



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

January 11, 2021

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

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

Response to Town Comments Resubmission

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 for your continued review of the Site Plan Application for the proposed residential development on The Summit Club residential property:

I. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-000	Cover Sheet	1 01/11/2021
C-010	Overall Existing Conditions Map	1 01/11/2021
C-011	Existing Conditions Map (South)	1 01/11/2021
C-012	Existing Conditions Map (North)	1 01/11/2021
C-020	Site Demolition & Tree Removal Plan (South)	1 01/11/2021
C-021	Site Demolition & Tree Removal Plan (North)	1 01/11/2021
C-100A	Overall Site Layout Plan	1 01/11/2021
C-100	Site Layout Plan (South)	1 01/11/2021
C-101	Site Layout Plan (North)	1 01/11/2021
C-102	Fire Truck Access Plan	1 01/11/2021
C-200	Site Grading Plan (South)	1 01/11/2021
C-201	Site Grading Plan (North)	1 01/11/2021
C-202	Road Profiles Plan	1 01/11/2021
C-300	Site Preliminary Utilities Plan (South)	1 01/11/2021
C-301	Site Preliminary Utilities Plan (North)	1 01/11/2021
C-900	Construction Details	1 01/11/2021
C-901	Construction Details	1 01/11/2021
C-902	Construction Details	1 01/11/2021
C-903	Construction Details	1 01/11/2021

PSP-1	Preliminary Subdivision Plat	1	01/11/2021
IPP-1	Integrated Plot Plan	1	01/11/2021

2. Granoff Architects Drawings:

<u>Dwg. No.</u>	<u>Title</u>		<u>Rev. #/Date</u>
<u>Residences:</u>			
AS100	Architectural Site Plan	2	01/11/2021
A100	Garage Floor Plan-Typical	2	01/11/2021
A101	First Floor Plan-Typical	2	01/11/2021
A102	Second Floor Plan-Typical	2	01/11/2021
A103	Third Floor Plan-Typical	2	01/11/2021
A104	Third Floor Plan-Penthouse Option	2	01/11/2021
A105	Third Floor Plan-Bldg Type B-10 Unit Option	2	01/11/2021
<u>Amenities Building:</u>			
A200	Amenities Building-Pool Level	2	01/11/2021
A200A	Amenities Building-Pro Shop Lower Level	2	01/11/2021
A201	Amenities Building-Main Level	2	01/11/2021
<u>Architectural Renderings:</u>			
1	Site Plan/Key	2	01/11/2021
2	View 2	2	01/11/2021
3	View 3	2	01/11/2021
4	View 4	2	01/11/2021
5	View 5	2	01/11/2021
6	View 6	2	01/11/2021
7	View 7	2	01/11/2021
8	View 8	2	01/11/2021
9	View 9	2	01/11/2021
10	View 10	2	01/11/2021

The revisions depicted on the above noted plans reflect responses to comments outlined in the Town of North Castle Planning Department memorandum, dated December 9, 2020, and the Kellard Sessions Consulting, P.C. memorandum, dated December 10, 2020. For ease of review, we have repeated and enumerated the comments in italic print, followed by our responses:

Town of North Castle Planning Department, dated December 9, 2020

General Comments

Comment No. 1

The Applicant is proposing 6 approximately 36,000 square foot (not including basement parking) identical buildings with six of those buildings placed in a row. While the proposed design of the building is attractive, the proposed repetition of the same building six times leads to a design that is excessively uniform. The

plans should be revised to vary design, footprint and height, as necessary, to prevent excessive uniformity of the proposed exterior building design. Perhaps three different core designs would be appropriate with variations on the three base models comprising the other buildings.

Response No. 1

Granoff Architects has revised the buildings such that there are 3 base models. The submitted renderings and drawings depict varying building massing, heights, and color. Buildings 1, 3, and 5 will be 10-unit buildings including 2 penthouse units which allow more roof and roof terrace areas to reduce building mass. Buildings 6 will be similar, but with 3 penthouse units creating 11 units total with reduced overall mass. Building 2 and 4 will be 12-unit buildings. Finally, Building 7, nearest Bedford Road will be only 2 stories high and have 8 units total.

Comment No. 2

The project reviewed by the Lead Agency depicted several single family golf cottages fronting Bedford Road. This design choice was acceptable to the Lead Agency since these units were designed in such a manner to be compatible with the existing single family development pattern in the area. However, based upon text included on the plans, the current plan depicts a new two story apartment building in this area. It is noted that the first floor of this building is 10-15 feet above Bedford Road. The Applicant should provide floor plans and elevations of this building. It is recommended that this building be eliminated and replaced with smaller cottages or townhomes that will be more compatible with the surrounding residential neighborhood.

Response No. 2

Consistent with the zoning amendment approved by the Town Board, dated 12/11/2019, these residential units were designed as condominiums. Elevations and floor plans of the building are submitted herewith. The building will be screened to ensure that it will not be visible from Bedford Road.

Comment No. 3

The project has been modified as compared to the plan reviewed by the Lead Agency during the SEQRA review. The Applicant should provide a project summary comparison between the Findings Project and the currently proposed project. The summary comparison should include the following information: number of market rate condos, AFFH units, unit breakdown by type and number of bedrooms, total bedrooms, open space, impervious surfaces, steep slope impact, trees to be removed, wetland impacts, wetland buffer impacts.

Response No. 3

A summary table comparing the DEIS, FEIS and current residential design has been prepared and provided on the plans.

Comment No. 4

In general, the design style, mass and scale of the buildings has changed significantly as compared to

previously submitted concept designs. The Planning Board and Architectural Review Board should evaluate whether the proposed design, size and scale of the buildings are acceptable or whether designs more similar to the previously submitted concept plans are preferable.

Response No. 4

The comment is so noted.

Comment No. 5

The Applicant should submit a substantial proposed landscaping plan within the R-2A zone (100 foot buffer). The plan should incorporate all of the expected landscape elements depicted on Exhibits I-8 to I-12 in the FEIS.

Response No. 5

Granoff Architects has prepared a conceptual Landscape Site Plan and has prepared revised renderings of views from Bedford Road of the project and of views within the project of the residential buildings.

Comment No. 6

The site plan depicts new tennis courts (structures) within the R-2A Zoning District buffer. Structures are prohibited within the buffer. The site plan should be revised to eliminate the tennis courts from the buffer area. This area should be incorporated into the required landscaping/screening plan.

Response No. 6

The plans have been revised to remove the proposed tennis courts from within the 100-foot landscaped buffer.

Comment No. 7

The site plan should be revised to depict impacts to existing stone walls on the site. Based upon the adopted Findings Statement, it is expected that all stone walls on the Site will be preserved to the extent possible. Particular attention should be paid to the stone walls located along the east side of the Site along the Bedford Road shoulder. The Old Post Road historic milestone marker located just north of the entrance to the Site on the west shoulder of Bedford Road should be identified and noted to be preserved. A construction management plan to protect this marker should be prepared to protect against accidental damage during construction.

Response No. 7

The existing walls along the east side of the property along Bedford Road (NY 22) shoulder shall be preserved to the greatest extent possible. The Old Post Road milestone marker located north of the main entrance to the site shall remain and be protected during construction.

Comment No. 8

Building Height analysis. The Applicant should provide a building height analysis demonstrating that the proposed buildings are no more than 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.

Response No. 8

All buildings comply with the max height of three stories and 39'-6" to the mean of the primary roof, measured from the level of the finished grade at the main entry to the building as depicted in the elevation drawings.

Comment No. 9

The site plan shall be revised to provide calculations demonstrating that the proposed mix of units complies with the maximum permitted 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.

Response No. 9

Granoff Architects has prepared a chart of unit and bedroom mixes which shows compliance to section 355-4 for maximum density and dwelling units. The maximum permitted dwelling units is 87 and 73 are proposed. The maximum permitted density units is 51 and 40 are proposed.

Comment No. 10

The site plan shall be revised to depict a lighting plan that conforms to the minimum requirements of Section 355-45.M of the Town Code. The Applicant should indicate whether the tennis courts are proposed to be lit.

Response No. 10

A lighting plan conforming to the minimum requirements of Section 355-45.M of the Town code will be prepared and provided under separate cover.

Comment No. 11

The site plan shall be revised to provide calculations demonstrating that the proposed building coverage does not exceed 3.5%.

Response No. 11

Calculations demonstrating compliance with the 3.5% maximum building coverage have been included on the plans.

Comment No. 12

The site plan shall be revised to provide calculations demonstrating that the proposed units meet the minimum size requirements of the GCCFO Zoning District.

Response No. 12

All unit types exceed the minimum gross area per dwelling units. Minimum gross floor area per dwelling unit shall not be less than the following:

Efficiency: 450 square feet;	(None Proposed)
One-bedroom: 700 square feet;	(None Proposed)
Two-bedroom: 900 square feet; and	(Minimum Proposed is 2,377sf)
Three-bedroom: 1,100 square feet	(Minimum Proposed is 2,997 sf)

Comment No. 13

A golf course community must be affiliated with an adjoining membership club which is subject to a Town Board special use permit. Such affiliation shall be established by the requirement that, except for the initial developer/sponsor of the golf course community and successor sponsors/owners of units which have not yet been sold for owner occupancy, the owner of a dwelling unit of the golf course community must for the duration of ownership be a member (whether individually or as a family) of the membership club. The terms and conditions of membership shall be determined by the membership club.

The golf course of the affiliated membership club functions as the open space for the golf course community, and preservation of that open space is a basis for the permitted density of a golf course community. Accordingly, as a condition of site development plan approval of a golf course community, the affiliated membership club shall record in the Westchester County Clerk's office a permanent conservation easement pursuant to which the membership club agrees that the property on which the golf course is located shall be used solely as a golf course or as open space. The conservation easement shall be in form and substance reasonably acceptable to the Town Board and Town Attorney.

Response No. 13

The owners of the market-rate residences will all be members of The Summit Club which is opening in April, 2021. A Special Use Permit Application for the club/golf course operations, including the temporary facilities and the Amenities Pavilion on the residential lot, has been filed on 01/07/2021 with the Town Board as required.

The golf course lot is already subject to a recorded Declaration providing that the golf course lot can only be used as a golf course/club or as open space. The landowner, Summit Club Partners, LLC, will enter into a permanent conservation easement and file it with the Westchester County Clerk's office.

Comment No. 14

The Applicant should submit floor plans and elevations of the proposed gate house for review.

Response No. 14

Floor plans and elevations of the proposed gate house, which will have a similar aesthetic to the residential buildings, will be prepared and provided under separate cover.

Comment No. 15

The Applicant will need to file the previously discussed conservation easement prior to the issuance of the first building permit.

Response No. 15

The comment is so noted.

Comment No. 16

The site plan should be revised to depict the phasing plan agreed to by the Town of North Castle and the Applicant.

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).

Response No. 16

A note has been added to the plans.

Comment No. 17

The site plan depicts a proposed Residential Building Amenities structure. The Applicant should indicate whether the building is separate from a golf course clubhouse. In addition, the plans include temporary

amenities relating to the golf club. The Applicant should indicate whether approval for those improvements is being sought at this time by the Planning Board. If so, the Applicant will first need to obtain a special use permit from the Town Board for the golf club amendments. If not, these structures should be removed from the plan.

Response No. 17

The Amenities Pavilion is being built on the residential lot and will be used by both the resident and non-resident members of the club. A permanent clubhouse will be built in the future adjacent to the Amenities Pavilion (see the site plan). The temporary facilities and Amenities Pavilion are the subject of a separate Special Permit Application filed 01/07/2021, and the temporary facilities are also subject to a separate Site Plan application which is being filed with the Planning Board on 01/11/2021.

Comment No. 18

The Applicant should indicate whether blasting or chipping would be required during construction. If so, the Applicant should provide details for review by the Planning Board at this time.

Response No. 18

Based on the subsurface geotechnical exploration conducted at the property, rock is present in the proposed redevelopment area and blasting and/or chipping will be required to remove the rock during construction. All rock removal processes shall meet all applicable Town of North Castle requirements.

Comment No. 19

The Applicant should indicate whether any rock processing would be proposed on the site. If so, additional details should be submitted regarding the proposed operation.

Response No. 19

Based on the subsurface geotechnical exploration conducted at the property, rock is present in the proposed redevelopment area. Once removed, the rock will be processed on-site and used for construction. A note has been added to the site plans. All rock processing operations shall meet all applicable Town of North Castle and Westchester County Department of Health requirements.

Comment No. 20

The Town charges a fee in lieu of providing recreation facilities. The Applicant believes that sufficient on-site recreational facilities are being provided to meet the demand of the project, and has requested a credit be given for the market rate homes. The residents of the AFFH units would not be required to be members of the Club and would likely use Town recreation facilities. Therefore, the required \$1,000 per unit fee in lieu should be paid by the Applicant for the AFFH units.

Response No. 20

The comment is so noted.

Comment No. 21

The site plan shall be revised to depict 25' wide backup and maneuvering aisles adjacent to off-street parking spaces. Access aisles that are not adjacent to parking can be 24' wide.

Response No. 21

The plans depict 25' wide backup aisles adjacent to off-street parking spaces.

Comment No. 22

Pursuant to Section 355-56.H(2) of the Town Code, 10% of the parking share shall be landscaped. The site plan should be revised to demonstrate conformance with this requirement.

Response No. 22

Landscaping will be provided around the external off-street parking areas as required.

Comment No. 23

The Applicant should indicate if any signage is proposed for the project. If so, the location and design of the signage should be included on the plans.

Response No. 23

New entrance signage will be proposed on the existing decorative stone walls at the entrance to the site. Additional signage will be provided throughout the interior of the development area as required (traffic control, directional, etc.). Details of proposed signage will be provided under separate cover.

Comment No. 24

Pursuant to Section 355-34.1(5)(b) of the Town Code, within multifamily developments, the affordable AFFH units shall be physically integrated into the design of the development and shall be distributed among various sizes (efficiency, one-, two-, three- and four-bedroom units) in the same proportion as all other units in the development. The plan should identify which units will be AFFH and demonstrate that the unit sizes are equally distributed among the various sizes.

Response No. 24

The applicant intends to locate all AFFH units off-site. Nevertheless, as required by the December, 2019 Declaration, if they are not located off-site, four of the units in the first phase will be AFFH units, and three of the units in the second phase will be AFFH units.

Comment No. 25

Pursuant to Section 355-24.1.1 of the Town Code AFFH units shall be marketed in accordance with the Westchester County Fair Affordable Housing Affirmative Marketing Plan.

Response No. 25

The comment is so noted.

Comment No. 26

Pursuant to Section 355-24-1.2 of the Town Code, the maximum monthly rent for an affordable AFFH unit and the maximum gross sales price for an AFAH unit shall be established in accordance with US Department of Housing and Urban Development guidelines as published in the current edition of the Westchester County Area Median Income AMI Sales Rent Limits available from the County of Westchester.

Response No. 26

The comment is so noted.

Comment No. 27

Pursuant to Section 355-24-1.3 of the Town Code, units designated as affordable AFFH units shall remain affordable for a minimum of 50 years from date of initial certificate of occupancy for rental properties and from date of original sale for ownership units.

Response No. 27

The comment is so noted.

Comment No. 28

Pursuant to Section 355-24-1.4 of the Town Code, a property containing any affordable AFFH units shall be restricted using a mechanism such as declaration of restrictive covenants in recordable form acceptable to the Town which shall ensure that the affordable AFFH unit shall remain subject to affordable regulations for the minimum 50-year period of affordability. The covenants shall require that the unit be the primary residence of the resident household selected to occupy the unit upon approval such declaration shall be recorded against the property containing the affordable AFFH unit prior to the issuance of a Certificate of Occupancy for the development.

Response No. 28

The comment is so noted. The applicant will comply. Section 1d of the 12/11/2019 zoning declaration applies and specifies the conditions for issuance of Certificates of Occupancy.

Comment No. 29

Pursuant to Section 355-34.1(6)(a) of the Town Code the Applicant shall submit an exhibit demonstrating that the proposed AFFH units meet the minimum size requirements and are not less than 80% of the of average floor area of market rate units.

Response No. 29

The unit sizes of the market-rate residences will range from 2500-5000 SF. Given the very large sizes of these units, the applicant intends to seek relief from the Town from the minimum AFFH unit size requirement.

Kellard Sessions Consulting, P.C. Memorandum, dated December 10, 2020

General Comments

Comment No. 1

The submitted residential site plan is considerably different than what was reviewed during the SEQRA process for this development and identified in the adopted Findings Statement, specifically as it relates to the residential building style, quantity and mass. We will defer to the comments provided by the Town Planner in this regard . The Planning Board and Architectural Review Board will need to consider whether the current design is appropriate for the site and consistent with the Adopted Findings Statement.

Response No. 1

The Comment is so noted. Please see response number 2 above.

Comment No. 2

The plan proposes several tennis courts located within the required 100 foot landscape buffer. The plan will require modification to eliminate this condition.

Response No. 2

The plans have been revised to remove the proposed tennis courts from within the 100-foot landscaped buffer.

Comment No. 3

The plan proposes a temporary club house trailer, tent, mobile bathroom facility, food truck and patio area to service the existing Golf Course. All of these improvements are proposed within the existing parking lot located on Lot 1. The applicant will need to provide floor plans, design of the various utility services (sewer, water, storm, electric, etc.), construction details, etc., associated with these improvements. An evaluation of the loss of parking associated with the development of the proposed facilities within the parking lot should also be provided. In addition, the plans shall include a phasing plan to clearly illustrate how these facilities are to be developed and appropriately accessed for safe use in the near future, as well as during

construction of the residential development and amenities building in the future. A detailed construction sequence and phasing plan shall be developed for review. We would recommend that this plan be referred to the Fire Department for review of adequate emergency access.

Response No. 3

A separate Site Plan application has been filed with the Planning Board for the temporary clubhouse facilities. Cutsheets of the various temporary structures have been included in the submission as well as a fire truck turning analysis. Utilities will be provided as follows:

Water: Provided by temporary trailer service. (Not from municipal system)

Sewer: Removed off-site by temporary trailer service.

Electricity: Provided from on-site service in accordance with ConEd requirements.

Storm: Provided through existing infrastructure to remain (no new impervious created).

Comment No. 4

This office has reviewed the submitted documents and find that the plans lack the details required to perform a complete and proper review of the project. We recommend that once the Planning Board has opined on the appropriateness of the proposed plan, and any resulting modifications are developed, that a fully engineered plan submission be provided for review. At a minimum, this office will require design and details for the following materials and information, and an any updates as it relates to regulatory agency approval, to demonstrate compliance with applicable Town Code, Westchester County Department of Health (WCHD), New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Transportation (NYSDOT) Regulatory Agencies, as follows:

- *Floor plans and utility requirements for the proposed gate house and tennis pavilion;*
- *Zoning setbacks illustrated and dimensioned on the Site Plan;*
- *Stormwater Pollution Prevention Plan {SWPPP}, as required for compliance with the NYSDEC Stormwater General Permit, GP-0-20-001, for Stormwater Discharge from Construction Activity;*
- *WCHD and NYSDEC Approval for the expansion to the existing wastewater treatment plant;*
- *Development of the required water supply to serve the project and WCHD review and approval of same. We note that the applicant recently appeared before the Town Board to request approval to investigate water supply wells on Willow Pond Lane because the investigation at the Windmill Well field did not yield favorable results;*
- *WCHD Approval for the proposed public water main extension and public sanitary sewer;*
- *NYSDOT Highway Work Permit and Access Permit-for the driveway connection to New York State Route 22;*
- *Traffic and parking signage, pavement markings and parking plans;*
- *Sanitary sewer, water and stormwater conveyance/collection profiles;*
- *Proposed roadway vertical and horizontal geometry and profiles;*
- *Fire and emergency access vehicle maneuverability plan;*
- *Demolition and Removals plan;*
- *Tree removal/tree protection plan;*
- *Erosion and Sediment Control plan;*
- *Construction sequencing and phasing plan;*

- *Stormwater management system design and details;*
- *Retaining wall elevations, design and details;*
- *Landscaping and screening plan;*
- *Site lighting plan*
- *Soil testing (deep and percolation) to be witnessed by this office.*

Response No. 4

The comment is so noted. Additional requested information will be provided once completed under separate cover.

We trust the attached documents and above responses are sufficient for your review and we respectfully request placement on the January 25th 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
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

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)
ARMONK, NY 10504



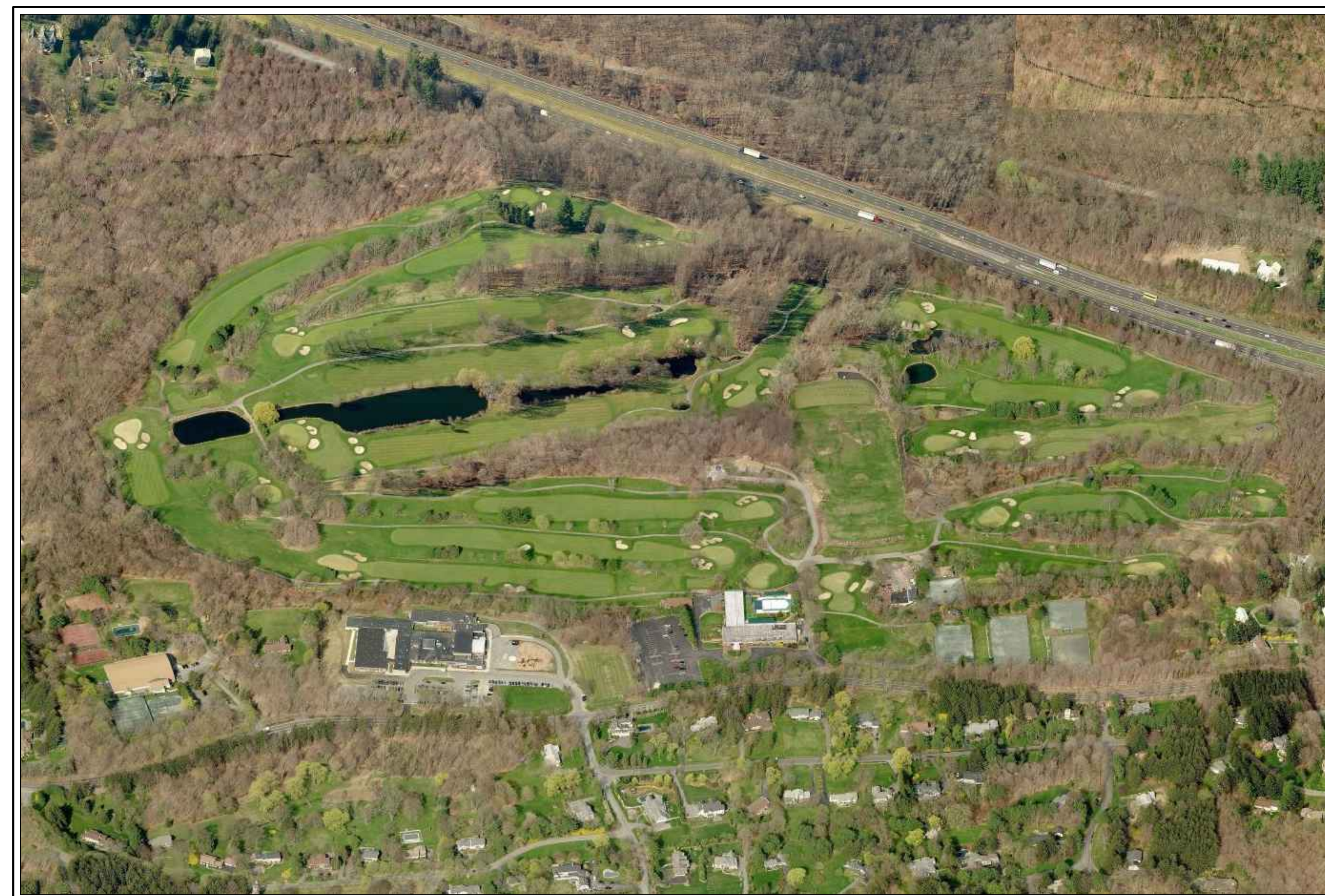
Applicant/Owner:
SUMMIT CLUB PARTNERS, LLC
 568 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504
 (914) 391-2900



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



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



PROPOSED BUILDING AREA SUMMARY (GROSS FLOOR AREA):

AMENITIES BUILDING:
 FIRST FLOOR: 5,256 SF
 LOWER LEVEL: 7,000 SF (5,000 SF FINISHED + 2,000 SF UNFINISHED)
 PRO SHOP: 1,188 SF
 TOTAL FOR AMENITIES BUILDING: 13,444 SF

RESIDENTIAL BUILDINGS (#1-#6):
 EACH CONDO FLOOR: 10,350 SF (3 STORIES TOTAL)
 EACH GARAGE PARKING LEVEL: 15,883 SF
 TOTAL PER BUILDING (#1-#6): 46,933 SF

RESIDENTIAL BUILDING (#7):
 EACH CONDO FLOOR: 10,350 SF (2 STORIES TOTAL)
 EACH GARAGE PARKING LEVEL: 15,883 SF
 TOTAL PER BUILDING (#7): 36,563 SF
 BUILDING 7 IS ONLY 2 FLOORS OF RESIDENTIAL

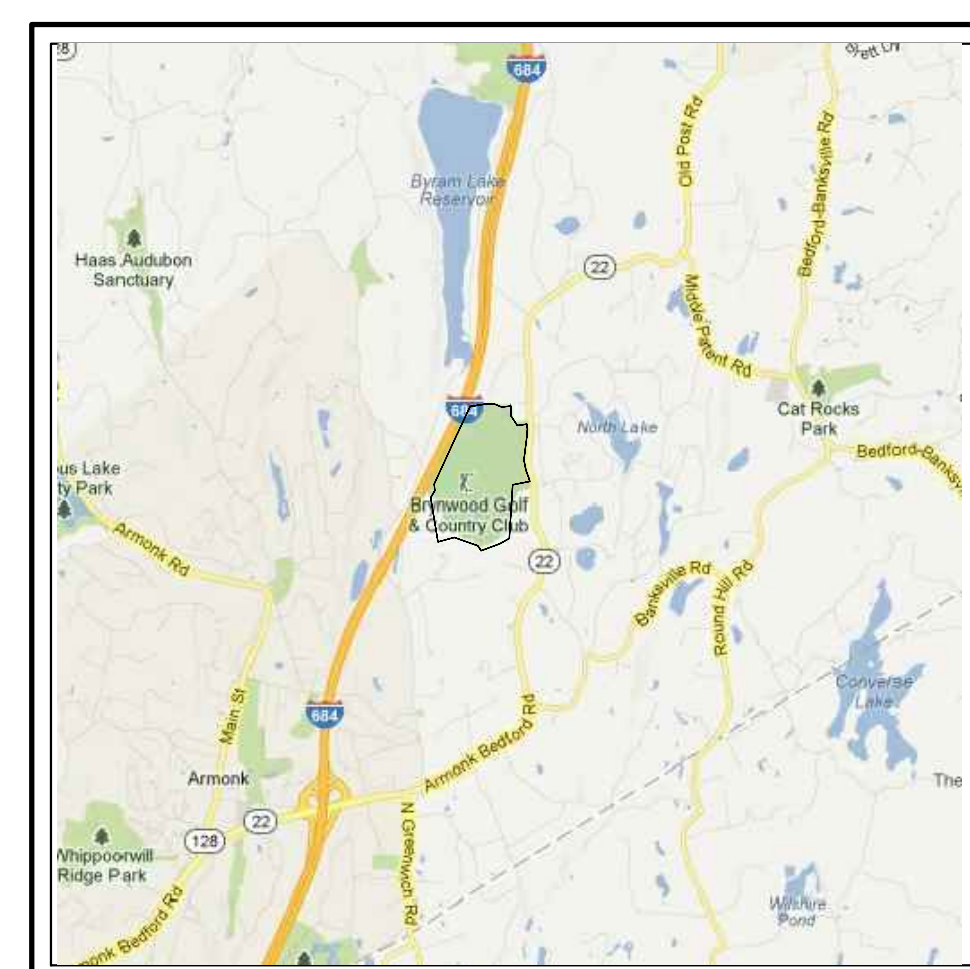
TOTAL FOR ALL RESIDENTIAL BUILDINGS (#1-#7): 318,181 SF

RESIDENTIAL UNIT PHASING DECLARATION:

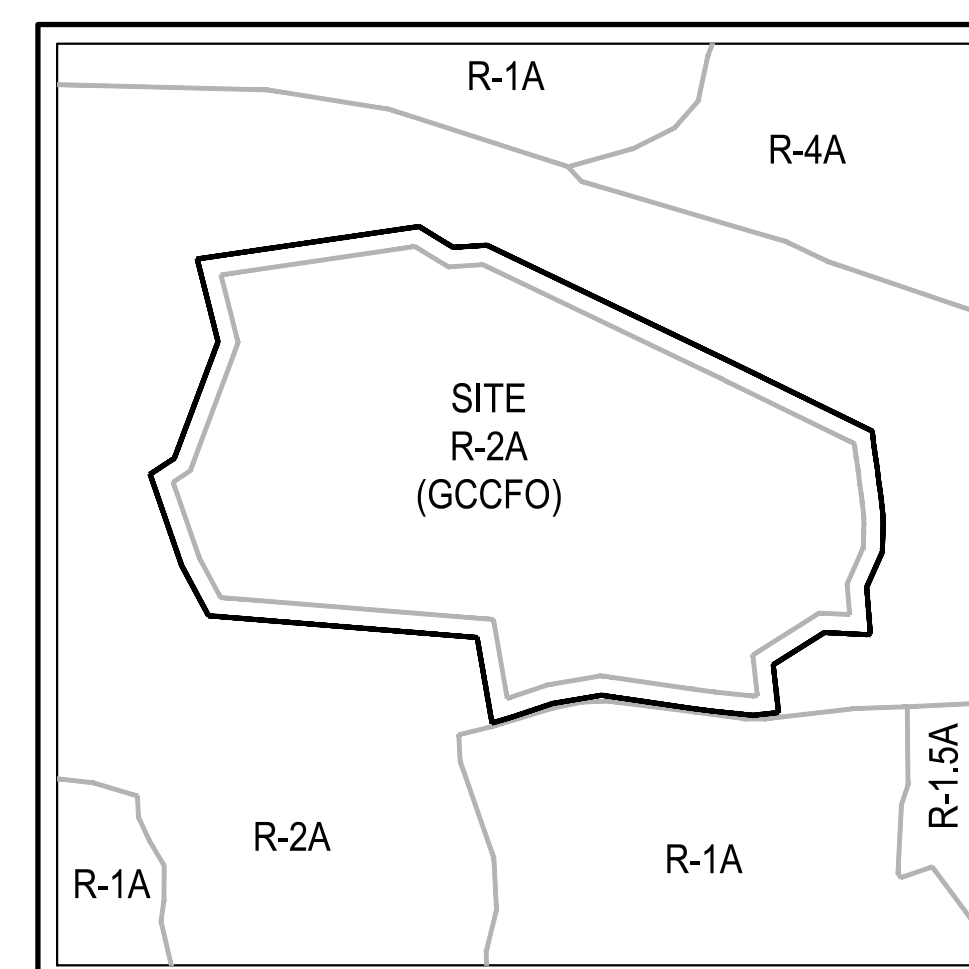
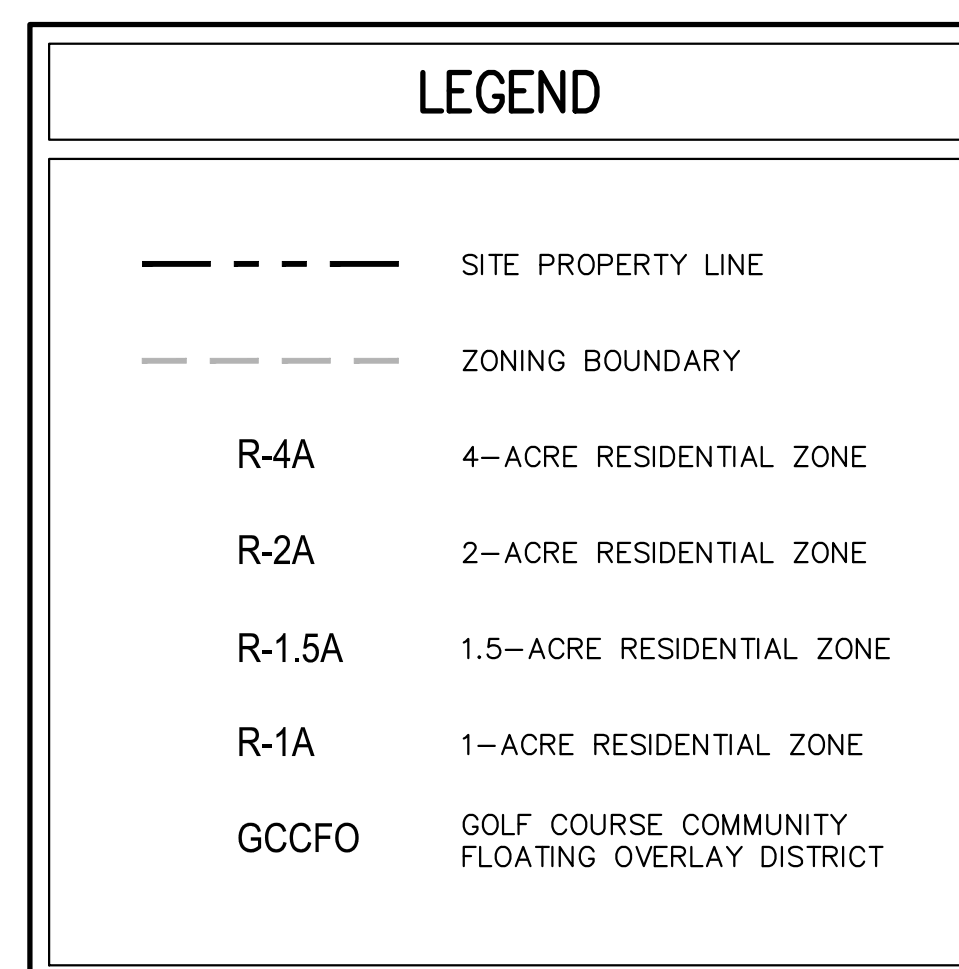
IN DECEMBER, 2019, IN CONSIDERATION OF THE ADOPTION BY THE TOWN OF THE AMENDMENT, THE APPLICANT RECORDED A DECLARATION PURSUANT TO WHICH THE APPLICANT MAY, SUBJECT TO SITE PLAN APPROVAL, CONSTRUCT ON THE DEVELOPMENT LOT A FIRST PHASE OF THE COMMUNITY ("PHASE 1"), WHICH MAY CONSIST OF UP TO THIRTY-SIX (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 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).

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- 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 NYS DOT 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.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S 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.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.



ZONING MAP
 SCALE: 1" = 1,000'
 SOURCE: TITLE / YEAR



ZONING MAP
 SCALE: 1" = 5,000'

- JMC Drawing List:**
- C-000 COVER SHEET
 - C-010 OVERALL EXISTING CONDITIONS MAP
 - C-011 EXISTING CONDITIONS MAP (SOUTH)
 - C-012 EXISTING CONDITIONS MAP (NORTH)
 - C-020 SITE DEMOLITION & TREE REMOVAL PLAN (SOUTH)
 - C-021 SITE DEMOLITION & TREE REMOVAL PLAN (NORTH)
 - C-100A OVERALL SITE LAYOUT PLAN
 - C-100 SITE LAYOUT PLAN (SOUTH)
 - C-101 SITE LAYOUT PLAN (NORTH)
 - C-102 FIRE TRUCK ACCESS PLAN
 - C-200 SITE GRADING PLAN (SOUTH)
 - C-201 SITE GRADING PLAN (NORTH)
 - C-202 ROAD PROFILES PLAN
 - C-300 SITE PRELIMINARY UTILITIES PLAN (SOUTH)
 - C-301 SITE PRELIMINARY UTILITIES PLAN (NORTH)
 - C-900 CONSTRUCTION DETAILS
 - C-901 CONSTRUCTION DETAILS
 - C-902 CONSTRUCTION DETAILS
 - C-903 CONSTRUCTION DETAILS
 - PSP-1 PRELIMINARY SUBDIVISION PLAT (NO JURISDICTION SUBDIVISION)
 - IPP-1 INTEGRATED PLOT PLAN (NO JURISDICTION SUBDIVISION)

- Granoft Architects Drawing List:**
- AS100 ARCHITECTURAL SITE PLAN
 - A100 GARAGE FLOOR PLAN - TYPICAL
 - A101 FIRST FLOOR PLAN - TYPICAL
 - A102 SECOND FLOOR PLAN - TYPICAL
 - A103 THIRD FLOOR PLAN - BLDG TYPE A
 - A104 THIRD FLOOR PLAN - PENTHOUSE OPTION
 - A105 THIRD FLOOR PLAN - BLDG TYPE B - 10 UNIT OPTION
 - A200 AMENITIES BUILDING - POOL LEVEL
 - A200a AMENITIES BUILDING - PRO SHOP LOWER LEVEL
 - A201 AMENITIES BUILDING MAIN LEVEL
 - A300 EAST ELEVATION
 - A301 NORTH ELEVATION
 - A302 WEST ELEVATION
 - A303 SOUTH ELEVATION

- PROJECT RENDERINGS:**
- 1 SITE PLAN / KEY
 - VIEW 2
 - VIEW 3
 - VIEW 4
 - VIEW 5
 - VIEW 6
 - VIEW 7
 - VIEW 8
 - VIEW 9
 - VIEW 10

TABLE OF LAND USE					
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)	PROPOSED/ PROVIDED (LOT 2)
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30 (5)	±127.67	±28.63
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	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)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50 (1)	SEE NOTE 1	±123.1	±294.00 (1)	±267.61 (1)
SIDE	30 (1)	SEE NOTE 1	±287.5	±84.41' (1)	±104.93 (1)
REAR	50 (1)	SEE NOTE 1	±1,645.5	±1,733.58 (1)	±881.30 (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72 (6)	0.04 (1)(7)	1.68 (1)(7)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5
PARKING SPACES					
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	-	116	202
ACCESSIBLE PARKING SPACES	N/A	-	-	4	16
TOTAL PARKING SPACES	2 PER DWELLING UNIT	-	180	120 (4)	218
LOADING SPACES	N/A	SEE NOTE 4	-	1	1

- NOTES:**
- 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 COMPOSE 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.
 - 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.
 - FOR MULTI-FAMILY DWELLING UNITS: 2 FOR EACH DWELLING UNIT, PLUS 1 FOR EACH BEDROOM, PLUS 10% VISITOR PARKING. PARKING PROVIDED FOR MULTI-FAMILY RESIDENTIAL USE AS FOLLOWS:
 73 UNITS (2 SPACES X 73 UNITS = 146 SPACES)
 24 3-BEDROOM UNITS (3 SPACE X 24 UNITS = 72 SPACES)
 5 4-BEDROOM UNITS (1 SPACES X 5 UNITS = 5 SPACES)
 TOTAL REQUIRED SPACES FOR MULTI-FAMILY DEVELOPMENT: 180 SPACES
 THE EXISTING PARKING LOT (ON LOT 1) SHALL BE RE-STRIPPED AS A PART OF THE TEMPORARY CLUBHOUSE APPLICATION.
 - 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.
 - CURRENTLY THE GOLF COURSE LOT IS ±129.96 ACRES AND THE RESIDENTIAL LOT IS ±26.34 ACRES.
 - TOTAL EXISTING BUILDING COVERAGE CALCULATED BASED ON ALL EXISTING BUILDINGS ON THE PROPERTY, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.
 - BUILDING COVERAGE BREAKDOWN:
 LOT 1: EXISTING CHART SHED TO REMAIN: ±2,862.12 S.F.
 RESIDENTIAL BUILDINGS: 7 X 14,364.24 S.F.
 GATE HOUSE: 903 S.F.
 TENNIS PAULOVIC: 672 S.F.
 AMENITIES BUILDING: 9,993.35 S.F.
 TOTAL LOT 2 BUILDING COVERAGE: ±14,621.29 S.F.

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

CHRISTOPHER CATHRY, CHAUNAN,
 TOWN OF NORTH CASTLE PLANNING BOARD
 ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

JOSEPH M. GERMEL, P.E.,
 KELLAM SESSIONS CONSULTING, P.C.
 CONSULTING TOWN ENGINEER

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 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

JMC Planning, Engineering, Landscape Architects & 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.jmcpilc.com

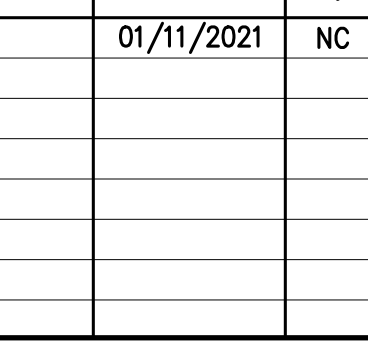
Scale: NOT TO SCALE
 Date: 11/23/2020
 Project No: 20201
 Job No: CONR CONR2
 Drawing No: C-000

NOT FOR CONSTRUCTION

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMBINATION 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.

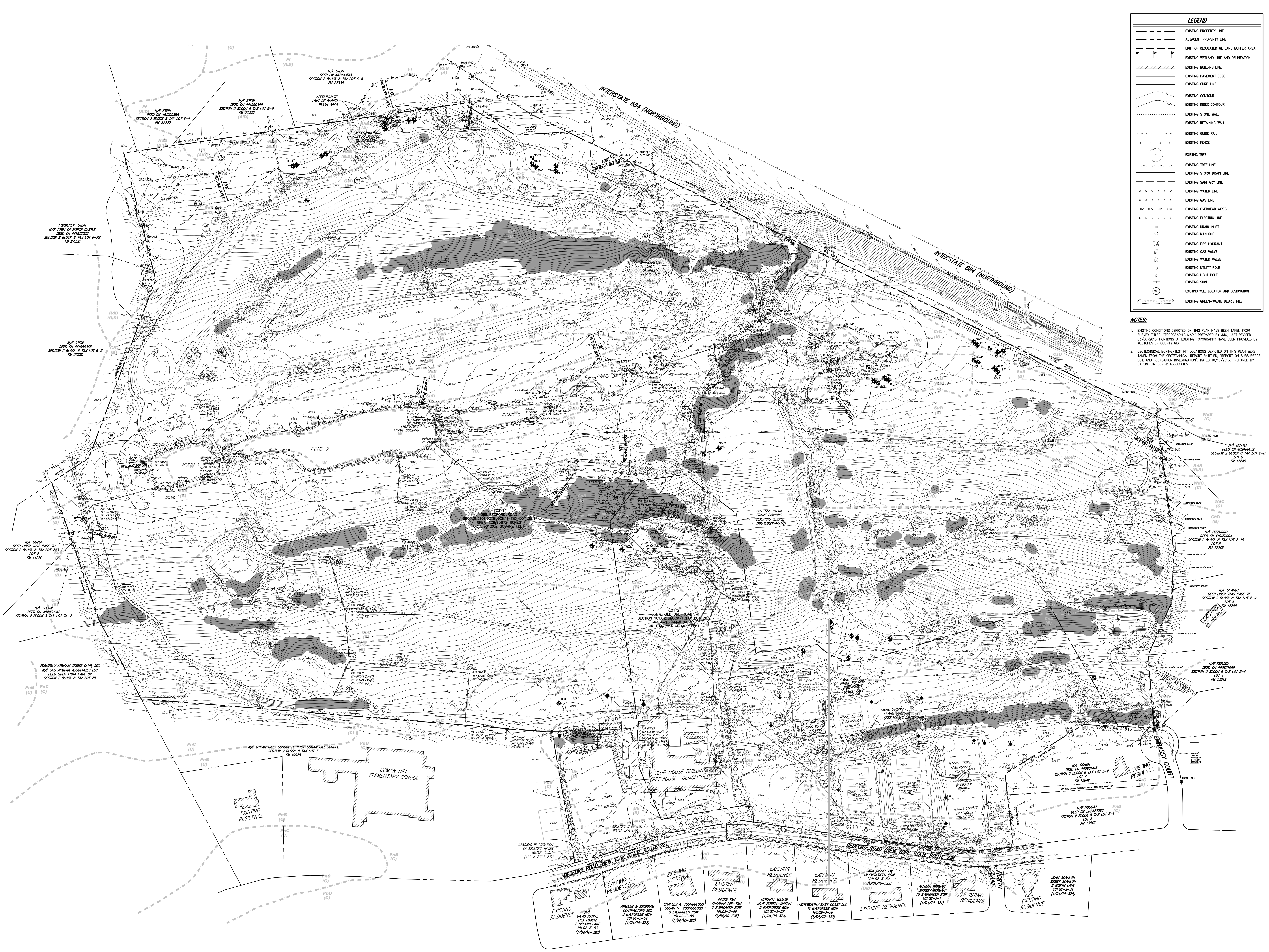
811 Know what's below. Call before you dig.

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	01/11/2021	NC



Previous Editions Obsolete

JMC



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 CURE 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

NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP" PREPARED BY JMC, LAST REVISED 03/19/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
- 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.

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

ARCHITECT: GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06850

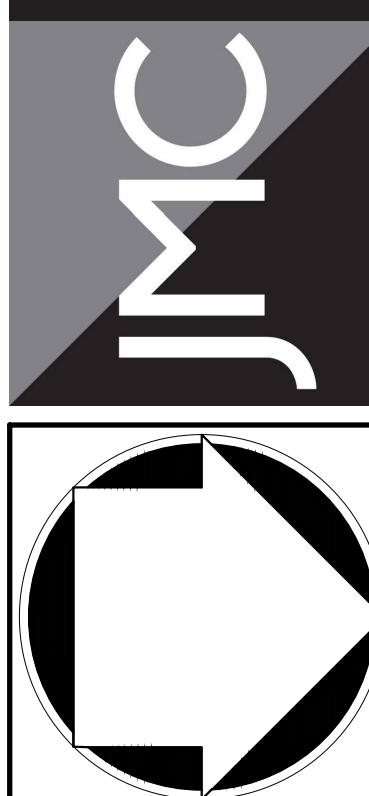
DATE: 07/17/2020

REVISIONS:

No.	RESPONSE TO TOWN COMMENTS
1.	

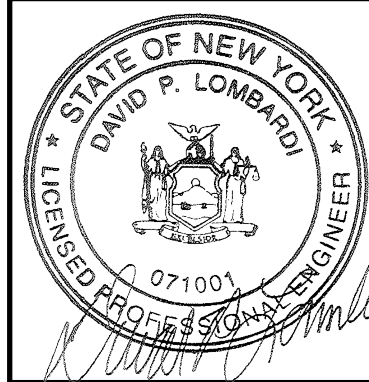
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.

120 BEDFORD ROAD - ARMONK, NY 10534
PHONE: 914-333-3222 - FAX: 914-233-2102
www.jmcp.com



OVERALL EXISTING CONDITIONS MAP
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

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 03/07/2016

DATE: 11/23/2020

Project No: 20101

Scale: 1" = 100'

JOHN P. DELAND, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

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

C-010

DT-2
FORD ROAD
LOCAL TAX LOT 28.2
34421 SQUARE FEET
1 SQUARE FEET

51827
507.69 (N15°)
508.31 (S18°)
508.29 (E)

APPROXIMATE LOCATION
OF EXISTING BALCONY
METER VAULT
(12" x 18" x 4' 0")

519°57'00" E 87.81'
518°25'00" E 134.50'
509°30'00" E 257.80'

BEDFORD ROAD (NEW YORK STATE ROUTE 22)

EXISTING RESIDENCE

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 WIRE
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- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WELL LOCATION AND DESIGNATION
- EXISTING GREEN-WASTE DEBRIS PILE

NOTES

- 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 WESTCHSTER COUNTY GIS.

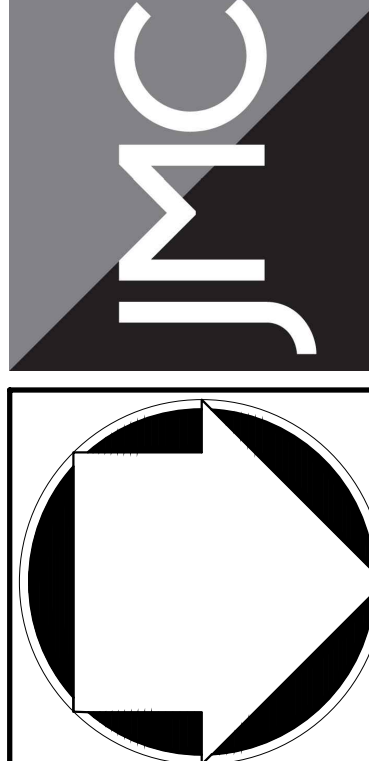


NOT FOR CONSTRUCTION

No.	1	RESPONSE TO TOWN COMMENTS
Date	07/17/2020	NC

APPLICANT/TOWNER	SUMMIT CLUB PARTNERS, LLC 568 BEDFORD ROAD (NY-22) ARMONK, NY 10504
ARCHITECT	GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06850

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC 120 BEDFORD ROAD • ARMONK, NY 10504 PHONE: 914.333.3223 • FAX: 914.233.2102 www.jmcp.com
--



EXISTING CONDITIONS MAP
(SOUTH)

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

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Drawn	NC	Approved	AG
Scale	1" = 30'		
Date	11/23/2020		
Project No.	20101		
JOB CODE	C-011	09/03/20	
Drawing No.			

C-011

NOT FOR CONSTRUCTION



LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	UNIT 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 GRADE RAIL
	EXISTING FENCE
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NOTES:

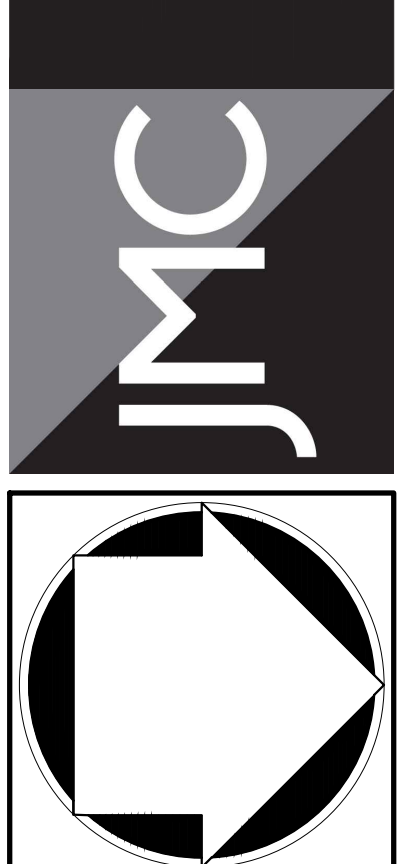
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- GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.

No.	1	RESPONSE TO TOWN COMMENTS
Rev.		
Date	07/17/2020	NC

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

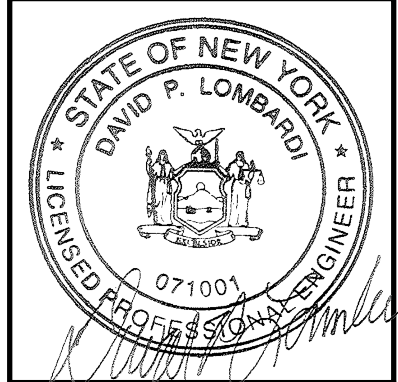
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PHONE: 914.333.3222 - FAX: 914.233.2102
www.jmcp.com



EXISTING CONDITIONS MAP (NORTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE) (ARMONK, NY 10504)

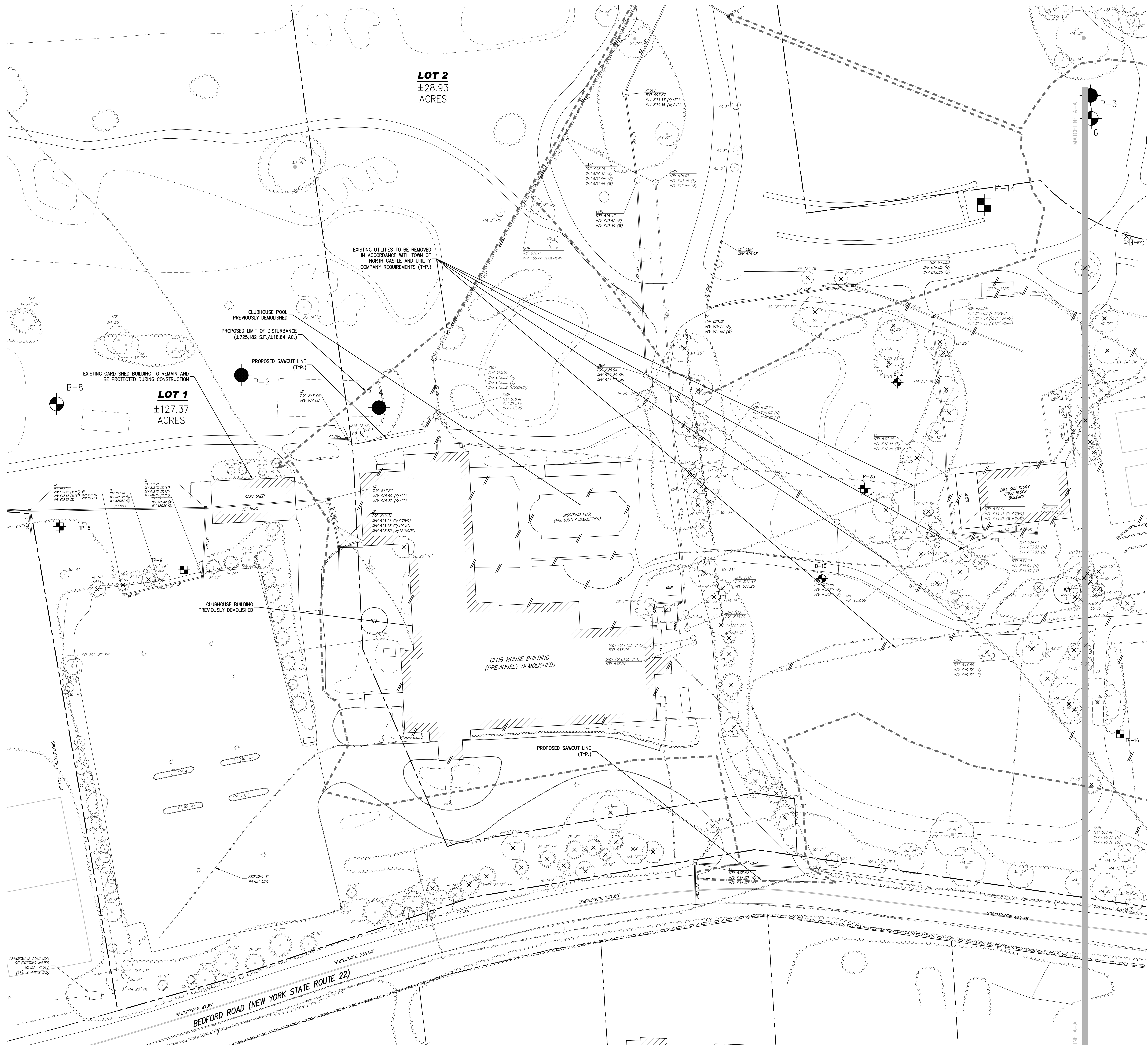
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Scale	1" = 30'		
Date	11/23/2020		
Project No.	20101		
Job Name	C-02 GRAB		
Client/Job	C-012		

C-012

SARA RICHELSON
12 ELLEN/QUEEN DR NW



LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF REGULATED WETLAND BUFFER AREA
	EXISTING WETLAND LINE AND DELINEATION
	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 WELL LOCATION AND DESIGNATION
	EXISTING FEATURE TO BE REMOVED
	PROPOSED SAWCUT LINE
	PROPOSED LIMIT OF DISTURBANCE

TOTAL NUMBER OF TREES TO BE REMOVED: 280

NOTES:

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- 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 CARL-SIMPSON & ASSOCIATES.
- 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 XII, SECTIONS 873.1353.1 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).
- 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.
- 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.
- 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.
- 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 OUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
- 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.
- ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH TOWN/STATE REQUIREMENTS.
- 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.
- 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.
- 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.
- EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- 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.
- 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.
- 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.
- 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.
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- THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE TOWN THAT FIVE (5)

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

ARCHITECT: GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06850

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 914.333.3242 - FAX: 914.233.2102
www.jmcpllc.com

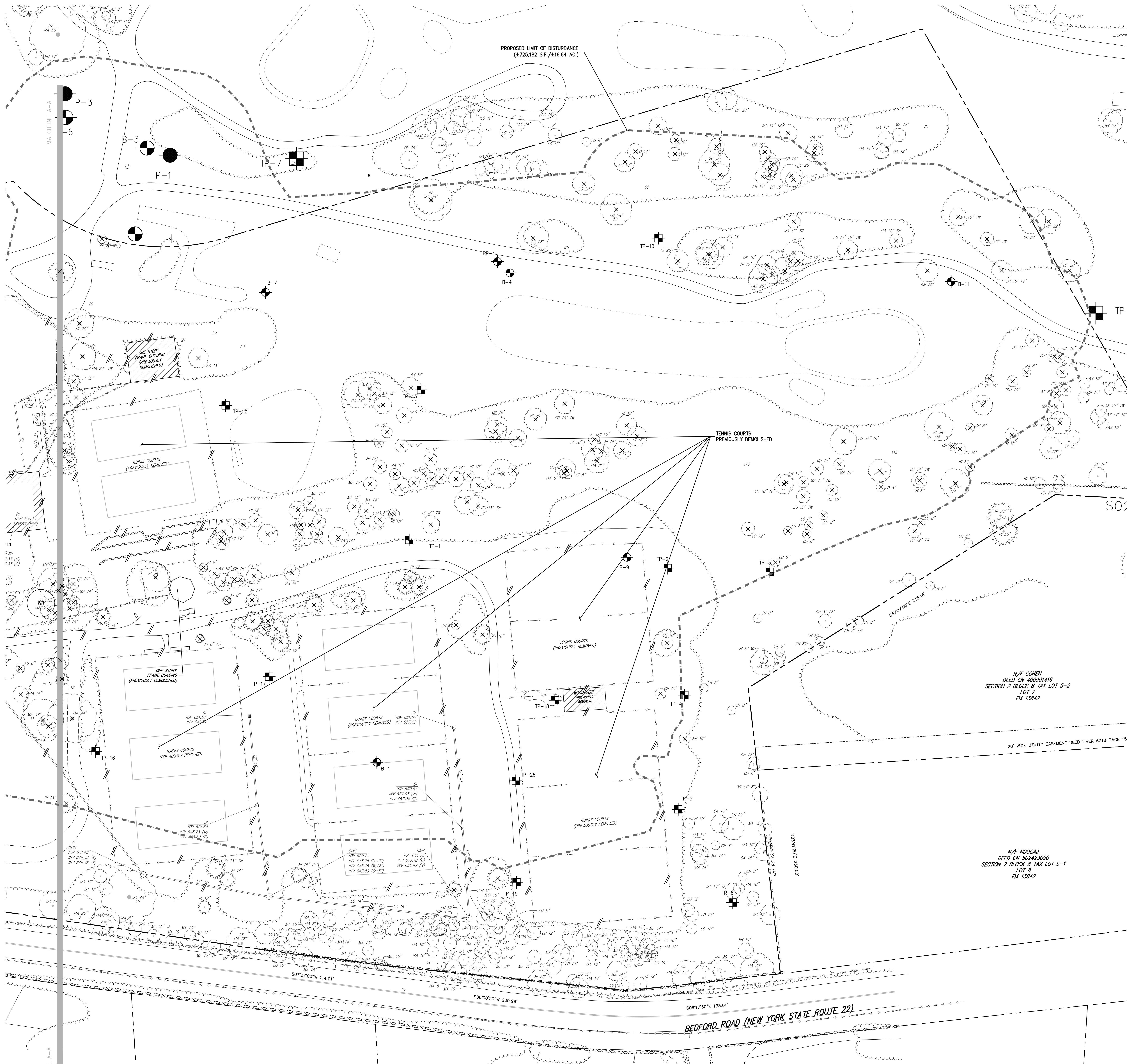
SITE DEMOLITION & TREE REMOVAL PLAN (SOUTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

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 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209.3 SUBSECTION 2.

DATE: 11/23/2020
PROJECT NO: 20101
DRAWING NO: C-020
SCALE: 1" = 30'

C-020

NOT FOR CONSTRUCTION



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF REGULATED WETLAND BUFFER AREA
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<p>APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC 568 BEDFORD ROAD (NY-22) ARMONK, NY 10504</p>	
<p>ARCHITECT: GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06850</p>	<p>DATE: 07/17/2020</p>
<p>REVISION: 1. RESPONSE TO TOWN COMMENTS</p>	<p>SCALE: 1" = 30'</p>
<p>PROJECT NO: 20101</p>	<p>DATE: 11/23/2020</p>
<p>DESIGNED BY: C-021</p>	<p>DATE: 09/08/20</p>
<p>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 7209.3 SUBSECTION 2.</p>	
<p>STATE OF NEW YORK JAMES P. COMBES GOVERNOR</p>	
<p>Drawn: NC Approved: AG</p>	
<p>C-021</p>	

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

UNIT / BEDROOM COUNT			
BUILDING 1 (3 STORY)	10 UNITS	(4) 3 BEDROOMS & (6) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 2 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	30 BEDROOMS/BLDG
BUILDING 3 (3 STORY)	10 UNITS	(4) 3 BEDROOMS & (6) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 4 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	30 BEDROOMS/BLDG
BUILDING 5 (3 STORY)	10 UNITS	(4) 3 BEDROOMS & (6) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 6 (3 STORY)	11 UNITS	(2) 3 BEDROOMS & (9) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 7 (2 STORY)	8 UNITS	(2) 3 BEDROOMS & (6) 2 BEDROOMS	18 BEDROOMS/BLDG
TOTALS	73 UNITS	(22) 3 BEDROOMS & (51) 2 BEDROOMS	186 BEDROOMS
DENSITY UNITS	45 UNITS	(22) 3 BEDROOMS = 14.6 DENSITY UNITS (51) 2 BEDROOMS = 25.5 DENSITY UNITS	(22 / 3) X 2 = 14.6 51 / 2 = 25.5
DWELLING UNITS	73 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=51.921476
 51 Density Units Available
 40.1 Density Units Proposed (COMPLIES)

Dwelling Unit Calculation:
 Site:
 Lot 1=129.95872 acres
 Lot 2=26.34421 acres
 Total Site=156.30293 acres / 1.8 Acres = 86.834961
 86 Dwelling Units Available
 73 Dwelling Units Proposed (COMPLIES)

	Project Summary Comparison Table		
	DRS plan	FIS Alternative 2	Modified Project
Market-Rate Condominiums	80	80	(New Residential Development)
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	186
Buffer on Bedford Road	25 feet	100 feet	100 feet
Open Space	141.6 acres	141.6 acres	TBD
Impervious Area	17.5 ac. (6.6 ac. New Impervious)	16.7 acres (5.8 ac. New Impervious)	TBD
Length of Private Road	3,750 ft	3,258 ft	2,255 ft
Steep Slope Impact	2.75 acres	2.75 acres	TBD
Trees to be Removed	879 trees	813 trees	280 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)	TBD
Additional Water Demand	29,775 gpd	28,325 gpd	TBD
Additional Wastewater Generation	29,775 gpd	28,325 gpd	TBD
Annual Tax and Mitigation Payment Revenue	\$1,493,223	\$2,598,230	TBD
Total Population	185-204	183-191	TBD
School Children - Local Experience	10	17	TBD
School Children - Rutgers & Local Experience	20	17	TBD
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	7 new residential buildings with tennis courts and amenities building more than 100 feet from Bedford Road.

*8 AFFH units to be located off-site.

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 PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- 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 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/PLC, LAST REVISED 03/06/2013.



APPLICATION NUMBER: 2020-0011

DATE: 07/17/2020

REVISION: RESPONSE TO TOWN COMMENTS

NO. 1

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

ARCHITECT: GRANOFF ARCHITECTS
 330 RAILROAD AVENUE
 GREENWICH, CT 06850

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JMC

OVERALL LAYOUT PLAN
 SITE LAYOUT PLAN
 THE SUMMIT CLUB AT ARMONK
 (RESIDENTIAL PHASE)
 568 & 570 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

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Scale: 1" = 30'
 Date: 11/23/2020
 Project No: 20101
 Drawing No: C-100A
 Drawing By: LJA

C-100A

NOT FOR CONSTRUCTION



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SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MARKING TYPE	MARKING HEIGHT	REGULATORY	RECYCLED
A		30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C		12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
D		12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NVP1-2	X

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330 RAILROAD AVENUE
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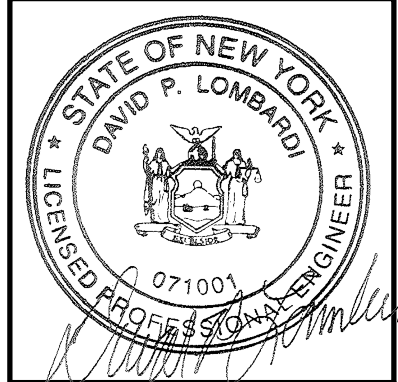
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120 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 914.333.2424 - FAX: 914.233.2102
www.jmcpllc.com

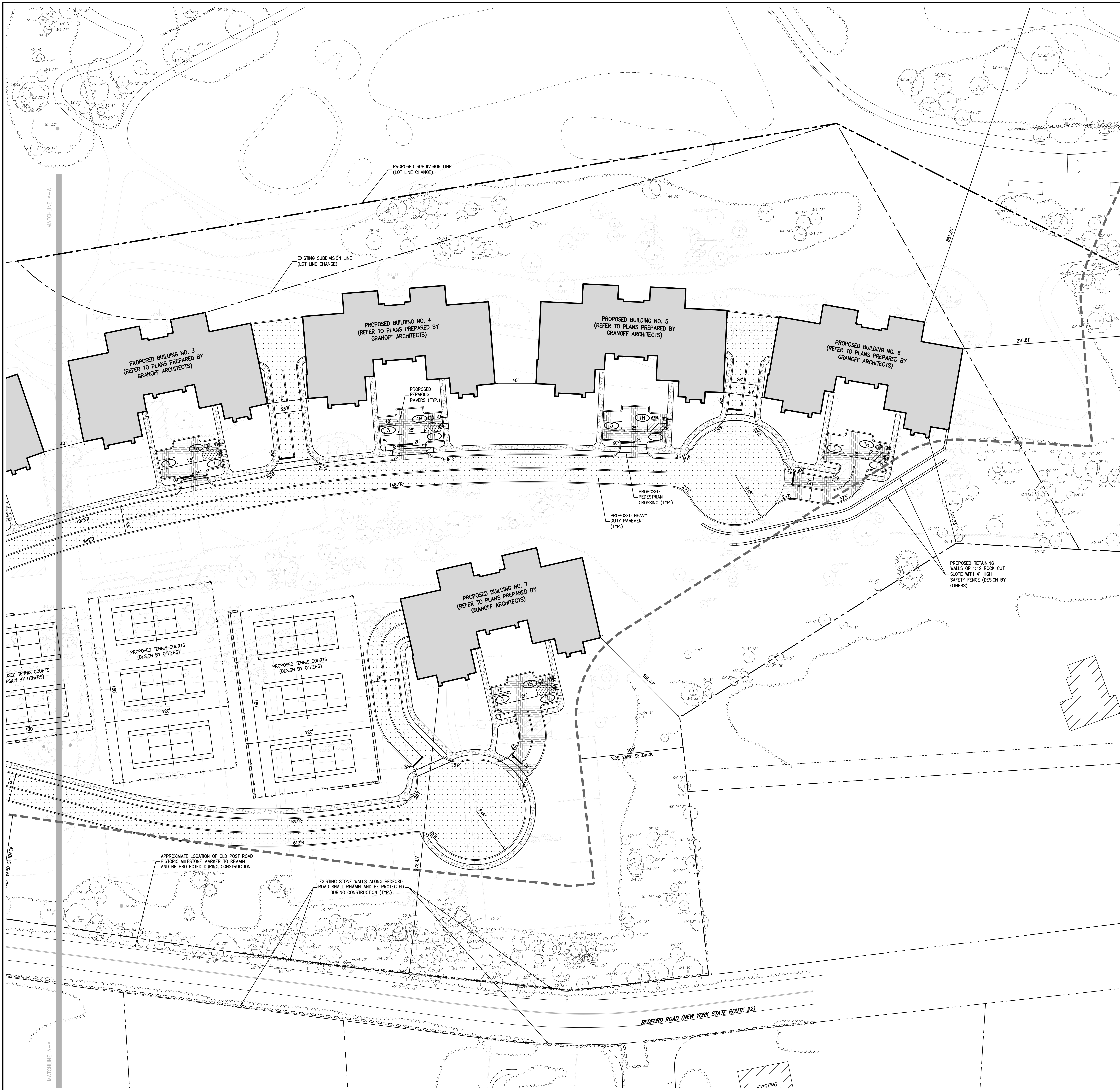
JMC

SITE LAYOUT (SOUTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

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
JOB-DATE: C-100 L&P
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 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 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:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC/PLC, LAST REVISED 03/06/2013.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MARKING TYPE	MARKING HEIGHT	REMARKS	REFLECTORIZED
A	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	WALKWAY	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	WALKWAY	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8A	X
D	WALKWAY	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NVP1-2	X

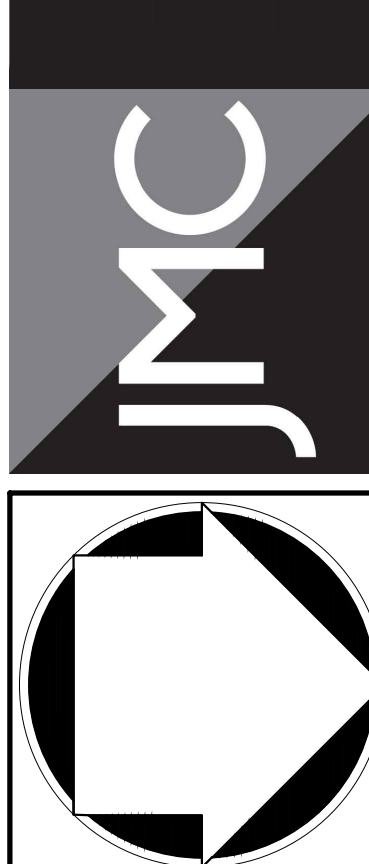
APPLICANT/OWNER: **SUMMIT CLUB PARTNERS, LLC**
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT: **GRANOFF ARCHITECTS**
330 RAILROAD AVENUE
GREENWICH, CT 06850

DATE: 07/17/2020

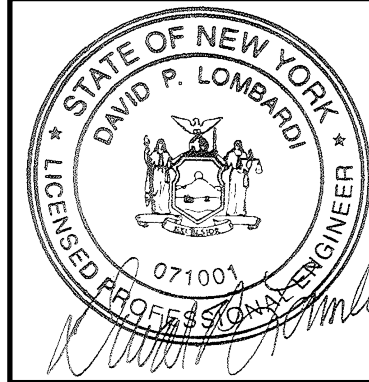
REVISION: 1. RESPONSE TO TOWN COMMENTS

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10534
PHONE: 914.333.2424 - FAX: 914.233.2102
www.jmcplc.com



SITE LAYOUT PLAN (NORTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

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.

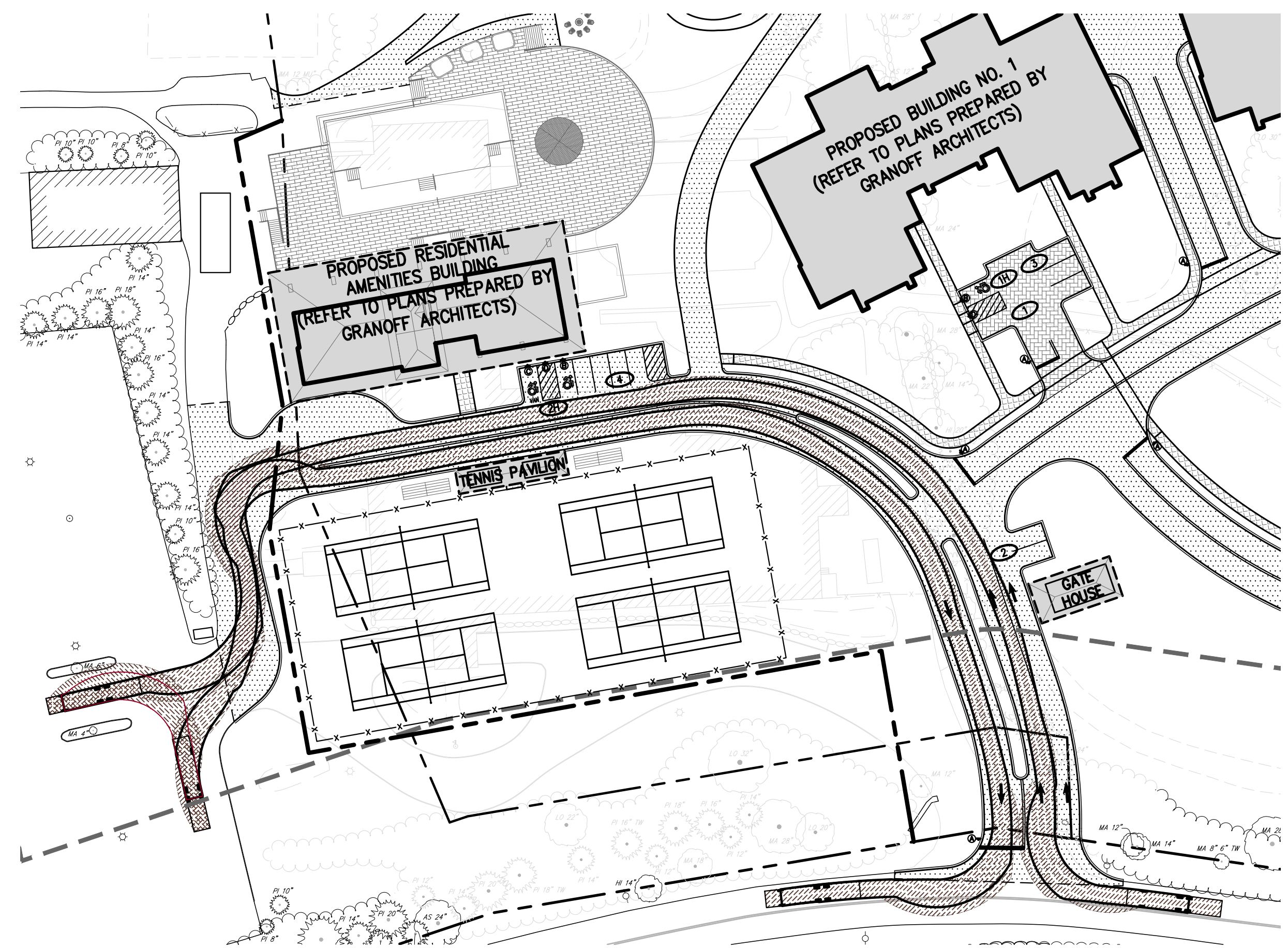


Drawn: NC Approved: AG
Scale: 1" = 30'
Date: 11/23/2020
Project No: 20101
Title: C-101 LAYOUT
Drawing No: C-101

NOT FOR CONSTRUCTION

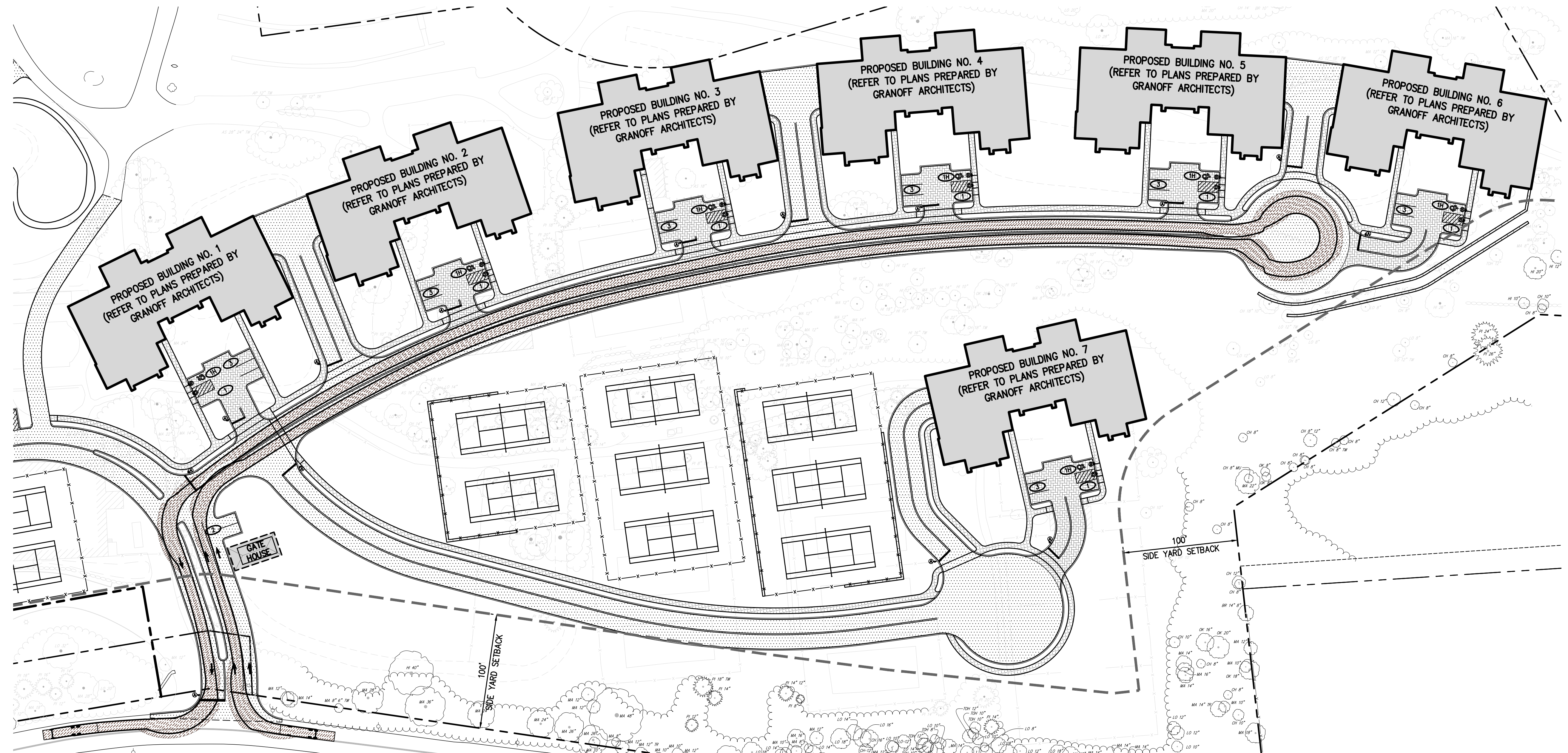
NOT FOR CONSTRUCTION

CONTRACT NO. 20101
DATE: 11/23/2020
PROJECT NO. 20101
DRAWING NO. C-102



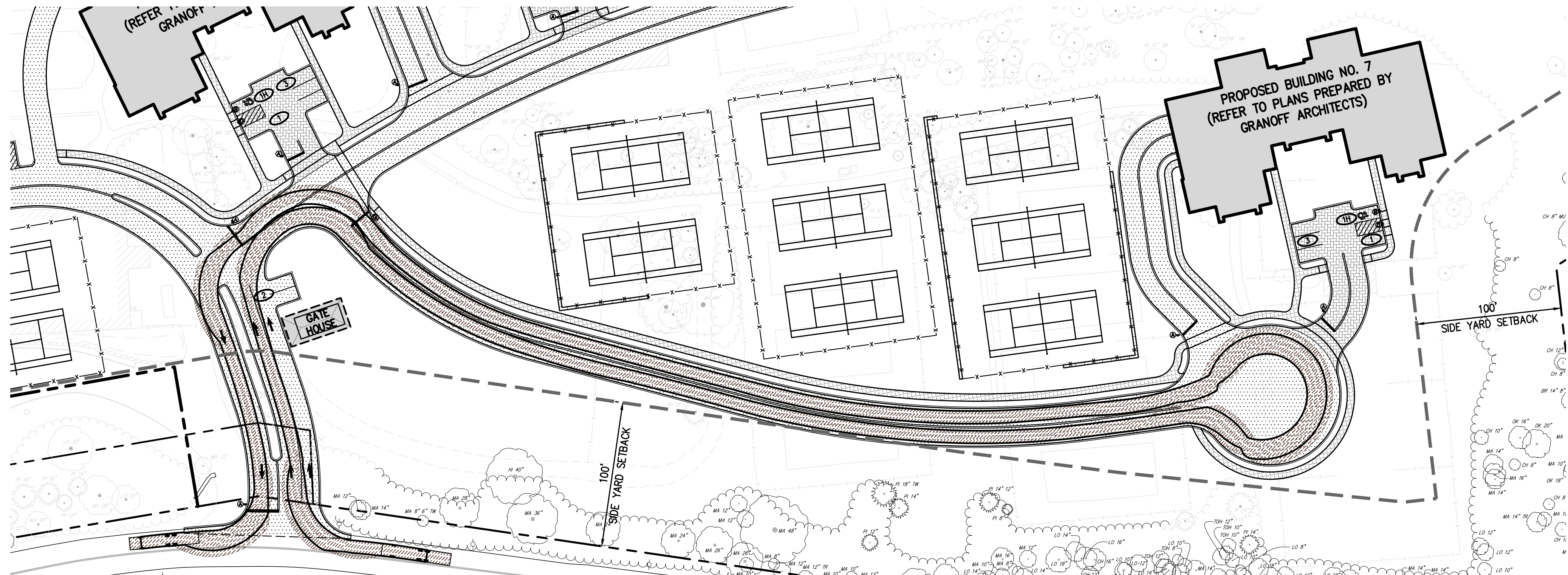
ROAD A FIRE TRUCK TURNING ANALYSIS

SCALE: 1" = 50'



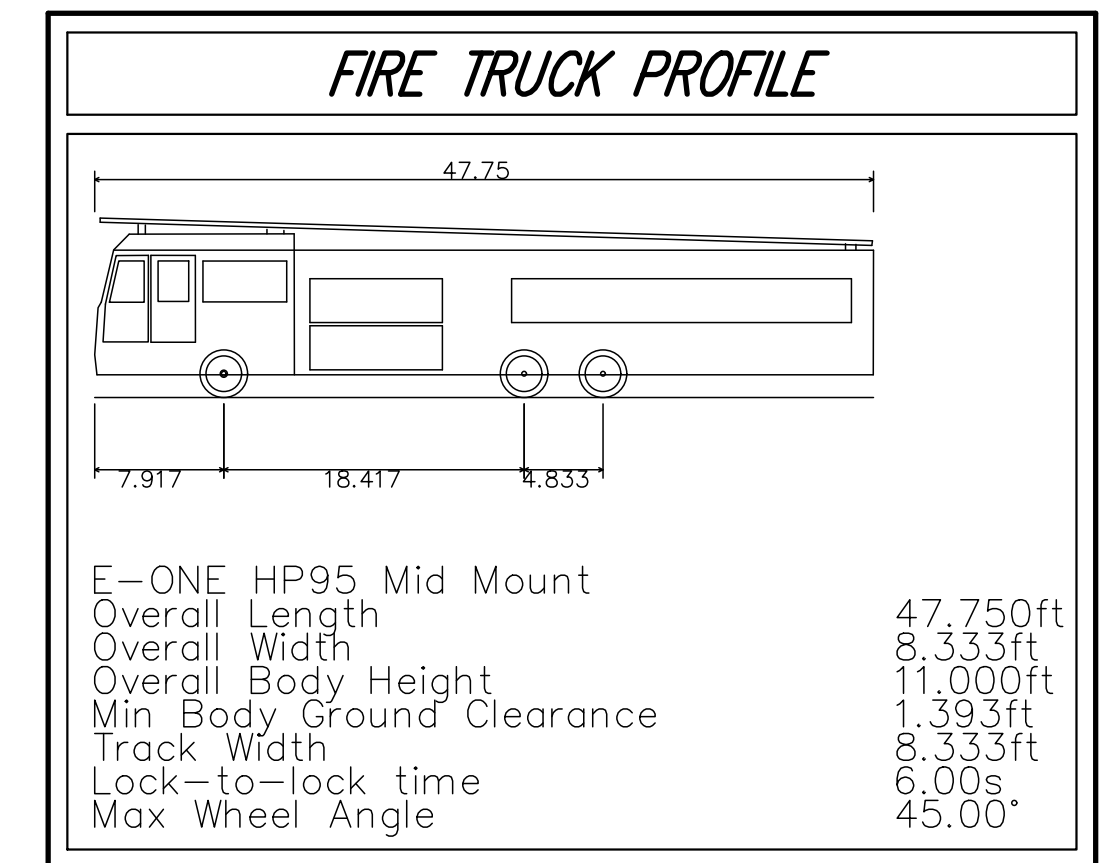
ROAD B FIRE TRUCK TURNING ANALYSIS

SCALE: 1" = 50'



ROAD C FIRE TRUCK TURNING ANALYSIS

SCALE: 1" = 50'



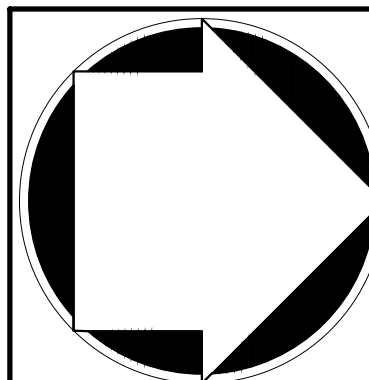
F-ONE HP95 Mid Mount
 Overall Length 47.75ft
 Overall Width 8.33ft
 Overall Body Height 11.00ft
 Min Body Ground Clearance 6.33ft
 Track Width 8.33ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°

No.	Date	Revisions
1	07/17/2020	NC
RESPONSE TO TOWN COMMENTS		

APPLICANT/OWNER:	SUMMIT CLUB PARTNERS, LLC 568 BEDFORD ROAD (NY-22) ARMONK, NY 10504
ARCHITECT:	GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06850

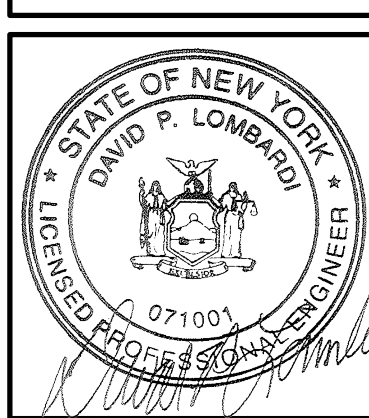
ARCHITECT:	GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06850
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JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 120 BEDFORD ROAD • ARMONK, NY 10504
 PH: 914.333.2424 • FAX: 914.233.2102
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FIRE TRUCK ACCESS PLAN
THE SUMMIT CLUB AT ARMONK
 (RESIDENTIAL PHASE)
 568 & 570 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

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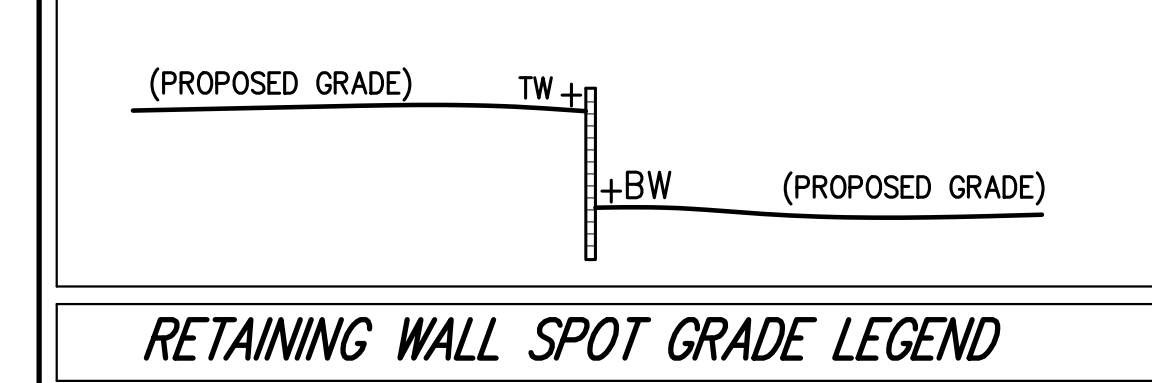
Drawn:	NC	Approved:	AG
Scale:	AS SHOWN		
Date:	11/23/2020		
Project No.:	20101		
Sheet No.:	C-102	of	147



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 FENCE RAIL
	EXISTING FENCE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING LIGHT 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)
	BORING LOCATION AND DESIGNATION
	PROPOSED LIMIT OF DISTURBANCE

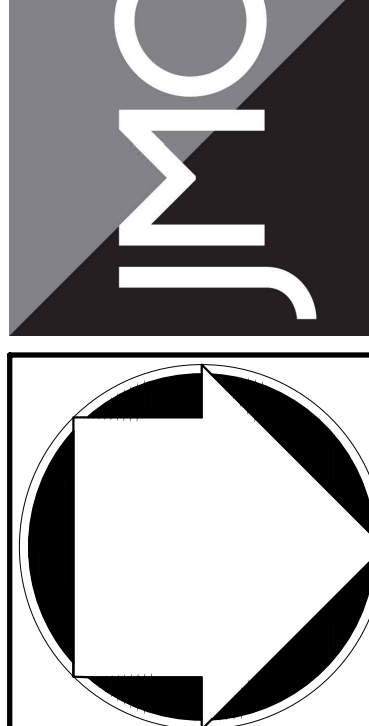
- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
 - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN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



NOT FOR CONSTRUCTION

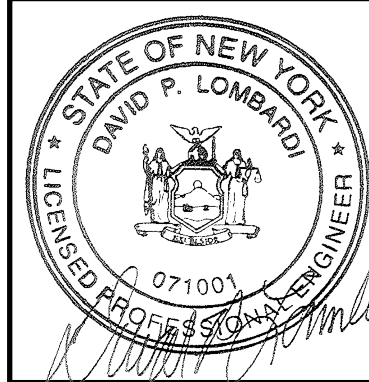
APPLICANT/OWNER:	SUMMIT CLUB PARTNERS, LLC
DATE:	07/17/2020
REVISION:	RESPONSE TO TOWN COMMENTS
NO.:	1

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



SITE GRADING PLAN (SOUTH)
 THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
 568 & 570 BEDFORD ROAD (NY-22) ARMONK, NY 10504

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Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No.:	20101		
Sheet No.:	GRAD SOUTH	Of:	GRAD SET
Client:			

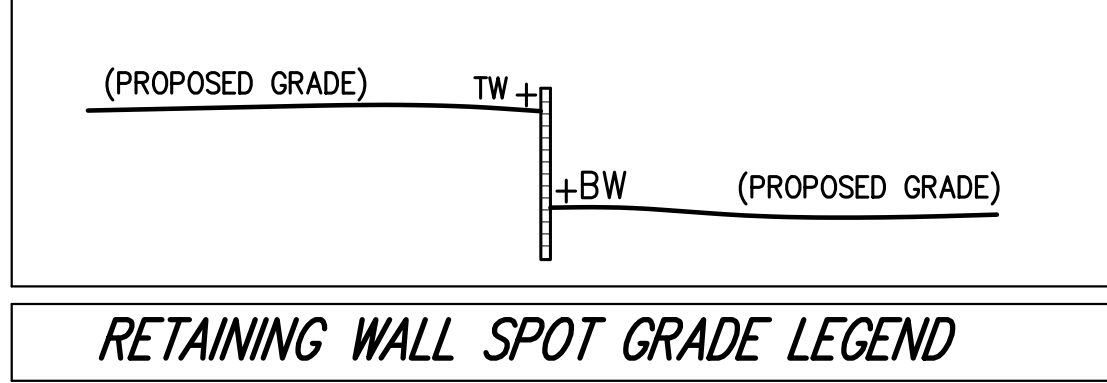
C-200



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 INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE RAIL
	EXISTING GUIDE
	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)
	BORING LOCATION AND DESIGNATION
	PROPOSED LIMIT OF DISTURBANCE

- NOTES:**
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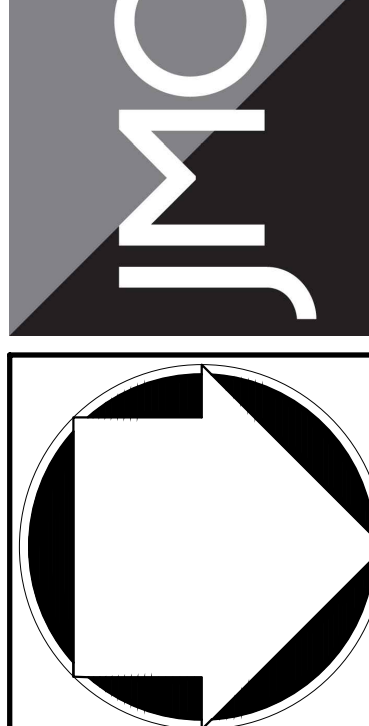


APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT: GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06850

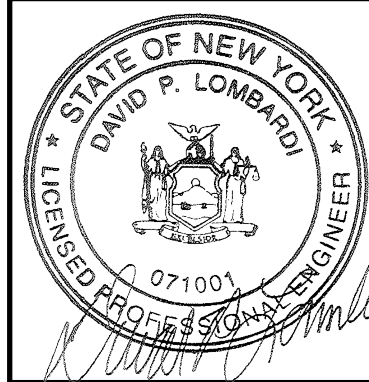
No.	1	RESPONSE TO TOWN COMMENTS
Date	07/17/2020	NC

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120 BEDFORD ROAD - ARMONK, NY 10504
914-439-3222 - FAX 914-439-2102
www.jmcp.com



SITE GRADING PLAN (NORTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

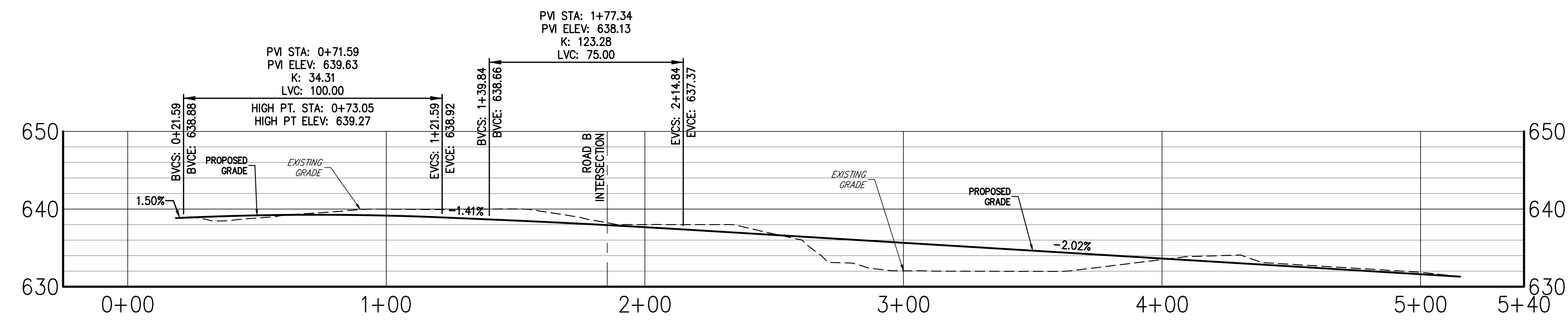
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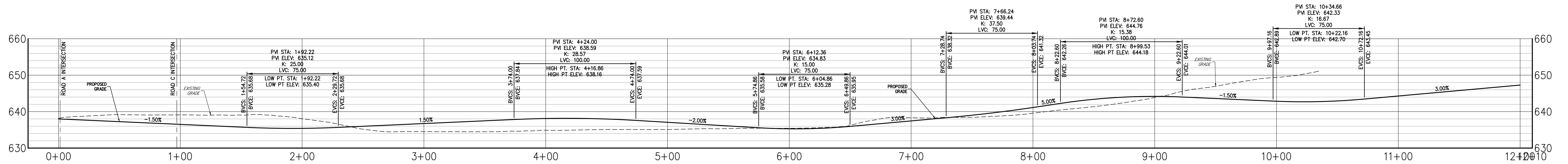
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Scale	1" = 30'		
Date	11/23/2020		
Project No.	20101		
Sheet Name	GRAD NORTH	Sheet No.	GRAD.07
Sheet No.	C-201		

NOT FOR CONSTRUCTION

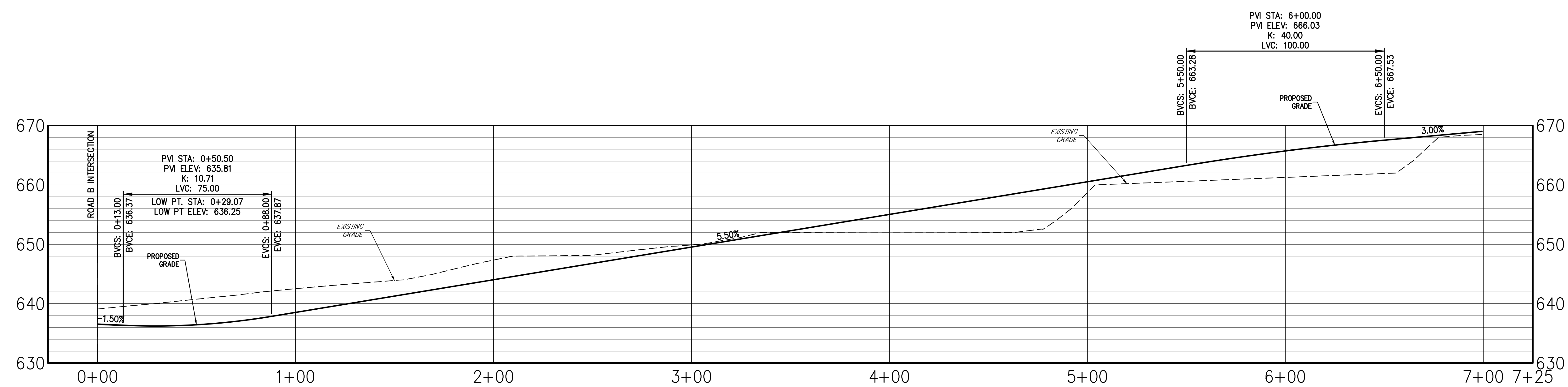
SARA RICHELSON
11 ELECTORAL DR NW



ROAD A PROFILE
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 10'



ROAD B PROFILE
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 10'



ROAD C PROFILE
 HORIZONTAL: 1" = 30'
 VERTICAL: 1" = 10'

NOT FOR CONSTRUCTION

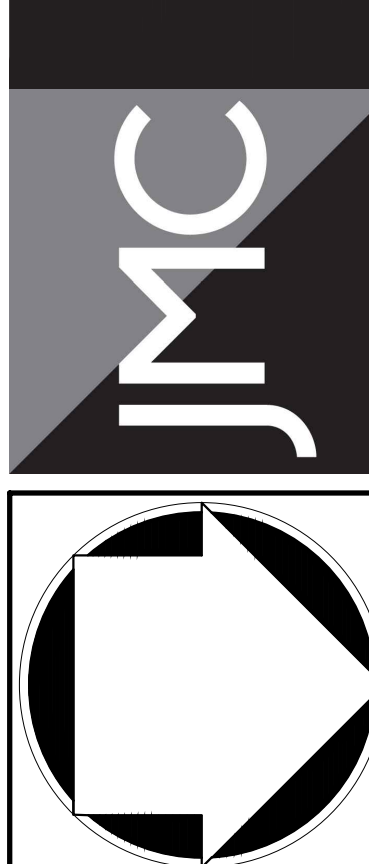
DATE PLOTTED: 11/23/2020 10:54:10 AM
 PROJECT: 20101
 DRAWING: ROAD PROFILES
 DRAWING NO: 020

No.	Revision	Date	By
1	RESPONSE TO TOWN COMMENTS	07/17/2020	NC

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

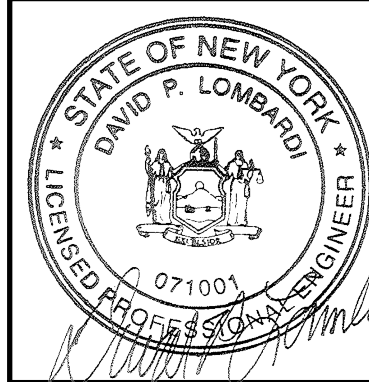
ARCHITECT:
GRANOFF ARCHITECTS
 330 RAILROAD AVENUE
 GREENWICH, CT 06850

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
 JMC Site Development Consultants, LLC
 JMC Meyer Consulting, Inc.
 120 BEDFORD ROAD - ARMONK, NY 10504
 PHONE: 914-333-3222 - FAX: 914-243-2102
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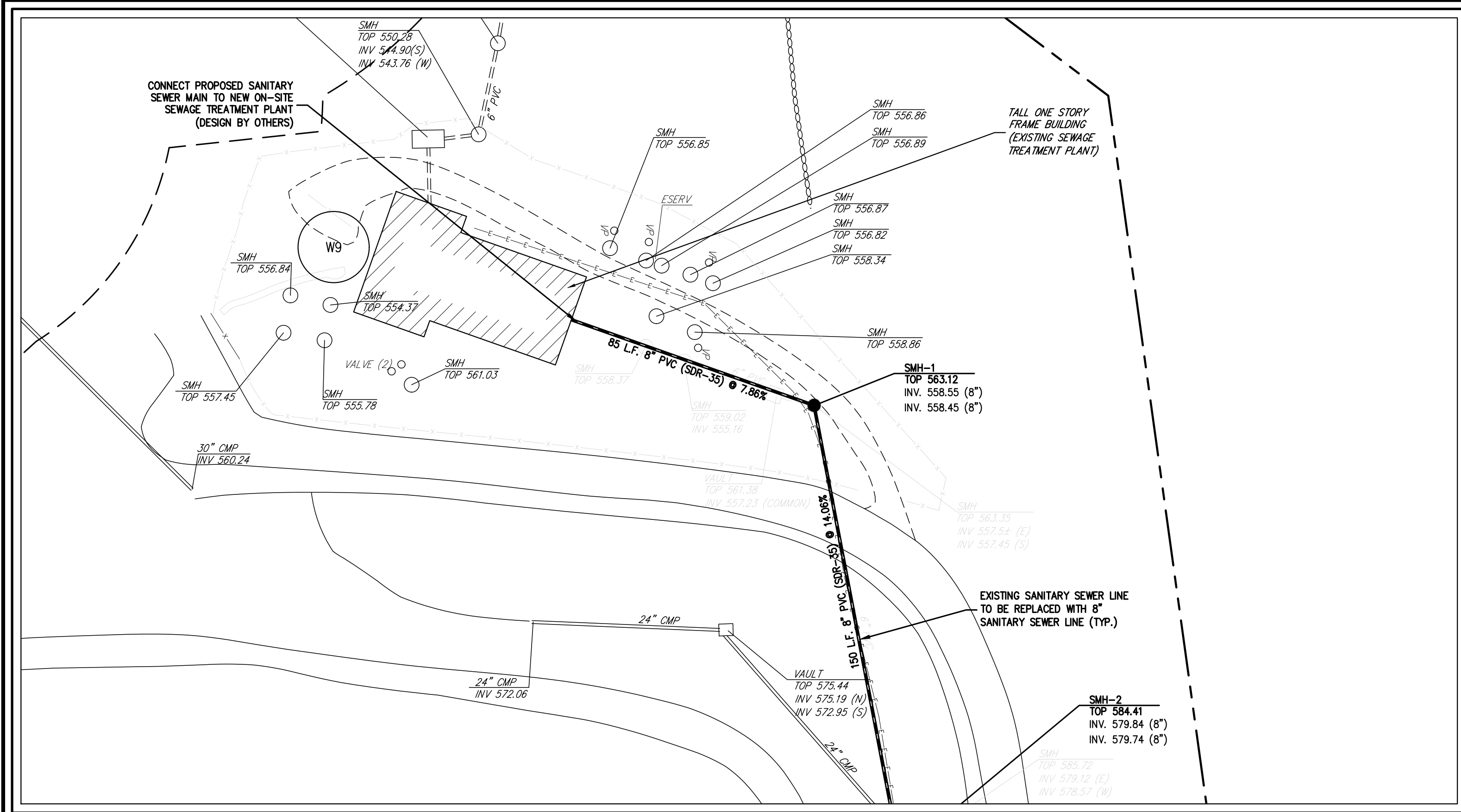


ROAD PROFILES PLAN
 THE SUMMIT CLUB AT ARMONK
 (RESIDENTIAL PHASE)
 568 & 570 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

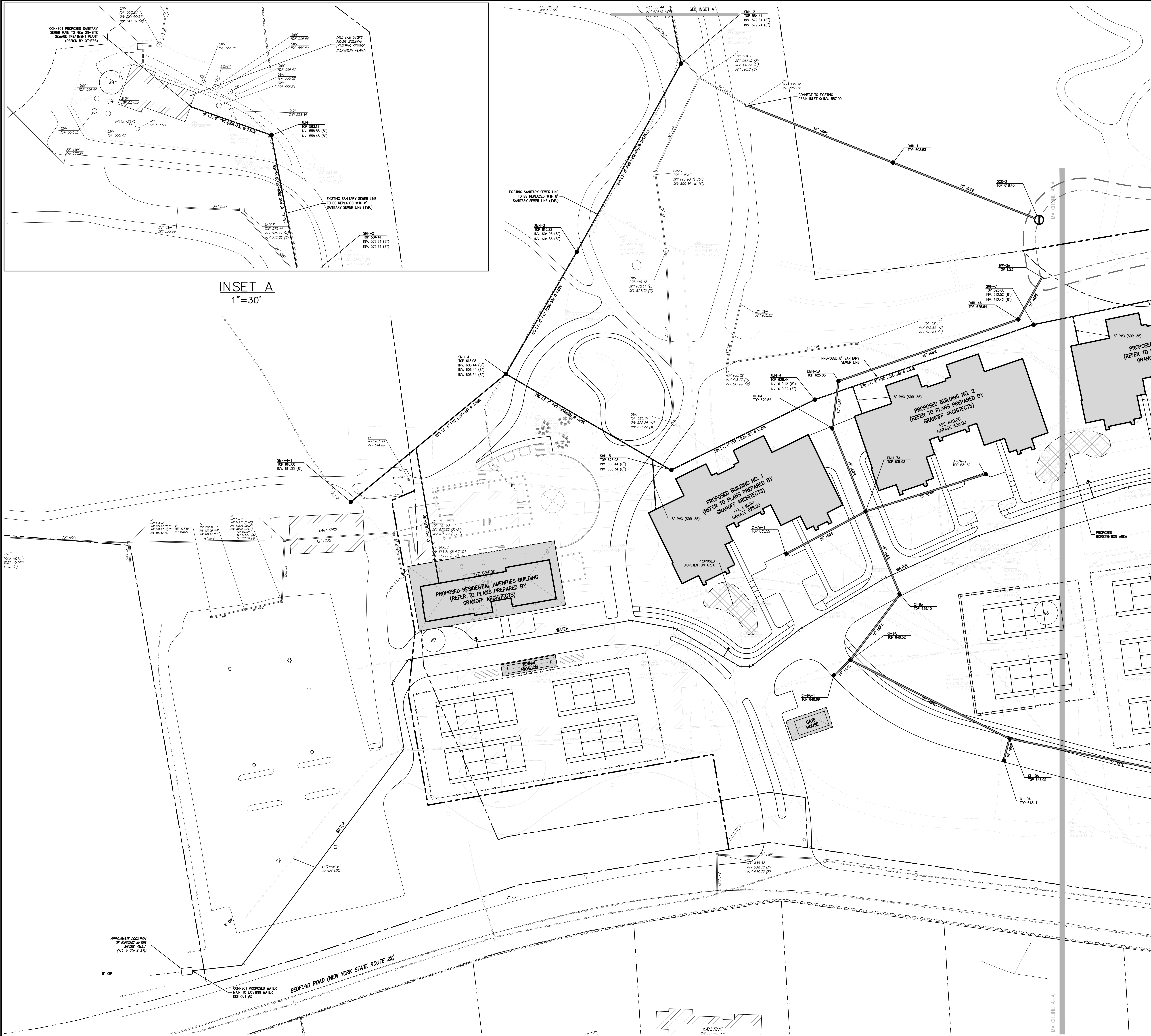
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



Drawn:	NC	Approved:	AG
Scale:	AS SHOWN		
Date:	11/23/2020		
Project No.:	20101		
Drawn By:	ROAD PROFILES	Drawn By:	GRAB



INSET A
1" = 30'



LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING CURB LINE
	EXISTING PAVEMENT EDGE
	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 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 CURB AND RAMP
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE C DRAIN INLET
	PROPOSED TYPE D 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**
- 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, NY.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PROJECT 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 DECREASE VEHICLE TRAFFIC.
 - 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-1248. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYPROPYLENE PIPE (PPR) CLASS 22 WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CORNER-LINED DUCTILE IRON PIPE (DIP) CLASS 52 WITH PUSH-ON JOINTS IN ACCORDANCE WITH ANMA C-150, C-151, C-104 AND C-111.
 - 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.

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

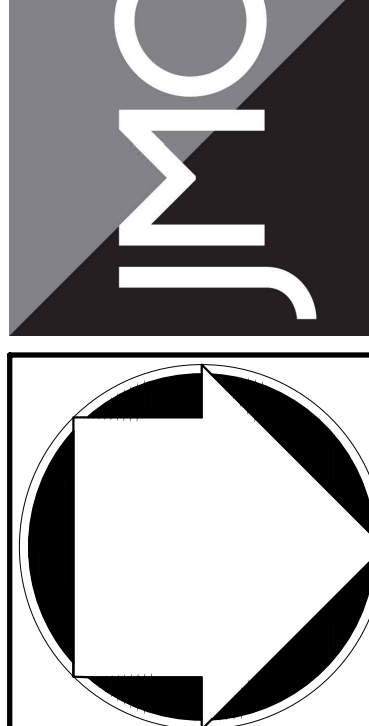
ARCHITECT: GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06850

DATE: 07/17/2020

REVISION: 1. RESPONSE TO TOWN COMMENTS

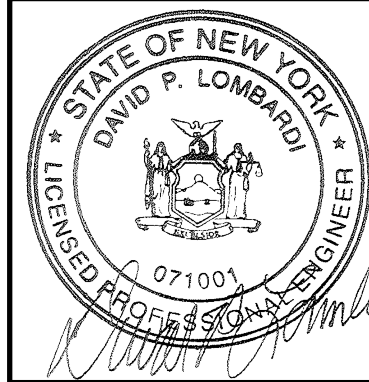
JMC Planning, Engineering, Landscaping, Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.

120 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 914.333.3222 - FAX: 914.233.2102
www.jmcp.com



SITE PRELIMINARY UTILITIES PLAN (SOUTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

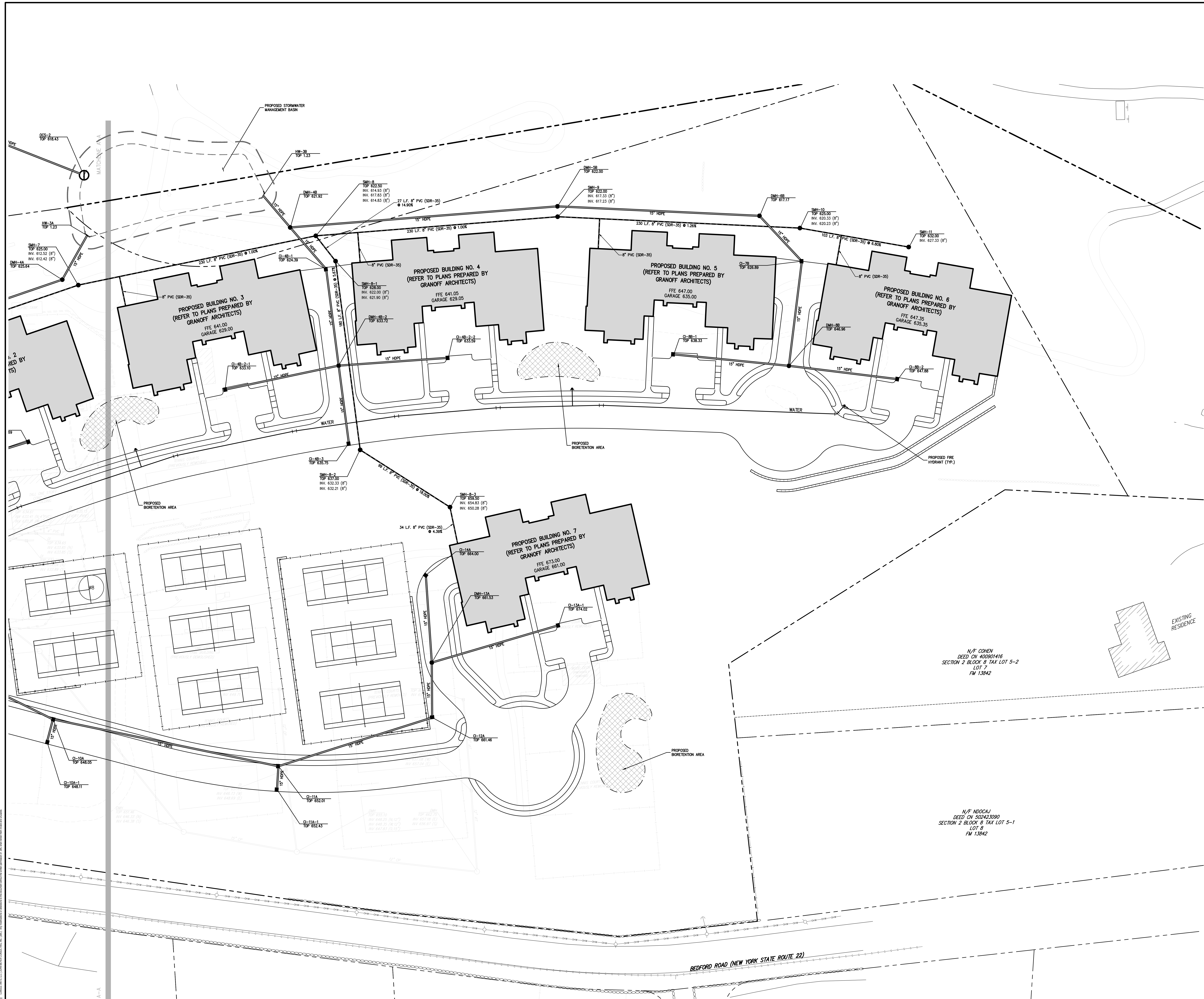
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Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No.:	20101		
Sheet No.:	C-300	Of:	300
Drawing No.:	C-300		

NOT FOR CONSTRUCTION

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 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 CURB AND RAMP
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE G DRAIN INLET
	PROPOSED TYPE D 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**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHIC MAP" PREPARED BY JMC LAST REVISED 03/09/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY, NY.
 - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER, DURING CONSTRUCTION OF THE PROJECT 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.
 - 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-3048. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRADY LINES SHALL BE POLYPROPYLENE PIPE (PPRP) 15" WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
 - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CORNED-LINED DUCTILE IRON PIPE (DIP) CLASS 52 WITH PUSH-ON JOINTS IN ACCORDANCE WITH ANNA C-150, C-151, C-104 AND C-111.
 - 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.

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

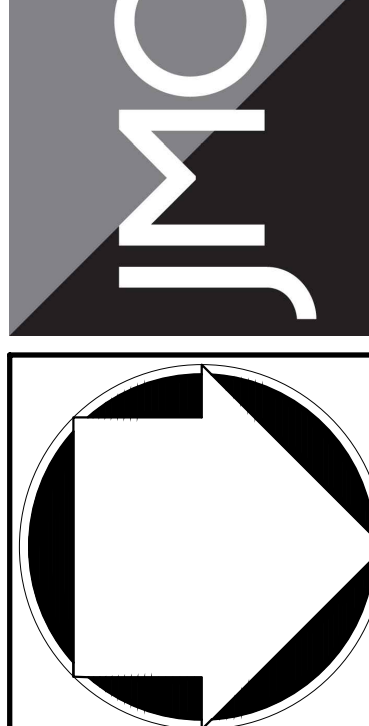
ARCHITECT: **GRANOFF ARCHITECTS**
330 RAILROAD AVENUE
GREENWICH, CT 06850

DATE: 07/17/2020

REVISION: 1. RESPONSE TO TOWN COMMENTS

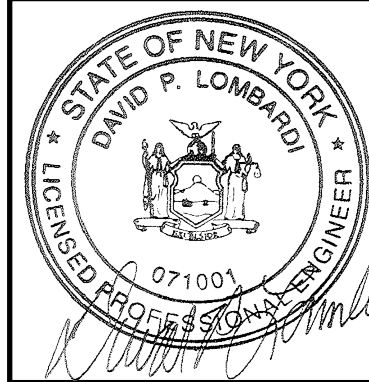
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.

120 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 914-333-3242 - FAX: 914-233-2102
www.jmcp.com

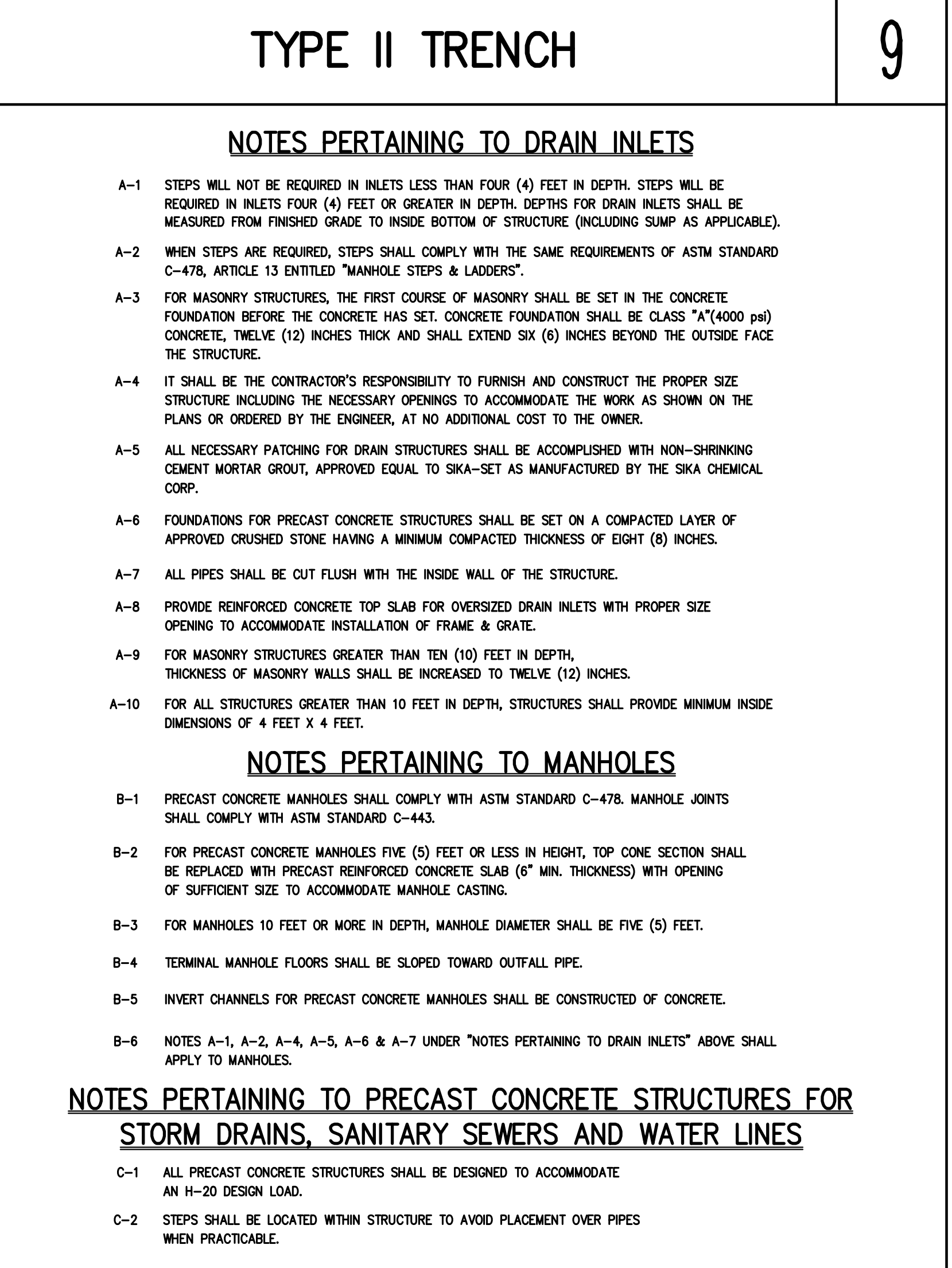
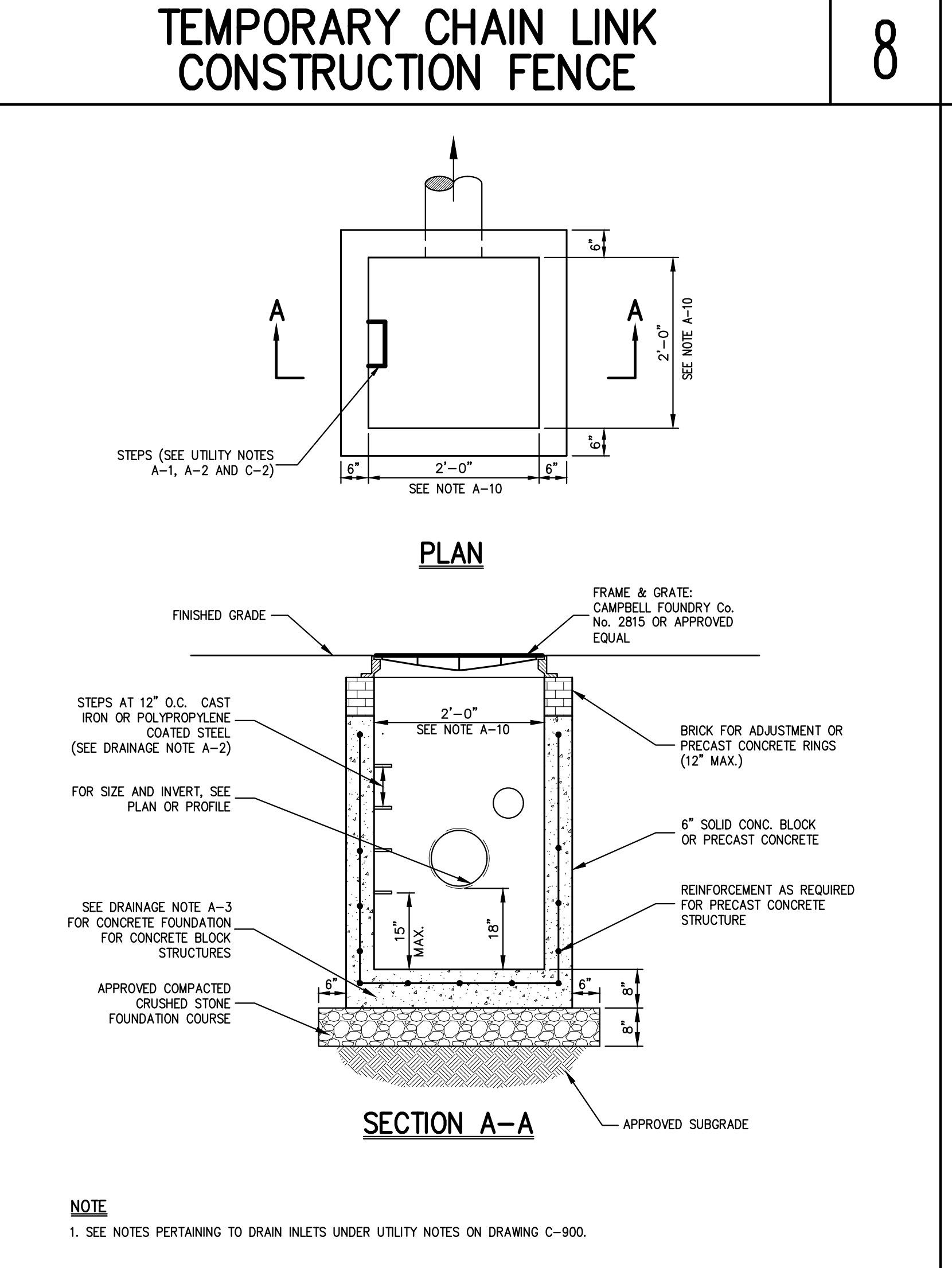
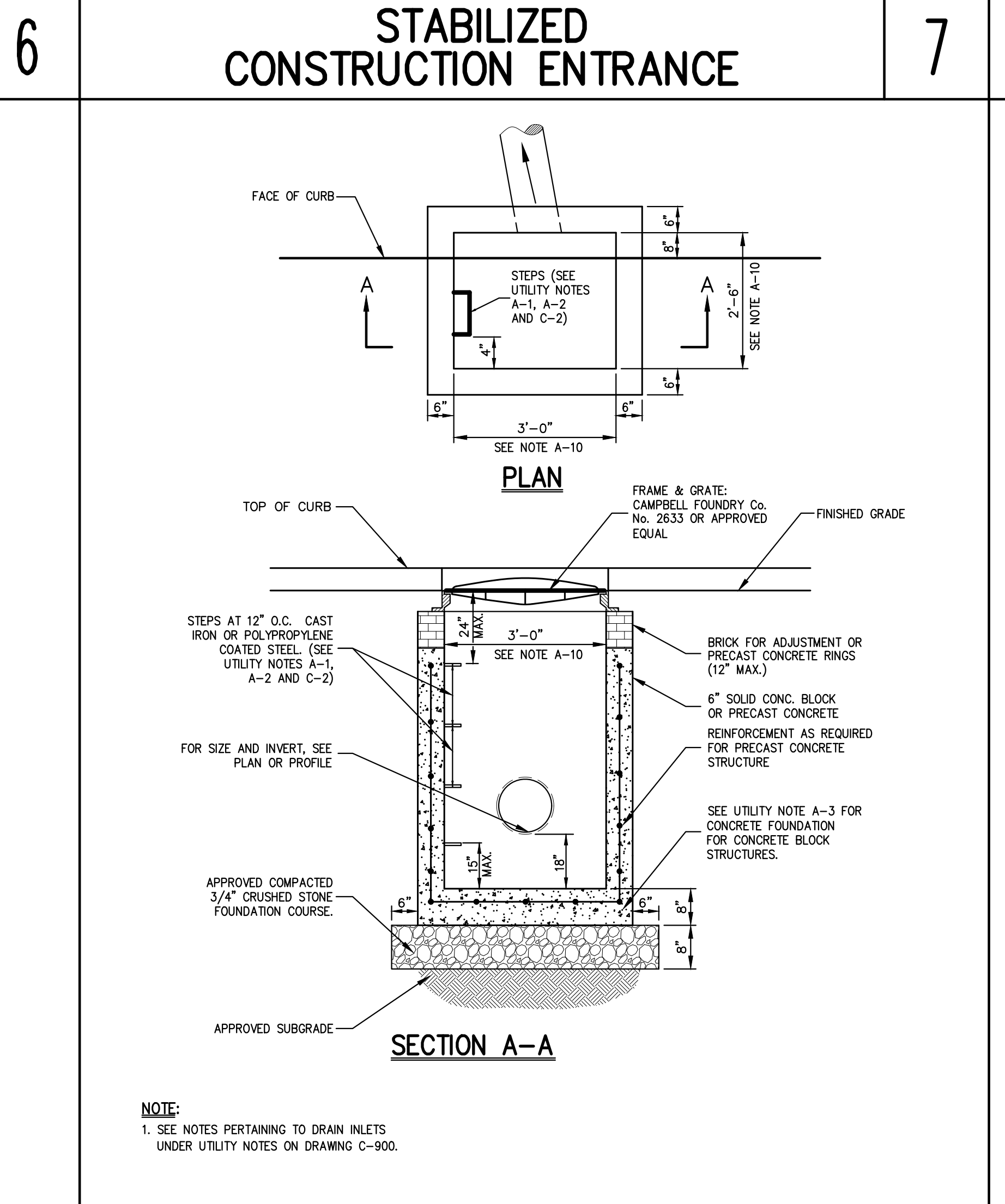
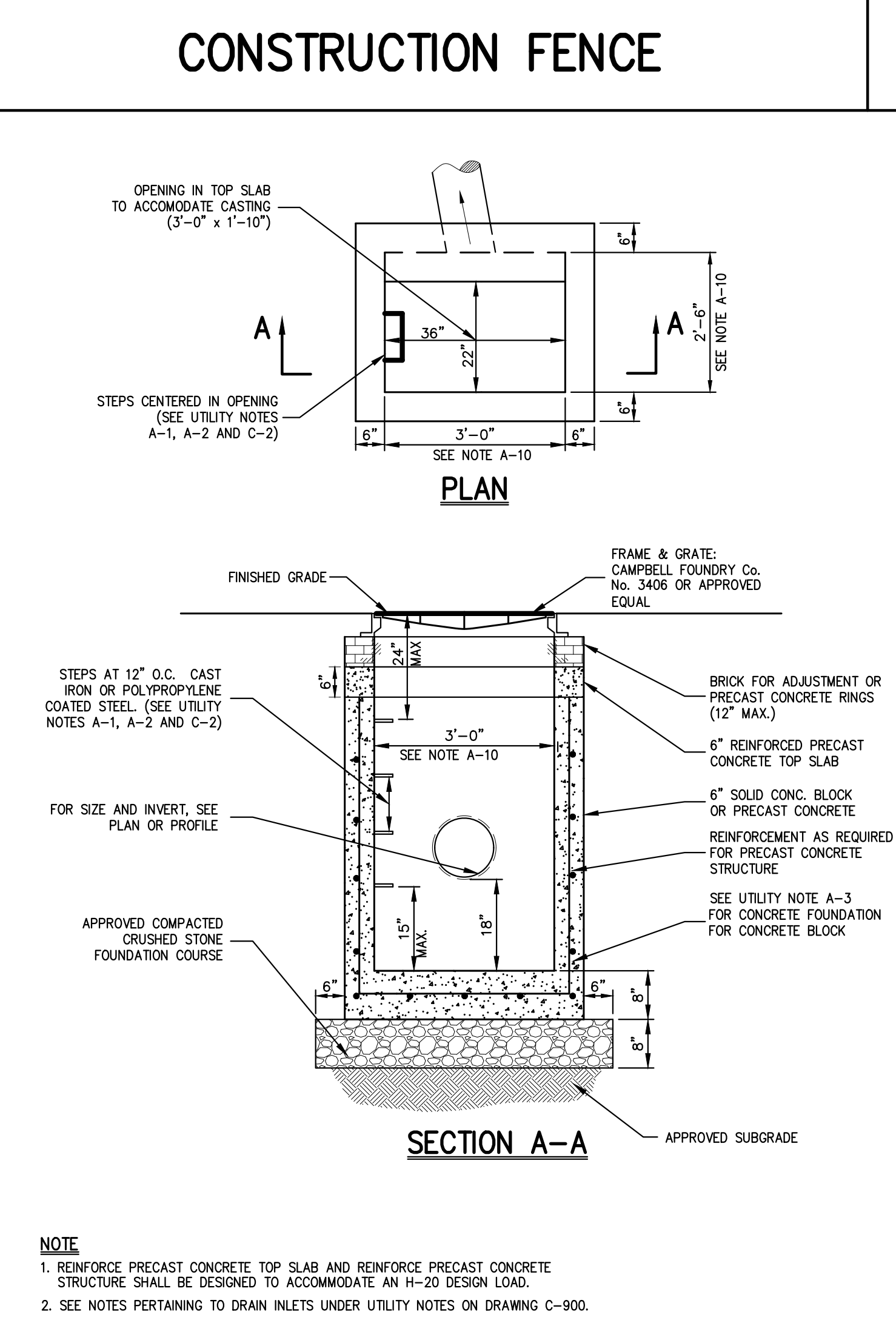
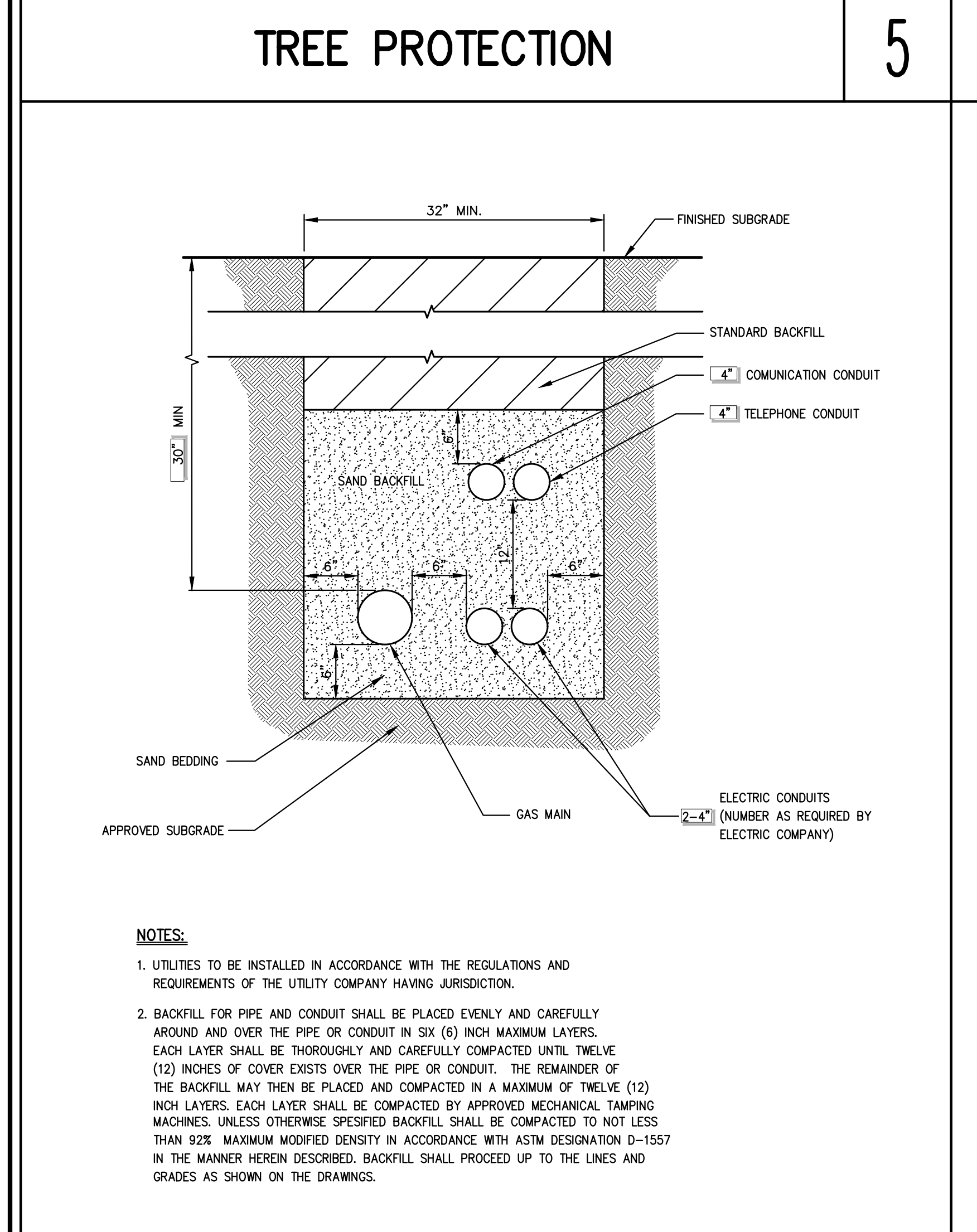
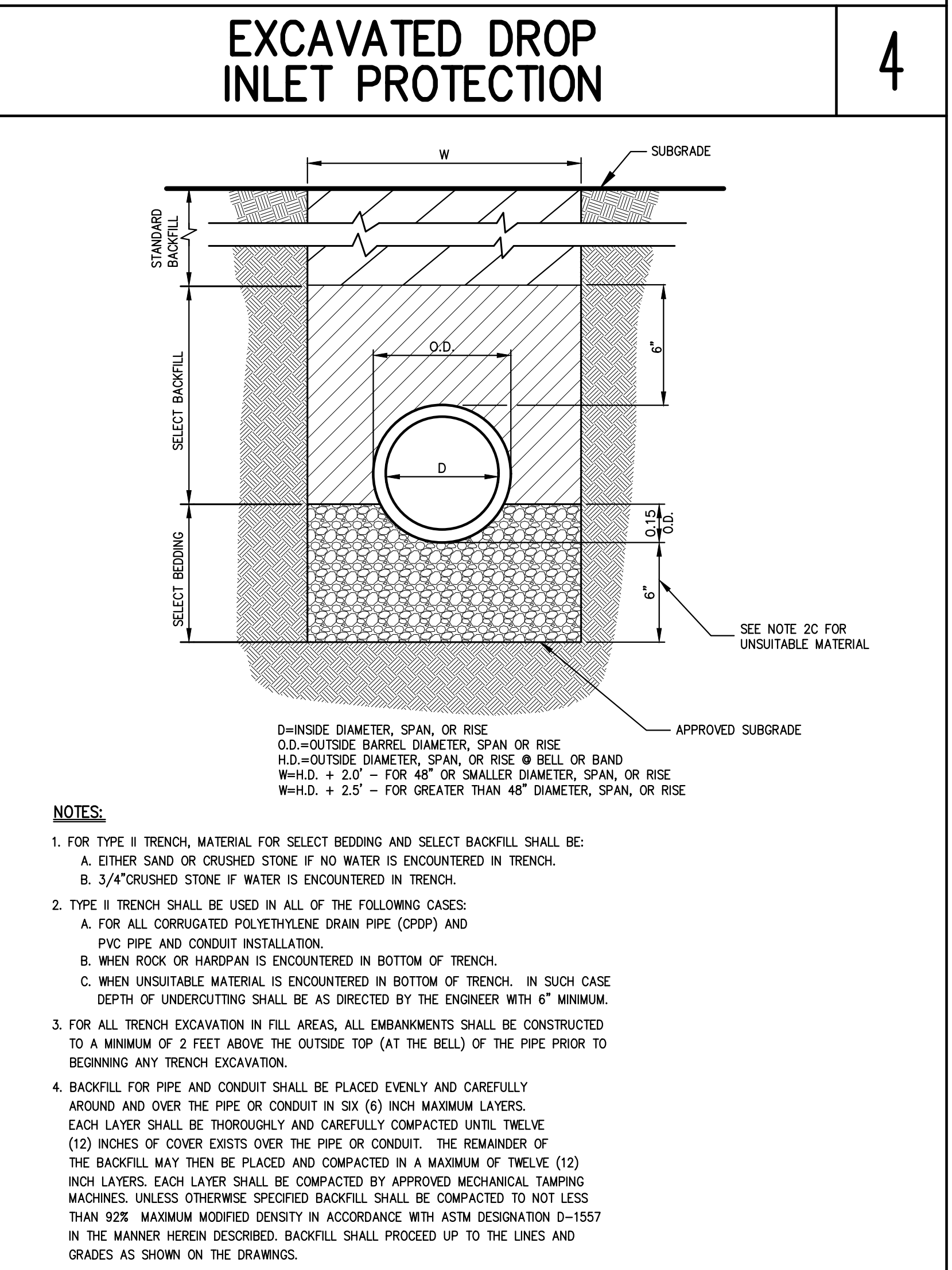
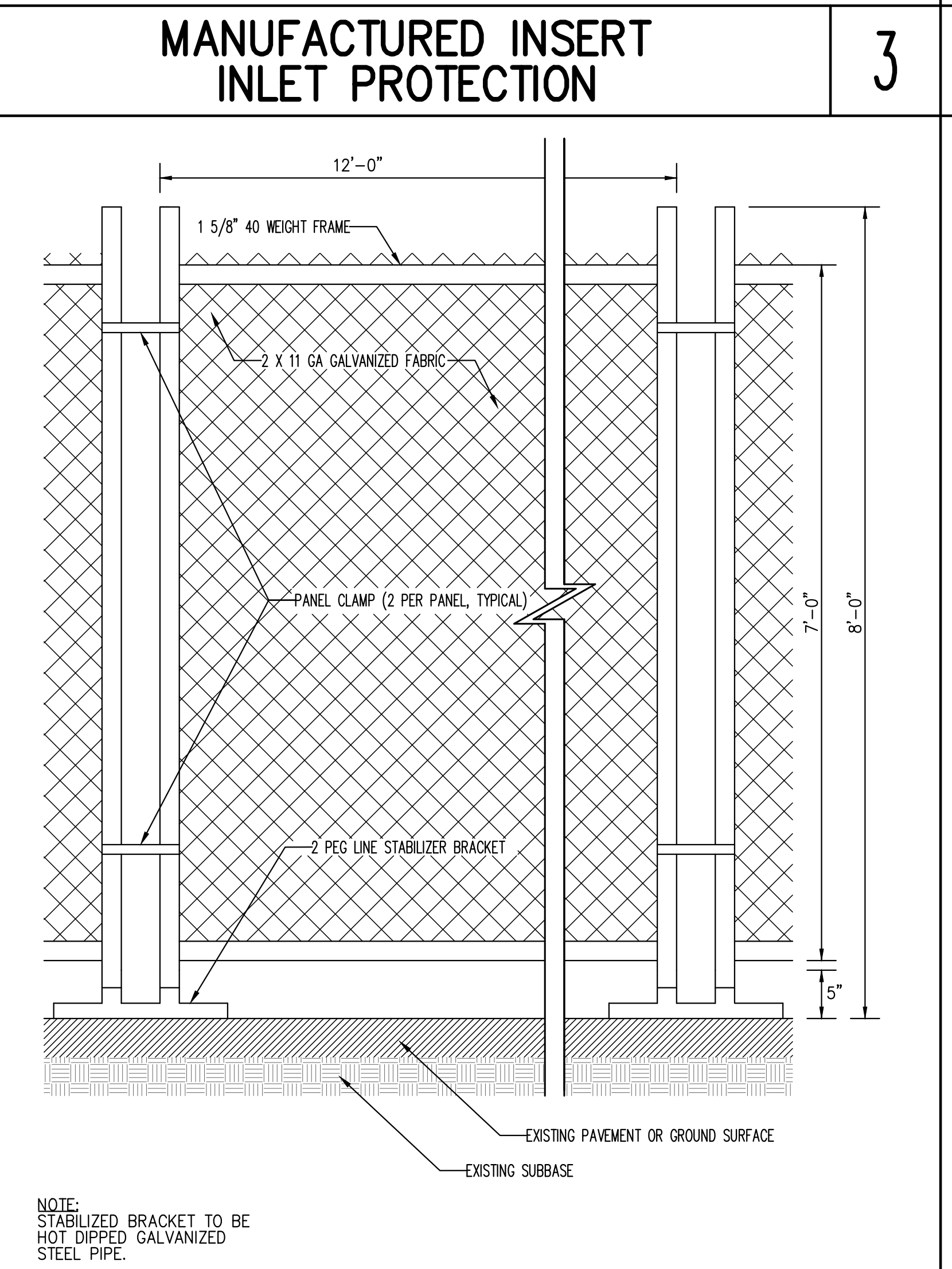
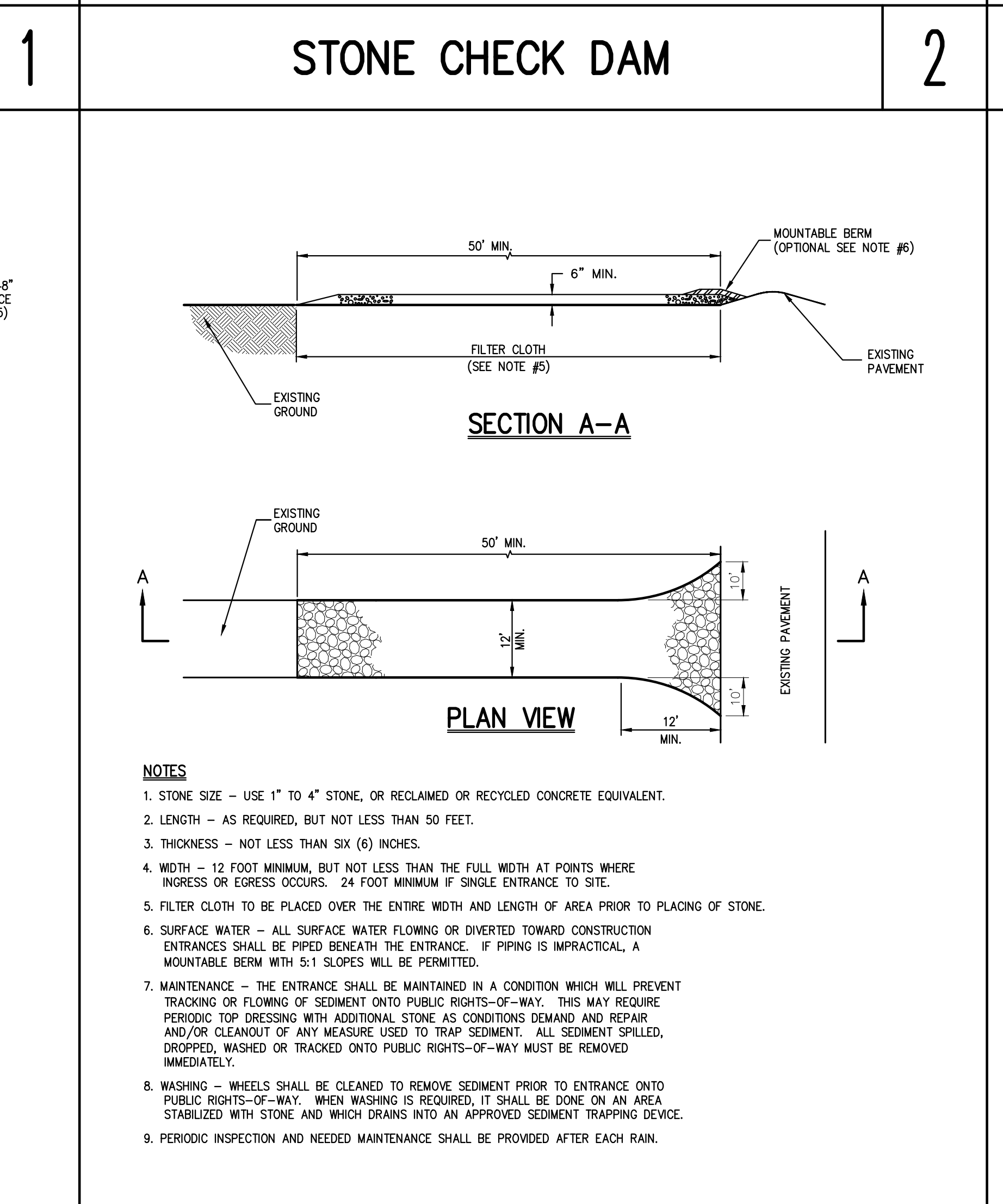
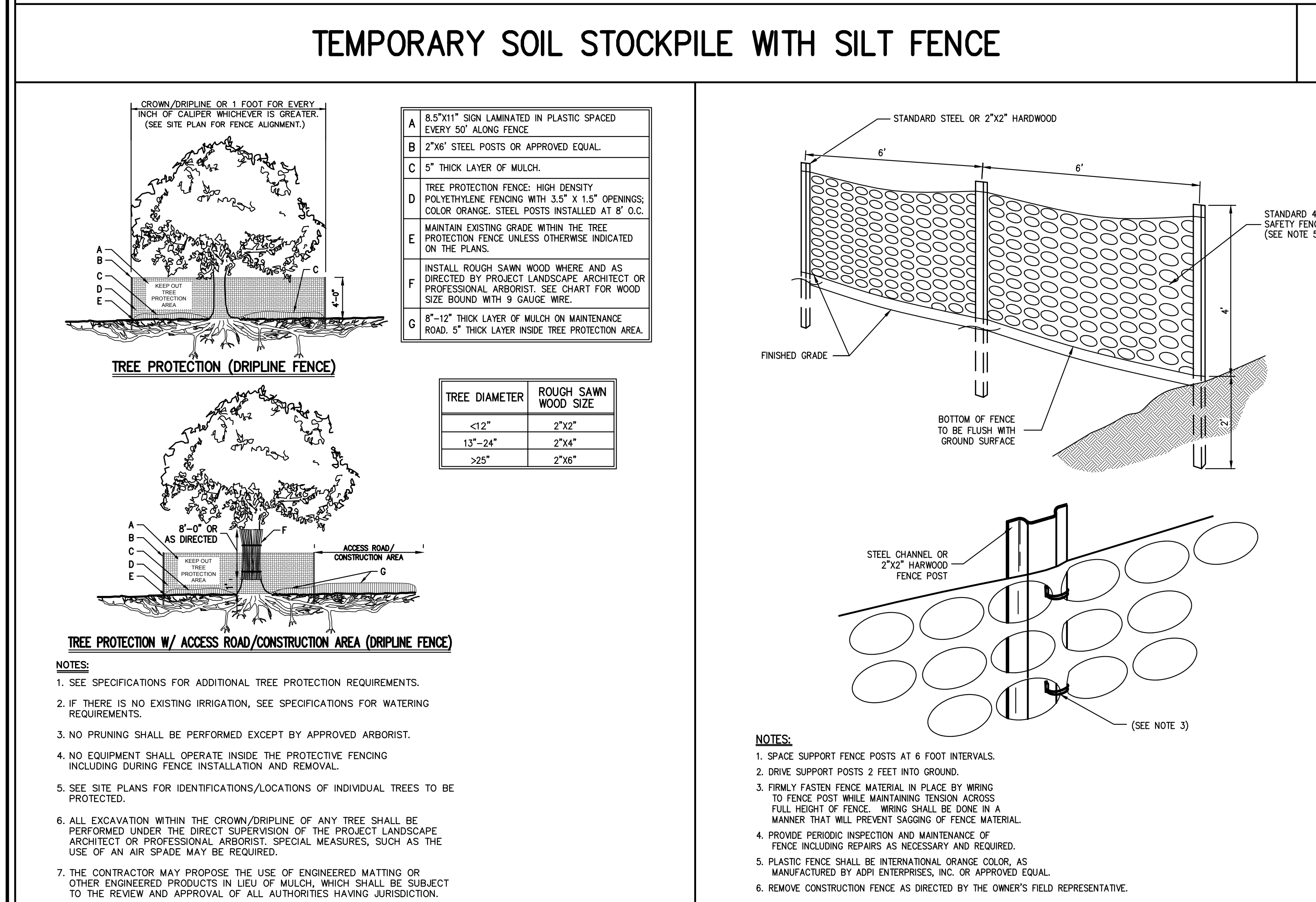
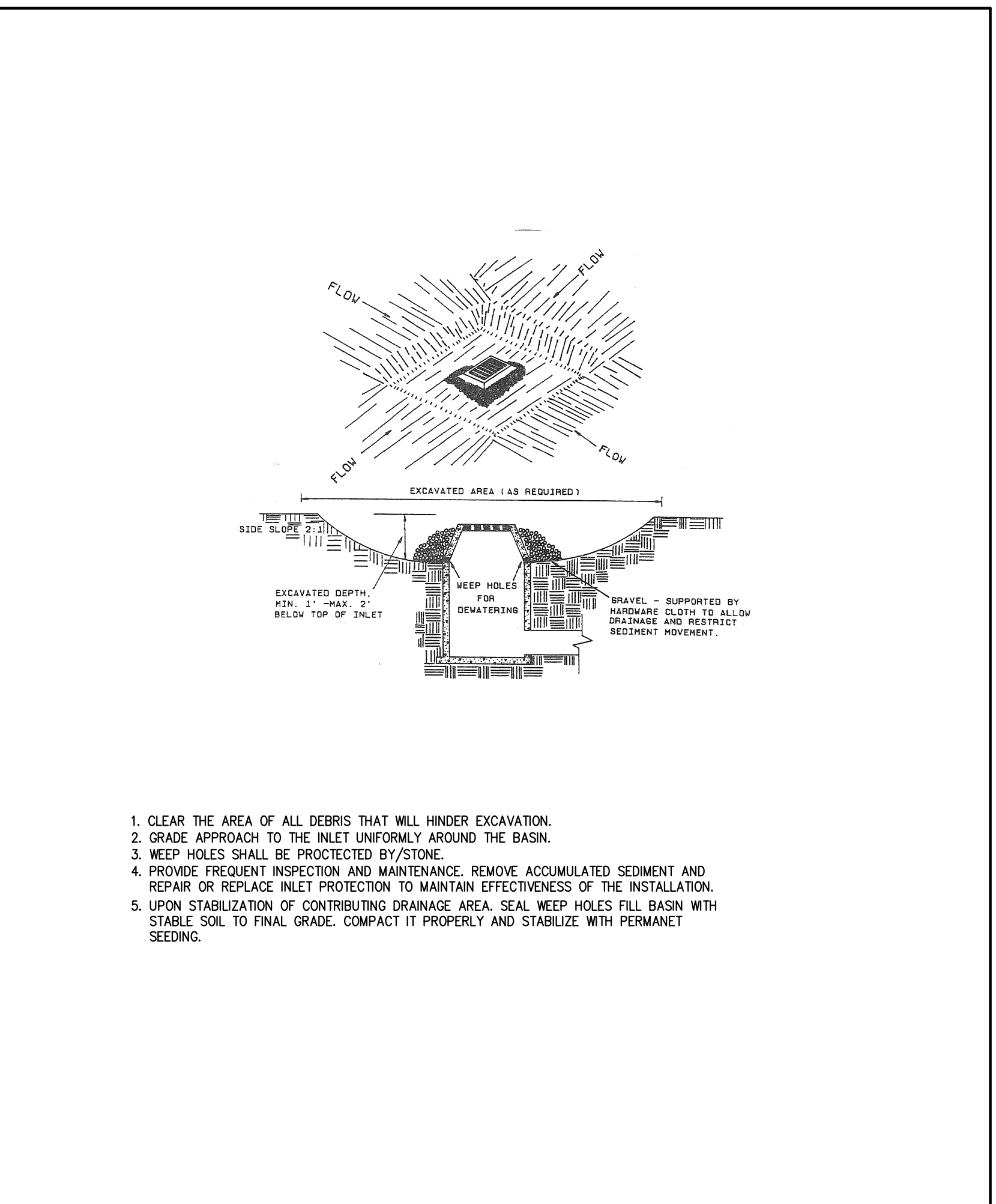
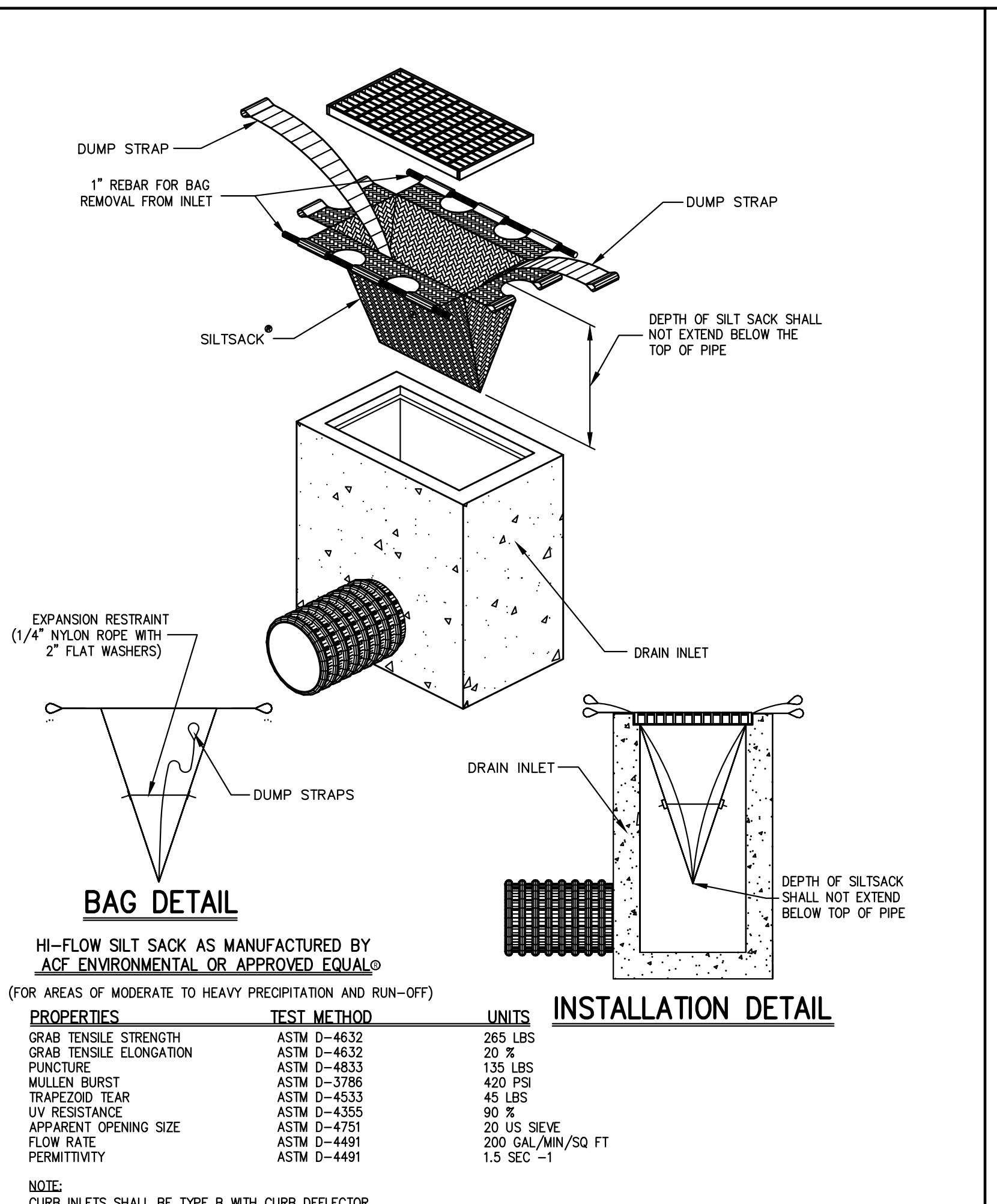
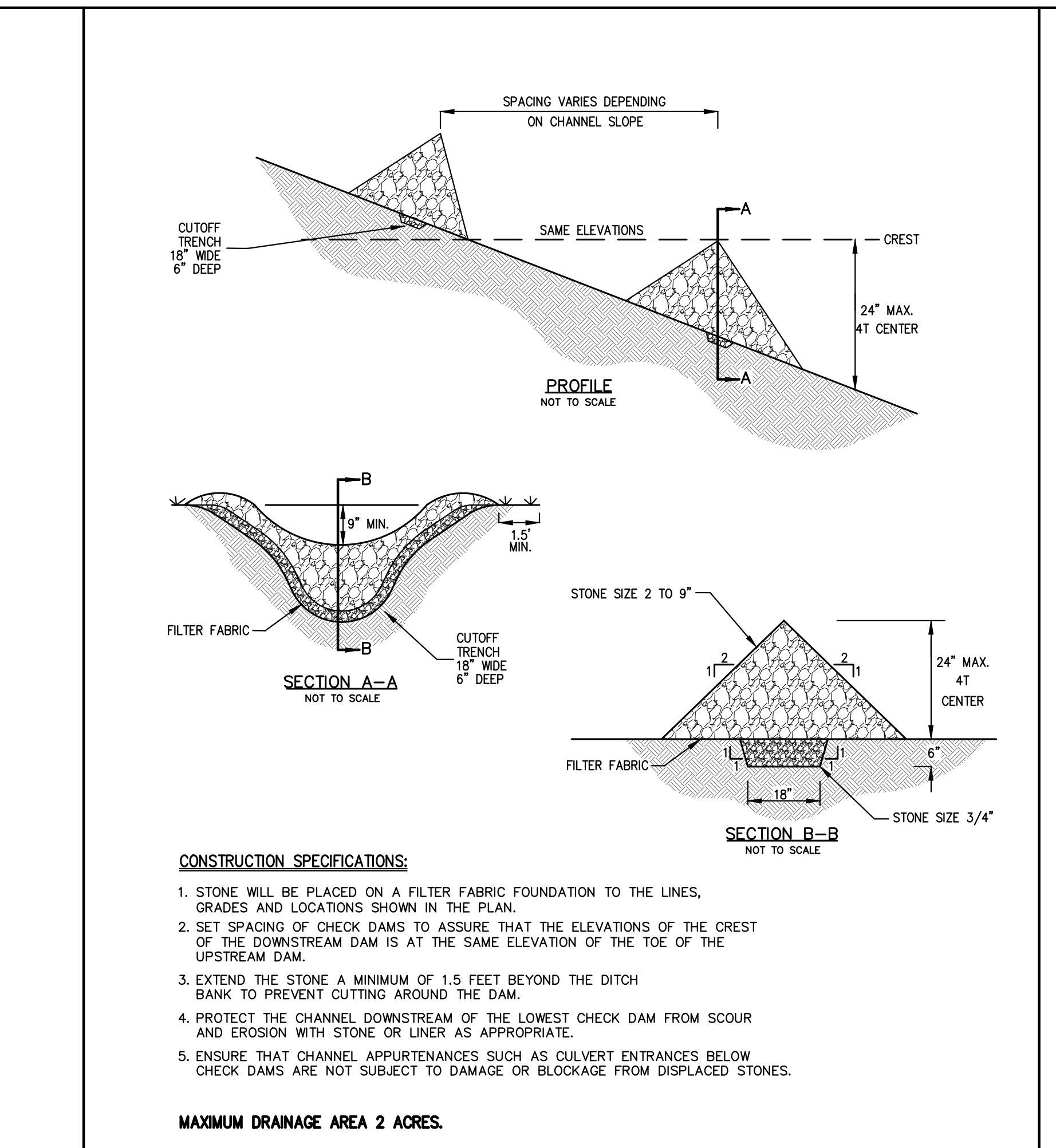
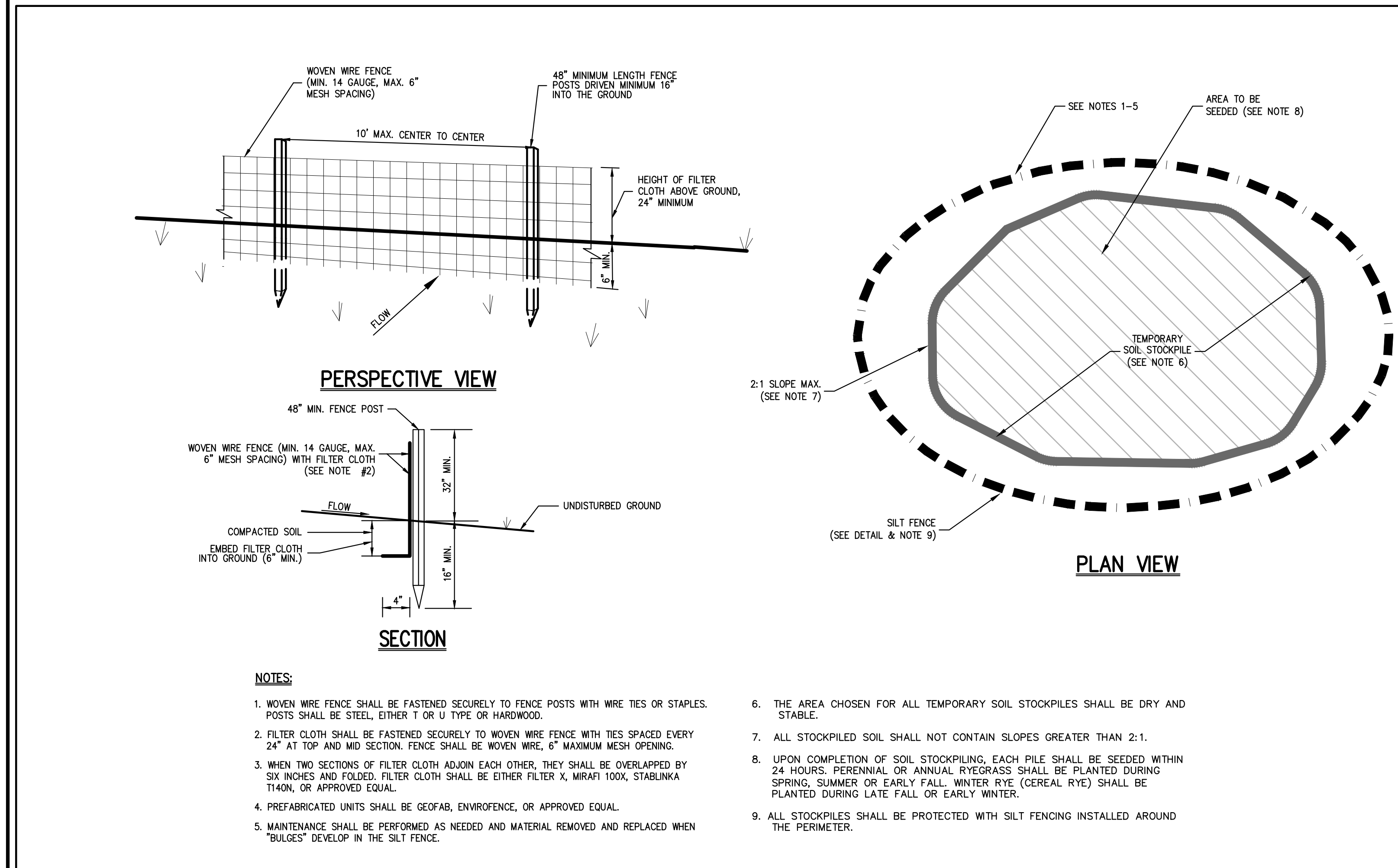


SITE PRELIMINARY UTILITIES PLAN (NORTH)
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

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		
Sheet No.:	C-301	Of:	301
Drawing Title:	C-301		



UTILITY TRENCH DETAIL	10	DRAIN INLET (TYPE DI) (WITH SUMP-W/O FINGER UNDERDRAINS)	11	DRAIN INLET (TYPE CI) (WITH SUMP-W/O FINGER UNDERDRAINS)	12	LAWN INLET (TYPE LI) (WITH SUMP)	13	UTILITY NOTES	14
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APPLICANT: SUMMIT CLUB PARTNERS, LLC
 566 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

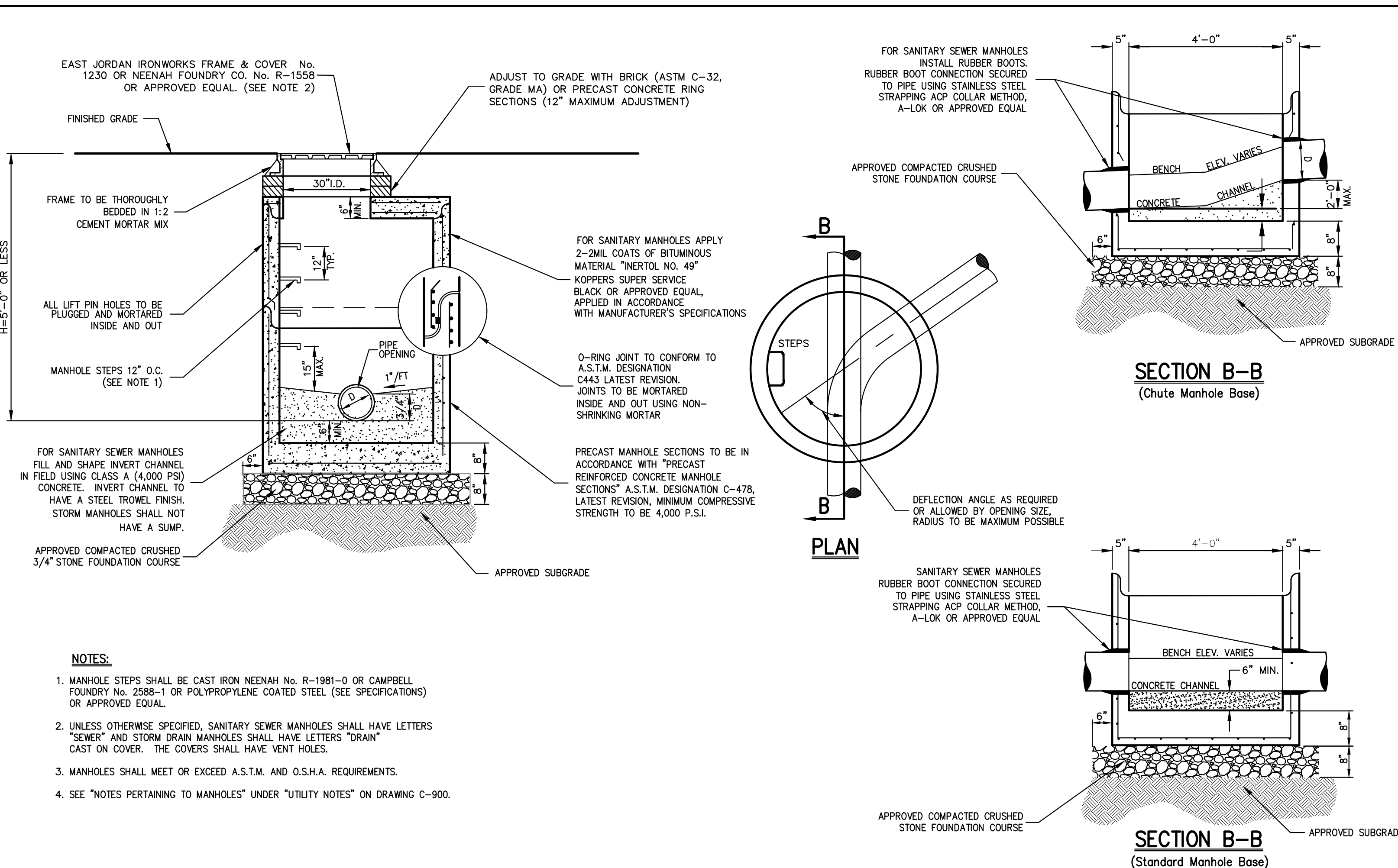
ARCHITECT: GRANOFF ARCHITECTS
 330 RAILROAD AVENUE
 GREENWICH, CT 06850

JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC
 JMC Site Development Consultants, LLC
 John Meyer Consulting, Inc.
 120 BELLEVILLE ROAD - ARMONK, NY 10504
 voice 914.233.5233 - fax 914.272.2102
 www.jmcinc.com

CONSTRUCTION DETAILS
 THE SUMMIT CLUB AT ARMONK
 (RESIDENTIAL PHASE)
 566 & 570 BEDFORD ROAD (NY-22)
 ARMONK, NY 10504

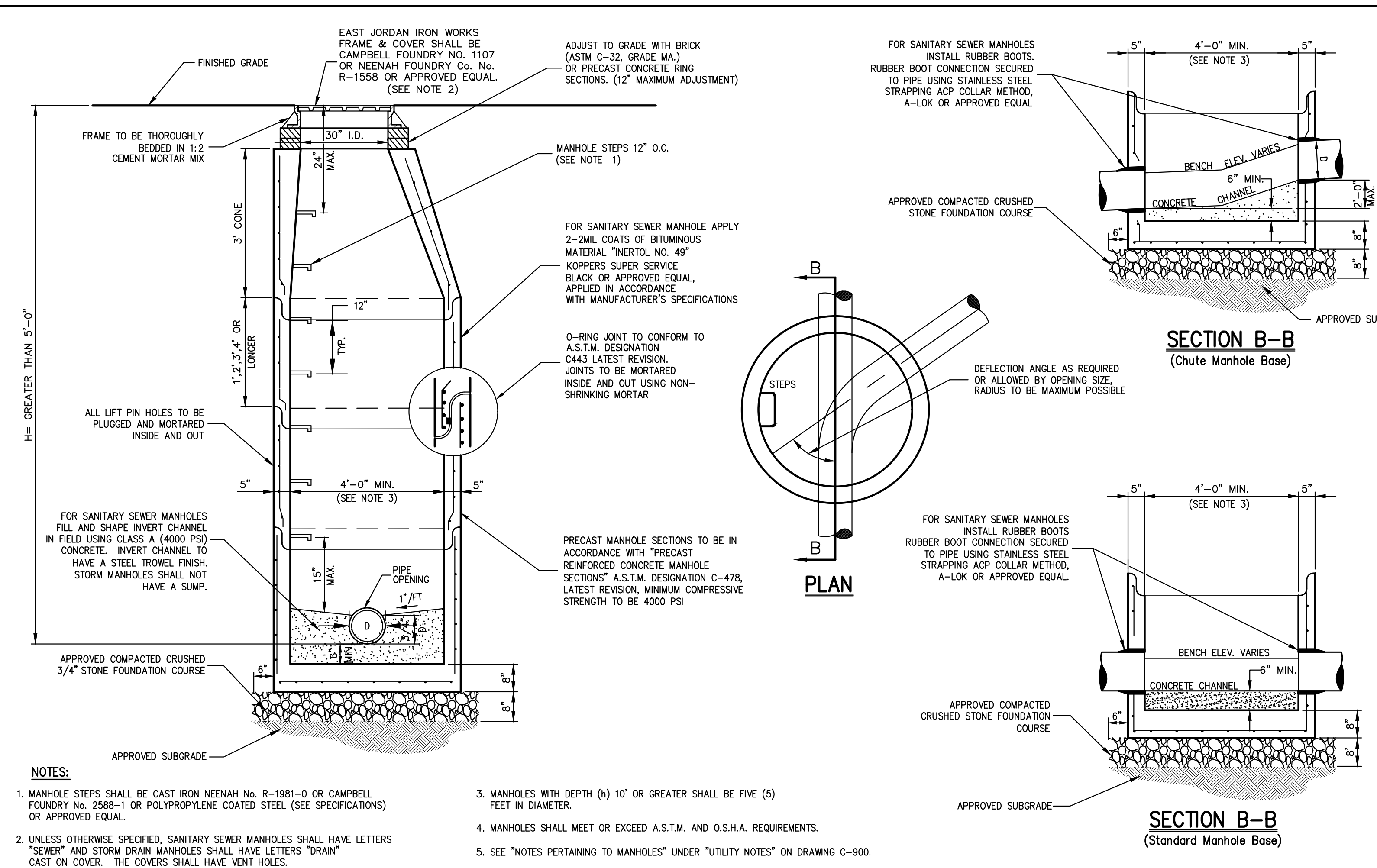
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR OR A VALIDATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PROVIDED FOR IN SECTION 7209, SUBSECTION 2.

Drawn: NC Approved: AG
 Scale: NOT TO SCALE
 Date: 11/23/2020
 Project No.: 20101
 Job No.: DCT-1
 Drawing No.: C-900



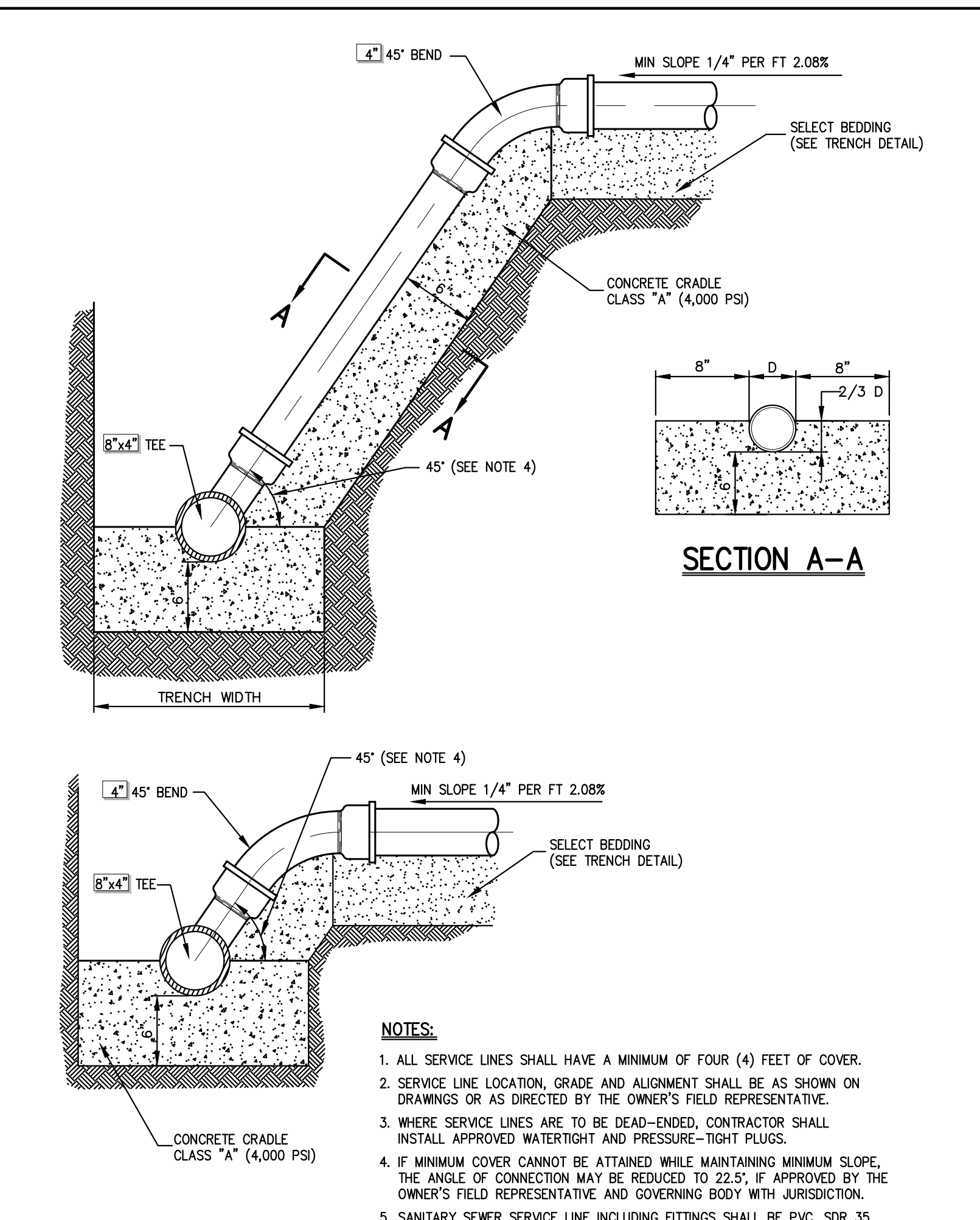
MANHOLE (TYPE A)
(H < 5'-0")

15



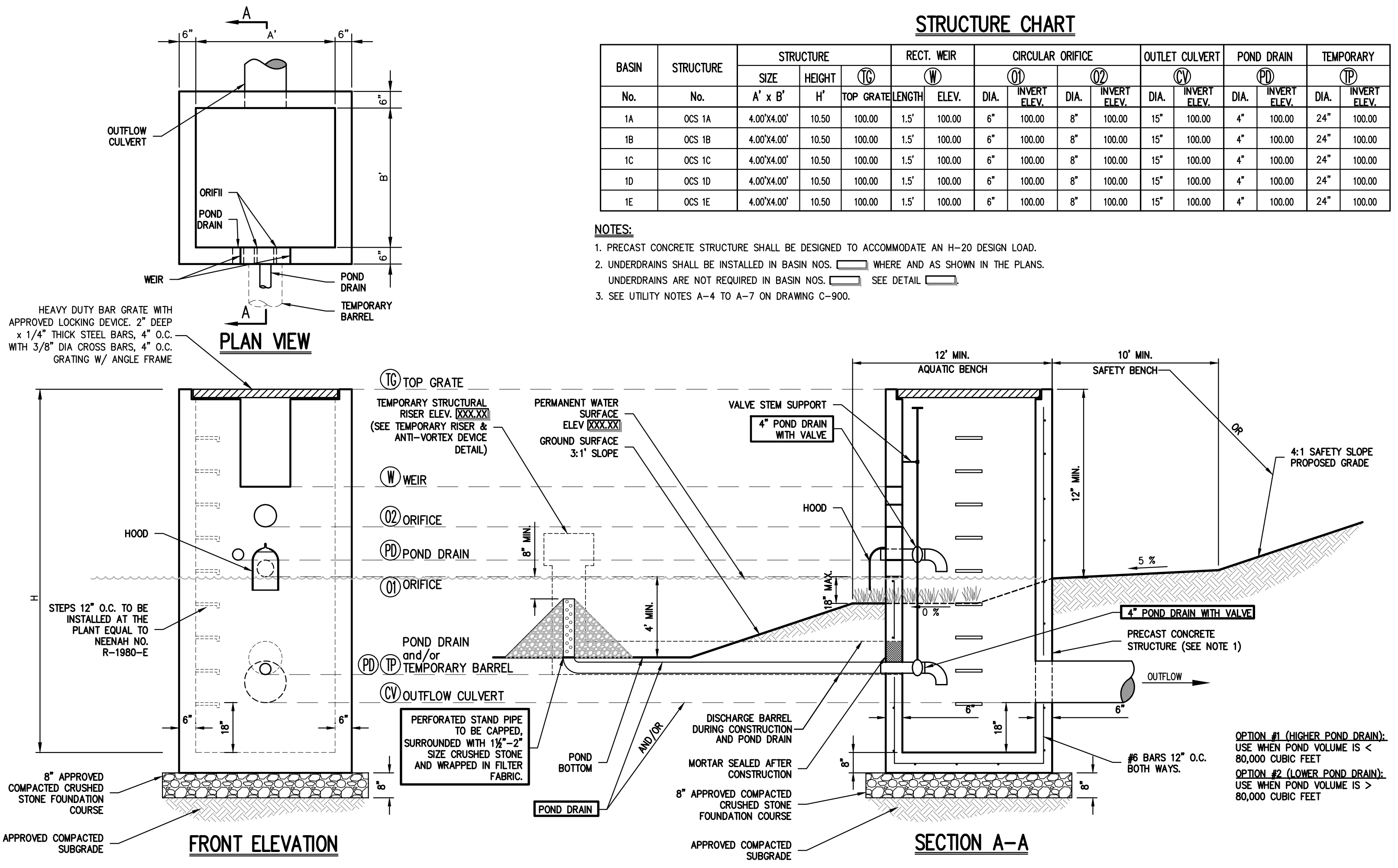
MANHOLE (TYPE B)
(H > 5'-0") (D < 10'-0")

16



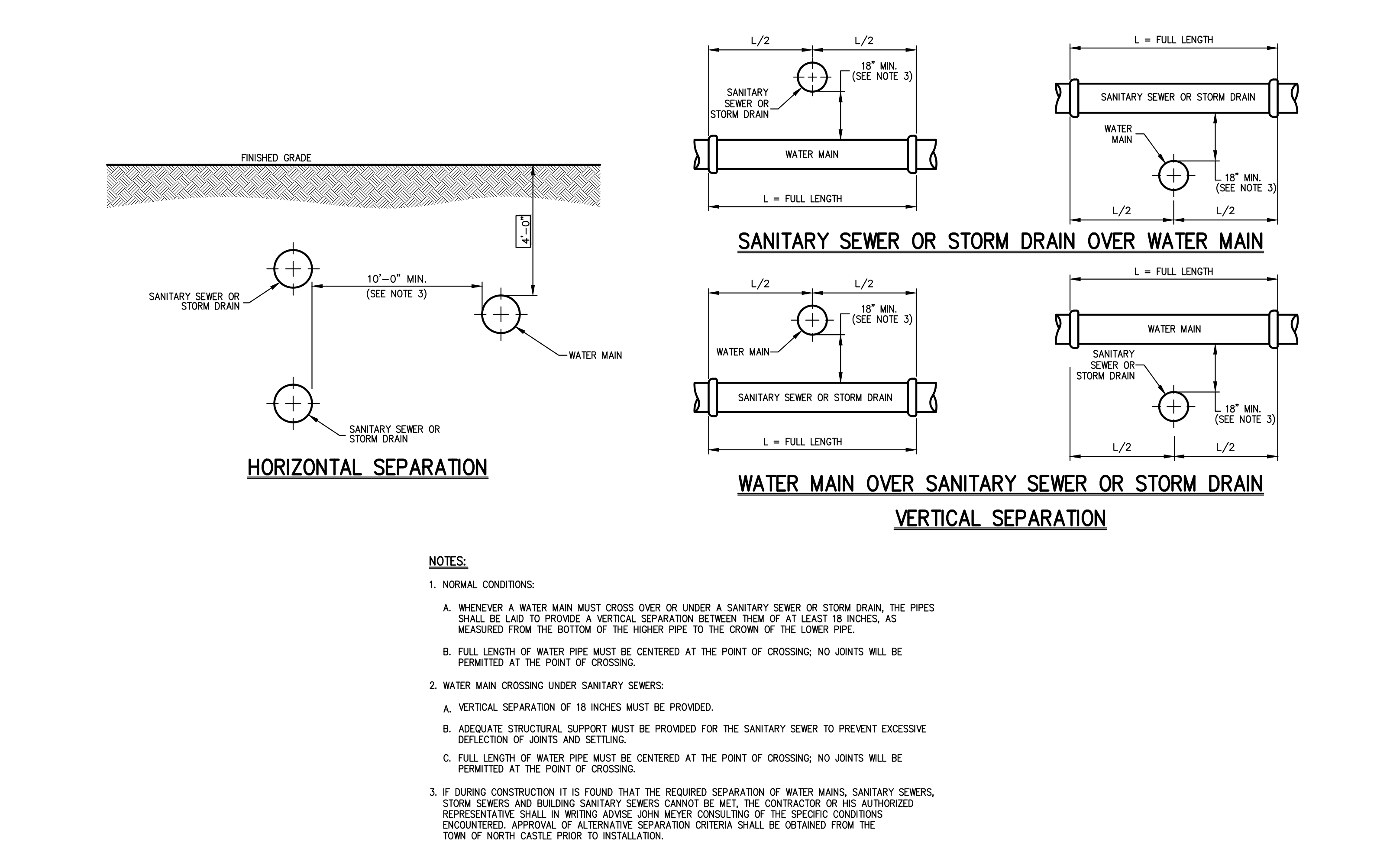
SANITARY SEWER SERVICE CONNECTION

17



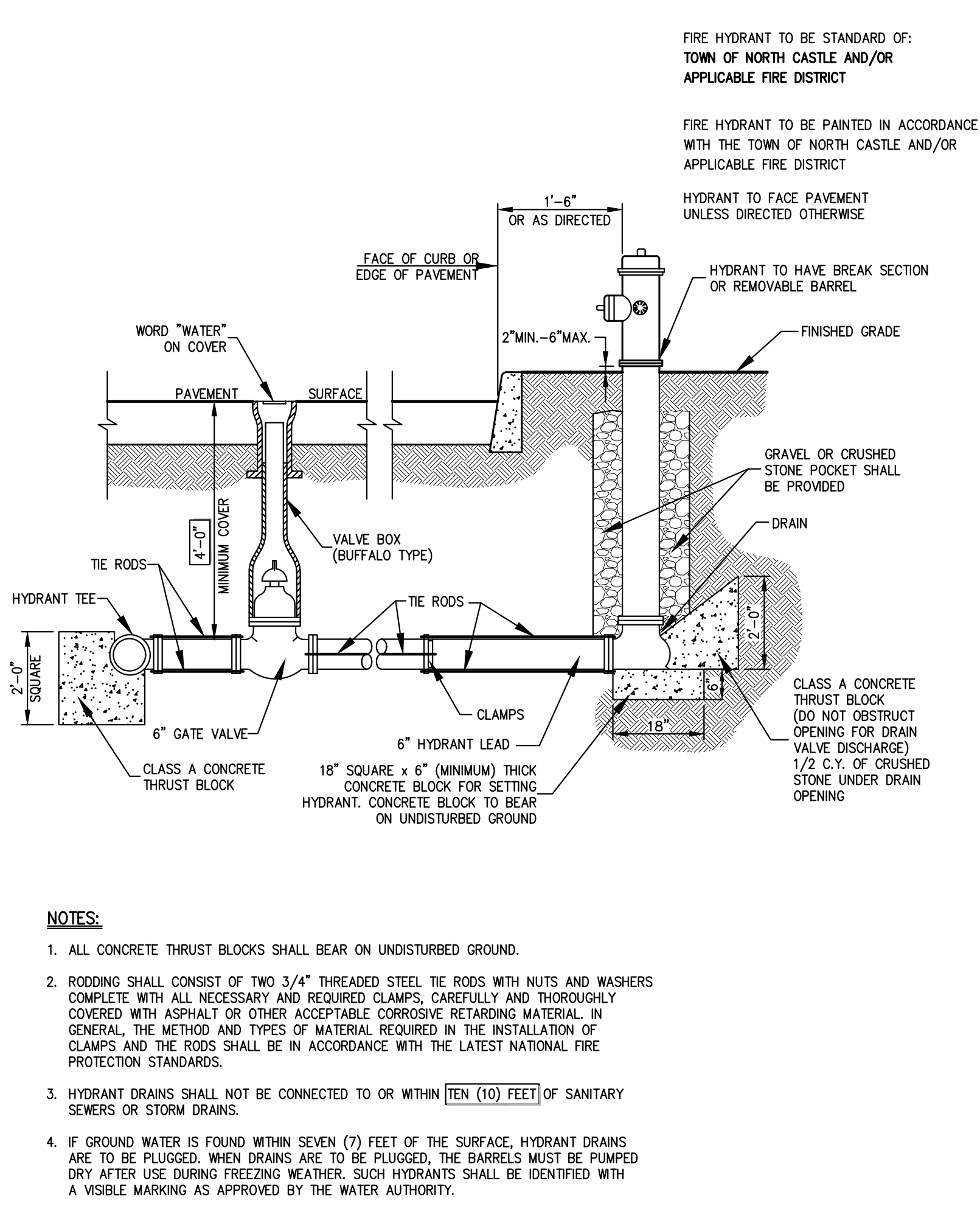
OUTLET CONTROL STRUCTURE

18



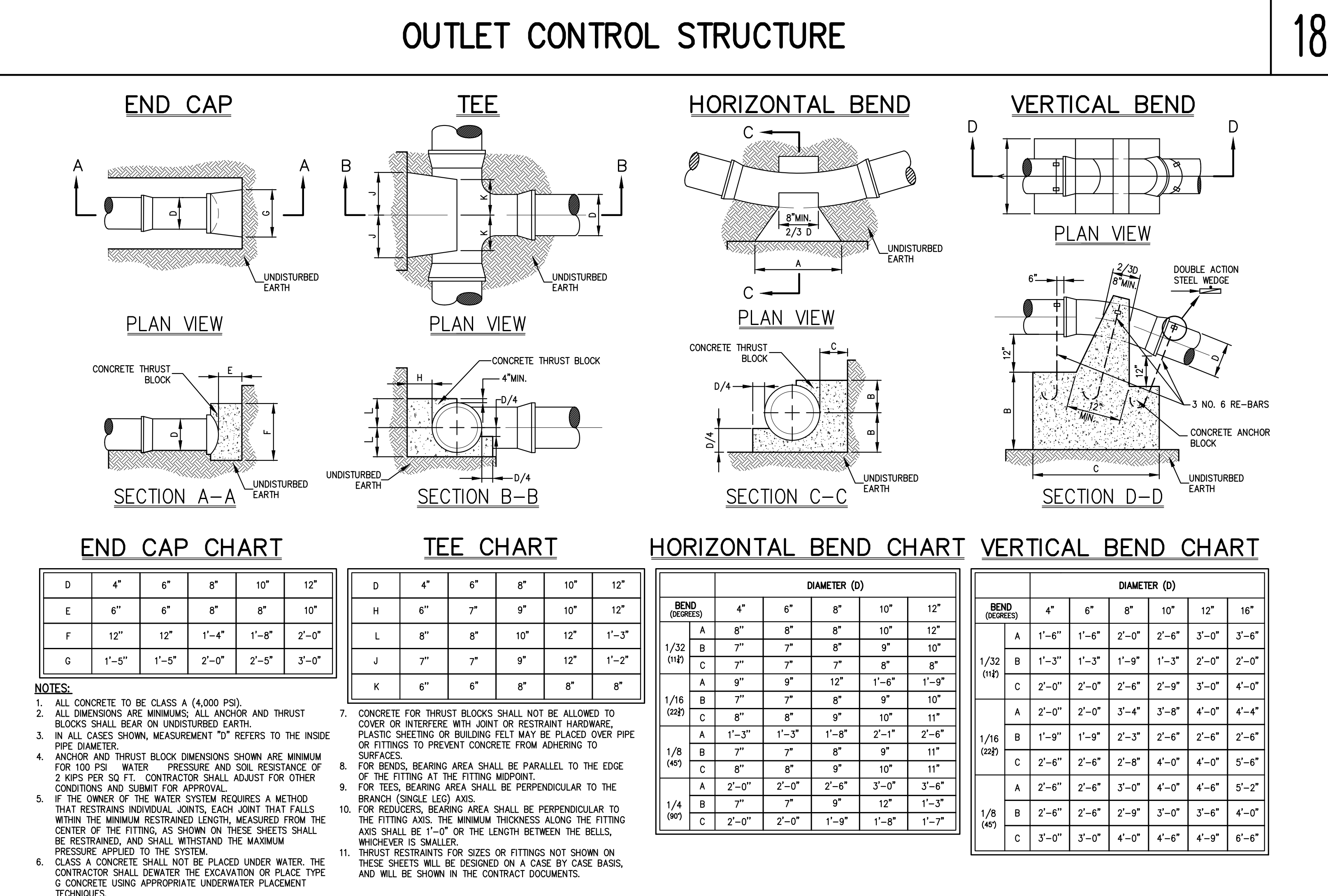
SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES

19



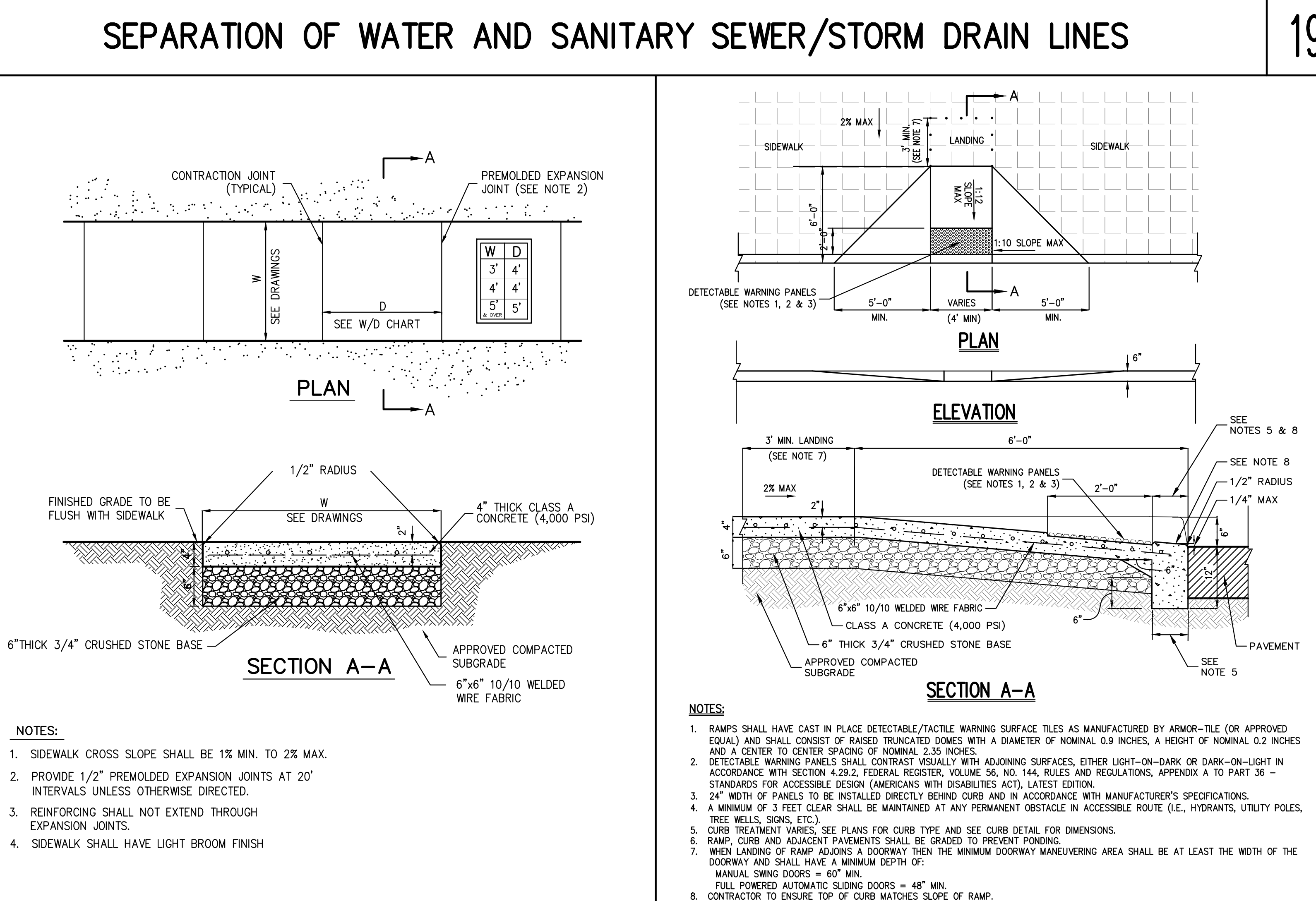
HYDRANT INSTALLATION

20



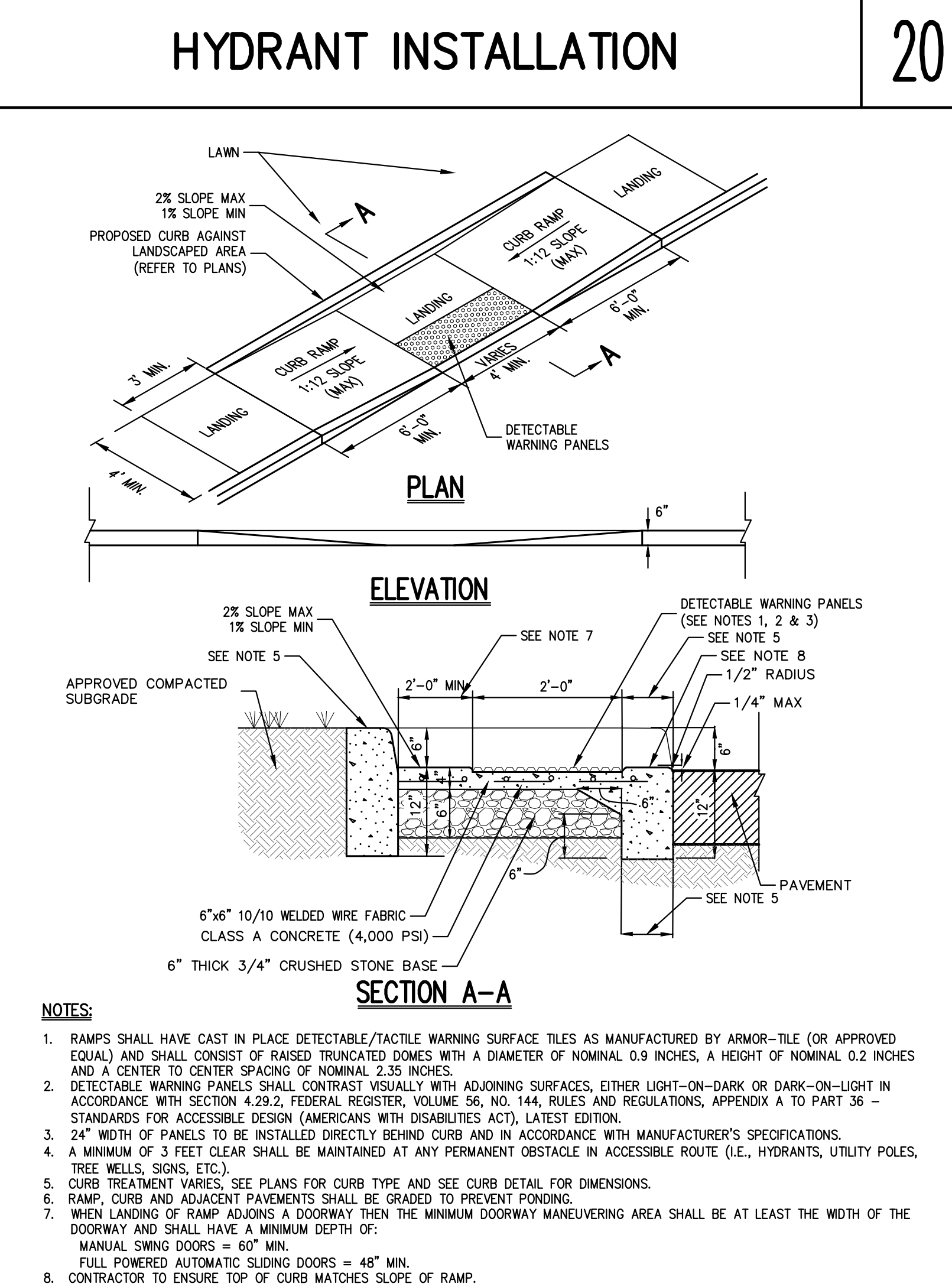
ANCHOR AND THRUST BLOCKS

21



CONCRETE SIDEWALK

22



DROP CURB & RAMP (TYPE A)
(WITH DETECTABLE WARNING)

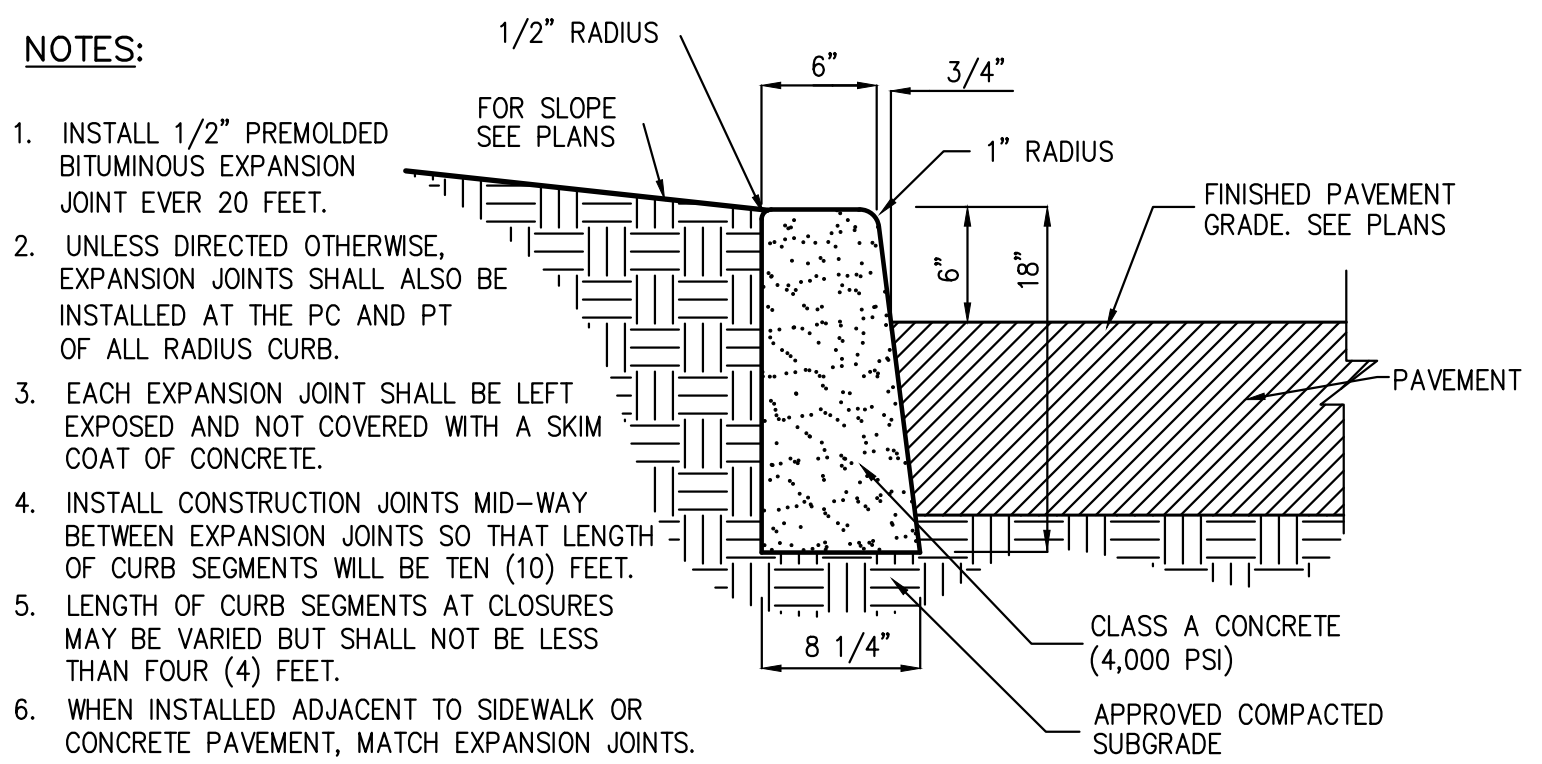
23



DROP CURB & RAMP (TYPE B)
(WITH DETECTABLE WARNING)

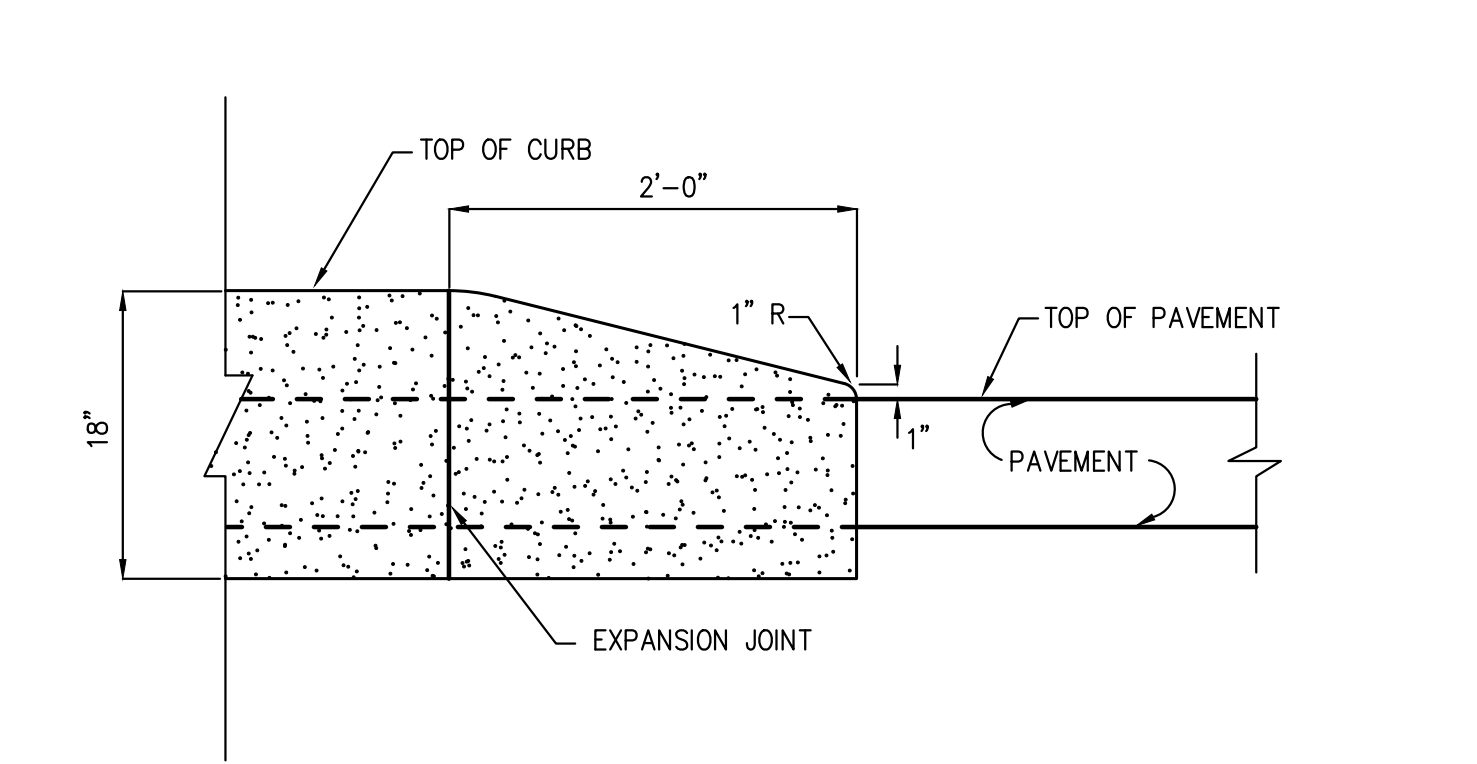
24

Professional Engineer seal and project information including: SUMMIT CLUB PARTNERS, LLC; GRANOFF ARCHITECTS; and project details for the Summit Club at Armonk (Residential Phase).



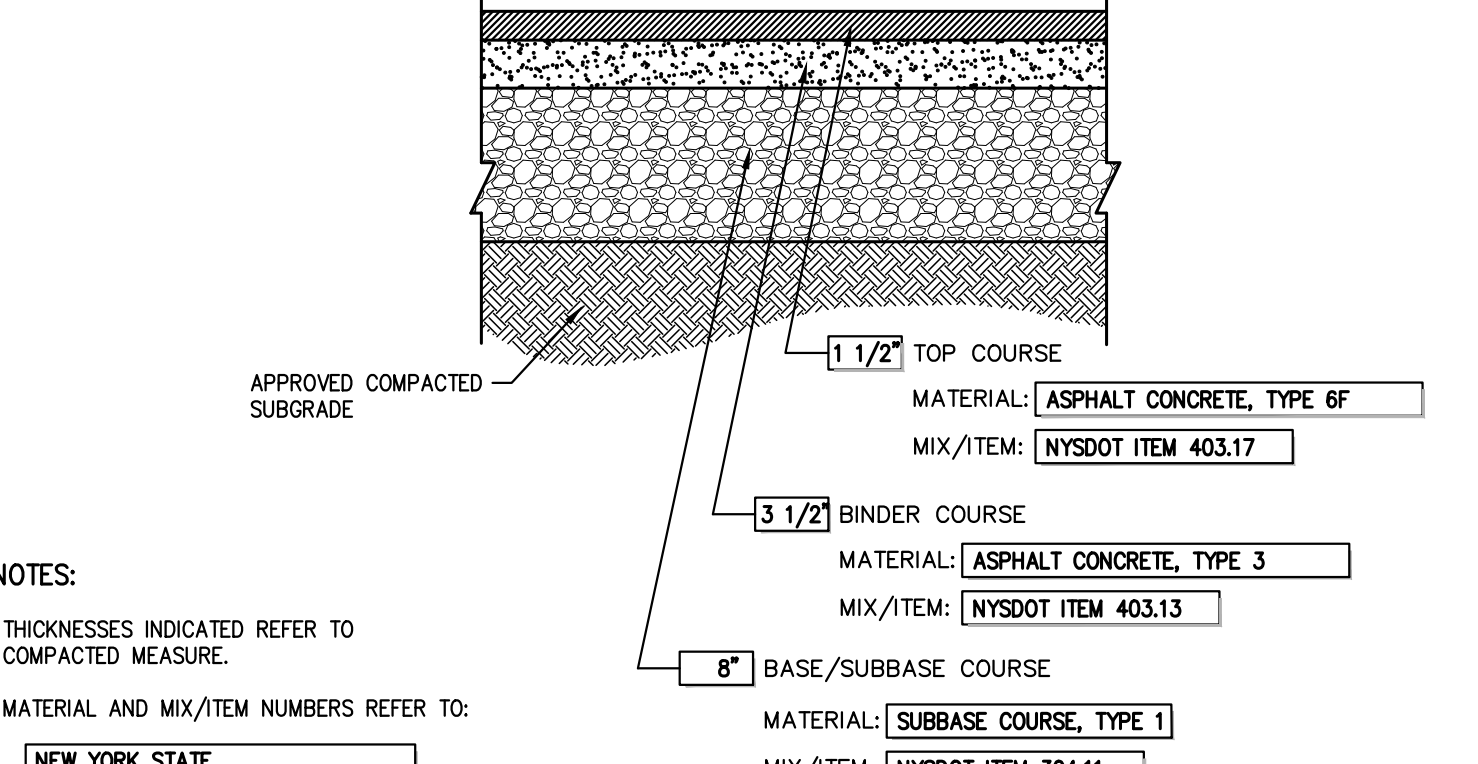
CAST-IN-PLACE CONCRETE CURB

25



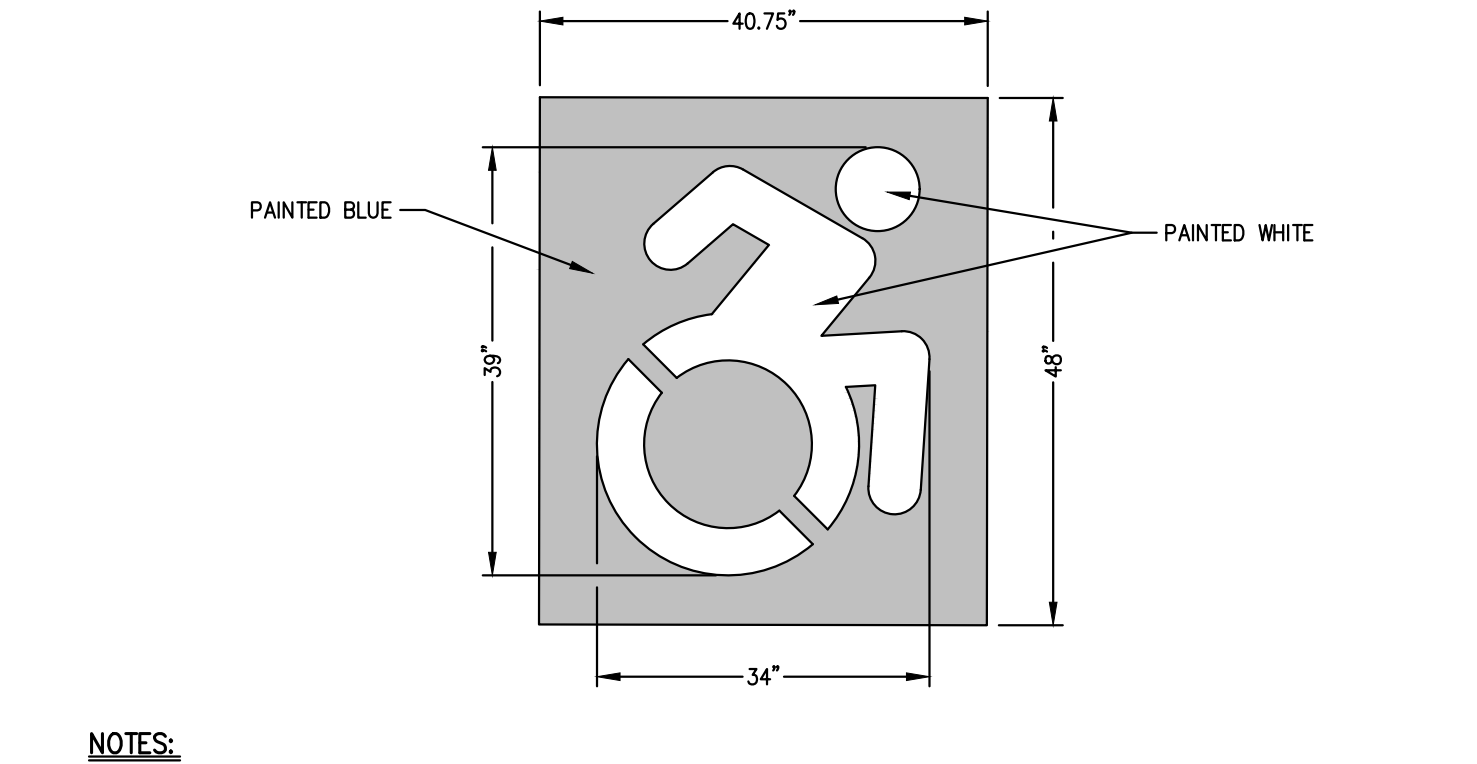
CONCRETE CURB ENDING

26



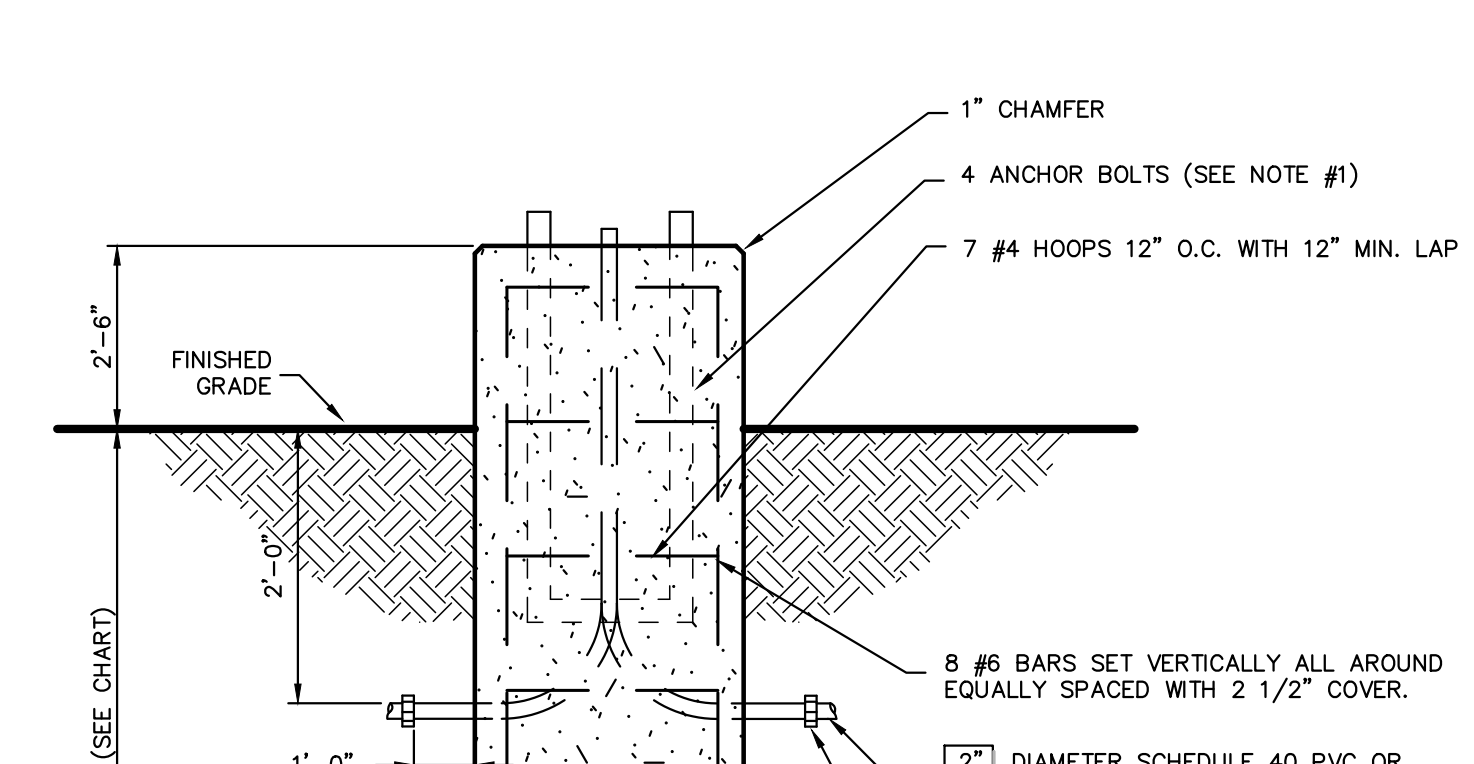
SITE PAVEMENT (HEAVY DUTY)

27



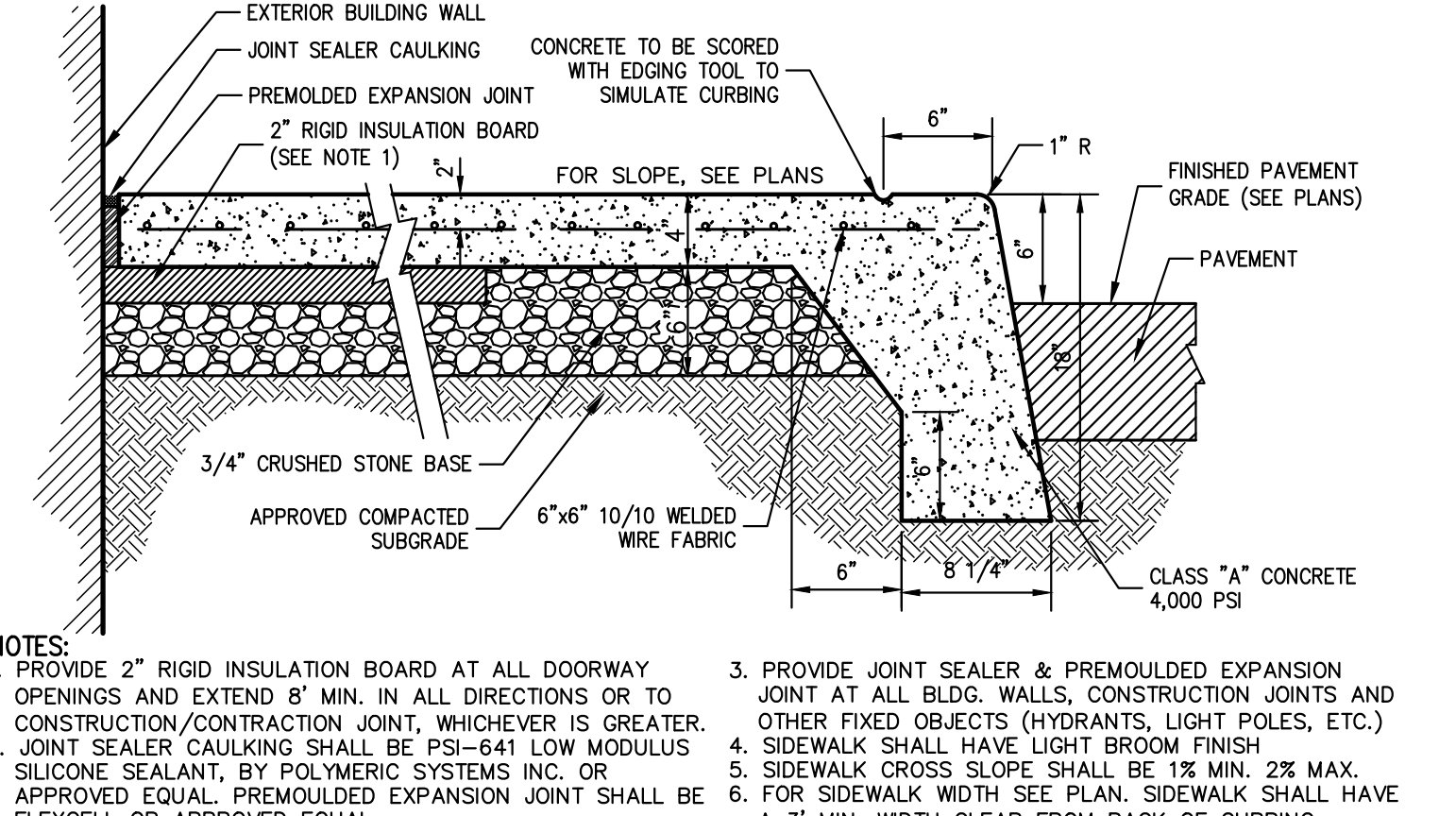
PAINTED ACCESSIBLE SYMBOL

28



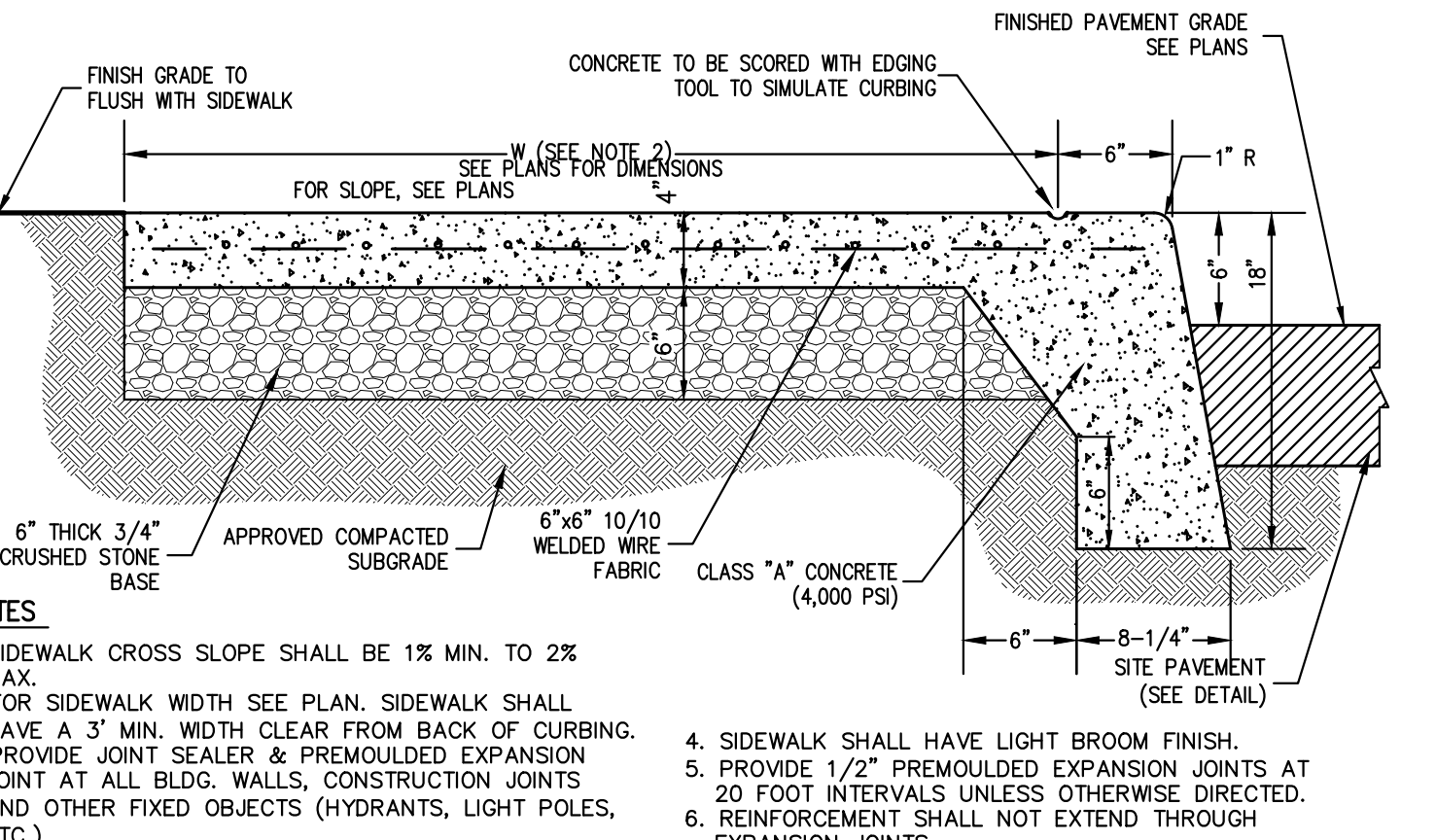
LIGHTING STANDARD FOUNDATION (ROUND)

33



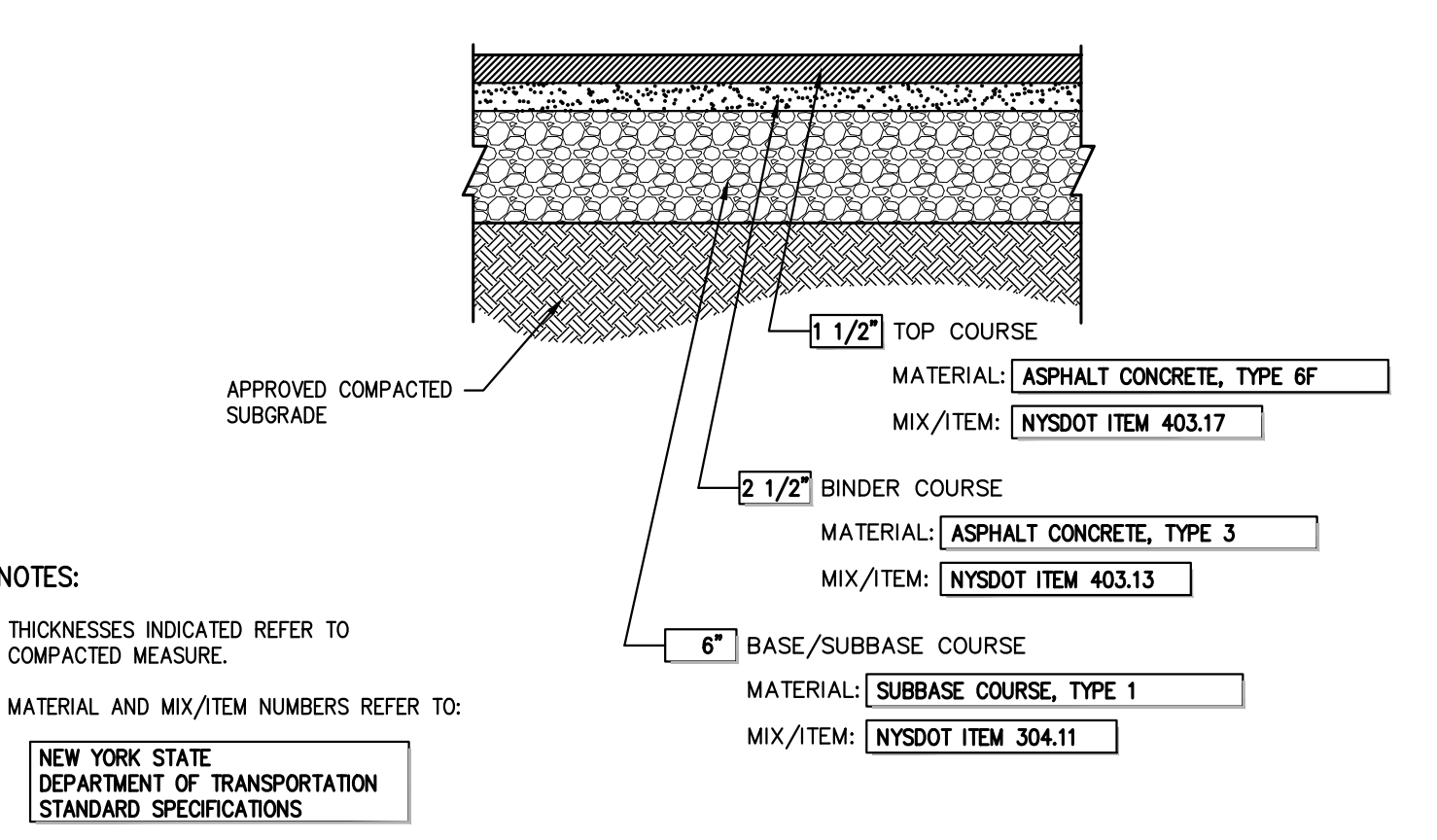
BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK

29



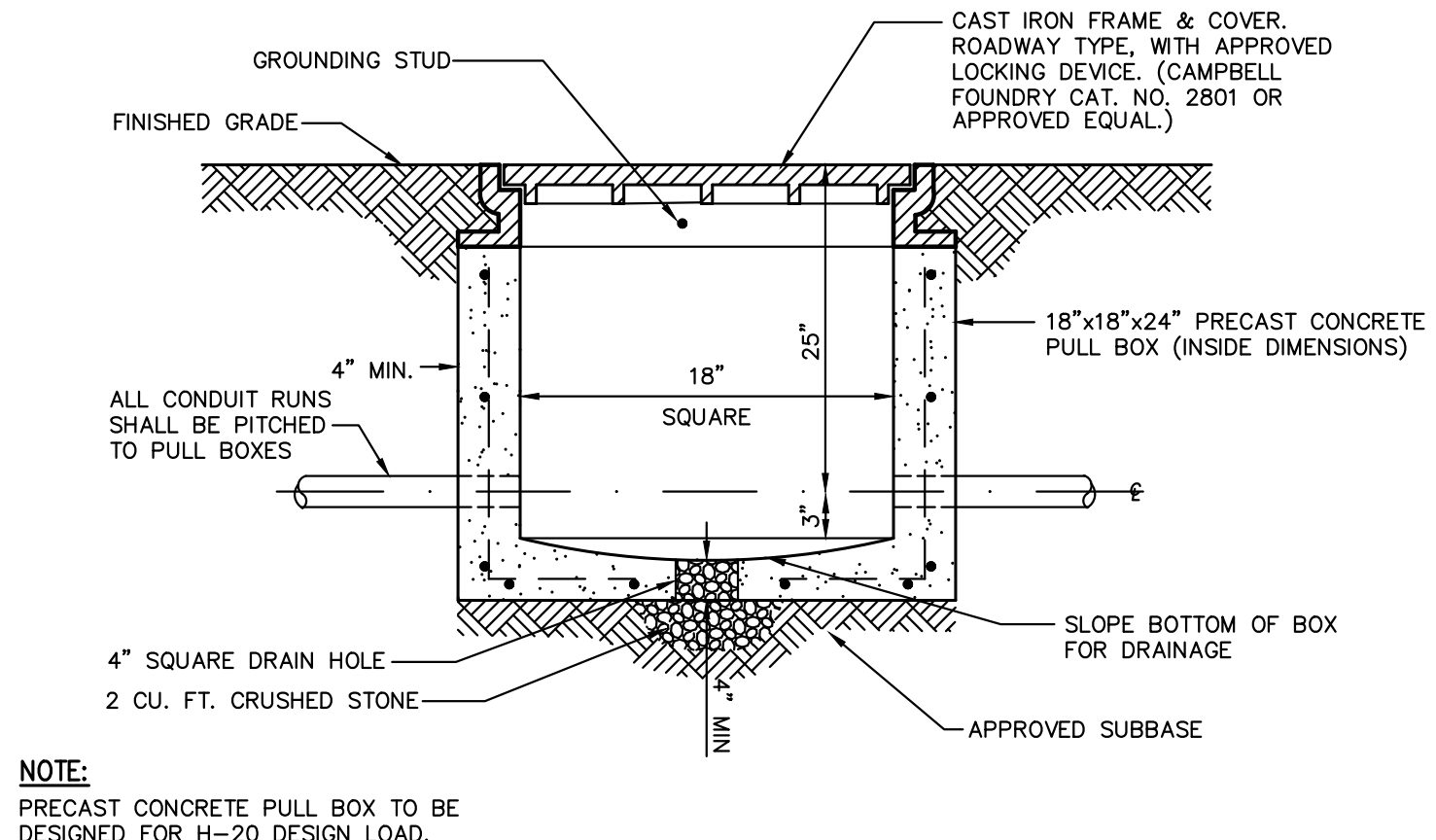
MONOLITHIC CONCRETE CURB AND SIDEWALK

30



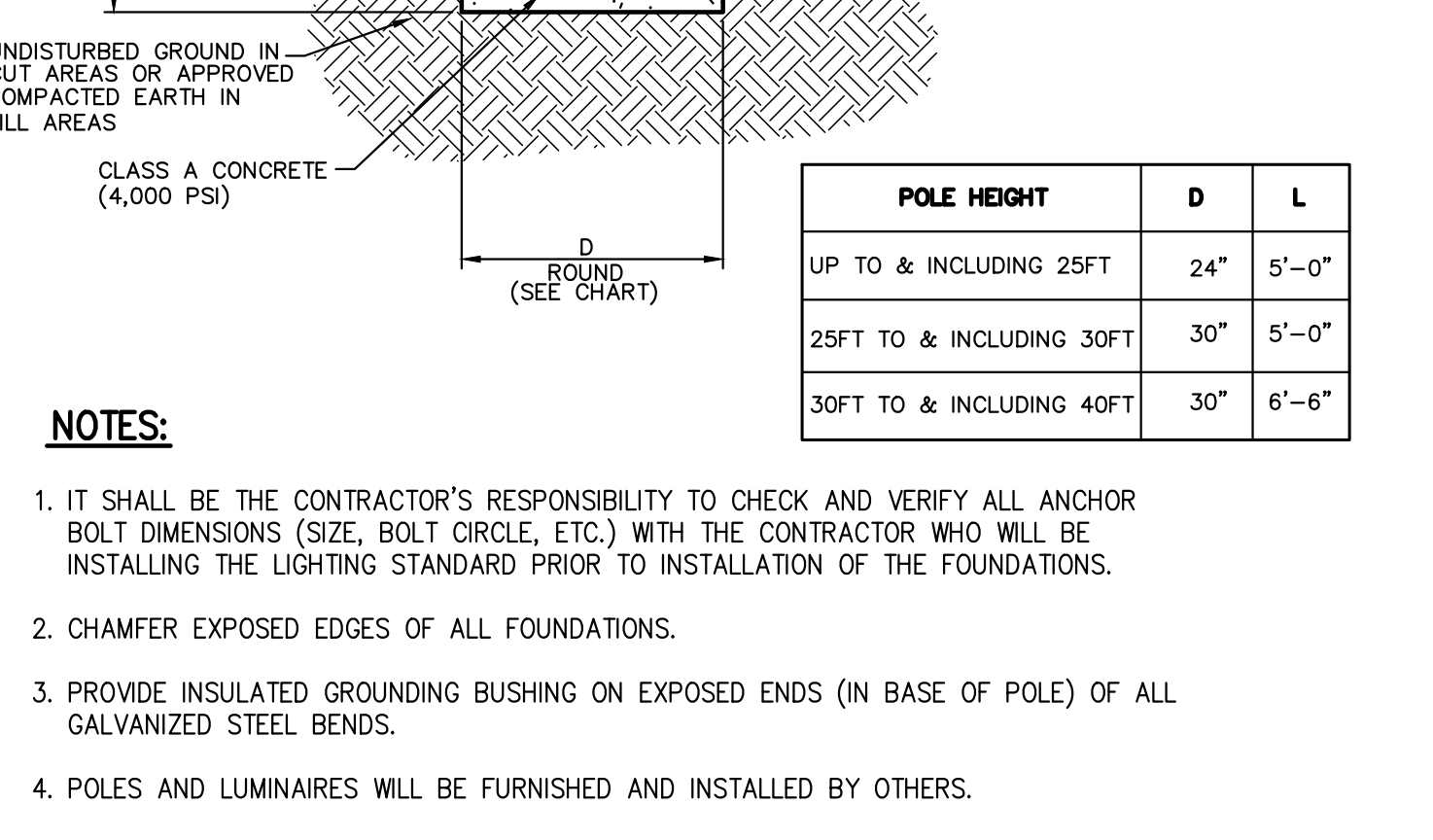
SITE PAVEMENT (LIGHT DUTY)

31



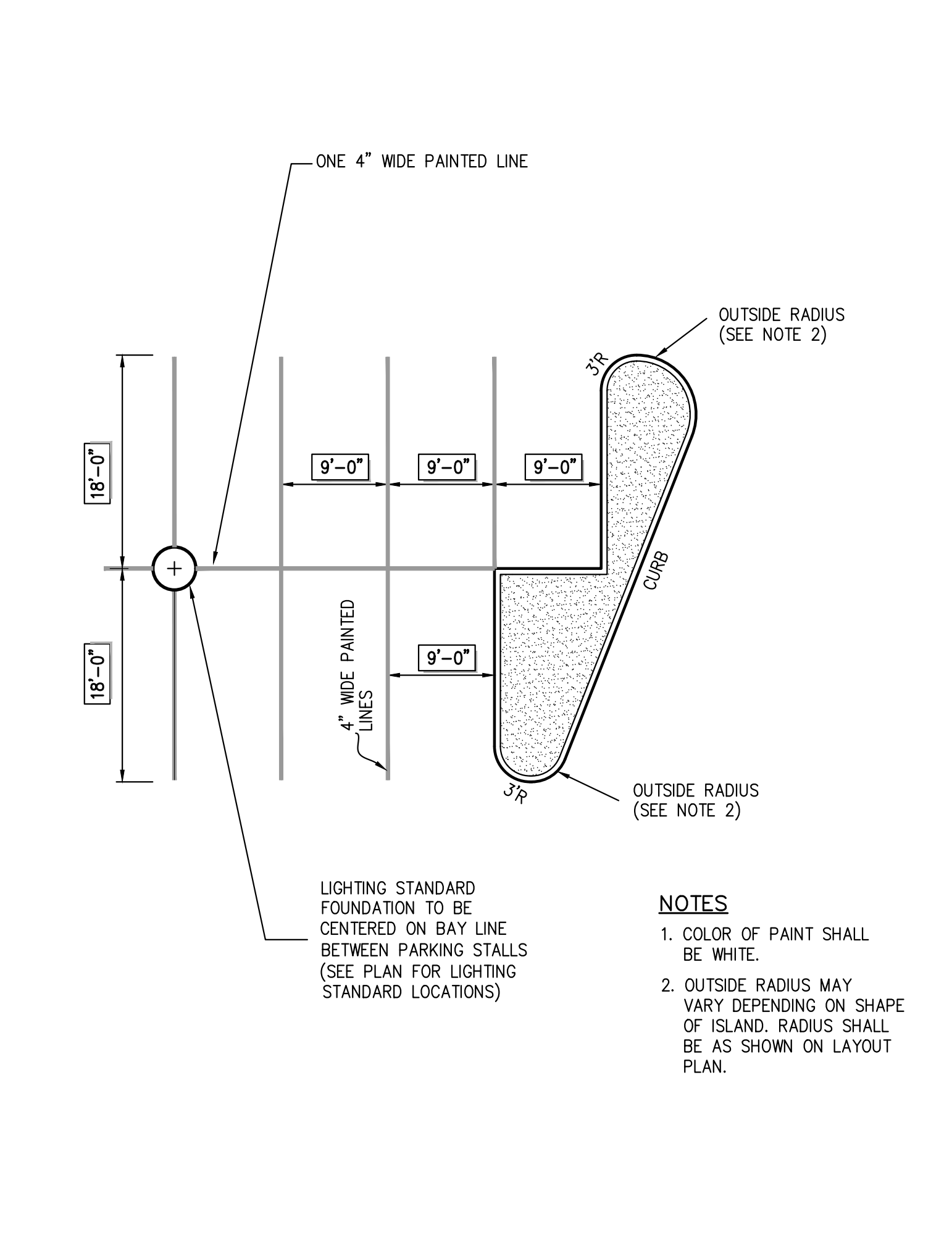
ELECTRICAL PULL BOX

32



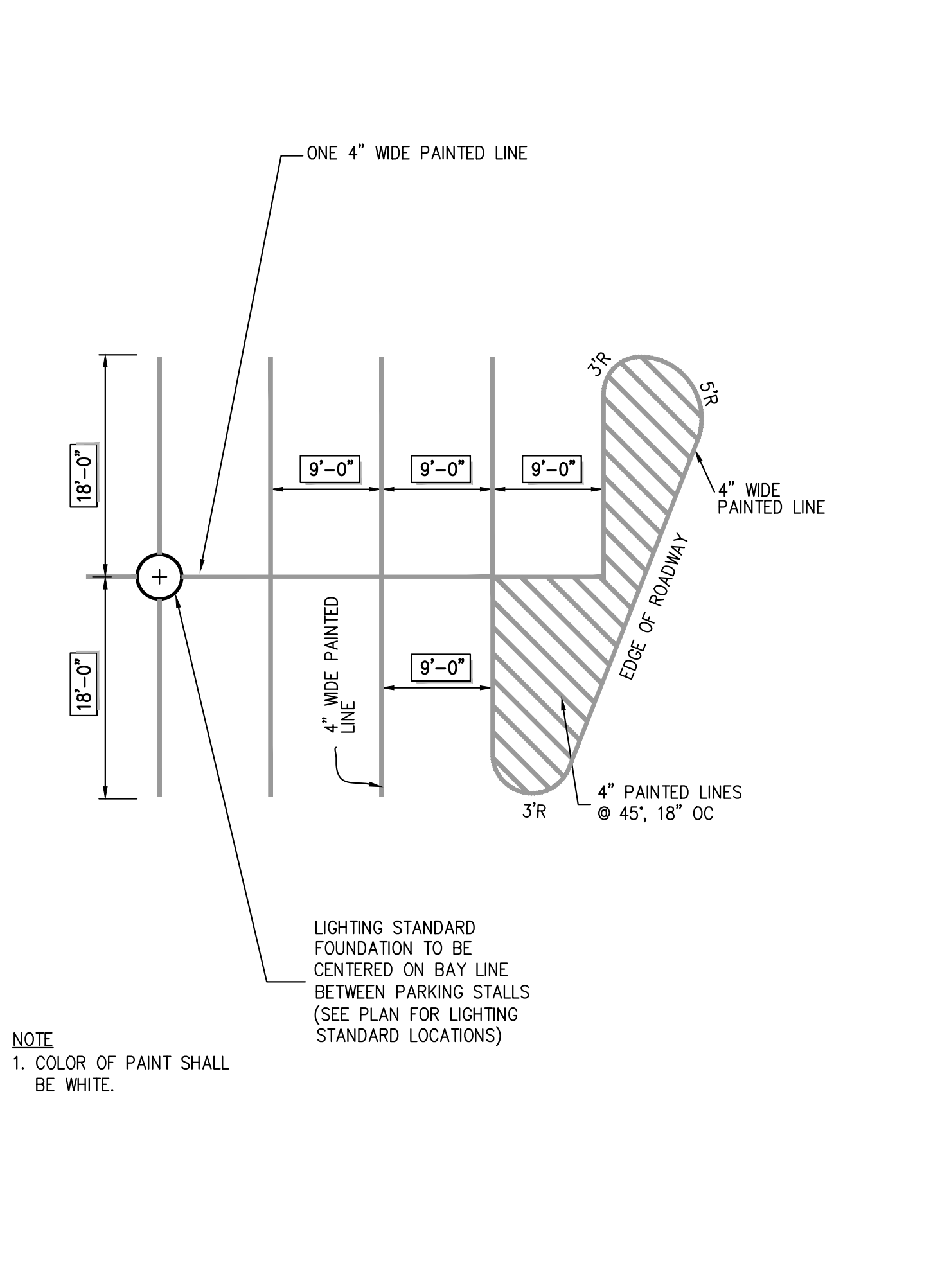
LIGHTING STANDARD FOUNDATION (ROUND)

33



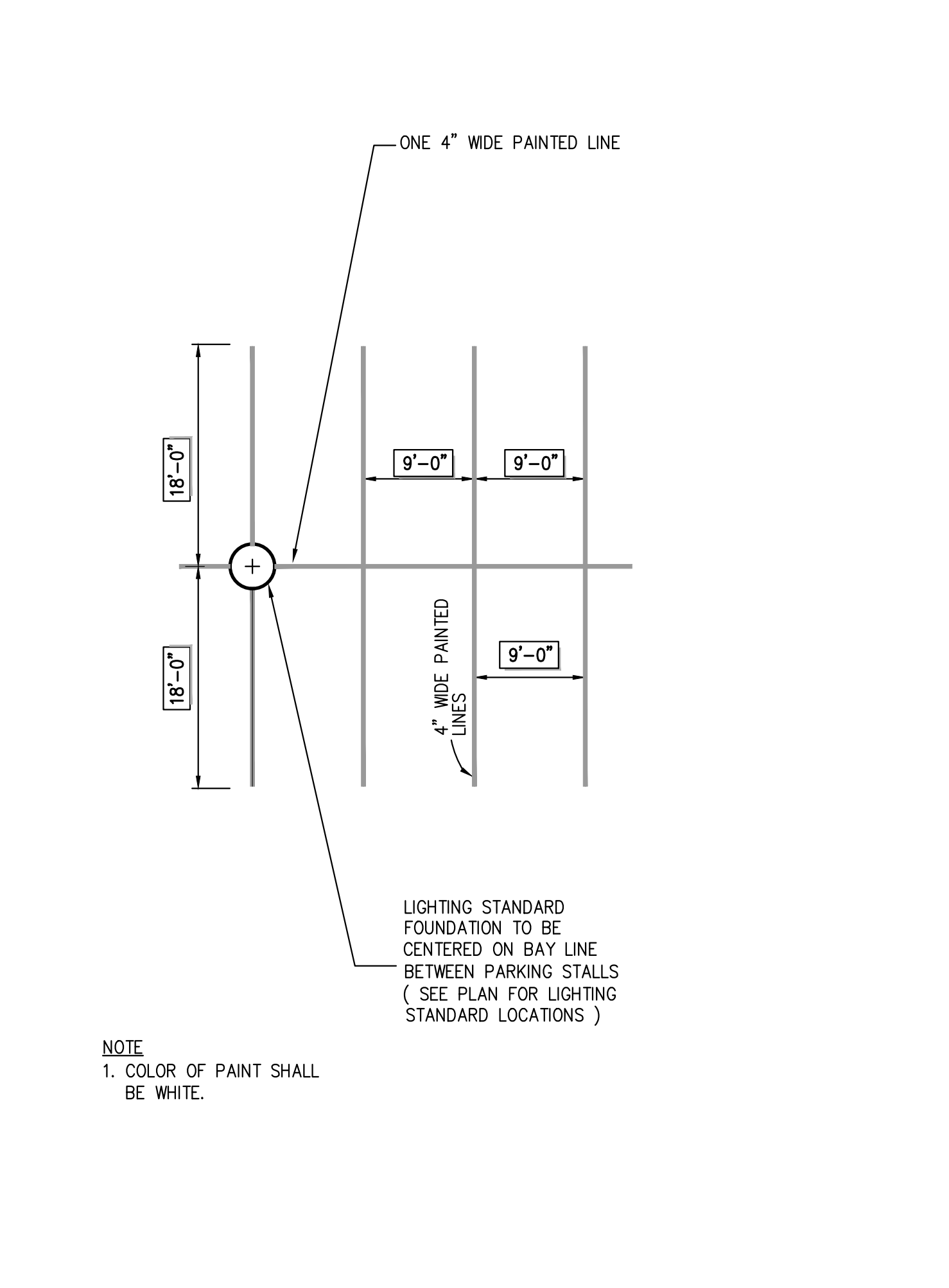
90° PARKING (SINGLE STRIPING - CURBED END)

34



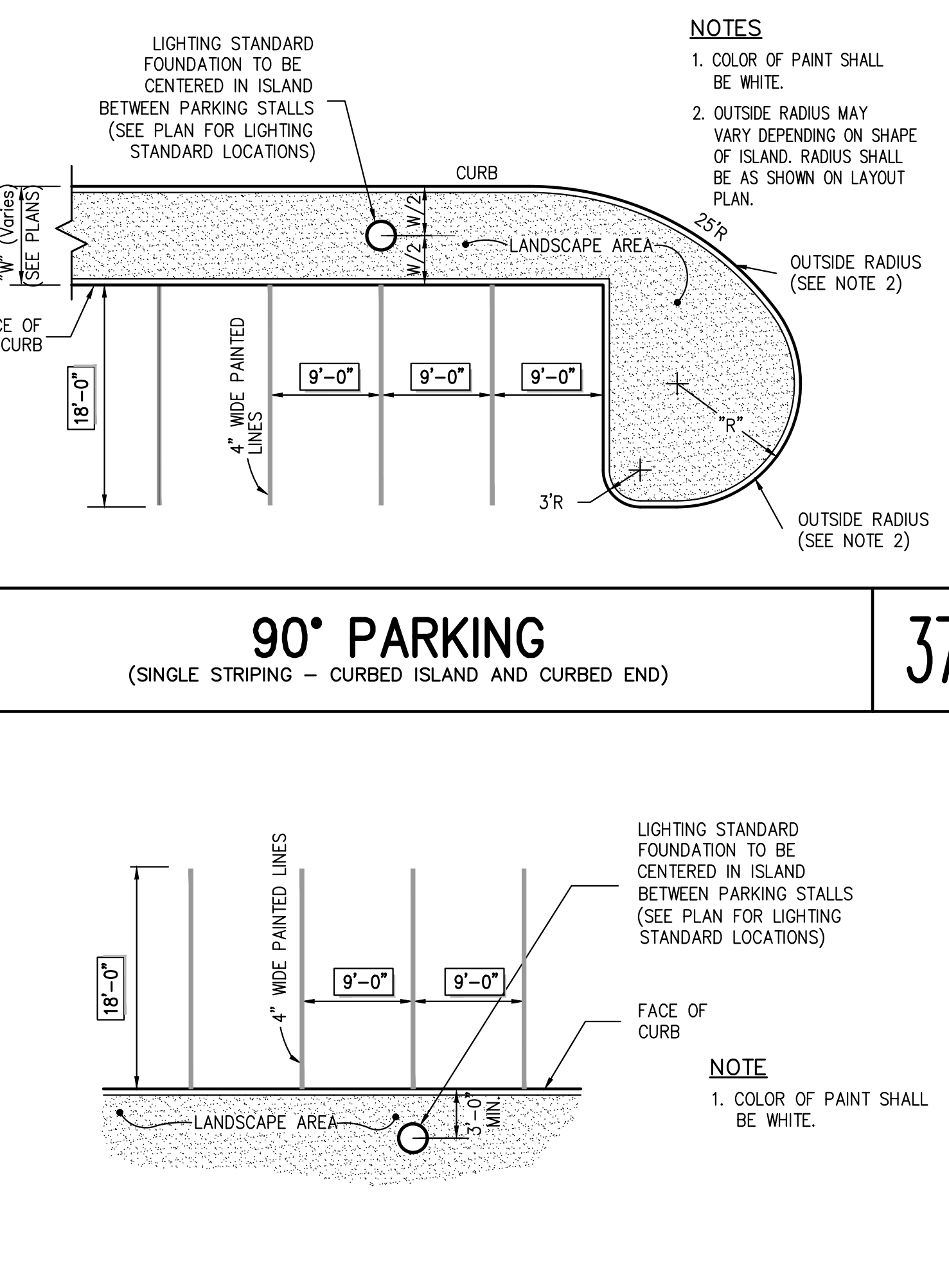
90° PARKING (SINGLE STRIPING - PAINTED END)

35



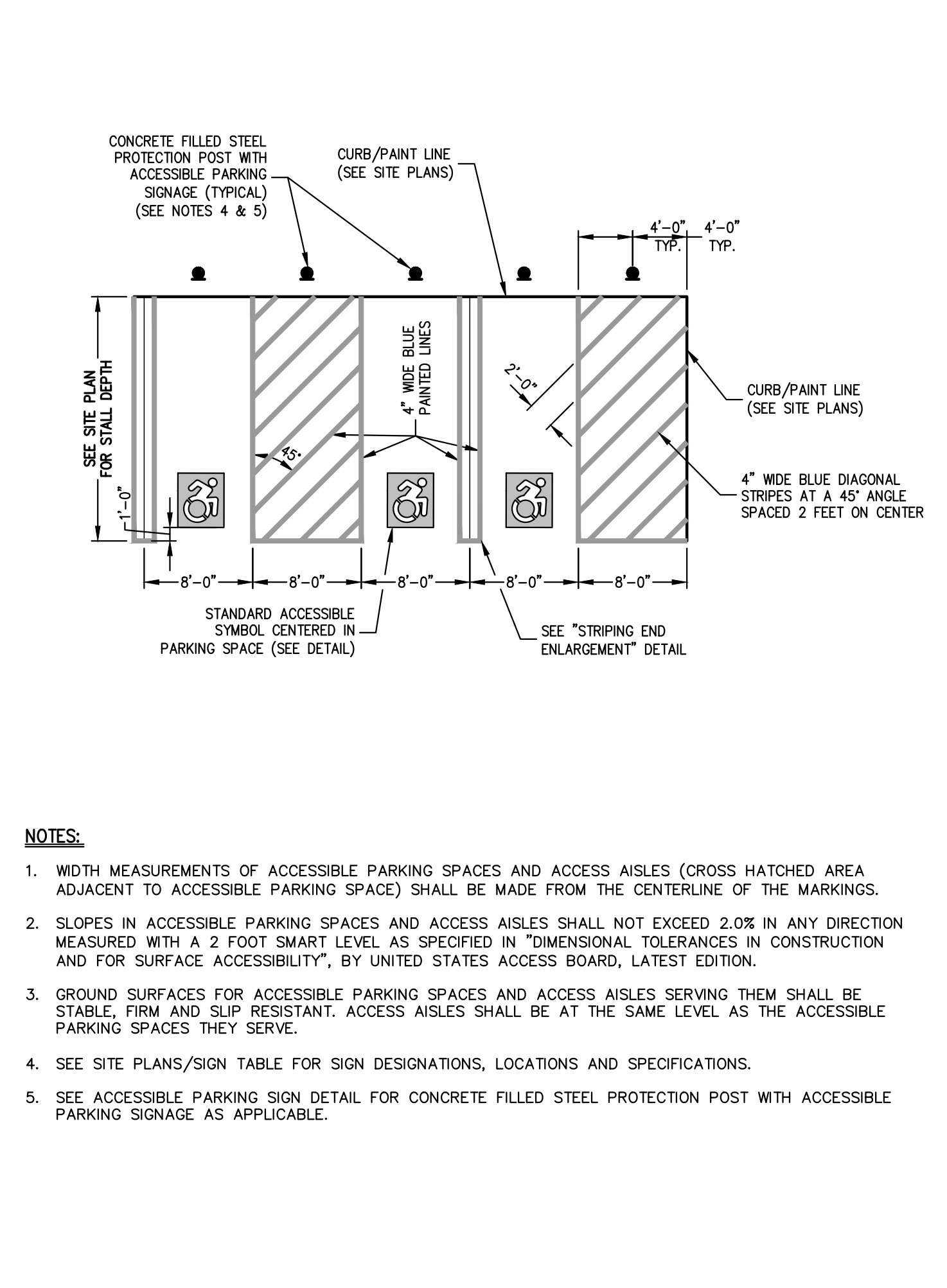
90° PARKING (SINGLE STRIPING - W/O CURBED ISLAND)

36



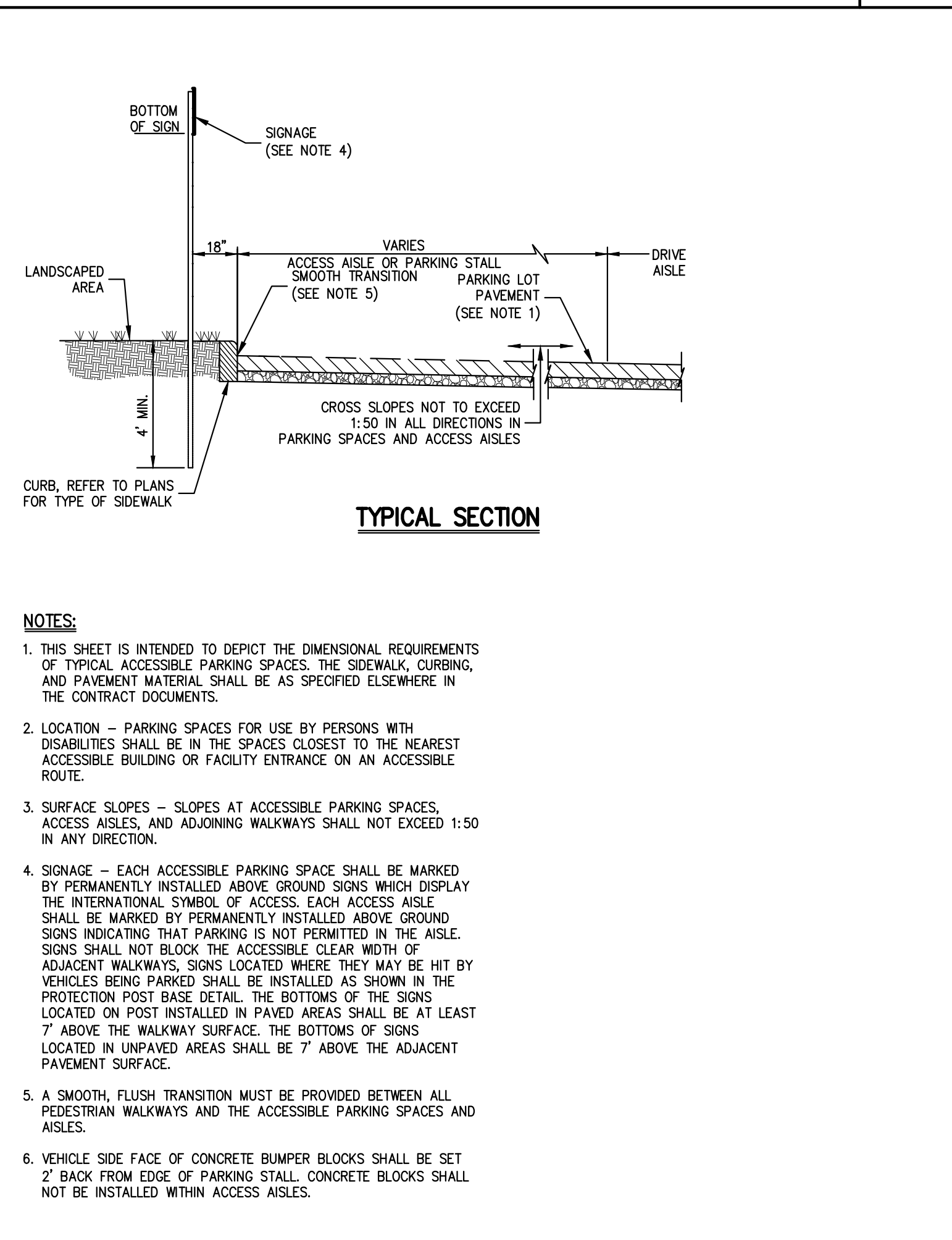
90° PARKING (SINGLE STRIPING - CURBED PERIMETER)

38



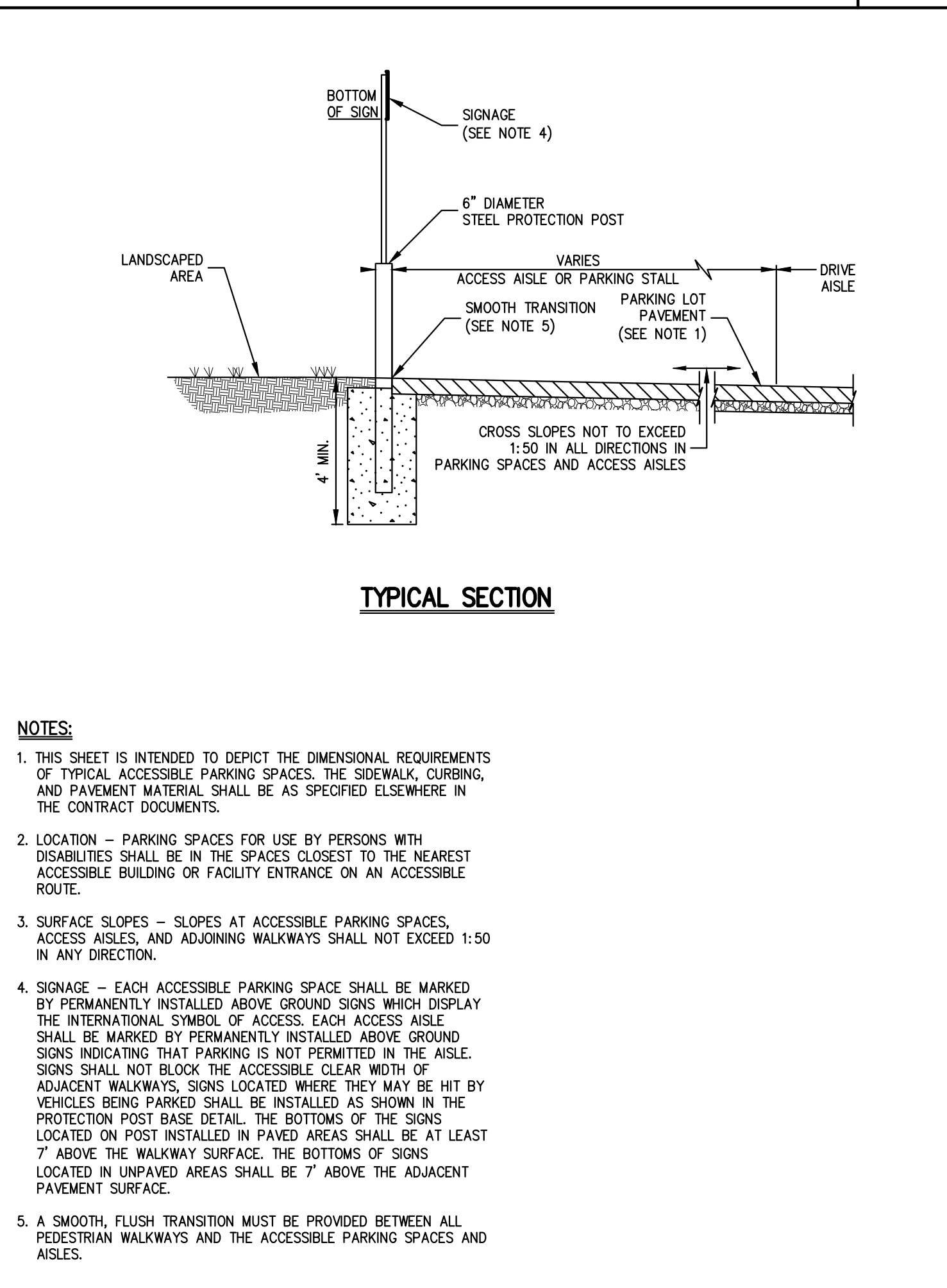
ACCESSIBLE PARKING (DOUBLE STRIPING - NEW YORK)

39



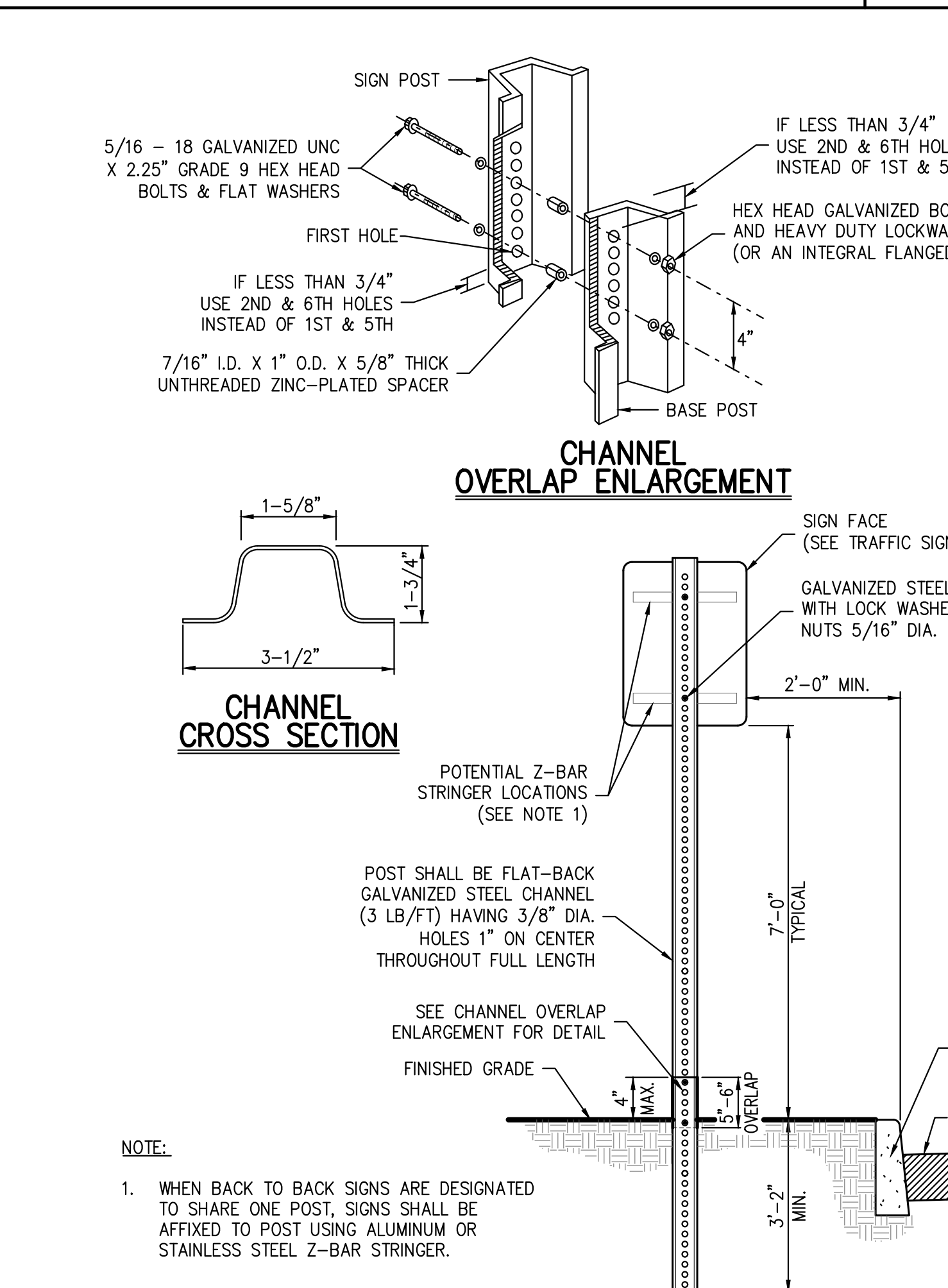
TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE A)

40



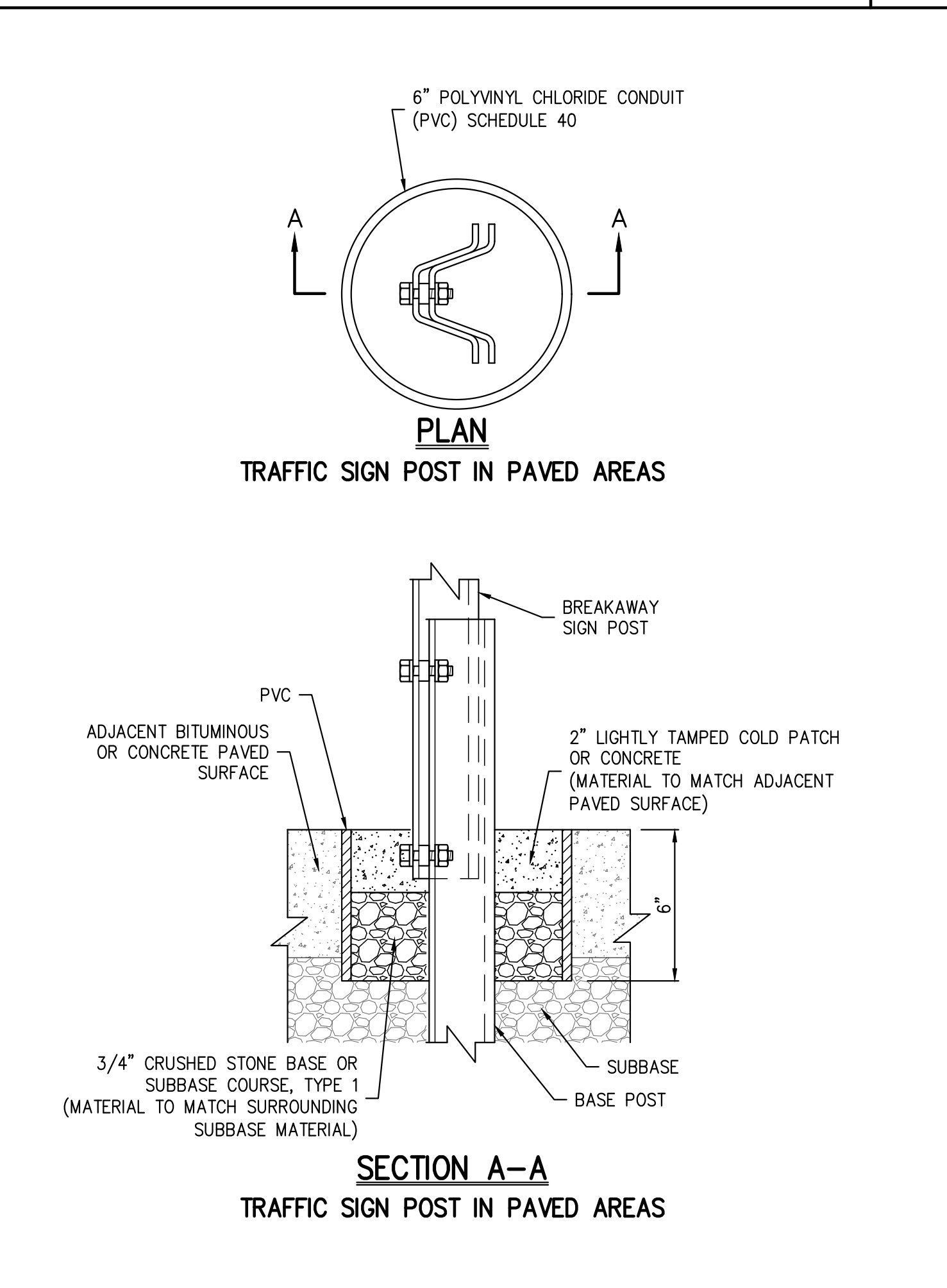
TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE C)

41



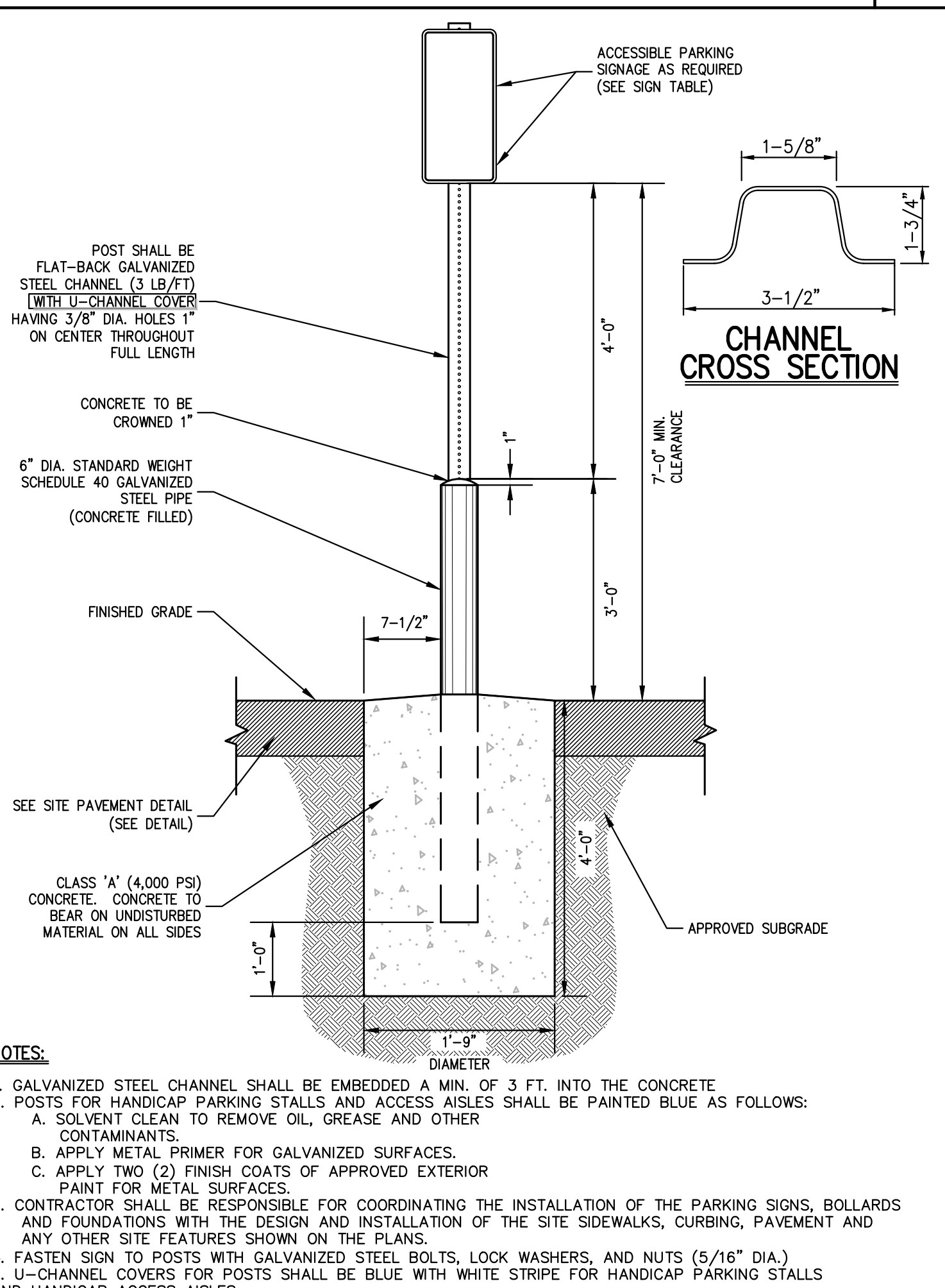
TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)

42



TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)

42



ACCESSIBLE PARKING SIGN DETAIL

43

NOT FOR CONSTRUCTION

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

ARCHITECT: GRANOFF ARCHITECTS
 330 RAILROAD AVENUE
 GREENWICH, CT 06850

DATE: 07/17/2020

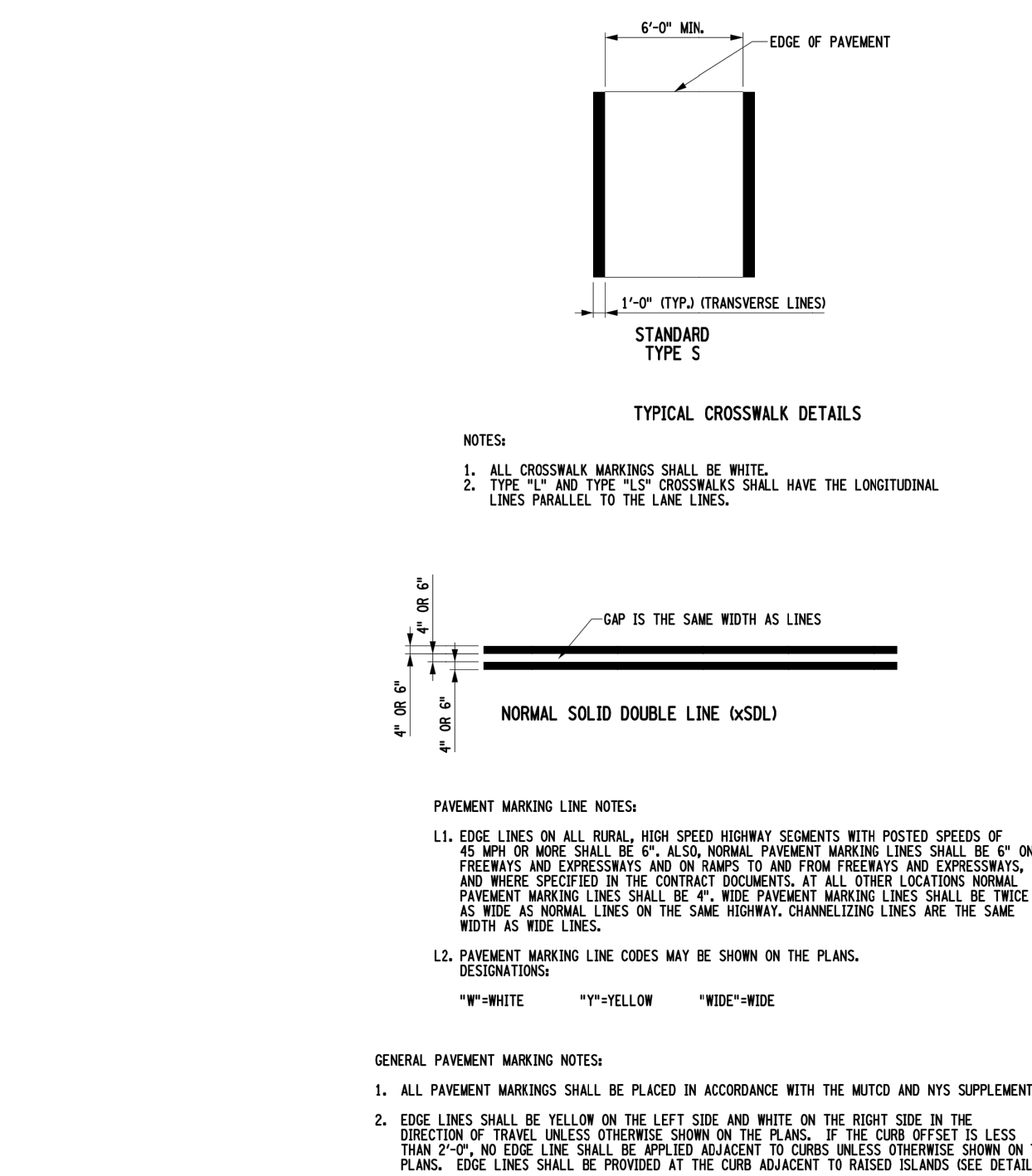
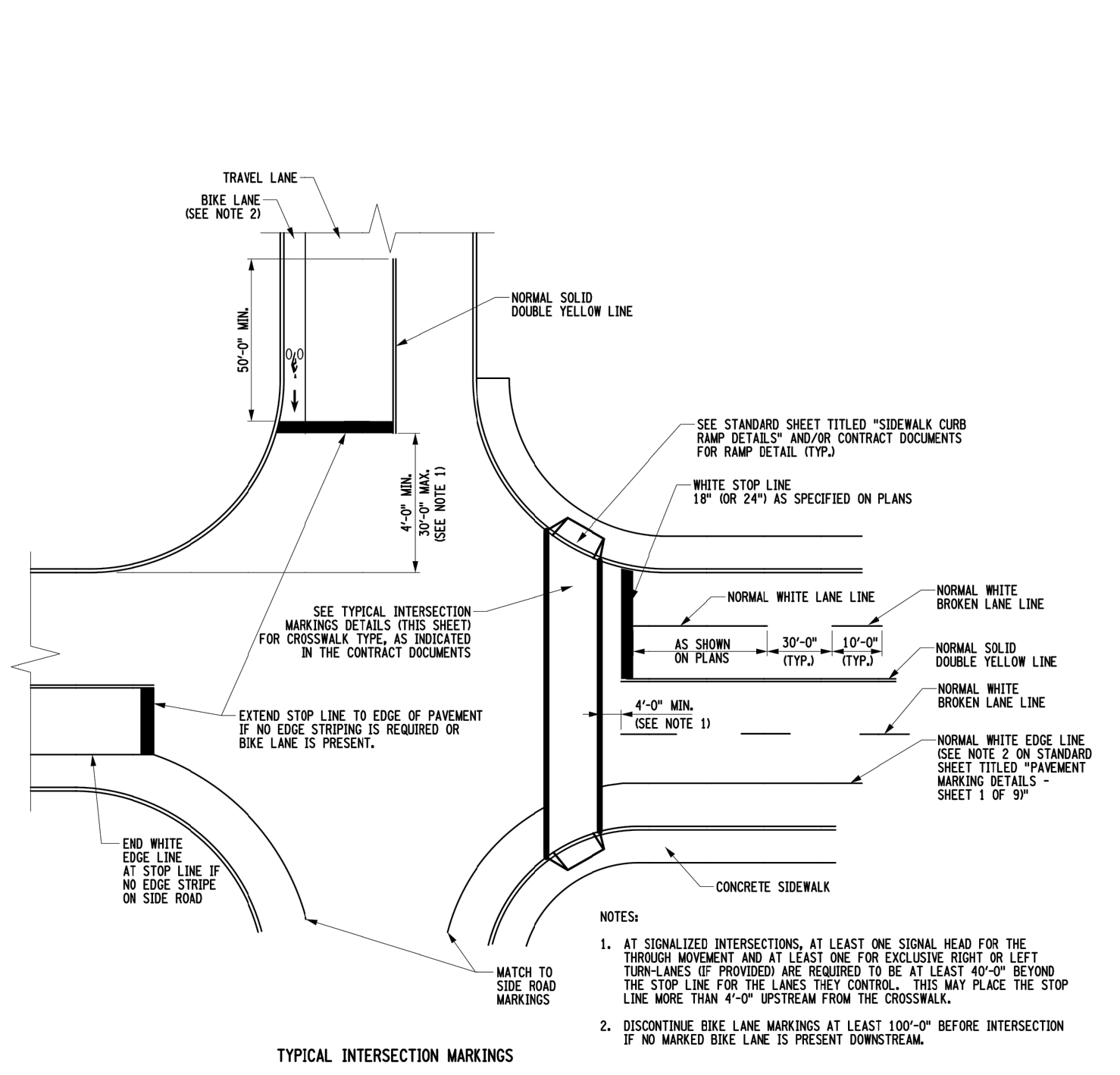
REVISIONS:

No.	Description	Date
1.	RESPONSE TO TOWN COMMENTS	

Scale: NOT TO SCALE
 Date: 11/23/2020
 Project No: 20101
 Job-Title: DET-3
 Drawing No: C-902

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 7209.9 SUBSECTION 2.

STATE OF NEW YORK
 COUNTY OF WESTCHESTER
 GRANOFF ARCHITECTS
 100 WESTCHESTER AVENUE
 GREENWICH, NY 10804

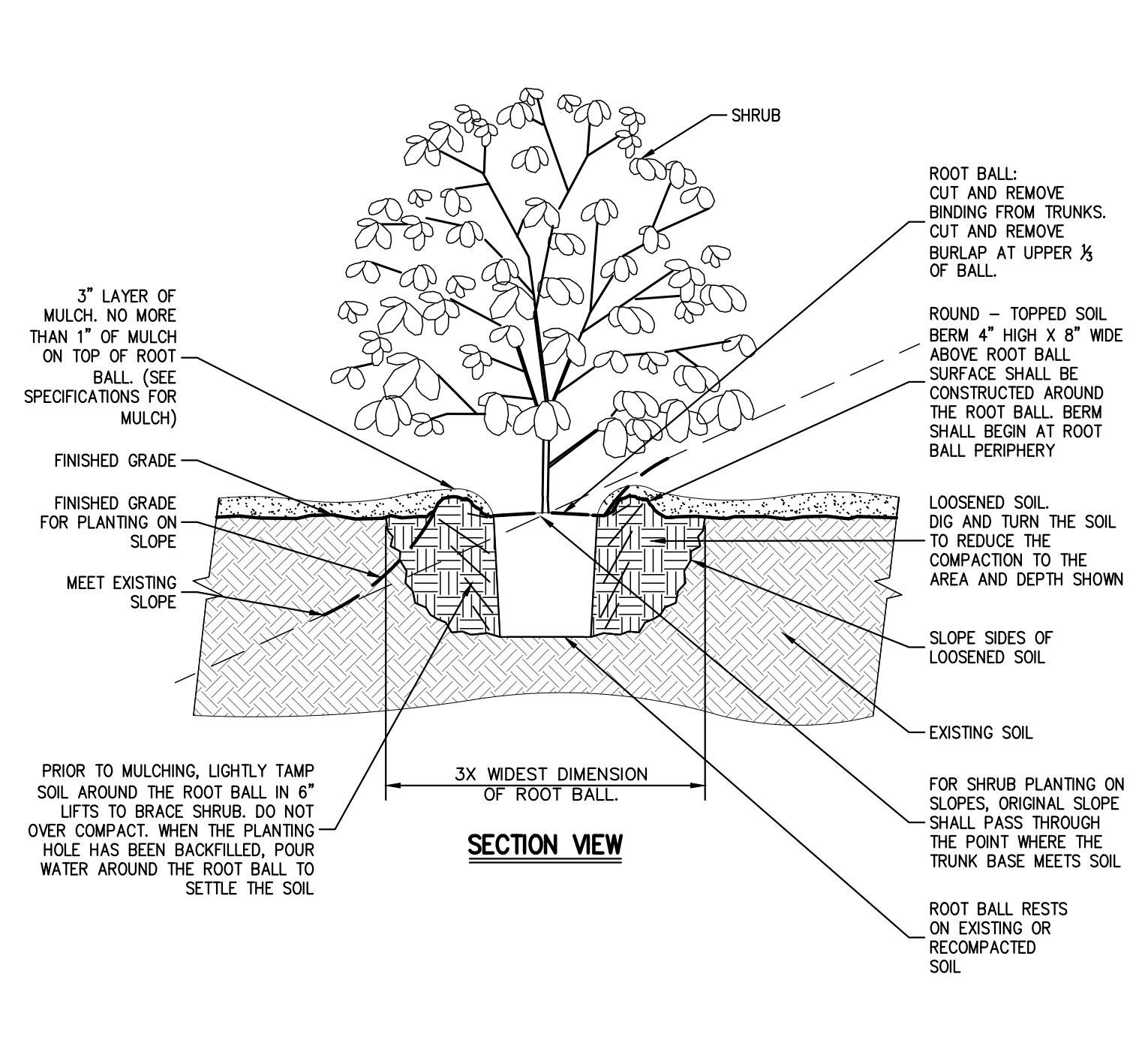


NOTES:

1. ALL CROSSWALK MARKINGS SHALL BE WHITE. LINE WIDTHS SHALL HAVE THE UNDERSTANDING TO THE LINE WIDTHS.
2. ALL PAVER MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE METHOD AND ITS SUPPLEMENT.
3. ALL PAVER MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE METHOD AND ITS SUPPLEMENT.
4. ALL PAVER MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE METHOD AND ITS SUPPLEMENT.

PAVEMENT MARKINGS

44

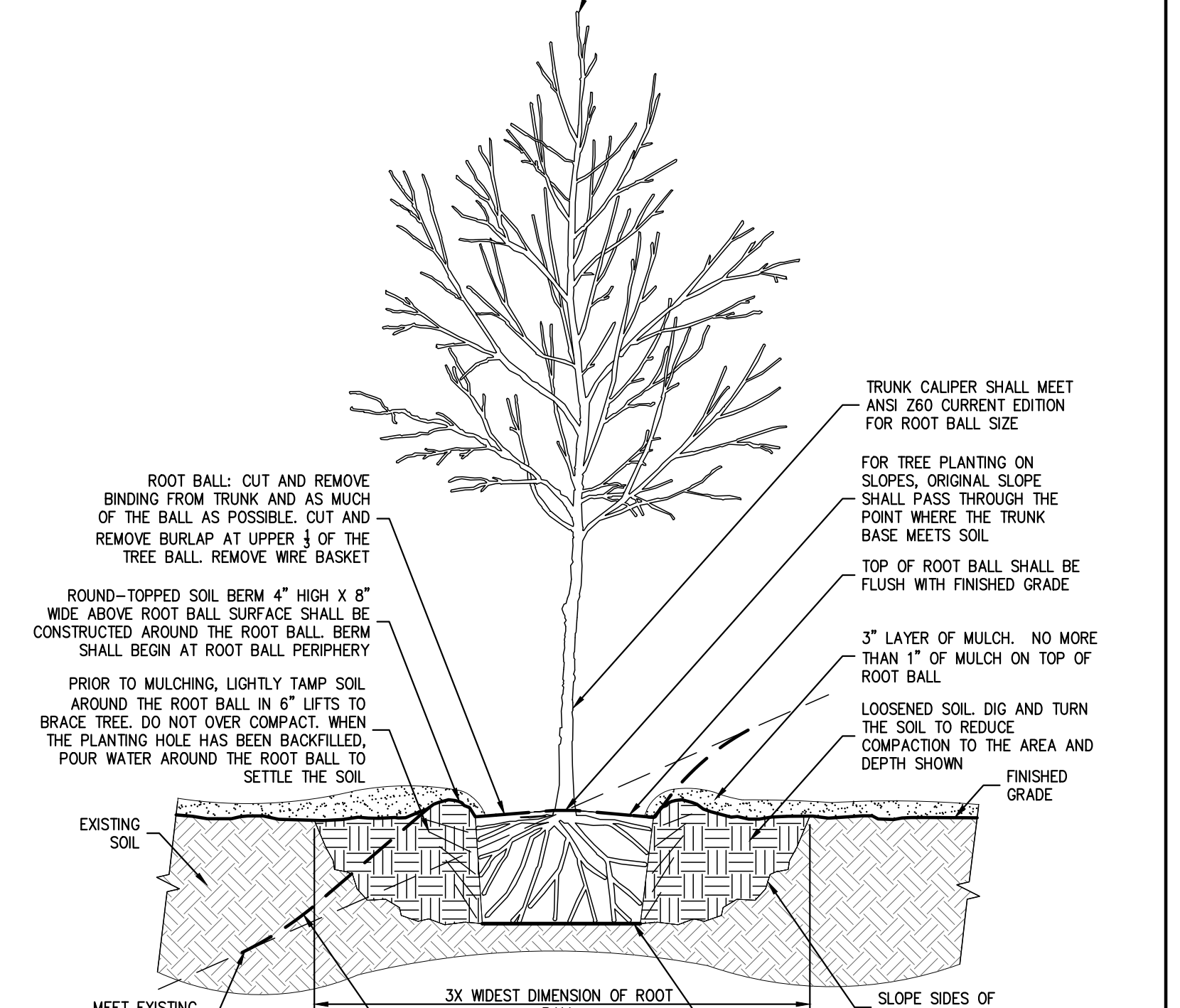


NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING

45

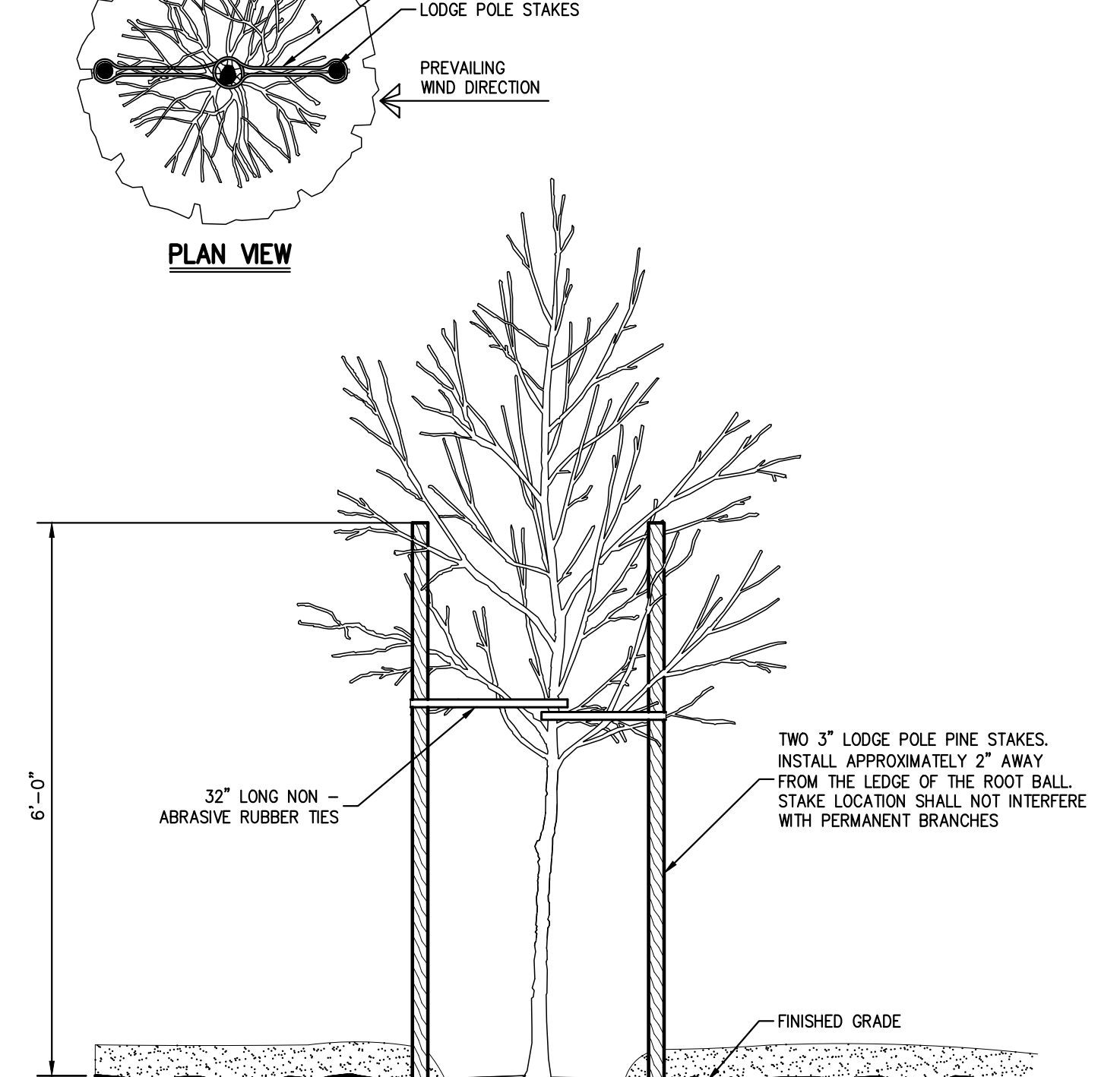


NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

TREE PLANTING
(DECIDUOUS AND EVERGREEN)

46

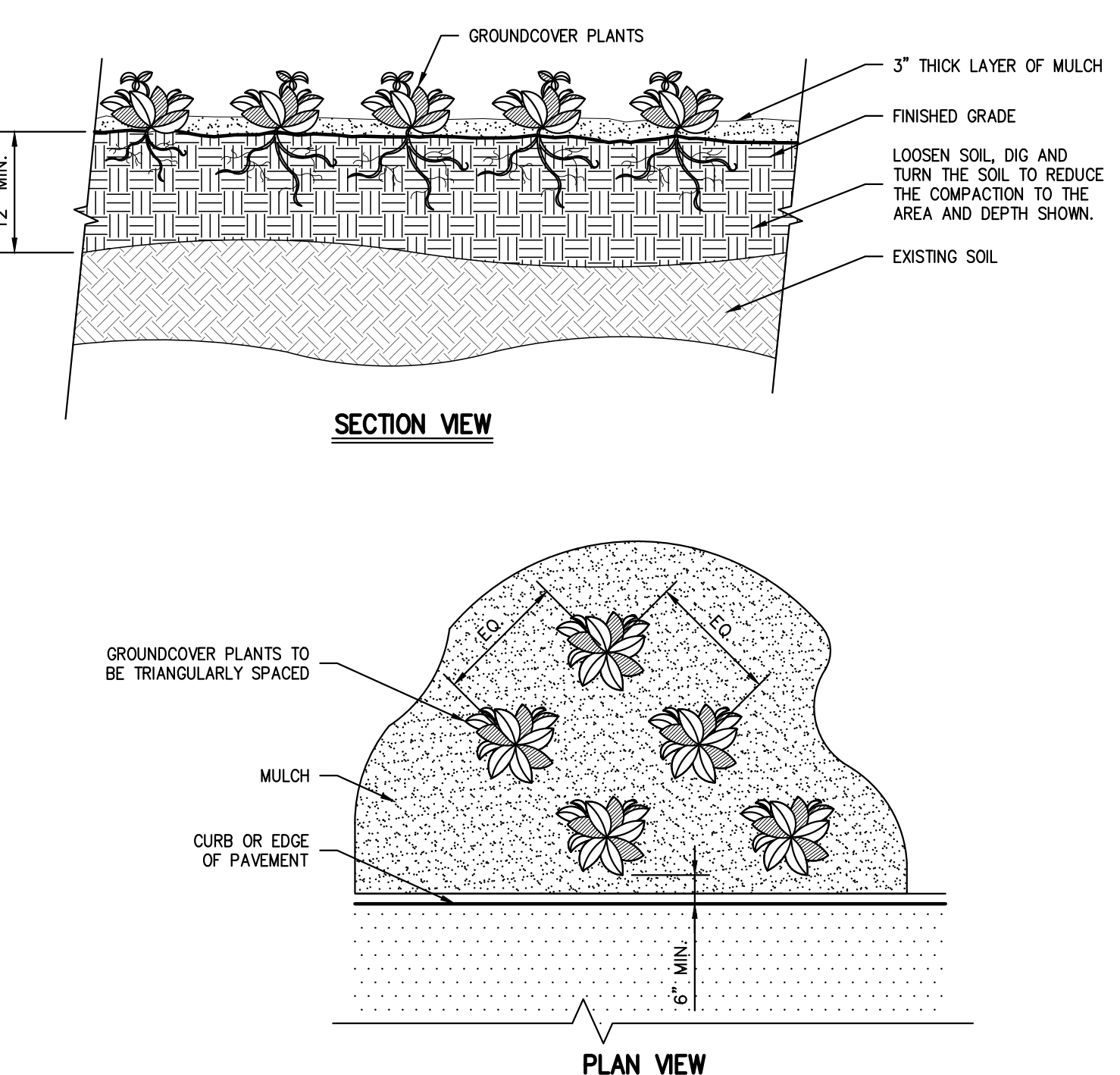


NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

TREE STAKING

47



NOTES:

1. SEE PLANTING PLAN FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLANT PRIOR TO MULCHING.
3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

GROUNDCOVER

48

X

X

X

X

NOT FOR CONSTRUCTION

<p>APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC 566 BEDFORD ROAD (NY-22) ARMONK, NY 10504</p>	
<p>ARCHITECT: GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06830</p>	
<p>DATE: 01/17/2021</p>	<p>NO. 1. RESPONSE TO TOWN COMMENTS</p>
<p>CONSTRUCTION DETAILS THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE) 566 & 570 BEDFORD ROAD (NY-22) ARMONK, NY 10504</p>	
<p>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.</p>	
<p>STATE OF NEW YORK DAVID P. LOMBARDI LICENSED PROFESSIONAL ENGINEER No. 12013</p>	
<p>Drawn: NC</p>	<p>Approved: AG</p>
<p>Scale: NOT TO SCALE</p>	
<p>Date: 11/23/2020</p>	
<p>Project No.: 20101</p>	
<p>Sheet No.: DET-4</p>	
<p>Client: C-903</p>	

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 03/09/2011. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.



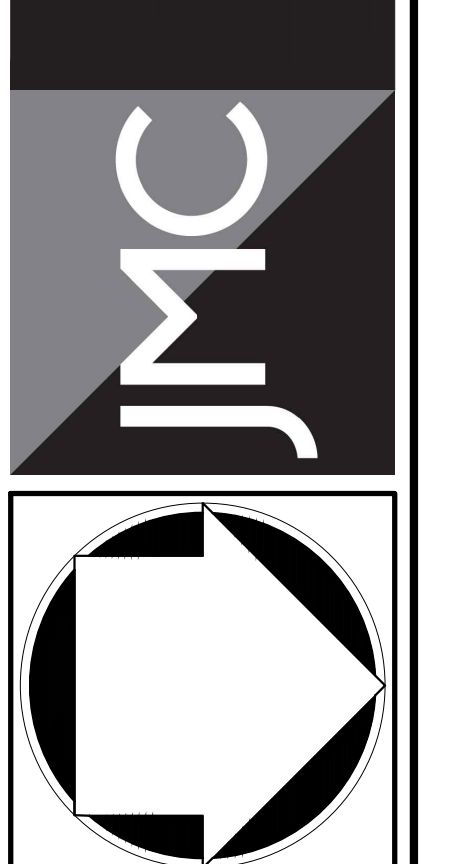
APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

DATE: 07/17/2020

REVISIONS:

No.	DESCRIPTION	DATE
1.	RESPONSE TO TOWN COMMENTS	

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
John Meyer Consulting, Inc.
420 BEDFORD ROAD - ARMONK, NY 10504
PHONE: 914.233.2222 - FAX: 914.233.2192
www.jmcpllc.com



INTEGRATED PLOT PLAN
(NO JURISDICTION SUBDIVISION)
THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

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

STATE OF NEW YORK
JAMES G. COBURN
COMMISSIONER

Scale: 1" = 100'
Date: 11/23/2020
Project No: 20101
Drawing No: 99-1 EXIST-SUB-01

NOT FOR CONSTRUCTION

IPP-1

NOT FOR CONSTRUCTION



VICINITY MAP
SCALE: 1" = 5,000'



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

CHRISTOPHER CATHY, CHAIR
TOWN OF NORTH CASTLE PLANNING BOARD
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

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

NOT FOR CONSTRUCTION

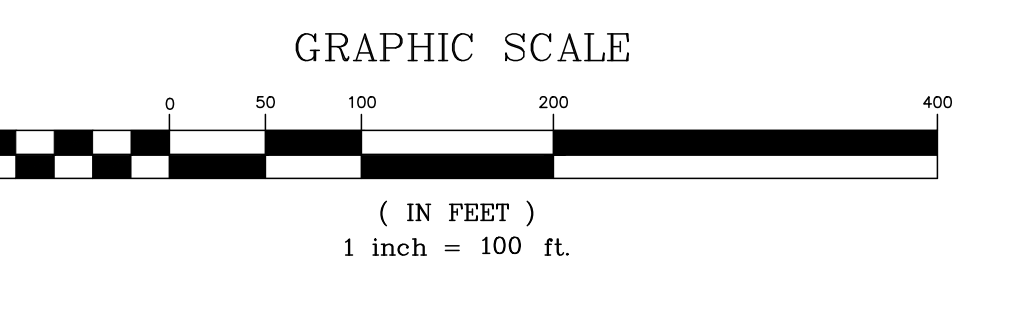
NOTES:

- 1. IN THE GCFO DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (8 355-21 OF THIS CHAPTER) LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A GCFO 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 GCFO DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE GCFO DISTRICT WILL BE LOCATED, THE GCFO DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS, PROPERTIES AND LAND USES; THE GCFO DISTRICT'S TOPOGRAPHY; AND SUCH OTHER FACTORS THE PLANNING BOARD MAY DETERMINE TO BE APPROPRIATE. THE LOTS AND/OR PARCELS THAT TOGETHER COMPOSE 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 GCFO DISTRICT AS A WHOLE. NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPOSED 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 GCFO DISTRICT AND AS THOUGH SUCH AREA IS A SINGLE LOT (AS DEFINED IN 8 355-4 OF THIS CHAPTER), EVEN THOUGH IT IS OR WILL BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL.

LEGEND table with symbols for property lines, wetland areas, building lines, and other site features.

TABLE OF LAND USE table with columns for Description, Required/Permitted (R-2A), Required/Permitted (GCFO), Existing, Proposed/Provided (Lot 1), and Proposed/Provided (Lot 2).

- 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.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED... CHAIRMAN: CHRISTOPHER CARTHY, TOWN OF NORTH CASTLE PLANNING BOARD. ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER.

Vertical sidebar containing project information: SUMMIT CLUB PARTNERS, LLC; JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC; and PRELIMINARY SUBDIVISION PLAN (NO JURISDICTION SUBDIVISION) THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE).

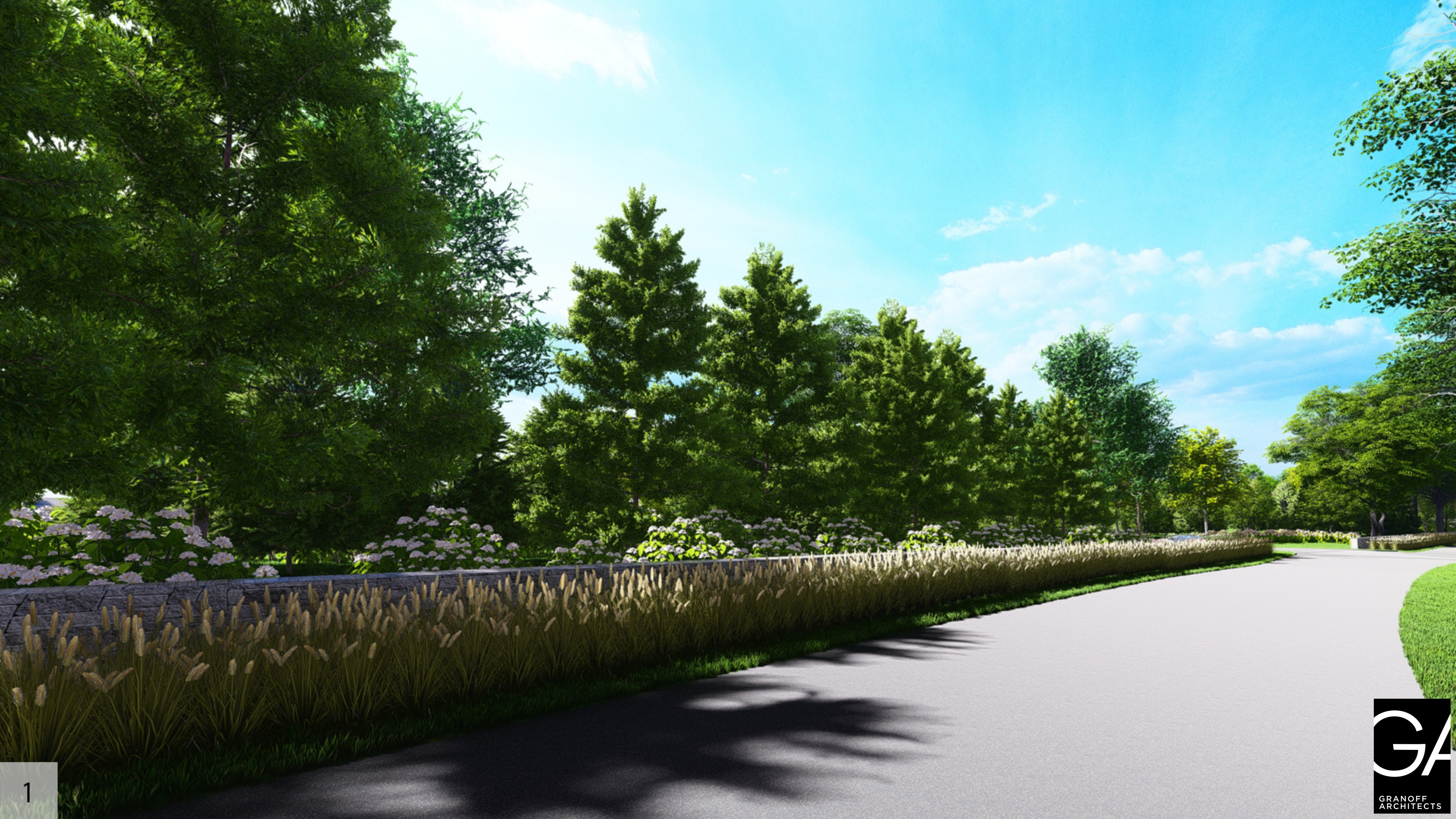
NOT FOR CONSTRUCTION

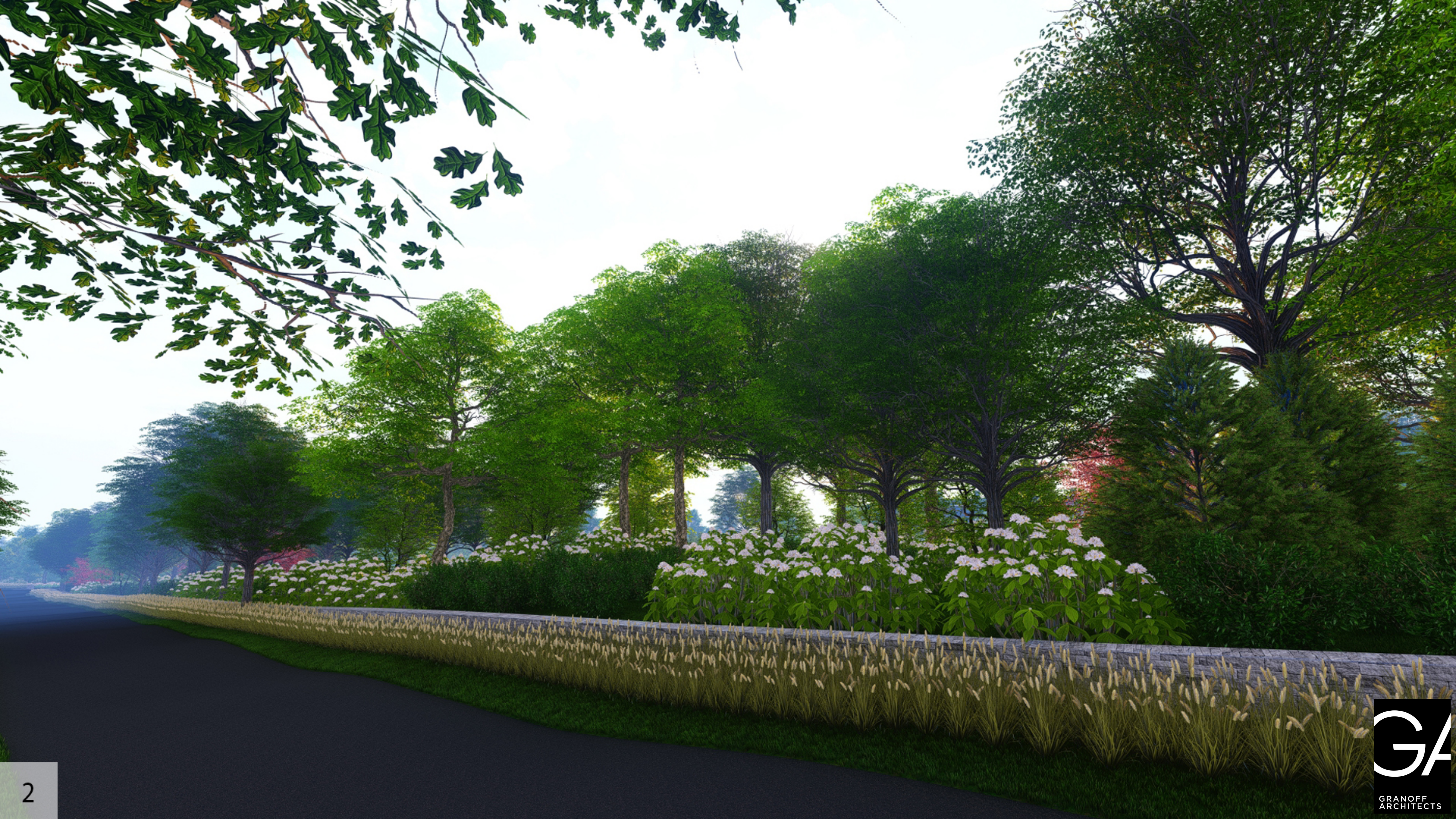
NOT FOR CONSTRUCTION

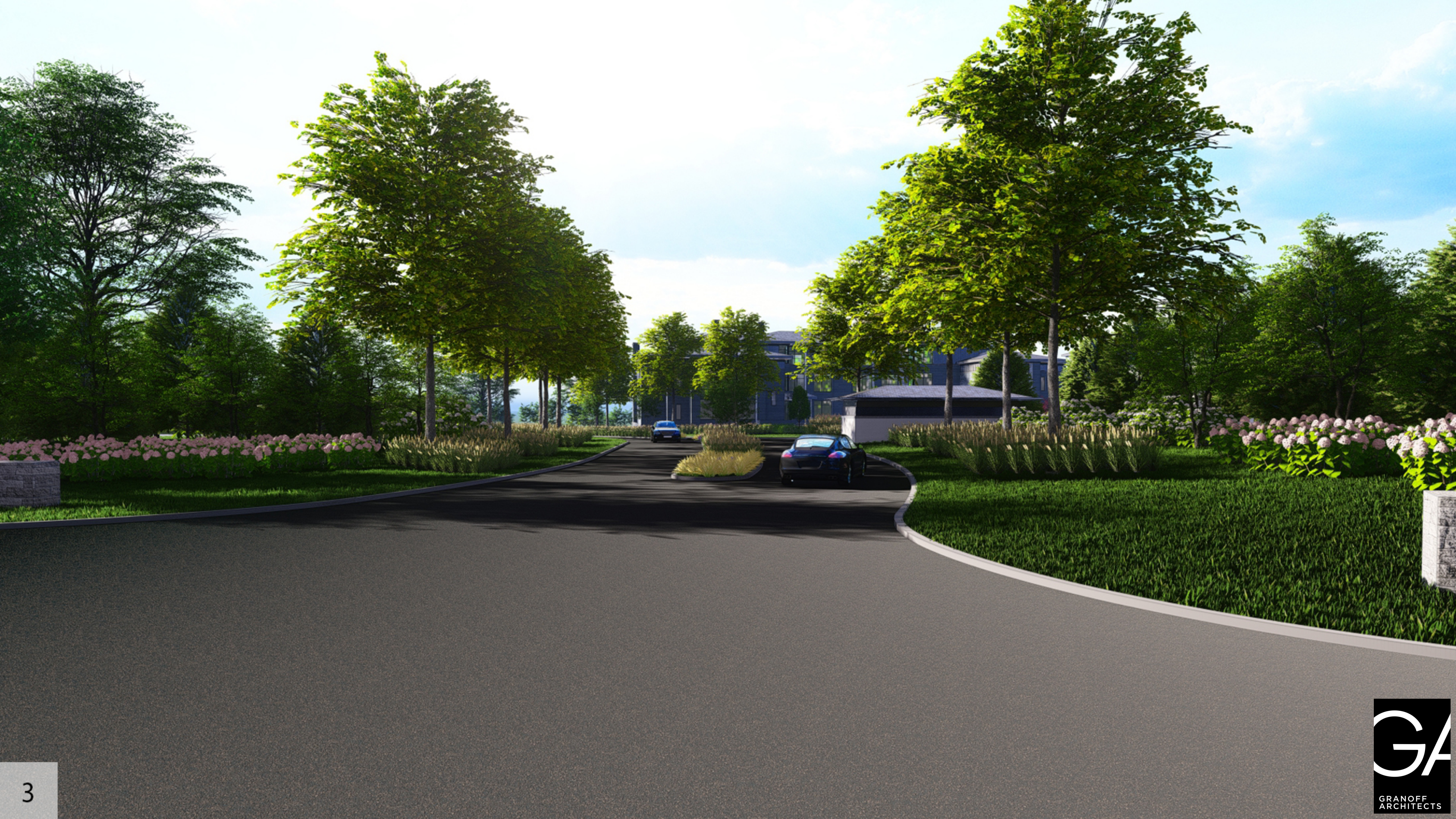
PSP-1



SITE PLAN AERIAL VIEW



















CONSULTANTS
 Structural:
Company Name
 Street Address
 City, State Phone Number
 Landscape Architect:
Company Name
 Street Address
 City, State Phone Number
 Civil:
Company Name
 Street Address
 City, State Phone Number
 Planning:
Company Name
 Street Address
 City, State Phone Number
 Mechanical:
Company Name
 Street Address
 City, State Phone Number
 Electrical:
Company Name
 Street Address
 City, State Phone Number



UNIT / BEDROOM COUNT			
BUILDING 1 (3 STORY)	10 UNITS	(4) 3 BEDROOMS & (6) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 2 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	30 BEDROOMS/BLDG
BUILDING 3 (3 STORY)	10 UNITS	(4) 3 BEDROOMS & (6) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 4 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	30 BEDROOMS/BLDG
BUILDING 5 (3 STORY)	10 UNITS	(4) 3 BEDROOMS & (6) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 6 (3 STORY)	11 UNITS	(2) 3 BEDROOMS & (9) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 7 (2 STORY)	8 UNITS	(2) 3 BEDROOMS & (6) 2 BEDROOMS	18 BEDROOMS/BLDG
TOTALS	73 UNITS	(22) 3 BEDROOMS & (51) 2 BEDROOMS	186 BEDROOMS
DENSITY UNITS	45 UNITS	(22) 3 BEDROOMS = 14.6 DENSITY UNITS	(22 / 3) X 2 = 14.6
DWELLING UNITS	73 UNITS	(51) 2 BEDROOMS = 25.5 DENSITY UNITS	51 / 2 = 25.5

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
 40.1 Density Units Proposed (COMPLIES)

Dwelling Unit Calculation:
 Site:
 Lot 1=129.95872 acres
 Lot 2=26.34421 acres
 Total Site=156.30293 acres / 1.8 Acres = 86.834961
 87 Dwelling Units Available
 73 Dwelling Units Proposed (COMPLIES)

#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT NAME
SUMMIT CLUB
PARTNERS LLC
 ARMONK, NY
 JOB NO.: 20055
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE:
 DRAWING TITLE
OVERALL SITE PLAN

DRAWING NO.
AS100

OVERALL SITE PLAN

1" = 100'-0"

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CONSULTANTS

Structural:
Company Name
Street Address
City, State Phone Number

Landscape Architect:
Company Name
Street Address
City, State Phone Number

Civil:
Company Name
Street Address
City, State Phone Number

Plumbing:
Company Name
Street Address
City, State Phone Number

Mechanical:
Company Name
Street Address
City, State Phone Number

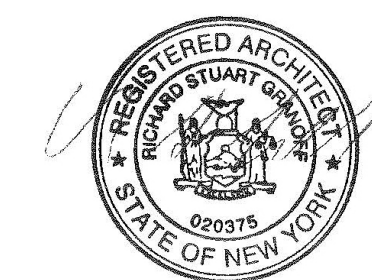
Electrical:
Company Name
Street Address
City, State Phone Number



FLOOR AREA, USABLE: 15,883 SF

REVISIONS			
#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
**PRELIMINARY
NOT FOR CONSTRUCTION**



PROJECT NAME
**SUMMIT CLUB
PARTNERS LLC**

ARMONK, NY
JOB NO.: 20055
DRAWN BY: EF MM PROJ. MANAGER: KA
DATE: 01.11.21 SCALE:

DRAWING TITLE
GARAGE FLOOR PLAN

DRAWING NO.
A100

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CONSULTANTS

Structural:
Company Name
 Street Address
 City, State Phone Number

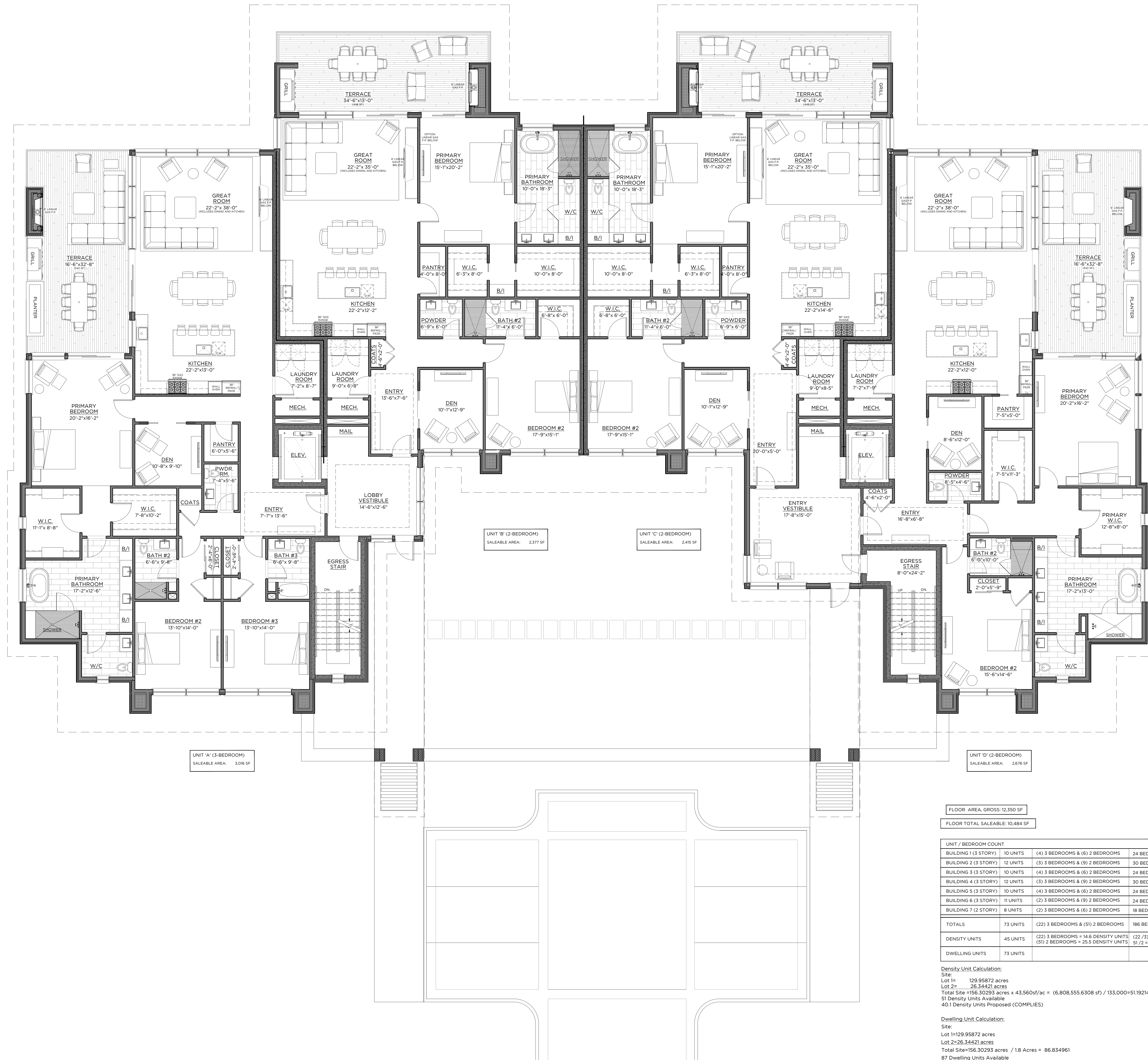
Landscape Architect:
Company Name
 Street Address
 City, State Phone Number

Civil:
Company Name
 Street Address
 City, State Phone Number

Plumbing:
Company Name
 Street Address
 City, State Phone Number

Mechanical:
Company Name
 Street Address
 City, State Phone Number

Electrical:
Company Name
 Street Address
 City, State Phone Number



FLOOR AREA, GROSS: 12,350 SF

FLOOR TOTAL SALEABLE: 10,484 SF

UNIT / BEDROOM COUNT			
BUILDING 1 (3 STORY)	10 UNITS	(4) 3 BEDROOMS & (6) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 2 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	30 BEDROOMS/BLDG
BUILDING 3 (3 STORY)	10 UNITS	(4) 3 BEDROOMS & (6) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 4 (3 STORY)	12 UNITS	(3) 3 BEDROOMS & (9) 2 BEDROOMS	30 BEDROOMS/BLDG
BUILDING 5 (3 STORY)	10 UNITS	(4) 3 BEDROOMS & (6) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 6 (3 STORY)	11 UNITS	(2) 3 BEDROOMS & (9) 2 BEDROOMS	24 BEDROOMS/BLDG
BUILDING 7 (2 STORY)	8 UNITS	(2) 3 BEDROOMS & (6) 2 BEDROOMS	18 BEDROOMS/BLDG
TOTALS	73 UNITS	(22) 3 BEDROOMS & (51) 2 BEDROOMS	186 BEDROOMS
DENSITY UNITS	45 UNITS	(22) 3 BEDROOMS = 14.6 DENSITY UNITS	(22 / 3) X 2 = 14.6
DWELLING UNITS	73 UNITS	(9) 2 BEDROOMS = 25.5 DENSITY UNITS	51 / 2 = 25.5

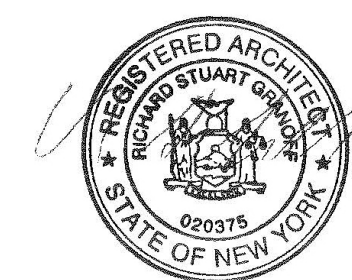
Density Unit Calculation:
 Site = 129.95872 acres
 Lot 2 = 26.34421 acres
 Total Site = 156.30293 acres x 43,560sf/ac = (6,808,555.6308 sf) / 133,000 = 51.1921476
 51 Density Units Available
 40.1 Density Units Proposed (COMPLIES)

Dwelling Unit Calculation:
 Site = 129.95872 acres
 Lot 2 = 26.34421 acres
 Total Site = 156.30293 acres / 1.8 Acres = 86.834961
 87 Dwelling Units Available
 73 Dwelling Units Proposed (COMPLIES)

REVISIONS

#	DATE	REVISION DESCRIPTION	BY
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
**PRELIMINARY
 NOT FOR CONSTRUCTION**



PROJECT NAME
**SUMMIT CLUB
 PARTNERS LLC**

ARMONK, NY
 JOB NO.: 20055
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE: 1/8" = 1'-0"

DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NO.

A101

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



UNIT B' (2-BEDROOM)
 SALEABLE AREA: 2500 SF

UNIT C' (2-BEDROOM)
 SALEABLE AREA: 2570 SF

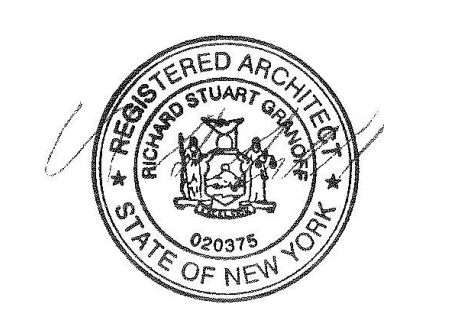
UNIT A' (3-BEDROOM)
 SALEABLE AREA: 2997 SF

UNIT D' (2-BEDROOM)
 SALEABLE AREA: 2654 SF

FLOOR AREA, GROSS: 12,350 SF
 FLOOR TOTAL SALEABLE: 10,721 SF

#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE:
**PRELIMINARY
 NOT FOR CONSTRUCTION**



PROJECT NAME:
**SUMMIT CLUB
 PARTNERS LLC**

ARMONK, NY
 JOB NO.: 20055
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE: 3/8"=1'-0"

DRAWING TITLE:
SECOND FLOOR PLAN TYP.

DRAWING NO.:

A102

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CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

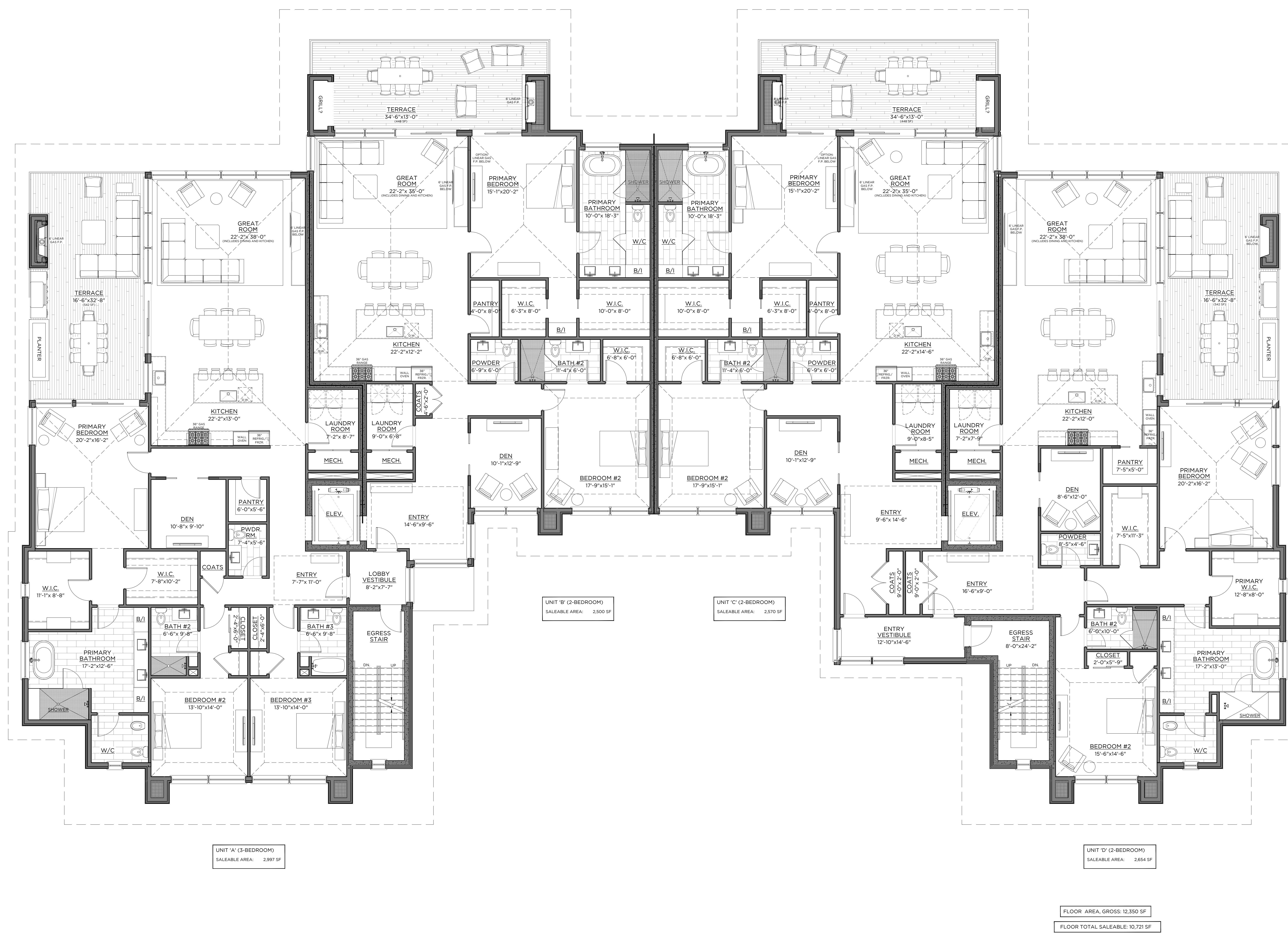
Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

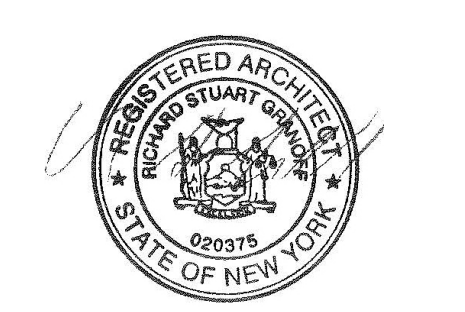
Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



REVISIONS			
#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE:
**PRELIMINARY
 NOT FOR CONSTRUCTION**



PROJECT NAME:
**SUMMIT CLUB
 PARTNERS LLC**

ARMONK, NY
 JOB NO.: 20055
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE: 1/8"=1'-0"

DRAWING TITLE:
THIRD FLOOR PLAN TYP.

DRAWING NO.:

A103

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CONSULTANTS

Structural:
Company Name
Street Address
City, State Phone Number

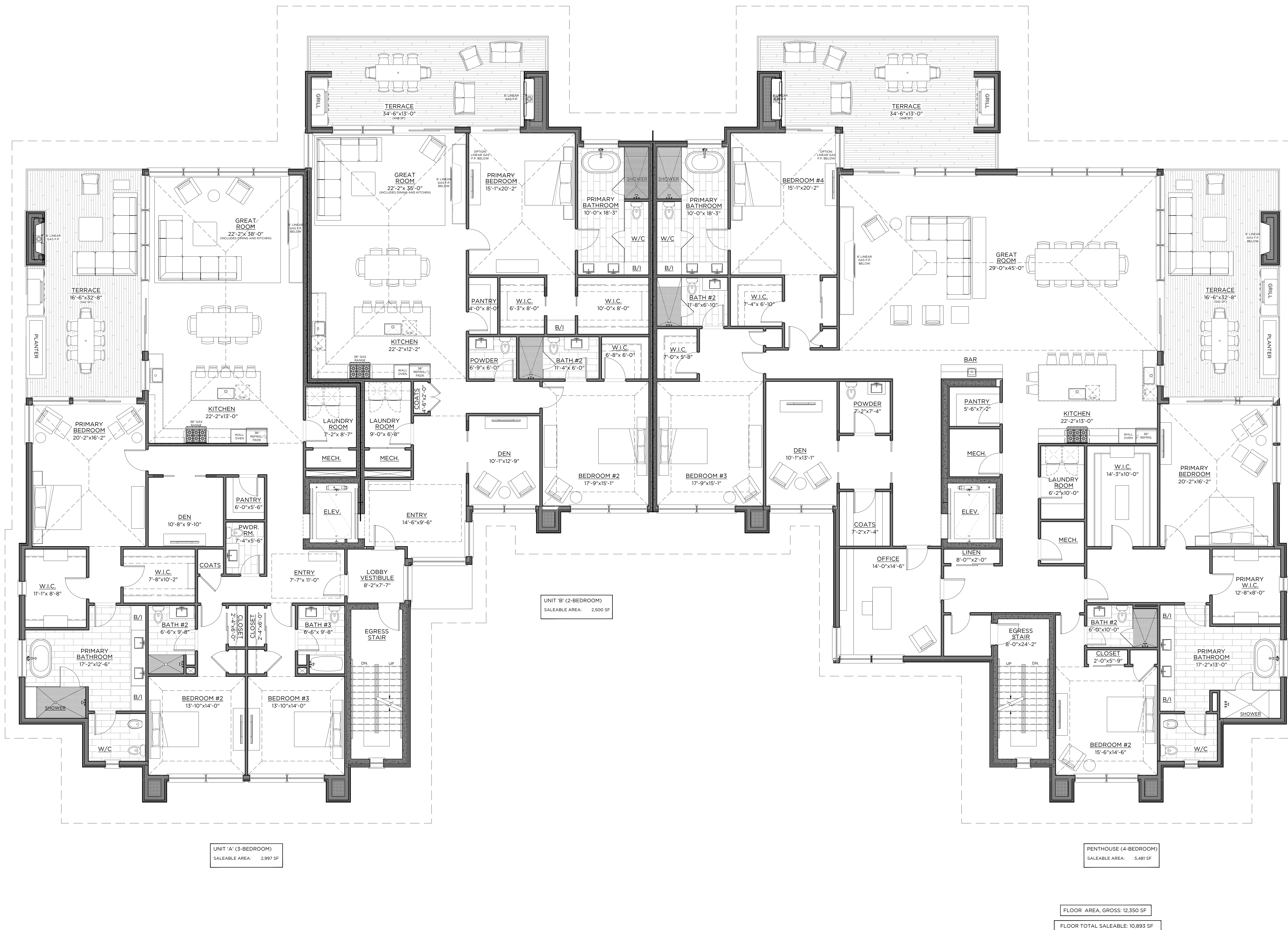
Landscape Architect:
Company Name
Street Address
City, State Phone Number

Civil:
Company Name
Street Address
City, State Phone Number

Plumbing:
Company Name
Street Address
City, State Phone Number

Mechanical:
Company Name
Street Address
City, State Phone Number

Electrical:
Company Name
Street Address
City, State Phone Number



UNIT 'B' (2-BEDROOM)
SALEABLE AREA: 2,500 SF

UNIT 'A' (3-BEDROOM)
SALEABLE AREA: 2,997 SF

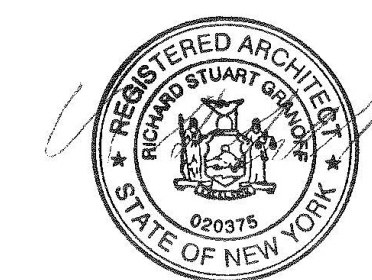
PENTHOUSE (4-BEDROOM)
SALEABLE AREA: 5,481 SF

FLOOR AREA, GROSS: 12,350 SF

FLOOR TOTAL SALEABLE: 10,893 SF

#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
**PRELIMINARY
NOT FOR CONSTRUCTION**



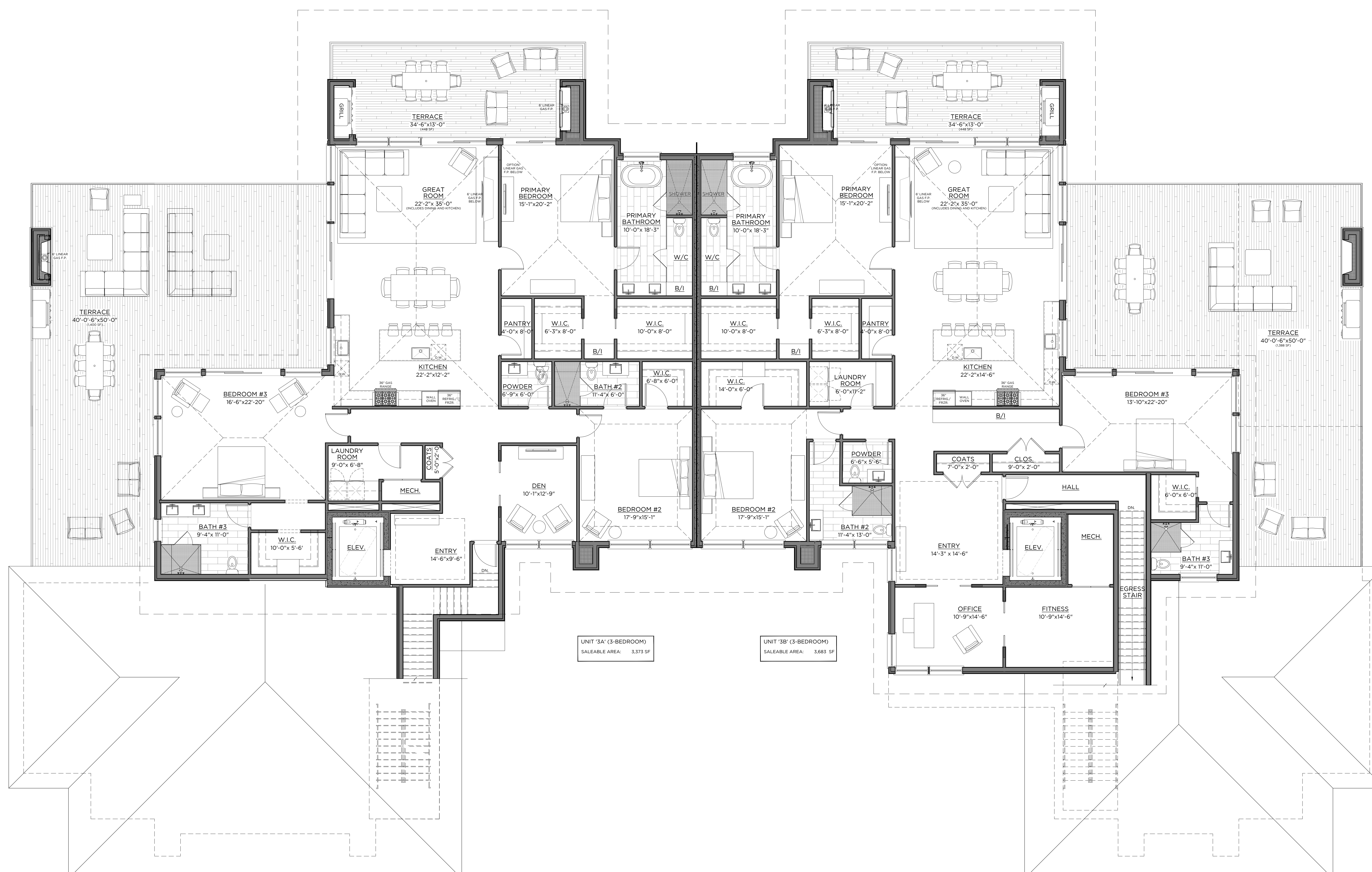
PROJECT NAME
**SUMMIT CLUB
PARTNERS LLC**

ARMONK, NY
JOB NO.: 20055
DRAWN BY: EF MM PROJ. MANAGER: KA
DATE: 01.11.21 SCALE: 1/8"=1'-0"

DRAWING TITLE
**THIRD FLOOR PLAN
PENTHOUSE OPTION**

DRAWING NO.
A104

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UNIT 3A (3-BEDROOM)
SALEABLE AREA: 3,373 SF

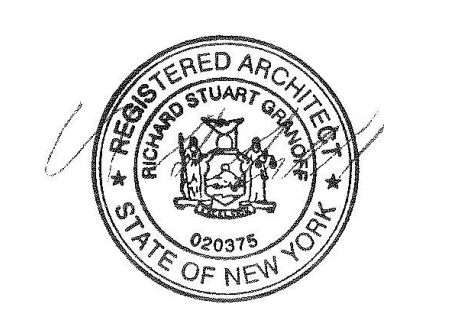
UNIT 3B (3-BEDROOM)
SALEABLE AREA: 3,683 SF

FLOOR AREA, GROSS: 12,350 SF

FLOOR TOTAL SALEABLE: 7,519 SF

#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
**PRELIMINARY
NOT FOR CONSTRUCTION**



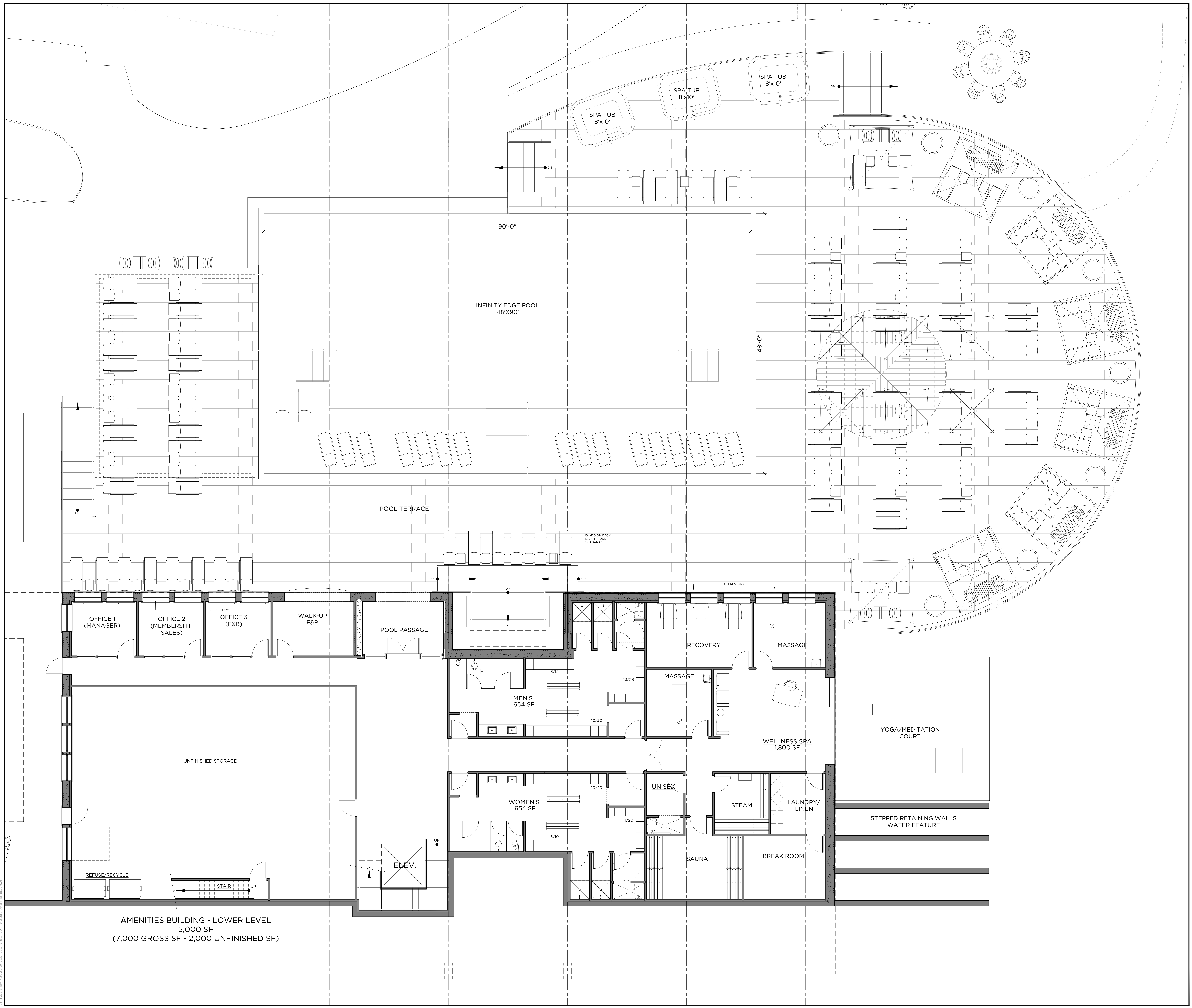
PROJECT NAME
**SUMMIT CLUB
PARTNERS LLC**

ARMONK, NY
JOB NO.: 20055
DRAWN BY: EF MM PROJ. MANAGER: KA
DATE: 01.11.21 SCALE: 1/8"=1'-0"

DRAWING TITLE
**BLDG. TYPE B - 10 UNITS
THIRD FLOOR PLAN**

DRAWING NO.

A105



CONSULTANTS
 Structural:
 Company Name
 Street Address
 City, State Phone Number
 Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number
 Civil:
 Company Name
 Street Address
 City, State Phone Number
 Plumbing:
 Company Name
 Street Address
 City, State Phone Number
 Mechanical:
 Company Name
 Street Address
 City, State Phone Number
 Electrical:
 Company Name
 Street Address
 City, State Phone Number

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
**PRELIMINARY
 NOT FOR CONSTRUCTION**



PROJECT NAME
**SUMMIT CLUB
 PARTNERS LLC**
 ARMONK, NY
 JOB NO.: 20055
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE: 1/8"=1'-0"
 DRAWING TITLE
**AMENITIES BUILDING
 POOL LEVEL**

DRAWING NO.
A200
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CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

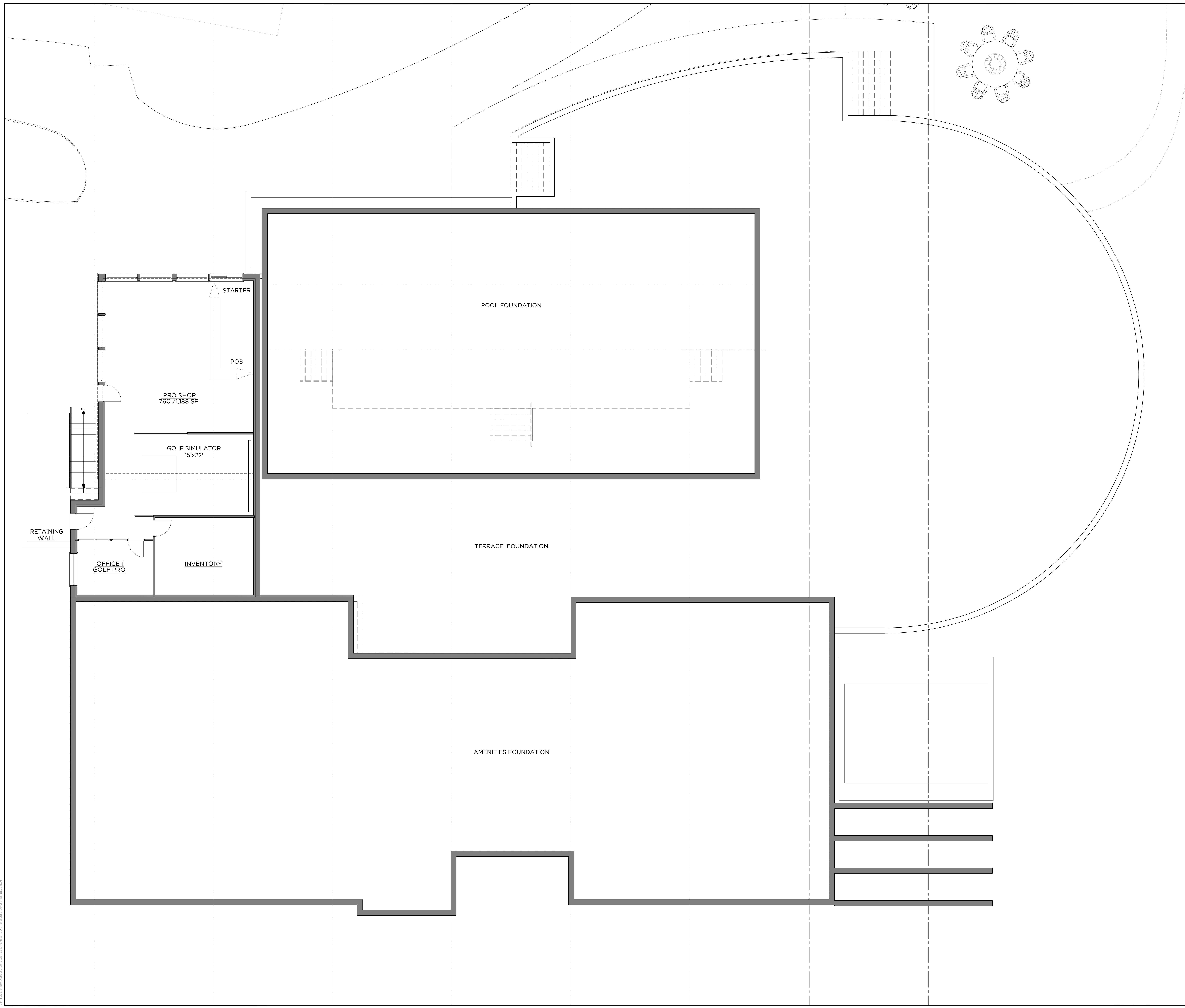
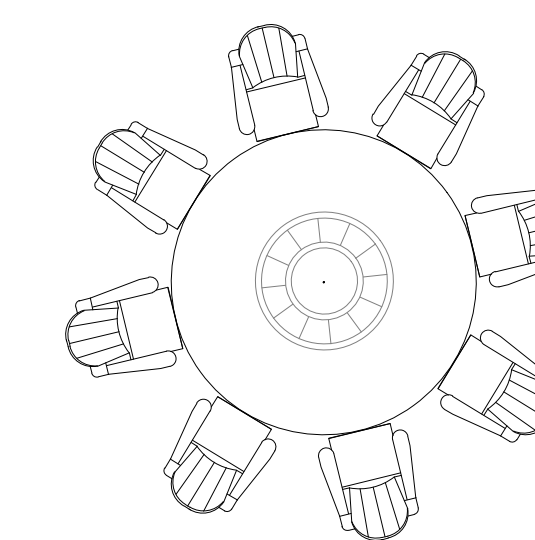
Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

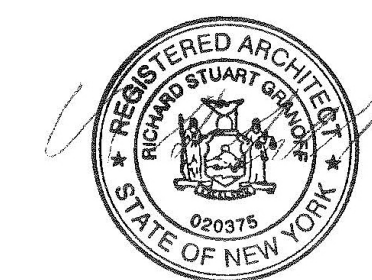
Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
PRELIMINARY
NOT FOR CONSTRUCTION



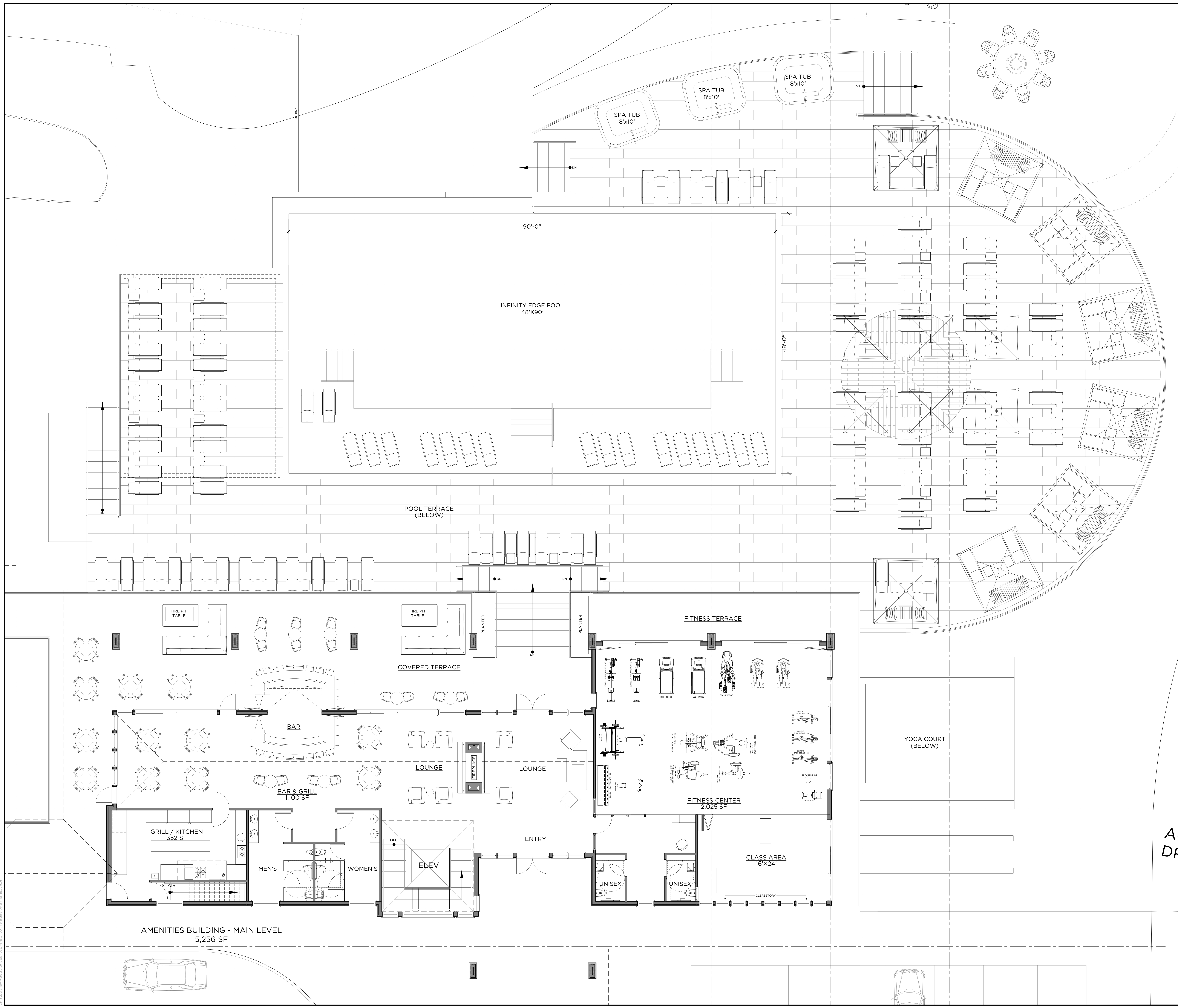
PROJECT NAME
SUMMIT CLUB
PARTNERS LLC

ARMONK, NY
 JOB NO.: 20055
 DRAWN BY: EF MM
 DATE: 01.11.21
 PROJ. MANAGER: KA
 SCALE: 1/8"=1'-0"

DRAWING TITLE
AMENITIES BUILDING
PRO SHOP LOWER LEVEL

DRAWING NO.
A200a

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#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
**PRELIMINARY
NOT FOR CONSTRUCTION**

PROJECT NAME
**SUMMIT CLUB
PARTNERS LLC**

ARMONK, NY
JOB NO.: 20055
DRAWN BY: EF MM
DATE: 01.11.21
SCALE: 1/8"=1'-0"

DRAWING TITLE
**AMENITIES BUILDING
MAIN LEVEL**

DRAWING NO.

A201

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



1 EAST ELEVATION
 BUILDING #1

3/16" = 1'-0"



2 EAST ELEVATION - VIEW 1
 BUILDING #1

N.T.S.



3 EAST ELEVATION - VIEW 2
 BUILDING #1

N.T.S.

#	DATE	REVISION DESCRIPTION
1	11.23.20	PLANNING BOARD SUBMISSION
2	01.11.21	ARC SUBMISSION

PHASE:
PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT NAME:
SUMMIT CLUB
PARTNERS LLC

ARMONK, NY
 JOB NO.: 20035
 DRAWN BY: EF-MM
 DATE: 01.11.21
 SCALE:

DRAWING TITLE:
EAST ELEVATION

DRAWING NO.
A300

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



1 NORTH ELEVATION
 BUILDING #1

3/16" = 1'-0"



2 NORTH ELEVATION - VIEW 1
 BUILDING #1

N.T.S.

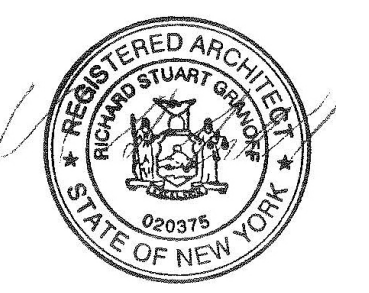


3 NORTH ELEVATION - VIEW 2
 BUILDING #1

N.T.S.

#	DATE	REVISION DESCRIPTION
1	11.23.20	PLANNING BOARD SUBMISSION
2	01.11.21	ARC SUBMISSION

PHASE:
PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT NAME:
SUMMIT CLUB
PARTNERS LLC

ARMONK, NY
 JOB NO.: 20035
 DRAWN BY: EF-MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE:

DRAWING TITLE:
NORTH ELEVATION

DRAWING NO.
A301

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



1 WEST ELEVATION
 BUILDING #1

3/16" = 1'-0"



2 WEST ELEVATION - VIEW 1
 BUILDING #1

N.T.S.



3 WEST ELEVATION - VIEW 2
 BUILDING #1

N.T.S.

#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA
2	01.11.21	ARC SUBMISSION	KA

PHASE
**PRELIMINARY
 NOT FOR CONSTRUCTION**



PROJECT NAME
**SUMMIT CLUB
 PARTNERS LLC**

ARMONK, NY
 JOB NO.: 20055
 DRAWN BY: EF MM PROJ. MANAGER: KA
 DATE: 01.11.21 SCALE:

DRAWING TITLE
WEST ELEVATION

DRAWING NO.

A302

CONSULTANTS

Structural:
 Company Name
 Street Address
 City, State Phone Number

Landscape Architect:
 Company Name
 Street Address
 City, State Phone Number

Civil:
 Company Name
 Street Address
 City, State Phone Number

Plumbing:
 Company Name
 Street Address
 City, State Phone Number

Mechanical:
 Company Name
 Street Address
 City, State Phone Number

Electrical:
 Company Name
 Street Address
 City, State Phone Number



1 SOUTH ELEVATION
 BUILDING #1

3/16" = 1'-0"



2 SOUTH ELEVATION - VIEW 1
 BUILDING #1

N.T.S.

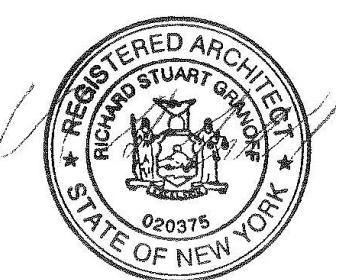


3 SOUTH ELEVATION - VIEW 2
 BUILDING #1

N.T.S.

#	DATE	REVISION DESCRIPTION
1	11.23.20	PLANNING BOARD SUBMISSION
2	01.11.21	ARC SUBMISSION

PHASE:
PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT NAME:
SUMMIT CLUB
PARTNERS LLC

ARMONK, NY
 JOB NO.: **20035**
 DRAWN BY: **EF-MM** PROJ. MANAGER: **KA**
 DATE: **01.11.21** SCALE:

DRAWING TITLE:
SOUTH ELEVATION

DRAWING NO.
A303