,000	11,400
PHASE 3	6,700	1,200

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ______

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

______ DATE: ______
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE GRADING PLAN (SOUTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: NC	Approved: AG
Scale: 1" = 30'	
Date: 11/23/2020	
Project No: 20101	
20101-GRADING	GRAD SOUTH	GRAD.scr
Drawing No: C-200	

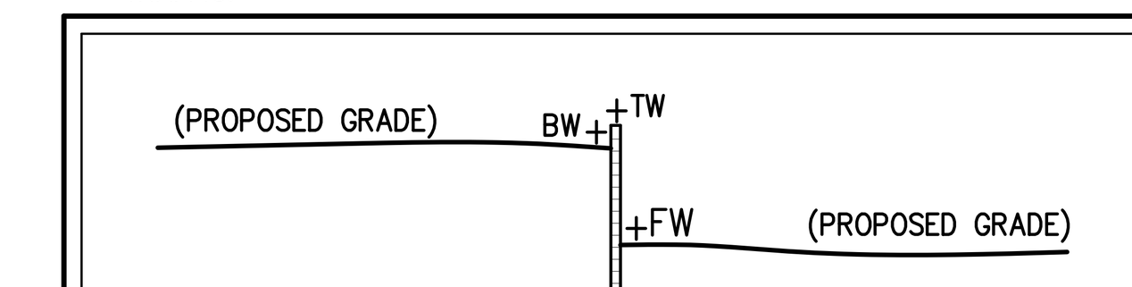
NOT FOR CONSTRUCTION

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- (200) PROPOSED FINISHED GRADE
- (191.00) PROPOSED SPOT GRADE
- (SMH) PROPOSED SANITARY SEWER MANHOLE
- (MH) PROPOSED STORM DRAIN MANHOLE
- (CI) PROPOSED TYPE CI DRAIN INLET
- (DI) PROPOSED TYPE DI DRAIN INLET
- PROPOSED HEADWALL
- (OCS) PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- (DP-2) BORING LOCATION AND DESIGNATION
- PROPOSED LIMIT OF DISTURBANCE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN–SIMPSON & ASSOCIATES.
3. 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.



RETAINING WALL SPOT GRADE LEGEND

CUT & FILL ANALYSIS		
	REQUIRED CUT (CUBIC YARDS)	REQUIRED FILL (CUBIC YARDS)
OVERALL	52,900	48,000
PHASE 1	29,200	35,400
PHASE 2	17,000	11,400
PHASE 3	6,700	1,200

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY–22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE GRADING PLAN (NORTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY–22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

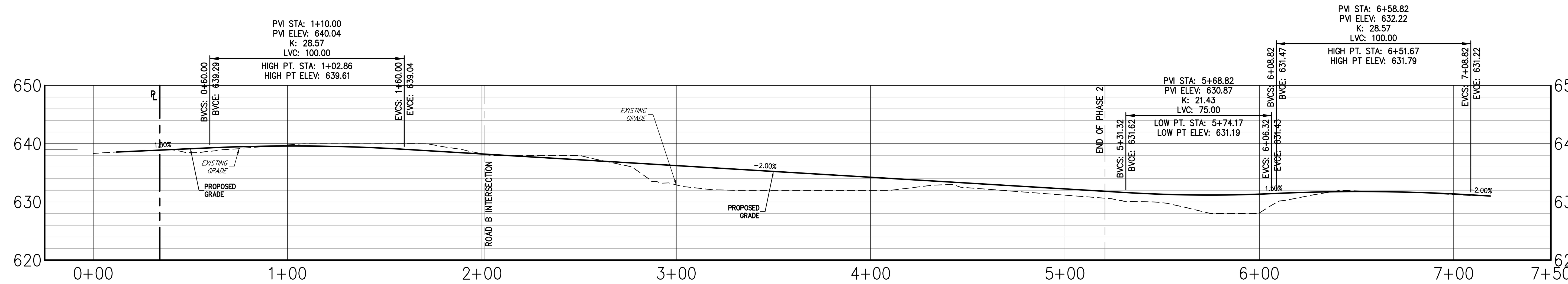
________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
20101–GRADING	GRAD NORTH	GRAD.scr	

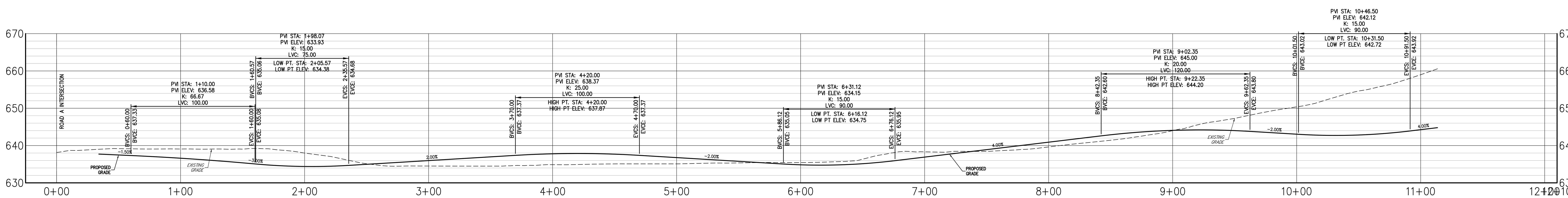
Drawing No: C–201



ROAD A PROFILE

HORIZONTAL: 1" = 30'

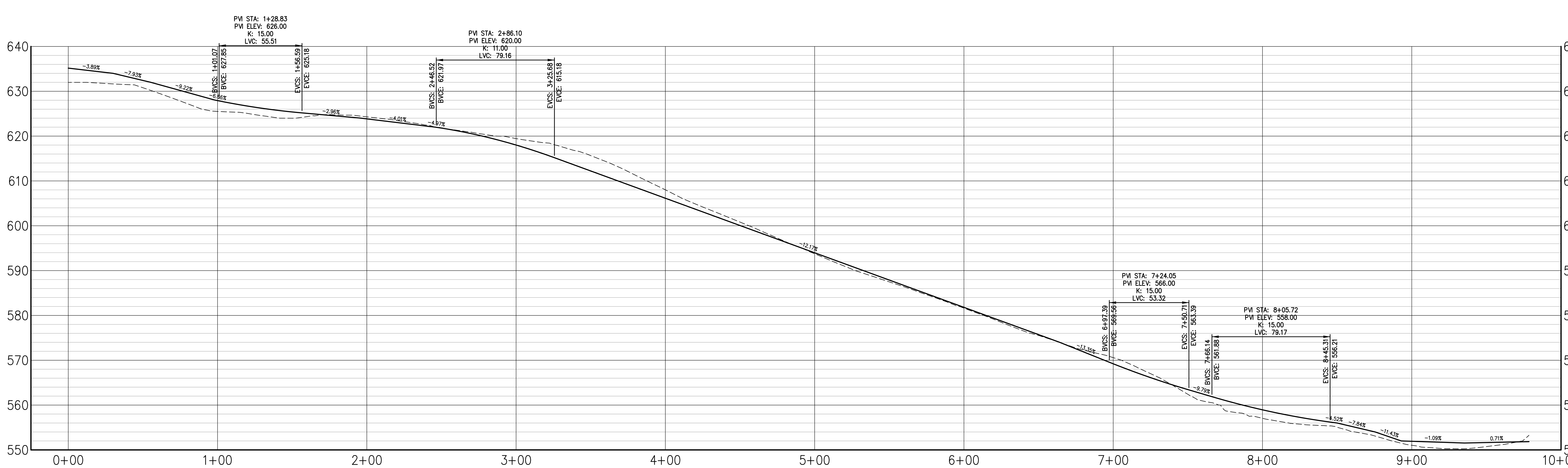
VERTICAL: 1" = 10'



ROAD B PROFILE

HORIZONTAL: 1" = 30'

VERTICAL: 1" = 10'



MAINTENANCE ACCESS ROAD PROFILE

HORIZONTAL: 1" = 30'

VERTICAL: 1" = 10'

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
30 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

ROAD PROFILES PLAN

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________ DATE: ________

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

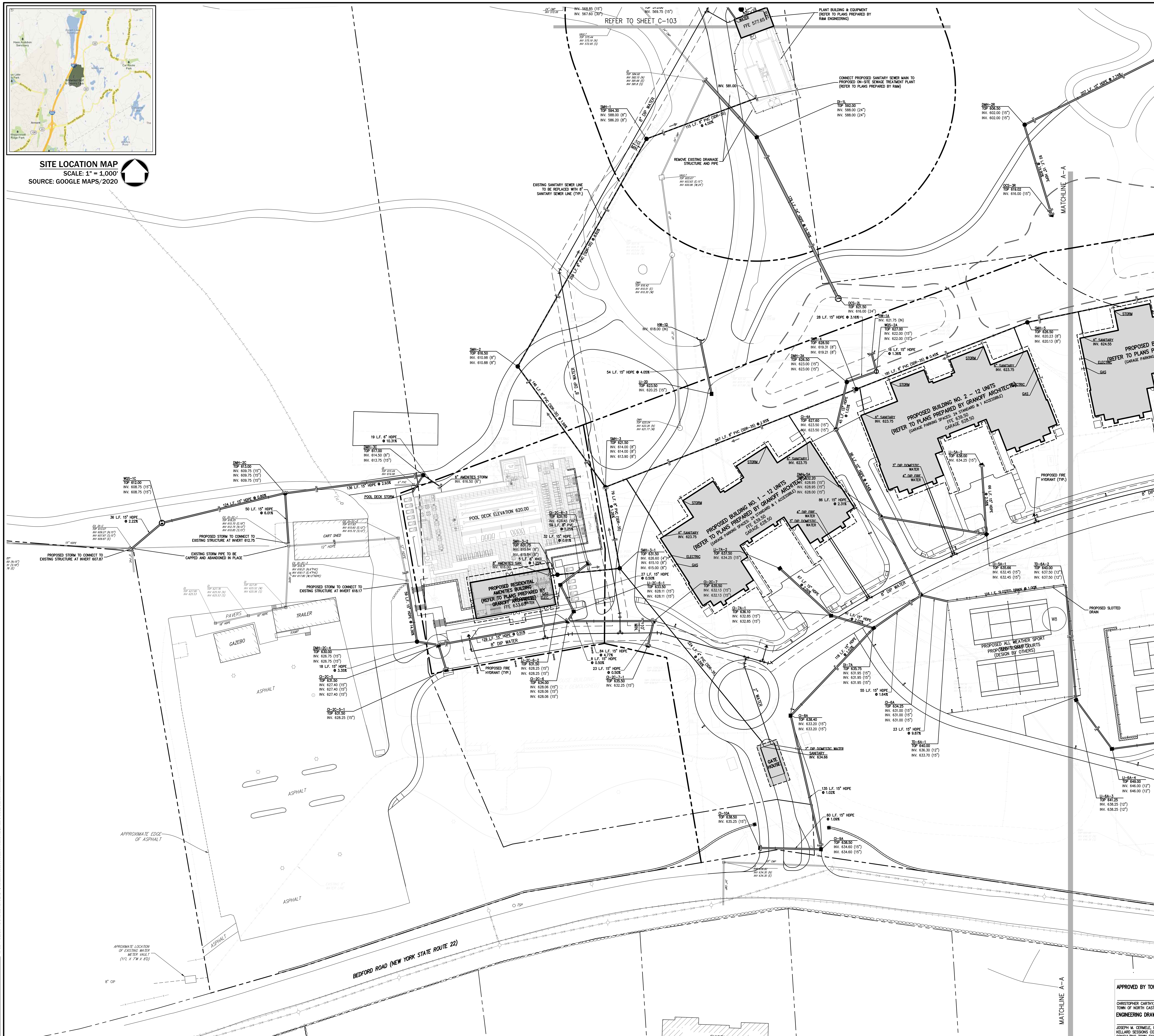
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC Approved: AG
Scale: AS SHOWN
Date: 11/23/2020
Project No: 20101
20101-GRADING ROAD PROFILES GRAD.dwg
Drawing No:
C-202

NOT FOR CONSTRUCTION



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI DRAIN INLET
- PROPOSED HEADWALL
- PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED HYDRANT
- PROPOSED STORM DRAIN LINE & SIZE
- PROPOSED SANITARY SEWER LINE & SIZE
- PROPOSED WATER LINE & SIZE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC/TELEPHONE/CABLE
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
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. 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.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
6. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
7. THERE ARE NO WELLS WITHIN 25 FEET OF THE PROPOSED SANITARY SEWER.
8. LOW PRESSURE AIR TESTS FOR DIP SANITARY SEWER PIPES SHALL CONFORM TO ASTM F-1417 AND VACUUM TESTING OF SANITARY SEWER MANHOLES MUST CONFORM TO ASTM C-1244. EFFULENT PIPES AND MANHOLES FROM THE PROPOSED SEWAGE TREATMENT PLANT SHALL BE INCLUDED IN THE TESTING.
9. WCDOH MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY LEAKAGE TESTS.

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE UTILITIES PLAN (SOUTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

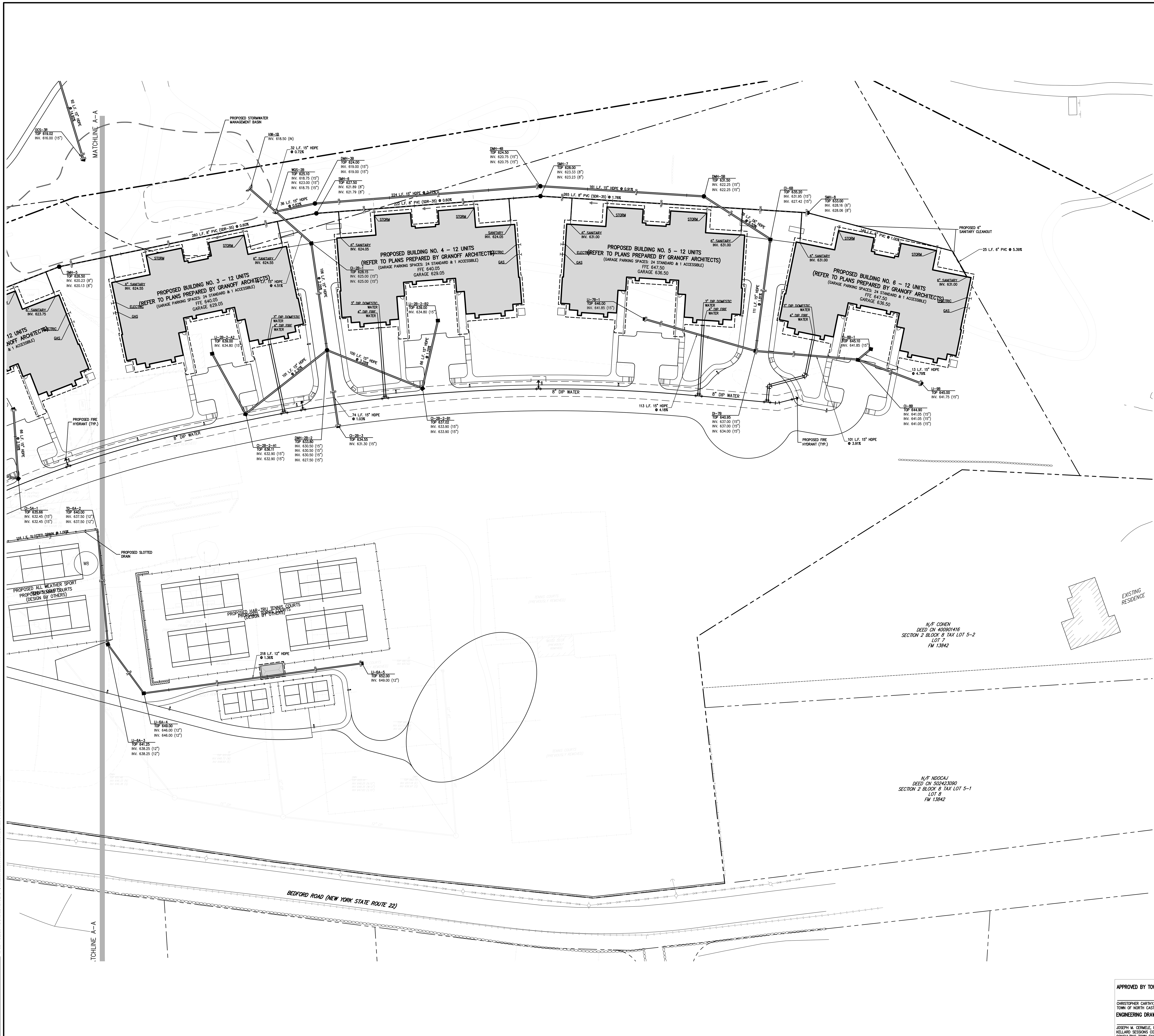
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC | Approved: AG
Scale: 1" = 30'
Date: 11/23/2020
Project No: 20101
20101-UTILITIES | UTIL SOUTH | UTIL.scr
Drawing No: C-300



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- SMH PROPOSED SANITARY SEWER MANHOLE
- MH PROPOSED STORM DRAIN MANHOLE
- CI PROPOSED TYPE CI DRAIN INLET
- DI PROPOSED TYPE DI DRAIN INLET
- PROPOSED HEADWALL
- OCS PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED HYDRANT
- 15" HDPE PROPOSED STORM DRAIN LINE & SIZE
- 8" PVC PROPOSED SANITARY SEWER LINE & SIZE
- 6" WATER PROPOSED WATER LINE & SIZE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC/TELEPHONE/CABLE
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
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. 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.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
6. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
7. THERE ARE NO WELLS WITHIN 25 FEET OF THE PROPOSED SANITARY SEWER.
8. LOW PRESSURE AIR TESTS FOR DIP SANITARY SEWER PIPES SHALL CONFORM TO ASTM F-1417 AND VACUUM TESTING OF SANITARY SEWER MANHOLES MUST CONFORM TO ASTM C-1244. EFFULENT PIPES AND MANHOLES FROM THE PROPOSED SEWAGE TREATMENT PLANT SHALL BE INCLUDED IN THE TESTING.
9. WCDOH MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY LEAKAGE TESTS.

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE UTILITIES PLAN (NORTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

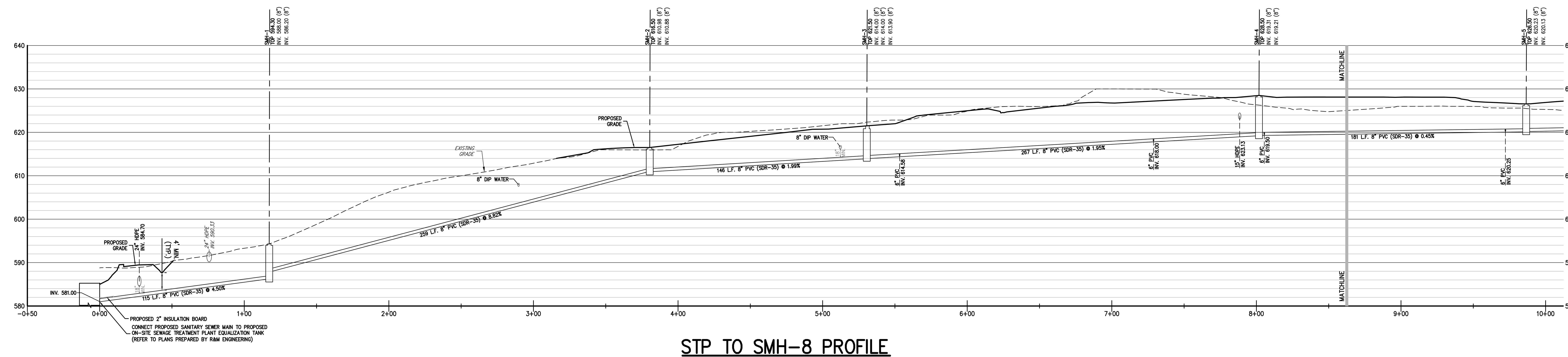
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

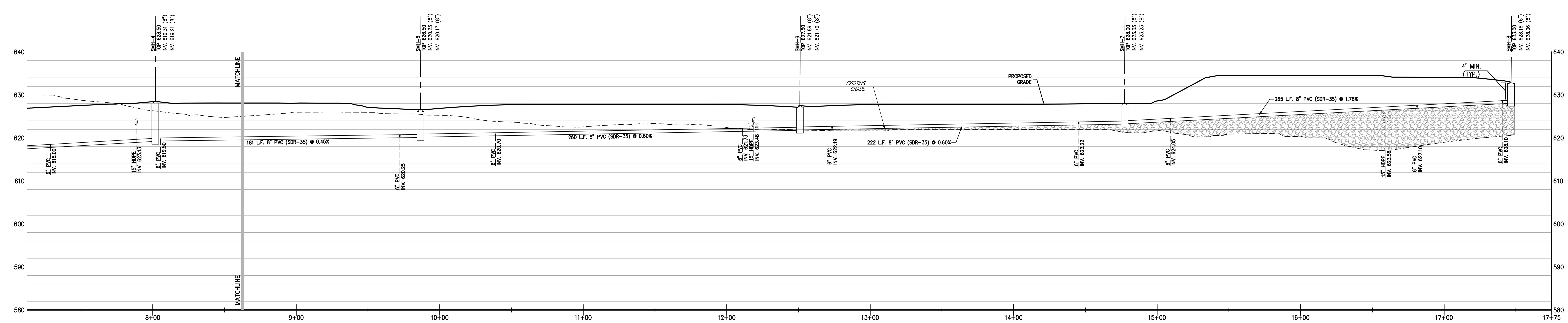
________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC	Approved: AG
Scale: 1" = 30'	
Date: 11/23/2020	
Project No: 20101	
20101-UTILITIES	UTIL NORTH / UTIL.scr
Drawing No: C-301	



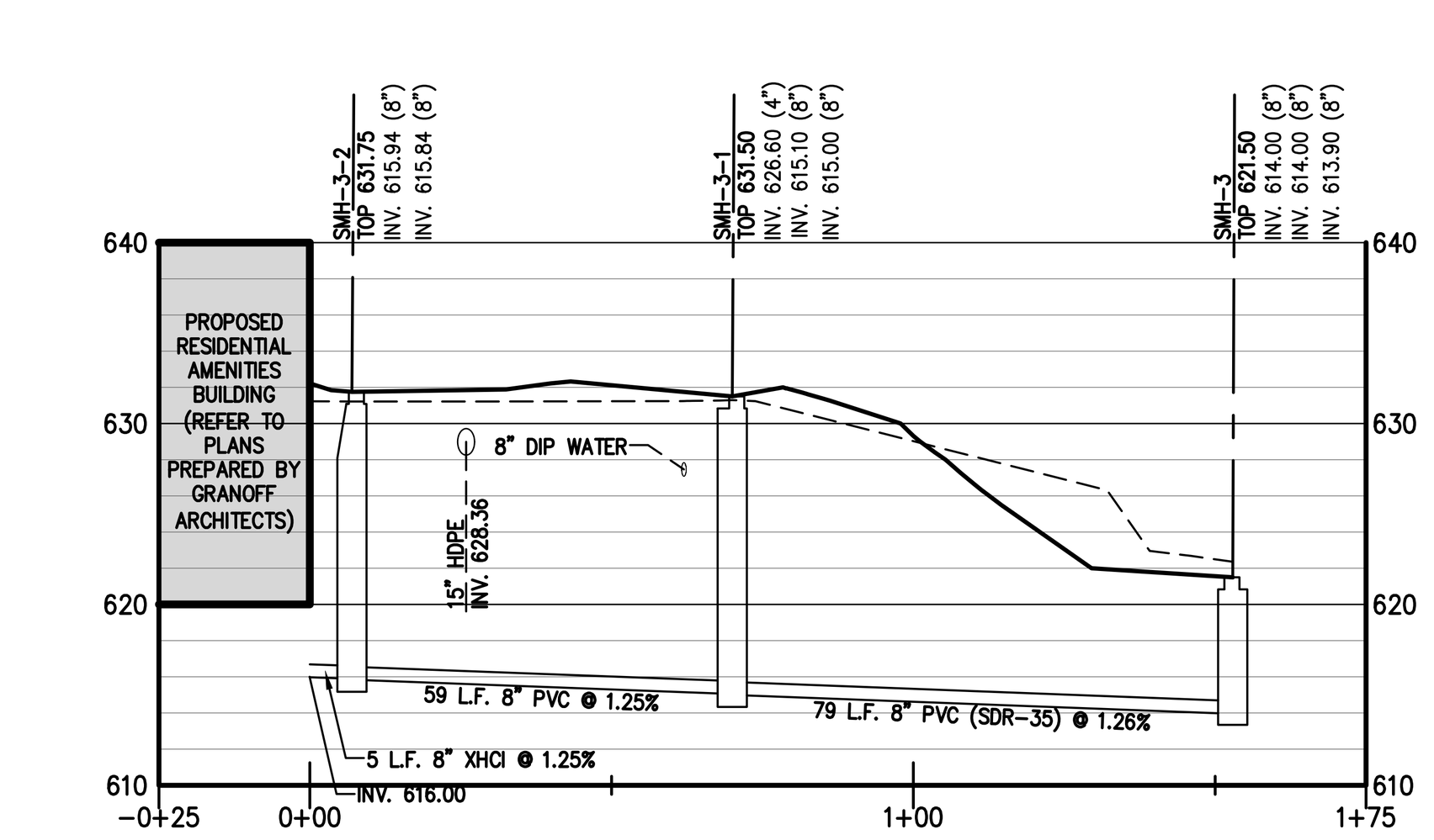
STP TO SMH-8 PROFILE

HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



STP TO SMH-8 PROFILE

HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



AMENITIES BUILDING TO SMH-3 PROFILE

HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

NOT FOR CONSTRUCTION

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC
	Previous Editions Obsolete		

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

SANITARY SEWER PROFILES

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

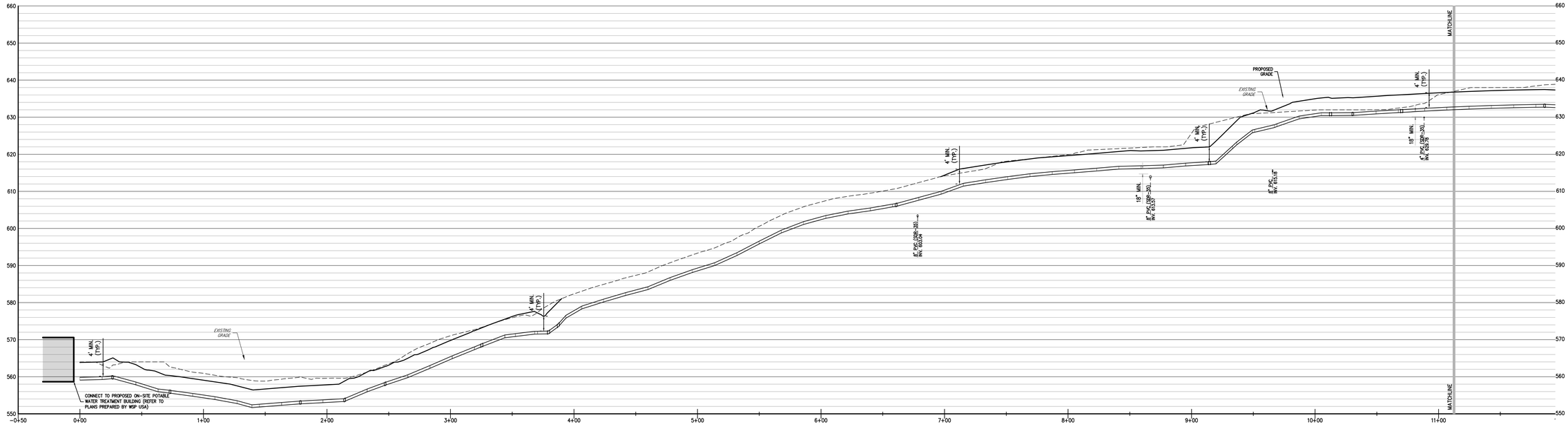
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

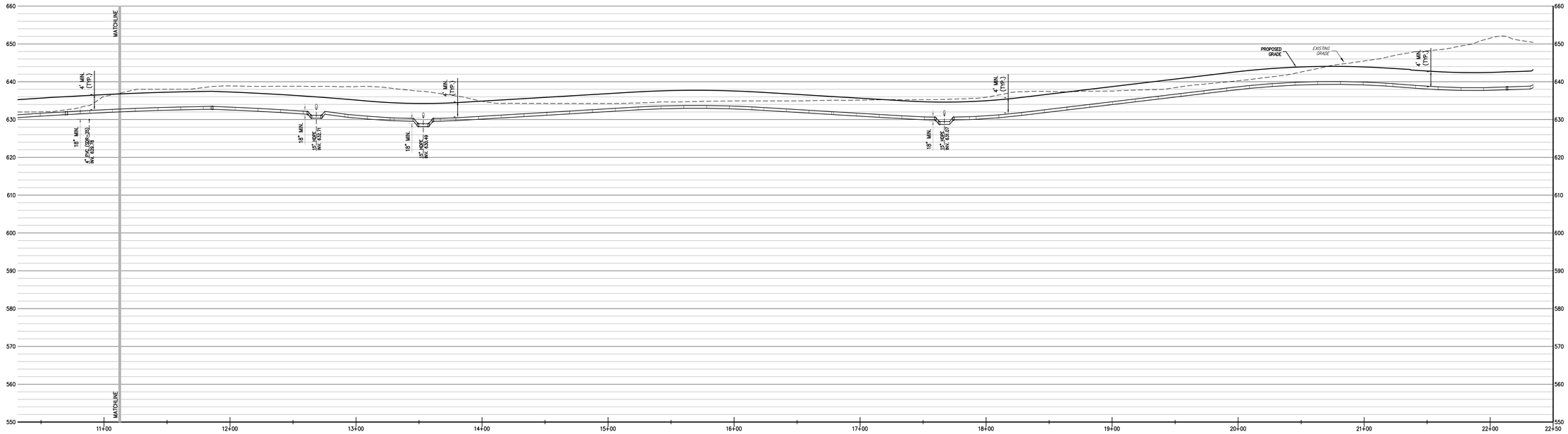
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn:	NC	Approved:	AG
Scale:	AS SHOWN		
Date:	11/23/2020		
Project No:	20101		
20101-UTILITIES	SAN PROFILES	UTIL.scr	
Drawing No:	C-302		



WATER MAIN PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



WATER MAIN PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

No.	Reason	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/09/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Revised Edition/Update

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 - fax 914.273.2102
www.jmcpllc.com

JMC

WATER MAIN PROFILE

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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

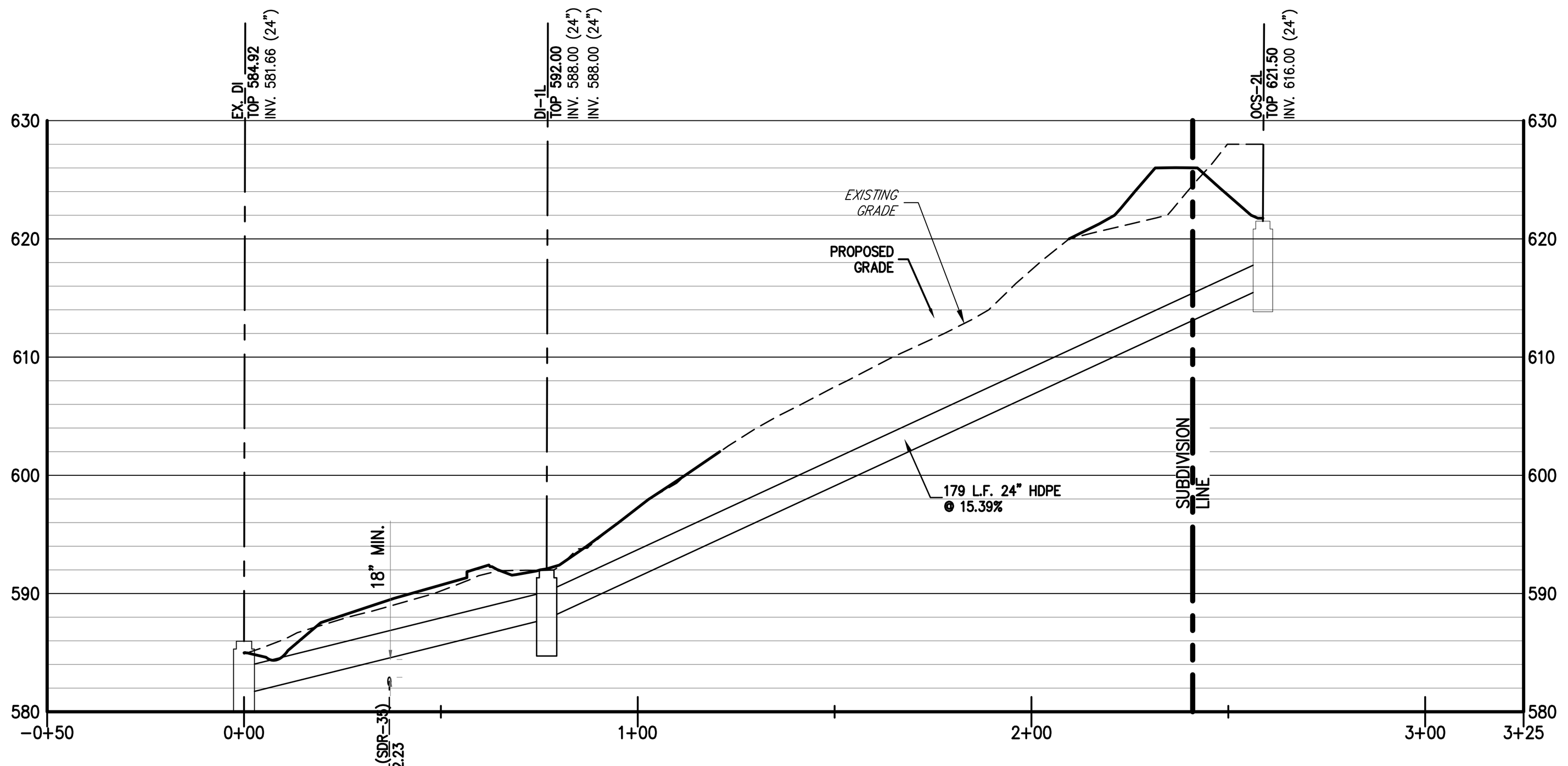
_____ DATE: _____
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

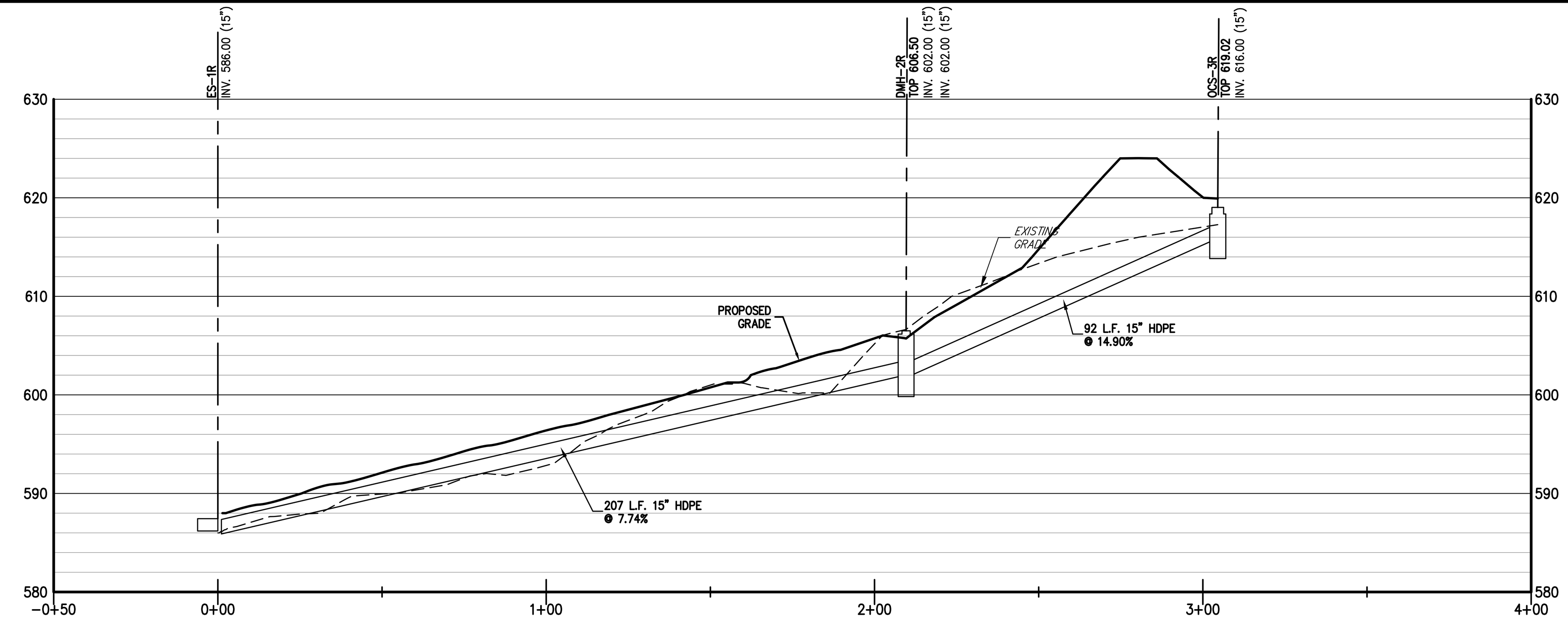
_____ DATE: _____
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn:	NC	Approved:	AG
Scale:	AS SHOWN		
Date:	11/23/2020		
Project No:	20101		
2010-UTILITIES	WATER PROFILE	UTIL.scr	
Drawing No:	C-303		

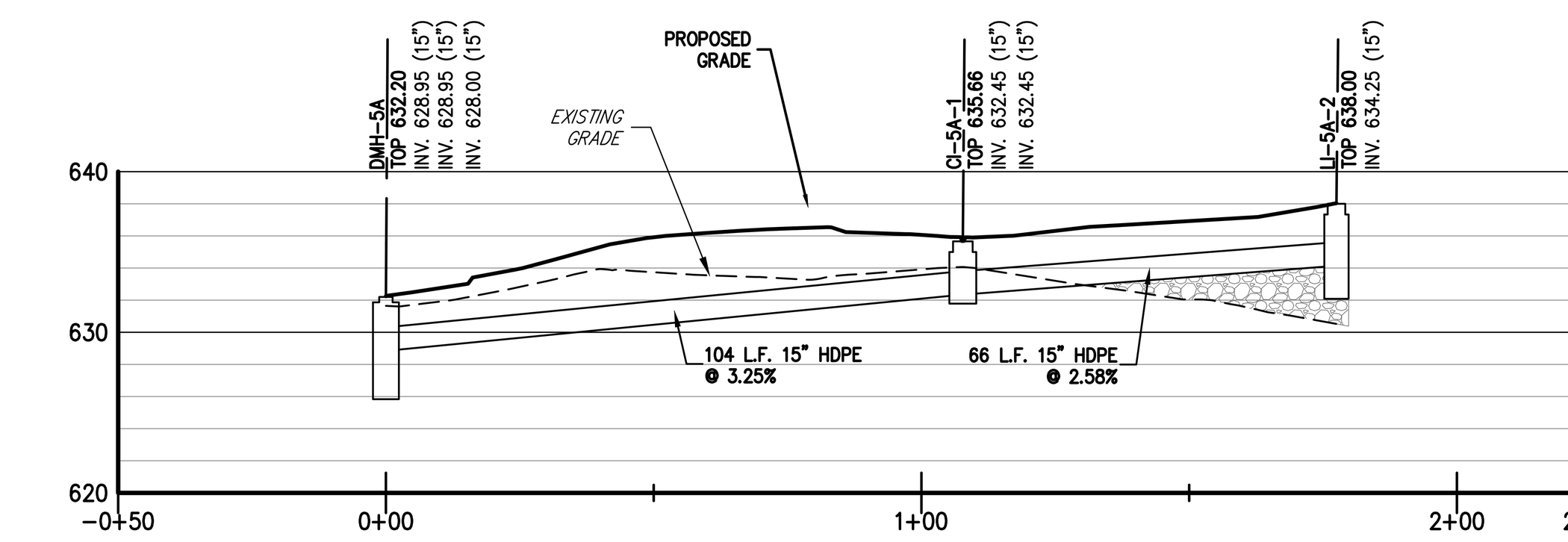
NOT FOR CONSTRUCTION



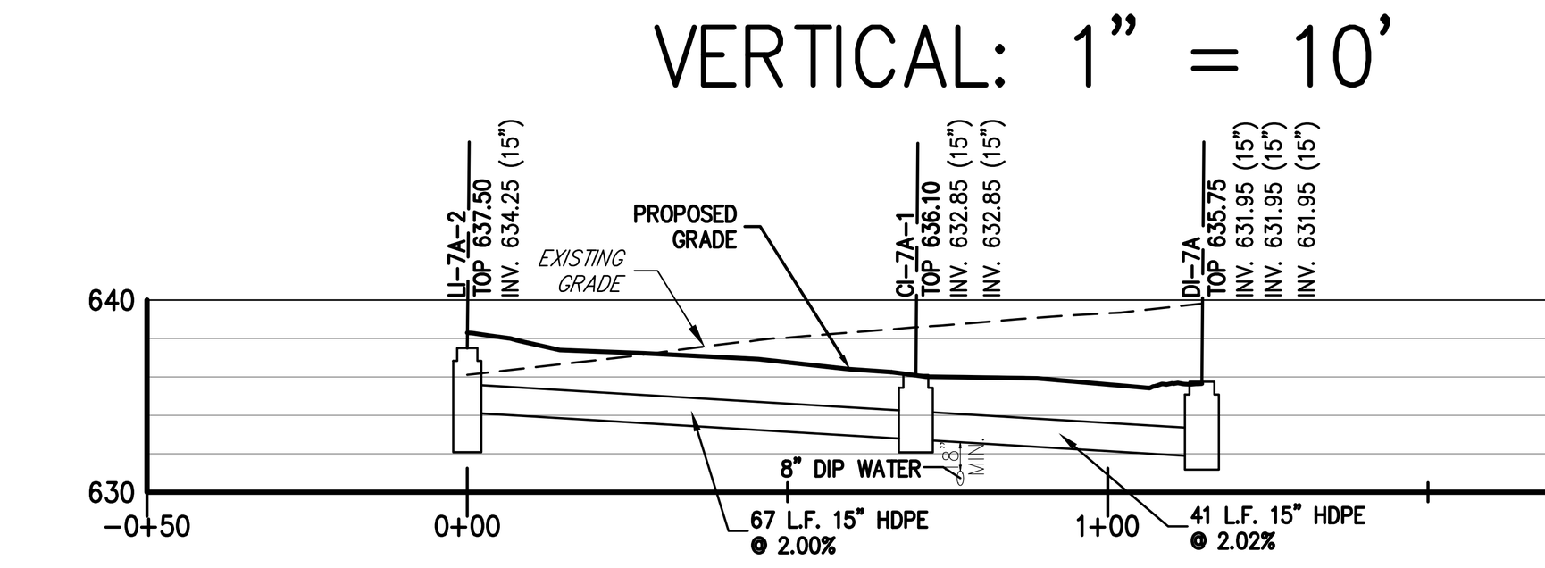
EX. DI TO OCS-2L PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



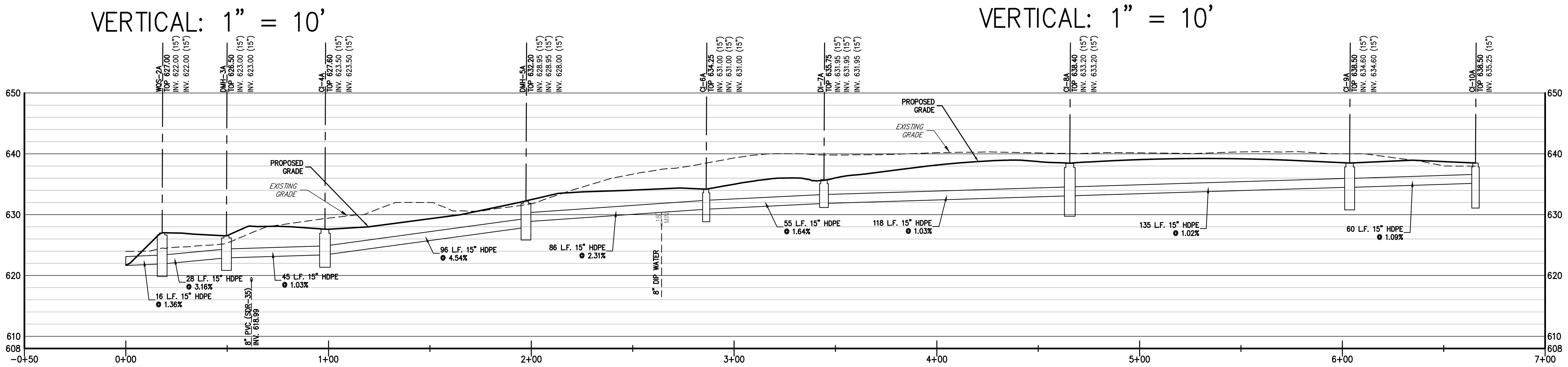
ES-1R TO OCS-3R PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



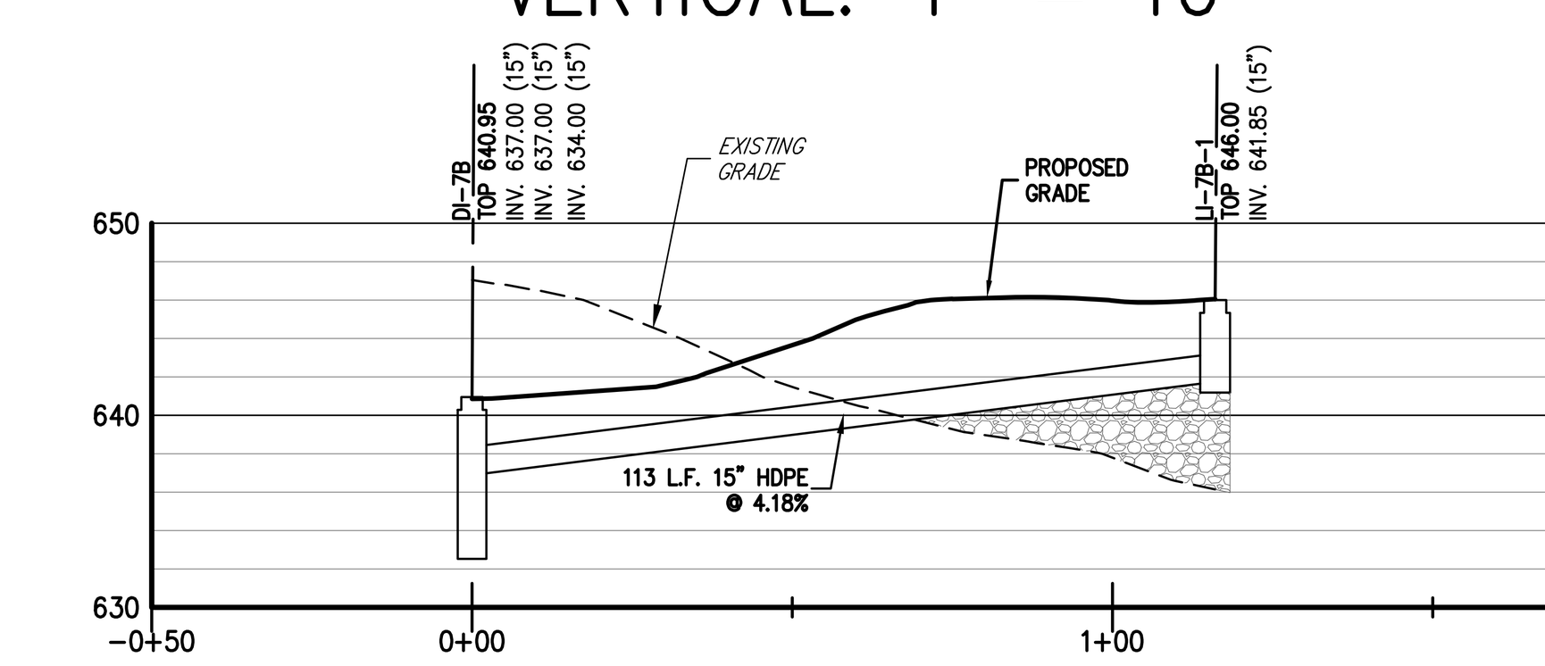
DMH-5A TO CI-5A-2 PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



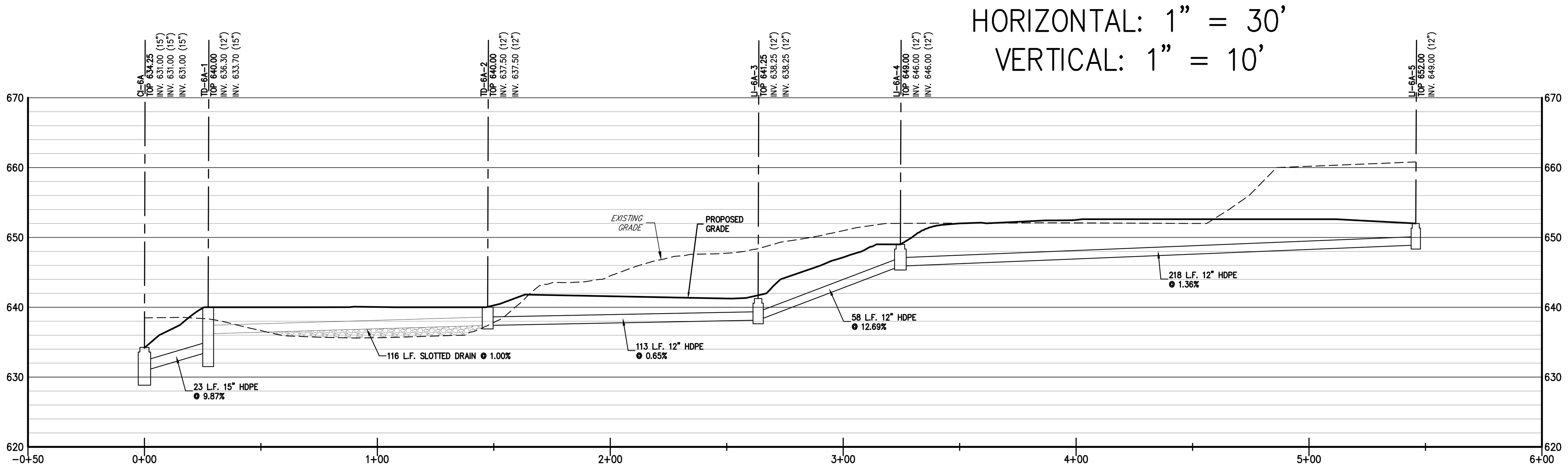
DI-7A TO LI-7A-2 PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



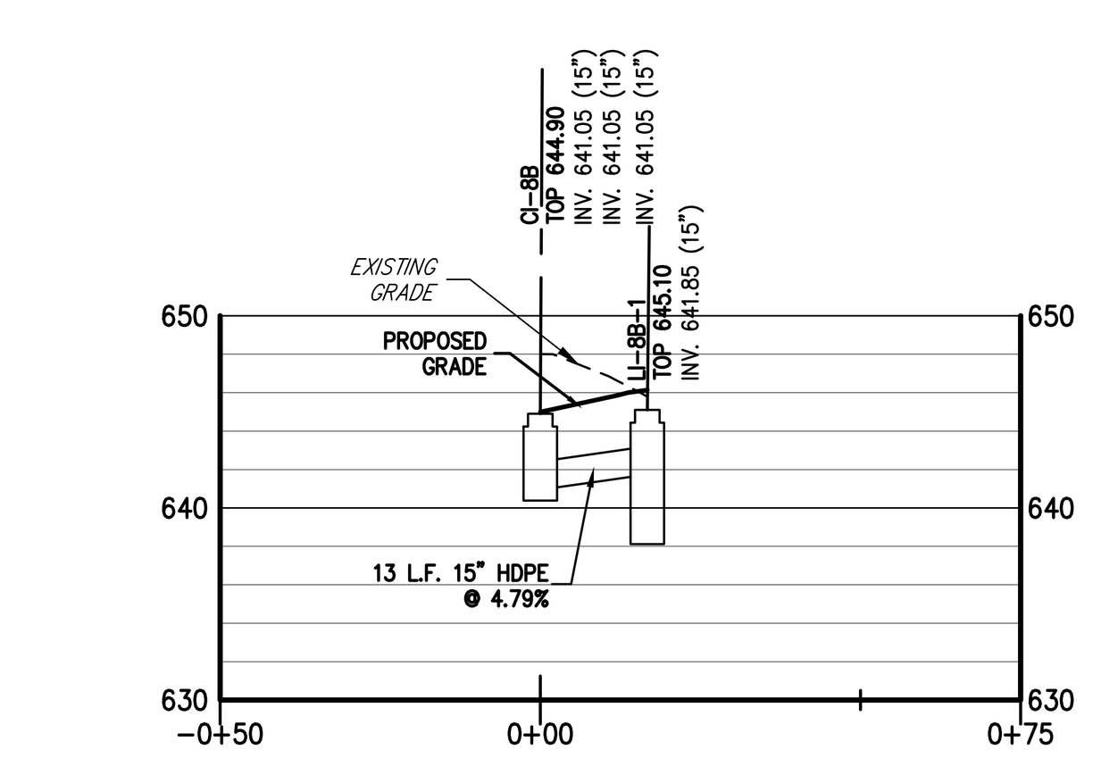
HW-1A TO CI-10A PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



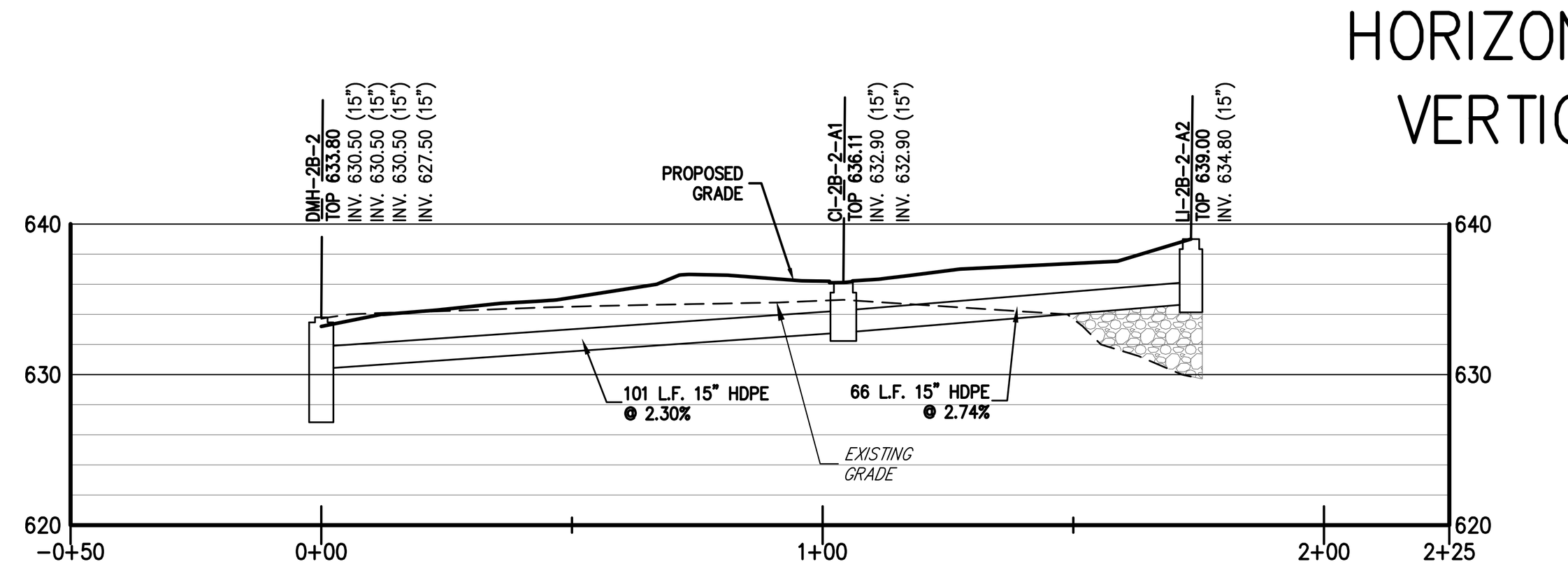
DI-7B TO LI-7B-1 PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



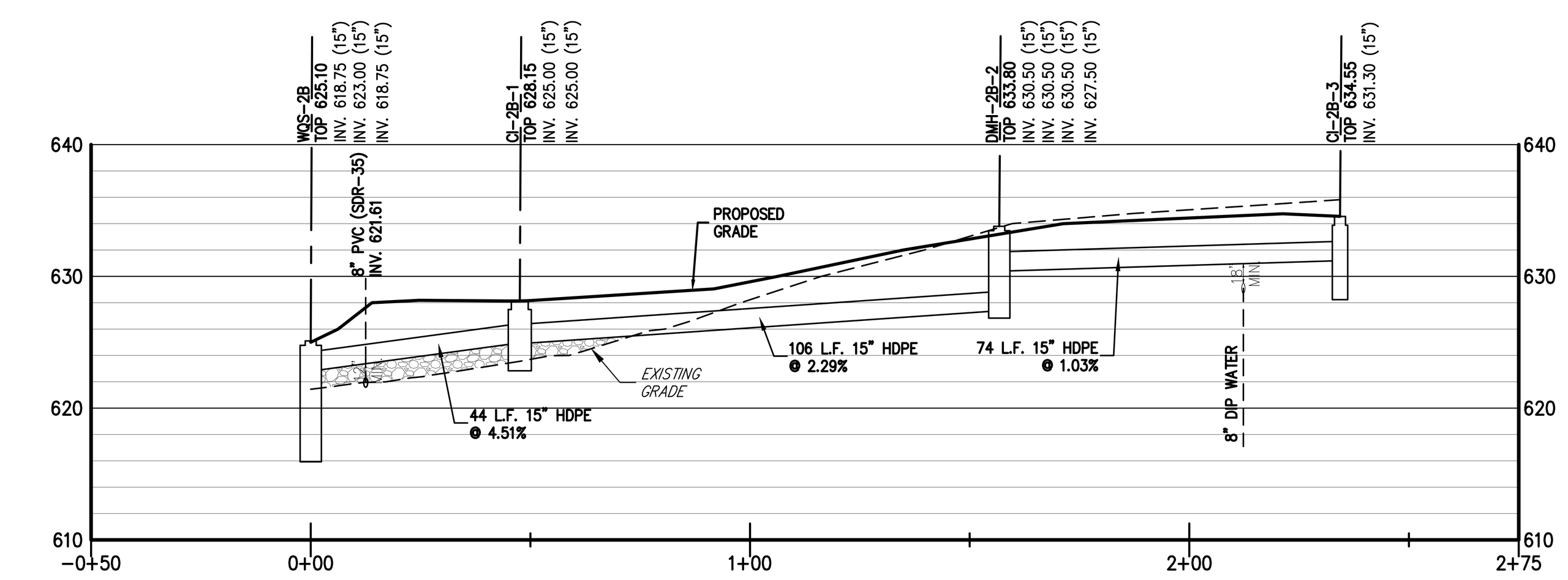
CI-6A TO LI-6A-5 PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



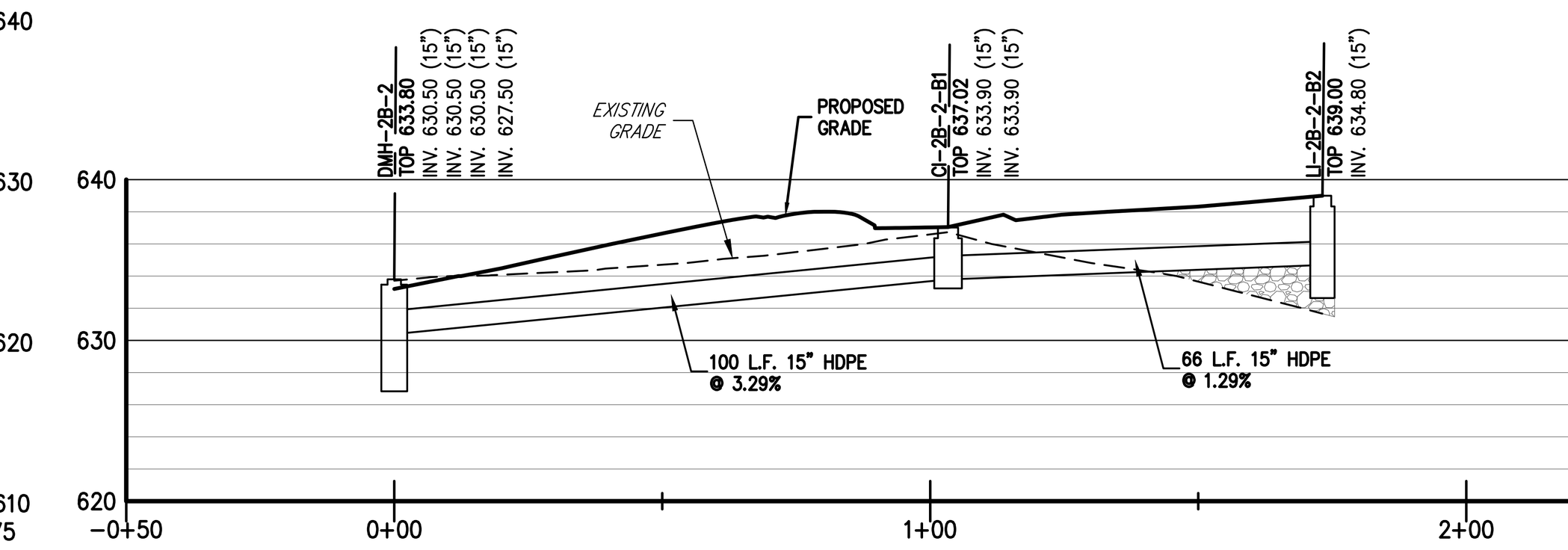
CI-8B TO LI-8B-1 PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



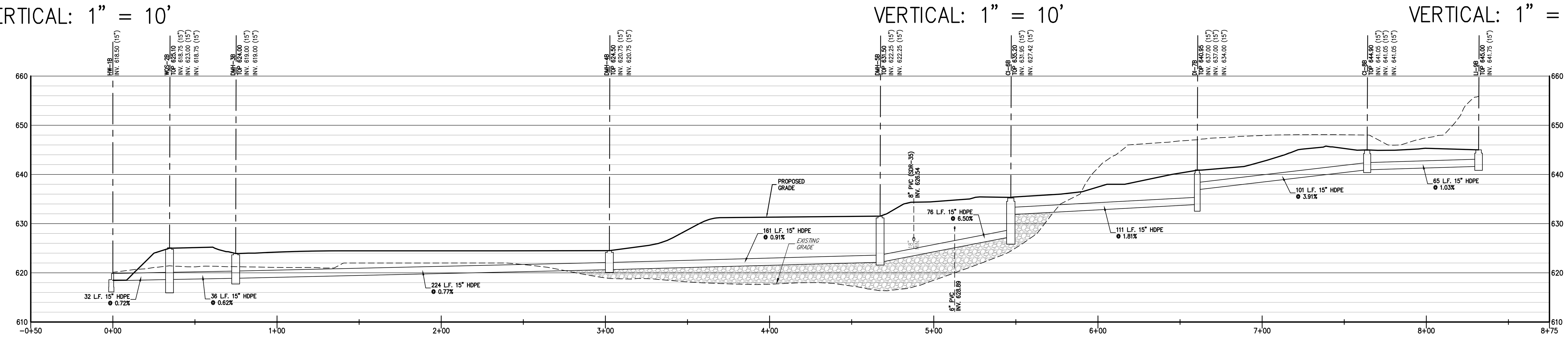
DMH-2B-2 TO LI-2B-2-A2 PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



WQS-2B TO CI-2B-3 PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



DMH-2B-2 TO LI-2B-2-B2 PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'



HW-1B TO LI-9B PROFILE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
30 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

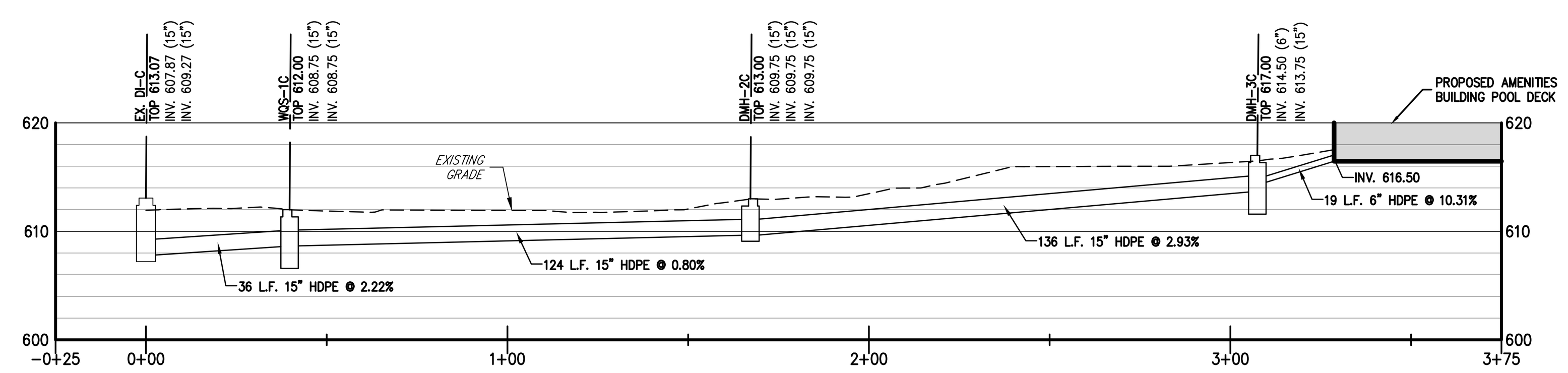
STORM SEWER PROFILES
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ______
______ DATE: ______
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER
______ DATE: ______
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC Approved: AG
Scale: AS SHOWN
Date: 11/23/2020
Project No: 20101
20101-STR.DWG STORM PROFILES STRL.dwg
Drawing No: C-304

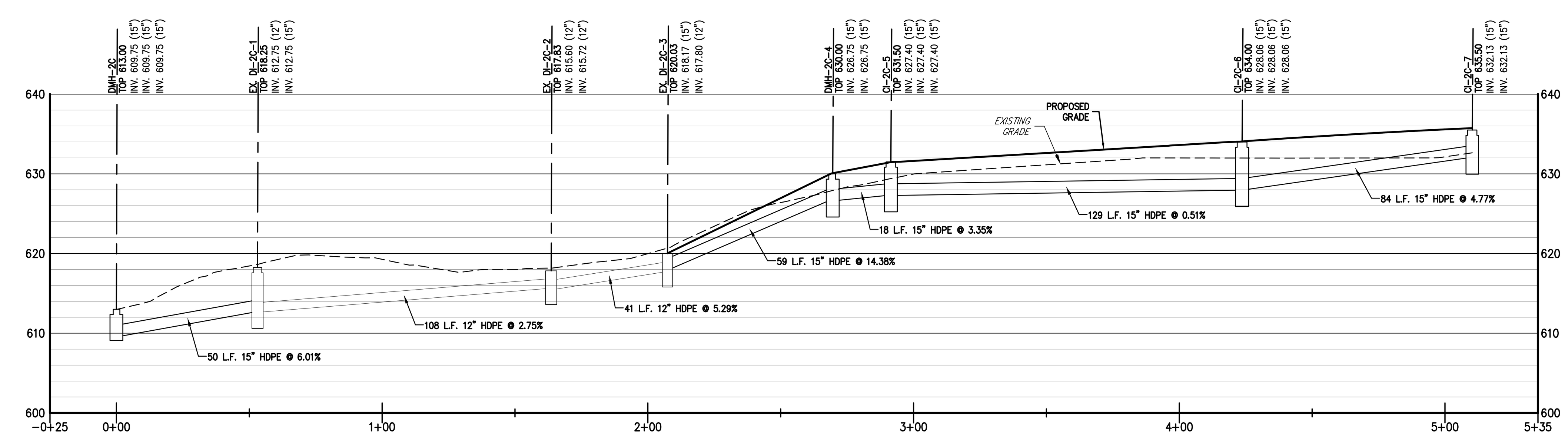
NOT FOR CONSTRUCTION



EX. DI–C TO AMENITIES BUILDING PROFILE

HORIZONTAL: 1" = 30'

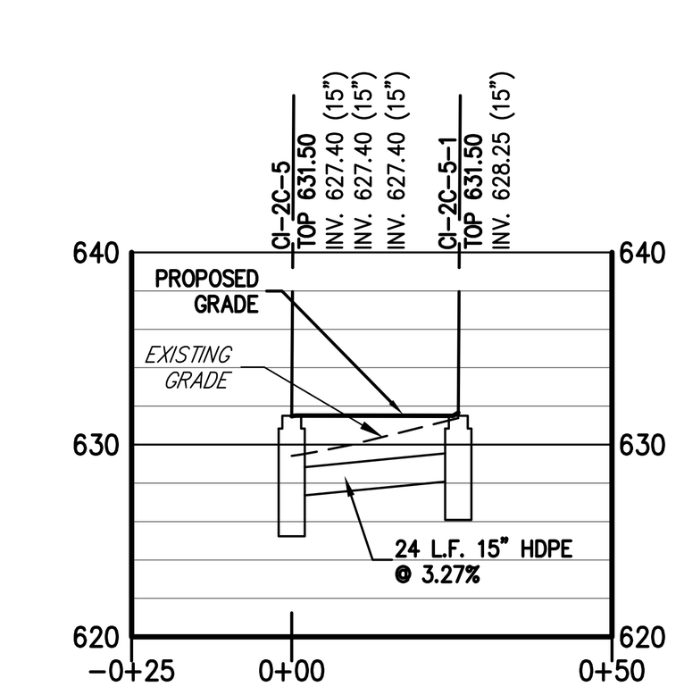
VERTICAL: 1" = 10'



DMH–2C TO CI–2C–7 PROFILE

HORIZONTAL: 1" = 30'

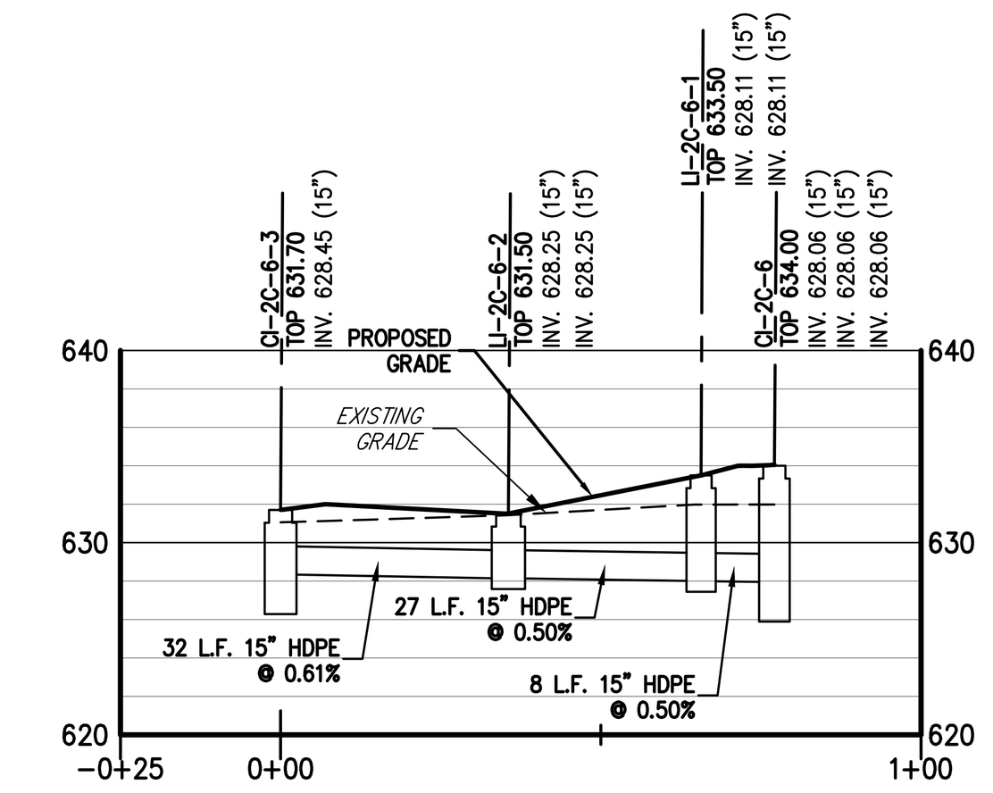
VERTICAL: 1" = 10'



CI–2C–5 TO CI–2C–5–1 PROFILE

HORIZONTAL: 1" = 30'

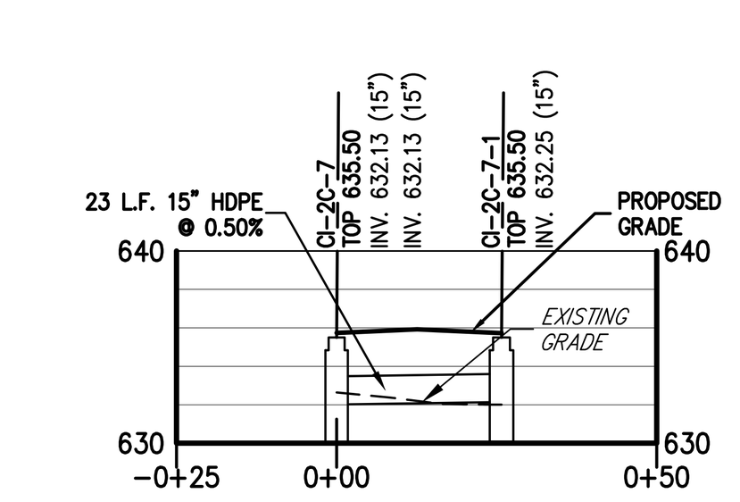
VERTICAL: 1" = 10'



CI–2C–6 TO CI–2C–6–3 PROFILE

HORIZONTAL: 1" = 30'

VERTICAL: 1" = 10'



CI–2C–7 TO CI–2C–7–1 PROFILE

HORIZONTAL: 1" = 30'

VERTICAL: 1" = 10'

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC
	Previous Editions Obsolete		

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY–22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

STORM SEWER PROFILES

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY–22)
TOWN OF NORTH CASTLE, NEW YORK

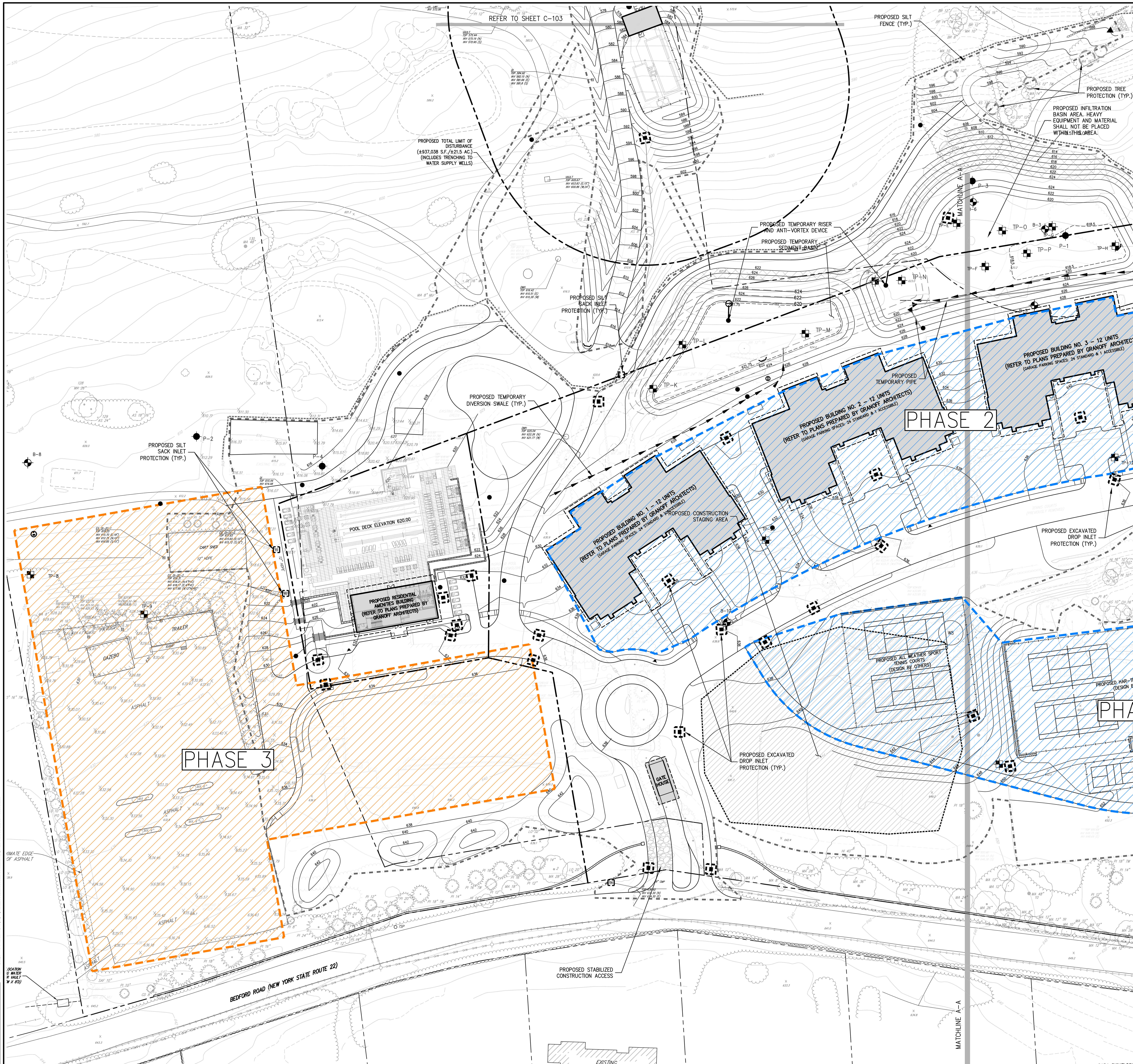
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC Approved: AG
Scale: AS SHOWN
Date: 11/23/2020
Project No: 20101
20101-UTILITIES STORM PROFILES–2 UTIL.scr
Drawing No:
C–305



LEGEND

(symbol)	PROPOSED INLET PROTECTION
(symbol)	PROPOSED CONSTRUCTION FENCE
(symbol)	PROPOSED SILT FENCE
(symbol)	PROPOSED LIMIT OF DISTURBANCE
(symbol)	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
(symbol)	PROPOSED STOCKPILE AREA
(symbol)	PROPOSED TEMPORARY SEDIMENT BASIN
(symbol)	PROPOSED TEMPORARY SWALE
(symbol)	PROPOSED TREE PROTECTION
(symbol)	PROPOSED TEMPORARY RISER & ANTI-VORTEX DEVICE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, PLLC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. 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.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
8. 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.
9. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
   A. SEED MIXTURE AND RATE OF APPLICATION:
      A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
      A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
   B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
   C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
10. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

CUT & FILL ANALYSIS		
	REQUIRED CUT (CUBIC YARDS)	REQUIRED FILL (CUBIC YARDS)
OVERALL	52,900	48,000
PHASE 1	29,200	35,400
PHASE 2	17,000	11,400
PHASE 3	6,700	1,200

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE EROSION & SEDIMENT CONTROL PLAN (SOUTH)

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

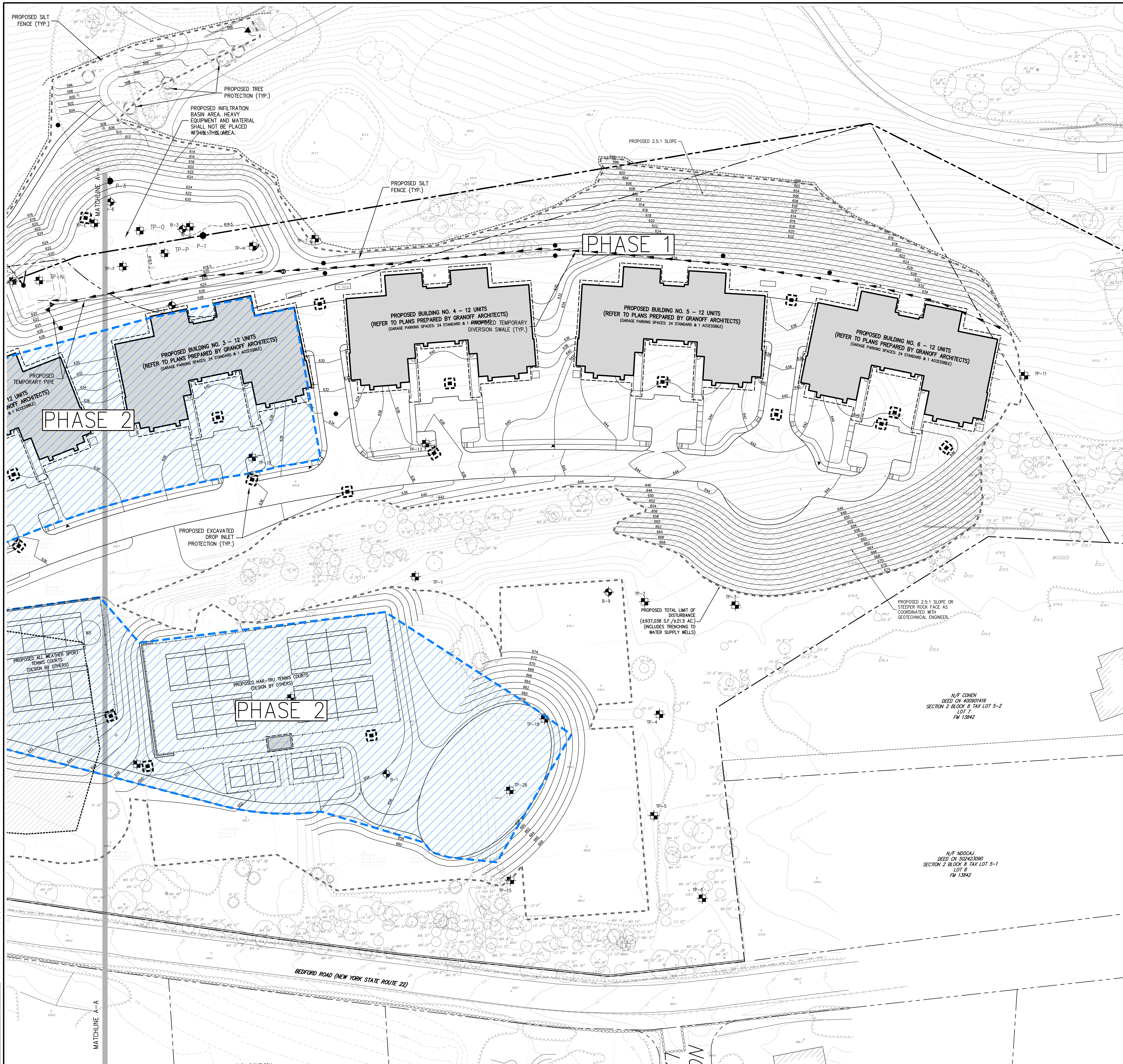
________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC	Approved: AG
Scale: 1" = 30'	
Date: 11/23/2020	
Project No: 20101	
20101-SE	E&S SOUTH / SE.scr
Drawing No: C-400	

NOT FOR CONSTRUCTION



LEGEND

- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE AREA
- PROPOSED TEMPORARY SEDIMENT BASIN
- PROPOSED TEMPORARY SWALE
- PROPOSED TREE PROTECTION
- PROPOSED TEMPORARY RISER & ANTI-VORTEX DEVICE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, PLLC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. 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.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
8. 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.
9. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
   A. SEED MIXTURE AND RATE OF APPLICATION:
      A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
      A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
   B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
   C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
10. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

CUT & FILL ANALYSIS		
	REQUIRED CUT (CUBIC YARDS)	REQUIRED FILL (CUBIC YARDS)
OVERALL	52,900	48,000
PHASE 1	29,200	35,400
PHASE 2	17,000	11,400
PHASE 3	6,700	1,200

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE EROSION & SEDIMENT CONTROL PLAN (NORTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: NC		Approved: AG	
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
20101-SE	E&S NORTH	SE.scr	

Drawing No: C-401

DISTURBANCE AUTHORIZATION, PHASING OF THE PROJECT AND SEQUENCING OF CONSTRUCTION

THE FOLLOWING SECTION DESCRIBES THE CONSTRUCTION PHASING PROPOSED FOR THIS PROJECT AND THE SEQUENCING OF THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS AND THE PROPOSED CONSTRUCTION.

THE PLAN DIVIDES THE SITE INTO THREE (3) AREAS TO BE IMPACTED BY DEVELOPMENT. THE AREA OF PROPOSED GROUND DISTURBANCE WITHIN EACH OF THE THREE (3) AREAS TO BE DISTURBED BY THE RESIDENTIAL, RESIDENTIAL AMENITIES COMPLEX, AND FUTURE PERMANENT CLUBHOUSE IMPROVEMENTS WILL BE MORE THAN FIVE (5) ACRES. THEREFORE, AND IN ACCORDANCE WITH NYSDEC SPDES GENERAL PERMIT NO. GP-0-20-001 EFFECTIVE JANUARY 29, 2020 THE OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS, AS SHOWN ON THE SEDIMENT & EROSION CONTROL PLANS, HAVE BEEN ADEQUATELY INSTALLED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT TWO (2) SITE INSPECTIONS AT LEAST EVERY SEVEN (7) CALENDAR DAYS.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY, THE OWNER OR OPERATOR SHALL IDENTIFY THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR INSTALLING, CONSTRUCTING, REPAIRING, REPLACING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL PRACTICES INCLUDED IN THE SWPPP; AND THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR CONSTRUCTING THE POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES INCLUDED IN THE SWPPP. THE OWNER OR OPERATOR SHALL HAVE EACH OF THE CONTRACTORS AND SUBCONTRACTORS IDENTIFY AT LEAST ONE PERSON FROM THEIR COMPANY THAT WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP. THIS PERSON SHALL BE KNOWN AS THE TRAINED CONTRACTOR. THE OWNER OR OPERATOR SHALL ENSURE THAT AT LEAST ONE TRAINED CONTRACTOR IS ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED.

THE OWNER OR OPERATOR SHALL HAVE EACH OF THE CONTRACTORS AND SUBCONTRACTORS IDENTIFIED ABOVE SIGN A COPY OF THE CERTIFICATION STATEMENT PROVIDED BEFORE THEY COMMENCE ANY CONSTRUCTION ACTIVITY.

CONSTRUCTION ACCESS AND VEHICLE TRAVEL ON SITE

THE SITE ACCESS FOR CONSTRUCTION VEHICLE TRAFFIC WILL BE VIA THE EXISTING DRIVEWAY ALONG BEDFORD ROAD (NY 22). THIS ENTRANCE SHALL BE POSTED WITH "CONSTRUCTION ACCESS" SIGNS VISIBLE IN BOTH DIRECTIONS OF ONCOMING TRAFFIC. WHERE PRACTICAL, THE EXISTING PAVED DRIVEWAY AND GOLF CART PATHS WHICH TRAVERSE THE SITE WILL BE USED FOR THE CONSTRUCTION VEHICLES.

A PRIMARY CONSTRUCTION STAGING AREA AND EQUIPMENT STORAGE AREA WILL BE ESTABLISHED AND LOCATED IN THE EXISTING LAWN AREA NEXT TO THE EXISTING ENTRANCE DRIVE.
CONSTRUCTION VEHICLES SHALL NOT DISTURB ANY AREAS BEYOND THE CONSTRUCTION PHASE BEING WORKED AT THE TIME EXCEPT UNDER THE STRICT SUPERVISION OF THE OWNER'S FIELD REPRESENTATIVE AND ENCIRCLED WITH 6 FOOT TALL CHAIN LINK SECURITY FENCING.

SEQUENCE OF CONSTRUCTION

THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION OPERATION DESCRIBED BELOW AND AS NOTED ON THE PLANS.

CONSTRUCTION PHASE 1 (~13.0 AC.)

RESIDENTIAL BUILDINGS #4,5,6, AMENITIES COMPLEX, POOL, ROADWAYS, SIDEWALKS, ENTRANCE DRIVE, WATER SYSTEM AND SEWAGE TREATMENT PLANT.

1. STAKE OUT ALL LIMITS OF DISTURBANCE. (AREAS SHALL BE DELINEATED WITH ORANGE CONSTRUCTION FENCE)
2. TAG ALL EXISTING TREES TO BE REMOVED (TREES SHALL BE DELINATED WITH COLORED CONSTRUCTION TAPE)
3. CUT EXISTING TREES TO BE REMOVED.
4. INSTALL CONSTRUCTION ACCESS, SILT FENCE (DOWNHILL OF ALL DISTURBANCE AREAS), INLET PROTECTION AND OTHER NECESSARY EROSION AND SEDIMENT CONTROLS, INCLUDING THE INSTALLATION OF THE TEMPORARY SEDIMENT BASIN AND TEMPORARY SWALES.
5. COORDINATE INSPECTION OF INITIAL EROSION CONTROLS AND TREE REMOVAL BY TOWN CONSULTING ENGINEER AND JMC.
6. DEMOLITION OF EXISTING BUILDINGS AND SITE FEATURES AS REQUIRED.
7. STRIP AND STOCKPILE TOPSOIL. REMOVE STUMPS FROM CUT TREES.
8. BEGIN BUILDING AND ROADWAY CONSTRUCTION, ROUGH GRADING.
9. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
10. INSTALL WATER SYSTEM AND SEWAGE TREATMENT PLANT IMPROVEMENTS.
11. INSTALL PUBLIC UTILITIES (WATER, SANITARY SEWER, GAS, ELECTRIC, AND TELEPHONE) AS REQUIRED.
12. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
13. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
14. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
15. COMPLETE SITE AND BUILDING CONSTRUCTION.
16. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS APPLICABLE ONCE VEGETATION IS ESTABLISHED (80% GRASS SPROUT OVER ENTIRE AREA).

CONSTRUCTION PHASE 2 (~4.7 AC.)

RESIDENTIAL BUILDINGS #1,2,3 AND TENNIS COURTS

1. STAKE OUT ALL LIMITS OF DISTURBANCE. (AREAS SHALL BE DELINEATED WITH ORANGE CONSTRUCTION FENCE)
2. TAG ALL EXISTING TREES TO BE REMOVED (TREES SHALL BE DELINATED WITH COLORED CONSTRUCTION TAPE)
3. CUT EXISTING TREES TO BE REMOVED.
4. INSTALL CONSTRUCTION ACCESS, SILT FENCE (DOWNHILL OF ALL DISTURBANCE AREAS), INLET PROTECTION AND OTHER NECESSARY EROSION AND SEDIMENT CONTROLS, INCLUDING THE TEMPORARY SWALE BEHIND THE BUILDINGS.
5. COORDINATE INSPECTION OF INITIAL EROSION CONTROLS AND TREE REMOVAL BY TOWN CONSULTING ENGINEER AND JMC.
6. DEMOLITION OF EXISTING BUILDINGS AND SITE FEATURES AS REQUIRED.
7. STRIP AND STOCKPILE TOPSOIL. REMOVE STUMPS FROM CUT TREES.
8. BEGIN BUILDING AND ROADWAY/PARKING LOT CONSTRUCTION, ROUGH GRADING.
9. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
10. INSTALL PUBLIC UTILITIES (WATER, SANITARY SEWER, GAS, ELECTRIC, AND TELEPHONE) AS REQUIRED.
11. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
12. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
13. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
14. COMPLETE SITE AND BUILDING CONSTRUCTION.
15. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS APPLICABLE ONCE VEGETATION IS ESTABLISHED (80% GRASS SPROUT OVER ENTIRE AREA).

CONSTRUCTION PHASE 3 (~5.9 AC.)

CLUBHOUSE, PARKING LOT EXPANSION, GUEST COTTAGES AND NEW MAINTENANCE BUILDING

1. STAKE OUT ALL LIMITS OF DISTURBANCE. (AREAS SHALL BE DELINEATED WITH ORANGE CONSTRUCTION FENCE)
2. TAG ALL EXISTING TREES TO BE REMOVED (TREES SHALL BE DELINATED WITH COLORED CONSTRUCTION TAPE)
3. CUT EXISTING TREES TO BE REMOVED.
4. INSTALL CONSTRUCTION ACCESS, SILT FENCE (DOWNHILL OF ALL DISTURBANCE AREAS), INLET PROTECTION AND OTHER NECESSARY EROSION AND SEDIMENT CONTROLS.
5. COORDINATE INSPECTION OF INITIAL EROSION CONTROLS AND TREE REMOVAL BY TOWN CONSULTING ENGINEER AND JMC.
6. DEMOLITION OF EXISTING BUILDINGS AND SITE FEATURES AS REQUIRED.
7. STRIP AND STOCKPILE TOPSOIL. REMOVE STUMPS FROM CUT TREES.
8. BEGIN BUILDING AND PARKING LOT CONSTRUCTION, ROUGH GRADING.
9. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
10. INSTALL PUBLIC UTILITIES (WATER, SANITARY SEWER, GAS, ELECTRIC, AND TELEPHONE) AS REQUIRED.
11. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
12. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
13. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
14. COMPLETE SITE AND BUILDING CONSTRUCTION.
15. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS APPLICABLE ONCE VEGETATION IS ESTABLISHED (80% GRASS SPROUT OVER ENTIRE AREA).

GENERAL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS, PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING ANY CLEARING AND GRUBBING OR EARTHWORK.
3. EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
4. GRASS SEED MIX FOR SEDIMENT AND EROSION CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
5. SEEDED AREAS HAVING A GRADED SLOPE OF 25% OR LESS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 LBS. PER 1,000 S.F.) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIER. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE CONTRACTOR.
8. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
9. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
10. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A TWICE A WEEK BASIS AND AFTER RAINSTORMS.
11. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
12. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED. STOCKPILED EXCAVATED MATERIAL SHALL HAVE SILT FENCE LOCATED AROUND PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON EXISTING TRAFFIC CIRCULATION ROUTES.
13. THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL INFORMATION ONLY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE OWNER'S FIELD REPRESENTATIVE AND/OR THE TOWN OF NORTH CASTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH NYSDEC RULES AND REGULATIONS AS SET FORTH BY SPDES GENERAL PERMIT GP-0-20-001 FOR DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES EFFECTIVE 01/29/2020.
16. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES SHALL BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. THE SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE TECHNICAL STANDARD, NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED AUGUST 2005.
17. THE OWNER OR OPERATOR SHALL INSTALL ANY ADDITIONAL SITE SPECIFIC PRACTICES NEEDED TO PROTECT WATER QUALITY.
18. CONTRACTOR SHALL UTILIZE EXISTING PAVED AREAS WHERE PRACTICAL AND AS MAY BE DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE FOR ACCESS ROUTES THROUGH THE DURATION OF CONSTRUCTION. DAMAGE TO EXISTING CART PATHS CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED UPON COMPLETION OF THE PROJECT.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ______

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

______ DATE: ______
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
30 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

EROSION & SEDIMENT CONTROL/PHASING NOTES
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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.

Drawn: NC		Approved: AG	
Scale:	NOT TO SCALE		
Date:	11/23/2020		
Project No:	20101		
20101-SE	E&S NOTES	SE.scr	
Drawing No:	C-402		

NOT FOR CONSTRUCTION

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ____________

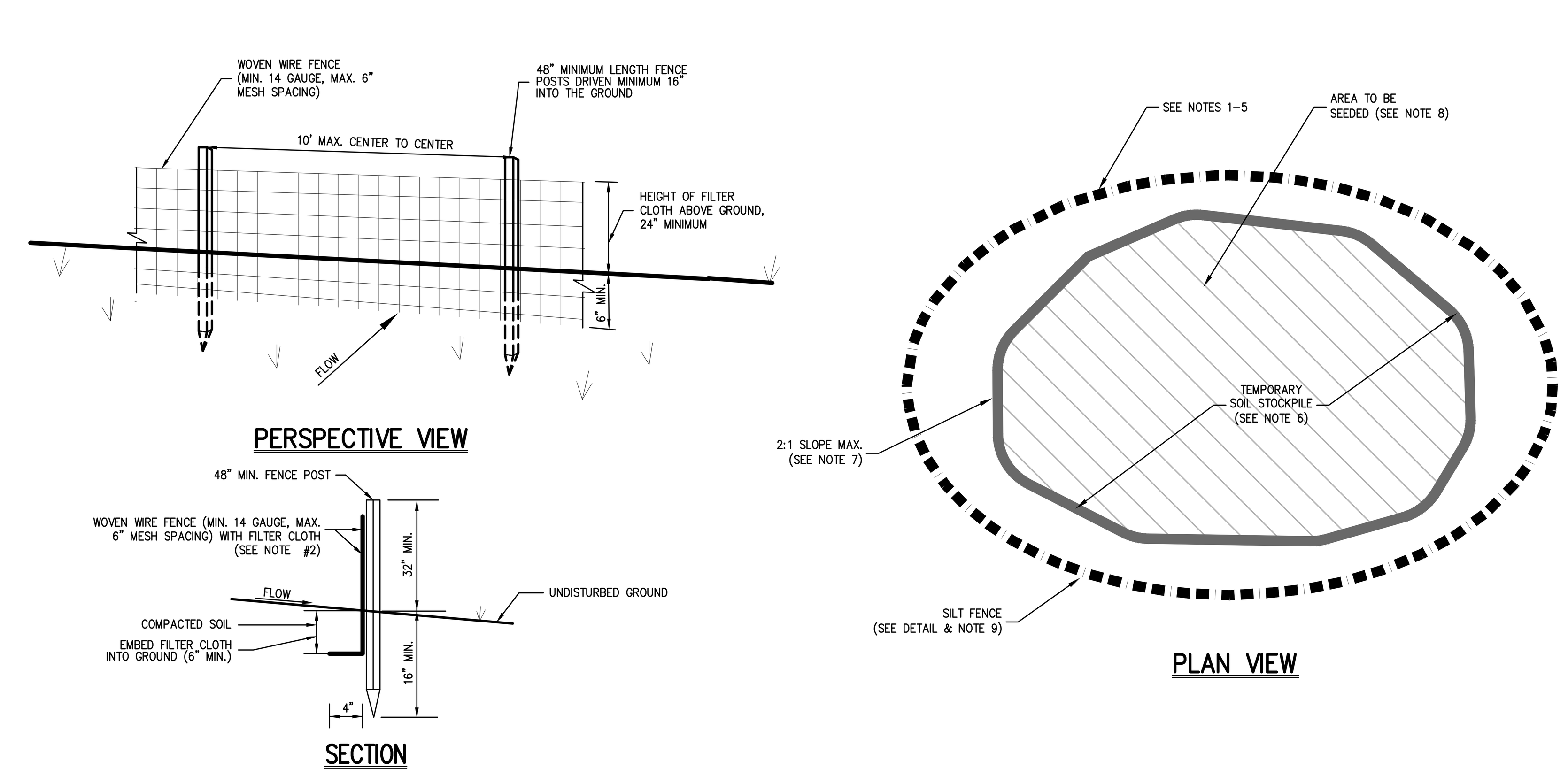
DATE: ____________

CHRISTOPHER CARTHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE: ____________

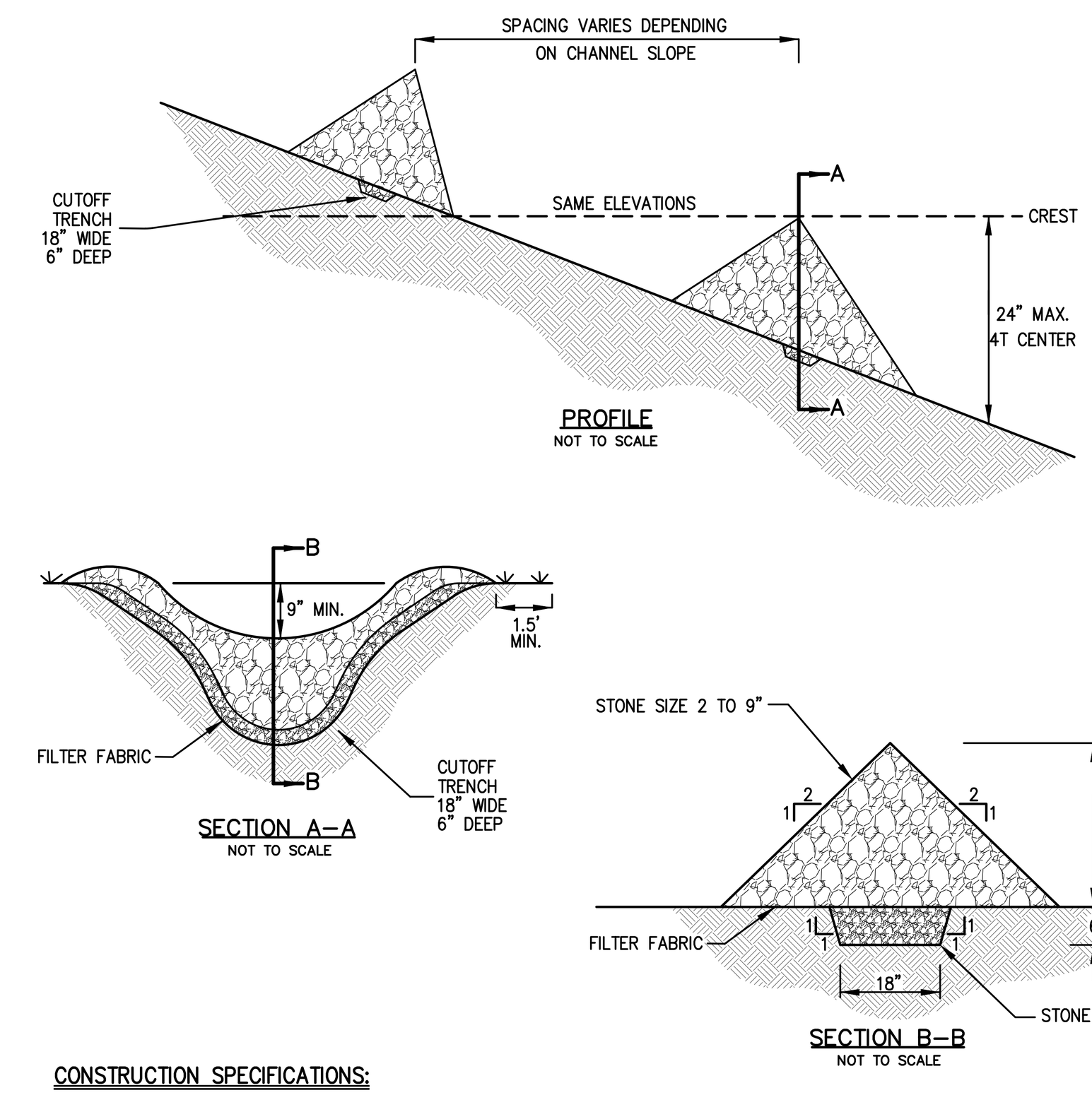
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER



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

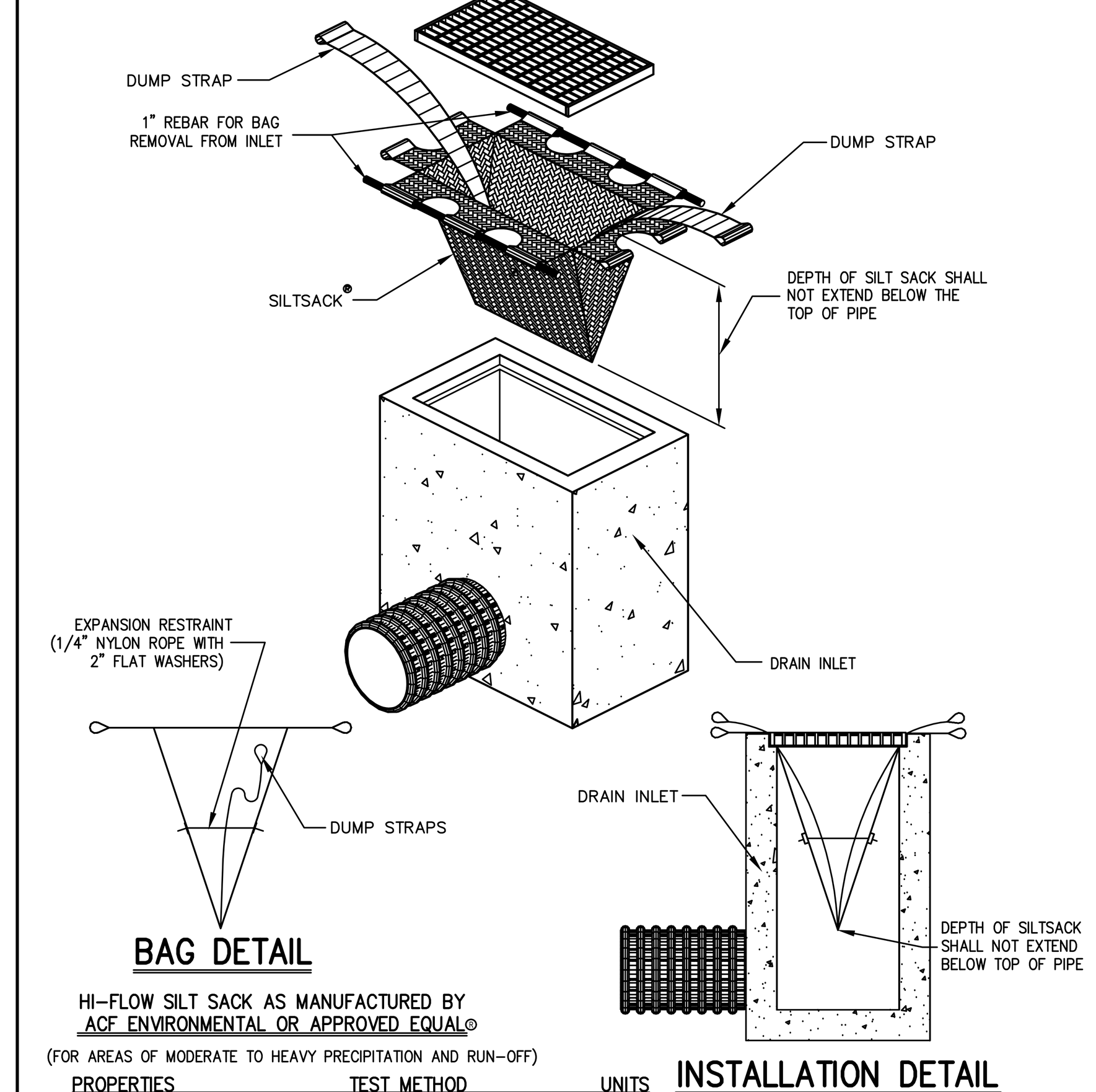


CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANK TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM — 2



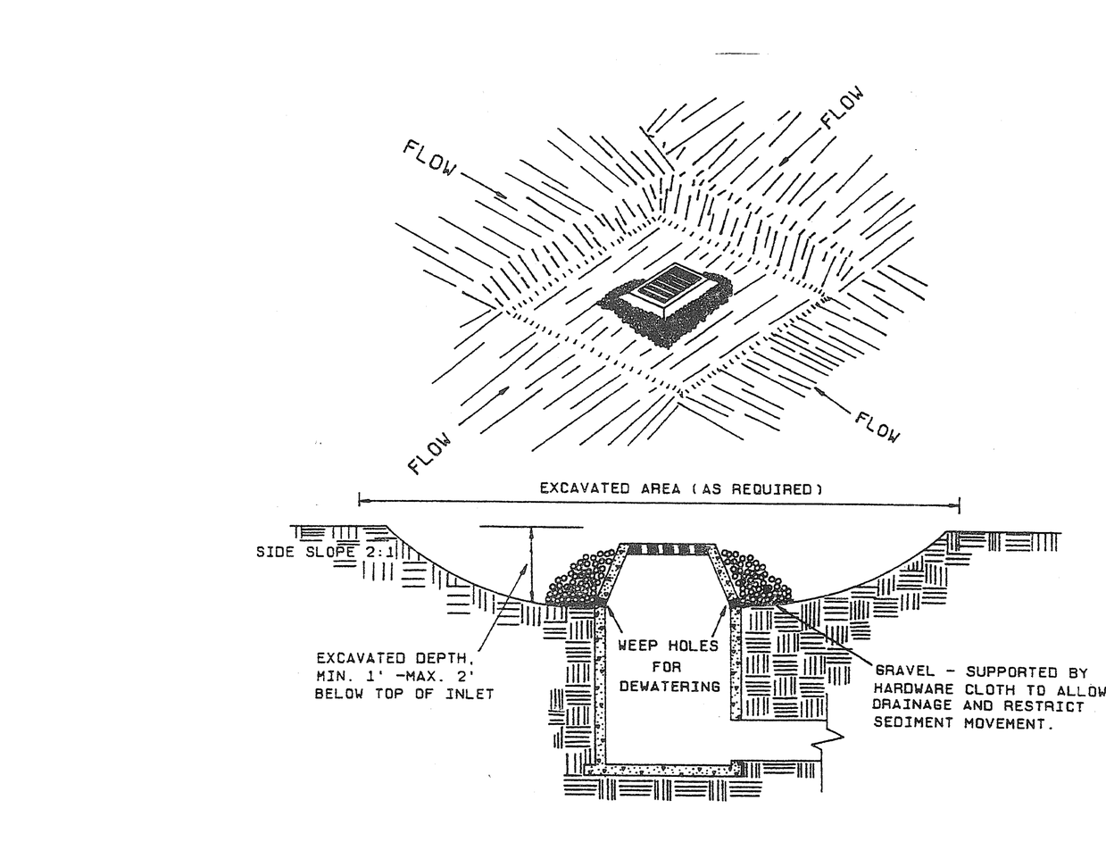
HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL®

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

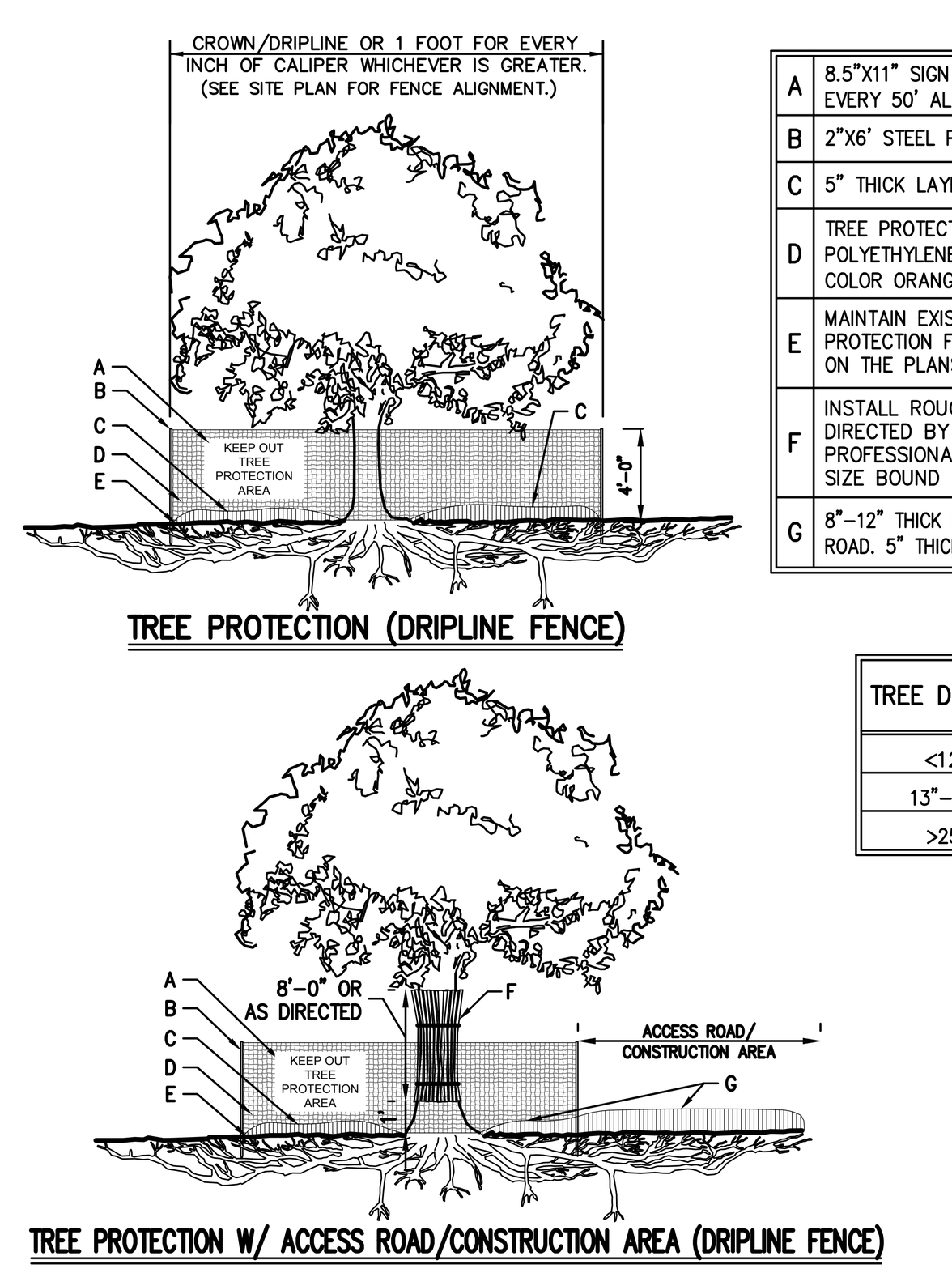
NOTE:
CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.

MANUFACTURED INSERT INLET PROTECTION — 3



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROCTECTED BY/STONE.
4. PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR OR REPLACE INLET PROTECTION TO MAINTAIN EFFECTIVENESS OF THE INSTALLATION.
5. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA. SEAL WEEP HOLES FILL BASIN WITH STABLE SOIL TO FINAL GRADE. COMPACT IT PROPERLY AND STABILIZE WITH PERMANET SEEDING.

EXCAVATED DROP INLET PROTECTION — 4



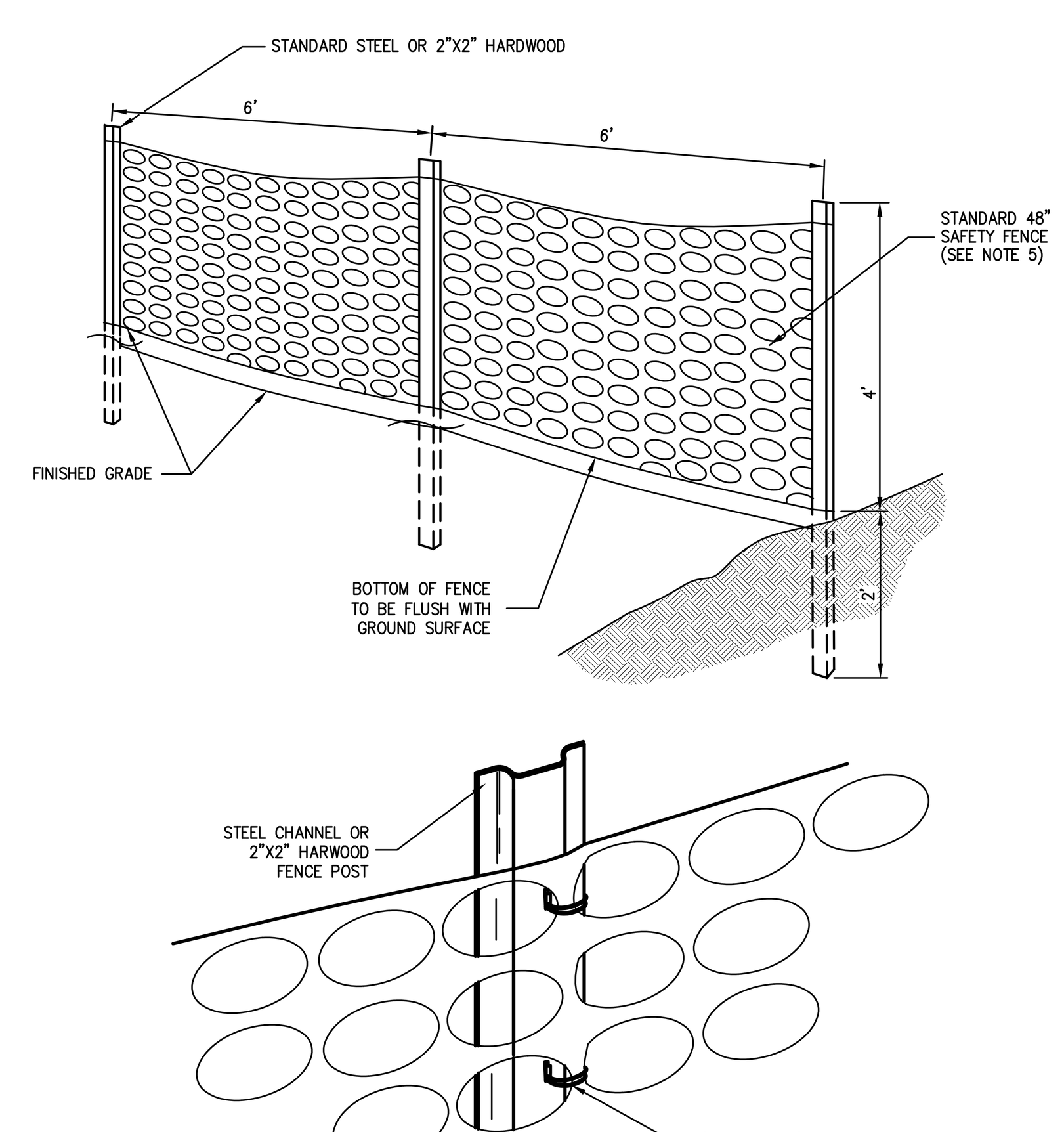
A	8.5"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE
B	2"X6" STEEL POSTS OR APPROVED EQUAL.
C	5" THICK LAYER OF MULCH.
D	TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR ORANGE. STEEL POSTS INSTALLED AT 8' O.C.
E	MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.
F	INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BOUND WITH 9 GAUGE WIRE.
G	8"-12" THICK LAYER OF MULCH ON MAINTENANCE ROAD. 5" THICK LAYER INSIDE TREE PROTECTION AREA.

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"X2"
13"-24"	2"X4"
>25"	2"X6"

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

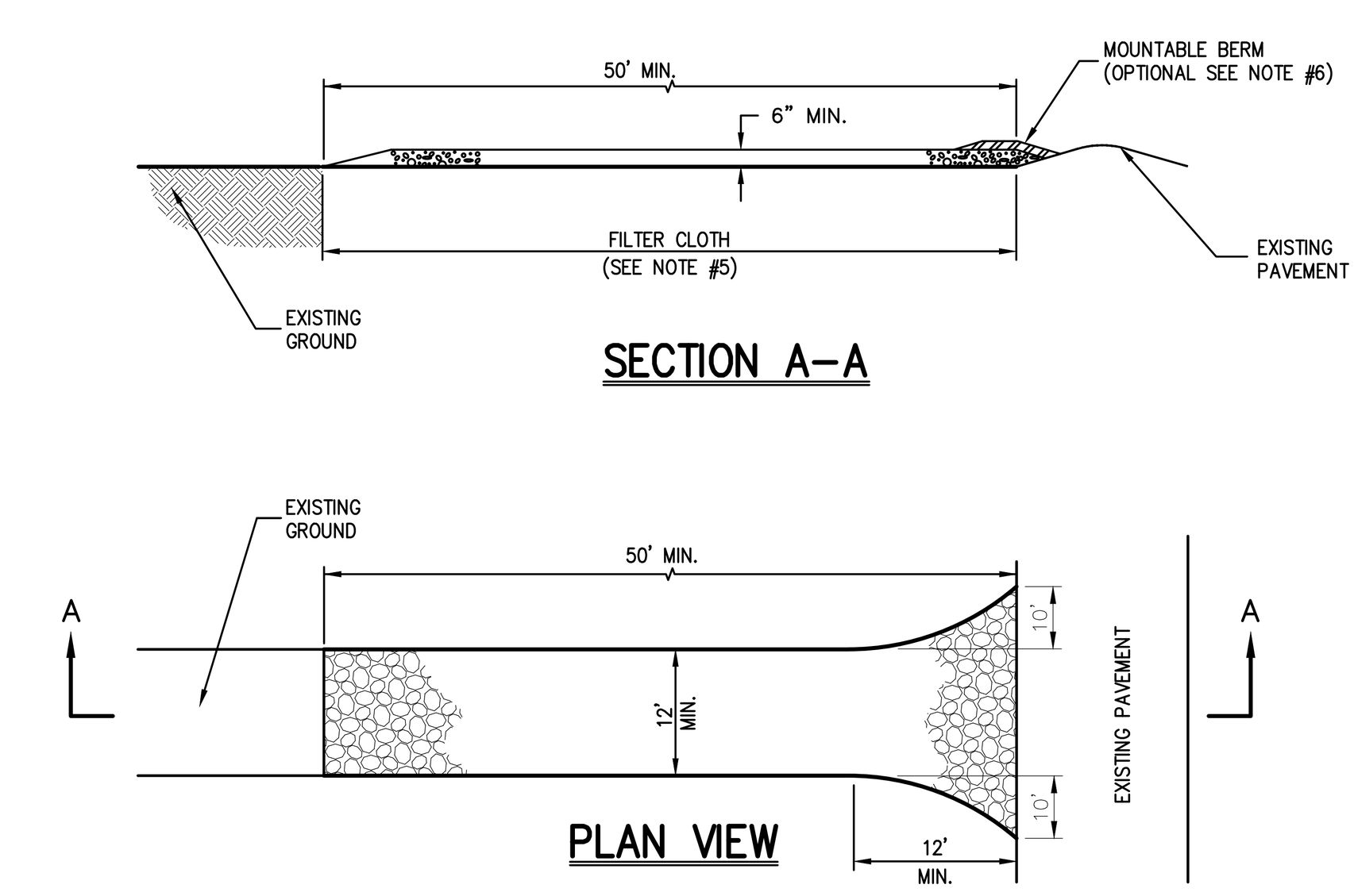
TREE PROTECTION — 5



NOTES:

1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

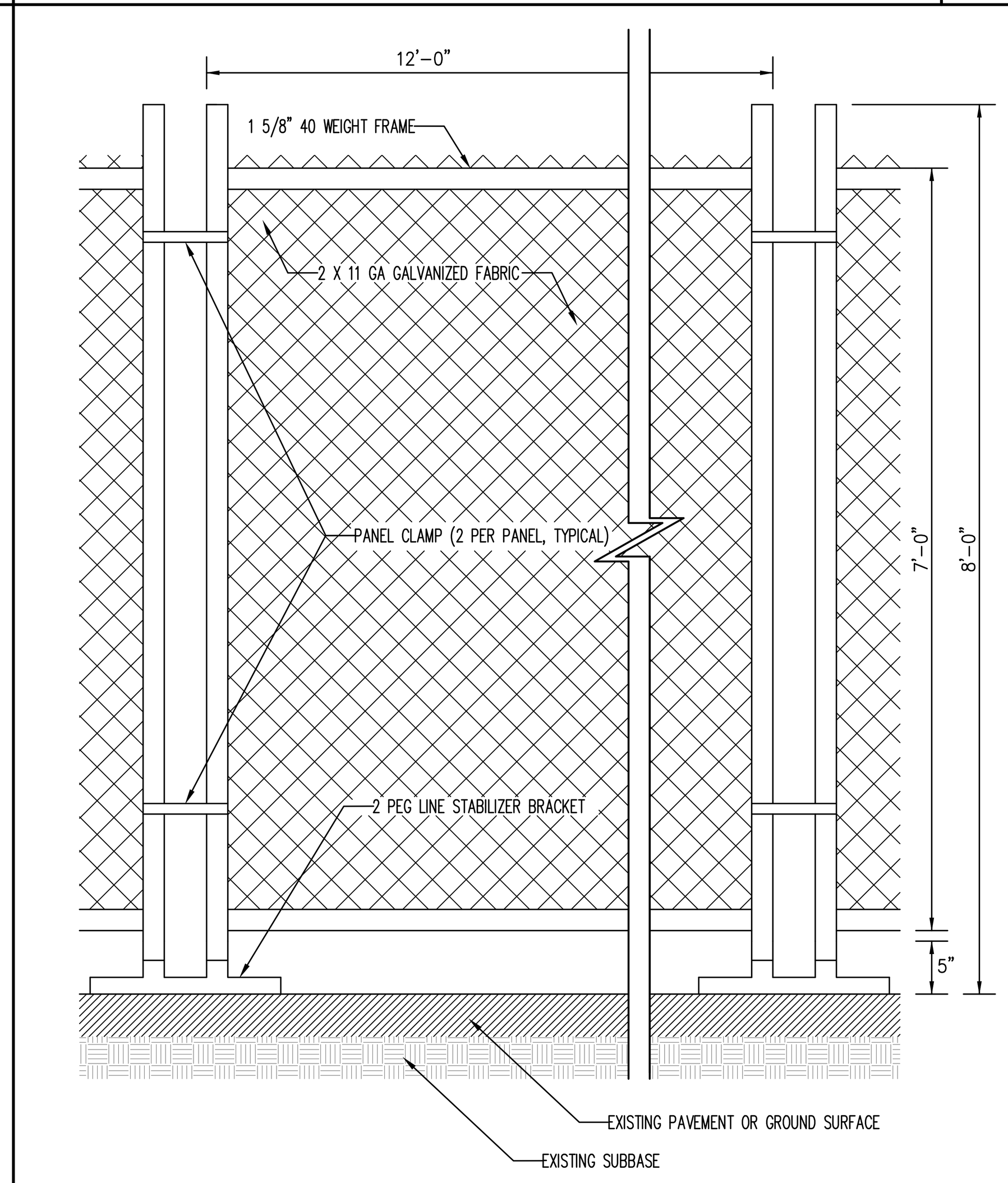
CONSTRUCTION FENCE — 6



NOTES

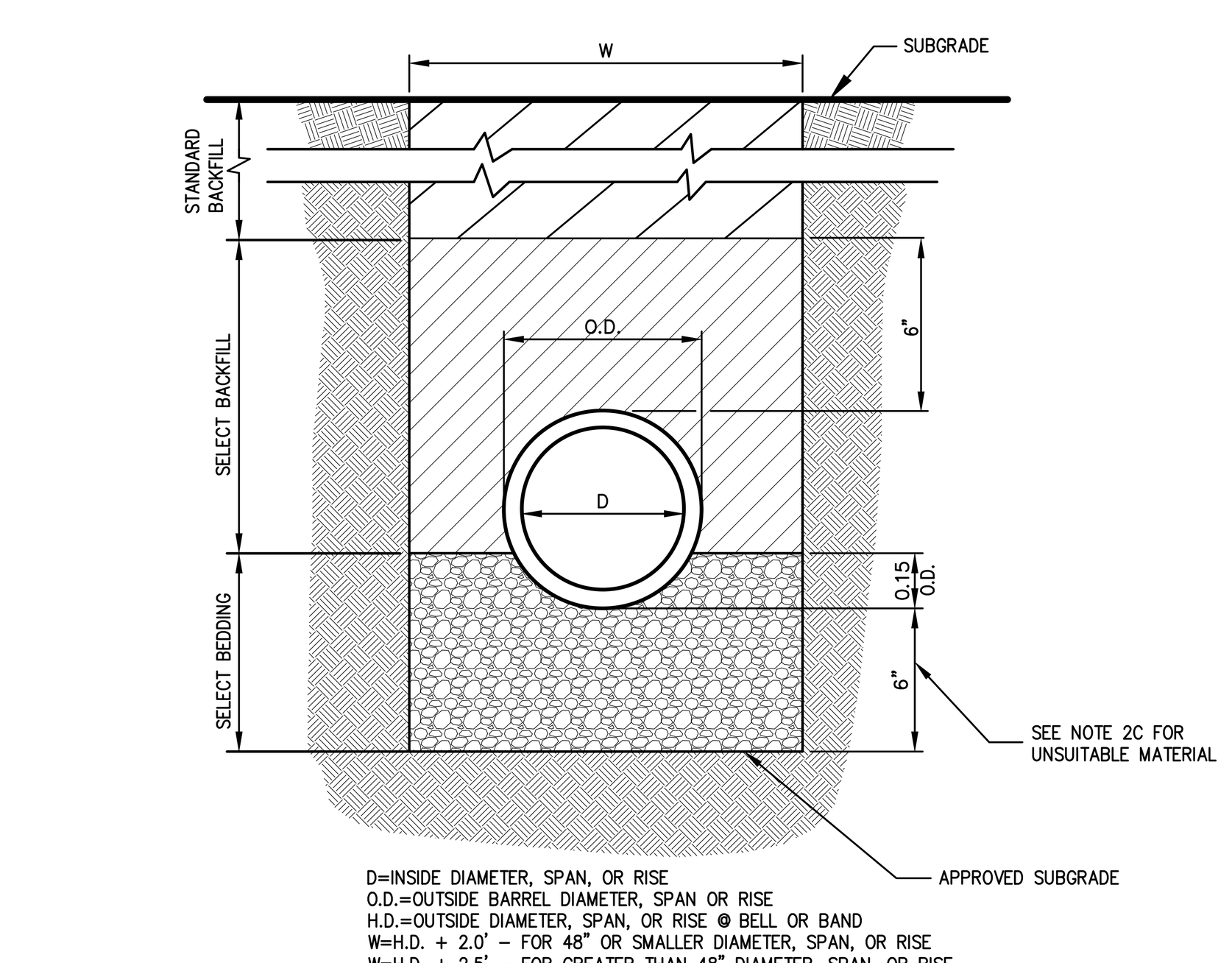
1. STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE — 7



NOTE:
STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE — 8

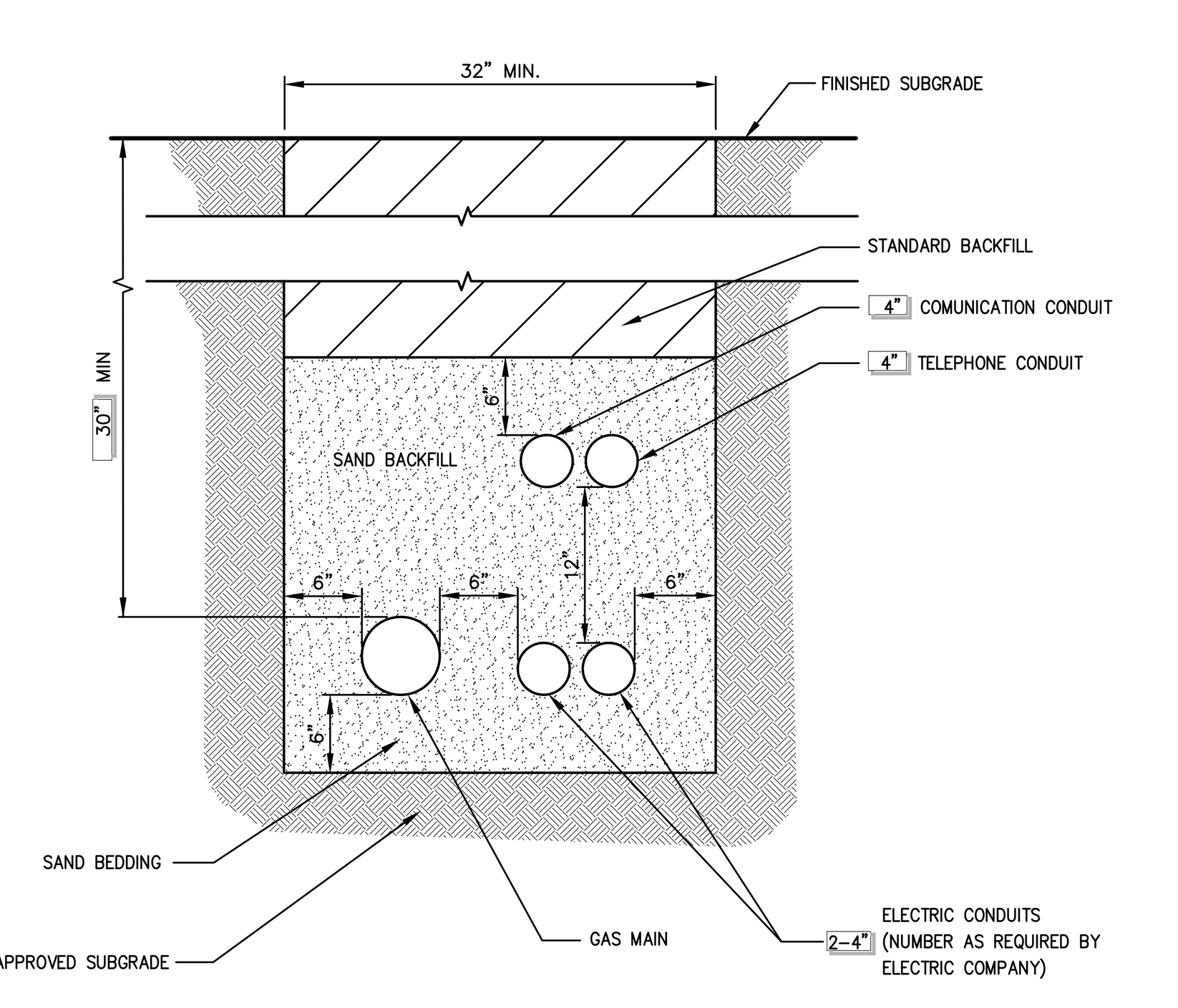


D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' - FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' - FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

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.

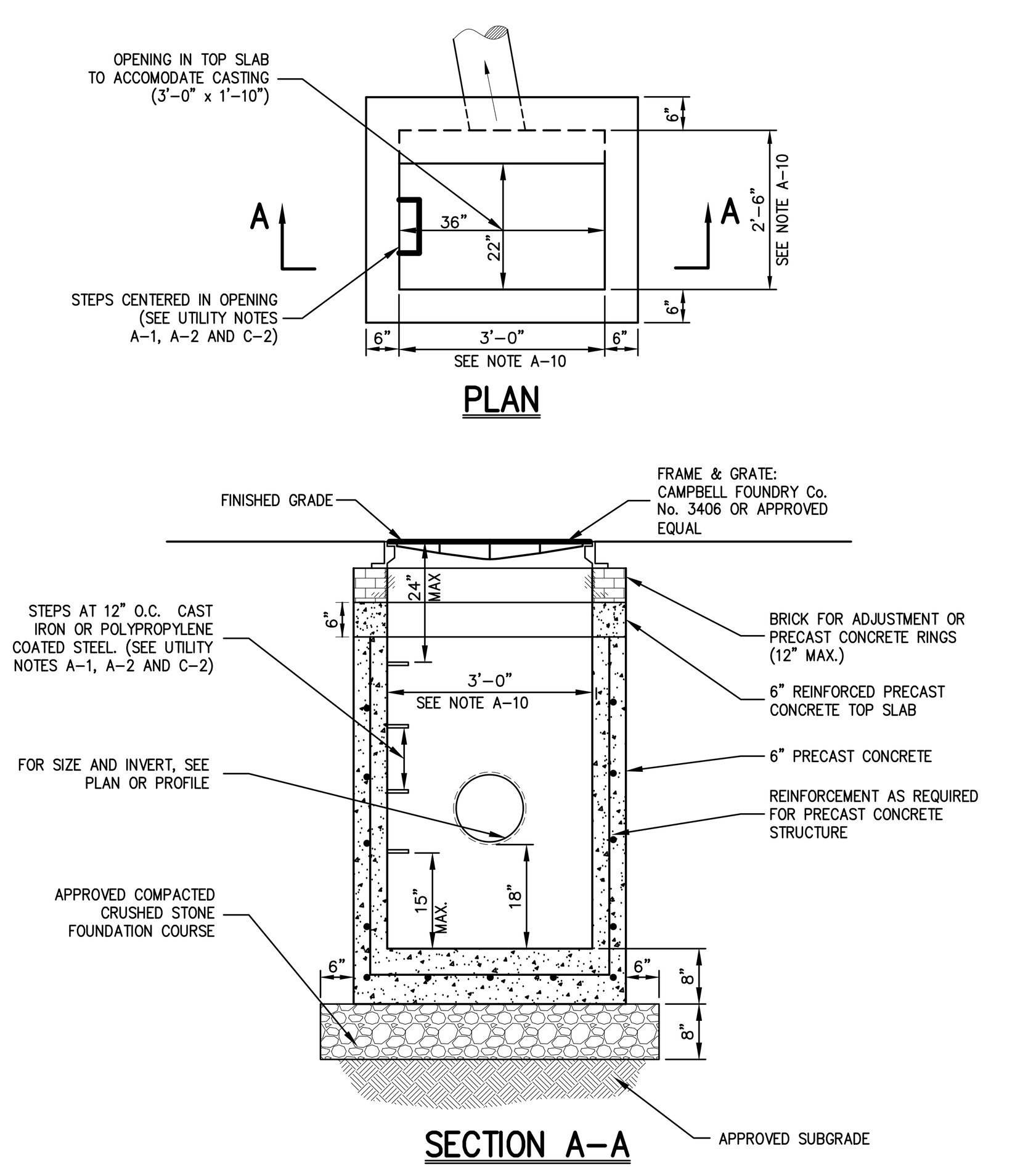
TYPE II TRENCH — 9



NOTES:

1. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
2. 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.

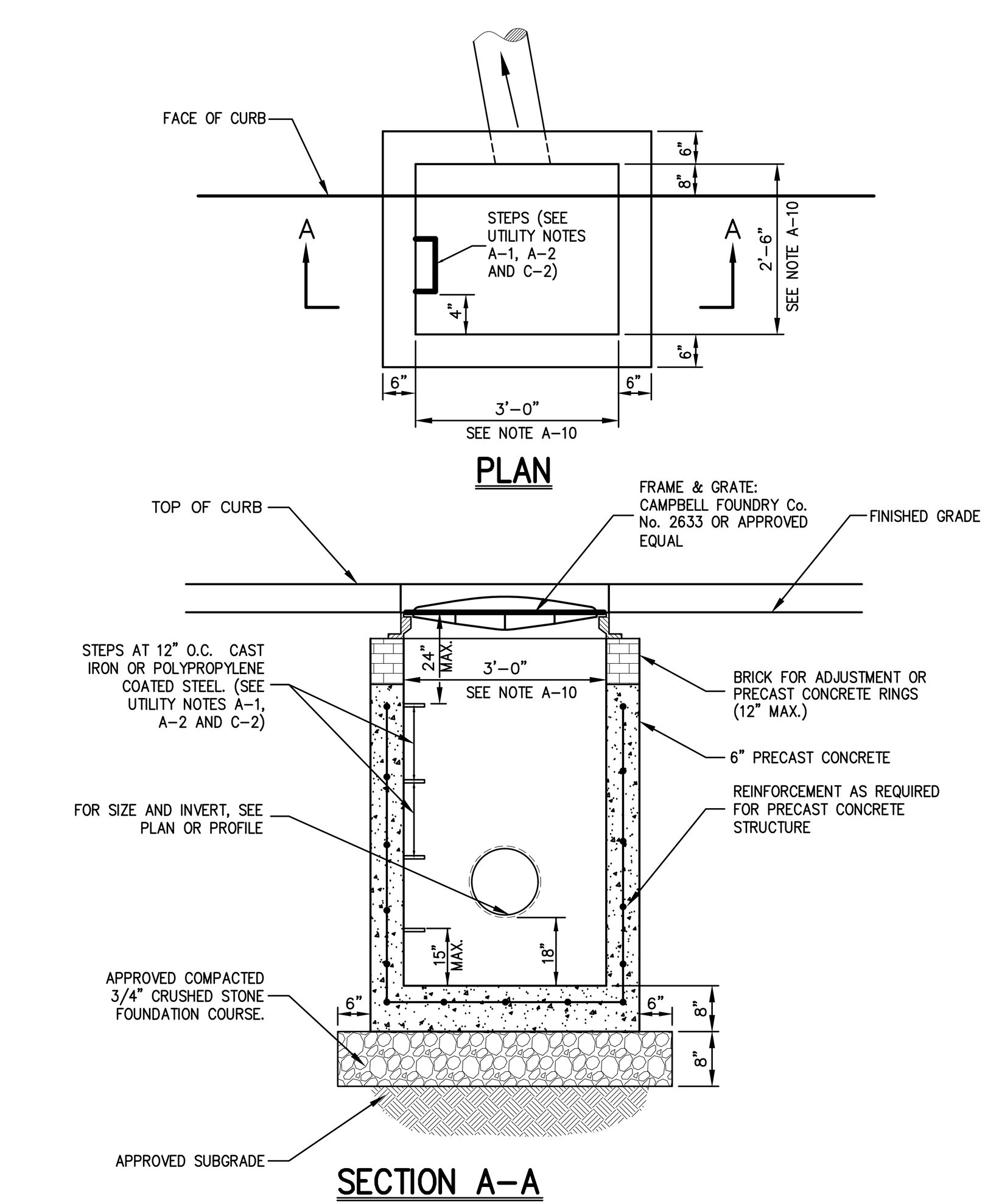
UTILITY TRENCH DETAIL — 10



NOTE

1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
2. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-900.

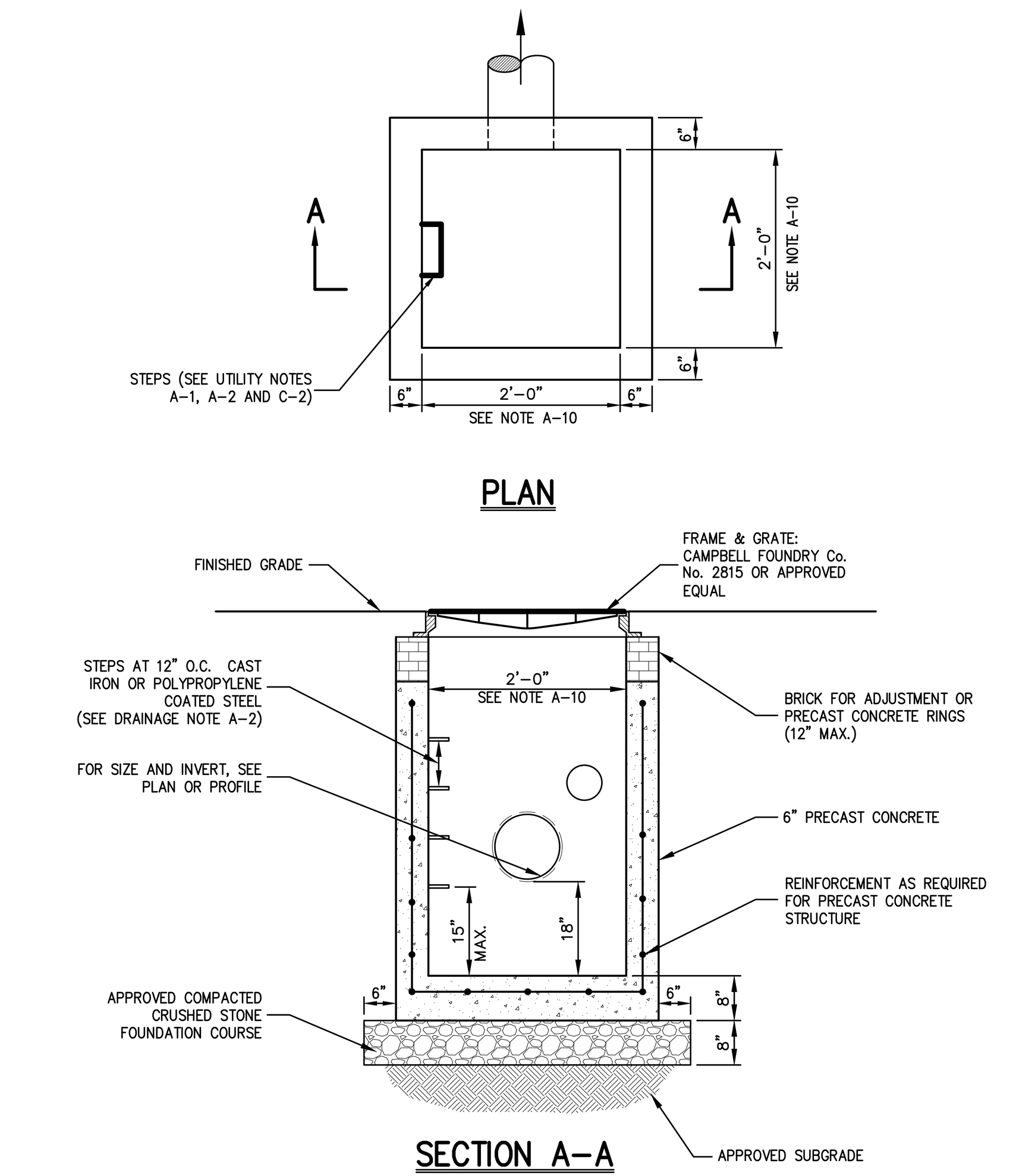
DRAIN INLET (TYPE DI) — 11
(WITH SUMP-W/O FINGER UNDERDRAINS)



NOTE:

1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-900.

DRAIN INLET (TYPE CI) — 12
(WITH SUMP-W/O FINGER UNDERDRAINS)



NOTE

1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-900.

LAWN INLET (TYPE LI) — 13
(WITH SUMP)

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 — 14

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

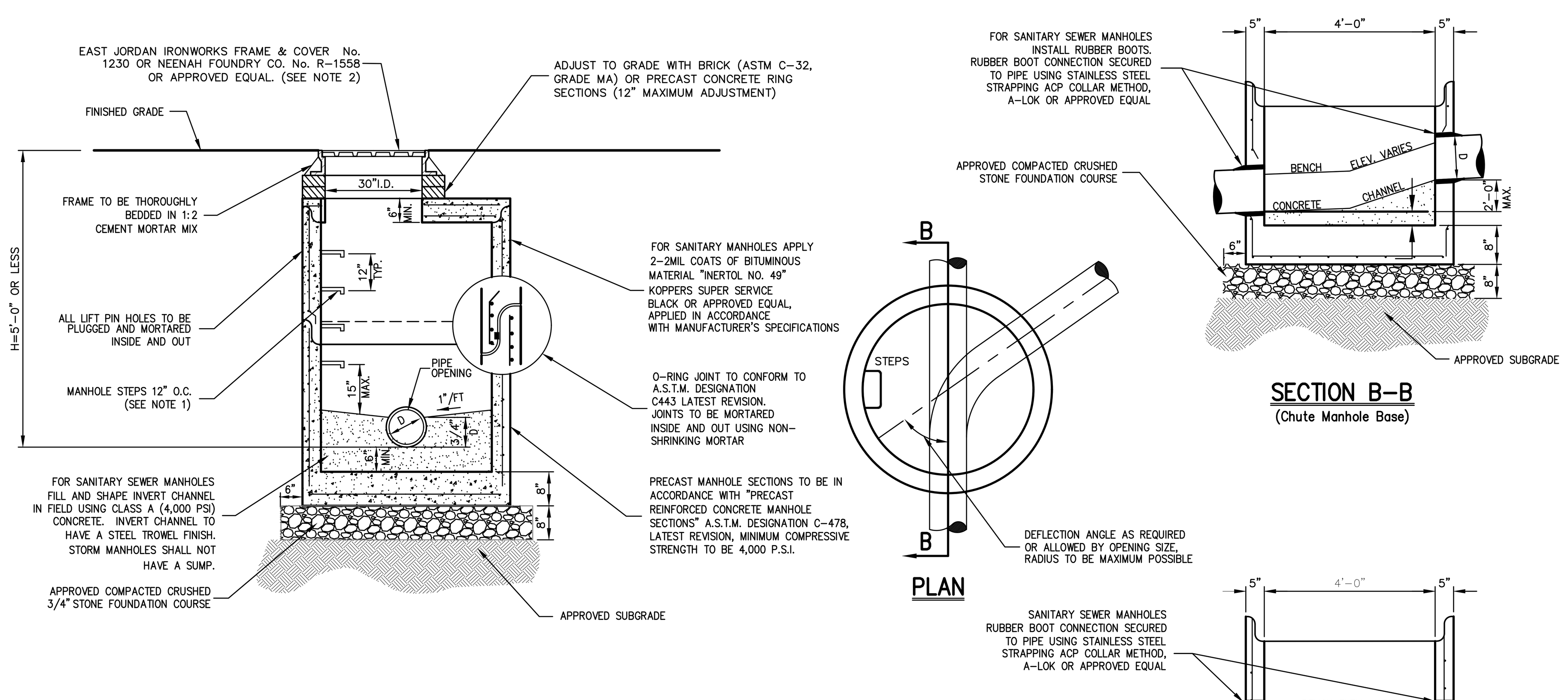
ARCHITECT:
GRANOFF ARCHITECTS
30 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

CONSTRUCTION DETAILS

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: NC	Approved: AG
Scale:	NOT TO SCALE
Date:	11/23/2020
Project No:	20101
Drawing No:	C-900



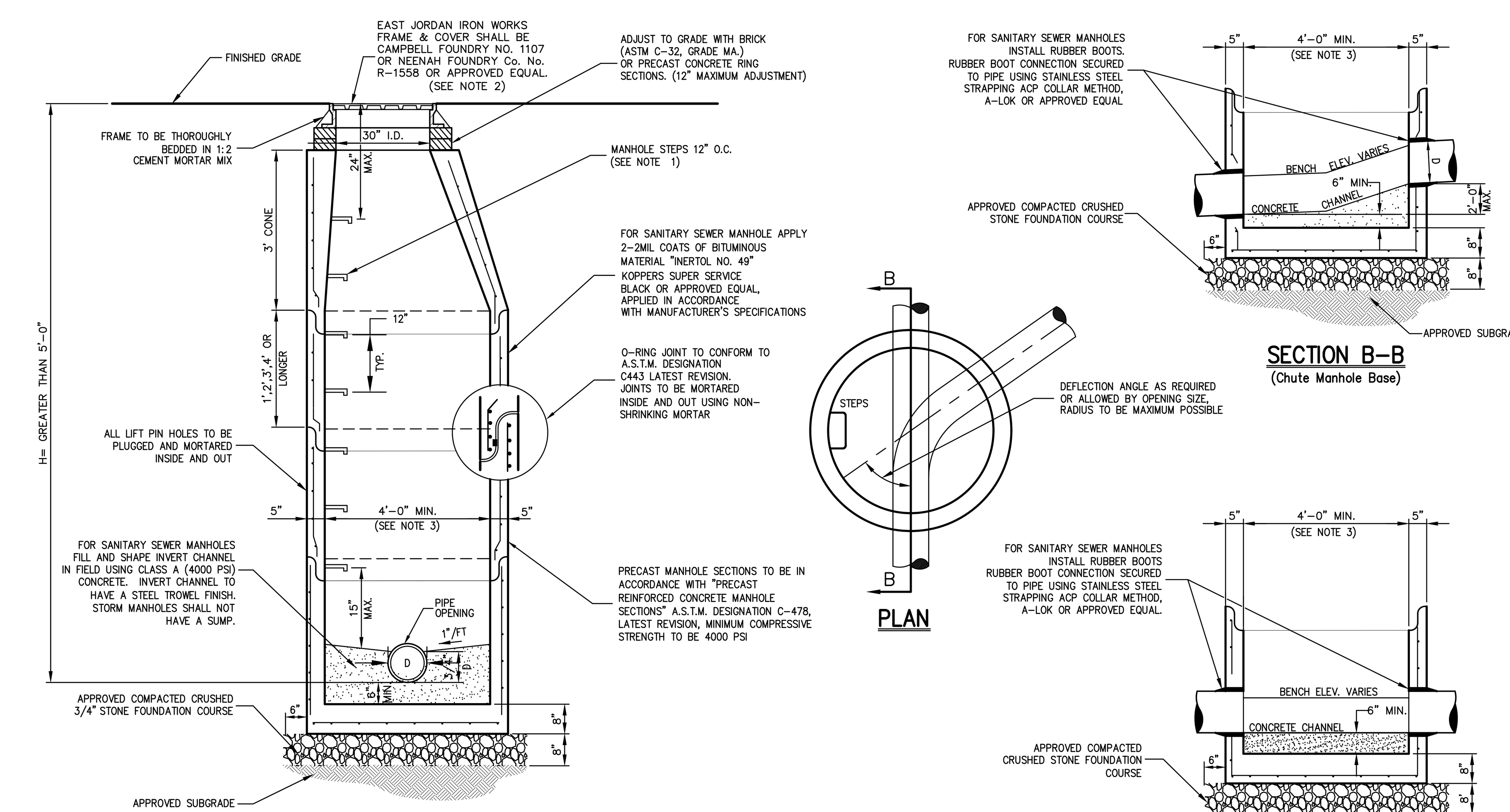
NOTES:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-900.

MANHOLE (TYPE A)

(H < 5'-0")

15



NOTES:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES WITH DEPTH (h) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-900.

MANHOLE (TYPE B)

(H > 5'-0")<10'-0")

16

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ______

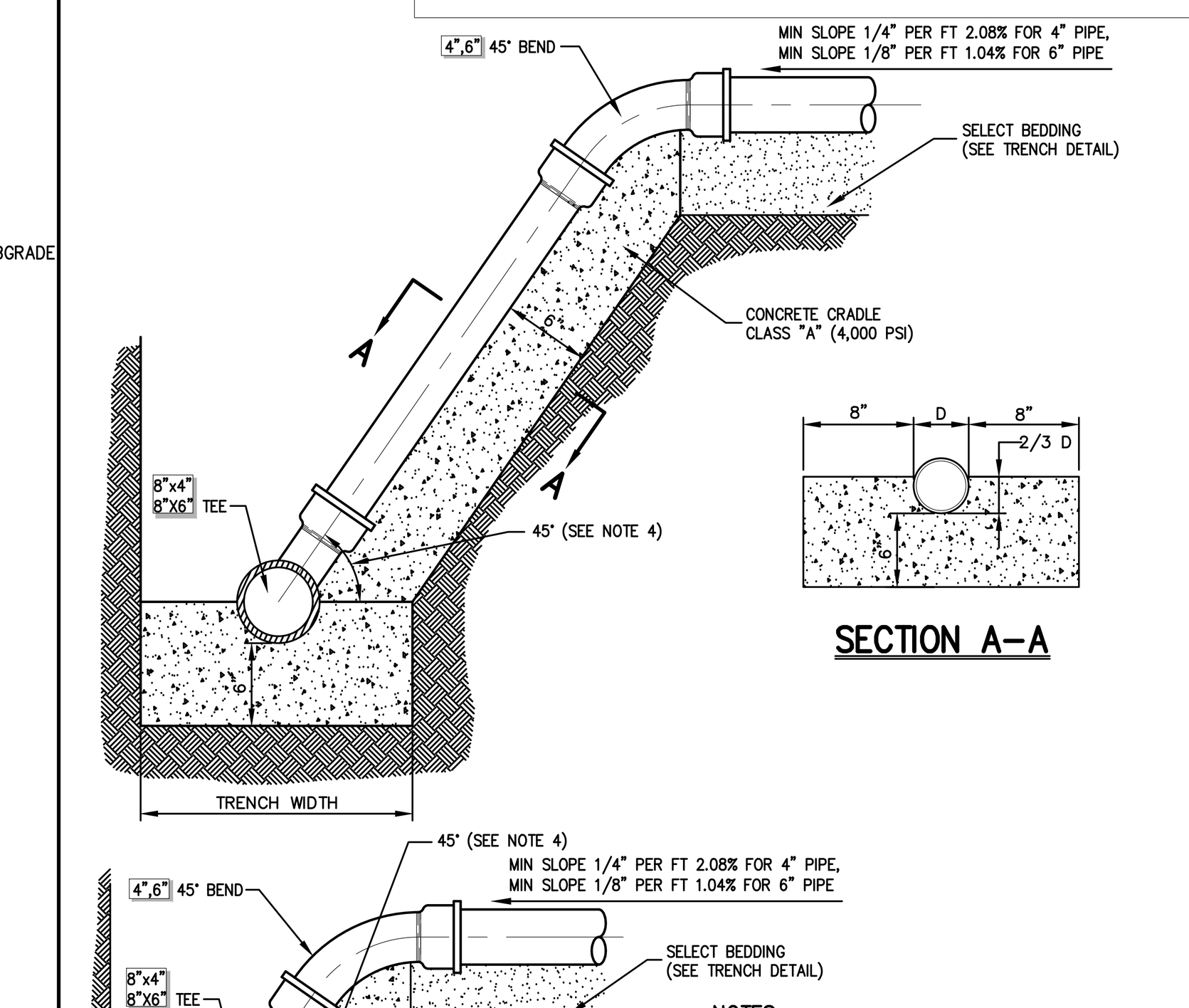
______ DATE: ______

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

______ DATE: ______

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

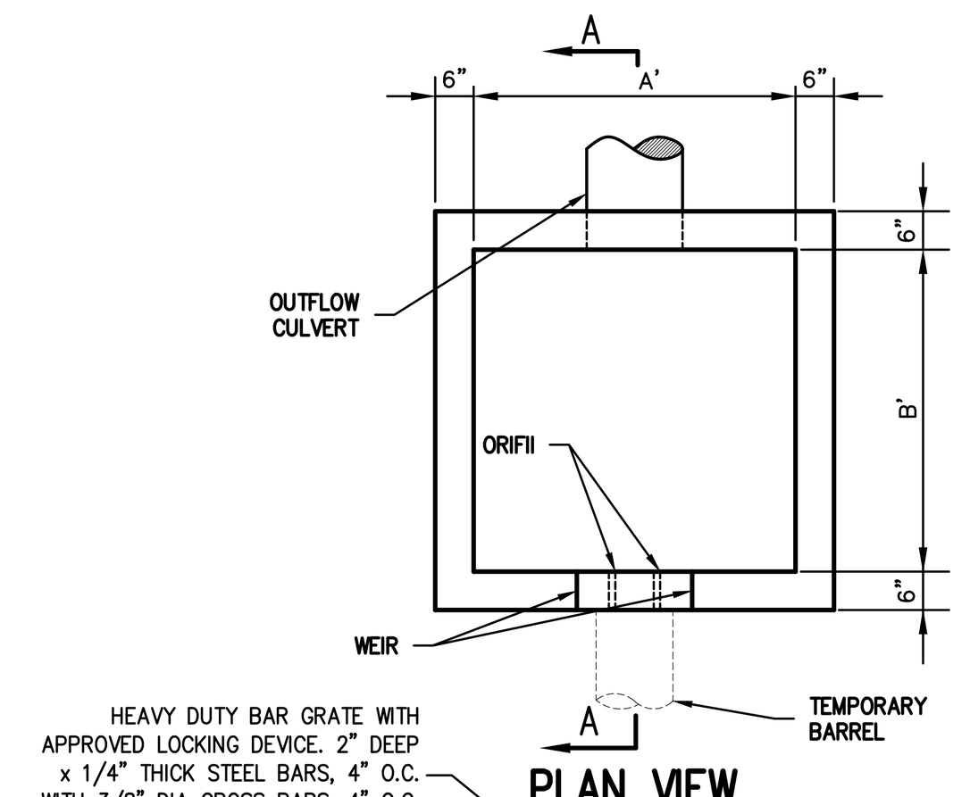


NOTES:

1. ALL SERVICE LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
2. SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
3. WHERE SERVICE LINES ARE TO BE DEAD-ENDED, CONTRACTOR SHALL INSTALL APPROVED WATERTIGHT AND PRESSURE-TIGHT PLUGS.
4. IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5°, IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND GOVERNING BODY WITH JURISDICTION.
5. SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE PVC, SDR 35.

SANITARY SEWER SERVICE CONNECTION

17

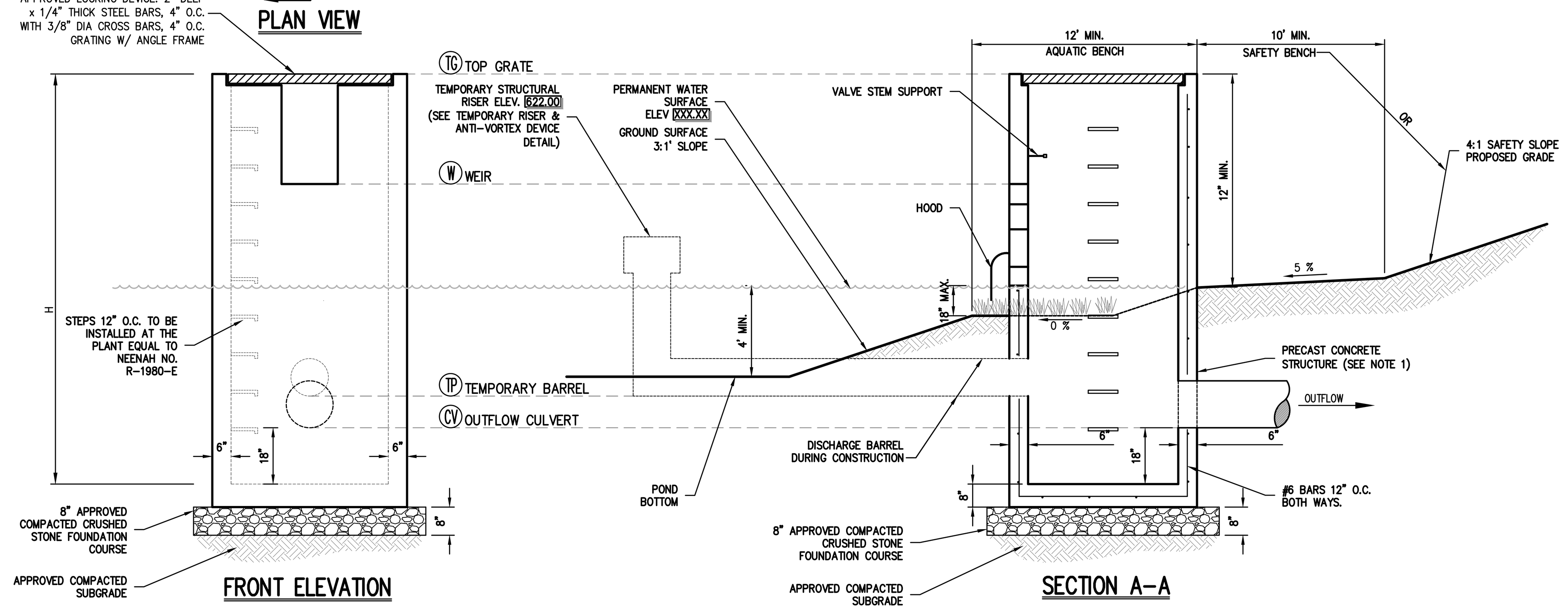


STRUCTURE CHART

BASIN	STRUCTURE	STRUCTURE		(TG)	RECT. WEIR (W)		CIRCULAR ORIFICE (O1)		CIRCULAR ORIFICE (O2)		OUTLET CULVERT (CV)		POND DRAIN (PD)		TEMPORARY (TP)	
No.	No.	SIZE A' x B'	HEIGHT H'	TOP GRATE	LENGTH	ELEV.	DIA.	INVERT ELEV.	DIA.	INVERT ELEV.	DIA.	INVERT ELEV.	DIA.	INVERT ELEV.	DIA.	INVERT ELEV.
DB-1C-2B	OCS-2L	4.00'X4.00'	5.50	621.50	3.0'	620.00	N/A	N/A	N/A	N/A	24"	616.00	N/A	N/A	24"	621.00
DB-1C-2B	OCS-3R	4.00'X4.00'	5.50	621.50	3.0'	620.00	N/A	N/A	N/A	N/A	15"	616.00	N/A	N/A	24"	621.00

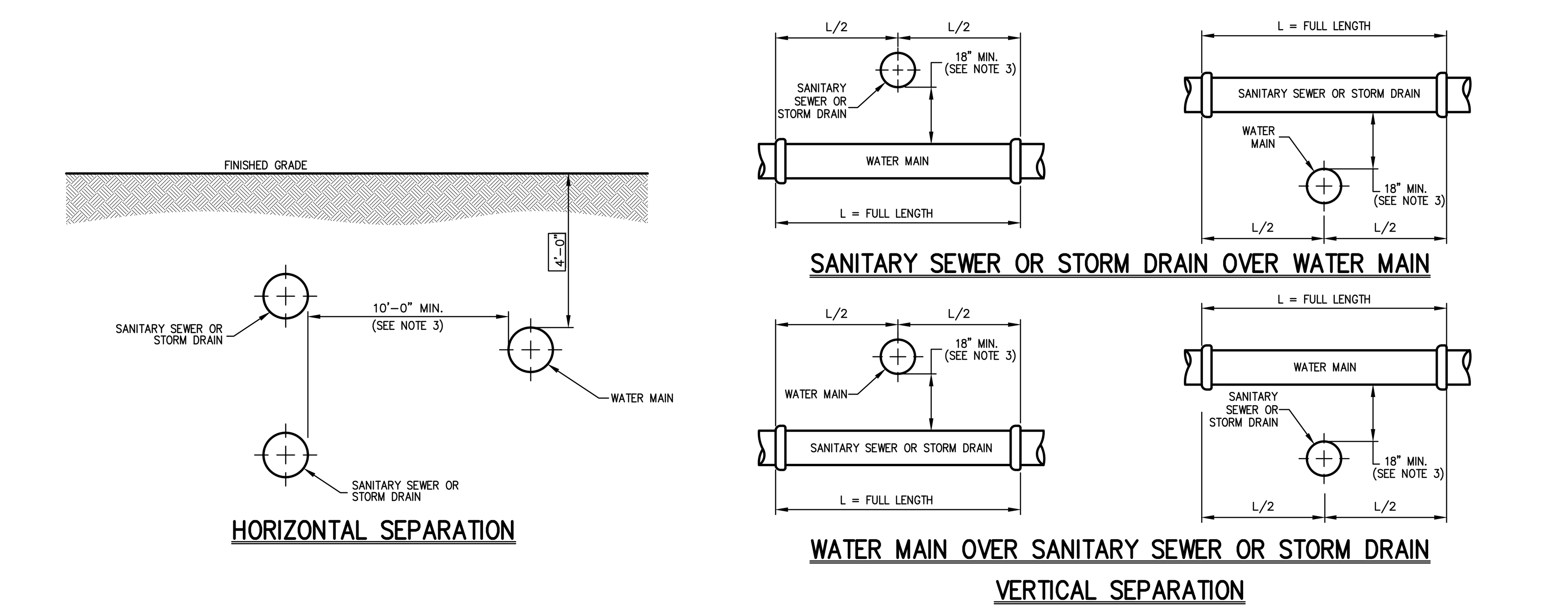
NOTES:

1. PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
2. UNDERDRAINS ARE NOT REQUIRED IN BASIN
3. SEE UTILITY NOTES A-4 TO A-7 ON DRAWING C-900.



OUTLET CONTROL STRUCTURE

18

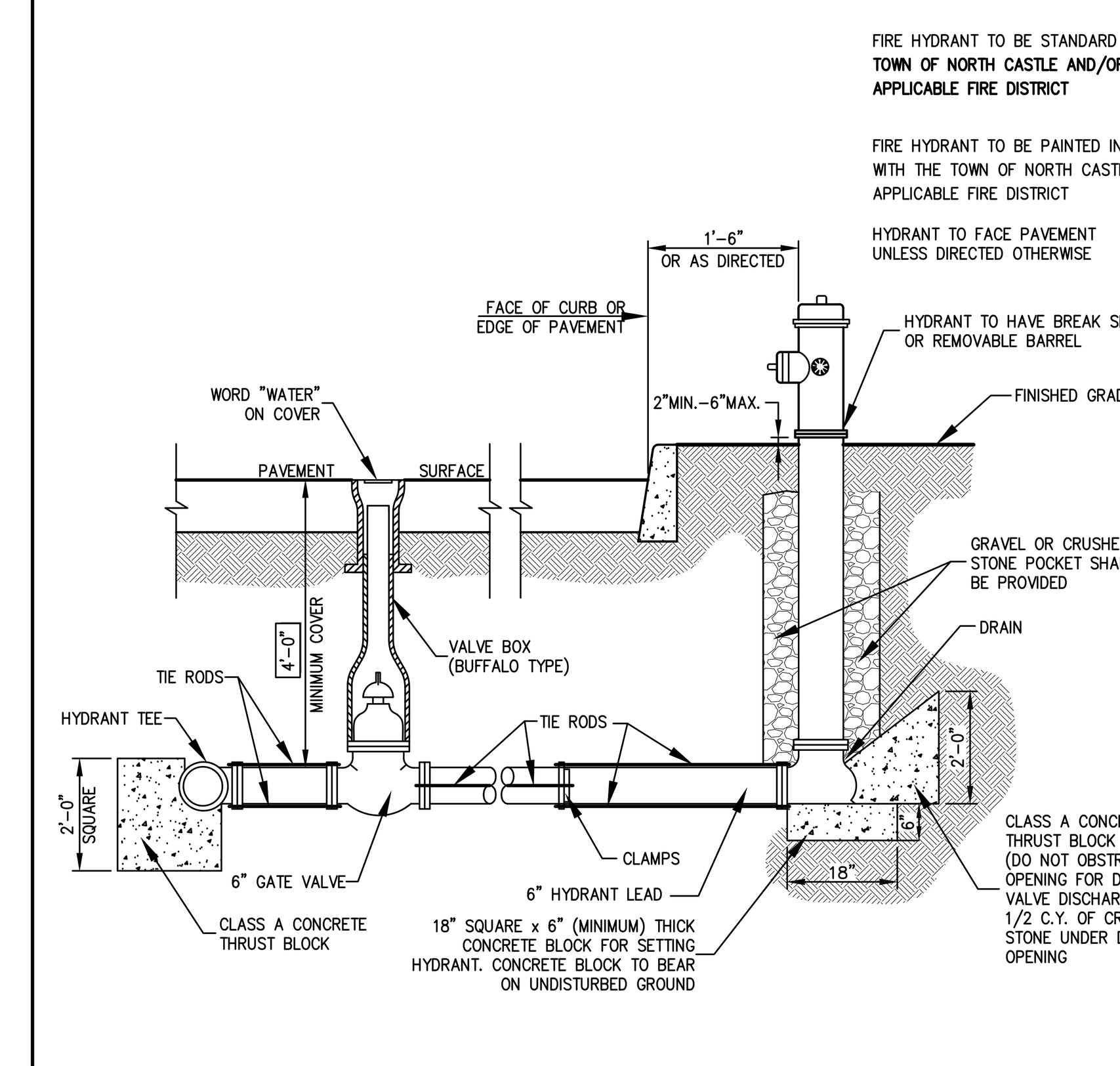


NOTES:

1. NORMAL CONDITIONS:
   A. WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER MAIN CROSSING UNDER SANITARY SEWERS:
   A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JOHN MEYER CONSULTING OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE TOWN OF NORTH CASTLE PRIOR TO INSTALLATION.

SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES

19

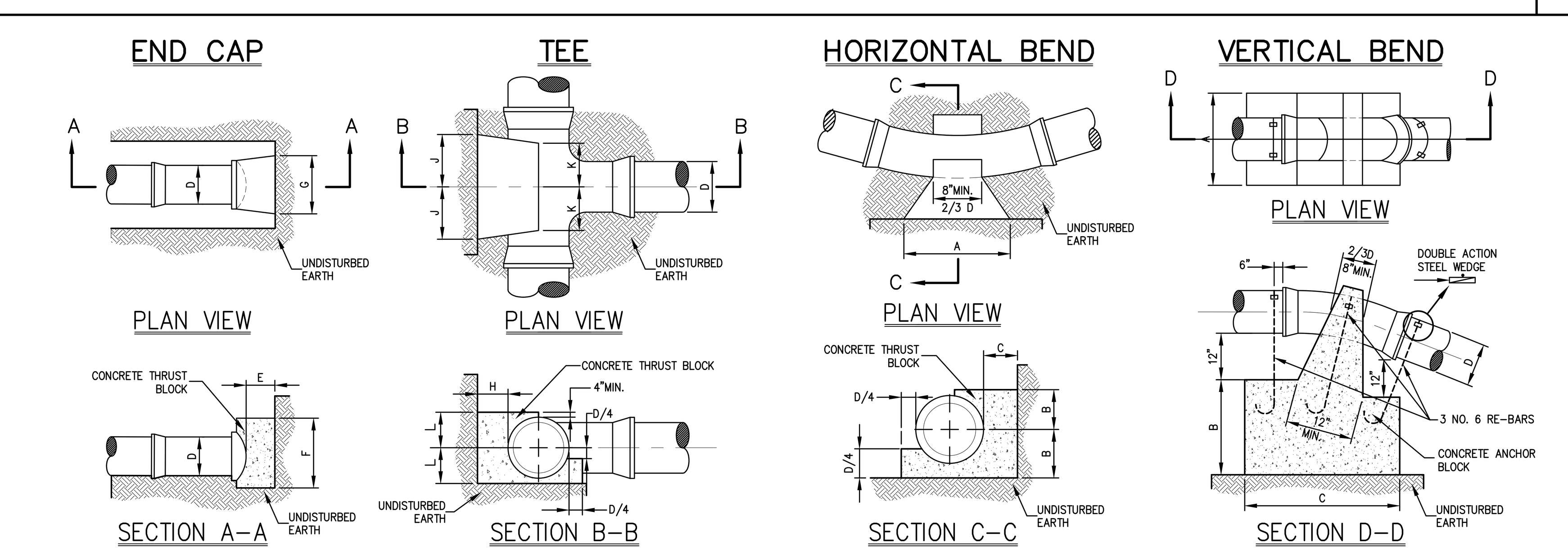


NOTES:

1. ALL CONCRETE THRUST BLOCKS SHALL BEAR ON UNDISTURBED GROUND.
2. RODDING SHALL CONSIST OF TWO 3/4" THREADED STEEL TIE RODS WITH NUTS AND WASHERS COMPLETE WITH ALL NECESSARY AND REQUIRED CLAMPS, CAREFULLY AND THOROUGHLY COVERED WITH ASPHALT OR OTHER ACCEPTABLE CORROSIVE RETARDING MATERIAL. IN GENERAL, THE METHOD AND TYPES OF MATERIAL REQUIRED IN THE INSTALLATION OF CLAMPS AND THE RODS SHALL BE IN ACCORDANCE WITH THE LATEST NATIONAL FIRE PROTECTION STANDARDS.
3. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR WITHIN TEN (10) FEET OF SANITARY SEWERS OR STORM DRAINS.
4. IF GROUND WATER IS FOUND WITHIN SEVEN (7) FEET OF THE SURFACE, HYDRANT DRAINS ARE TO BE PLUGGED. WHEN DRAINS ARE TO BE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED WITH A VISIBLE MARKING AS APPROVED BY THE WATER AUTHORITY.

HYDRANT INSTALLATION

20



END CAP CHART

D	4"	6"	8"	10"	12"
E	6"	6"	8"	8"	10"
F	12"	12"	1'-4"	1'-8"	2'-0"
G	1'-5"	1'-5"	2'-0"	2'-5"	3'-0"

TEE CHART

D	4"	6"	8"	10"	12"
H	6"	7"	9"	10"	12"
L	8"	8"	10"	12"	1'-3"
J	7"	7"	9"	12"	1'-2"
K	6"	6"	8"	8"	8"

HORIZONTAL BEND CHART

BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"
1/32 (11¼°)	A	8"	8"	8"	10"	12"
	B	7"	7"	8"	9"	10"
	C	7"	7"	7"	8"	8"
1/16 (22½°)	A	9"	9"	12"	1'-6"	1'-9"
	B	7"	7"	8"	9"	10"
	C	8"	8"	9"	10"	11"
1/8 (45°)	A	1'-3"	1'-3"	1'-8"	2'-1"	2'-6"
	B	7"	7"	8"	9"	11"
	C	8"	8"	9"	10"	11"
1/4 (90°)	A	2'-0"	2'-0"	2'-6"	3'-0"	3'-6"
	B	7"	7"	9"	12"	1'-3"
	C	2'-0"	2'-0"	1'-9"	1'-8"	1'-7"

VERTICAL BEND CHART

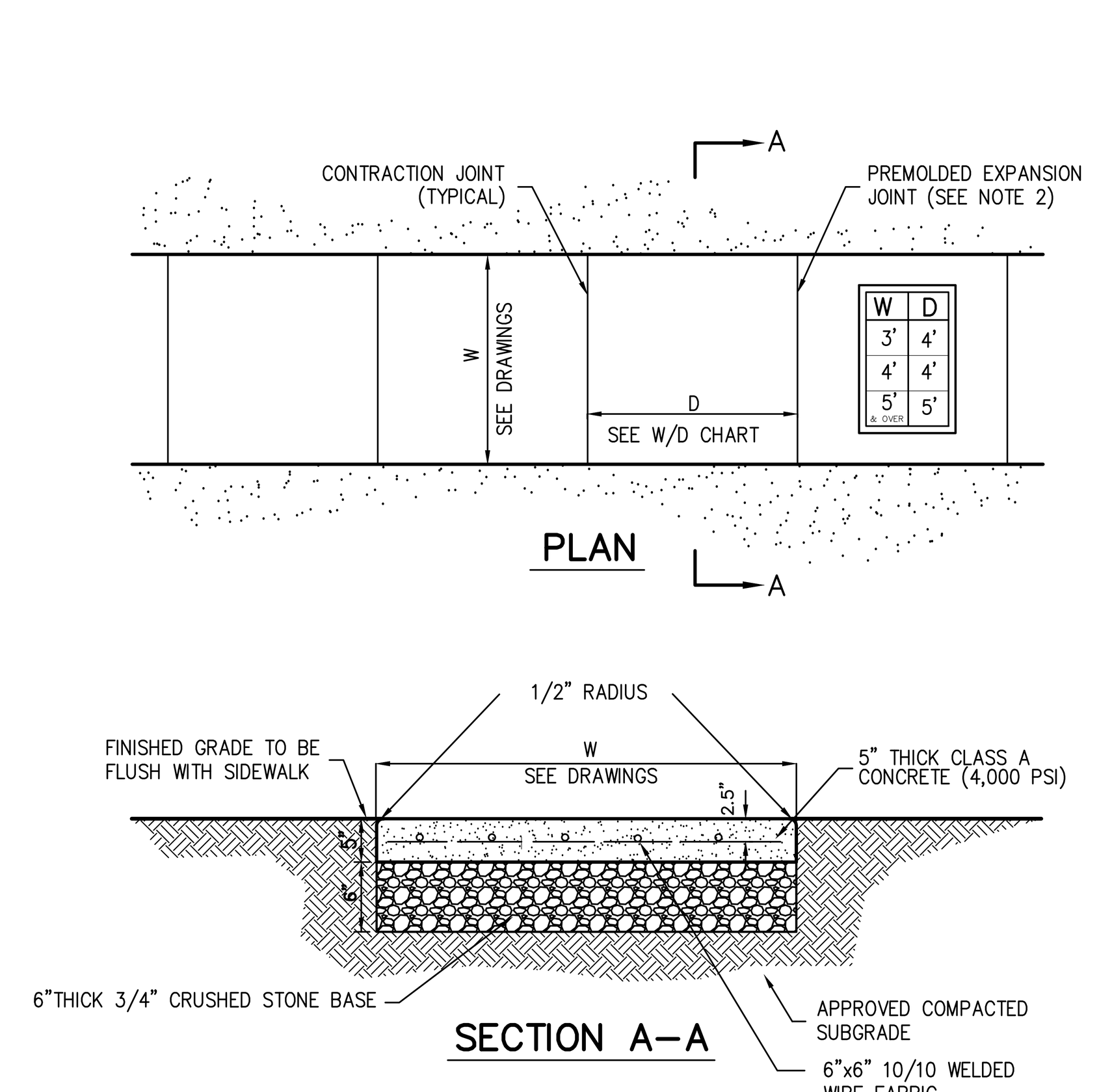
BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"	16"
1/32 (11¼°)	A	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"
	B	1'-3"	1'-3"	1'-9"	1'-3"	2'-0"	2'-0"
	C	2'-0"	2'-0"	2'-6"	2'-9"	3'-0"	4'-0"
1/16 (22½°)	A	2'-0"	2'-0"	3'-4"	3'-8"	4'-0"	4'-4"
	B	1'-9"	1'-9"	2'-3"	2'-6"	2'-6"	2'-6"
	C	2'-6"	2'-6"	2'-8"	4'-0"	4'-0"	5'-6"
1/8 (45°)	A	2'-6"	2'-6"	3'-0"	4'-0"	4'-6"	5'-2"
	B	2'-6"	2'-6"	2'-9"	3'-0"	3'-6"	4'-0"
	C	3'-0"	3'-0"	4'-0"	4'-6"	4'-9"	6'-6"

NOTES:

1. ALL CONCRETE TO BE CLASS A (4,000 PSI).
2. ALL DIMENSIONS ARE MINIMUMS; ALL ANCHOR AND THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
3. IN ALL CASES SHOWN, MEASUREMENT "D" REFERS TO THE INSIDE PIPE DIAMETER.
4. ANCHOR AND THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM FOR 100 PSI WATER PRESSURE AND SOIL RESISTANCE OF 2 KIPS PER SQ FT. CONTRACTOR SHALL ADJUST FOR OTHER CONDITIONS AND SUBMIT FOR APPROVAL.
5. IF THE OWNER OF THE WATER SYSTEM REQUIRES A METHOD THAT RESTRAINS INDIVIDUAL JOINTS, EACH JOINT THAT FALLS WITHIN THE MINIMUM RESTRAINED LENGTH, MEASURED FROM THE CENTER OF THE FITTING, AS SHOWN ON THESE SHEETS SHALL BE RESTRAINED, AND SHALL WITHSTAND THE MAXIMUM PRESSURE APPLIED TO THE SYSTEM.
6. CLASS A CONCRETE SHALL NOT BE PLACED UNDER WATER. THE CONTRACTOR SHALL DEWATER THE EXCAVATION OR PLACE TYPE G CONCRETE USING APPROPRIATE UNDERWATER PLACEMENT TECHNIQUES.
7. CONCRETE FOR THRUST BLOCKS SHALL NOT BE ALLOWED TO COVER OR INTERFERE WITH JOINT OR RESTRAINT HARDWARE, PLASTIC SHEETING OR BUILDING FELT MAY BE PLACED OVER PIPE OR FITTINGS TO PREVENT CONCRETE FROM ADHERING TO SURFACES.
8. FOR BENDS, BEARING AREA SHALL BE PARALLEL TO THE EDGE OF THE FITTING AT THE FITTING MIDPOINT.
9. FOR TEES, BEARING AREA SHALL BE PERPENDICULAR TO THE BRANCH (SINGLE LEG) AXIS.
10. FOR REDUCERS, BEARING AREA SHALL BE PERPENDICULAR TO THE FITTING AXIS. THE MINIMUM THICKNESS ALONG THE FITTING AXIS SHALL BE 1'-0" OR THE LENGTH BETWEEN THE BELLS, WHICHEVER IS SMALLER.
11. THRUST RESTRAINTS FOR SIZES OR FITTINGS NOT SHOWN ON THESE SHEETS WILL BE DESIGNED ON A CASE BY CASE BASIS, AND WILL BE SHOWN IN THE CONTRACT DOCUMENTS.

ANCHOR AND THRUST BLOCKS

21

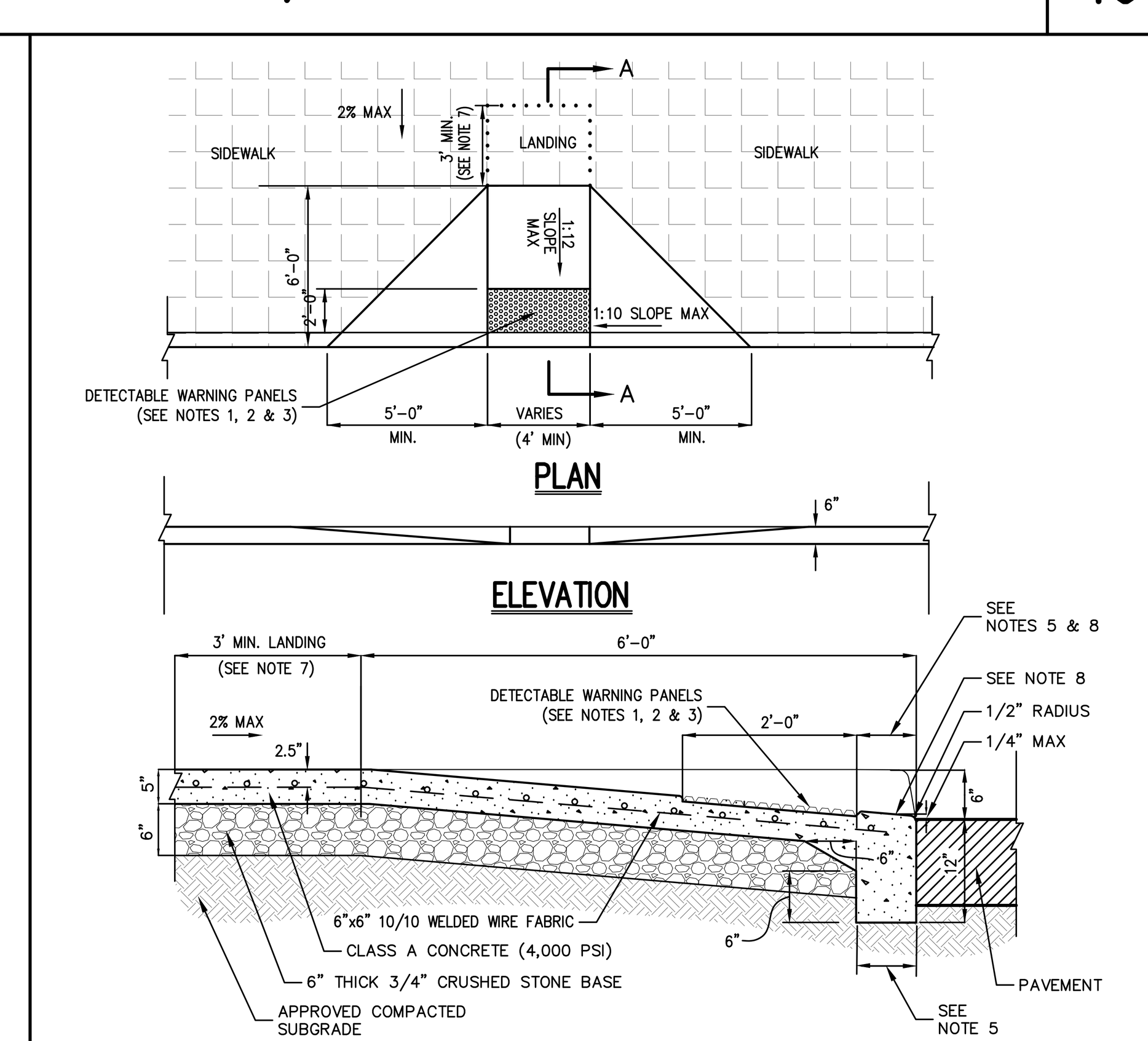


NOTES:

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH

CONCRETE SIDEWALK

22



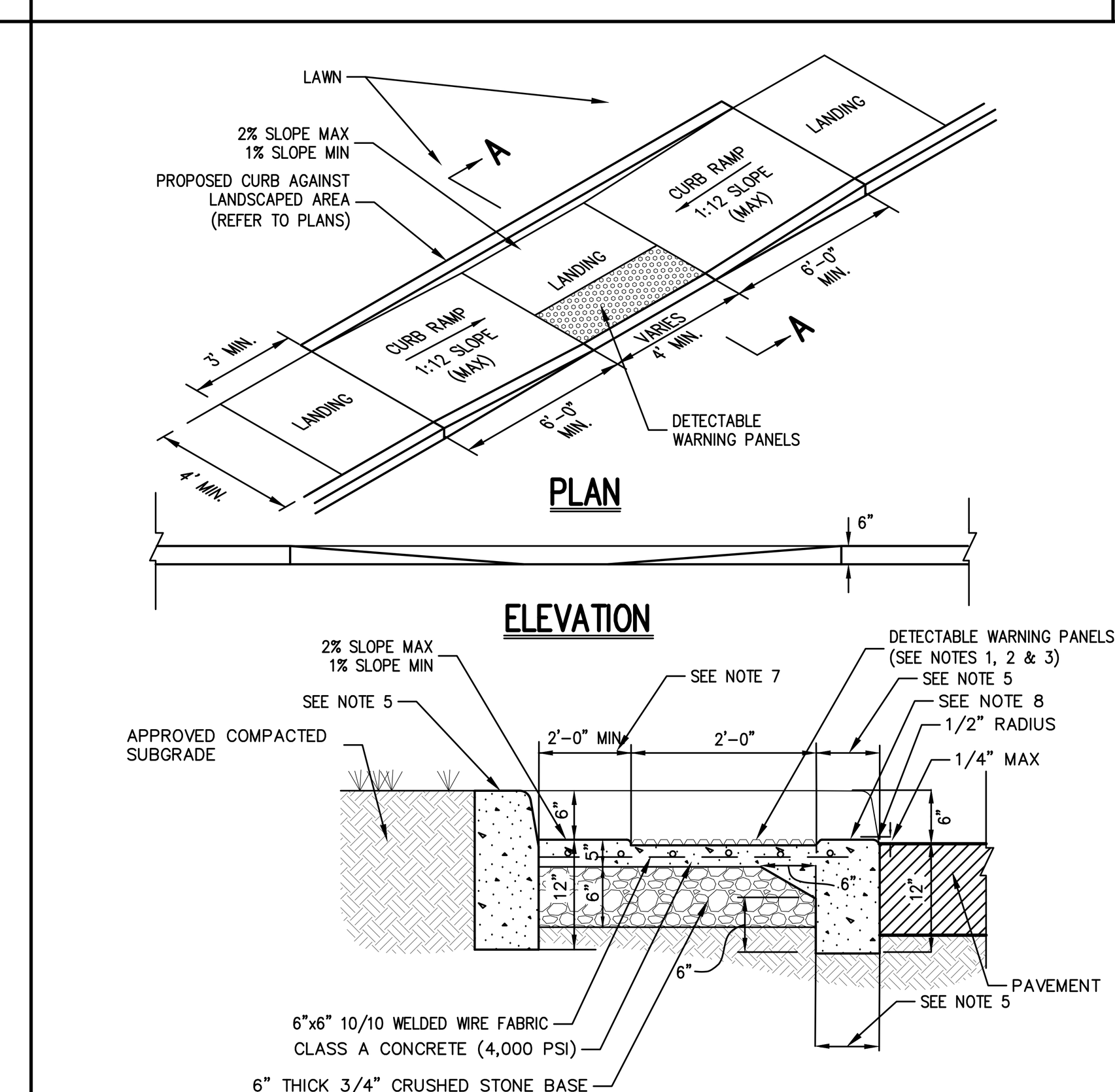
NOTES:

1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:
   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE A)

(WITH DETECTABLE WARNING)

23



NOTES:

1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:
   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE B)

(WITH DETECTABLE WARNING)

24

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

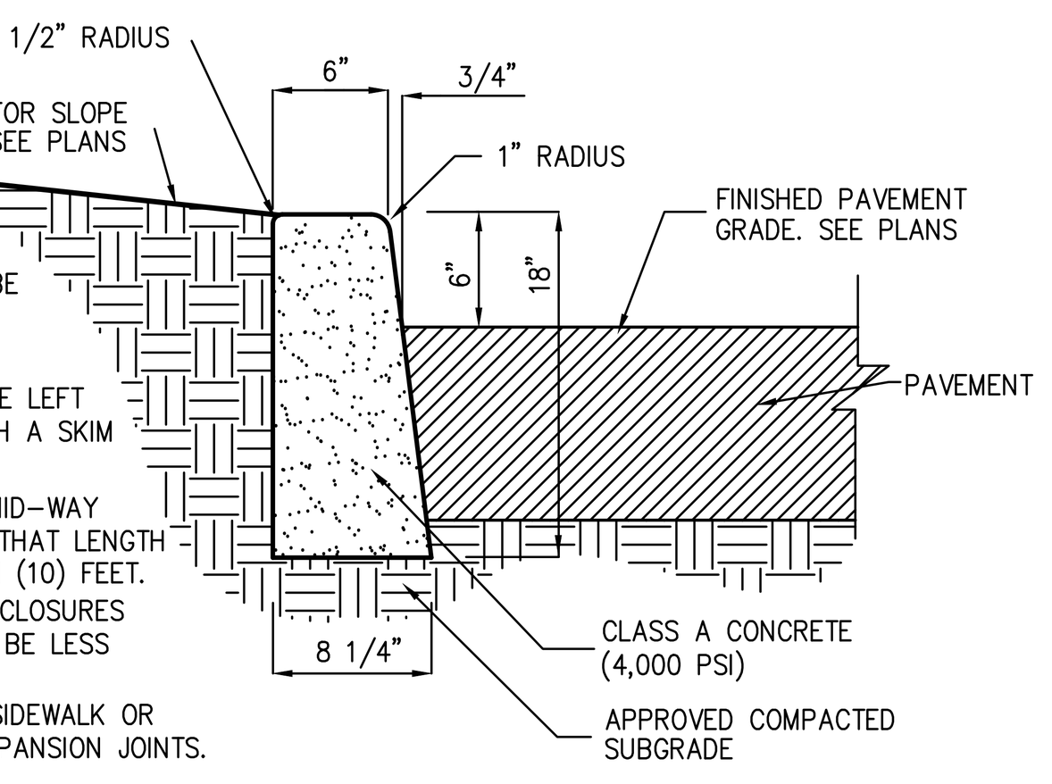
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

CONSTRUCTION DETAILS

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)

568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

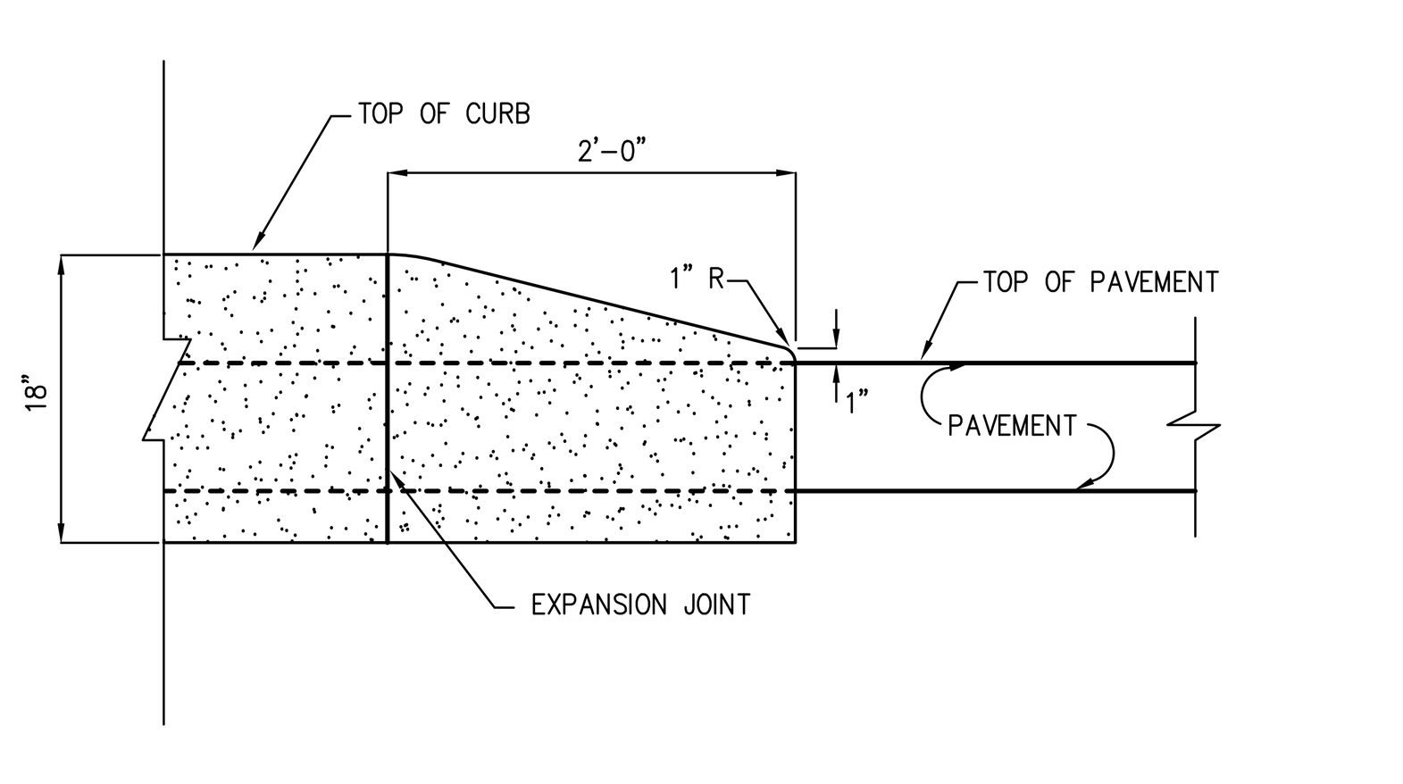
Drawn: NC	Approved: AG
Scale: NOT TO SCALE	
Date: 11/23/2020	
Project No: 20101	
20101-DETAILS	DET-2
Drawing No: C-901	



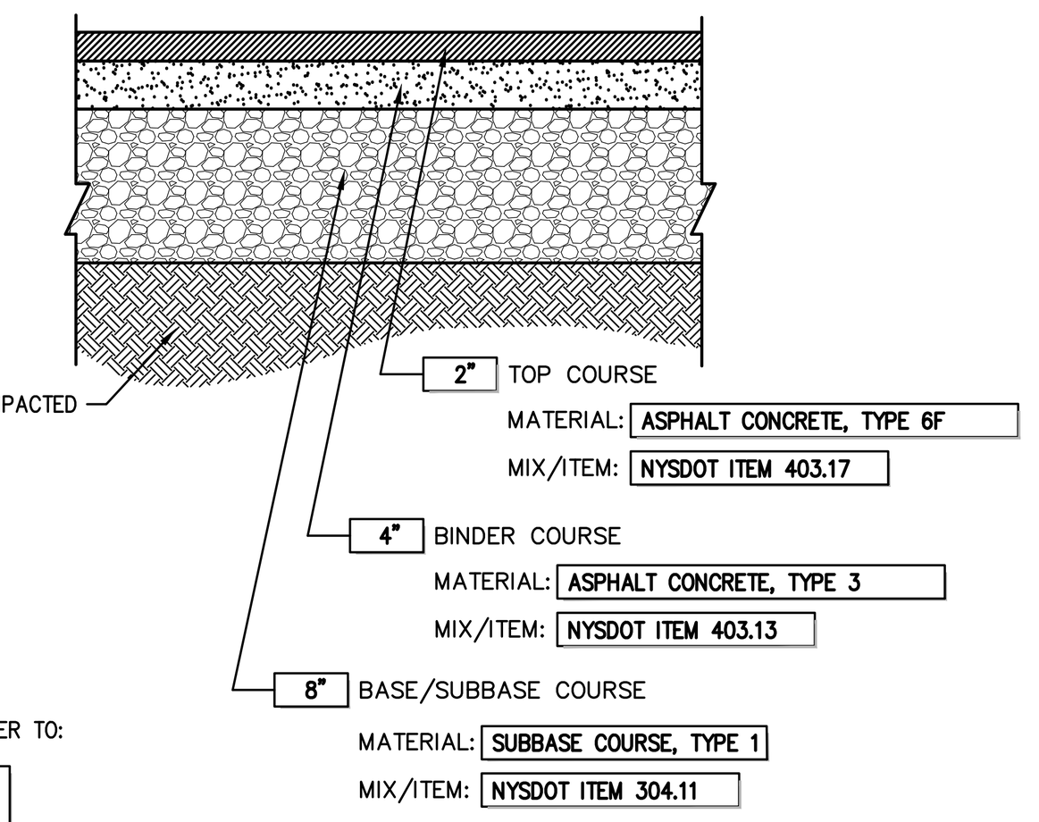
NOTES:

1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVER 20 FEET.
2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
4. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
5. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
6. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.

CAST-IN-PLACE CONCRETE CURB — 25



CONCRETE CURB ENDING — 26

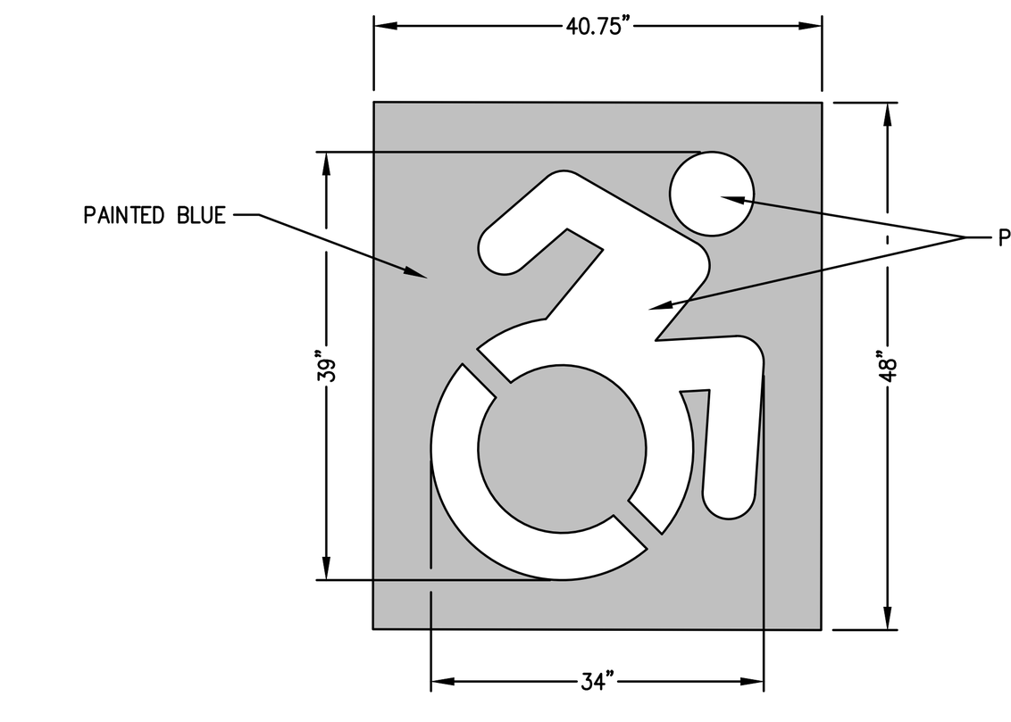


NOTES:

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

NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

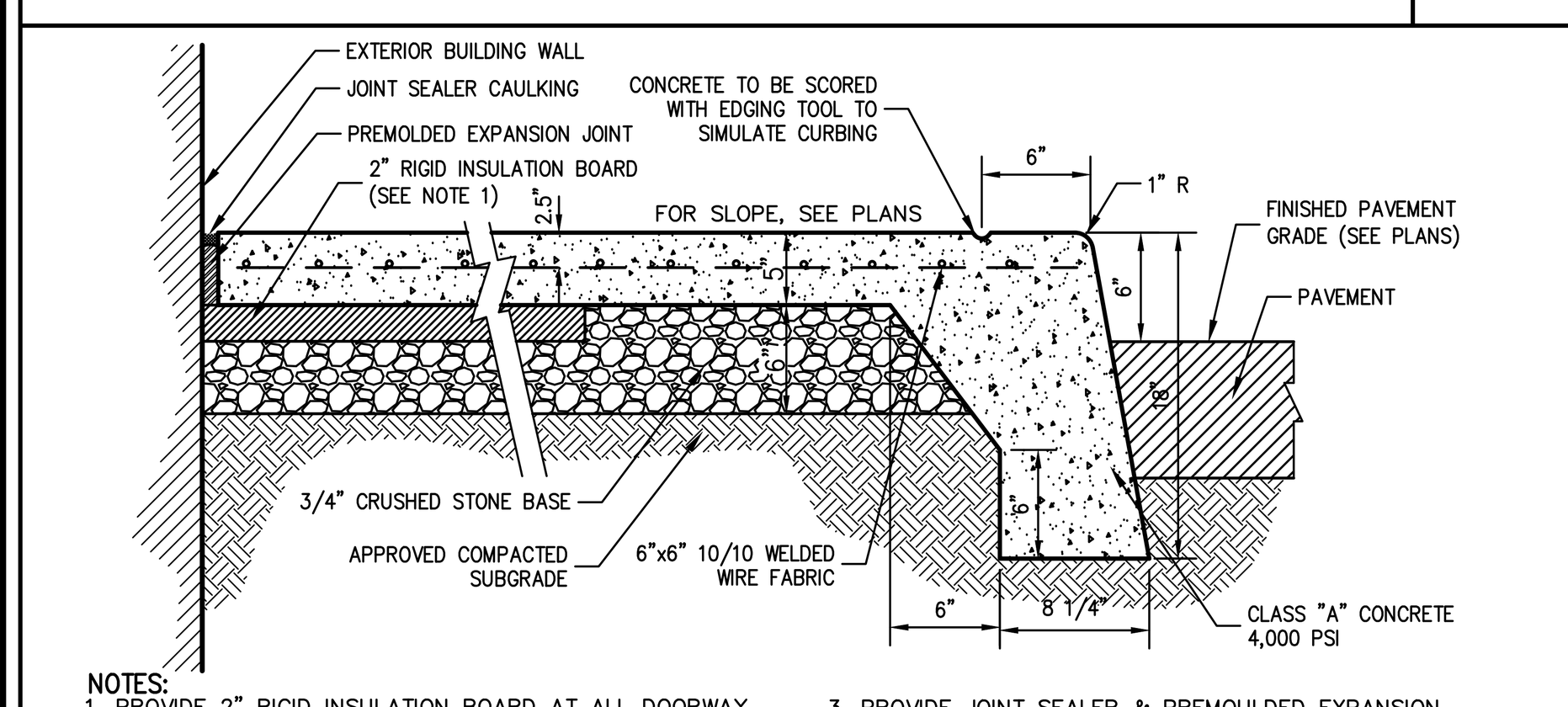
SITE PAVEMENT (HEAVY DUTY) — 27



NOTES:

1. SYMBOL SHALL BE THERMOPLASTIC TYPE OR PAINTED WITH STENCIL.

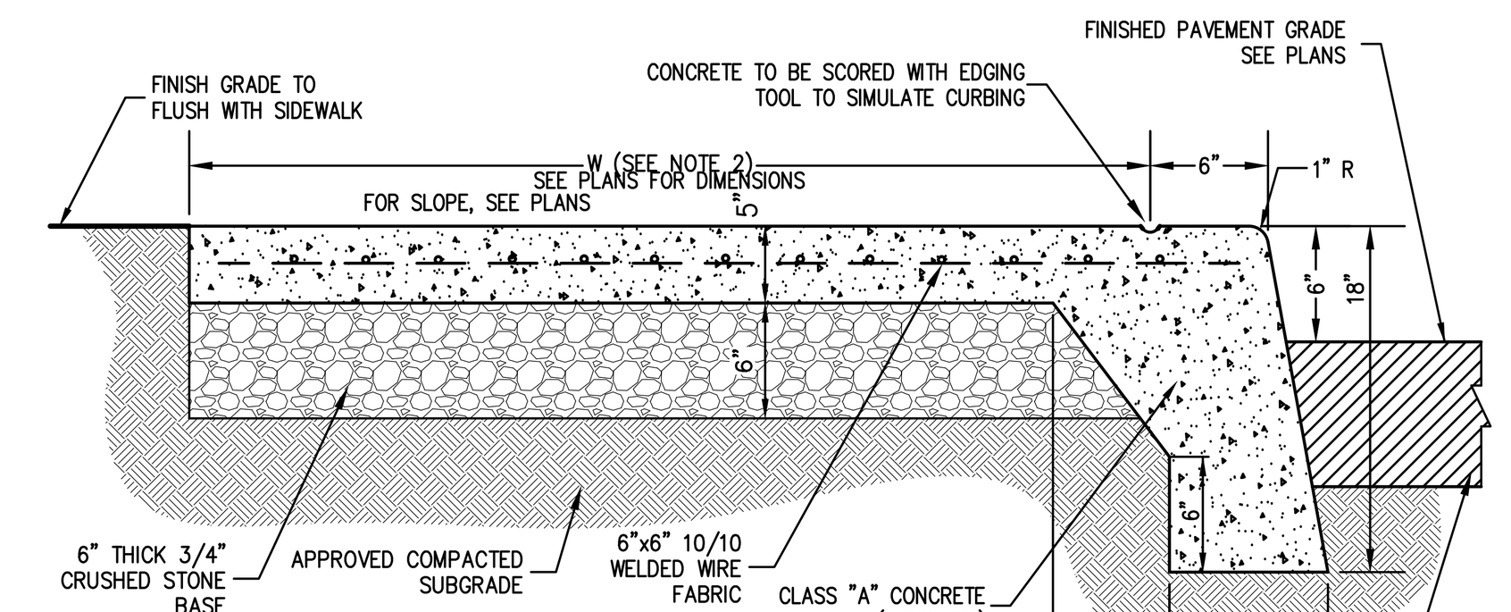
PAINTED ACCESSIBLE SYMBOL — 28



NOTES:

1. PROVIDE 2" RIGID INSULATION BOARD AT ALL DOORWAY OPENINGS AND EXTEND 8' MIN. IN ALL DIRECTIONS OR TO CONSTRUCTION/CONTRACTION JOINT, WHICHEVER IS GREATER.
2. JOINT SEALER CAULKING SHALL BE PSI-641 LOW MODULUS SILICONE SEALANT, BY POLYMERIC SYSTEMS INC. OR APPROVED EQUAL. PREMOULDED EXPANSION JOINT SHALL BE FLEXCELL OR APPROVED EQUAL.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH
5. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. 2% MAX.
6. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.

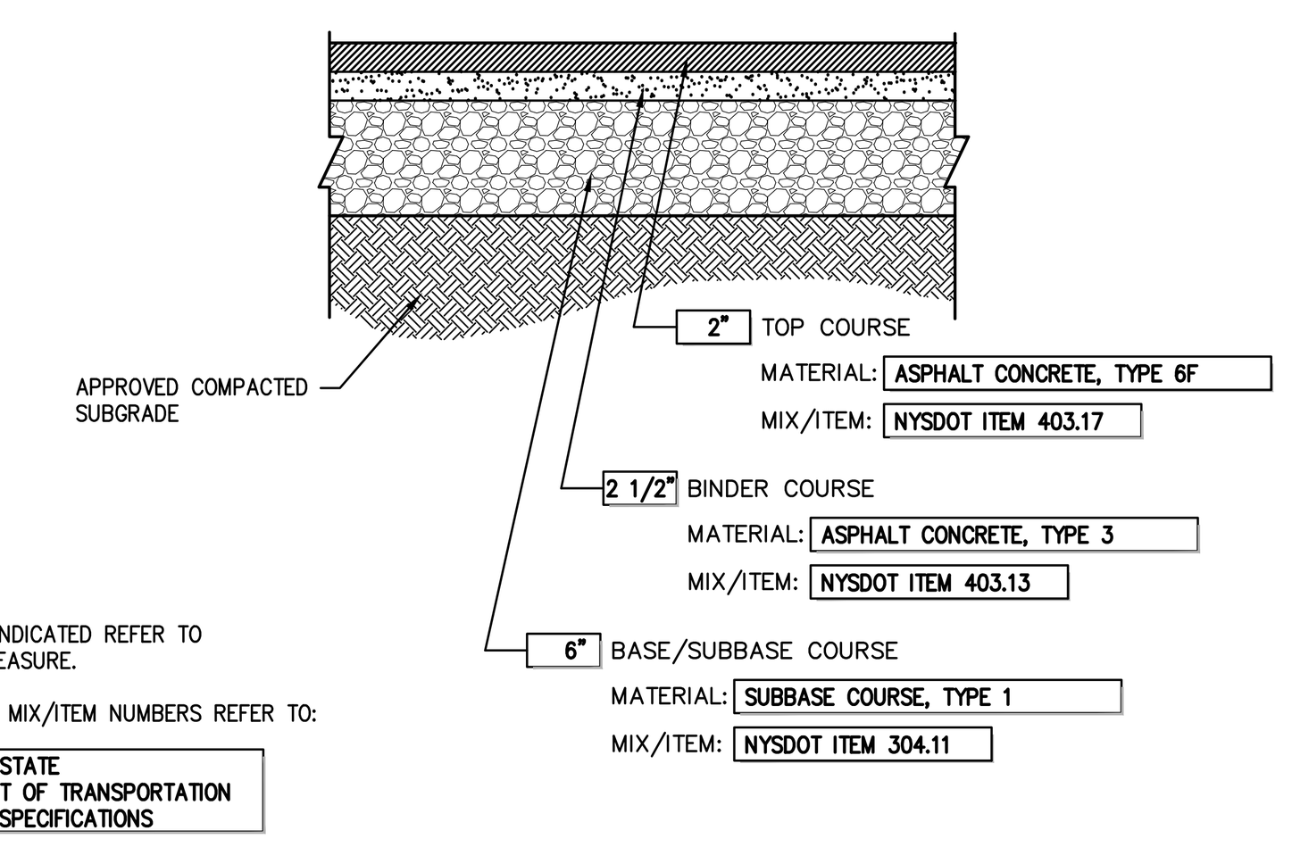
BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK — 29



NOTES

1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20 FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.

MONOLITHIC CONCRETE CURB AND SIDEWALK — 30

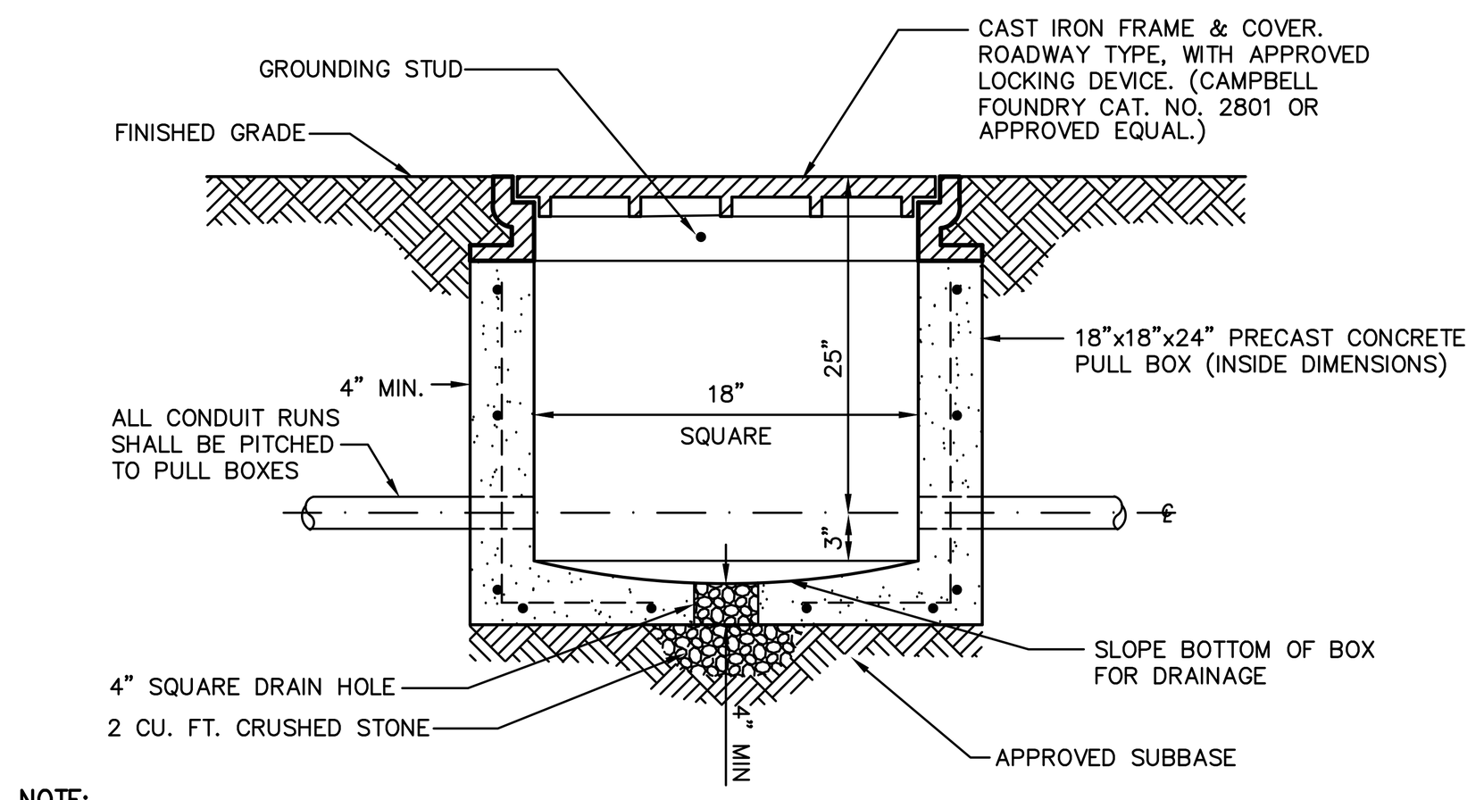


NOTES:

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

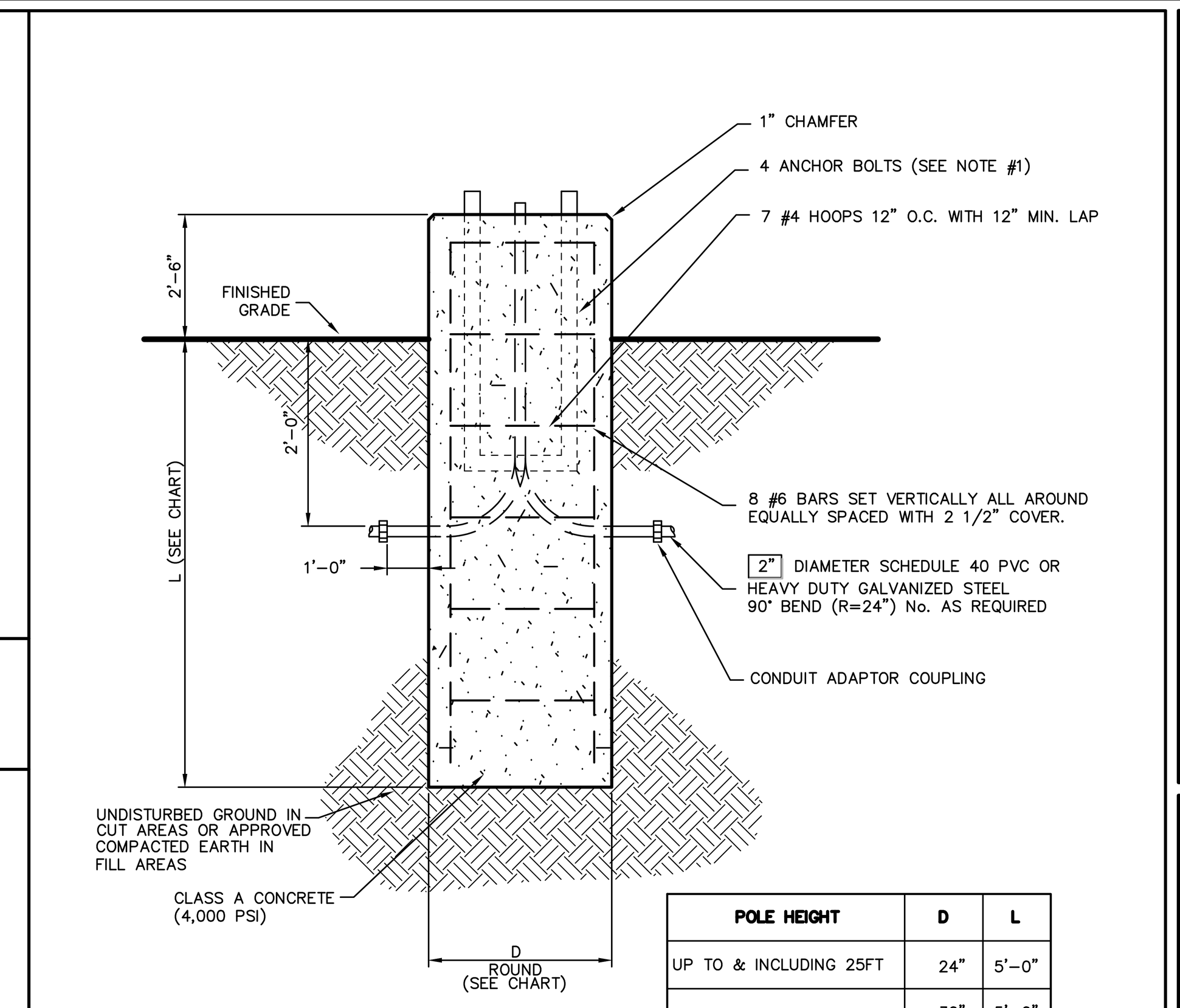
NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

SITE PAVEMENT (LIGHT DUTY) — 31



NOTE:
PRECAST CONCRETE PULL BOX TO BE DESIGNED FOR H-20 DESIGN LOAD.

ELECTRICAL PULL BOX — 32

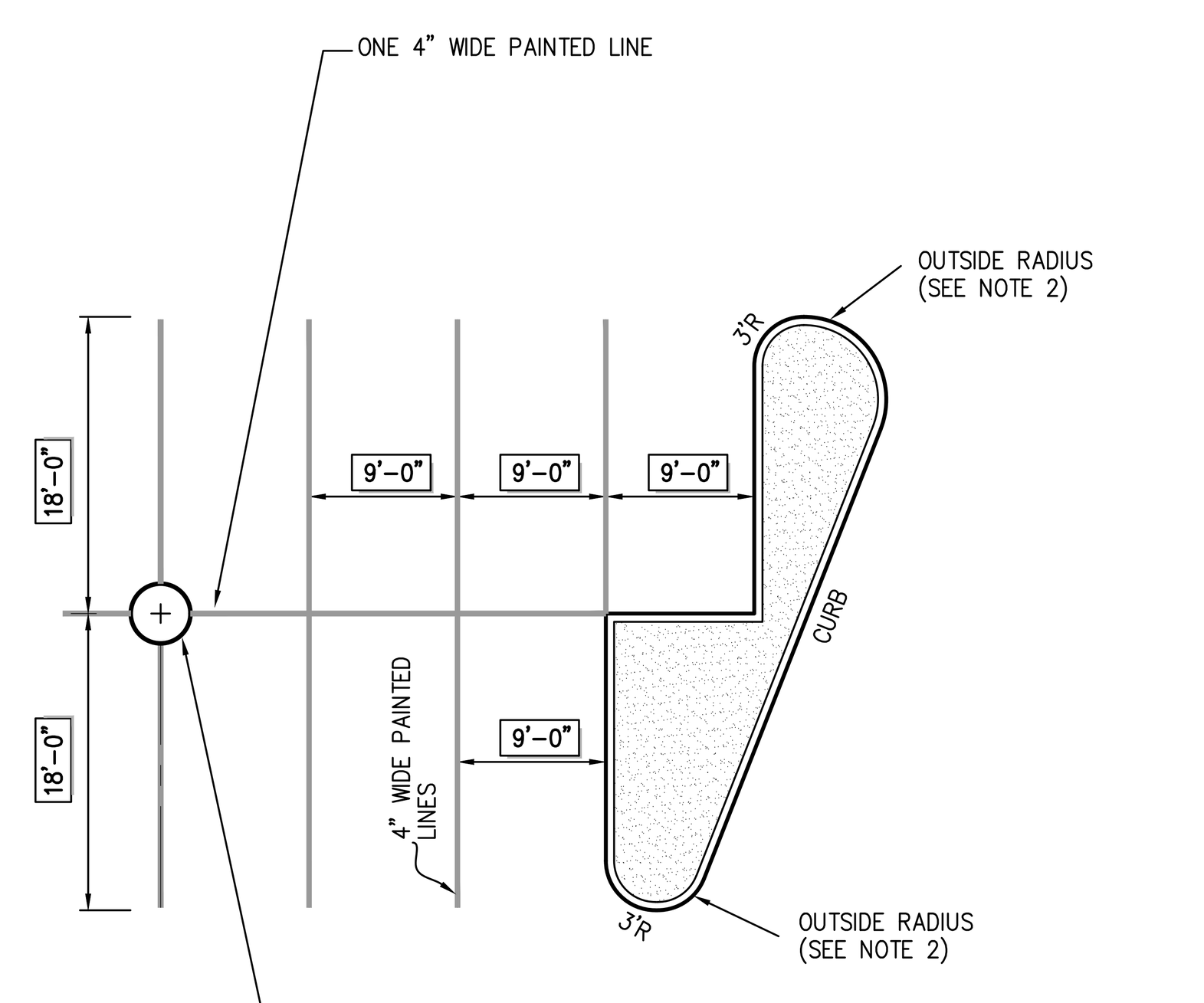


POLE HEIGHT	D	L
UP TO & INCLUDING 25FT	24"	5'-0"
25FT TO & INCLUDING 30FT	30"	5'-0"
30FT TO & INCLUDING 40FT	30"	6'-6"

NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

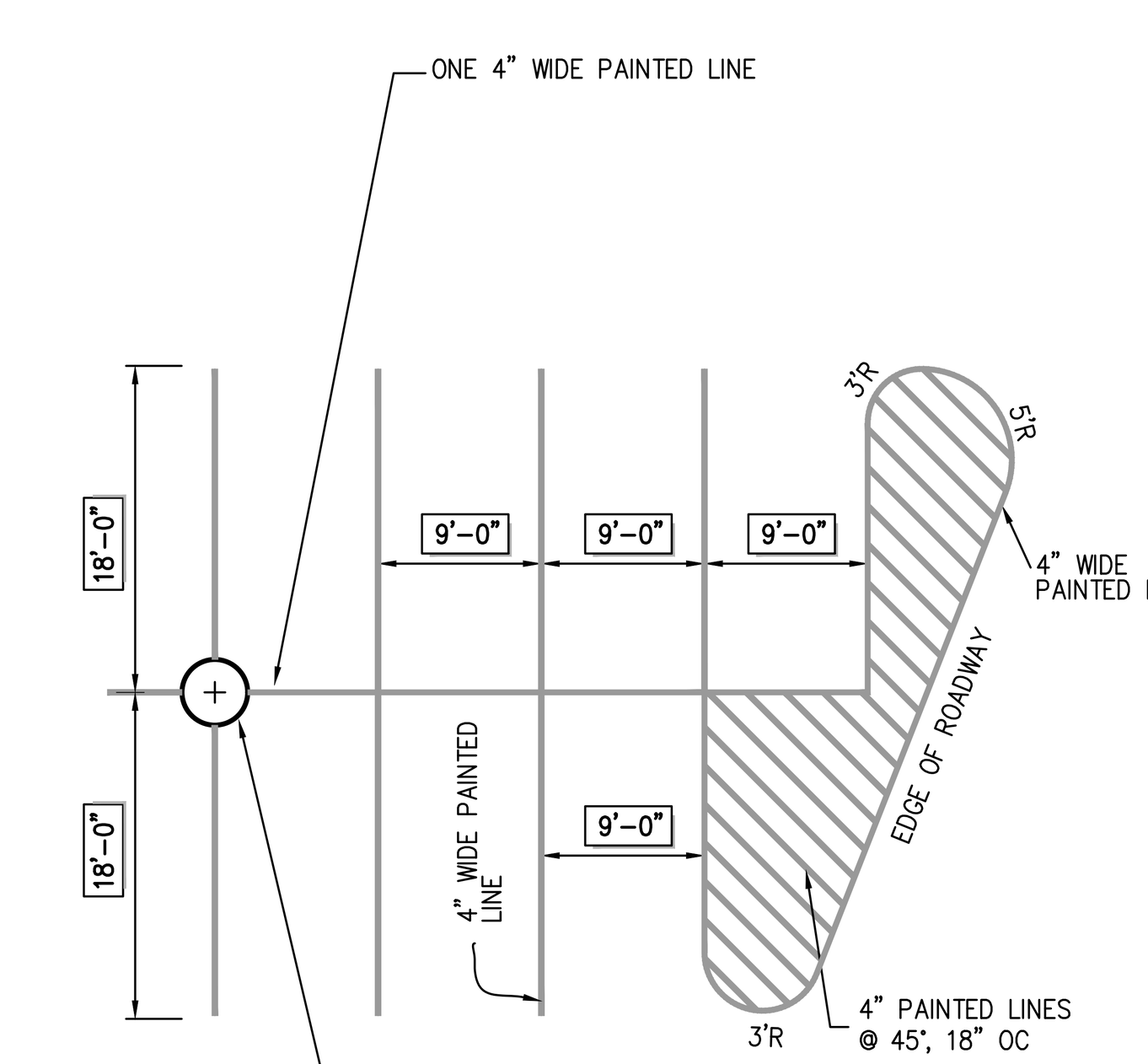
LIGHTING STANDARD FOUNDATION (ROUND) — 33



NOTES

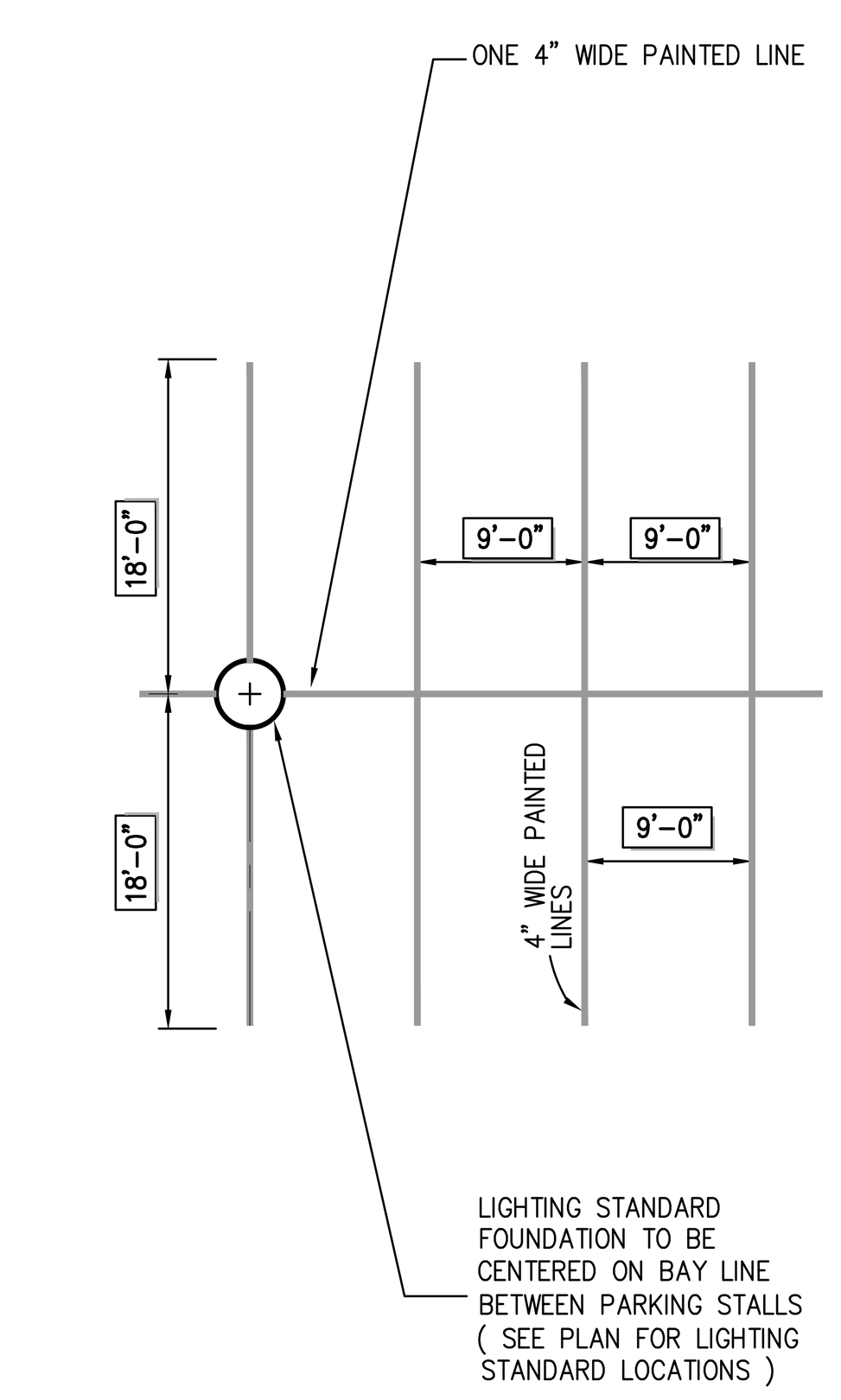
1. COLOR OF PAINT SHALL BE WHITE.
2. OUTSIDE RADIUS MAY VARY DEPENDING ON SHAPE OF ISLAND. RADIUS SHALL BE AS SHOWN ON LAYOUT PLAN.

90° PARKING (SINGLE STRIPING-CURBED END) — 34



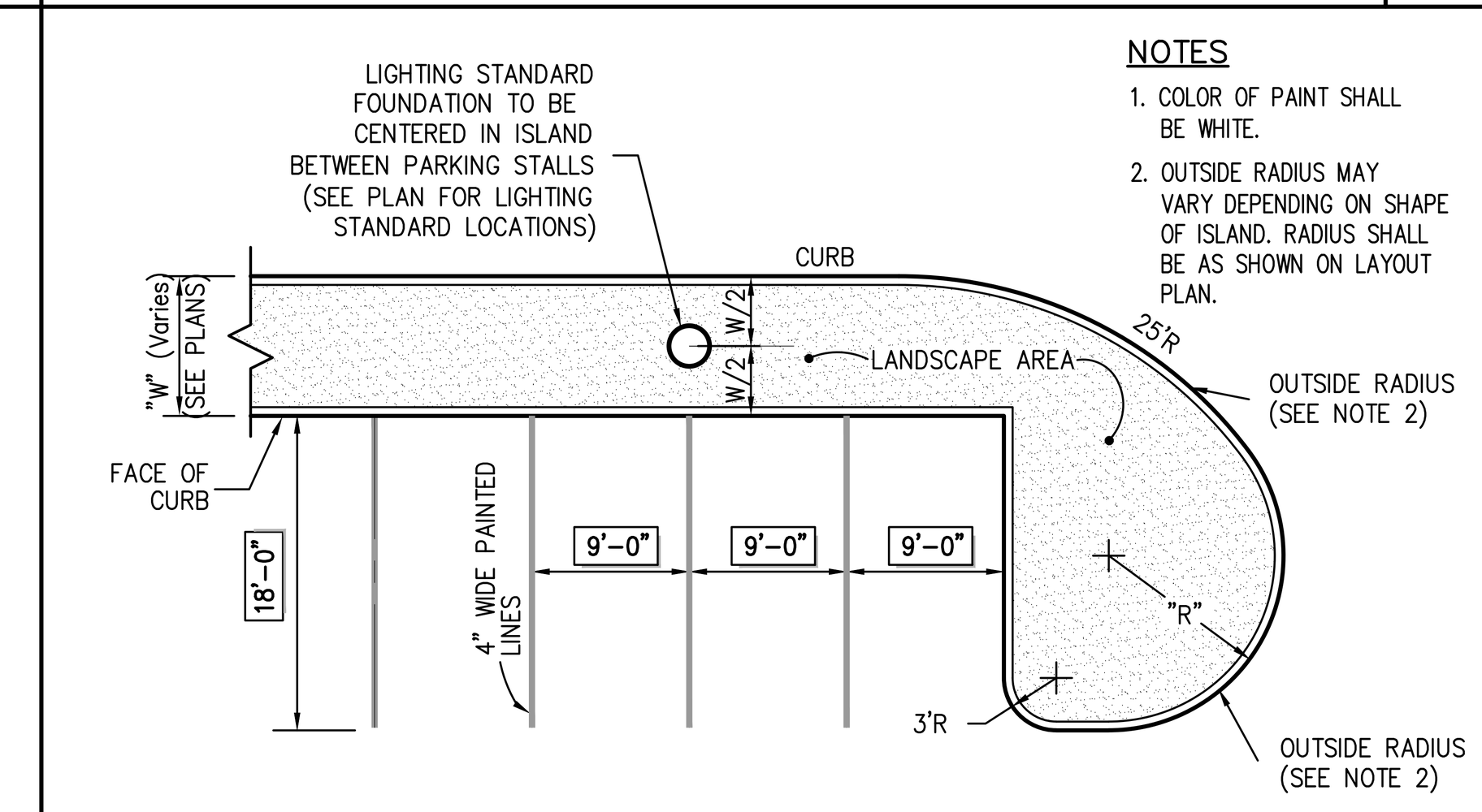
NOTE
1. COLOR OF PAINT SHALL BE WHITE.

90° PARKING (SINGLE STRIPING-PAINTED END) — 35



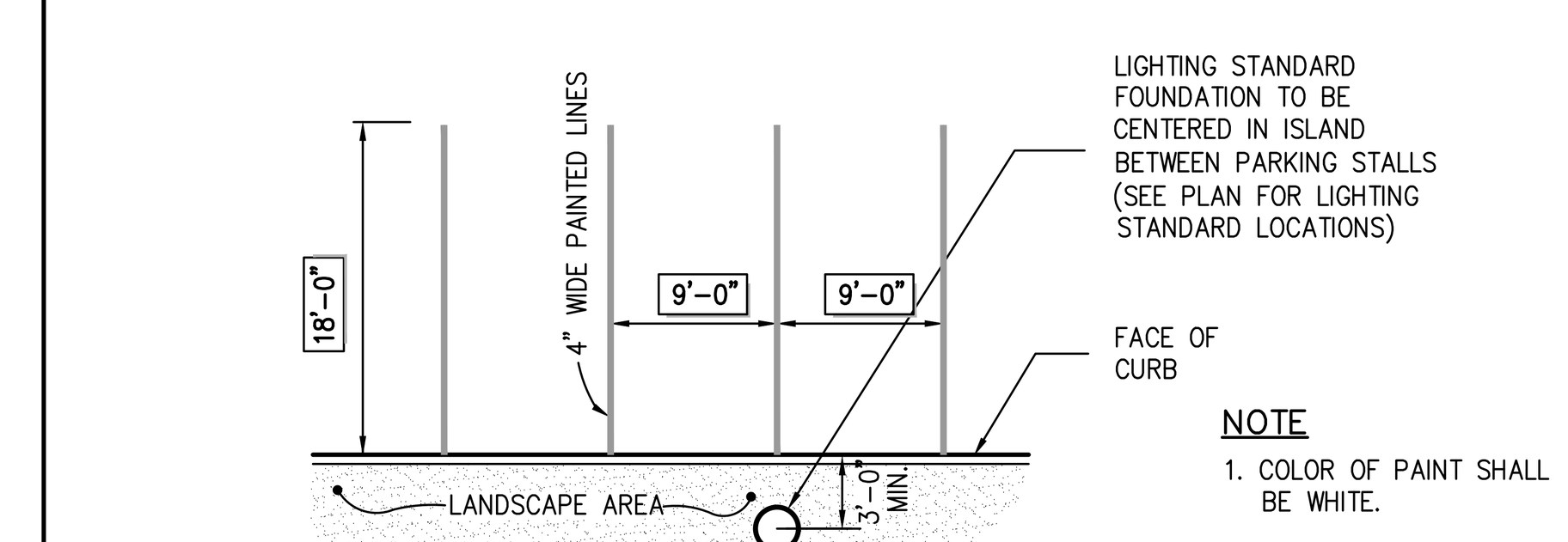
NOTE
1. COLOR OF PAINT SHALL BE WHITE.

90° PARKING (SINGLE STRIPING – W/O CURBED ISLAND) — 36



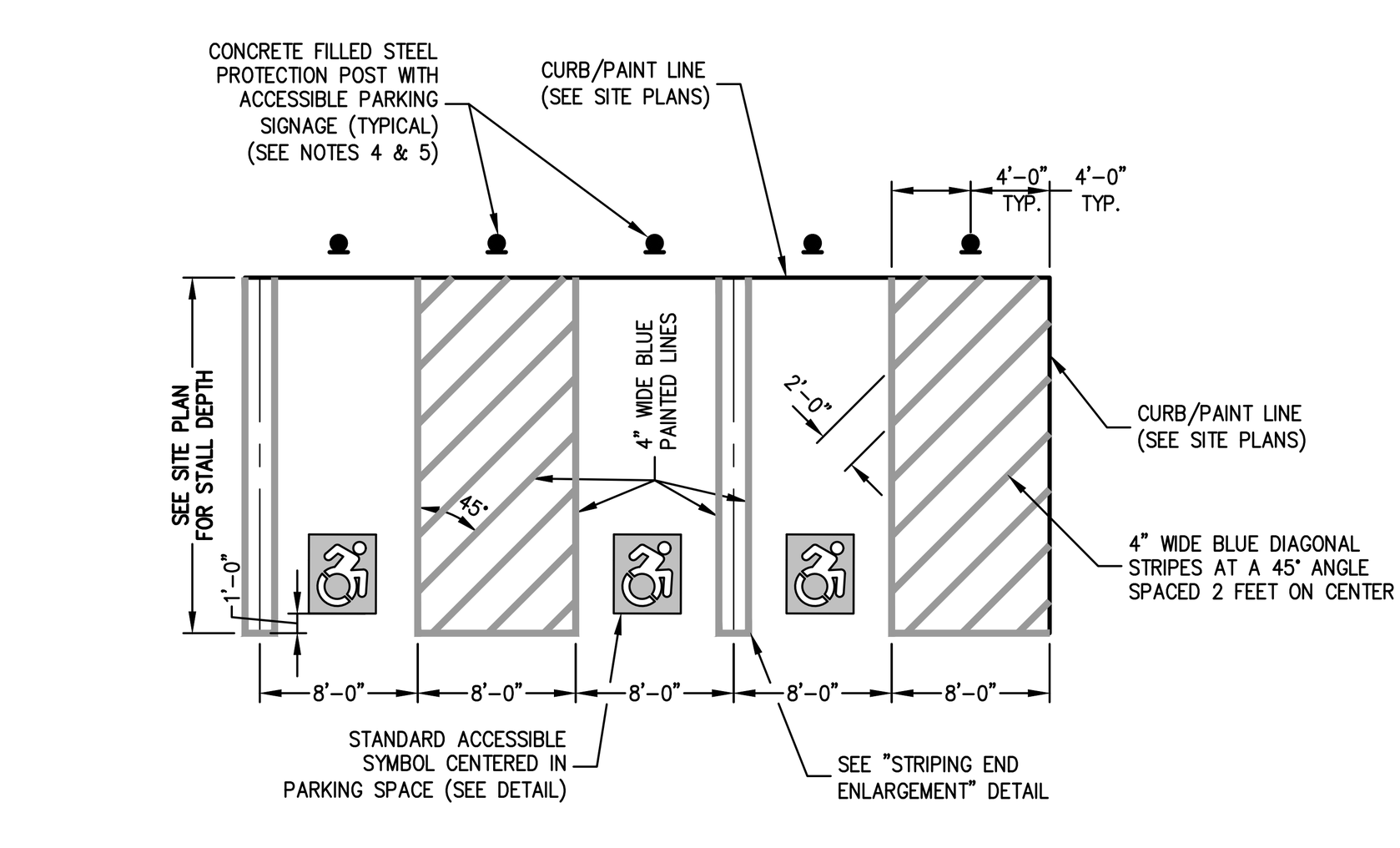
NOTES
1. COLOR OF PAINT SHALL BE WHITE.
2. OUTSIDE RADIUS MAY VARY DEPENDING ON SHAPE OF ISLAND. RADIUS SHALL BE AS SHOWN ON LAYOUT PLAN.

90° PARKING (SINGLE STRIPING – CURBED ISLAND AND CURBED END) — 37



NOTE
1. COLOR OF PAINT SHALL BE WHITE.

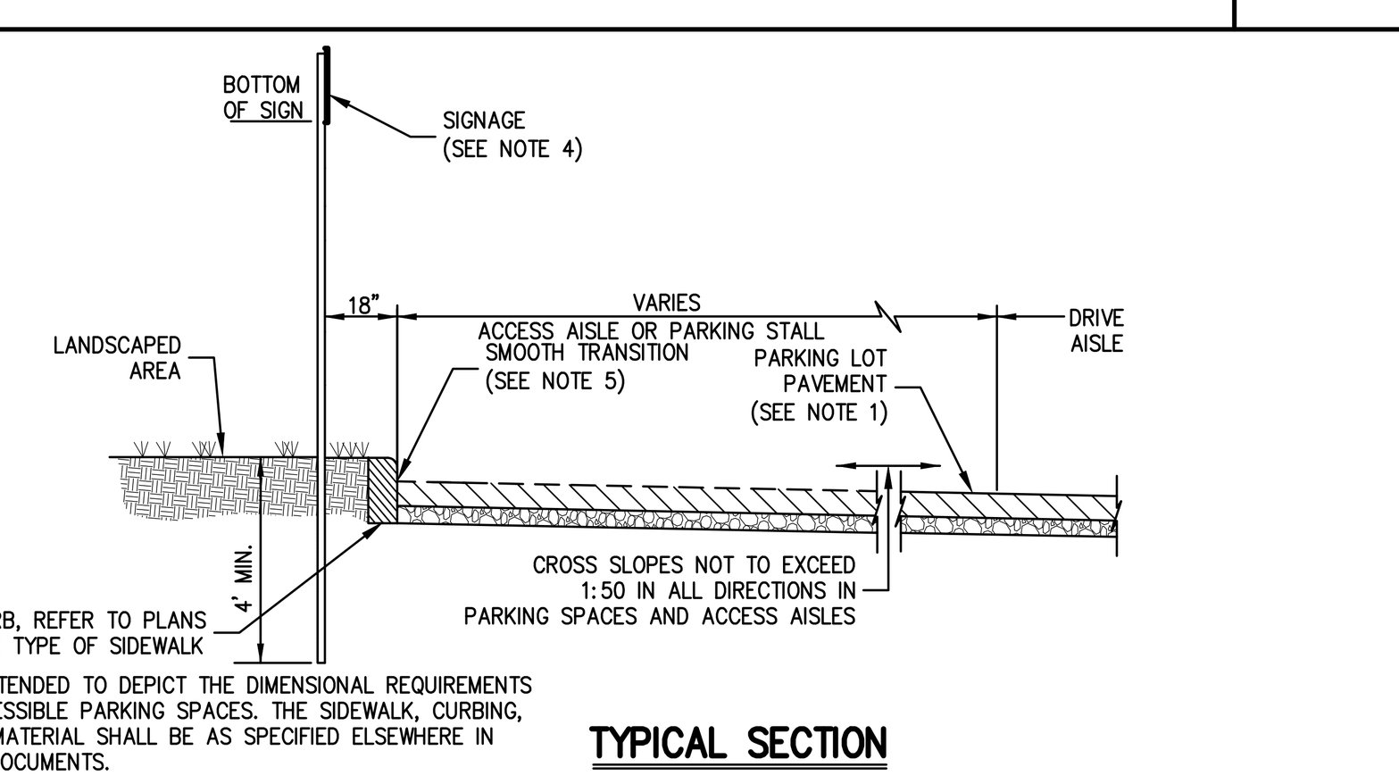
90° PARKING (SINGLE STRIPING – CURBED PERIMETER) — 38



NOTES:

1. WIDTH MEASUREMENTS OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES (CROSS HATCHED AREA ADJACENT TO ACCESSIBLE PARKING SPACE) SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
2. SLOPES IN ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
3. GROUND SURFACES FOR ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE ACCESSIBLE PARKING SPACES THEY SERVE.
4. SEE SITE PLANS/SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.
5. SEE ACCESSIBLE PARKING SIGN DETAIL FOR CONCRETE FILLED STEEL PROTECTION POST WITH ACCESSIBLE PARKING SIGNAGE AS APPLICABLE.

ACCESSIBLE PARKING (DOUBLE STRIPING – NEW YORK) — 39



TYPICAL SECTION

NOTES:

1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. LOCATION – PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
3. SURFACE SLOPES – SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
4. SIGNAGE – EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS, SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POST INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7' ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' ABOVE THE ADJACENT PAVEMENT SURFACE.
5. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.
6. VEHICLE SIDE FACE OF CONCRETE BUMPER BLOCKS SHALL BE SET 2' BACK FROM EDGE OF PARKING STALL. CONCRETE BLOCKS SHALL NOT BE INSTALLED WITHIN ACCESS AISLES.

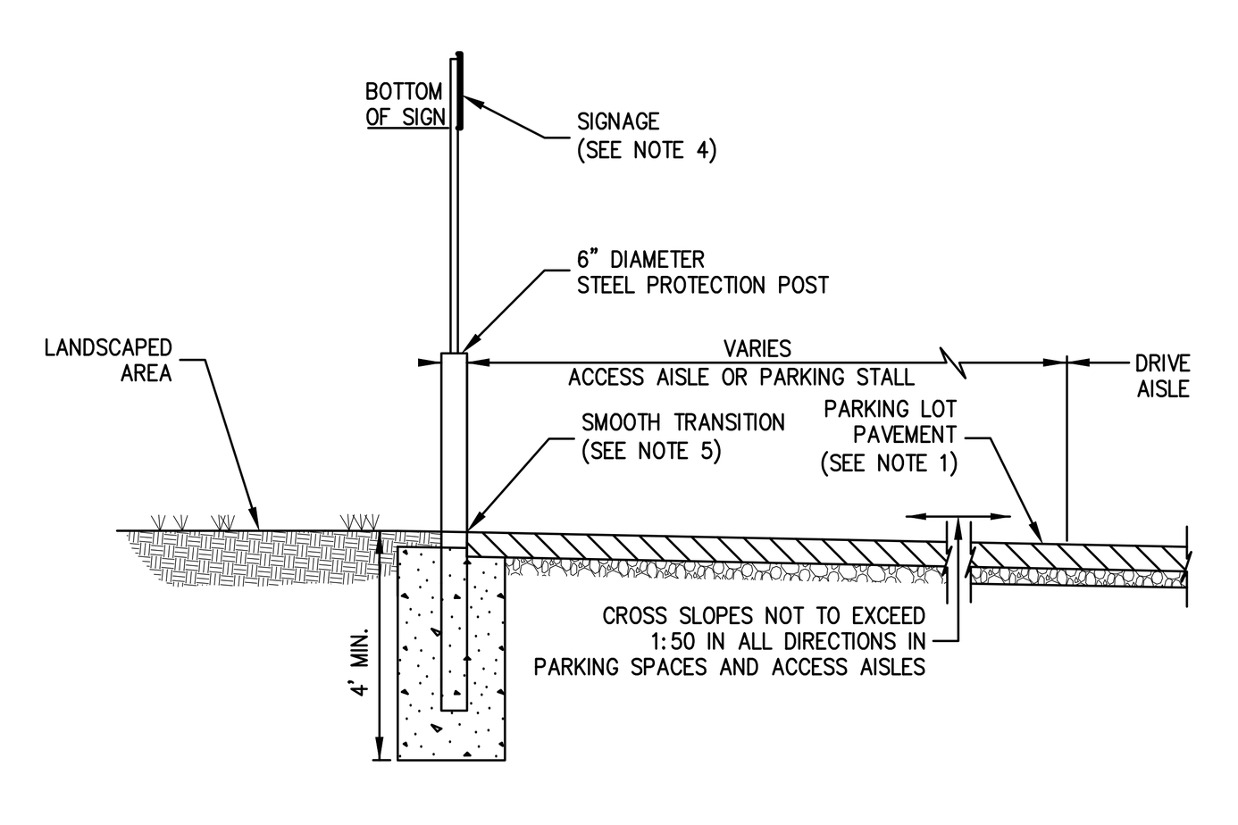
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

______________________ DATE: ____________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE A) — 40

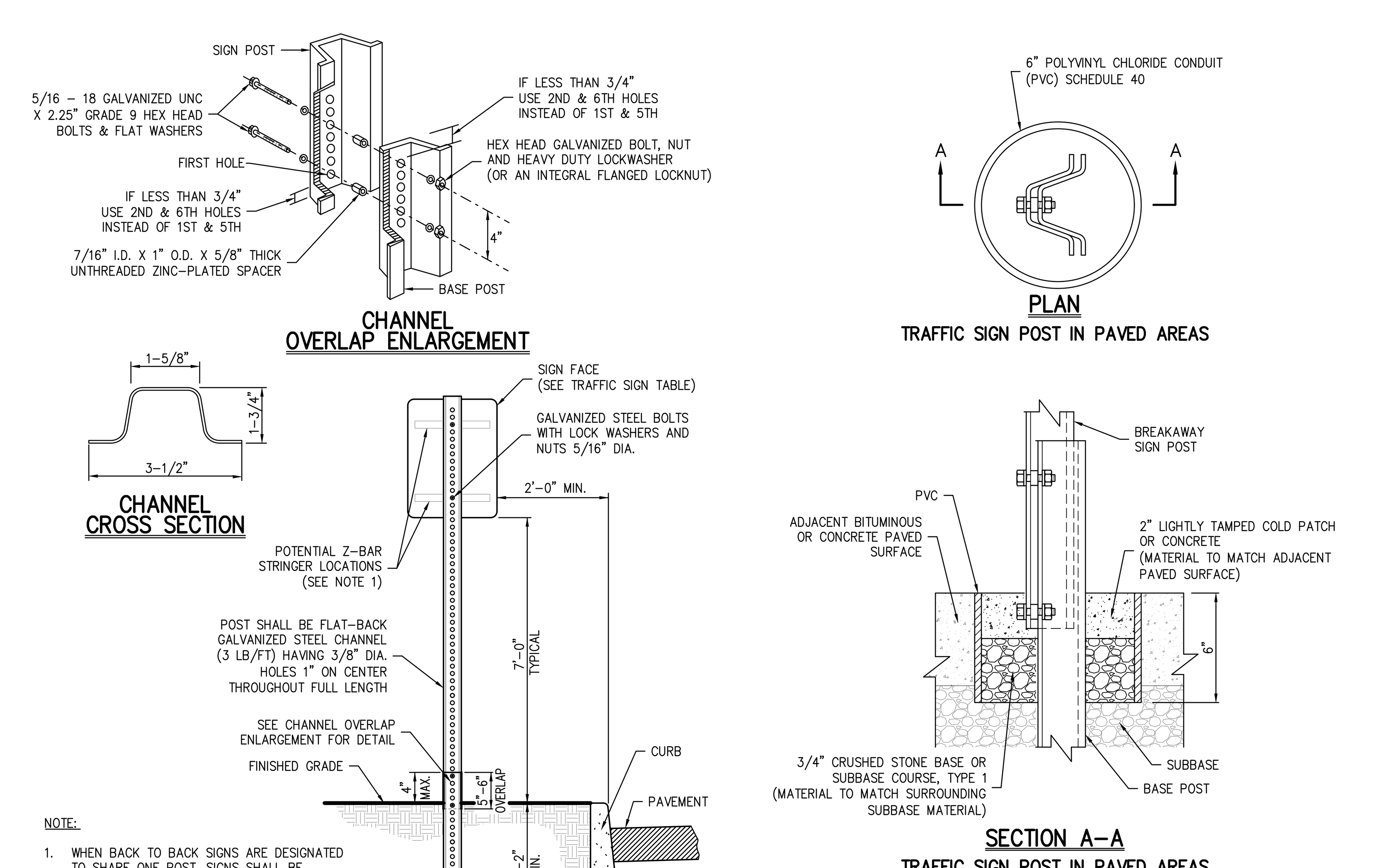


TYPICAL SECTION

NOTES:

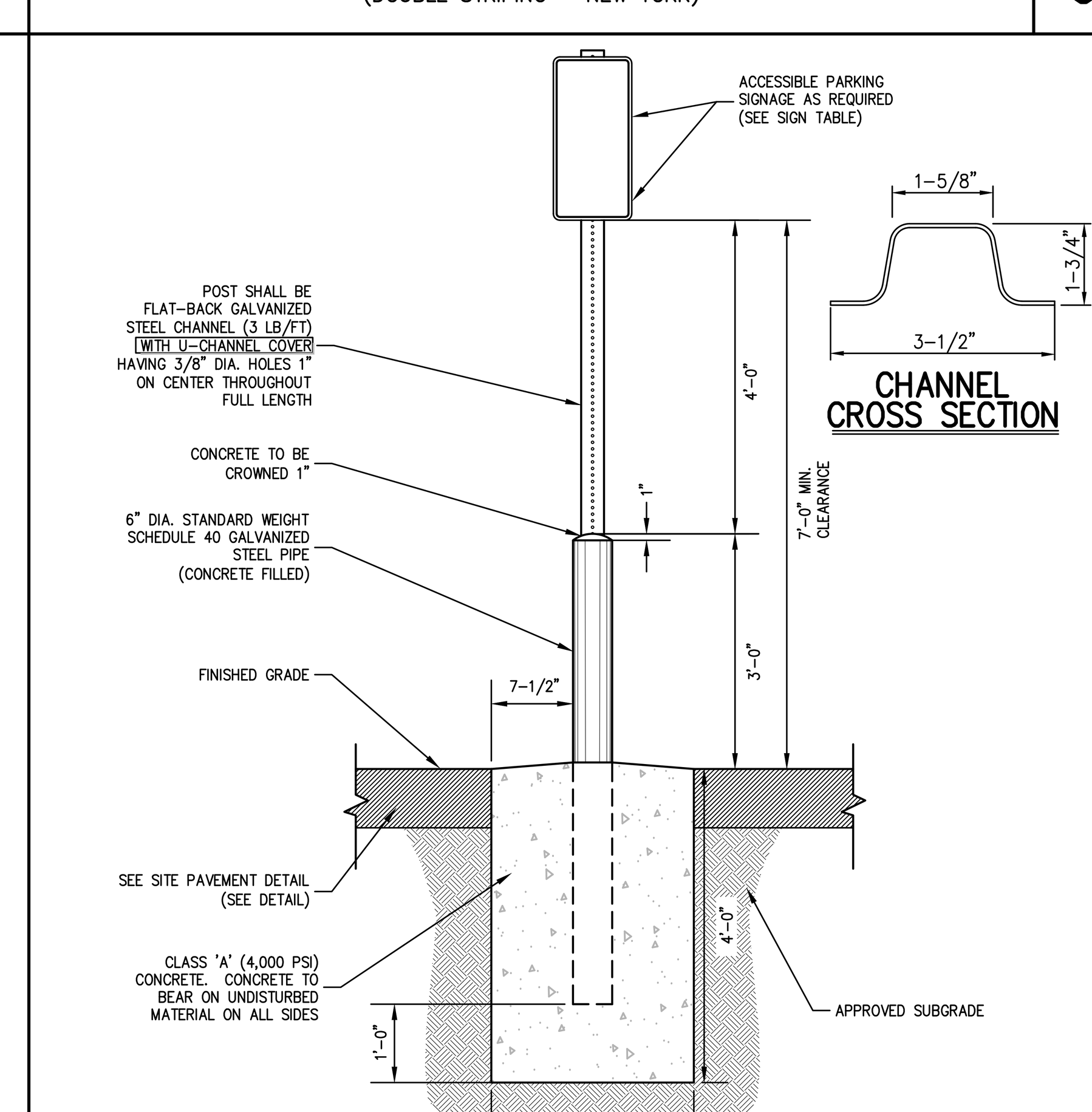
1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. LOCATION – PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
3. SURFACE SLOPES – SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
4. SIGNAGE – EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS, SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POST INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7' ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' ABOVE THE ADJACENT PAVEMENT SURFACE.
5. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.

TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE C) — 41



NOTE:
1. WHEN BACK TO BACK SIGNS ARE DESIGNATED TO SHARE ONE POST, SIGNS SHALL BE AFFIXED TO POST USING ALUMINUM OR STAINLESS STEEL Z-BAR STRINGER.

TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL) — 42



NOTES:

1. GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE
2. POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:
   A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
   B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
   C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SITE SIDEWALKS, CURBING, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
4. FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.)
5. U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

ACCESSIBLE PARKING SIGN DETAIL — 43

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

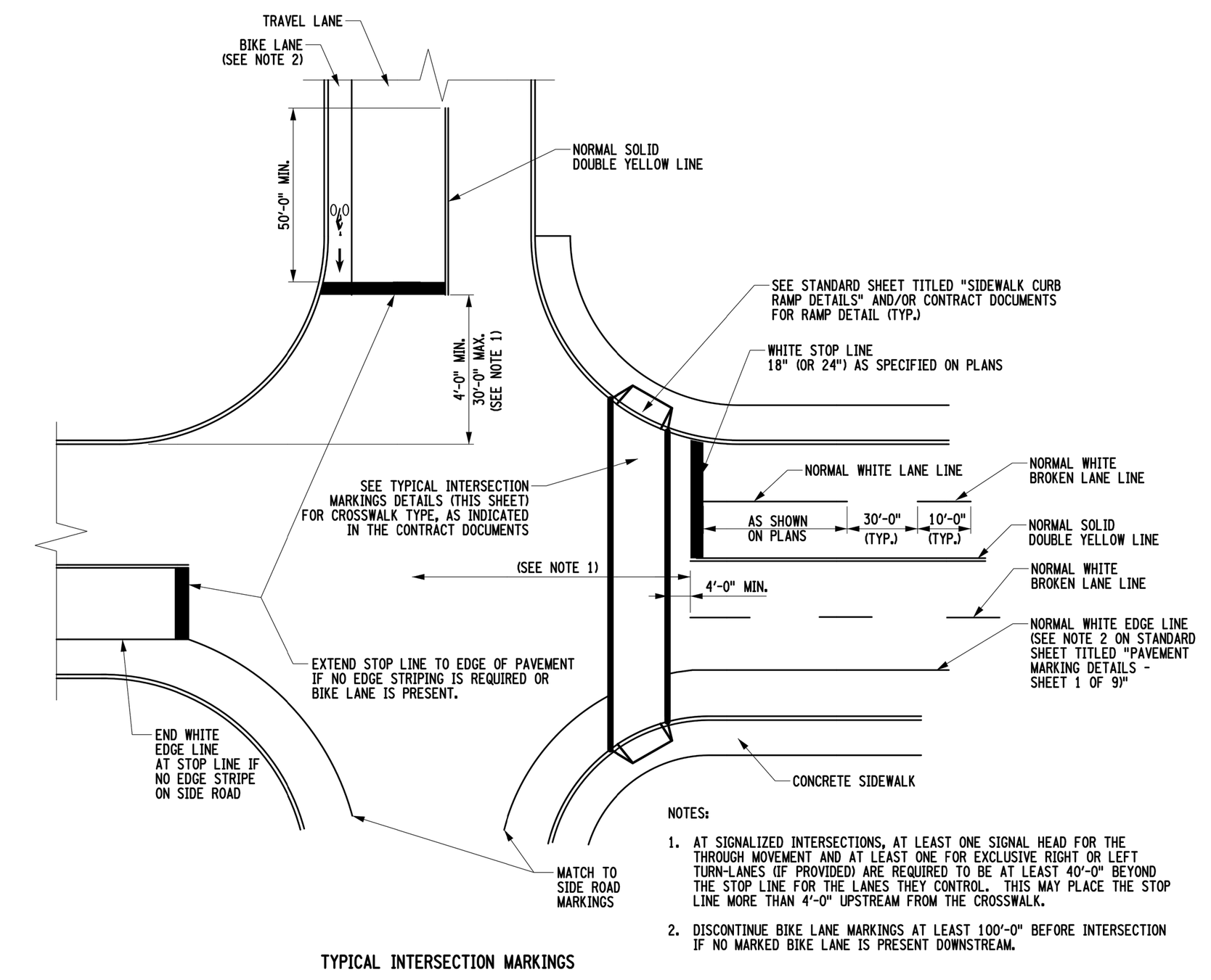
ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

CONSTRUCTION DETAILS

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

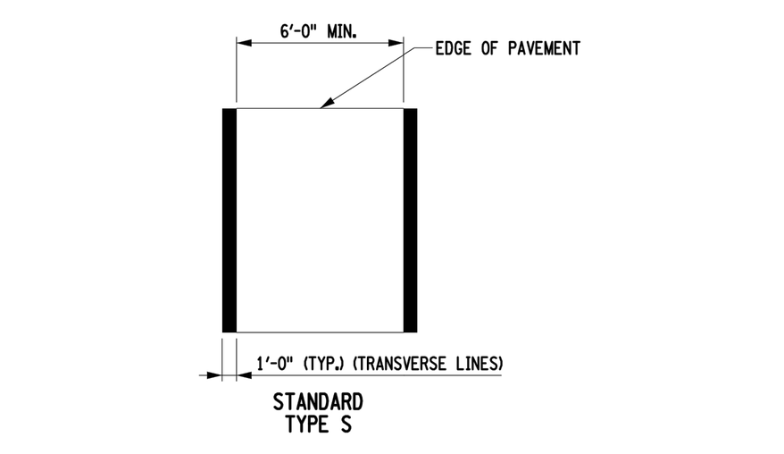
Drawn: NC	Approved: AG
Scale: NOT TO SCALE	
Date: 11/23/2020	
Project No: 20101	
20101-DETAILS	DET-3 –
Drawing No: C-902	



TYPICAL INTERSECTION MARKINGS

NOTES:

1. AT SIGNALIZED INTERSECTIONS, AT LEAST ONE SIGNAL HEAD FOR THE THROUGH MOVEMENT AND AT LEAST ONE FOR EXCLUSIVE RIGHT OR LEFT TURN-LANES (IF PROVIDED) ARE REQUIRED TO BE AT LEAST 40'-0" BEYOND THE STOP LINE FOR THE LANES THEY CONTROL. THIS MAY PLACE THE STOP LINE MORE THAN 4'-0" UPSTREAM FROM THE CROSSWALK.
2. DISCONTINUE BIKE LANE MARKINGS AT LEAST 100'-0" BEFORE INTERSECTION IF NO MARKED BIKE LANE IS PRESENT DOWNSTREAM.

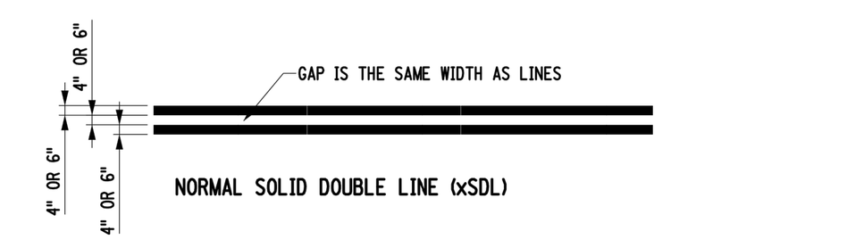


STANDARD TYPE S

TYPICAL CROSSWALK DETAILS

NOTES:

1. ALL CROSSWALK MARKINGS SHALL BE WHITE.
2. TYPE "L" AND TYPE "LS" CROSSWALKS SHALL HAVE THE LONGITUDINAL LINES PARALLEL TO THE LANE LINES.



NORMAL SOLID DOUBLE LINE (xSDL)

PAVEMENT MARKING LINE NOTES:

L1. EDGE LINES ON ALL RURAL, HIGH SPEED HIGHWAY SEGMENTS WITH POSTED SPEEDS OF 45 MPH OR MORE SHALL BE 6". ALSO, NORMAL PAVEMENT MARKING LINES SHALL BE 6" ON FREEWAYS AND EXPRESSWAYS AND ON RAMPS TO AND FROM FREEWAYS AND EXPRESSWAYS, AND WHERE SPECIFIED IN THE CONTRACT DOCUMENTS. AT ALL OTHER LOCATIONS NORMAL PAVEMENT MARKING LINES SHALL BE 4". WIDE PAVEMENT MARKING LINES SHALL BE TWICE AS WIDE AS NORMAL LINES ON THE SAME HIGHWAY. CHANNELIZING LINES ARE THE SAME WIDTH AS WIDE LINES.

L2. PAVEMENT MARKING LINE CODES MAY BE SHOWN ON THE PLANS. DESIGNATIONS:

"W"=WHITE "Y"=YELLOW "WIDE"=WIDE

GENERAL PAVEMENT MARKING NOTES:

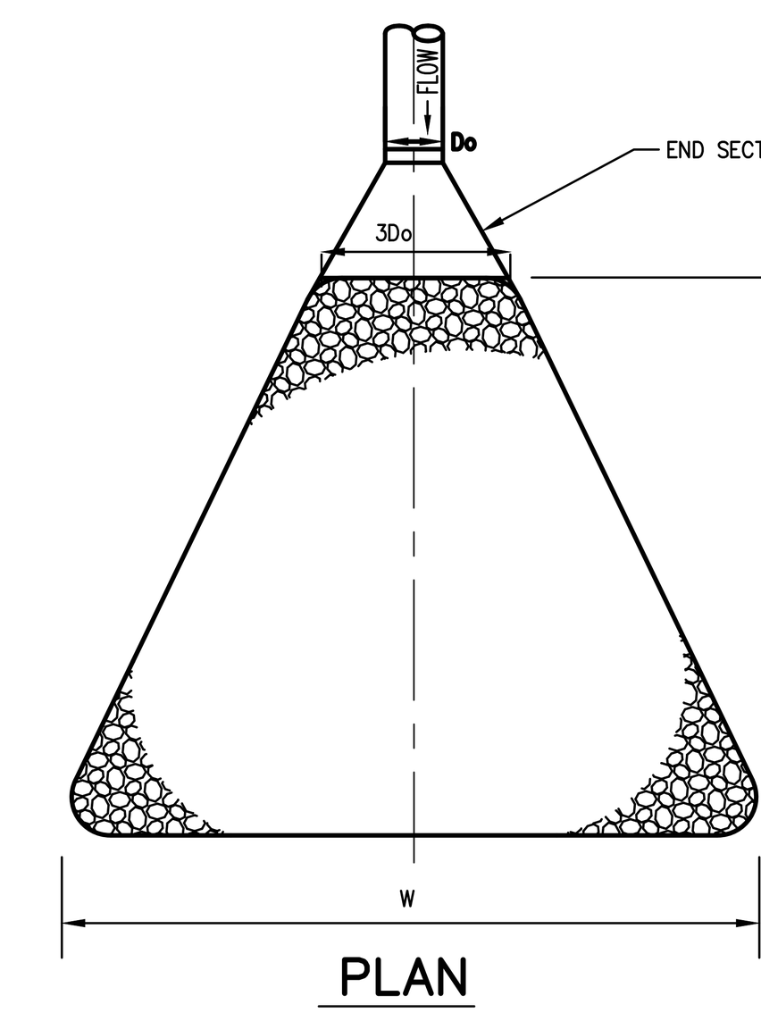
1. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE MUTCD AND NYS SUPPLEMENT.
2. EDGE LINES SHALL BE YELLOW ON THE LEFT SIDE AND WHITE ON THE RIGHT SIDE IN THE DIRECTION OF TRAVEL UNLESS OTHERWISE SHOWN ON THE PLANS. IF THE CURB OFFSET IS LESS THAN 2'-0", NO EDGE LINE SHALL BE APPLIED ADJACENT TO CURBS UNLESS OTHERWISE SHOWN ON THE PLANS. EDGE LINES SHALL BE PROVIDED AT THE CURB ADJACENT TO RAISED ISLANDS (SEE DETAIL).
3. WHERE MARKINGS NORMALLY FOLLOW A PAVEMENT JOINT, SINGLE LINE MARKINGS SHALL BE PLACED ALONG ONE SIDE OF THE JOINT. DOUBLE LINE MARKINGS SHALL STRADDLE THE JOINT. LANE LINES ON ROADWAYS WHICH ARE MORE THAN TWO LANES WIDE AND HAVE LONGITUDINAL JOINTS BETWEEN ADJACENT LANES, SHALL BE PLACED ON THE SIDE OF THE JOINT WHICH WILL OBTAIN OPTIMUM LANE WIDTHS.

   AT THE JUNCTION OF SINGLE AND DOUBLE LINE MARKINGS WHICH FOLLOW A PAVEMENT JOINT, THE SINGLE LINE SHALL BE AN EXTENSION OF EITHER OF THE DOUBLE LINES AND NOT THE SPACE BETWEEN THEM. AT THE JUNCTION OF SINGLE AND DOUBLE LINE MARKINGS WHICH DO NOT FOLLOW A PAVEMENT JOINT, THE SINGLE LINE MAY BE ALIGNED WITH THE CENTER OF THE DOUBLE LINE MARKING OR WITH EITHER LINE OF THE DOUBLE LINE.
4. ALL DIMENSIONS AND THE PLACEMENT OF ARROWS, SYMBOLS, AND TEXT SHOWN ARE TYPICAL AND SHALL APPLY UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
5. THE REGIONAL TRAFFIC ENGINEER WILL REVIEW AND APPROVE ANY CHANGES TO THE PAVEMENT MARKING PLANS PRIOR TO FINAL INSTALLATION. CHANGES SHALL BE SUBMITTED TWO WEEKS PRIOR TO INSTALLATION.

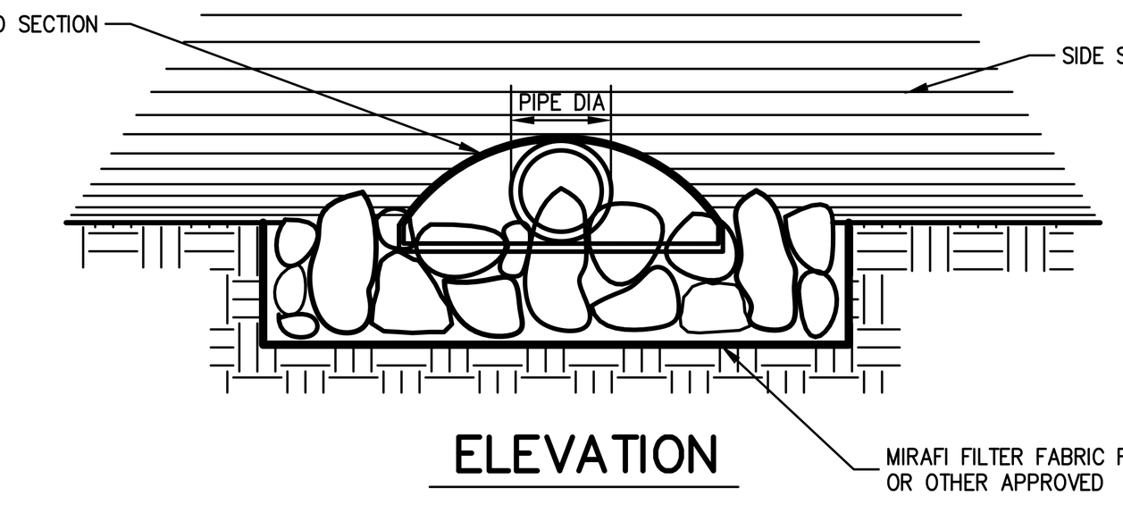
PAVEMENT MARKINGS — 44

W = WIDTH (feet)
La = LENGTH (feet)
Do = DIAMETER (feet)
d50 = MEDIAN STONE DIAMETER (feet)
TW = TAILWATER (feet)
Q = DISCHARGE (cfs)
T = THICKNESS OF APRON (feet)

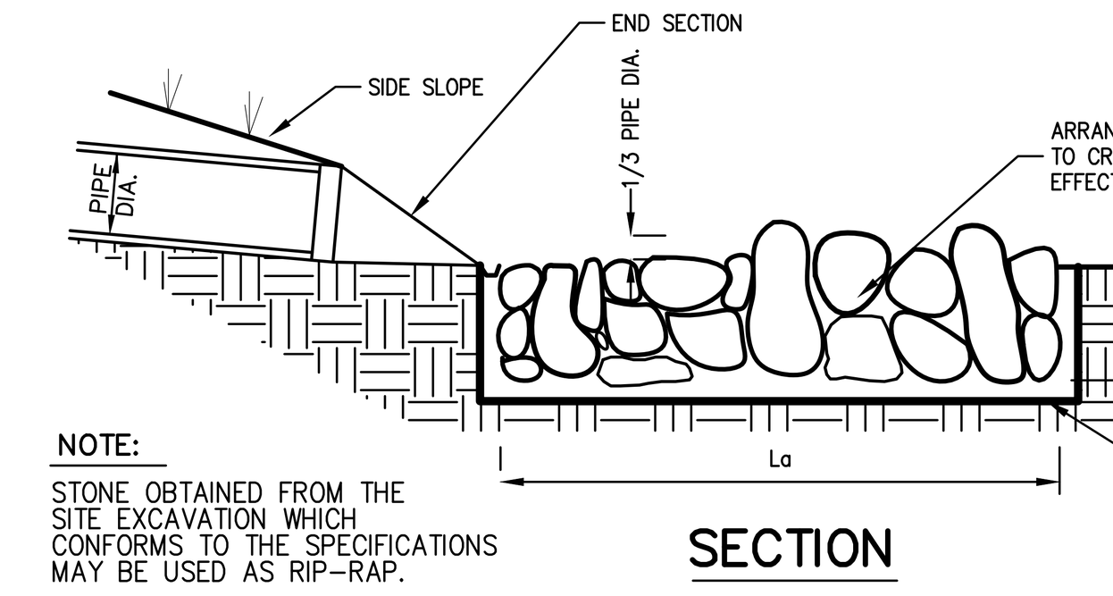
STRUCTURE	Q	Do	TW	W	La	d50	T
ES-1R	17.43	1.25	0	16.25	15	0.5	1.16



PLAN



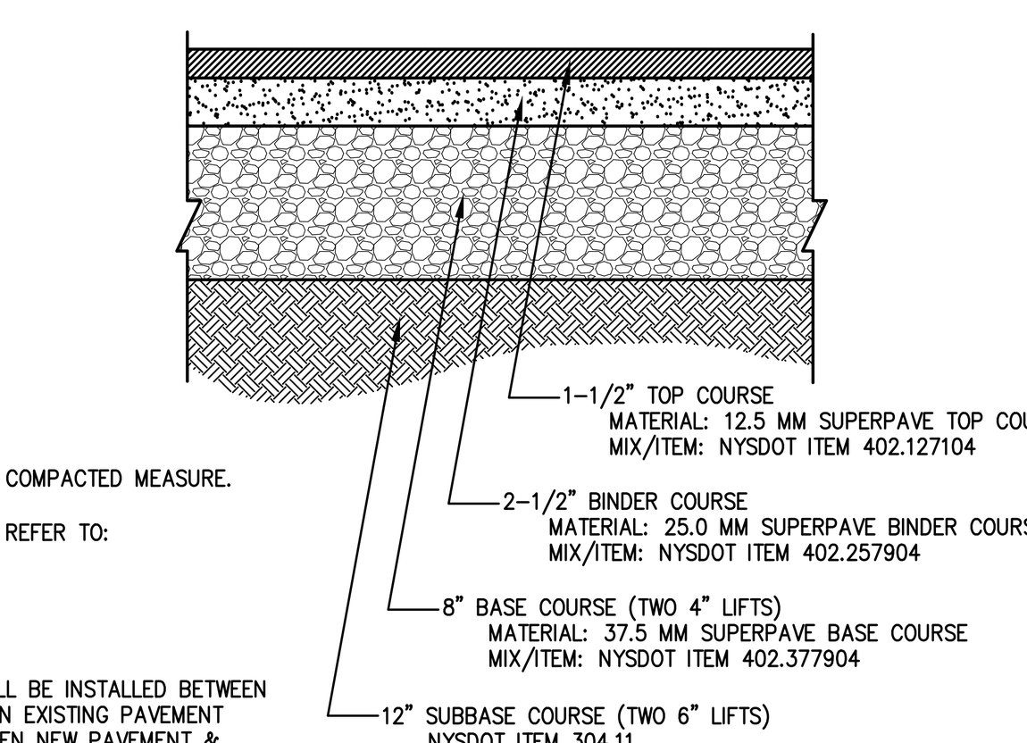
ELEVATION



SECTION

NOTE:
STONE OBTAINED FROM THE SITE EXCAVATION WHICH CONFORMS TO THE SPECIFICATIONS MAY BE USED AS RIP-RAP.

RIP-RAP APRON/ENERGY DISSIPATOR END SECTION — 45

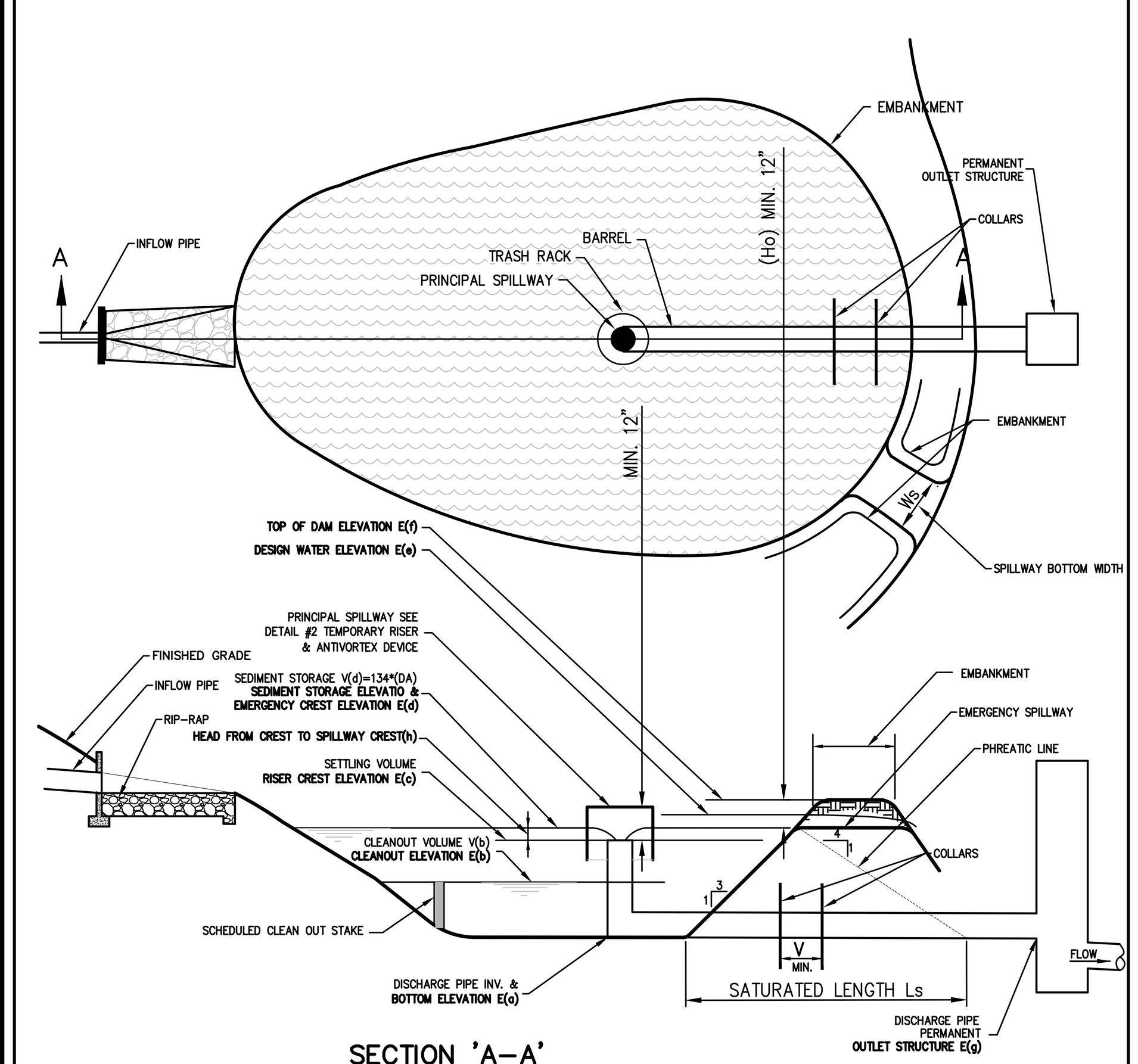


NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/TIEM NUMBERS REFER TO:

   NEW YORK STATE
   DEPARTMENT OF TRANSPORTATION
   STANDARD SPECIFICATIONS
3. TACK COATS (ITEM 407.0103) SHALL BE INSTALLED BETWEEN ALL SUPERPAVE COURSES, BETWEEN EXISTING PAVEMENT COURSES & OVERLAYS AND BETWEEN NEW PAVEMENT & EXISTING PAVEMENT EDGES.
4. ASPHALT PAVEMENT JOINT ADHESIVE (ITEM 418.7603) SHALL BE INSTALLED AT ALL TOP COURSE PAVEMENT EDGES.

NYSDOT FULL DEPTH PAVEMENT SECTION — 46

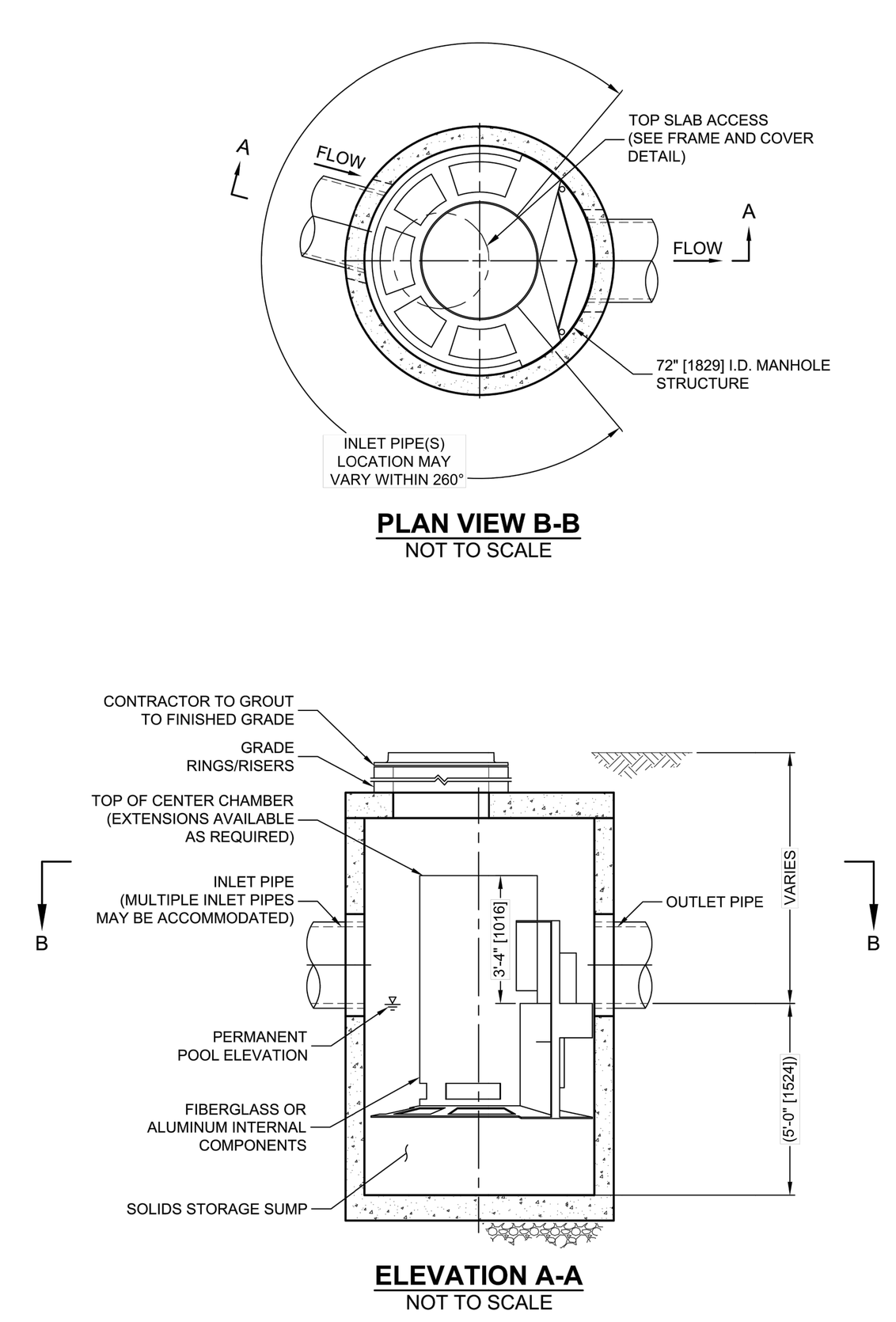


SECTION 'A-A'

BASIN	D.A. acres	E(a) ft.	E(b) ft.	V(b) cu.yds.	E(c) ft.	E(d) ft.	V(d) cu.yds.	E(e) ft.	E(f) ft.	E(g) ft.	Ws ft.	ANTI-SEEP COLLARS Ls(ft)	QUANT.	SIZE (ft)	V (ft)
# 1a	13.56	621.00	621.50	XXX	622.00	625.00	XXXX	625.00	625.00	616.00	0	7.29	1	2X2	–

NOTES: 1. REFER TO EROSION AND SEDIMENTATION CONTROL PLANS NOTES ON DRAWING SP-5 "EROSION AND SEDIMENTATION CONTROL PLAN".

TEMPORARY SEDIMENT BASIN DETAIL — 47

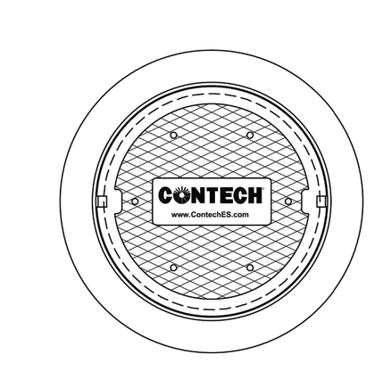


CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-6 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WQS-4A
WATER QUALITY FLOW RATE (cfs [L/s])	4.31
PEAK FLOW RATE (cfs [L/s])	23.02
RETURN PERIOD OF PEAK FLOW (yrs)	100
RIM ELEVATION	624.60

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	618.95	HDPE	15"
INLET PIPE 2			
OUTLET PIPE	618.95	HDPE	15"

NOTES / SPECIAL REQUIREMENTS:

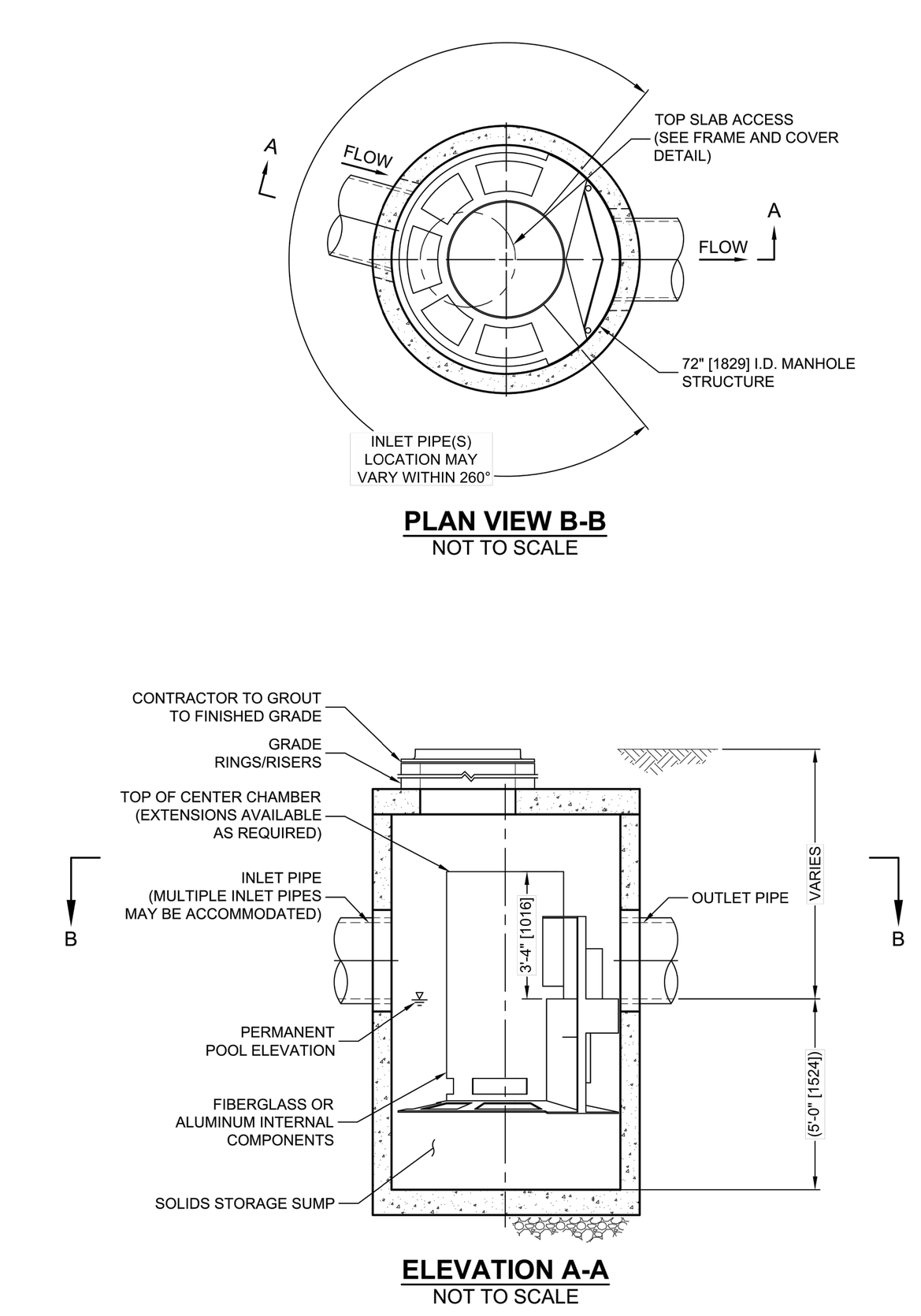
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-6
CASCADE SEPARATOR
STANDARD DETAIL

WQS-4A — 48

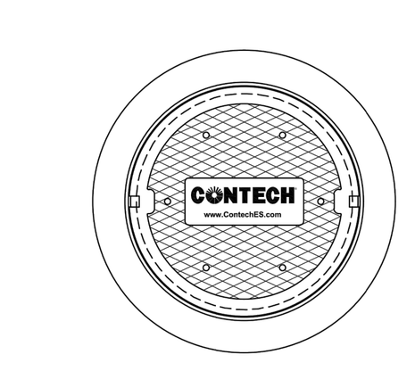


CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-6 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WQS-4B
WATER QUALITY FLOW RATE (cfs [L/s])	4.10
PEAK FLOW RATE (cfs [L/s])	21.80
RETURN PERIOD OF PEAK FLOW (yrs)	100
RIM ELEVATION	624.00

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	618.19	HDPE	15"
INLET PIPE 2	621.00	HDPE	15"
OUTLET PIPE	618.19	HDPE	15"

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

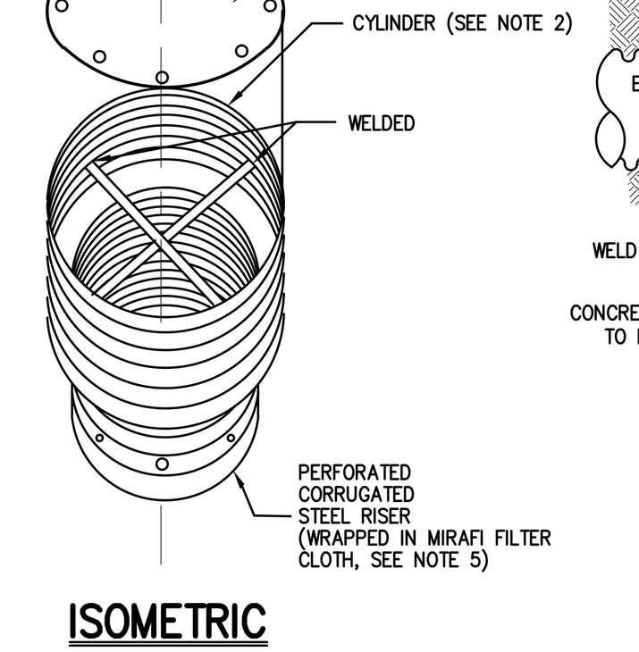
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

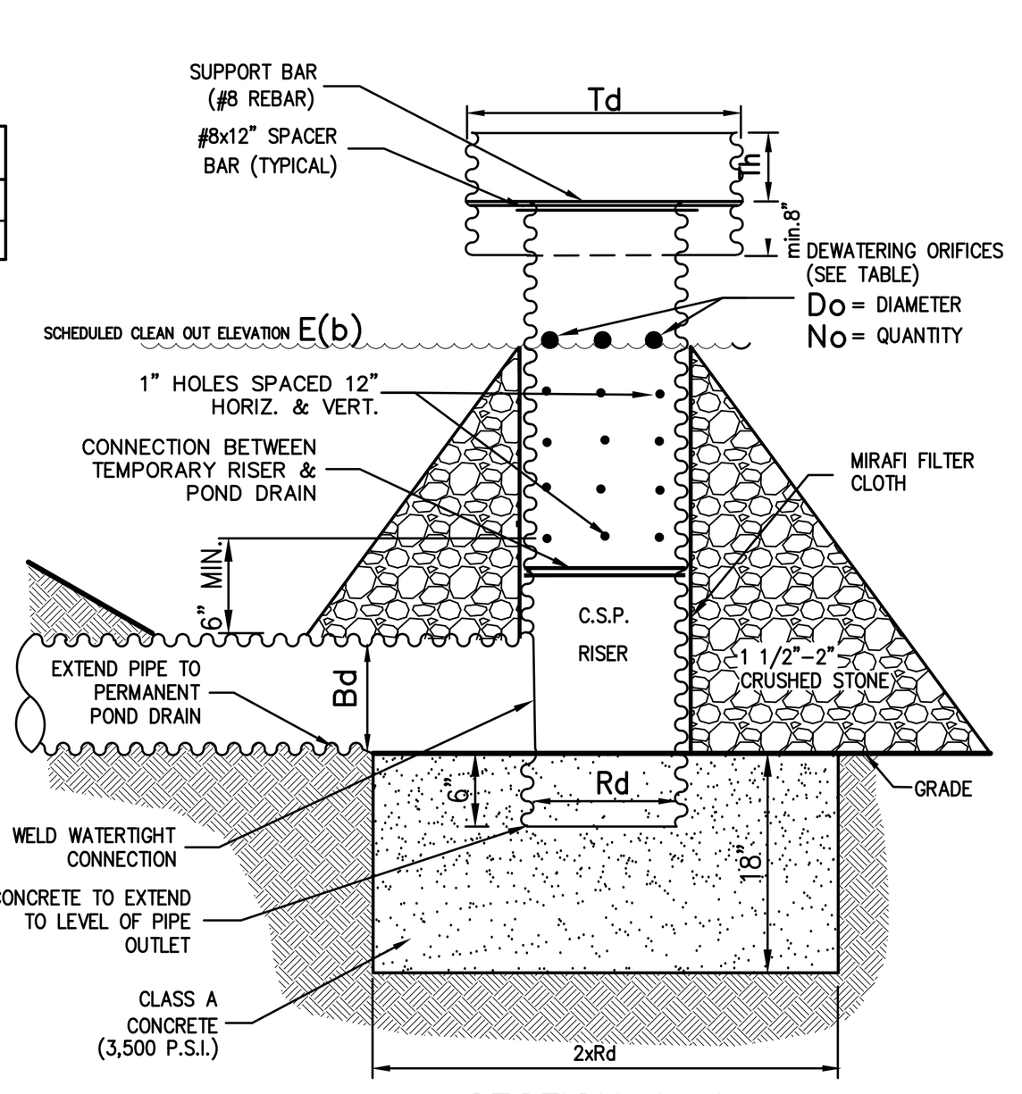
CS-6
CASCADE SEPARATOR
STANDARD DETAIL

WQS-4B — 49

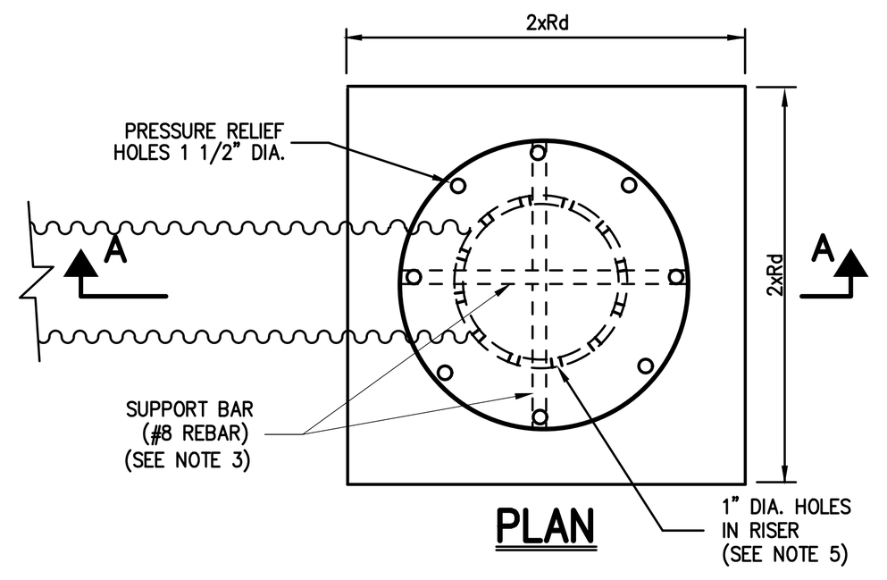
POND	Bd inchs	Rd inchs	Td inchs	Th inchs	E(b) ft	No	Do inchs
# 1a	24	42	60	19	621.50	11	2
# 1b	24	42	60	19	621.50	11	2



ISOMETRIC



SECTION A–A



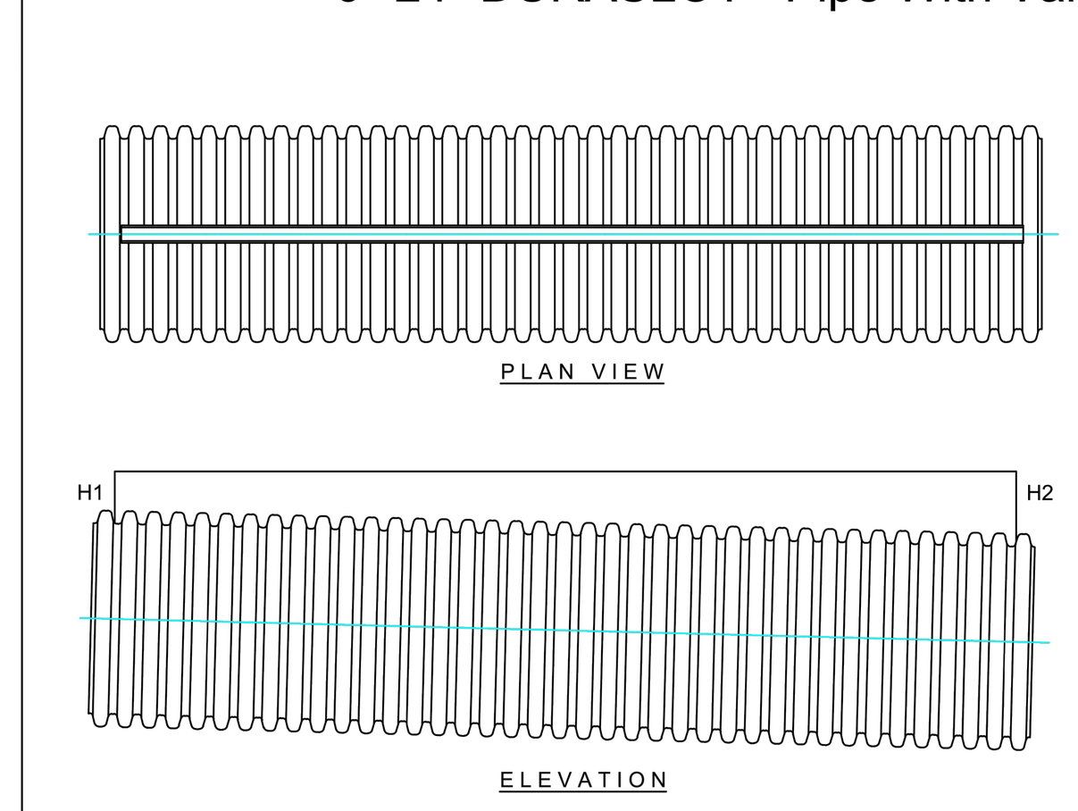
PLAN

NOTES:

1. TOP SHALL BE 12 GAGE CORRUGATED STEEL OR 1/8" STEEL PLATE.
2. CYLINDER SHALL BE 14 GAGE CORRUGATED STEEL PIPE OR FABRICATED FROM 1/8" STEEL PLATE. THE CYLINDER SHALL BE FIRMLY FASTENED TO THE TOP OF THE RISER.
3. SUPPORT BARS SHALL BE WELDED TO THE TOP OF THE RISER OR ATTACHED BY STRAPS BOLTED TO THE TOP OF THE RISER.
4. TEMPORARY RISER AND ANTI-VORTEX DEVICE SHALL BE REMOVED UPON COMPLETION OF PAVEMENT AND ESTABLISHMENT OF SEEDED AREAS.
5. RISER TO BE PERFORATED WITH 1" HOLES SPACED 12" HORIZ. AND VERT. AND LOCATED IN CONCAVE PORTION OF CORRUGATIONS. PERFORATIONS SHALL NOT EXTEND BELOW INVERT ELEVATIONS OF OUTLET PIPE. WRAP RISER IN MIRAFI FILTER CLOTH AND SURROUND RISER WITH 1 1/2"-2" SIZE CRUSHED STONE.

TEMPORARY RISER & ANTI-VORTEX DEVICE — 50

6"-24" DURASLOT® Pipe With Variable Slot Riser



NOTE: H1 and H2 vary based on project specifications.

PIPE DIAM.	PRODUCT # (GRATED)	PRODUCT # (OPEN TOP)
6" (150mm)	0690DS	0690DSOT
8" (200mm)	0890DS	0890DSOT
10" (250mm)	1090DS	1090DSOT
12" (300mm)	1290DS	1290DSOT
15" (375mm)	1590DS	1590DSOT
18" (450mm)	1890DS	1890DSOT
24" (600mm)	2490DS	2490DSOT

© 2018 ADS, INC.
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV. | DESCRIPTION | BY | MM/DD/YY | CHK'D
DRAWING NUMBER:
ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026
NTS
1 OF 1

ADA Compliance for DURASLOT® Surface Drains

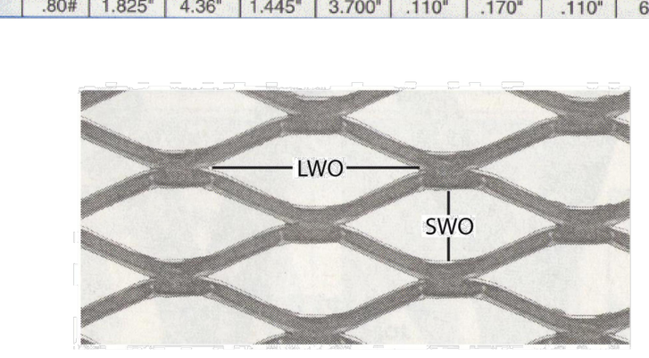
DURASLOT® Surface Drains are manufactured with a standard ½ #13 F galvanized steel grate that is ADA compliant as described by the following:

> The American Disability Act; Federal register Part III,
> Department of Justice, 28 CFR,
> Part 36, Appendix A, Paragraph 4.5.4 Gratings, states:
> "If gratings are located in walking surfaces, then they shall have spaces no greater than ½ in. (13mm) wide in one direction. If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominate direction of travel."

As shown in the below expanded metal cut sheet the SWO dimension is .265 in. which meets ADA compliance.

FLATTENED EXPANDED METAL PRODUCT DETAILS— measurements are approximate and subject to mill tolerances

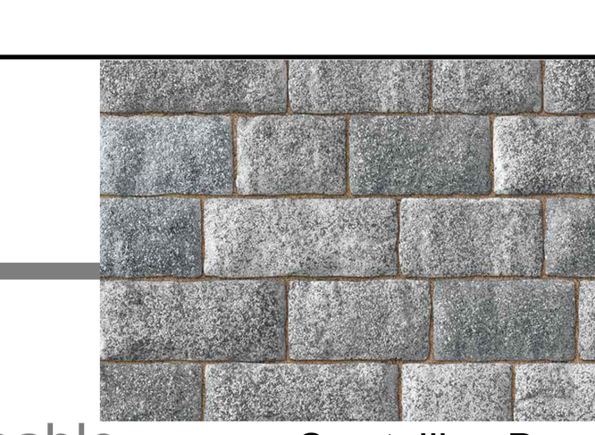
Style	Approx. Weight Per SF	Design Sizes SWD	Design Sizes LWD	Opening Sizes SWO	Opening Sizes LWO	Strand Size Thickness	Strand Size Width	Overall Thickness	Meshes Per Foot SWD	Meshes Per Foot LWD	Open Area
PLAIN STEEL - Flattened											
3/16 #22 F*	.43#	.200"	.51"	.115"	.300"	.024"	.040"	.024"	60	23	55%
1/4 #20 F	.82#	.25"	1.05"	.110"	.715"	.030"	.079"	.030"	48	11.6	35%
1/4 #18 F	1.08#	.25"	1.05"	.118"	.715"	.040"	.080"	.040"	48	11.6	35%
1/2 #20 F	.40#	.50"	1.25"	.375"	1.00"	.029"	.079"	.029"	24	9.5	65%
1/2 #18 F	.66#	.50"	1.25"	.312"	1.00"	.039"	.097"	.039"	24	9.5	60%
1/2 #16 F	.82#	.50"	1.25"	.312"	1.00"	.050"	.096"	.050"	24	9.5	63%
1/2 #13 F	1.40#	.50"	1.25"	.265"	1.00"	.078"	.107"	.078"	24	9.5	52%
3/4 #16 F	.51#	.923"	2.10"	.750"	1.75"	.048"	.111"	.048"	13	5.7	74%
3/4 #14 F	.63#	.923"	2.10"	.688"	1.813"	.061"	.105"	.061"	13	5.7	74%
3/4 #13 F	.75#	.923"	2.10"	.688"	1.781"	.078"	.106"	.078"	13	5.7	74%
3/4 # 9 F 10ga.	1.71#	.923"	2.10"	.563"	1.688"	.120"	.165"	.120"	13	5.7	63%
1 #16 F	.41#	1.00"	2.50"	.813"	2.250"	.050"	.098"	.050"	12	4.68	78%
1-1/2 #16 F	.38#	1.33"	3.20"	1.062"	2.750"	.048"	.119"	.048"	9	3.75	83%
1-1/2 #14 F	.46#	1.33"	3.20"	1.062"	2.750"	.060"	.116"	.060"	9	3.75	80%
1-1/2 #13 F	.57#	1.33"	3.20"	1.062"	2.750"	.078"	.116"	.078"	9	3.75	80%
1-1/2 # 9 F 10ga.	1.14#	1.33"	3.20"	1.000"	2.563"	.110"	.158"	.110"	9	3.75	75%
2 # 9 F 10ga.	.80#	1.825"	4.36"	1.445"	3.700"	.110"	.170"	.110"	6.5	3.75	83%



Page 1 of 1

NOTE:
1. ADA COMPLIANT GRATE SHALL HAVE STAINLESS STEEL FINISH.

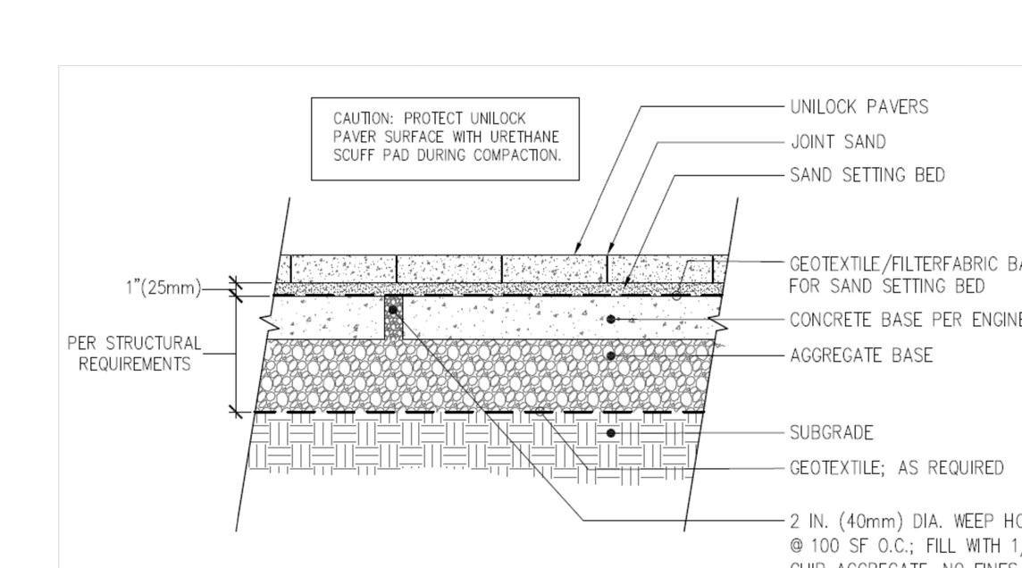
12" DURASLOT PIPE WITH VARIABLE SLOT RISER WITH ADA COMPLIANT GRATE — 51



Crystalline Basalt

32-14-13
Unilock Non-Permeable
Concrete Base

For any additional information or assistance with this spec please contact your Unilock Representative.



BOSTON BUFFALO CHICAGO CLEVELAND DETROIT NEW YORK TORONTO

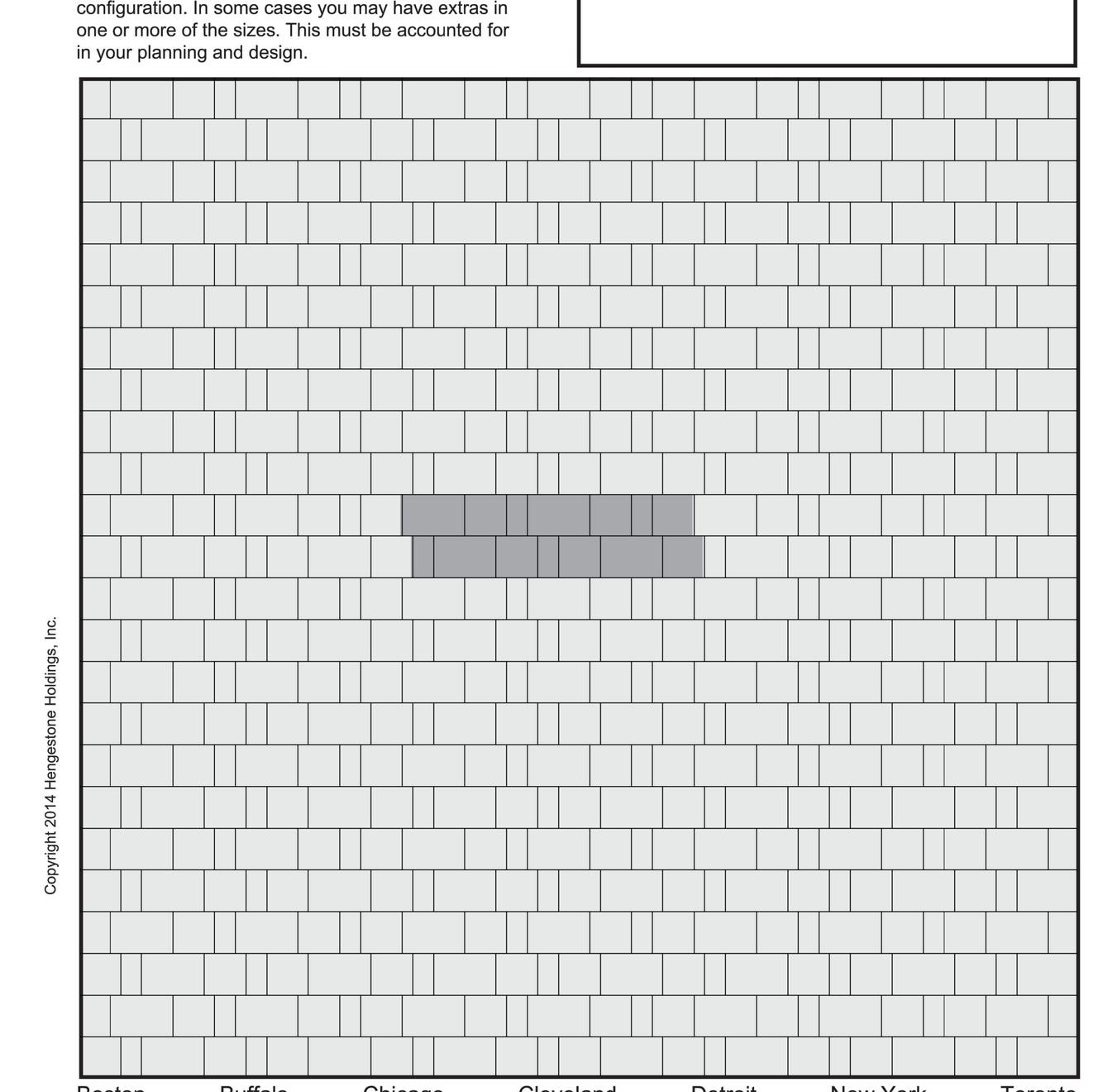
UNILOCK® DESIGNED TO CONNECT.
www.unilock.com 1-800-UNILOCK

Notes:
AutoCAD® hatch pattern files can be downloaded from www.unilock.com for use in architectural drawings.

Some patterns may not necessarily reflect the percentages of stone sizes within a particular bundle configuration. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.

Tribeca Cobble Pattern A

100 % Standard



Copyright 2014 Hengestone Holdings, Inc.

Boston Buffalo Chicago Cleveland Detroit New York Toronto

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ______

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

______ DATE: ______
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

DECORATIVE PAVER — 52

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

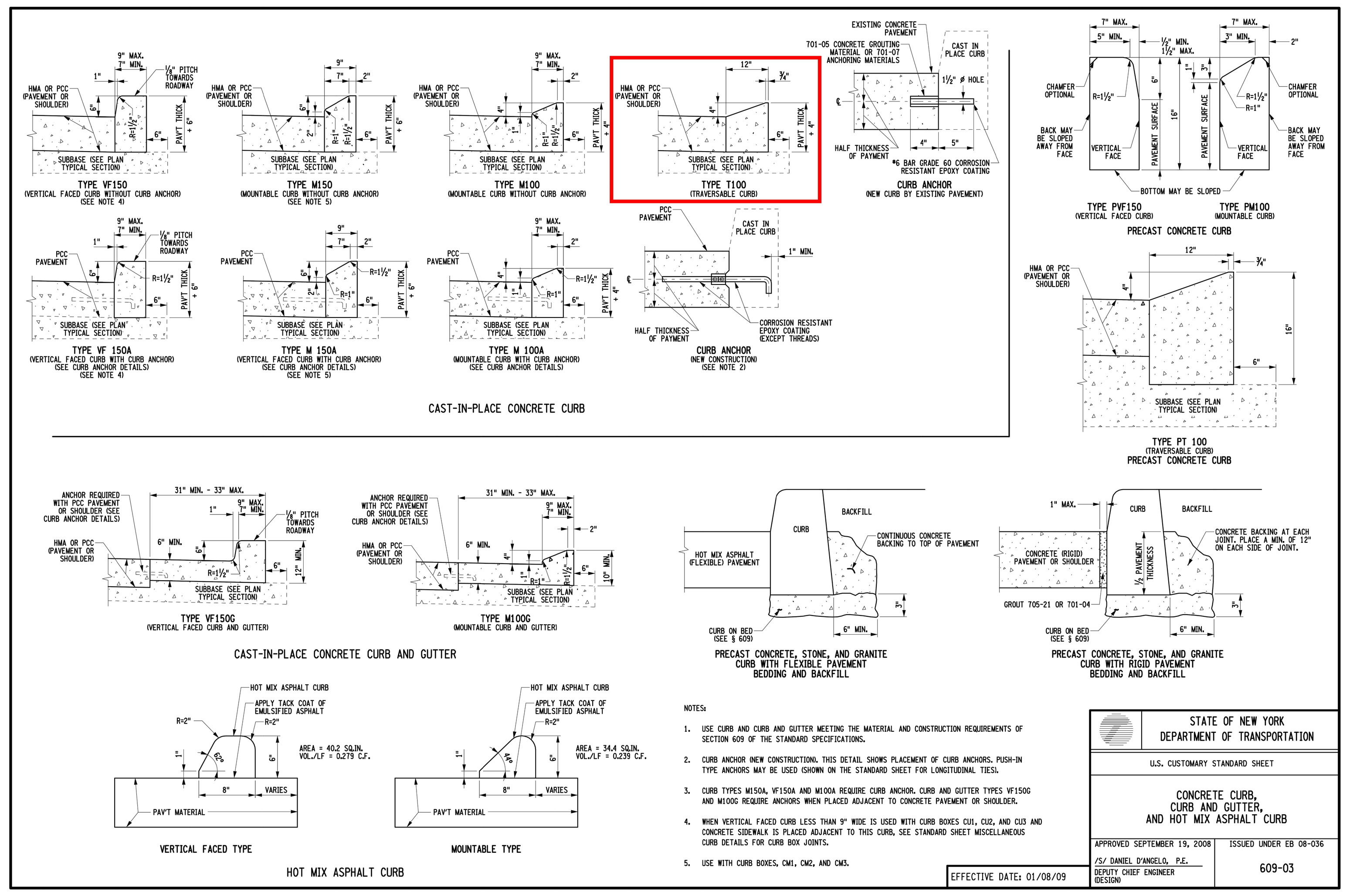
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

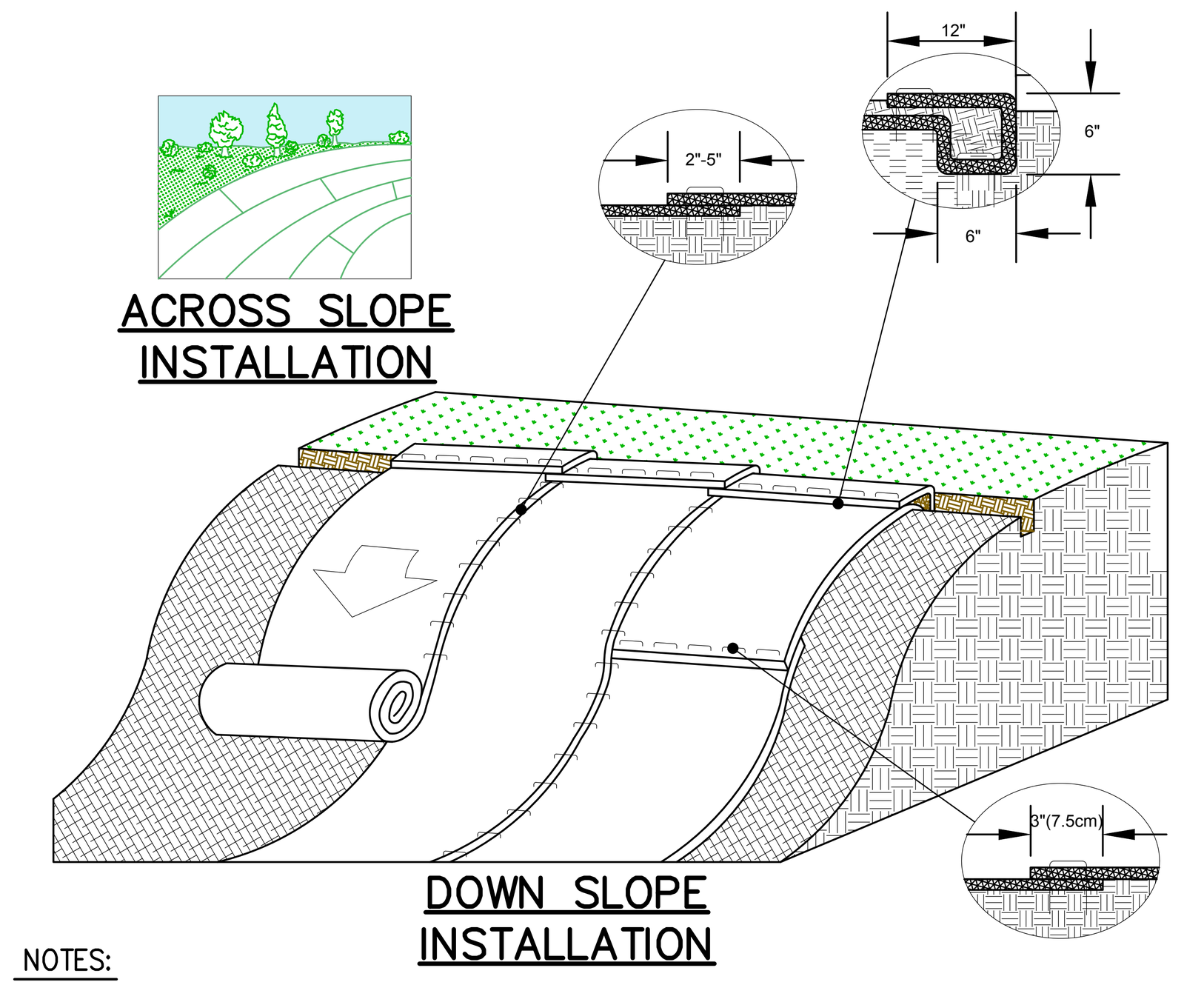
CONSTRUCTION DETAILS

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: NC Approved: AG
Scale: NOT TO SCALE
Date: 11/23/2020
Project No: 20101
20101-DETAILS DET-4 –
Drawing No: C-903



4" MOUNTABLE CONCRETE CURB
53



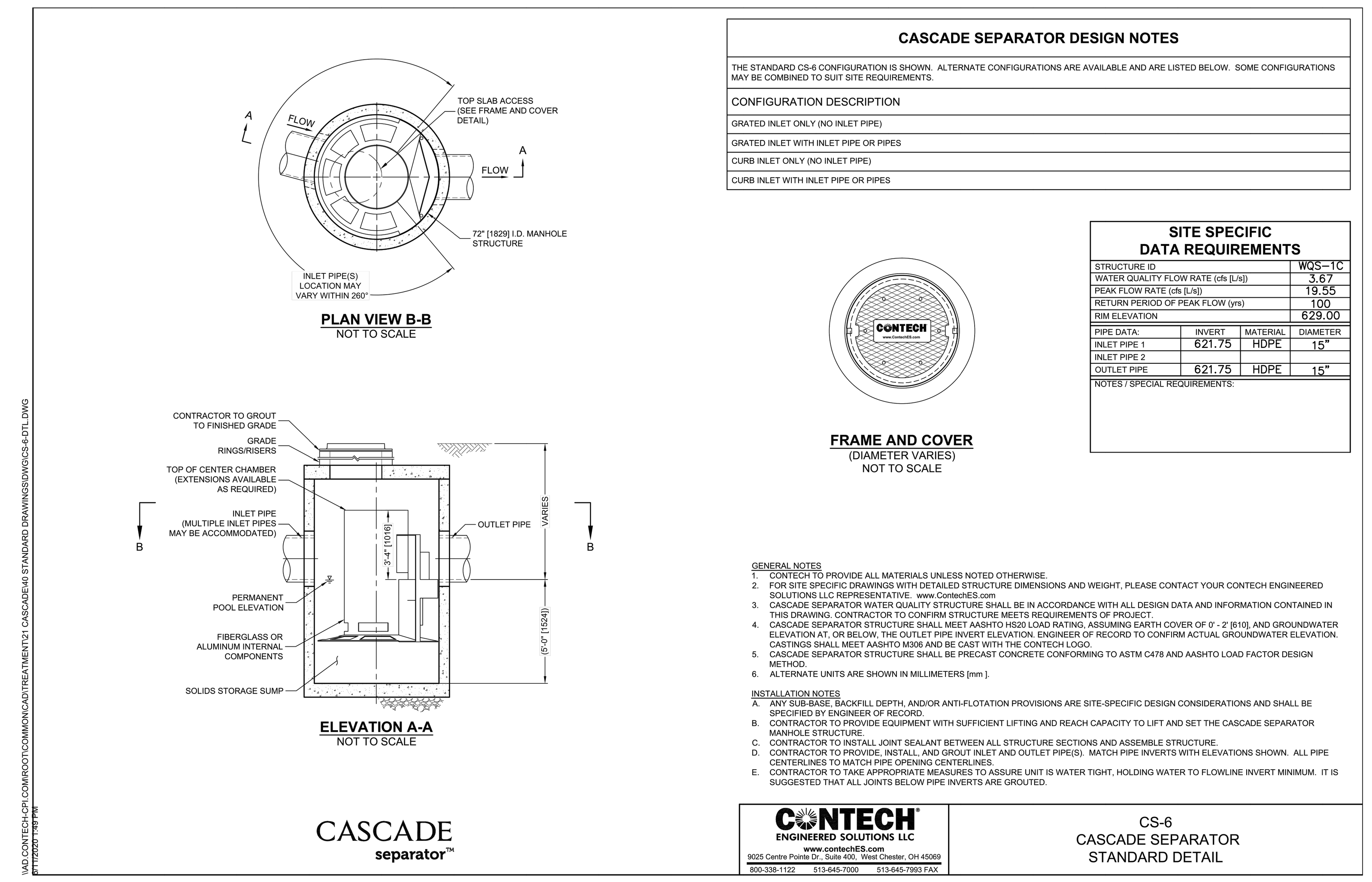
ACROSS SLOPE INSTALLATION

DOWN SLOPE INSTALLATION

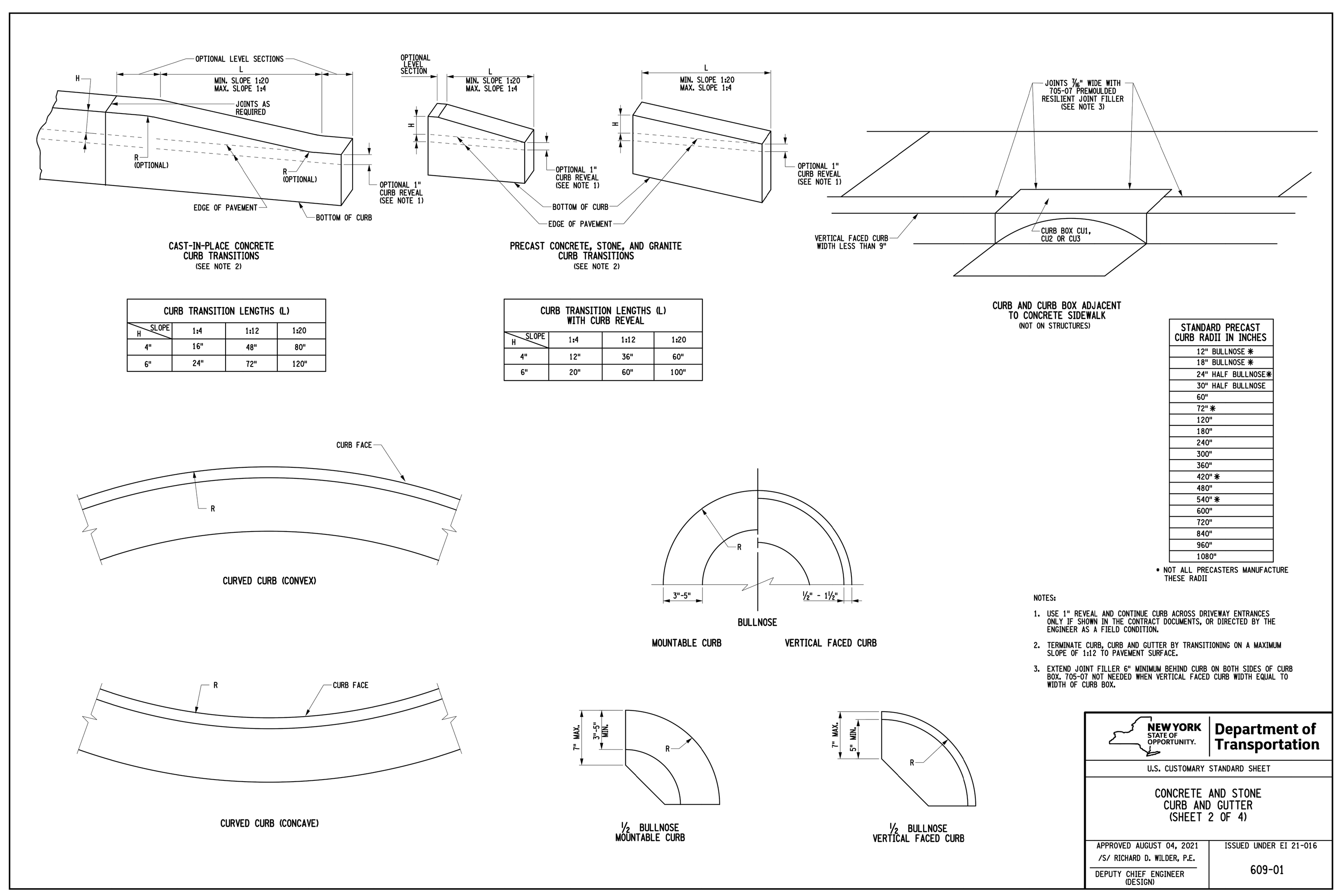
NOTES:

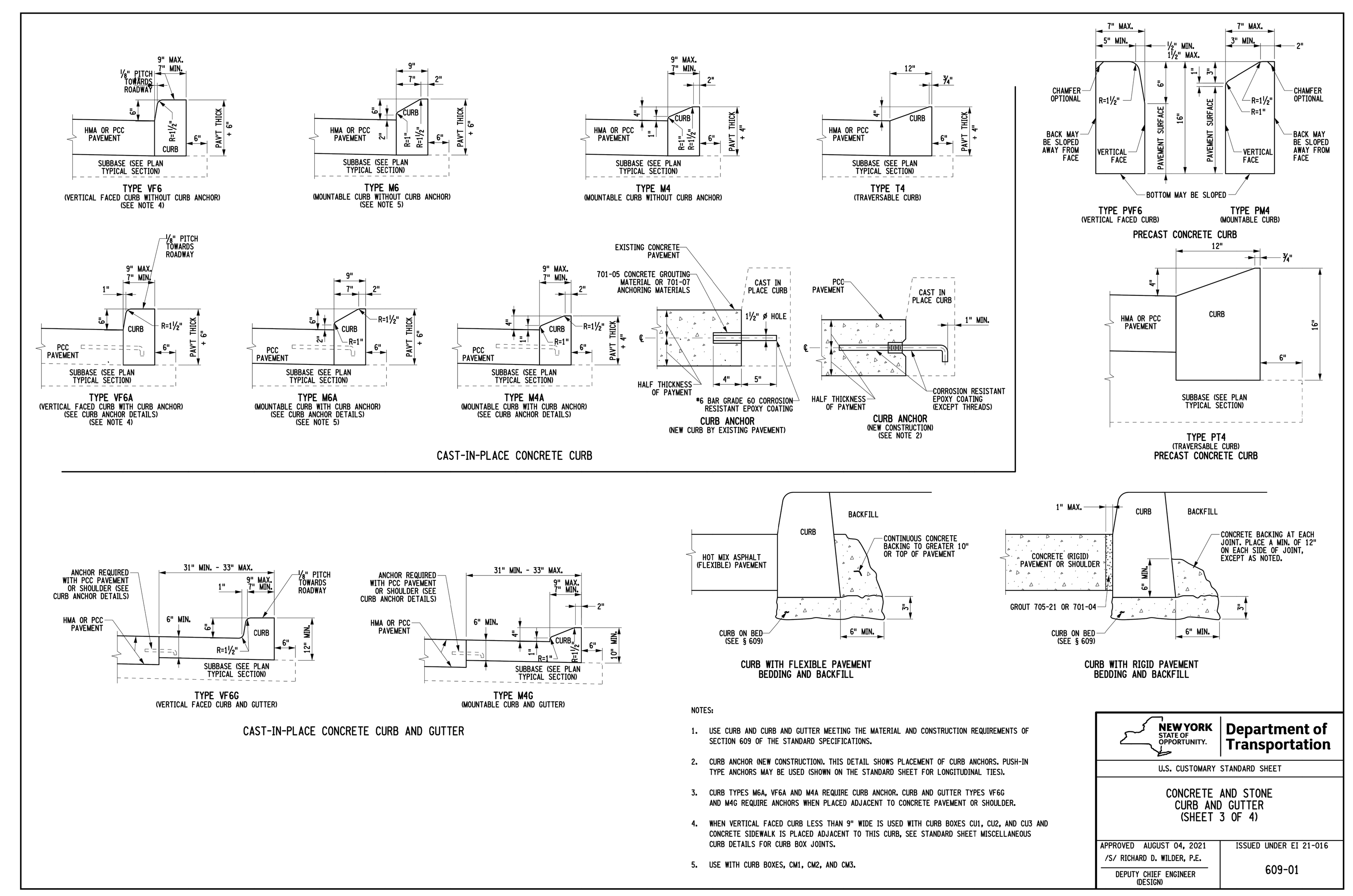
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
3. ROLL THE RECPS EITHER DOWN OR HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" – 5" OVERLAP DEPENDING ON THE RECPS TYPE.
5. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPS WIDTH.
6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
7. MATERIAL FOR THE RECP SHALL BE EAST COAST EROSION CONTROL ECS-2B BIODEGRADABLE DOUBLE NET STRAW OR APPROVED EQUAL.

ROLLED EROSION CONTROL MATTING
54



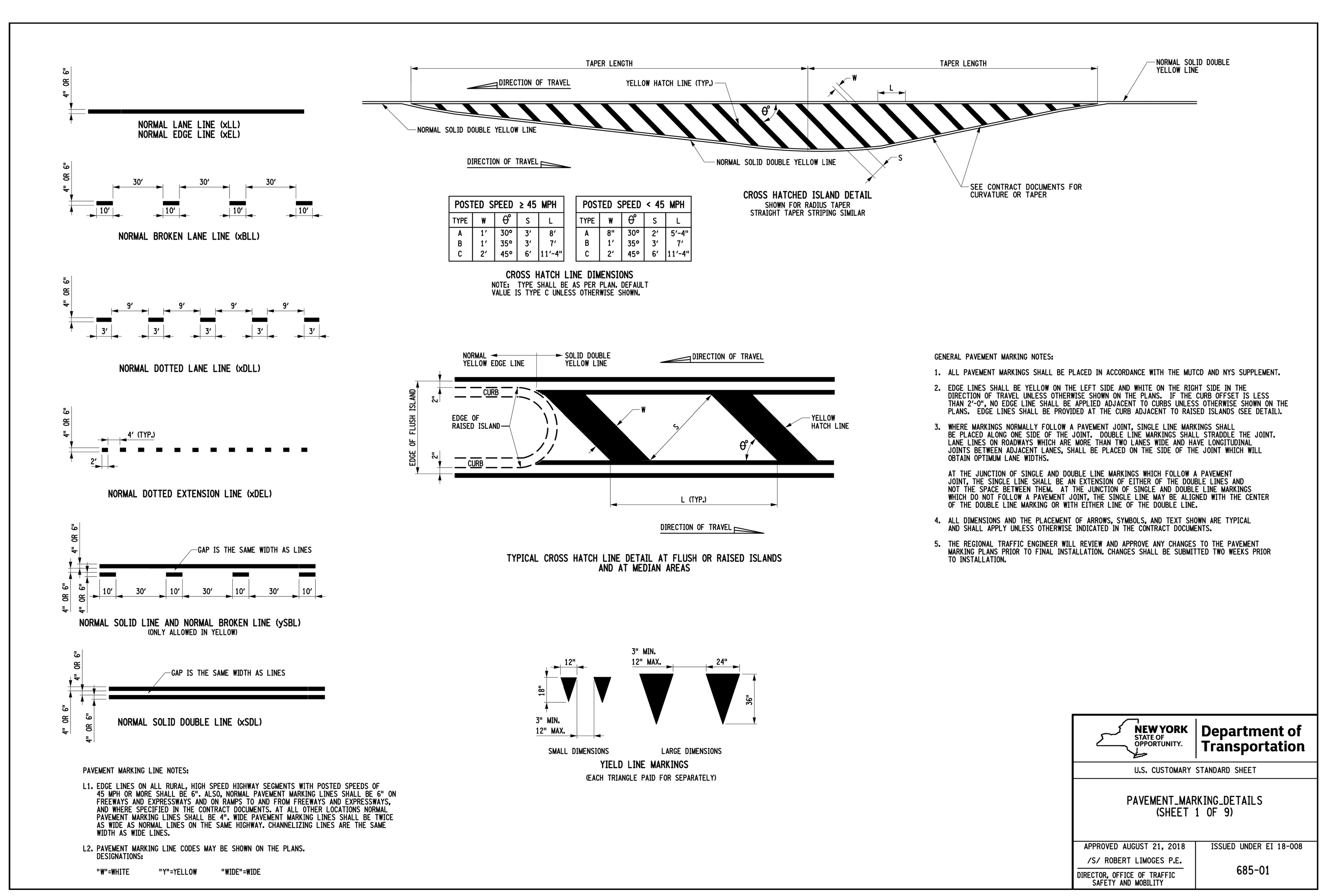
WQS-1C
55

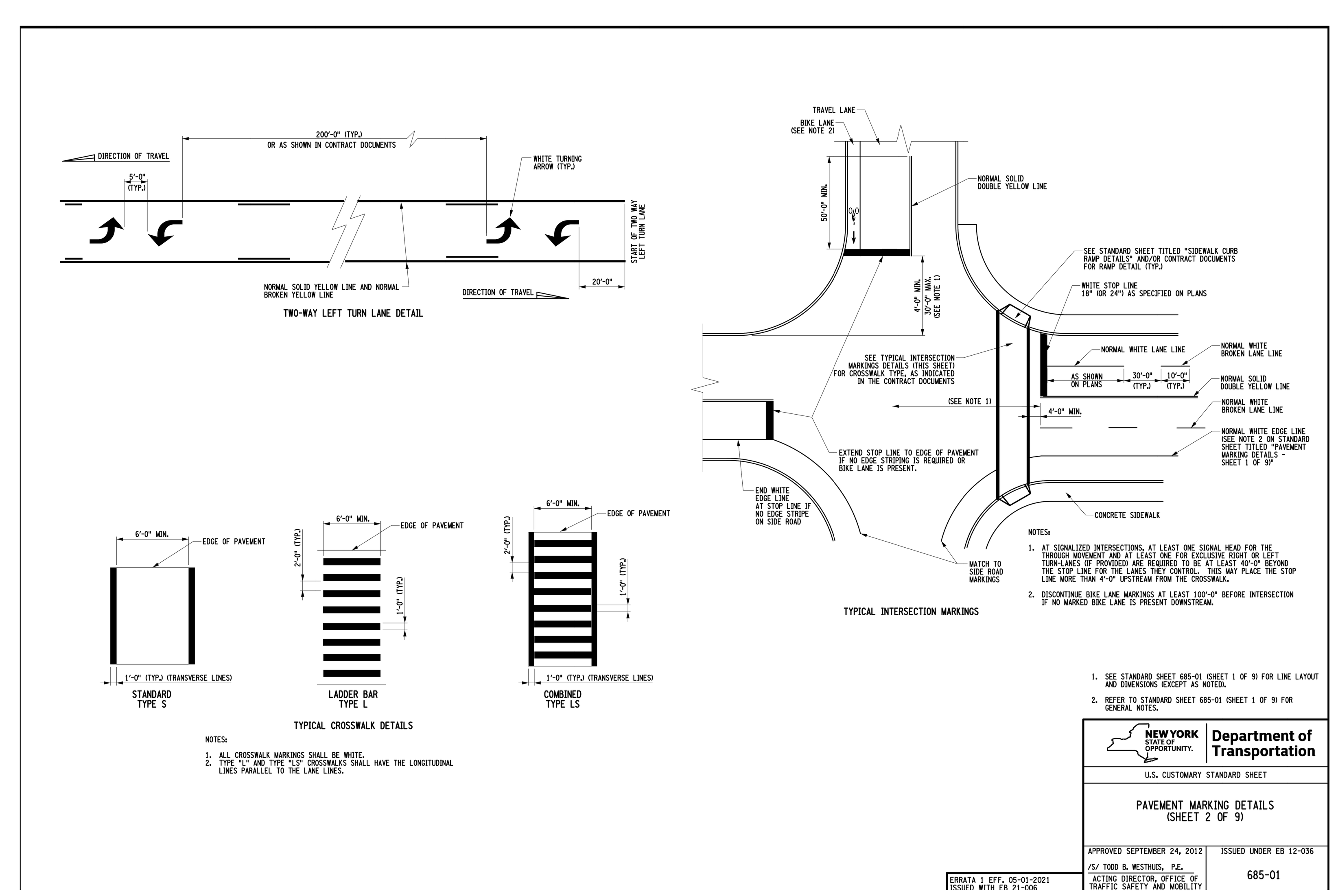




NYSDOT CURB DETAILS
56

X





APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ______

DATE: ______

CHRISTOPHER CARTHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE: ______

JOSEPH M. CERMELE, P.E. KELLARD SESSIONS CONSULTING, P.C. CONSULTING TOWN ENGINEER

NYSDOT PAVEMENT MARKING DETAILS
57

X

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
2.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
3.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC 568 BEDFORD ROAD (NY-22) ARMONK, NY 10504

ARCHITECT: GRANOFF ARCHITECTS 30 RAILROAD AVENUE GREENWICH, CT 06830

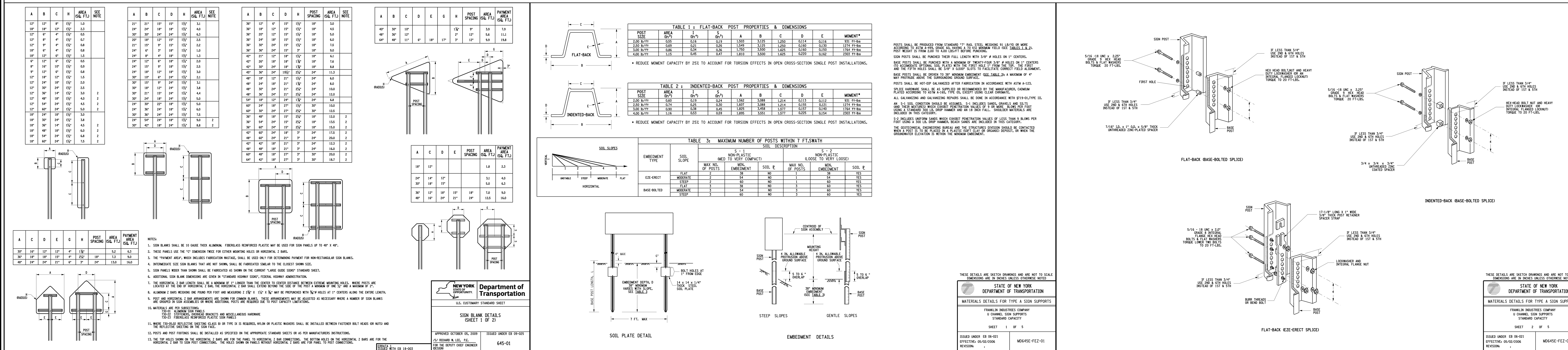
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

CONSTRUCTION DETAILS
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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.

Drawn: NC Approved: AG
Scale: NOT TO SCALE
Date: 01/10/2022
Project No: 20101
Drawing No: C-904

NOT FOR CONSTRUCTION



NYSDOT TRAFFIC SIGN DETAILS

58

X

X

X

X

X

X

X

X

X

X

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________ DATE: ________

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

CONSTRUCTION DETAILS

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: NC	Approved: AG
Scale:	NOT TO SCALE
Date:	05/09/2022
Project No:	20101
20101-DETAILS	DET-6 –
Drawing No:	C-905

NOTES:

1. IN THE GCCFO DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (§ 355-21 OF THIS CHAPTER). LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A GCCFO DISTRICT SHALL BE DETERMINED BY THE PLANNING BOARD IN CONJUNCTION WITH SUBDIVISION APPROVAL. LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS OF LOTS WITHIN A GCCFO DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE GCCFO DISTRICT WILL BE LOCATED; THE GCCFO DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS, PROPERTIES AND LAND USES; THE GCCFO DISTRICT'S TOPOGRAPHY; AND SUCH OTHER FACTORS THE PLANNING BOARD MAY DETERMINE TO BE APPROPRIATE. THE LOTS AND/OR PARCELS THAT TOGETHER COMPRISE A GOLF COURSE COMMUNITY SITE ARE NOT REQUIRED TO BE CONTIGUOUS, PROVIDED THAT EACH SUCH LOT AND/OR PARCEL ADJOINS THE AFFILIATED MEMBERSHIP CLUB. ALL LOT, DIMENSIONAL, AND PARKING REQUIREMENTS IN THIS SECTION, INCLUDING BUT NOT LIMITED TO MAXIMUM DENSITY, MAXIMUM BUILDING COVERAGE, MINIMUM YARDS AND REQUIRED OFF-STREET PARKING, SHALL APPLY TO THE LAND AREA IN THE GCCFO DISTRICT AS A WHOLE, NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL, OR THAT THE SITE MAY FROM TIME TO TIME BE SUBDIVIDED OR RESUBDIVIDED, AND ALL DETERMINATIONS AND CALCULATIONS RELATING TO SUCH REQUIREMENTS SHALL BE MADE WITH REFERENCE TO THE BOUNDARIES OF THE ENTIRE LAND AREA IN THE GCCFO DISTRICT AND AS THOUGH SUCH AREA IS A SINGLE LOT (AS DEFINED IN § 355-4 OF THIS CHAPTER), EVEN THOUGH IT IS OR WILL BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL.
2. THE MAXIMUM BUILDING HEIGHT SHALL BE THREE STORIES AND 39 1/2 FEET TO THE MEAN LEVEL OF THE PRIMARY ROOF, MEASURED FROM THE LEVEL OF THE FINISHED GRADE AT THE MAIN ENTRY TO THE BUILDING.
3. RESIDENTIAL PARKING CALCULATIONS

   MARKET-RATE DWELLING UNITS REQUIREMENT: "OTHER MULTIFAMILY DWELLING UNITS": 2 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM IN EXCESS OF 2, PLUS 10% VISITOR PARKING.

   65 TOTAL MARKET-RATE DWELLING UNITS: (31) 2-BEDROOM UNITS, (34) 3-BEDROOM UNITS
   65 (DWELLING UNITS) X 2 = 130 PARKING SPACES
   34 (3-BEDROOM UNITS) X .5 = 17 PARKING SPACES
   10% VISITOR PARKING: 147 X .10 = 14.7 (15) PARKING SPACES
   TOTAL REQUIRED PARKING FOR MARKET-RATE UNITS: 162 PARKING SPACES

   AFFH DWELLING UNITS REQUIREMENT: "MIDDLE-INCOME DWELLING UNITS AND AFFH UNITS": 1 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM.

   7 TOTAL AFFH DWELLING UNITS: (5) 2-BEDROOM UNITS, (2) 3-BEDROOM UNITS
   7 (DWELLING UNITS) X 1 = 7 PARKING SPACES
   16 (TOTAL BEDROOMS) X .5 = 8 PARKING SPACES
   TOTAL REQUIRED PARKING FOR AFFH UNITS: 15 PARKING SPACES

   FUTURE GOLF COURSE COTTAGE UNITS REQUIREMENT: "OTHER MULTIFAMILY DWELLING UNITS": 2 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM IN EXCESS OF 2, PLUS 10% VISITOR PARKING.

   10 TOTAL COTTAGE UNITS: (5) 2-BEDROOM UNITS, (5) 4-BEDROOM UNITS
   10 (DWELLING UNITS) X 2 = 20 PARKING SPACES
   5 (4-BEDROOM UNITS) (5 X 2) X .5 = 5 PARKING SPACES
   10% VISITOR PARKING: 25 X .10 = 2.5 (3) PARKING SPACES
   TOTAL REQUIRED PARKING FOR MARKET-RATE UNITS: 28 PARKING SPACES

   GOLF COURSE/CLUB PARKING CALCULATIONS

   GOLF COURSE/CLUB REQUIREMENT: "GOLF OR COUNTRY CLUBS": 1 FOR EACH 3 MEMBERS, PLUS 1 FOR EACH 3 SEATS IN THE MEETING AND/OR DINING ROOMS.

   500 TOTAL MEMBERSHIPS:
   500 (MEMBERSHIPS) / 3 = 166.6 (167) PARKING SPACES

   AMENITIES BUILDING (PHASE 1):
   123 TOTAL SEATS: (68 RESTAURANT SEATS + 55 BAR SEATS)
   123 (SEATS) / 3 = 41 PARKING SPACES

   FUTURE CLUBHOUSE BUILDING (PHASE 2):
   191 TOTAL SEATS: (162 RESTAURANT SEATS + 29 BAR SEATS)
   191 (SEATS) / 3 = 63.6 (64) = PARKING SPACES

   TOTAL REQUIRED PARKING FOR GOLF COURSE/CLUB: 272 PARKING SPACES

   TOTAL REQUIRED PARKING: 205 RESIDENTIAL + 272 GOLF COURSE/CLUB = 477 SPACES
   TOTAL PROVIDED PARKING: 180 RESIDENTIAL + 238 GOLF COURSE/CLUB + 15 MAINTENANCE AREA + 65 GOLF CLUB RESIDENT CREDIT (1 SPACE/UNIT) = 498 S

4. FOR WHOLESALE BUSINESS, INDUSTRY, STORAGE, WAREHOUSE AND OTHER COMMERCIAL ESTABLISHMENTS, A MINIMUM OF ONE SPACE FOR EACH ESTABLISHMENT, AN ONE ADDITIONAL SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF IN EXCESS OF 4,000 SQUARE FEET OF GROSS FLOO AREA.
5. CURRENTLY THE GOLF COURSE LOT IS ±129.96 ACRES AND THE RESIDENTIAL LOT IS ±26.34 ACRES.
6. TOTAL EXISTING BUILDING COVERAGE CALCULATED BASED ON ALL EXISTING BUILDINGS ON THE PROPERTY, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.
7. BUILDING COVERAGE BREAKDOWN:

   LOT 1: (FUTURE GOLF COURSE PHASE)
   CLUBHOUSE BUILDING: ±8,070.06 S.F.
   COTTAGES: 10 X 1,500.00 S.F.
   TOTAL LOT 1 BUILDING COVERAGE: ±23,070.06 S.F.

   LOT 2:
   RESIDENTIAL BUILDINGS: 6 X ±14,420.17 S.F.
   GATE HOUSE: ±903 S.F.
   TENNIS PAVILION: ±375 S.F.
   TOTAL LOT 2 BUILDING COVERAGE: ±87,799.02 S.F.

   LOT 2.1:
   RESIDENTIAL AMENITIES BUILDING: ±2,939.39 S.F.
   TOTAL LOT 2.1 BUILDING COVERAGE: ±2,939.39 S.F.

   LOT 3:
   SEWAGE TREATMENT PLANT: ±699.58 S.F.
   TOTAL LOT 3 BUILDING COVERAGE: ±699.58 S.F.

   LOT 4:
   WATER TREATMENT BUILDING: ±640.00 S.F.
   WATER HOLDING TANK: ±571.36 S.F.
   TOTAL LOT 4 BUILDING COVERAGE: ±1,211.36 S.F.

   LOT 5 & LOT 6:
   LOTS 5 & 6 DO NOT CONTAIN ANY BUILDINGS.
8. THE PROPOSED/PROVIDED PARKING COUNT IS BASED ON THE TEMPORARY CLUBHOUSE FACILITIES INSTALLED/CONSTRUCTED IN 2021.
9. ANTICIPATED DEVELOPMENT SCOPE FOR FUTURE GOLF COURSE PHASE.

ZONING COMPLIANCE CHART

SECTION 101.02, BLOCK 1, LOT 28.1 & 28.2 (2/08/7.C1A)
ZONES "R-2A" – "ONE FAMILY RESIDENCE DISTRICT (2 ACRES)"
"GCCFO"– "GOLF COURSE COMMUNITY FLOATING OVERLAY DISTRICT"
PROPOSED USE: GOLF COURSE COMMUNITY
FIRE/AMBULANCE DISTRICT: ARMONK FIRE DEPARTMENT (NORTH CASTLE DISTRICT #2)
WATER DISTRICT: NORTH CASTLE WATER DISTRICT #2
SCHOOL DISTRICT: BYRAM HILLS CENTRAL SCHOOL DISTRICT
SEWER DISTRICT: ON-SITE SEWAGE TREATMENT PLANT (SPDES PERMIT)

DESCRIPTION	REQUIRED/ PERMITTED (R-2A)	REQUIRED/ PERMITTED (GCCFO)	EXISTING	PROPOSED/ PROVIDED (LOT 1) (9)	PROPOSED/ PROVIDED (LOT 2)	PROPOSED/ PROVIDED (LOT 2.1)	PROPOSED/ PROVIDED (LOT 3)	PROPOSED/ PROVIDED (LOT 4)	PROPOSED/ PROVIDED (LOT 5)	PROPOSED/ PROVIDED (LOT 6)
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30 (5)	±130.35	±20.08	±0.88	±2.95	±0.25	±1.05	±0.72
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)
LOT WIDTH (FEET)	150 MIN. (1)	SEE NOTE 1	±2,300	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)										
FRONT	50 (1)	SEE NOTE 1	±123.1	±313.72 (1)	±252.69 (1)	±279.79 (1)	±817.74 (1)	±1,132.50 (1)	– (1)	– (1)
SIDE	30 (1)	SEE NOTE 1	±287.8	±99.78 (1)	±110.43 (1)	±328.33 (1)	±1,468.17 (1)	±1,869.34 (1)	– (1)	– (1)
REAR	50 (1)	SEE NOTE 1	±1,645.5	±1,755.63 (1)	±872.81 (1)	±1,699.80 (1)	±1,095.77 (1)	±1,249.79 (1)	– (1)	– (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72 (6)	0.33 (1)(7)	1.29 (1)(7)	0.04 (1)(7)	0.01 (1)(7)	0.01 (1)(7)	– (1)(7)	– (1)(7)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	–	–
PARKING SPACES										
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	124	124/160 (8)	168	–	–	–	–	–
ACCESSIBLE PARKING SPACES	N/A	–	5	5/8 (8)	12	–	–	–	–	–
COMPACT PARKING SPACES	N/A	–	–	–/72 (8)	–	–	–	–	–	–
TOTAL PARKING SPACES	2 PER DWELLING UNIT	–	129	129/240 (8)	180	–	–	–	–	–
LOADING SPACES	N/A	SEE NOTE 4	1	1	1	–	–	–	–	–

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING GREEN-WASTE DEBRIS PILE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 02/28/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

VICINITY MAP
SCALE: 1" = 5,000'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

NOT FOR CONSTRUCTION

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

PRELIMINARY SUBDIVISION PLAT
(NO JURISDICTION SUBDIVISION)
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ______

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

______ DATE: ______
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: DK	Approved: AG
Scale: 1" = 100'	
Date: 11/23/2020	
Project No: 20101	
20101-SUBDIVISION PRELIM SUBDIV PLAT EXIST-SUB.scr	
Drawing No: PSP-1	

VICINITY MAP
SCALE: 1" = 5,000'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING ELECTRIC LINE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- TOWN-REGULATED STEEP SLOPES
- EXISTING WELL LOCATION AND DESIGNATION
- EXISTING GREEN-WASTE DEBRIS PILE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC
7.	RESPONSE TO TOWN COMMENTS	07/24/2023	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

INTEGRATED PLOT PLAN
(NO JURISDICTION SUBDIVISION)
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Drawn: JE	Approved: AG
Scale:	1" = 100'
Date:	11/23/2020
Project No:	20101
20101-SUBDIVISION INTEGRATED PLOT PLAN EXIST-SUB.scr	
Drawing No:	IPP-1

NOT FOR CONSTRUCTION

THE SUMMIT CLUB AT ARMONK

NORTH CASTLE, NY

GENERAL NOTES:

1. CONTACT THE PROJECT LANDSCAPE ARCHITECT AT:
   GRANOFF ARCHITECTS P.C.
   330 RAILROAD AVE
   GREENWICH, CT 06830
   (203) 625-9460
2. THE TERM "CONTRACTOR" SHALL DEFINED AS THE GENERAL CONTRACTOR AND SUB-CONTRACTORS; THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING ALL SUBCONTRACTORS HEREON. ALL DRAWINGS AND NOTES APPLY TO ALL CONTRACTORS AND HIS/HER SUBCONTRACTORS.
3. CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO ANY ROUTINE FIELD OBSERVATION REQUIRED.
4. CONSTRUCTION SHALL FOLLOW THE CONDITIONS OF THE PLANS AND SPECIFICATIONS. IN ANY CASE OF DISCREPANCY BETWEEN SITE CONDITIONS AND THE DRAWINGS AND THE SPECIFICATIONS OR BETWEEN DRAWINGS AND SPECIFICATIONS NOTIFY THE LANDSCAPE ARCHITECT AS SOON AS THE DISCREPANCY IS APPARENT.
5. VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
6. CONTACT "CALL DIG SAFELY NEW YORK" AT 1-800-962-7962 PRIOR TO ANY SITE WORK ACTIVITY. THE CONTRACTOR SHALL BE AWARE OF ALL SUBSURFACE DRAINAGE AND ALL UTILITIES AS SHOWN ON PLANS AND AS MARKED OUT ON SITE. PROTECT EXPOSED LINES FROM DAMAGE AND DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE THE WORK. ALL BONDS AND INSURANCE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INFORM ALL CONTRACTORS, SUBCONTRACTORS, AND EMPLOYEES OF ALL CONDITIONS ASSOCIATED WITH ANY PERMITS ISSUED.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE AND DISTURBANCE WHICH MAY OCCUR AS A RESULT OF HIS WORK.
10. BLEND NEW WORK SMOOTHLY WITH EXISTING GRADES AND MATERIALS TO REMAIN. AVOID SHARP BREAKS IN GRADE; ROUND OVER TOP AND BOTTOMS OF SLOPES.
11. FINAL GRADE IN ALL CASES SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT (2%) AND ALL PAVED AREAS SHALL HAVE A MINIMUM PITCH OF AT LEAST 1/8" PER FOOT (1%).
12. ALL TREES OR VEGETATION TO BE REMOVED OR TRANSPLANTED ARE TAGGED ON SITE WITH FLAGGING TAPE. REFER TO TREE PROTECTION PLANS, NOTES AND DETAILS.
13. THE CONTRACTOR SHALL PROTECT ALL CATCH BASINS WITH FILTER FABRIC OR STAKED HAY BALES AND SHALL EMPLOY ALL OTHER NECESSARY MEANS TO CONTROL AND PREVENT EROSION THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL AREAS STABILIZED. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED AREA EXPOSED AT ANY ONE TIME AND STABILIZE THE AREA AS SOON AS PRACTICAL. REFER TO EROSION CONTROL DRAWINGS, NOTES AND DETAILS. ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF ANY ACCUMULATED DEBRIS AT THE END OF PROJECT CONSTRUCTION. SEE TREE PROTECTION & EROSION CONTROL DETAILS SHEET.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS AND EGRESS TO THE SITE AT ALL TIMES DURING CONSTRUCTION. NOTIFY OWNER 24 HOURS IN ADVANCE OF ANY DISRUPTION IN ACCESS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL DEVICES, WARNING SIGNS, BARRICADES, FLASHERS, FLAG MEN, ETC.) IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, USDOT, FHA 1988 PT. VI, TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS AS MAY BE AMENDED TO DATE, FOR THE MAINTENANCE AND PROTECTION OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
15. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ON BEDFORD RD. THE STREET SHALL NOT BE CLOSED TO TRAFFIC, NOR SHALL ANY TRAFFIC BE DETOURED TO OTHER STREETS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE TRAFFIC ENGINEER.
16. WORKING HOURS AND ALL NOISE PRODUCING ACTIVITIES MUST CONFORM TO THE TOWN OF NORTH CASTLE REGULATED WORKING HOURS.
17. REMOVAL AND DISPOSAL OF ALL MATERIALS TO COMPLY WITH ANY AND ALL STATE AND LOCAL CODES AND REGULATIONS.
18. THE CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION ALL DISTURBED AREAS CAUSED BY THE ACTIVITIES OF THE PROJECT.
19. THE CONTRACTOR IS RESPONSIBLE TO SUPERVISE THE ASSEMBLY OF ALL MATERIALS.
20. THE CONTRACTOR SHALL DETERMINE THE METHODS, MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES OF IMPLEMENTING THE PROJECT.
21. THE CONTRACTOR SHALL COMPLETE ALL WORK REQUIRED TO PRODUCE A COMPLETE JOB IN ACCORDANCE WITH THE BEST APPLICABLE STANDARDS. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK. IF THE CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER.
22. CONTRACTOR SHALL REFER TO ADDITIONAL NOTES FOUND THROUGHOUT THE CONTRACT DRAWINGS.

OUTDOOR LIGHTING NOTES:

1. ALL LIGHTING WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE AND IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE TOWN OF NORTH CASTLE, INCLUDING PERMITS AND REQUIRED INSPECTIONS
2. ALL FIXTURES SHALL BE FULL CUTOFF; SHALL BE COMPLIANT WITH DARK SKY RECOMMENDATIONS; OR FITTED WITH SHROUDS TO SHIELD THE LIGHT SOURCE.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, OUTLETS AND SWITCHES LISTED AND SHOWN ON PLANS. SIZE AND PROVIDE ALL TRANSFORMERS AND JUNCTION BOXES NECESSARY TO COMPLETE THE WORK, INCLUDING CONDUIT, WIRE, FITTINGS, EXCAVATION, BACKFILL, ETC. REQUIRED TO MAKE A COMPLETE FUNCTIONING SYSTEM. ALL FIXTURES SHALL BE SUPPLIED WITH LAMPS. THE LEAST WATT LAMP SHALL BE SUPPLIED , SUBJECT TO THE OWNERS'S APPROVAL. RE-LAMPING WITH MAXIMUM WATT LAMPS MAY BE REQUIRED.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS NECESSARY FOR A COMPLETE INSTALLATION. THIS INCLUDES SIZING GALVANIZED STEEL AND PVC WITH ALL ASSOCIATED FITTINGS, COUPLINGS AND BUSHINGS. ALL LINE VOLTAGE SHALL BE IN CONDUIT WITH A MINIMUM COVER OF 24 INCHES AND A MINIMUM OF 12 INCHES OF COMPACTED SAND AROUND IT AND AS PER CODE. METALLIC CAUTION TAPE SHALL BE PLACED 6 INCHES BELOW FINISHED GRADE.
5. ALL WIRING AND TRENCHING TO TREE TRUNKS BENEATH TREE CANOPIES TO BE RADIAL TO TREE TRUNK AND APPROVED BY L.A. PRIOR TO GROUND DISTURBANCE. TRENCHING WITHIN THE TREE CANOPY SHALL BE EXCAVATED WITH AN AIR SPADE TOOL TO MINIMIZE ROOT DAMAGE. CARE IS TO BE TAKEN TO PREVENT EXPOSED TREE ROOTS FROM DRYING.
6. FINAL SWITCH LOCATIONS TO BE APPROVED BY OWNER. CONTRACTOR SHALL VERIFY AND COORDINATE NEW SWITCHES WITH EXISTING INTERIOR LIGHTING. DRAWING SHOWS PROPOSED LANDSCAPE LIGHTING AND DOES NOT SHOW EXISTING ARCHITECTURAL LIGHTING
7. FINAL FIXTURE PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT & OWNER AFTER NIGHTTIME DEMONSTRATION OF INITIAL PLACEMENT.
8. ALL PATH LIGHTS TO BE LOCATED 12" BACK FROM EDGE OF PAVING UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
9. LOCATIONS OF TRANSFORMERS, JUNCTION BOXES, FIXTURES AND OUTLETS ARE A GRAPHIC REPRESENTATION AND MAY NOT SHOW PRECISE LOCATION. FINAL LOCATIONS TO BE APPROVED BY L.A. PRIOR TO INSTALLATION. ACTUAL WIRING ROUTES ARE NOT SHOWN ON THIS PLAN. WIRING ROUTES INDICATED ARE A GRAPHIC REPRESENTATION OF CONNECTIONS AND GROUPINGS OF LIGHTS FOR SWITCHING. L.A. TO APPROVE WIRING ROUTES PRIOR TO GROUND DISTURBANCE. ALL LINE VOLTAGE RUNS IN CONDUIT MINIMUM 18 INCHES DEEP OR AS PER LOCAL CODE..
10. STAKE MOUNTED UPLIGHTS TO BE MOVABLE WITHIN A SIX (6) FOOT RADIUS OF INSTALLED LOCATION.
11. TRANSFORMERS FOR LOW VOLTAGE LIGHTING AND JUNCTION BOXES NOT SHOWN. CONTRACTOR TO DETERMINE NUMBER REQUIRED AND COORDINATE THEIR LOCATION WITH THE LANDSCAPE ARCHITECT.
12. WIRING SIZES ARE TO BE DETERMINED BY ELECTRICIAN TO INSURE FULLY FUNCTIONAL SYSTEM WITH NO MORE THAN A 5% VOLTAGE DROP FROM EACH TRANSFORMER TO FARTHEST FIXTURE ON LINE FROM THAT TRANSFORMER..
13. ALL WIRE CONNECTIONS TO BE THOROUGHLY SEALED WITH SILICONE SEALANT & WILL BE LOCATED WITHIN FIXTURE STEMS, TREE MOUNTS, OR JUNCTION BOXES WHEREVER POSSIBLE. DIRECT BURIAL OF LOW VOLTAGE CONNECTIONS WILL BE MINIMIZED. DIRECT BURIAL CONNECTIONS FOR LINE VOLTAGE WILL NOT BE PERMITTED.
14. REVIEW EXISTING CONDITIONS AND PROPOSED PLANTING PLANS. ELECTRICIAN TO BE RESPONSIBLE FOR RESTORING ANY SITE OR UTILITY DAMAGE CAUSED BY HIS INSTALLATION WORK.
15. SEE LIGHTING PLAN FOR LIGHT FIXTURE TYPE AND SPECIFICATIONS.

TREE PROTECTION AND EROSION CONTROL NOTES:

1. ALL TREE PROTECTION AND REMOVALS SHALL BE IN ACCORDANCE WITH THE DRAWINGS, DETAILS AND NOTES HEREON. REFER TO TREE PROTECTION DRAWINGS AND DETAILS FOR ADDITIONAL INFORMATION
2. PRIOR TO ANY OTHER WORK, THE CONTRACTOR SHALL STAKE OUT THE LIMITS OF "TREE PROTECTION AREAS" WITHIN THE WORK ZONE AS SHOWN ON THE PLANS FOR APPROVAL BY THE LANDSCAPE ARCHITECT. IF NO TREE/LANDSCAPE PROTECTION AREA LIMITS ARE SPECIFICALLY SHOWN ON THE PLANS AND WORK WILL OCCUR IN OR NEAR TREES OR VEGETATED AREAS, THE LANDSCAPE ARCHITECT WILL DIRECT THE CONTRACTOR. THE INTENT OF THE LIMITS ARE TO PROTECT THE ROOT ZONE OF INDIVIDUAL TREES AND GROUPINGS OF TREES (USING THE "DRIPLINE" - THE VERTICAL PROJECTION TO THE GROUND OF THE TREES' CANOPY - AS A GUIDE), LAWNS AND OTHER VALUABLE VEGETATION TO THE MAXIMUM EXTENT FEASIBLE WHILE ALLOWING THE CONTRACTOR SUFFICIENT ROOM TO OPERATE. THEREFORE, THE CONTRACTOR MUST ASSESS THE ADEQUACY OF THE ALLOWED SPACE FOR ALL CONCEIVABLE ACTIVITIES INCLUDING THE PARKING OF PERSONAL VEHICLES. IT IS UNDERSTOOD THAT WORK MAY NEED TO OCCUR IN THE ROOT ZONE OF TREES. IN SUCH CASES, THE CONTRACTOR MAY PROPOSE ADJUSTMENTS TO THE STAKEOUT OF PROTECTION LIMITS TO SUIT FIELD CONDITIONS AND SUCH OPERATIONS. ANY SUCH ADJUSTMENTS SHALL BE SHOWN ON A PLAN AND/OR APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL, PARK ANY VEHICLE, OR DRIVE ANY VEHICLE WITHIN THE DRIP LINE OF EXISTING TREES. IT IS UNDERSTOOD THAT LOCALIZED STAGING/STORAGE AREAS MAY BE NECESSARY IN ADDITION TO ANY MAIN AREAS SHOWN ON PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT FOR ANY AREAS OUTSIDE TREE/LANDSCAPE PROTECTION FOR AREAS APPROPRIATE FOR STORAGE OF MATERIALS, AND EQUIPMENT AS WELL AS PARKING OF CONTRACTOR'S VEHICLES AND ACCESS ROUTES THROUGH THE ACTIVE WORK ZONE. THESE AREAS MUST BE DEFINED BY APPROPRIATE FENCING AND MUST MEET ALL TREE PROTECTION SPECIFICATIONS.
4. ONCE PROTECTION FENCING IS IN PLACE, THE CONTRACTOR SHALL NOT ENTER OR DAMAGE OR DIMINISH THE LANDSCAPE OR ANY PORTION THERE OF WITHIN THE DEFINED TREE/LANDSCAPE PROTECTION AREAS. AT ALL TIMES DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL AVOID SOIL COMPACTION, POLLUTION, EROSION AND IMPACTS TO EXISTING VEGETATION UNLESS REMOVAL, SELECTIVE THINNING OR CLEARING ARE SPECIFIED IN THE DRAWINGS.
5. WHERE WORK AREAS MUST ENCROACH ON TREE ROOT ZONES , THE CONTRACTOR, IF ORDERED BY LANDSCAPE ARCHITECT OR AS NOTED ON THE PLANS, SHALL FURNISH APPROXIMATELY 12-INCH LAYER OF WOOD CHIPS OR ACCESS MAT WITHIN THE DRIP LINE AREA TO REDUCE SOIL COMPACTION ON UNPAVED AREAS TO MINIMIZE SOIL COMPACTION AND PREVENT CONTAMINATION OF EXISTING SOIL. UNDER NO CIRCUMSTANCES MAY PETROLEUM PRODUCTS, CONCRETE WASH WATER, PAINT, OR OTHER POLLUTANTS BE ALLOWED TO SEEP INTO THE LANDSCAPE.
6. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED WHENEVER TRENCHING OCCURS WITHIN THE DRIPLINE FOR ANY TREE. ALL EXCAVATION WITHIN THE DRIP LINE OF A TREE OR NEAR THE DRIP LINE SHALL BE PERFORMED WITH AN AIR SPADE. THERE WILL BE NO SEPARATE PAYMENT FOR ANY REQUIRED AIR SPADE EXCAVATION. SEE ROOT PRUNING AND TRENCHING DETAILS.
7. NO TREE PRUNING MAY BE PERFORMED EXCEPT BY (OR UNDER THE SUPERVISION OF) A QUALIFIED TREE-CARE PROFESSIONAL APPROVED BY THE LANDSCAPE ARCHITECT.
8. "UNAUTHORIZED" TREE REMOVALS: IF THE CONTRACTOR REMOVES TREES NOT IDENTIFIED ON THE DRAWINGS OR REMOVES TREES NOT APPROVED BY LANDSCAPE ARCHITECT, OR SO SEVERELY DAMAGES TREES AS A RESULT OF CONSTRUCTION ACTIVITY THAT IN THE JUDGMENT OF LANDSCAPE ARCHITECT THEY MUST BE REMOVED, THE CONTRACTOR SHALL PROVIDE REPLACEMENT TREES AT HIS/HER OWN EXPENSE SUCH THAT FOR EACH TREE REMOVED EQUALS ONE SIX INCH CALIPER TREE AS APPROVED BY THE LANDSCAPE ARCHITECT. THE FINAL LOCATION OF REPLACEMENT TREES SHALL BE WITHIN THE PROJECT LIMITS AND WILL BE LOCATED IN THE FIELD BY THE LANDSCAPE ARCHITECT. IF PLANTING WITHIN THE LIMITS IS NOT POSSIBLE THE LANDSCAPE ARCHITECT, OWNER, AND CONTRACTOR SHALL AGREE ON APPROPRIATE MITIGATION. ANY REPLACEMENT TREES PLANTED AS MITIGATION MUST BE WATERED, MAINTAINED AND GUARANTEED PER PLANTING SPECIFICATIONS IN THE DRAWINGS AND AT NO ADDITIONAL COST.
9. LANDSCAPE MAINTENANCE DURING CONSTRUCTION: DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL MAINTAIN THE APPEARANCE OF THE PROJECT SITE BY REMOVING LITTER, DEBRIS AND EXCESS MATERIALS, AS A RESULT OF THE CONSTRUCTION OPERATIONS, FROM THE WORK SITE ON A REGULAR BASIS AND SHALL STORE ALL CONSTRUCTION EQUIPMENT AND CONSTRUCTION MATERIAL IN AN ORGANIZED MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
10. IN CASE OF A TREE REMOVAL, ALL REMNANTS INCLUDING, BUT NOT LIMITED TO, STUMPS, TRUNKS, LIMBS, BRANCHES, AND FOLIAGE SHALL BE DISPOSED OF AS EXPEDITIOUSLY AS POSSIBLE.
11. RESTORATION OF LANDSCAPE: ALL EXCESS MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REMOVED BY THE CONTRACTOR, AS PART OF SITE RESTORATION. ALL SOIL DIMINISHED AND/OR CONTAMINATED WITH EXCESS MATERIAL AND DEBRIS SHALL ALSO BE REMOVED AND REPLACED WITH TOPSOIL ACCEPTABLE TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR, AS DIRECTED BY LANDSCAPE ARCHITECT, SHALL RESTORE A MINIMUM OF 6" OF NEW TOPSOIL ON ALL AREAS WHERE THE TOPSOIL LAYER HAS BEEN DIMINISHED OR LOST DUE TO HIS/HER OPERATIONS. OUTSIDE THE DRIP LINE OF TREES, IF IT IS DETERMINED BY THE LANDSCAPE ARCHITECT THAT THE SOIL HAS BEEN COMPACTED DURING THE COURSE OF THE PROJECT, IT WILL BE UNCOMPACTED AND LOOSENED (BY USE OF AN AIR SPADE WITHIN AND NEAR THE DRIPLINES OF TREES) TO THE DEPTH OF 12 INCHES PRIOR TO FINAL GRADING OR PLANTING. UNDER NO CIRCUMSTANCES MAY HEAVY EQUIPMENT (I.E. PAYLOADERS) BE USED TO ACCOMPLISH SITE RESTORATION WITHIN THE DRIP LINE OF TREES. IN ALL ROOT-SENSITIVE AREAS, WORK MUST BE DONE USING ONLY AN AIR SPADE.
12. ALL UTILITY CONFLICTS WITH PROPOSED TREES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL REFER TO TO THE DEMOLITION/EROSION CONTROL PLAN FOR MORE INFORMATION

PLANTING NOTES:

1. SEE DEMOLITION AND EROSION CONTROL DRAWING FOR EXISTING PLANTS TO BE STOCKPILED AND MAINTAINED FOR TRANSPLANTING. ADDITIONAL PLANTINGS MAY BE REQUIRED FOR TOP OF WALL BARRIER PLANTING AND WILL BE REQUESTED UPON OWNER'S APPROVAL ADDITIONAL PLANTING PHASES TO BE COMPLETED IN SEPARATE CONTRACT (SPRING SEASON).
2. TOPSOIL FOR PLANTING:
   A. MATERIAL: TOPSOIL SHALL CONSIST OF NATURAL LOAM, FREE FROM SUBSOIL, OBTAINED FROM AN AREA THAT HAS NEVER BEEN PREVIOUSLY STRIPPED. MANUFACTURED OR AMENDED SOILS ARE NOT ACCEPTABLE UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
   B. QUALITY: TOPSOIL SHALL BE OF UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PLAN, SODS, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR ANY OTHER UNDESIRABLE MATERIAL.
   C. NO TOPSOIL SHALL BE DELIVERED, MANIPULATED OR HANDLED IN A FROZEN OR MUDDY CONDITION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT, ON OR AFTER DELIVERY, OF ANY MATERIAL THAT DOES NOT, IN THEIR OPINION, MEET THESE SPECIFICATIONS.:
3. IRRIGATION SYSTEM (SEPARATE PRICE):
   A. THE EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND SHALL BE A FULLY OPERATIONAL AND COMPLETE IN-GROUND IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - ALL EXCAVATION, TRENCHING, PUMPS, FILTERS, VALVES, BOXES, TIMERS, CONNECTIONS, WIRING, PIPING, DRIP TUBE, HEADS AND EMITTERS AS NECESSARY.
   B. CONTRACTOR IS REQUIRED TO COORDINATE WORK WITH IRRIGATION CONTRACTOR. CONTRACTOR SHALL PROVIDE SLEEVES AS INDICATED ON THE DRAWINGS OR AS REQUIRED BY THE IRRIGATION INSTALLER
4. NEW SEED (INCLUDING FINE GRADING) WHERE REQUIRED
   A. INSTALLATION OF SEED SHALL INCLUDE FINE GRADING, PREPARATION OF SOIL BED, INCORPORATION OF FERTILIZER AND LIME, PROTECTION (BEFORE AND AFTER INSTALLATION) AND MAINTENANCE UNTIL FINAL ACCEPTANCE.
   B. SEED MIX SHALL BE LOW MAINTENANCE, NATIVE, AND DROUGHT TOLERANT MIX WITH ANNUAL RYE. SEED MIX APPROPRIATE FOR TIME OF PLANTING. SEED MIX TO BE APPROVED BY THE LANDSCAPE ARCHITECT. SEEDING RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
   C. FERTILIZER FOR LAWNS: FERTILIZE LAWN AREAS EVENLY USING MECHANICAL METHODS ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND AS DIRECTED. FERTILIZER TO BE "SCOTTS ORGANIC CHOICE LAWN FOOD" BY THE SCOTTS MIRACLE-GRO COMPAN 14111 SCOTTSLAWN ROAD MARYSVILLE, OH 43041, OR AS RECOMMENDED BY THE SOD GROWER, OR APPROVED EQUAL.
   D. ACCEPTANCE (OF SEED): THE LANDSCAPE ARCHITECT SHALL REJECT ANY AREAS OF SEED WHICH IN THEIR OPINION HAS NOT PROPERLY GERMINATED TO FORM AN EVEN AND VIGOROUS GROWING BED. REJECTED SEED BEDS SHALL BE PREPARED AND RE-SEEDED AT NO COST TO THE OWNER. SEED LAWNS SHALL BE READY FOR ACCEPTANCE AFTER A MINIMUM OF A 60 DAY ACTIVE GROWING PERIOD, UNTIL A UNIFORM STAND OF $2\frac{1}{2}$ INCHES IS OBTAINED, WITH A MINIMUM OF 95% COVERAGE. UNACCEPTED SEED LAWNS SHALL BE RE-SEEDED AS SPECIFIED.
5. MAINTENANCE OF SEED:

   -THE CONTRACTOR SHALL PROPERLY WATER AS OFTEN AS REQUIRED TO MAINTAIN OPTIMUM GROWING CONDITIONS UNTIL FINAL ACCEPTANCE. THE CONTRACTOR SHALL MAINTAIN LAWN AT ONE AND A HALF TO THREE INCHES (1-1/2 TO 3") IN HEIGHT, FOR TWO MOWINGS OR UNTIL ACCEPTANCE. CONTRACTOR SHALL MONITOR IRRIGATION SYSTEM TO ENSURE NEW SOD AND SEED LAWNS RECEIVE PROPER AMOUNTS OF WATER.

   -MAINTAIN ALL LAWNS THROUGHOUT AND IMMEDIATELY FOLLOWING PLANTING OPERATIONS UNTIL PROJECT IS CERTIFIED SUBSTANTIALLY COMPLETE.

   - MAINTAIN SURFACES AND SUPPLY ADDITIONAL TOPSOIL WHERE NECESSARY, INCLUDING AREAS AFFECTED BY EROSION.
   REPLANT DAMAGED LAWN AREAS SHOWING GROWTH FAILURE, DETERIORATION, BARE OR THIN SPOTS AND ERODED AREAS.

DRAWING LIST:

REFER TO GRANOFF ARCHITECTS ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING INFORMATION

REFER TO JMC CIVIL PLANS FOR ADDITIONAL SITE INFORMATION

REFER TO DRAKELEY INDUSTRIES PLANS FOR ADDITIONAL POOL INFORMATION

ABBREVIATIONS:

B.P.	BOTTOM PIER	MANUF.	MANUFACTURER
B.S.	BOTTOM STEP	MAX.	MAXIMUM
B.W.	BOTTOM WALL	MFR.	MANUFACTURER
BL	BASE LINE	MIN.	MINIMUM
BC	BOTTOM OF CURB	MH	MAN HOLE
BLDG.	BUILDING	NEC.	NECESSARY
CL	CENTER LINE	N.I.C	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	N.T.S	NOT TO SCALE
CONC.	CONCRETE	NO./#	NUMBER
CONT.	CONTINUOUS	OC	ON CENTER
DI	DRAIN INLET	PL	PROPERTY LINE
DIA.	DIAMETER	R	RISER
DN.	DOWN	REQ'D	REQUIRED
EA.	EACH	R.O.W.	RIGHT OF WAY
EJ	EXPANSION JOINT	SPEC.	SPECIFICATION
EL.	ELEVATION	SQ.	SQUARE
ELEV.	ELEVATION	T	TREAD
EQ.	EQUAL	TC	TOP OF CURB
E.W.	EACH WAY	T.P	TOP PIER
EX.JT.	EXPANSION JOINT	T.S.	TOP STAIR
EXP.JT.	EXPANSION JOINT	T.W.	TOP WALL
EX	EXISTING	TBD	TO BE DETERMINED
EXIST.	EXISTING	TYP.	TYPICAL
FL	FLOW LINE	UW	UNDER WATER
FLR.	FLOOR	UG	UNDERGROUND
FLWR	FLOWER	VIF	VERIFY IN FIELD
FTG.	FOOTING	W.L.	WATER LINE
G	GRATE ELEVATION/RIM ELEV.	W/	WITH
H.B.	HOSE BIB	W/O	WITHOUT
JNT.	JOINT	WT	WATERTABLE

REFER TO OTHER DRAWINGS FOR LEGENDS AND KEYS

LOCATION MAP:

LOCAL MAP (N.T.S.)

North

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
COVER - LANDSCAPE

DRAWING NO.
LC

PLANT SCHEDULE - PROPERTY FRONTAGE AREAS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
166	TREES			
43	*Acer saccharum 'Green Mountain'*	Sugar Maple	4-4.5" cal.	Full canopy, entry street trees
10	*Amelanchier arborea*	Downy Serviceberry	10-12'	Multi stem
7	*Cercis canadensis*	Eastern Redbud	3-3.5" cal.	Full canopy
53	*Picea glauca*	White Spruce	14-16'	Full to base
5	*Prunus x yedoensis*	Yoshino Cherry	3-3.5" cal.	Full canopy
23	*Quercus alba*	White Oak	4-4.5" cal.	Hillside Trees
25	*Tilia cordata 'Greenspire'*	Littleleaf Linden	4-4.5" cal.	Full canopy, residential street trees
844	SHRUBS			
105	*Callicarpa americana*	American Beautyberry	7 gal.	
57	*Cornus sanguinea 'Arctic Fire'*	Red Twig Dogwood	5 gal.	
139	*Cornus sanguinea 'Winter Flame'*	Red Twig Dogwood	5 gal.	
122	*Hydrangea quercifolia 'Snow Queen'*	Oakleaf Hydrangea	7 gal.	Full
81	*Ilex verticillata 'Winter Red'*	Winterberry	4-5'	B&B
122	*Rhododendron maximum 'Roseum'*	Rhododendron	5-6'	B&B
42	*Rhus typhina*	Staghorn Sumac	10 gal.	
50	*Vaccinium corymbosum*	Highbush Blueberry	7 gal.	
31	*Viburnum dentatum*	Arrowwood Viburnum	10 gal.	
20	*Viburnum opulus 'Sterile'*	Snowball Viburnum	7 gal.	
75	*Viburnum rhytidophyllum*	Leatherleaf Viburnum	7 gal.	
4475	PERENNIALS			
50	*Agastache 'Blue Fortune'*	Agastache	1 gal	
250	*Amsonia hubrichtii*	Bluestar	1 gal	
1200	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	
1800	*Deschampsia cespitosa*	Tufted Hairgrass	1 gal	
150	*Liatris spicata*	Blazing Star	1 gal	
150	*Rudbeckia fulgida 'Goldsturm'*	Black Eyed Susan	1 gal	
75	*Rudbeckia nitida*	Shiny Coneflower	1 gal	
800	*Sporobolus heterolepis*	Prarie Dropseed	1 gal	

PROPOSED POTABLE WATER TREATMENT BUILDING AND TANK
SEE PLANS BY WSP USA

PROPOSED SEWAGE TREATMENT PLANT

SEE L104 FOR DETENTION BASIN PLANTING PLAN
DETENTION BASIN SIZED BY ENGINEER

PROPOSED BUILDING

PHASE I AMENITIES
DESIGN BY GRANOFF ARCHITECTS

CHAMPIONSHIP COURT

TENNIS COURTS & PICKLE BALL COURTS NOT TO BE LIT FOR NIGHT USE

STABILIZED SLOPE TALL FESCUE MIX
V.I.F. EXISTING TREES TO REMAIN, INCORPORATE NEW PLANTINGS AROUND REMAINING EXISTING TREES

GRADE CHANGE NECESSARY FOR ROADWAY, SEE CIVIL TOPO. STABILIZE SLOPE BY CREATING A NATURALISTIC PLANTING AREA SURROUNDING EXISTING TREES TO REMAIN. ORNAMENTAL TALL FESCUE MIXTURE TBD FROM ERNST SEED OR EQUAL.

EXISTING TENNIS COURTS TO BE REMOVED AND RESTORED WITH TALL FESCUE MIX UP TO NEW NATIVE UNDERSTORY PLANTINGS

PROPOSED FESCUE BERMS WITH SHADE TREE MATRIX

APPROXIMATE LINE OF BUFFER EDGE

UNDERSTORY BUFFER PLANTING (TYP.):
REMOVE BRAMBLE AND SELECTIVE REMOVAL OF EXISTING TREES BASED ON EXISTING HEALTH/CONDITION OF TREE AND PROPOSED WORK. INFILL PLANTING WITH EVERGREEN TREES/SHRUBS, FLOWERING TREES/SHRUBS FOR VISUAL INTEREST. ACTUAL QUANTITY TO BE VERIFIED IN FIELD PRIOR TO BIDDING.

UNDERSTORY PLANTING PALETTE TO INCLUDE:
AMELANCHIER CANADENSIS
CERCIS CANADENSIS
PICEA GLAUCA
RHODODENDRON MAXIMUM
HYDRANGEA QUERCIFOLIA
VACCINIUM CORYMBOSUM
VIBURNUM DENTATUM

PROPOSED EXTENSION OF FIELDSTONE WALL +/- 15' OFF EDGE OF PAVEMENT, GENTLY CURVING OFF ROADWAY AT ENTRY DRIVE. MAINTAIN LEVEL HEIGHT FOLLOWING CONTOURS. VERIFY LOCATION IN FIELD

ORNAMENTAL ENTRY PLANTING:
INSTALL FOUNDATION SHRUB PLANTINGS WITH DECORATIVE ARRAY OF GRASSES, PERENNIALS AND SEASONAL ANNUALS

PROPOSED ENTRY ALLEE OF STATELY TREES PLANTED 25' O.C.

PROPOSED ENTRY WALL TO GENTLY CURVE BACK INTO SITE AND TERMINATE WITH 3X3' ILLUMINATED STONE PIERS

PROPOSED EXTENSION OF FIELDSTONE WALL +\- 15' OFF EDGE OF PAVEMENT, GENTLY CURVING OFF ROADWAY AT ENTRY DRIVE. MAINTAIN LEVEL HEIGHT FOLLOWING CONTOURS. VERIFY LOCATION IN FIELD

UNDERSTORY BUFFER PLANTING (TYP.):
REMOVE BRAMBLE AND SELECTIVE REMOVAL OF EXISTING TREES BASED ON EXISTING HEALTH/CONDITION OF TREE AND PROPOSED WORK. INFILL PLANTING WITH EVERGREEN TREES/SHRUBS, FLOWERING TREES/SHRUBS FOR VISUAL INTEREST. ACTUAL QUANTITY TO BE VERIFIED IN FIELD PRIOR TO BIDDING.

UNDERSTORY PLANTING PALETTE TO INCLUDE:
AMELANCHIER CANADENSIS
CERCIS CANADENSIS
PICEA GLAUCA
RHODODENDRON MAXIMUM
HYDRANGEA QUERCIFOLIA
VACCINIUM CORYMBOSUM
VIBURNUM DENTATUM

REVIEW CONDITION OF EXISTING FIELDSTONE WALL, REPAIR AND EXTEND. LOCATE AND MAINTAIN HISTORIC MILE MARKER.

OVERALL SITE PLAN

1" = 50'-0"

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM
CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

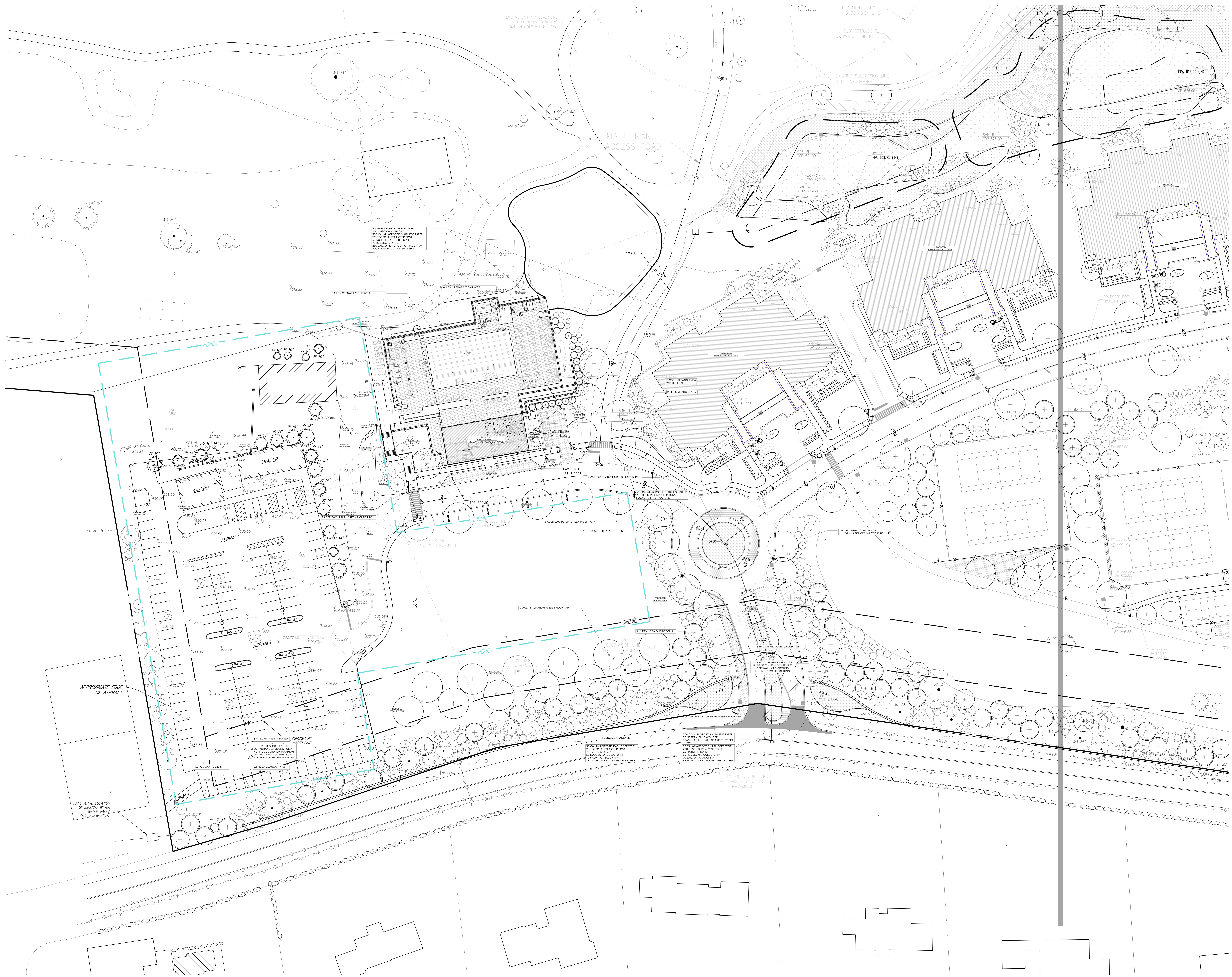
JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
OVERALL SITE PLAN - PHASE I

DRAWING NO.
LS 100.0



OVERALL SITE PLAN - SOUTHERN DEVELOPMENT

1" = 30'-0"

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE

PLANNING BOARD SUBMISSION

PROJECT NAME

SUMMIT CLUB

ARMONK, NY

JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE

PHASE I SITE PLAN - SOUTHERN DEVELOPMENT

DRAWING NO.

LS 100.1A

SMALL REAR BUILDING FOUNDATION MIX:
75 CALLICARPA AMERICANA
75 CORNUS SANGUINEA 'WINTER FLAME'
25 HYDRANGEA QUERCIFOLIA
25 ILEX VERTICILLATA
LARGE REAR BUILDING FOUNDATION MIX:
25 RHODODENDRON MAXIMUM
25 RHUS TYPHINA
21 VIBURNUM DENTATUM
40 VIBURNUM RHYTIDOPHYLLUM
HYDROSEEDED AREA OF TALL FESCUE MIX APPROX. 30,000 SF
HYDROSEEDED AREA OF TALL FESCUE MIX APPROX. 16,000 SF
PROPOSED BUILDING
SEE L104 FOR TYPICAL BUILDING LANDSCAPE
NOTE: VERIFY EXISTING TREES TO REMAIN BASED ON ROADWAY GRADING. INCORPORATE NEW PLANTINGS SEAMLESSLY INTO EXISTING TREES TO REMAIN
STABILIZED SLOPE TALL FESCUE MIX APPROX. 30,000 SF
30 CALLICARPA AMERICANA
45 CORNUS SANGUINEA 'WINTER FLAME'
36 ILEX VERTICILLATA
5 PRUNUS 'YOSHINO'
3 QUERCUS ALBA
17 RHUS TYPHINA
25 HYDRANGEA QUERCIFOLIA
10 VIBURNUM DENTATUM
34 PICEA ABIES
15 PICEA ABIES
10' HEIGHT FENCE
6' HEIGHT FENCE
FUTURE TENNIS COURTS NOT TO BE LIT FOR NIGHT USE (TYP.)
HYDROSEEDED AREA OF TALL FESCUE MIX APPROX. 190,000 SF
CART PARKING
FUTURE PICKLEBALL COURTS (TYP.)
SUMMIT OVAL LAWN
TALL FESCUE MIX
20 VIBURNUM OPULUS
5 CERCIS CANADENSIS
31 PICEA GLAUCA (TYP.)
UNDERSTORY MIX PLANTING:
20 HYDRANGEA QUERCIFOLIA
57 RHODODENDRON MAXIMUM
25 VACCINIUM CORYMBOSUM
20 VIBURNUM RHYTIDOPHYLLUM
1 AMELANCHIER ARBOREA
6 AMELANCHIER ARBOREA
APPROXIMATE LINE OF BUFFER EDGE
PROPOSED TOTAL LIMIT OF DISTURBANCE

OVERALL SITE PLAN - NORTHERN DEVELOPMENT

1" = 30'-0"

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

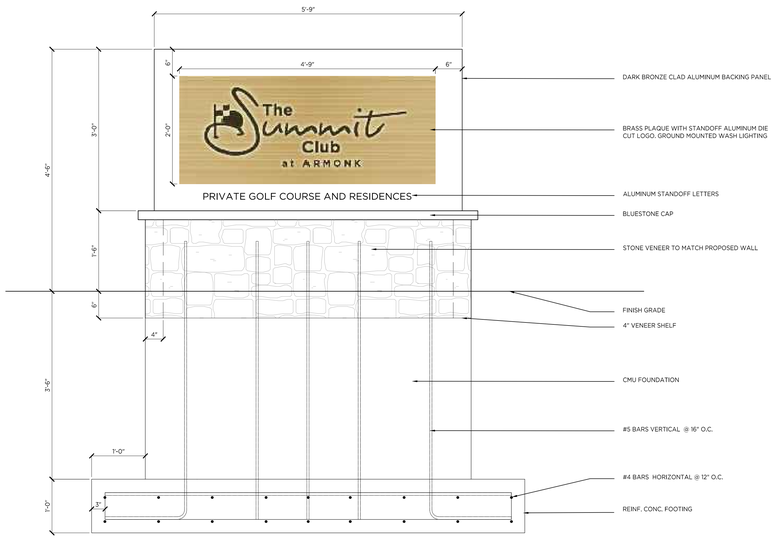
PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
PHASE I SITE PLAN - NORTHERN DEVELOPMENT

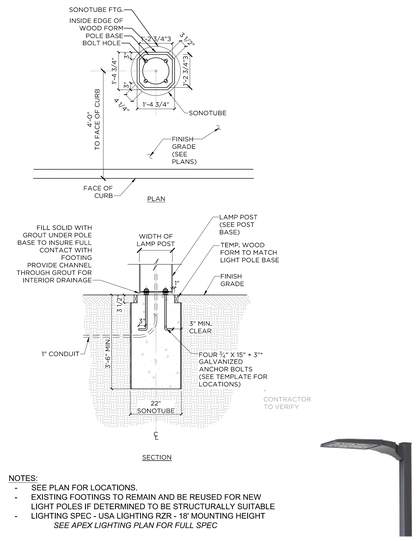
DRAWING NO.
LS 100.1B



NOTES:
- PROVIDE SHOP DRAWINGS FOR APPROVAL
- FINAL LOCATION TO BE DETERMINED IN FIELD

1 ENTRY MONUMENT SIGNAGE

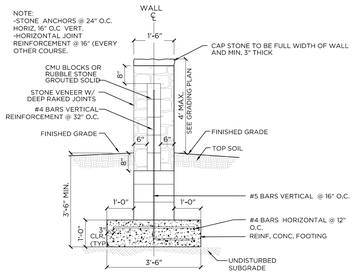
1"=1'-0"

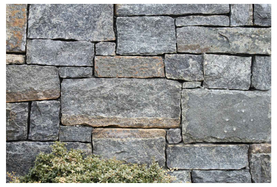


NOTES:
- SEE PLAN FOR LOCATIONS.
- EXISTING FOOTINGS TO REMAIN AND BE REUSED FOR NEW LIGHT POLES IF DETERMINED TO BE STRUCTURALLY SUITABLE
- LIGHTING SPEC - USA LIGHTING RZR - 18' MOUNTING HEIGHT
  SEE APEX LIGHTING PLAN FOR FULL SPEC

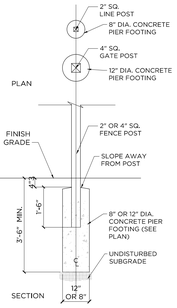
4 CONCRETE LIGHT POST FOOTING DETAIL

1/2"=1'-0"



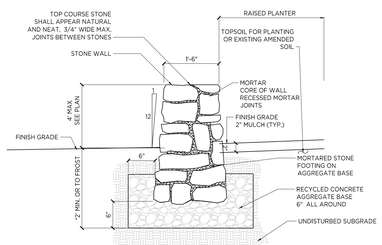


STONE VENEER INTENT



2 FREE STANDING STONE WALL W/ CONCRETE FOOTING DETAIL

1/2"=1'-0"



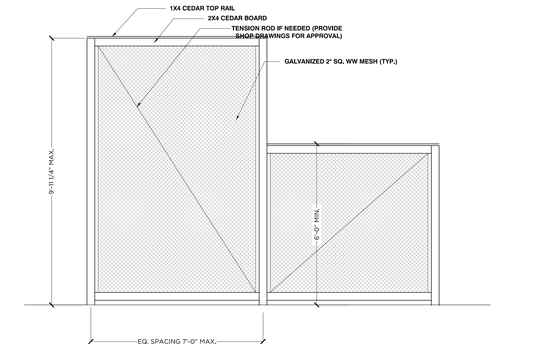
MASONRY WALL INTENT - WILL DEPEND ON STONE FOUND FROM SITE EXAVATION

NOTES:

1. STONE TYPE FOR WALL SHALL MATCH EXISTING STONE WALL. ALL EXISTING STONE TO BE RE-USED WHEREVER POSSIBLE.
2. SEE PLANS FOR LOCATION AND HEIGHT OF STONE WALL - HEIGHT MEASURED FROM AT-GRADE TO APPROX. 48 INCHES (SEE PLANS & VERIFY IN FIELD W. LANDSCAPE ARCHITECT)
3. INTERIOR CORE TO BE MORTARED TO THE TOP OF THE WALL, JOINTS SHALL BE RECESSED.
4. EXTERIOR FACE OF WALL TO LOOK DRY-LAID. WALL SHALL HAVE NATURAL RANDOM PATTERN TO MATCH EXISTING WALL.
5. IF FOOTING DEPTH CANNOT BE ACHIEVED, COORDINATE WITH THE LANDSCAPE ARCHITECT.

3 FREE STANDING STONE WALL ALTERNATIVE DETAIL

1"=1'-0"



5 TENNIS COURT FENCING POST DETAIL

1/2"=1'-0"

6 TENNIS COURT FENCING PANEL DETAIL

1/2"=1'-0"

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT. 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM
CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
SITE DETAILS

DRAWING NO.
LS 100.2

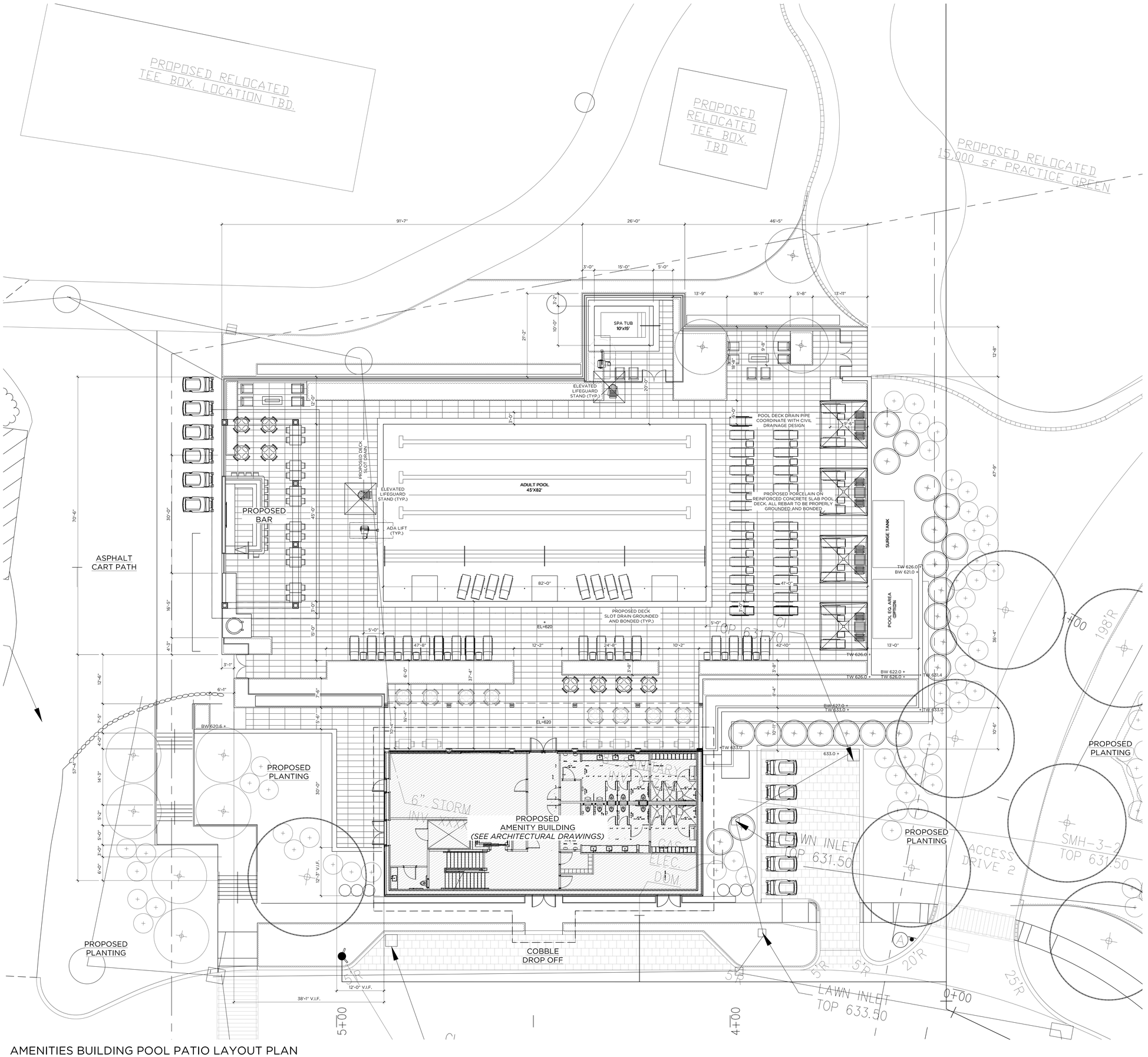
GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT. 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS



AMENITIES BUILDING POOL PATIO LAYOUT PLAN

1/8" = 1'-0"

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE

PLANNING BOARD SUBMISSION

PROJECT NAME

SUMMIT CLUB

ARMONK, NY

JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE

AMENITIES BUILDING - MASONRY LAYOUT PLAN

DRAWING NO.

LS 101.0

PLANT SCHEDULE - AMENITIES BUILDING

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
34	TREES			
3	*Amelanchier grandiflora 'Autumn Brilliance'*	Serviceberry	10-12"	Multi stem
6	*Prunus x yedoensis*	Yoshino Cherry	3-3.5" cal.	Full canopy
25	*Thuja 'Green Giant'*	Arborvitae	10-12"	Full to base
179	SHRUBS			
32	*Buxus 'Wintergreen'*	Boxwood	30-36"	Full Shape
12	*Hydrangea quercifolia 'Snow Queen'*	Oakeleaf Hydrangea	7 gal.	Full
49	*Ilex crenata 'Chesapeake'*	Upright Holly	4-5'	Full Shape
22	*Ilex crenata 'Steeds'*	Upright Holly	3-4'	Full Shape
6	*Ilex crenata 'Steeds'*	Upright Holly	4-5'	Full Shape
52	*Ilex crenata 'Steeds'*	Upright Holly	5-6'	Full Shape
6	*Viburnum opulus 'Sterile'*	Snowball Viburnum	7 gal.	
2555	PERENNIALS			
40	*Agastache 'Blue Fortune'*	Agastache	1 gal	
715	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	
225	*Deschampsia cespitosa*	Tufted Hairgrass	1 gal	
850	*Carex pennsylvanica*	Sedge	1 gal	
108	*Muhlenbergia capillaris*	Pink Muhly Grass	1 gal	
170	*Pennisetum alopecuroides 'Hameln'*	Fountain Grass	1 gal	
135	*Salvia 'Caradonna'*	Meadow Sage	1 gal	
107	*Perovskia 'Little Spire'*	Russian Sage	1 gal	
205	*Leucanthemum superbum*	Shasta Daisy	1 gal	

PROPOSED RELOCATED TEE BOX. LOCATION TBD.

PROPOSED RELOCATED TEE BOX. TBD

(3) AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'

(25) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(50) PENNISETUM ALOP. 'HAMELN'
(5) PEROVSKIA 'LITTLE SPIRE'
(15) SALVIA CARADONNA
(15) LEUCANTHEMUM SUPERBUM

SPA TUB
10'x15'

(50) DESCHAMPSIA CESPITOSA
(100) PENNISETUM ALOP. 'HAMELN'
(25) SALVIA CARADONNA
(25) LEUCANTHEMUM SUPERBUM

(30) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(5) PEROVSKIA 'LITTLE SPIRE'

ADULT POOL
45'X82'

SURGE TANK

POOL EQ. AREA OPTION

SMH-3
TOP 621.50

ASPHALT CART PATH

(40) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(4) MUHLENBERGIA CAPILLARIS

(50) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(20) PENNISETUM ALOP. 'HAMELN'
(4) MUHLENBERGIA CAPILLARIS

TOP 631.70 CI

(20) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(5) MUHLENBERGIA CAPILLARIS

(100) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(10) MUHLENBERGIA CAPILLARIS
(20) PEROVSKIA 'LITTLE SPIRE'
(40) LEUCANTHEMUM SUPERBUM

(11) ILEX CRENATA 'STEEDS' 36-48"

(11) ILEX CRENATA 'STEEDS' 36-48"

(50) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(10) MUHLENBERGIA CAPILLARIS
(20) SALVIA CARADONNA
(25) PEROVSKIA 'LITTLE SPIRE'
(25) LEUCANTHEMUM SUPERBUM

(26) ILEX CRENATA 'STEEDS' 5-6'

(26) ILEX CRENATA 'STEEDS' 5-6'

(10) THUJA 'GREEN GIANT' 8-10'

(6) PRUNUS x 'YOSHINO' 3.5-4"

(6) HYDRANGEA QUERCIFOLIA

8" SANITARY
INV. 617.58

6" STORM
INV. XXXX

PROPOSED
AMENITY BUILDING
(SEE ARCHITECTURAL DRAWINGS)

GAS
ELEC.
DOM.

CART PARKING

LAWN INLET
TOP 631.50

ACCESS DRIVE 2

SMH-3-1
TOP 632.00

SMH-3-2
TOP 631.50

(250) CAREX PENSYLVANICA
(150) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(75) DESCHAMPSIA CESPITOSA
(25) MUHLENBERGIA CAPILLARIS
(20) AGASTACHE 'BLUE FORTUNE'
(50) SALVIA CARADONNA
(25) PEROVSKIA 'LITTLE SPIRE'
(50) LEUCANTHEMUM SUPERBUM

(6) HYDRANGEA QUERCIFOLIA

(600) CAREX PENSYLVANICA
(250) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(100) DESCHAMPSIA CESPITOSA
(50) MUHLENBERGIA CAPILLARIS
(20) AGASTACHE 'BLUE FORTUNE'
(50) PEROVSKIA 'LITTLE SPIRE'
(50) LEUCANTHEMUM SUPERBUM

(16) BUXUS 'WINGERGREEN' 30-36"

(3) VIBURNUM OPULUS ROSEUM

(3) ILEX CRENATA 'STEEDS' 4-5'

(1) ACER SACHARUM 'GREEN MOUNTAIN'
(INCLUDED ON LS 100.0)

COBBLE DROP OFF

(10) BUXUS 'WINGERGREEN' 30-36"

(3) VIBURNUM OPULUS ROSEUM

(3) ILEX CRENATA 'STEEDS' 4-5'

(6) BUXUS 'WINGERGREEN' 30-36"

LAWN INLET
TOP 633.50

5+20 5+00 4+00 0+00

5'R 5'R 5'R 20'R 25'R 198'R

AMENITIES BUILDING PLANTING PLAN

1/8" = 1'-0"

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT. 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE

PLANNING BOARD SUBMISSION

PROJECT NAME

SUMMIT CLUB

ARMONK, NY

JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE

AMENITIES BUILDING - PLANTING PLAN

DRAWING NO.

LS 101.1

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT. 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

PROPOSED RELOCATED TEE BOX. LOCATION TBD.

PROPOSED RELOCATED TEE BOX. TBD

PROPOSED RELOCATED 15,000 sf PRACTICE GREEN

JMA 12 MU"

91'-7"

24'-10"

40'-0"

SPA TUB 10'x15'

21'-2"

13'-5"

10'-10"

3'-5"

6'-0"

12'-5"

PROPOSED POOL CODE GLASS FENCING

ELEVATED LIFEGUARD STAND (TYP.)

3'-0"

POOL DECK DRAIN PIPE CONNECTED TO M.E.P. DRAINAGE DESIGN

PROPOSED DECK SLOT DRAIN

ADULT POOL 45'X82'

ELEVATED LIFEGUARD STAND (TYP.)

ADA LIFT (TYP.)

PROPOSED BAR

24'-7"

19'-8"

5'-0"

16'-5"

7'-8 1/2"

6'-0"

4'-2"

SURGE TANK

POOL EQ. AREA OPTION

PROPOSED DECK SLOT DRAIN GROUNDED AND BONDED (TYP.)

5'-0"

5'-0"

TOP 631.70 CI

0+00

198'R

36'-2"

10'-11"

ASPHALT CART PATH

15'-8"

34'-4"

PROPOSED PLANTING

DE 20" 16"

6" STORM INV. XXXX

8" SANITARY INV. 617.58

PROPOSED AMENITY BUILDING (SEE ARCHITECTURAL DRAWINGS)

GAS ELEC. DOM.

PROPOSED POOL CODE BLACK VYNIL COATED W.W. MESH FENCE

7'-10"

49'-7"

LAWN INLET TOP 631.50

PROPOSED PLANTING

ACCESS DRIVE 2

SMH-3-2 TOP 631.50

PROPOSED PLANTING

COBBLE DROP OFF

5'R

5'R

5'R

5'R

20'R

25'R

LAWN INLET TOP 633.50

0+00

5+00

4+00

AMENITIES BUILDING POOL PATIO LAYOUT PLAN

1/8" = 1'-0"

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

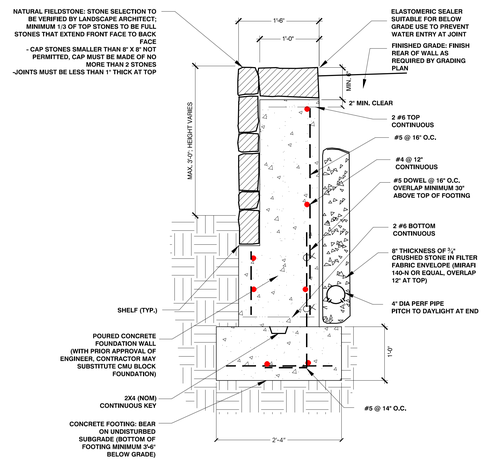
JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
AMENITIES BUILDING - POOL FENCING PLAN

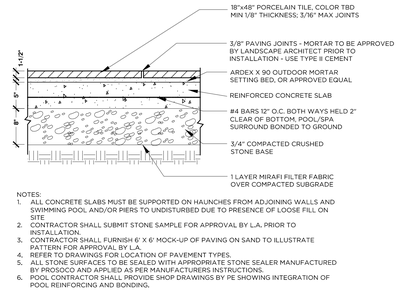
DRAWING NO.
LS 101.2



1 STONE VENEER RETAINING WALL 0' - 3' DETAIL

1"=1'-0"

PORCELAIN TILE INTENT - COLOR TBD

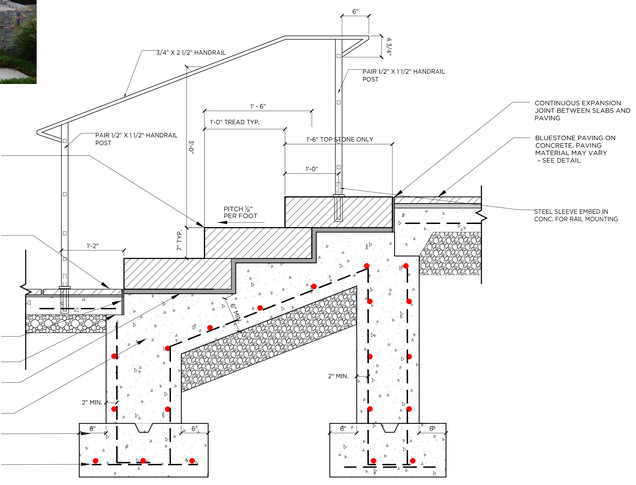


NOTES:
1. ALL CONCRETE SLABS MUST BE SUPPORTED ON HAUNCHES FROM ADJOINING WALLS AND SWIMMING POOL AND/OR PIERS TO UNDISTURBED DUE TO PRESENCE OF LOOSE FILL ON SITE
2. CONTRACTOR SHALL SUBMIT STONE SAMPLE FOR APPROVAL BY L.A. PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL FURNISH 6' X 6' MOCK-UP OF PAVING ON SAND TO ILLUSTRATE PATTERN FOR APPROVAL BY L.A.
4. REFER TO DRAWINGS FOR LOCATION OF PAVEMENT TYPES.
5. ALL STONE SURFACES TO BE SEALED WITH APPROPRIATE STONE SEALER MANUFACTURED BY PROSOCO AND APPLIED AS PER MANUFACTURERS INSTRUCTIONS.
6. POOL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS BY PE SHOWING INTEGRATION OF POOL REINFORCING AND BONDING.

4 PORCELAIN TILE ON REINFORCED CONCRETE SLAB DETAIL

1"=1'-0"

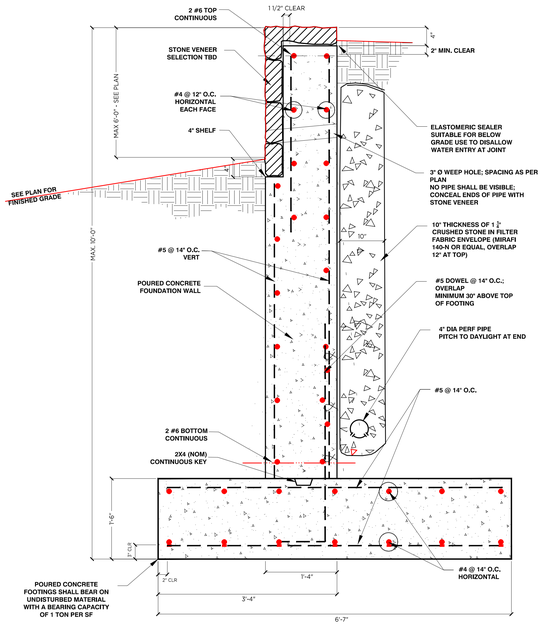
SLAB STEP INTENT



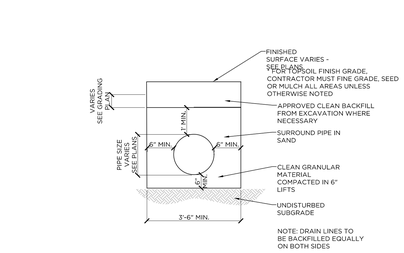
NOTES:
1. REINFORCING SHOWN IS SCHEMATIC. CONSTRUCT STEP FOUNDATIONS/REINFORCING CONTINUOUS WITH ANY ADJACENT PROPOSED WALL FOUNDATIONS/REINFORCING (NOT SHOWN). SUBMIT PHOTOS OF STONE SLABS PRIOR TO PROCUREMENT
2. ALL STONE SLABS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
3. WITH PRIOR APPROVAL OF STRUCTURAL ENGINEER, CONTRACTOR MAY SUBSTITUTE REINFORCED CONCRETE BLOCK FOUNDATION CONSTRUCTION
5. EXPANSION JOINT:
   -INSTALL POLYETHYLENE FOAM EXP., JOINT FILLER: HARRISTRIP-OFF OR EQUAL
   -SEAL JOINTS TO WITHIN 1/8" OF TOP WITH FLEXIBLE WEATHERPROOF SILICOME SEALANT
   -TOPDRESS SEALANT WITH SILICA SAND COATING, COLOR SHALL MATCH MORTAR JOINTS; SAMPLE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

8 MONOLITHIC STONE STEPS ON REINFORCED CONCRETE

NTS



STONE VENEER INTENT



NOTES:
1. CONCRETE SHALL BE A MINIMUM STRENGTH OF 3000 PSI AND SHALL BE VIBRATED TO ELIMINATE AIR POCKETS.
2. THE PAVER COURSE ADJACENT TO THE CHANNEL EDGE MUST BE FULLY BONDED TO THE CONCRETE SURROUND.
3. THE FINISHED LEVEL OF THE PAVEMENT SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
4. REFER TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR FURTHER INSTALLATION DETAILS.
5. REVIEW FINAL PART AND COMPONENT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
6. FINAL PLACEMENT TO BE DETERMINED BY PAVING PATTERN. CONFIRM PLACEMENT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

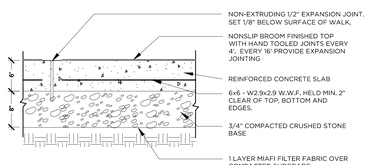
5 POOL PERIMIETER OVERFLOW DRAIN DETAIL

1"=1'-0"

NOTE: DRAIN LINES TO BE BACKFILLED EQUALLY ON BOTH SIDES

6 TYPICAL DRAINAGE LINE DETAIL

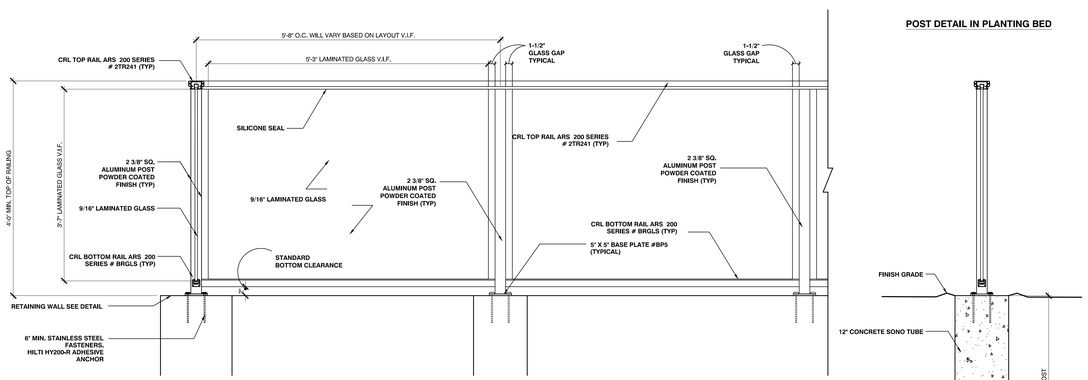
1"=1'-0"



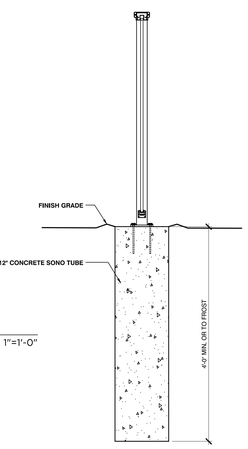
NOTES:
1. ALL CONCRETE WALKWAYS SHALL BE CONSISTENT
2. CONCRETE SHALL HAVE A SPECIFIED MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
3. CONTRACTOR TO ENSURE ALL CURBING AND SIDEWALKS ARE BLENDED SEAMLESSLY INTO EXISTING SURROUNDS. ENSURE NO TRIP HAZARDS.
4. JOINTING TO BE HAND TOOLED EVERY 4'. EVERY 16' PROVIDE 1/2" PREFORMED NON-EXTRUDING EXPANSION JOINT. SET 1/8" BELOW SURFACE OF WALK.
5. BLEND ALL NEW WORK FLUSH INTO EXISTING GRADES.

3 CONCRETE SIDEWALK DETAIL

1"=1'-0"



POST DETAIL IN PLANTING BED



7 POOL FENCING DETAIL

1"=1'-0"

NOTES:
1. ALL POOL FENCING, GATES AND HARDWARE SHALL BE IN COMPLIANCE WITH POOL CODE FOR COMMERCIAL APPLICATIONS.
2. DETAIL IS BASED ON C.R. LAURENCE FENCING SYSTEM COMPONENTS, SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. PRIOR TO ORDERING GLASS, CONTRACTOR SHALL LAY OUT FENCING LOCATION AND MARK POST LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT. POSTS SHOULD BE LAID OUT WITH A TYPICAL DIMENSION, SOME PANELS WILL VARY BASED ON LAYOUT.

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM
CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

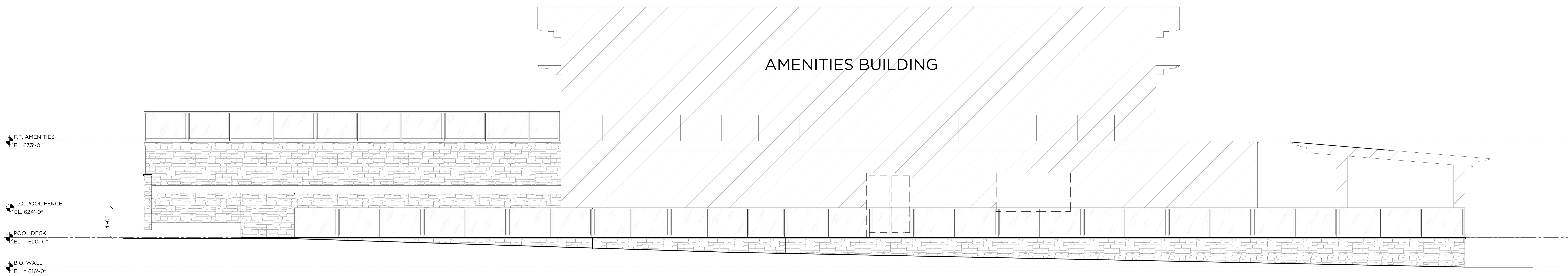
PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

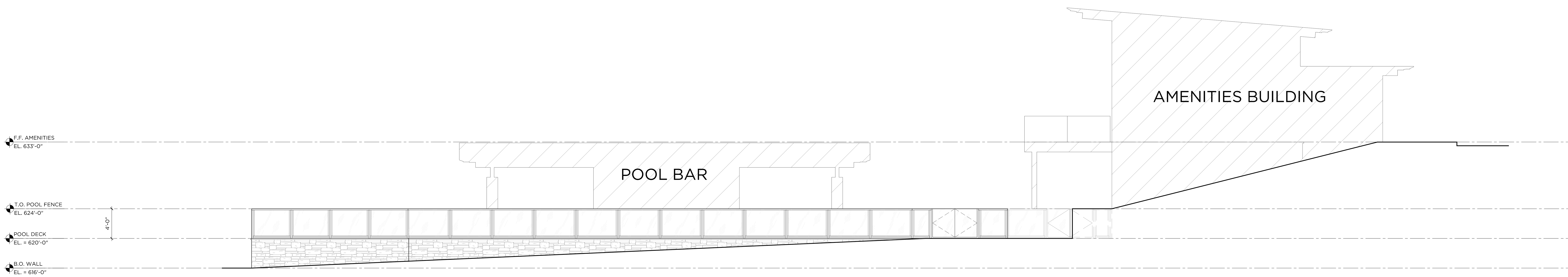
DRAWING TITLE
AMENITIES BUILDING - DETAILS

DRAWING NO.
LS 101.3



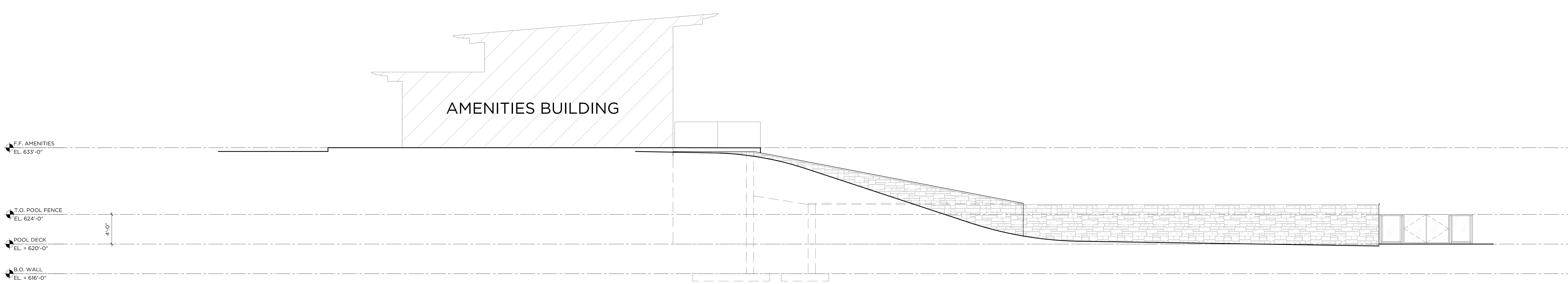
NOTES:
SEE LS 101.4 FOR MORE INFORMATION.

1 WEST ELEVATION - POOL TERRACE
3/16"=1'-0"



NOTES:
SEE LS 101.4 FOR MORE INFORMATION.

2 SOUTH ELEVATION - POOL TERRACE
3/16"=1'-0"



NOTES:
SEE LS 101.4 FOR MORE INFORMATION.

3 NORTH ELEVATION - POOL TERRACE
3/16"=1'-0"

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----

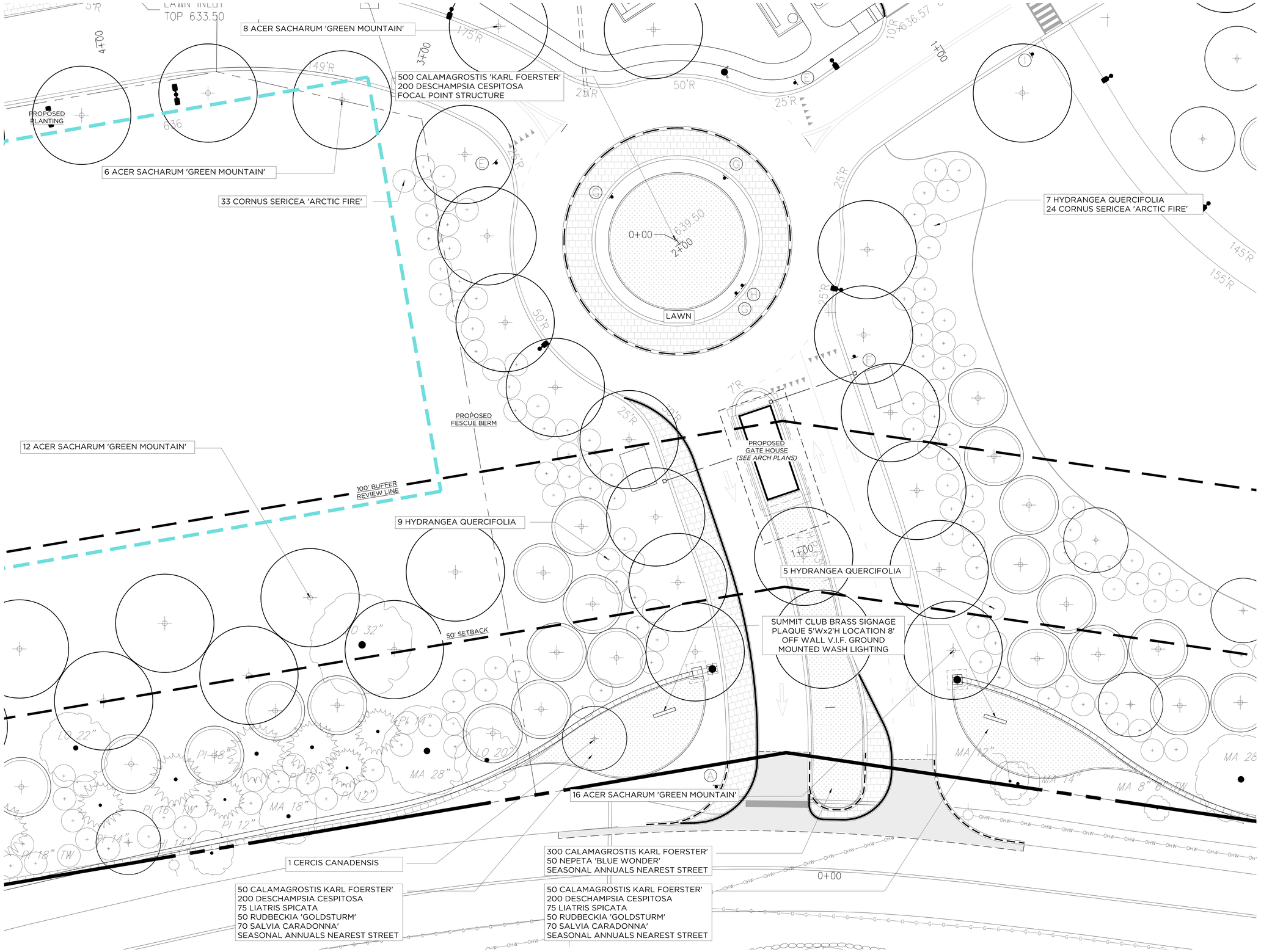
DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
AMENITIES BUILDING - POOL DECK ELEVATIONS

DRAWING NO.
LS 101.4

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM
CONSULTANTS



MAIN ENTRY PLANTING PLAN

1" = 10'-0"

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

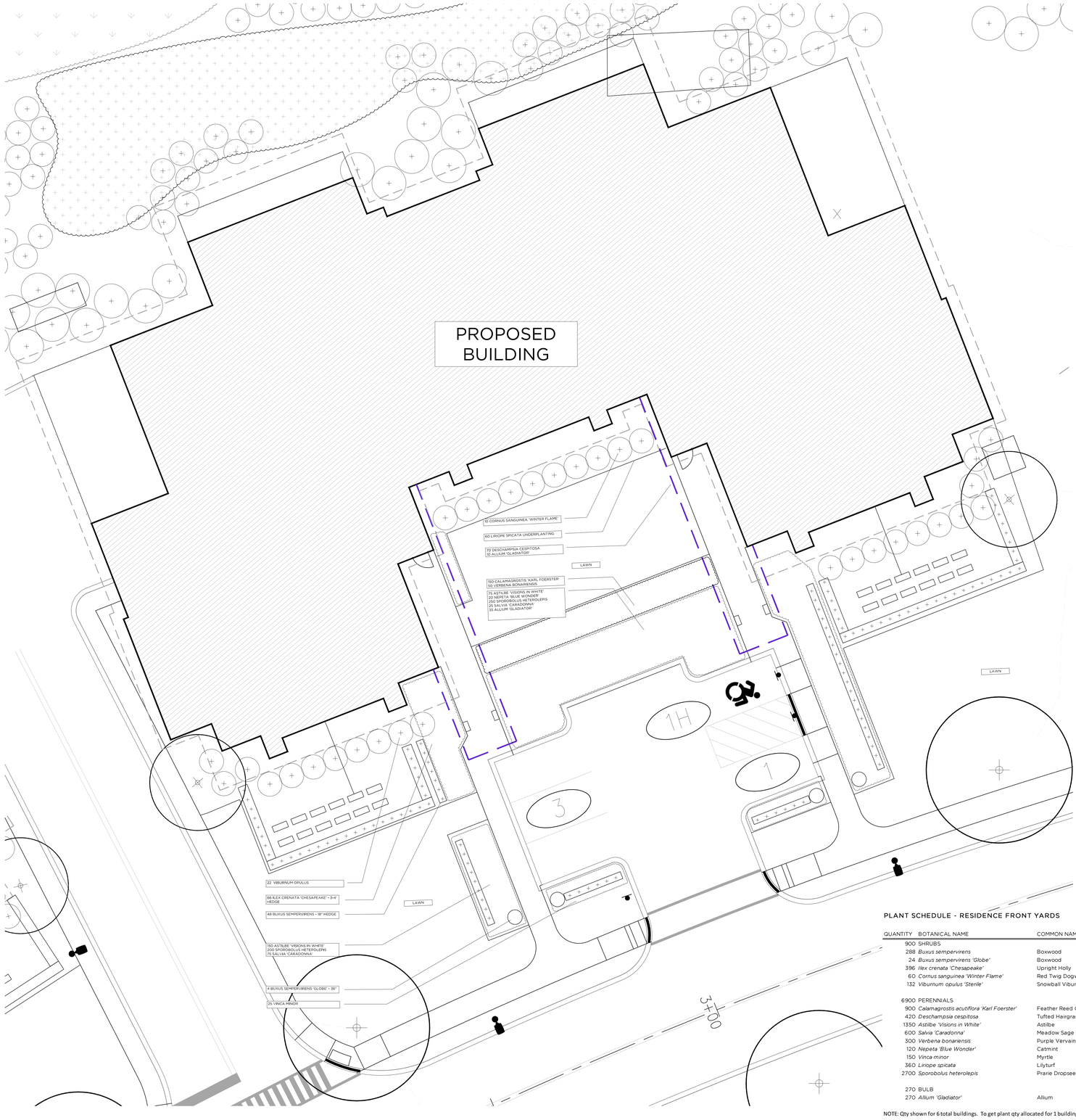
JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
MAIN ENTRY - PLANTING PLAN

DRAWING NO.
LS 102



PLANT SCHEDULE - RESIDENCE FRONT YARDS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
900	SHRUBS			
288	*Buxus sempervirens*	Boxwood	18"	Hedge quality
24	*Buxus sempervirens 'Globe'*	Boxwood	36"	Full round
396	*Ilex crenata 'Chesapeake'*	Upright Holly	3-4'	Full Shape
60	*Cornus sanguinea 'Winter Flame'*	Red Twig Dogwood	5 gal.	Full Shape
132	*Viburnum opulus 'Sterile'*	Snowball Viburnum	7 gal.	
6900	PERENNIALS			
900	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	
420	*Deschampsia cespitosa*	Tufted Hairgrass	1 gal	
1350	*Astilbe 'Visions in White'*	Astilbe	1 gal	
600	*Salvia 'Caradonna'*	Meadow Sage	1 gal	
300	*Verbena bonariensis*	Purple Vervain	1 gal	
120	*Nepeta 'Blue Wonder'*	Catmint	1 gal	
150	*Vinca minor*	Myrtle	1 gal	
360	*Liriope spicata*	Lilyturf	1 gal	
2700	*Sporobolus heterolepis*	Prarie Dropseed	1 gal	
270	BULB			
270	*Allium 'Gladiator'*	Allium	Bulb	

NOTE: Qty shown for 6 total buildings. To get plant qty allocated for 1 building divide by 6.

RESIDENTIAL BUILDING TYPICAL PLANTING PLAN

1" = 10'-0"

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT. 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE

PLANNING BOARD SUBMISSION

PROJECT NAME

SUMMIT CLUB

ARMONK, NY

JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE

RESIDENTIAL BUILDING - TYPICAL PLANTING PLAN

DRAWING NO.

LS 103.1

PLANT SCHEDULE - DETENTION BASIN

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
18	TREES			
13	*Amelanchier canadensis*	Serviceberry	10-12'	Multi stem
5	*Quercus palustris*	Pin Oak	4-4.5" cal.	Upland Slope
143	SHRUBS			
42	*Ilex verticillata 'Winter Red'*	Winterberry	4-5'	B&B
35	*Lindera benzoin*	Northern Spicebush	4-5'	
66	*Viburnum dentatum*	Arrowwood Viburnum	10 gal.	
8975	PERENNIALS			
1075	*Andropogon gerardii*	Big Bluestem	2 gal	
550	*Echinacea purpurea 'White Swan'*	Coneflower	1 gal	
300	*Nepeta 'Blue Wonder'*	Catmint	1 gal	
1650	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	
3450	*Deschampsia cespitosa*	Tufted Hairgrass	1 gal	
200	*Perovskia 'Little Spire'*	Russian Sage	1 gal	
350	*Lobelia cardinalis*	Cardinal Flower	1 gal	
1400	*Panicum virgatum*	Switchgrass	2 gal	
300	*Salvia 'Caradonna'*	Meadow Sage	1 gal	
16,000 SF	SEED MIX			
70%	*Carex pennsylvanica*	Sedge	seed	Detention Basin
30%	*Juncus effusus*	Soft Rush	seed	Detention Basin

1" = 20'-0"

DETENTION BASIN PLANTING PLAN

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT. 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE

PLANNING BOARD SUBMISSION

PROJECT NAME

SUMMIT CLUB

ARMONK, NY

JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE

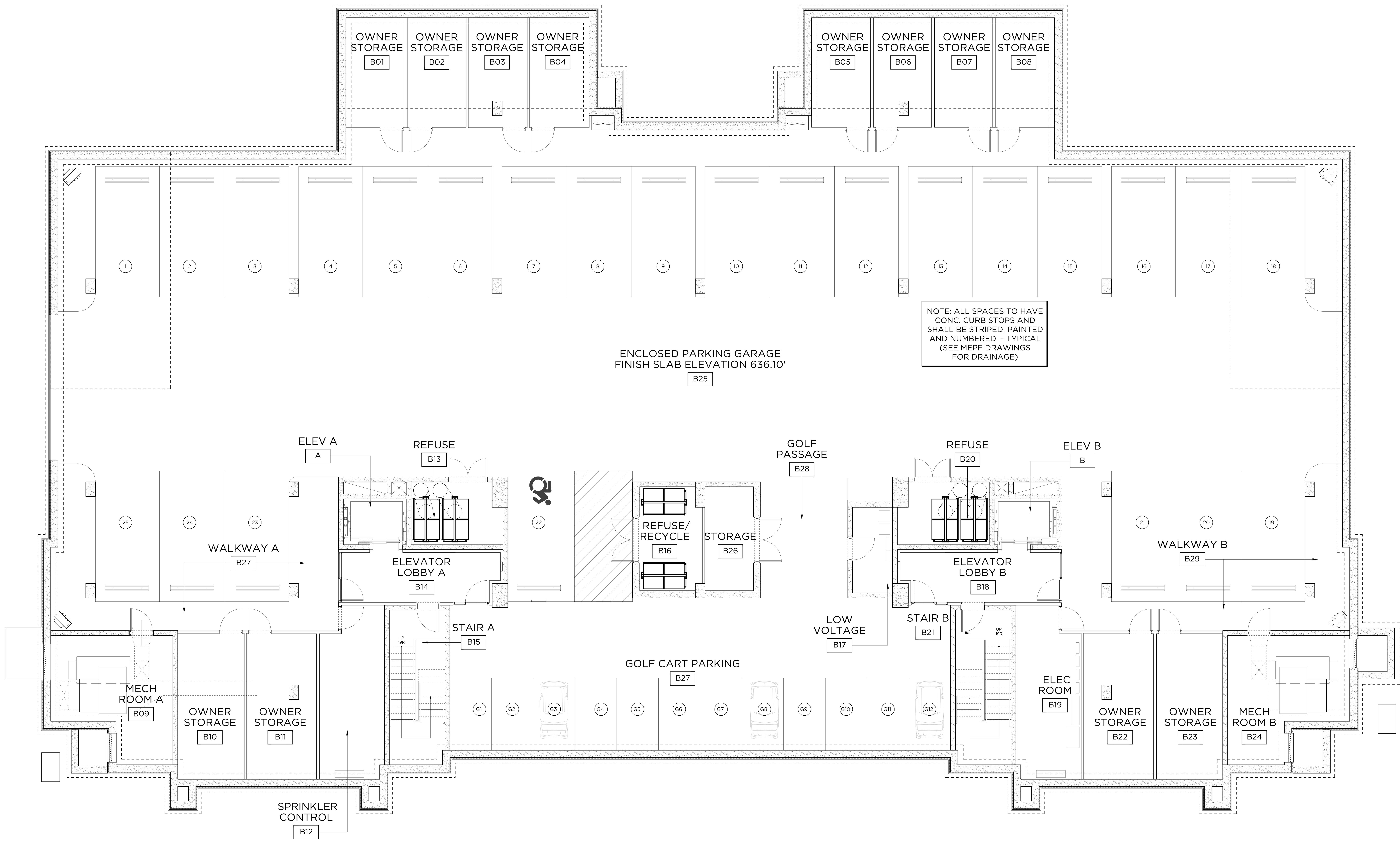
DETENTION BASIN PLANTING PLAN

DRAWING NO.

LS 104

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS



Density Unit Calculation:
Site:
Lot 1= 129.95872 acres
Lot 2= 26.34421 acres
Total Site =156.30293 acres x 43,560sf/ac = (6,808,555.6308 sf) / 133,000=51.1921476
51 Density Units Available
39 Density Units Proposed (COMPLIES)

Dwelling Unit Calculation:
Site:
Total Site Area=156.30293 acres / 1.8 Acres = 86.834961
87 Dwelling Units Available (88 Studied in the EIS)
72 Dwelling Units Proposed (COMPLIES)
73 Dwelling Units Previously Approved

Minimum Unit Sizes:
Market Rate Units
Efficiency: 450 sf Min. N/A
One-Bedroom: 700 sf Min. N/A
Two-Bedroom: 900 sf 2,377 sf is smallest (complies)
Three-Bedroom: 1,100 sf 2,997 sf is smallest (complies)
AFFH Units***
Efficiency: 450 sf Min. N/A
One-Bedroom: 700 sf Min. N/A
Two-Bedroom: 900 sf 2,377 sf is smallest (complies)
Three-Bedroom: 1,100 sf 2,997 sf is smallest (complies)

***AFFH UNITS IDENTICAL TO MARKET RATE UNITS.

Density Unit Definition:
A density unit is defined as being equal to one or a proportionate combination of the following:

A. One one-family detached dwelling unit.
B. One dwelling unit containing four or more bedrooms in a permitted type of dwelling other than a one-family detached unit.
C. One and one-half dwelling units containing three bedrooms each in permitted dwellings other than one-family detached units.
D. Two dwelling units containing two bedrooms each in permitted dwellings other than one-family detached units.
E. Two and one-half dwellings containing one bedroom or less each in permitted dwellings other than one-family detached units.
F. Three efficiency dwelling units in permitted dwellings other than one-family detached units

[2]Density. The maximum permitted density shall not exceed one density unit, as defined in § 355-4 of this chapter, per 133,000 square feet of the aggregate total lot area (as defined in § 355-4 of this chapter) in the GCCFO District and one dwelling unit, as defined in § 355-4 of this chapter, per 1.8 acres of the aggregate total lot area (as defined in § 355-4 of this chapter) in the GCCFO District.
[2]
Editor's Note: Former Subsection D(1), regarding lots and dwelling units in the GCCFO District, was repealed 3-27-2019 by L.L. No. 2-2019. This local law also renumbered former Subsections D(2) through D(6) as Subsections D(1) through D(5), respectively

AFFH UNIT MIX

UNIT / BEDROOM COUNT Revised 10-26-22		MARKET RATE Units	AFFH Units	TOTAL bedrooms	
BUILDING 1 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (6) 2 BEDROOMS	(1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE II
BUILDING 2 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
BUILDING 3 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
BUILDING 4 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102) (1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE I
BUILDING 5 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
BUILDING 6 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
TOTALS	72 UNITS	(34) 3 BEDROOMS & (31) 2 BEDROOMS	(2) 3 BEDROOMS & (5) 2 BEDROOMS	180 BEDROOMS	
		65 MARKET RATE UNITS	7 AFFH UNITS		

DENSITY UNITS	42 UNITS	(36) 3 BEDROOMS = 12 DENSITY UNITS (36) 2 BEDROOMS = 27 DENSITY UNITS	(36 /3) X 2= 24 36 /2 = 18
DWELLING UNITS	72 UNITS		

PLAN LEGEND
- CORRIDOR/CORE
- 2-BEDROOM UNITS
- 3-BEDROOM UNITS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

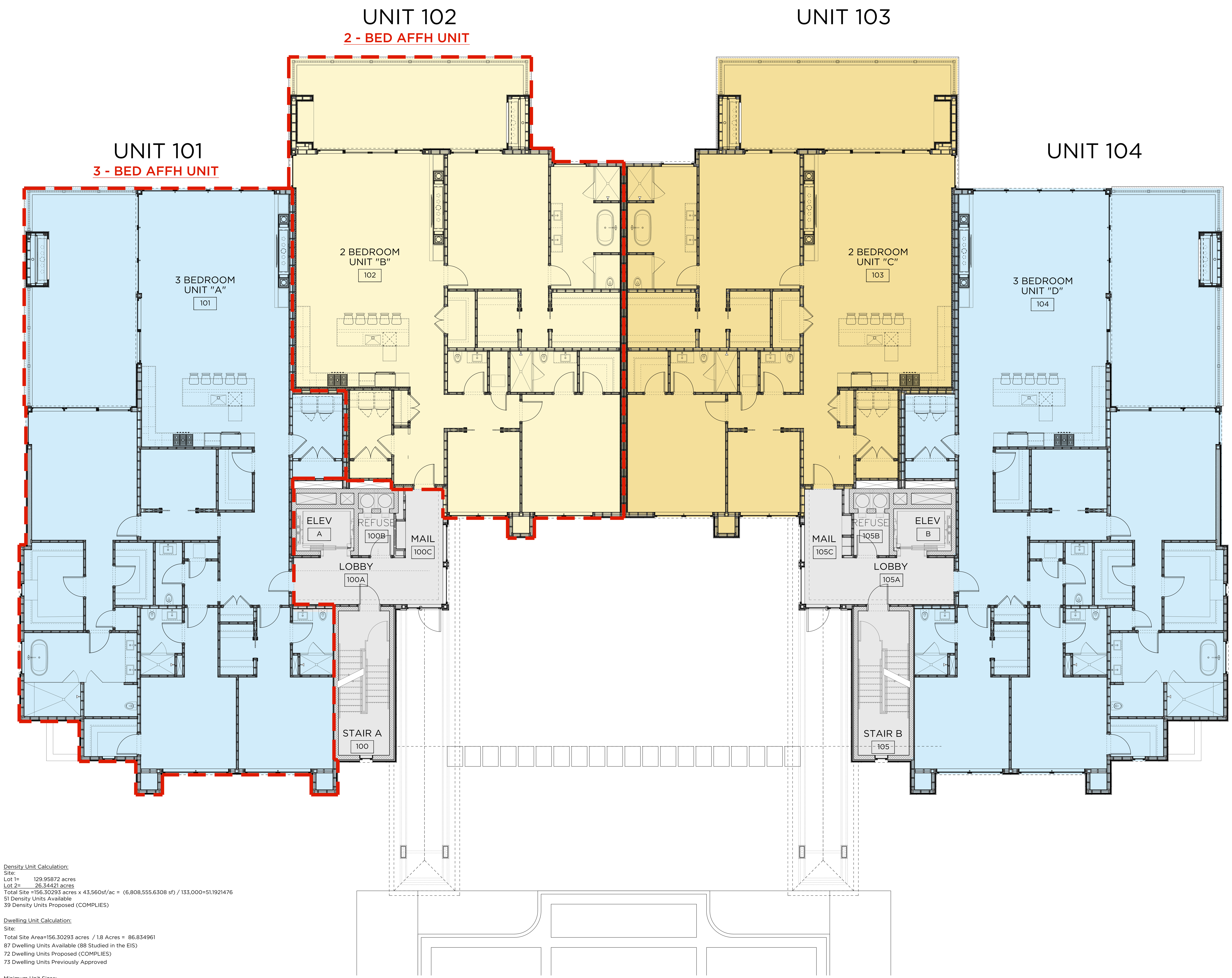
PHASE
FINAL RESOLUTION PLANS

PROJECT NAME
SUMMIT CLUB PARTNERS LLC - RESIDENCES
ARMONK, NY

JOB NO.: ----
DRAWN BY: JT PROJ. MANAGER: KA
DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE
PARKING LEVEL

DRAWING NO.
A-100



Density Unit Calculation:
Site:
Lot 1= 129.95872 acres
Lot 2= 26.34421 acres
Total Site =156.30293 acres x 43,560sf/ac = (6,808,555.6308 sf) / 133,000=51.1921476
51 Density Units Available
39 Density Units Proposed (COMPLIES)

Dwelling Unit Calculation:
Site:
Total Site Area=156.30293 acres / 1.8 Acres = 86.834961
87 Dwelling Units Available (88 Studied in the EIS)
72 Dwelling Units Proposed (COMPLIES)
73 Dwelling Units Previously Approved

Minimum Unit Sizes:
Market Rate Units

Efficiency:	450 sf Min.	N/A
One-Bedroom:	700 sf Min.	N/A
Two-Bedroom:	900 sf	2,377 sf is smallest (complies)
Three-Bedroom:	1,100 sf	2,997 sf is smallest (complies)

AFFH Units***

Efficiency:	450 sf Min.	N/A
One-Bedroom:	700 sf Min.	N/A
Two-Bedroom:	900 sf	2,377 sf is smallest (complies)
Three-Bedroom:	1,100 sf	2,997 sf is smallest (complies)

***AFFH UNITS IDENTICAL TO MARKET RATE UNITS.

Density Unit Definition:
A density unit is defined as being equal to one or a proportionate combination of the following:

A. One one-family detached dwelling unit.
B. One dwelling unit containing four or more bedrooms in a permitted type of dwelling other than a one-family detached unit.
C. One and one-half dwelling units containing three bedrooms each in permitted dwellings other than one-family detached units.
D. Two dwelling units containing two bedrooms each in permitted dwellings other than one-family detached units.
E. Two and one-half dwellings containing one bedroom or less each in permitted dwellings other than one-family detached units.
F. Three efficiency dwelling units in permitted dwellings other than one-family detached units

[2]Density. The maximum permitted density shall not exceed one density unit, as defined in § 355-4 of this chapter, per 133,000 square feet of the aggregate total lot area (as defined in § 355-4 of this chapter) in the GCCFO District and one dwelling unit, as defined in § 355-4 of this chapter, per 1.8 acres of the aggregate total lot area (as defined in § 355-4 of this chapter) in the GCCFO District.
[2]
Editor's Note: Former Subsection D(1), regarding lots and dwelling units in the GCCFO District, was repealed 3-27-2019 by L.L. No. 2-2019. This local law also renumbered former Subsections D(2) through D(6) as Subsections D(1) through D(5), respectively

AFFH UNIT MIX

UNIT / BEDROOM COUNT Revised 10-26-22		MARKET RATE Units	AFFH Units	TOTAL bedrooms	
BUILDING 1 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (6) 2 BEDROOMS	(1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE II
BUILDING 2 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	PHASE II
BUILDING 3 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	PHASE II
BUILDING 4 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102) (1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE I
BUILDING 5 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	PHASE I
BUILDING 6 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	PHASE I
TOTALS	72 UNITS	(34) 3 BEDROOMS & (31) 2 BEDROOMS	(2) 3 BEDROOMS & (5) 2 BEDROOMS	180 BEDROOMS	
		65 MARKET RATE UNITS	7 AFFH UNITS		

DENSITY UNITS	42 UNITS	(36) 3 BEDROOMS = 12 DENSITY UNITS (36) 2 BEDROOMS = 27 DENSITY UNITS	(36 /3) X 2= 24 36 /2 = 18
DWELLING UNITS	72 UNITS		

PLAN LEGEND

- CORRIDOR/CORE
- 2-BEDROOM UNITS
- 3-BEDROOM UNITS

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE
FINAL RESOLUTION PLANS

PROJECT NAME
SUMMIT CLUB PARTNERS LLC - RESIDENCES
ARMONK, NY

JOB NO.: ----
DRAWN BY: JT PROJ. MANAGER: KA
DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NO.
A-101

<u>Density Unit Calculation:</u>
Site:
Lot 1= 129.95872 acres
Lot 2= 26.34421 acres
Total Site =156.30293 acres x 43,560sf/ac = (6,808,555.6308 sf) / 133,000=51.1921476
51 Density Units Available
39 Density Units Proposed (COMPLIES)

<u>Dwelling Unit Calculation:</u>
Site:
Total Site Area=156.30293 acres / 1.8 Acres = 86.834961
87 Dwelling Units Available (88 Studied in the EIS)
72 Dwelling Units Proposed (COMPLIES)
73 Dwelling Units Previously Approved

<u>Minimum Unit Sizes:</u>
<u>Market Rate Units</u>

Efficiency:	450 sf Min.	N/A
One-Bedroom:	700 sf Min.	N/A
Two-Bedroom:	900 sf	2,377 sf is smallest (complies)
Three-Bedroom:	1,100 sf	2,997 sf is smallest (complies)

<u>AFFH Units***</u>

Efficiency:	450 sf Min.	N/A
One-Bedroom:	700 sf Min.	N/A
Two-Bedroom:	900 sf	2,377 sf is smallest (complies)
Three-Bedroom:	1,100 sf	2,997 sf is smallest (complies)

***AFFH UNITS IDENTICAL TO MARKET RATE UNITS.

<u>Density Unit Definition:</u>
A density unit is defined as being equal to one or a proportionate combination of the following:

A. One one-family detached dwelling unit.
B. One dwelling unit containing four or more bedrooms in a permitted type of dwelling other than a one-family detached unit.
C. One and one-half dwelling units containing three bedrooms each in permitted dwellings other than one-family detached units.
D. Two dwelling units containing two bedrooms each in permitted dwellings other than one-family detached units.
E. Two and one-half dwellings containing one bedroom or less each in permitted dwellings other than one-family detached units.
F. Three efficiency dwelling units in permitted dwellings other than one-family detached units

[2]Density. The maximum permitted density shall not exceed one density unit, as defined in § 355-4 of this chapter, per 133,000 square feet of the aggregate total lot area (as defined in § 355-4 of this chapter) in the GCCFO District and one dwelling unit, as defined in § 355-4 of this chapter, per 1.8 acres of the aggregate total lot area (as defined in § 355-4 of this chapter) in the GCCFO District.
[2]
Editor's Note: Former Subsection D(1), regarding lots and dwelling units in the GCCFO District, was repealed 3-27-2019 by L.L. No. 2-2019. This local law also renumbered former Subsections D(2) through D(6) as Subsections D(1) through D(5), respectively

AFFH UNIT MIX

UNIT / BEDROOM COUNT Revised 10-26-22		MARKET RATE Units	AFFH Units	TOTAL bedrooms	
BUILDING 1 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (6) 2 BEDROOMS	(1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE II
BUILDING 2 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
BUILDING 3 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
BUILDING 4 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102) (1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE I
BUILDING 5 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
BUILDING 6 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
TOTALS	72 UNITS	(34) 3 BEDROOMS & (31) 2 BEDROOMS	(2) 3 BEDROOMS & (5) 2 BEDROOMS	180 BEDROOMS	
		65 MARKET RATE UNITS	7 AFFH UNITS		

DENSITY UNITS	42 UNITS	(36) 3 BEDROOMS = 12 DENSITY UNITS (36) 2 BEDROOMS = 27 DENSITY UNITS	(36 /3) X 2= 24 36 /2 = 18
DWELLING UNITS	72 UNITS		

PLAN LEGEND

- CORRIDOR/CORE
- 2-BEDROOM UNITS
- 3-BEDROOM UNITS

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE
FINAL RESOLUTION PLANS

PROJECT NAME
SUMMIT CLUB PARTNERS LLC - RESIDENCES
ARMONK, NY

JOB NO.: ----
DRAWN BY: JT PROJ. MANAGER: KA
DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE
SECOND FLOOR PLAN

DRAWING NO.
A-102

Density Unit Calculation:
Site:
Lot 1= 129.95872 acres
Lot 2= 26.34421 acres
Total Site =156.30293 acres x 43,560sf/ac = (6,808,555.6308 sf) / 133,000=51.1921476
51 Density Units Available
39 Density Units Proposed (COMPLIES)

Dwelling Unit Calculation:
Site:
Total Site Area=156.30293 acres / 1.8 Acres = 86.834961
87 Dwelling Units Available (88 Studied in the EIS)
72 Dwelling Units Proposed (COMPLIES)
73 Dwelling Units Previously Approved

Minimum Unit Sizes:
Market Rate Units
Efficiency: 450 sf Min. N/A
One-Bedroom: 700 sf Min. N/A
Two-Bedroom: 900 sf 2,377 sf is smallest (complies)
Three-Bedroom: 1,100 sf 2,997 sf is smallest (complies)
AFFH Units***
Efficiency: 450 sf Min. N/A
One-Bedroom: 700 sf Min. N/A
Two-Bedroom: 900 sf 2,377 sf is smallest (complies)
Three-Bedroom: 1,100 sf 2,997 sf is smallest (complies)

***AFFH UNITS IDENTICAL TO MARKET RATE UNITS.

Density Unit Definition:
A density unit is defined as being equal to one or a proportionate combination of the following:

A. One one-family detached dwelling unit.
B. One dwelling unit containing four or more bedrooms in a permitted type of dwelling other than a one-family detached unit.
C. One and one-half dwelling units containing three bedrooms each in permitted dwellings other than one-family detached units.
D. Two dwelling units containing two bedrooms each in permitted dwellings other than one-family detached units.
E. Two and one-half dwellings containing one bedroom or less each in permitted dwellings other than one-family detached units.
F. Three efficiency dwelling units in permitted dwellings other than one-family detached units

[2]Density. The maximum permitted density shall not exceed one density unit, as defined in § 355-4 of this chapter, per 133,000 square feet of the aggregate total lot area (as defined in § 355-4 of this chapter) in the GCCFO District and one dwelling unit, as defined in § 355-4 of this chapter, per 1.8 acres of the aggregate total lot area (as defined in § 355-4 of this chapter) in the GCCFO District.
[2]
Editor's Note: Former Subsection D(1), regarding lots and dwelling units in the GCCFO District, was repealed 3-27-2019 by L.L. No. 2-2019. This local law also renumbered former Subsections D(2) through D(6) as Subsections D(1) through D(5), respectively

AFFH UNIT MIX

UNIT / BEDROOM COUNT Revised 10-26-22		MARKET RATE Units	AFFH Units	TOTAL bedrooms	
BUILDING 1 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (6) 2 BEDROOMS	(1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE II
BUILDING 2 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
BUILDING 3 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
BUILDING 4 (3 STORY)	12 UNITS	(5) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102) (1) 3 BEDROOM (UNIT 101)	30 BEDROOMS/BLDG	PHASE I
BUILDING 5 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
BUILDING 6 (3 STORY)	12 UNITS	(6) 3 BEDROOMS & (5) 2 BEDROOMS	(1) 2 BEDROOM (UNIT 102)	30 BEDROOMS/BLDG	
TOTALS	72 UNITS	(34) 3 BEDROOMS & (31) 2 BEDROOMS	(2) 3 BEDROOMS & (5) 2 BEDROOMS	180 BEDROOMS	
		65 MARKET RATE UNITS	7 AFFH UNITS		

DENSITY UNITS	42 UNITS	(36) 3 BEDROOMS = 12 DENSITY UNITS (36) 2 BEDROOMS = 27 DENSITY UNITS	(36 /3) X 2= 24 36 /2 = 18
DWELLING UNITS	72 UNITS		

PLAN LEGEND
- CORRIDOR/CORE
- 2-BEDROOM UNITS
- 3-BEDROOM UNITS

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE
FINAL RESOLUTION PLANS

PROJECT NAME
SUMMIT CLUB PARTNERS LLC - RESIDENCES
ARMONK, NY

JOB NO.: ----
DRAWN BY: JT PROJ. MANAGER: KA
DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE
THIRD FLOOR PLAN

DRAWING NO.
A-103

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

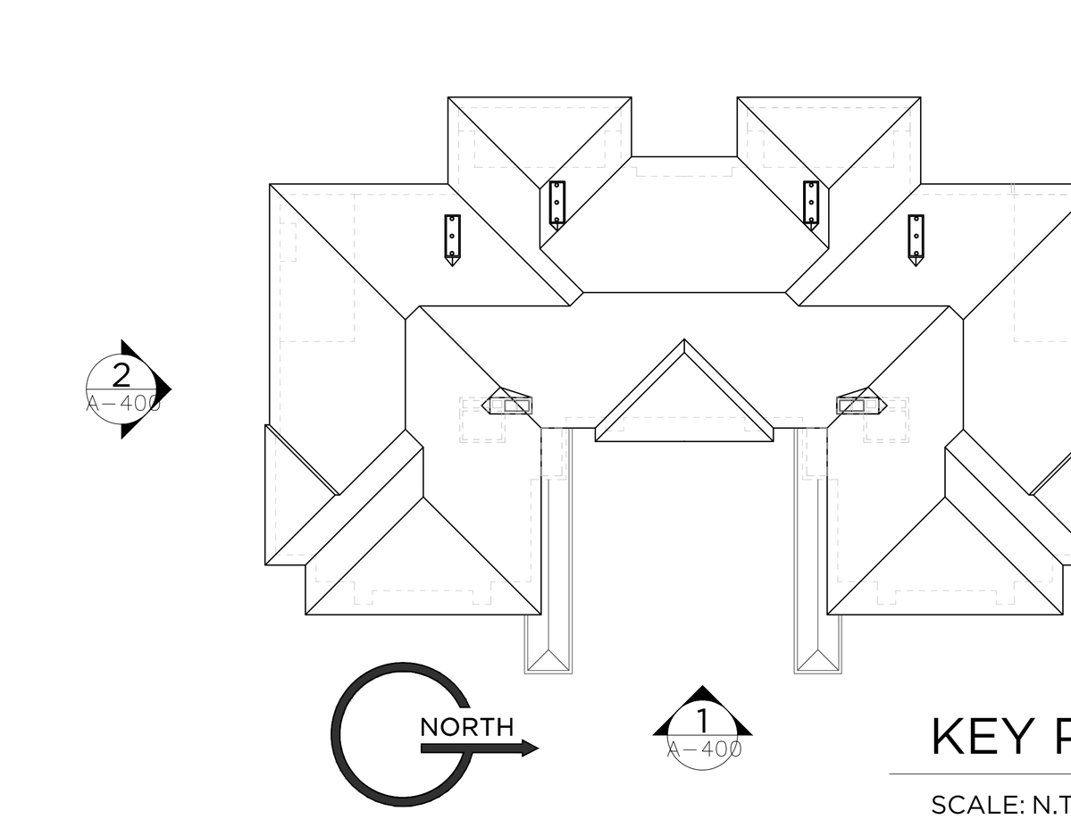
CONSULTANTS

1 EAST ELEVATION

3/16" = 1'-0"

2 SOUTH ELEVATION

3/16" = 1'-0"



KEY PLAN

SCALE: N.T.S.

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE

FINAL RESOLUTION PLANS

PROJECT NAME

SUMMIT CLUB PARTNERS LLC - RESIDENCES

ARMONK, NY

JOB NO.: ----

DRAWN BY: JT PROJ. MANAGER: KA

DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NO.

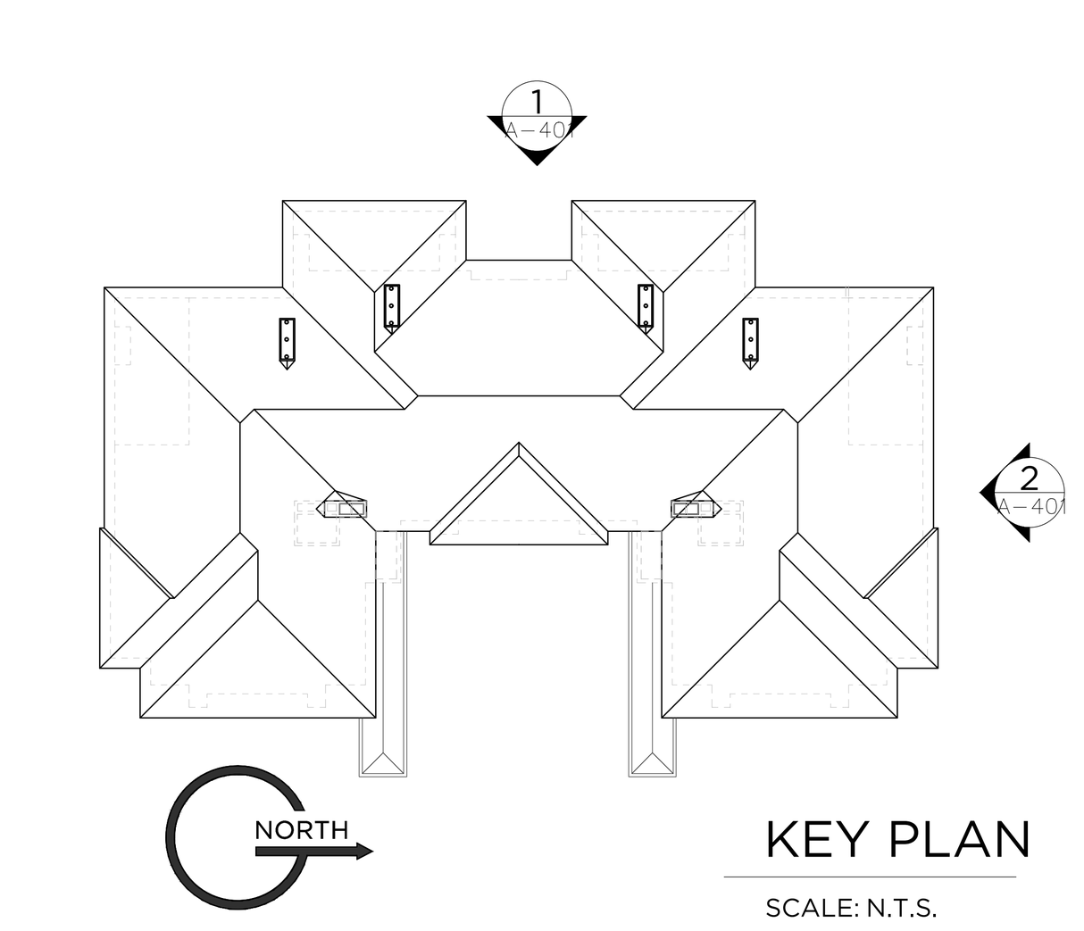
A-400

1 WEST ELEVATION

3/16" = 1'-0"

2 NORTH ELEVATION

3/16" = 1'-0"



KEY PLAN

SCALE: N.T.S.

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE

FINAL RESOLUTION PLANS

PROJECT NAME

SUMMIT CLUB PARTNERS LLC - RESIDENCES

ARMONK, NY

JOB NO.: ----

DRAWN BY: JT PROJ. MANAGER: KA

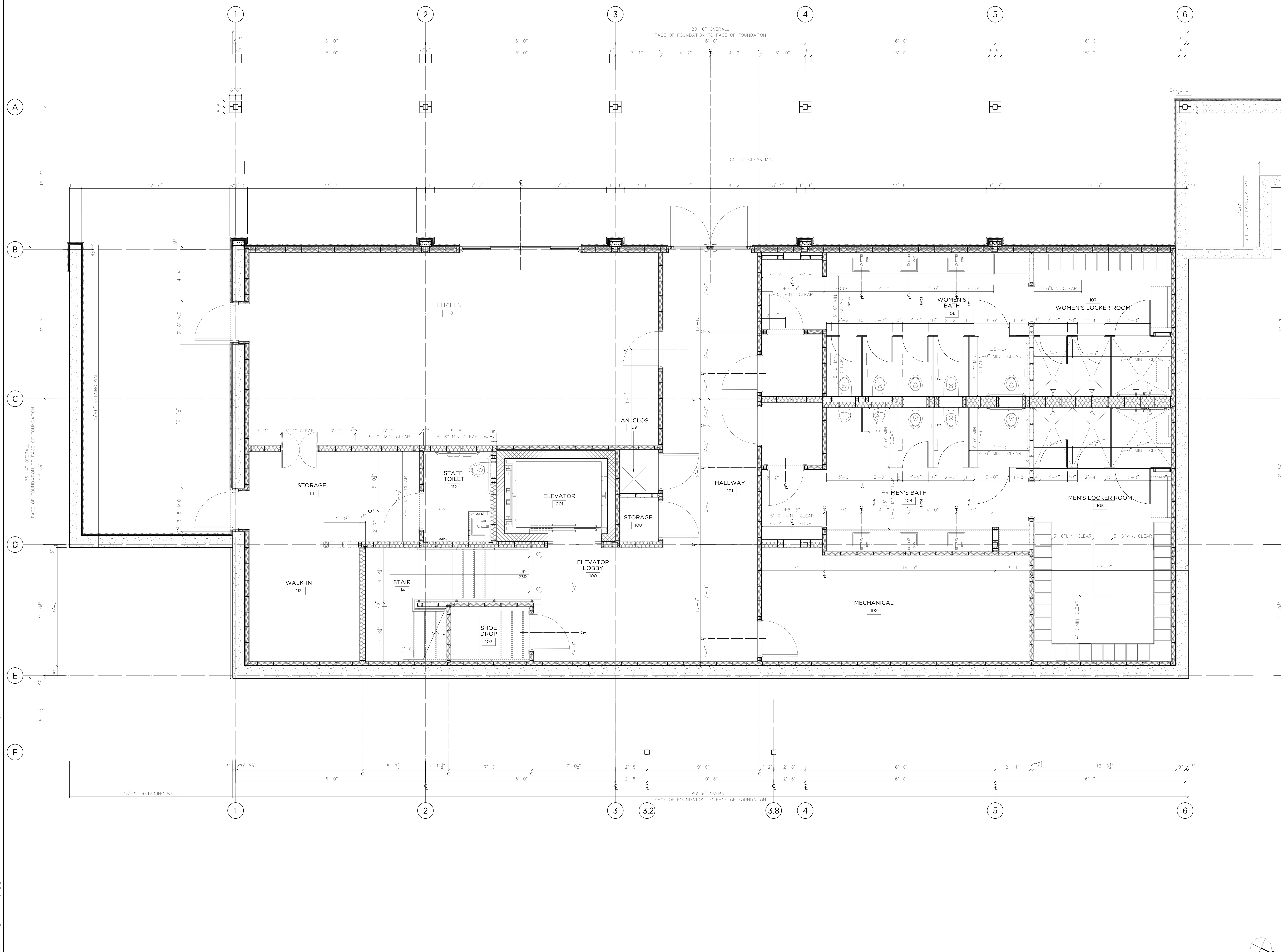
DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NO.

A-401



GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE

FINAL RESOLUTION PLANS

PROJECT NAME

SUMMIT CLUB PARTNERS LLC - AMENITIES BUILDING

ARMONK, NY

JOB NO.: ----

DRAWN BY: JT PROJ. MANAGER: KA

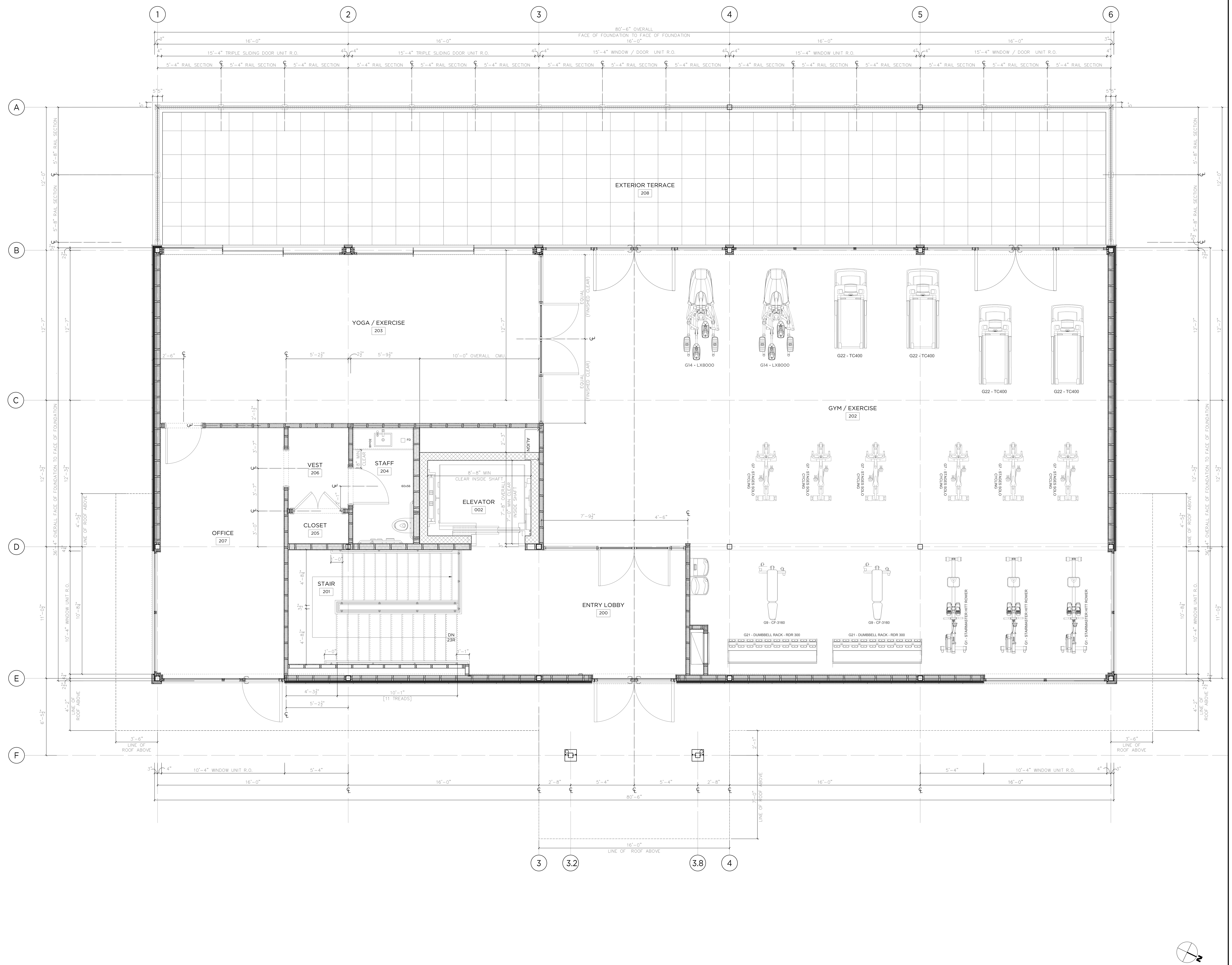
DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE

POOL DECK LEVEL PLAN

DRAWING NO.

A100



GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE

FINAL RESOLUTION PLANS

PROJECT NAME

SUMMIT CLUB PARTNERS LLC - AMENITIES BUILDING

ARMONK, NY

JOB NO.: ----

DRAWN BY: JT PROJ. MANAGER: KA

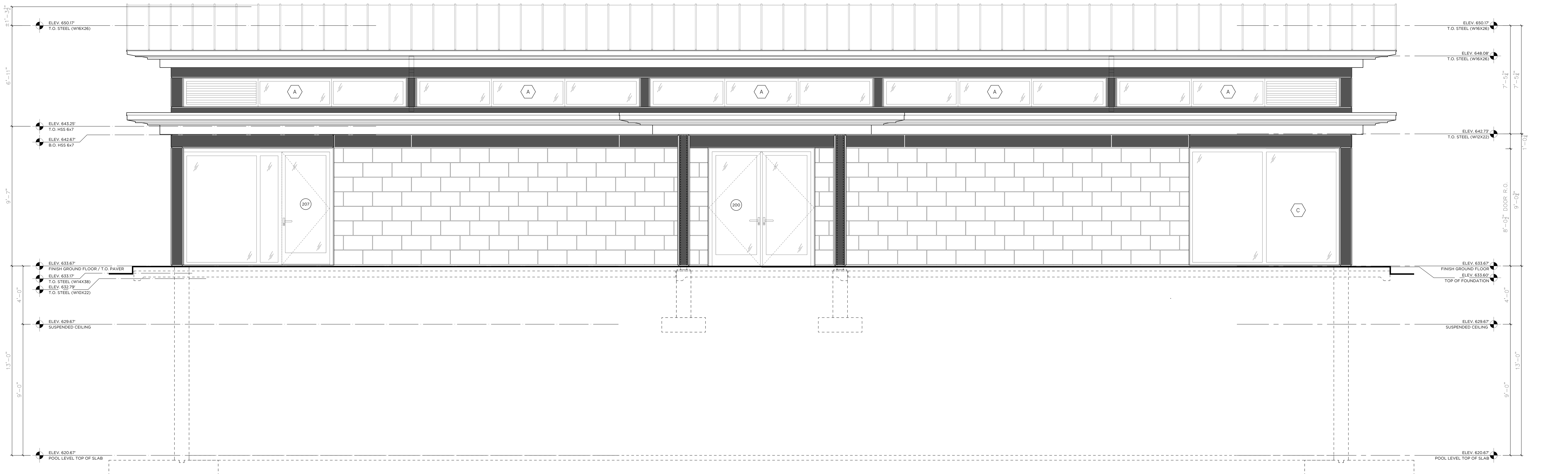
DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE

GYM LEVEL PLAN

DRAWING NO.

A101



1 EAST ELEVATION

3/16" = 1'-0"

2 WEST ELEVATION

3/16" = 1'-0"

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE

FINAL RESOLUTION PLANS

PROJECT NAME

SUMMIT CLUB PARTNERS LLC - AMENITIES BUILDING

ARMONK, NY

JOB NO.: ----

DRAWN BY: JT PROJ. MANAGER: KA

DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE

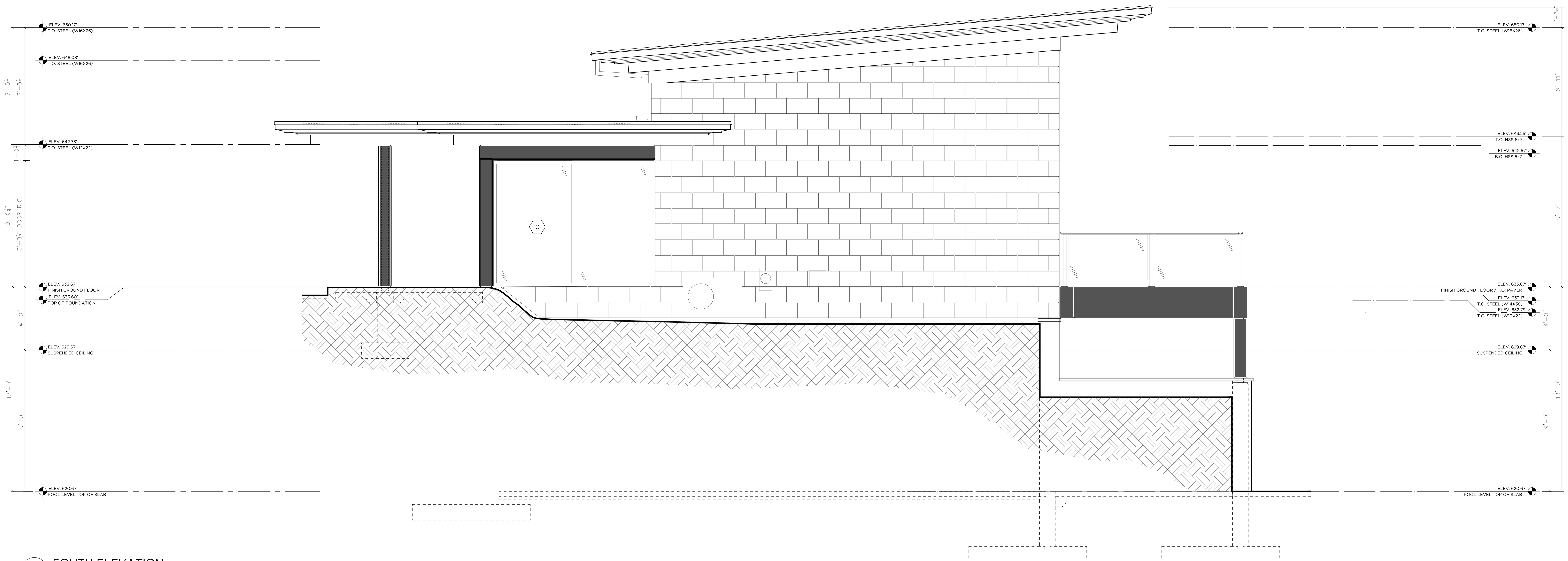
BUILDING ELEVATIONS

DRAWING NO.

A400

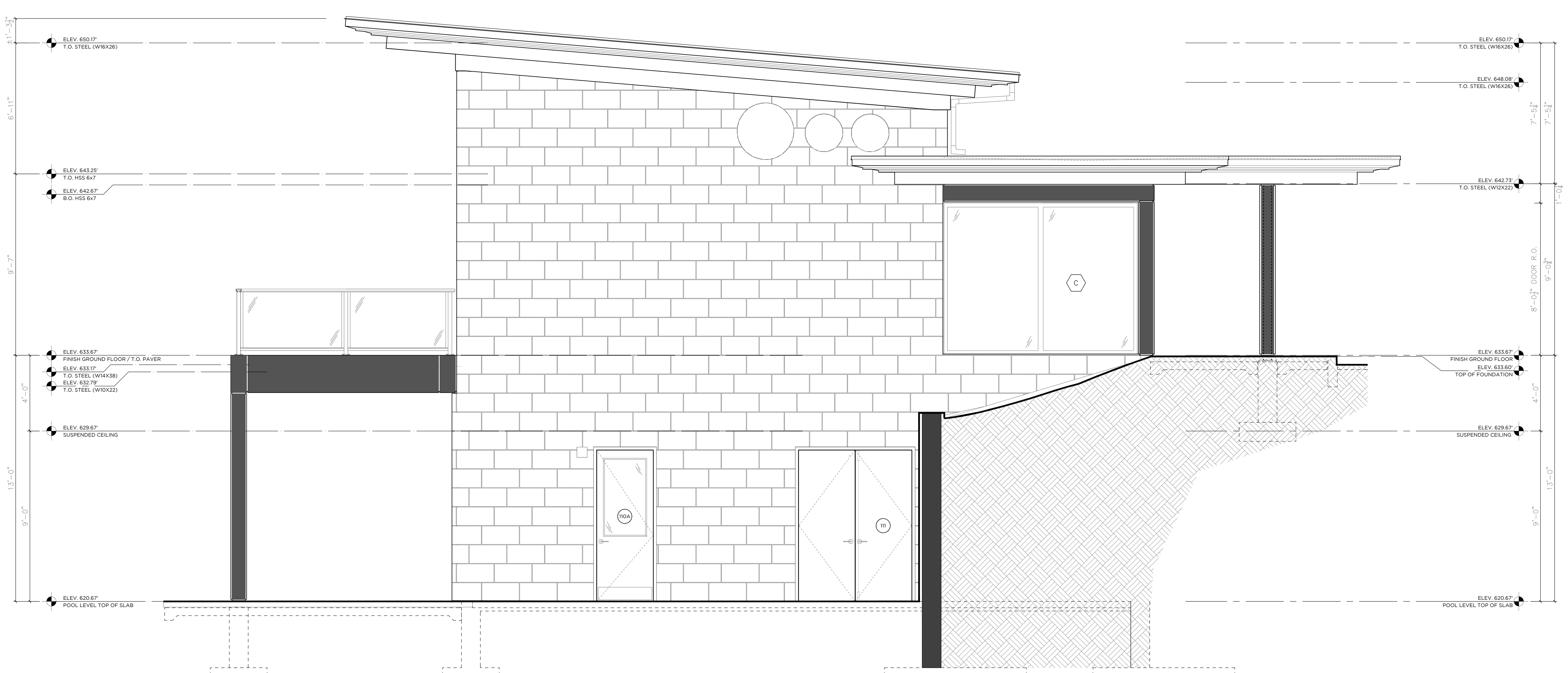
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS



1 SOUTH ELEVATION

3/16" = 1'-0"



2 NORTH ELEVATION

3/16" = 1'-0"

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE

FINAL RESOLUTION PLANS

PROJECT NAME

SUMMIT CLUB PARTNERS LLC - AMENITIES BUILDING

ARMONK, NY

JOB NO.: ----

DRAWN BY: JT PROJ. MANAGER: KA

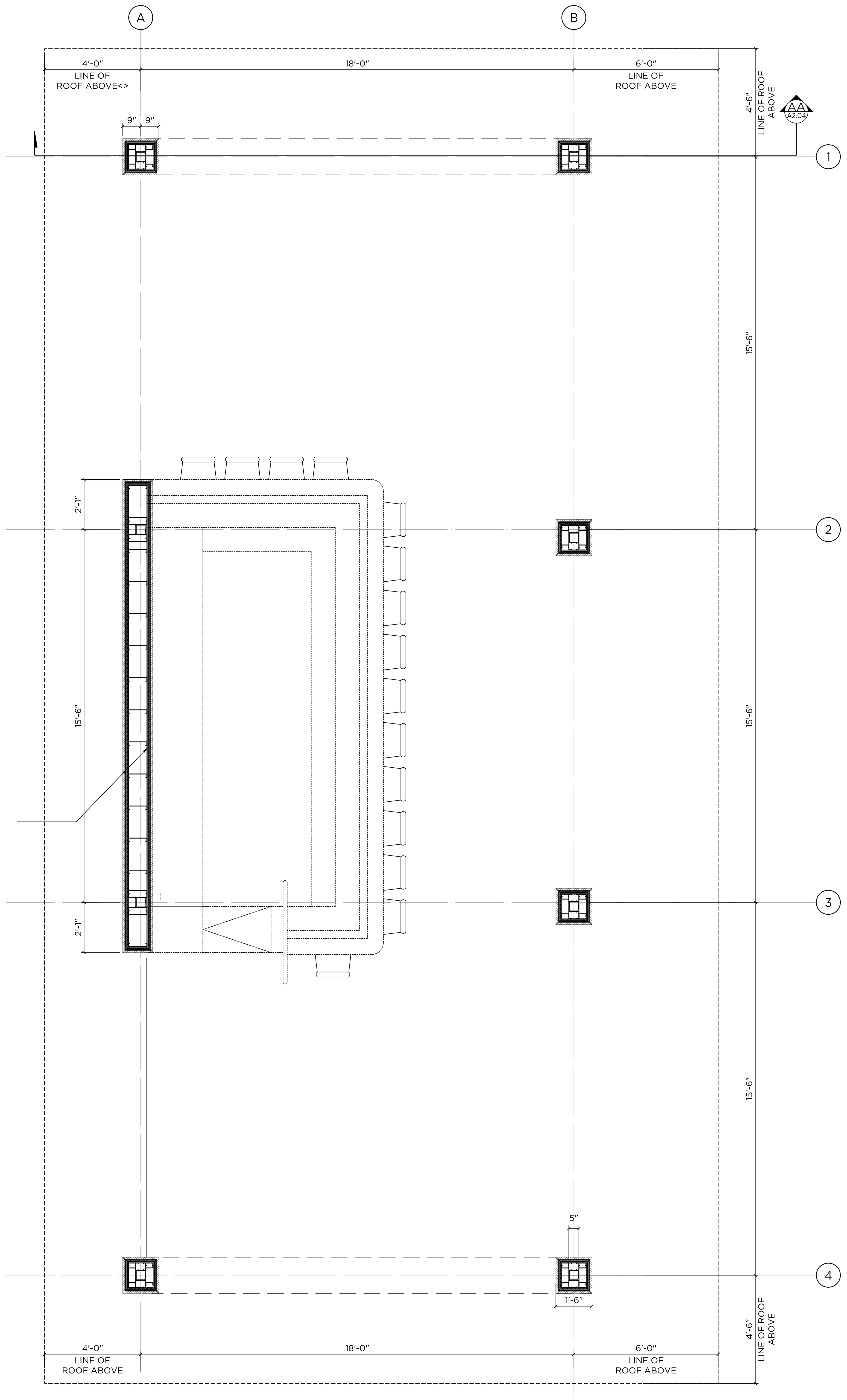
DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE

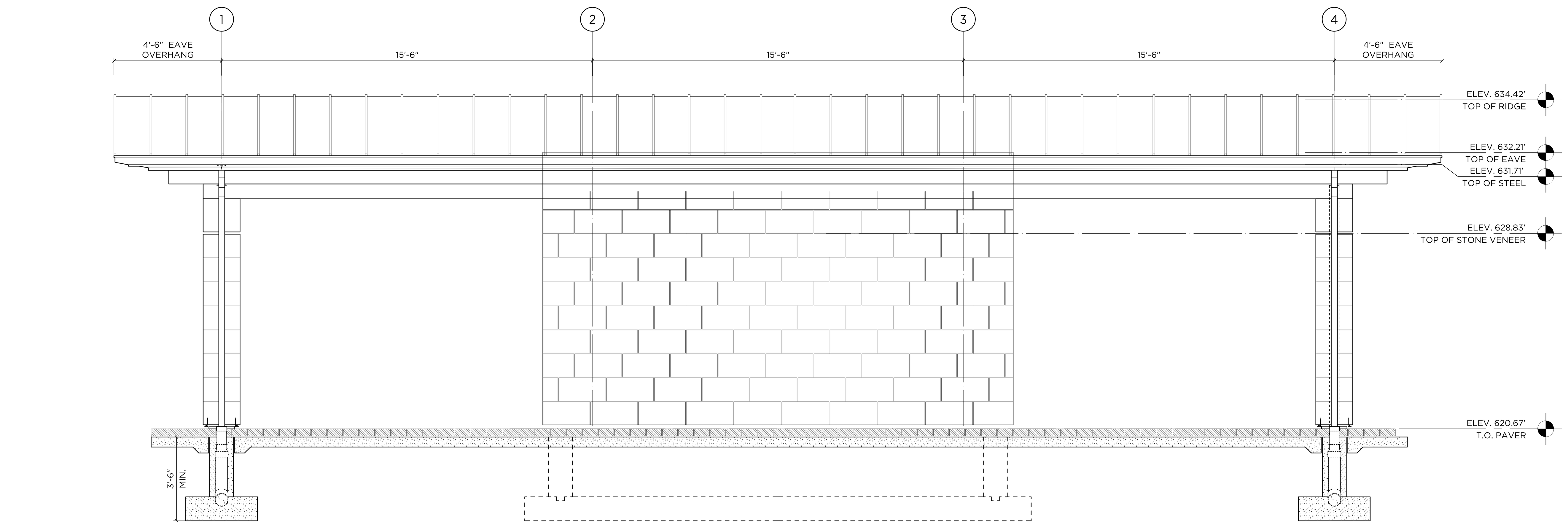
BUILDING ELEVATIONS

DRAWING NO.

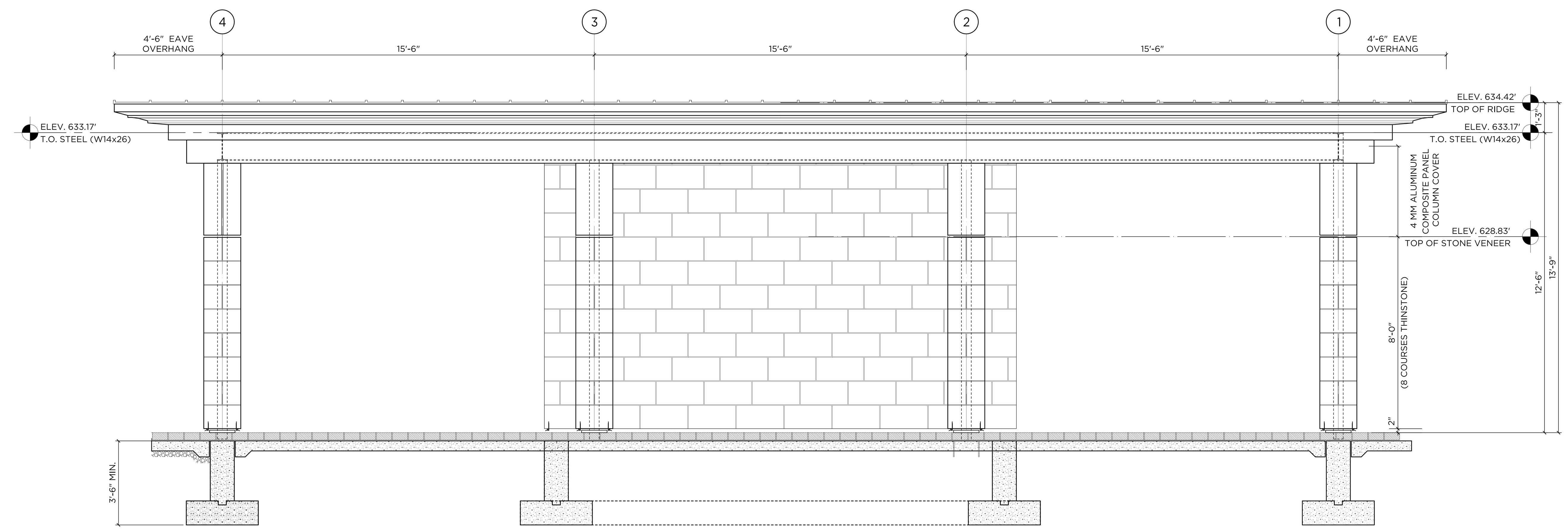
A401



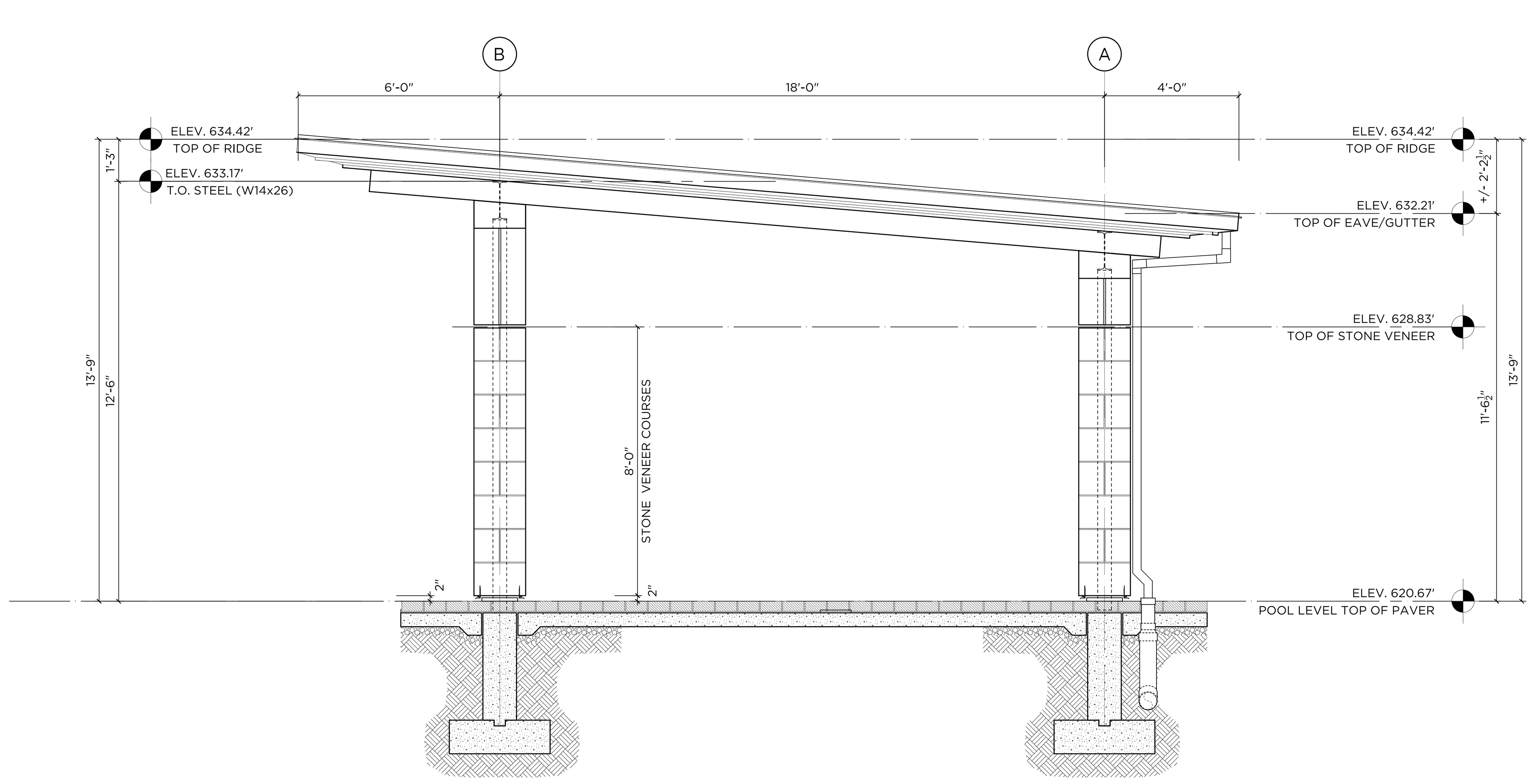
1 PLAN - POOL BAR
3/16" = 1'-0"



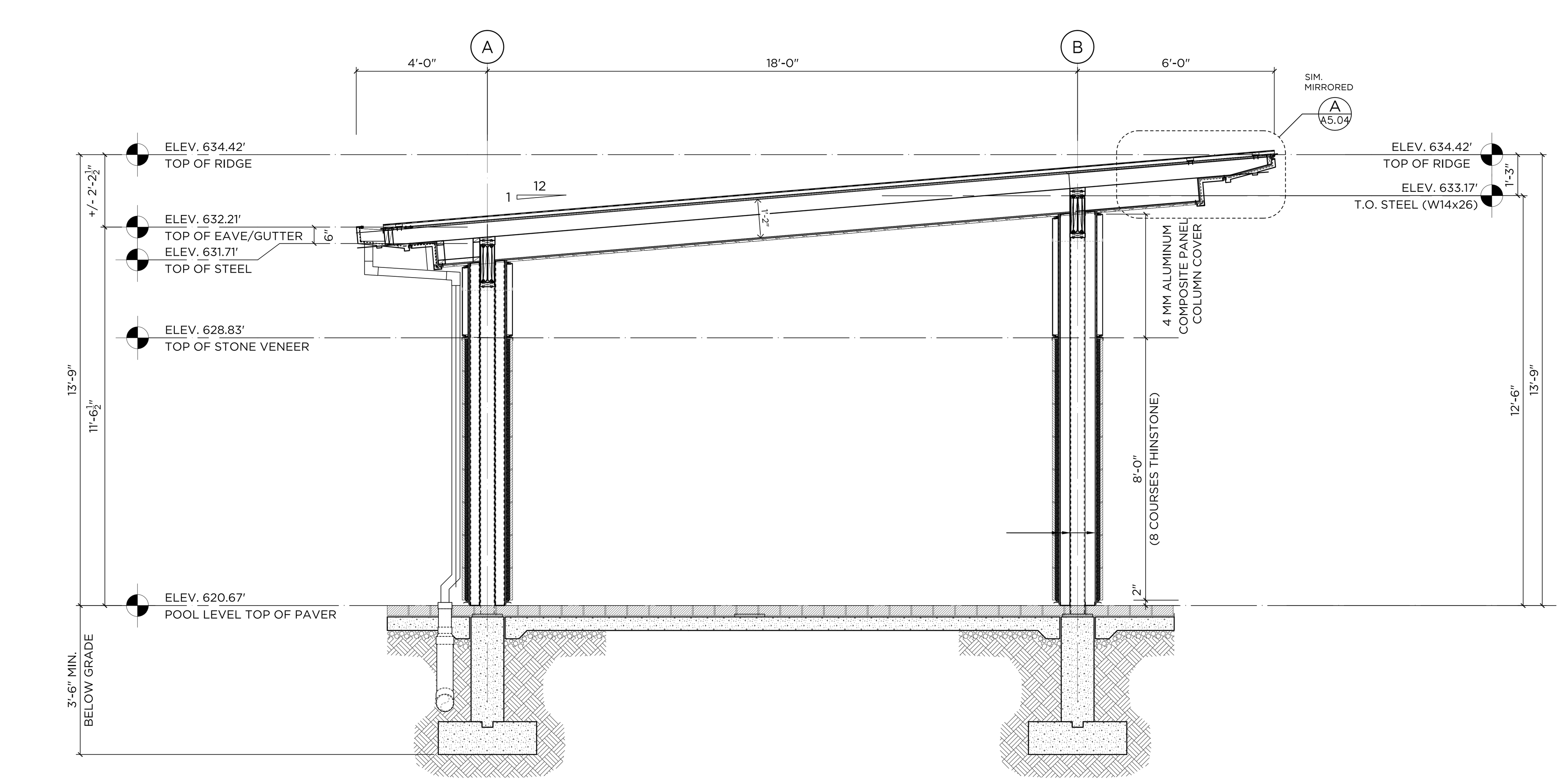
2 SOUTH ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



5 EAST ELEVATION
3/16" = 1'-0"

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	03/28/2022	PLANNING BOARD SUBMISSION	KA
2	05/09/2022	PLANNING BOARD SUBMISSION	KA
3	11/01/2022	ARCHITECTURAL REVIEW BOARD	KA
4	07/24/2023	PLANNIG BOARD SUBMISSION	KA

PHASE
FINAL RESOLUTION PLANS

PROJECT NAME
SUMMIT CLUB PARTNERS LLC - AMENITIES BUILDING
ARMONK, NY

JOB NO.: ----
DRAWN BY: JT PROJ. MANAGER: KA
DATE: 07/24/2023 SCALE: AS NOTED

DRAWING TITLE
POOL BAR PLANS & ELEVATIONS

DRAWING NO.
A402

JOB NAME: SUMMIT CLUB
APEX LIGHTING SOLUTIONS
REFLECTANCES: N/A
WORKPLANE/CALC PLANE: @ GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: LED
SALES: TM

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL2	SINGLE	11518	86.8	0.850	B2-U0-G2	USA RZR-PLED-II-40LED-700MA-WW-VOLT-FINISH MOUNTED TO 18FT POLE @ 18FT AFG TO BOF
7	SL2B	Single	6281	42.7	0.850	B2-U0-G1	USA RZR-PTY-PLED-II-40LED-350mA-WW-VOLT-FINISH MOUNTED TO 12FT POLE WITH OPTICAL HT @ 13.89FT
1	SL3	SINGLE	10880	86.8	0.850	B2-U0-G3	USA RZR-PLED-III-W-40LED-700MA-WW-VOLT-FINISH MOUNTED TO 18FT POLE @ 18FT AFG TO BOF
3	SL4	SINGLE	10595	86.8	0.850	B2-U0-G3	USA RZR-PLED-IV-FT-W-40LED-700MA-WW-VOLT-FINISH MOUNTED TO 18FT POLE @ 18FT AFG TO BOF
21	SL5	SINGLE	11920	86.8	0.850	B4-U0-G2	USA RZR-PLED-VSQ-M-40LED-700MA-WW-VOLT-FINISH MOUNTED TO 18FT POLE @ 18FT AFG TO BOF

Calculation Summary

Label	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.27	5.1	0.0	N.A.	N.A.
PATHWAY		2.12	5.1	0.0	N.A.	N.A.
PHASE 1		1.48	4.6	0.0	N.A.	N.A.

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE
20-30 BEAVER ROAD
WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766
FACSIMILIE 860.632.8236
www.apexltg.com

PROJECT TITLE:
SUMMIT CLUB

DRAWING TITLE:
EXTERIOR LIGHTING
PHOTOMETRIC CALCULATION
PHASE 1

FILE NAME: SL-1A SUMMIT CLUB - PHASE 1 10-19-2022 LED.dwg

SCALE : 1"=40'-0"
DATE: 10/19/22
DRAWN BY: LED
SHEET:
SL-1A

SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

S P E C I F I C A T I O N S

PROJECT NAME:

PROJECT TYPE:

RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) PATENT PENDING

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

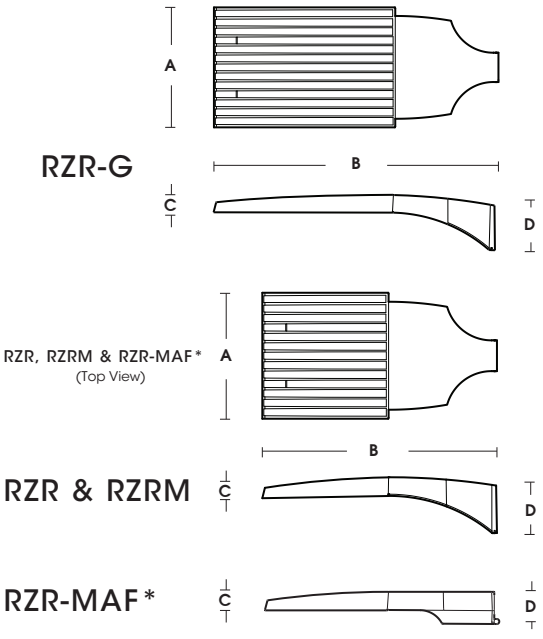
LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.



FIXTURE	A	B	C	D
RZR-G	15" 381mm	36.5" 927mm	3" 76mm	7" 187mm
RZR	14.75" 375mm	28.25" 718mm	2.75" 70mm	6.5" 165mm
RZRM	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
RZR-MAF	15" 381mm	28.25" 724mm	2.5" 64mm	4" 102mm

*DLC PENDING AS OF 7/19

c UL us LISTED

MADE IN THE USA

2020248

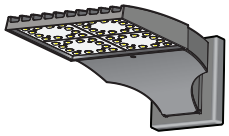
U.S. Architectural Lighting
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

RAZAR SERIES-LED

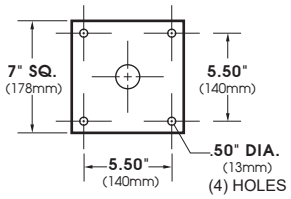
SPECIFICATIONS

WALLMOUNT

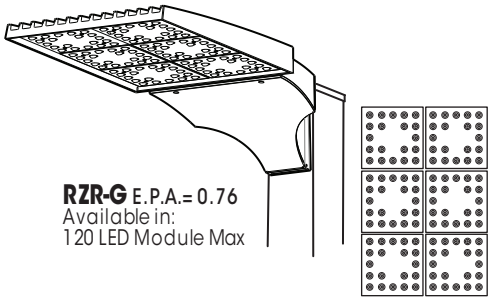


CAST ALUMINUM ARM AND WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

WALL PLATE

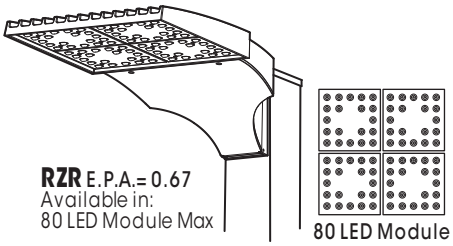


PLED® MODULES



RZR-G E.P.A.= 0.76
Available in:
120 LED Module Max

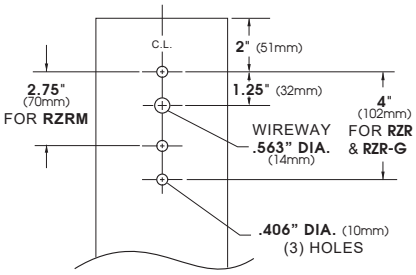
120 LED Module

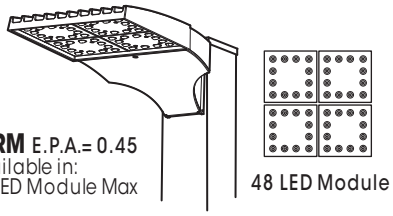


RZR E.P.A.= 0.67
Available in:
80 LED Module Max

80 LED Module

POLE DRILLING TEMPLATE





RZRM E.P.A.= 0.45
Available in:
48 LED Module Max

48 LED Module

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

SPEC/ORDERING INFORMATION

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS

MODEL

- ☐ RZR-G
- ☐ RZR
- ☐ RZR-MAF[1]
- ☐ RZRM

NOTES:
1 - DLC PENDING AS OF 7/19

OPTICS

- ☐ TYPE II **PLED-II** . . . . . .
- ☐ TYPE II FRONT ROW **PLED-II-FR** . . . . .
- ☐ TYPE II MEDIAN ILLUMINATOR **PLED-II-ML** . . . . .
- ☐ TYPE III MED. **PLED-III-M** . . . . .
- ☐ TYPE III WIDE **PLED-III-W** . . . .
- ☐ TYPE IV **PLED-IV** . . . . . .
- ☐ TYPE IV **PLED-IV-FT** . . . . .
- ☐ TYPE V NARROW **PLED-VSQ-N** . . . .
- ☐ TYPE V MED. **PLED-V-SQ-M** . .
- ☐ TYPE V WIDE **PLED-V-SQ-W** . .

LED MODE

NO. LEDs

RZR-G

- ☐ 120LED
- ☐ 80LED

RZR

- ☐ 80LED
- ☐ 40LED

- ☐ **RZRM** 48LED
- ☐ 24LED

DRIVE CURRENT

- ☐ 350mA
- ☐ 525mA
- ☐ 700mA[2]
- ☐ 1050mA[2]

COLOR TEMP - CCT

- ☐ NW (4000K)* *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

CONSULT FACTORY FOR OTHER LED COLORS

AMBER[3]

- ☐ PHOSPHOR CONVERTED AMBER **PCA**
- ☐ TRUE AMBER[4] **TRA**

NOTES:
2 - 700mA and 1050mA NOT FOR USE WITH TRA LED'S

3 - NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT

4 - AVAILABLE IN 350mA & 525mA DRIVE CURRENTS ONLY

VOLTAGE

- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

FINISH

STANDARD TEXTURED FINISH

- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)

CONSULT FACTORY FOR CUSTOM COLORS

OPTIONS

- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ INTERNAL HOUSE SIDE SHIELD . . . **HS-PLED**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . **PC+V**
- ☐ TWIST LOCK RECEPTACLE ONLY . . . **TPR**
- ☐ 7-PIN TWIST LOCK RECEPTACLE ONLY . . . **TPR7**
- ☐ SINGLE FUSE (120V, 277V, 347V) . . **SF**
- ☐ DOUBLE FUSE (208V, 240V, 480V) . . **DF**
- ☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) **MS-F211**
- ☐ REMOTE MOTION SENSOR CONFIGURATOR **MS-FC10**

U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

Approximate Average Lumens – 4000K

(Lumens median of all distributions)

	350mA			525mA			700mA			1050mA		
	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.
24	28	3541	50	41	5058	70-100	53	6567	100	81	8773	150-175
40	45	5997	70-100	66	8653	100-150	87	10995	175	134	14647	200-250
48	55	7046	100	81	10018	150-175	105	12600	200	160	17566	250
80	87	11622	175-200	131	16736	200-250	174	21235	400	266	28190	450-575
120	127	17405	250	195	24860	450	260	31592	575-750	396	43323	750-1000

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
24	LED	24 PLED® Optical Module - 350mA	3,298 - 3,784	3,133 - 3,595	3,463 - 3,973	60,000+	-20°F	29	120 277	0.24 0.10
24	LED	24 PLED® Optical Module - 525mA	4,711 - 5,405	4,475 - 5,135	4,947 - 5,675	60,000+	-20°F	42	120 277	0.34 0.15
24	LED	24 PLED® Optical Module - 700mA	6,023 - 6,911	5,722 - 6,565	6,324 - 7,256	60,000+	-20°F	56	120 277	0.45 0.20
24	LED	24 PLED® Optical Module - 1050mA	8,171 - 9,375	7,762 - 8,906	8,580 - 9,844	60,000+	-20°F	82	120 277	0.68 0.30
40	LED	40 PLED Optical Module - 350mA	5,585 - 6,408	5,306 - 6,088	5,864 - 6,729	60,000+	-20°F	43	120 277	0.38 0.17
40	LED	40 PLED® Optical Module - 525mA	8,059 - 9,246	7,656 - 8,784	8,462 - 9,709	60,000+	-20°F	65	120 277	0.55 0.24
40	LED	40 PLED® Optical Module - 700mA	10,240 - 11,749	9,728 - 11,162	10,752 - 12,337	60,000+	-20°F	87	120 277	0.73 0.32
40	LED	40 PLED® Optical Module - 1050mA	13,642 - 15,652	12,960 - 14,870	14,324 - 16,435	60,000+	-20°F	128	120 277	1.12 0.49
48	LED	48 PLED® Optical Module - 350mA	6,562 - 7,529	6,234 - 7,153	6,890 - 7,909	60,000+	-20°F	53	120 277	0.46 0.20
48	LED	48 PLED® Optical Module - 525mA	9,330 - 10,705	8,864 - 10,170	9,797 - 11,240	60,000+	-20°F	79	120 277	0.68 0.29
48	LED	48 PLED® Optical Module - 700mA	11,735 - 13,464	11,148 - 12,791	12,322 - 14,137	60,000+	-20°F	106	120 277	0.88 0.38
48	LED	48 PLED® Optical Module - 1050mA	16,360 - 18,771	15,542 - 17,832	17,178 - 19,709	60,000+	-20°F	160	120 277	1.33 0.58
RZR										
80	LED	80 PLED® Optical Module - 350mA	10,824 - 12,419	10,283 - 11,798	11,365 - 13,040	60,000+	-20°F	86	120 277	0.75 0.33
80	LED	80 PLED® Optical Module - 525mA	15,587 - 17,884	14,808 - 16,990	16,366 - 18,778	60,000+	-20°F	130	120 277	1.10 0.48
80	LED	80 PLED® Optical Module - 700mA	19,767 - 22,680	18,779 - 21,546	20,755 - 23,814	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 PLED® Optical Module - 1050mA	26,255 - 30,124	24,942 - 28,618	27,568 - 31,630	60,000+	-20°F	257	120 277	2.22 0.96
RZR-G										
80	LED	80 PLED® Optical Module - 350mA	10,950 - 12,564	10,403 - 11,936	11,498 - 13,192	60,000+	-20°F	87	120 277	0.75 0.33
80	LED	80 PLED® Optical Module - 525mA	15,735 - 18,054	14,948 - 17,151	16,522 - 18,957	60,000+	-20°F	129	120 277	1.10 0.48
80	LED	80 PLED® Optical Module - 700mA	20,074 - 23,032	19,071 - 21,881	21,078 - 24,184	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 PLED® Optical Module - 1050mA	27,651 - 31,725	26,268 - 30,139	29,033 - 33,311	60,000+	-20°F	266	120 277	2.22 0.96

RAZAR SERIES-LED

LED/ELECTRICAL GUIDE (pg. 2)

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
120	LED	120 PLED® Optical Module - 350mA	16,211 - 18,599	15,400 - 17,669	17,021 - 19,529	60,000+	-20°F	130	120 277	1.06 0.46
120	LED	120 PLED® Optical Module - 525mA	23,154 - 26,566	21996 - 25,238	24,312 - 27,894	60,000+	-20°F	192	120 277	1.63 0.70
120	LED	120 PLED® Optical Module - 700mA	29,424 - 33,760	27,953 - 32,072	30,895 - 35,448	60,000+	-20°F	260	120 277	2.17 0.94
120	LED	120 PLED® Optical Module - 1050mA	40,350 - 46,296	38,333 - 43,981	42,368 - 48,611	60,000+	-20°F	398	120 277	3.33 1.43

NOTES:
1. Max Input Amps is the highest of starting, operating, or open circuit currents.
2. Lumen values for LED Modules vary according to the distribution type. 80LED array appears in both the RZR and RZR-G models.
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use surge suppressor supplied with luminaire. **Note: Surge suppressors are considered a perishable device.**
5. L70(10K) – TM-21 6x rule applied.

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

LASBERG CONSTRUCTION
ASSOCIATES, INC.

SUMMIT CLUB
ARMONK, N.Y.
BLASTING PLAN
OCTOBER 21, 2022

INTRODUCTION:

This Blasting Plan describes the blasting operations that may occur during construction of the Summit Club Project. The purpose of this Blasting Plan is to provide project-specific information concerning blasting procedures, including the safe use and storage of explosives, and the measures and best management practices (BMPs) that will be implemented to prevent potential adverse impacts to human health, safety, and the environment from the use of explosives during blasting activities.

The exact scope of blasting to be undertaken and quantities of rock is undetermined at this time. This Report will be updated as required upon receipt of the forthcoming additional subsurface investigation and the hiring of a licensed Blasting Subcontractor.

REGULATORY OVERVIEW:

The project shall comply with all conditions within this plan as well all requirements and regulations included in Part ll Chapter 122 of the Town of North Castle Code. The project shall also comply with all Federal Occupational Safety and Health Administration (OSHA) and Federal Bureau of Alcohol, Tobacco, and Firearms (BATF) regulations regarding the use and storage of explosives.

As there may be conflicts between the laws and regulations governing the use and storage of explosives, the project will comply with the most stringent provisions.

LOCATION:

Blasting will occur primarily at terrain where rock is encountered below grade, where it cannot be removed with traditional excavation and earth moving equipment. It is anticipated that rock will be encountered in various areas throughout the project where excavation is required for the installation of building foundations and utilities.

PROCEDURES:

The project shall contract with a qualified, experienced, and licensed blasting contractor to perform the work. The Blasting Contractor shall use current and professionally accepted methods, products, and procedures to maximize safety during blasting operations. Blasting procedures will be carried out according to and in compliance with applicable laws, and will be closely monitored by the Project Construction Manager, Lasberg Construction Associates, Inc. as well as the project Geotechnical Engineer, Carlin Simpson Associates.

Blasting procedures will be conducted according to the following four basic principles:

1. The blast will produce fractured rock of appropriate dimensions.
2. The blast will prevent/minimize production of flyrock and air blast hazards.
3. The blast will minimize peak particle velocities.
4. The blast will be scaled/sized to minimize overblasting.

The project shall provide a description of all structures and utilities, residential dwellings, garages, tennis courts, etc. within 500' of the blast site.

The Blasting Contractor shall furnish the Town of North Castle with a Certificate of Insurance issued by a company to do business in the Ste of New York in accordance with Town requirements. Additionally, the Blasting Contractor shall provide the Town with an Indemnification and Hold Harmless Agreements.

Notices shall be sent to all property owners within 500' of the blast site.

Blasting shall only occur between the hours of 8:00 AM and 5:00 PM Monday through Saturday. No blasting shall be conducted on Sunday and Federal holidays.

SAFETY MEASURES:

Safe storage and use of explosive materials will be a top priority during construction. The project will conduct pre-blast surveys of all structures within 500 feet and will employ the services of a testing lab to monitor the vibration seismic impacts at all times when blasting operations are being conducted.

All personnel responsible for handling explosives and present in and around blasting sites will be fully informed and trained in applicable safety precautions/procedures.

The Blasting Contractor shall use a signaling system to alert workers of an impending blast. The signaling system will be comprised of the following components:

1. Warning Signal: 5 minutes prior to the blasting signal, a 1-minute series of long, audible signals will be sounded at the blast site.
2. Blasting Signal: 1 minute prior to a blast, a series of short, audible signals will be sounded at the blast site.
3. All-clear Signal: Following inspection of the blast area, a prolonged, audible signal will be sounded at the blast site.

Signage shall be posted at key access points to ensure the public does not accidently enter a blast zone. Before blasting, the Blasting Supervisor will make sure the blasting area is clear. Following detonation, the blasting area will be inspected for undetonated or misfired explosives. Once the area has been inspected, the "all-clear" signal will sound.

Blasting mats shall be used to prevent flyrock from exiting the blast area.

MISCELLANEOUS:

- Rock Hammering: At various stages of the project the size, location and quantity of rock may require the use of a pneumatic chipping hammer. All rock hammering shall be conducted in accordance of the Town of North Castle Code.

- Upon contracting with a Blasting Contractor, the project shall revise this Plan as required.

END

LASBERG CONSTRUCTION
ASSOCIATES, INC.

SUMMIT CLUB
ARMONK, N.Y.
PRELIMINARY ROCK CRUSHING PLAN
OCTOBER 21, 2022

INTRODUCTION:

This Rock Crushing Plan describes the crushing operations that may occur during construction of the Summit Club Project. The purpose of this Crushing Plan is to provide project-specific information concerning crushing procedures, including the measures and best management practices (BMPs) that will be implemented to prevent potential adverse impacts to human health, safety, and the environment during crushing activities.

The exact scope of crushing to be undertaken and quantities of rock is undetermined at this time. This plan will be updated as required upon receipt of the forthcoming additional subsurface investigation and the hiring of a Site Contractor.

REGULATORY OVERVIEW:

The project shall comply with all conditions within this plan as well all requirements and regulations included in the Town of North Castle Code. The project shall also comply with all Federal Occupational Safety and Health Administration (OSHA).

As there may be conflicts between the laws and regulations governing the use and storage of explosives, the project will comply with the most stringent provisions.

LOCATION:

Rock crushing will occur in close proximity to where rock removal is conducted, and approximately as depicted on the attached "Preliminary Rock Crushing Plan" dated 10-21-22.

DURATION AND HOURS OF OPERATION:

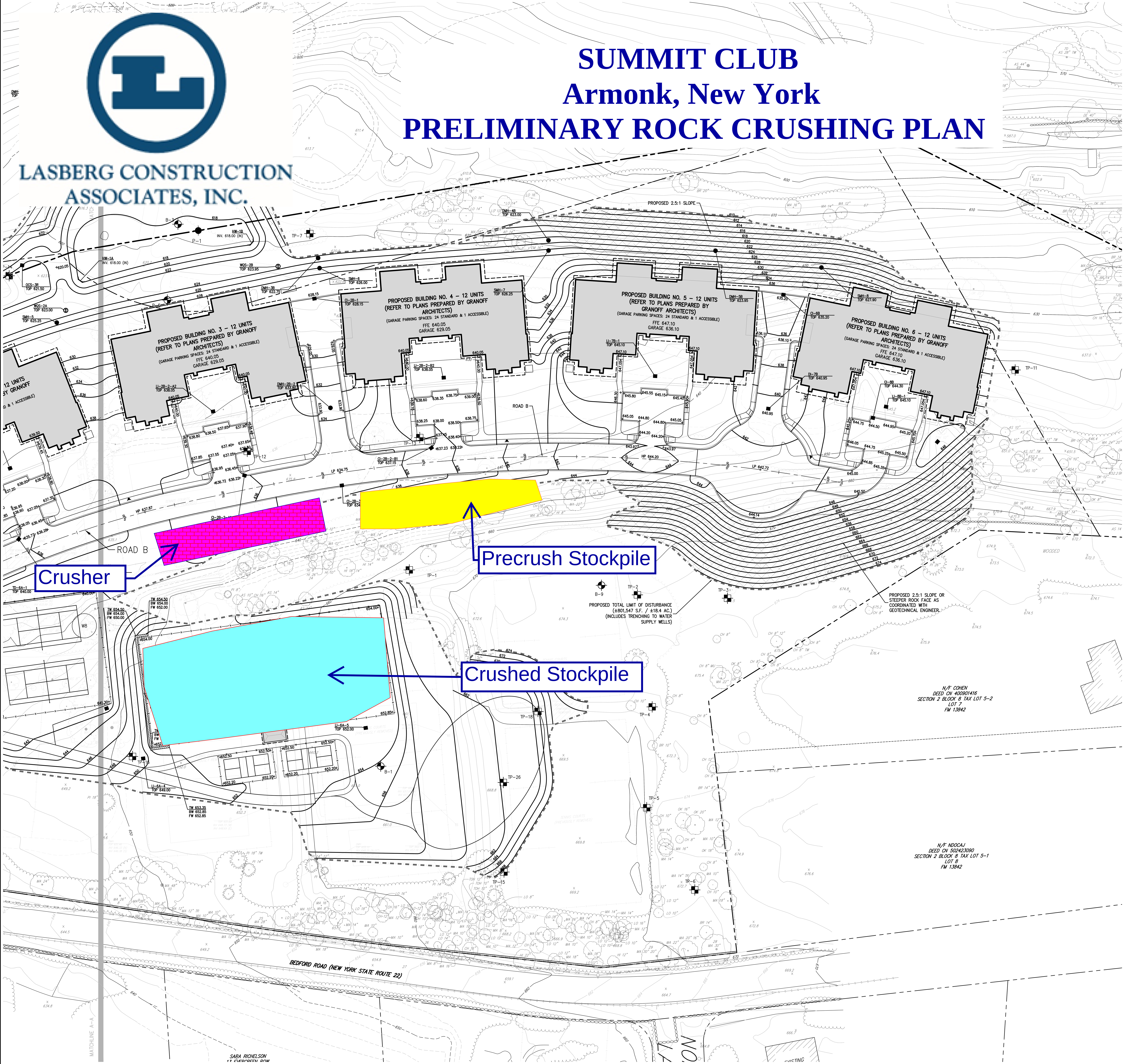
Rock crushing shall be conducted between the hours of 8:00 AM and 5:00 PM Monday through Saturday. No rock crushing shall take place on Sunday of federal holidays. The duration of the rock crushing activity shall be further defined upon receipt of additional sub surface information.

PROCEDURES:

Blasted rock shall be stockpiled in a segregated area near the crusher. Once process through the crusher, the processed rock shall be neatly stockpile for future use. During the crushing operation, the site contractor shall use dust containment measures to limit the amount of dust dispersed into the air.

SUMMIT CLUB
Armonk, New York
PRELIMINARY ROCK CRUSHING PLAN

LASBERG CONSTRUCTION ASSOCIATES, INC.



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED FINISHED GRADE
- PROPOSED SPOT GRADE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI DRAIN INLET
- PROPOSED HEADWALL
- PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- DP-2 BORING LOCATION AND DESIGNATION
- PROPOSED LIMIT OF DISTURBANCE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.
3. 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.

(PROPOSED GRADE) BW TW FW (PROPOSED GRADE)

RETAINING WALL SPOT GRADE LEGEND

CUT & FILL ANALYSIS		
	REQUIRED CUT (CUBIC YARDS)	REQUIRED FILL (CUBIC YARDS)
OVERALL	52,900	48,000
PHASE 1	29,200	35,400
PHASE 2	17,000	11,400
PHASE 3	6,700	1,200

10/21/22

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED

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

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

JOSEPH M. CERMELE, P.E. KELLARD SESSIONS CONSULTING, P.C. CONSULTING TOWN ENGINEER — DATE:

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC
2.	RESPONSE TO TOWN COMMENTS	03/08/2021	NC
3.	RESPONSE TO TOWN COMMENTS	06/14/2021	NC
4.	RESPONSE TO TOWN COMMENTS	01/10/2022	NC
5.	RESPONSE TO TOWN COMMENTS	03/28/2022	NC
6.	RESPONSE TO TOWN COMMENTS	05/09/2022	NC

APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC, 568 BEDFORD ROAD (NY-22), ARMONK, NY 10504

ARCHITECT: GRANOFF ARCHITECTS, 30 RAILROAD AVENUE, GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE GRADING PLAN (NORTH)

THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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.

Drawn: NC | Approved: AG | Scale: 1" = 30' | Date: 11/23/2020 | Project No: 20101

Drawing No: C-201

NOT FOR CONSTRUCTION

CARLIN • SIMPSON & ASSOCIATES, LLC

Consulting Geotechnical and Environmental Engineers

61 Main Street, Sayreville, New Jersey 08872
Tel. (732) 432-5757
Fax. (732) 432-5717

Principal:
Robert B. Simpson, P.E.

Associates:
Meredith R. Anke, P.E.
Stephen Rossi, P.E.
Catherine Andersen, P.E.
Michal Wroblewski, P.E.
Kurt W. Anke
Eric J. Shaw

31 May 2023

Summit Club Partners, LLC
16 Hobby Farm Drive
Armonk, NY

Attn: Mr. Jeffrey B Mendell

Re: Report on Subsurface Soil and Foundation Investigation
Proposed Development
568 & 570 Bedford Rd.
North Castle, NY (CSA Job #22-85)

Dear Mr. Mendell:

In accordance with our proposal dated 23 May 2022, our supplemental proposal dated 4 August 2022, and your subsequent authorization, we have completed a Subsurface Soil and Foundation Investigation for the referenced site. The purpose of this study was to determine the nature and engineering properties of the subsurface soil and groundwater conditions for the new development, to recommend a practical foundation scheme, to determine the allowable bearing capacity of the site soils, and to preliminary determine the site soils permeability.

We understand that the planned construction will consist of six (6) multi-family residential buildings, an amenities building, and a new wastewater and water treatment facility. To guide us in our study, you have provided us with a site plan that indicates the location of the proposed construction.

Our scope of work for this project included the following:

1. Reviewed the proposed layout, the existing site conditions, the expected soil conditions, and planned this study.

2. Reviewed our subsurface investigation performed at the subject site in 2012 and 2013.

3. Retained Environmental Technical Drilling Inc. to advance thirty five (35) soil borings at the subject site.

4. Retained Traficante Excavating to excavate seventeen (17) test pits at the subject site.

5. Performed five (5) infiltration tests at the subject site, to preliminarily determine the site soils permeability.

6. Laid out the boring and test pit locations in the field, provided full time inspection of the explorations, obtained soil samples, and prepared detailed logs and a Boring & Test Pit Location Plan.

7. Performed soil identification tests on selected soil samples in our laboratory.

8. Analyzed the field and laboratory test data and prepared this report containing the results of this study.

1.0 SITE DESCRIPTION

The project site is located on the Summit Club at Armonk property on Bedford Road in North Castle, Westchester County, New York. The subject property is currently occupied by a golf club with a clubhouse building, tennis courts, and a few smaller out-structures. The proposed development area is also occupied by an asphalt paved parking lot and driveways as well as grass lawn areas and wooded areas. There are numerous existing underground utilities located throughout the property.

The existing site grades generally slope down from northeast to southwest and vary from approximately elevation +675.0 to +420.0.

2.0 PROPOSED CONSTRUCTION

We understand that the planned construction will consist of six (6) multi-family residential buildings, an amenities building, and a new wastewater and water treatment facility. The proposed multi-family residential building finished floor elevations range from +647.5 to +639.5. Each multi-family building will have below grade parking garage with a finished garage floor elevation ranging from +636.5 to +628.5. Existing site grades in the area of the proposed residential buildings range from +650.0 to +620.0. We anticipate that cuts and fills ranging up to 14 feet will be required to achieve the proposed garage finished floor elevations.

The proposed amenities building is located to the south of the planned multi-family residential buildings. The planned finished floor elevation is +633.65. Based on the plans the amenities building will have a walk out basement on to the pool deck. The proposed basement elevation of the amenities building is approximately +620.0. The pool deck will also have a finished elevation of +620.0. Existing site grades in the area of the proposed amenities building range from +630.0 to +617.0. We anticipate that fills up to 3 feet and cuts up to 10 feet will be required to achieve the proposed basement and pool deck elevation.

The proposed construction will also include a new wastewater and water treatment facility. This proposed facility will include an above-ground 105,000-gallon potable water tank, a maintenance building, a water treatment building, a sewage treatment building, and several small structures. The finished floor elevations of these proposed structures were unknown at the time of writing this report. However, the provided proposed grading plan has spot grades that are located at the door of each building. We anticipate that the finished floor elevations will be close to these spot elevations.

In order to achieve the planned site grades, retaining walls and soil/rock slopes are planned throughout the site. The new site retaining walls will range up to approximately six (6) feet in height. The soil/rock slopes will range up to approximately 38 feet in height. Site development will also include stormwater management areas, new utilities, a new pool and new paved driveways and parking areas.

The following evaluation is based on information that has been provided to our office as of the date of this report. Once the construction plans have been further developed, a copy of the plans should be forwarded to our office so that we can review them along with the recommendations in this report. At that time, any changes or additional recommendations can be provided, if required.

3.0 SUBSURFACE CONDITIONS

To determine the subsurface soil and groundwater conditions at the site thirty-five (35) borings (R-1 through R-7, ST-1, ST-2, ST-4, B-101 through B-121, and B-201 through B-203) and seventeen (17) test pits (DH-A through DH-D, TP-E through TP-H, DH-I through DH-P, and INF-C) were performed for the referenced project. The borings were performed by Environmental Technical Drilling, Inc. using hollow stem augers and split spoon sampling. The test pits were excavated by Traficante Excavating, Inc. Detailed boring and test pit logs have been prepared and are included in this report.

The borings and test pits were completed during several site visits conducted from August 2022 through March 2023. All test pit and boring operations were performed under the full-time inspection of Carlin-Simpson & Associates. Our field engineer visually identified all of the soil samples obtained during the boring operations and selected samples were tested in our laboratory. The results of these tests are also included in this report.

As part of this study, we also reviewed the subsurface investigation performed by this office in 2012 and 2013. The boring and test pit locations can be found on the attached Boring and Test Pit Location Plan and the summary table is also included at the end of this report.

3.1 Soil and Rock

The soil descriptions shown on the boring and test pit logs are based on the Burmister Classification System. In this system, the soil is divided into three components: Sand (S), Silt ($) and Gravel (G). The major component is indicated in all capital letters, the lesser in lower case letters.

The following modifiers indicate the quantity of each lesser component:

Modifier	Quantity
trace (t)	0 -10%
little (l)	10% - 20%
some (s)	20% - 35%
and (a)	35% - 50%

When the site soils are plastic, the following indicators are used:

Plasticity	Plasticity Index	Indicator
None	0 - 1	SILT
Slight	1 - 5	Clayey SILT
Low	5 - 10	SILT & CLAY
Medium	10 - 20	CLAY & SILT
High	20 - 40	Silty CLAY
Very High	40+	CLAY

The subsurface soil and rock conditions encountered in the borings and test pits can be summarized as follows:

Stratum 1A Topsoil — The surface layer in 29 of the 35 borings and each of the test pits consists of topsoil that ranges from approximately 1 to 15 inches in thickness.

Stratum 1B Asphalt — The surface layer in 2 borings is asphalt that ranges from 2 to 6 inches in thickness.

Stratum 2 Existing Fill — At the surface in 4 borings and beneath the surface layers in 21 of the 35 borings and 13 of the 17 test pits is existing fill that generally consists of loose to medium dense brown, dark brown coarse to fine SAND, trace (to some) Silt, trace (to some) coarse to fine Gravel. Debris (i.e. wood, brick, asphalt, and roots) was noted within this stratum in portions of the site. The existing fill extends to depths ranging from 1’3” to 10’0” below existing ground surface at the boring and test pit locations.

Stratum 3 Silty Sand or Sandy Silt — Below the surface layers in 14 of the 35 borings and 4 of the 17 test pits and underlying the existing fill in the remaining test pits and borings is medium dense to dense brown, gray coarse to fine SAND, trace (to some) Silt, trace (to and) coarse to fine Gravel or medium stiff to stiff brown SILT some (to and), coarse to fine Sand, trace (to little) coarse to fine Gravel.

Stratum 4 Completely Weathered Gneiss — Underlying the Silty Sand or Sandy Silt is highly to completely weathered Gneiss. This layer is soil like in state, however, there could be denser pockets that cannot be conventionally excavated. The completely weathered Gneiss was encountered at depths ranging from about 2’6” to 14’0” below the existing ground surface and transitions to hard Gneiss bedrock with depth.

Stratum 5 Gneiss Bedrock

Auger or bucket refusal on probable Gneiss bedrock was encountered in each of the borings and 16 of the 17 test pits at depths ranging from 0'10" to 17'6" below the existing ground surface.

The upper 5'0" of the Gneiss bedrock was cored at boring locations B-101, R-2, and R-3A starting at depths ranging from 10'0" to 11'2" below the existing ground surface. The rock core recovery ranged from 0% to 97% and the rock quality designation (RQD) of the recovered cores ranged from 0% to 67%. Based on the RQD and visual inspection, the upper portion of the bedrock ranges from very poor quality in a crushed condition to fair quality in a blocky and seamy condition.

3.2 Bedrock

Based on our experience and the boring and test pit observations, the in-situ bedrock at the site will range from completely weathered rock in a soil-like state, to block and seamy in a fair condition. The rock generally transitions into harder bedrock with increasing depth. The completely weathered rock was encountered at depths ranging from 2'6" to 14'0" below the ground surface (elevations +639.5 to +461.5). Auger or bucket refusal on harder bedrock was encountered at depths ranging from 0'10" to 17'6" below the existing ground surface (elevation +669.5 to +461.3). The bedrock observations are summarized in Tables 1 through 3 and Table 10 below.

We anticipate that bedrock will be encountered when excavating for the basement subgrade elevations in Building 1 and Building 6. In addition, there is large cut up to 20 foot located to the east of Building 6. This area is highlighted on the attached Boring and Test Pit Location Plan (Figure 2). There is limited subsurface data in the referenced area. We recommend that additional borings or test pits be performed in this area to further evaluate the amount of rock to be excavated.

Penetration into the bedrock and completely weathered rock with excavation equipment will depend on the degree of weathering and fracturing in the rock. The upper few feet of rock may be "rippable" by using large construction equipment, but we anticipate that the "rippability" of the bedrock will be variable and limited. It should not be assumed that the completely weathered rock (very dense material in a soil-like state) can be excavated with conventional equipment. Harder rock will be encountered in the completely weathered rock stratum, and the use of hydraulic hammers and/or rock blasting will be required to excavate the harder bedrock. Additional recommendations related to rock removal are discussed in Section 5.1 of this report.

3.3 Groundwater

During this investigation, groundwater was encountered in 7 of the 35 borings and 4 of the 17 test pits at depths ranging from 3'0" to 10'0" below the existing ground surface (elevations +621.0 to +467.0). Trapped water was encountered within the existing fill stratum in borings B-104, B-106, B-202, and B-203 at depths ranging from 2'0" and 9'0" below the existing ground surface (approximate elevation +620.0 and +543.0).

In addition, evidence of seasonal high groundwater, i.e. mottling, was encountered in borings B-109, B-112, R-1 and test pits TP-I and TP-J at depths ranging from 1’3” to 7’0” below the existing ground surface (approximate elevations +624.0 to +470.0). The groundwater observations are summarized in Tables 1 through 3, and Table 10 below.

During construction, we expect that perched or trapped water may be encountered within the existing fill and/or along the soil/rock interface, especially during wet periods. Groundwater on the subject site will be controlled by the topography and the underlying bedrock surface. Groundwater may daylight through the cut rock face during construction. Proper groundwater control measures will be required in the event that water is encountered in site excavations. Groundwater may also be diverted with the use of cutoff drains if needed.

The amenities building has a finished basement floor and pool deck elevation of +620.0. Trapped groundwater was encountered in borings B-104 and B-106 at a depth of 3’0” and 2’0” below the existing ground surface (approximate elevation +619.0 and +620.0), respectively. Groundwater will likely be encountered during construction of the pool and utilities in this area.

The proposed maintenance building has a walkout basement at approximately +556.0. Trapped water was encountered in boring B-202 at a depth of 9’0” below the existing ground surface (approximate elevation +556.0). Water may likely be encountered during the construction of this building.

Variations in the location of the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, and other factors not immediately apparent at the time of this exploration.

4.0 SUMMARY OF DESIGN RECOMMENDATIONS

Below is a summary of the major design and construction considerations for this project. Additional recommendations are provided in the following sections of this report.

- *Subsurface Conditions (Section 3.0)*
  - Existing fill was encountered in portions of the site to depths ranging from 1’3” to 10’0” below the existing ground surface (elevations +671.5 to +471.5).
  - Groundwater was encountered in 7 of the 35 borings and 4 of the 17 test pits at depths ranging from 3’0” to 10’0” below the existing ground surface (elevations +621.0 to +467.0).
  - Completely weathered Gneiss was at depths ranging from 2’6” to 14’0” below the ground surface (elevations +639.5 to +461.5).
  - Harder Gneiss bedrock was encountered at depths ranging from 0’10” to 17’6” below the existing ground surface (elevation +669.5 to +461.3).
  - A summary of the subsurface observations is provided in Tables 1 through 3 and Table 10, below.

- *Building Area Preparation (Section 5.1)*
  - Surface materials (i.e. topsoil) must be stripped from proposed building areas.
  - Use of hydraulic hammers and/or blasting will be required in order to achieve the bottom of the building excavations in portions of the site.
  - When the exposed building subgrade consists of soil, it shall be densified with several passes of a large vibratory roller prior to placing compacted fill or once the planned building subgrade has been achieved in cut areas.
  - In the event that water infiltrates the building excavation, preparation of wet and sensitive subgrades with geotextile fabric and clean stone may also be necessary.
  - The existing fill is not suitable for support of the proposed building foundations or floor slabs.
  - Where the existing fill is encountered it shall be completely removed and replaced with new structural fill.
  - New backfill shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D1557).

- *Building Foundation Recommendations (Section 5.2)*
  - Special construction procedures must be employed if the building foundation bears on dissimilar material (i.e. soil and rock).
  - The new foundations may be designed as spread footing type foundations bearing on virgin soil, engineer-approved compacted fill, completely weathered rock or bedrock.
  - Net design bearing pressures are as follows:
    - Virgin Soil or Engineer-approved structural fill is 4,000 psf.
    - Transition Zones in Soil/Rock is 4,000 psf.
    - Completely Weathered Rock/ Gneiss Bedrock is 10,000 psf.
  - Minimum depth for frost protection is 42 inches.
  - Seismic Site Class is D or Stiff Soil Profile.

- *Building Floor Slab Recommendations (Section 5.3)*
  - The virgin soil, new compacted fill, and bedrock can be used for support of the proposed floor slabs.
  - The floor slabs may be designed as slab on grade.
  - Modulus of subgrade reaction is 200 pci.

- *Additional Site Recommendations (Section 6.0)*
  - *Stormwater Management Systems (Section 6.1)*
    - Several stormwater management areas are proposed for this site.
    - Infiltration testing was performed in the stormwater management areas and can be found in Section 6.1 below.
  - *New Retaining Walls (Section 6.2)*
    - Existing fill is not suitable for support of the proposed retaining walls in its current state. Where existing fill is encountered it shall be partially removed and replaced with new structural fill.
    - A cast-in-place steel reinforced concrete wall, a mechanically stabilized earth (MSE) wall are good alternatives for this project.

- *Pavement (Section 6.5)*
  - Densified existing fill, virgin soil, new compacted fill, and weathered rock may be used to support the pavement.
  - The use of hydraulic hammers and/or blasting will be required in areas to achieve proposed site grades.

5.0 NEW BUILDING EVALUATION

We understand that the planned construction will consist of six (6) multi-family residential buildings, an amenities building, and a new wastewater and water treatment facility.

Multi- Family Residential Buildings

The proposed construction will consist of six (6) multi-family residential buildings. The proposed multi-family residential building finished floor elevations range from +647.5 to +639.5. Each multi-family building will have below grade parking garage with a finished garage floor elevation ranging from +636.5 to +628.5. We anticipate that cuts and fills ranging up to 14 feet will be required to achieve the proposed garage finished floor elevations. A summary of the borings performed for the proposed multi-family buildings is provided in Table 1 below.

Table 1 – Summary of Boring Observations for the Residential Buildings

Boring No.	Applicable Structure	Approx Ground Surface Elevation	Depth to Groundwater (Elevation)	Depth to Bottom of Existing Fill (Elevation)	Depth to Bedrock (Elevation)
B-115	Building 2	+627.0	NE to 7’3”	NE	CWR @ 6’6” (+620.5) AR @ 7’3” (+619.8)
B-116	Building 1	+632.0	NE to 4’0”	NE	CWR @ 2’6” (+629.5) AR @ 4’0” (+621.0)
B-118	Building 4	+629.0	NE to 17’6”	NE	CWR @ 8’0” (+623.0) AR @ 17’6” (+611.5)
B-119	Building 5	+625.0	NE to 6’3”	NE	AR @ 6’3” (+618.8)
B-120	Building 6	+647.5	NE to 9’0”	7’0” (+640.5)	CWR @ 8’0” (+639.5) AR @ 9’2” (+638.3)
R-1	Building 1	+631.0	10’0” (+621.0) SHGW @ 7’0” (+624.0)	2’0” (+629.0)	CWR @ 14’0” (+617.0)
R-2	Building 2	+628.0	NE to 10’0”	2’0” (+626.0)	C @ 10’0” (+618.0)
R-3	Building 3	+627.0	NE to 3’6”	NE	AR @ 3’6” (+623.5)
R-3A	Building 3	+626.0	NE to 10’0”	-	CWR @ 7’0” (+619.0) C @ 10’0” (+616.0)
R-4	Building 4	+626.0	NE to 9’6”	NE	CWR @ 6’6” (+619.5) AR @ 9’6” (+616.5)
R-5	Building 5	+638.0	NE to 11’6”	8’0” (+630.0)	CWR @ 9’0” (+629.0)
R-6	Building 6	+640.0	NE to 7’6”	2’6” (+637.5)	CWR @ 2’6” (+637.5)

NE – Not Encountered, (-) – Auger through Existing Fill, C – Cored Bedrock, AR – Auger Refusal on Probable Bedrock, CWR – Completely to Highly Weathered Rock, SHGW – Evidence of Seasonal High Groundwater (i.e. Mottling)

Existing fill was encountered in Buildings 1, 2, 5, and 6 to depths ranging from 2'0" to 8'0" (elevations +640.5 to +626.0) below the existing ground surface. In addition as indicated on the existing conditions drawing, in the southwest corner of Building 1 and southeast portion of Building 3 were previously demolished infrastructure. If any debris remains, it shall also be completely removed, this is further discussed in Section 5.1 of this report.

Existing fill is not a suitable bearing material for the proposed multi-family buildings. The consistency and density of the soil fill are not predictable. Certain areas may contain clean dense soil while other areas may contain loose material, void spaces, and/or debris. The existing soil fill creates the possibility of intolerable differential settlements under loading. We anticipate that the majority of the existing fill will be removed when excavating to the garage subgrade elevation. Where existing fill is encountered below the garage subgrade elevation it must be completely removed. This is further discussed in Section 5.1, "Removal of Existing Fill".

Once the existing fill and any other construction debris is completely removed, the new residential buildings may be designed as shallow spread footings bearing on virgin soil, new structural fill, or bedrock. Recommendations for preparation of the building areas are provided in Section 5.1. Foundation recommendations can be found in Section 5.2. In addition, the new building floor slabs may be designed as a slab on grade bearing on virgin soil, new structural fill, or bedrock. Recommendations for building slab on grades can be found in Section 5.3.

Amenities Building

The proposed amenities building is located to the south of the planned multi-family residential buildings. The planned finished floor elevation is +633.65. Based on the spot elevations on the plans the amenities building will have a walk out basement on to the pool deck at elevation +620.0. We anticipate that cuts up to 3 feet will be required to achieve the proposed basement finished floor elevation and pool deck elevation. A summary of the borings performed for the proposed amenities building provided in Table 2 below.

Table 2 – Summary of Boring Observations for the Amenities Building

Boring No.	Approx Ground Surface Elevation	Depth to Groundwater (Elevation)	Depth to Bottom of Existing Fill (Elevation)	Depth to Bedrock (Elevation)
B-103	+623.0	NE to 8'0"	5'0" (+618.0)	CWR @ 6'6" (+616.5) AR @ 8'0" (+615.0)
B-104	+622.0	** 3'0" (+619.0)	5'0" (+617.0)	CWR @ 6'0" (+616.0) AR @ 7'0" (+615.0)
B-105	+620.0	NE to 9'3"	5'0" (+615.0)	CWR @ 7'0" (+613.0) AR @ 9'0" (+611.0)
B-106	+622.0	** 2'0" (+620.0)	5'0" (+617.0)	CWR @ 6'6" (+615.5) AR @ 7'6" (+614.5)
R-7	+630.0	NE to 9'0"	5'0" (+625.0)	CWR @ 7'0" (+623.0) C @ 9'0" (+621.0)

NE – Not Encountered, AR – Auger Refusal on Probable Bedrock, CWR – Completely to Highly Weathered Rock, (**) – Trapped Groundwater

Existing fill was encountered throughout the proposed amenities building and pool deck area to a depth of 5’0” (elevations +625.0 to +615.0) below the existing ground surface. In addition as indicated on the existing conditions drawing, along the eastern portion of proposed building was a previously demolished building. If any debris remains, it shall be completely removed, this is further discussed in Section 5.1 of this report.

As discussed above in the Residential Buildings section, existing fill is not suitable material for support of the new amenities building. Where the existing fill is encountered below the basement amenities subgrade elevation, it must be completely removed and replaced with new structural fill.

Once the existing fill and any other construction debris is completely removed, the new amenities building may be designed as shallow spread footings bearing on virgin soil, new structural fill, or bedrock. Recommendations for preparation of the building areas are provided in Section 5.1. Foundation recommendations can be found in Section 5.2 of this report. In addition, the new building floor slabs may be designed as a slab on grade bearing on virgin soil, new structural fill, or bedrock. Recommendations for building slab on grades can be found in Section 5.3 of this report.

The amenities building has a finished basement floor and pool deck elevation of +620.0. Trapped groundwater was encountered in borings B-104 and B-106 at a depth of 3’0” and 2’0” below the existing ground surface (approximate elevation +619.0 and +620.0), respectively. Groundwater will likely be encountered during construction of the pool and utilities in this area. Where groundwater is encountered proper groundwater control measures (i.e. sumps and pumps) will be required. This is further discussed in Section 5.1 “Handling Groundwater and Wet Subgrades.”

Wastewater and Water Treatment Facility

The proposed construction will also include a new wastewater and water treatment facility. The new facility will be located to the west of the proposed residential development. The new facility will consist of a new 105,000-gallon potable water tank, a new maintenance building, a water treatment building, and a new wastewater treatment building. A summary of the borings performed for the proposed wastewater and water treatment facility is provided in Table 3 below.

Table 3 – Summary of Boring Observations for the Wastewater/ Water Treatment Facility

Boring No.	Applicable Structure	Approx Ground Surface Elevation	Depth to Groundwater (Elevation)	Depth to Bottom of Existing Fill (Elevation)	Depth to Bedrock (Elevation)
B-101	Tank	+563.0	NE to 11’2”	5’0” (+558.0)	CWR @ 7’0” (+556.0) C @ 11’2” (+551.8)
B-102	Tank	+565.0	NE to 9’6”	5’0” (+560.0)	CWR @ 8’0” (+557.0) AR @ 9’6” (+555.5)

Boring No.	Applicable Structure	Approx Ground Surface Elevation	Depth to Groundwater (Elevation)	Depth to Bottom of Existing Fill (Elevation)	Depth to Bedrock (Elevation)
B-107	Tank	+564.0	NE to 8’6”	5’0” (+559.0)	CWR @ 7’6” (+556.5) AR @ 8’6” (+555.5)
B-108	Tank	+564.0	NE to 8’6”	3’6” (+560.5)	CWR @ 7’0” (+567.0) AR @ 8’6” (+555.5)
ST-1	Wastewater Building	+579.0	NE to 11’6”	NE	CWR @ 5’0” (+572.0) AR @ 11’6” (+567.50)
ST-2	Wastewater Building	+587.0	NE to 11’0”	NE	CWR @ 8’0” (+579.0) AR @ 11’0” (+576.0)
ST-4	Water Treatment Building	+563.0	NE to 16’6”	8’0” (+555.0)	CWR @ 11’6” (+551.5) AR @ 16’6” (+546.5)
B-201	Water Treatment Building	+563.0	NE to 12’0”	10’0” (+553.0)	AR @ 12’0” (+551.0)
B-202	Maintenance Building	+565.0	**9’0” (+556.0)	4’0” (+561.0)	AR @ 16’6” (+548.5)

NE – Not Encountered, (**) – Trapped Groundwater, AR – Auger Refusal on Probable Bedrock, CWR – Completely to Highly Weathered Rock

The finished floor elevations of these proposed structures were unknown at the time of writing this report. However, the proposed grading has spot grades that are located at the door of each building. We anticipate that the finished floor elevations will be close to these elevations.

Therefore the finished floor elevation for the new maintenance building will be approximately elevation +568.0 with a walkout basement elevation of +556.0. The water treatment building will have finished floor elevation of approximately +562.0. The wastewater treatment building will have a finished floor elevation of approximately +577.5.

Based on the boring observations, existing fill was encountered throughout the proposed wastewater and water treatment structure areas to depth ranging from 3’6” to 10’0” (approximately elevations +561.0 to +553.0) below the existing ground surface. As discussed above, the existing fill is not suitable for support of the new structures. Where existing fill is encountered within the area of the proposed buildings, it shall be completely removed and replaced with new structural fill as described in Section 5.1 of this report.

In our opinion, if the wastewater and water treatment building subgrades are prepared as outlined in this report, each of the building foundations may be designed as a shallow spread foundation bearing on virgin soil, new structural fill, or bedrock. Recommendations for preparation of the building areas are provided in Section 5.1. Foundation recommendations can be found in Section 5.2 of this report. In addition, the new building floor slabs may be designed as a slab on grade bearing on virgin soil, new structural fill, or bedrock. Recommendations for building slab on grades can be found in Section 5.3 of this report.

We also anticipate that the proposed above-ground 105,000-gallon potable water tank will be constructed with a ring-wall foundation. The ring-wall foundation may be lowered to bear below the existing fill on the virgin soil or bedrock strata. Ringwall foundation recommendations can be found in Section 5.2 of this report.

5.1 Building Area Preparation

In order to prepare the site for construction, all surface materials such as vegetation and topsoil shall be removed from the planned building areas, extending at least ten (10) feet beyond the new construction limits, where practical.

As part of the site development, the existing structures will also be or already have been demolished. All debris resulting from the demolition of these structures must be completely removed from the new building footprints, extending at least ten (10) feet beyond the new building limits, where practical. This shall include the complete removal of all foundations, floor slabs, utilities, pavement, and miscellaneous debris. Where the removal of existing structures or associated materials extends below the planned building, the resulting excavations shall be backfilled with new compacted fill as described below.

Existing utilities, where they are encountered within the planned building areas, should be either abandoned or rerouted around the new structures. Once the utility has been rerouted or abandoned, the section of pipe and any associated structure within the building areas should be completely removed. The removal of the pipe and structure must also include any loose fill around the pipe or structure. After the pipe, associated structure, and associated loose backfill have been removed, the resulting excavation shall be backfilled with new controlled fill as described below.

Rock Removal - Blasting

In order to develop the site, rock or weathered rock cuts will be required. Based on our experience, the in-situ bedrock and weathered bedrock will be variable, ranging from completely weathered to block and seamy bedrock. To excavate the rock or weathered rock strata, the top 1 to 5 feet of rock may be “rippable” by using large construction equipment. We anticipate that the “rippability” of the bedrock will be variable and limited. The use of hydraulic hammers and/or blasting will be required to excavate the harder, blocky and seamy rock.

The blasting operation shall be monitored by a seismologist using a seismograph. The maximum peak particle velocity on any one component of an instrument measuring three-component motion shall not exceed the limits indicated in Table 4 below.

Table 4 – Distance Versus Peak Particle Velocity Method

Distance from Blast in Feet	Peak Particle Velocity of any One-Component in Inches per Second
0 to 100	1.50
100 to 200	1.25
200 to 500	1.00
500 to 1,000	0.50
Over 1,000	0.25

Each blast will be monitored independently to insure that this criterion is not exceeded. The monitoring results shall be provided to the blasting contractor as soon as possible so that the blasting program can be modified if necessary.

We recommend that a minimum of four (4) monitoring points be established, to the north, east, south and west of the planned blast area. The seismograph sensors should be placed near the closest structure and at any structures identified during the pre-blast survey that are considered to be susceptible to vibration damage. Where possible, the seismograph sensors should be placed on the bedrock surface. This will require shallow excavations through the overburden soils in the monitoring areas.

Prior to the start of any construction, a Blasting Management Plan shall be prepared by the blasting contractor for this project. This plan shall be in accordance with State regulations and the Explosive Materials Code, NFPA No. 495, National Fire Prevention Association. Additionally, all blasting should adhere to the provisions of 29 CFR Ch. XVII Section 1910.109 for explosives and blasting agents, the Town of North Castle Municipal Code, and any other local requirements.

Prior to any blasting work being done, a licensed professional engineer shall be retained to perform a detailed pre-blast condition survey of existing structures located within 500 feet of the planned blast area. The pre-blast condition survey shall be conducted in accordance with the requirements of local authorities. A copy of all reports prepared by the licensed engineer shall be submitted to the Town Engineer and the owner's representative in a timely manner. In addition, the permit holder shall request a pre-blast meeting with the Fire Inspector to review and finalize the proposed blasting plan. No blasting shall be conducted unless a pre-blast meeting has been held with the Fire Inspector and the Fire Inspector is satisfied that the proposed blasting plan is reasonable.

Prior to the beginning of blasting, a notice will be sent to all residential and commercial property owners within a 500-foot radius of the blast area. This notification will be given at least 3 days before blasting takes place. A contact person will be established and named in this notice to respond to all concerns raised by nearby residents during the blasting phase of the project. The contact person will respond to any inquiries within 24 hours. In addition, prior to each blast, the blaster or his designee shall be responsible for notifying all persons in the general area that blasting operations are scheduled to begin within a specified period of time. In addition, the blaster shall sound a recognized whistle, siren or horn loud enough to be heard throughout the

designated blast zone approximately three minutes prior to blasting and again 30 seconds prior to blasting, warning all persons that blasting is imminent.

The blasting contractor should avoid over-blasting the rock. Over-blasting will disturb the deeper intact rock that will be used as bearing material for the proposed foundations and floor slabs. Any material that is over-blasted will have to be removed and replaced with new structural fill under the full-time inspection of Carlin-Simpson & Associates. Carlin-Simpson & Associates will be responsible for determining what material is to be removed and will direct the contractor during the excavation.

Removal of Existing Fill (Where Required)

As discussed above, the existing fill is not a suitable bearing material for the new building foundations and floor slabs. Where existing fill is encountered in the building areas, it must be completely removed and replaced as described below.

Based on the boring and test pit observations and the proposed construction, we anticipate that some of the existing fill will be removed during the excavation to the planned subgrade elevations. If existing fill remains below the planned subgrade elevation, the excavation shall extend through the existing fill down to the virgin soil. At the bottom of the excavation, the removal of the unsuitable material shall extend horizontally beyond the building limits a minimum distance of 1’0” plus a distance equal to the depth of the excavation below the planned foundation bearing elevation. For example, if the removal of the existing fill extends vertically 3’0” below the planned foundation bearing elevation, the excavation must extend horizontally a minimum of 4’0” (1’0” plus 3’0”) beyond the new building limits at that location.

The removal of the existing fill from the proposed building areas shall be performed under the full time inspection of Carlin-Simpson & Associates. The on-site representative from Carlin-Simpson & Associates shall direct the contractor during this operation to ensure that all of the unsuitable material has been removed from the proposed building areas.

During the removal of the unsuitable material, the contractor should segregate the potentially re-usable existing soil/fill material from the non-reusable fill (i.e. debris and topsoil). The on-site representative from Carlin-Simpson & Associates shall evaluate the suitability of the excavated materials for use as compacted fill during the excavation and prior to its re-use. Potentially usable fill should be stockpiled and covered with tarps or plastic sheeting for protection from excess moisture. Any fill material that is or becomes wet must be dried prior to its re-use.

Densification of Subgrade Soils (Proofrolling)

After the surface materials and existing fill have been removed and prior to the placement of new structural fill, the exposed subgrade soil must be graded level and proofrolled by several passes of a vibratory drum roller. Where existing fill is not present within the building area, the existing soil subgrades that are either at or below the planned subgrade elevation shall be densified by several passes of a large vibratory drum roller. The proofrolling is necessary to

densify the underlying soils. Proofrolling must be performed prior to the excavation for new foundations and/or the installation of new compacted fill.

A representative from Carlin-Simpson & Associates shall observe the proofrolling operation. If any excessive movement is noted during the proofrolling, the soft soil shall be removed and replaced with new compacted fill. The Carlin-Simpson & Associates representative shall be responsible for determining what material, if any, is to be removed and will direct the contractor during this operation. The proofrolling may be eliminated, if in the opinion of the geotechnical engineer, the proofrolling will cause pumping or otherwise disturb the stability of the subgrade or if the subgrade consists of bedrock.

Handling Groundwater and Wet Subgrades

The amenities building has a finished basement floor and pool deck elevation of +620.0. Trapped groundwater was encountered in borings B-104 and B-106 at a depth of 3’0” and 2’0” below the existing ground surface (approximate elevation +619.0 and +620.0), respectively. Groundwater will likely be encountered during construction of the pool and utilities in this area. Where groundwater is encountered proper groundwater control measures (i.e. sumps and pumps) will be required.

The proposed maintenance building has a walkout basement at approximately +556.0. Trapped water was encountered in boring B-202 at a depth of 9’0” below the existing ground surface (approximate elevation +556.0). Water may likely be encountered during the construction of this building.

During this investigation, groundwater was encountered in 7 of the 35 borings and 4 of the 17 test pits at depths ranging from 3’0” to 10’0” below the existing ground surface (elevations +621.0 to +467.0). For most building areas, groundwater is not expected to be encountered during construction. However, perched or trapped groundwater may be present in the existing fill, silty site soils, along the soil/rock interface, and/or in the bedrock fractures. Groundwater may also daylight through the cut rock face during construction. In the event that perched or trapped groundwater is encountered, dewatering will be required to construct the foundations and to prepare the subgrade.

Proper groundwater control measures (i.e. sumps and pumps) will be required in the event that water is encountered in the building excavations. Where required, temporary groundwater control measures shall consist of one (1) or more sumps and pumps. The sumps shall consist of a perforated pipe at least eight (8) inches in diameter, surrounded by crushed stone and filter fabric. The sump pits must be installed just outside the planned excavation area and at least two (2) feet below the lowest anticipated subgrade elevation. The sumps and pumps must be set and in operation prior to excavating below the water table. The pumps shall be used to temporarily lower the surrounding groundwater level and keep the building excavation relatively dry.

In the event that the exposed subgrade soil within the planned building areas becomes wet or soft, stabilizing the subgrade surface may be required in order to construct the foundations

and floor slab. The subgrade may be stabilized with geotextile filter fabric and crushed stone. The geotextile filter fabric shall consist of Mirafi 500X or equivalent. Adjacent layers of geotextile filter fabric should be overlapped a minimum of 6 inches. As necessary, approximately 12 inches of 3/4-inch clean crushed stone will be installed on top of the filter fabric layer to provide a firm working surface, provide protection for the geotextile filter fabric, minimize pumping, and to stabilize the subgrade soil. Carlin Simpson and Associates will determine the need for stabilization and will direct the contractor during construction.

Installation of New Structural Fill

New fill required to achieve final grades shall consist of either engineer-approved on-site soil or imported sand and gravel. The new fill shall be placed in layers not exceeding one (1) foot in thickness and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D1557). Each layer must be compacted, tested, and approved by the Carlin-Simpson & Associates field representative prior to placing subsequent layers. The suitability of the on-site soil and rock for reuse as compacted fill is discussed in Section 6.7 below.

If imported structural fill will be required during construction, the imported structural fill shall meet the following specified gradation:

US Standard Sieve Size	Percent Finer By Weight
3-inch	100
No. 4	30-80
No. 40	10-50
No. 200	0-20

5.2 New Building Foundations

Once the planned building areas have been prepared as described in Section 5.1 above, the new foundations may be constructed on the virgin site soils, new compacted fill, and bedrock.

Bedrock Special Construction Procedures

Where rock and soil is encountered in the foundation excavations, “Special Construction Procedures” must be employed. When continuous wall footings or closely spaced column footings (20 feet or less) bear on dissimilar material (i.e. rock and soil) the potential for differential movement exists. A footing bearing in rock will not move, whereas a footing bearing on soil will settle slightly due to the compressive nature of all soils when subjected to new loads. The area between movement and non-movement will develop a (shear) stress point. Cracks in foundations and walls will be the result from such movement. Therefore, continuous wall footings must bear either entirely on rock or entirely on soil for any individual structure. Alternatively, for larger structures, transition zones can be constructed to create a gradual transition from a soil to a rock bearing subgrade.

Where rock and soil both exist at the bearing elevation in a foundation excavation, the footings must either be lowered to bear entirely on rock, or a minimum of 18 inches of rock must be removed from below planned footing bottom. The over-excavated 18 inches must then be filled with a granular material having a maximum particle size of 1/2-inch and containing at least 10% but not more than 30% material by weight passing a No. 200 sieve. The fill shall be placed in six (6) inch layers and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D-1557). This procedure will create a "cushion" atop the rock and reduce the potential for differential movement. For soft, rippable rock, this procedure will not be required.

Adjacent column footings greater than 20 feet apart may bear on dissimilar material (i.e. soil and rock). Any individual column footing must bear entirely on the same type bearing material (i.e. all soil or all rock). In addition, new footings constructed on sloping bedrock must be keyed into the bedrock surface.

If during the excavation for continuous foundations, the transition from soil to rock is gradual (i.e. from medium dense soil to dense weathered rock to very dense rock) over a distance of 20 feet or more, the "Special Construction Procedures" may not be required. This would have to be evaluated in the field on a case-by-case basis by the representative from Carlin-Simpson & Associates at the time of construction.

Where the transition from rock to soil is abrupt within the excavation for continuous wall foundations, transition zones can be constructed by over-excavating the rock in steps and increasing the "soil cushion" thickness over a distance of 24 feet or more. To construct the transition zone, the bedrock is over-excavated in a series of steps, each step being six (6) inches in depth and at least eight (8) feet in length. The first step is six (6) inches deep, the second step is 12 inches deep, and the final step is 18 inches deep. The over-excavation is then backfilled with the soil cushion material described above. Conformation of transition zones must be performed under the full-time inspection of Carlin-Simpson and Associates. A detail of transition zones, Figure 3, can be found at the end of this report.

Foundation Design Parameters

All new building foundations may be designed as shallow spread footings using net design bearing pressures as listed in Table 5 below. All of the exterior footings shall bear at the minimum depth listed below for protection from frost. Interior column footings may bear on the virgin soil, new structural fill, completely weathered rock or bedrock just below the floor slabs provided the structure is heated during winter. The footings shall have minimum dimensions as listed below.

Table 5 – Building Foundation Design Parameters

Description	Value
Foundation Bearing Material	Virgin Soil, New Compacted Fill, Completely Weathered Rock, Bedrock
Net Design Bearing Pressure	
Virgin Soil/New Compacted Fill	4,000 psf
Transition Zones in Soil/Rock	4,000 psf
Completely Weathered Rock/ Gneiss Bedrock	10,000 psf
Minimum Frost Depth	42 inches
Minimum Column Dimension	30 inches
Minimum Wall Dimension	18 inches

The excavations for the new foundations shall be performed under the full-time inspection of Carlin-Simpson & Associates. The on-site representative shall confirm that the foundation bearing material is capable of supporting the design bearing pressure.

Prior to the placement of formwork, reinforcement steel, and concrete, the bearing subgrade soil shall be cleaned of all loose soil and where soil is encountered at the subgrade elevation, it shall be compacted with several passes of a small vibratory drum trench compactor (i.e. Wacker Model RT560), a heavy vibratory plate tamper (i.e. Wacker BPU 3545A or equivalent), or "jumping jack" style tamper (i.e. Wacker Model BS 600). This must be performed under the observation of Carlin-Simpson & Associates. If instability is observed during the compaction of the bearing subgrade, the soft soil shall be removed and replaced with new compacted fill.

Ring Wall Foundation – Above Grade Water Tank

We understand that the new above grade 105,000-gallon water tank foundation will likely be designed utilizing a ring-wall foundation. The new tank foundations may be designed as a shallow spread foundation lowered to bear directly on virgin soil, completely weathered rock, or bedrock using the net design bearing pressures in Table 5 below.

Alternatively, where lowering the footings to bear on virgin soil or bedrock is not practical, the existing fill can be completely removed from beneath the "zone of influence" of the new tank foundations and replaced with new structural fill. At the bottom of the excavation, the removal of the existing fill shall extend horizontally beyond the foundation a minimum distance of 1'0" plus a distance equal to the depth of the excavation below the planned foundation bearing elevation on each side of the foundation. Once the existing fill is completely removed as described, the excavation can then be backfilled to the planned subgrade elevation as described above. The foundation design parameters in Table 5 above shall be used for design.

The ringwall foundation design must also consider the potential overturning of the tank caused by wind loads. The movement of the tank under wind loading must be computed and the foundation must be designed to withstand that load. For a ringwall foundation, the resistance to overturning is provided by the weight of the footing and the soil above the footing. The backfill

placed above the new footings must consist of a dense graded aggregate (DGA). This backfill shall be installed in loose layers not exceeding one (1) foot in thickness and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D-1557). The DGA shall meet the following gradation:

US Standard Sieve Size	Percent Finer By Weight
1 ½ inch	100
¾ inch	55-90
No. 40	25-50
No. 50	5-20
No. 200	3-10

The proper placement of new fill within the tank area and adjacent to the ringwall foundation is critical to the performance of the tank and for minimizing settlement. Carlin-Simpson & Associates must be retained to monitor and test the placement of fill within the tank area and adjacent to the ringwall foundations.

The soil within the tank area, adjacent to the ringwall, will exert a horizontal pressure against the ringwall. This pressure is based on the soil density and coefficient of earth pressure at rest (k_o), which is applicable to non-yielding walls. Values for these parameters can be found in Table 6 below.

Table 6 – Ringwall Foundation Earth Pressures Design Parameters

Soil Type	**On-Site Soils**
Moist Unit Weight (γ)	130 pcf
Friction Angle (ϕ, deg)	30
Cohesion (c, psf)	0
Coefficient of Earth Pressure at Rest (k_o)	0.5
Coefficient of Passive Earth Pressure (k_p)	3.0
Equivalent Fluid Pressure*	162.5 psf/ft
Foundation Sliding Coefficient	
Virgin Soil/ New Compacted Fill	0.45
Completely Weathered/ Bedrock	0.55

(*) – A factor of safety of 2.5 is applied.

5.3 Floor Slabs on Grade

New fill for the floor slabs shall consist of either suitable on-site soil or imported sand and gravel. In the event that backfill soil is imported; it shall meet the gradation in Section 5.1 "Installation of New Structural Fill". The new fill shall be placed in layers not exceeding one (1) foot in loose thickness and each layer shall be compacted to at least 92% of its Maximum Modified Dry Density (ASTM D1557). Fill layers shall be compacted, tested, and approved before placing subsequent layers.

The floor slabs may be designed as a slab on grade bearing on densified virgin soil, new engineer-approved structural fill, completely weathered rock, or bedrock. Floor slab design parameters are provided in Table 7 below. A layer of 3/4-inch crushed stone is recommended beneath the concrete slab for additional support and drainage. For buildings with basements, additional crushed stone and sump pits and pumps are required.

Table 7 – Building Floor Slab Design Parameters

Description	Value
Slabs Subgrade Material	Densified Virgin Soil/ New Structural Fill/ Completely Weathered Rock/ Bedrock
Modulus of Subgrade Reaction (k)	200 pci
Crushed Stone Cushion Thickness: *New Structural Fill / Virgin Soil/ Building without Basements* *Completely Weathered/ Bedrock/ Building with Basements*	 6 inches 12 inches

5.4 Lower Levels Below Grade – Foundation Walls

We understand that all of the multi-family buildings will have a lower level (i.e. basement or walkout basement). The soil adjacent to these building walls will exert a horizontal pressure against the walls. This pressure is based on the soil density and Coefficient of Earth Pressure at Rest (k_o), which is applicable to non-yielding building walls. Lower-level foundation wall design parameters are listed in Table 8 below.

Table 8 – Foundation Wall Design Parameters

Soil Type	On-Site Soils
Moist Unit Weight (γ)	130 pcf
Friction Angle (ϕ, deg)	30
Cohesion (c, psf)	0
Coefficient of Earth Pressure at Rest (k_o)	0.5
Equivalent Fluid Pressure	65 psf/ft
Foundation Sliding Coefficient *Virgin Soil/ New Compacted Fill* *Completely Weathered/ Bedrock*	 0.45 0.55

Where lower-level foundation walls are required, we recommend that a footing drain be placed around the exterior of the new building to prevent water from accumulating against the foundation wall. This drain may consist of a minimum 4-inch diameter, rigid wall perforated PVC pipe surrounded by at least 12 inches of 3/4-inch clean crushed stone. The stone shall be wrapped in a geotextile fabric, such as Mirafi 140N or equivalent. The foundation drainpipe should be extended to daylight, if possible, or to the stormwater collection system. The foundation drainpipe should not be connected to the interior sub slab drainage system. The

outside face of the foundation wall, where it extends below grade, must be dampproofed or waterproofed.

Outside the building, the backfill placed adjacent to the foundation walls and above the footing drain shall consist of either clean crushed stone or an imported sand and gravel mixture containing less than 10% by weight passing a No. 200 sieve and placed in layers not exceeding 12 inches in thickness. This clean sand and gravel or crushed stone backfill shall extend a minimum of 12 inches horizontally from the back face of the foundation walls, and shall extend vertically up the wall face to 2 feet below the finished ground surface elevation. Where retained soils are not covered by concrete or pavement and are exposed to weather, the top 2 feet of backfill should consist of low permeable soil. This will help to minimize water infiltration behind the wall. Surface grades should be sloped away from the building to prevent water from accumulating adjacent to the wall.

Beyond this point, the foundation walls should be backfilled with suitable soil placed in layers up to 12 inches in thickness. The suitability of the on-site soil for reuse as compacted fill is discussed in a separate section below. The new fill should be compacted with a vibratory drum trench compactor (i.e. Wacker Model RT560), a heavy vibratory plate tamper (i.e. Wacker BPU 3545A or equivalent), or "jumping jack" style tamper (i.e. Wacker Model BS 600) to at least 92% of its Maximum Modified Dry Density (ASTM D1557). Heavy equipment should not be operated near the building walls as damage to the walls could occur.

5.5 Settlement

Settlement of individual footings, designed in accordance with recommendations presented in this report, is expected to be within tolerable limits for the proposed structure. For footings placed on natural soils or new compacted fill approved by Carlin-Simpson & Associates and constructed in accordance with the requirements outlined in this report, maximum total settlement is expected to be on the order of 1-inch or less. Maximum differential settlement between adjacent columns or load bearing walls is expected to be ½-inch.

The above settlement values are based on our engineering experience with similar soil conditions and the anticipated structural loading. These estimated settlements are intended to guide the structural engineer with their design. It is critical that Carlin-Simpson & Associates be retained to observe the foundation bearing surfaces and to confirm the recommended bearing pressures during construction.

5.6 Seismic Design Considerations

From site-specific test boring data, the Site Class was determined from New York State Building Code. The site-specific data used to determine the Site Class typically includes soil test borings to determine Standard Penetration resistances (N-values). Based on estimated average N-values in the upper 100 feet of soil profile, the site can be classified as Site Class D – Stiff Soil Profile.

New structures should be designed to resist stress produced by lateral forces computed in accordance with Section 1613 of the New York State Building Code. The values in Table 9 shall be used for this project.

Table 9 – Seismic Design Values

Description	Value
Mapped Spectral Response Acceleration for Short Periods, [Fig 1613.2.1 (1)]	S_S=0.280g
Mapped Spectral Response Acceleration at 1-Second Period, [Fig 1613.2.1 (2)]	S_1=0.060g
Site Coefficient [Table 1613.2.3 (1)]	F_a= 1.58
Site Coefficient [Table 1613.2.3 (2)]	F_v= 2.40
Max Considered Earthquake Spectral Response for Short Periods [Eq 16-36]	S_{MS}=0.441g
Max Considered Earthquake Spectral Response at 1-Second Period [Eq 16-37]	S_{M1}=0.145g
Design Spectral Response Acceleration for Short Periods [Eq 16-38]	S_{DS}=0.294g
Design Spectral Response Acceleration for 1-Second Period [Eq 16-39]	S_{D1}=0.096g

We expect that the proposed buildings will be a multi-family residential buildings and amenities building with a Risk Category of II. All proposed wastewater and water treatment buildings are essential buildings with a Risk Category of IV. Based on this assumption and the above Seismic Design Values, the Seismic Design Category (SDC) is for the multi-family residential buildings and amenities building is B and the wastewater and water treatment buildings SDC is C. The Risk Category and SDC should be verified by the project structural engineer. In the event that the structure has a different Risk Category, the SDC should be updated in accordance with Section 1613 of the New York State Building Code.

6.0 SITE EVALUATION

Our recommendations for the proposed site development including new stormwater management areas, soil and rock slopes, retaining walls, new underground utilities, pavement for new driveways and parking areas, temporary construction excavations, and the suitability of the existing site soils for reuse as structural fill are provided below. A summary of the boring and test pit observations for the site are provided in Table 1, 2 and 3 above and in Table 10 below.

Table 10 – Summary of Boring and Test Pit Observations for Site Development

Boring/ Test Pit No.	Approx Ground Surface Elevation	Depth to Groundwater (Elevation)	Depth to Bottom of Existing Fill (Elevation)	Depth to Bedrock (Elevation)
B-109	+475.0	8’0” (+467.0) SHGW @ 5’0” (+470.0)	2’0” (+473.0)	CWR @ 13’6” (+461.5) AR @ 13’9” (+461.3)
B-110	+474.0	3’6” (+470.5)	2’6” (+471.5)	CWR @ 9’6” (+464.5) AR @ 11’0” (+463.0)
B-111	+482.0	3’6” (+478.5)	1’6” (+480.5)	CWR @ 8’6” (+473.5) AR @ 10’6” (+471.5)

Boring/ Test Pit No.	Approx Ground Surface Elevation	Depth to Groundwater (Elevation)	Depth to Bottom of Existing Fill (Elevation)	Depth to Bedrock (Elevation)
B-112	+481.0	4’0” (+477.0) SHGW @ 3’0” (+478.0)	1’6” (+479.5)	CWR @ 11’0” (+470.0) AR @ 12’6” (+468.5)
B-113	+472.0	NE to 9’10”	NE	CWR @ 5’6” (+466.5) AR @ 9’10” (+462.2)
B-114	+622.0	NE to 3’6”	NE	AR @ 3’6 (+618.5)
B-117	+624.0	NE to 7’9”	NE	CWR @ 6’6” (+617.5) AR @ 7’9” (+616.25)
B-121	+674.0	NE to 4’6”	2’6” (+671.5)	AR @ 4’6” (+669.5)
B-203	+552.0	**9’0” (+543.0)	10’0” (+542.0)	CWR @ 10’0” (+542.0) AR @ 10’2” (+541.8)
DH-A	+500.0	3’0” (+497.0)	2’3” (+497.75)	CWR @ 6’6” (+493.5) AR @ 8’6” (+491.5)
DH-B	+500.0	4’0” (+596.0)	2’6” (+597.5)	CWR @ 4’9” (+495.25) AR @ 5’6” (+494.5)
DH-C	+563.0	NE to 6’6”	1’3” (+651.75)	CWR @ 5’6” (+557.5) AR @ 6’6” (+556.5)
DH-D	+563.0	NE to 7’6”	NE	CWR @ 7’0” (+556.0) AR @ 7’6” (+555.5)
TP-E	+618.0	NE to 1’6”	1’6” (+616.0)	AR @ 1’6” (+616.0)
TP-F	+621.0	NE to 2’3”	2’3” (+618.75)	AR @ 2’3” (+618.75)
TP-G	+618.0	NE to 1’3”	1’3” (+616.75)	AR @ 1’3” (+616.75)
TP-H	+619.0	NE to 3’6”	NE	CWR @ 3’0” (+616.0) AR @ 3’6” (+615.5)
DH-I	+493.2	7’6” (+485.7) SHGW @ 2’6” (+490.0)	NE	NE to 9’0”
DH-J	+492.5	7’6” (+485.0) SHGW @ 1’3” (+491.25)	2’9” (+489.75)	CWR @ 6’9” (+485.75) AR @ 9’3” (+483.25)
DH-K	+624.0	NE to 3’0”	2’9” (+621.25)	AR @ 3’0” (+621.0)
DH -L	+623.0	NE to 8’3”	2’3” (+620.75)	CWR @ 4’9” (+618.25) AR @ 8’3” (+614.75)
DH -M	+624.5	NE to 5’9”	2’3” (+622.25)	AR @ 5’9” (+618.75)
DH -N	+623.1	NE to 2’9”	2’9” (+620.35)	AR @ 2’9” (+620.35)
DH -O	+618.8	NE to 0’10”	NE	AR @ 0’10” (+617.9)
DH -P	+620.5	NE to 5’0”	2’0” (+618.5)	CWR @ 3’3” (+617.25) AR @ 5’0” (+615.5)
INF-C	+560.5	NE to 4’0”	1’3” (+559.25)	AR @ 4’0” (+556.5)

NE – Not Encountered
(**) – Trapped Groundwater
AR – Auger Refusal on Probable Bedrock
CWR – Completely to Highly Weathered Rock
SHGW – Evidence of Seasonal High Groundwater (i.e. Mottling)

6.1 Stormwater Management System

It is our understanding that three stormwater management areas will be constructed at the site. Two of the three stormwater management areas will consist of detention basins and are located to the west of Building #2 and Building #3. The southern basin will have a bottom of basin elevation of +621.75 and the northern basin will have a bottom of basin elevation of +618.5.

During this study, test pits TP-E through TP-H, and DH-K through DH- P were performed in the area of the proposed basins located west of Building #2 and #3. The locations are shown on the attached Boring and Test Pit Location Plan. Based on the test pits performed in the proposed basins, below the topsoil in most of the test pits is existing fill that extends to depths ranging from 1'3" to 2'9" (approximate elevation +621.25 to +616.75). Underlying the existing fill is the virgin silty sand or sandy silt. Bucket refusal on probable bedrock was encountered in each of the test pits performed for the stormwater management areas at depths ranging from 0'10" to 8'3" (approximate elevations +620.35 to +615.5). Groundwater was not encountered in any of the test pits above the bedrock surface.

The third stormwater management area is located to the south of the proposed 105,000-gallon water storage tank. The type of stormwater management and invert or bottom of basin elevation was also unknown at the time of this report. Test pits DH-C, DH-D, and INF-C were performed in the area of the proposed stormwater management. The locations are shown on the attached Boring and Test Pit Location Plan. Based on the test pits performed in the proposed basins, below the topsoil in DH-C and INF-C is 1'3" of existing fill. Below the existing fill and topsoil in each of the test pits is silty sand or sandy silt. Bucket refusal on probable bedrock rock was encountered in each of the test pits at depths ranging from 4'0" to 7'6" (approximate elevations +556.5 to +555.5) below the exiting ground surface. Groundwater was not encountered in any of the test pits above the bedrock surface.

During this study five (5) infiltration tests were conducted at the site. The infiltration tests were performed based on the testing requirements provided in Appendix D of the Stormwater Management Design Manual (January 2015). In addition, the mean permeability coefficient (K_m) was computed for each field infiltration performed at the site. The equation for K_m is provided below. The results are provided below in Table 11.

Table 11 – Summary of Infiltration Test Results

Test Pit No.	Existing Ground Surface Elevation	Test Depth Below Existing Ground Surface (Elevation)	Field Infiltration Rate (in/hr)	Mean Permeability Coefficient, K_m (in/hr)
INF-C	+560.5	*3'0" (+557.5)	6.75	0.49
INF-D	+560.7	*5'3" (+555.5)	22.5	4.18
DH-L	+623.0	*3'9" (+619.3)	3.75	0.25
DH-M	+624.5	*4'9" (+619.8)	9.75	0.78
DH-P	+620.5	*3'3" (+617.3)	46.5	9.3

(*) – Test depth is the bottom of the infiltration test.

$$K_m = 1.142R_t \times \frac{\left[Ln\left(\frac{h_1}{h_2}\right)\right]}{(t_2 - t_1)}$$

Stormwater management areas should be a minimum of three (3) feet above confining layers (i.e. rock), seasonal high groundwater, or the existing groundwater table. Should stormwater management areas be planned in other portions of the site, they should be evaluated on a case-by-case basis. The stormwater management systems must be designed in accordance with the applicable New York State Department of Environmental Conservation (NYSDEC) regulations and the New York State Stormwater Management Design Manual (January 2015). The testing requirements are outlined in Appendix D of the manual.

6.2 New Site Retaining Walls

We understand that several site retaining walls will be required to achieve the planned site grades throughout the site. The types of retaining walls for this project were unknown at the time of this report. However, design options for this site could include cast-in-place steel reinforced concrete walls, mechanically stabilized earth (MSE) walls, or segmental gravity block retaining walls (i.e. redi-rock). The MSE wall consists of segmental concrete block units with geogrid reinforcement.

The following retaining wall recommendations are preliminary and meant to give guidance during the design process. Once the types of walls have been determined, additional recommendations can be provided.

Preparation of Wall Areas

In order to prepare the retaining wall areas for construction, all surface materials including asphalt, concrete, topsoil, and surface vegetation must be completely removed from the new retaining wall areas. The removal of the surface materials shall extend at least 5 feet beyond the proposed construction limits, where practical.

The exposed subgrade at the bottom of the excavation shall then be compacted by several passes with a vibratory drum trench compactor (i.e. Wacker Model RT560) or a vibratory drum roller (i.e. Wacker Model RD-25 Roller). The densification of the subgrade shall be inspected by a representative from Carlin-Simpson & Associates. In the event that soft or unsuitable soil is identified during the densification, the unsuitable material shall be removed, as directed by the Carlin-Simpson & Associates representative and replaced with new compacted fill.

Once the subgrade has been approved by Carlin-Simpson & Associates, the excavation can be backfilled to the planned subgrade elevation with new structural fill. New compacted fill shall consist of either suitable on-site soil or imported sand and gravel. In the event that backfill soil is imported, it shall meet the gradation in Section 5.1 “Installation of New Structural Fill”. The fill shall be placed in 12 inch thick loose layers and compacted to at least 95% of its Maximum Modified Dry Density (ASTM D1557). Each layer must be compacted, tested, and

approved before placing subsequent layers. The footings or base of the walls can be designed using a net design bearing pressure as outlined in Table 13 below.

Drainage and Drainage Backfill

Drains must be provided behind the retaining walls to prevent the buildup of hydrostatic pressure against the walls. The drain should consist of a 4-inch perforated pipe surrounded by 12 inches of clean 3/4-inch crushed stone. The pipe and crushed stone shall be wrapped in a geotextile filter fabric (Mirafi 140N or equivalent). The drain pipe should be installed behind the base or foundation of the retaining walls to collect the water behind the walls and be connected into the site stormwater collection system or extended to daylight beyond the wall areas.

Behind the walls, the backfill placed adjacent to the walls and above the footing drain shall consist of freely draining aggregate meeting the requirements of AASHTO No. 57 or 67 Aggregate. This drainage fill shall extend a horizontally a minimum of 12 inches from the back of the walls and shall extend vertically to at least 2 feet below final grade behind the walls. The crushed stone shall be separated from the surrounding soil using a geotextile filter fabric (Mirafi 140N or equivalent).

Retaining Wall Backfill

Fill material used as backfill beyond the drainage zone shall consist of suitable on-site soil approved by Carlin-Simpson & Associates or an imported sand and gravel mixture containing less than 20% material by weight passing a No. 200 sieve. Backfill placed behind the retaining wall shall be placed in 12-inch loose layers. Each layer shall be compacted using a hand guided mechanical tamper to 92% of its Maximum Modified Dry Density (ASTM D1557). Excessive compaction adjacent to the retaining wall must be avoided. Layers shall be tested and approved before placing subsequent layers. Large compaction equipment must not be used within 10 feet of the new wall to prevent potential damage to the wall.

For a MSE retaining wall, fill material used to construct the reinforced soil zone of MSE walls shall consist of one of the following soil types according to their USCS designations (GP, GW, SW, SP, SM). The fill material must also meet the gradation in Table 12 below. The material passing the No. 200 sieve must be either non-plastic or of low plasticity. The maximum particle size shall be limited to 1.5 inches. Materials outside of these criteria, including on-site soils, require approval of the Wall Design Engineer and Carlin-Simpson & Associates.

Table 12 – Gradation Requirements for MSE Wall Reinforcement Zone

Sieve Size	Percent Passing
1.5 inch	100
3/4 inch	75-100
No. 4	20-90
No. 40	0-60
No. 200	0-30

The contractor shall be responsible for providing soil samples and completing all necessary laboratory testing, as required by Carlin-Simpson & Associates, to determine soil design parameters for any imported fill used in the construction of the walls. The wall design engineer must approve the fill to be utilized in the reinforced zone.

Wall Design Considerations

The retaining wall bases shall bear on virgin soil, new compacted fill, completely weathered rock or bedrock. For segmental block walls (MSE), the wall bases must be adequately embedded for internal and global stability. In addition, the soil adjacent to the site retaining walls will exert a horizontal pressure against the walls. This pressure is based on the soil density and the Coefficient of Active Earth Pressure (k_a). The values listed in Table 13 below shall be used for design of the new retaining walls.

Table 13 – Reinforced Concrete and MSE Retaining Wall Design Parameters

Description	**Value**
Foundation Bearing Material	Virgin Soil or New Compacted Fill
Net Design Bearing Pressure	4,000 psf
Backfill Moist Unit Weight	130 pcf
Backfill Friction Angle	30 degrees
Cohesion	0 psf
Active Earth Pressure Coefficient (k_a) *Level Backslope Behind Wall* *2.5H:1V Backslope Behind Wall*	 0.33 0.43
Equivalent Fluid Pressure (EFP) *Level Backslope Behind Wall* *2.5H:1V Backslope Behind Wall*	 42.9 pcf 55.9 pcf
Friction Coefficient	0.45
Minimum Roadway Surcharge	250 psf

Where applicable, additional surcharge loads, such as driveways, parking areas, structures, construction equipment, temporary materials storage, etc. must also be incorporated into the wall design. In Table 13 above, the active earth pressure coefficient (k_a) has been provided for both a level back slope and a 2.5H:1V backslope behind the wall. If the back slope is a different slope the k_a must be recalculated accordingly.

The Wall Design Engineer shall prepare a complete wall design (i.e. drawings, specifications, and calculations), which shall be designed and sealed by a Professional Engineer registered in the State of New York and submitted to Carlin-Simpson & Associates for review. MSE retaining walls shall be designed in accordance with the recommendations of the NCMA Design Manual for Segmental Retaining Walls (Current Edition) and in accordance with AASHTO standards. Carlin-Simpson & Associates can prepare an MSE wall design as an additional service upon request.

The design shall consider the internal stability of the reinforced soil mass and shall be in completed accordance with acceptable engineering practice. In addition, external stability, including sliding, overturning, and bearing, as well as global stability shall be evaluated in accordance with acceptable engineering practice.

The wall design engineer shall be responsible for determining the required geogrid reinforcement lengths and elevations based on his stability analysis (including global stability) and the properties of the geogrid reinforcement used in the design.

6.3 Soil and Rock Slopes

Based on the provided site plan, we understand that soil and/or rock slopes are planned throughout the site. Based on the preliminary grading plan, the slopes on the site will range from approximately 8 to 38 feet in height.

Based on the grading plan that was provided to this office, the proposed slopes are 2.5 horizontal to 1.0 vertical (2.5H:1V) or flatter. Based on the boring and test pit observations, slopes will consist of a combination of soil, completely weathered rock, and rock. Cuts and fills are expected to construct these slopes. Steeper slopes could be considered for rock slopes, in the event that the extent of the poor rock quality is present, soil and/or rock nails and shotcrete would be required.

Soil Slopes

For slopes constructed in soil or completely weathered rock, we recommend a slope angle of 2.5H:1V or flatter. Soil slopes up to 2H:1V are feasible with further evaluation and with stabilization. Steeper soil slopes will be prone to instability (i.e. sloughing or sliding) if not designed and constructed properly and if surface water and groundwater seepage are not properly controlled. Design of the soil slopes at the site is beyond the scope of this investigation.

All new slope construction must be overseen by a qualified geotechnical engineer (Carlin-Simpson & Associates), to ensure that they are properly constructed, surface water and groundwater infiltration is directed away from the top of slope, groundwater seepage exiting the slope is properly mitigated, and appropriate vegetation is established on the completed slope.

New soil slope embankments shall be constructed from the bottom up. End dumping from the top of the slope shall not be permitted. Each fill layer must be benched into the existing embankment for slope stability. In order to prepare the new slope area for construction, the existing surface materials (i.e. topsoil and surface vegetation) shall be completely removed from the planned slopes areas receiving new fill. The removal of the topsoil and vegetation shall extend at least 5 feet beyond the construction limits of the new slope, including in front of the toe of the slope and within the areas to be filled.

After the topsoil, surface vegetation, and unsuitable materials have been removed and prior to the placement of new fill, the exposed subgrade shall be proofrolled by several overlapping passes of a large vibratory drum roller (i.e. Dynapac CA 250 or equivalent). Where

the existing subgrade is on a slope, the area shall be leveled to permit proper compaction of the subgrade prior to filling. The proofrolling is required to densify the underlying soils. If any soft or otherwise unsuitable soils are noted, the unsuitable material shall be removed and replaced with new compacted fill. Carlin-Simpson & Associates shall be responsible for determining what material, if any, is to be removed and will direct the contractor during this operation.

The subgrade receiving new fill must be firm and non-yielding prior to the placement of the next fill layer. Fill placed on existing slopes must be keyed or benched into the existing slope for slope stability. For existing slopes 4H:1V or flatter, the existing ground surface should be deeply scarified. For existing slopes steeper than 4H:1V, the ground surface should be benched. Benches into the existing slope should be a minimum width of 8 feet (typical small dozer blade width). The depth of the benches will be dictated by the existing embankment conditions.

The new fill used to construct the slopes shall consist of either engineer-approved on-site soil or imported sand and gravel. Imported sand and gravel shall contain less than 20% by weight passing a No. 200 sieve. The fill shall be placed in layers up to 12 inches in loose thickness and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D1557). Fill layers shall be compacted, tested, and approved before placing subsequent layers.

Erosion control blankets or permanent turf reinforcement mats (TRM) should be used on all slopes steeper than 3H:1V to protect the slope from surface erosion. Vegetation should be established as soon as possible after construction to help stabilize the slope and to minimize surface erosion. A landscape architect should be consulted for recommendations regarding the best type of vegetation for the slopes. The top of slope must be graded to redirect surface water away from the slope and to prevent sheet flow directly over the top of the slope. This can be achieved by constructing swales at the top of slope to redirect the water. Near roadways, curbs and catch basins should be used.

Rock Slopes

We understand that a permanent rock slope is being considered to the east of Building # 5 and Building #6. Based on the grading plans, cuts up to 20 feet will be required to achieve the proposed grades. This area has been highlighted on the attached Boring and Test Pit Location Plan (Figure 2). Very limited boring and test pit information in this area suggests that the overburden extend 2’0” to greater than 6’0” below the existing ground surface followed by completely weathered to slightly weathered Gneiss bedrock. ***Additional borings or test pits must be performed to finalize the design of a rock slope in this area.***

For this site, we anticipate that a rock slope of approximately 1.0 horizontal to 1.0 vertical (1H:1V) or 1.0 horizontal to 1.5 vertical (1H:1.5V) may be achieved with proper anchoring and stabilization methods. In rock, the stability of a slope is dependent upon the quality of the rock, the jointing and shear zones in the rock, the strike and dip of the rock, and groundwater seepage.

General Rock Slope Excavation Procedures

The excavation of the soil and rock slopes shall be carefully advanced in stages. The general procedure for constructing the proposed slopes shall be as follows:

1. The soil slope and bench at the top of the slope shall be constructed first. The soil slope above the top of the rock slope shall be graded on a 3H:1V slope or flatter angle.

2. A pre-split line shall be drilled along the proposed rock slope face line. The spacing shall be determined by the blasting contractor and submitted to Carlin-Simpson & Associates for review.

3. The removal of rock can than begin. The rock at the planned slope face shall be removed in stages of about 10 feet vertically.

4. Carlin-Simpson & Associates will inspect the exposed face of each stage and a rock-anchoring plan will be prepared (if required). The plan will outline anchor locations inclinations and lengths.
5. The required rock anchors will be installed prior to removing the next stage of rock.

6. The process will continue is stages until the excavation is completed.

The blasting contractor should avoid over-blasting the rock. Over-blasting will disturb the deeper intact rock that will be used as bearing material for the proposed foundations and floor slabs. Any material that is over-blasted will have to be removed and replaced with new structural fill under the full-time inspection of Carlin-Simpson & Associates. Carlin-Simpson & Associates will be responsible for determining what material is to be removed and will direct the contractor during the excavation.

Carlin-Simpson & Associates can prepare specifications for the construction of soil and rock slopes and for the removal of bedrock as an additional service upon request.

6.4 Utilities

New utilities may bear in the densified existing fill, virgin site soils, new compacted fill, completely weathered rock, or bedrock. The bottom of all trenches should be excavated clean and shaped so a hard bottom is provided for the pipe support. If any soft or unsuitable soil conditions are encountered during construction, the unsuitable materials must be removed and replaced with new compacted fill.

Trench hammering or blasting may be required to install the new utilities in portions of the site where weathered rock is encountered above the planned utility invert elevation. Where rock is encountered in the utility excavations, it must be removed to at least six (6) inches below planned pipe invert. The over-excavated six (6) inches shall then be filled with new sandy fill

and compacted to at least 92% of its Maximum Modified Dry Density (ASTM D-1557) to act as a cushion on the rock.

For areas where existing fill is encountered within the utility excavations, the subgrade at bottom of the utility excavation shall be compacted in place with a vibratory drum trench compactor or "jumping jack" style tamper. Carlin-Simpson & Associates must evaluate these areas for the presence of soft or unsuitable material within the existing fill matrix. If instability is observed, portions of this fill may have to be removed and replaced with new compacted fill. Carlin-Simpson & Associates will determine this during construction.

In the event that the trench bottom becomes soft due to the inflow of surface or trapped water, the soft soil shall be removed and the excavation filled with a minimum of six (6) inches of 3/4-inch clean crushed stone to provide a firm base for support of the pipe. Sump pits and pumps should be adequate to keep the excavations dry.

After the utility is installed, the trench must be backfilled with compacted fill. The fill shall consist of suitable on-site soil or imported sand and gravel. Imported fill shall contain less than 20% by weight passing a No. 200 sieve. Large rock fragments and boulders must not be placed directly against the pipe. Controlled compacted fill shall be placed in one (1) foot loose layers and each layer shall be compacted to at least 92% of its Maximum Modified Dry Density (ASTM D-1557). The backfill must be free of topsoil, debris, and large boulders or rock fragments.

6.5 Pavement

We understand that the proposed construction will also include new paved roads and parking areas. Densified existing fill, virgin soil, completely weathered bedrock, bedrock, and new compacted fill may be used to support the pavement.

To prepare the new pavement areas, the existing surface materials (i.e. topsoil, vegetation, etc.) must be removed from the planned pavement areas. In the proposed pavement areas, the existing structures and debris resulting from the demolition of these structures must be completely removed from the new pavement area, extending at least five (5) feet beyond the new paving limits, where practical. After all debris has been removed, the exposed subgrade soil that is either at or below the planned subgrade elevation shall be proofrolled with a large vibratory drum roller (i.e. Dynapac 250 or equivalent) to densify the underlying soils. The on-site representative from Carlin-Simpson & Associates shall witness the proofrolling operation. If any excessive movement is noted during the proofrolling, the soft or unsuitable soil shall be removed and replaced with new compacted fill.

Areas where existing fill is encountered shall be compacted in place. Carlin-Simpson & Associates must evaluate these areas for the presence of soft or unsuitable material within the existing fill matrix. Portions of this fill may have to be removed and replaced with new compacted fill. Carlin-Simpson & Associates will determine this during construction.

Where new fill is required to achieve final grades, it shall consist of either suitable on-site soil or imported sand and gravel. Imported sand and gravel shall contain less than 20% by weight

passing a No. 200 sieve. New fill shall be placed in layers not exceeding one (1) foot in loose thickness and each layer shall be compacted to at least 92% of its Maximum Modified Dry Density (ASTM D-1557).

Asphalt Pavement Section

After the planned subgrade has been proofrolled and new compacted fill has been placed as required, the new pavement subbase may be placed on the existing site soils, bedrock, and new compacted fill. Dense graded aggregate (DGA) is recommended for the subbase layer for drainage and additional pavement support.

Where rock is encountered at the subgrade elevation in the cut areas, the subgrade stone should be increased to a depth of 12-inches. In addition to providing supplementary drainage, finger drains extending from the catch basin may be required. This must be evaluated by Carlin-Simpson & Associates at the time of construction. A typical finger drain section consists of an 18 to 24-inch-wide trench excavated 12-18 inches below the subgrade surface. Each drain should extend 20-30 feet from the catch basin. A six-inch layer of ¾" clean crushed stone is placed at the bottom of the trench. A 4-inche diameter perforated PVC pipe is then placed on the stone and the trench is backfilled with ¾" clean crushed stone. A minimum of six (6) inches of ¾-inch clean crushed stone should be provided around the pipe. The subgrade should be pitched toward the drainage trench to facilitate drainage. The drainpipes should be sloped toward and connected to finger drain stormwater basins.

We recommend that the following pavement section be used for the parking lots and driveways. This pavement section is subject to local government approval.

Light Duty – Parking Lots

1.5"	Asphalt Top Course	NYSDOT, Type 6F
2.5"	Asphalt Base Course	NYSDOT, Type 3
6"	Stone Subbase (DGA)	NYSDOT, Type 1
	Approved Compacted Subgrade (Minimum CBR = 10)	

Medium Duty – Driveways/Roadways

2"	Asphalt Top Course	NYSDOT, Type 6F
3"	Asphalt Base Course	NYSDOT, Type 3
8"	Stone Subbase (DGA)	NYSDOT, Type 1
	Approved Compacted Subgrade (Minimum CBR = 10)	

Based on the boring data, we anticipate that the densified existing site soils, weathered bedrock, and new compacted fill will provide a CBR value that is equal to or greater than 10, which can adequately support the above pavement sections.

Rigid (Concrete) Pavement

We expect that the proposed construction may also include rigid concrete pavement in portions of the site. The new concrete pavement should be designed for light vehicles (autos, pickup trucks, vans) and occasional delivery or trash pick-up truck traffic. This pavement section is subject to local government approval.

5.5”	Concrete Section	4,000 psi
6”	Gravel Subbase Course	NYSDOT Type 4
	Approved Compacted Subgrade (Minimum CBR = 10)	

The rigid concrete pavement should be reinforced with welded wire fabric or reinforcing steel bars for crack control. Contraction joints should also be provided with a maximum spacing of 10 feet. The project structural engineer or the site engineer shall determine the type, size, and spacing of the reinforcement based on the anticipated loading.

6.6 Temporary Construction Excavations and Excavation Protection

Temporary construction excavations shall be conducted in accordance with the most recent OSHA guidelines or applicable federal, state or local codes. A qualified person should evaluate the excavations at the time of construction to determine the appropriate soil or rock type and the allowable slope configuration. Based on the boring data, we believe the site soil and bedrock would have the following classifications as defined by the OSHA guidelines.

Soil/ Rock Type	Possible Classification	Maximum Slope or Bench
Existing Fill	“C”	1½H:1V
Virgin Soil	“B” or “C”	1H:1V or 1½H:1V
Completely Weathered Rock	“B”	1H:1V
Bedrock	“A”	3/4H:1V

Temporary support (i.e. trench boxes, sheeting and shoring, etc.) should be used for any excavation that cannot be sloped or benched in accordance with the applicable regulations, where necessary to protect adjacent utilities and structures, or where saturated soils or water seepage is encountered within the excavation.

A New York State licensed professional engineer must design all temporary and permanent support systems. The contractor will select the shoring type and submit design calculations for the proposed shoring method to Carlin-Simpson & Associates for review. The soil adjacent to the temporary support system will exert a horizontal pressure against the system. This pressure is based on the soil unit weight, coefficient of active earth pressure, and depth of the excavation. Support of Excavation design parameters are listed in Table 14 below.

Table 14 – Temporary Sheeting and Shoring Design Parameters

Description	Soil	Completely Weathered Rock
Moist Unit Weight (pcf)	130	140
Friction Angle (ϕ, deg)	30	36-38
Cohesion (c, psf)	0	0
Active Earth Pressure Coefficient (k_a)[1]	0.33	0.26-0.24
Equivalent Fluid Pressure (pcf)	42.9	36.4-33.6
Passive Earth Pressure Coefficient (k_p)[1]	3.0	3.9-4.2

6.7 Suitability of the In-Situ Soil and Rock for Use as Compacted Fill

The suitability of each stratum for use as compacted fill is discussed below.

Stratum 1A Topsoil

Topsoil is not suitable for use as structural fill. During construction, it shall be stripped from the construction areas. The topsoil may be reused in non-structural, non-sloped landscape areas or hauled offsite.

Stratum 1B Asphalt

Asphalt is not suitable for use as compacted fill in the proposed building areas. However, the existing asphalt pavement may be reused as subgrade material and mixed with soil for use as in the parking lot and driveway areas. The asphalt should be stripped from the work area and stockpiled if to be reused or hauled off site for disposal. Prior to using the asphalt for compacted fill, the material shall be crushed into pieces smaller than 4 inches and mixed with soil. In pavement fill areas, the existing asphalt may be broken up into 4-inch sized pieces and left in place.

Stratum 2 Existing Fill

The existing fill generally consists of brown, dark brown coarse to fine SAND, trace (to some) Silt, trace (to some) coarse to fine Gravel. Debris (i.e. wood, brick, asphalt, and roots) was noted within this stratum in portions of the site. The existing fill is generally suitable for reuse as compacted fill provided that it remains relatively dry for optimum compaction and that any debris has been removed prior to its reuse.

Stratum 3 Silty Sand or Sandy Silt

The virgin soils consist of brown, gray coarse to fine SAND, trace (to some) Silt, trace (to and) coarse to fine Gravel or brown SILT some (to and), coarse to fine Sand, trace (to little) coarse to fine Gravel. The higher silt content soils will be moisture sensitive. However, this stratum is generally suitable for reuse as compacted fill, as long as it remains relatively dry for optimum compaction.

Stratum 4/5 Weathered Gneiss Bedrock or Gneiss Bedrock

Excavated rock or completely weathered rock may be used as fill material provided that the material is well graded and has been approved prior to use by Carlin-Simpson & Associates.

All rock fill (including large cobbles and boulders) must be well blended with smaller rock fragments and/or soil. Gradation limits, i.e. maximum particle size for rock placed, will depend on the location of placement as shown in Table 15 below. Excavated rock (and boulders) that are too large for use as structural fill should be processed through a crusher to provide suitable fill material.

Rock fill shall be placed in maximum 12 inch thick layers and compacted with multiple passes of a large vibratory roller to a firm and non-yielding state as determined by the on-site representative from Carlin-Simpson & Associates. Rock fill should not be used where it will interfere with the installation of foundations, utilities, or geogrid reinforcement. Also, it shall not be used as backfill directly against concrete walls or utilities.

The boring data indicates that the on-site soils contain a varying percentage of silt (10% to greater than 50%). The higher silt content soils will be moisture sensitive. If the soil becomes too wet, it will be difficult to achieve adequate compaction. In addition, the site soils that extend below the groundwater table are completely saturated and therefore, unsuitable for reuse.

Proper moisture conditioning of the soil will be required. New compacted fill should be within 2% (+/-) of its optimum moisture content at the time of placement. In the event that the on-site material is too wet at the time of placement and cannot be adequately compacted, the soil should be aerated and allowed to dry or the material removed and a drier cleaner fill material used. In the event that the on-site material is too dry at the time of placement and cannot be adequately compacted, water may be needed to increase the soil moisture content for proper compaction.

The in-situ soils which exist throughout the site may become soft and weave if exposed to excessive moisture and construction traffic. The instability will occur quickly when exposed to these elements and it will be difficult to stabilize the subgrade. We recommend that adequate site drainage be implemented early in the construction schedule and if the subgrade becomes wet, the contractor should limit construction activity until the soil has dried.

Excavated boulders, weathered rock, and rock may be used as fill material in designated areas, provided that the material conforms to the required gradation, is well graded, and has been approved prior to use by Carlin-Simpson & Associates. All rock fill must be well blended with smaller rock fragments and/or soil. The recommended maximum particle size for rock placed as fill is shown in Table 15 below. Excavated rock, too large for use as structural fill, should be processed through a crusher to provide suitable fill material.

Table 15 – Rock Fill Gradation Limitations

Location		Maximum Particle Size
Building Area	Within 2 feet of Finished Floor	3 inches
	More than 2 feet below Finished Floor	6 inches
	More than 6 feet below Finished Floor	12 inches
Outside Building Area (i.e. Pavement and Sidewalk Areas)	Within 18 inches of Finished Grade	3 inches
	More than 18 inches below Finished Grade	6 inches
	More than 3 feet below Finished Grade	12 inches

The minimum compaction requirements for the various areas of the site are summarized in Table 16 below.

Table 16 – Minimum Compaction Requirements

Area	Maximum Modified Dry Density (ASTM D-1557)
Below Foundations	95%
Below Floor Slabs	92%
Retaining Wall Subgrade	95%
Retaining Wall Backfill	92%
Soil Slopes	95%
Pavement Areas	92%
Exterior Slabs and Sidewalks	92%
Utility Trenches	92%
Landscape Areas – Non-Sloped	90%

7.0 GENERAL

The findings, conclusions and recommendations presented in this report represent our professional opinions concerning subsurface conditions at the site. The opinions presented are relative to the dates of our sitework and should not be relied on to represent conditions at later dates or at locations not explored. The opinions included herein are based on information provided to us, the data obtained at specific locations during the study and our past experience. If additional information becomes available that might impact our geotechnical opinions, it will be necessary for Carlin-Simpson & Associates to review the information, reassess the potential concerns, and re-evaluate our conclusions and recommendations.

Regardless of the thoroughness of a geotechnical exploration, there is the possibility that conditions between borings and test pits will differ from those encountered at specific boring or test pit locations, that conditions are not as anticipated by the designers and/or the contractors, or that either natural events or the construction process have altered the subsurface conditions. These variations are an inherent risk associated with subsurface conditions in this region and the approximate methods used to obtain the data. These variations may not be apparent until construction.

The professional opinions presented in this geotechnical report are not final. Field observations and foundation installation monitoring by the geotechnical engineer, as well as soil density testing and other quality assurance functions associated with site earthwork and foundation construction, are an extension of this report. Therefore, Carlin-Simpson & Associates should be retained by the Owner to observe all earthwork and foundation construction, to document that the conditions anticipated in this study actually exist, and to finalize or amend our conclusions and recommendations Carlin-Simpson & Associates is not responsible or liable for the conclusions and recommendations presented in this report if Carlin-Simpson & Associates does not perform the observation and testing services.

Therefore, in order to preserve continuity in this project, the Owner shall retain the services of Carlin-Simpson & Associates to provide full time geotechnical related monitoring and testing during construction. At a minimum, this shall include the observation and testing of the following: 1) the removal of existing fill and unsuitable soil, where required; 2) the proofrolling of the subgrade soil prior to the placement of new compacted fill; 3) the placement and compaction of controlled fill; 4) the excavation for the new foundations; 5) the construction of retaining walls; (6) the construction of soil and rock slopes; and 7) the preparation of the subgrade for the floor slabs and pavement areas.

This report has been prepared in accordance with generally accepted geotechnical engineering practice. No other warranty is expressed or implied. The evaluations and recommendations presented in this report are based on the available project information, as well as on the results of the exploration. Carlin-Simpson & Associates should be given the opportunity to review the final drawings and site plans for this project to determine if changes to the recommendations outlined in this report are needed. Should the nature of the project change, these recommendations should be re-evaluated.

This report is provided for the exclusive use of Summit Club Partners, LLC and the project specific design team and may not be used or relied upon in connection with other projects or by other third parties. Carlin-Simpson & Associates disclaims liability for any such third-party use or reliance without express written permission. Use of this report or the findings, conclusions or recommendations by others will be at the sole risk of the user. Carlin-Simpson & Associates is not responsible or liable for the interpretation by others of the data in this report, nor their conclusions, recommendations or opinions.

If the conditions encountered during construction vary significantly from those stated in this report, this office should be notified immediately so that additional recommendations can be made.

Thank you for allowing us to assist you with this project. Should you have any questions or comments, please contact this office.

Very truly yours,

CARLIN-SIMPSON & ASSOCIATES, LLC

CATHERINE K. ANDERSEN, P.E.
Project Engineer

ROBERT B. SIMPSON, P.E.
Principal

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG DRAFT	BORING NUMBER R-1

Project:	**Proposed Development, 568 & 570 Bedford Rd, North Castle, NY**								**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**								**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**								**ELEVATION:**	+631.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	Topo
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	1/Aug/22
1/Aug/22	**1530**	**10'0'**	**HSA**	**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	1/Aug/22
Mottling @ 7'0"				**WGHT**		**140#**			**DRILLER:**	MK
				FALL		**30"**			**INSPECTOR:**	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			1		**Topsoil** 0'2"	
1		**S-1**	1		**FILL (Brown coarse to fine SAND,**	Rec = 15"
			7		**little (+) Silt, little coarse to fine Gravel)**	moist
2			6		FILL (Br cf S, l (+) $, l cf G) 2'0"	
			5			
3		**S-2**	5		Br cf S, t $, a cf G	Rec = 13"
			3			moist
4			2			
5						
			9			
6		**S-3**	6		same, l (+) cf G	Rec = 19"
			7		**Brown coarse to fine SAND, trace Silt,**	moist
7			8		**little coarse to fine Gravel**	
			5			
8		**S-4**	4		same, slightly mttled br, gr, or a $, l (-) cf G	Rec = 19"
			5			moist
9			5			slightly mottled
10						
			5			
11		**S-5**	10		same, br	Rec = 24"
			11			wet
12			15			
13						
					14'0"	
14					**Brown, orange, gray coarse to fine SAND,**	
15					**little Silt, some coarse to fine Gravel**	
			18		**(Decomposed rock)**	
16		**S-6**	30		Br, or ,gr cf S, l $, s cf G)	Rec = 10"
			50/3"		(Decomposed rock)	wet
17					17'0"	
					End of Boring @ 17'0"	
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.	TEST BORING LOG DRAFT	BORING NUMBER R-2

Project:	**Proposed Development, 568 & 570 Bedford Rd, North Castle, NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+628.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE		
DATE	TIME	DEPTH	CASING	TYPE	Case	SS			DATUM:	Topo
				DIA.	4"	1 3/8"			START DATE:	02 Aug 22
				WGHT		140#			FINISH DATE:	02 Aug 22
				FALL		30"			DRILLER:	MK
									INSPECTOR:	JP

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	Sy r	IDENTIFICATION	REMARKS
			8		**Topsoil** 0'1"	
1		S-1	15		**FILL (Brown, gray coarse to fine SAND,**	Rec = 13"
			13		**little Silt, some coarse to fine Gravel)**	moist
2			11		FILL (Br, gr cf S, l $, s cf G) 2'0"	
			6			
3		S-2	7		Br cf S, s $, l cf G	Rec = 18"
			11			moist
4			17			
			14			
5		S-3	15		same	Rec = 20"
			15		**Brown coarse to fine SAND, some Silt,**	moist
6			15		**little coarse to fine Gravel**	
			18			
7		S-4	17		same, s (+) $, t (-) cf G	Rec = 17"
			14			moist
8			19			set casing
			8			
9		S-5	26		same, br, dk gr	Rec = 9"
			50/3"		9'3"	moist
10						rollerbit refusal 10'0"
11						
12						
13		Run #1			**Gray Gneiss with intrusive quartz**	Run #1
					blocky and seamy, moderately weathered	10'0"-15'0"
14					**rock**	Run = 60"
						Rec = 55" = 92%
15						RQD = 34" = 57%
16					**End of Boring @ 15'0"**	
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG DRAFT	BORING NUMBER R-3

Project:	**Proposed Development, 568 & 570 Bedford Rd, North Castle, NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+627.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE		
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			DATUM:	Topo
				DIA.	3 1/4"	1 3/8"			START DATE:	1/Aug/22
				WGHT		140#			FINISH DATE:	1/Aug/22
				FALL		30"			DRILLER:	MK
									INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'4"	
1		S-1	3		Br cf S, s (-) $, l cf G	Rec = 18"
			7			moist
2			8		**Brown coarse to fine SAND, some (-) Silt,**	
			6		**little coarse to fine Gravel**	
3		S-2	27		same, br, gr	Rec = 12"
			50/1"		3'6"	moist
4					**End of Boring @ 3'6"**	auger refusal 3'6"
						moved 10' north
5						auger refusal 3'6"
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.	TEST BORING LOG DRAFT	BORING NUMBER R-3A
Project: Proposed Development, 568 & 570 Bedford Rd, North Castle, NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +626.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS	DBL		START DATE: 02 Aug 22
				DIA.	4"	1 3/8"	2"		FINISH DATE: 02 Aug 22
				WGHT		140#			DRILLER: MK
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	Sy r	IDENTIFICATION	REMARKS
1						
2						
3						
4						
5						
6						
7					7'0"	Start weathered rock
8						
9						
10						
11					**Highly to completely weathered rock**	
12						
13		**Run #1**				Run #1 10'0"-15'0"
14						Run = 60" Rec = 0"
15					15'0"	RQD = 0"
16		**S-1**	10 9		Wt, rd br, or cf S, l $, a cf G	Rec = 8"
17			11 30		(Decomposed rock)	moist
18						
19						
20						
21		**S-2**	50/5"		same	Rec = 4" moist
22					**End of Boring @ 23'0"** 23'0"	Rollerbit refusal

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG DRAFT	BORING NUMBER R-4

Project:	**Proposed Development, 568 & 570 Bedford Rd, North Castle, NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+626.0

GROUNDWATER										
DATE	TIME	DEPTH	CASING	TYPE	CASING	SAMPLE	CORE	TUBE	**DATUM:**	Topo
				DIA.	3 1/4"	1 3/8"			**START DATE:**	1/Aug/22
				WGHT		140#			**FINISH DATE:**	1/Aug/22
				FALL		30"			**DRILLER:**	MK
									INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			1		**Topsoil** 0'4"	
1		S-1	11		Br, or cf S, a $, l (+) cf G	Rec = 7"
			18			moist
2			5			
			4			
3		S-2	5		same	Rec = 15"
			10		**Brown, orange coarse to fine SAND,**	moist
4			15		**and Silt, little (+) coarse to fine Gravel**	
5						
			11			
6		S-3	13		same	Rec = 19"
			15		6'6"	moist
7			33		Dk gr, br cf S, l $, a (-) cf G	
			25		(Decomposed rock)	
8		S-4	30		**Dark gray, brown coarse to fine SAND,**	Rec = 11"
			28		**little Silt, and (-) coarse to fine Gravel**	moist
9			50/5"			
					9'6"	Auger refusal 9'6"
10					**End of Boring @ 9'6"**	
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG DRAFT	BORING NUMBER R-5

Project:	**Proposed Development, 568 & 570 Bedford Rd, North Castle, NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+638.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE		
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			DATUM:	Topo
				DIA.	3 1/4"	1 3/8"			START DATE:	1/Aug/22
				WGHT		140#			FINISH DATE:	1/Aug/22
				FALL		30"			DRILLER:	MK
									INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			1		**Topsoil** 0'2"	
1		S-1	1		FILL (Br cf S, l (+) $, l cf G)	Rec = 19"
			4			moist
2			3			
			4			
3		S-2	4		FILL (same, t (+) $)	Rec = 17"
			9			moist
4			5		**FILL (Brown coarse to fine SAND, little (+) Silt, little coarse to fine Gravel)**	
5						
			4			
6		S-3	3		FILL (same)	Rec = 10"
			2			moist
7			1			
			3			
8		S-4	6		8'0"	Rec = 11"
			12		**Brown coarse to fine SAND, little (+) Silt,**	moist
9			35		**some coarse to fine Gravel** 9'0"	
						Auger refusal 9'6"
10					**Gray coarse to fine SAND, little Silt,**	moved 10' south
			33		**some coarse to fine Gravel**	
11		S-5	50/4"		Gr cf S, l $, s cf G	Rec = 7"
					(Decomposed rock) 11'6"	moist
12					**End of Boring @ 11'6"**	Auger refusal 11'6"
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG DRAFT	BORING NUMBER R-6

Project:	**Proposed Development, 568 & 570 Bedford Rd, North Castle, NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+640.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE		
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			DATUM:	Topo
				DIA.	3 1/4"	1 3/8"			START DATE:	1/Aug/22
				WGHT		140#			FINISH DATE:	1/Aug/22
				FALL		30"			DRILLER:	MK
									INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
1			2 2		**Topsoil** 0'10"	
2		S-1	4 4		**FILL (Brown coarse to fine SAND, some (+) Silt, trace (+) coarse to fine Gravel)** 2'6"	Rec = 20" moist
3		S-2	2 14		Gr, br cf S, l $, s (+) cf G	Rec = 10"
4			30 50		(Decomposed rock)	moist
5					**Gray, brown coarse to fine SAND, little Silt, some (+) coarse to fine Gravel (Decomposed rock)**	
6		S-3	20 47		same	Rec = 10"
7			50/3"			moist
8					7'6" **End of Boring @ 7'6"**	Auger refusal 7'6"
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.	TEST BORING LOG DRAFT	BORING NUMBER R-7

Project:	**Proposed Development, 568 & 570 Bedford Rd, North Castle, NY**								**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**								**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**								**ELEVATION:**	+630.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	Topo
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**Cas**	**SS**			**START DATE:**	02 Aug 22
				DIA.		**1 3/8"**			**FINISH DATE:**	02 Aug 22
				WGHT		**140#**			**DRILLER:**	MK
				FALL		**30"**			**INSPECTOR:**	JP

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	Sy r	IDENTIFICATION	REMARKS
			5		**Topsoil** 0'3"	
1		**S-1**	6		FILL (Br, gr cf S, s (-) $, l (+) cf G)	Rec = 17"
			6			moist
2			7			
			4			
3		**S-2**	7		FILL (same, gr)	Rec = 4"
			9		**FILL (Brown, gray coarse to fine SAND,**	moist
4			5		**some (-) Silt, little (+) coarse to fine Gravel)**	
			6			
5		**S-3**	8		5'0"	Rec = 10"
			13		Br cf S, s $, l cf G	moist
6			10		**Brown coarse to fine SAND, some Silt,**	
			8		**little coarse to fine Gravel**	
7		**S-4**	6		same 7'0"	Rec = 15"
			10		Br, gr cf S, l $, l cf G	moist
8			10		**Brown, gray coarse to fine SAND,**	
			15		**little Silt, little coarse to fine Gravel**	
9		**S-5**	50/6"		**(Decomposed rock)** 9'0"	Rec = 1"
						moist
10						
11						
		Run			**Gray Gneiss with pegmatite intrusion**	Run #1
12		**#1**			**blocky and seamy, moderately weathered**	9'0"-14'0"
					rock	Run = 60"
13						Rec = 57" = 95%
						RQD = 40" = 67%
14					14'0"	
					End of Boring @ 14'0"	
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER ST-1
Project: Prop Sewage Treatment & Maintenance Facilities, 568&570 Bedford Rd		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +579.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	CAS	SS			START DATE: 29/Aug/22
No Groundwater Encountered				DIA.	4"	1 3/8"			FINISH DATE: 29/Aug/22
				WGHT		140#			DRILLER: Mike
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			4		**Topsoil** 0'3"	
1		S-1	10		Br cf S, s (-) $, s cf G	Rec = 12"
			13			moist
2			50/3"		**Brown coarse to fine Sand, some (-) Silt,**	moved 7', spoon refusal at 9'
					some coarse to fine Gravel	Boulder
3						
			5			
4		S-2	6		same, l (-) $, a cf G	Rec = 8"
			6			moist
5			12		5'0"	
			23			
6		S-3	21		Completely weathered rock	Rec = 13"
			16			moist
7			20		**Gneiss, Completely Weathered**	
			35			
8		S-4	37		same, weathered rock	Rec = 18"
			19			moist
9			23			
10						
			28		same, weathered rock	Rec = 7"
11		S-5	50/3"			moist
					11'6"	
12					**End of Boring @ 11'6"**	Rollerbit refusal at 11'6"
13						on likely harder bedrock
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER ST-2
Project: Prop Sewage Treatment & Maintenance Facilities, 568&570 Bedford Rd		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +587.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 29/Aug/22
No Groundwater Encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE: 29/Aug/22
				WGHT		140#			DRILLER: Mike
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			5		**Topsoil** 0'2"	
1		S-1	22		Br cf S, s $, l (-) cf G	Rec = 4"
			50/2"			moist
2						Boulder
3						
			14			
4		S-2	17		same	Rec = 15"
			14		**Brown coarse to fine SAND, some Silt,**	moist
5			10		**little (-) coarse to fine Gravel**	
			19			
6		S-3	50/3"		same	Rec = 8"
						moist
7						Spoon walked
						Boulder
8					8'0"	
			19			
9		S-4	21		Completely weathered rock	Rec = 13"
			49		**Gneiss, Completely Weathered**	moist
10			50/1"			
		S-5	50/4"		same, weathered rock	Rec = 4"
11					11'0"	moist
					End of Boring @ 11'0"	Auger refusal @ 11'0"
12						on likely harder bedrock
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER ST-4
Project: Prop Sewage Treatment & Maintenance Facilities, 568&570 Bedford Rd		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +563.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 29/Aug/22
No Groundwater Encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE: 29/Aug/22
				WGHT		140#			DRILLER: Mike
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			9			
1		S-1	9		FILL (Gr, bk cf S, t (+) $, s (-) cf G, w/wood, asphalt)	Rec = 20"
			14			moist
2			16			
3						
						Boulder to 4'-6'
4					**FILL (Gray, black coarse to fine SAND, trace (+) Silt, some (-) coarse to fine Gravel, with wood, brick, asphalt)**	
5						
			5			
6		S-2	8		FILL (same, s $, l cf G, w/wood, brick)	Rec = 20"
			4			moist
7			5			
			9		FILL (same, s $, l cf G, w/wood, brick)	
8		S-3	10		8'0"	Rec = 15"
			14		Br cf S, l (+) $, l (+) cf G	moist
9			50/3"			Boulder
10					**Brown coarse to fine SAND, little (+) Silt, little (+) coarse to fine Gravel**	
			4			
11		S-4	11		same	Rec = 15"
			11		11'6"	moist
12			30		Br cf S, l $, l cf G, Gneiss, completely weathered	
13						
						Dense
14					**Gneiss, Completely Weathered**	
15						
		S-5	50/6"		same	Rec = 6"
16						moist
					16'6"	Auger refusal @ 16'6"
17					**End of Boring @ 16'6"**	on likely harder bedrock
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.	TEST BORING LOG	BORING NUMBER B-101

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**								**SHEET NO.:**	1 of 1	
Client:	**Summit Club Partners, LLC**								**JOB NUMBER:**	22-85	
Drilling Contractor:	**Environmental Technical Drilling**								**ELEVATION:**	+563.0	
GROUNDWATER						**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	Topo
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**		**Cas**	**SS**			**START DATE:**	07 Nov 22
No groundwater encountered				**DIA.**		**4"**	**1 3/8"**			**FINISH DATE:**	07 Nov 22
				WGHT			**140#**			**DRILLER:**	M Kane
				FALL			**30"**			**INSPECTOR:**	JP

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	Sy r	IDENTIFICATION	REMARKS
			3			
1		**S-1**	5		FILL (Br cf S, s (-) $, l (-) cf G)	Rec = 10"
			4			moist
2			4			
			2			
3		**S-2**	2		FILL (same, w/roots)	Rec = 13"
			4		**FILL (Brown coarse to fine SAND,**	moist
4			8		**some (-) Silt, little (-) coarse to fine Gravel**	
					with roots)	
5					5'0"	
			8			
6		**S-3**	18		Br cf S, s (-) $, s (-) cf G	Rec = 11"
			14		**Brown coarse to fine SAND, some (-) Silt,**	moist
7			18		**some (-) coarse to fine Gravel** 7'0"	
			25			
8		**S-4**	30		Br cf G a (-), cf S, t $	Rec = 10"
			30			moist
9			30		**Gneiss, Completely Weathered**	
					Brown coarse to fine GRAVEL and (-),	
10					**coarse to fine Sand, trace Silt**	
			12			
11		**S-5**	43		same, weathered rock	Rec = 8"
			50/2"		11'2"	moist
12						
13						
						Run #1
14						12'6"-17'6"
						Run = 60"
15		**Run**			**Gray, white Gneiss with granite intrusions**	Rec = 95%
		#1			**blocky and seamy, moderately weathered**	RQD = 67%
16						
17						
					17'6"	
18					**End of Boring @ 17'6"**	
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-102

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+565.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM:	Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE:	7/Nov/22
No groundwater encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE:	7/Nov/22
				WGHT		140#			DRILLER:	M Kane
				FALL		30"			INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			1		**Topsoil** 0'1"	
1		**S-1**	2		FILL (Dk br cf S, s $, t cf G)	Rec = 10"
			5			moist
2			3		**FILL (Dark brown coarse to fine SAND,**	
			3		**some Silt, trace coarse to fine Gravel)**	
3		**S-2**	2		FILL (same)	Rec = 7"
			3			moist
4			5			
					5'0"	
5						
			10			
6		**S-3**	7		Br cf S, s $, l (-) cf G	Rec = 24"
			9		**Brown coarse to fine SAND, some Silt,**	moist
7			9		**little (-) coarse to fine Gravel**	
			12			
8		**S-4**	11		same 8'0"	Rec = 10"
			33		**Gneiss, Completely Weathered**	moist
9			50/2"		**Brown, gray coarse to fine SAND,**	
					little Silt, and (-) coarse to fine Gravel 9'6"	Auger refusal 9'6"
10					**End of Boring @ 9'6"**	Probable bedrock
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-103

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+623.0
GROUNDWATER		**DATUM:**	Topo
START DATE:	7/Nov/22		
FINISH DATE:	7/Nov/22		
DRILLER:	M Kane		
INSPECTOR:	JP		

DATE	TIME	DEPTH	CASING
No groundwater encountered			

	CASING	SAMPLE	CORE	TUBE
TYPE	HSA	SS		
DIA.	3 1/4"	1 3/8"		
WGHT		140#		
FALL		30"		

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION		REMARKS
			1		**Topsoil**	0'1"	
1		**S-1**	2		FILL (Br cf S, l $, l cf G)		Rec = 2"
			3				moist
2			2		**FILL (Brown coarse to fine SAND,**		
			2		**little Silt, little coarse to fine Gravel)**		
3		**S-2**	3		FILL (same, br, gr w/c pkts)		Rec = 13"
			4				moist
4			2				
							Auger refusal 5'0"
5						5'0"	move 5 feet west
			7		**Brown coarse to fine SAND, little (+) Silt,**		
6		**S-3**	10		**little coarse to fine Gravel**		Rec = 9"
			15		Br cf S, l (+) $, l cf G	6'6"	moist
7			23		**Gneiss, Completely Weathered**		
		S-4	50/3"		**Gray coarse to fine GRAVEL some, coarse**		
8					**to fine Sand, little (-) Silt**	8'0"	Auger refusal 8'0"
					End of Boring @ 8'0"		Probable bedrock
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-104
Project: Proposed Development, 568 Bedford Ave, North Castle NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +622.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 8/Nov/22
Trapped water in existing fill at 3'0"				DIA.	3 1/4"	1 3/8"			FINISH DATE: 8/Nov/22
				WGHT		140#			DRILLER: M Kane
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION		REMARKS
			3		**Topsoil**	0'2"	
1		S-1	8		FILL (Br cf S, l (+) $, l (-) cf G)		Rec = 12"
			8				moist
2			5		**FILL (Brown coarse to fine SAND,**		
			3		**little (+) Silt, little (-) coarse to fine Gravel)**		
3		S-2	6		FILL (same, br, gr a (-) $)		Rec = 14"
			6				moist - wet
4			9				trapped water in Fill
5						5'0"	
			3		**Brown coarse to fine SAND, some Silt,**		
6		S-3	4		**little (-) coarse to fine Gravel**	6'0"	Rec = 11"
			50/6"				moist
7					**Gneiss, Completely Weathered**	7'0"	Auger refusal 7'0"
					End of Boring @ 7'0"		Probable bedrock
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-105

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+620.0
GROUNDWATER		**DATUM:**	Topo
DATE / **TIME** / **DEPTH** / **CASING**		**START DATE:**	8/Nov/22
No groundwater encountered		**FINISH DATE:**	8/Nov/22
		DRILLER:	M Kane
		INSPECTOR:	JP

	TYPE	**CASING**	**SAMPLE**	**CORE**	**TUBE**
	DIA.	**3 1/4"**	**1 3/8"**		
	WGHT		**140#**		
	FALL		**30"**		

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			3		**Topsoil** 0'1"	
1		**S-1**	5		FILL (Br cf S, s $, t (+) cf G)	Rec = 9"
			5			moist
2			5		**FILL (Brown coarse to fine SAND,**	
			5		**some Silt, trace (+) coarse to fine Gravel)**	
3		**S-2**	4		FILL (same, gr, br a (-) $)	Rec = 18"
			3			moist
4			3			
					5'0"	
5						
			14		Br, gr cf S, t (+) $, a (-) cf G	
6		**S-3**	20		**Brown, gray coarse to fine SAND,**	Rec = 10"
			16		**trace (+) Silt, and (-) coarse to fine Gravel**	moist
7			19		7'0"	
			39			
8		**S-4**	30		Br cf S, l $, s (-) cf G)	Rec = 15"
			18		**Gneiss, Completely Weathered**	moist
9			20		**Brown coarse to fine SAND, little Silt,**	Lots of Mica
		S-5	50/3"		**some (-) coarse to fine Gravel** 9'3"	Rec = 2"
10					**End of Boring @ 9'3"**	moist
						Auger refusal 9'0"
11						probable bedrock
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-106
Project: Proposed Development, 568 Bedford Ave, North Castle NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +622.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 8/Nov/22
Trapped water in existing fill at 2'0"				DIA.	3 1/4"	1 3/8"			FINISH DATE: 8/Nov/22
				WGHT		140#			DRILLER: M Kane
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'1"	
1		S-1	1		FILL (Br cf S, s $, l (-) cf G, w/wood, root)	Rec = 7"
			3		**FILL (Brown coarse to fine SAND,**	moist
2			3		**some Silt, little (-) Gravel, with wood,**	
			3		**root)**	
3		S-2	8		FILL (same, l (+) cf G)	Rec = 15"
			10			moist
4			15			wet @ 2'0", trapped water
5					5'0"	
			10		**Brown coarse to fine SAND, little (+) Silt,**	
6		S-3	17		**little coarse to fine Gravel**	Rec = 15"
			14		Br cf S, l (+) $, l cf G 6'6"	moist
7			50/5"		**Gneiss, Completely Weathered**	
					Light gray, white coarse to fine GRAVEL	Auger refusal 7'6"
8					**some, coarse to fine Sand, little (-) Silt** 7'6"	probable bedrock
					End of Boring @ 7'6"	
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-107
Project: Proposed Development, 568 Bedford Ave, North Castle NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +564.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 8/Nov/22
No groundwater encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE: 8/Nov/22
				WGHT		140#			DRILLER: M Kane
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			3		**Topsoil** 0'2"	
1		S-1	2		FILL (Dk br cf S, s $, l cf G)	Rec = 8"
			4			moist
2			4		**FILL (Dark brown coarse to fine SAND,**	
			3		**some Silt, little coarse to fine Gravel)**	
3		S-2	3		FILL (same, br)	Rec = 11"
			6			moist
4			5			
					5'0"	
5						
			5			
6		S-3	7		Br cf S, l (+) $, l cf G	Rec = 17"
			11		**Brown coarse to fine SAND, little (+) Silt,**	moist
7			18		**little coarse to fine Gravel**	Mica
			20		7'6"	
8		S-4	33			Rec = 6"
			50/2"		**Gneiss, Completely Weathered** 8'6"	moist
9					**End of Boring @ 8'6"**	Auger refusal 8'6"
						Probable bedrock
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-108

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+564.0
GROUNDWATER		**DATUM:**	Topo
DATE / **TIME** / **DEPTH** / **CASING**		**START DATE:**	8/Nov/22
No groundwater encountered		**FINISH DATE:**	8/Nov/22
		DRILLER:	M Kane
		INSPECTOR:	JP

	CASING	SAMPLE	CORE	TUBE
TYPE	**HSA**	**SS**		
DIA.	**3 1/4"**	**1 3/8"**		
WGHT		**140#**		
FALL		**30"**		

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			1		**Topsoil** 0'3"	
1		**S-1**	3		FILL (Dk br cf S, s $, l (-) cf G)	Rec = 9"
			4			moist
2			4		**FILL (Dark brown coarse to fine SAND,**	
			4		**some Silt, little (-) coarse to fine Gravel)**	
3		**S-2**	5		FILL (same, br)	Rec = 15"
			9		3'6"	moist
4			15		Br cf S, l (+) $, l cf G	Auger walking
5					**Brown coarse to fine SAND, little (+) Silt,**	
			15		**little coarse to fine Gravel**	
6		**S-3**	16		same	Rec = 18"
			10			moist
7			22		7'0"	Mica
			53			
8		**S-4**	50/5"		**Gneiss, Completely Weathered**	Rec = 6"
					8'6"	moist
9					**End of Boring @ 8'6"**	Auger refusal 8'6"
						probable bedrock
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-109

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+475.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM:	Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE:	8/Nov/22
8/Nov/22	1315	12'6"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE:	8/Nov/22
8/Nov/22	1350	8'0"	HSA	WGHT		140#			DRILLER:	M Kane
Seasonal high groundwater at 5'0"				FALL		30"			INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION		REMARKS
			1				
1		S-1	3		**Topsoil**	0'10"	Rec = 13"
			4		**FILL (Dark brown coarse to fine SAND,**		moist
2			6		**some Silt, little (-) coarse to fine Gravel)**	2'0"	
			9				
3		S-2	9		Br cf S, s (-) $, l (-) cf G		Rec = 19"
			10				moist
4			10				
5							
			6				
6		S-3	6		same, slightly mttld br, gr, or a (-) $		Rec = 24"
			8				moist
7			8		**Brown coarse to fine SAND, some (-) Silt,**		
			6		**little (-) coarse to fine Gravel**		
8		S-4	3		same, s (+) $		Rec = 12"
			2				wet
9			4				
10							
			9				
11		S-5	49		same, gr s (-) $, l (+) cf G		Rec = 24"
			15				moist
12			19				wet at bottom
13							
			43		same	13'6"	
14		S-6	50/3"		**Gneiss, Completely Weathered**	13'9"	Rec = 5"
					End of Boring @ 13'9"		wet
15							Auger refusal 13'9"
							probable bedrock
16							
17							
18							
19							
20							
21							
22							

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-110

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+474.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM:	Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE:	9/Nov/22
9/Nov/22	1000	3'6"	Open	DIA.	3 1/4"	1 3/8"			FINISH DATE:	9/Nov/22
				WGHT		140#			DRILLER:	M Kane
				FALL		30"			INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			3		**Topsoil** 0'6"	
1		S-1	4		FILL (Br cf S, l (+) $, t cf G)	Rec = 12"
			9		**FILL (Brown coarse to fine SAND,**	moist
2			3		**little (+) Silt, trace coarse to fine Gravel)**	
			4		2'6"	
3		S-2	5		Gr cf S, s (+) $, l cf G	Rec = 16"
			5			moist - wet
4			7			
5					**Gray coarse to fine SAND, some (+) Silt,**	
			3		**little coarse to fine Gravel**	
6		S-3	2		No Rec	Rec = 0
			2			wet
7			1			
			1			
8		S-4	1		same, gr, br	Rec = 24"
			1			wet
9			2			
					9'6"	
10						
		S-5	50/5"		**Gneiss, Completely Weathered**	Rec = 1"
11					11'0"	wet
		S-6	50/0"		**End of Boring @ 11'0"**	Auger walked, moved 5' N
12						Auger refusal 11'0"
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-111

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+482.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM:	Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE:	9/Nov/22
9/Nov/22	1145	3'6"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE:	9/Nov/22
				WGHT		140#			DRILLER:	M Kane
				FALL		30"			INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			1		**Topsoil** 0'4"	
1		**S-1**	2		**FILL (Brown coarse to fine SAND,**	Rec = 8"
			3		**little (+) Silt, little coarse to fine Gravel)** 1'6"	moist
2			13		Gr cf S, s (-) $, l (+) cf G	
			8			Boulder
3		**S-2**	10		same	Rec = 13"
			10			moist - wet
4			12			
					Gray coarse to fine SAND, some (-) Silt,	
5					**little (+) coarse to fine Gravel**	
			14			
6		**S-3**	11		same, br l (+) $	Rec = 9"
			8			wet
7			4			
			3			
8		**S-4**	5		same, br, gr s $	Rec = 19"
			4		8'6"	wet
9			25			
					Gneiss, Completely Weathered	
10						
		S-5	50/6"		CWR 10'6"	Rec = 3"
11					**End of Boring @ 10'6"**	wet
						Auger refusal 10'6"
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ				TEST BORING LOG					BORING NUMBER B-112
Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**								**SHEET NO.:** 1 of 1
Client:	**Summit Club Partners, LLC**								**JOB NUMBER:** 22-85
Drilling Contractor:	**Environmental Technical Drilling**								**ELEVATION:** +481.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:** Topo
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:** 9/Nov/22
9/Nov/22		**4'0"**	**HSA**	**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:** 9/Nov/22
Seasonal high groundwater at 3'0"				**WGHT**		**140#**			**DRILLER:** M Kane
				FALL		**30"**			**INSPECTOR:** JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION		REMARKS
			1		**Topsoil**	0'6"	
1		**S-1**	3		**FILL (Dark brown coarse to fine SAND,**		Rec = 8"
			6		**some (-) Silt, little coarse to fine Gravel)**	1'6"	moist
2			12		Br, gr cf S, l (+) $, l cf G		
			9				
3		**S-2**	7		same, slightly mttld		Rec = 18"
			9				moist
4			11				slightly mottled
			11		**Brown, gray coarse to fine SAND,**		
5		**S-3**	15		same **little (+) Silt, little coarse to fine Gravel**		Rec = 13"
			12				moist- wet
6			12				
			10				
7		**S-4**	9		same, s $		Rec = 15"
			9				moist - wet
8			6				
			9				
9		**S-5**	7		same	9'0"	Rec = 10"
			5		Dk br, gr cf S, l $, l cf G		wet
10			7		**Dark brown, gray coarse to fine SAND,**		Lots of Mica
			4		**little Silt, little coarse to fine Gravel**		decomposed rock
11		**S-6**	13		same	11'0"	Rec = 11"
			28				wet
12			33		**Gneiss, Completely Weathered**		
		S-7	50/6"		CWR	12'6"	Rec = 3"
13					**End of Boring @ 12'6"**		moist
							probable bedrock
14							
15							
16							
17							
18							
19							
20							
21							
22							

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-113

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**								**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**								**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**								**ELEVATION:**	+472.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	Topo
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	9/Nov/22
No groundwater encountered				**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	9/Nov/22
				WGHT		**140#**			**DRILLER:**	M Kane
				FALL		**30"**			**INSPECTOR:**	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'4"	
1		**S-1**	3		Br cf S, s (-) $, l cf G	Rec = 18"
			5			moist
2			5		**Brown coarse to fine SAND, some (-) Silt,**	
			5		**little coarse to fine Gravel**	
3		**S-2**	11		same, l $	Rec = 15"
			16		3'6"	moist
4			28		Gr, or cf G s, cf S, l (-) $	
			20		**Gray, orange coarse to fine GRAVEL**	
5		**S-3**	40		**some, coarse to fine Sand, little (-) Silt**	Rec = 16"
			30		5'6"	moist
6			35		Gneiss, Completely Weathered	
			17			
7		**S-4**	19		same	Rec = 12"
			58			moist
8			52		**Gneiss, Completely Weathered**	
			60			
9		**S-5**	39		same,	Rec = 11"
			35			moist
10			50/4"		9'10"	
					End of Boring @ 9'10"	
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-114

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+622.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE		
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			DATUM:	Topo
No groundwater encountered				DIA.	3 1/4"	1 3/8"			START DATE:	10/Nov/22
				WGHT		140#			FINISH DATE:	10/Nov/22
				FALL		30"			DRILLER:	M Kane
									INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION		REMARKS
			1				
1			2		**Topsoil**	0'8"	
		S-1	2		Br cf S, s $, t cf G, w/roots (tree)		Rec = 9"
2			1		**Brown coarse to fine SAND, some Silt,**		moist
			2		**trace coarse to fine Gravel, with roots, tree**		
3		**S-2**	4		same	3'0"	Rec = 5"
			50/3"		**Gray, orange coarse to fine SAND,**	3'6"	moist
4					**trace Silt, and coarse to fine Gravel**		Auger refusal 3'6"
					End of Boring @ 3'6"		probable bedrock
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-115

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+627.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE		
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			DATUM:	Topo
No groundwater encountered				DIA.	3 1/4"	1 3/8"			START DATE:	10/Nov/22
				WGHT		140#			FINISH DATE:	10/Nov/22
				FALL		30"			DRILLER:	M Kane
									INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			1		**Topsoil** 0'4"	
1		**S-1**	3		Br cf S, s $, l (-) cf G	Rec = 10"
			2			moist
2			4			
			7			
3		**S-2**	10		same, l (+) $, l (+) cf G	Rec = 18"
			10		**Brown coarse to fine SAND, some Silt,**	moist
4			29		**little (-) coarse to fine Gravel**	
5						
			7			
6		**S-3**	12		same	Rec = 19"
			23		6'6"	moist
7			23			
		S-4	50/3"		**Gneiss, Completely Weathered** 7'3"	Rec = 2"
8					**End of Boring @ 7'3"**	moist
						Auger Refusal @ 7'3"
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-116

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+632.0
GROUNDWATER		**DATUM:**	Topo
DATE / **TIME** / **DEPTH** / **CASING**		**START DATE:**	10/Nov/22
No groundwater encountered		**FINISH DATE:**	10/Nov/22
		DRILLER:	M Kane
		INSPECTOR:	JP

TYPE	**CASING**	**SAMPLE**	**CORE**	**TUBE**
DIA.	**3 1/4"**	**1 3/8"**		
WGHT		**140#**		
FALL		**30"**		

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			7		**Topsoil** 0'2"	
1		**S-1**	15		Br cf S, s $, l (+) cf G	Rec = 10"
			12		**Brown coarse to fine SAND, some Silt,**	moist
2			45		**little (+) coarse to fine Gravel**	
			11		2'6"	
3		**S-2**	40		Br, gr cf S l, cf S, t $	Rec = 8"
			50/1"		**Gneiss, Completely Weathered**	moist
4					4'0"	Auger refusal 4'0"
					End of Boring @ 4'0"	probable bedrock
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-117
Project: Proposed Development, 568 Bedford Ave, North Castle NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +624.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 10/Nov/22
No groundwater encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE: 10/Nov/22
				WGHT		140#			DRILLER: M Kane
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION		REMARKS
			2		**Topsoil**	0'2"	
1		S-1	2		Br cf S, l (+) $, l (-) cf G		Rec = 4"
			2				moist
2			2				
			1		**Brown coarse to fine SAND, little (+) Silt,**		
3		S-2	2		same **little (-) coarse to fine Gravel**		Rec = 10"
			4				moist
4			6				
			10				
5		S-3	11			5'0"	Rec = 10"
			26		Br, gr cf S, l $, s (-) cf G		moist
6			39		**Brown, gray coarse to fine SAND,**		
			25		**little Silt, some (-) coarse to fine Gravel**	6'6"	
7		S-4	28				Rec = 15"
			45		**Gneiss, Completely Weathered**		moist
8			50/3"			7'9"	
					End of Boring @ 7'9"		
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-118
Project: Proposed Development, 568 Bedford Ave, North Castle NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +629.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 11/Nov/22
No Water Encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE: 11/Nov/22
				WGHT		140#			DRILLER: M Kane
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'4"	
1		S-1	2		Br cf S, s $, t cf G	Rec = 9"
			2			moist
2			4			
			3			
3		S-2	11		same, l (+) $, s (-) cf G	Rec = 15"
			15			moist
4			15		**Brown coarse to fine SAND, some Silt, trace coarse to fine Gravel**	
5						
			13			
6		S-3	8		same, s $	Rec = 5"
			8			moist
7			9		7'0"	
			10		**Orange, brown, white coarse to fine SAND, trace (-) Silt, some coarse to fine Gravel** 8'0"	
8		S-4	11			Rec = 16"
			22		Decomposed rock	moist
9			35			
10						
			20			
11		S-5	36		same, a cf G, decomposed rock	Rec = 13"
			42			moist
12			50/3"			
13					**Gneiss, Completely Weathered**	
14						
15						
			27			
16		S-6	60		same, decomposed rock	Rec = 15"
			50/3"			moist
17						
					17'6"	Auger refusal 17'6"
18					**End of Boring @ 17'6"**	bedrock
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-119

Project:	**Proposed Development, 568 Bedford Ave, North Castle NY**	**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**	**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**	**ELEVATION:**	+625.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM:	Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE:	11/Nov/22
No Groundwater Encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE:	11/Nov/22
				WGHT		140#			DRILLER:	M Kane
				FALL		30"			INSPECTOR:	JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			1		**Topsoil** 0'4"	
1		**S-1**	1		Br cf S, s $, t cf G	Rec = 8"
			1			moist
2			6			
			3			
3		**S-2**	4		same **Brown coarse to fine SAND, some Silt,**	Rec = 13"
			6		**trace coarse to fine Gravel**	moist
4			21			Lots of Mica
5						
			12			
6		**S-3**	12		same 6'0"	Rec = 8"
			50/3"		**Gray coarse to fine GRAVEL little, coarse**	moist
7					**to fine Sand, trace Silt** 6'3"	
					End of Boring @ 6'3"	
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-120
Project: Proposed Development, 568 Bedford Ave, North Castle NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +647.5

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 11/Nov/22
No Groundwater Encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE: 11/Nov/22
				WGHT		140#			DRILLER: M Kane
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION		REMARKS
			1		**Topsoil**	0'6"	
1		S-1	2		FILL (Br cf S, s $, t cf G)		Rec = 8"
			2				moist
2			3				
			2				
3		S-2	3		FILL (same)		Rec = 10"
			1				moist
4			2		**FILL (Brown coarse to fine SAND,**		
					some Silt, trace coarse to fine Gravel)		
5							
			2				
6		S-3	2		FILL (same, l (+) $)		Rec = 10"
			4				moist
7			3			7'0"	
			2		**Brown coarse to fine SAND, little Silt,**		
8		S-4	2		**little (+) coarse to fine Gravel**	8'0"	Rec = 6"
			32		Or, wt, gr cf G l (+), cf S, t (+) $		moist
9			50/2"				
		S-5	50/2"		**Gneiss, Completely Weathered**	9'2"	Rec = 1"
10					**End of Boring @ 9'2"**		moist
							Auger refusal 9'0"
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-121
Project: Proposed Development, 568 Bedford Ave, North Castle NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +674.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 11/Nov/22
No groundwater encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE: 11/Nov/22
				WGHT		140#			DRILLER: M Kane
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			3			
1		S-1	7		FILL (Br cf S, s (-) $, l (+) cf G)	Rec = 14"
			10		**FILL (Brown coarse to fine SAND,**	moist
2			14		**some (-) Silt, little (+) coarse to fine**	
			13		**Gravel)** 2'6"	
3		S-2	10		Gr cf G s, cf S, t (+) $	Rec = 5"
			7		**Gray coarse to fine GRAVEL some, coarse**	moist
4			10		**to fine Sand, trace (+) Silt**	
		S-3	50/6"		same 4'6"	Rec = 2"
5					**End of Boring @ 4'6"**	moist
						Auger refusal 4'6"
6						Likely bedrock
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-201
Project: Proposed Development, 568&570 Bedford Rd, North Castle, NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +563.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 21/Mar/23
				DIA.	3 1/4"	1 3/8"			FINISH DATE: 21/Mar/23
				WGHT		140#			DRILLER: M Kane
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			29		**Asphalt** 0'6"	
1		S-1	13		FILL (Br cf S, l $, s (-) cf G)	Rec = 4"
			14			moist
2			15			
			21			
3		S-2	20		FILL (same, gr)	Rec = 10"
			11			moist
4			10			
					FILL (Brown coarse to fine SAND, little Silt, some (-) coarse to fine Gravel with wood)	
5						
			4			
6		S-3	6		FILL (same, br, l cf G)	Rec = 6"
			26			moist
7			8			
			7			
8		S-4	5		FILL (same, dk br, w/wood)	Rec = 11"
			7			moist
9			7			
10					10'0"	
			8			
11		S-5	11		Br cf S, l (-) $, a cf G	Rec = 8"
			13		**Brown coarse to fine SAND, little (-) Silt,**	moist
12			50/2"		**and coarse to fine Gravel** 12'0"	Auger refusal @ 12'0"
					End of Boring @ 12'0"	
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.	TEST BORING LOG	BORING NUMBER B-202

Project:	**Proposed Development, 568&570 Bedford Rd, North Castle, NY**									**SHEET NO.:**	1 of 1
Client:	**Summit Club Partners, LLC**									**JOB NUMBER:**	22-85
Drilling Contractor:	**Environmental Technical Drilling**									**ELEVATION:**	+565.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**		**DATUM:**	Topo
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**				**START DATE:**	21 Mar 23
3/21/2023		**9'0"**	**HSA**	**DIA.**	**3 1/4"**	**1 3/8"**				**FINISH DATE:**	21 Mar 23
				WGHT		**140#**				**DRILLER:**	M Kane
				FALL		**30"**				**INSPECTOR:**	JP

Depth (ft.)	Casing Blows pre Foot	Sample Number	Blows on Sample Spoon per 6"	Sy r	IDENTIFICATION	REMARKS
			41		**Asphalt** 0'2"	
1		**S-1**	16		FILL (Br cf S, l $, s (-) cf G)	Rec = 8"
			21			moist
2			26		**FILL (Brown coarse to fine SAND, little Silt, some (-) coarse to fine Gravel)**	
			17			
3		**S-2**	12		FILL (same, gr l (+) $, l cf G)	Rec = 24"
			9			moist
4			9		4'0"	
5						
			43			
6		**S-3**	29		Gr cf S, l (-) $, a cf G	Rec = 6"
			X			moist
7			X			
8						
9					**Gray coarse to fine SAND, little (-) Silt, and coarse to fine Gravel**	
			11			
10		**S-4**	39		same, br, gr	Rec = 18"
			37			wet
11			10			
12						
13						
			11			
14		**S-5**	9		same, br, wt	Rec = 15"
			49			wet
15			40			
16						
					16'6"	Rollerbit refusal 16'6"
17					**End of Boring @ 16'6"**	
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-203
Project: Proposed Development, 568&570 Bedford Rd, North Castle, NY		**SHEET NO.:** 1 of 1
Client: Summit Club Partners, LLC		**JOB NUMBER:** 22-85
Drilling Contractor: Environmental Technical Drilling		**ELEVATION:** +552.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	**DATUM:** Topo
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:** 21/Mar/23
21/Mar/23		**9'0"**	**HSA**	**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:** 21/Mar/23
				WGHT		**140#**			**DRILLER:** M Kane
				FALL		**30"**			**INSPECTOR:** JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			.WOH			
1		**S-1**	2		FILL (Br cf S, s $, l cf G, w/brick)	Rec = 16"
			3			moist
2			5			
			11			
3		**S-2**	11		FILL (same, gr, br l $, s cf G)	Rec
			13			moist
4			8			
					FILL (Brown coarse to fine SAND, some Silt, little coarse to fine Gravel, with brick)	
5						
			7			
6		**S-3**	4		FILL (same)	Rec = 1"
			16			moist
7			5			
			4			
8		**S-4**	3		FILL (same, dk br s $, l cf G, w/wood)	Rec = 10"
			5			wet at bottom
9			35			
10					10'0"	
		S-5	50/2"		**Gneiss, Completely Weathered** 10'2"	Rec = 1"
11					**End of Boring @ 10'2"**	wet
						auger refusal 10'0"
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES, LLC

Consulting Engineers
Geotechnical & Environmental

Proposed Development
568 & 570 Bedford Rd.
North Castle, NY
22-85

13 December 2022

TEST PIT LOGS

DH-A (Elev. +500.0)

0'0"-0’8"	Dark brown topsoil	
0’8”-2’3”	FILL (Dark brown coarse to fine SAND, little (+) Silt, little (-) medium to fine Gravel, with mixed topsoil)	loose, moist
2’3"-6’6"	Dark brown, gray coarse to fine SAND, some (-) Silt, little (-) coarse to fine Gravel	dense, moist
6’6"-8’6”	Gray brown completely to highly weathered rock, coarse to fine SAND, trace (+) Silt, some coarse to fine Gravel	rippable, moist
8’6”	Dark Gray Gneiss Bedrock	unrippable
	Groundwater encountered at 3’0”	

Proposed Development
568 & 570 Bedford Rd.
North Castle, NY
22-85

13 December 2022

DH-B (Elev. +500.0)

0'0"-0'8"	Dark brown topsoil	
0'8"-2'6"	FILL (Dark brown coarse to fine SAND, little (+) Silt, little (-) medium to fine Gravel	loose, moist
2'6"-4'9"	Brown, gray coarse to fine SAND, little (+) Silt, little (+) coarse to fine Gravel, with many cobbles and boulders	dense, moist
4'9"-5'6"	Gray, brown completely to highly weathered rock, coarse to fine SAND, trace (+) Silt, and coarse to fine Gravel	rippable, moist
5'6"	Dark Gray Gneiss Bedrock	unrippable
	Groundwater encountered @ 4'0"	

Proposed Development
568 & 570 Bedford Rd.
North Castle, NY
22-85

13 December 2022

DH-C (Elev. +563.0)

0’0”-0’8”	Dark brown topsoil	
0’8”-1’3”	FILL (Dark gray coarse to fine SAND, little (+) Silt, little (-) medium to fine Gravel)	medium dense, moist
1’3”-4’6”	Brown, gray coarse to fine SAND, some (+) Silt, little medium to fine Gravel, with occasional cobbles	medium dense, moist
4’6”-5’6”	Brown SILT and (-), coarse to fine Sand, little (-) Medium to fine Gravel	medium stiff, moist
5’6”-6’6”	Gray, brown highly to completely weathered rock, coarse to fine Sand, trace (+) Silt, some coarse to fine Gravel	rippable, moist
6’6”	Dark Gray Gneiss Bedrock	unrippable
	No groundwater encountered	

DH-D (Elev. +563.0)

0'0"-0'10"	Dark brown topsoil	
0'10"-3'3"	Brown coarse to fine SAND, little (+) Silt, little (+) coarse to fine Gravel, with occasional cobble	medium dense, moist
3'3"-4'9"	Brown SILT and (-), coarse to fine Sand, little (-) coarse to fine Gravel	medium stiff, moist
4'9"-7'0"	Brown coarse to fine SAND, little (-) Silt, some (-) coarse to fine Gravel, with cobbles	dense, moist Very dense @ 6'0'
7'0"-7'6"	Gray, brown highly to completely weathered rock, coarse to fine Sand, trace (+) Silt, some coarse to fine Gravel	rippable, moist
7'6"	Dark Gray Gneiss Bedrock	unrippable
	No groundwater encountered	

TP-E (Elev. +618.0)

0'0"-0'8"	Dark brown topsoil	
0'8"-1'6"	FILL (Dark brown coarse to fine SAND, little Silt, little (+) medium to fine Gravel)	medium dense, moist
1'6"	Dark Gray Gneiss Bedrock	unrippable
	No groundwater encountered	

Proposed Development
568 & 570 Bedford Rd.
North Castle, NY
22-85

13 December 2022

TP-F (Elev. +621.0)

0’0”-0’8”	Dark brown topsoil	
0’8”-2’3”	FILL (Dark gray, brown coarse to fine SAND, little (+) Silt, with many cobbles)	medium dense, moist
2’3”	Dark Gray Gneiss Bedrock	unrippable
	No groundwater encountered	

TP-G (Elev. +618.0)

0’0”-0’6”	Dark brown topsoil	
0’6”-1’3”	FILL (Dark brown coarse to fine SAND, little Silt, little coarse to fine Gravel, with many boulders)	dense, moist
1’3”	Dark Gray Gneiss Bedrock	unrippable
	No groundwater encountered	

TP-H (Elev. +619.0)

0’0”-0’8”	Dark brown topsoil	
0’8’-3’0”	Brown coarse to fine SAND, little (+) Silt, little (+) coarse to fine Gravel, with many cobbles and boulders	medium dense, moist
3’0”-3’6”	Dark gray highly weathered rock, coarse to fine SAND, trace Silt, some coarse to fine Gravel	rippable, moist
3’6”	Dark Gray Gneiss Bedrock	unrippable
	No groundwater encountered	

Proposed Development
568 & 570 Bedford Rd.
North Castle, NY
22-85

15 February 2023

DH-I (Elev. +493.2)

0'0"-1'3"	Dark brown topsoil	
1'3"-2'6"	Brown coarse to fine SAND, some (+) Silt, trace fine Gravel	medium dense, moist to wet
2'6"-4'3"	Mottled light gray, orange brown, red brown coarse to fine SAND, little (+) Silt, little (-) coarse to fine Gravel	medium dense, moist to wet
4'3"-8'0"	Dark gray, brown coarse to fine SAND, little (+) Silt, little (+) coarse to fine Gravel, with occasional cobbles	medium dense, moist to wet
8'0"-9'0"	Dark gray coarse to fine SAND, little Silt, little (+) medium to fine Gravel, weathered rock	medium dense, moist to wet

Groundwater encountered @ 7'6" (moderate inflow)
Evidence of Seasonal High Groundwater (i.e. mottling) @ 2'6"

DH-J (Elev. +492.5)

0'0"-1'3"	Dark brown topsoil	
1'3"-3'0"	Mottled light gray, orange brown, red brown coarse to fine SAND, little (+) Silt, little (-) medium to fine Gravel	medium dense, moist
3'0"-6'9"	Dark gray, brown coarse to fine SAND, little Silt, little (+) medium to fine Gravel	medium dense, moist to wet
6'9"-9'3"	Dark gray, orange brown decomposed rock coarse to fine SAND, some (+) Silt, trace (-) fine Gravel (soft for decomposed rock)	medium dense, moist to wet

Groundwater encountered @ 7'6" (moderate inflow)
Evidence of Seasonal High Groundwater (i.e. mottling) @ 1'3"

Proposed Development
568 & 570 Bedford Rd.
North Castle, NY
22-85

15 February 2023

DH-K (Elev. +624.0)

0'0"-0'6"	Dark brown topsoil	
0'6"-2'9"	FILL (Dark brown coarse to fine SAND, some (-) Silt, little coarse to fine Gravel, with couple cobbles)	loose, moist
2'9"-3'0"	Brown SILT some (+), coarse to fine Sand, trace fine Gravel	medium stiff, moist
3'0"	Gneiss bedrock	unrippable
	No groundwater encountered	

DH-L (Elev. +623.0)

0'0"-1'0"	Dark brown topsoil	
1'0"-2'3"	FILL (Dark brown coarse to fine SAND, some (-) Silt, little (+) coarse to fine Gravel, with couple cobbles	loose, moist
2'3"-3'6"	Brown coarse to fine SAND, and (+) Silt, trace (+) medium to fine Gravel	medium dense, moist
3'6"-4'9"	Brown coarse to fine SAND, little (+) Silt, little medium to fine Gravel, with weathered rock fragments	medium dense, moist
4'9"-8'3"	Dark gray coarse to fine SAND, little (-) Silt, little (+) coarse to fine Gravel, completely to highly weathered rock	rippable
	No Groundwater Encountered	

Proposed Development
568 & 570 Bedford Rd.
North Castle, NY
22-85

15 February 2023

DH-M (Elev. +624.5)

0’0”-0’4”	Brown topsoil	
0’4”-2’3”	FILL (Dark gray, dark brown coarse to fine SAND, some Silt, little (+) coarse to fine Gravel, with cobbles)	medium dense, moist
2’3”-5’9”	Brown, gray coarse to fine SAND, some (+) Silt, little coarse to fine Gravel	medium dense, moist
5’9”	Dark gray, brown Gneiss	unrippable
	No groundwater encountered	

DH-N (Elev. + 623.1)

0’0”-1’0”	Dark brown topsoil	
1’0”-2’9”	FILL (Brown, dark brown coarse to fine SAND, little (+) Silt, little (+) coarse to fine Gravel, with many large boulders)	loose, moist
2’9”	Gray, brown Gneiss	unrippable
	No groundwater encountered	

DH-O (Elev. +618.8)

0’0”-0’10”	Dark brown topsoil	
0’10”	Dark gray Gneiss bedrock	unrippable
	No groundwater encountered	

Proposed Development
568 & 570 Bedford Rd.
North Castle, NY
22-85

15 February 2023

DH-P (Elev. +620.5)

0'0"-1'3"	Dark brown topsoil	
1'3"-2'0"	FILL (Dark gray, brown coarse to fine SAND, little (+) Silt, little (-) coarse to fine Gravel)	medium dense, moist
2'0"-3'3"	Dark brown coarse to fine SAND, little Silt, little coarse to fine Gravel, with many weathered rock fragments	medium dense, moist
3'3"-5'0"	Dark gray highly to completely weathered rock	unrippable
	No groundwater encountered	

INF-C (Elev. +560.5)

0'0"-0'6"	Dark brown topsoil	
0'6"- 1'3"	FILL (Dark gray, brown coarse to fine SAND, little (+) Silt, little (-) coarse to fine Gravel)	medium dense, moist
1'3"- 4'0"	Brown coarse to fine Sand, and (-) Silt, little medium to fine Gravel	medium dense, moist
4'0"	Dark gray, brown unrippable bedrock	
	No groundwater encountered	

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-1

Project:	**Proposed Renovations, Byrnwood Club Development, North Castle, NY**								**SHEET NO.:**	1 of 1
Client:	**JBM Realty**								**JOB NUMBER:**	12-175
Drilling Contractor:	**General Borings, Inc.**								**ELEVATION:**	+661.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	18 Dec 12
No water encountered				**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	18 Dec 12
				WGHT		**140#**			**DRILLER:**	T. McGovern
				FALL		**30"**			**INSPECTOR:**	JB

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			7		**Clay Tennis Court** 0'6"	
1		**S-1**	9		Br $ a (+), cf S, l (-) mf G	Rec = 17"
			12			moist
2			14			
			19		same	
3		**S-2**	23		**Brown SILT and (+), coarse to fine**	Rec = 15"
			50/3"		**Sand, little (-) medium to fine Gravel**	moist
4						possible weathered rock in tip
5					5'0"	
			29		Br cf S, l (+) $ (completely weathered gneiss)	
6		**S-3**	75/4"			Rec = 6"
					Brown coarse to fine SAND, little (+)	moist
7					**Silt (completely weathered Gneiss)**	
		S-4	70/3"			Rec = 3"
8					8'0"	moist
					End of Boring @ 8'0"	Auger refusal @ 8'0"
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-2

Project:	Proposed Renovations, Byrnwood Club Development, North Castle, NY	**SHEET NO.:**	1 of 1
Client:	JBM Realty	**JOB NUMBER:**	12-175
Drilling Contractor:	General Borings, Inc.	**ELEVATION:**	+628.0
		DATUM:	
		START DATE:	18 Dec 12
		FINISH DATE:	18 Dec 12
		DRILLER:	T. McGovern
		INSPECTOR:	JB

GROUNDWATER					CASING	SAMPLE	CORE	TUBE
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS		
No water encountered				DIA.	3 1/4"	1 3/8"		
				WGHT		140#		
				FALL		30"		

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'6"	
1		**S-1**	3		Br $ a (+), cf S, t mf G	Rec = 15"
			2			moist
2			2			
			3		same	
3		**S-2**	9			Rec = 16"
			11		**Brown SILT and (+), coarse to fine**	moist
4			15		**Sand, trace medium to fine Gravel**	
5						
			10		same	
6		**S-3**	12			Rec = 17"
			16			moist
7			50/3"		7'0"	weathered rock in tip
					End of Boring @ 7'0"	Auger refusal @ 7'0"
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-3

Project:	**Proposed Renovations, Byrnwood Club Development, North Castle, NY**								**SHEET NO.:**	1 of 1
Client:	**JBM Realty**								**JOB NUMBER:**	12-175
Drilling Contractor:	**General Borings, Inc.**								**ELEVATION:**	+620.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	18 Dec 12
No water encountered				**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	18 Dec 12
				WGHT		**140#**			**DRILLER:**	T. McGovern
				FALL		**30"**			**INSPECTOR:**	JB

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			3		**Topsoil** 0'6"	
1		**S-1**	6		Br $ a (-), cf S, t mf G	Rec = 17"
			6		**Brown SILT and (-), coarse to fine**	moist
2			14		**Sand, trace medium to fine Gravel** 2'0"	
		S-2	25/5"		Lt br cf G a, cf S, t $ (completely weathered gneiss)	Rec = 5"
3					**Light brown coarse to fine GRAVEL**	moist
					and, coarse to fine Sand, trace	
4					**Silt (completely weathered Gneiss)**	
			23		Br cf G s, cf S, t $ (completely weathered gneiss)	
5		**S-3**	75/3"		4'9"	Rec = 6"
					End of Boring @ 4'9"	moist
6						Auger refusal @ 4'9"
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-4

Project:	**Proposed Renovations, Byrnwood Club Development, North Castle, NY**								**SHEET NO.:**	1 of 1
Client:	**JBM Realty**								**JOB NUMBER:**	12-175
Drilling Contractor:	**General Borings, Inc.**								**ELEVATION:**	+628.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	18 Dec 12
No water encountered				**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	18 Dec 12
				WGHT		**140#**			**DRILLER:**	T. McGovern
				FALL		**30"**			**INSPECTOR:**	JB

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'6"	
1		**S-1**	1		Br cf S, a $, t f G	Rec = 14"
			2		**Brown coarse to fine SAND, and**	moist
2			2		**Silt, trace fine Gravel** 2'0"	
			10		Gr cf S t $, a cf G (completely weathered gneiss)	
3		**S-2**	20			Rec = 13"
			45			moist
4			35			weathered rock 3'-4'
5						
			9		Br cf S, l $, s (+) cf G (completely weathered gneiss)	
6		**S-3**	11			Rec = 17"
			13		**Brown coarse to fine SAND, little**	moist
7			10		**Silt, some (+) coarse to fine Gravel**	
			18		same **(completely weathered Gneiss)**	
8		**S-4**	26			Rec = 14"
			30			moist
9			43			
10						
		S-5	75/6"		same 10'6"	Refusal on spoon @ 10'6"
11					**End of Boring @ 10'6"**	
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-5

Project:	**Proposed Renovations, Byrnwood Club Development, North Castle, NY**	**SHEET NO.:**	1 of 1
Client:	**JBM Realty**	**JOB NUMBER:**	12-175
Drilling Contractor:	**General Borings, Inc.**	**ELEVATION:**	+623.0
GROUNDWATER		**DATUM:**	

DATE	TIME	DEPTH	CASING		CASING	SAMPLE	CORE	TUBE		
No water encountered				**TYPE**	**HSA**	**SS**			**START DATE:**	18 Dec 12
				DIA.	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	18 Dec 12
				WGHT		**140#**			**DRILLER:**	T. McGovern
				FALL		**30"**			**INSPECTOR:**	JB

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		Br cf S, s (+) $, t f G	
1		S-1	2		**Brown coarse to fine SAND,**	Rec = 17"
			3		**some (+) Silt, trace fine Gravel**	moist
2			13		2'0"	
			22		Br cf S, l $, s cf G	
3		S-2	10			Rec = 17"
			16		**Brown coarse to fine SAND, little**	moist
4			26		**Silt, some coarse to fine Gravel**	weathered rock in tip
					(completely weathered Gneiss)	
5						
			23		same, weathered gneiss	
6		S-3	62			Rec = 18"
			55			moist
7			81			weathered rock
8						
					8'6"	Auger refusal @ 8'6"
9					**End of Boring @ 8'6"**	
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-6

Project:	**Proposed Renovations, Byrnwood Club Development, North Castle, NY**								**SHEET NO.:**	1 of 1
Client:	**JBM Realty**								**JOB NUMBER:**	12-175
Drilling Contractor:	**General Borings, Inc.**								**ELEVATION:**	+617.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	19 Dec 12
No water encountered				**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	19 Dec 12
				WGHT		**140#**			**DRILLER:**	T. McGovern
				FALL		**30"**			**INSPECTOR:**	KWA

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION		REMARKS
			2		**Topsoil**	0'6"	
1		**S-1**	6		FILL (Br cf S, l $)	1'0"	Rec = 10"
			5		**FILL (Brown coarse to fine SAND, little Silt)**		moist
2			10				
			12		Br cf S, s $, a (-) cf G		
3		**S-2**	11				Rec = 11"
			11		same		moist
4			52		**Brown coarse to fine SAND, some Silt, and (-) coarse to fine Gravel**		
5							
		S-3	75/2"			5'6"	No recovery
6					**End of Boring @ 5'6"**		Auger refusal @ 5'6"
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-7

Project:	**Proposed Renovations, Byrnwood Club Development, North Castle, NY**								**SHEET NO.:**	1 of 1
Client:	**JBM Realty**								**JOB NUMBER:**	12-175
Drilling Contractor:	**General Borings, Inc.**								**ELEVATION:**	+628.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	19 Dec 12
No water encountered				**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	19 Dec 12
				WGHT		**140#**			**DRILLER:**	T. McGovern
				FALL		**30"**			**INSPECTOR:**	KWA

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'6"	
1		**S-1**	4		Br cf S, l $,l f G	Rec = 18"
			4			moist
2			5			
			13		same	
3		**S-2**	28		**Brown coarse to fine SAND,**	Rec = 17"
			21		**little Silt, little fine Gravel**	moist
4			22			
5					5'0"	
			12		Br cf S, l $, t f G (completely weathered gniess)	
6		**S-3**	14			Rec = 15"
			19			moist
7			28		**Brown coarse to fine SAND, little**	very dense augering 7'-10'
					Silt, trace fine Gravel (completely	
8					**weathered Geniss)**	
9						
10						
			75		same	
11		**S-4**	50/3"			Rec = 6"
						moist
12						very dense augering 10'-15'
13						
14						
15						
		S-4	50/2"		same 15'2"	No recovery
16					**End of Boring @ 15'2"**	Spoon bouncing @ 15'2"
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-8

Project:	**Proposed Renovations, Byrnwood Club Development, North Castle, NY**	**SHEET NO.:**	1 of 1
Client:	**JBM Realty**	**JOB NUMBER:**	12-175
Drilling Contractor:	**General Borings, Inc.**	**ELEVATION:**	+609.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE		
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			**DATUM:**	
19 Dec 12	1130	3'3"	None	DIA.	3 1/4"	1 3/8"			**START DATE:**	19 Dec 12
				WGHT		140#			**FINISH DATE:**	19 Dec 12
				FALL		30"			**DRILLER:**	T. McGovern
									INSPECTOR:	KWA

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Brown Topsoil** 0'6"	
1		**S-1**	4		FILL (Br cf S, a $, t cf G)	Rec = 4"
			8			moist
2			7			
			10		FILL (same)	
3		**S-2**	11			No recovery
			11		**FILL (Brown coarse to fine SAND,**	moist
4			13		**and Silt, trace coarse to fine Gravel)**	
5						
			13		FILL (same) 5'6"	
6		**S-3**	8		Mtld gr, or br Cy $ s, cf S, w/t roots	Rec = 18"
			7		**Mottled gray, orange brown Clayey**	moist
7			8		**SILT some, coarse to fine Sand, with** 7'0"	
			8		**roots**	
8		**S-4**	8		Gr br cf S, s (+) $, l cf G	Rec = 15"
			7			wet
9			8		**Gray brown coarse to fine SAND,**	
					some (+) Silt, little coarse to fine	
10					**Gravel**	
			15		same, l cf G	
11		**S-5**	25			Rec = 16"
			26			wet
12			35		12'0"	
					End of Boring @ 12'0"	
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-9

Project:	Proposed Renovations, Byrnwood Club Development, North Castle, NY	**SHEET NO.:**	1 of 1
Client:	JBM Realty	**JOB NUMBER:**	12-175
Drilling Contractor:	General Borings, Inc.	**ELEVATION:**	+674.0
		DATUM:	
		START DATE:	19 Dec 12
		FINISH DATE:	19 Dec 12
		DRILLER:	T. McGovern
		INSPECTOR:	KWA

GROUNDWATER					CASING	SAMPLE	CORE	TUBE
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS		
No water encountered				DIA.	3 1/4"	1 3/8"		
				WGHT		140#		
				FALL		30"		

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			8		**Clay Tennis Court** 0'6"	
1		**S-1**	8		FILL (Br cf S, s $, s (+) cf G)	Rec = 17"
			8			moist
2			17			
			17		FILL (same)	
3		**S-2**	12			Rec = 15"
			7		**FILL (Brown coarse to fine Sand,**	moist
4			13		**some Silt, some (+) coarse to fine**	
					Gravel)	
5						
			10		FILL (Br cf S, s $, l cf G)	
6		**S-3**	4			Rec = 15"
			5			moist
7			11		7'0"	
		S-4	50/3"		**Highly to moderately weathered** 7'6"	Rec = 3"
8					**Gneiss**	moist
					Eknd of Boring @ 7'6"	Auger refusal @ 7'0"
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-10

Project:	**Proposed Renovations, Byrnwood Club Development, North Castle, NY**									**SHEET NO.:**	1 of 1
Client:	**JBM Realty**									**JOB NUMBER:**	12-175
Drilling Contractor:	**General Borings, Inc.**									**ELEVATION:**	+638.8
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**		**DATUM:**	
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**				**START DATE:**	19 Dec 12
No water encountered				**DIA.**	**3 1/4"**	**1 3/8"**				**FINISH DATE:**	19 Dec 12
				WGHT		**140#**				**DRILLER:**	T. McGovern
				FALL		**30"**				**INSPECTOR:**	JB

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil** 0'1"	
1		**S-1**	3		Br cf $ s, cf S, l cf G	Rec = 15"
			6		**Brown coarse to fine SILT some, coarse to**	moist
2			50/3"		**fine Sand, little coarse to fine Gravel** 2'0"	Auger refusal @ 2'0"
3						
		Run #1			**Gray, white Gneiss**	Run #1
4						2'0"-7'0"
						Run = 60"
5					5'0"	Rec = 52" = 86%
					Soil seam	RQD = 53%
6					5'8"	
					Gray, white Gneiss	
7					7'0"	
					End of Boring @ 7'0"	
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-11

Project:	**Proposed Renovations, Byrnwood Club Development, North Castle, NY**								**SHEET NO.:**	1 of 1
Client:	**JBM Realty**								**JOB NUMBER:**	12-175
Drilling Contractor:	**General Borings, Inc.**								**ELEVATION:**	+640.0
GROUNDWATER					**CASING**	**SAMPLE**	**CORE**	**TUBE**	**DATUM:**	
DATE	**TIME**	**DEPTH**	**CASING**	**TYPE**	**HSA**	**SS**			**START DATE:**	19 Dec 12
No water encountered				**DIA.**	**3 1/4"**	**1 3/8"**			**FINISH DATE:**	19 Dec 12
				WGHT		**140#**			**DRILLER:**	T. McGovern
				FALL		**30"**			**INSPECTOR:**	KWA

Depth (ft.)	Casing Blows per Foot	Sample No.	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			2		**Topsoil**	
1		**S-1**	3		0'9"	Rec = 20"
			3		Br cf S, l (+) $	moist
2			7			
			5		same, dk br	
3		**S-2**	6		**Brown coarse to fine SAND,**	Rec = 17"
			8		**little (+) Silt**	moist
4			23		4'0"	
5					**Completely to highly weathered**	
					Gneiss	
6					5'6"	Auger refusal @ 5'6"
7					**End of Boring @ 5'6"**	
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

3 January 2013

TEST PIT LOGS

TP-1	Elevation +662		
0-0'9"	Brown Topsoil		
0'9"-2'0"	Brown coarse to fine SAND, and Silt, trace (+) medium to fine Gravel	medium dense	moist
2'0"	Gneiss bedrock No water encountered		

TP-2	Elevation +672		
0-1'10"	FILL (Brown coarse to fine SAND, some silt, little (-) coarse to fine Gravel, with topsoil)	medium dense	moist
1'10"-4'4"	Light brown coarse to fine SAND, some (+) Silt	medium dense	moist
4'4"	Gneiss bedrock No water encountered		

TP-3	Elevation +672		
0-0'9"	Dark brown Topsoil with surface debris		
0'9"-2'2"	Brown coarse to fine SAND, some Silt	medium dense	moist
2'2"	Gneiss bedrock No water encountered		

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

3 January 2013

TEST PIT LOGS

TP-4	Elevation +672		
0-0'6"	Brown Topsoil		
0'6"-3'6"	Brown coarse to fine SAND, and (-) Silt, some coarse to fine Gravel	medium dense	moist
3'6"	Gneiss bedrock No water encountered		

TP-5	Elevation +670		
0-0'7"	Brown Topsoil		
0'7"-3'8"	Light brown coarse to fine SAND, some (+) Silt	medium dense	moist
3'8"-4'9"	Brown coarse to fine SAND, some Silt (completely weathered gneiss)	dense	moist
4'9"	Gneiss bedrock No water encountered		

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

3 January 2013

TEST PIT LOGS

TP-6	Elevation +672		
0-0'10"	Brown Topsoil		
0'10"-2'10"	Light brown coarse to fine SAND, some (-) Silt, little coarse to fine Gravel	medium dense	moist
2'10"-4'7"	Brown coarse to fine SAND, some Silt, little coarse to fine Gravel (completely weathered gneiss)	dense	moist
4'7"	Gneiss bedrock No water encountered		

TP-7	Elevation +620		
0-0'9"	Brown Topsoil		
0'9"-2'8"	Brown coarse to fine SAND, some Silt, trace coarse to fine Gravel	medium dense	moist
2'8"	Probable Gneiss bedrock		
	Test pit abandoned No water encountered		

TP-8	Elevation +614		
0-0'8"	Dark brown Topsoil		
0'8"-5'0"	Mottled orange brown, gray coarse to fine SAND, and (-) Silt	medium dense	moist
	Groundwater encountered @ 4'1"	slow inflow	

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

3 January 2013

TEST PIT LOGS

TP-9	Elevation +628		
0-0'4"	Topsoil		
0'4"-6'9"	FILL (Brown coarse to fine SAND, some (+) Silt, some (+) coarse to fine Gravel, with cobbles and boulders)	medium dense	moist
6'9"	FILL (Gray coarse to fine SAND, trace (+) Silt)	medium dense	moist
	Possible cover over for utility Test pit was abandoned		
	No water encountered		

TP-10	Elevation +625		
0-0'4"	Topsoil		
0'4"-3'0"	FILL (Boulders with topsoil)	loose	moist
3'0"-8'0"	Brown coarse to fine SAND, some (+) Silt	medium dense	moist
	No water encountered		

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

3 January 2013

TEST PIT LOGS

TP-11	Elevation +642		
0-0'6"	Brown Topsoil		
0'6"-3'9"	Brown coarse to fine SAND, some Silt, little coarse to fine Gravel, with occasional cobbles and boulders	medium dense	moist
3'9"-6'0"	Brown coarse to fine SAND, little (+) Silt, some coarse to fine Gravel (completely weathered gneiss)	dense	moist
6'0"	Weathered Gneiss bedrock No water encountered		

TP-12	Elevation +635		
0-0'6"	Brown Topsoil		
0'6"-5'0"	FILL (Brown coarse to fine SAND, some (+) Silt, little (-) coarse to fine Gravel, with trace of debris)	loose	moist
5'0"-6'6"	Orange brown, gray coarse to fine SAND and Silt	dense	moist
	Refusal on boulder No water encountered		

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

4 January 2013

TEST PIT LOGS

TP-13	Elevation +636		
0-0'9"	Brown Topsoil with roots		
0'9"-6'3"	Brown coarse to fine SAND, and Silt, little coarse to fine Gravel	medium dense	moist
6'3"-7'5"	Brown coarse to fine SAND, some (+) Silt, little (-) coarse to fine Gravel	dense	moist
7'5"	Gneiss bedrock		
	Groundwater encountered @ 4'10"	slow inflow	

TP-14	Elevation +625		
0-0'3"	Brown Topsoil		
0'3"-3'4"	FILL (Gray brown coarse to fine SAND, some Silt, little coarse to fine Gravel, with cobbles and boulders)	loose	moist
3'4"-5'0"	FILL (Brown coarse to fine SAND, little Silt)	medium dense	moist
5'0"	Gneiss bedrock No water encountered		

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

4 January 2013

TEST PIT LOGS

TP-15	Elevation +668		
0-0'3"	Brown Topsoil		
0'3"-1'8"	Brown coarse to fine SAND, some (+) Silt, some (-) coarse to fine Gravel, with occasional cobbles and boulders	medium dense	moist
1'8"	Gneiss bedrock No water encountered		
TP-16	Elevation +651		
0-0'8"	Dark brown Topsoil		
0'8"-1'10"	FILL (Brown coarse to fine SAND, some (+) Silt, trace medium to fine Gravel, with cobbles)	medium dense	moist
1'10"-4'10"	Brown coarse to fine SAND, some (+) Silt, trace medium to fine Gravel	medium dense	moist
4'10"	Gneiss bedrock No water encountered		

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

4 January 2013

TEST PIT LOGS

TP-17	Elevation +655		
0-0'3"	Topsoil		
0'3"-1'0"	Brown coarse to fine SAND, some (+) Silt, little coarse to fine Gravel	medium dense	moist
	Encountered irrigation pipes Test pit abandoned No water encountered		
TP-18	Elevation +670		
0-0'10"	Brown Topsoil		
0'10"-7'0"	Brown SILT and, coarse to fine Sand, little (-) medium to fine Gravel	medium dense	moist
	No water encountered		

Brynwood Club Development
Bedford Road
Town of North Castle, NY
(12-175)

13 September 2013

TEST PIT LOGS

TP-19

0-2'5"	FILL (Brown coarse to fine SAND, some Silt, some coarse to fine Gravel, with topsoil, cobbles, boulders)	loose	moist
2'5"-7'0"	Brown coarse to fine SAND, some Silt, little coarse to fine Gravel	medium dense	moist
	No water encountered		

TP-20

0-0'6"	Brown Topsoil		
0'6"-4'3"	Brown, orange brown coarse to fine SAND, some Silt, little coarse to fine Gravel	medium dense	moist
4'3"-8'0"	Orange brown coarse to fine SAND, little (-) Silt, some coarse to fine Gravel, with occasional cobbles	medium dense	moist
	No water encountered		

Brynwood Club Development
Bedford Road
Town of North Castle, NY
(12-175)

13 September 2013

TEST PIT LOGS

TP-21

0-0'6"	Dark brown Topsoil		
0'6"-1'4"	FILL (Brown coarse to fine SAND, some (-) Silt, trace medium to fine Gravel, with few roots)	medium dense	moist
1'4"-7'0"	Brown coarse to fine SAND, little Silt, trace (+) coarse to fine Gravel, with occasional cobbles	medium dense	moist
7'0"	Possible weathered bedrock		
	No water encountered		

TP-22

0-1'6"	Dark brown Topsoil, with roots		
1'6"-2'8"	Mottled gray brown, orange brown Clayey SILT, little medium to fine Sand	medium dense	moist
2'8"-3'6"	Brown coarse to fine SAND, some (+) Silt, little medium to fine Gravel	medium dense	moist
3'6"-6'0"	Brown coarse to fine SAND, little (+) Silt, come coarse to fine Gravel	medium dense	wet
6'0"-7'6"	Gray brown SILT little, coarse to fine Sand, trace medium to fine Gravel	medium dense	wet
	Groundwater encountered @ 4'6"	slow inflow	

Brynwood Club Development
Bedford Road
Town of North Castle, NY
(12-175)

13 September 2013

TEST PIT LOGS

TP-23

0-0'7"	Brown Topsoil		
0'7"-3'10"	Brown coarse to fine SAND, and (-) Silt, little (-) coarse to fine Gravel	dense	moist
3'10"	Weathered bedrock		
	No water encountered		

TP-24

0-0'8"	Brown Topsoil		
0'8"-6'8"	Brown coarse to fine SAND, some (+) Silt, little (-) coarse to fine Gravel, with occasional cobbles	medium dense	moist
6'8"	Possible weathered bedrock or boulder		
	No water encountered		

TP-25

0-0'4"	Brown Topsoil		
0'4"-3'4"	Brown coarse to fine SAND, and Silt, trace medium to fine Gravel	medium dense	moist
3'4"	Possible bedrock or boulder		
	No water encountered		

Brynwood Club Development
Bedford Road
Town of North Castle, NY
(12-175)

13 September 2013

TEST PIT LOGS

TP-26

0-0'6"	Brown Topsoil		
0'6"-2'8"	FILL (Brown coarse to fine SAND, some (-) Silt, little coarse to fine Gravel, with cobbles and boulders)	medium dense	moist
2'8"-4'0"	FILL (Brown Topsoil, with trace roots)		
4'0"-5'6"	FILL (Dark gray brown Clayey SILT, and, coarse to fine Sand, with trace roots, trace debris)	medium stiff	moist
5'6"-8'0"	Brown coarse to fine SAND, and (-) Silt, trace coarse to fine Gravel	medium dense	moist
	No water encountered		

TP-27

0-0'9"	Brown Topsoil, with roots		
0'9"-4'4"	Light brown coarse to fine SAND, little Silt, trace coarse to fine Gravel	medium dense	dry
4'4"	Probable weathered bedrock		
	No water encountered		

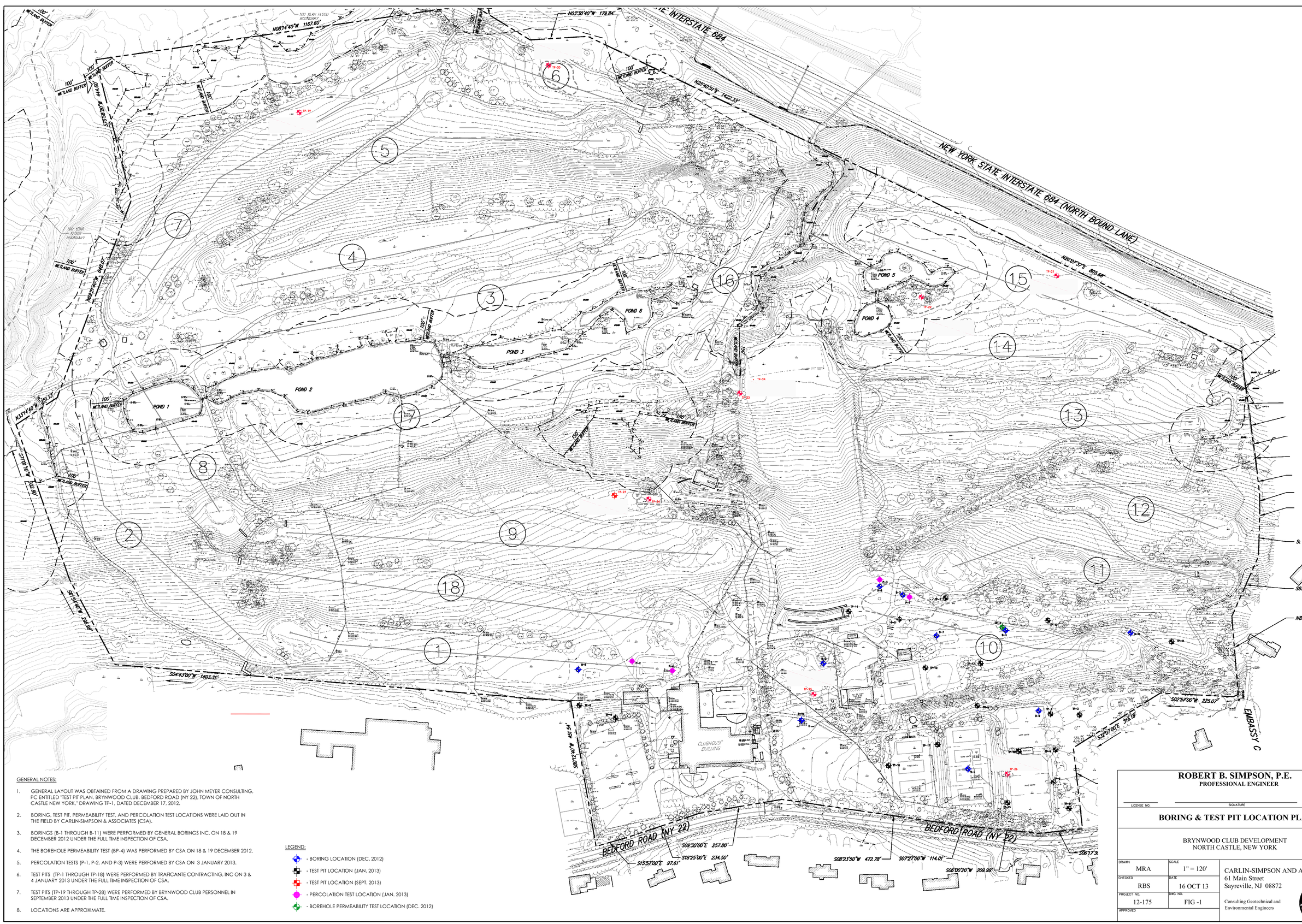
Brynwood Club Development
Bedford Road
Town of North Castle, NY
(12-175)

13 September 2013

TEST PIT LOGS

TP-28

0-0'4"	Brown Topsoil		
0'4"-8'6"	FILL (Brown coarse to fine SAND, little Silt, little coarse to fine Gravel, with organics, debris)	loose	moist
8'6"-9'0"	FILL (Gray coarse to fine SAND, some Silt, little coarse to fine Gravel, with organics)	medium dense	wet
	Groundwater encountered @ 8'0"		



GENERAL NOTES:

1. GENERAL LAYOUT WAS OBTAINED FROM A DRAWING PREPARED BY JOHN MEYER CONSULTING, PC ENTITLED "TEST PIT PLAN, BRYNWOOD CLUB, BEDFORD ROAD (NY 22), TOWN OF NORTH CASTLE NEW YORK," DRAWING TP-1, DATED DECEMBER 17, 2012.
2. BORING, TEST PIT, PERMEABILITY TEST, AND PERCOLATION TEST LOCATIONS WERE LAID OUT IN THE FIELD BY CARLIN-SIMPSON & ASSOCIATES (CSA).
3. BORINGS (B-1 THROUGH B-11) WERE PERFORMED BY GENERAL BORINGS INC. ON 18 & 19 DECEMBER 2012 UNDER THE FULL TIME INSPECTION OF CSA.
4. THE BOREHOLE PERMEABILITY TEST (BP-4) WAS PERFORMED BY CSA ON 18 & 19 DECEMBER 2012.
5. PERCOLATION TESTS (P-1, P-2, AND P-3) WERE PERFORMED BY CSA ON 3 JANUARY 2013.
6. TEST PITS (TP-1 THROUGH TP-18) WERE PERFORMED BY TRAFICANTE CONTRACTING, INC ON 3 & 4 JANUARY 2013 UNDER THE FULL TIME INSPECTION OF CSA.
7. TEST PITS (TP-19 THROUGH TP-28) WERE PERFORMED BY BRYNWOOD CLUB PERSONNEL IN SEPTEMBER 2013 UNDER THE FULL TIME INSPECTION OF CSA.
8. LOCATIONS ARE APPROXIMATE.

LEGEND:

- BORING LOCATION (DEC. 2012)
- TEST PIT LOCATION (JAN. 2013)
- TEST PIT LOCATION (SEPT. 2013)
- PERCOLATION TEST LOCATION (JAN. 2013)
- BOREHOLE PERMEABILITY TEST LOCATION (DEC. 2012)

ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

LICENSE NO. _____ SIGNATURE _____

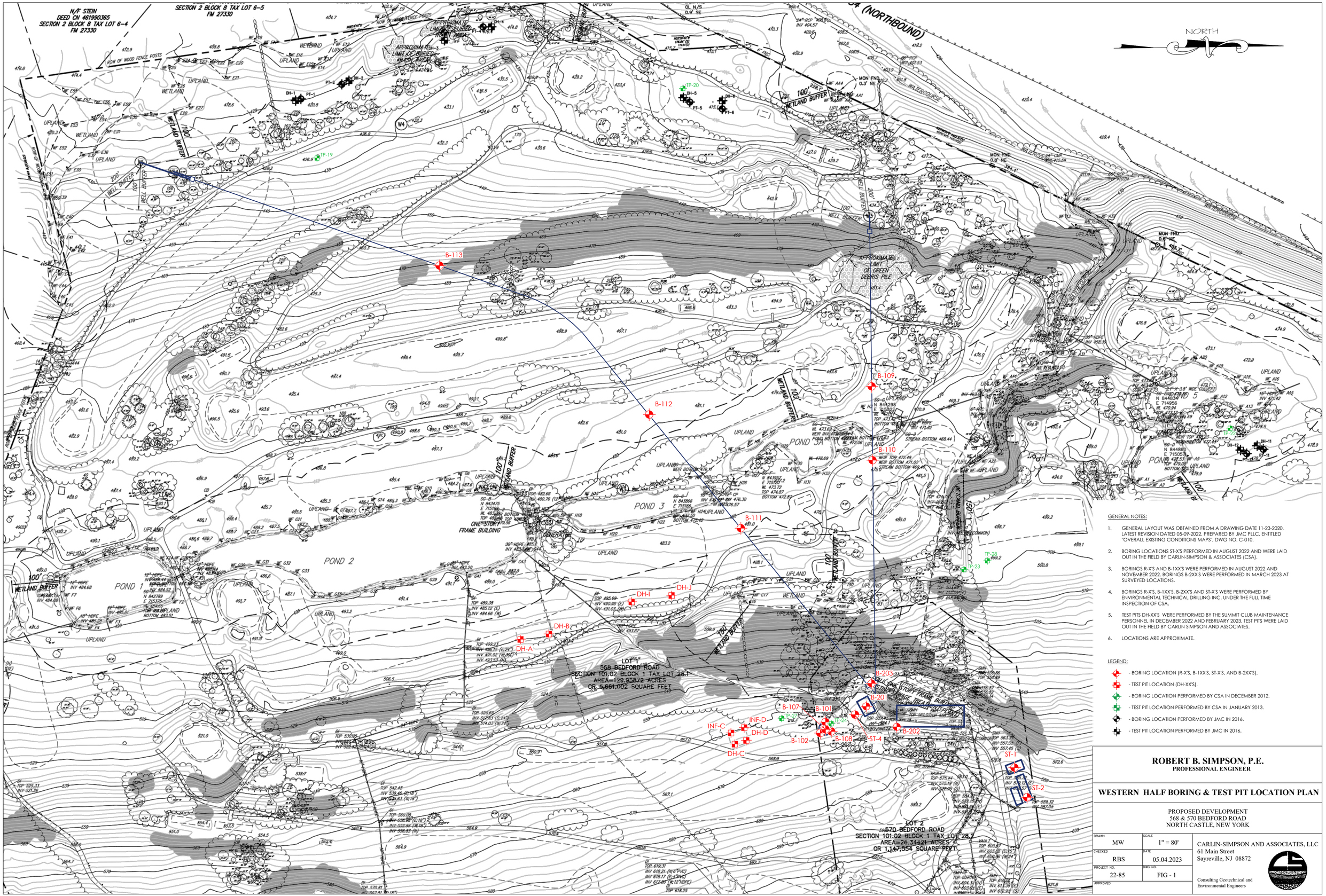
BORING & TEST PIT LOCATION PLAN

BRYNWOOD CLUB DEVELOPMENT
NORTH CASTLE, NEW YORK

DRAWN: MRA	SCALE: 1" = 120'
CHECKED: RBS	DATE: 16 OCT 13
PROJECT NO.: 12-175	DWG NO.: FIG -1
APPROVED	

CARLIN-SIMPSON AND ASSOCIATES
61 Main Street
Sayreville, NJ 08872

Consulting Geotechnical and Environmental Engineers



GENERAL NOTES:

1. GENERAL LAYOUT WAS OBTAINED FROM A DRAWING DATE 11-23-2020, LATEST REVISION DATED 05-09-2022, PREPARED BY JMC PLLC, ENTITLED "OVERALL EXISTING CONDITIONS MAPS", DWG NO. C-010.
2. BORING LOCATIONS ST-X'S PERFORMED IN AUGUST 2022 AND WERE LAID OUT IN THE FIELD BY CARLIN-SIMPSON & ASSOCIATES (CSA).
3. BORINGS R-X'S AND B-1XX'S WERE PERFORMED IN AUGUST 2022 AND NOVEMBER 2022. BORINGS B-2XX'S WERE PERFORMED IN MARCH 2023 AT SURVEYED LOCATIONS.
4. BORINGS R-X'S, B-1XX'S, B-2XX'S AND ST-X'S WERE PERFORMED BY ENVIRONMENTAL TECHNICAL DRILLING INC. UNDER THE FULL TIME INSPECTION OF CSA.
5. TEST PITS DH-XX'S WERE PERFORMED BY THE SUMMIT CLUB MAINTENANCE PERSONNEL IN DECEMBER 2022 AND FEBRUARY 2023. TEST PITS WERE LAID OUT IN THE FIELD BY CARLIN SIMPSON AND ASSOCIATES.
6. LOCATIONS ARE APPROXIMATE.

LEGEND:

- BORING LOCATION (R-X'S, B-1XX'S, ST-X'S, AND B-2XX'S).
- TEST PIT LOCATION (DH-XX'S).
- BORING LOCATION PERFORMED BY CSA IN DECEMBER 2012.
- TEST PIT LOCATION PERFORMED BY CSA IN JANUARY 2013.
- BORING LOCATION PERFORMED BY JMC IN 2016.
- TEST PIT LOCATION PERFORMED BY JMC IN 2016.

ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

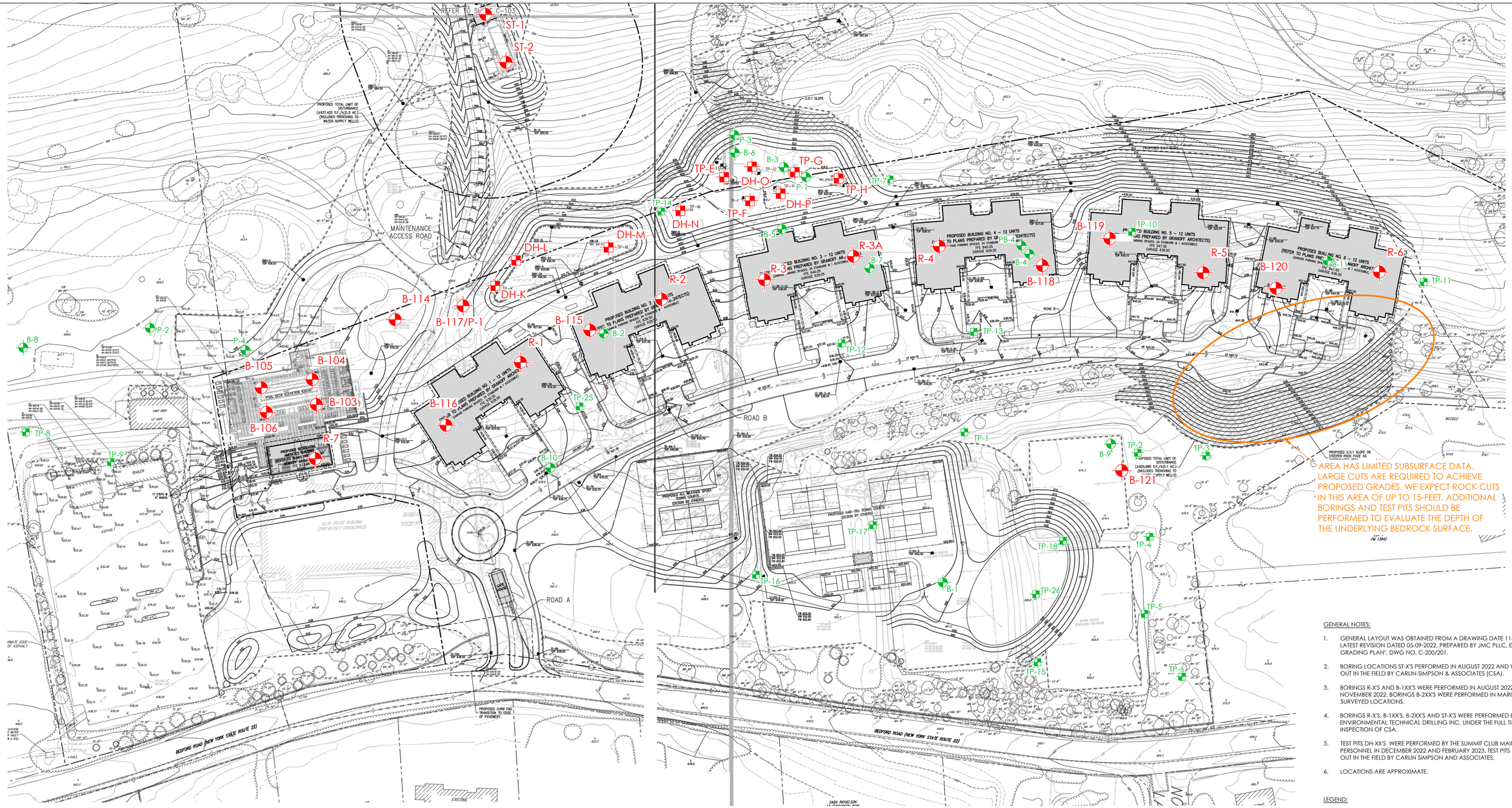
WESTERN HALF BORING & TEST PIT LOCATION PLAN

PROPOSED DEVELOPMENT
568 & 570 BEDFORD ROAD
NORTH CASTLE, NEW YORK

DRAWN: MW	SCALE: 1" = 80'
CHECKED: RBS	DATE: 05.04.2023
PROJECT NO.: 22-85	DWG NO.: FIG - 1
APPROVED	

CARLIN-SIMPSON AND ASSOCIATES, LLC
61 Main Street
Sayreville, NJ 08872

Consulting Geotechnical and Environmental Engineers



GENERAL NOTES:

1. GENERAL LAYOUT WAS OBTAINED FROM A DRAWING DATE 11-23-2020. LATEST REVISION DATED 05-09-2022, PREPARED BY JMC PLLC, ENTITLED "SITE GRADING PLAN", DWG NO. C-200/201.
2. BORING LOCATIONS ST-X'S PERFORMED IN AUGUST 2022 AND WERE LAID OUT IN THE FIELD BY CARLIN-SIMPSON & ASSOCIATES (CSA).
3. BORINGS R-X'S AND B-1XX'S WERE PERFORMED IN AUGUST 2022 AND NOVEMBER 2022. BORINGS B-2XX'S WERE PERFORMED IN MARCH 2023 AT SURVEYED LOCATIONS.
4. BORINGS R-X'S, B-1XX'S, B-2XX'S AND ST-X'S WERE PERFORMED BY ENVIRONMENTAL TECHNICAL DRILLING INC. UNDER THE FULL TIME INSPECTION OF CSA.
5. TEST PITS DH-XX'S WERE PERFORMED BY THE SUMMIT CLUB MAINTENANCE PERSONNEL IN DECEMBER 2022 AND FEBRUARY 2023. TEST PITS WERE LAID OUT IN THE FIELD BY CARLIN SIMPSON AND ASSOCIATES.
6. LOCATIONS ARE APPROXIMATE.

LEGEND:

- BORING LOCATION (R-X'S, B-1XX'S, ST-X'S, AND B-2XX'S).
- TEST PIT LOCATION (DH-XX'S).
- BORING LOCATION PERFORMED BY CSA IN DECEMBER 2012.
- TEST PIT LOCATION PERFORMED BY CSA IN JANUARY 2013.

NORTH

ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

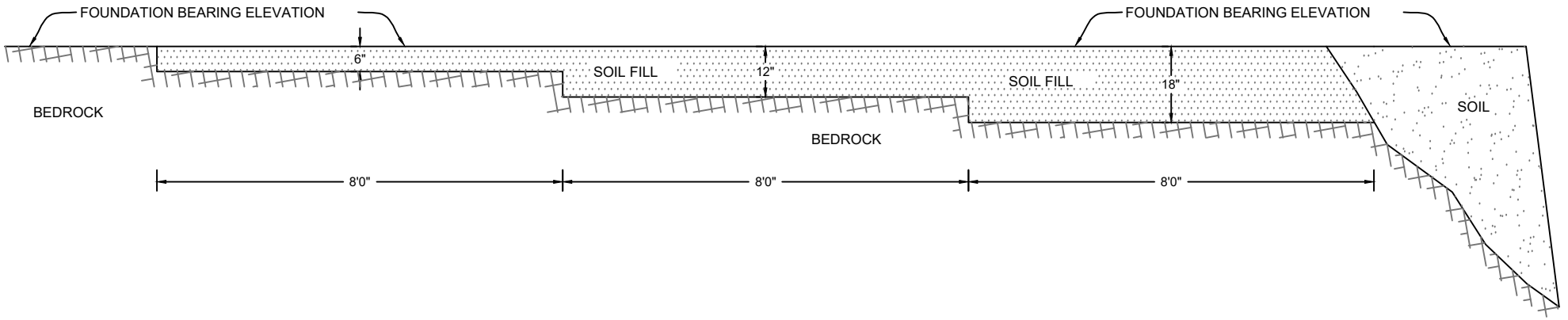
EASTERN BORING & TEST PIT LOCATION PLAN

PROPOSED DEVELOPMENT
568 & 570 BEDFORD ROAD
NORTH CASTLE, NEW YORK

DRAWN: MW	SCALE: 1" = 60'
CHECKED: RBS	DATE: 05.04.2023
PROJECT NO.: 22-85	DWG NO.: FIG - 2
APPROVED:	

CARLIN-SIMPSON AND ASSOCIATES, LLC
61 Main Street
Sayreville, NJ 08872

Consulting Geotechnical and Environmental Engineers



NOTES:

1. EXCAVATE ROCK IN A SERIES OF STEPS. EACH STEP SHALL BE 6-INCHES DEEP AND A MINIMUM OF 8-FEET IN LENGTH, FOR A TOTAL DISTANCE OF 24-FEET FROM EDGE OF SOIL/ROCK INTERFACE.

2. BACKFILL OVER-EXCAVATION WITH SOIL FILL. SOIL FILL SHALL BE PLACED IN MAXIMUM 6-INCH LAYERS AND EACH LAYER SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM MODIFIED DRY DENSITY (ASTM D1557).

3. SOIL FILL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 1/2-INCH AND CONTAIN AT LEAST 15% BUT LESS THAN 30% BY WEIGHT PASSING A NO. 200 SIEVE.

ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

LICENSE NO. _____ SIGNATURE _____ DATE _____

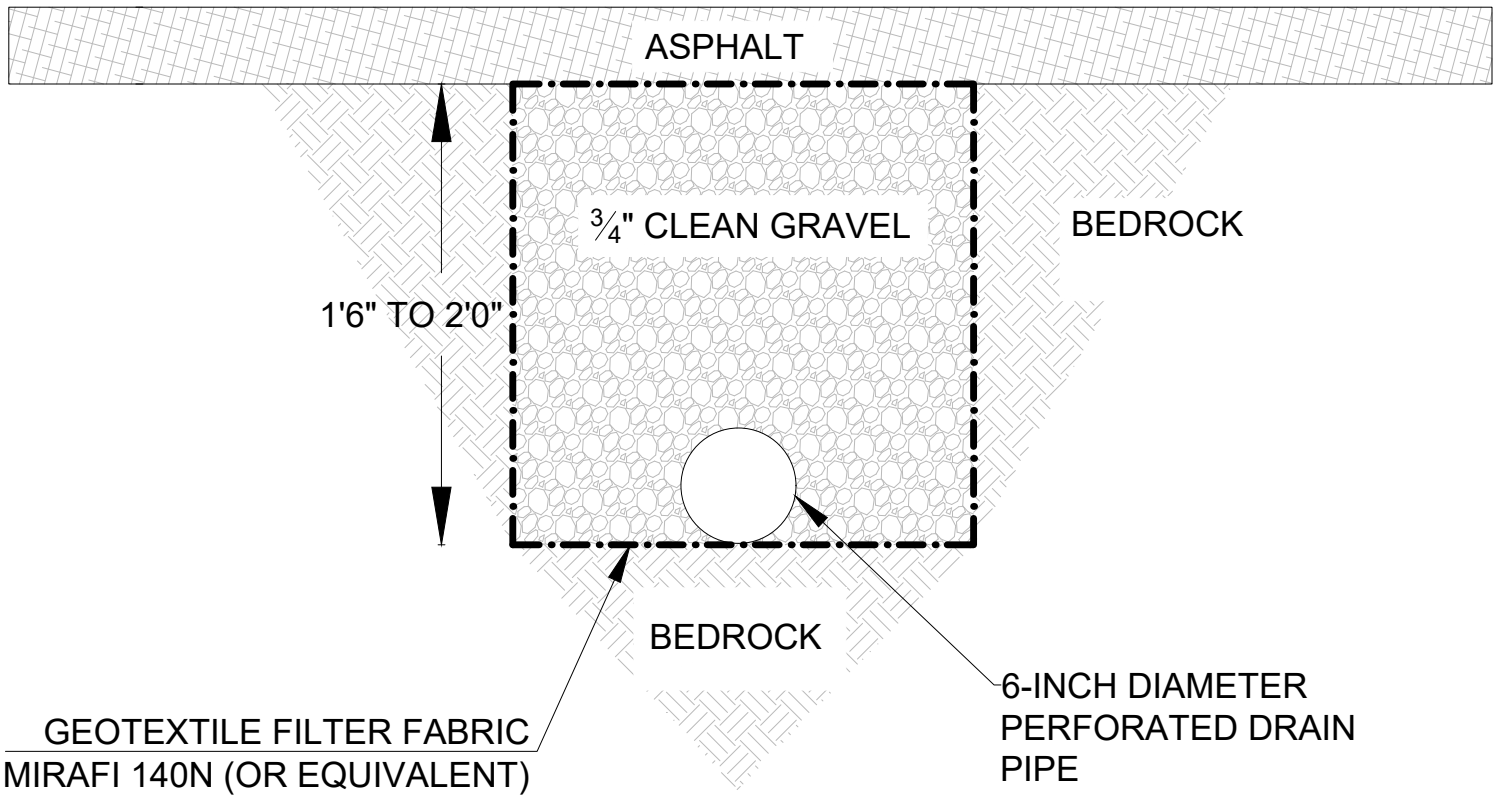
TRANSITION ZONE DETAIL (ROCK TO SOIL)

PROPOSED DEVELOPMENT
568 AND 570 BEDFORD ROAD
NORTH CASTLE, NEW YORK

DRAWN: SR	SCALE: NTS
CHECKED: RBS	DATE: 05.17.2023
PROJECT NO.: 22-85	DWG NO.: FIG-3
APPROVED:	

CARLIN-SIMPSON AND ASSOCIATES
61 Main Street
Sayreville, NJ 08872

Consulting Geotechnical and Environmental Engineers



ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

LICENSE NO. _____ SIGNATURE _____ DATE _____

TYPICAL UNDERDRAIN PIPE DETAIL

PROPOSED DEVELOPMENT
568 & 570 BEDFORD ROAD
NORTH CASTLE, NEW YORK

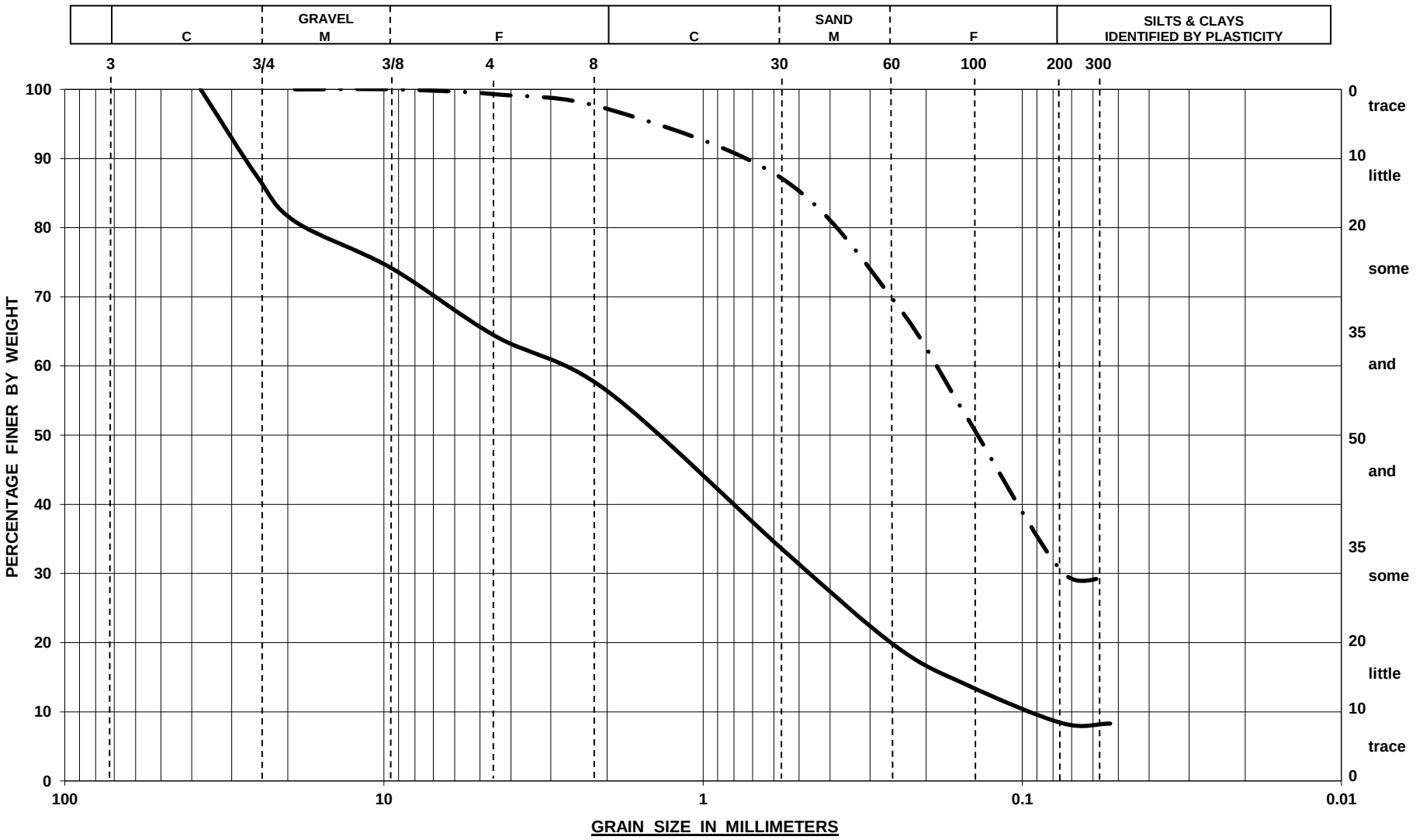
DRAWN: CKA	SCALE: 1" = 10'
CHECKED: RBS	DATE: 05.30.2023
PROJECT NO.: 22-85	DWG NO.: FIG -4
APPROVED	

CARLIN-SIMPSON AND ASSOCIATES
61 Main Street
Sayreville, NJ 08872

Consulting Geotechnical and
Environmental Engineers

CARLIN-SIMPSON & ASSOCIATES, LLC
SAYREVILLE, NJ 08872

SIEVE ANALYSIS

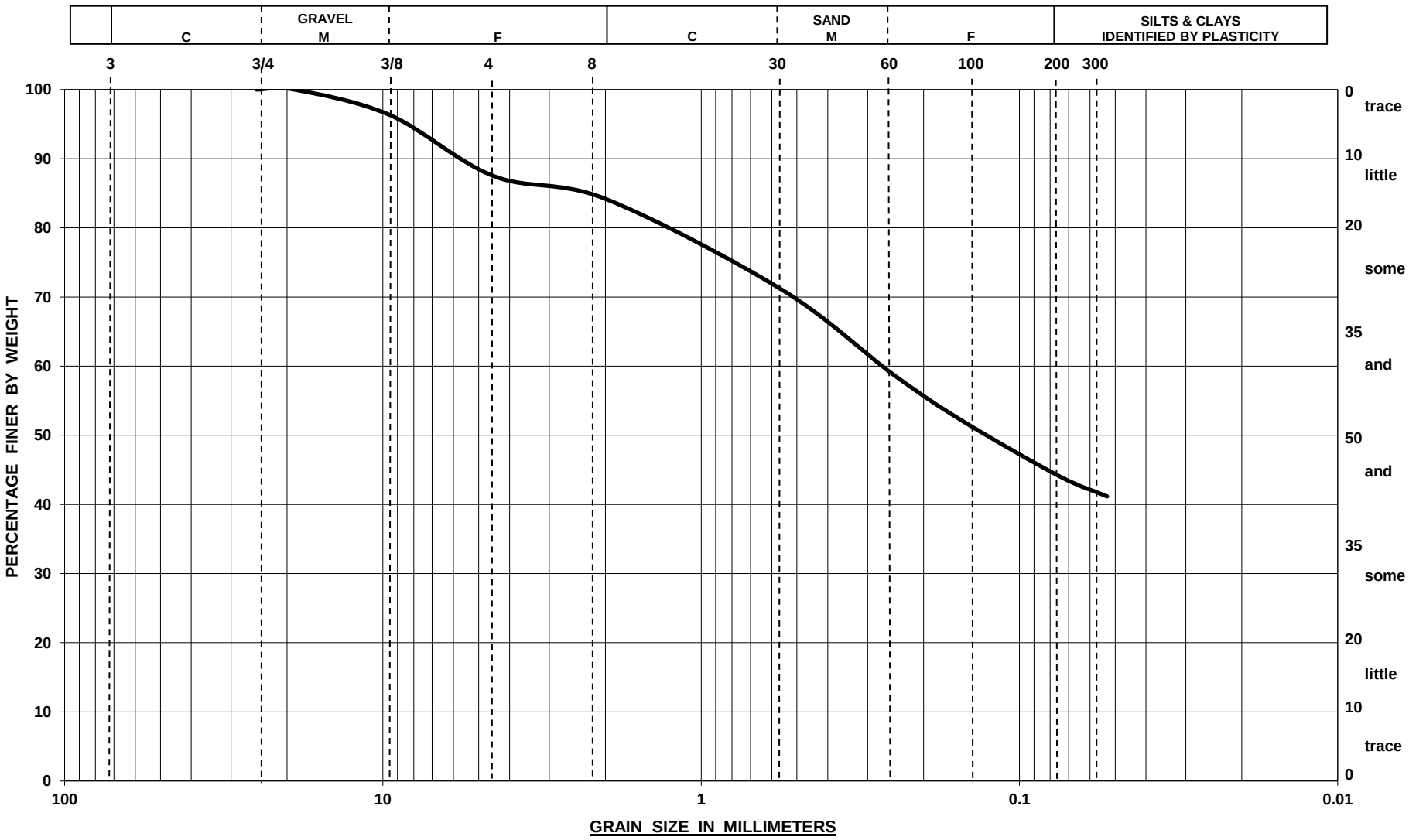


SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	R-1	S-2	2'-4'	Brown coarse to fine Sand, trace (+) Silt, and coarse to fine Gravel	3.7%
— · —	R-2	S-4	6'-8"	Brown coarse to fine SAND, some(+) Silt, trace (-) medium to fine Gravel	7.6%

PROJECT Proposed Development, 568 & 570 Bedford Road, North Castle, NY **BY** BGH **DATE** 9-Jan-23 **JOB NO** 22-85

CARLIN-SIMPSON & ASSOCIATES, LLC
SAYREVILLE, NJ 08872

SIEVE ANALYSIS

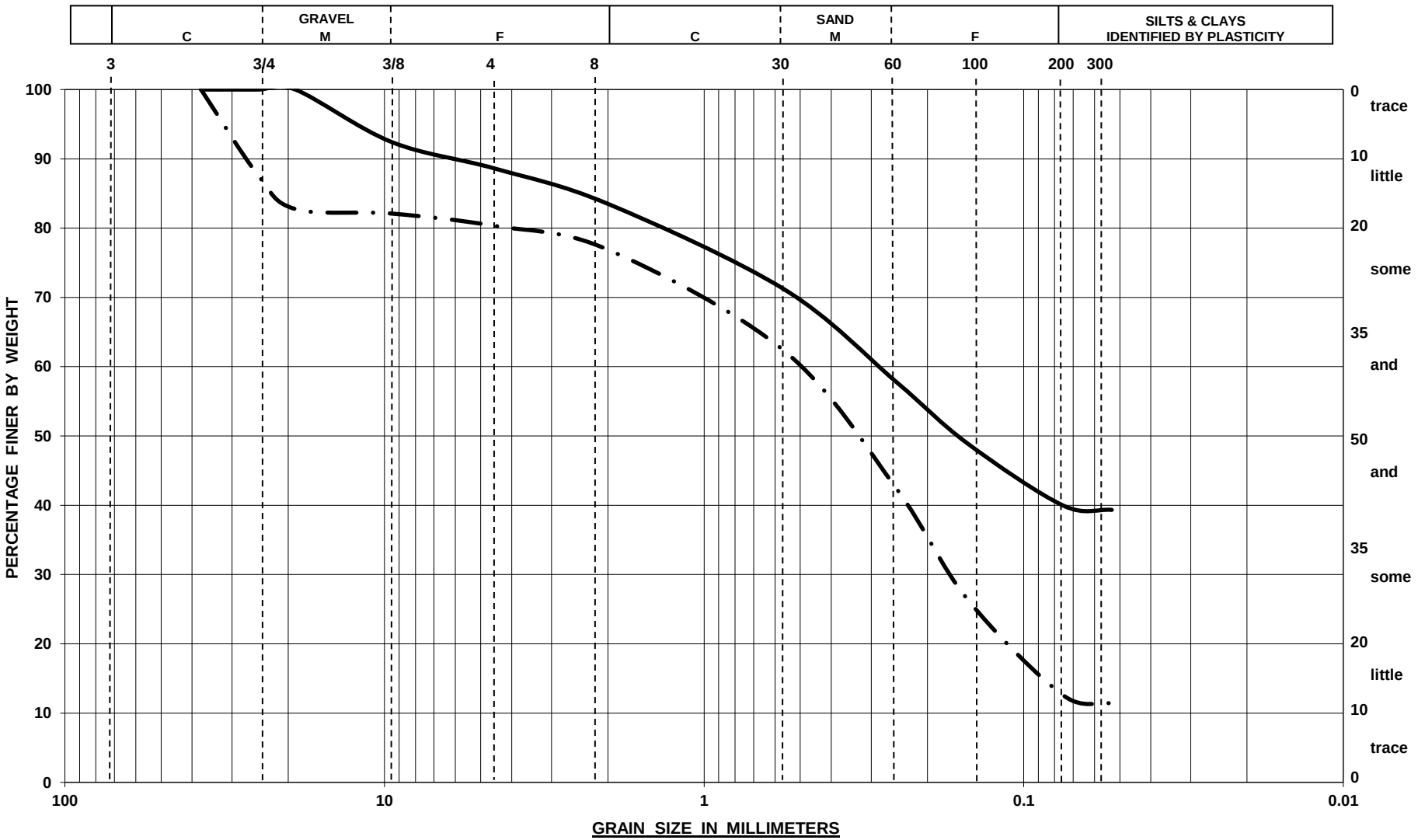


SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	R-4	S-1	0'-2'	Brown, orange coarse to fine Sand, and Silt, little medium to fine Gravel	9.0%

PROJECT Proposed Development, 568 & 570 Bedford Road, North Castle, NY **BY** BGH **DATE** 7-Jan-23 **JOB NO** 22-85

CARLIN-SIMPSON & ASSOCIATES, LLC
SAYREVILLE, NJ 08872

SIEVE ANALYSIS

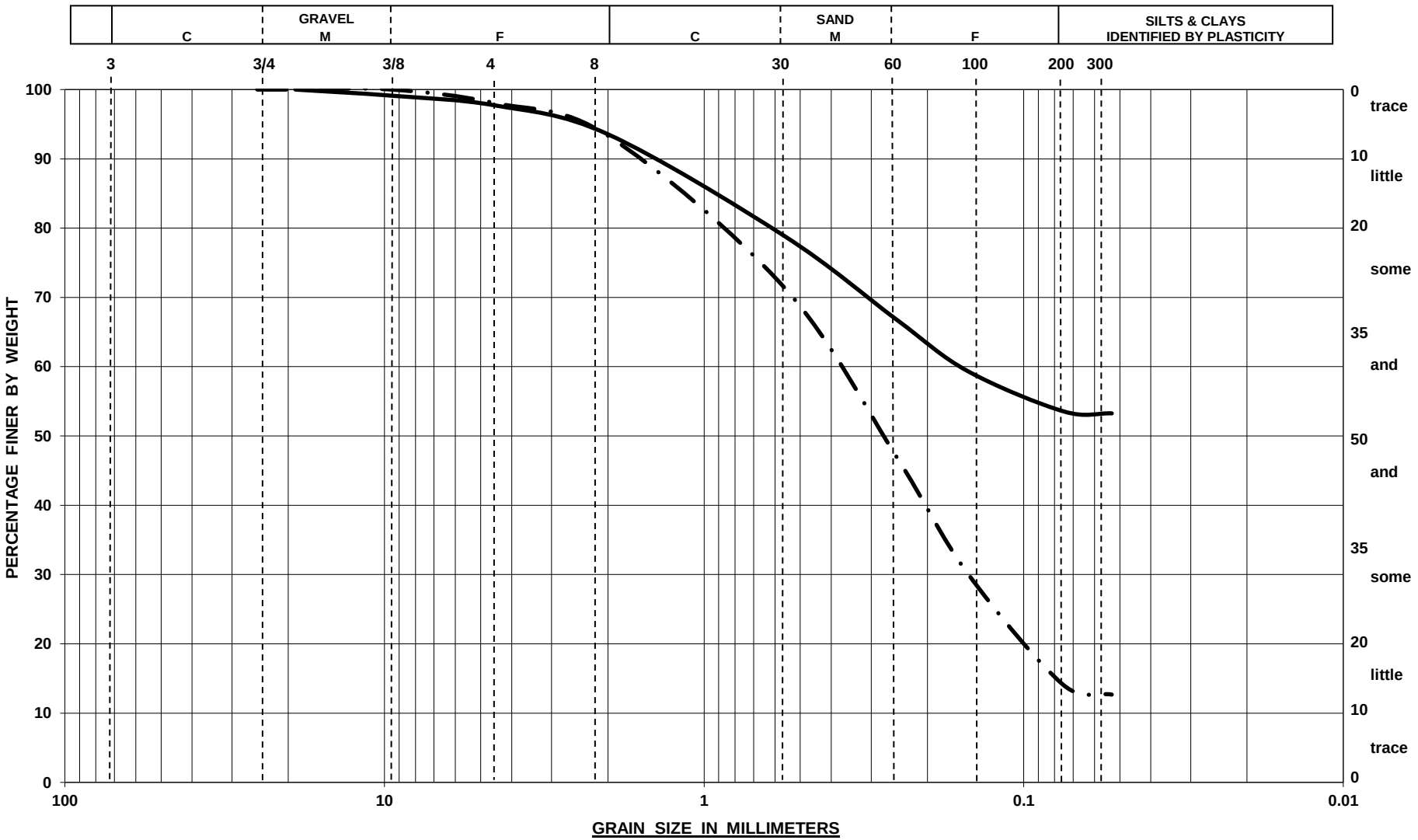


SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	INF-C	Perc Material	3'0"	Brown coarse to fine Sand, and(-) Silt, little medium to fine Gravel	19.5%
— · —	INF-D	Perc Material	5'3"	Brown coarse to fine SAND, little(-) Silt, some(-) coarse to fine Gravel	11.7%

PROJECT Proposed Development, 568 & 570 Bedford Road, North Castle, NY **BY** BGH **DATE** 28-Feb-23 **JOB NO** 22-85

CARLIN-SIMPSON & ASSOCIATES, LLC
SAYREVILLE, NJ 08872

SIEVE ANALYSIS



SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	DH-L	Perc Material	3'9"	Brown SILT and(+), coarse to fine Sand, trace medium to fine Gravel	21.0%
— ·	DH-P	Perc Material	3'3"	Brown coarse to fine SAND, little Silt, trace medium to fine Gravel	14.4%

PROJECT Proposed Development, 568 & 570 Bedford Road, North Castle, NY **BY** BGH **DATE** 28-Feb-23 **JOB NO** 22-85

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

18 -19 December 2012

Borehole Permeability Test (B-4)

Ground Surface Elevation: +628.0
Top of Casing Elevation: +631.5
Bottom of Test Hole Elevation: +621.0
Test Hole Depth from Ground Surface Elevation: 7'0" (84")

Pre-Soak:

Start Date: 18 Dec 2012 Time: 1545 Water Level*: 4'4"
End Date: 19 Dec 2012 Time: 0900 Water Level*: 7'1"

33" drop H_2O in 1035 minutes (17 hr. 15 min.) = 0.03 inches per minute

Test:

Start Date: 19 Dec 2012 Time: 1000 Water Level*: 4'3"
End Date: 19 Dec 2012 Time: 1515 Water Level*: 5'3.5"

12.5" drop H_2O in 315 minutes (5 hr. 15 min.) = 0.04 inches per minute

Time	Water Level*	Interval Water Level Drop (Inches)	Cumulative Water Level Drop (Inches)
1000	4'3"	0	0
1100	4'6"	3	3
1200	4'8"	2	5
1300	4'10"	2	7
1400	5'1"	3	10
1515	5'3.5"	2.5	12.5

Water Level* - Depth below top of casing (elevation +631.5)

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

3 January 2013

Percolation Test P-1
(Elevation +620)

Test hole depth 42" from ground surface elevation

Pre-Soak

0-10 min, 22" drop of H2O (pipe drained)
22" drop H2O in 10 minutes = 2.20 inches per minute

Test Run #1

5 min, 15" drop H2O (re-filled pipe)

Test Run #2

5 min, 14" drop H2O (re-filled pipe)

Test Run #3

5 min, 12" drop H2O (re-filled pipe)

Final Test Reading

Start @ 1245, 14" from top of pipe
Finish @ 1300, 36" drop from top of pipe (pipe drained)
22" drop H2O in 15 minutes = 1.46 inches per minute

Percolation Hole P-2
(Elevation + 612)

Test hole depth 20" from ground elevation
Groundwater @ 0'6" below surface
Percolation test unable to be performed

Byrnwood Club Development
Bedford Road
Town of New Castle, NY
(12-175)

3 January 2013

Percolation Test P-3
(Elevation + 616)

Test hole depth 32" from ground surface elevation

Pre-Soak

0-24 min, 17" drop of H2O (pipe drained)
17" drop H2O in 24 minutes = 0.71 inches per minute

Test Run #1

5 min, 5" drop H2O (re-filled pipe)

Test Run #2

5 min, 5" drop H2O (re-filled pipe)

Test Run #3

5 min, 4" drop H2O (re-filled pipe)

Final Test Reading

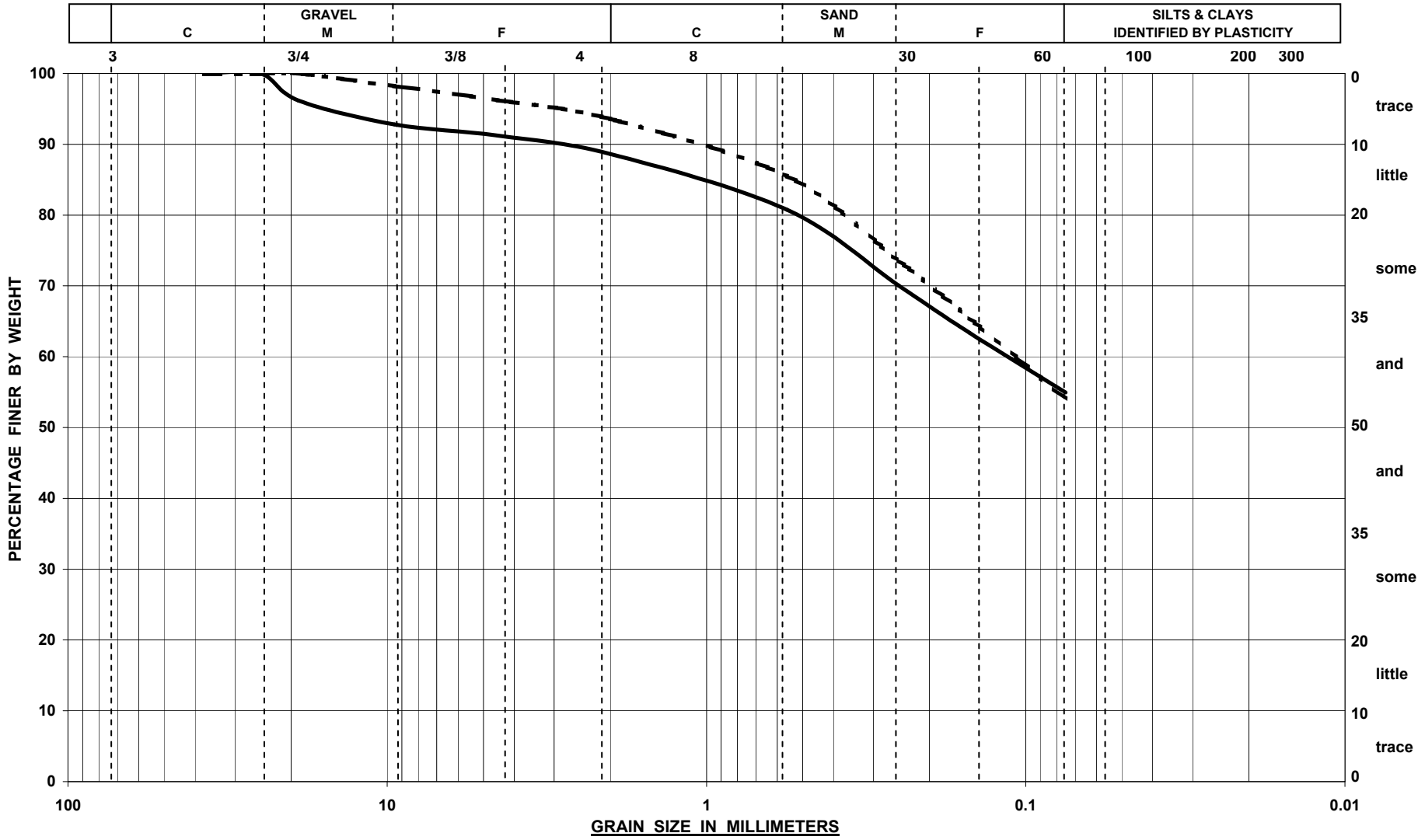
Start @ 1535, 15" from top of pipe
Finish @ 1605, 28" drop from top of pipe
13" drop H2O in 30 minutes = 0.43 inches per minute

Percolation Hole P-4
(Elevation + 615)

Test hole depth 24" from ground elevation
Groundwater @ 1'10" below surface
Percolation test unable to be performed

CARLIN-SIMPSON & ASSOCIATES
SAYREVILLE, NJ 08872

SIEVE ANALYSIS

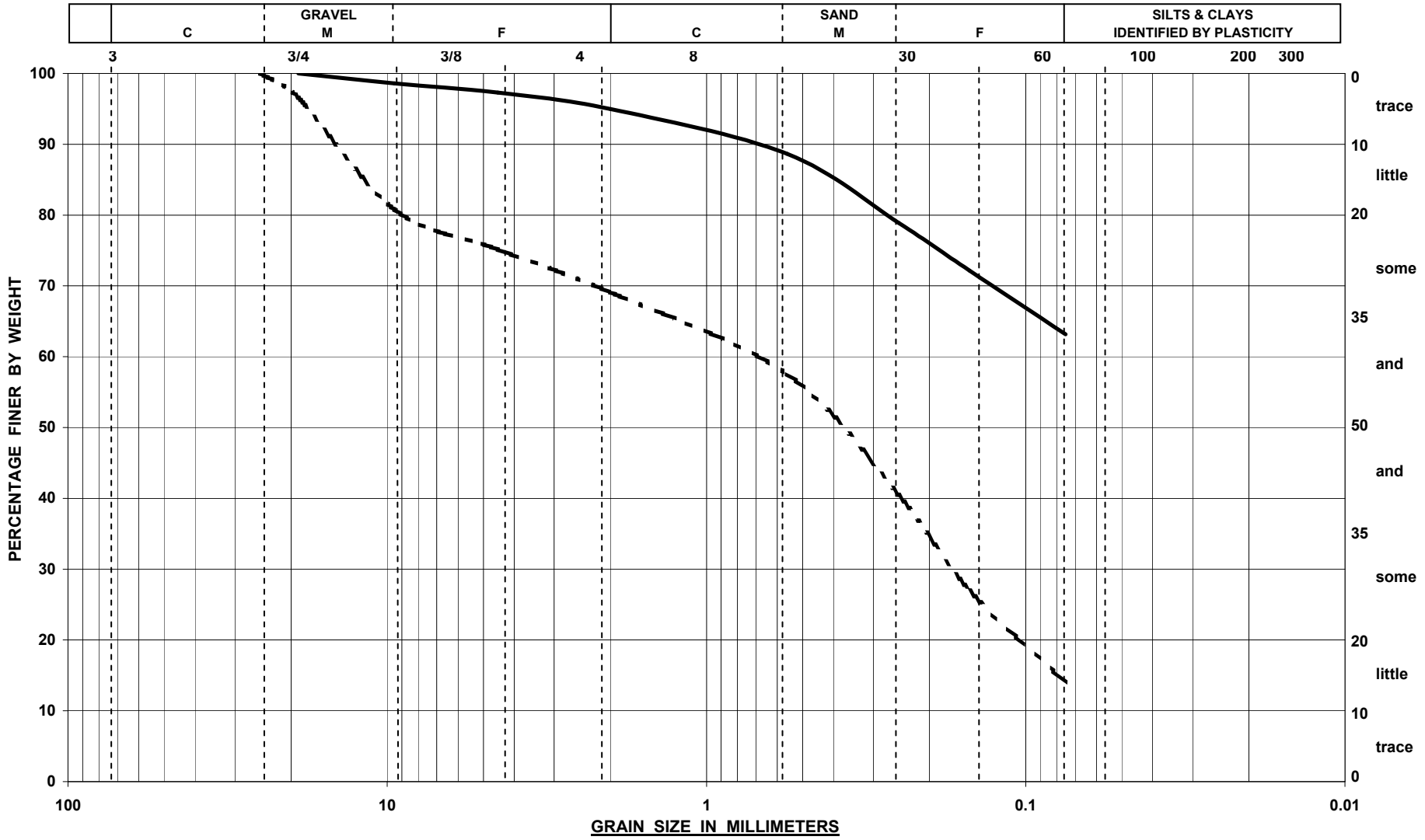


SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	B-1	S-1	0' 0" - 2' 0"	Brown SILT and (+), coarse to fine Sand, little (-) medium to fine Gravel	14.0%
— -	B-2	S-2	2' 0" - 4' 0"	Brown SILT and (+), coarse to fine Sand, trace medium to fine Gravel	14.2%

PROJECT Brynwood Club, Bedford Road, North Castle, NY **BY** MW **DATE** 7-Jan-13 **JOB NO** 12-175

CARLIN-SIMPSON & ASSOCIATES
SAYREVILLE, NJ 08872

SIEVE ANALYSIS

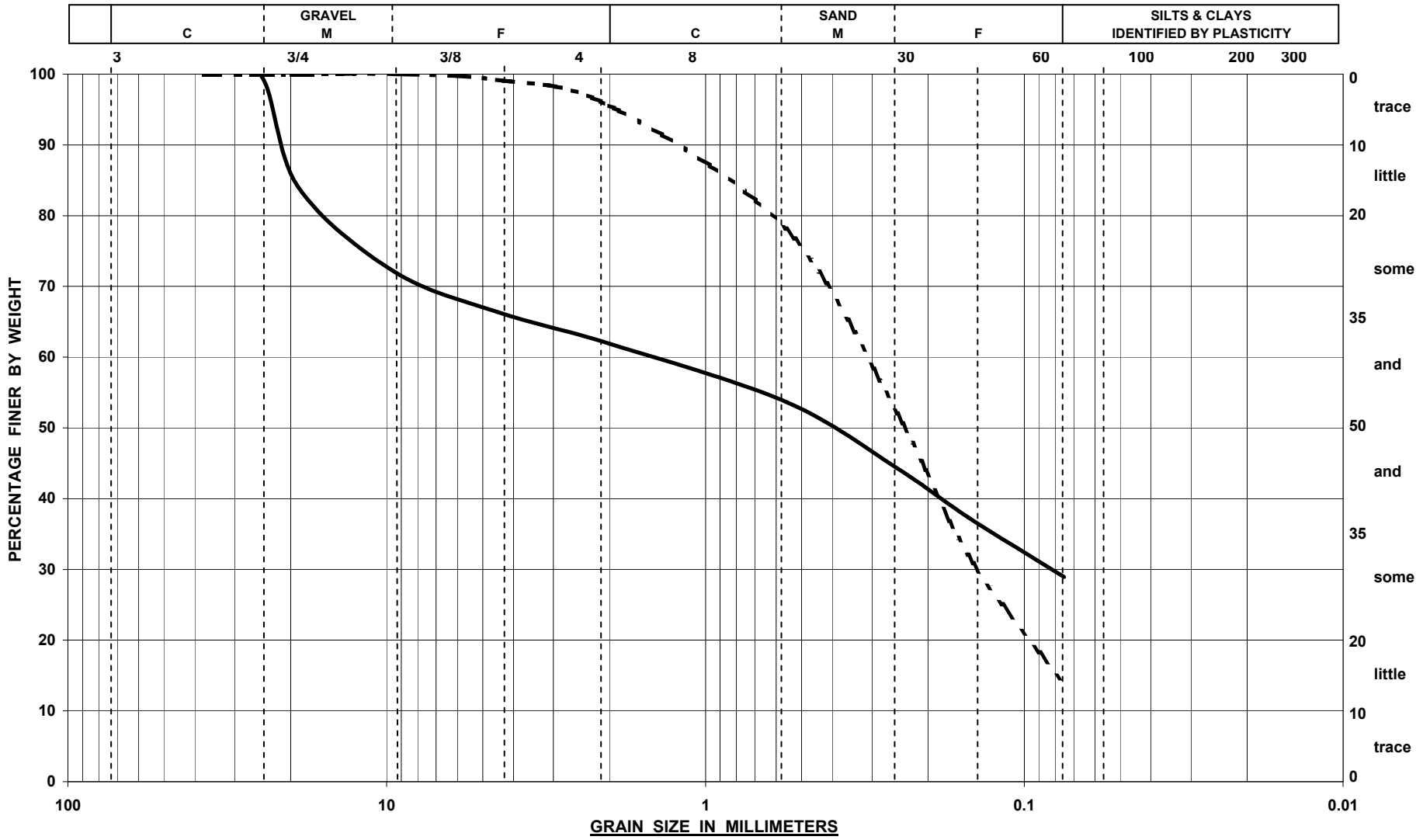


SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	B-3	S-1	0' 0" - 2' 0"	Brown SILT and (-), coarse to fine Sand, trace medium to fine Gravel	24.2%
— -	B-4	S-3	5' 0" - 7' 0"	Brown coarse to fine SAND, little Silt, some (+) medium to fine Gravel	12.1%

PROJECT Brynwood Club, Bedford Road, North Castle, NY **BY** MW **DATE** 7-Jan-13 **JOB NO** 12-175

CARLIN-SIMPSON & ASSOCIATES
SAYREVILLE, NJ 08872

SIEVE ANALYSIS

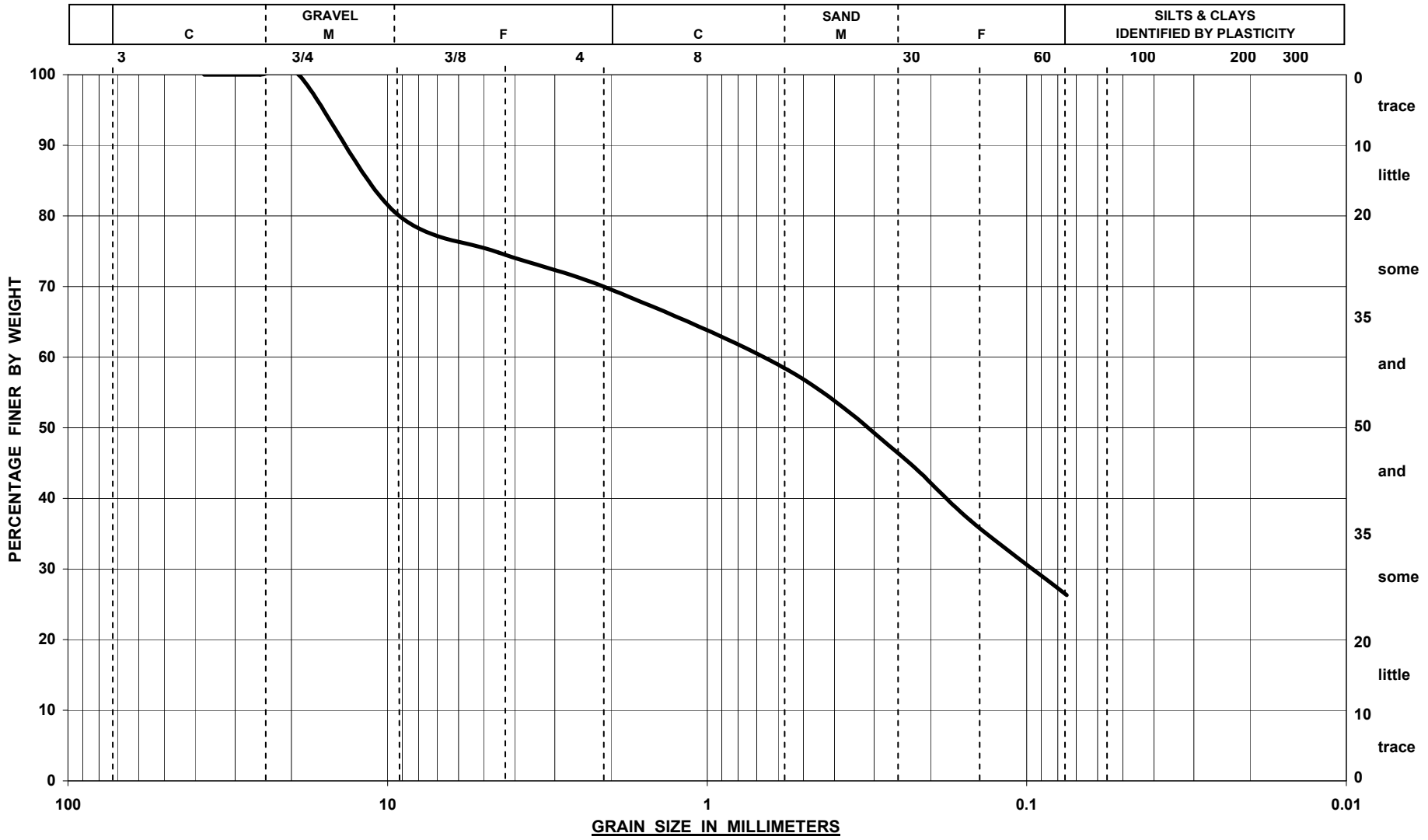


SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	B-6	S-2	2' 0" - 4' 0"	Brown coarse to fine Sand, some Silt, and (-) coarse to fine Gravel	9.9%
— -	B-7	S-3	5' 0" - 7' 0"	Brown coarse to fine SAND, little Silt, trace fine Gravel	8.7%

PROJECT Brynwood Club, Bedford Road, North Castle, NY **BY** MW **DATE** 10-Jan-13 **JOB NO** 12-175

CARLIN-SIMPSON & ASSOCIATES
SAYREVILLE, NJ 08872

SIEVE ANALYSIS

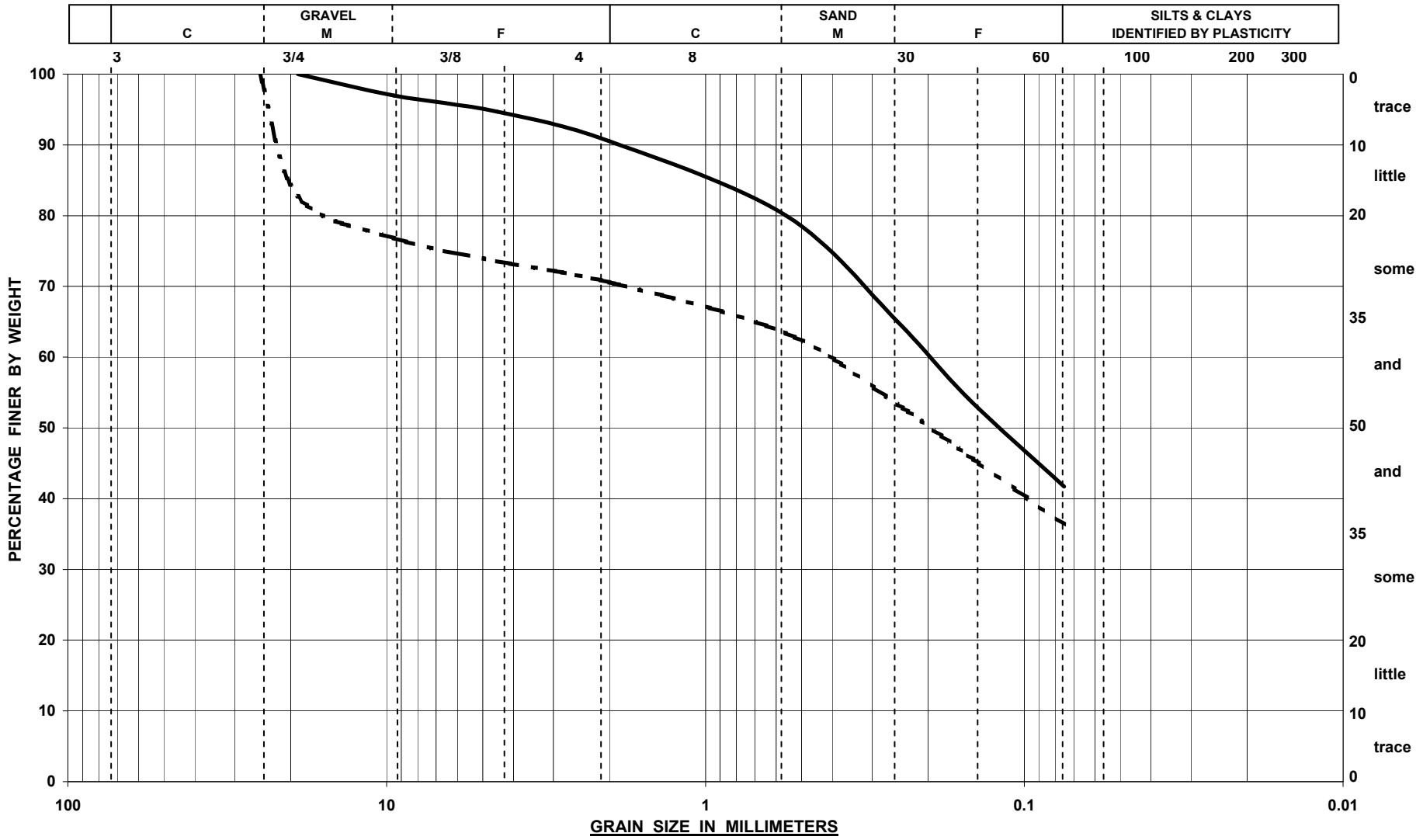


SYMBOL	BORING	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	B-9	S-2	2' 0" - 4' 0"	FILL (brown coarse to fine Sand, some Silt, some (+) medium to fine Gravel	15.0%

PROJECT Brynwood Club, Bedford Road, North Castle, NY **BY** MW **DATE** 7-Jan-13 **JOB NO** 12-175

CARLIN-SIMPSON & ASSOCIATES
SAYREVILLE, NJ 08872

SIEVE ANALYSIS

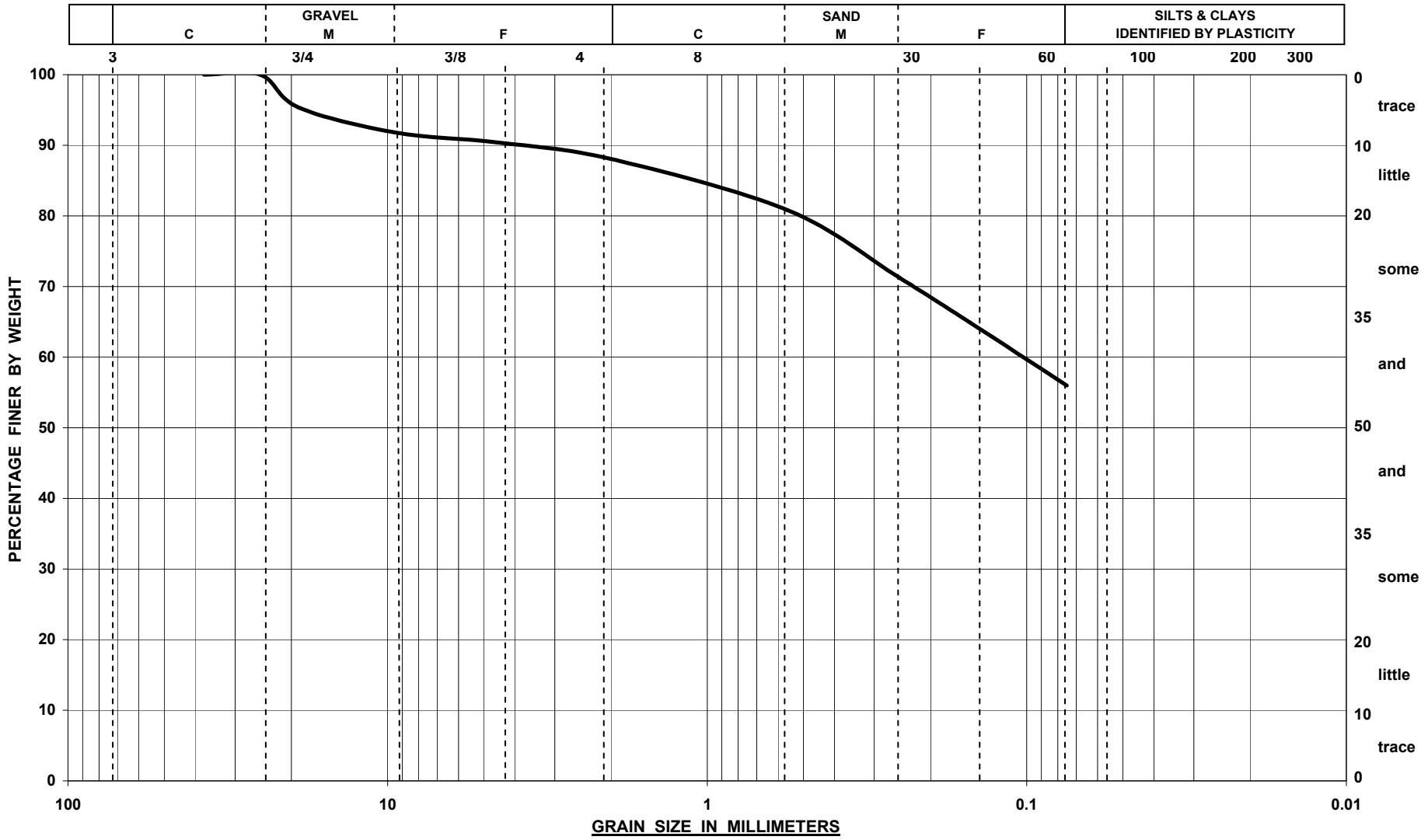


SYMBOL	Test Pit	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	TP-1	S-1		Brown coarse to fine SAND, and Silt, trace (+) medium to fine Gravel	18.2%
— -	TP-4	S-1		Brown coarse to fine Sand, and (-) Silt, some coarse to fine Gravel	14.0%

PROJECT Brynwood Club, Bedford Road, North Castle, NY **BY** MW **DATE** 7-Jan-13 **JOB NO** 12-175

CARLIN-SIMPSON & ASSOCIATES
SAYREVILLE, NJ 08872

SIEVE ANALYSIS



SYMBOL	Test Pit	SAMPLE	DEPTH	DESCRIPTION	NAT MC
———	TP-18	S-1	0' 10" - 7' 0"	Brown SILT and, coarse to fine Sand, little (-) medium to fine Gravel	18.0%

PROJECT Brynwood Club, Bedford Road, North Castle, NY **BY** MW **DATE** 7-Jan-13 **JOB NO** 12-175

From:	Paul R. Sysak, RLA, ASLA
To:	Chief@ArmonkFD.com; Planning External Account; Robert Melillo; John Kellard; Joe Cermele; Danielle Cinguina; "Roland Baroni - Town of North Castle (rbaroni@sbrllaw.com)"
Cc:	Jeff Mendell; "Mark P. Weingarten"; Peter J. Wise; Ken Andersen; John Torpy; Jeff Scherr; Anthony Guccione, Jr., RLA; David P. Lombardi, PE; Nick Coppola
Subject:	The Summit Club at Armonk-Residential Phase (Armonk Fire Department Review to Satisfy Site Plan Approval Condition)[20101]
Date:	Tuesday, July 18, 2023 10:55:00 AM
Attachments:	FW_ The Summit Club at Armonk (Meeting Summary Discussion Emergency Access)[20101].pdf FW_ The Summit.pdf image001.png

---

07/18/2023

Chief Cano,

Good morning and hope all is well.

We are working on The Summit Club at Armonk Residential Phase project and are writing regarding a condition of Site Plan Approval that requires feedback from the Armonk Fire Department. While we have not made a submission to you directly, we have previously coordinated with Chief Guolet (PDF's of our email correspondence are provided for your reference) who seemed satisfied with the proposal as it related to emergency response, etc.

Accordingly, we respectfully request you review the attached plans to satisfy the following Planning Board Approval condition:

> *"The Applicant shall provide written comments from the Armonk Fire Department confirming that the proposed fire hydrant layout is acceptable to the Armonk Fire Department."*

Please click on the following link to access and download PDF's of the current site plans to expedite your review (emergency vehicle turning maneuvering plans are also included):

2023-07-18_ARMONK FIRE DEPARTMENT SUBMISSION

Thank you in advance for your attention to this matter.

If you have questions or require additional information please contact our office at (914) 273-5225.

Sincerely,

PAUL R. SYSAK, RLA, ASLA
Project Manager

JMC

SITE DEVELOPMENT CONSULTANTS
120 Bedford Road • Armonk, NY 10504
V 914 273-5225, x244 • F 914 273-2102
www.jmcpllc.com

SITE PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | TRANSPORTATION ENGINEERING | LAND SURVEYING | 3D SCANNING & MODELING

JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC.
