

February 22, 2021
Via Info Exchange(akaufman@northcastleny.com)

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

Attn: Adam R. Kaufman
Director of Planning

**RE: Armonk Fairview, LLC & Aggro and Brassi, LLC
Proposed Warehouse Redevelopment
Tax Map Designation 108.03-1-50
94 Business Park Drive
Town of North Castle (Armonk)
Westchester County, NY
DEC #2179-99-009**

Dear Mr. Kaufman

On behalf of the Applicant, Armonk Fairview, LLC & Aggro and Brassi, LLC, available for download please find the following information constituting our formal Site Development Application submission for the above-referenced project:

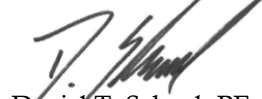
- One (1) completed and endorsed Application for Site Development Plan Approval;
- One (1) completed and endorsed Long Form Environmental Assessment Form (EAF) prepared by our office;
- One (1) signed and sealed Boundary & Topographic Survey prepared by LAN Associates dated April 30, 2020, last revised January 7, 2021;
- One (1) signed and sealed Preliminary and Final Site Plan prepared by our office dated February 18, 2021;
- One (1) signed and sealed Exterior Elevations and Floor Plan prepared by Cerminara Architect dated February 17, 2021; and
- One (1) signed and sealed Stormwater Management Report prepared by our office dated February 2021

Please note, the Associated Application fee in the amount of \$1,875.00 (Application Fee (\$200.00) + \$10.00/parking space (\$1,500.00) + Long Form EAF (\$100.00) + Tree Removal (\$75.00)) and the Escrow Deposit in the amount of \$10,500.00 (\$3,000.00 + \$50.00/parking space (\$7,500.00)) have been provided by the Applicant directly to the Planning Department under separate cover.

Please review the information for the next available Planning Board Hearing. Should you have any questions or require additional information please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Daniel T. Sehnal, PE



Brett W. Skapinetz, PE, PP

Enclosures

Cc: Jeff Mandelbaum
Henry Szwed
George Reeves
Anthony Veneziano
Joe Eriole
John Mannino

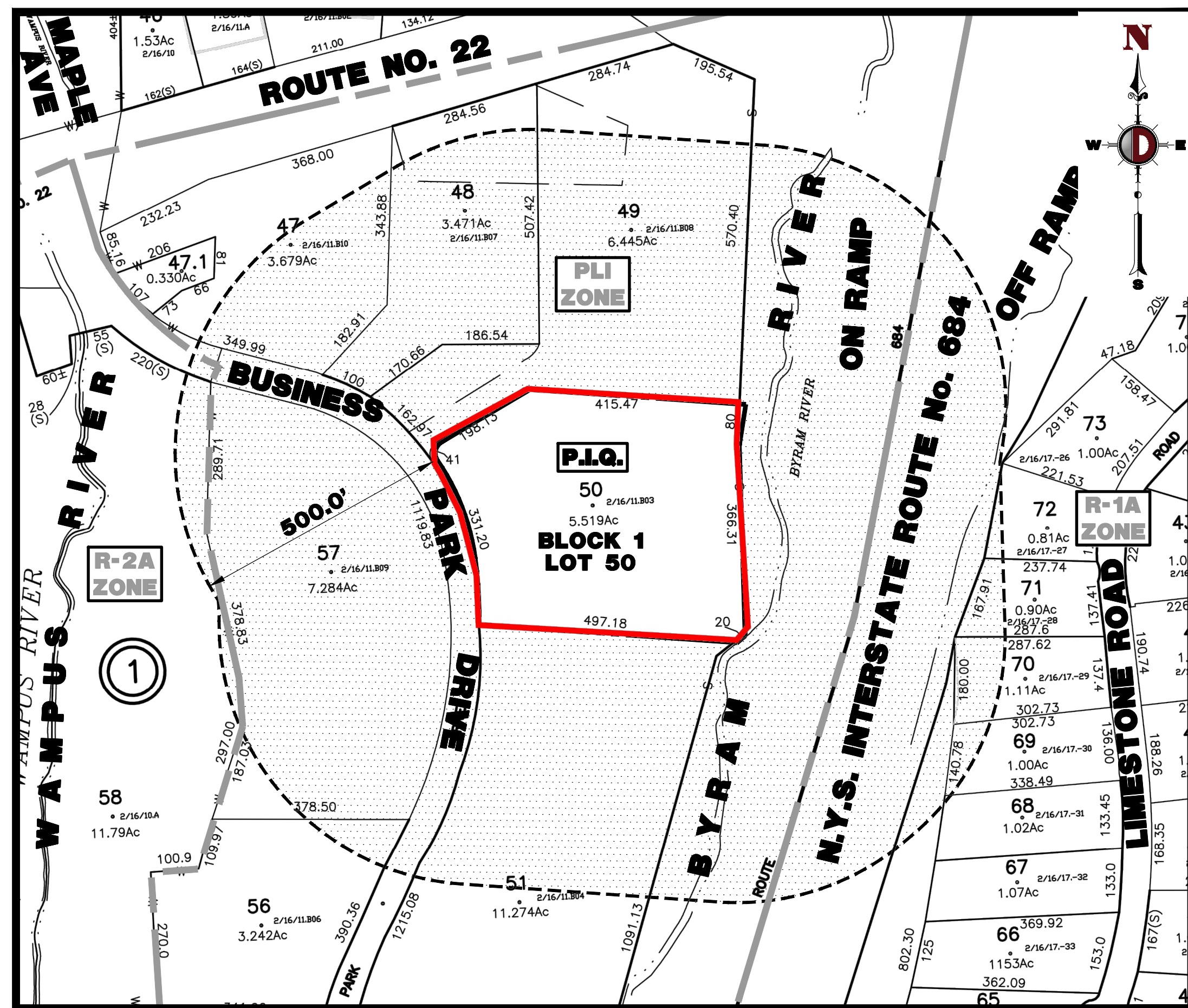
NO.	REV.	DATE	COMMENTS

PRELIMINARY AND FINAL SITE PLAN

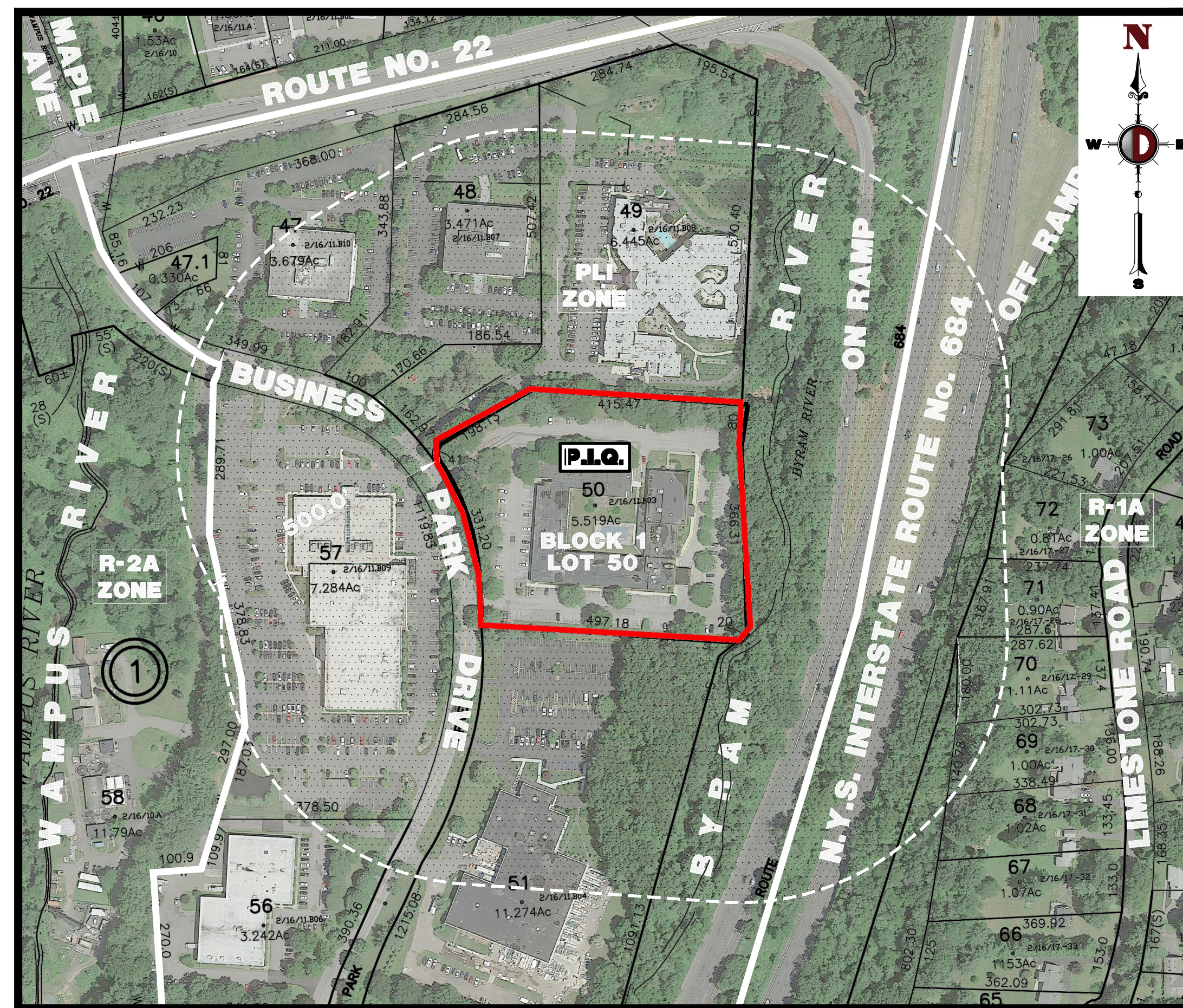
FOR

ARMONK FAIRVIEW, LLC & AGGRO AND BRASSI, LLC PROPOSED WAREHOUSE

SECTION 108.03; BLOCK 1, LOT 50; - TAX MAP DATED 6-1-2019
94 BUSINESS PARK DRIVE
TOWN OF NORTH CASTLE (ARMONK)
WESTCHESTER COUNTY, NEW YORK



VICINITY MAP
1" = 200'



AERIAL MAP
1" = 200'

SCHOOL DISTRICT AND SPECIAL DISTRICTS

SCHOOL:	BYRAM HILLS CENTRAL SCHOOL DIST. 653801
FIRE:	FIRE DISTRICT #2
WATER:	WATER DISTRICT NO. 4
SEWER:	SEWER DISTRICT #2

ADJOINING PROPERTY OWNERS LIST

PROPERTY OWNER	SECTION	BLOCK	LOT
WESTCHESTER COUNTY (DA ENGLE BURMAN GROUP) C/O AICA LIVING MANAGEMENT 7 GROVE DRIVE SUITE 100 BOHEMA, NY 11716	108.03	1	49
A&R REAL ESTATE HOLDINGS C/O JANTLE, INC. 100 BUSINESS PARK DRIVE ARMONK, NY 10504	108.03	1	51
99 BUSINESS PARK DRIVE, LLC 201 SAW MILL RIVER ROAD YONKERS, NY 10701	108.03	1	57
NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) 165 E BROADWAY MONTICELLO, NY 12701	INTERSTATE ROUTE 684		

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
245 MAIN STREET - SUITE 110
CHESTER, NJ 07930
WWW.DYNAMICEC.COM

DRAWING INDEX

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PROJECT: ARMONK FAIRVIEW, LLC & AGGRO AND BRASSI, LLC
PROPOSED WAREHOUSE
SECTION 108.03; BLOCK 1, LOT 50
94 BUSINESS PARK DRIVE (ARMONK)
WESTCHESTER COUNTY, NEW YORK

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Detroit, MI • 1.517.931.8070

DANIEL J. SKAPINETZ
REGISTERED PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 087962

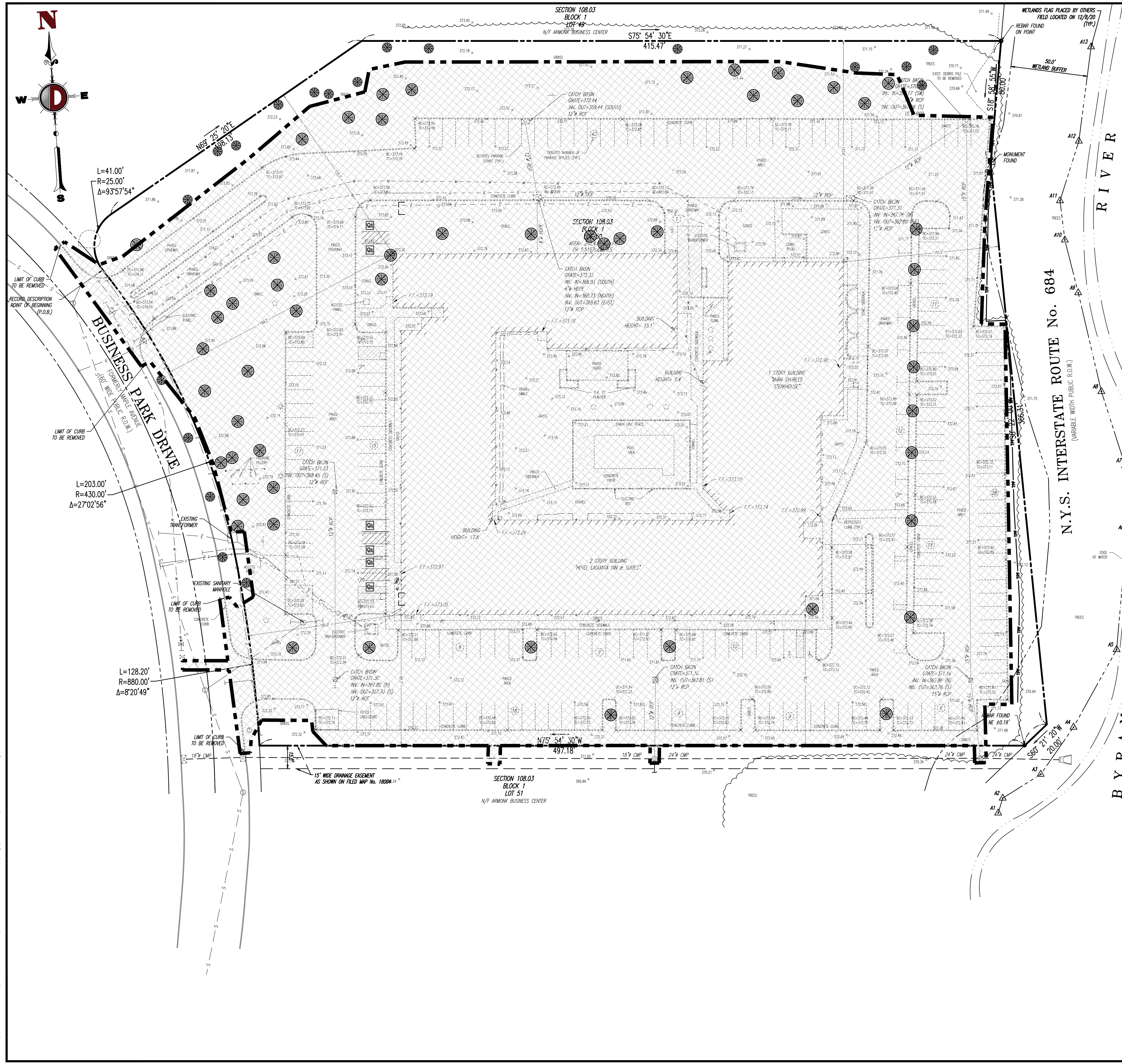
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 087962

TITLE:
COVER SHEET

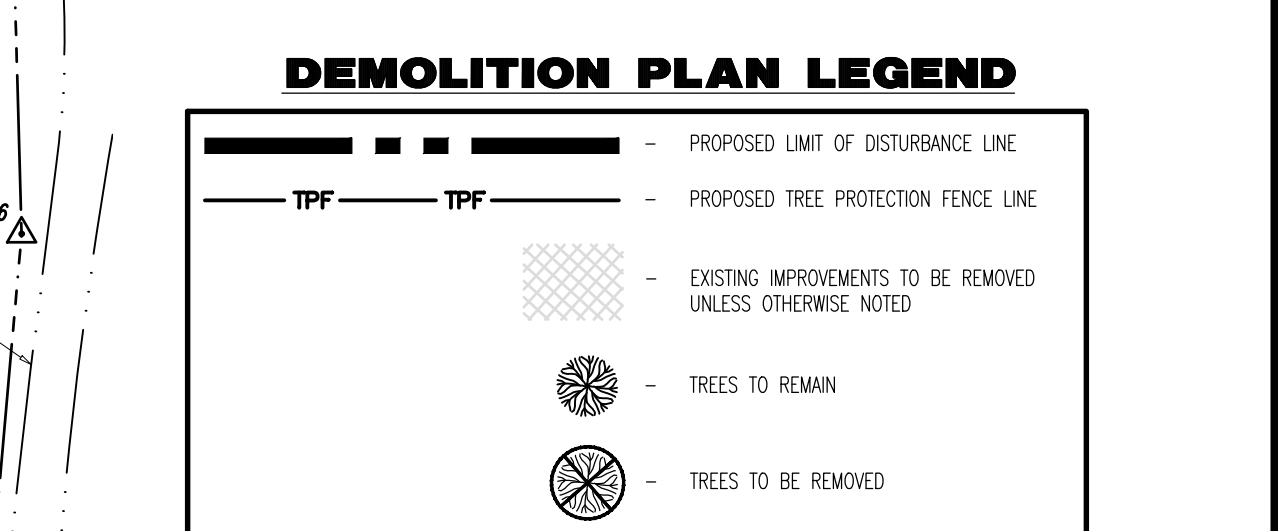
SCALE: (H) AS SHOWN DATE: 02/19/2021
PROJECT NO: 2179-99-009

SHEET No: **1** Rev. #: 1
OF 13

Plotted: 02/22/21 - 10:22 AM, By: ddischner
 File: P:\DYNAMIC PROJECTS\2179 JG Petrucci\99-009 North Castle NY\Draw Site Plans\0217999090550.dwg, --> 01 COVER SHEET



- ### DEMOLITION NOTES
1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
 3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
 4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
 5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
 6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
 7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
 8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
 9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, DRAIN, SPACE, OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
 10. ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
 11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
 12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
 13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
 14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
 15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
 16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
 17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION MARK FOR PROTECTION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
 18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.



- ### NOTES
1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
 3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
 4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.

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 CHECKED BY: BMS
 REVISION BY: DTS
 CHECKED BY: BMS

PROJECT: **ARMONK FAIRVIEW, LLC & AGRO AND BRASSI, LLC**
 PROPOSED WAREHOUSE
 SECTION 108.03, BLOCK 1, LOT 50
 84 BUSINESS PARK DRIVE (ARMONK)
 WESTCHESTER COUNTY, NEW YORK

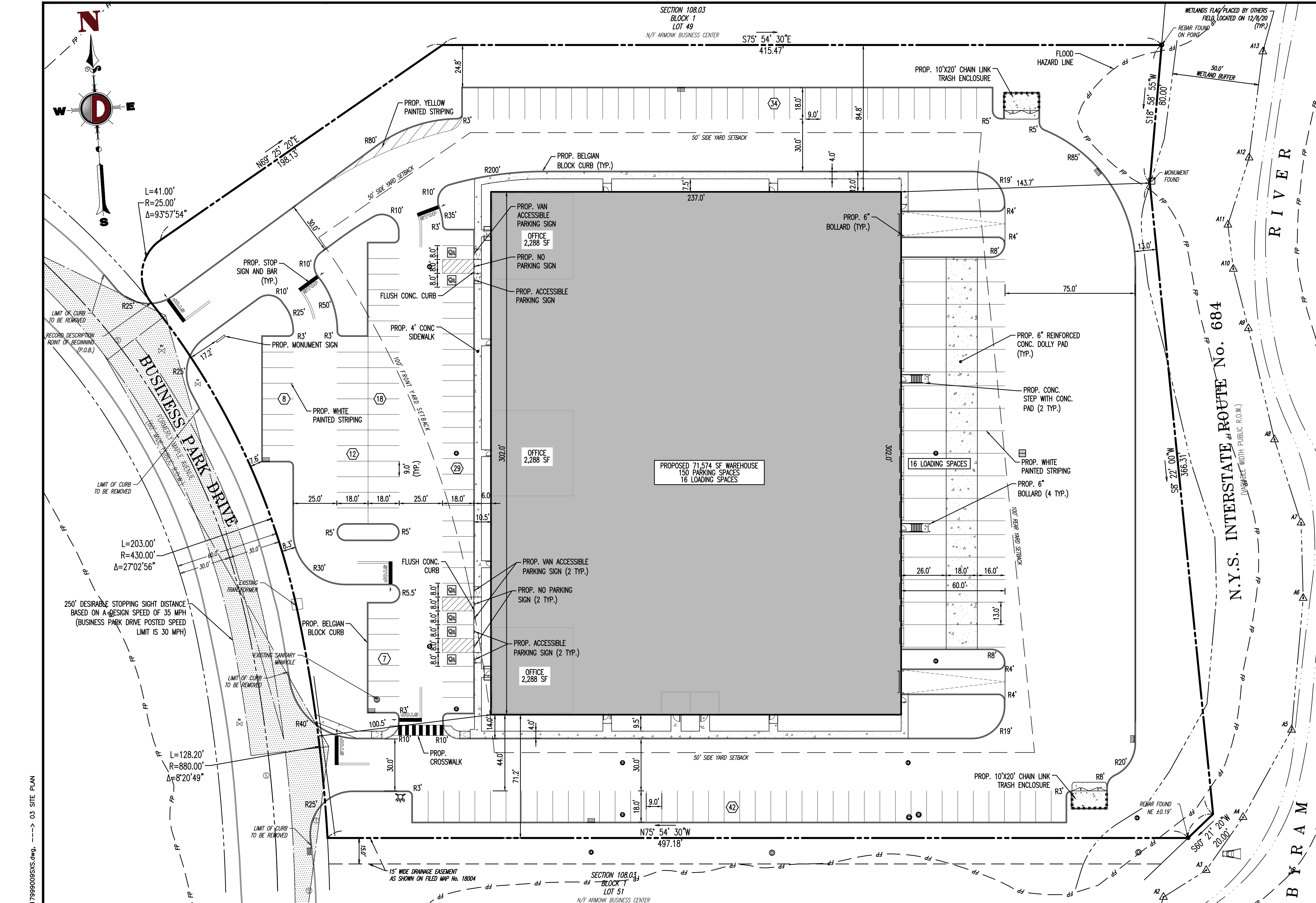
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BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE No. 087962

TITLE: DEMOLITION PLAN	DATE: 02/19/2021
SCALE: (H) 1"=30' (V) 1"=30'	PROJECT No: 2179-99-009
SHEET No: 2	Rev. #: 1

OF 13



SITE PLAN NOTES:

- 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: BOUNDARY & TOPOGRAPHIC SURVEY... FLOOR PLAN... 2. OWNER/APPLICANT: AGRO AND BRASSI, LLC... 3. PARCEL DATA: BLOCK L, LOT 55... 4. ZONE: ZONE PU (PLANNED LIGHT INDUSTRIAL ZONE)... 5. EXISTING USE: HOTEL (NON-PERMITTED USE)... 6. PROPOSED USE: WAREHOUSE / OFFICE... 7. SCHEDULE OF ZONING REQUIREMENTS...

ZONE REQUIREMENT	PU ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA		174,240 SF (4.0 Ac)	240,438 SF (5.52 Ac)
MINIMUM LOT WIDTH / FRONTAGE *		300'	331.0'
MINIMUM LOT DEPTH		300'	456.3'
MINIMUM SETBACKS			
-FRONT YARD	100' **	100.0'	100.5'
-REAR YARD	100'	101.5'	143.7'
-SIDE YARD ***	50'	85.1'	71.2'
MAXIMUM BUILDING COVERAGE		30%	20.4%
MAXIMUM BUILDING HEIGHT		3 STORIES/35'	22' + 1 STORY / 35'
LOT COVERAGE	N/S	63.9%	77.6%
FLOOR AREA RATIO (FAR)		0.30	0.20

N/S: NO STANDARD (E): EXISTING NON-COMFORMANCE (V): VARIANCE
* ON LOTS ABUTTING A TURNAROUND ON A DEAD-END STREET, THE PLANNING BOARD MAY PERMIT THE FRONTAGE TO BE REDUCED, WHERE APPLICABLE, TO NOT LESS THAN 100'
** MAY BE REDUCED TO 60' IF NO PARKING SPACES ARE LOCATED BETWEEN THE BUILDING AND THE STREET
*** WHERE ACCESS TO REQUIRED PARKING SPACE IN THE REAR IS THROUGH A SIDE YARD, SUCH SIDE YARD SHALL BE DETERMINED BY THE PLANNING BOARD, BUT IN NO CASE TO BE LESS THAN 16'

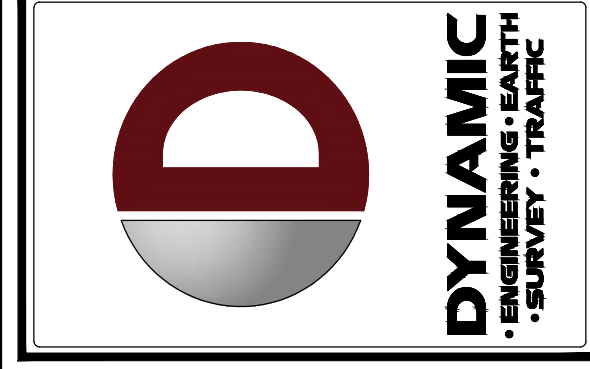
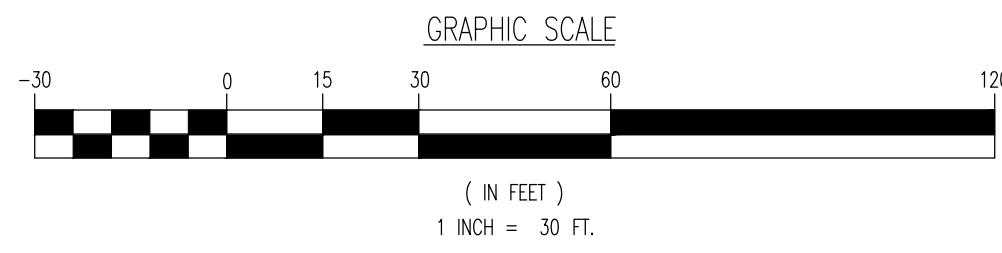
8. PARKING REQUIREMENTS (§ 355-56, § 355-57)
A. EACH PARKING SPACE SHALL BE AT LEAST NINE FEET WIDE AND 18 FEET LONG...
B. IN NON-RESIDENTIAL DISTRICTS WHERE AT LEAST 50 PARKING SPACES ARE PROVIDED...
C. NUMBER OF HANDICAPPED SPACES REQUIRED: 101-200 TOTAL SPACES = 6 HANDICAPPED; 6 PROPOSED
D. MINIMUM NUMBER OF SPACES (WAREHOUSE): 1 SPACE/EMPLOYEE ON THE LARGEST WORK SHIFT, NOT FEWER THAN 1 SPACE/1,000 SF OF GFA (WHICHEVER IS GREATER); 16 PROPOSED

10. LOADING REQUIREMENTS (§ 355-30(d)(3), § 355-58)
A. EACH OFF-STREET LOADING SPACE SHALL BE AT LEAST 15 FEET IN WIDTH, AT LEAST 40 FEET IN LENGTH AND AT LEAST 14 FEET IN HEIGHT...
B. OFF-STREET LOADING SPACES MAY BE LOCATED WITHIN ANY STRUCTURE...
C. OFF-STREET LOADING AREAS SHALL BE SCREENED FROM GENERAL OFF-SITE VIEW BY BUILDING WALLS, FENCES, BERMS OR PLANTINGS...
MIN. NUMBER OF SPACES: 1 SPACE PER ESTABLISHMENT, PLUS: 1 SPACE / 10,000 SF OF GFA OR MAJOR PORTION THEREOF IN EXCESS OF 4,000 SF OF GFA
THEREFORE: 1 + (1 SPACE * 71,574 GFA / 10,000) = 8.2
TOTAL REQUIRED = 9 SPACES
TOTAL PROPOSED = 16 SPACES (COMPLIES)

11. DRIVEWAY REQUIREMENTS (§ 355-30(d)(2), § 355-56.E, § 355-56.G, § 355-56.I)
A. BACKUP AND MANEUVERING ASLES BETWEEN ROWS OF PARKING SPACES SHALL BE AT LEAST 25 FEET WIDE...
B. ACCESS DRIVES SHALL PROVIDE UNRESTRICTED ACCESS TO AND FROM THE STREET...
C. THE MAXIMUM SLOPE WITHIN A PARKING AREA SHALL NOT EXCEED 2%...
D. ALL TWO-WAY ACCESS DRIVEWAYS SHALL BE AT LEAST 25 FEET WIDE...
12. LANDSCAPING REQUIREMENTS (§ 355-56.H, § 355-30(1) & (4))
A. EXCEPT FOR PARKING SPACES ACCESSIBLE TO A SINGLE OR TWO-FAMILY DWELLING...
B. A TEN-FOOT-DEEP LANDSCAPED FOUNDATION PLANTING SHALL BE PROVIDED...
C. SITE PLANNING AND BUILDING DESIGN SHALL ASSURE THAT ALL PORTIONS OF THE SITE SHALL BE APPROPRIATELY LANDSCAPED...

GENERAL NOTES
1. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN...
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED...
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AGENCY...
4. THE SOIL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS...
5. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC...
6. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS...
7. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR...
8. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS...
9. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION...
10. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION...
11. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS' COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL)...
12. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS...

TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES...
13. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS...
14. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT...
15. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS...
16. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS...
17. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES...
18. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS...
19. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES...
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Revision table with columns: NO., DATE, REV., COMMENTS.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.
PROJECT: ARMONK FAIRVIEW, LLC & AGRO AND BRASSI, LLC
SECTION 108.03, BLOCK 1, LOT 50
94 BUSINESS PARK DRIVE (ARMONK)
WESTCHESTER COUNTY, NEW YORK

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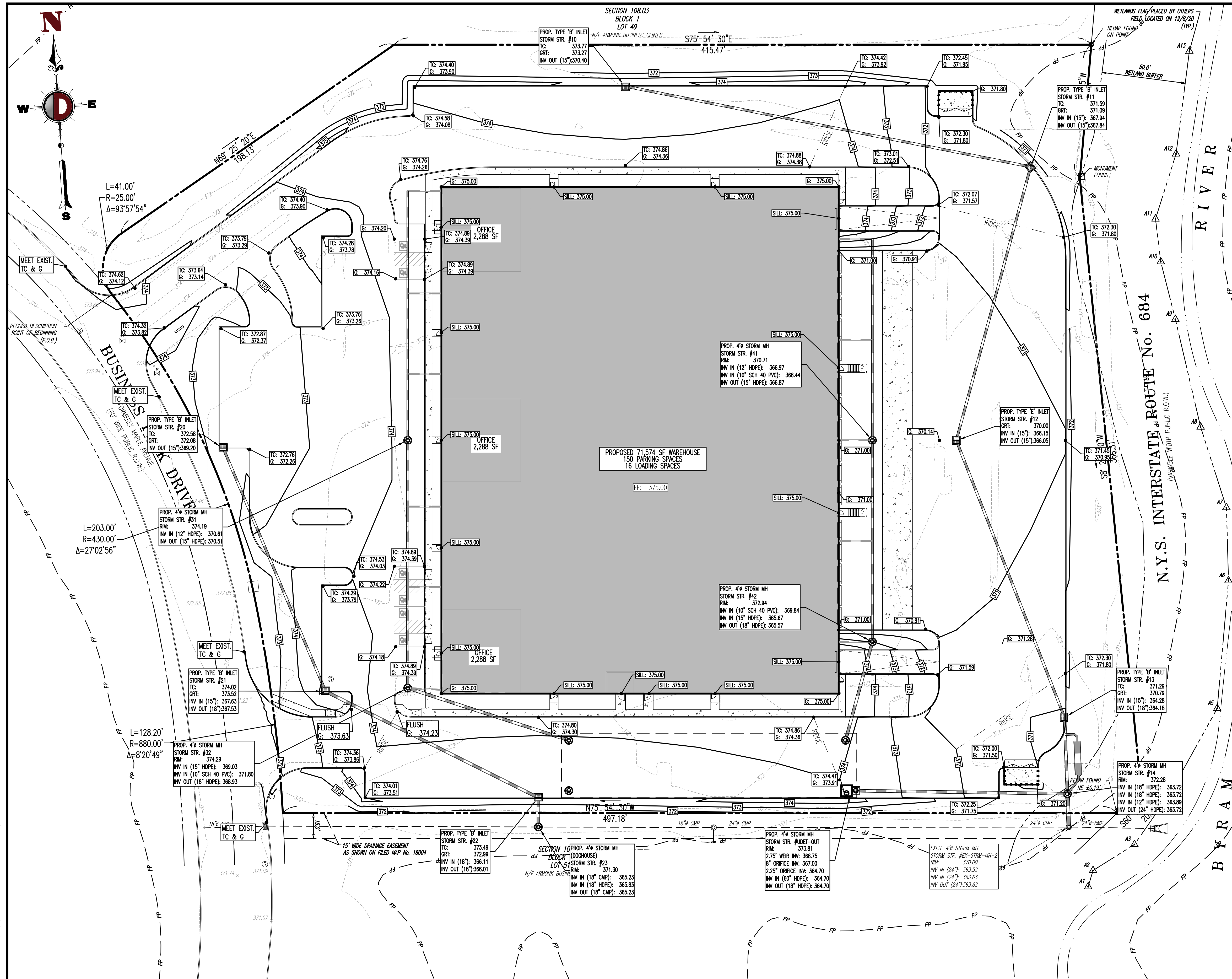
DYNAMIC ENGINEERING CONSULTANTS logo and contact information: 245 Main Street, Suite 110, Chester, NJ 07930. 1: 908.879.9229 | F: 908.879.0222



BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 087962

TITLE: SITE PLAN
SCALE: (H) 1" = 30'
DATE: 02/19/2021
PROJECT NO: 2179-99-009
SHEET NO: 3 OF 13

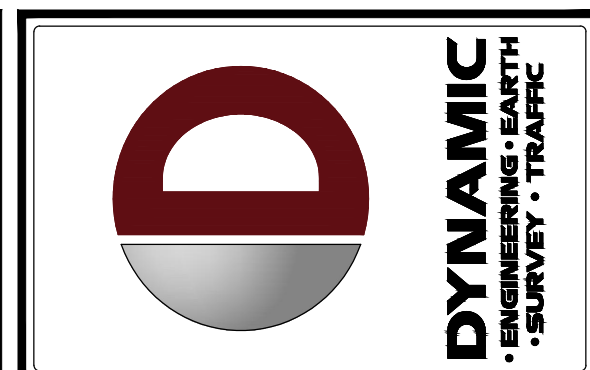
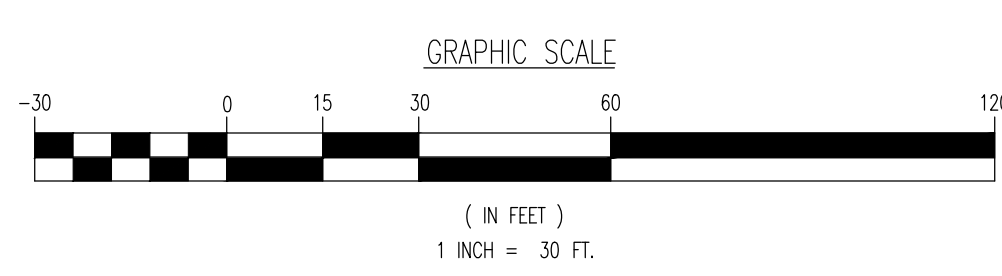
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File: P:\CEC\PROJECTS\2179 JG Ferucci\99-009 North-Central NY\DWG Site Plan\0217999090009.dwg, ---, 03 SITE PLAN



- ### GRADING NOTES
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, FILLING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.25% MIN. SLOPE AGAINST ALL ISLAND CURBS, CURBS AND 1.0% ON ALL CONCRETE SURFACES AND 1-1/2% MIN. ON ASPHALT TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING OUT SHEETS PRIOR TO INSTALLATION.
 - SUBGRADE MATERIAL FOR SIDEWALKS, CURBS OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
 - REFER TO SITE PLAN FOR ADDITIONAL NOTES.
 - IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
 - MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
 - CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 - THE OWNER SHALL RETAIN DYNAMIC ENGINEERING, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEERING TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
 - CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
 - THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

GRADING/UTILITY GRAPHIC LEGEND

<ul style="list-style-type: none"> EXIST. GUY WIRE EXIST. LIGHT POLE EXIST. BUILDING LIGHT EXIST. SHOE BOX LIGHT EXIST. COBRA LIGHT POLE EXIST. TRAFFIC SIGNAL POLE EXIST. MANHOLE EXIST. "A" INLET EXIST. "B" INLET EXIST. "E" INLET EXIST. YARD INLET EXIST. FLARED END SECTION EXIST. HEADWALL EXIST. UTILITY POLE 	<ul style="list-style-type: none"> EXIST. MONITORING WELL APPROX. TEST PIT LOCATION EXIST. FIRE HYDRANT EXIST. WATER VALVE EXIST. GAS VALVE EXIST. GAS METER EXIST. ELECTRIC METER EXIST. ELECTRIC BOX EXIST. CLEAN OUT EXIST. WELL EXIST. WATER SHUT OFF VALVE EXIST. TELEPHONE BOX EXIST. HEADWALL 	<ul style="list-style-type: none"> PROP. WATER VALVE PROP. GAS VALVE PROP. STORM CLEANOUT PROP. SANITARY CLEANOUT PROP. AREA LIGHT PROP. OUTLET CONTROL STRUCTURE PROP. DRAINAGE MANHOLE PROP. SANITARY SEWER MANHOLE PROP. "A" INLET PROP. "B" INLET PROP. "E" INLET PROP. YARD INLET PROP. FLARED END SECTION 	<ul style="list-style-type: none"> EXIST. CABLE LINE PROP. CABLE LINE EXIST. ELECTRIC LINE PROP. ELECTRIC LINE EXIST. FIBER OPTIC LINE PROP. FIBER OPTIC LINE EXIST. GAS LINE PROP. GAS LINE EXIST. OVERHEAD WIRES PROP. OVERHEAD WIRES EXIST. TELEPHONE LINE PROP. TELEPHONE LINE EXIST. WATER LINE PROP. WATER LINE 	<ul style="list-style-type: none"> EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED) EXIST. SANITARY SEWER LINE PROP. SANITARY SEWER LINE EXIST. STORM DRAIN LINE PROP. STORM DRAIN LINE EXIST. MINOR CONTOUR & ELEVATION PROP. FINISH GRADE CONTOUR & ELEVATION EXIST. MAJOR CONTOUR & ELEVATION PROP. DIRECTION OF DRAINAGE FLOW ARROW 	<ul style="list-style-type: none"> EXIST. SPOT ELEVATIONS EXIST. GUTTER ELEV. EXIST. TOP OF CURB ELEV. EXIST. FINISH FLOOR ELEV. EXIST. GARAGE FLOOR ELEV. PROP. GRADE SPOT ELEV. PROP. TOP OF CURB & FINISHED GRADE ELEV. PROP. FINISHED FLOOR ELEV. PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER) PROP. TOP OF EXTENDED CURB (OH) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (O) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
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BY	
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COMMENTS	

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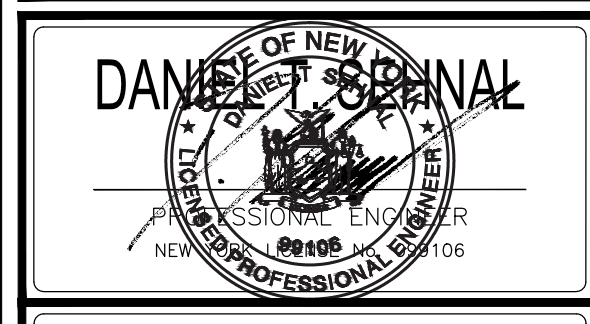
OWNER: ARMONK FAIRVIEW, LLC & AGGRO AND BRASSI, LLC
 PROJECT: PROPOSED WAREHOUSE
 94 BUSINESS PARK DRIVE (ARMONK)
 WESTCHESTER COUNTY, NEW YORK

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BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 087962

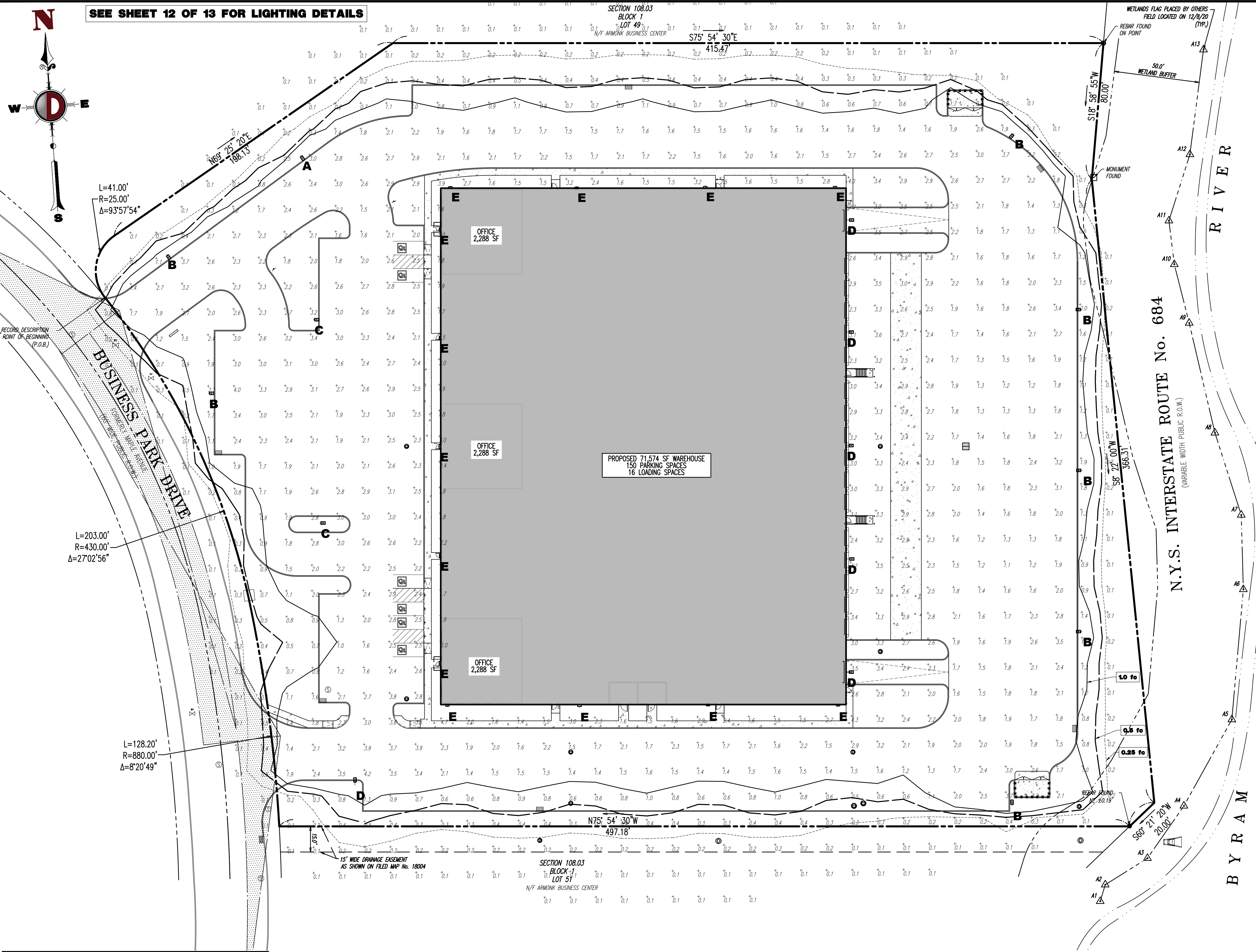
TITLE: **GRADING PLAN**

SCALE: (H) 1" = 30'
 (V) 1" = 10'

DATE: 02/19/2021

PROJECT NO: 2179-99-009

SHEET NO: **4** OF 13



SEE SHEET 12 OF 13 FOR LIGHTING DETAILS

SECTION 108.03
BLOCK 1
LOT 49
N/W ARMONK BUSINESS CENTER

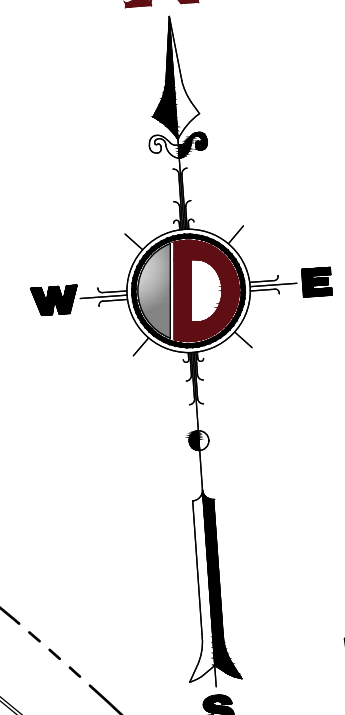
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415.47'

WETLANDS FLAG PLACED BY OTHERS
FIELD LOCATED ON 12/8/20
(TRP.)

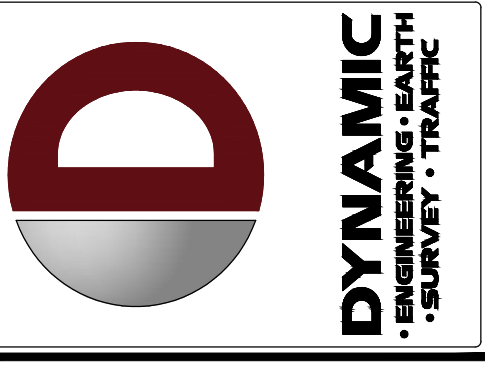
N.Y.S. INTERSTATE ROUTE No. 684
(VARIABLE WIDTH PUBLIC R.O.W.)

R I V E R

B Y R A M



- ### GENERAL NOTES
1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
 2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FUTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
 3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUYWIRE POSTS.
 4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
 5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.
 6. TIME OF USE, DUSK TO DAWN, 7 DAYS.



REV.	DATE	COMMENTS

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PROJECT: ARMONK FAIRVIEW, LLC & AGRO AND BRASSI, LLC
SECTION 108.03, BLOCK 1, LOT 50
84 BUSINESS PARK DRIVE, ARMONK, WESTCHESTER COUNTY, NEW YORK

SCALE: AS SHOWN

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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 087962

TITLE:
LIGHTING PLAN

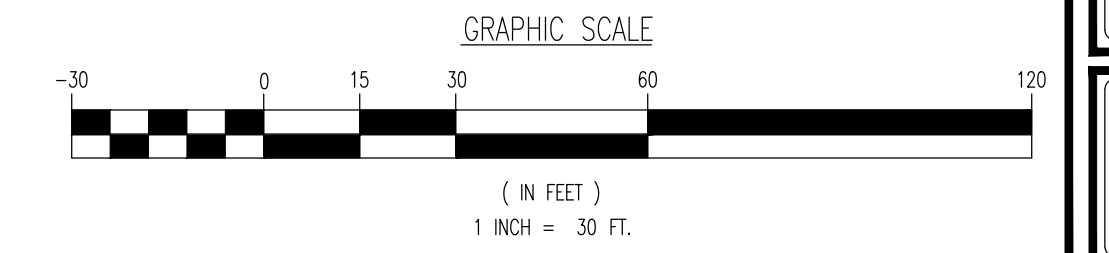
SCALE: (H) 1" = 30'
(V) 1" = 30'
DATE: 02/19/2021
PROJECT No.: 2179-99-009
SHEET No.: 7 OF 13

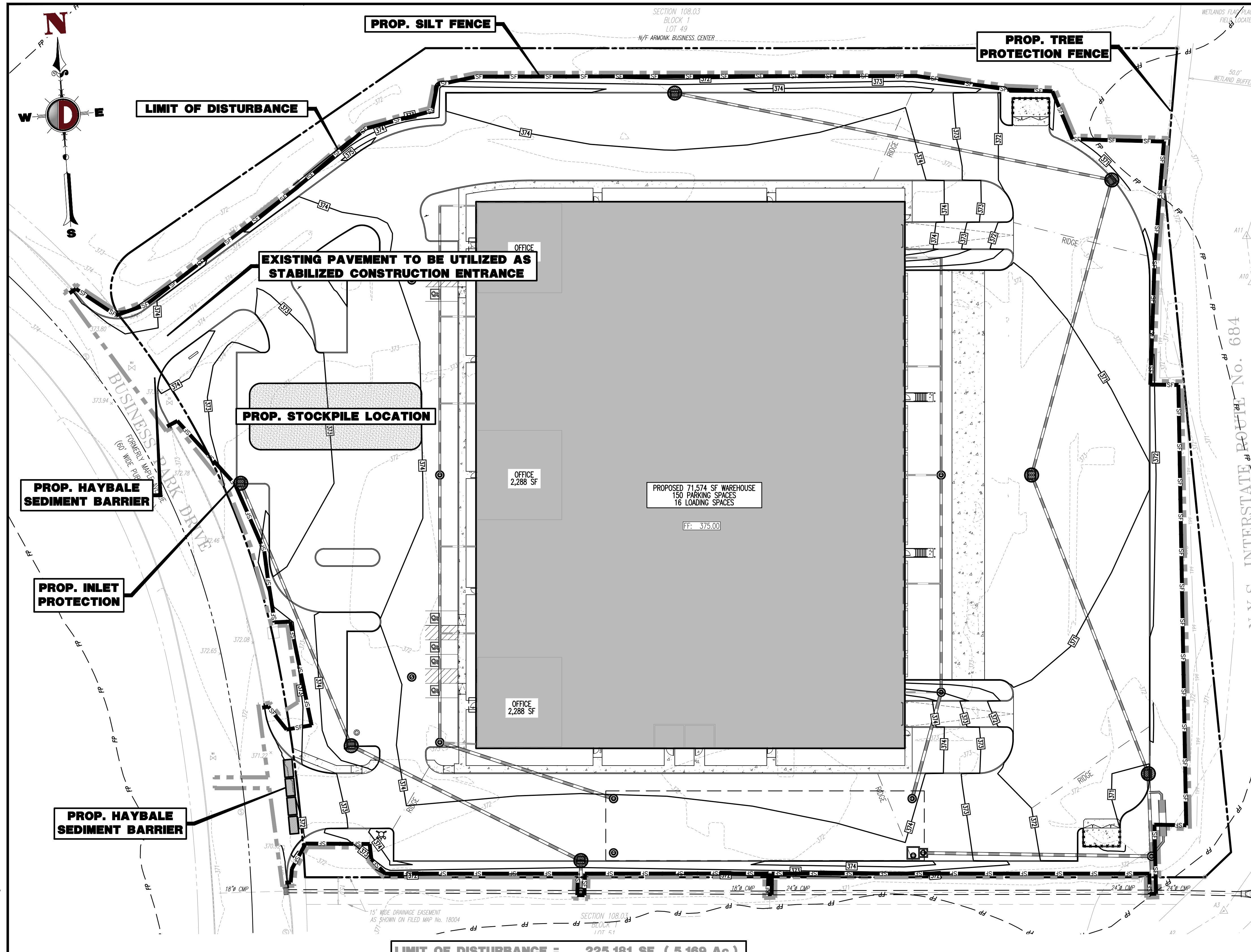
THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY.

Diversified NJ Luminaire Schedule	Symbol	Arrangement	Qty	Type	Manufacturer	Product Code	Lum. Watts	Arr. Watts	Lum. Lumens	LLF
		SINGLE	1	A	BEACON	VP-S-60L-136-4K7-3-VOLTS-A-FINISH-BC w/ SSS-B-25-40-B-1-B3-FINISH (POLE MOUNTED AT 25' AFG)	133.427	133.427	10544	0.950
		SINGLE	7	B	BEACON	VP-S-60L-136-4K7-4-VOLTS-A-FINISH-BC w/ SSS-B-25-40-B-1-B3-FINISH (POLE MOUNTED AT 25' AFG)	133.603	133.603	11665	0.950
		SINGLE	2	C	BEACON	VP-S-60L-136-4K7-5R-VOLTS-A-FINISH w/ SSS-B-25-40-B-1-B3-FINISH (POLE MOUNTED AT 25' AFG)	135.639	135.639	15467	0.950
		WALL MOUNT	6	D	BEACON	VP-S-60L-136-4K7-4-VOLTS-WB-FINISH (WALL MOUNTED AT 25' AFG)	135.583	135.583	15086	0.950
		SINGLE	13	E	KIM LIGHTING	WDM-D-48L-65-4K7-4W-VOLTS-FINISH (WALL MOUNTED AT 25' AFG)	84	84	10544	0.950

Calculation Summary	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOADING DOCK	ILLUMINANCE	Fc	2.87	3.6	2.2	1.30	1.64	
LOADING DRIVE ASILE	ILLUMINANCE	Fc	1.88	3.7	1.1	1.71	3.36	
PARKING AREAS	ILLUMINANCE	Fc	2.05	4.2	0.5	4.10	8.40	

NOTE: LIGHTING DESIGN BY DIVERSIFIED NJ





Plotted: 02/22/21 - 10:25 AM, By: dscianier
 File: P:\VEPC PROJECTS\2179 JG Petrus\19-009 North Castle NY\Dwg\Site Plans\0217990909SED.dwg, ----- 08 STORMWATER POLLUTION PREVENTION PLAN

EROSION CONTROL LEGEND

--- (dashed line)	PROP. LIMIT OF DISTURBANCE LINE
-S- (line with S)	PROP. SILT FENCE LINE
-T- (line with T)	PROP. TREE PROTECTION FENCE LINE
○ (circle)	PROP. INLET FILTER
■ (square)	PROP. HAYBALE SEDIMENT BARRIER

SOIL EROSION & SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SEVEN (7) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BE BOUND IN ACCORDANCE WITH THE STATE STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
4. TEMPORARY BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH THE STATE STANDARDS.
5. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, SUB-BASE WILL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
6. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACK FILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER 3:1).
8. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
9. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES MUST BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
10. A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED IMMEDIATELY AFTER FINAL SITE DISTURBANCE AND WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. BLANKET SHALL BE 1-1/2" TO 2" CRUSHED STONE AND AT LEAST 30' X 100', AND MUST BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
11. MAXIMUM SLIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED.
12. ANY INDIVIDUAL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA.
13. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
14. ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FILTER (SEE DETAIL).
15. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTLET FALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
16. ALL DE-WATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHALL BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL).
17. PERMANENT VEGETATION TO BE SEED OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
18. ALL UNSTABILIZED AREAS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.
19. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION.
20. AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL NOT SUITABLE TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER WILL BE REMOVED OR TREATED IN SUCH A WAY TO PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. (IF REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE PROVIDED.)
21. ALL SITE WORK FOR THIS PLAN WILL HAVE TO BE COMPLETED PRIOR TO THE SOIL CONSERVATION DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
22. THE APPROVING AUTHORITY MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION AND SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.
23. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

CONSTRUCTION PHASING

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE.
2. DEMOLITION OF SITE FEATURES AS DETAILED ON SHEET #4. EXCAVATED MATERIALS SHALL NOT BE STORED ON-SITE. ALL THE LEFT-OVER MATERIALS NEED TO BE TRUCKED OUT FROM THE SITE.
3. INSTALL UNDERGROUND PIPES, UTILITIES AND DRAINAGE STRUCTURES.
4. INSTALL INLET PROTECTION.
5. CLEAR AND ROUGH GRADE FOR NEW BUILDING & SITE IMPROVEMENTS.
6. EXCAVATE AND INSTALL SITE IMPROVEMENTS INCLUDING CURBS, SIDEWALKS, AND LIGHT POLE FOUNDATIONS.
7. GRAD PARKING LOT AND INSTALL SUB-BASE AND FINISH BASE COURSE.
8. REMOVE SILT FENCE AND SEDIMENT CONTROL FEATURES.
9. INSTALL FINAL PAVEMENT AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.

STABILIZATION SPECIFICATIONS - TEMPORARY SEEDING AND MULCHING

- LIME - 90 LBS/1,000 SF GROUND LIMESTONE; FERTILIZER - 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".

- SEEDS:

COOL SEASON: PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.

WARM SEASON: PEARL MILLET AT 20 LBS/AC, OR OTHER APPROVED SEEDS; PLANT BETWEEN MAY 15 AND AUGUST 15.

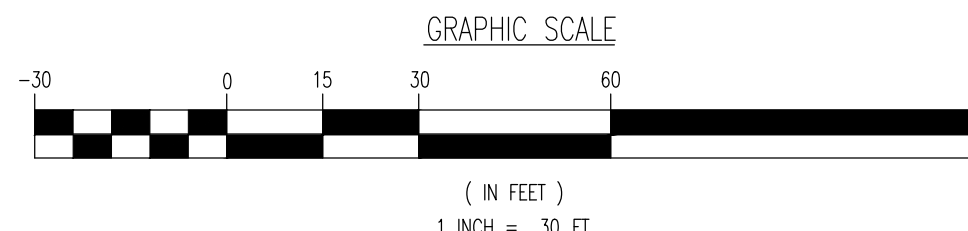
- MULCH - SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).

STABILIZATION SPECIFICATIONS - PERMANENT SEEDING

- PERMANENT STABILIZATION SPECIFICATIONS: SEEDING
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
 2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
 3. SEEDING RATES:
- | | |
|-----------------------|-----------------------|
| PERENNIAL RYEGRASS | 1/2 LB/1,000 SQ FT |
| KENTUCKY BLUEGRASS | 1 LB/1,000 SQ FT |
| RED FESCUE | 1 1/2 LBS/1,000 SQ FT |
| SPREADING FESCUE | 1/2 LBS/1,000 SQ FT |
| FERTILIZER (20:10:10) | 11 LBS/1,000 SQ FT |
| MULCH | 1 LB/1,000 SQ FT |
4. SEEDING RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE PERCENTAGE OF COVER IS ESTABLISHED BY OWNER.

MULCH STABILIZATION

- A. UNROTTED SMALL-GRAIN STRAW OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- B. ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINES IS NOT A PROBLEM.
- C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAYBE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
- D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEDER.
- E. MULCH NETTING, SUCH AS PAPER LITE, EXCELSIOR, COTTON, OR PLASTIC, MAYBE USED.
- F. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
- (1) PEG AND TWINE
 - (2) MULCH NETTING
 - (3) LIQUID MULCH-BINDERS



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DRAWN BY: KHC
 CHECKED BY: EHS
 DESIGNED BY: DTS
 REVISION BY:

PROJECT:
ARMONK FAIRVIEW, LLC & AGRO AND BRASSI, LLC
 PROPOSED WAREHOUSE
 SECTION 108.03, BLOCK 1, LOT 50
 94 BUSINESS PARK DRIVE (ARMONK)
 WESTCHESTER COUNTY, NEW YORK

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DANIEL SPINALE

REGISTERED PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 08962

BRETT W. SKAPINETZ

PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 087962

STORMWATER POLLUTION PREVENTION PLAN

SCALE: (H) 1" = 30'
 (V)

DATE: 02/19/2021

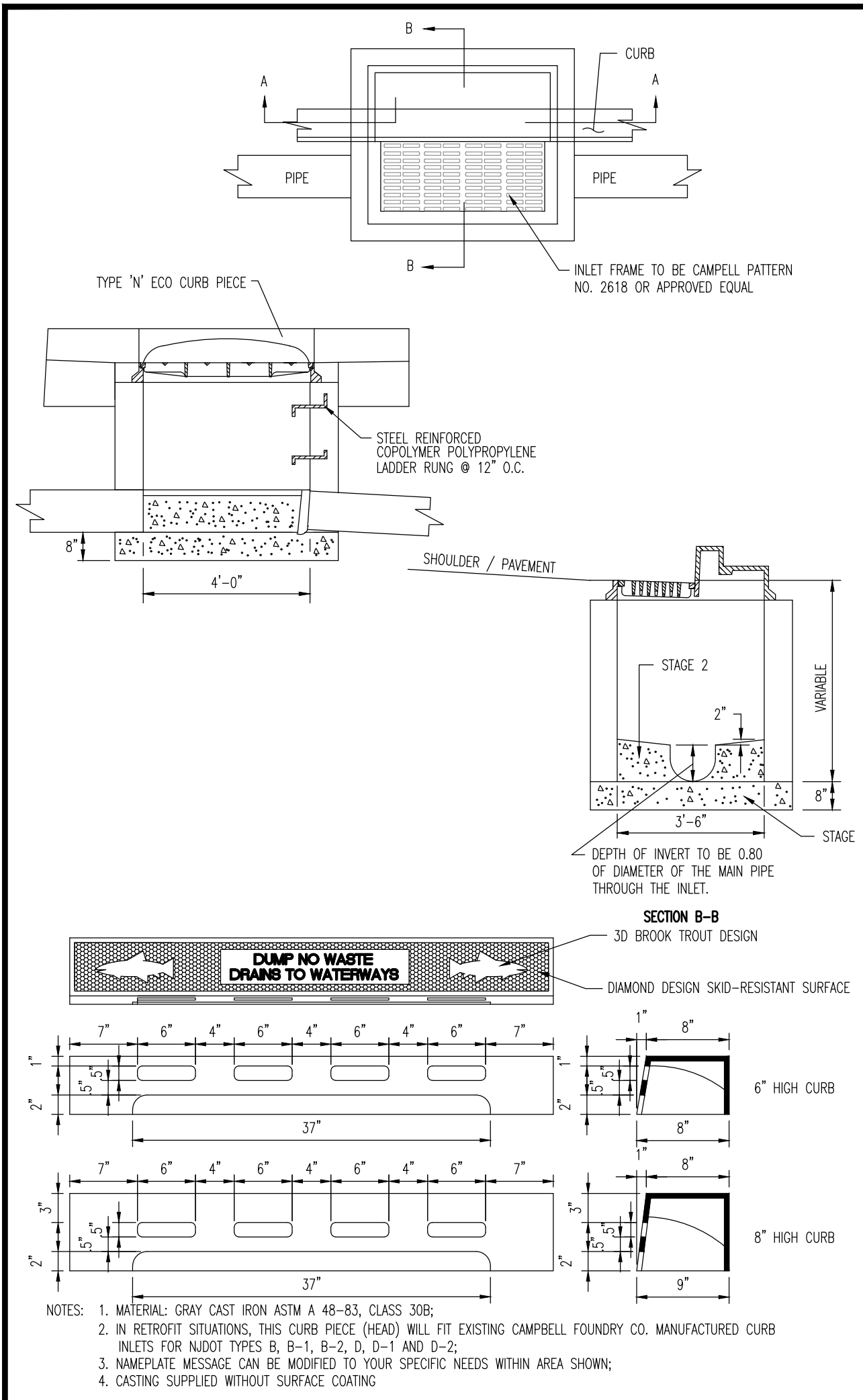
PROJECT No:
 2179-99-009

SHEET No:
8

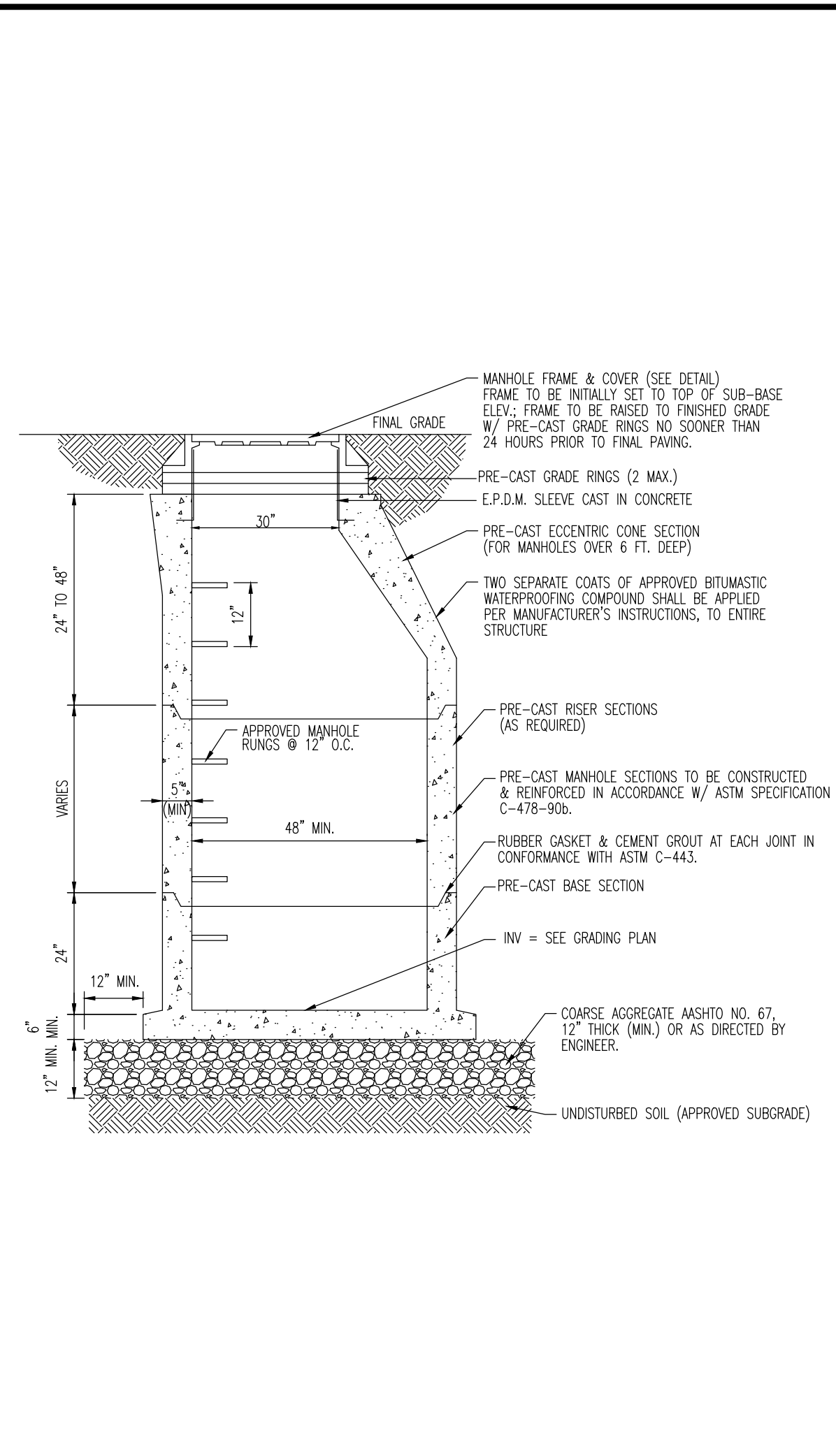
Rev. #:

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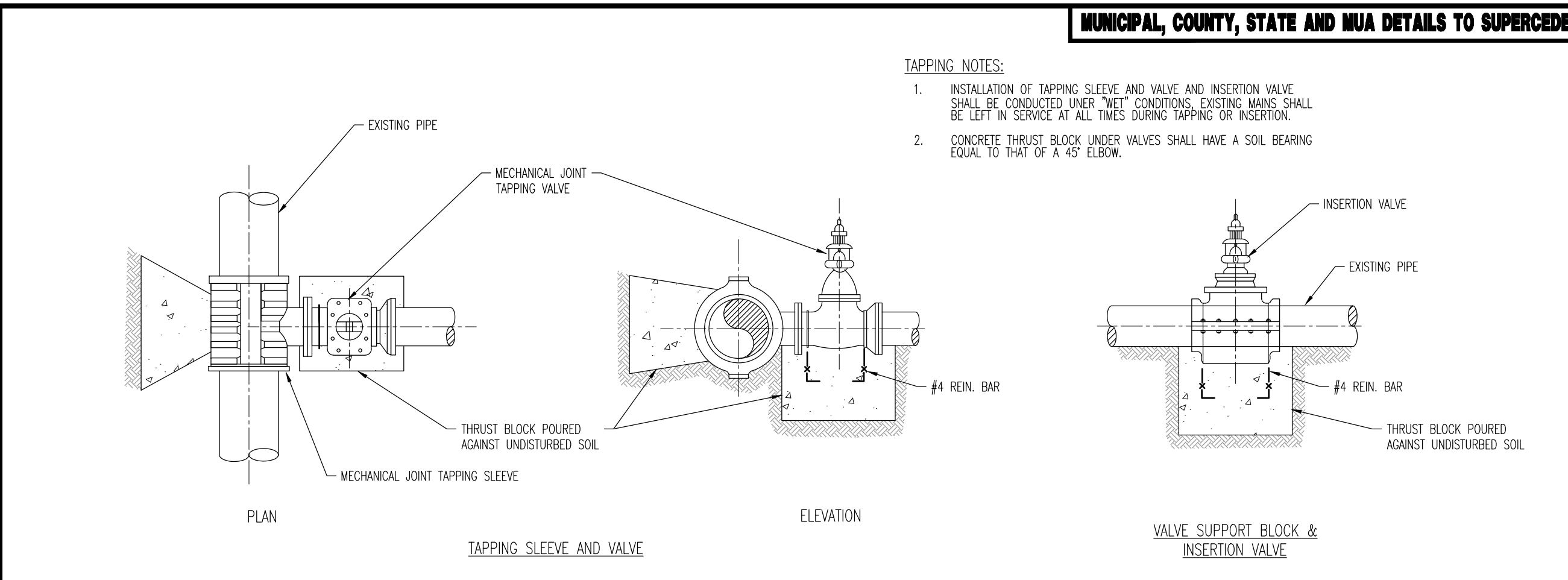
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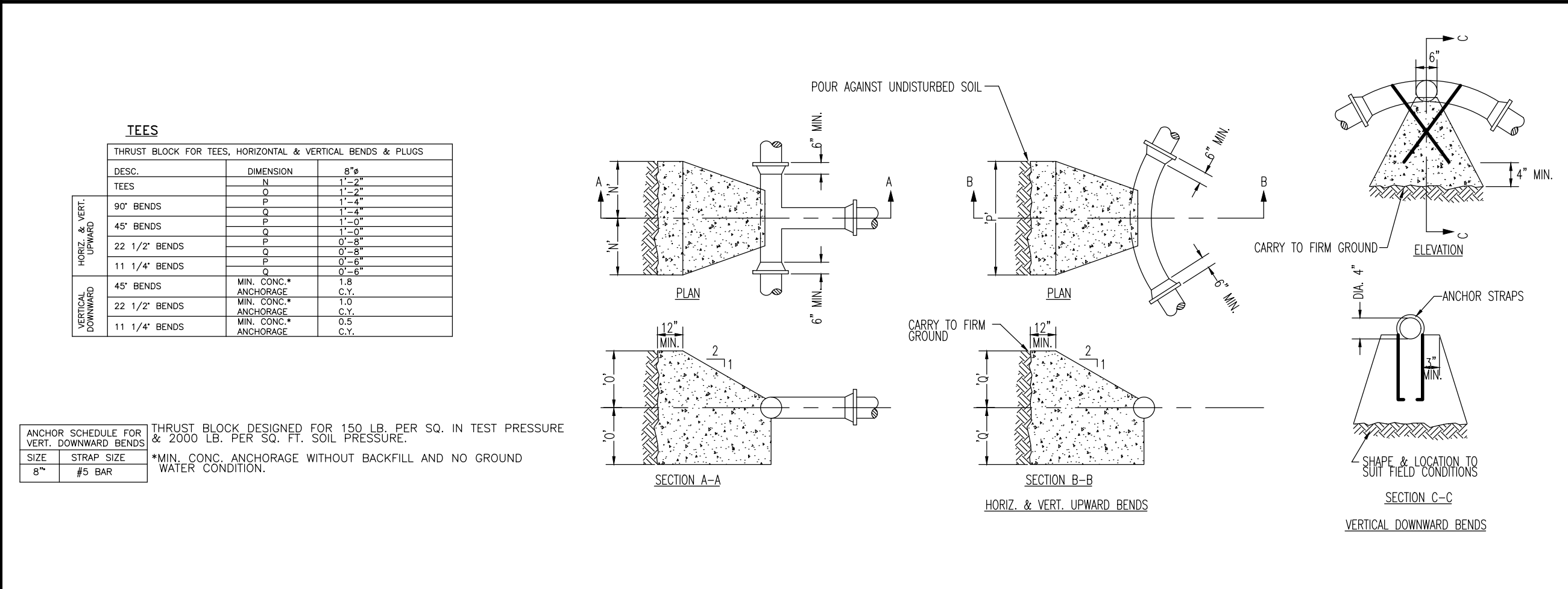
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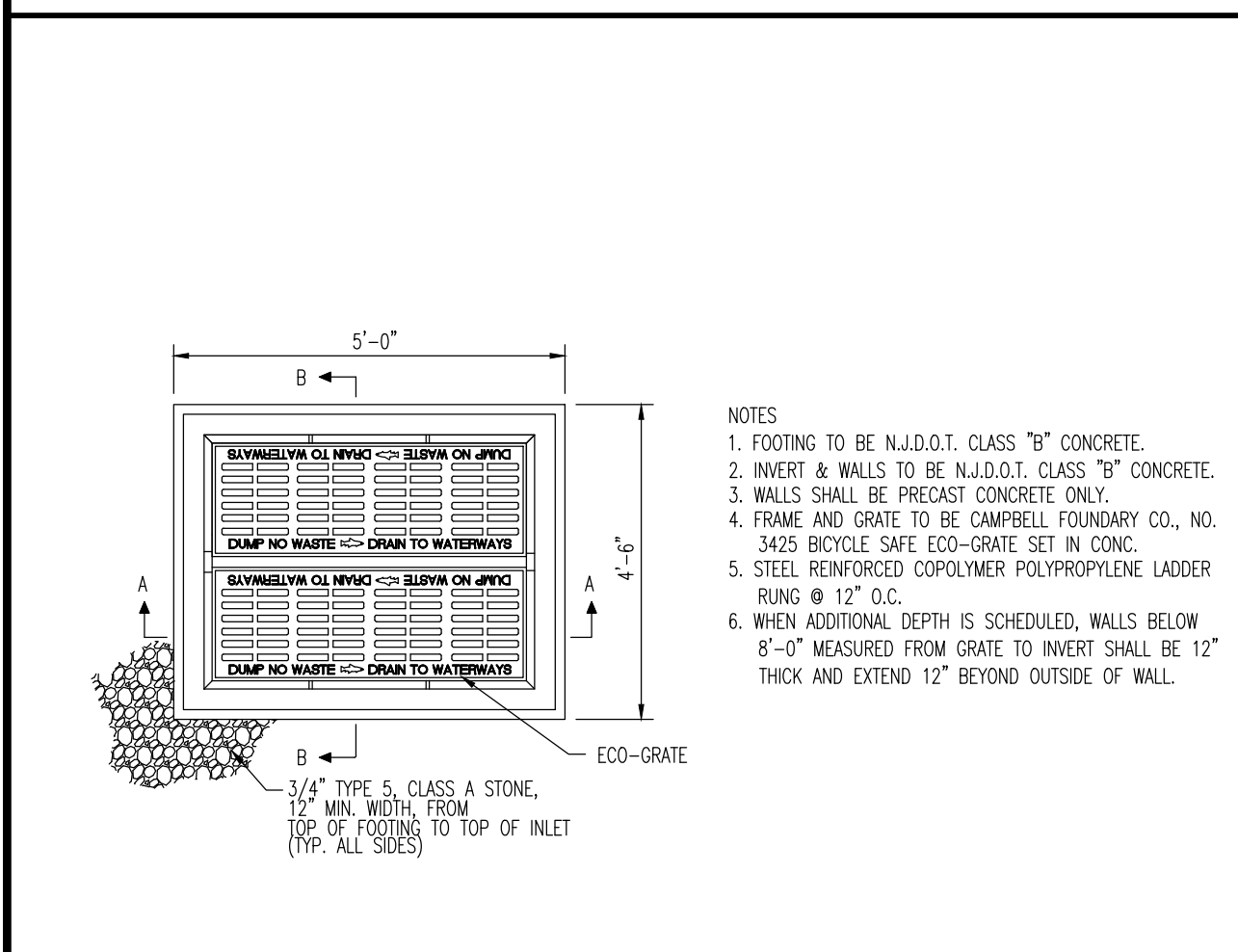
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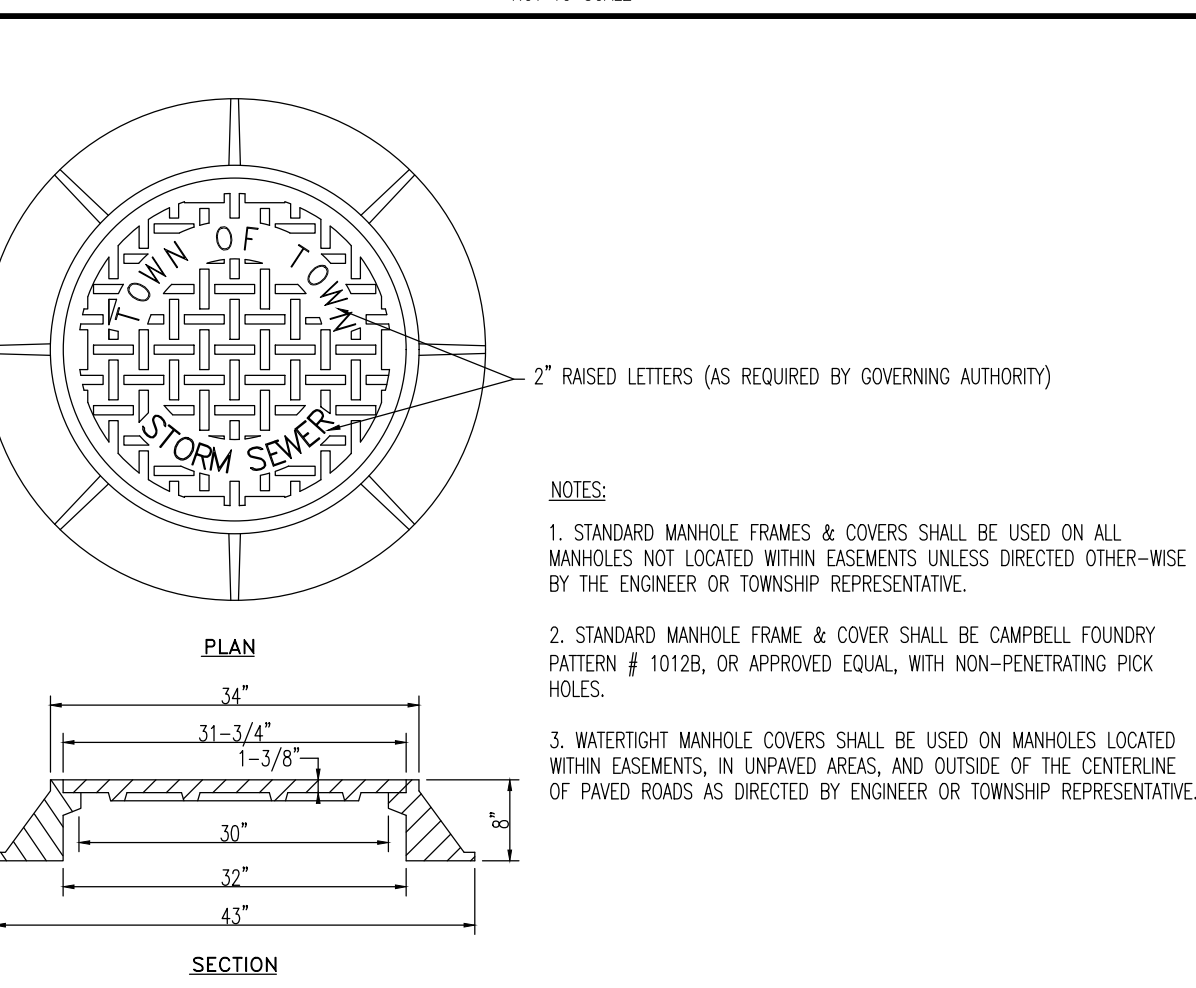
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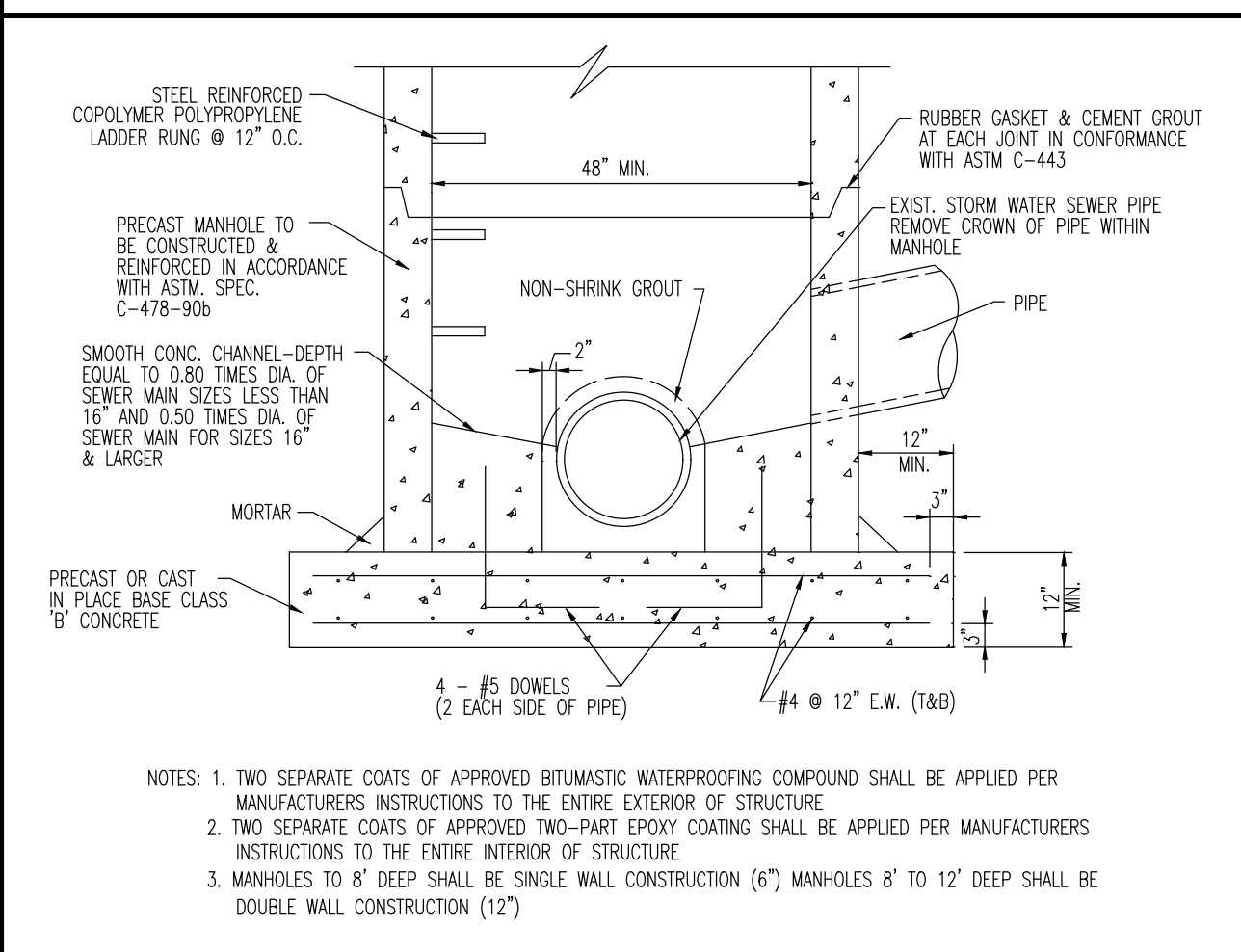
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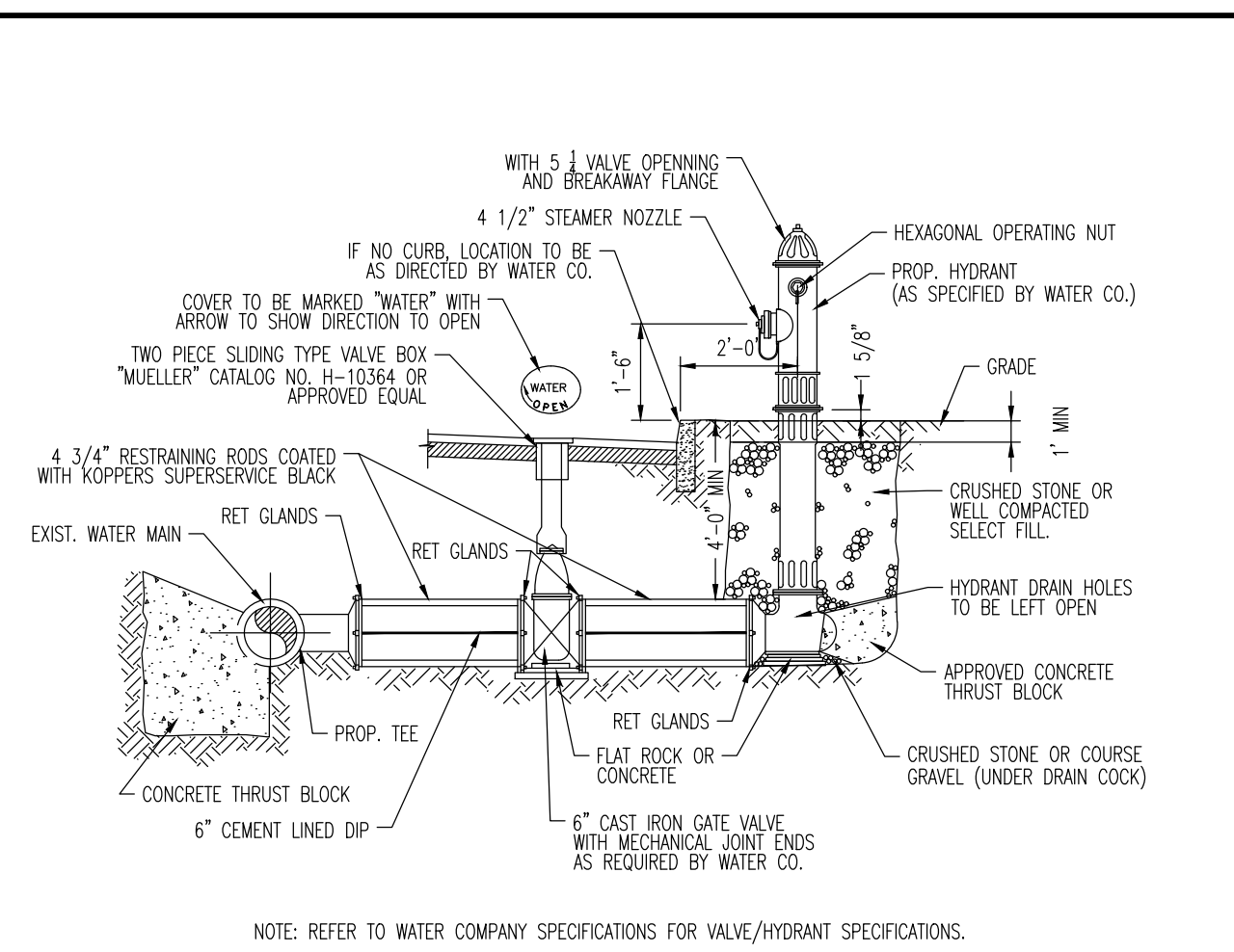
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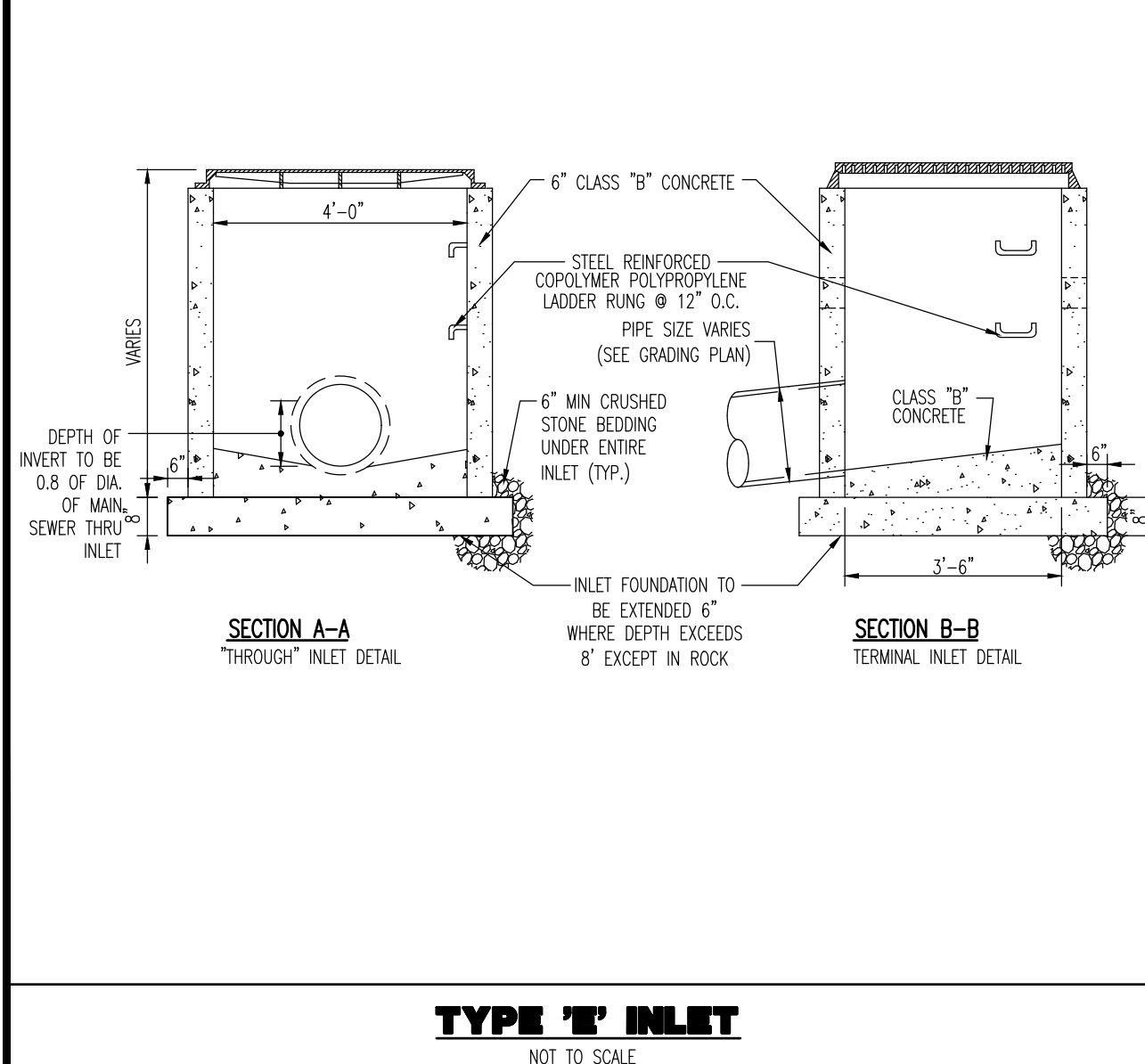
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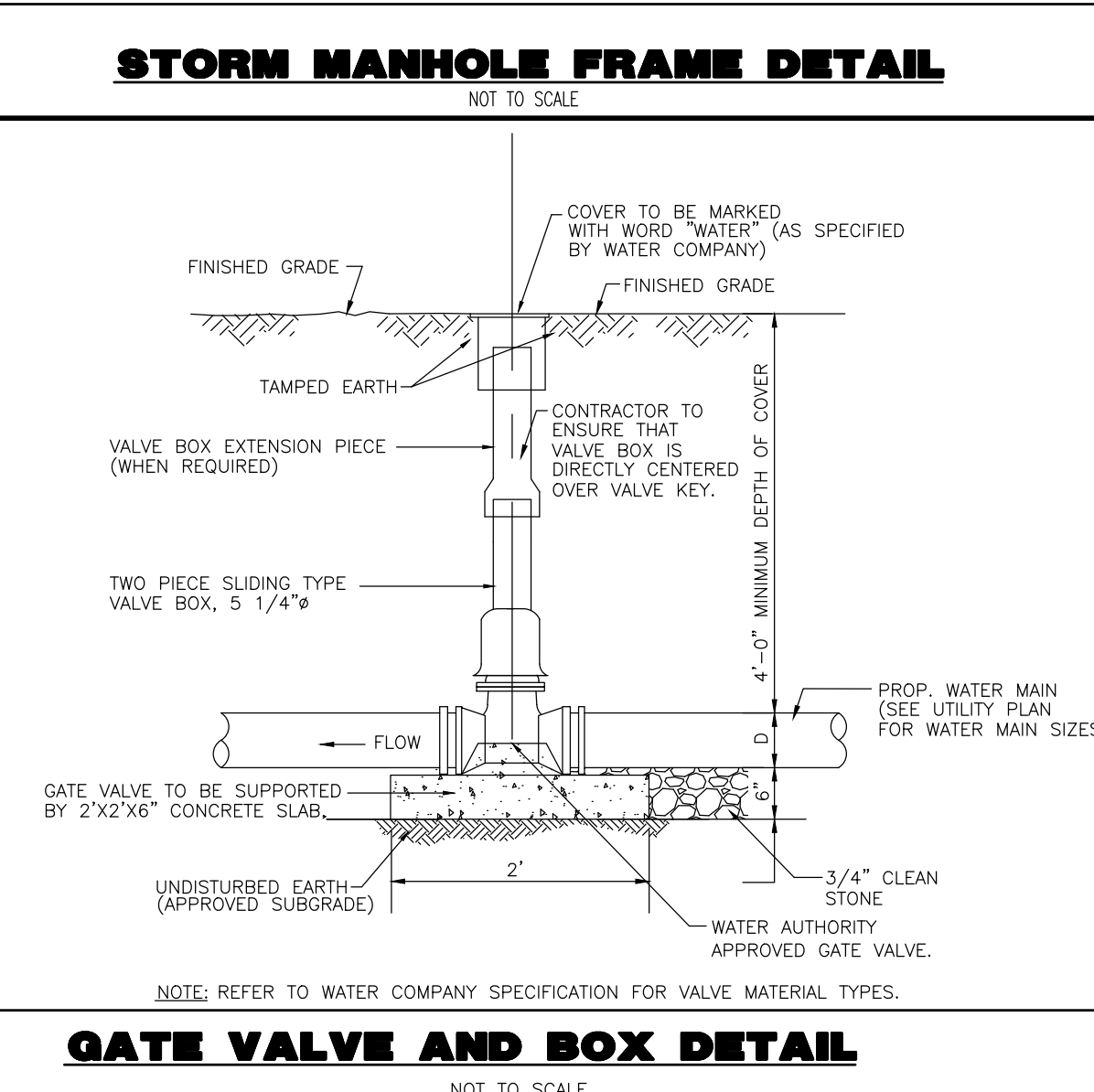
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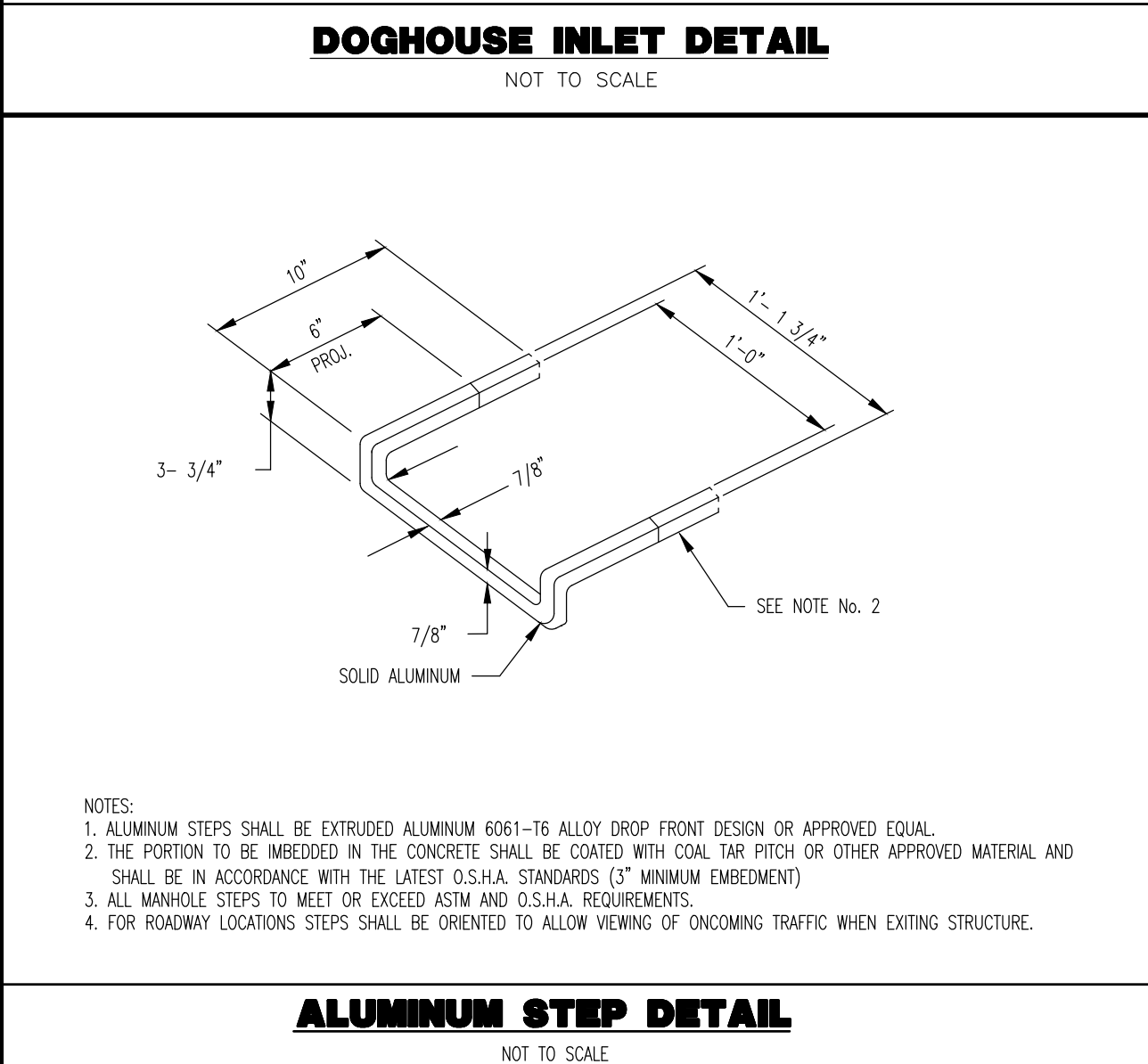
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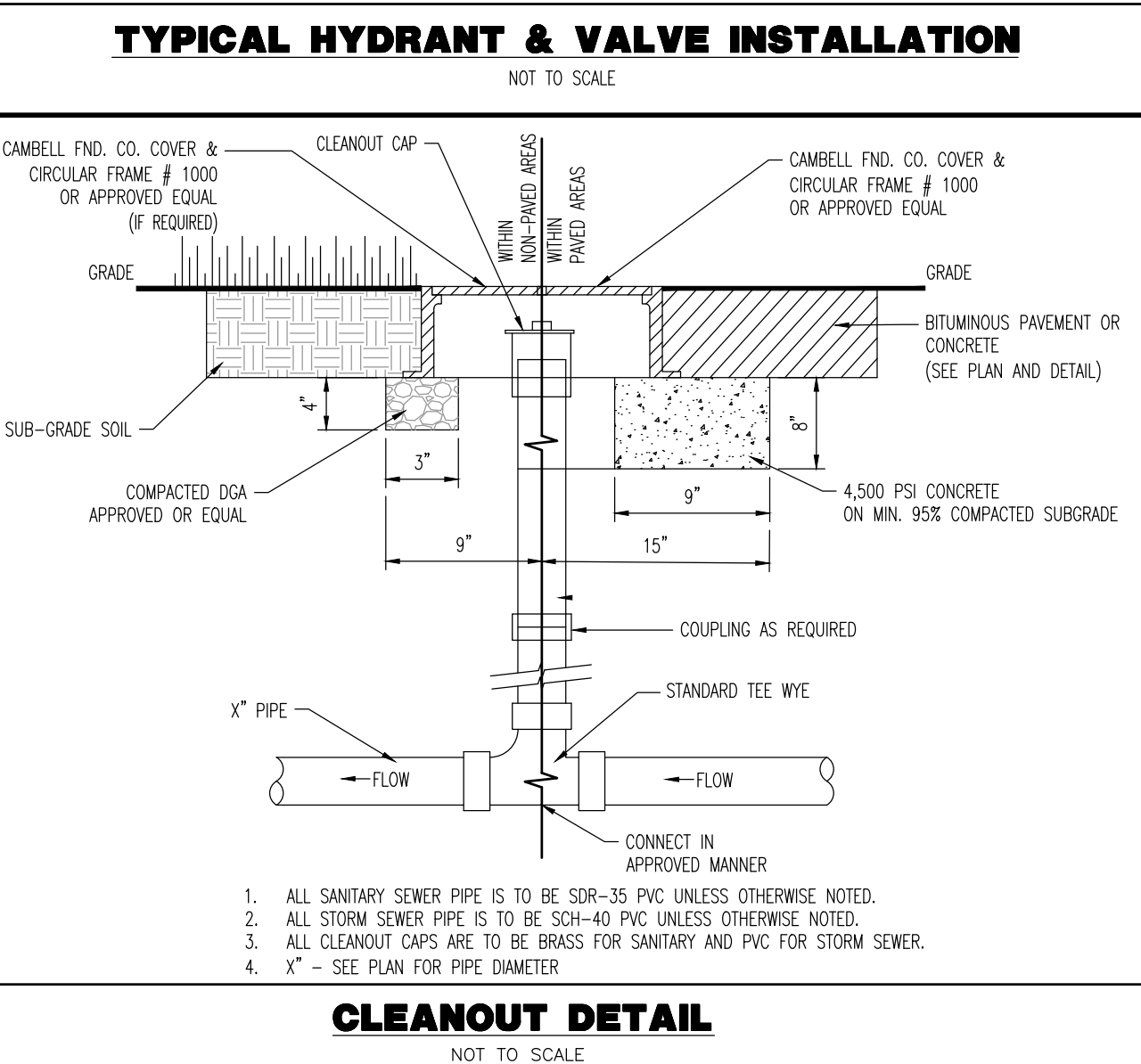
TYPE 'T' INLET
NOT TO SCALE



GATE VALVE AND BOX DETAIL
NOT TO SCALE



ALUMINUM STEP DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

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<p>DESIGNED BY: []</p> <p>CHECKED BY: []</p> <p>REVISION BY: []</p> <p>DATE: []</p>	<p>DATE: []</p> <p>REV: []</p> <p>COMMENTS: []</p>

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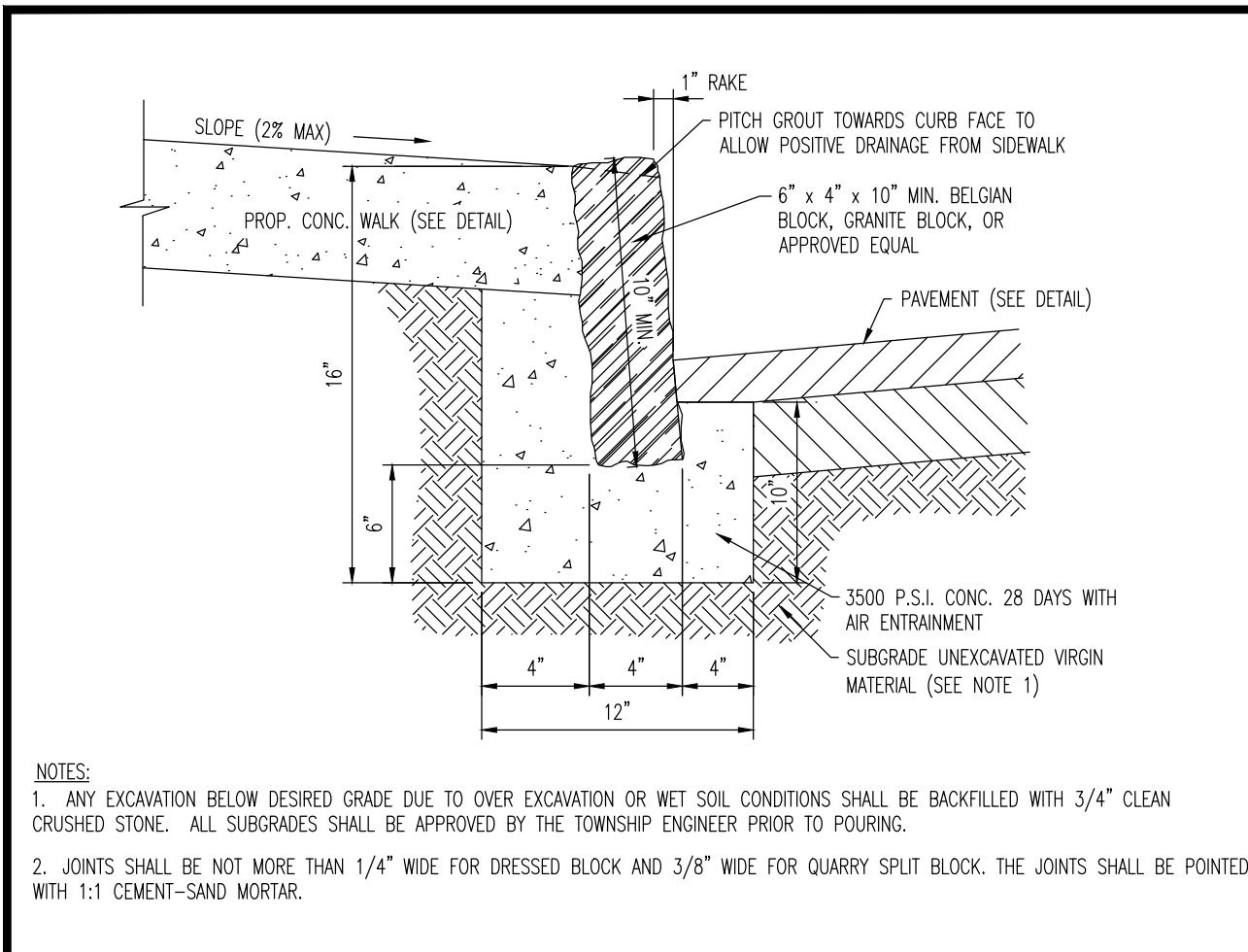
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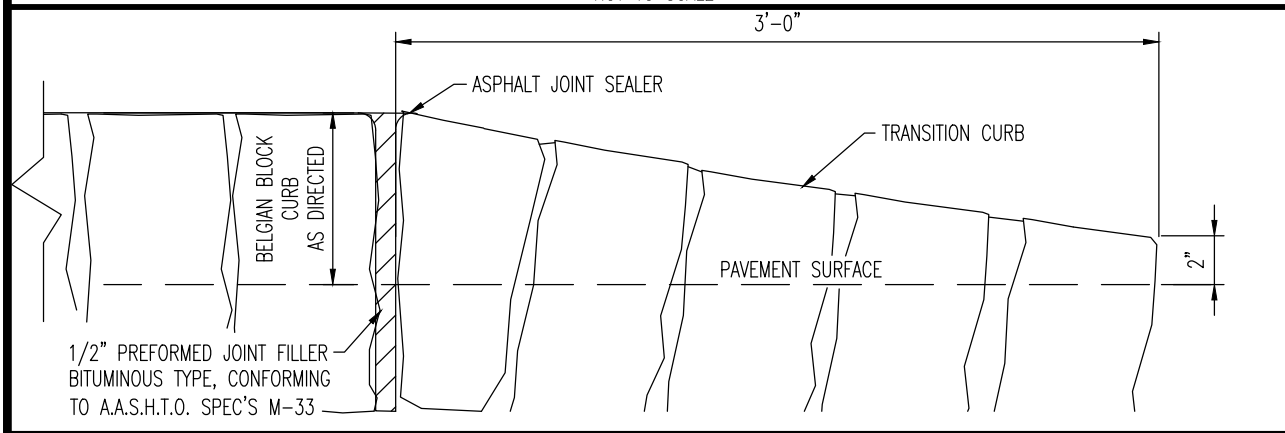
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 087962

TITLE:	CONSTRUCTION DETAILS
SCALE: (H) AS SHOWN	DATE: 02/19/2021
PROJECT No:	2179-99-009
SHEET No:	9
Rev. #:	OF 13

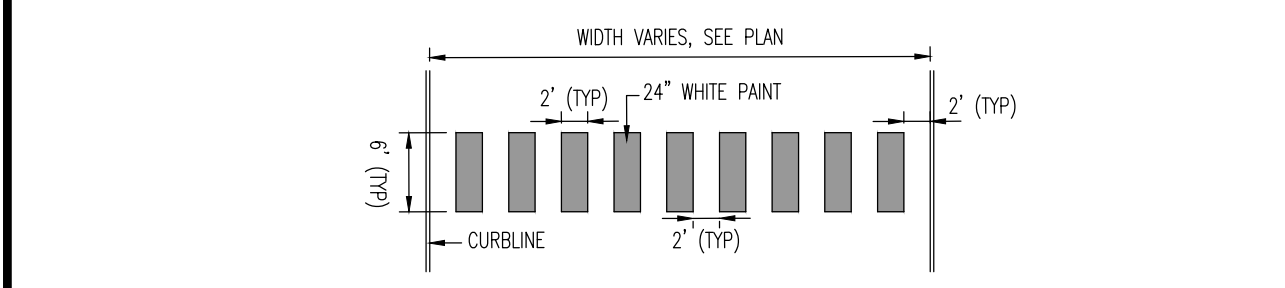
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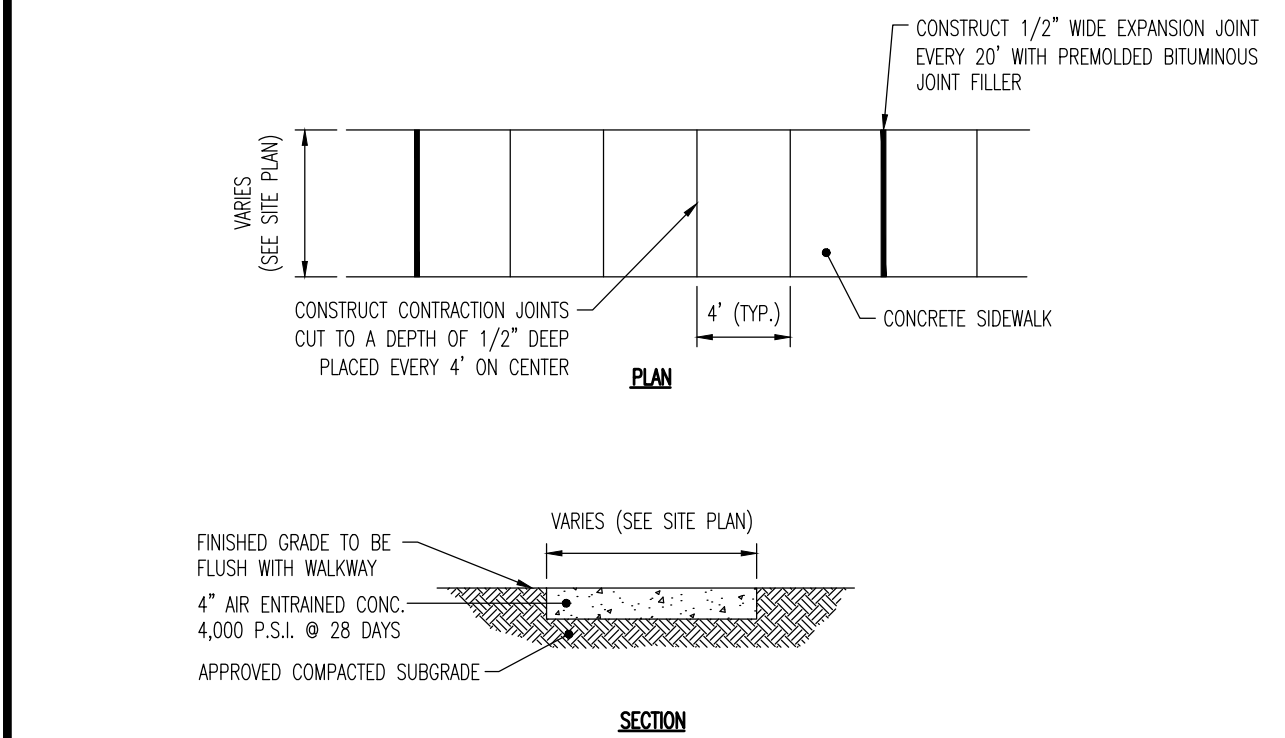
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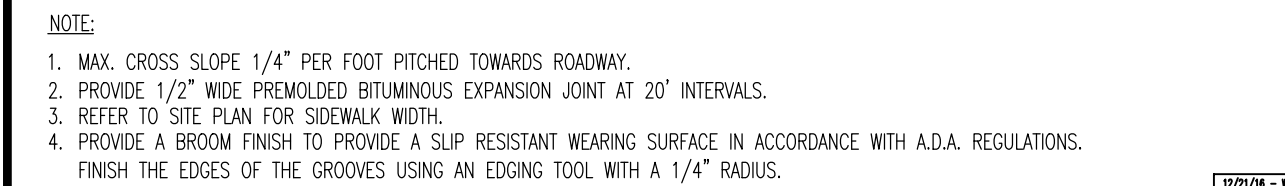
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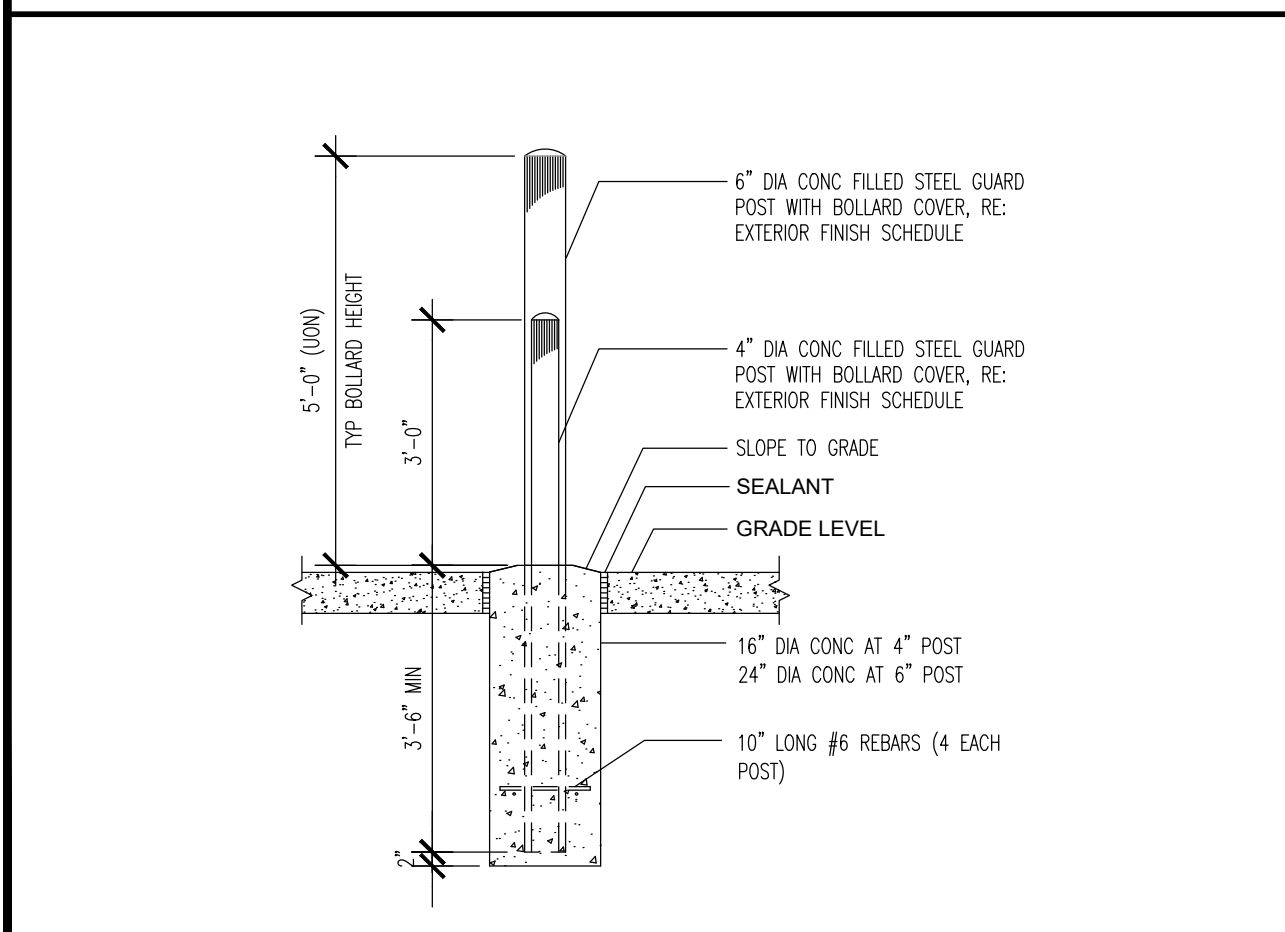
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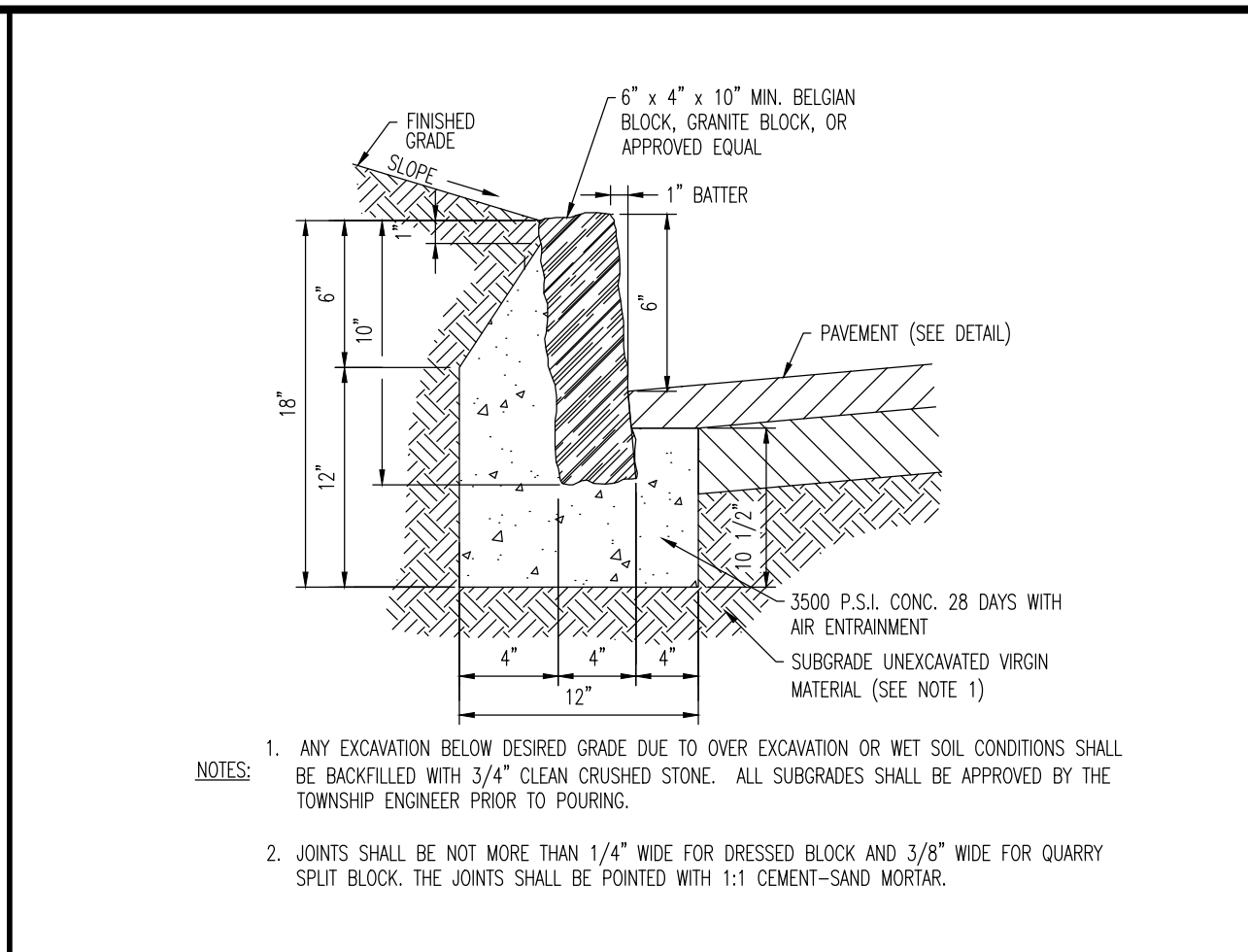
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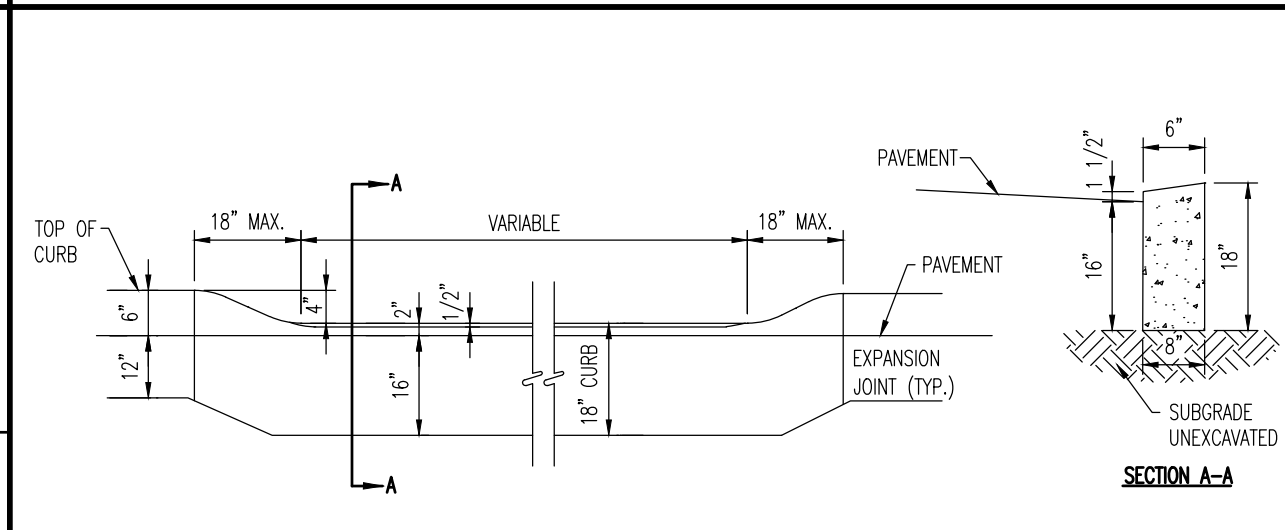
SIDEWALK DETAIL
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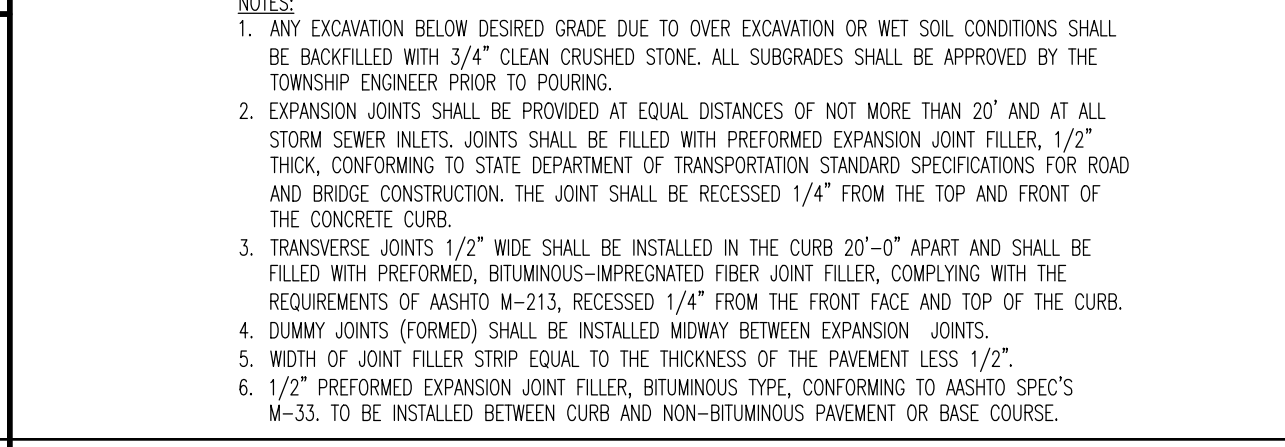
EXTERIOR BOLLARD DETAIL
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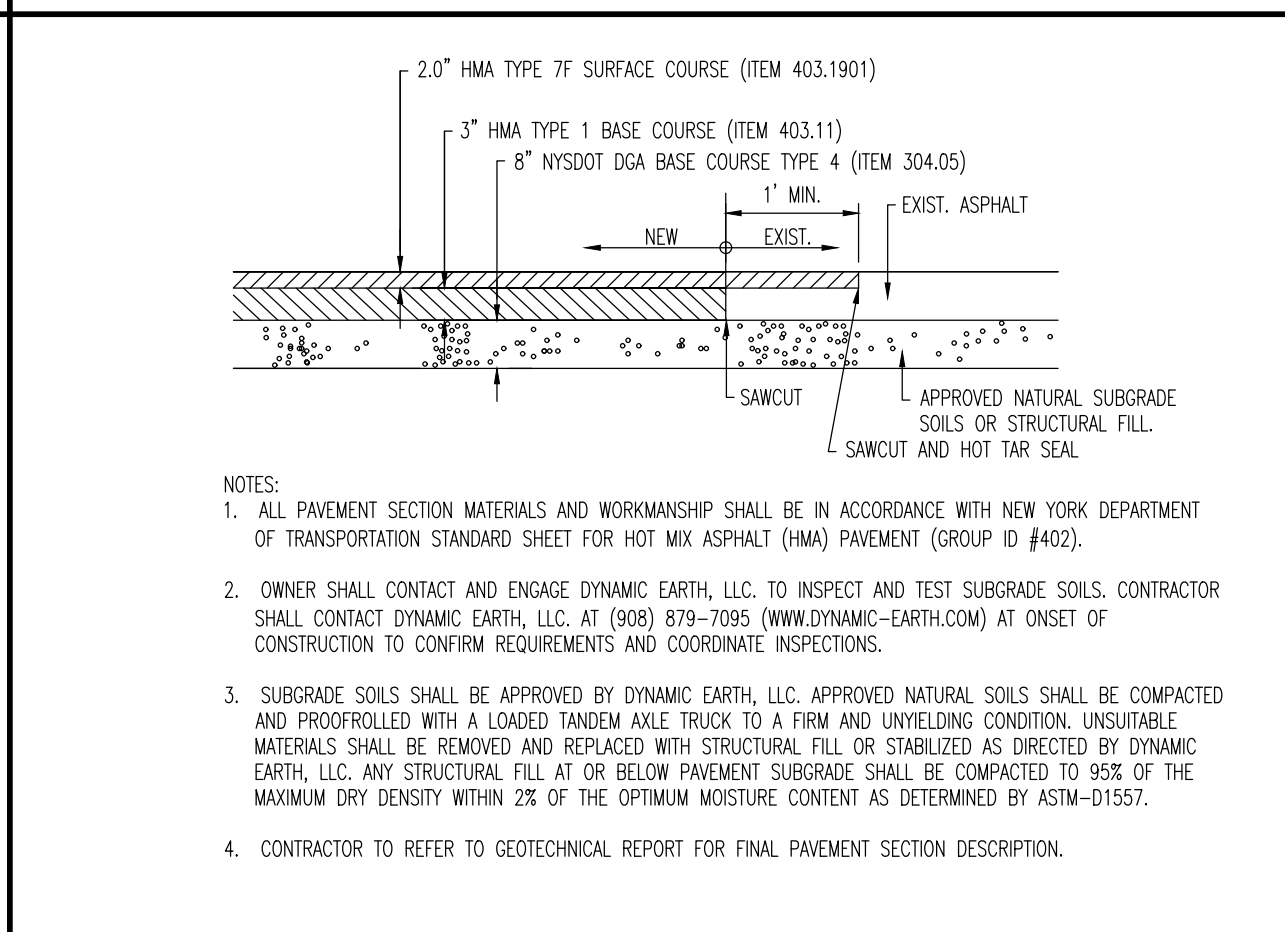
BELGIAN BLOCK CURB DETAIL (BLOCK, GRANITE, OR APPROVED EQUAL)
NOT TO SCALE



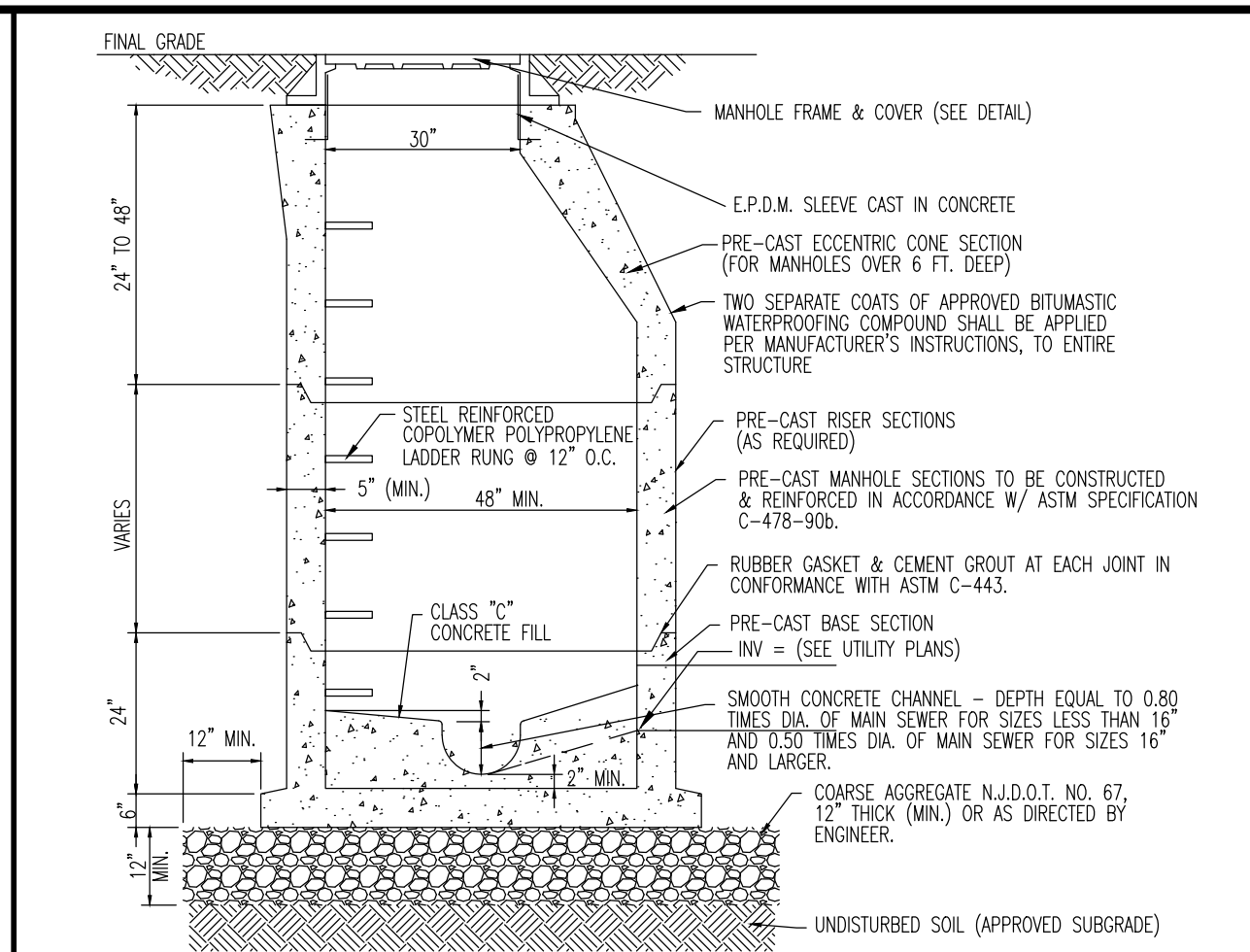
SANITARY SEWER TRENCH DETAIL
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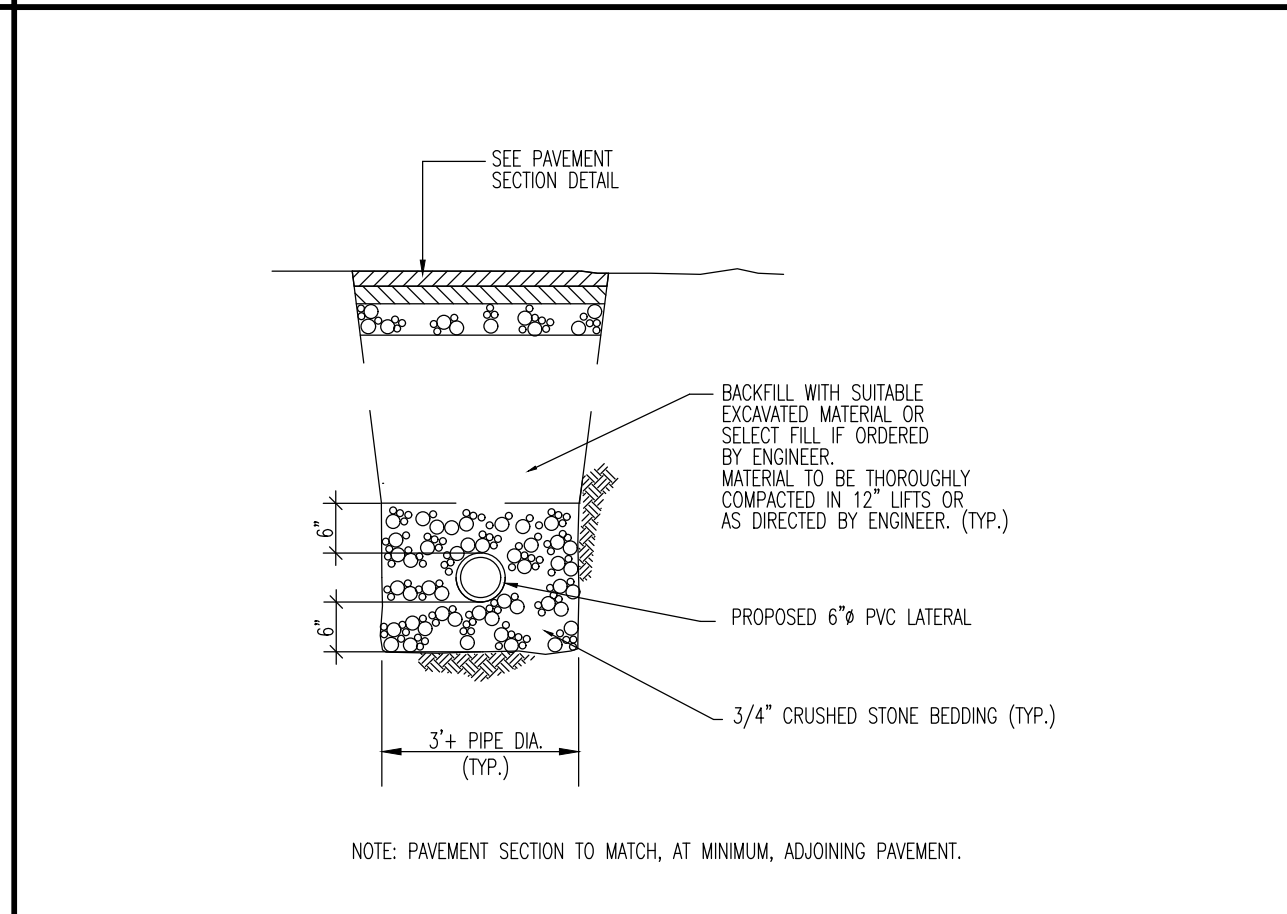
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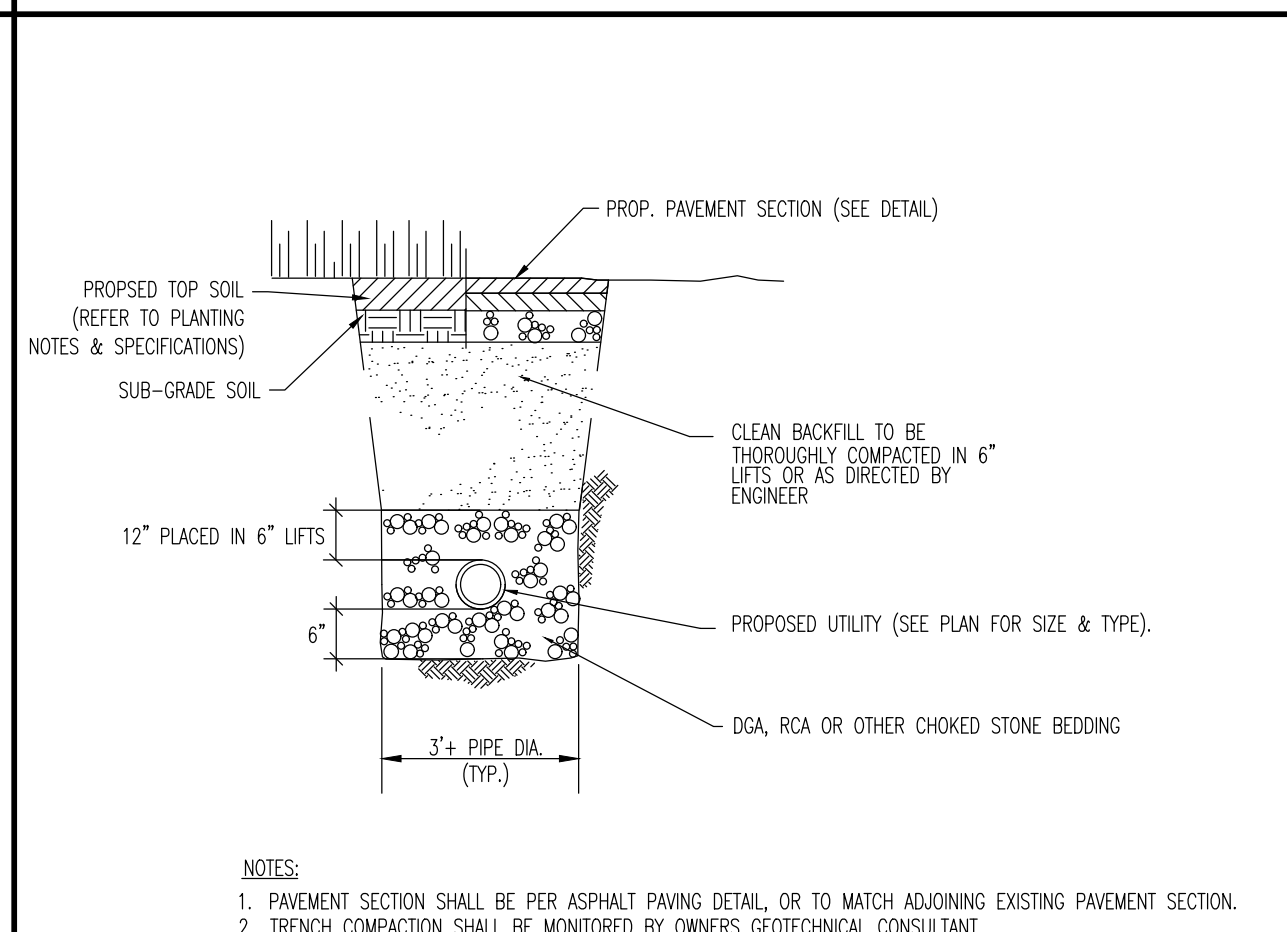
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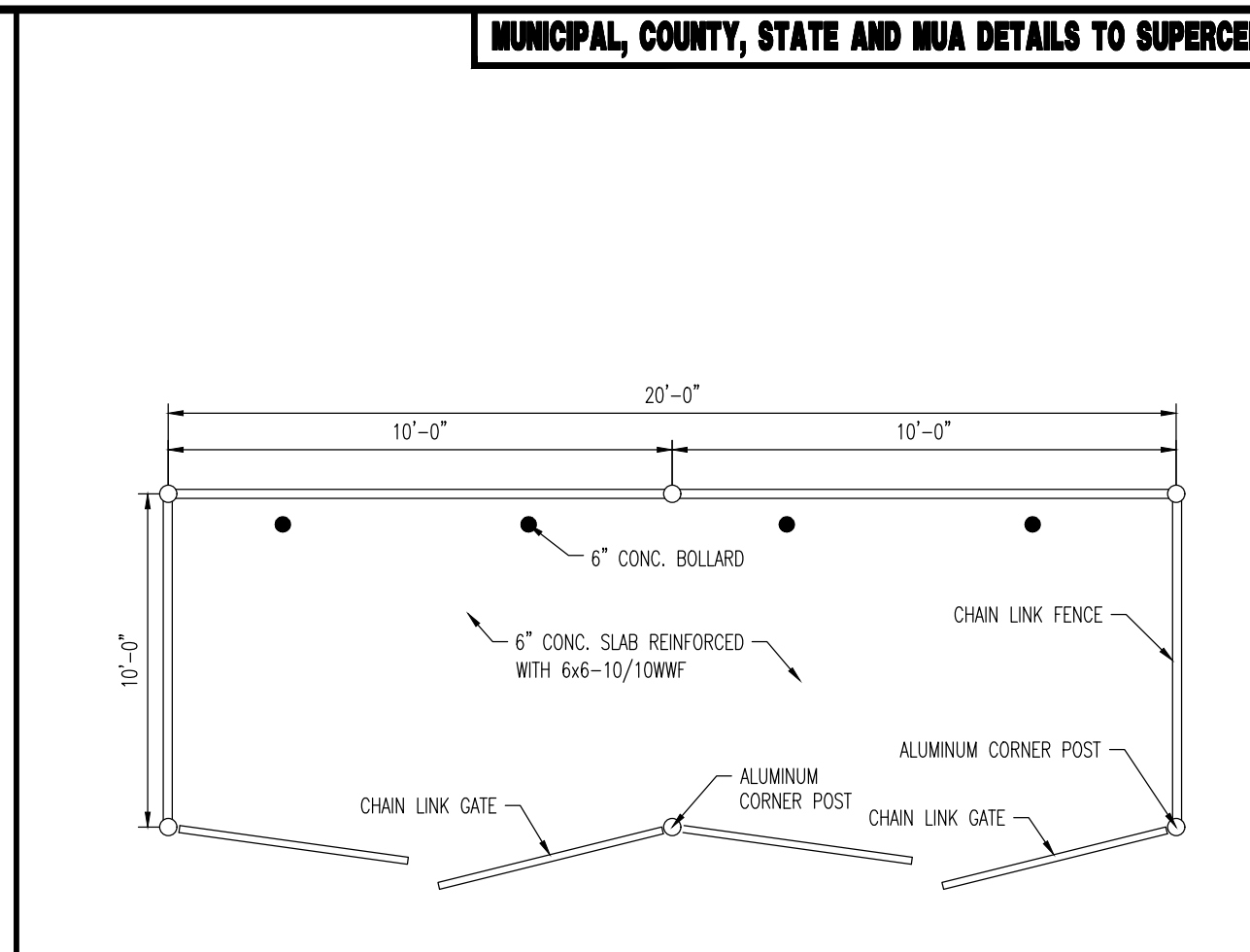
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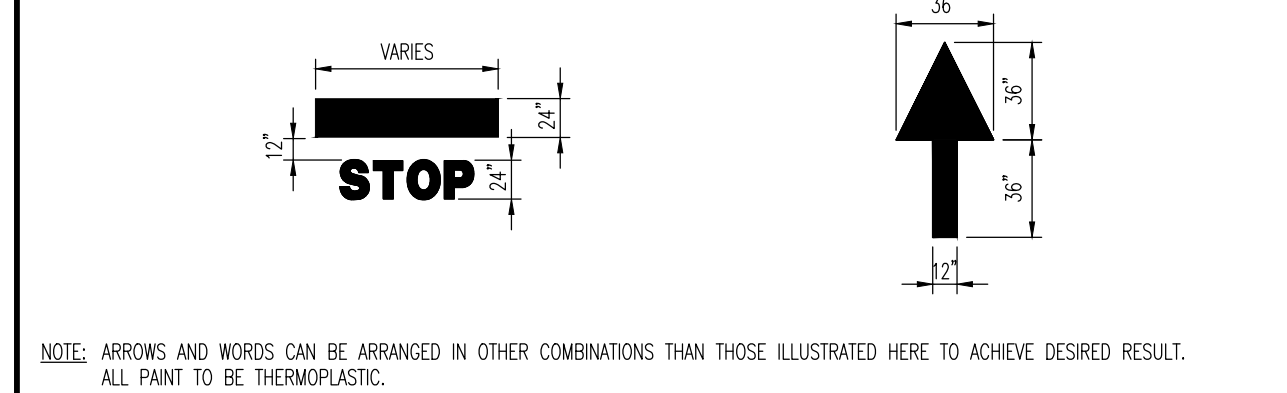
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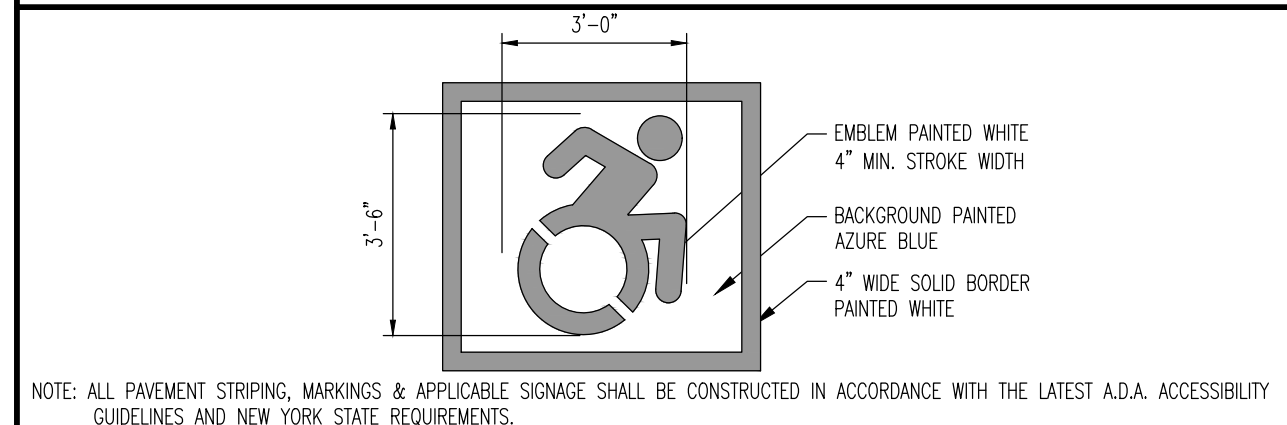
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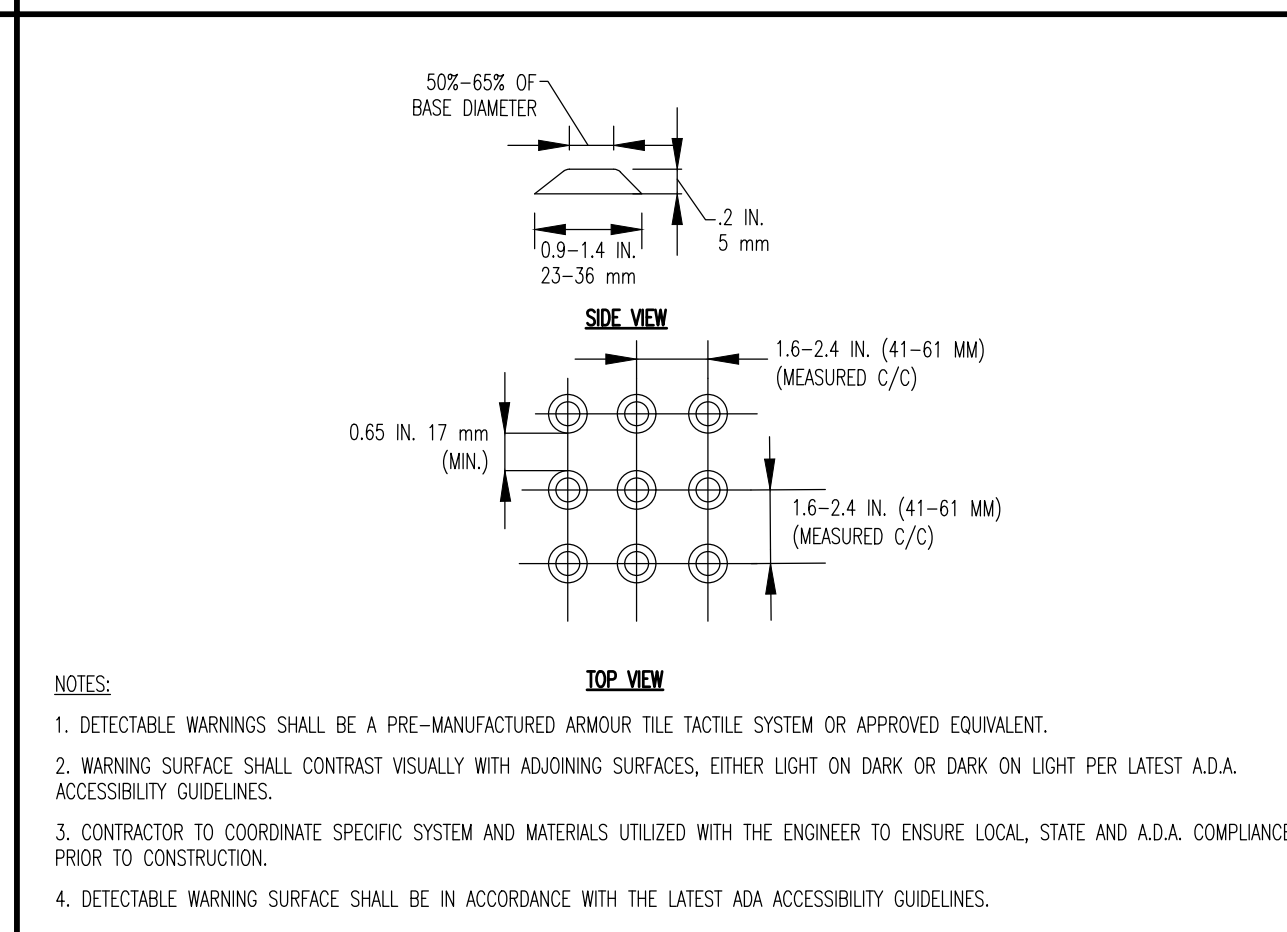
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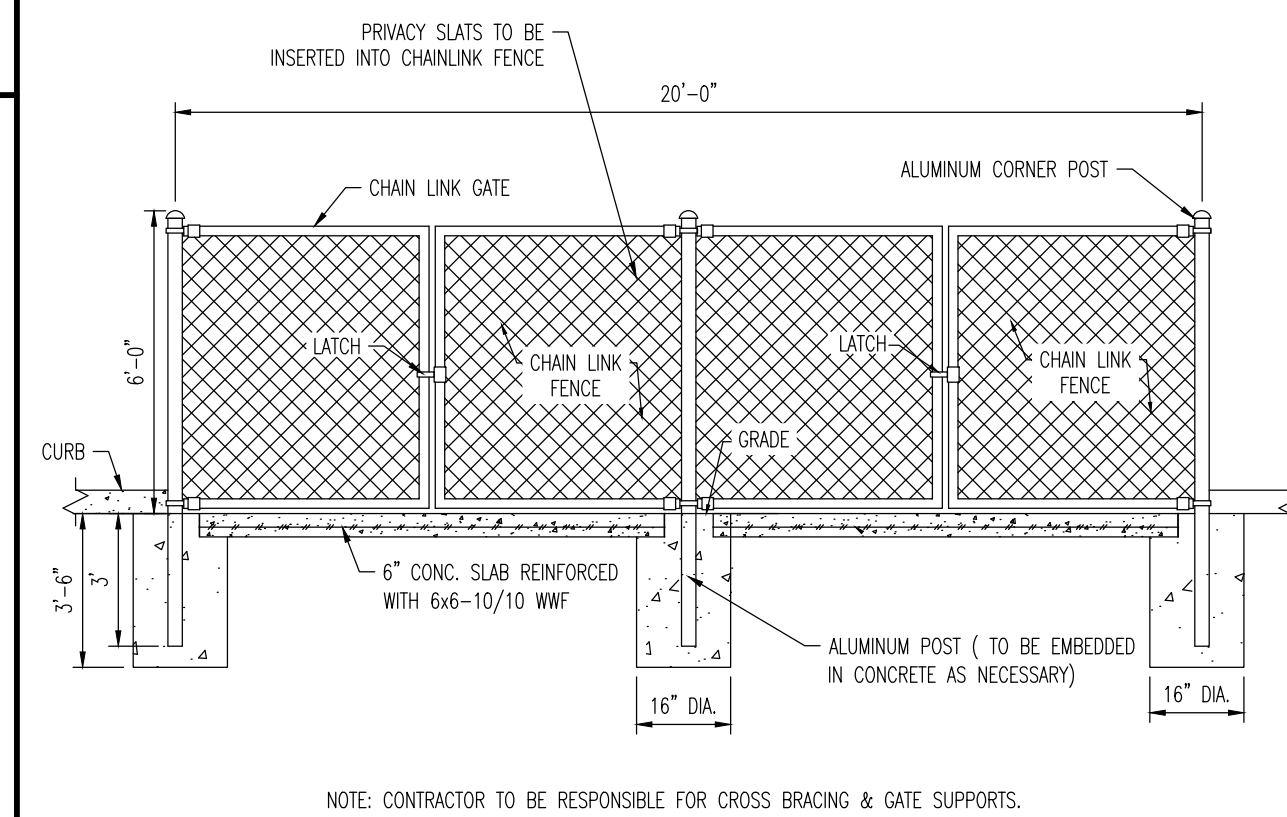


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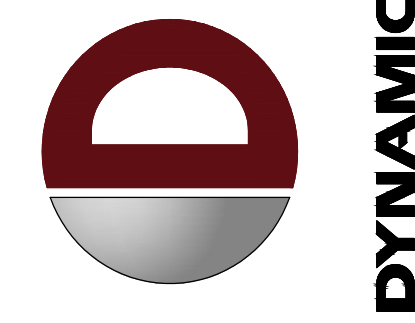


TRUNCATED DOME PATTERN FOR A.D.A. DETECTABLE WARNING SURFACE
NOT TO SCALE

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NOTE: CONTRACTOR TO BE RESPONSIBLE FOR CROSS BRACING & GATE SUPPORTS.



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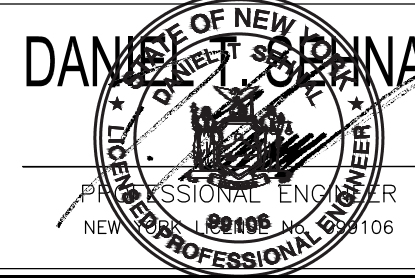
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ISSUED BY: DTS	REVISIONS: 1
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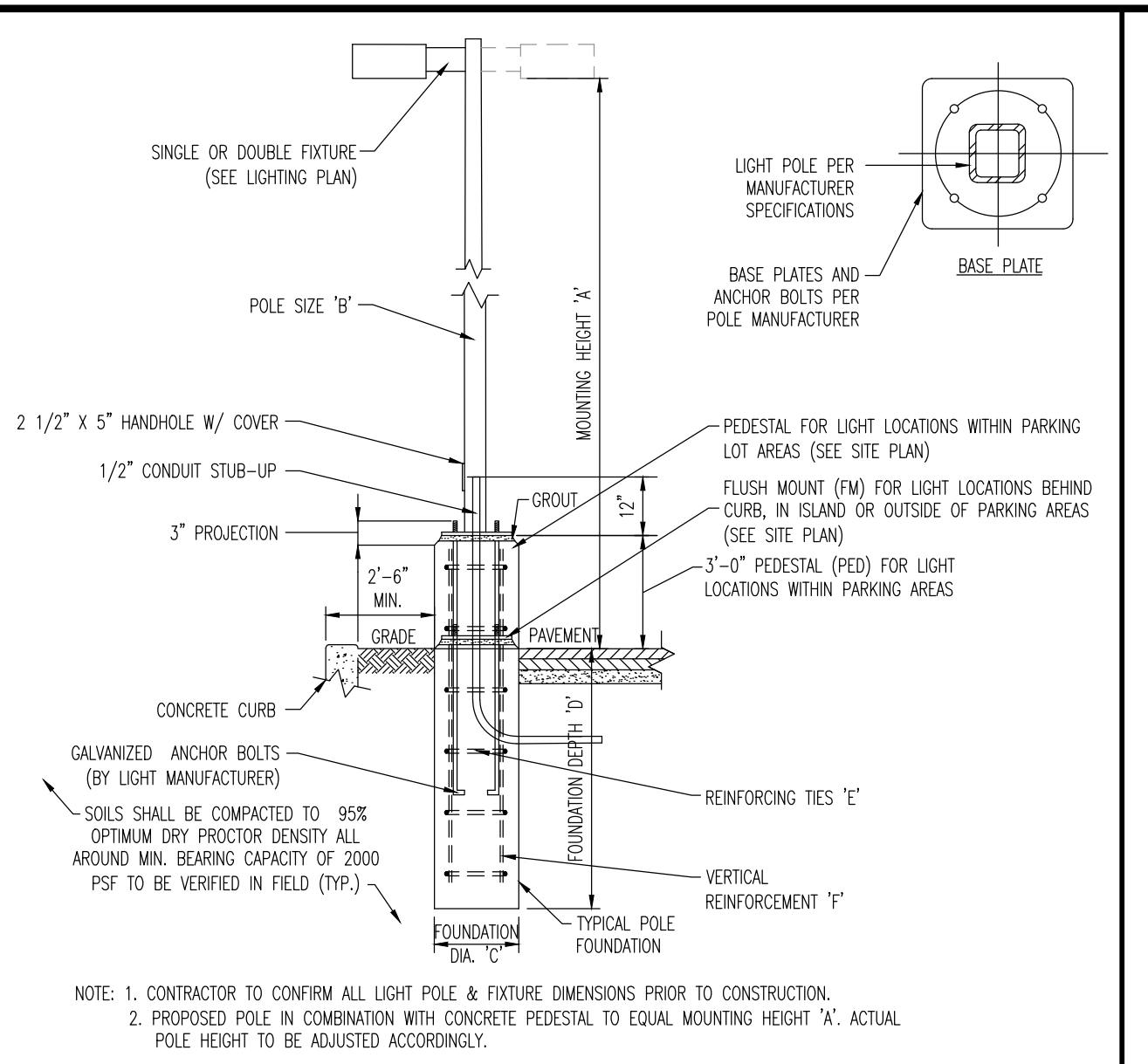
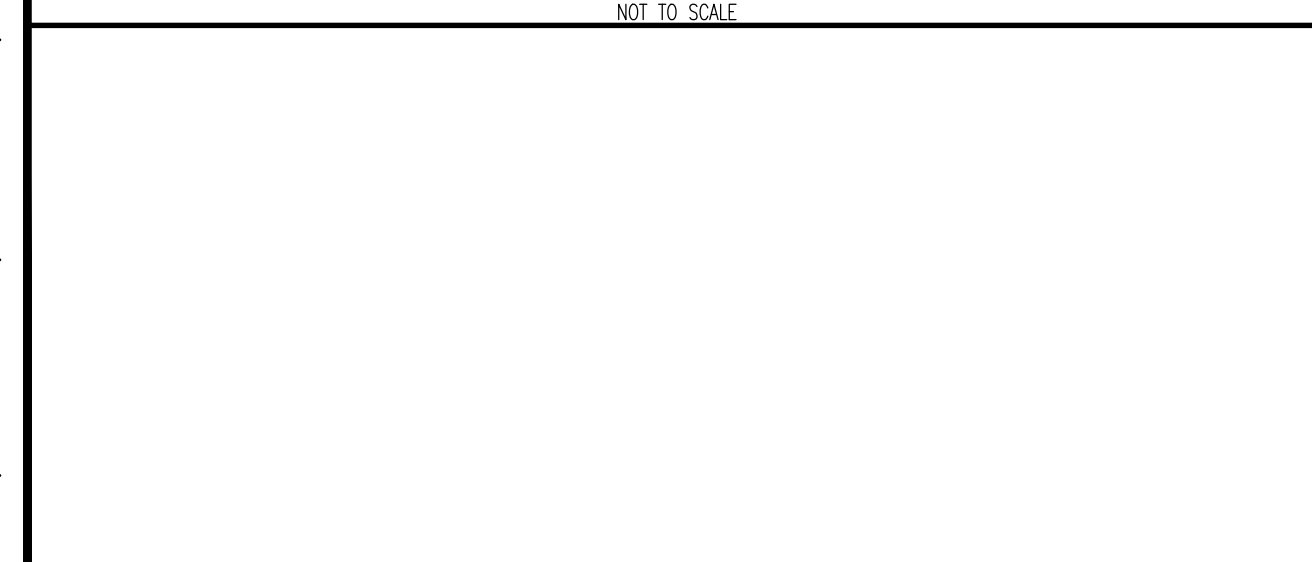
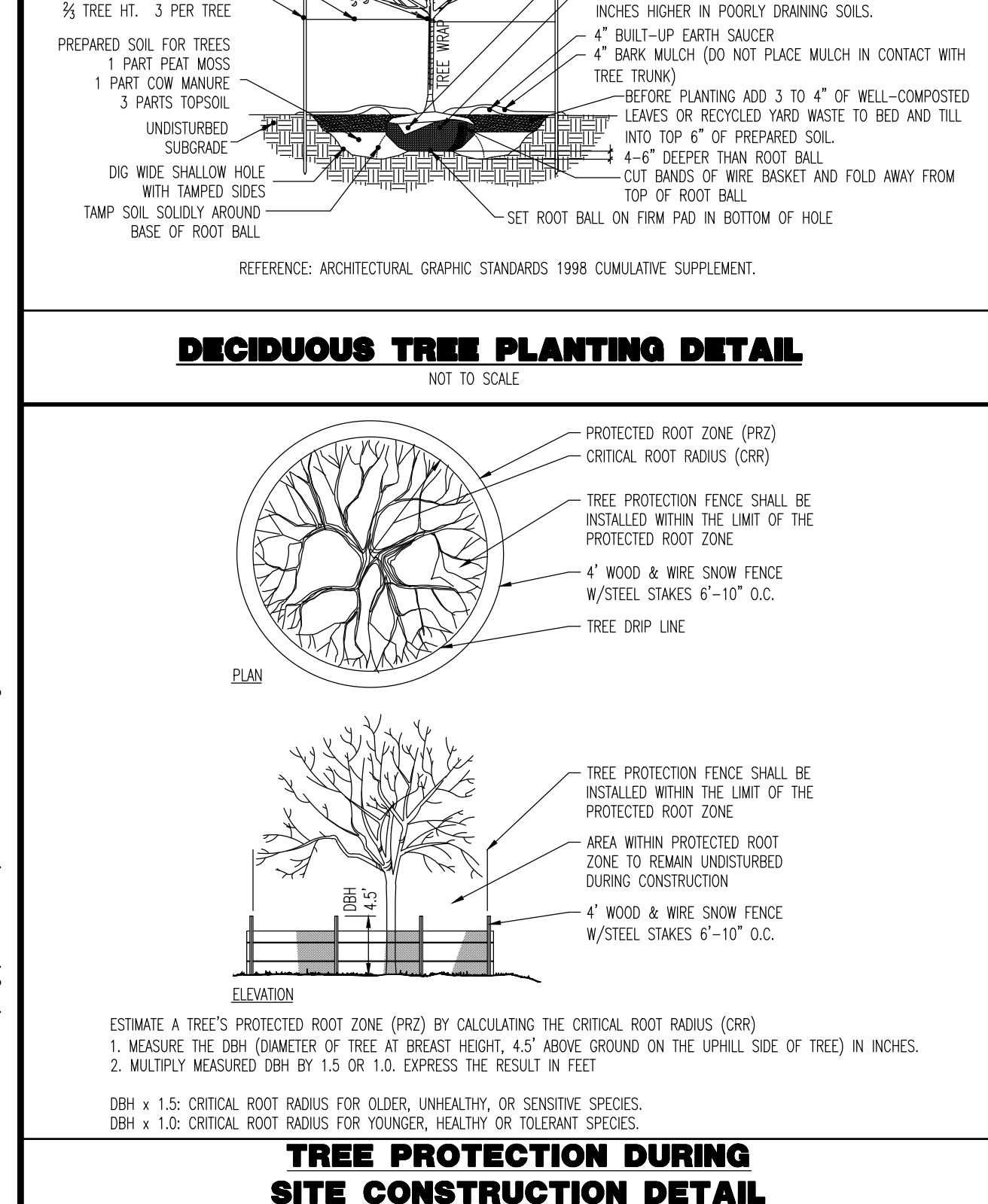
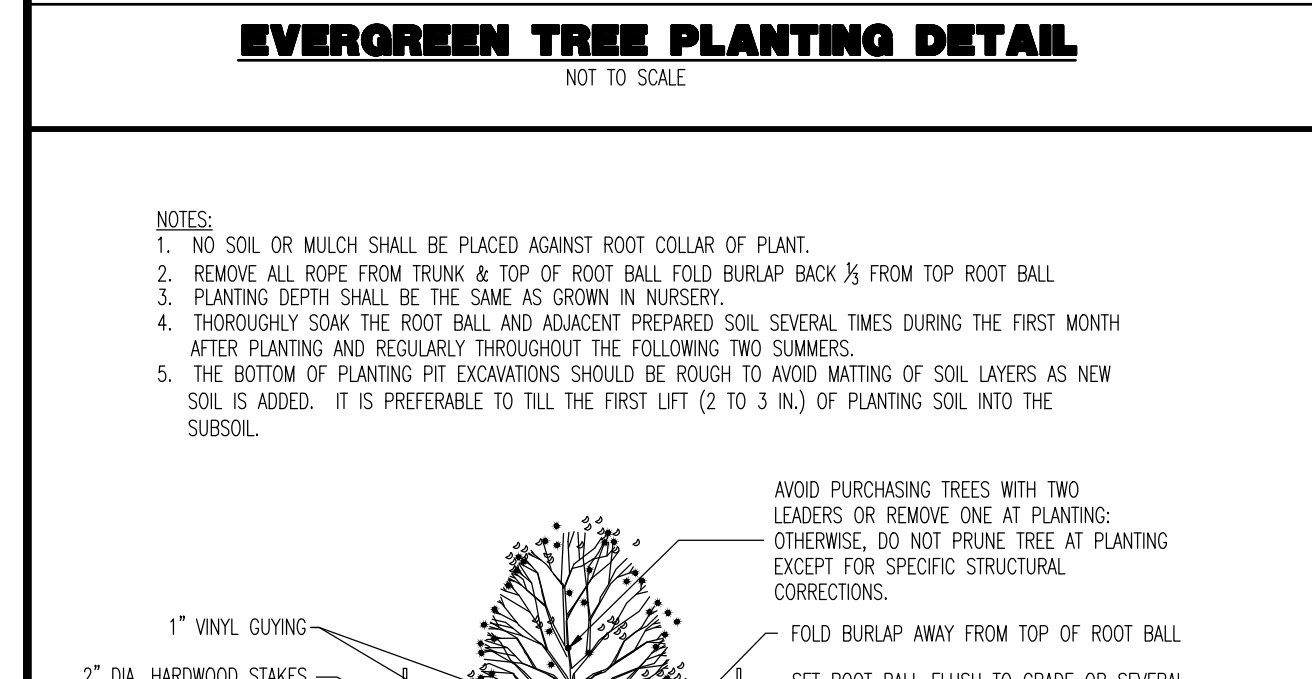
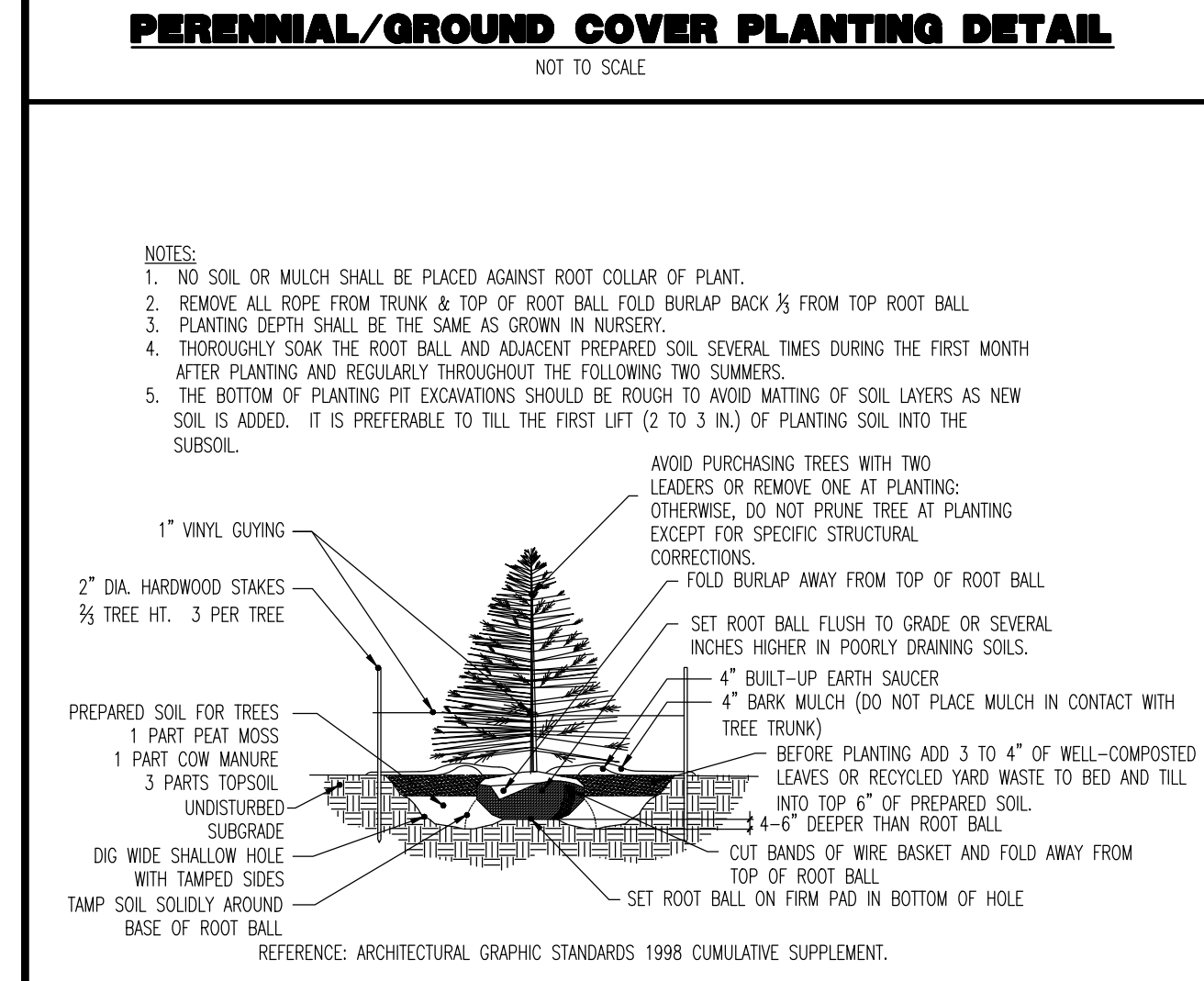
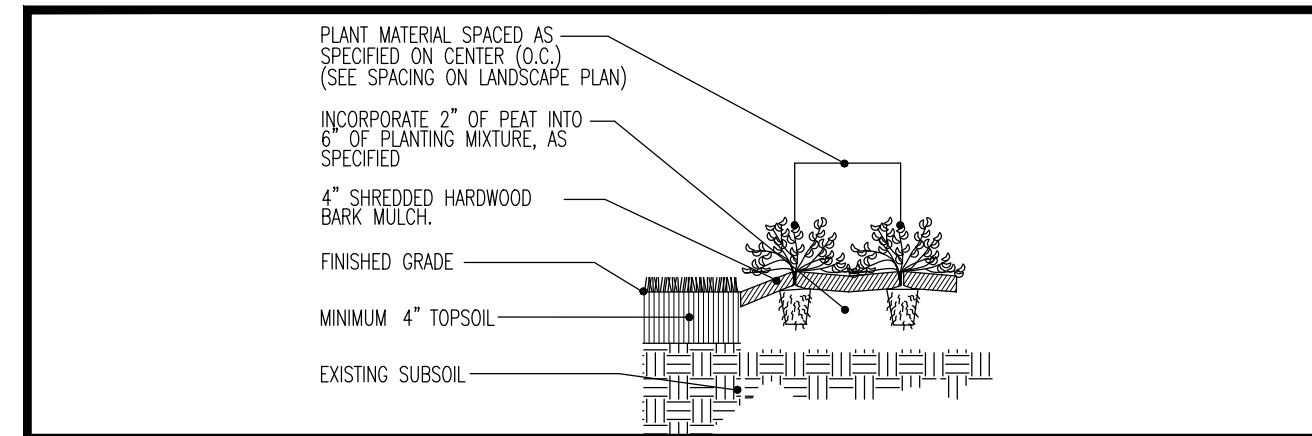
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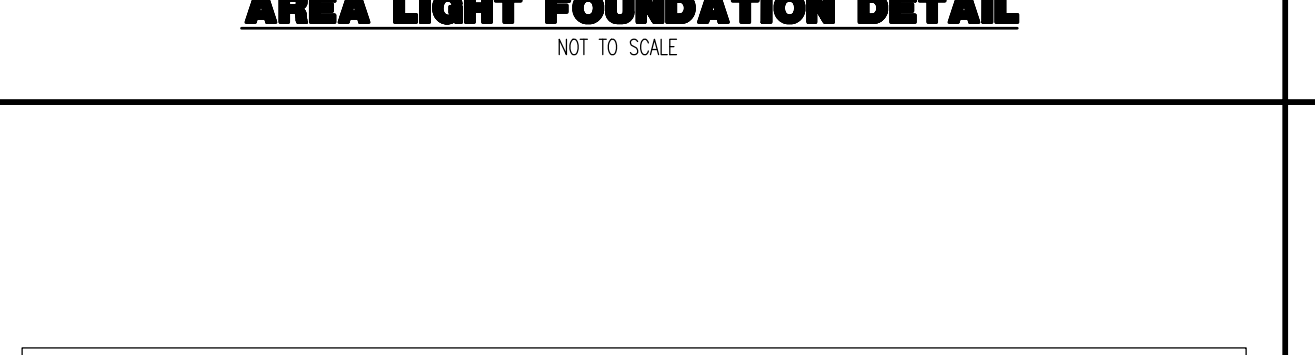
TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) N.T.S. DATE: 02/19/2021
PROJECT No: 2179-99-009
SHEET No: **10** OF 13



NOTE: 1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. PROPOSED POLE IN CONJUNCTION WITH CONCRETE PEDESTAL TO EQUAL MOUNTING HEIGHT 'A'. ACTUAL POLE HEIGHT TO BE ADJUSTED ACCORDINGLY.

LIGHT POLE FOUNDATION SCHEDULE	
MOUNTING HEIGHT ABOVE GRADE 'A'	25'
POLE DIA. 'B'	6" SQUARE (OR PER MANUFACTURER)
# OF FIXTURES	SINGLE OR DOUBLE
FOUNDATION DIAMETER 'C'	24" DIA. ROUND
FOUNDATION DEPTH 'D'	7'0"
REINFORCING TIES 'E'	#4 @ 12" O.C.
VERTICAL REINFORCEMENT 'F'	(7) #6 BARS EQUALLY SPACED



KIM LIGHTING Wall Director® Medium kL_wdm_spec.pdf

JOB: _____ TYPE: _____

APPROVALS: _____

FEATURES:
• 0° to 10° tilt adjustment
• High performance optics deliver up to 3,000 lumens
• Up or down mountable without modification
• Diffused lens option
• Programmable occupancy sensor (dimming)
• No and Endless wireless controls
• 130+ lumens per watt

CERTIFICATIONS:
UL LISTED, DLC IK08 IP66

WEIGHT: 35 lbs

ORDERING CODE:

Fixture	Mounting	Source	Watts	Light Output	Options	Warranty
WDM Wall Director Medium	Up	4000	65 Watts	3470 lm	5' Trip 1	347 30V
			85 Watts	4870 lm	5' Trip 2	347 30V
			100 Watts	5800 lm	5' Trip 3	347 30V
			130 Watts	5870 lm	5' Trip 4	480 400V

WDM WALL DIRECTOR MEDIUM

CONSTRUCTION:
• Manufactured with die cast aluminum
• Coated with a polyester finish that meets ASTM B733 corrosion test requirements and ASTM B202 coating and loss of adhesion test requirements
• IP5 polyester powder coat electrostatically applied and thermocured. IP5 finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset semi-TEC polyester powder coat finish
• The finish meets the AAMA 2604 performance specification which includes passing a 3000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM B202 and meets surface impacts of up to 160 inch pounds
• External hardware is corrosion resistant

OPTIONAL:
5' Single Fix & Fix holder
5' Single Fix & Fix holder
200' Cord Length
200' Cord Length

NX DISTRIBUTED Kin Lighting reserves the right to change specifications without notice.

© 2019 KIM LIGHTING | 17100 Industrial Street | City of Industry | CA 91748
P: 626.966.5666 | F: 626.369.2699 | www.kimlighting.com | Rev. Oct 22, 2019

HUBBELL LIGHTING | 1 |

SSS-B SERIES POLES SQUARE STRAIGHT STEEL

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #:

APPLICATIONS:
• Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

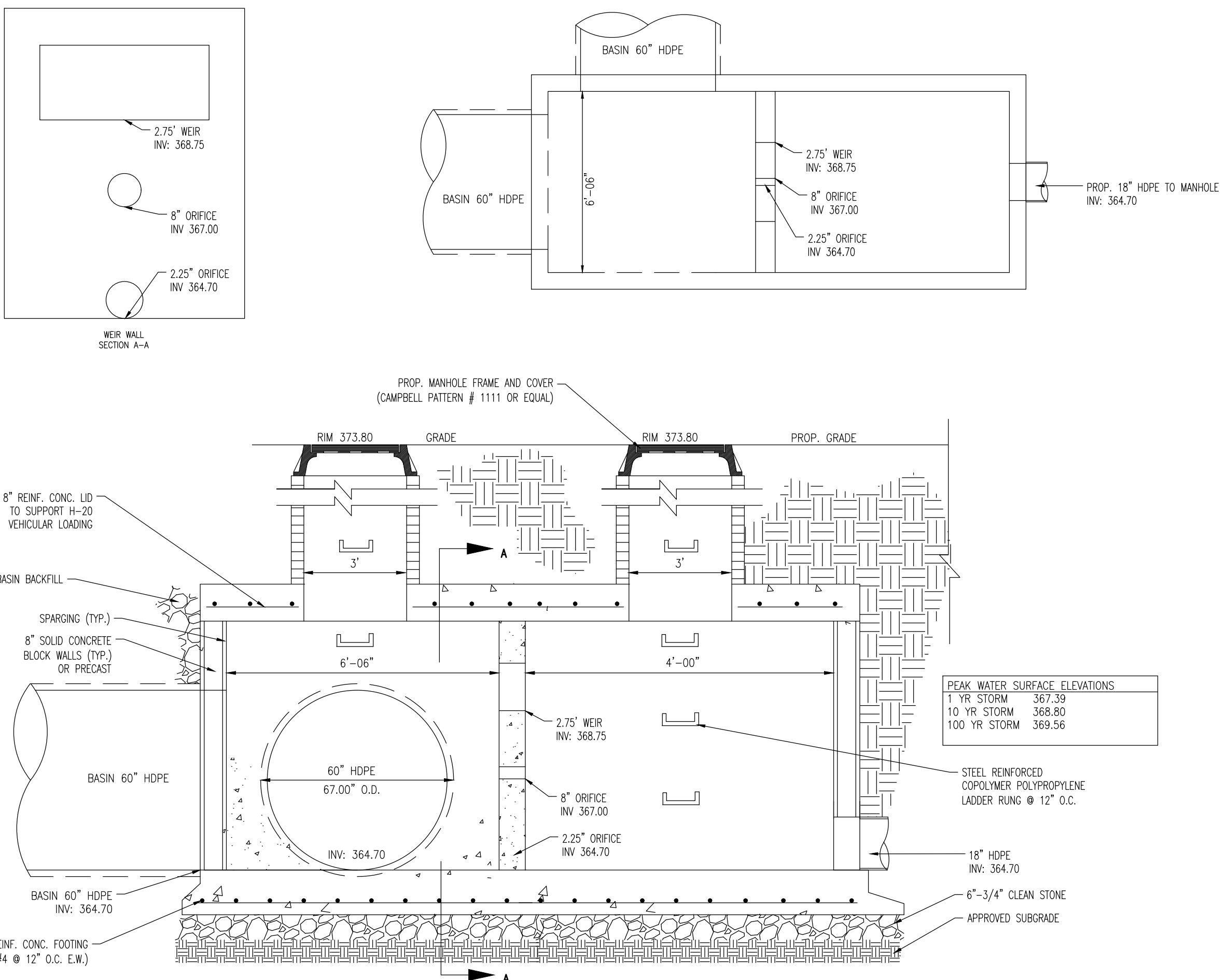
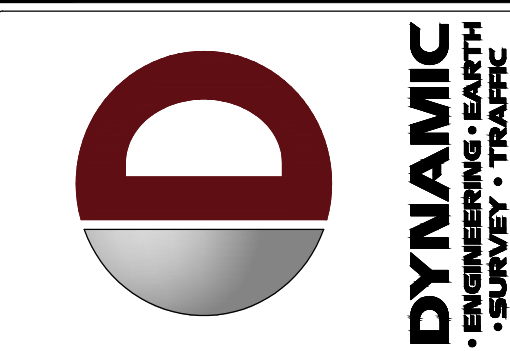
CONSTRUCTION:
• SSS-B Series straight steel pole with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM A500, Grade B); Longitudinal weld seam to appear flush with flat side wall; Steel base plate with steel bolt circle seats welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
• BASE COVER: Two-piece square aluminum base cover included standard
• POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
• HAND HOLE: Rectangular 3/8" steel hand hole frame (2.38" x 4.38" opening). Mounting provisions for grounding lug located behind galvanized cover
• ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

FINISH:
• Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
• Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
• Decorative finish coat available in seven standard colors. Custom colors available; RAL number preferable; Internal protective coating available

WAREHOUSE STOCKED POLES:
• SSSB10-400-4-HV-DB-R3C, SSSB25-404-4-HV-DB-R3C and SSSB35-506-4-HV-DB-R3C
• The HV designation in the above catalog numbers is a combination grid pattern of the Hubbell Outdoor S2 pattern and the Beacon EQ/84 Viper pattern (rectangular arm mounting)

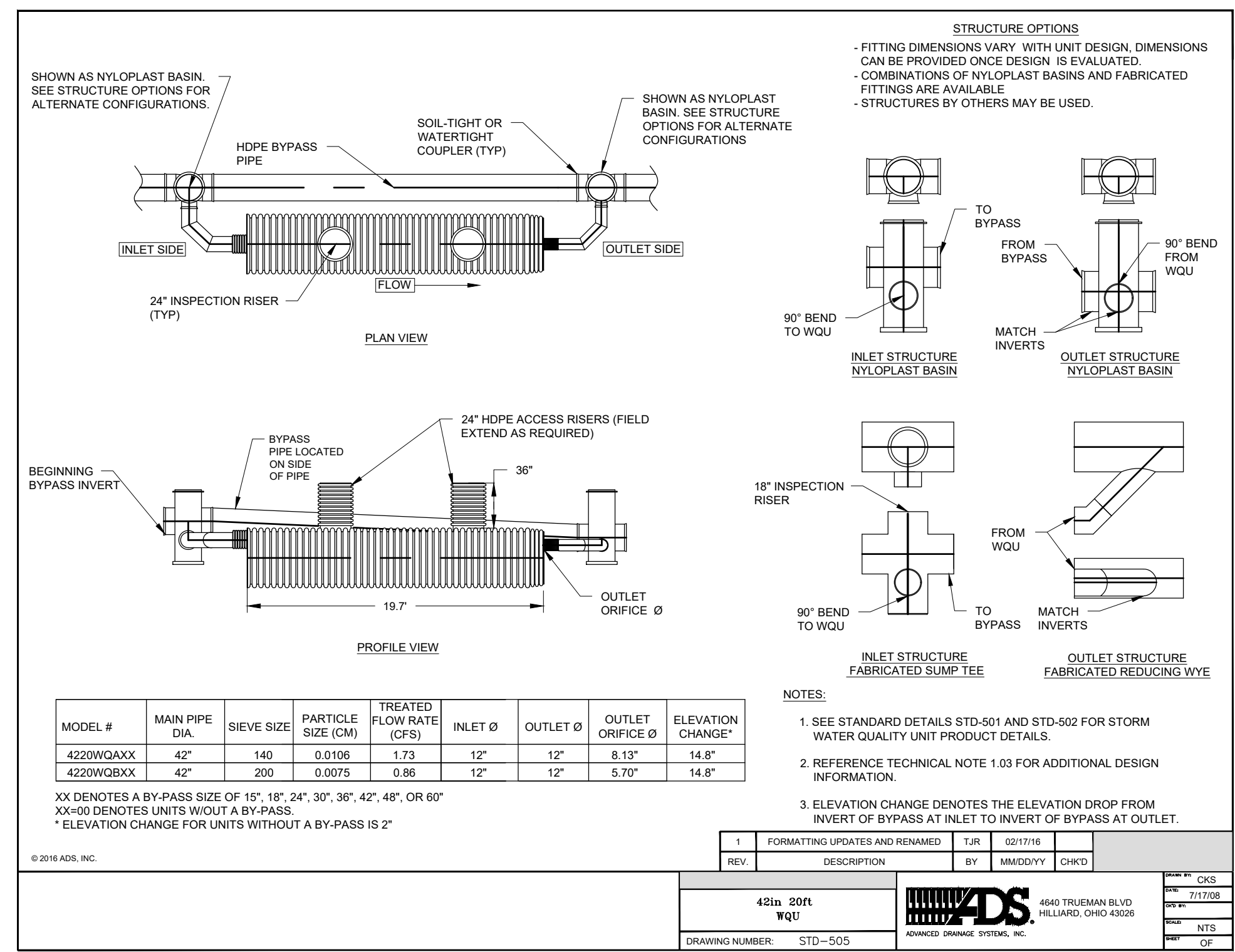
ORDERING INFORMATION: Reference page 2 for available configurations

SERIES	HEIGHT	ARM	THICKNESS	MOUNTING	FINISH	OPTIONS
SSS-B	40-42-44-46-48-50-52-54-56-58-60-62-64-66-68-70-72-74-76-78-80-82-84-86-88-90-92-94-96-98-100	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	1/8" 3/16" 1/4" 5/16" 3/8" 1/2" 5/8" 3/4" 1" 1 1/4" 1 1/2" 1 3/4" 2" 2 1/4" 2 3/4" 3" 3 1/4" 3 1/2" 3 3/4" 4" 4 1/4" 4 1/2" 4 3/4" 5" 5 1/4" 5 1/2" 5 3/4" 6" 6 1/4" 6 1/2" 6 3/4" 7" 7 1/4" 7 1/2" 7 3/4" 8" 8 1/4" 8 1/2" 8 3/4" 9" 9 1/4" 9 1/2" 9 3/4" 10" 10 1/4" 10 1/2" 10 3/4" 11" 11 1/4" 11 1/2" 11 3/4" 12" 12 1/4" 12 1/2" 12 3/4" 13" 13 1/4" 13 1/2" 13 3/4" 14" 14 1/4" 14 1/2" 14 3/4" 15" 15 1/4" 15 1/2" 15 3/4" 16" 16 1/4" 16 1/2" 16 3/4" 17" 17 1/4" 17 1/2" 17 3/4" 18" 18 1/4" 18 1/2" 18 3/4" 19" 19 1/4" 19 1/2" 19 3/4" 20" 20 1/4" 20 1/2" 20 3/4" 21" 21 1/4" 21 1/2" 21 3/4" 22" 22 1/4" 22 1/2" 22 3/4" 23" 23 1/4" 23 1/2" 23 3/4" 24" 24 1/4" 24 1/2" 24 3/4" 25" 25 1/4" 25 1/2" 25 3/4" 26" 26 1/4" 26 1/2" 26 3/4" 27" 27 1/4" 27 1/2" 27 3/4" 28" 28 1/4" 28 1/2" 28 3/4" 29" 29 1/4" 29 1/2" 29 3/4" 30" 30 1/4" 30 1/2" 30 3/4" 31" 31 1/4" 31 1/2" 31 3/4" 32" 32 1/4" 32 1/2" 32 3/4" 33" 33 1/4" 33 1/2" 33 3/4" 34" 34 1/4" 34 1/2" 34 3/4" 35" 35 1/4" 35 1/2" 35 3/4" 36" 36 1/4" 36 1/2" 36 3/4" 37" 37 1/4" 37 1/2" 37 3/4" 38" 38 1/4" 38 1/2" 38 3/4" 39" 39 1/4" 39 1/2" 39 3/4" 40" 40 1/4" 40 1/2" 40 3/4" 41" 41 1/4" 41 1/2" 41 3/4" 42" 42 1/4" 42 1/2" 42 3/4" 43" 43 1/4" 43 1/2" 43 3/4" 44" 44 1/4" 44 1/2" 44 3/4" 45" 45 1/4" 45 1/2" 45 3/4" 46" 46 1/4" 46 1/2" 46 3/4" 47" 47 1/4" 47 1/2" 47 3/4" 48" 48 1/4" 48 1/2" 48 3/4" 49" 49 1/4" 49 1/2" 49 3/4" 50" 50 1/4" 50 1/2" 50 3/4" 51" 51 1/4" 51 1/2" 51 3/4" 52" 52 1/4" 52 1/2" 52 3/4" 53" 53 1/4" 53 1/2" 53 3/4" 54" 54 1/4" 54 1/2" 54 3/4" 55" 55 1/4" 55 1/2" 55 3/4" 56" 56 1/4" 56 1/2" 56 3/4" 57" 57 1/4" 57 1/2" 57 3/4" 58" 58 1/4" 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OUTLET STRUCTURE DETAIL

NOT TO SCALE



WATER QUALITY UNIT DETAIL

NOT TO SCALE

Revision table with columns for REV., DATE, and COMMENTS.

Project information including permit details, ARMONK FAIRVIEW, LLC & AGRO AND BRASSI, LLC, and contact information.

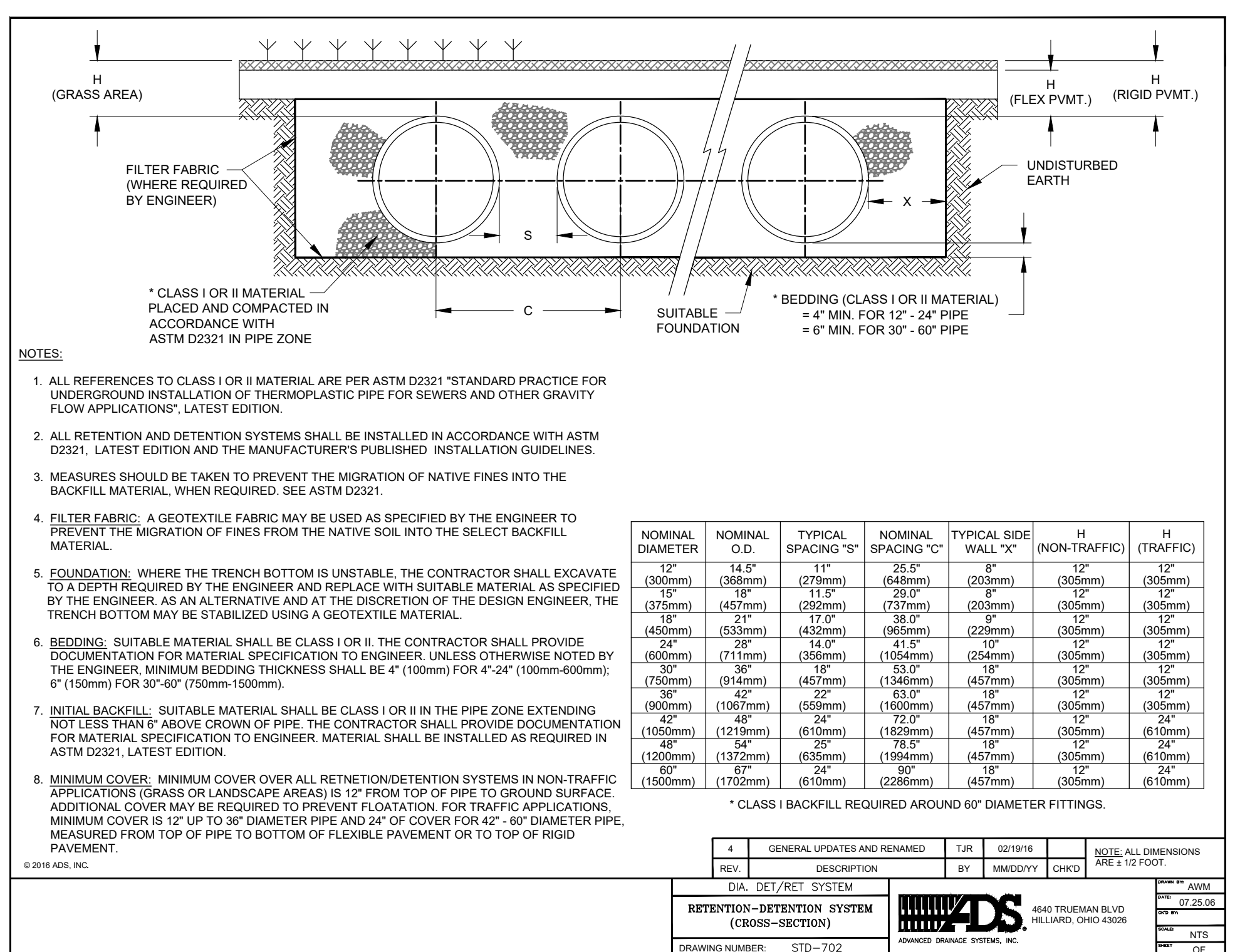
811 logo and text: PROTECT YOURSELF. ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREFERRING TO DESIGN THE SAFETY SURFACE WHEREVER IN ANY STATE.

DYNAMIC ENGINEERING logo and contact information: LAND DEVELOPMENT CONSULTING • PERMITTING GEOTECHNICAL • ENVIRONMENTAL TRAFFIC • SURVEY • PLANNING & ZONING. 245 Main Street, Suite 110, Chester, NJ 07930.



BRETT W. SKAPINETZ PROFESSIONAL ENGINEER NEW YORK LICENSE No. 087962

CONSTRUCTION DETAILS. SCALE: (H) AS SHOWN. DATE: 02/19/2021. PROJECT No: 2179-99-009. Rev. #:



UNDERGROUND DETENTION

NOT TO SCALE

Table with columns: NOMINAL DIAMETER, NOMINAL O.D., TYPICAL SPACING "S", NOMINAL SPACING "C", TYPICAL SIDE WALL "X", H (NON-TRAFFIC), H (TRAFFIC). Rows list various pipe diameters from 12" to 1500mm.

Revision table with columns: REV., DESCRIPTION, T.J.R., DATE, BY, CHECKED.

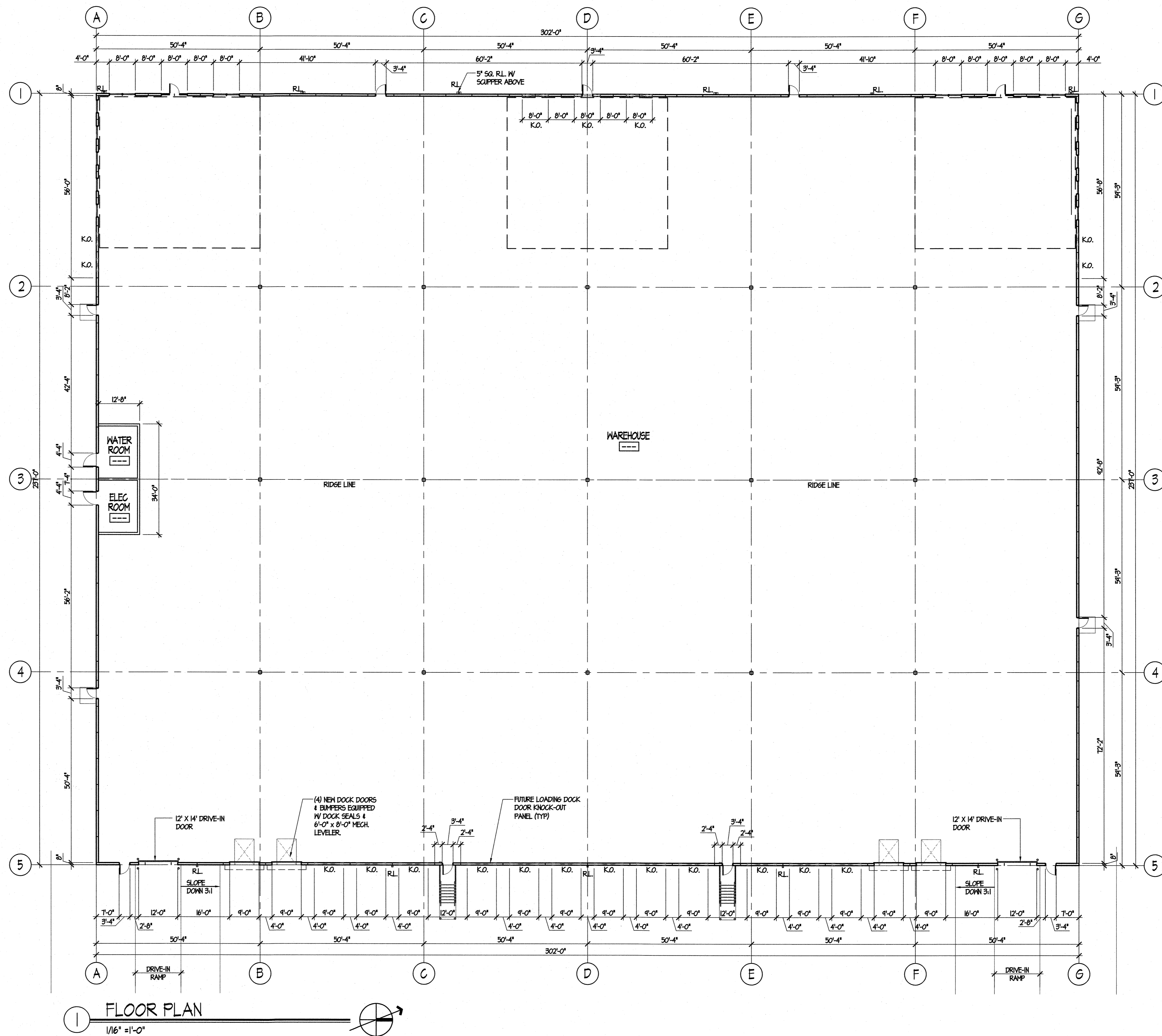
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REVISIONS

REV# DATE DESCRIPTION

1 H FEB 21 ISSUED FOR MUNICIPAL APPROVAL

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FLOOR PLAN
1/16" = 1'-0"

CERMINARA ARCHITECT

224 COURTYARD DRIVE
HILLSBOROUGH, NJ 08844
PHONE 908.685.7700 | FAX 908.685.3019
WWW.CERMINARAARCHITECT.COM



CARMINE CERMINARA, AIA
CJ461
PA RA0128448
JOHN MANNINO, AIA
NY 036983-1

FLEX BUILDING

BLOCK ?? LOT ??
44 BUSINESS PARK DRIVE
ARMONK, NEW YORK

FLOOR PLAN

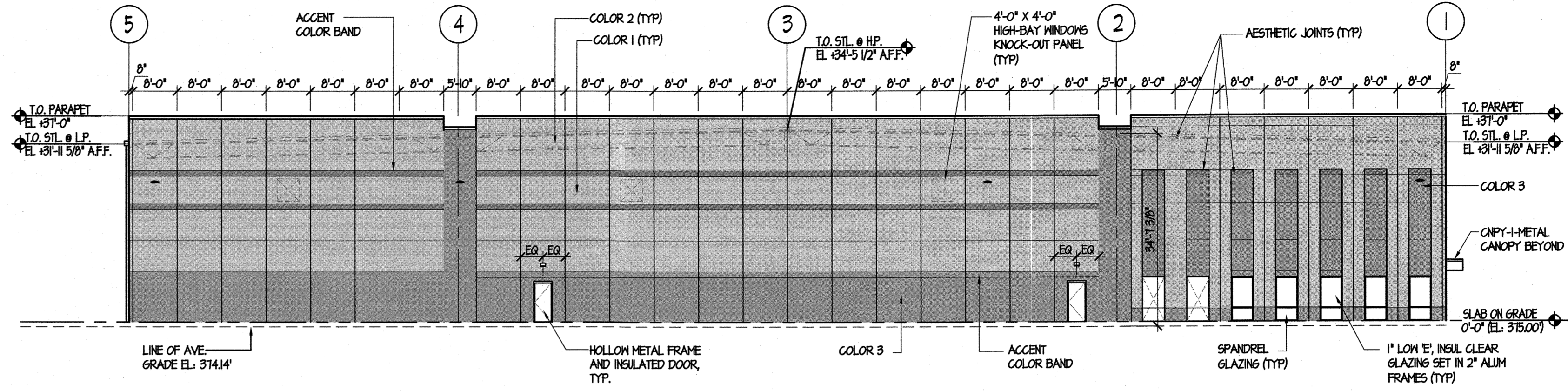
SCALE 1/16" = 1'-0"

DATE 14 FEB 21 COMMISSION 20054
DRAWN BY JM REVISION
CHECKED BY JM
SHEET DRAWING

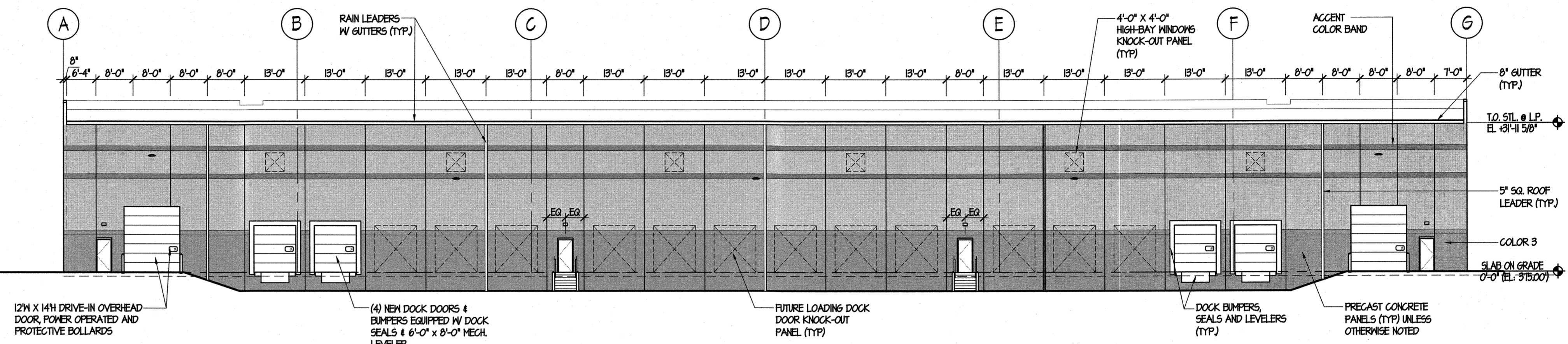


REV#	DATE	DESCRIPTION
1	14 FEB 21	ISSUED FOR MUNICIPAL APPROVAL

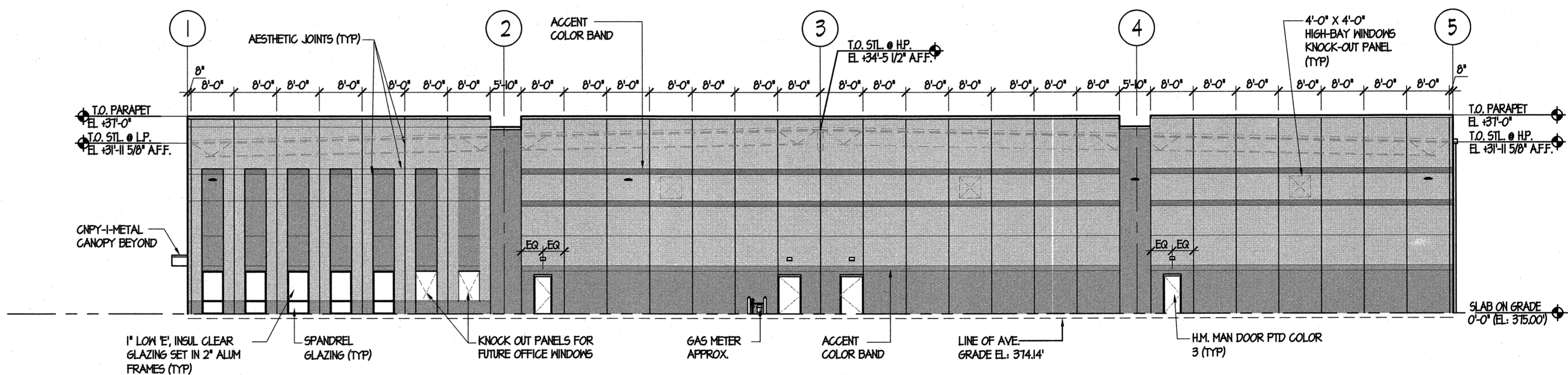
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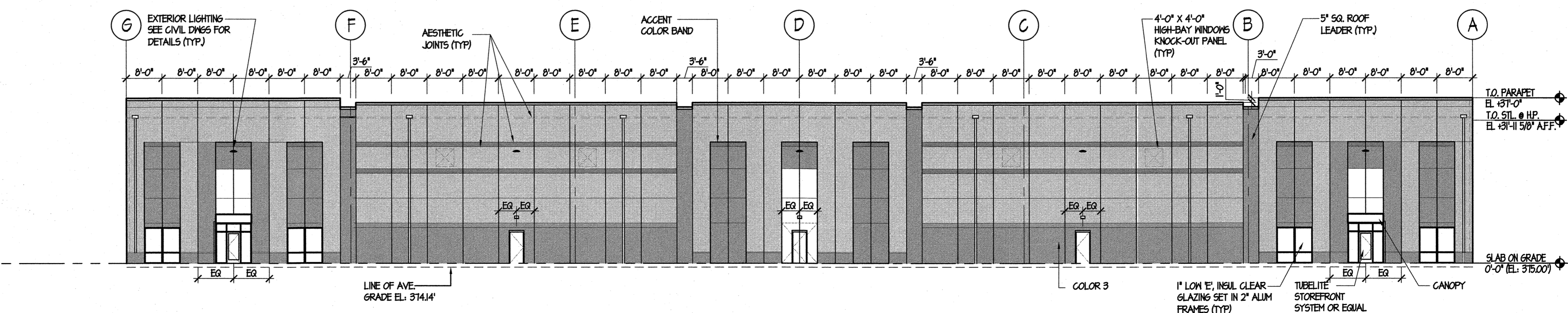
4 NORTH ELEVATION
1/16" = 1'-0"



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



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



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

EXTERIOR MATERIAL SELECTIONS				
SYMBOL	LOCATION	MANUFACTURER	SIZE & TYPE	COLOR
COLOR 1	PRECAST CONCRETE PANEL PAINT COLOR	BENJAMIN MOORE	LIGHT BEIGE	#1032
COLOR 2	PRECAST CONCRETE PANEL PAINT COLOR	BENJAMIN MOORE	MEDIUM BEIGE	#1034
COLOR 3	PRECAST CONCRETE PANEL PAINT COLOR	BENJAMIN MOORE	MEDIUM/DARK BEIGE	#1035
ACCENT COLOR BAND COLOR 4	PRECAST CONCRETE PANEL PAINT COLOR	BENJAMIN MOORE	DARK BEIGE	TBD.
MC - 1	METAL CAP FLASHING (@ PARAPET)	ATAS OR EQUAL	6" FACE	TO BE DETERMINED
	METAL GUTTER & LEADERS, SCUPPERS	ATAS OR EQUAL	10" GUTTER, 5"x5" LEADERS	TO BE DETERMINED
	METAL CANOPY (@ OFFICE ENTRANCES)	ATAS OR EQUAL	5M 2802 - ROOKWOOD RED	
GLASS	STOREFRONT/ WINDOWS	PPG OR EQUAL	1" LGI, LOW E	TINTED
ALUMINUM FRAMES	STOREFRONT/ WINDOWS	TUBELITE OR EQUAL	TBD	CLEAR ANODIZED

CERMINARA ARCHITECT

224 COURTYARD DRIVE
HILLSBOROUGH, NJ 08844
PHONE 908.685.7700 | FAX 526.3019
WWW.CERMINARAARCHITECT.COM



GARMINE CERMINARA, AIA
C1463
RA012844.8
JOHN MANNINO, AIA
038983-1

FLEX BUILDING

BLOCK ??, LOT ??
94 BUSINESS PARK DRIVE
ARMONK, NEW YORK

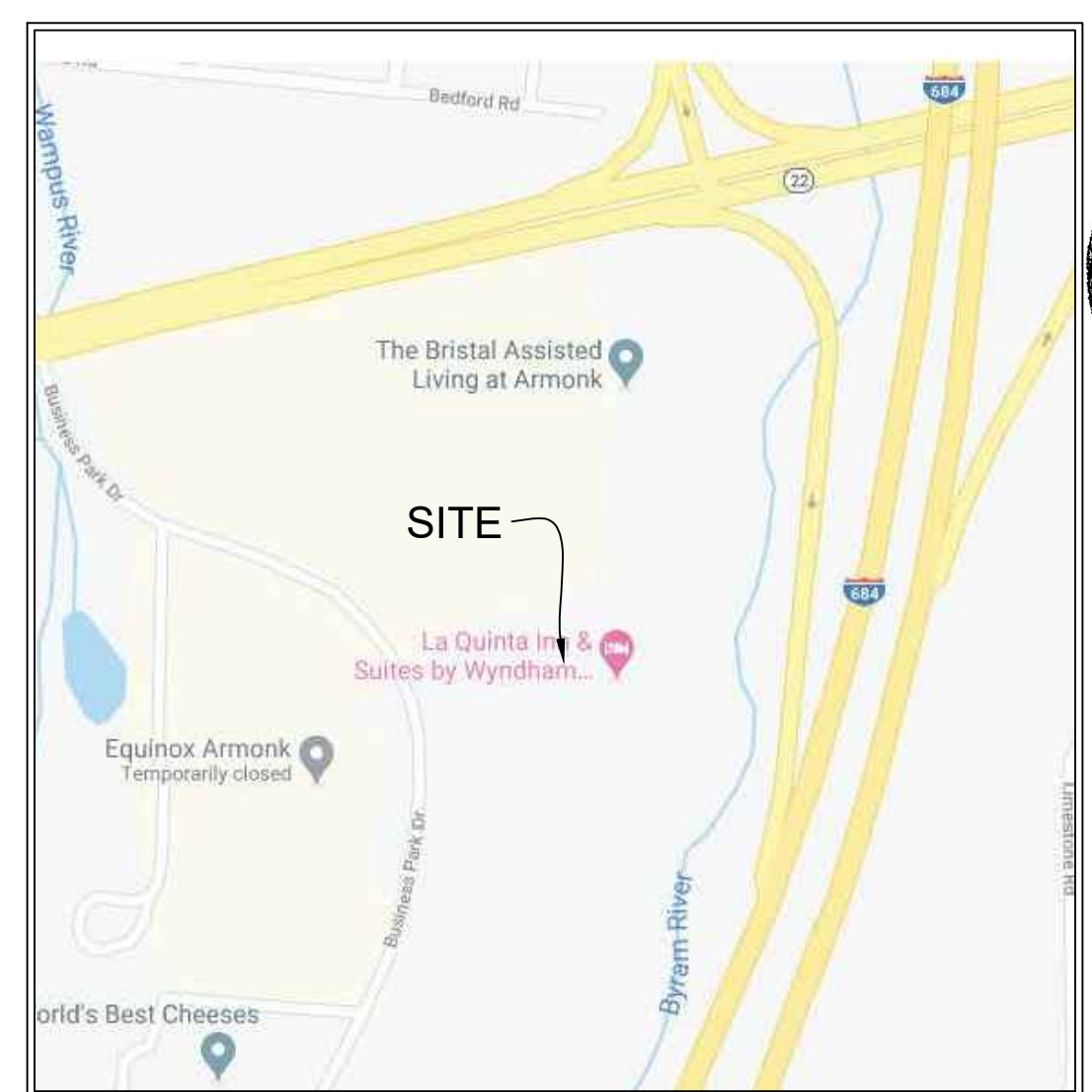
EXTERIOR ELEVATIONS

SCALE 1/16" = 1'-0"

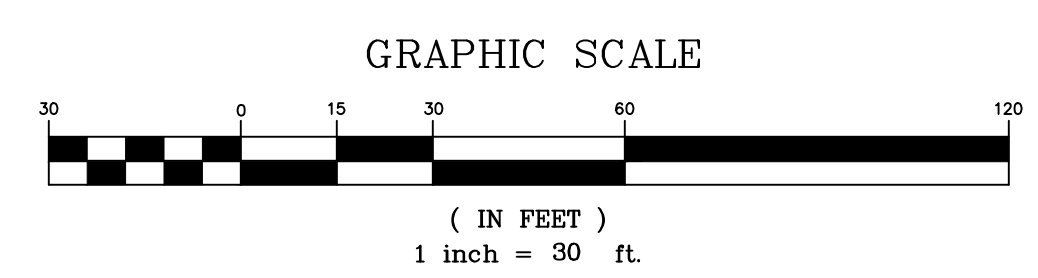
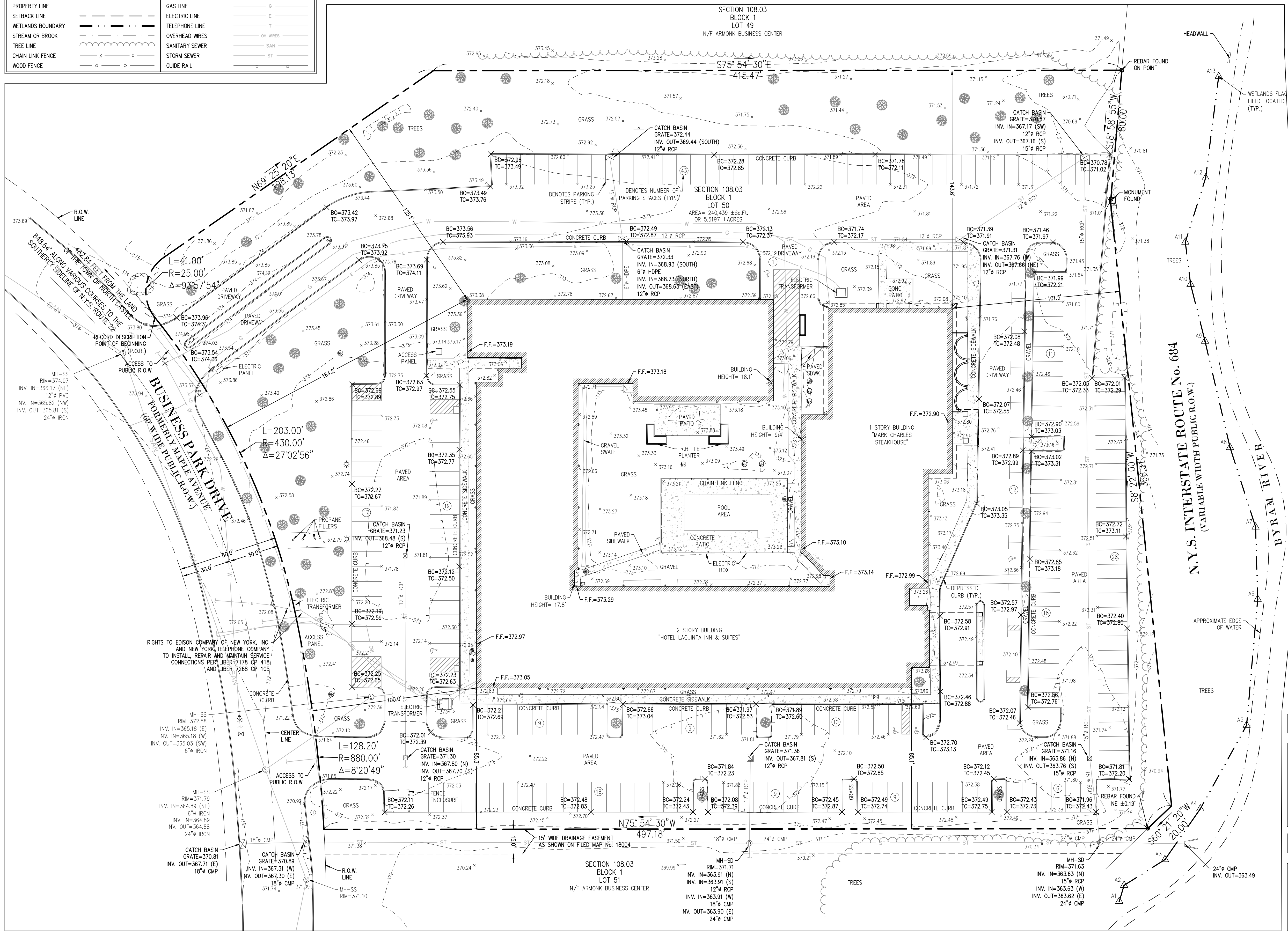
DATE 14 FEB 21 COMMISSION 20054
DRAWN BY JIM REVISION
CHECKED BY JIM
SHEET

LEGEND

TRaverse	△	UNKNOWN MANHOLE	⊙	WATER VALVE	⊕
MONUMENT	□	ELECTRIC MANHOLE	⊕	WATER METER	⊕
IRON PIPE	○	SANITARY MANHOLE	⊕	FIRE HYDRANT	⊕
BOOK	BK	CLEAN OUT	⊕	WATER SHUT OFF	⊕
PAGE	PG	TELEPHONE MANHOLE	⊕	MONITORING WELL	⊕
RIGHT OF WAY	R.O.W.	STORM MANHOLE	⊕	IRRIGATION CONTROL VALVE	⊕
SIGN	⊕	CATCH BASIN	⊕	GAS VALVE	⊕
FLAGPOLE	⊕	FLARED END SECTION	⊕	GAS METER	⊕
MAILBOX	⊕	LIGHT POLE	⊕	UTILITY POLE	⊕
DUMPSTER	⊕	WALL-MOUNTED LIGHT	⊕	GUY WIRE	⊕
HANDICAP SYMBOL	⊕	BOLLARD	⊕	ELECTRIC METER	⊕
PROPERTY LINE (PO)	---	WATER LINE	---	---	---
PROPERTY LINE	---	GAS LINE	---	---	---
SETBACK LINE	---	ELECTRIC LINE	---	---	---
WETLANDS BOUNDARY	---	TELEPHONE LINE	---	---	---
STREAM OR BROOK	---	OVERHEAD WIRES	---	---	---
TREE LINE	---	SANITARY SEWER	---	---	---
CHAIN LINK FENCE	---	STORM SEWER	---	---	---
WOOD FENCE	---	GUIDE RAIL	---	---	---



VICINITY MAP
SCALE: 1" = 200'



- SURVEY REFERENCES**
- LIBER 7827, PAGE 254 LIBER 7165, PAGE 732 LIBER 7266, PAGE 288 LIBER 7266, PAGE 271
 - MAP ENTITLED "SUBDIVISION OF PROPERTY BELONGING TO ARMONK BUSINESS CENTER SITUATED IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, N.Y." DATED OCTOBER 17, 1972 AND FILED IN THE OFFICE OF THE COUNTY CLERK OF WESTCHESTER COUNTY ON JUNE 27, 1973 AS MAP No. 18004.
 - MAP ENTITLED "AMENDED SUBDIVISION OF PROPERTY BELONGING TO ARMONK BUSINESS CENTER SITUATED IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, N.Y." DATED JULY 1, 1974 AND FILED IN THE OFFICE OF THE COUNTY CLERK OF WESTCHESTER COUNTY ON DECEMBER 23, 1974 AS MAP No. 18423.
 - MAP ENTITLED "AMENDED SUBDIVISION MAP No. 2 OF PROPERTY BELONGING TO ARMONK BUSINESS CENTER SITUATED IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, N.Y." DATED DECEMBER 2, 1976 AND FILED IN THE OFFICE OF THE COUNTY CLERK OF WESTCHESTER COUNTY ON JANUARY 5, 1977 AS MAP No. 18037.
 - FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 13-7406-31483-(W) BEARING AN EFFECTIVE DATE OF SEPTEMBER 24, 2013 AND THE SUPPLEMENTAL DOCUMENTATION REFERRED TO THEREIN.

- SURVEY NOTES**
- PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
 - THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR EXCEPTIONS, OR CONVEYANCES THAT MAY EXIST.
 - ONLY SURFACE CONDITIONS ARE SHOWN. NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, UST'S, ETC.
 - THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYER WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES. NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, UST'S, ETC.
 - THE SUBJECT PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN ANY PORTION OF SAID PROPERTY LYING WITHIN THE RIGHTS OF WAY OF THE ROADS SHOWN.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88 DATUM) AS DETERMINED BY DIFFERENTIAL GPS ON APRIL 15, 2020 UTILIZING THE KEYNET VRS NETWORK.

Date: 04/30/20
Checked: MMW
Drawn: ER

MATTHEW M. WEBB, PLS
THE PROFESSIONAL LAND SURVEYOR License No. 050851

Revisions:

1/7/21
ADDED WETLANDS
FLAG LOCATIONS

LAN ASSOCIATES
engineering • planning • architecture • surveying

252 MAIN STREET, GOSHEN, NEW YORK 10924 (845)815-0350

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 108.03 - BLOCK 1 - LOT 50
ALSO KNOWN AS 94 BUSINESS PARK DRIVE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

Job No. 4,1497.01
File No. 149701S1

S.O.1



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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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

Application for Site Development Plan Approval

Application Name

Armonk Fairview, LLC & Aggro and Brassi, LLC



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Important General Information

- Prior to submitting an application, the "Notice to Applicants" should be reviewed.
- To appear before the Planning Board, all required application materials shall be submitted not later than **12:00 P.M., Monday, fourteen (14) days** prior to the date of the Planning Board meeting at which the application is scheduled to be heard or as otherwise noted by the Planning Board Secretary. Continuing Business can be submitted 12 days prior to the Next Planning Board meeting by the close of business. Except where noted.

If all required application materials, including the pertinent application fee and escrow monies are not submitted by that deadline, the application shall be automatically removed from the agenda.

At the discretion of the Planning Board Chairman, the application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Without prior authorization from the Planning Board, application submissions shall not be accepted at Planning Board meetings.

- At the time of submission, all required application materials shall be submitted. **Piecemeal submissions shall not** be accepted. Substitution of previously submitted materials shall not be permitted.
- All submissions shall be dated, with revision dates identified on new submissions.
- All submissions shall be accompanied by a cover letter describing the project and/or any changes as compared to previous submissions.
- For distribution purposes and mailing to the Planning Board Members and others (as required), multiple copies of application materials shall be collated into separate sets, each containing one copy of every submitted document. All application materials shall be submitted in a form that fits into a **12" x 17" envelope**. Plans shall be **folded** and **rubber banded** as necessary.
- To be considered complete for Planning Board hearing purposes, an application package shall contain the information identified in Parts IV and V of this application form.
- For purposes of completing this application form, all responses provided shall be printed, except as otherwise specified.



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**AT THE TIME OF SUBMISSION TO THE PLANNING DEPARTMENT
PLEASE MAKE SURE THE FOLLOWING IS PROVIDED**

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL

- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT

- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL

- ✓ ALL PLANS SHALL BE COLLATED AND FOLDED INTO 8 INDIVIDUAL SETS



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NOTICE TO APPLICANTS

In the Town of North Castle, the Planning Board is responsible for the review and approval of all applications concerning site plans, subdivisions and lot line changes; some applications concerning special use permits, wetlands permits and tree removal permits; and the environmental review of those applications over which it has jurisdiction. The Planning Board may also have an advisory role in connection with some applications before the Town Board, such as those involving other categories of special use permits and zoning amendments.

The Planning Board is composed of five volunteer members – all residents of North Castle – who are appointed by the Town Board for five-year terms. As part of the review of some applications, the Planning Board is assisted on an as-needed basis by other lay boards of the Town, such as the Conservation Board (CB), the Zoning Board of Appeals (ZBA), the Open Space Committee and the Architectural Review Board (ARB). As part of the review of most applications, the Planning Board is also assisted by the Director of Planning, the Town Engineer, the Town Attorney and other special consultants when required.

FEES:

If you submit an application for Planning Board review, you will be required to reimburse the Town for the cost of professional review services, including legal and engineering services, incurred in connection with the review of your application. The charges for professional planning review services have been \$120/hour. If other types of professional consultant review services are required, those charges will be in accord with fees usually charged for such services and pursuant to a contractual agreement between the Town and such professional.

At the time of submission of an application, the Planning Board will require the establishment of an escrow account from which withdrawals shall be made to reimburse the Town for the cost of consultant fees and professional staff services.

ESCROW ACCOUNT:

Escrow Accounts are established for each application. Monies will be deducted from the account for professional review services rendered. Monthly escrow disbursement summaries will be mailed for your reference regarding your project. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, a letter will be mailed to the applicant and the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit. Additional information on these requirements is provided in the North Castle Town Code (see Sections 355-79B and 275-36.C).



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PROCEDURE:

Prior to submitting an application to the Planning Board for review and approval, prospective applicants should schedule an appointment with the Planning Board Secretary at (914) 273-3542 for a consultation with the Town Planner and the Town Engineer. When the appointment is made, a verbal description of the proposal should be provided to the Planning Board Secretary. The Town of North Castle is providing the services of the Director of Planning and the Town Engineer for *initial* consultation at no cost to the applicant so that it is possible to conduct the application review as efficiently as possible for the benefit of the applicant as well as the Planning Board.

After meeting with the Town Planner and Town Engineer, prospective applicants should prepare one complete set of application documents and plans. This set will be reviewed for completeness by the Town Planner. If determined to be incomplete, the Planning Department will submit a checklist indicating which items have not been adequately addressed. If determined to be complete, the checklist will be initialed and the Applicant should submit the remainder of the required application packages.

Once the checklist has been initialed and all application packages have been submitted, the Planning Board Secretary will schedule the application for the first available opening on the Planning Board's meeting agenda. However, if the required application material packages, including the pertinent application fee are not received at the Planning Board office by 12:00 PM, Monday, 14 days prior to the date of the Planning Board meeting at which you are scheduled to appear (or otherwise scheduled by the Planning Board Secretary), your application will be automatically removed from the agenda. At the discretion of the Planning Board Chairman, your application may be rescheduled, if appropriate, for the next available Planning Board meeting or the application may be removed from future agendas altogether. Additional requirements pertinent to each type of application are provided on the individual application forms, which you should carefully review prior to submitting your application.

When an application is deemed complete and submitted for review, it will be forwarded to the Planning Board Members and its professional advisors in advance of the meeting to allow adequate time for review, preparation of written reports and site inspections as necessary. Your application may also be forwarded to other boards and staff of the Town as well as to agencies outside of the Town, if required. Compliance with State Environmental Quality Review (SEQR) procedures is also required as part of the processing of all applications.

At your first appearance before the Planning Board, the Applicant will describe the project and the Planning Board will discuss any preliminary issues. The Planning Board discussion may be continued at future meetings, or if the Planning Board review has progressed sufficiently, the Application may be scheduled for a public hearing (if one is required) The public hearing may occur at a single Planning Board meeting, or it may be adjourned and continued at another Planning Board meeting. Because the nature and complexity of each application varies



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considerably, it is not possible to predict in advance the length of time needed to secure Planning Board approval. There are certain steps that you can take, however, to expedite the review process. These include, but are not limited to, the following:

- Be thoroughly familiar with the requirements pertinent to your application. Carefully review relevant provisions of the North Castle Town Code and the application form for your particular type of application. Be sure to check on what other types of approvals may be required in addition to that of the Planning Board. Approvals by other Town boards or departments as well as agencies outside of the Town may be required before you will be allowed to proceed with your project.
- Make sure that your application materials are accurately prepared and contain all required information. The information that we initially request is required, so make sure that your submission is complete. If supplementary information is requested as the review process continues, make sure that it is submitted in a timely fashion so the Planning Board can continue to move your application along.
- Follow up to make sure that your application materials are being submitted on time, or deliver them to the Planning office yourself.
- Attend the Planning Board meeting at which your application will be discussed and be on time for the meeting. If you cannot appear personally, make sure that your representative will be there and is thoroughly familiar with your application.

If the Application is approved by the Planning Board, a resolution of approval will be adopted by the Planning Board. It is the Applicant's responsibility to address any and all conditions of approval. Permits from the Building Department cannot be issued until all conditions have been addressed and the plans have been signed by the Planning Board Chair and the Town Engineer.

**ON LINE AGENDAS & PLANNING DEPARTMENT MEMORANDA CAN BE
REVIEWED AT**

WWW.NORTHCASTLENY.COM



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INFORMATION REGARDING PUBLIC HEARINGS

1. The North Castle Assessor's Office shall prepare a list of neighbors to be notified for the neighbor notifications and public hearings - **A minimum of one week's notice is required**. The fee is \$50.00 which includes the list of neighbors and two sets of labels for mailing. The Assessor's Office may be reached Monday – Friday from 8:30 a.m.– 4:30 p.m. at 273-3324. You may also e-mail your request to assessor@northcastleny.com

When requesting your list please reference the list of application types below so that you can tell the Assessor's office how many feet on all sides of the property to create the list for.

Subdivisions - All lots zoned R-10, R-5 and R-2F shall notice all neighbors within 200 feet from all sides of their property. All other zoning districts shall notice neighbors within 500 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Special Use Permit for Structures over 800 sq ft. & Accessory Apartment - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Non Residential - All Zoning Districts shall notice all neighbors within 250 feet from all sides of their property. Public hearing notice must be published in the newspaper.

Site Plan, Residential/ Neighbor Notification – All zoning districts R-3/4A or smaller shall notice all neighbors within 250' from all sides of their property. All zoning districts zoned R-1A or larger shall notice all neighbors within 500' from all sides of the property. No public hearing required, no publication in the newspaper required.

Wetlands Permit - All Zoning Districts shall notice all abutting property owners. Public hearing notice must be published in the newspaper.

2. The Director of Planning will prepare a Public Notice. The applicant and or professional will review, sign, date and return to the Planning Department Secretary. If there are any changes necessary, please edit and return for corrections. The corrections will be made and emailed back to the applicant who will forward it to the Journal Newspaper, when applicable.

If notification to the newspaper is not required, please continue to #3.



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You may email your public notice to legals@lohud.com. Please request an affidavit of publication which must be submitted to the Planning Board secretary prior to the public hearing. The Journal News requires three days prior notice before 12 noon, not counting weekends and holidays, for ad placement. Make sure the notice placement of the ad in the Greater Westchester Area. This notice cannot be published any sooner than 20 days prior to the meeting and must be published no less than 10 days prior to the meeting.

If you have any questions regarding your publication you may call 888-516-9220:
Email Address: legals@lohud.com

It is suggested that you purchase the newspaper for your records the day the notice is published.

3. Send out the Public Hearing Notice/ Neighbor Notification by First Class Mail. Notice shall be mailed by the applicant in official envelopes provided by the North Castle Planning Department; the list of noticed neighbors will be prepared by the Assessor's Office. This must be sent out no less than 10 days prior to the meeting and no more than 20 days prior to the meeting date. A Certificate of Mailing (PS Form 3817 or 3877) shall be filled out and post marked by the Post Office on the day of mailing. Neighbor Notifications – no publication in the newspaper required.
4. The Friday before the meeting or no later than 12:00 p.m. the day of the meeting the following **must** be submitted.
 - List of Neighbors prepared by the Assessor's Office
 - Certificate of Mailing – PS form 3817 or 3877 post marked by the US Post Office
 - Affidavit of publication from the Newspaper (only if published in the newspaper)



Name and Address of Sender

Check type of mail or service

Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail

Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.														
2.														
3.														
4.														
5.														
6.														
7.														
8.														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



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APPLICATIONS REQUIRING PLANNING BOARD APPROVAL
SCHEDULE OF APPLICATION FEES

<u>Type of Application</u>	<u>Application Fee</u>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 st Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 st Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

Any amendment to previously approved applications requires new application forms and Fes



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PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS

<u>Type of Application Deposit*</u>	<u>Amount of Initial Escrow Account</u>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.



Applicant Signature

2/19/21

Date:

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES



Name of Property Owner: <u>Aggro and Brassi, LLC & Armonk Fairview, LLC</u>
Mailing Address: <u>80 Main Street, Suite 510, West Orange, NJ 07052</u>
Telephone: <u>(973) 325-0011</u> Fax: _____ e-mail <u>JeffM@mandelbaumfirm.com</u>
Name of Applicant (if different): _____
Address of Applicant: _____
Telephone: _____ Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____
Is the Applicant (if different from the property owner) a Contract Vendee? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board
Name of Professional Preparing Site Plan: <u>Daniel T. Sehnal, PE - Dynamic Engineering Consultants, PC</u>
Address: <u>245 Main Street, Suite 110, Chester, NJ 07930</u>
Telephone: <u>(908) 879-9229</u> Fax: <u>(908) 879-0222</u> e-mail <u>bskapinetz@dynamiccec.com</u>
Name of Other Professional: <u>Brett W. Skapinetz, PE, PP- Dynamic Engineering Consultants, PC</u>
Address: <u>245 Main Street, Suite 110, Chester, NJ 07930</u>
Telephone: <u>(908) 879-9229</u> Fax: <u>(908) 879-0222</u> e-mail <u>dsehnal@dynamiccec.com</u>
Name of Attorney (if any): <u>Anthony Veneziano, Esq. & Joe Eriole, Esq. - Veneziano & Associates</u>
Address: <u>84 Business Park Drive, Suite 200, Armonk, NY 10504</u>
Telephone: <u>914-273-1300</u> Fax: <u>914-273-1303</u> e-mail <u>afv@venezianox.com & jpe@venezianox.com</u>

Applicant Acknowledgement

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

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

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

Signature of Applicant:  Date: 2/19/21
Signature of Property Owner:  Date: 2/19/21

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 94 Business Park Drive

Location (in relation to nearest intersecting street):

880 feet (north, south, **east** or west) of Armonk Bedford Road (NY-22)

Abutting Street(s): N.Y.S. Interstate Route No. 684

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 50

Tax Map Designation (OLD): Section 108.03 Block 1 Lot 50

Zoning District: PLI Total Land Area 240,438 SF

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

Fire District(s) Armonk FD School District(s) Byram Hills

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

The boundary of any city, town or village?
No Yes (adjacent) _____ Yes (within 500 feet) _____
If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?
No _____ Yes (adjacent) _____ Yes (within 500 feet)

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?
No _____ Yes (adjacent) Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?
No Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?
No Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?
No Yes _____

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

N/A

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: Office / Warehouse Facility

Gross Floor Area: Existing 47,116 S.F. Proposed 71,574 S.F.

Proposed Floor Area Breakdown:

Retail 0 S.F.; Office 6,864 S.F.;

Industrial 64,710 S.F.; Institutional 0 S.F.;

Other Nonresidential 0 S.F.; Residential 0 S.F.;

Number of Dwelling Units: 0

Number of Parking Spaces: Existing 219 Required 100 Proposed 150

Number of Loading Spaces: Existing 0 Required 9 Proposed 16

Earthwork Balance: Cut 4,700 C.Y. Fill 6,800 C.Y.

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

Areas of special flood hazard? No _____ Yes x

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No _____ Yes x

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No _____ Yes x

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No x Yes _____

(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

Legal Data:

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

Existing Conditions Data:

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

Proposed Development Data:

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

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

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Armonk Fairview, LLC & Aggro and Brassi, LLC (Proposed Warehouse)		
Project Location (describe, and attach a general location map): Business Park Drive, Town of North Castle (Armonk), Westchester County, NY		
Brief Description of Proposed Action (include purpose or need): The proposed project includes the demolition of one (1) existing hotel for the construction of one (1) +/- 71,000 SF warehouse. In addition to the proposed warehouse building, the site plan will include site improvements such as parking, loading spaces, landscaping, drainage and trash enclosure facilities. Site access will be maintained at the existing driveways along Business Park Drive.		
Name of Applicant/Sponsor: Aggro and Brassi, LLC & Armonk Fairview, LLC C/O Mandelbaum & Mandelbaum		Telephone: 973-325-0011
		E-Mail:
Address: 80 Main Street, Suite 510		
City/PO: West Orange	State: NJ	Zip Code: 07052
Project Contact (if not same as sponsor; give name and title/role): Daniel Sehnal, PE - Applicant's Engineer		Telephone: 908-879-9229
		E-Mail: dsehnal@dynamicec.com
Address: 245 Main Street, Suite 110		
City/PO: Chester	State: NJ	Zip Code: 07930
Property Owner (if not same as sponsor): See Applicant/Sponsor above		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval	2/22/2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	North Castle Conservation Board	2/22/2021
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? YesNo

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) YesNo

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? YesNo

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
PLI (Planned Light Industrial Zone)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Byram Hills Central

b. What police or other public protection forces serve the project site?
North Castle Police Department

c. Which fire protection and emergency medical services serve the project site?
Armonk Fire Department

d. What parks serve the project site?
North Castle Community Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Light Industrial - Warehouse

b. a. Total acreage of the site of the proposed action? _____ 5.52 acres
b. Total acreage to be physically disturbed? _____ 5.15 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 5.52 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 9 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 1

ii. Dimensions (in feet) of largest proposed structure: _____ 35' height; _____ 237' width; and _____ 302' length

iii. Approximate extent of building space to be heated or cooled: _____ 71,574 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: 1,500 (less than existing demand) gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: 1,500 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: Westchester County
- Name of district: Sewer District #2
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 0.75 acres (impervious surface)
 _____ Square feet or 5.52 acres (parcel size)
 ii. Describe types of new point sources. Stormwater runoff generated by the additional impervious area will be collected by on-site inlets and roof leaders and ultimately conveyed to the existing storm sewer located immediately to the south of the site

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
 Maintaining the same discharge points to the Storm sewer located within an easement immediately south of the subject site

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7AM-4PM _____ • Saturday: _____ 8AM-4PM _____ • Sunday: _____ 8AM-4PM _____ • Holidays: _____ 8AM-4PM _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ TBD _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Area Light and building mounted LED fixtures mounted at 25' above finished grade. See lighting plan for location, direction/aim and nearest strutures

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ +/- 5 tons per _____ 1 month (unit of time)
 • Operation : _____ +/- 2 tons per _____ 1 month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Separating garbage from recycle items

 • Operation: Separating garbage from recycle items

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Separating garbage from recycle items

 • Operation: Separating garbage from recycle items

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.53	4.28	+0.75
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.99	1.24	-0.75
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
GPS Wrestling school located to the south of the subject site; Bristol Assisted Living located to the north of the subject site;

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 360005
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
The site is currently redeveloped and used as a supermarket, retail space, and commercial space.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ greater than 6' feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Urban Land	_____	77 %
Pompton Silt Loam	_____	16 %
Fluvaquents-Udifluvents	_____	7 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Byram River Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) Unregulated less than 10 acres

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____ Site is presently developed _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<u>E.3. Designated Public Resources On or Near Project Site</u>	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: Betsy Sluder Nature Preserve, Nichols Preserve, Cranberry Lake Preserve	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): County Preserves	
iii. Distance between project and resource: _____ 0.5 miles to nearest miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

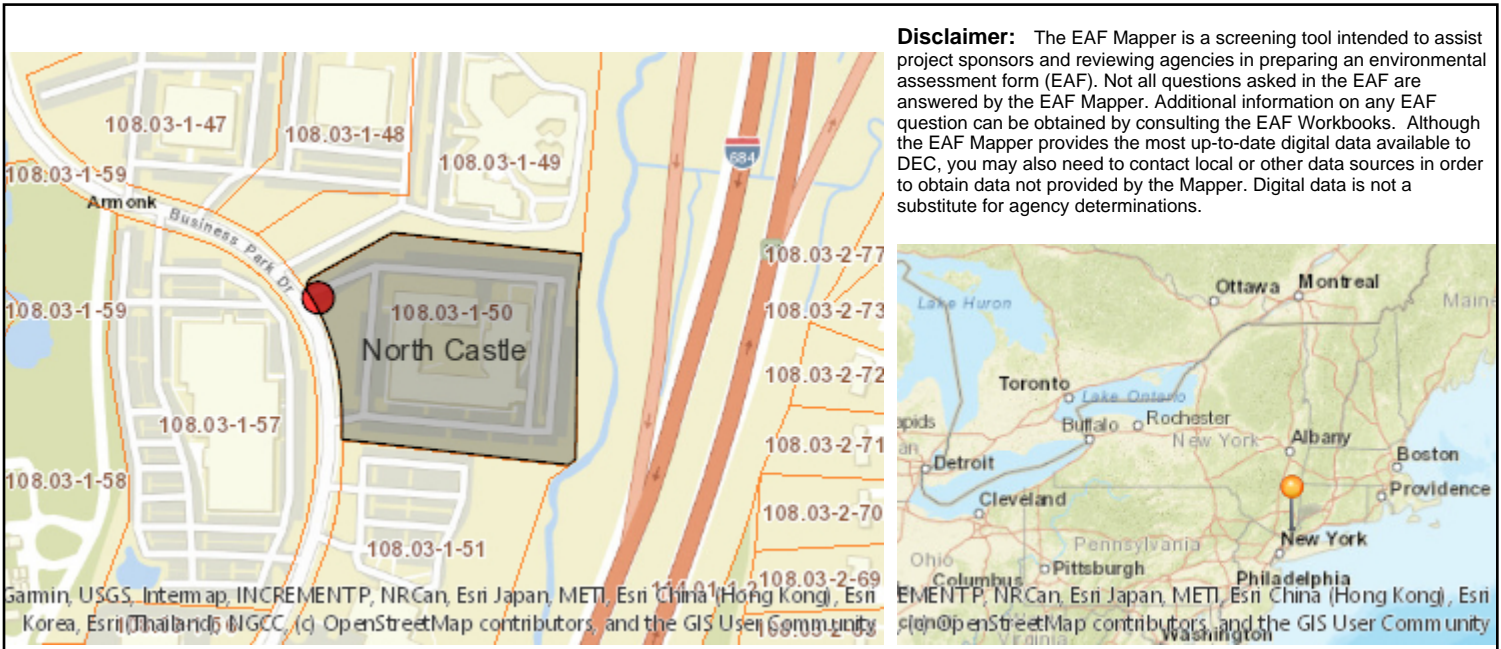
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Daniel Sehnal, PE Date 2/12/2021

Signature  Title Civil Engineer - Principal



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360005
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

STORMWATER MANAGEMENT REPORT

Prepared for:

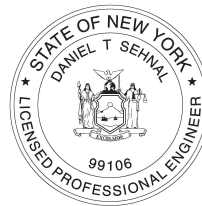
**ARMONK FAIRVIEW, LLC &
AGGRO AND BRASSI, LLC**

**Proposed Warehouse
Tax Lot 108.03-1-50
94 Business Park Drive
Town of North Castle (Armonk)
Westchester County, NY**

Prepared by:



245 Main Street, Suite 110
Chester, NJ 07930
(908) 879-9229



**Daniel T. Sehnal, PE
NY Professional Engineer License #99106**

**February 2021
DEC# 2179-99-009**

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VI. Water Quantity	4
VII. Water Quality	5
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APPENDIX

- USGS Map
- Soil Survey
- Runoff Curve Number (CN) Calculations
- NOAA Atlas 14 Precipitation Data
- Hydrograph Summary Reports – Existing and Proposed Conditions 1-yr., 10-yr. & 100-yr
- Water Quality Volume Calculations
- ADS Water Quality Unit (WQU 4220B) – Product Specification
- Drainage Area Maps

I. INTRODUCTION

The intent of this study is to analyze the stormwater runoff conditions that will occur as a result of the proposed warehouse redevelopment for the site located at 94 Business Park Drive in Armonk (Town of North Castle), Westchester County, New York and specifically identified as tax lot 108.03-1-50 on the Town of North Castle Tax Maps. The site is presently developed, consisting of a 140 bedroom hotel, paved parking areas, and associated site improvements.

Under proposed conditions, the existing hotel will be removed and the site will be redeveloped with a proposed warehouse facility of approximately 71,500 SF, loading areas, paved parking areas, and associated site improvements as shown on the accompanying engineering drawings. The primary stormwater management design constraints for this project are based on requirements established within the New York State Stormwater Management Design Manual (NYSSMDM).

II. EXISTING DRAINAGE CONDITIONS

The overall subject site consists of 5.52 acres and is presently developed containing the hotel with associated site improvements. The site currently consists of approximately 153,600 SF (63.9%) of impervious surface area. Based on USDA NRCS Soil Mapping, the soil types native to the site include:

SOIL TYPE (SYMBOL)	SOIL TYPE (NAME)	HYDROLOGIC SOIL GROUP
Pw	Pompton silt loam, loamy substratum	B/D
Uf	Urban Land	D

The site has been evaluated using the TR-55 'Urban Hydrology for Small Watersheds' standards and with the following existing drainage watershed area as depicted on the Existing Drainage Area Map:

EX-DA-1: This study area consists of the entire subject site, which is to be considered areas of "redevelopment" as per the NYSSMDM for the purpose of this study. The stormwater runoff generated from this area flows towards existing onsite inlets and is conveyed to an existing storm sewer located within the drainage easement immediately south of the site. Runoff within this existing storm sewer ultimately discharges to the wetlands associated with the Byram River to the east of the site, identified as "Point of Analysis 1" (POA #1) for the purposes of this study. The Runoff Curve Numbers, included within the Appendix of this Report, were chosen to conservatively reflect the existing site conditions as outlined in the USDA's "Urban Hydrology for Small Watersheds: TR-55," including hydrologic group B for the existing open space areas. A minimum time of concentration of 10 minutes has been utilized for this drainage area.

III. PROPOSED DRAINAGE CONDITIONS

Under proposed conditions, the site will be redeveloped into the aforementioned warehouse and site improvements, including stormwater management facilities to mitigate the increased stormwater runoff resulting from the additional impervious area. The proposed site improvements will result in an overall increase in impervious coverage of approximately 32,900 square feet (0.75 acres). The proposed design serves to match existing drainage patterns to the maximum extent practical. The site has been evaluated using the TR-55 'Urban Hydrology for Small Watersheds' standards and with the following proposed drainage sub-watershed areas as depicted on the Proposed Drainage Area Map:

DA-1: This area consists of the western portion of the site, including paved parking and landscaped areas. Stormwater runoff generated from this area is collected by various on-site inlets and conveyed directly to the existing stormwater conveyance system (POA #1). The Runoff Curve Numbers, included within the Appendix of this Report, were chosen to best reflect the proposed site conditions as outlined in the USDA's "Urban Hydrology for Small Watersheds: TR-55." The minimum time of concentration of 10 minutes has been utilized for this drainage area.

DA-2: This drainage area consists of the proposed building roof area. The stormwater runoff generated from this area is collected by various roof leaders and conveyed to the proposed underground detention basin and is released at a controlled rate ultimately to the existing stormwater conveyance system located within the existing drainage easement, identified as POA #1. Runoff Curve Numbers, included within the Appendix of this Report, were chosen to best reflect these proposed site conditions as outlined in the USDA's "Urban Hydrology for Small Watersheds: TR-55." The minimum time of concentration of 10 minutes has been utilized for this drainage area.

DA-3: This study area consists of the proposed trailer loading spaces and parking areas to the north and east of the proposed building. The stormwater runoff generated from this area is collected by onsite inlets and conveyed through the proposed ADS Water Quality Unit for treatment before discharging to the existing stormwater conveyance system (POA #1). Runoff Curve Numbers, included within the Appendix of this Report, were chosen to best reflect these proposed site conditions as outlined in the USDA's "Urban Hydrology for Small Watersheds: TR-55." A time of concentration of 10 minutes has been calculated for this area.

IV. DESIGN METHODOLOGY

The primary design constraints for this project are based on the requirements established within the New York State Stormwater Management Design Manual as well as the stormwater management requirements outlined within the Town's land development ordinance. More specifically, the stormwater management design will serve to maintain existing drainage patterns to the maximum extent practical and reduce proposed runoff rates when compared to pre-development runoff rates for areas of new development, as well as maintain runoff rates for areas of redevelopment. Additionally, the project has been designed to meet water quality standards and to provide means for increased groundwater recharge when compared to existing conditions.

In order to prepare the stormwater calculations for the project, extensive initial investigation of the property and topographic survey was performed. On-site review of the tract was performed by Dynamic Engineering Consultants, PC to verify existing site conditions and land cover characteristics. Lan Associates, LLC was contracted to prepare a Boundary and Topographic Survey of the existing site. Based on a review of the existing site conditions and the Topographic Survey, the Drainage Area Maps for the existing and proposed site conditions as defined within this report were established. The Grading Plan within the accompanying engineering drawings was developed for the proposed site improvements with consideration to the existing drainage patterns.

V. UNDERGROUND DETENTION BASIN

The stormwater management design for this project utilizes an underground detention basin in order to provide stormwater quantity reduction for the stormwater runoff generated by a DA-2. The proposed underground basin is located to the south of the proposed building within the parking area and is designed to detain runoff from the building roof area. Stormwater runoff generated by roof areas is considered clean and is conveyed directly to the basin. The infiltration basin consists of five (5) rows of 60" ADS HDPE pipe for a total storage volume of approximately 17,000 cubic feet. Runoff is released at a controlled rate through the use of an outlet control structure to the existing stormwater conveyance system located south of the subject site (POA #1) and ultimately discharged to the wetlands area associated with the Byram River.

VI. WATER QUANTITY

This study considered the Byram River as the point of analysis to compare existing runoff rates with the runoff rates that will result from the proposed redevelopment. The following table represents the stormwater runoff quantities for pre and post development for this point of analysis:

Runoff Rates for POA-1 (CFS)			
Design Storm	Existing	Proposed	Total Reduction
1-Year	8.40	8.14	0.26
10-Year	20.27	17.93	2.34
100-Year	34.56	33.39	1.17

As demonstrated in the above table, the proposed overall runoff rates are equal to or less than the existing overall runoff rates for the 1-, 10-, and 100-year design storms.

VII. WATER QUALITY

In order to meet the intent of the water quality standards set forth in Chapter 4 of the New York State Stormwater Management Design Manual, the development proposes an ADS Water Quality Unit treatment device to treat the required area. The minimum required water quality treatment area was determined using the NYSMDM Chapter 9 for Redevelopment Projects. As such, at least 25% of the existing paved surface area and the additional paved surface area must be treated under post-development conditions. In order to meet this requirement, an ADS Water Quality Unit is being proposed to treat at least the minimum required area and is sized to accommodate the proposed peak flows as calculated per TR-55. Associated calculations are included within the Appendix.

VIII. CONCLUSION

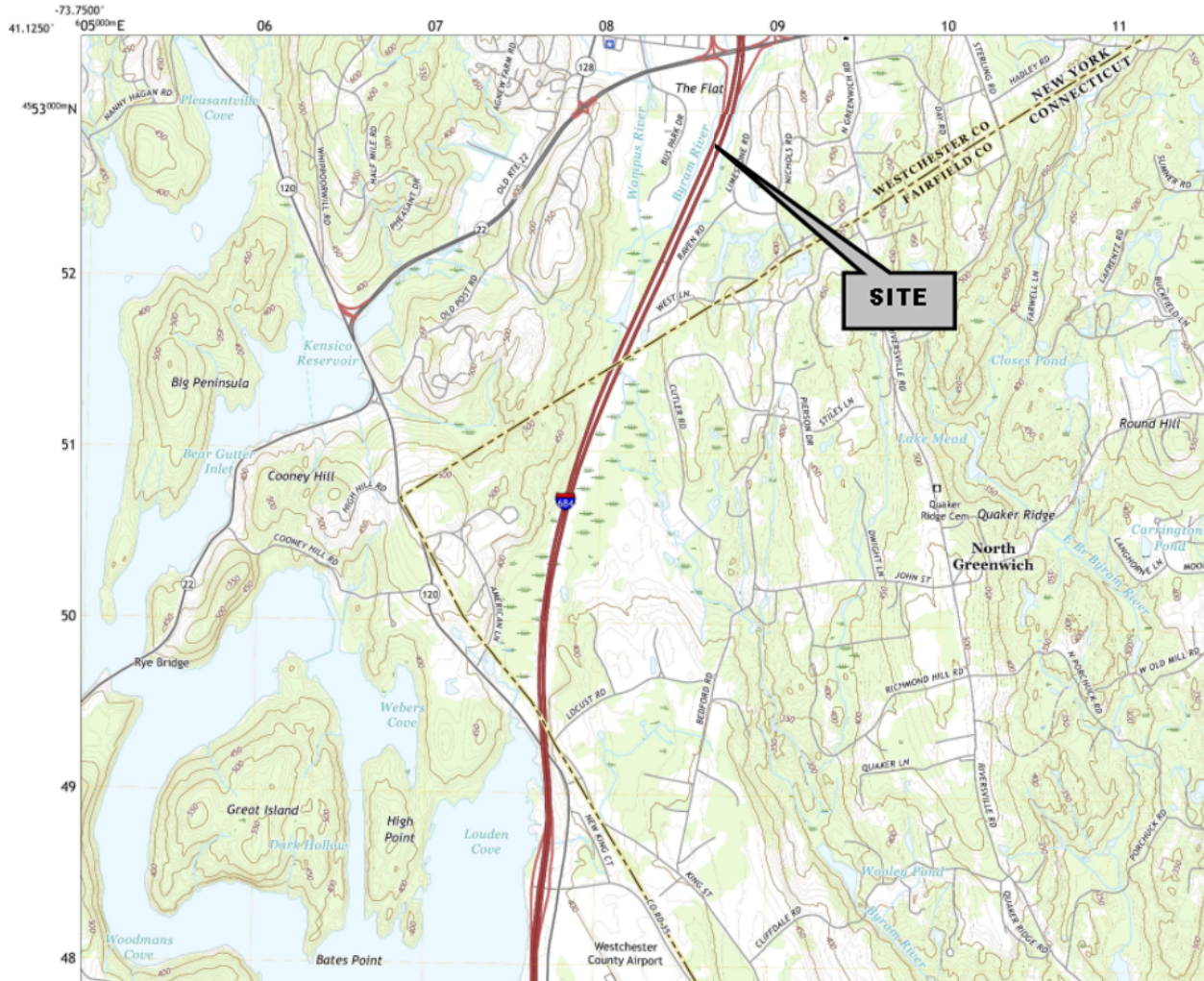
The proposed development has been designed with provisions for the safe and efficient control of stormwater runoff in a manner that will not adversely impact the existing drainage patterns, adjacent roadways, or adjacent parcels.

The stormwater management design reduces peak flow rates for the proposed development area for the 1, 10 and 100-year storm frequencies and/or reduces runoff to be under the curve of the existing hydrographs at all times. The water quality requirements set forth in the New York State Stormwater Management Design Manual have been met through the use of the proposed ADS Water Quality Unit. As such, it is anticipated that the proposed stormwater management measured included as a part of the proposed development will improve the drainage patterns compared to existing conditions.

APPENDIX

USGS MAP

USGS Map Glenville Quad



1904 Main Street, Lake Como, NJ 07719 T. 732-974-0198

245 Main Street, Suite 110, Chester, NJ 07930 T. 908-879-9229
8 Robbins Street, Suite 102, Toms River, NJ 08753 T. 732-974-0198
826 Newtown Yardley Rd., Suite 201, Newtown, PA 18940 T. 267-685-0276

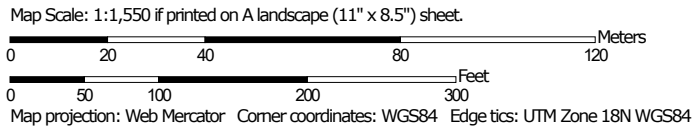
100 NE 5th Avenue, Suite B2, Delray Beach, FL 33483 T. 561-291-8570
14521 Old Katy Road, Suite 270, Houston, TX 77079 T. 281-789-6400
714 S. Greenville Avenue, Suite 100, Allen, TX 75002 T. 972-534-2100

SOIL SURVEY

Hydrologic Soil Group—Westchester County, New York




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points



-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
 Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ff	Fluvaquents-Udifulvents complex, frequently flooded	A/D	1.6	16.9%
Pw	Pompton silt loam, loamy substratum	B/D	2.4	25.6%
Uf	Urban land		5.3	57.6%
Totals for Area of Interest			9.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

RUNOFF CURVE NUMBER (CN) CALCULATIONS



EXISTING DRAINAGE AREA SUMMARY AND AVERAGE CURVE NUMBER(CN) CALCULATIONS

Project: Armonk - Proposed Warehouse Computed By: DRL
 Job #: 2179-99-009 Checked By: DTS
 Location: North Castle (Armonk), NY Date: 2/22/2021

Drainage Area	Impervious Area (acre)	Impervious Area (sf)	Curve Number (CN) Used	HSG B - Open Space Area (acre)	HSG B - Open Space Area (sf)	Curve Number (CN) Used	Avg. Perv. Curve Number	Total Pervious Area (acres)	Total Area (acres)	TC (Min.)
EX-DA1	3.53	153,647	98	2.02	87,781	61	61	2.02	5.54	10
Total	3.53	153647		2.02	87781			2.02	5.54	

Per Westchester County Soil Survey -	Pw	HSG	B	Soil	Pompton sily loam, loamy substratum
Per Westchester County Soil Survey -	Uf	HSG	D	Soil	Urban Land

Description	Runoff Curve Number (CN) (HSG B)	Runoff Curve Number (CN) (HSG D)
Impervious Surface	98	98
Open Space (lawn) (good)	61	80
Woods (good)	55	77



PROPOSED DRAINAGE AREA SUMMARY AND AVERAGE CURVE NUMBER(CN) CALCULATIONS

Project:	Armonk - Proposed Warehouse	Computed By:	DRL
Job #:	2179-99-009	Checked By:	DTS
Location:	North Castle (Armonk), NY	Date:	2/22/2021

Drainage Area	Impervious Area (acre)	Impervious Area (sf)	Curve Number (CN) Used	HSG D - Open Space Area (acre)	HSG D - Open Space Area (sf)	Curve Number (CN) Used	Avg. Perv. Curve Number	Total Pervious Area (acres)	Total Area (acres)	TC (Min.)
PR-DA1	2.63	114,610	98	1.27	55,245	80	80	1.27	3.90	10
RA	1.64	71,574	98	0.00	-	80	N/A	0.00	1.64	10
Total	4.27	186184		1.27	55245			1.27	5.54	

Per Westchester County Soil Survey -	Pw	HSG	B	Soil	Pompton sily loam, loamy substratum
Per Westchester County Soil Survey -	Uf	HSG	D	Soil	Urban Land

Description	Runoff Curve Number (CN) (HSG B)	Runoff Curve Number (CN) (HSG D)
Impervious Surface	98	98
Open Space (lawn) (good)	61	80
Woods (good)	55	77

NOAA ATLAS 14 PRECIPITATION DATA



NOAA Atlas 14, Volume 10, Version 3
Location name: Armonk, New York, USA*
Latitude: 41.1212°, Longitude: -73.7063°
Elevation: 369.72 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.365 (0.283-0.462)	0.424 (0.328-0.537)	0.521 (0.402-0.660)	0.601 (0.461-0.766)	0.711 (0.528-0.936)	0.795 (0.578-1.06)	0.881 (0.622-1.21)	0.974 (0.655-1.36)	1.10 (0.715-1.59)	1.21 (0.765-1.77)
10-min	0.517 (0.401-0.654)	0.601 (0.465-0.761)	0.738 (0.569-0.936)	0.851 (0.653-1.09)	1.01 (0.749-1.33)	1.13 (0.819-1.50)	1.25 (0.881-1.71)	1.38 (0.929-1.93)	1.57 (1.01-2.25)	1.71 (1.08-2.51)
15-min	0.608 (0.472-0.770)	0.707 (0.547-0.895)	0.868 (0.670-1.10)	1.00 (0.768-1.28)	1.19 (0.881-1.56)	1.32 (0.964-1.77)	1.47 (1.04-2.02)	1.62 (1.09-2.27)	1.84 (1.19-2.65)	2.01 (1.27-2.95)
30-min	0.854 (0.662-1.08)	0.991 (0.768-1.25)	1.22 (0.938-1.54)	1.40 (1.08-1.79)	1.66 (1.23-2.18)	1.85 (1.35-2.47)	2.05 (1.44-2.81)	2.26 (1.52-3.16)	2.54 (1.65-3.66)	2.76 (1.74-4.03)
60-min	1.10 (0.853-1.39)	1.28 (0.988-1.62)	1.56 (1.21-1.99)	1.80 (1.38-2.30)	2.13 (1.58-2.80)	2.38 (1.73-3.17)	2.64 (1.85-3.60)	2.90 (1.95-4.06)	3.24 (2.10-4.66)	3.50 (2.21-5.12)
2-hr	1.45 (1.13-1.82)	1.68 (1.31-2.11)	2.04 (1.59-2.58)	2.35 (1.81-2.98)	2.77 (2.07-3.62)	3.09 (2.26-4.10)	3.42 (2.42-4.64)	3.76 (2.54-5.23)	4.22 (2.75-6.04)	4.59 (2.91-6.67)
3-hr	1.68 (1.32-2.10)	1.94 (1.52-2.44)	2.38 (1.85-2.99)	2.73 (2.12-3.45)	3.23 (2.42-4.20)	3.60 (2.64-4.76)	3.99 (2.83-5.41)	4.40 (2.98-6.10)	4.97 (3.24-7.08)	5.42 (3.45-7.85)
6-hr	2.10 (1.66-2.62)	2.46 (1.94-3.06)	3.04 (2.39-3.80)	3.53 (2.75-4.42)	4.19 (3.16-5.43)	4.69 (3.47-6.18)	5.22 (3.74-7.07)	5.80 (3.94-7.99)	6.63 (4.33-9.38)	7.30 (4.66-10.5)
12-hr	2.55 (2.02-3.15)	3.03 (2.40-3.75)	3.82 (3.02-4.74)	4.48 (3.51-5.58)	5.39 (4.09-6.95)	6.06 (4.51-7.95)	6.78 (4.90-9.17)	7.60 (5.19-10.4)	8.79 (5.77-12.4)	9.78 (6.26-14.0)
24-hr	2.96 (2.36-3.63)	3.58 (2.85-4.40)	4.60 (3.65-5.67)	5.45 (4.30-6.73)	6.61 (5.06-8.49)	7.48 (5.60-9.77)	8.41 (6.13-11.3)	9.50 (6.50-12.9)	11.1 (7.31-15.5)	12.5 (8.02-17.7)
2-day	3.33 (2.67-4.06)	4.08 (3.27-4.97)	5.30 (4.24-6.48)	6.31 (5.02-7.76)	7.71 (5.94-9.85)	8.74 (6.60-11.4)	9.86 (7.25-13.3)	11.2 (7.70-15.2)	13.3 (8.74-18.4)	15.0 (9.66-21.1)
3-day	3.61 (2.91-4.38)	4.42 (3.56-5.37)	5.75 (4.61-7.00)	6.85 (5.46-8.38)	8.37 (6.46-10.6)	9.49 (7.19-12.3)	10.7 (7.89-14.4)	12.2 (8.38-16.4)	14.4 (9.52-19.9)	16.3 (10.5-22.9)
4-day	3.87 (3.13-4.69)	4.72 (3.82-5.72)	6.12 (4.92-7.44)	7.28 (5.82-8.88)	8.87 (6.87-11.3)	10.1 (7.63-13.0)	11.3 (8.37-15.2)	12.9 (8.88-17.3)	15.2 (10.1-21.0)	17.2 (11.1-24.1)
7-day	4.60 (3.74-5.54)	5.54 (4.49-6.67)	7.06 (5.71-8.53)	8.32 (6.69-10.1)	10.1 (7.83-12.7)	11.4 (8.65-14.6)	12.8 (9.42-16.9)	14.4 (9.97-19.2)	16.9 (11.2-23.1)	19.0 (12.3-26.4)
10-day	5.32 (4.34-6.38)	6.31 (5.14-7.57)	7.92 (6.42-9.53)	9.25 (7.46-11.2)	11.1 (8.64-13.9)	12.5 (9.49-15.9)	13.9 (10.3-18.3)	15.6 (10.8-20.8)	18.1 (12.0-24.7)	20.2 (13.1-28.0)
20-day	7.50 (6.16-8.94)	8.61 (7.06-10.3)	10.4 (8.50-12.4)	11.9 (9.67-14.3)	14.0 (10.9-17.3)	15.5 (11.9-19.5)	17.2 (12.6-22.1)	18.9 (13.2-24.9)	21.3 (14.2-28.8)	23.2 (15.1-31.9)
30-day	9.32 (7.68-11.1)	10.5 (8.66-12.5)	12.5 (10.2-14.9)	14.1 (11.5-16.9)	16.3 (12.8-20.1)	18.0 (13.8-22.5)	19.8 (14.5-25.3)	21.5 (15.1-28.2)	23.8 (16.0-32.1)	25.6 (16.7-35.1)
45-day	11.6 (9.59-13.7)	12.9 (10.7-15.3)	15.0 (12.4-17.8)	16.8 (13.7-20.0)	19.3 (15.1-23.5)	21.2 (16.2-26.2)	23.0 (16.9-29.2)	24.8 (17.4-32.4)	27.1 (18.2-36.4)	28.7 (18.8-39.3)
60-day	13.5 (11.2-15.9)	14.9 (12.3-17.6)	17.2 (14.2-20.3)	19.1 (15.7-22.7)	21.7 (17.1-26.4)	23.8 (18.2-29.3)	25.8 (18.9-32.5)	27.6 (19.5-36.0)	29.9 (20.2-40.1)	31.5 (20.6-43.0)

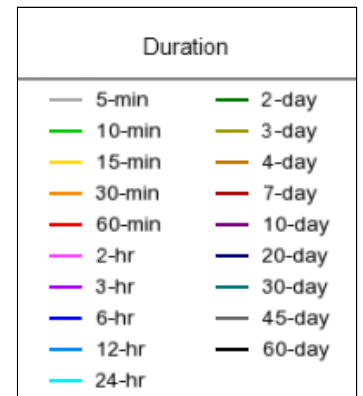
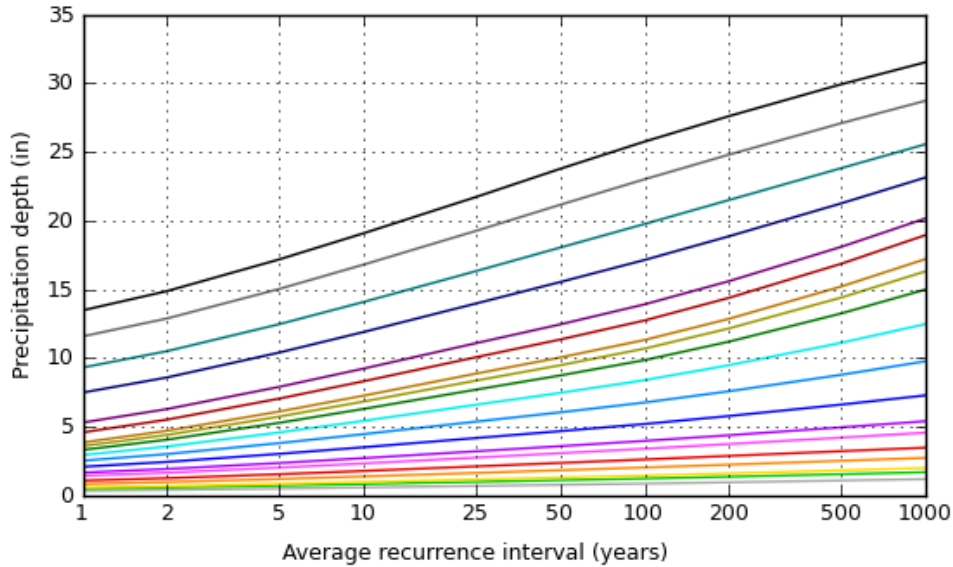
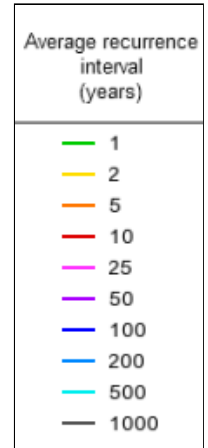
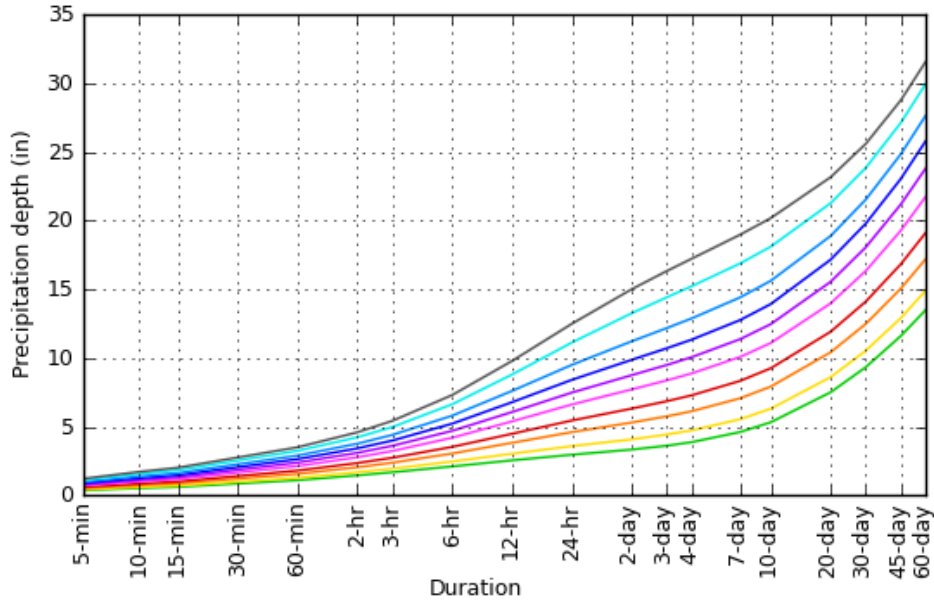
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves

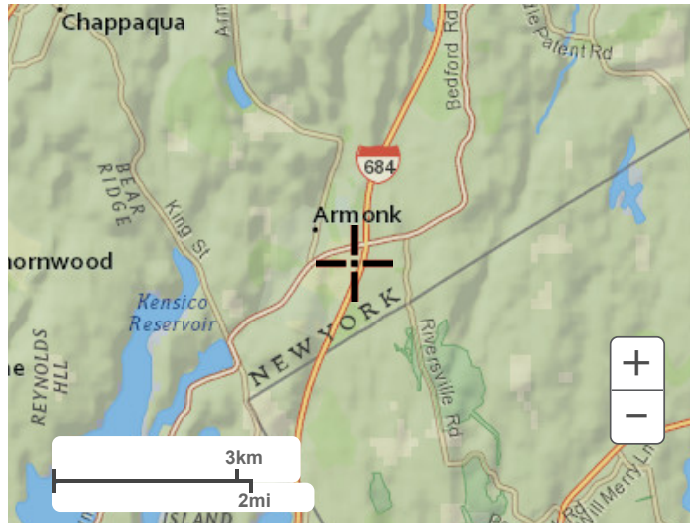
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Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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**HYDROGRAPH SUMMARY REPORTS – EXISTING
AND PROPOSED CONDITIONS
1-YR, 10-YR, & 100-YR**

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.397	2	728	32,242	-----	-----	-----	EX-DA1
3	SCS Runoff	7.966	2	728	31,000	-----	-----	-----	PR-DA1
4	SCS Runoff	3.947	2	728	16,751	-----	-----	-----	Roof
6	Reservoir	0.658	2	760	16,741	4	367.39	8,335	Roof Basin
8	Combine	8.144	2	728	47,741	3, 6,	-----	-----	Proposed
2021-01 Armonk, NY Hydro.gpw					Return Period: 1 Year			Monday, 02 / 22 / 2021	

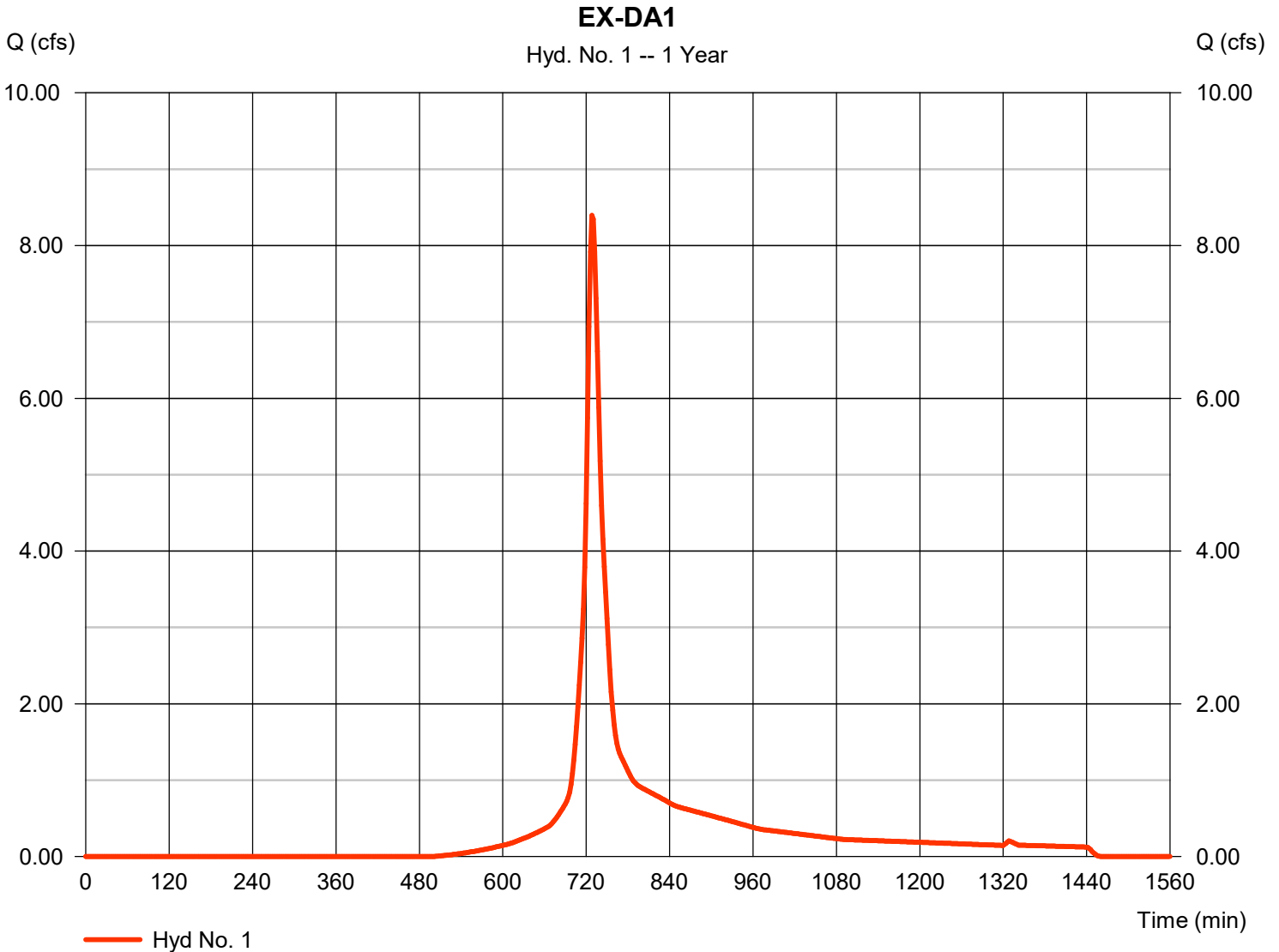
Hydrograph Report

Hyd. No. 1

EX-DA1

Hydrograph type	= SCS Runoff	Peak discharge	= 8.397 cfs
Storm frequency	= 1 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 32,242 cuft
Drainage area	= 5.540 ac	Curve number	= 85*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 2.96 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.020 x 61) + (3.520 x 98)] / 5.540



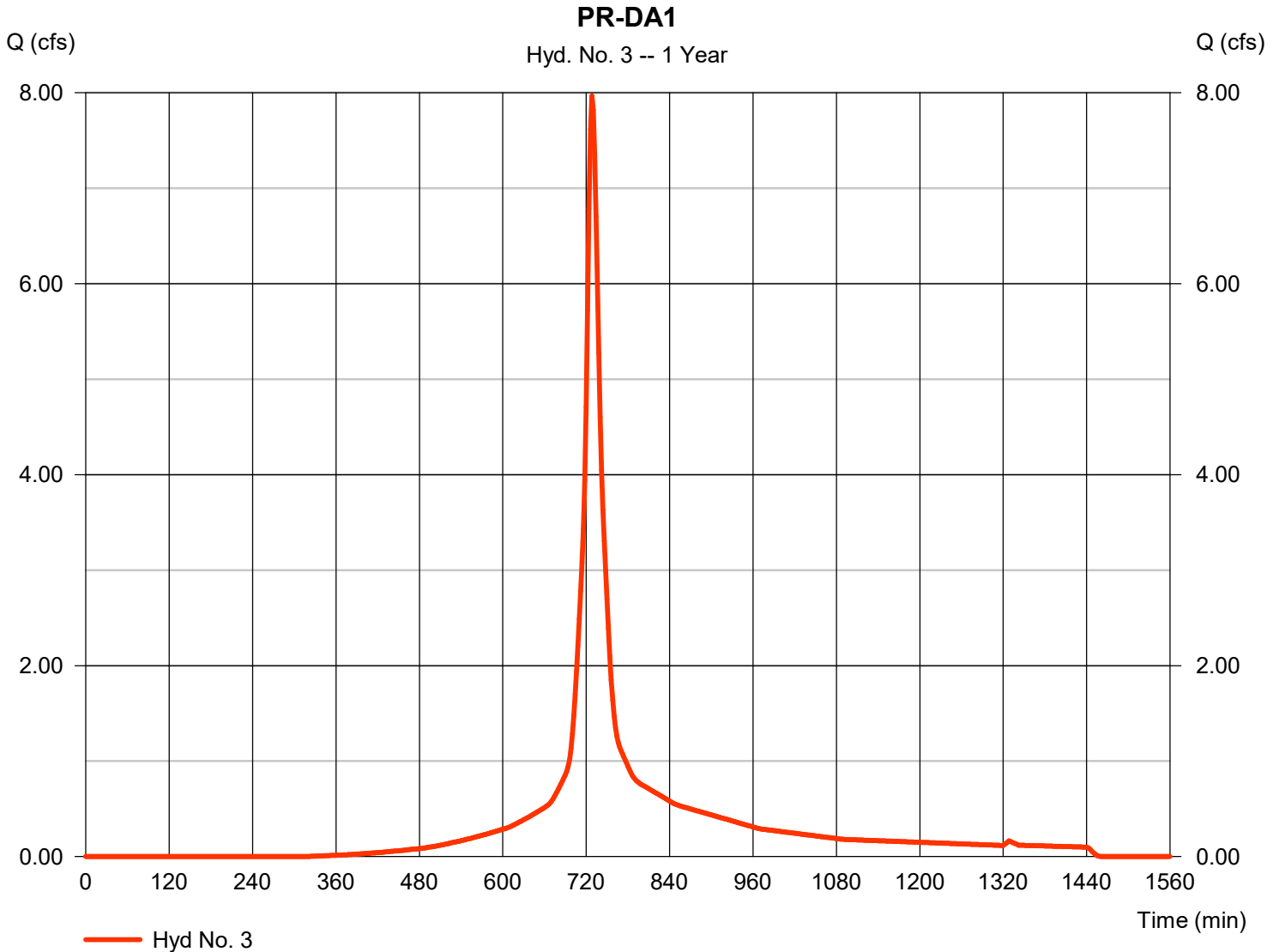
Hydrograph Report

Hyd. No. 3

PR-DA1

Hydrograph type	= SCS Runoff	Peak discharge	= 7.966 cfs
Storm frequency	= 1 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 31,000 cuft
Drainage area	= 3.900 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 2.96 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.630 x 98) + (1.270 x 80)] / 3.900



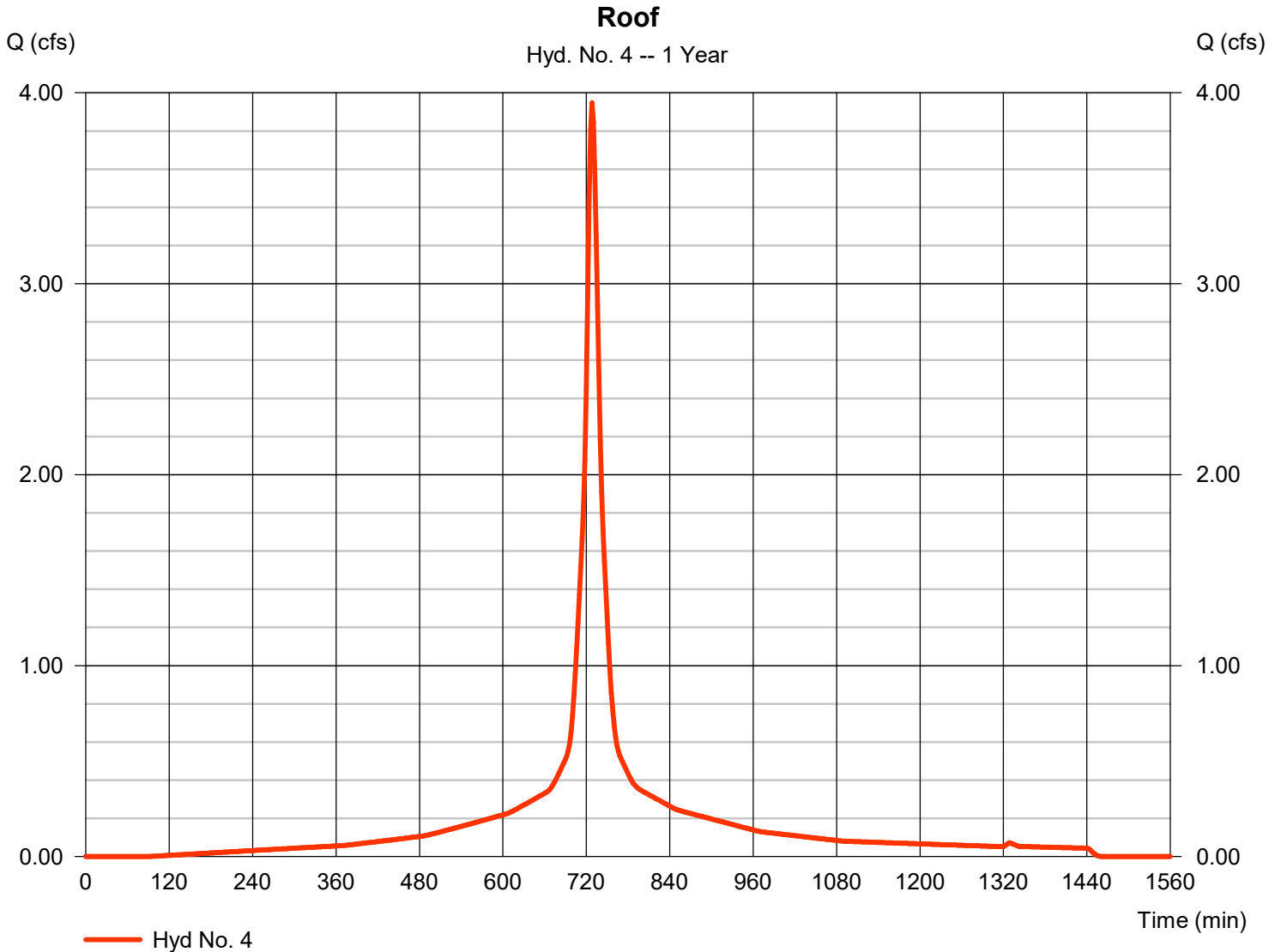
Hydrograph Report

Hyd. No. 4

Roof

Hydrograph type	= SCS Runoff	Peak discharge	= 3.947 cfs
Storm frequency	= 1 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 16,751 cuft
Drainage area	= 1.640 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 2.96 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.640 x 98)] / 1.640



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

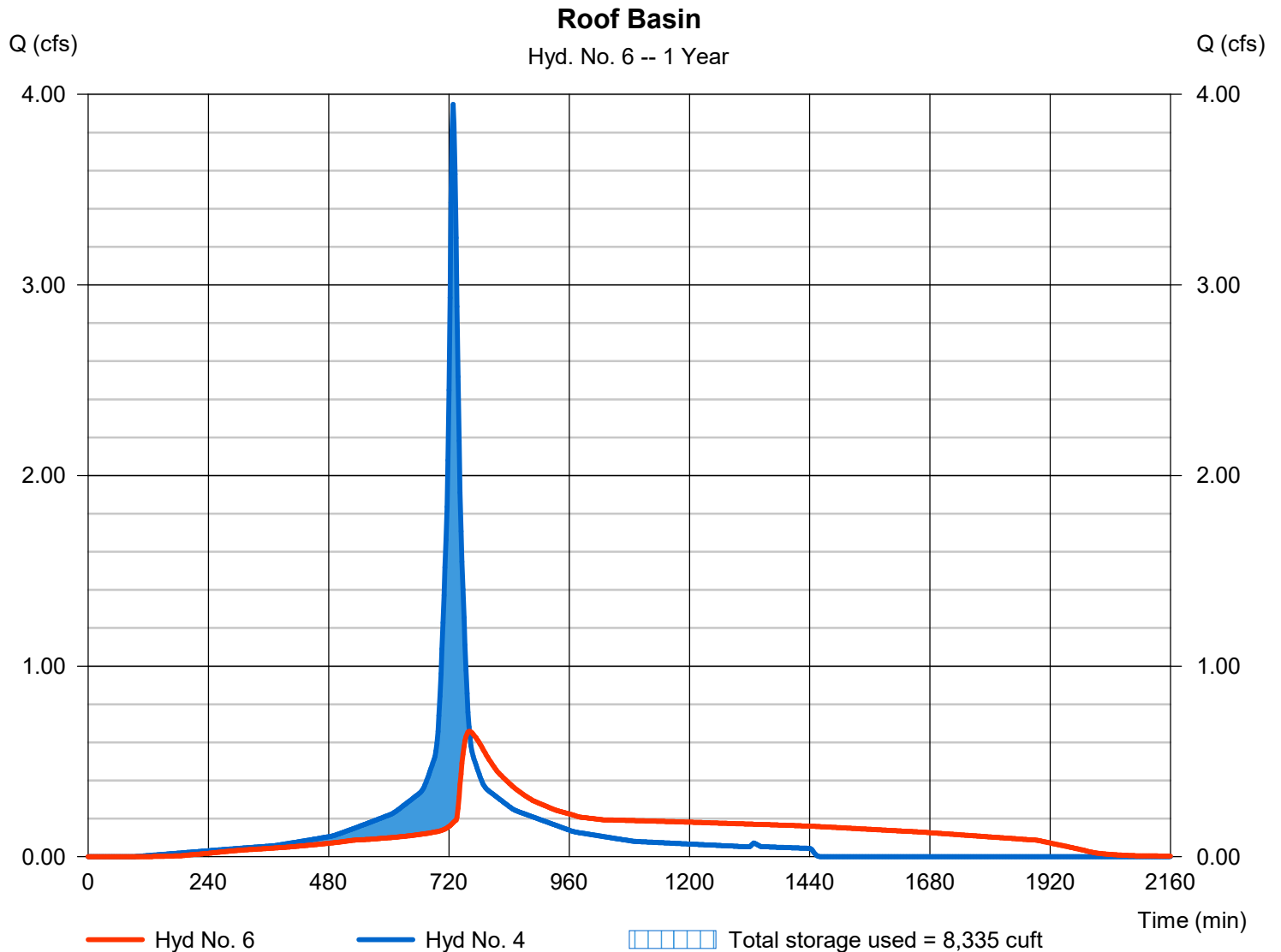
Monday, 02 / 22 / 2021

Hyd. No. 6

Roof Basin

Hydrograph type	= Reservoir	Peak discharge	= 0.658 cfs
Storm frequency	= 1 yrs	Time to peak	= 760 min
Time interval	= 2 min	Hyd. volume	= 16,741 cuft
Inflow hyd. No.	= 4 - Roof	Max. Elevation	= 367.39 ft
Reservoir name	= UDET-1	Max. Storage	= 8,335 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

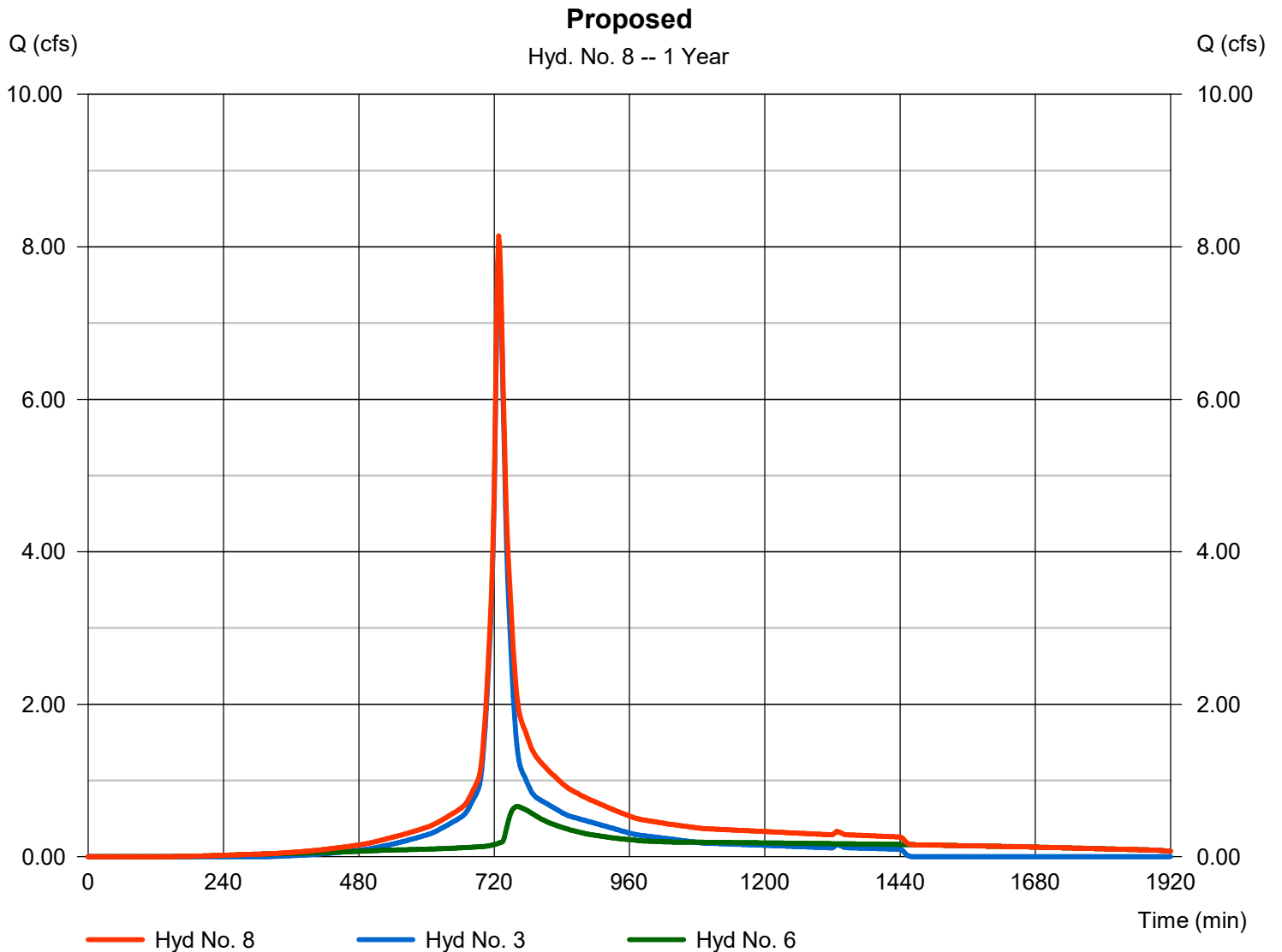
Monday, 02 / 22 / 2021

Hyd. No. 8

Proposed

Hydrograph type = Combine
Storm frequency = 1 yrs
Time interval = 2 min
Inflow hyds. = 3, 6

Peak discharge = 8.144 cfs
Time to peak = 728 min
Hyd. volume = 47,741 cuft
Contrib. drain. area = 3.900 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	20.27	2	728	78,521	-----	-----	-----	EX-DA1	
3	SCS Runoff	16.38	2	728	66,129	-----	-----	-----	PR-DA1	
4	SCS Runoff	7.348	2	728	32,001	-----	-----	-----	Roof	
6	Reservoir	2.402	2	750	31,992	4	368.80	14,114	Roof Basin	
8	Combine	17.93	2	728	98,121	3, 6,	-----	-----	Proposed	
2021-01 Armonk, NY Hydro.gpw					Return Period: 10 Year			Monday, 02 / 22 / 2021		

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

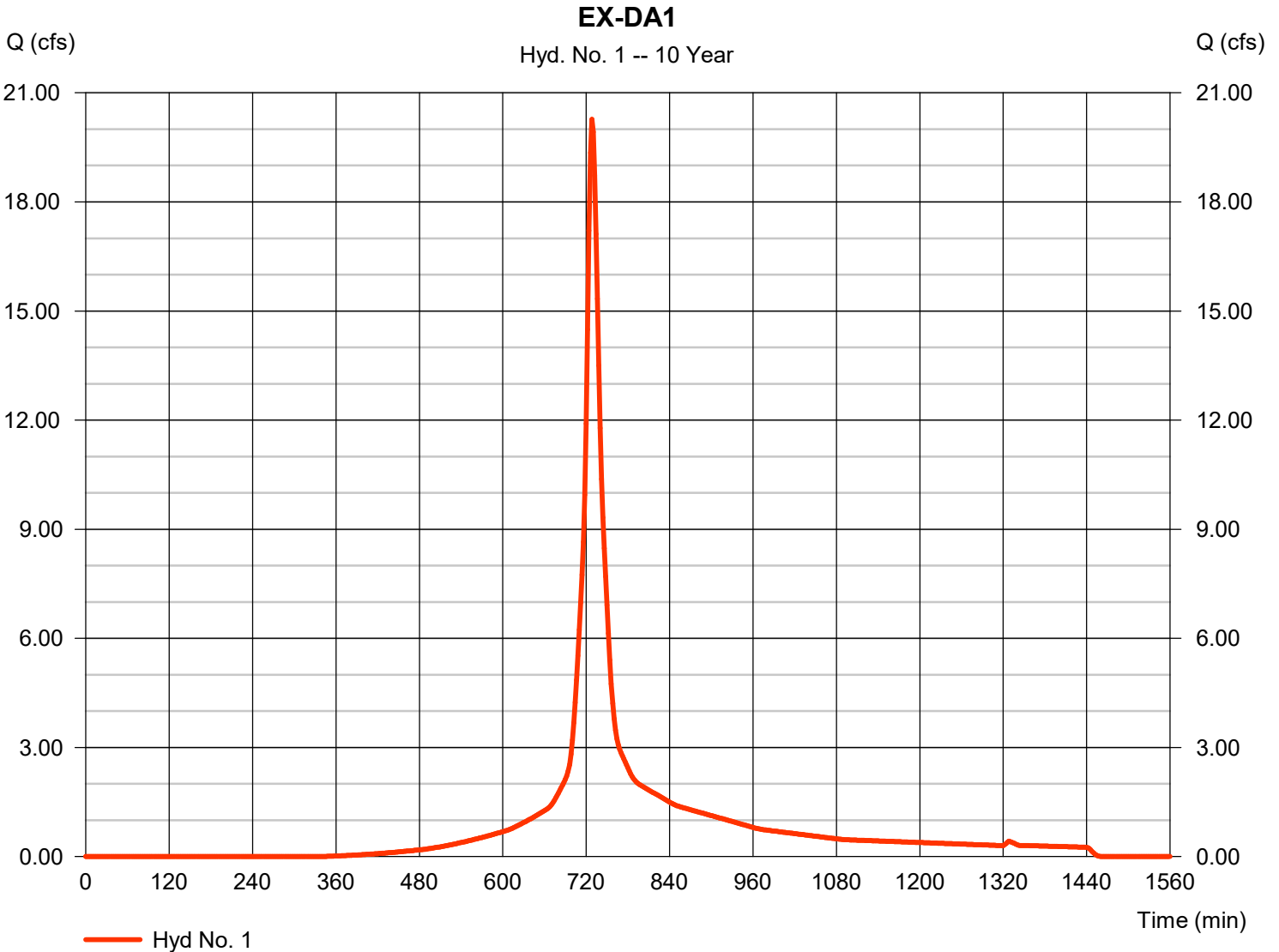
Monday, 02 / 22 / 2021

Hyd. No. 1

EX-DA1

Hydrograph type	= SCS Runoff	Peak discharge	= 20.27 cfs
Storm frequency	= 10 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 78,521 cuft
Drainage area	= 5.540 ac	Curve number	= 85*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.45 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.020 x 61) + (3.520 x 98)] / 5.540



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

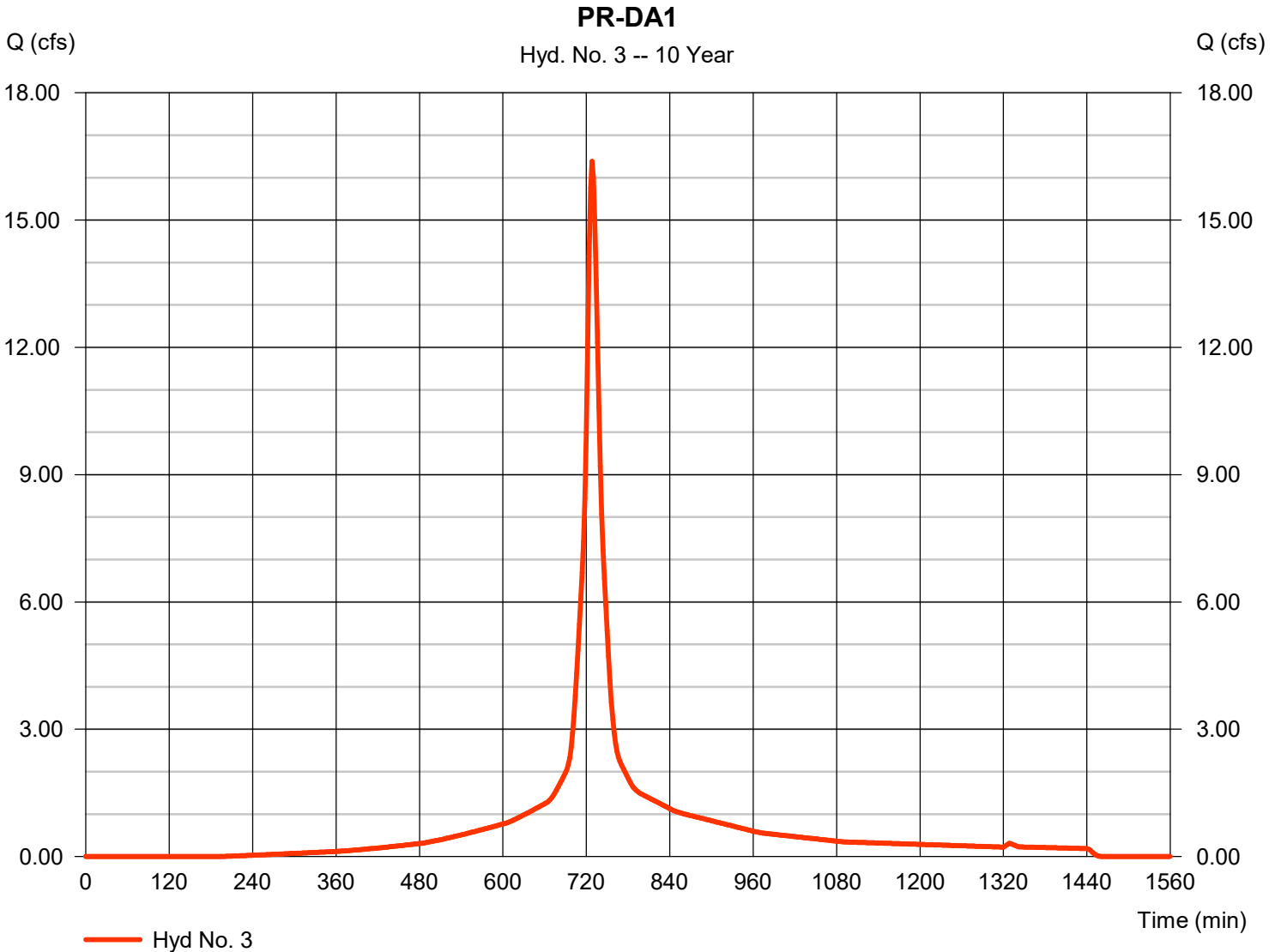
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Hyd. No. 3

PR-DA1

Hydrograph type	= SCS Runoff	Peak discharge	= 16.38 cfs
Storm frequency	= 10 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 66,129 cuft
Drainage area	= 3.900 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.45 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.630 x 98) + (1.270 x 80)] / 3.900



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

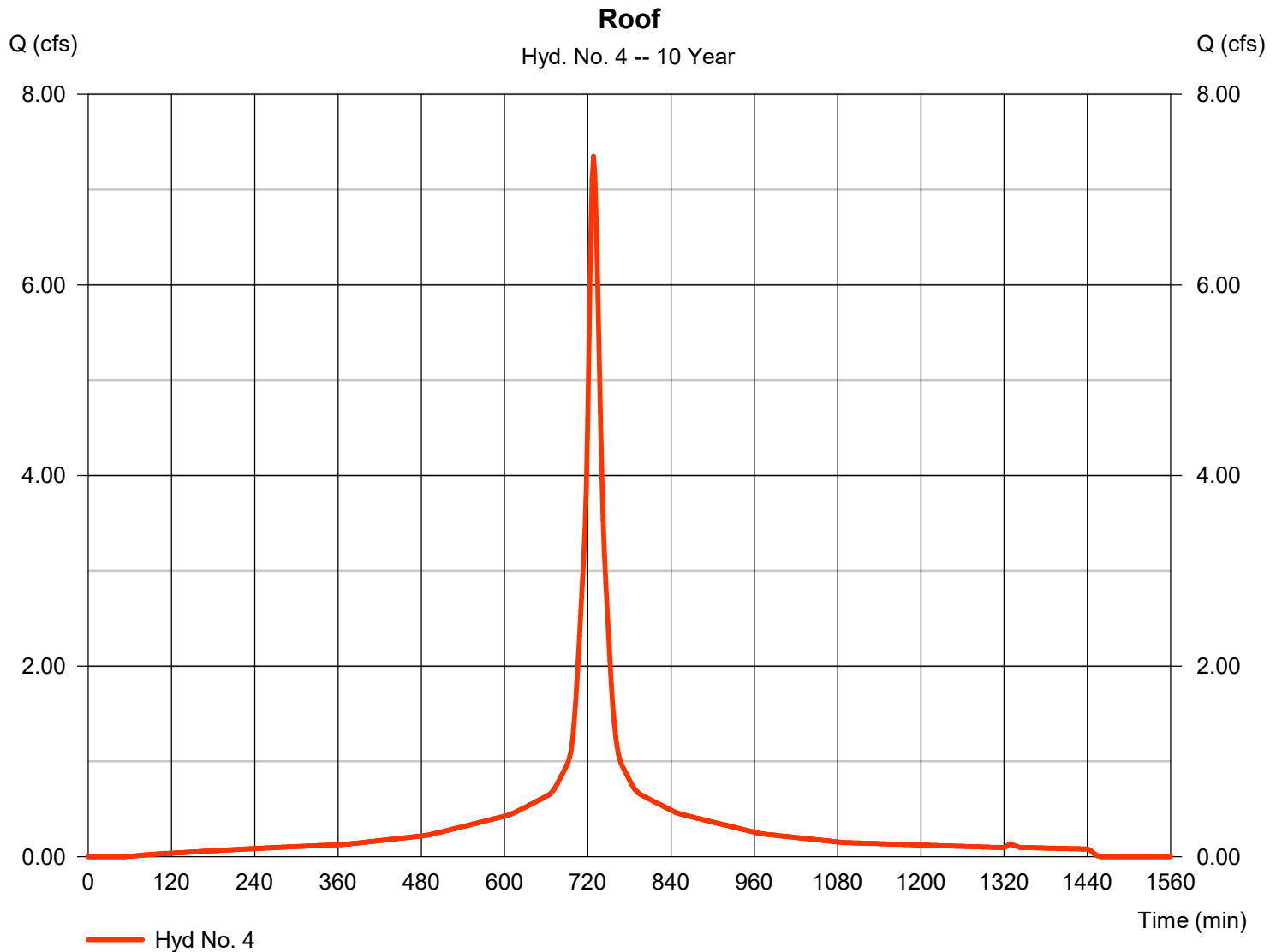
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Hyd. No. 4

Roof

Hydrograph type	= SCS Runoff	Peak discharge	= 7.348 cfs
Storm frequency	= 10 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 32,001 cuft
Drainage area	= 1.640 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.45 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.640 x 98)] / 1.640



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

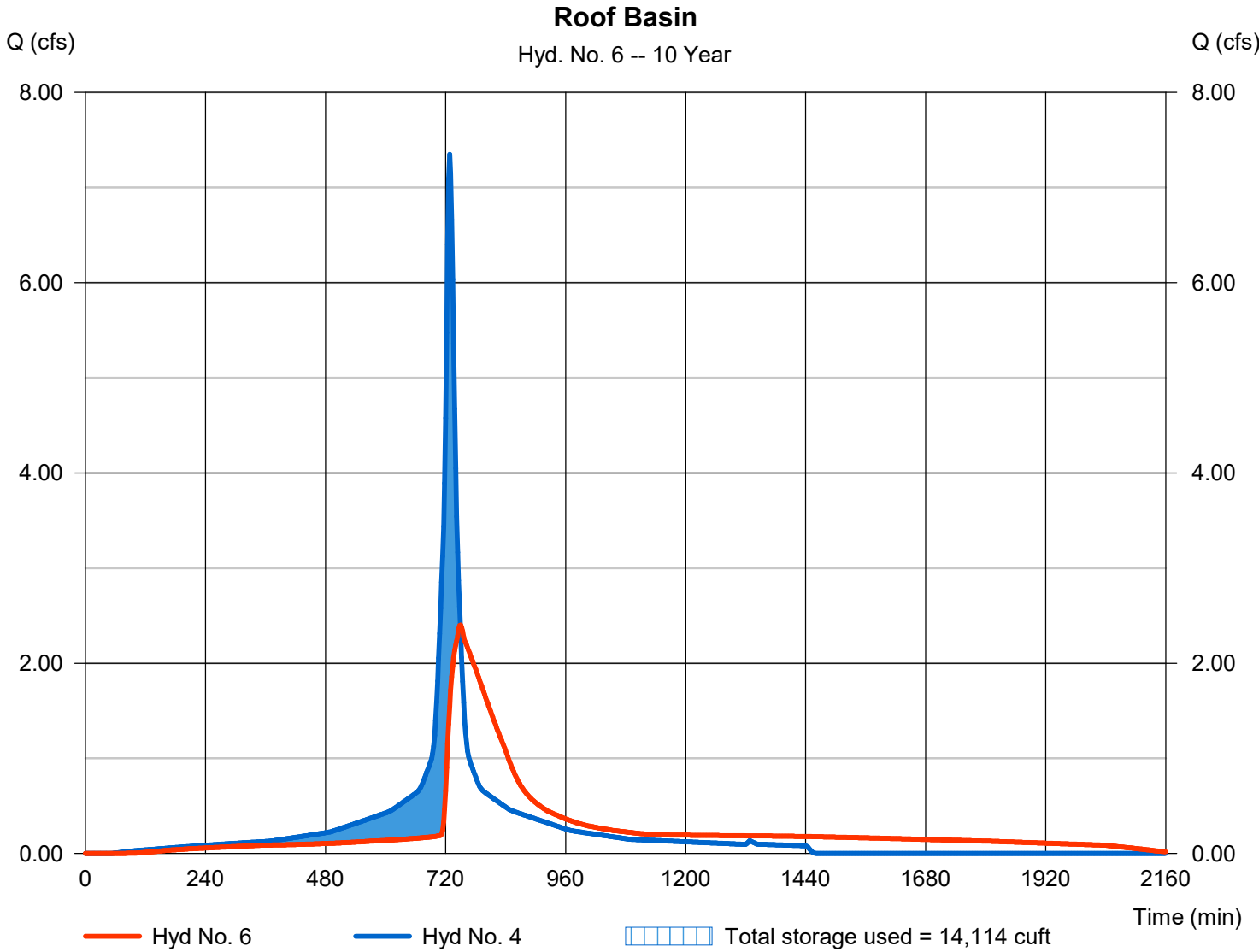
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Hyd. No. 6

Roof Basin

Hydrograph type	= Reservoir	Peak discharge	= 2.402 cfs
Storm frequency	= 10 yrs	Time to peak	= 750 min
Time interval	= 2 min	Hyd. volume	= 31,992 cuft
Inflow hyd. No.	= 4 - Roof	Max. Elevation	= 368.80 ft
Reservoir name	= UDET-1	Max. Storage	= 14,114 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

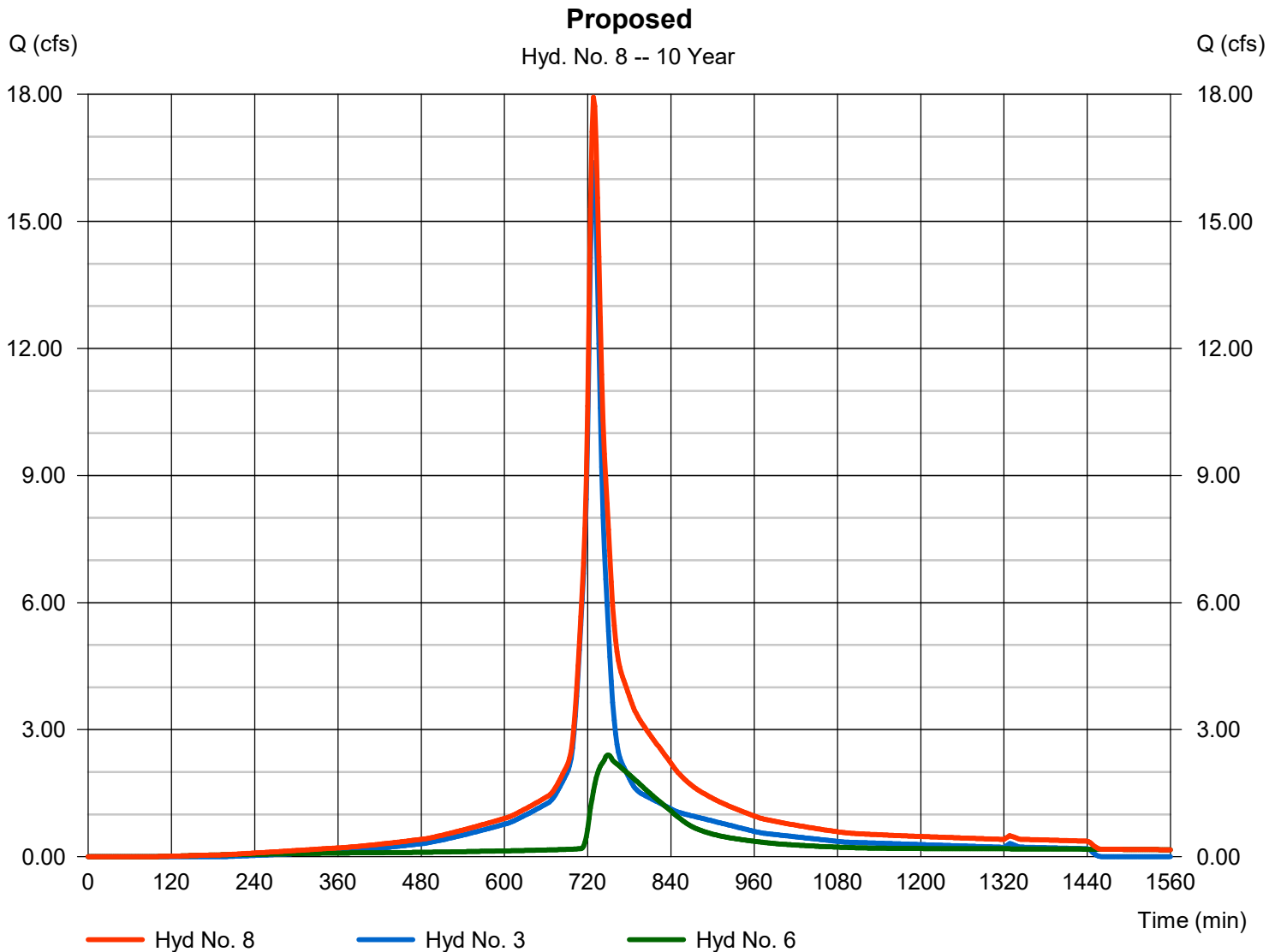
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Hyd. No. 8

Proposed

Hydrograph type = Combine
Storm frequency = 10 yrs
Time interval = 2 min
Inflow hyds. = 3, 6

Peak discharge = 17.93 cfs
Time to peak = 728 min
Hyd. volume = 98,121 cuft
Contrib. drain. area = 3.900 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description	
1	SCS Runoff	34.56	2	728	137,070	-----	-----	-----	EX-DA1	
3	SCS Runoff	26.21	2	728	108,759	-----	-----	-----	PR-DA1	
4	SCS Runoff	11.37	2	728	50,157	-----	-----	-----	Roof	
6	Reservoir	9.392	2	734	50,148	4	369.56	16,416	Roof Basin	
8	Combine	33.39	2	730	158,907	3, 6,	-----	-----	Proposed	
2021-01 Armonk, NY Hydro.gpw					Return Period: 100 Year			Monday, 02 / 22 / 2021		

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

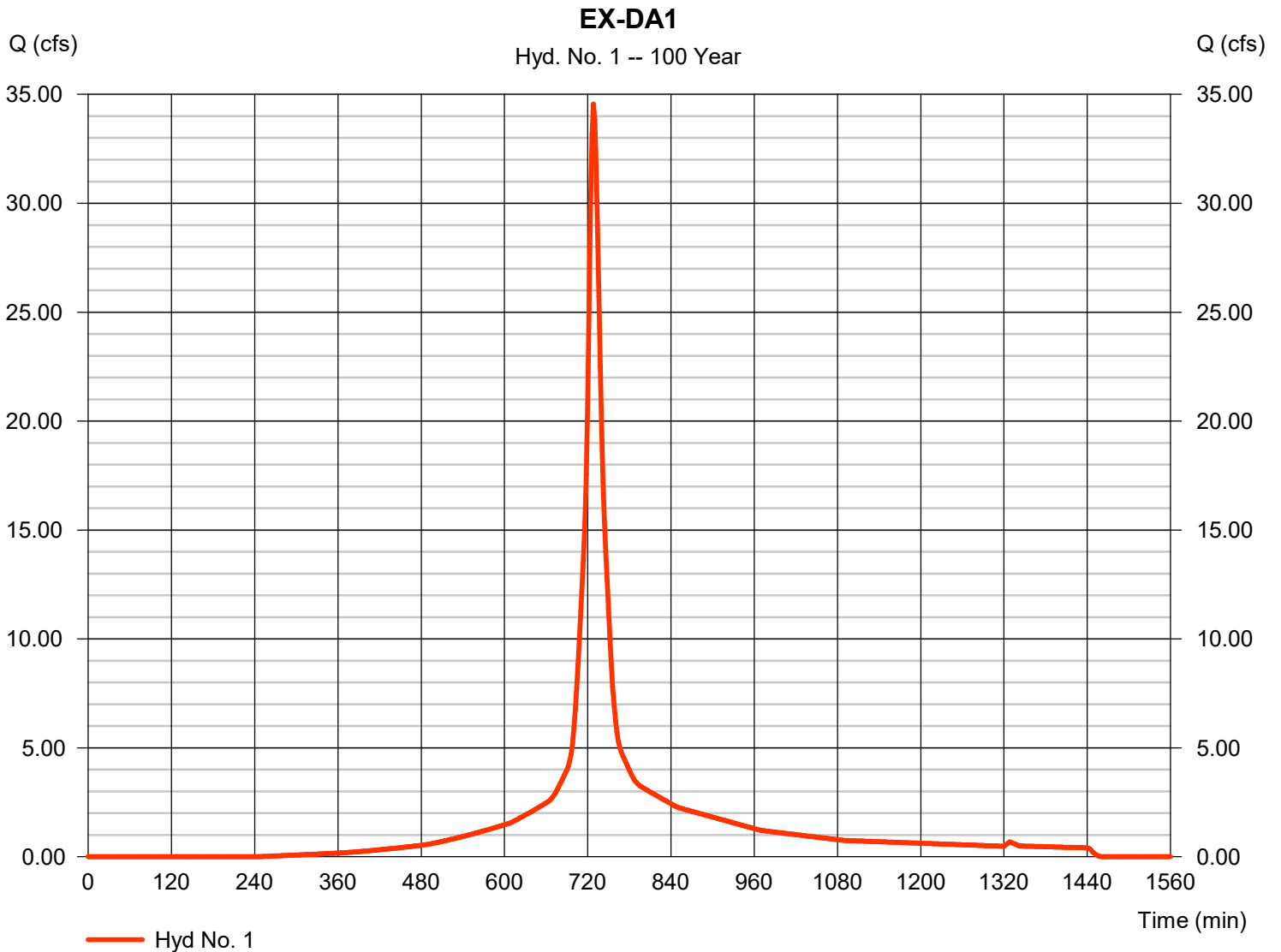
Monday, 02 / 22 / 2021

Hyd. No. 1

EX-DA1

Hydrograph type	= SCS Runoff	Peak discharge	= 34.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 137,070 cuft
Drainage area	= 5.540 ac	Curve number	= 85*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.41 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.020 x 61) + (3.520 x 98)] / 5.540



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

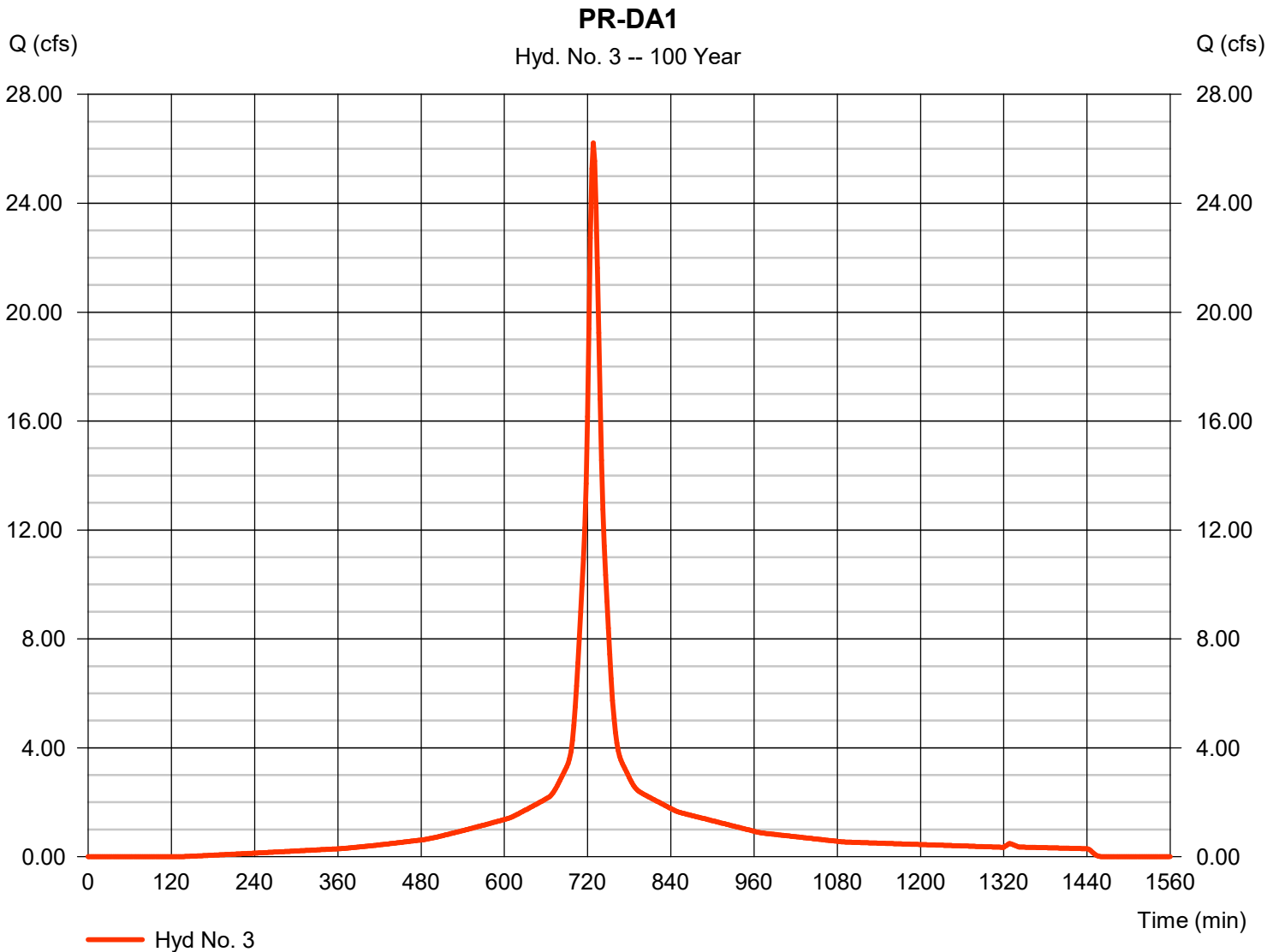
Monday, 02 / 22 / 2021

Hyd. No. 3

PR-DA1

Hydrograph type	= SCS Runoff	Peak discharge	= 26.21 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 108,759 cuft
Drainage area	= 3.900 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.41 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.630 x 98) + (1.270 x 80)] / 3.900



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

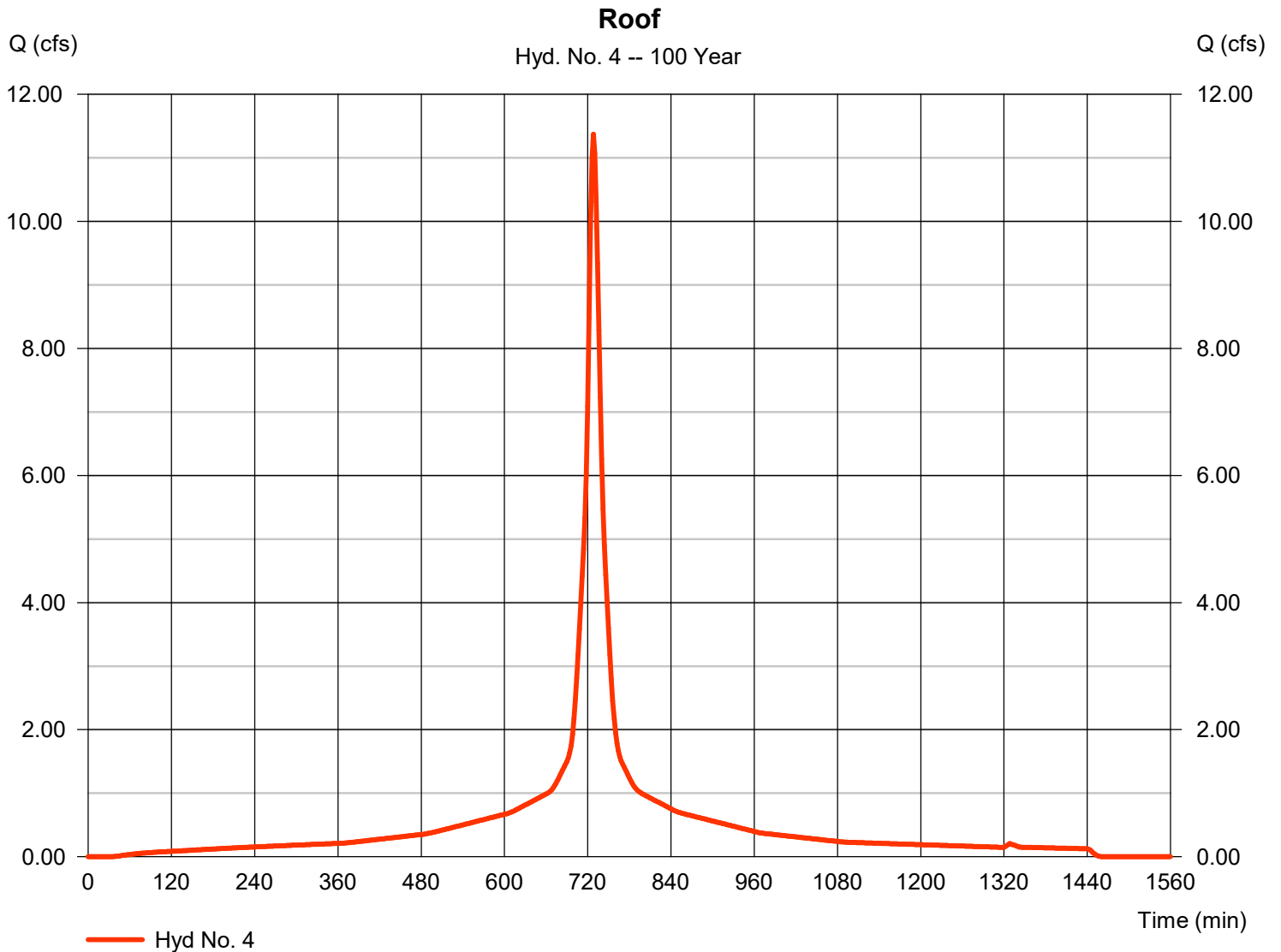
Monday, 02 / 22 / 2021

Hyd. No. 4

Roof

Hydrograph type	= SCS Runoff	Peak discharge	= 11.37 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 50,157 cuft
Drainage area	= 1.640 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.41 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.640 x 98)] / 1.640



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

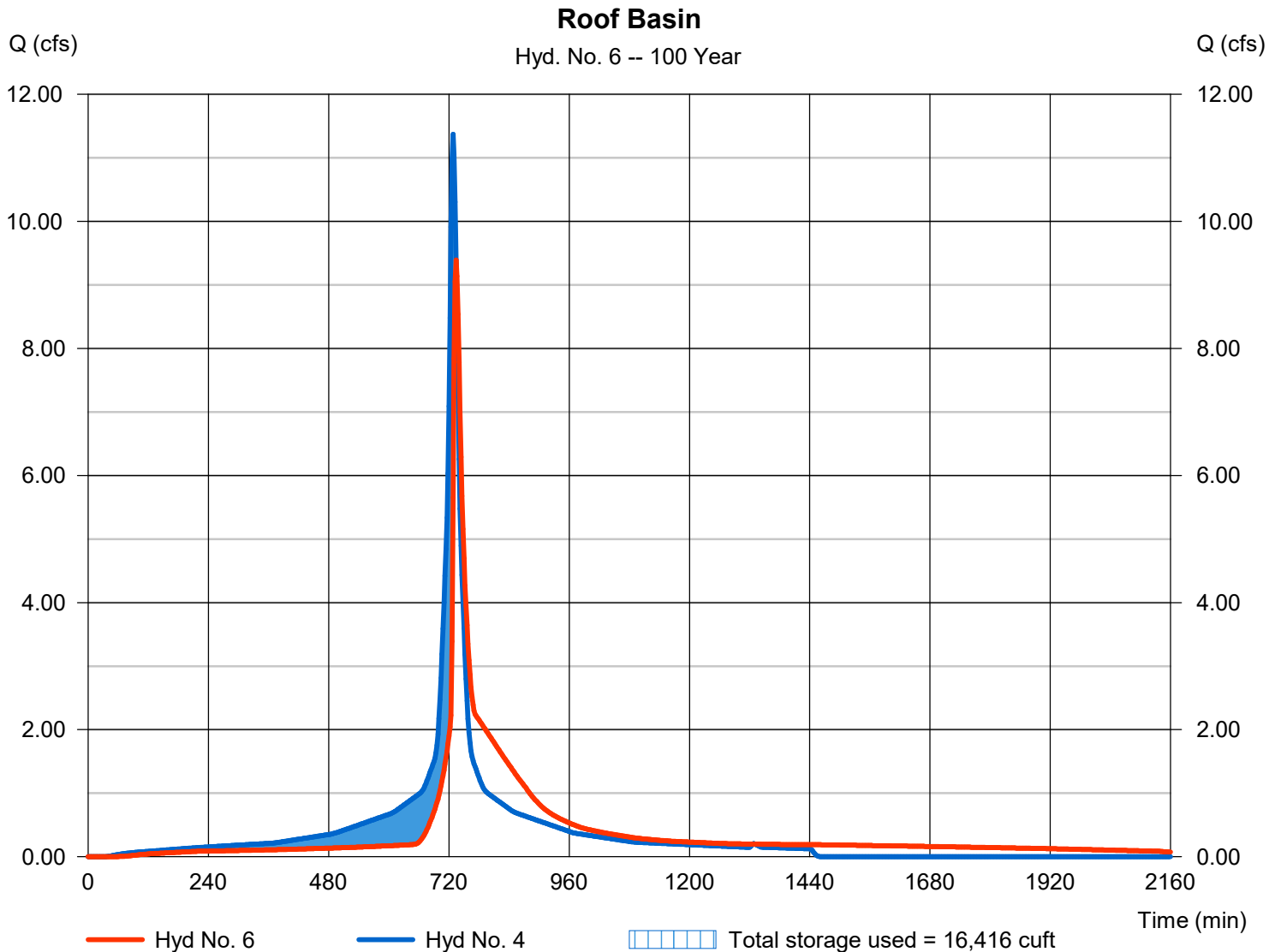
Monday, 02 / 22 / 2021

Hyd. No. 6

Roof Basin

Hydrograph type	= Reservoir	Peak discharge	= 9.392 cfs
Storm frequency	= 100 yrs	Time to peak	= 734 min
Time interval	= 2 min	Hyd. volume	= 50,148 cuft
Inflow hyd. No.	= 4 - Roof	Max. Elevation	= 369.56 ft
Reservoir name	= UDET-1	Max. Storage	= 16,416 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

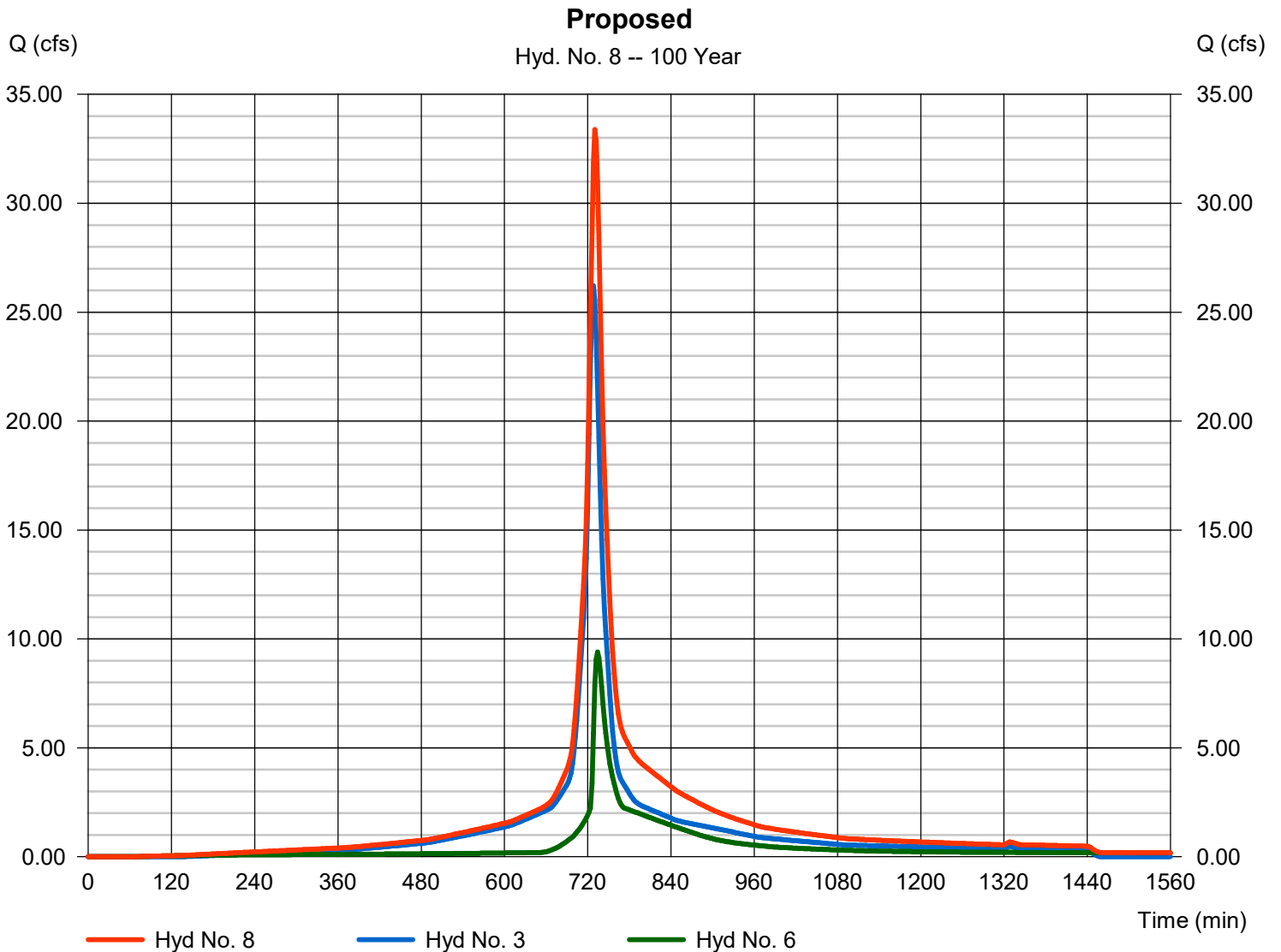
Monday, 02 / 22 / 2021

Hyd. No. 8

Proposed

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyds. = 3, 6

Peak discharge = 33.39 cfs
Time to peak = 730 min
Hyd. volume = 158,907 cuft
Contrib. drain. area = 3.900 ac



WATER QUALITY VOLUME CALCULATIONS

Water Quality Unit Sizing

$$\text{Water Quality CN} = \frac{1000}{[10 + 5P + 10Q_a - 10\sqrt{Q_a^2 + 1.25Q_aP}]}$$

$Q_a = PR_v$

$P = 1.5 \text{ in (Figure 4.1)}$

$R_v = 0.05 + (0.009)(I)$

$R_v = 0.05 + (0.009)(89)$

$R_v = 0.851$

$I = \frac{102,395 \text{ SF imp.}}{70,310 \text{ SF total}} \rightarrow 1.62 \text{ ac}$

$I = 88.7\%$

$Q_a = (1.5)(0.851) = 1.28$

$$\text{CN} = \frac{1000}{[10 + 5(1.5) + 10(1.28) - 10\sqrt{(1.28)^2 + 1.25(1.28)(1.5)}]}$$

$\text{CN} = 97.99858 \rightarrow \underline{98}$

$\text{TC} = 10 \text{ min} = 0.17 \text{ hours}$

$I_a = \left(\frac{200}{\text{CN}}\right) - 2 = \left(\frac{200}{98}\right) - 2 = 0.041 \rightarrow \text{use } \frac{I_a}{P} = 0.10$

Per figure 4-111 in TR-55, $q_u = 240 \text{ csm/in}$

$q_p = q_u A_m Q_a$

$q_p = (240) \left(\frac{1.62 \text{ ac}}{640 \text{ ac/mi}^2}\right) (1.28)$

$q_p = 0.775 \text{ CFS}$

• • USE WQU 4220 WQB \rightarrow Treat. Flow Rate = 0.86 CFS

$0.775 < 0.86 \text{ CFS}$

WATER QUALITY VOLUME

$$WQ_v = \frac{P R_v A}{12}$$

P (Per figure 4.1) = 1.5

$$R_v = 0.05 + 0.009 (I)$$

↳ 100% Impervious

Area of Existing Pavement : 2.42 acres

25% of exist. Pavement = 0.61 Acres

Area of New Pavement: 0.21 acres

Total Water Quality Area = 0.61 + 0.21 = 0.82 AC

A = 0.82 AC (* MIN WQ AREA *)

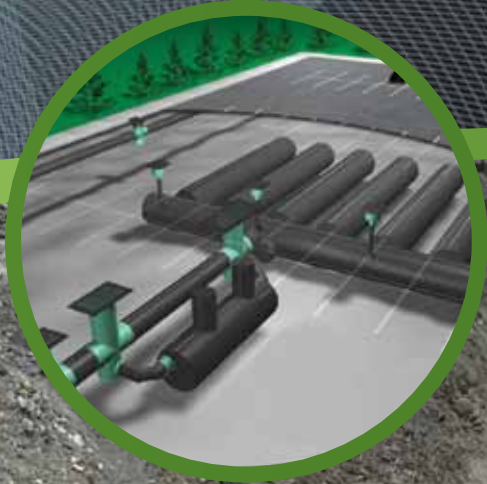
$$WQ_v = \frac{(1.5)[0.05 + 0.009 (1)](0.82 AC)}{12}$$

$$WQ_v = 0.06 \text{ Acre-feet} = \underline{2,613.6 \text{ ft}^3}$$

AREA TREATED BY ADS WATER QUALITY
UNIT : 1.62 AC
1.62 > 0.82 AC

**ADS STORMWATER WATER QUALITY UNIT (ADS
WQU 4220B) – PRODUCT SPECIFICATION**

Water Quality Units



THE MOST **ADVANCED** NAME IN WATER MANAGEMENT SOLUTIONS™



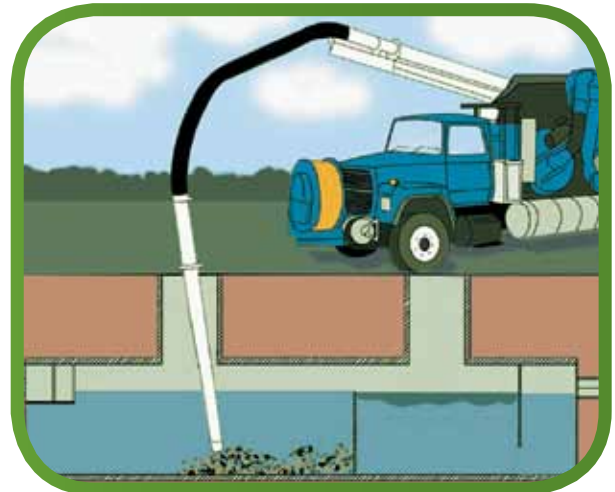
WATER QUALITY UNITS

Standards for storm water quality will vary by location and land use. The most targeted sources of runoff pollution are paved areas in urban and industrial sites. These are generally area with high traffic loads, such as parking lots and gas stations, that generate significant concentrations of contaminant particles and hydrocarbons.

Because of land constraints, ADS underground Water Quality Units have become an increasingly efficient solution for treating storm water. These durable, lightweight structures have been specifically designed for fast installation and easy maintenance.

BENEFITS

- Independent testing shows the following:
 - 80% TSS removal
 - 80% oil & grease removal
 - Greater than 40% TP removal
 - 74% heavy metals removal
- Removes floatable debris such as oils and greases.
- Available in 36" (900 mm) through 60" (1500 mm) diameters.
- Lightweight High Density Polyethylene (HDPE) unit installs easily with a minimum of manpower. Heavy cranes are not necessary to install the unit.
- Each unit is fitted with access risers for easy inspection and maintenance of the sediment and oil chambers.
- The unit is inexpensive because the design is simple and there are no moving parts.
- The bypass system prevents re-suspension of captured solids by diverting water flows greater than the first flush.
- HDPE resists abrasion and chemicals found in storm water and in the surrounding soil.



STANDARD MODELS

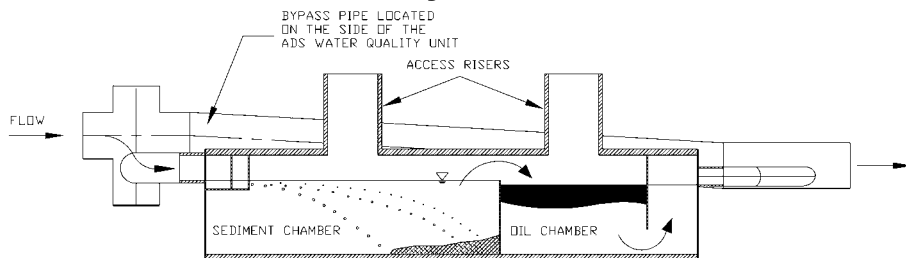
Product Number	Diameter in (mm)	Length ft (m)	Inlet Size in (mm)	Outlet Size in (mm)	Treated Flow cfs (L/S)	Sediment Vol. ft ³ (m ³)	Oil Volume ft ³ (m ³)	Sieve Size
3612WQA	36 (900)	12 (3.7)	10 (250)	10 (250)	0.86 (24)	37 (1.0)	17 (0.5)	140
3612WQB	36 (900)	12 (3.7)	10 (250)	10 (250)	0.43 (12)	37 (1.0)	17 (0.5)	200
3620WQA	36 (900)	20 (6)	10 (250)	10 (250)	1.5 (42)	65 (1.8)	30 (0.8)	140
3640WQA	36 (900)	40 (12)	10 (250)	10 (250)	2.38 (67)	137 (3.9)	63 (1.8)	140
3620WQB	36 (900)	20 (6)	10 (250)	10 (250)	0.7 (20)	65 (1.8)	30 (0.8)	200
3640WQB	36 (900)	40 (12)	10 (250)	10 (250)	1.6 (45)	137 (3.9)	63 (1.8)	200
4220WQA	42 (1050)	20 (6)	12 (300)	12 (300)	1.75 (49)	83 (2.3)	38 (1.1)	140
4240WQA	42 (1050)	40 (12)	12 (300)	12 (300)	3.66 (104)	175 (5.0)	81 (2.3)	140
4220WQB	42 (1050)	20 (6)	12 (300)	12 (300)	0.86 (24)	83 (2.3)	38 (1.1)	200
4240WQB	42 (1050)	40 (12)	12 (300)	12 (300)	1.83 (52)	175 (5.0)	81 (2.3)	200
4820WQA	48 (1200)	20 (6)	12 (300)	12 (300)	2.26 (64)	116 (3.3)	55 (1.6)	140
4840WQA	48 (1200)	40 (12)	12 (300)	12 (300)	3.94 (112)	245 (6.9)	115 (3.3)	140
4820WQB	48 (1200)	20 (6)	12 (300)	12 (300)	1.13 (32)	116 (3.3)	55 (1.6)	200
4840WQB	48 (1200)	40 (12)	12 (300)	12 (300)	2.39 (68)	245 (6.9)	115 (3.3)	200
6020WQA	60 (1500)	20 (6)	15 (375)	15 (375)	2.95 (84)	183 (5.2)	87 (2.5)	140
6040WQA	60 (1500)	40 (12)	15 (375)	15 (375)	6.23 (176)	385 (10.9)	184 (5.2)	140
6020WQB	60 (1500)	20 (6)	15 (375)	15 (375)	1.47 (42)	183 (5.2)	87 (2.5)	200
6040WQB	60 (1500)	40 (12)	15 (375)	15 (375)	3.12 (88)	385 (10.9)	184 (5.2)	200

140 sieve is equal to a particle size of 0.0042" (0.106 mm). 200 sieve is equal to a particle size of 0.0030" (0.075 mm).

DESIGN VARIATIONS

The standard models listed above will provide efficient removal of pollutant particles and hydrocarbons for the majority of site conditions. For unusual conditions, ADS can recommend a system combining a variety of sizes and configurations.

ADS Storm Water Quality Unit



Unit configuration & availability subject to change without notice. Product detail may differ slightly from actual product appearance.

PEAK FLOW RATE

The bypass pipe of the ADS WQU is designed to convey the peak storm water flow of the storm line.

For example, at a 1% slope, peak flow rates for the bypass line are as follows:

	CFS	L/S
12"	3.8419	103.9
15"	6.971	188.0
18"	11.343	307.0
24"	24.451	661.0
30"	44.37	1,240.0
36"	72.19	1,950.0
42"	108.95	2,950.0
48"	1556.1	4,210.0
60"	282.36	7,630.0



DESIGN AND INSTALLATION

Available in 36" (900 mm) through 60" (1500 mm) diameters, ADS Water Quality Units are modified sections of N-12® pipe with weir plates at specific locations and heights to remove high percentages of sediment and oils from the first flush of a storm event. They can be installed at any point in the subsurface drainage system and are ideally suited to treat "hot spots" in existing storm water lines.

The unit is designed using the fundamental principles of Stoke's Law and a standard orifice outlet control. The settling velocity of a particle is calculated based on the smallest particle to be removed. Standard units offer a choice of 140 or 200 sieve size removal (106 µm and 75 µm particle sizes, respectively).

The outlet orifice is sized to release a typical first flush discharge and to redirect any excess flow to a bypass piping system installed with the unit. All ADS Water Quality Units are designed and manufactured to meet ASTM F2737 - Standard Specification for Corrugated High Density Polyethylene (HDPE) Water Quality Units.

Installation of Water Quality Units follows the same accepted practices as for the installation of large diameter flexible pipe. Specific installation instructions, along with details on specifying the proper size of a Water Quality Unit, are available in Technical Note 1.03 and Installation Guide 2.01. You can also find more information on our website at www.ads-pipe.com.

TOP: Setting the Water Quality Unit and the inlet tee fitting

MIDDLE: Bedding and backfilling the unit in 300 mm (12") lifts

BOTTOM: Backfill over the Water Quality Unit and installation of bypass line complete



THE HEART OF THE TREATMENT TRAIN

For many drainage sites, the Water Quality Unit by itself can provide the required degree of pollutant removal. However, certain sites with higher concentrations of hydrocarbons or sediment runoff will need further treatment upstream and/or downstream of the unit. This multi-tiered approach to storm water quality is known as the *treatment train*.

Upstream measures include sediment prevention (vegetated swales, etc.) and inlet protection devices such as screens, filters and silt fences. These techniques are designed to prevent a large percentage of pollutants from ever entering the storm drain system. For impervious surfaces such as paved parking areas, catch basin insert filters are most commonly used for early stage treatment.

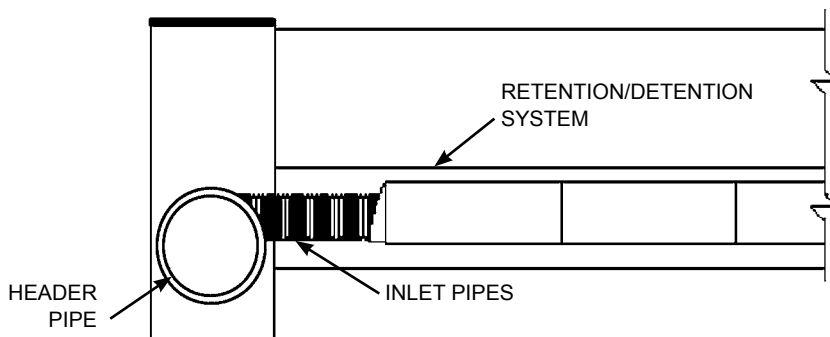
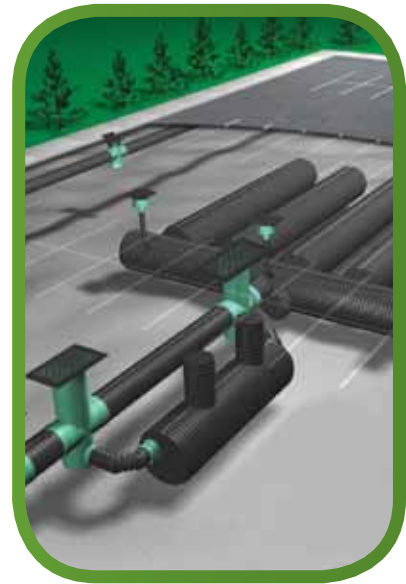
RETENTION/DETENTION

Treatment downstream from the Water Quality Unit generally involves some form of retention or detention system. Retention allows accumulated storm water to gradually percolate into the surrounding soil, while detention meters the water through an outlet to a ditch, stream or other receiving area.

Inlet designs to such underground storage vessels can also enhance pollutant removal. The “eccentric header system” consists of a large diameter manifold pipe with an invert positioned lower than those of the smaller inlet pipes to the storage vessels. The large header pipe thus acts as a sump into which suspended particles may settle. Manholes and/or risers may be installed to facilitate inspection and cleaning.

Designers can choose between two methods of constructing the retention or detention system. The first is the use of ADS N-12 large diameter corrugated high density polyethylene pipe, known for its economy and ease of installation. The second option is StormTech®, specially engineered to meet the demands of subsurface storm water management applications.

ADS supplies a complete line of pipe, fittings and fabricated manifolds, along with detailed sizing, design and installation instructions on our website at www.ads-pipe.com.



The “eccentric header” is installed with its invert lower than the inlet pipes, thus acting as a sump to collect suspended sediment.

ADS STORM WATER QUALITY UNIT PRODUCT SPECIFICATION

SCOPE

This specification describes 36- through 60-inch (900 to 1500 mm) Storm Water Quality Units for use in on-site point source storm water treatment applications.

REQUIREMENTS

Storm Water Quality Units shall have a smooth interior and annular exterior corrugations meeting the requirements of ASTM F2737. The unit shall have at least three containment zones, each zone separated from the next by use of a weir or baffle plate. Weir and baffle plates shall be welded at all interfaces between the plate and water quality unit. First weir plate shall incorporate a saw tooth design and shall be reinforced with stiffeners positioned horizontally on the downstream side of the plate to be retained. Storm Water Quality Units shall provide adequate clean-out and inspection access.

JOINT PERFORMANCE

Connections for the bypass line and the unit shall utilize the same joint quality as specified for the main storm sewer pipe. Couplers for the bypass line may be either split couplers, in-line bell couplers, bell-bell couplers, or welded bell couplers.

SCOPE MATERIAL PROPERTIES

Virgin material for pipe & fittings used to produce Storm Water Quality Units shall be high density polyethylene conforming with the minimum requirements of cell classification 424420C for 4- through 10-inch (100 to 250) diameters, and 435400C for 12- through 60-inch (300 to 1500 mm) diameters as defined and described in the latest version of ASTM D3350. The virgin pipe material shall be evaluated using the notched constant ligament-stress (NCLS) test as specified in Section 9.5 and 5.1 of AASHTO M294 and ASTM F2306, respectively. All smooth baffle and weir plates shall be high density polyethylene.

INSTALLATION

Installation shall be in accordance with the ADS installation guidelines, utilizing a class I (ASTM D2321) structural backfill material or flowable fill (CLSM – Controlled Low Strength Material). Contact your local ADS representative or visit www.ads-pipe.com for the latest installation instructions.

PERFORMANCE

Water Quality Units shall remove a minimum of 80% of the first flush total suspended solids (TSS) based on flow rates and corresponding sieve sizes shown in Table 1. Water Quality units shall be installed “offline” to prevent re-suspension of solids in high flow situations. Offline installation shall be constructed utilizing an ADS bypass structure. Flow through the unit shall be controlled by an orifice fabricated on the outlet end of the structure.



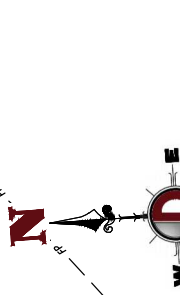
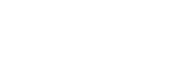
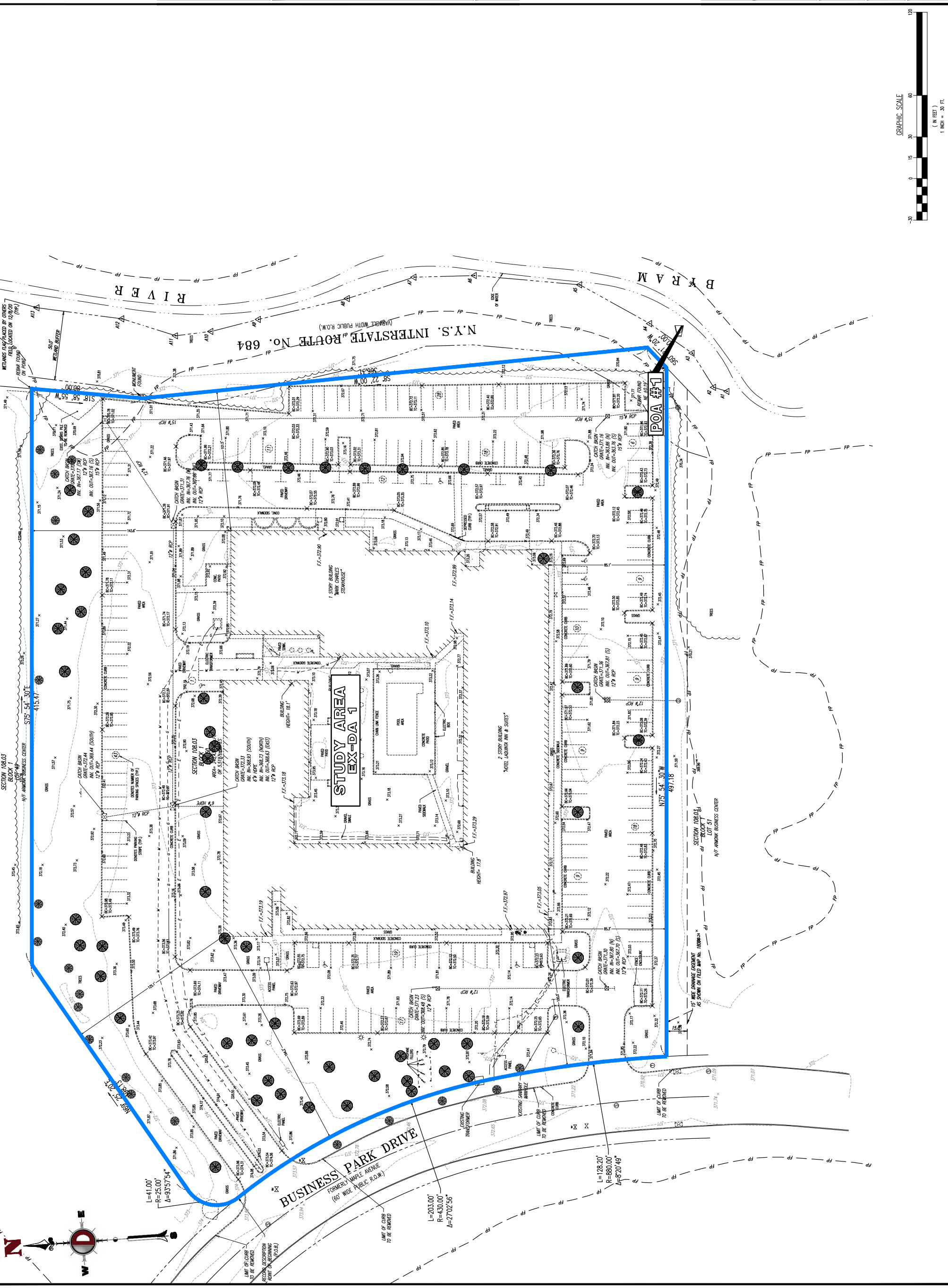
Advanced Drainage Systems, Inc.
3135 Boomer Line Heidelberg, Ontario N0B 1Y0

519-699-0222

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DRAINAGE AREA MAPS



REV.	DATE	COMMENTS

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CHECKED BY	BWS

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 PROPOSED WAREHOUSE
 SECTION 108.03, BLOCK 1, LOT 50
 TOWN OF NORTH CASTLE (ARMONK)
 WESTCHESTER COUNTY, NEW YORK

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 245 Main Street, Suite 110
 Chester, NJ 07930
 T: 908.879.2222 | F: 908.879.0222
 Office centrally located at:
 Cherry Hill, NJ • 108.000
 Highland Park, NJ • 108.000
 Piquette Hill, NJ • 108.000
 Bridgeton, NJ • 108.000
 South Amboy, NJ • 108.000

DANIEL T. SEHNAL
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 099106

BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE NO. 087882

TITLE: EXISTING DRAINAGE AREA MAP

DATE:	02/19/2021
PROJECT NO.:	2179-99-009
SHEET NO.:	1
REV. F:	OF

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TITLE: PROPOSED DRAINAGE AREA MAP			
SCALE: (H) 1"=50'	DATE: 02/19/2021	PROJECT NO: 2179-99-009	SHEET NO: 2 OF 2

