



LANDSCAPE ARCHITECTS • ENVIRONMENTAL PLANNERS

June 28, 2021

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Mr. Christopher Carthy, Chairman
Town of North Castle Planning Board (PB)
17 Bedford Road
Armonk, NY 10504

J.D. Barrett & Associates, LLC
109 Sport Hill Road
Easton, Connecticut
06612

**Re: Gordon Property – 257 East Middle Patent Road
Tax ID: 88.04-1-13, R-4A Zone, 114.5 Acres
Proposed Driveway Curb Cut Modifications
Revised & New Information**

Dear Chairman Carthy & Members of the PB:

On behalf of the Gordon family, we provide the following information, in digital format, in support of plans to modify two existing curb cuts accessing the eastern portion of the property at 257 East Middle Patent Road (EMP). We refer to the two curb cuts in this letter and on the plans as Subject Area 1 and Subject Area 2. Subject Area 1 occurs farther south along EMP in the vicinity of 235 EMP. Subject Area 2 occurs farther north along EMP in the vicinity of 257 EMP. Subject Area 1 proposes to modify the existing curb cut in its current location. Subject Area 2 proposes to relocate the existing curb cut approximately 175' to the south of the existing curb cut to coincide with an apex in the road alignment along EMP. Since our last appearance before the PB at the May 24, 2021 meeting, we have prepared new and revised information in response to comments we received from the PB, as well as comments noted in the Town Planner's (TP) and Town Engineer's (TE) Project Review Memoranda. For the PB's review, we include the following information.

- This explanatory **Cover Letter/Project Narrative**, prepared by J.D. Barrett & Associates, LLC, dated June 28, 2021.
- **Updated Site Plans** for the project entitled, Gordon Property-Proposed Driveway Realignments, dated June 28, 2021, including:
 - Sheet 1 of 6 Site Information Plan
 - Sheet 2 of 6 Subject Area 1 – South Entry Plan
 - Sheet 3 of 6 Subject Area 2 – North Entry Plan
 - Sheet 4 of 6 Detailed Site Plan
 - Sheet 5 of 6 Erosion & Sediment Control Plan
 - Sheet 6 of 6 Planting Plan
- **Engineering Information**, provided by Bibbo Associates, LLP, dated June 25, 2021 including:
 - Cover letter responding to TE's comments #4, #8, #9, #15
 - Stormwater Pollution Prevention Plan (SWPPP) / Engineer's Report
 - Drainage Plan

- Floodplain Development Permit Application

Overview

The applicant wishes to improve the access to the property at 257 EMP to create safer ingress and egress for the property at the existing two curb cuts on the west side of EMP in the vicinity of 235 and 257 EMP. For the purpose of this PB submission, Subject Area 1 shall coincide with 235 EMP and Subject Area 2 shall coincide with 257 EMP.

Subject Area 1

Subject Area 1 involves modifications to the existing curb cut location to facilitate safer access into the property from EMP. This will involve modifications to the south side of the existing driveway access to provide a more generous turning radius to allow large construction and emergency vehicles to enter the property, i.e., a 47' fire/ladder truck. To effect this change, the existing stonewall at the south side of the driveway will be required to be pushed back (south) approximately 20' and the grade lowered in this area by approximately 2'-3'. New entry walls will be created on both sides of the driveway approach, and they will tie into the existing walls along EMP. All existing stone salvaged from the original walls removed will be preserved to integrate into the proposed new stonewalls. The design, dimensions and construction technique of the new walls will match the existing walls along EMP.

The new walls framing the modified driveway approach to the property will lead to a new set of stone pillars to replace the existing stone pillars. The new pillars will be equipped with automatic gates and coach lights on top of the pillars. The new pillars and gates will be positioned at least 20' from the Town of North Castle's future road widening line shown on the plans with a blue dashed line parallel to the front property line.

The new driveway will generally follow the existing grade and alignment of the existing driveway. The driveway surface shall continue to be gravel to match the existing driveway. Seven trees will be removed as part of the new work. The proposed area to be disturbed within the grading limit line (gll) will be approximately 4975 SF. Following the re-grading work, masonry and paving, all disturbed areas will be reclaimed to native landscaping.

The existing curb cut location is positioned at a slight curve and "apex" in the road and, as such, offers good sighting and stopping distances when exiting or approaching the curb cut location. Sighting locations and profiles are provided on the plans.

Subject Area 2

Subject Area 2 coincides with 257 EMP and is positioned north of Subject Area 1. It is proposed to relocate this curb cut access farther south (+/- 175') along EMP. The proposed curb cut location takes advantage of an "apex" in the road and, therefore, offers good sighting distances up and down EMP. The existing curb cut location has good sighting and stopping distances to the south, but compromised sighting and stopping distances to the north given the hilly and twisting roadway north of the existing curb cut location. Hence, shifting the curb cut location south will provide good sighting and stopping distances in both directions resulting in safer access.

The existing curb cut location will be removed and the existing stonewall opening along the west side of EMP will be closed. The original driveway shall be removed and the area reclaimed with native landscaping to blend into the existing rural setting. The existing driveway closer to the house and garage at the north end of the driveway shall remain and the new section of driveway will extend the existing driveway south on the property (parallel to EMP) for approximately 175' to access the new curb cut location. A driveway profile has been prepared and it indicates that most of the driveway, starting from the north portion of the driveway travelling south to the new curb cut, will generally follow the existing grade, although some rock removal in the area of driveway station 1+50 to 1+80 will be required. The chipped rock from this area shall be repurposed to construct a four-ft high retaining wall on the west side of the driveway between stations 0+50 and 1+00. The retaining wall will be required to hold back the fill required at the driveway entry and access to EMP between driveway stations 0+00 and 1+30. Maximum fill depth is 9'.

It will be necessary to remove approximately 55 trees and disturb approximately 18,990 SF of area to install the new curb cut and driveway section connecting back to the original driveway by the house. New plantings are proposed to offset any tree loss and to close off the original curb cut area and help it blend into the landscape. A Planting Plan has been prepared. See Sheet 6 of 6, Planting Plan.

A proposed drainage system for the project has been prepared by the project engineer to manage the increased stormwater runoff resulting from the installation of approximately 3497 SF of new (net) driveway. The plan currently shows stone curbs directing driveway stormwater runoff to two catch basins positioned at driveway sta. 0+75. The catch basins will direct stormwater down slope to an infiltration basin south of the driveway. See Drainage Plan information prepared by Bibbo Associates, attached to this information.

New stonewalls shall be constructed at the entry to EMP to frame the driveway entry. The walls will terminate at a new set of stone pillars equipped with automatic gates and coach lights on top of the pillars. The pillars and gates will be positioned at least 20' from the Town's road widening line. A stone rumble strip entry will be installed to highlight the entry. The proposed driveway surface shall be gravel, to match the existing driveway. Once the earthwork, masonry, paving, and drainage are installed, the disturbed areas shall be reclaimed to native landscaping.

The following information is provided in response to the Town Planner's (TP) Staff Report Memo, dated May 24, 2021, General Comments on page 2 of 2.

Responses to General Comments

1. **Re: Project Compatibility with Town's Comprehensive Plan.** The applicant agrees that the project is compatible with the Town's Comprehensive Plan.
2. **Re: Regulated Tree Removal.** Previously, on our May 7, 2021 plans, we had indicated that a total of 35 trees would need to be removed to allow the project to be installed, where 6 trees would be removed at Subject Area 1 and 29 trees would be removed at Subject Area 2. Of the original 35 trees to be removed, we had noted that 5 were dead and 9 are Ash trees in poor

condition and decline, thus 14 of the 35 trees then proposed for removal were either dead or in decline.

At this time we note that Subject Area 1 will require removal of a seventh tree, a 3" spruce, to allow pillar construction at least 20 feet away from the Town's road widening line.

Subject Area 2 also proposes to remove additional trees at this time, following the project engineer's design and location of the stormwater management system. It is now noted on the plan that an additional 26 trees shall be removed from Subject Area 2 to install the stormwater management system, thereby bringing the total tree removal at Subject Area 2 to 55 total trees.

In total, Subject Area 1 will remove 7 trees and Subject Area 2 will remove 55 trees, for a total of 62 tree removals. The May 27, 2021 plan proposed to remove 35 trees. Most of the 27 additional trees to be removed, at this time, are in connection with the stormwater management plan installation.

3. Comment #G.2 – Re: Mitigation Planting Plan. A new plan has been prepared entitled, Planting Plan, Sheet 6 of 6. Additional plantings have been positioned adjacent to the proposed driveways and also to re-vegetate all disturbed areas including new slopes. A plant list is provided on the plan and includes 44 trees, 143 shrubs, 100 perennials and groundcovers. In addition, two seed mixes are proposed to re-vegetate all disturbed areas. Seed Mix 1 is a native grass mix for all disturbed uplands. Seed Mix 2 is for the infiltration basin floor that can tolerate periodic inundation from stored stormwater.
4. Comment #G.3 – Re: Highway Department Permit. It is agreed that the applicant shall secure a permit from the Highway Department to allow work to occur in the Town's R.O.W.
5. Comment #G.4 – Re: Curb Cuts. The two area curb cuts for Subject Area 1 and Subject Area 2 serve two different geographic areas of the property that are separated by steep rocky slopes. Vehicular access between the two areas is not practical, hence, the applicant proposes to continue to use the two existing curbs to access the property.
6. Comment #G.5 – Re: Detail for the Proposed Pillars. A detail of the driveway pillars and walls is shown on Detailed Site Plan, Sheet 4 of 6. The pillars will generally match the existing pillars on site. They will measure 3.5' x 3.5' x 6' ht. Maximum pillar height is 6'. Maximum light height on top of the pillars will be 8'. Maximum wall height is 4'. Spot elevations on the walls and pillars have been provided on the plan.
7. Comment #G.6 – Re: Stonewalls. See response G.5 above.
8. Comment #G.7 – Re: Driveway Retaining Wall. Two stonewall type details are proposed depending on the location of the walls and their intended functions. A retaining wall detail is proposed for the west side driveway entry at Subject Area 2 – 257 East Middle Patent Road. A free-standing wall detail is provided for the walls to be rebuilt along the property frontage and leading up to the pillars and gates in both Subject Area 1 and Subject Area 2 and connect to the existing walls. See plans for location of new walls.

9. Comment #G.8 – Re: Driveway Gates. The driveway gates shall be made of natural products (wood) and be solid. They will not exceed 8' in height. An example of a type of solid driveway gate is provided on the Detailed Site Plan, Sheet 4 of 6. The exact gate style has yet to be decided by the applicant.
10. Comment #G.9 – Re: Regulated Wetland & Wetland Buffer. There are no regulated wetlands or wetland buffers associated with Subject Area 1 and Subject Area 2.
11. Comment #G.10 – Re: Gross Land Coverage Calculations. The applicant requests clarification on the requirements of this item, given that the property occupies +/- 115 acres and contains many structures and the total area of disturbance on the property for Subject Area 1 (4975 SF) and Subject Area 2 (18,990 SF) is quite small at 23,965 SF (+/- .5 acres) and there are no new structures proposed. Should a Gross Land Coverage Calculations Worksheet and backup information be required, it is respectfully requested that this be made a condition of final approval or issuance of the Building Permit.

The following information responds to comments noted in the TE's Review Memorandum for the project, dated May 20, 2021. The following responses to the "General Comments" 1-15 are provided below.

1. GC #1 – Re: Tree Removals. See response #G2 to the TP's memo above that discusses tree removals.
2. GC #2 – Re: Pillar Locations. The plans now show the proposed locations of the driveway pillars positioned at least 20' to the future road widening line that is shown on the site plans in a blue-dashed line. Minimum dimensions to the pillars from the future road widening line is shown on the plans.
3. GC #3 – Re: Fire Department Access to the Property. The project manager for the Gordon properties met with Chief Farquhar of the Bedford Banksville Fire Department to review the emergency access entry into the main part of the property at Subject Area 1, 235 East Middle Patent Road. The plans have been developed to allow a 47' tower ladder fire truck to enter and exit the property safely. Chief Farquhar was supportive of the improvement. He requested that the TE's office reach out to him and authorize the release of his letter to the PB. We have corresponded with the TE to request that Chief Farquhar be contacted to formally request the letter from the Fire Department.

We note that 257 East Middle Patent Road is positioned close (+/- 100') to East Middle Patent Road. Therefore, it would be possible to pull fire hoses from the driveway entry or, over the stonewall, to provide water supply from the pumper truck on EMP to the house location. The above scenario is likely typical for many houses on East Middle Patent Road and elsewhere in Town where narrow Town road widths and tight driveways may preclude fire apparatus from entering the properties.

4. GC #4 – Re: Flood Plain Locations. See information provided by Bibbo Associates in connection with the Flood Plain Locations.

5. GC #5 – Re: Driveway Profile. A driveway profile is now provided on the plans for Subject Area 1. We note that no change to the existing gradient (2%-3%) is proposed. A 2% entry platform at both driveway entries has been provided.
6. GC #6 – Re: Sight Line Profiles. The sight line profiles at both Subject Area 1 and Subject Area 2 have been updated to position the driver's eyes on the driveways at a distance of 14' from the road edge and 3.5' above the existing driveway. The sight lines are extended north and south from the driveways along East Middle Patent Road for a distance of 200'. In order to provide clear sighting distance, it was necessary to relocate portions of existing stonewalls flanking the north sides of driveways to allow clear sighting distance. See plans and profiles.
7. GC #7 – Re: Maximum Width of Curb Cut at 18' Wide. The driveway entries have been revised to show a maximum 18' curb cut width at the intersection of East Middle Patent Road. At subject Area 1 we note that the emergency vehicle turning radius needed to enter the property is much wider than 18'. In order to provide a stable and supported entry for the emergency vehicles we have proposed "stabilized grass" flanking both sides of the driveway at Subject Area 1. The stabilized grass is shown as a green hatch pattern labeled as stabilized grass. A detail of the stabilized grass is shown on Sheet 4 of 6. It is also noted that stone curbing between the driveway and stabilized grass shall be installed at 2" height. Stone curbing at other site areas is 4"-5" height. The lower 2" height stone curbing will allow a vehicle to easily track over the 2" height curbing. An angled transition stone curb shall serve to transition between the 2" height stone curb and the higher 4"-5" height stone curb where the stabilized grass ends.
8. GC #8 & 9 – Re: Stormwater Management. See stormwater management information provided by Bibbo Associates.
9. GC #10 – Re: Proposed Walls. See response to item #G6 above.
10. GC #11 – Re: Rock Chipping. All rock chipping required shall comply with Chapter 122-Blasting, Explosive and Chipping of the Town Code. Any minor rock chipping required at Subject Area 1 will be reused with the new stonewalls at Subject Area 1. The rock chipping required at Subject Area 2 shall be used with the new retaining wall proposed and new free-standing walls. It is not anticipated that it will be necessary to transport chipped rock between Subject Area 1 and Subject Area 2.
11. GC #12 – Re: Stone Rumble Strips. The plans have been updated to provide a 5' minimum length asphalt apron extending from East Middle Patent Road into the property between the stone rumble strips and street, as requested by the Highway Department.
12. GC #13 – Re: Electrical Service to Operate Gate and Lights. Buried electrical service to operate the gates and lights shall be extended from the existing house at Subject Area 2 and from the interior of the property at Subject Area 1. See plans for locations of the electrical service lines shown as dashed lines and labeled with an "E".

13. GC #14 – Re: Erosion Control Plan. The plans show the proposed erosion control measures on Sheet 5 of 6. Tree removals are shown on Sheet 2 and 3 of 6. A Construction Sequence has been added to Sheet 5 of 6.

14. GC #15 – Re: Construction Details. Construction details are shown on Sheet 4 of 6 and also on the Bibbo Drainage Plan.

Summary

We trust that this information will be helpful to the PB's review of the project. The project team looks forward to discussing the application with the PB at the next available PB meeting session. On behalf of the owners and project team, we are grateful to the PB and Town Staff for their guidance and cooperation with this project.

Respectfully submitted,

Jeri Barrett

Jeri D. Barrett, R.L.A.

JDB:lj

Enc.

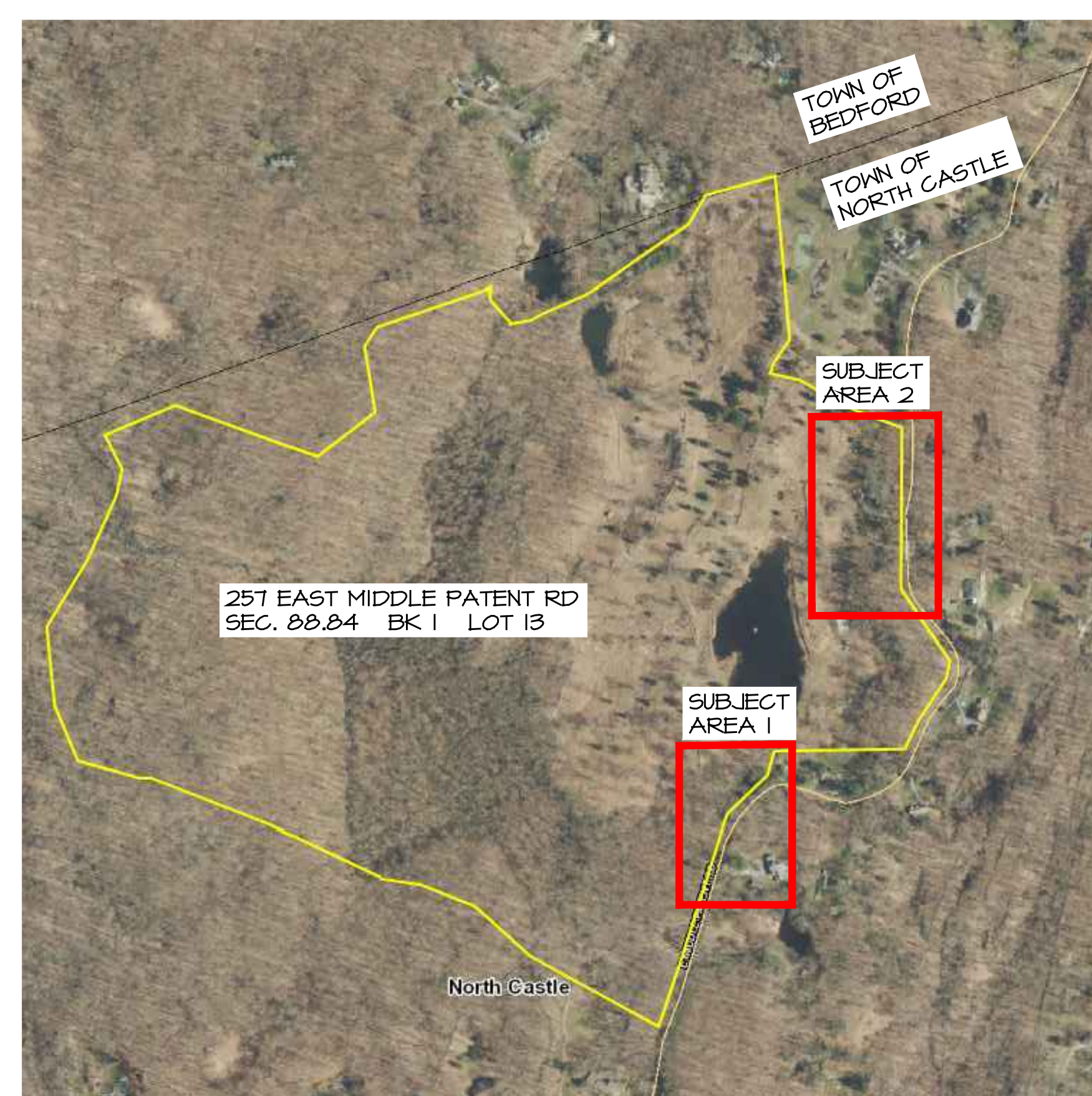
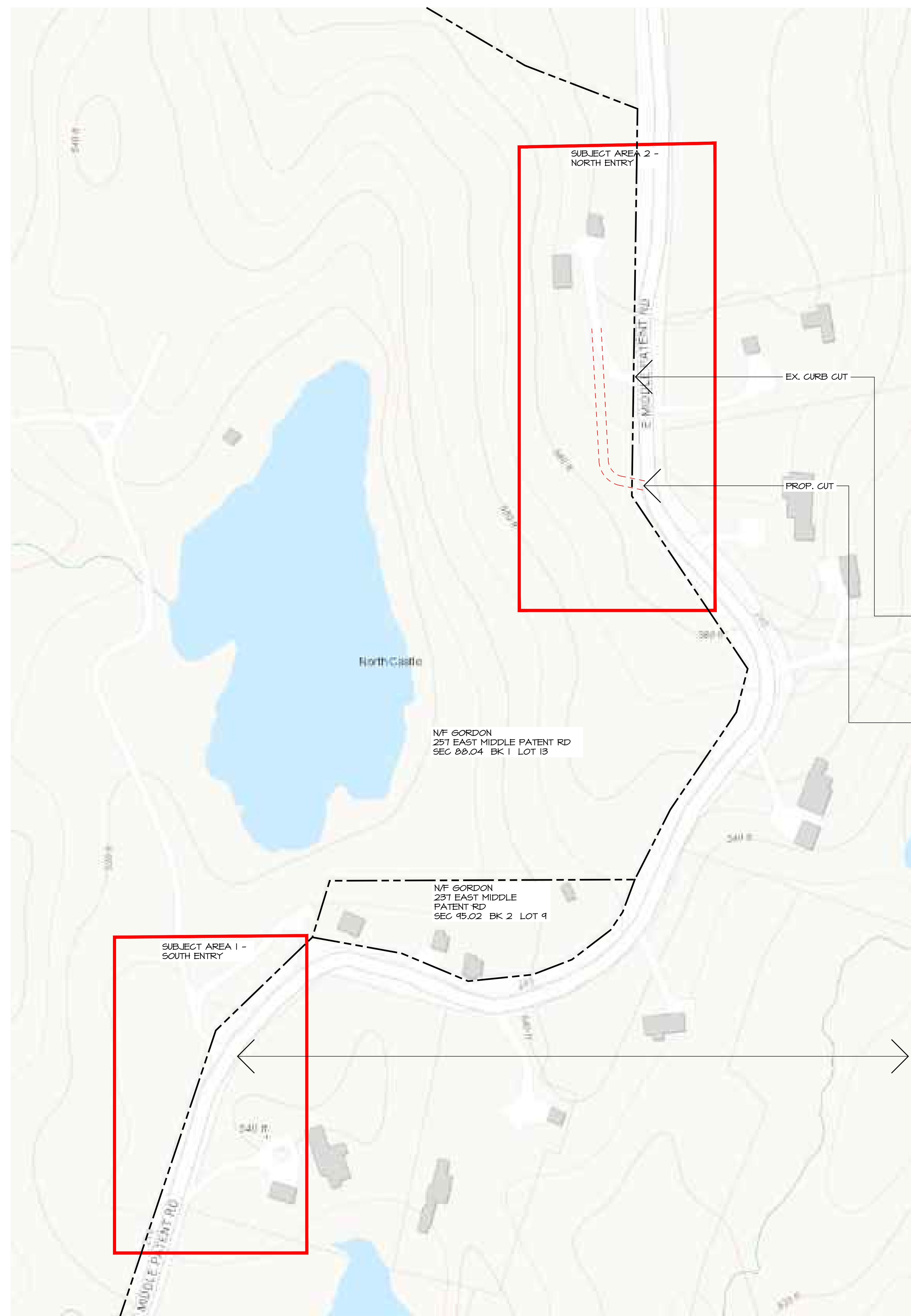
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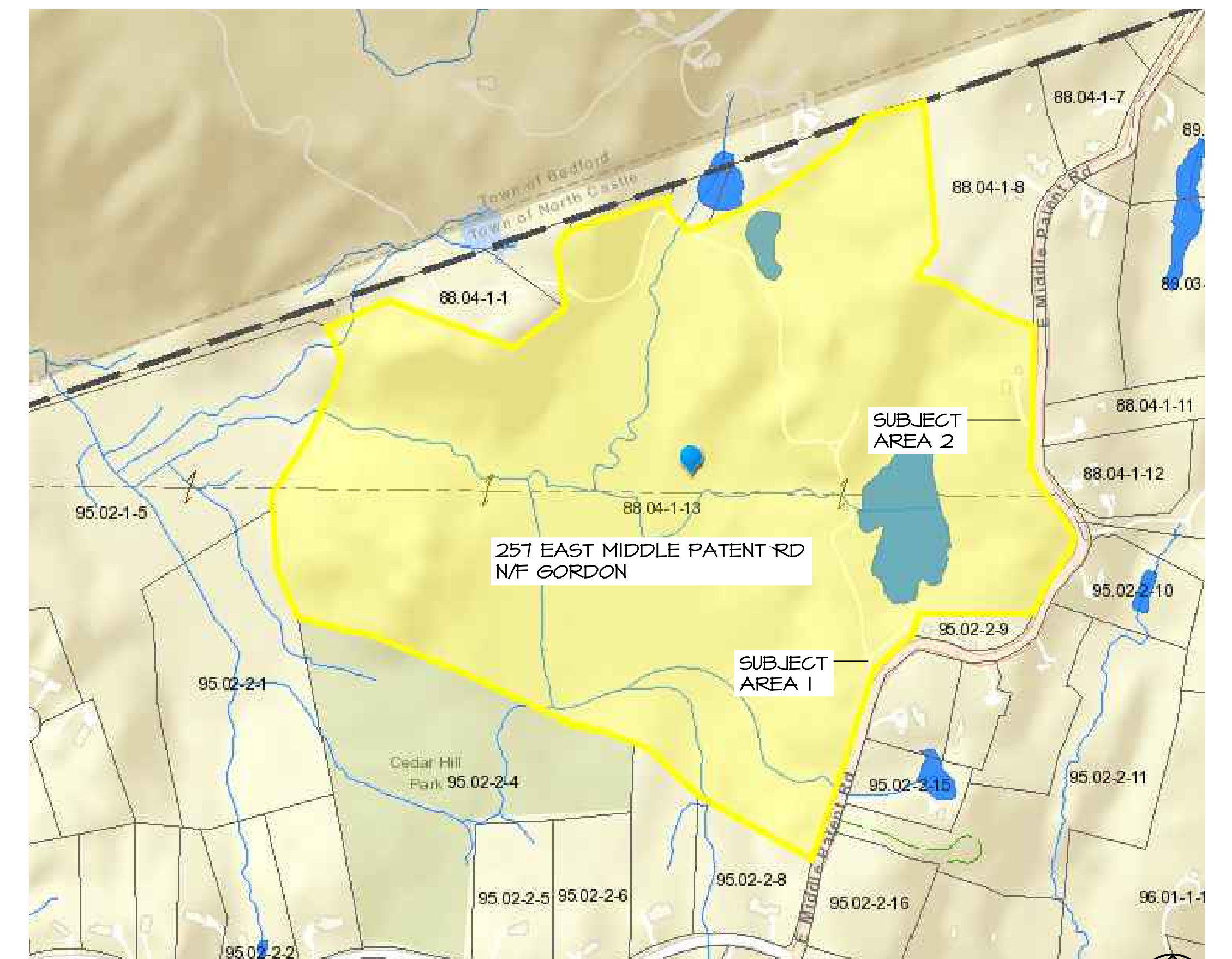
AERIAL - OVERALL PROPERTY
SCALE = NTS



SUBJECT AREA 2 - AERIAL PHOTO
SCALE = NTS



SUBJECT AREA 1 - AERIAL PHOTO
SCALE = NTS



TAX MAP
SCALE = NTS

GENERAL NOTES

1. THESE PLANS HAVE BEEN PREPARED IN SUPPORT OF A SITE DEVELOPMENT PLAN APPROVAL FROM THE PLANNING BOARD TO ALLOW MODIFICATIONS TO THE EXISTING CURB CUTS ACCESSING THE SUBJECT PROPERTY FROM THE WEST SIDE OF EAST MIDDLE PATENT ROAD (EMP). THE EXISTING TWO DRIVEWAY CURB CUTS ARE REFERRED TO AS SUBJECT AREA 1 COINCIDING WITH 235 EMP AND SUBJECT AREA 2 COINCIDING WITH 251 EMP TO THE PROPERTY.
2. SUBJECT AREA 1 WILL MODIFY THE EXISTING CURB CUT IN THE EXISTING LOCATION TO PROVIDE SAFER ACCESS TO THE PROPERTY.
3. SUBJECT AREA 2 WILL RELOCATE THE EXISTING CURB CUT APPROXIMATELY 175' SOUTH ON EMP TO PROVIDE SAFER ACCESS TO THE PROPERTY.
4. SURVEY INFORMATION HAS BEEN PROVIDED BY STANLEY JOHNSON SURVEYORS, MT. KISCO, NY.
5. BIBBO ASSOCIATES, SOMERS, NY SHALL SERVE AS THE CIVIL ENGINEER FOR THE PROJECT AND MANAGE THE ENGINEERING ASPECTS OF THE PROJECT.
6. SUBJECT AREA 1 WILL DISTURB APPROXIMATELY 4,975 SF AND INVOLVE A NET 65 CY OF CUT TO INSTALL THE PROJECT. THE CUT SOILS CAN BE REUSED IN SUBJECT AREA 2 WITH THE FILLING OPERATION REQUIRED.
7. SUBJECT AREA 2 WILL DISTURB APPROXIMATELY 18,990 SF AND WILL REQUIRE APPROXIMATELY (A NET) +/- 800 CY OF FILL TO CONSTRUCT THE FILL SLOPE WEST OF THE DRIVEWAY. THE RETAINING WALL WILL BE 4' HT. OR LESS SET ON CONCRETE FOOTINGS.
8. THE PROPOSED INFILTRATION SORMINATER MANAGEMENT BASIN SOUTH OF THE DRIVEWAY SHALL GENERATE APPROXIMATELY 124 CY OF CUT SOIL THAT CAN BE USED AT THE FILL SLOPE. SEE ENGINEERING PLAN
9. EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND REMAIN IN PLACE UNTIL VEGETATIVE STABILIZATION TAKES PLACE ON ALL DISTURBED AREAS.
10. AT THE END OF CONSTRUCTION, ALL DISTURBED AREAS NOT RECLAIMED AS NEW DRIVEWAY OR MASONRY SHALL BE VEGETATIVELY STABILIZED WITH NATIVE LANDSCAPING.
11. SUBJECT AREA 1 REQUIRES THE REMOVAL OF 7 TREES. SUBJECT AREA 2 REQUIRES THE REMOVAL OF 55 TREES, FOR A TOTAL OF 62 TREES SLATED FOR REMOVAL, OF THE 62 TREES BEING REMOVED, 6 ARE DEAD. IN ADDITION, OVER ONE THIRD OF THE TREES TO BE REMOVED ARE ASH TREES IN DECLINE, EXCLUSIVE OF THE 16 DEAD TREES, HENCE 24 OF THE 62 TREES BEING REMOVED ARE EITHER DEAD OR IN DECLINE.
12. SUBJECT AREA 1 REQUIRES THE INSTALLATION OF APPROXIMATELY 340 LF OF NEW DRIVEWAY BEING INSTALLED. THIS WILL RESULT IN APPROXIMATELY 4643 SF OF NEW DRIVEWAY. EXISTING DRIVEWAY TO BE REMOVED RESULTS IN APPROXIMATELY 1196 SF. HENCE, THERE WILL BE APPROXIMATELY 3497 SF OF NEW DRIVEWAY CREATED BY THE PROJECT FOLLOWING REMOVAL OF PORTIONS OF THE EXISTING DRIVEWAY AT THE ORIGINAL CURB CUT LOCATION. STORMWATER RUNOFF FROM THE NEW DRIVEWAY SHALL BE MANAGED WITH A STORMWATER MANAGEMENT PLAN PREPARED BY THE PROJECT ENGINEER.

DRAWING INDEX

SHEET 1	SITE INFORMATION PLAN
SHEET 2	SUBJECT AREA 1 - SOUTH ENTRY
SHEET 3	SUBJECT AREA 2 - NORTH ENTRY
SHEET 4	DETAILED SITE PLAN
SHEET 5	EROSION AND SEDIMENT CONTROL PLAN
SHEET 6	PLANTING PLAN

GORDON PROPERTY
GORDON DRIVEWAY REALIGNMENT

SITE INFORMATION PLAN

Prepared For:
GORDON PROPERTY
251 EAST MIDDLE PATENT RD
BEDFORD, NEW YORK
Tax ID: 88.04-1-13 Zone: R-4A

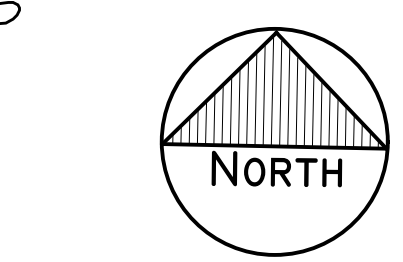
Prepared by:
Landscape Architect/Environmental Planner:
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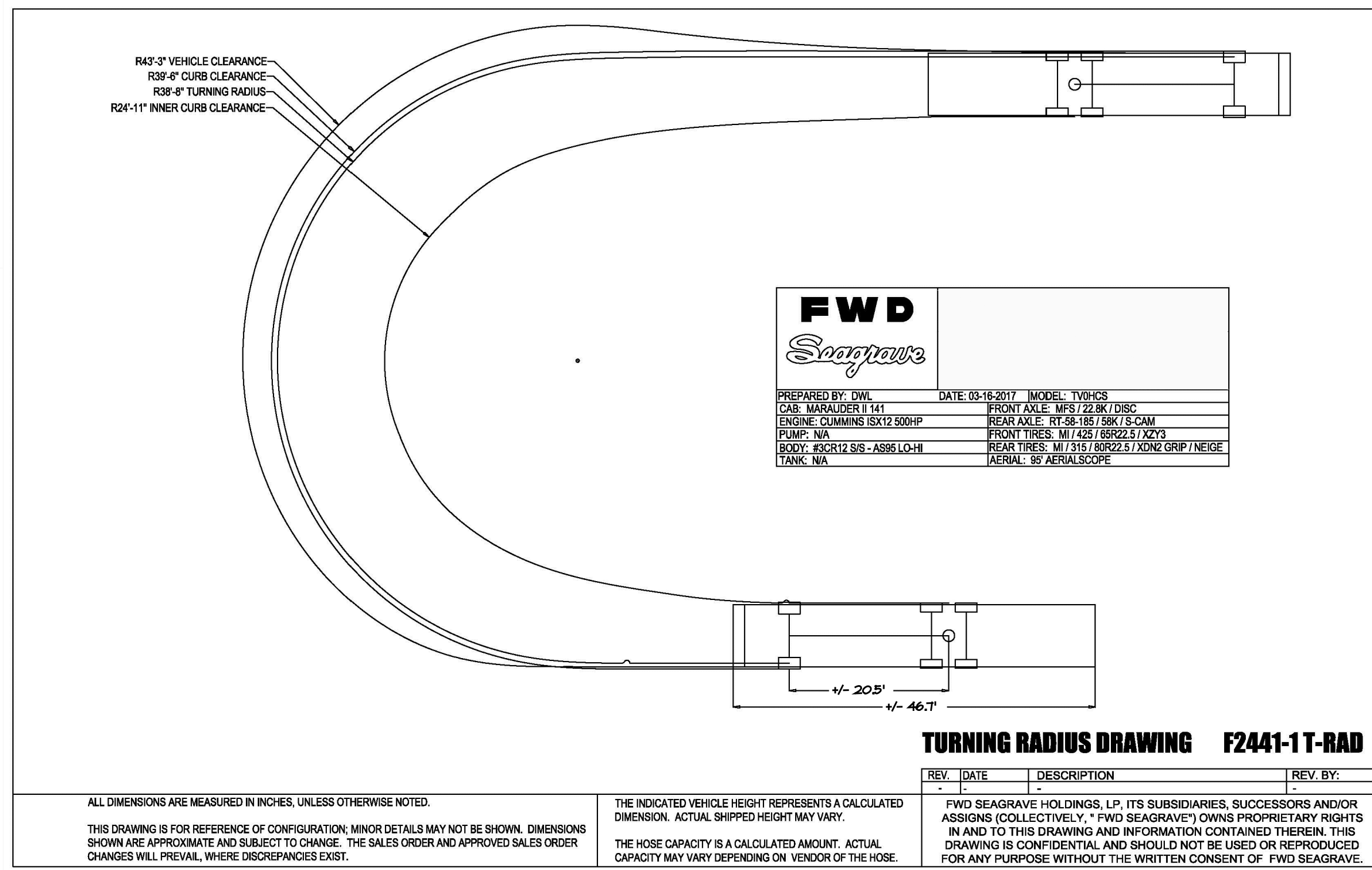
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Tel: 914.234.6043 Fax 914.234.0548

Engineer:
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MILL POND OFFICES 243
NEW YORK RT 100 SOMERS NY 10589
Tel: 912.277.5805

SCALE: NTS
Date: May 7, 2021
Rev: June 28, 2021



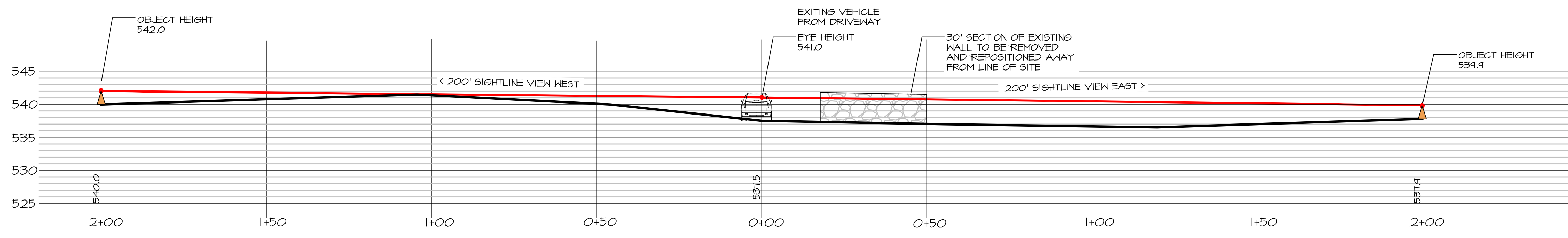
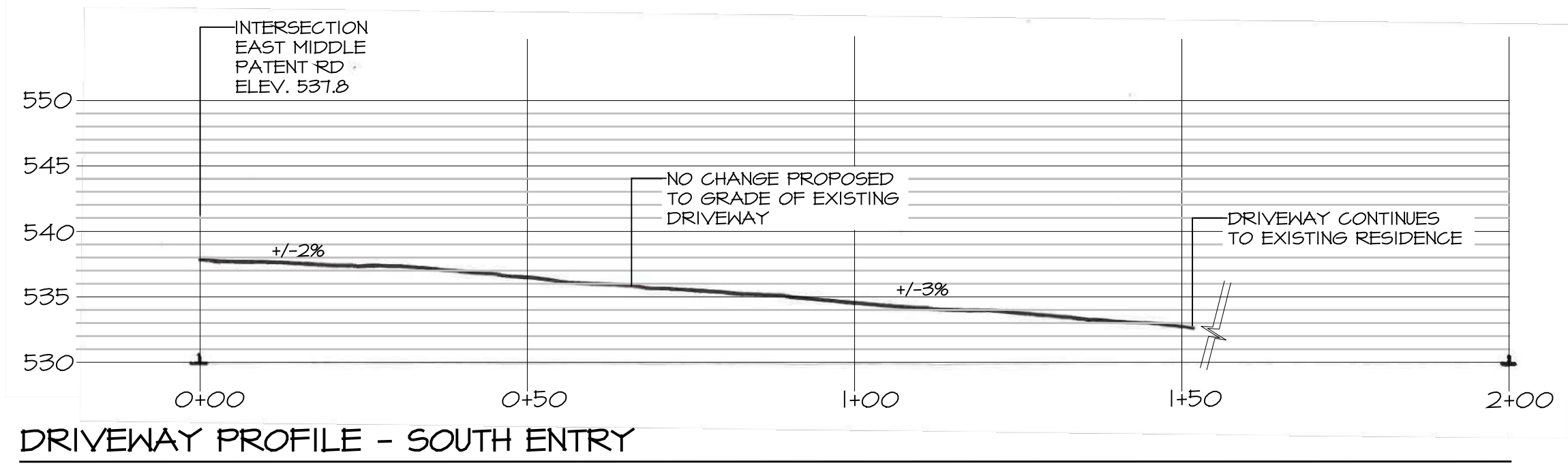
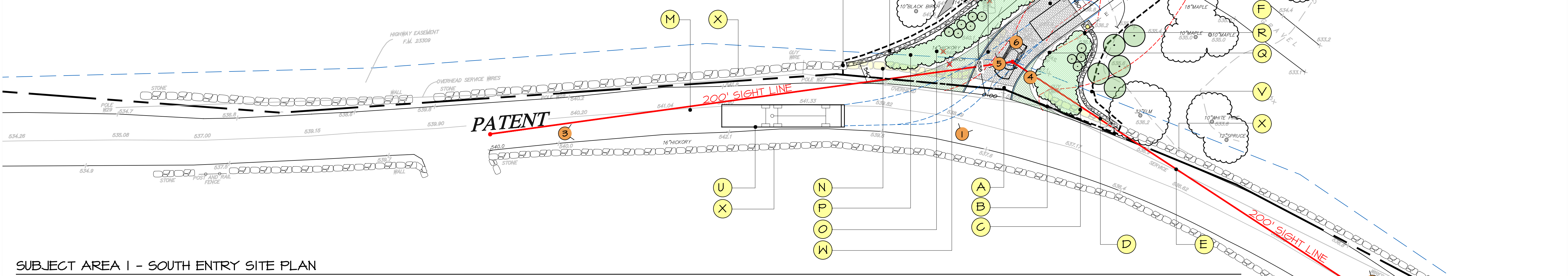


TREES TO BE REMOVED

1. 14" HICKORY
2. 10" BIRCH
3. 14" TREE (DEAD)
4. 8" BLACK BIRCH
5. 8" BLACK BIRCH
6. 3" SPRUCE
7. 3" SPRUCE

- KEY**
- (A) EXISTING/PROPOSED CURB CUT OCCURS AT SAME LOCATION
 - (B) EXISTING TELEPHONE POLE
 - (C) +/-30 LF OF EXISTING WALL TO BE REMOVED AND REBUILT TO ACHIEVE REQUIRED SIGHT DISTANCE
 - (D) REALIGNED STONEWALL NORTH OF CURB CUT MATCHES EX WALLS
 - (E) SIGHT DISTANCE NORTH 200+ FEET
 - (F) EXISTING DRIVEWAY TO ADJACENT RESIDENCE
 - (G) PROPOSED STONE RUMBLE STRIP
 - (H) REALIGNED DRIVEWAY MEETS LINE AND GRADE OF EXISTING DRIVEWAY
 - (I) LINE OF EXISTING DRIVEWAY
 - (J) TREE TO BE REMOVED (TYPICAL) - 7 TREES TOTAL
 - (K) PROPOSED STONEWALL SOUTH OF CURB CUT MATCHES EX WALLS
 - (L) NEW WALL TIES INTO EXISTING STONEWALL
 - (M) SIGHT DISTANCE SOUTH 200+ FEET
 - (N) +/-60 LF EXISTING STONEWALL TO BE REMOVED & STONES REUSED WITH NEW WALLS
 - (O) AREA TO BE RE-GRADED, LOWERED - ROCK REMOVAL ANTICIPATED. AREA RECLAIMED TO GROUNDCOVER PLANTING
 - (P) FUTURE TOWN ROAD WIDENING LINE
 - (Q) EXISTING PILLARS TO BE REMOVED AND REBUILT
 - (R) PROPOSED NEW PILLARS WITH COACH LIGHTS AND AUTOMATIC GATES
 - (S) DRIVEWAY SURFACE SMOOTHED/REMAINS THE SAME GRADIENT
 - (T) TURNING RADIUS LINE FOR TOWER LADDER TRUCK (SEE DETAIL)
 - (U) 4T TOWER LADDER TRUCK
 - (V) DISTURBANCE LIMIT LINE/AREA WITHIN 6LL (4,975 SF)
 - (W) STABILIZED GRASS DRIVEWAY SHOULDERS ALLOW EMERGENCY VEHICLE ACCESS INTO PROPERTY
 - (X) EX WALLS TO REMAIN
 - (Y) BURIED ELECTRICAL SERVICE FOR PILLAR LIGHTS

TOWER LADDER TRUCK TURNING RADIUS



SUBJECT AREA I - SOUTH ENTRY

Prepared For:
GORDON PROPERTY
 257 EAST MIDDLE PATENT RD
 BEDFORD, NEW YORK
 Tax ID: 00.04-1-13 Zone: R-4A

Prepared by:
 Landscape Architect/Environmental Planner:
J. D. BARRETT & ASSOCIATES, LLC
 104 SPORT HILL ROAD
 EASTON, CONNECTICUT 06612
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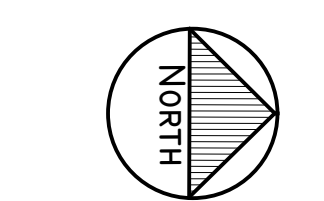
Architect:
PATRICK M. CROKE ARCHITECT
 11 COURT ROAD, BOX 758
 BEDFORD VILLAGE, NEW YORK 10506
 Tel: 914.234.6043 Fax 914.234.0540

Surveyor:
H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS PC
 42 SMITH AVE
 MOUNT KISCO, NEW YORK 10544
 Tel: 914.234.6043 Fax 914.234.0540

Engineer:
BIBBO & ASSOCIATES
 MILL POND OFFICES 243
 NEW YORK RT 100 SOMERS NY 10584
 Tel: 912.277.5005

SCALE: 1"=20'-0"

Date: May 7, 2021
 Rev: June 28, 2021



1 SUBJECT AREA I. VIEW WEST INTO EXISTING CURB CUT. PROPOSED CURB CUT IN SAME LOCATION BUT IMPROVED WITH MODIFICATIONS. SIGHTING DISTANCE FROM EXISTING CURB CUT IS GOOD UP AND DOWN EMP.

2 SUBJECT AREA I. VIEW SOUTH ALONG EMP TOWARD EXISTING CURB CUT AT GARBAGE CANS AT RIGHT SIDE OF STREET.

3 SUBJECT AREA I. VIEW NORTH ALONG EMP TOWARD EXISTING CURB CUT AT GARBAGE CANS AT LEFT SIDE OF STREET.

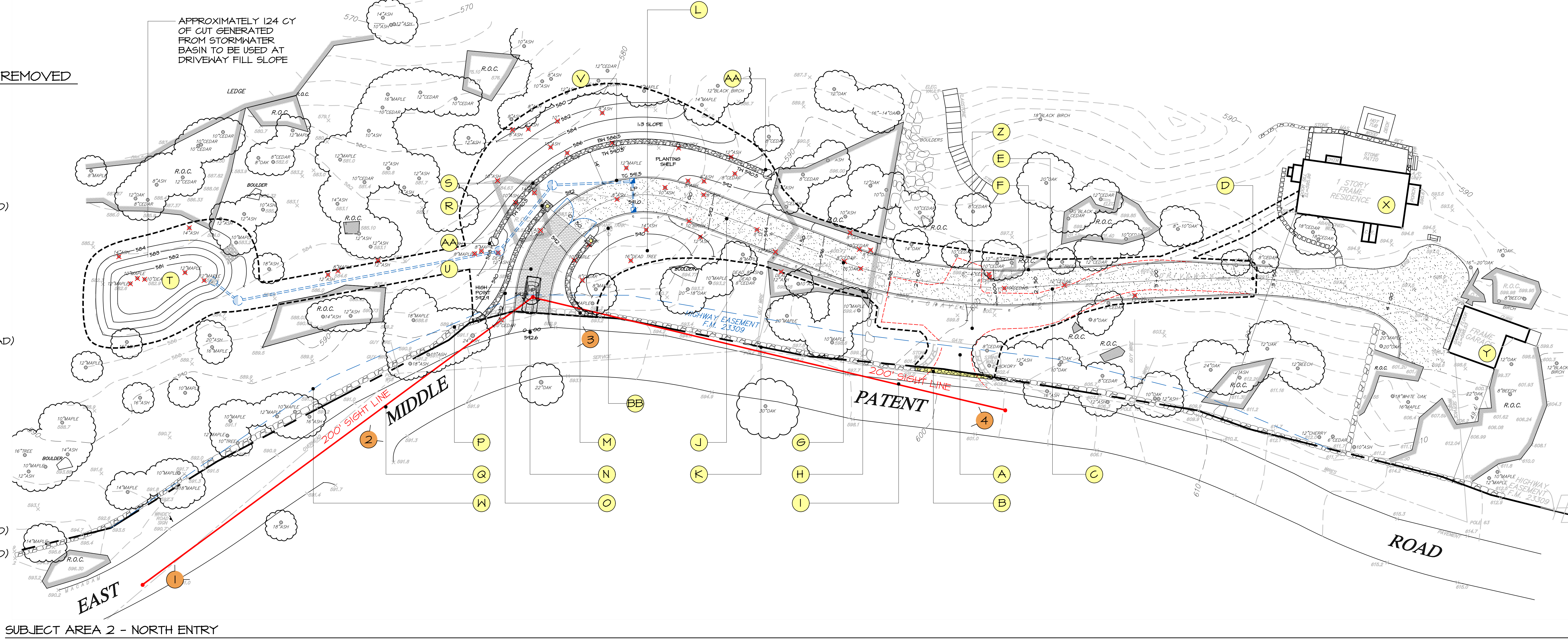
4 SUBJECT AREA I. VIEW NORTH ALONG EMP FROM CURB CUT DEMONSTRATING GOOD SIGHTING DISTANCES.

5 SUBJECT AREA I. VIEW SOUTH ALONG EMP FROM EXISTING CURB CUT DEMONSTRATING GOOD SIGHTING DISTANCES.

6 SUBJECT AREA I. VIEW SOUTH TO EDGE OF EXISTING DRIVEWAY ENTRY. EXISTING WALL TO BE RELOCATED FARTHER BACK (SOUTH) AND AREA RE-GRADED TO ALLOW IMPROVED DRIVEWAY GEOMETRY TO ALLOW AN EMERGENCY VEHICLE TO SAFELY ACCESS THE SITE.

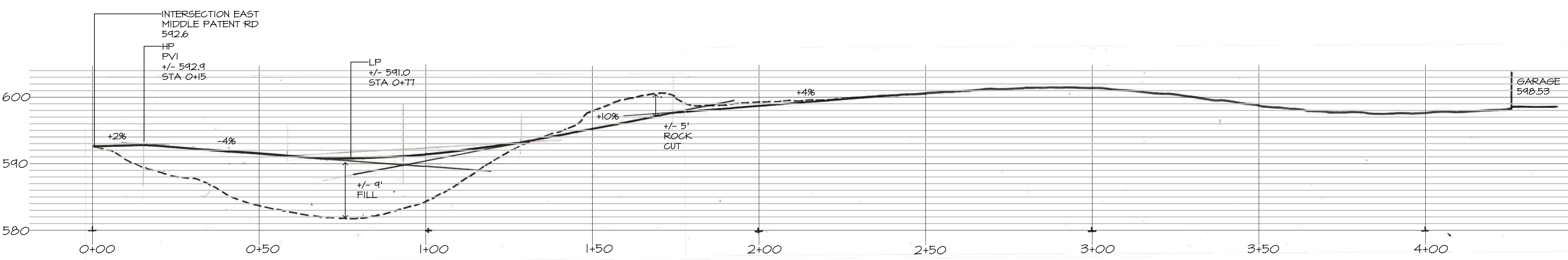
TREES TO BE REMOVED

1. 12" CEDAR
2. 12" CEDAR
3. 10" CEDAR
4. 6" CEDAR
5. 8"-4" CEDAR
6. 8" CEDAR
7. 10" CEDAR
8. 8" OAK
9. 8" CEDAR
10. 16" OAK
11. 12" ASH (DEAD)
12. 12" ASH
13. 8" CEDAR
14. 12" ASH
15. 10" BIRCH
16. 8" ASH
17. 8" CEDAR
18. 8" ASH
19. 8" ASH
20. 12" ASH
21. 10" ASH
22. 8" HICKORY
23. 16" TREE (DEAD)
24. 14" ASH
25. 8" ASH
26. 12" MAPLE
27. 10" ASH
28. 24" OAK
29. 8" ASH
30. 10" ASH
31. 10" ASH
32. 8" ASH
33. 8" ASH
34. 10" ASH
35. 10" ASH
36. 14" ASH
37. 10" OAK
38. 10" MAPLE
39. 8" CEDAR
40. 12" ASH (DEAD)
41. 10" CEDAR
42. 12" ASH (DEAD)
43. 8" MAPLE
44. 8" MAPLE
45. 12" ASH
46. 12" ASH
47. 8" MAPLE
48. 12" ASH
49. 14" ASH
50. 12" MAPLE
51. 12" MAPLE
52. 10" MAPLE
53. 10" TREE (DEAD)
54. 12" MAPLE
55. 14" ASH

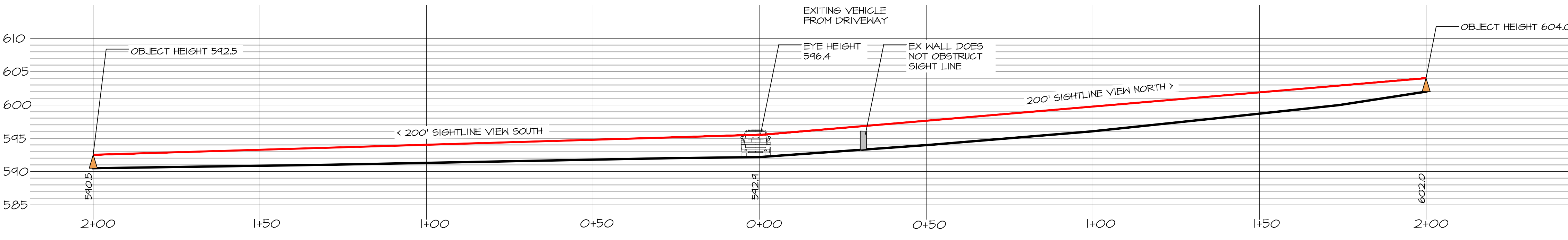


- KEY**
- (A) EXISTING CURB CUT TO BE RELOCATED
 - (B) NEW STONEWALL CLOSES EXISTING CURB CUT
 - (C) LINE OF EXISTING DRIVEWAY
 - (D) NEW GRAVEL DRIVEWAY MEETS LINE & GRADE OF EXISTING DRIVEWAY
 - (E) GRADING LIMIT LINE/LIMITS OF DISTURBANCE +/- 10,990 SF
 - (F) EXISTING LEDGE ROCK
 - (G) TREE TO BE REMOVED (TYPICAL). SEE TREE REMOVAL LIST
 - (H) LEDGE ROCK REMOVAL REQUIRED FOR DRIVEWAY INSTALLATION
 - (I) SIGHT LINE NORTH 200+ FEET
 - (J) REALIGNED DRIVEWAY - SEE DRIVEWAY PROFILE
 - (K) EXISTING STONEWALL AT EAST MIDDLE PATENT ROAD
 - (L) DEPRESSION AREA TO BE PLANTED WITH NATIVE GROUNDCOVERS
 - (M) NEW STONEWALL TIES INTO EXISTING STONEWALL
 - (N) LOCATION OF NEW CURB CUT REQUIRES REMOVAL OF +/- 45' OF EXISTING STONEWALL
 - (O) PROPOSED NEW STONEWALL AT SOUTH SIDE OF DRIVEWAY
 - (P) EXISTING STONEWALL
 - (Q) SIGHT LINE SOUTH 200+ FEET
 - (R) PROPOSED NEW ENTRY PILLARS WITH COACH LIGHTS & AUTOMATIC GATES
 - (S) PROPOSED STONE WALL TO RETAIN GRADE - 4' HT. MAXIMUM
 - (T) STORMWATER MANAGEMENT AREA.
 - (U) PROPOSED STONE RUMBLE STRIP
 - (V) STONE CURBS DIRECT RUNOFF TO CATCH BASINS
 - (W) LINE OF FUTURE ROAD WIDENING
 - (X) EXISTING RESIDENCE
 - (Y) EXISTING GARAGE
 - (Z) PROPOSED PLANTING AREA TO NATURALIZE FORMER DRIVEWAY CURB CUT
 - (AA) BOULDER TERMINUS
 - (BB) PROPOSED ELECTRIC SERVICE FOR PILLAR LIGHTS AND GATES

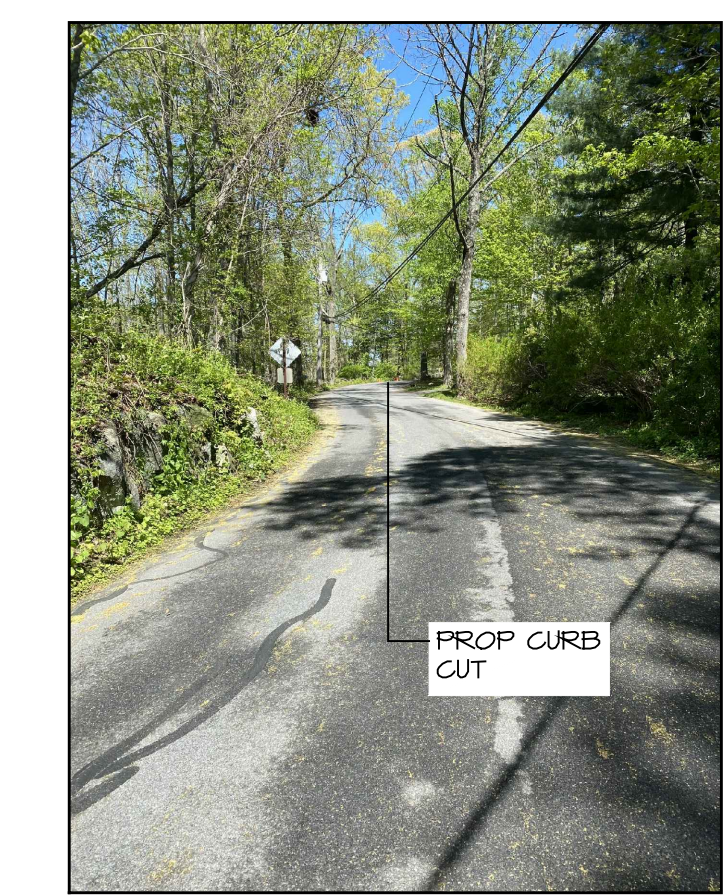
SUBJECT AREA 2 - NORTH ENTRY



DRIVEWAY PROFILE - NORTH ENTRY
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 10'



SIGHTLINE PROFILE - NORTH ENTRY
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 10'



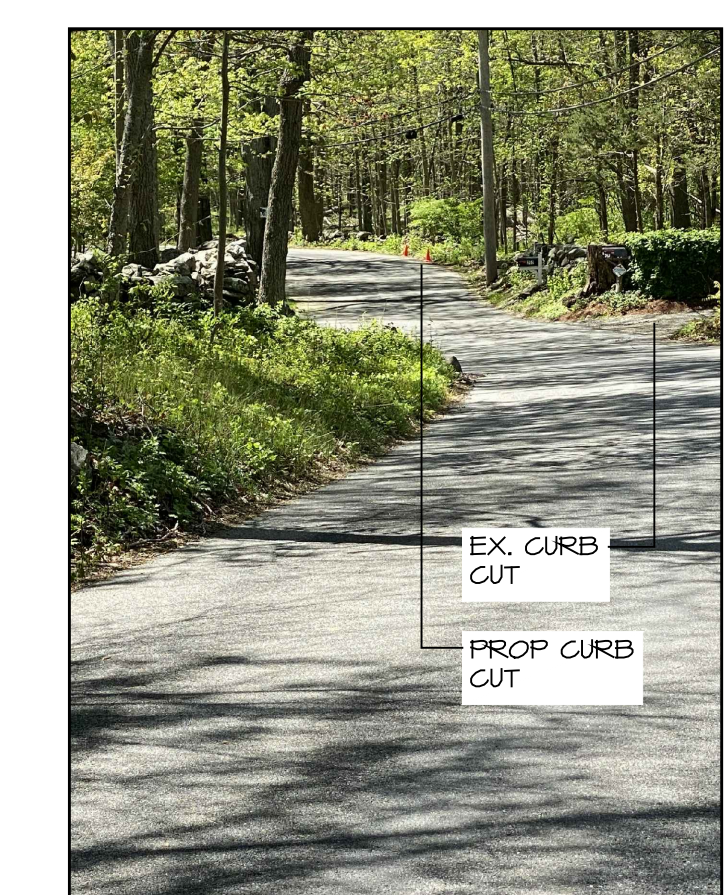
1 SUBJECT AREA 2. VIEW NORTH ALONG EAST MIDDLE PATENT ROAD (EMP) TO PROPOSED CURB CUT AT ORANGE TRAFFIC CONES.



2 SUBJECT AREA 2. VIEW NORTH TO NEW CURB CUT AT APEX IN ROAD.



3 SUBJECT AREA 2. VIEW SOUTH FROM PROPOSED CURB CUT OFFERS GOOD SIGHTING DISTANCES.



4 SUBJECT AREA 2. VIEW SOUTH ALONG EMP. EXISTING CURB CUT TO BE CLOSED AT MID-RIGHT PHOTO; PROPOSED NEW CURB CUT AT TOP RIGHT PHOTO AT ORANGE SAFETY CONES, APPROXIMATELY 175' AWAY.

SUBJECT AREA 2 - NORTH ENTRY

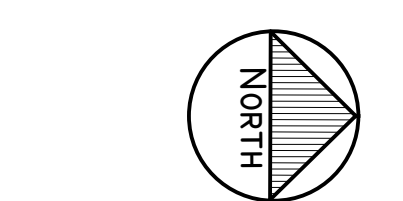
Prepared For:
GORDON PROPERTY
257 EAST MIDDLE PATENT RD
BEDFORD, NEW YORK
Tax ID: 203-04-115 Zone: R-4A

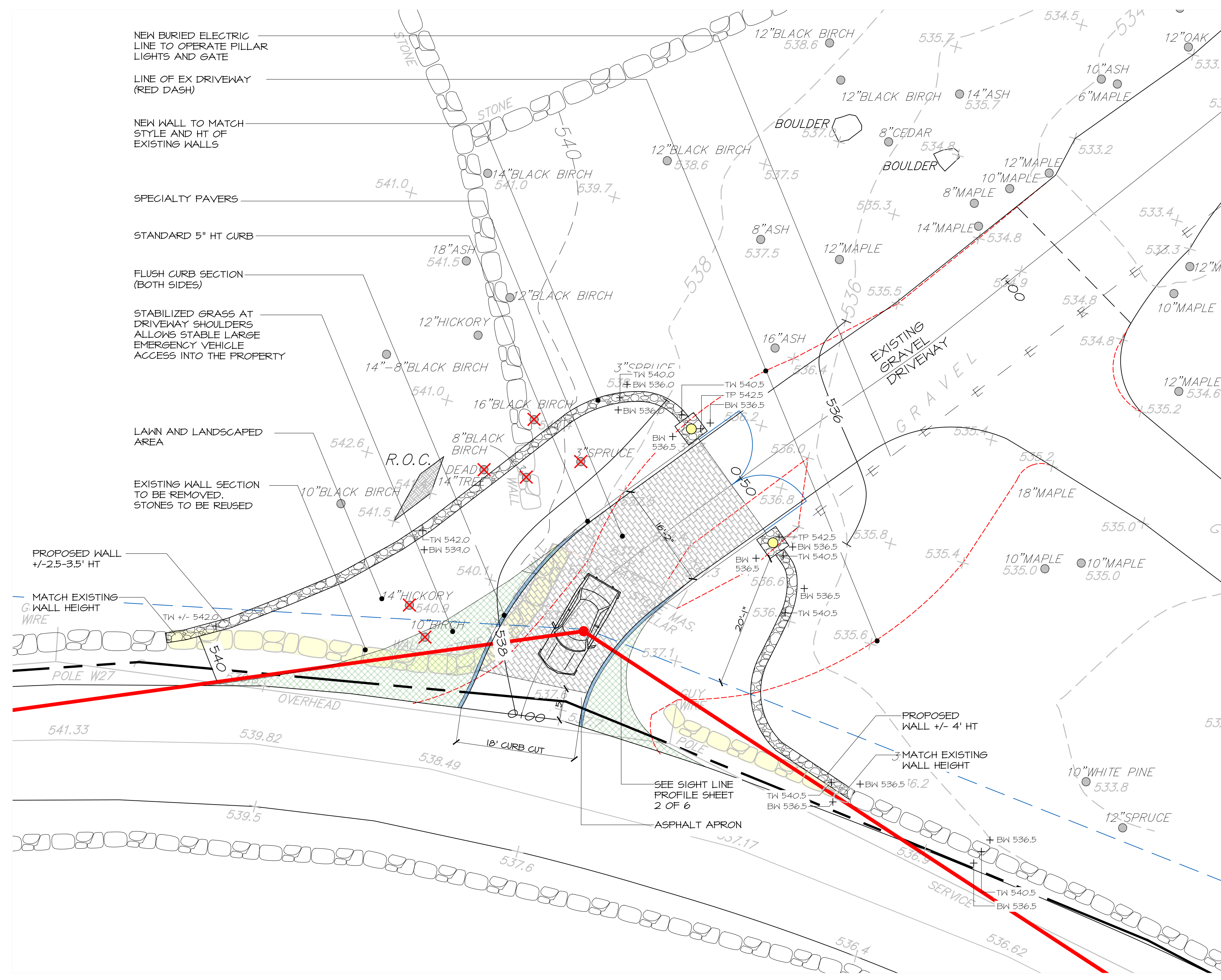
Prepared by:
Landscape Architect/Environmental Planner,
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Architect:
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Tel. 914.234.6093 Fax 914.234.0548

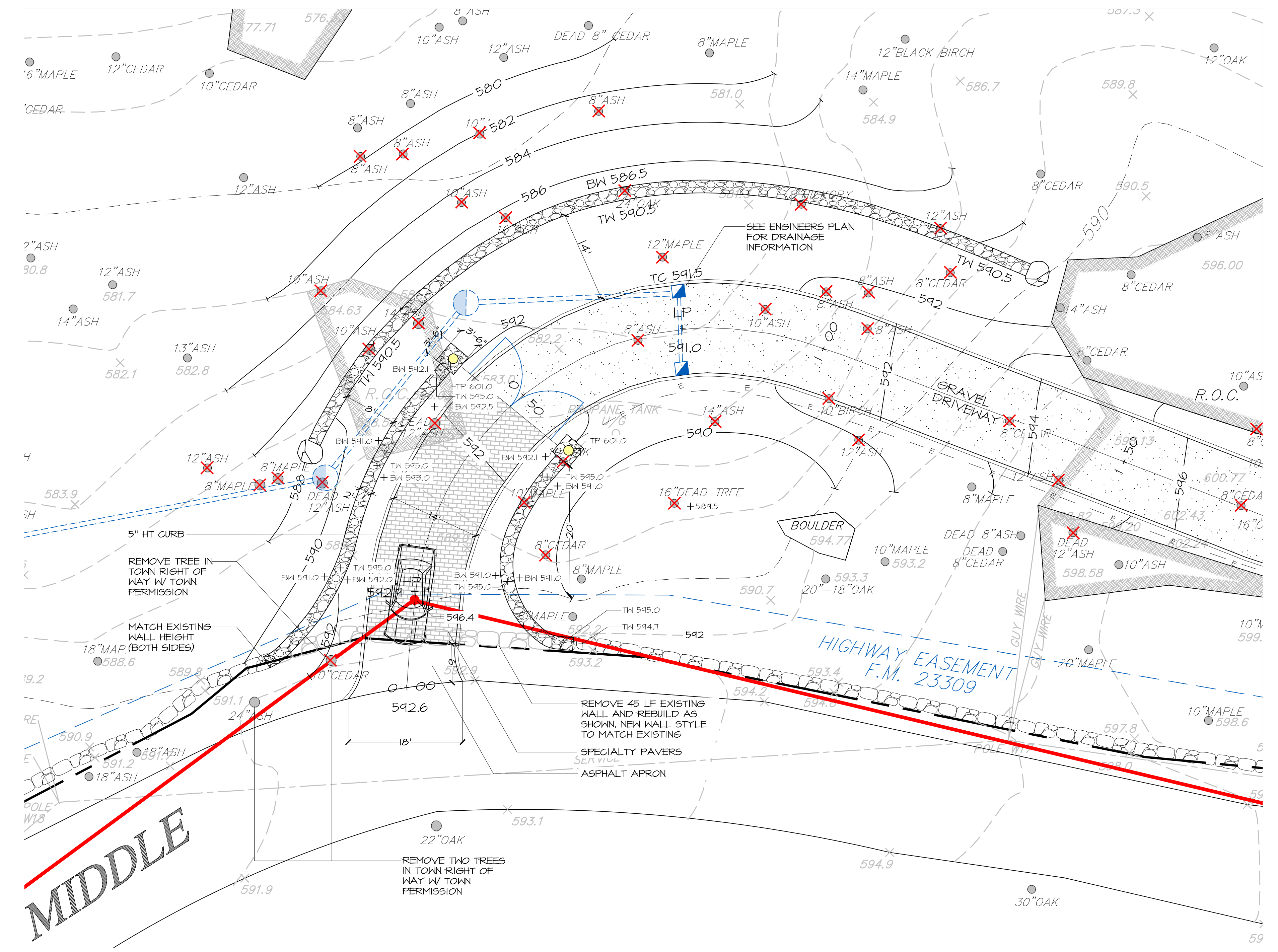
Surveyor:
H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS PC
42 SMITH AVE
MOUNT KISCO, NEW YORK 10549
Tel. 914.234.6093 Fax 914.234.0548

Engineer:
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MILL POND OFFICES 293
NEW YORK RT 100 SOMERS NY 10589
Tel. 912.271.5805
SCALE: 1"=20'-0"
Date : May 7, 2021
Rev : June 28, 2021

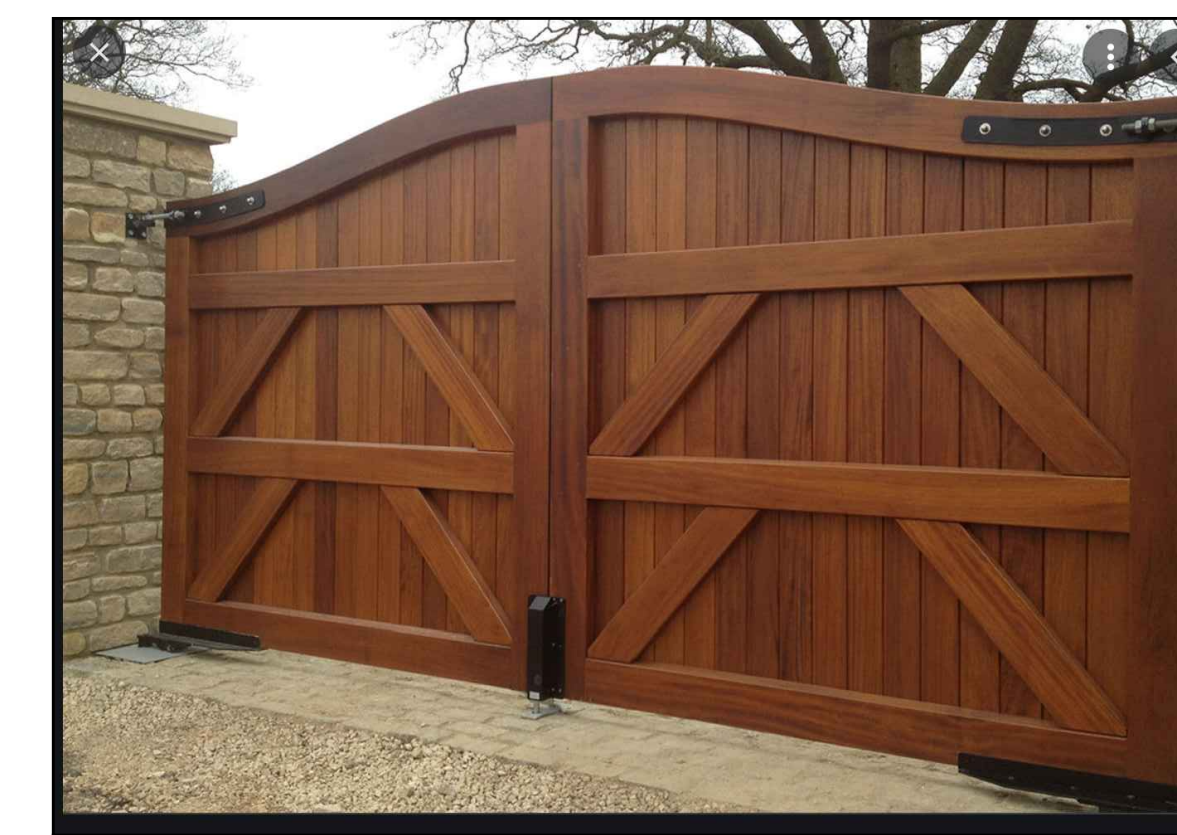
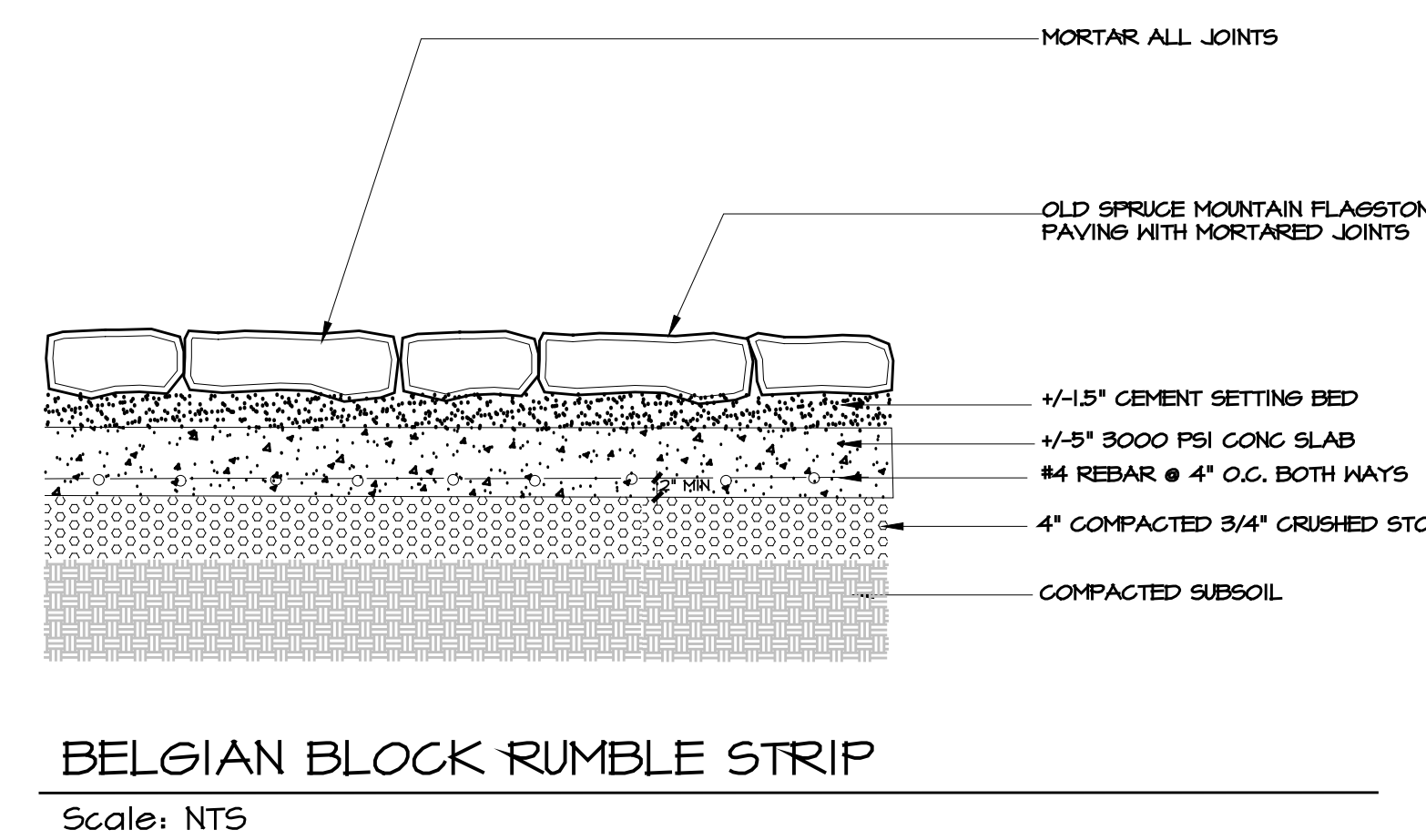
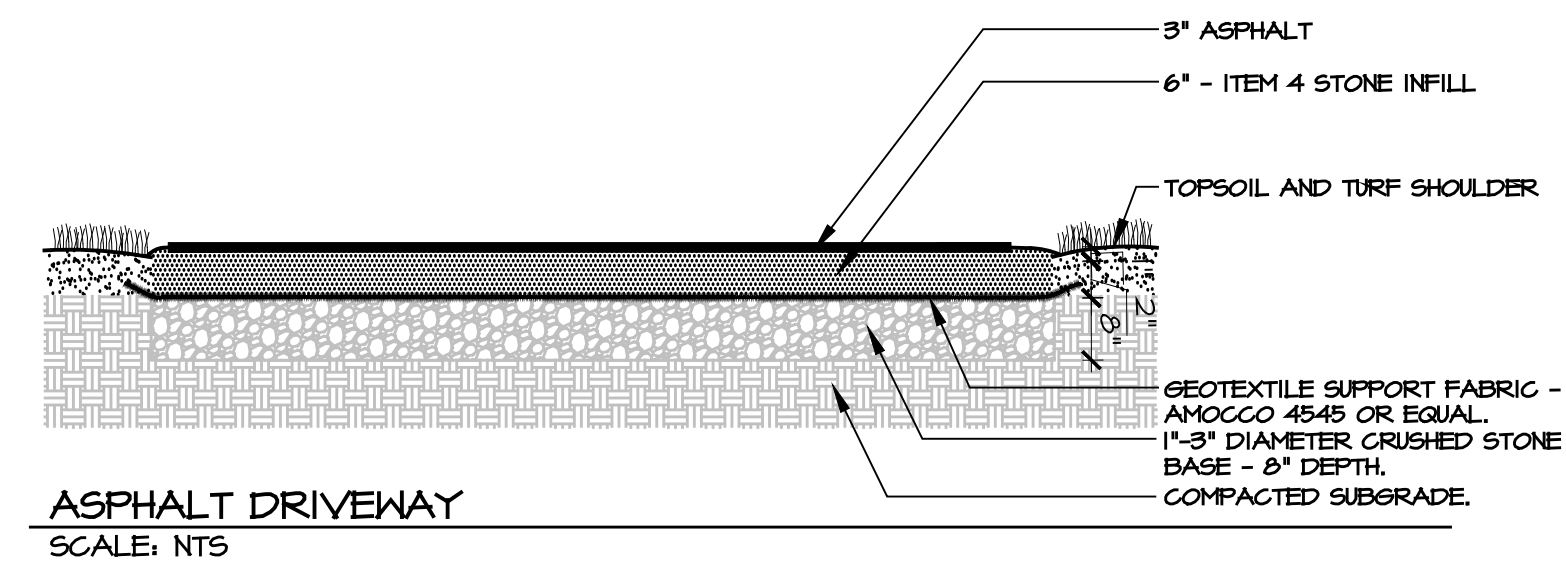
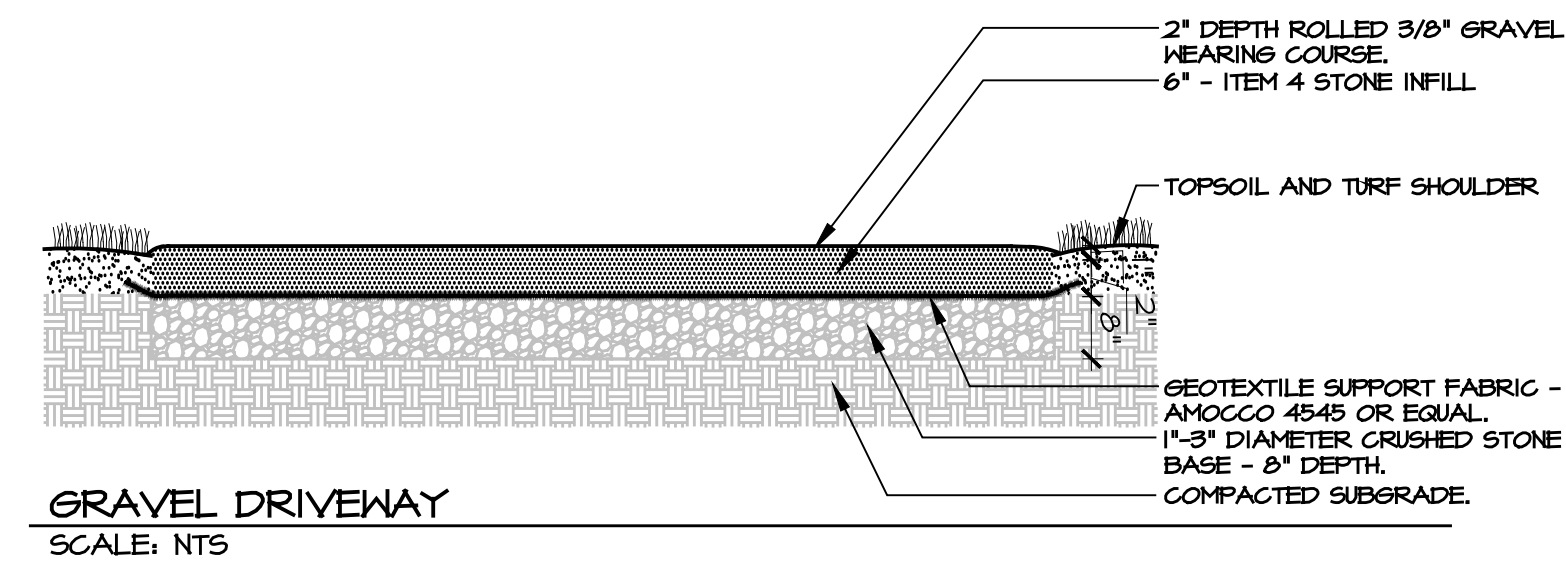
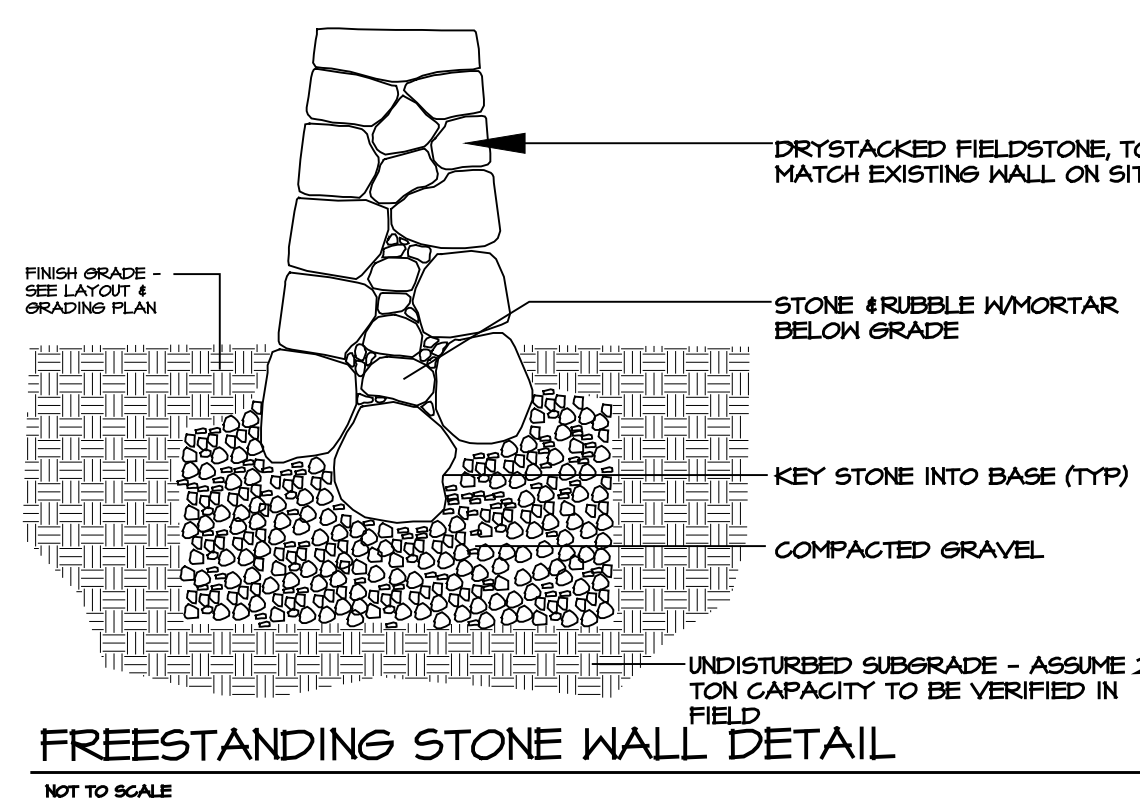
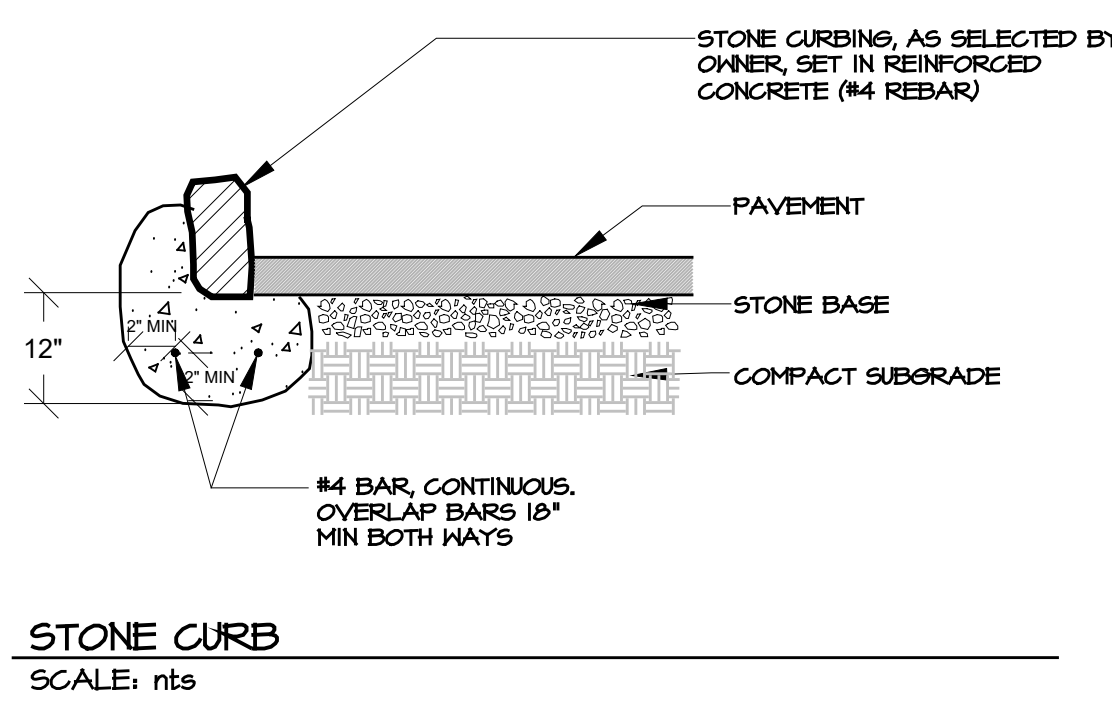




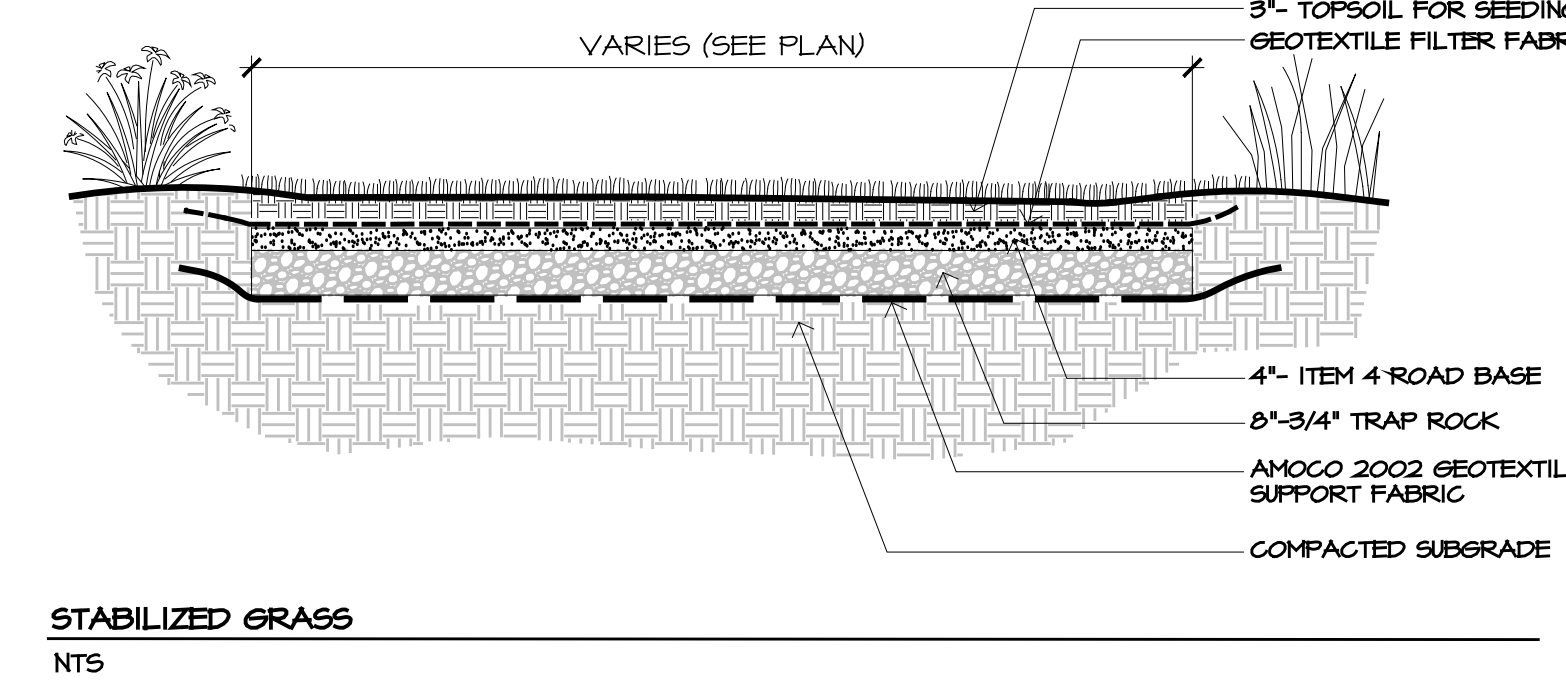
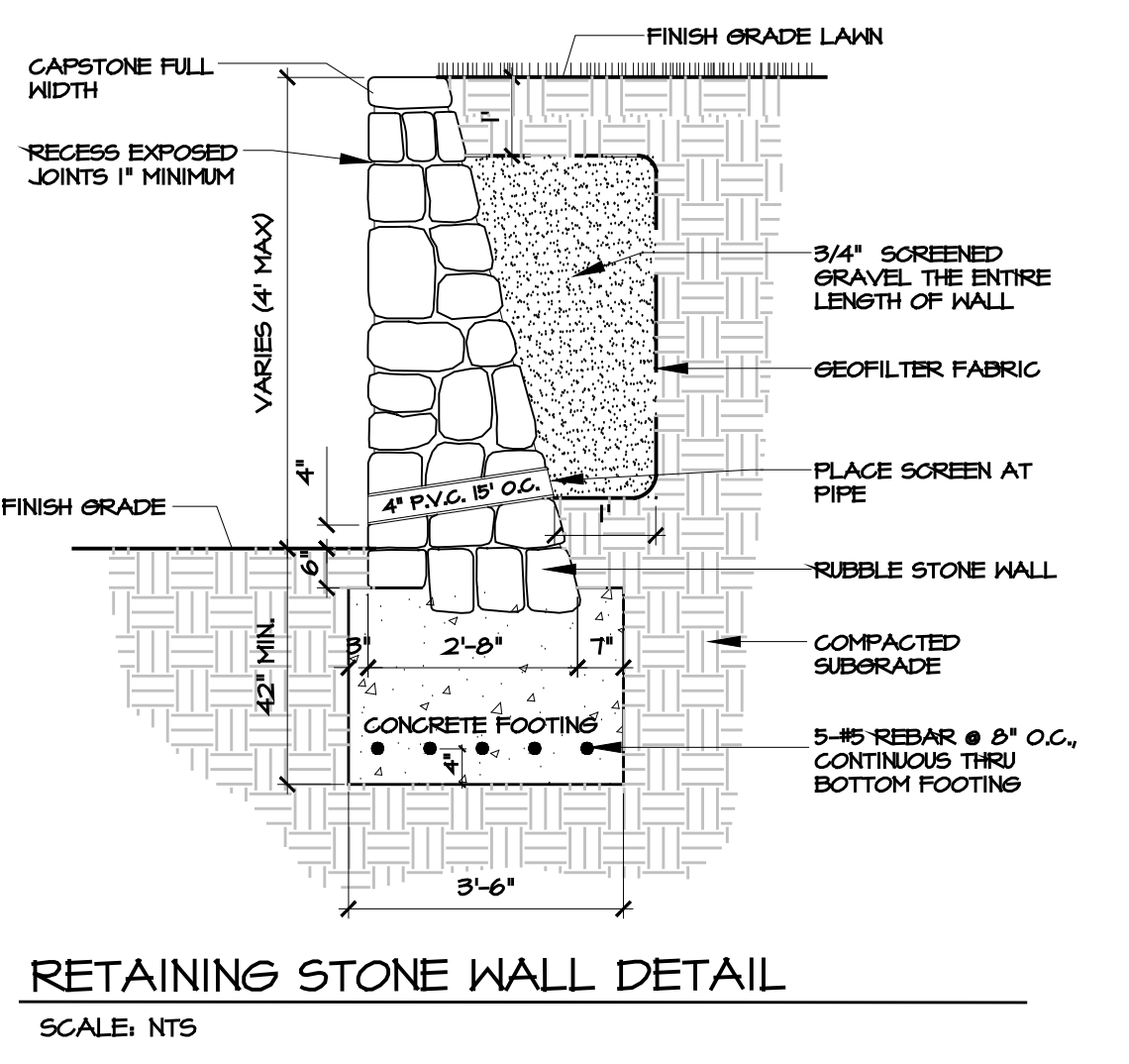
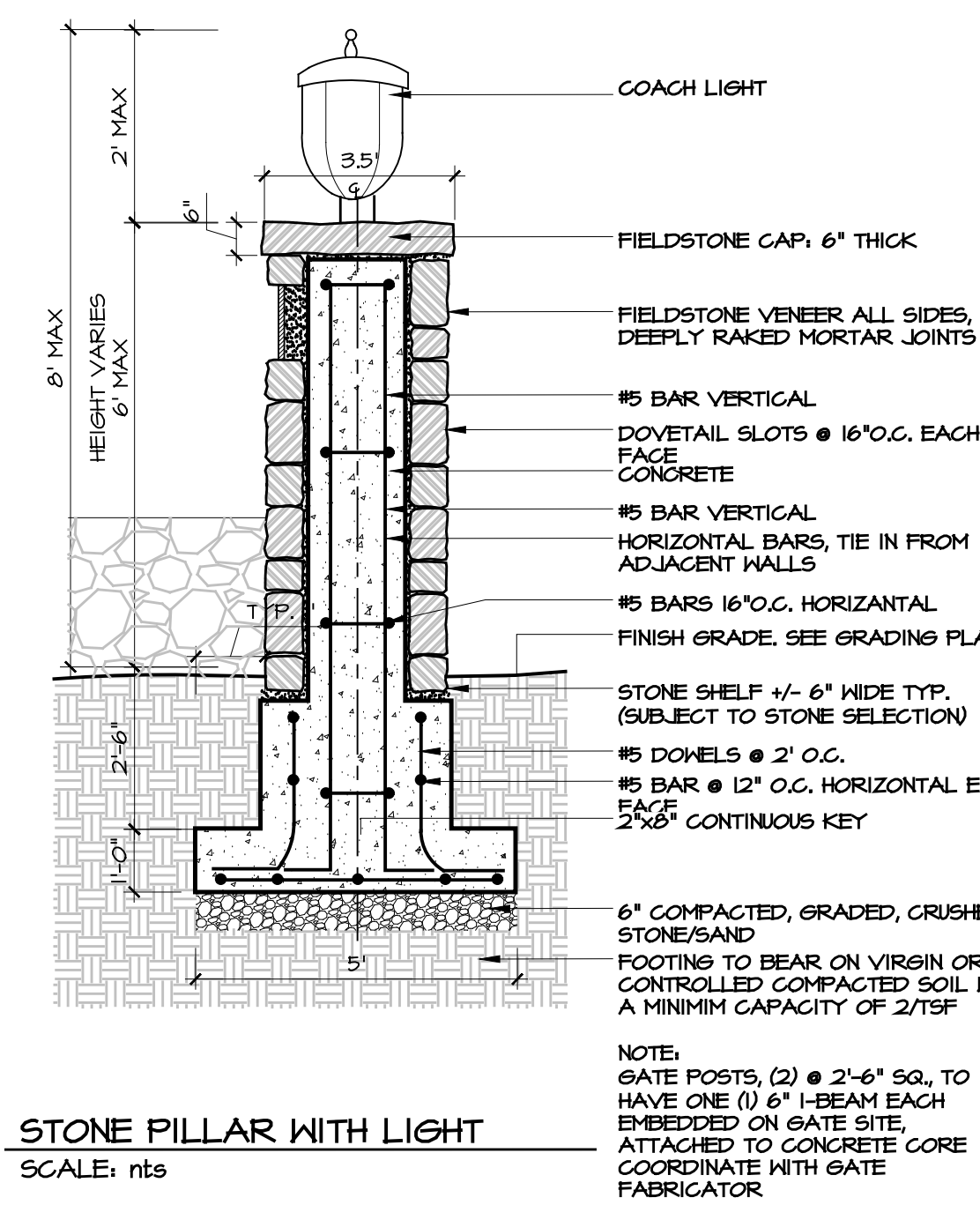
SUBJECT AREA 1 - SOUTH ENTRY SITE PLAN
Scale: 1" = 10'



SUBJECT AREA 2 - NORTH ENTRY
Scale: 1" = 10'



TYPICAL 6" SOLID WOOD GATE
NTS



DETAILED SITE PLAN

Prepared For:
GORDON PROPERTY
257 EAST MIDDLE PATENT RD
BEDFORD, NEW YORK
Tax ID: 88-04-113 Zone: R-4A

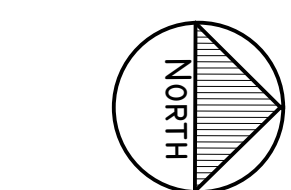
Prepared by:
Landscape Architect/Environmental Planner:
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Architect:
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Surveyor:
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Tel: 914.234.6043 Fax 914.234.0548

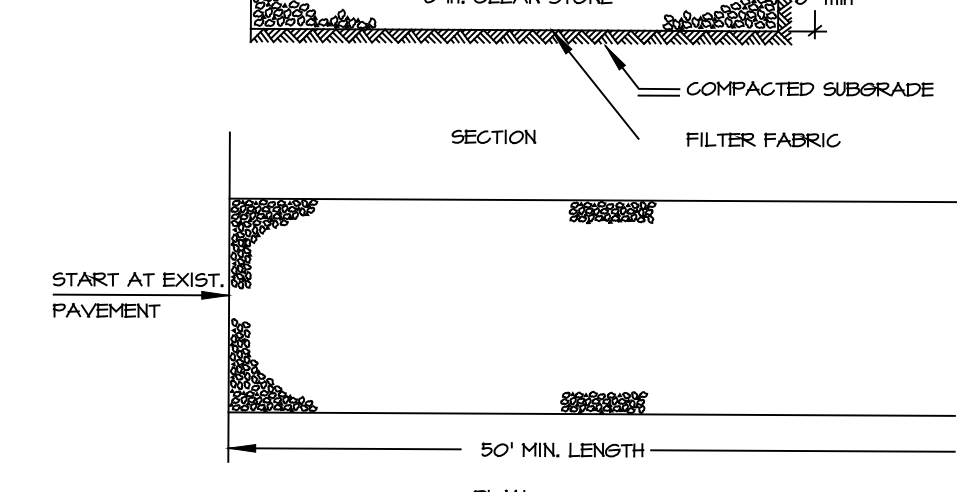
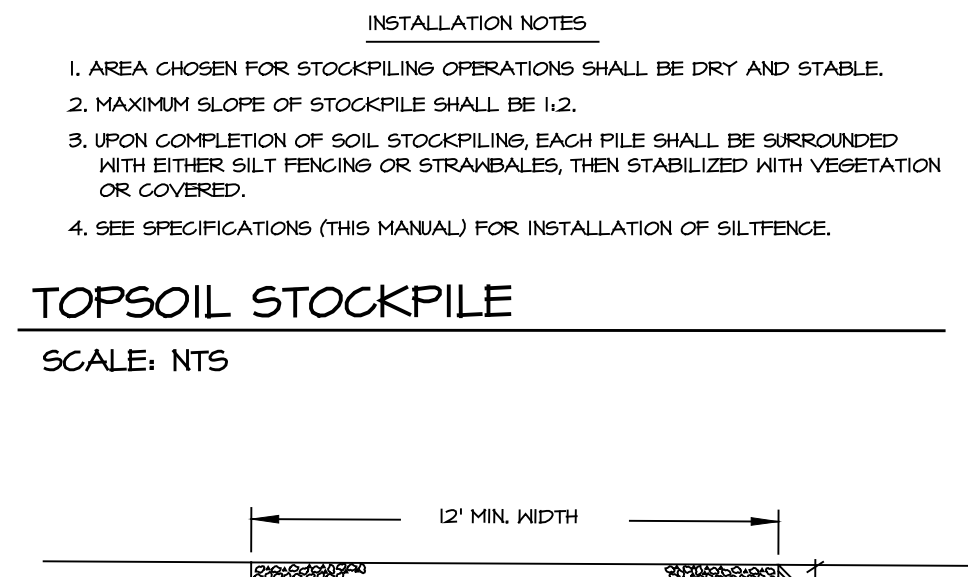
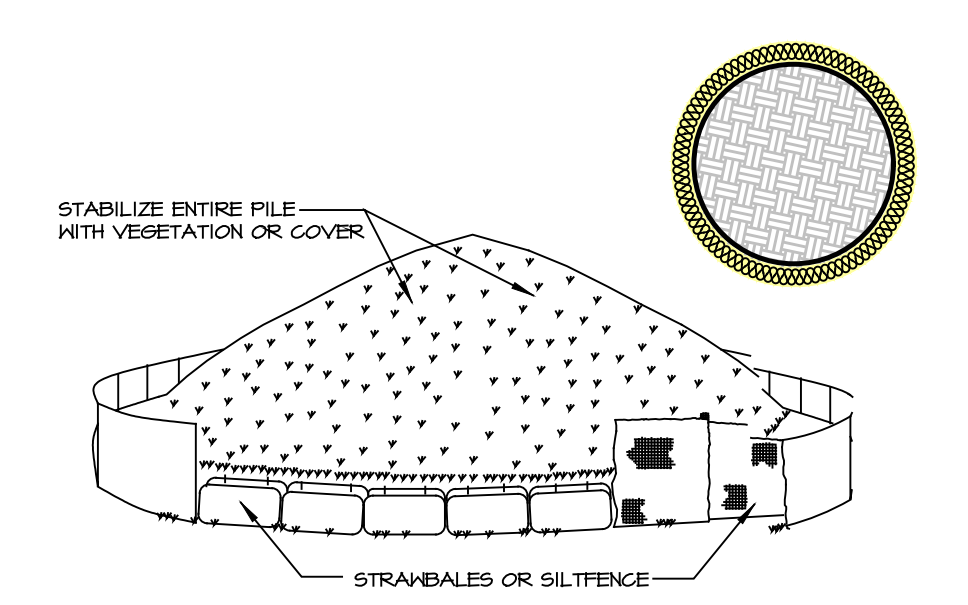
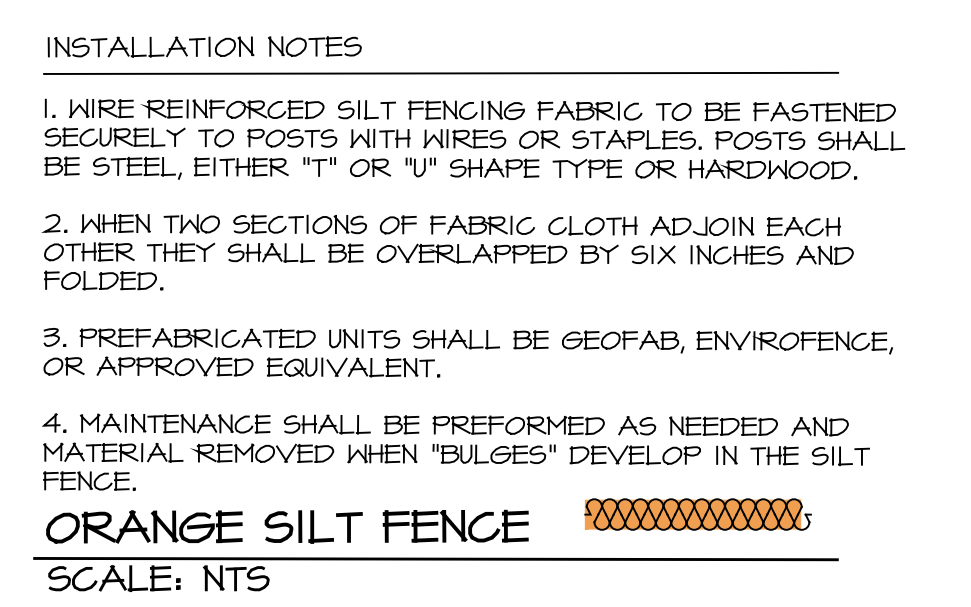
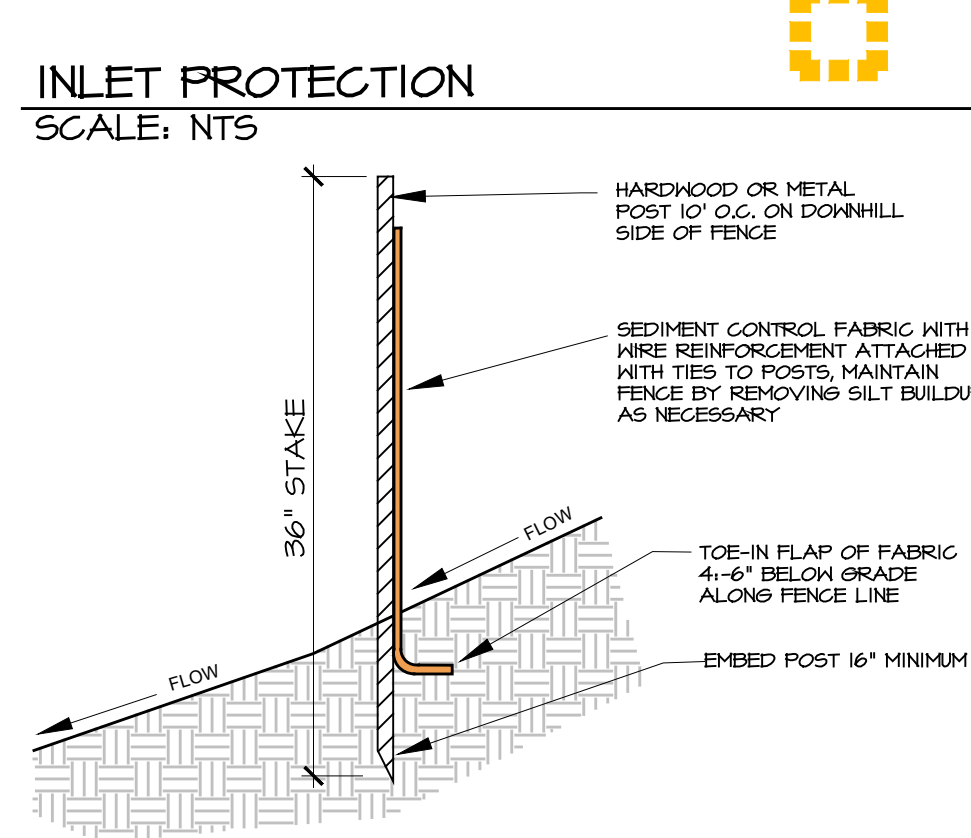
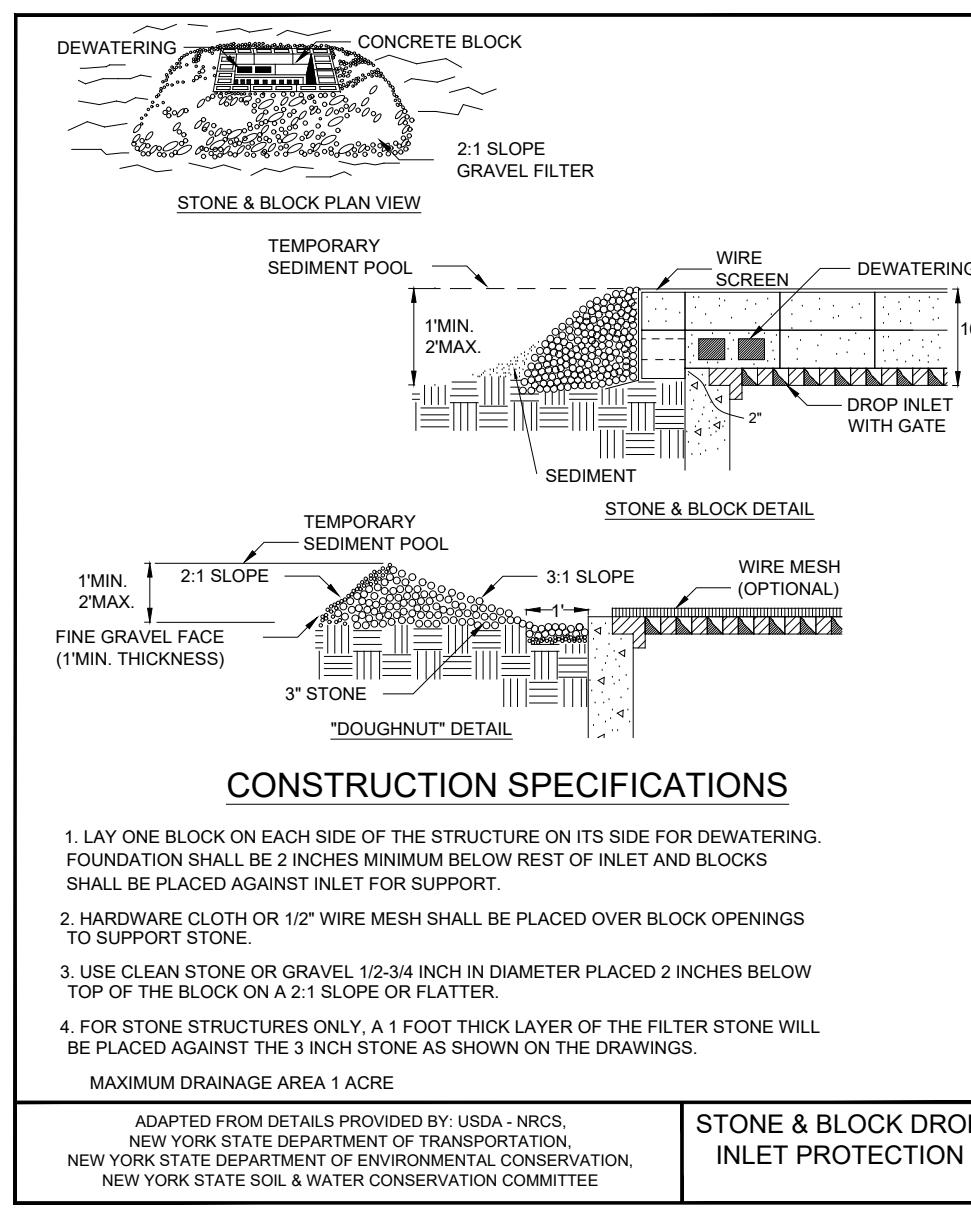
Engineer:
BIBBO & ASSOCIATES
MILL FOND OFFICES 243
NEW YORK RT 100 SOMERS NY 10584
Tel: 914.277.5805

SCALE: AS SHOWN
Date: June 28, 2021





SUBJECT AREA 1 - SOUTH ENTRY



EROSION CONTROL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENVIRONMENTAL CONSULTANT. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURING STANDARDS SHALL BE AS ORDERED BY THE ENVIRONMENTAL CONSULTANT, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH PER LOCAL CODES.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE STRIPPED FROM THE WORK AREA FIRST AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR MULCHED WITHIN 14 DAYS.
- ALL INACTIVE DISTURBED AREAS NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL RECEIVE TEMPORARY SEEDINGS WITHIN SEVEN DAYS. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LINED AND FERTILIZED PRIOR TO SEEDING. FINAL STABILIZATION SHALL BE APPLIED UPON COMPLETION OF FINAL GRADING AND SOIL RESTORATION WITHIN 7 DAYS.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE NETTED AS NECESSARY TO PROVIDE DUST CONTROL.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT. SEE NOTE NUMBER 8 BELOW ON ANTI TRACKING PAD DETAIL.
- SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- EROSION CONTROL MEASURES SHALL BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS WHILE EARTHWORK ACTIVITY IS ON GOING AND UP UNTIL VEGETATIVE STABILIZATION OCCURS ON ALL DISTURBED AREAS.

CONSTRUCTION SEQUENCE FOR DRIVEWAY CURB IMPROVEMENTS

- FLAG THE PROPOSED DISTURBANCE LINES FOR SUBJECT AREA 1 AND SUBJECT AREA 2.
- MARK THE TREES TO BE REMOVED.
- CUT THE TREES AND CHIP AS PRACTICAL TO REUSE CHIPS ON SITE TO STABILIZE ANY MUDDY AREAS. REMOVE THE LARGER LOGS TO THE INTERIOR OF THE PROPERTY FOR FUTURE USE.
- INSTALL THE EROSION CONTROL MEASURES AND REQUEST AN EC INSPECTION PRIOR TO ANY EARTHWORK BEING PERFORMED.
- PERFORM THE EARTHWORK AND ROCK CHIPPING OPERATION TO BRING THE SITE TO ROUGH GRADE ELEVATION PER THE GRADING PLANS.
- INSTALL THE MASONRY RETAINING WALLS, FREE-STANDING WALLS AND FILLARS.
- INSTALL THE BURIED ELECTRICAL SERVICE LINES.
- INSTALL THE DRAINAGE SYSTEM AND CONNECTIONS BETWEEN THE CATCH BASINS IN THE DRIVEWAY AND PROPOSED INFILTRATION BASIN.
- INSTALL THE DRIVEWAY BASE COURSE, CURBS AND TOP COURSE GRAVEL AT BOTH SUBJECT AREAS.
- INSTALL THE GATE SYSTEM AND LIGHTING.
- INSTALL THE LANDSCAPING, INCLUDING TREES, SHRUBS, GROUNDCOVERS AND SEED MIXES. MULCH ALL AREAS SO THAT NO EXPOSED BARE SOIL IS VISIBLE.
- CALL FOR A FINAL INSPECTION.

EROSION CONTROL PLAN

Prepared For:
GORDON PROPERTY
257 EAST MIDDLE PATENT RD
BEDFORD, NEW YORK
Tax ID: 250-04-1-15 Zone: R-4A

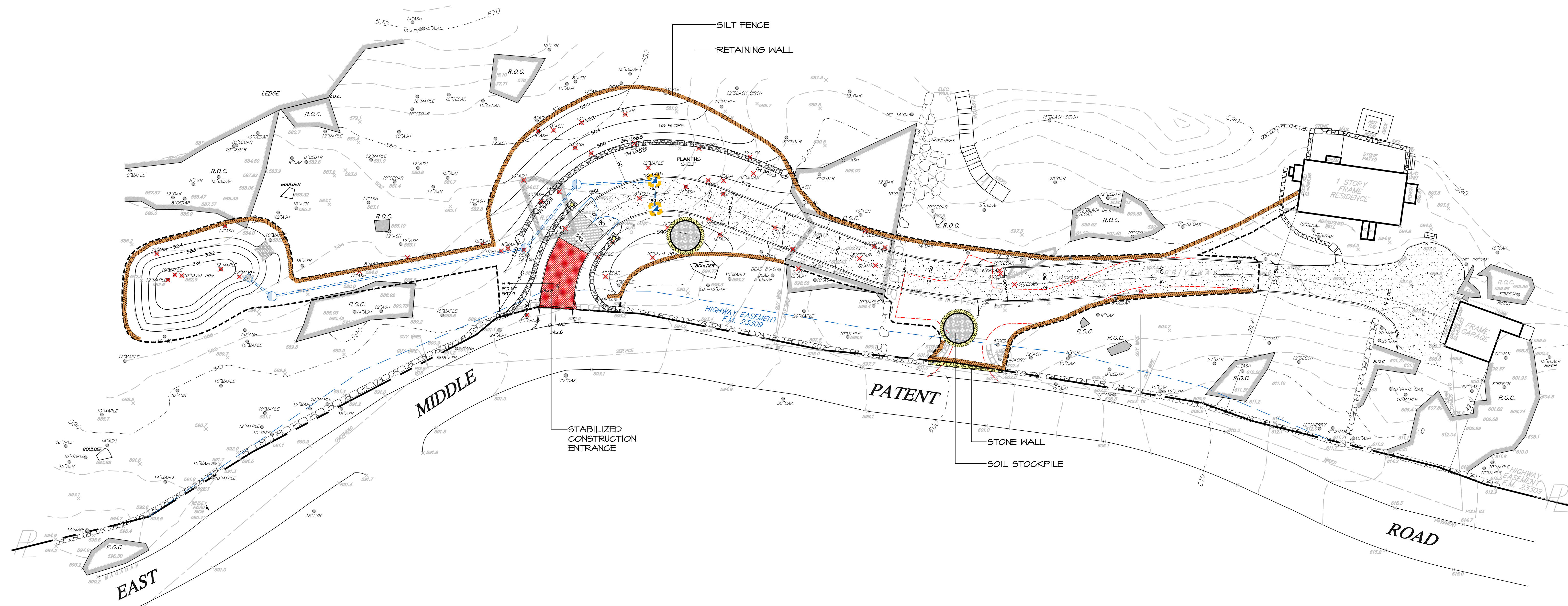
Prepared By:
Landscape Architect/Environmental Planner,
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Architect:
PATRICK M. CROKE ARCHITECT
11 COURT ROAD, BOX 158
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Tel. 914.234.6043 Fax 914.234.0548

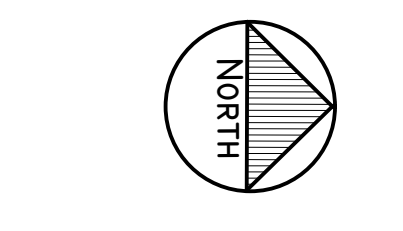
Surveyor:
H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS PC
42 SMITH AVE
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Tel. 914.234.6043 Fax 914.234.0548

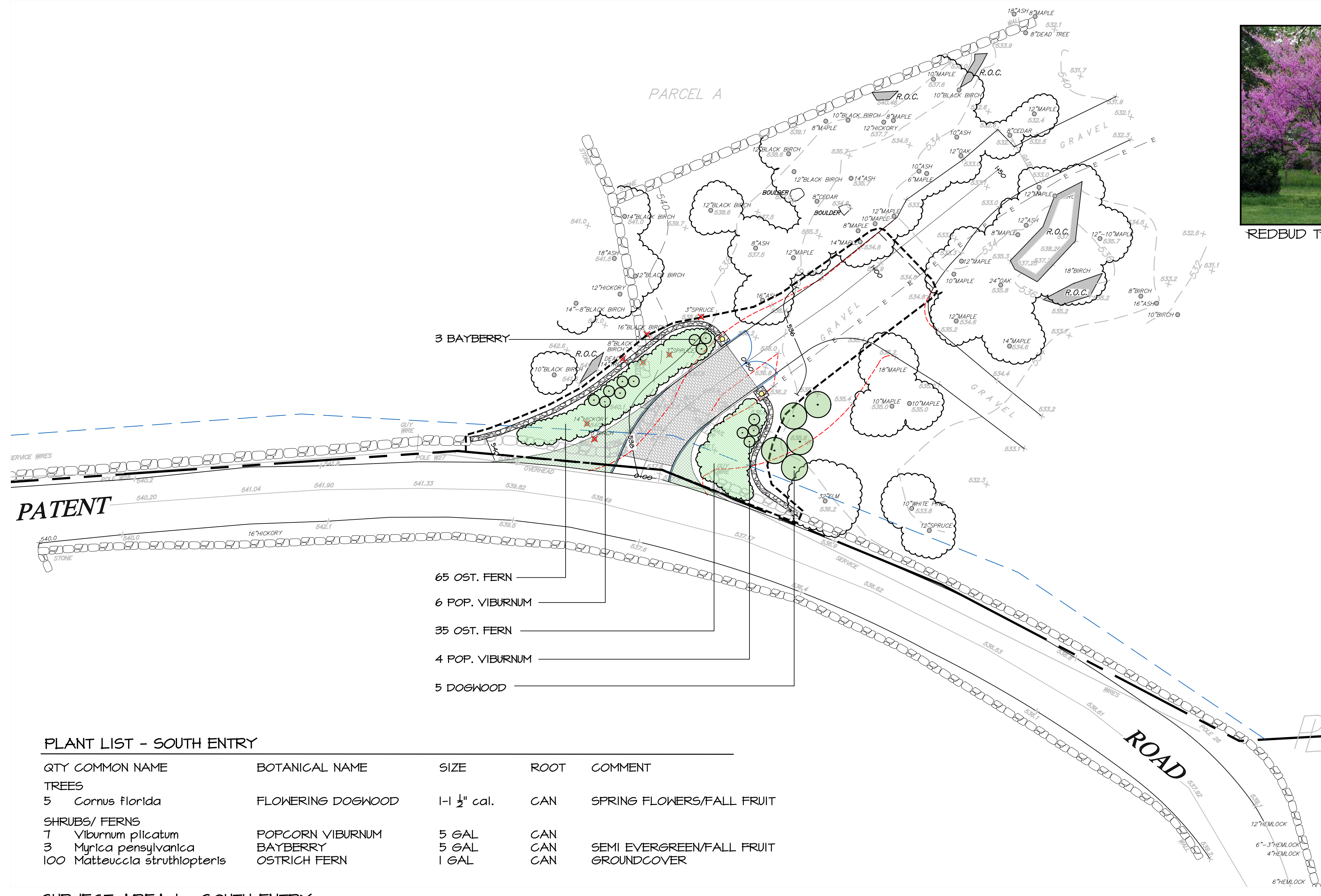
Engineer:
BIEBO & ASSOCIATES
MILL POND OFFICES 243
NEW YORK RT 100 SOMERS NY 10584
Tel. 912.271.5805

SCALE: 1"=20'-0"
Date: May 7, 2021
Rev: June 28, 2021



SUBJECT AREA 2 - NORTH ENTRY

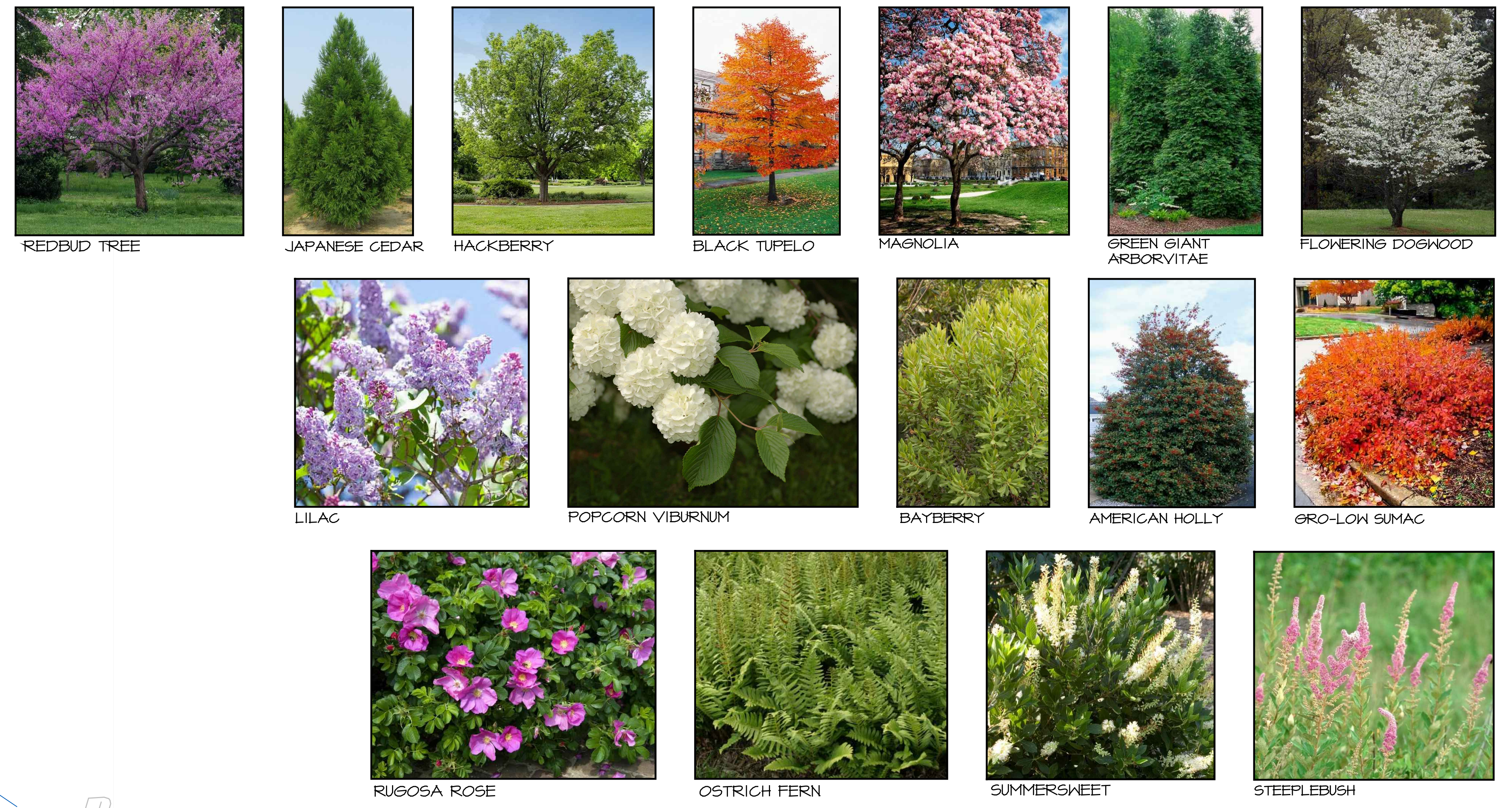




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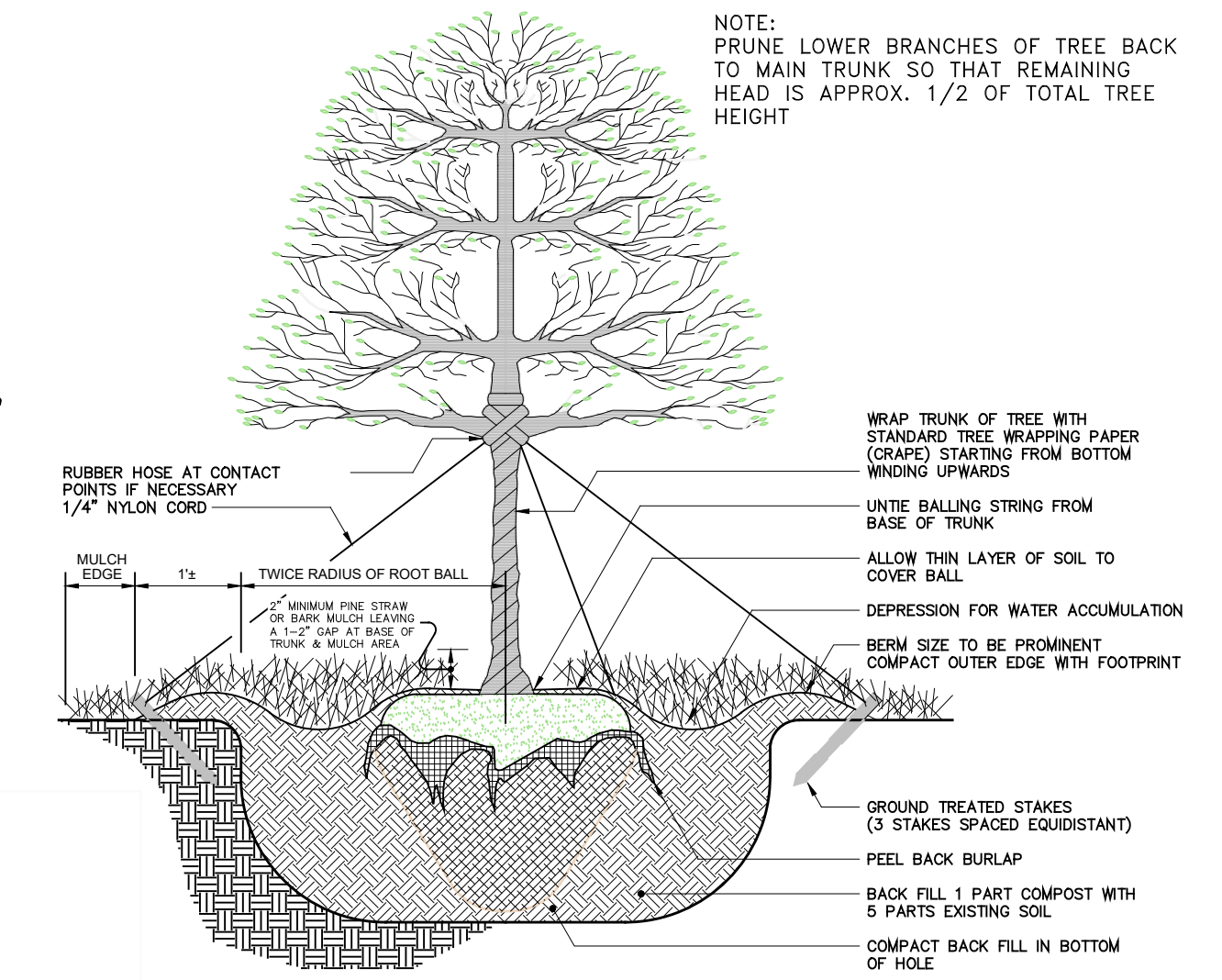
QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENT
TREES					
5	Cornus florida	FLOWERING DOGWOOD	1-1 1/2" cal.	CAN	SPRING FLOWERS/FALL FRUIT
SHRUBS/ FERNS					
7	Viburnum plicatum	POPCORN VIBURNUM	5 GAL	CAN	SEMI EVERGREEN/FALL FRUIT
3	Myrica pensylvanica	BAYBERRY	5 GAL	CAN	SEMI EVERGREEN/FALL FRUIT
100	Matteuccia struthiopteris	OSTRICH FERN	1 GAL	CAN	GROUNDCOVER

SUBJECT AREA 1 - SOUTH ENTRY

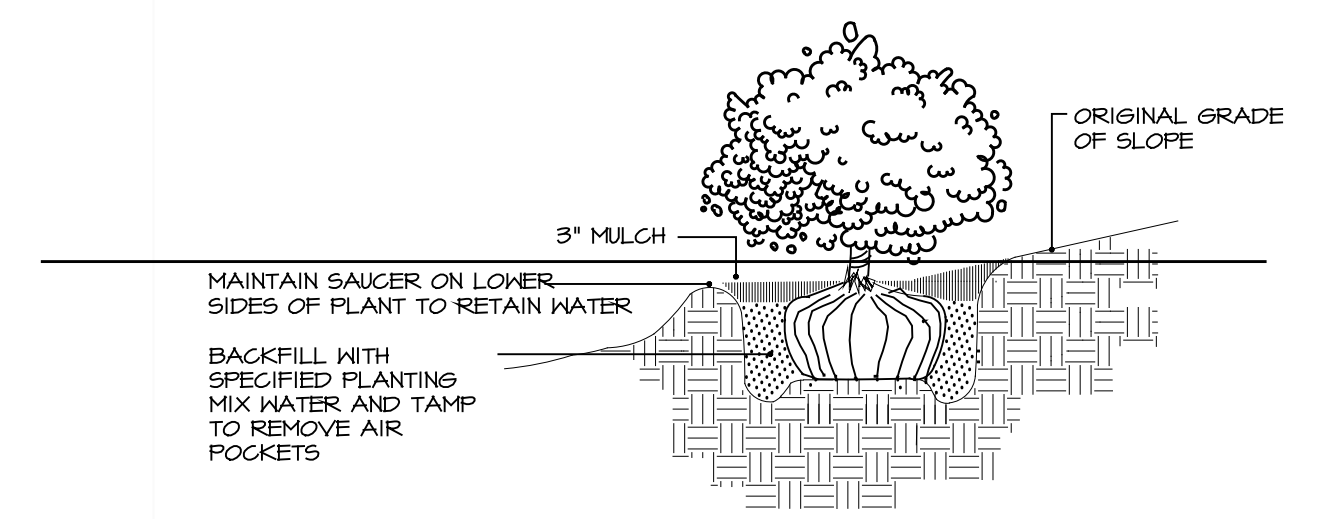


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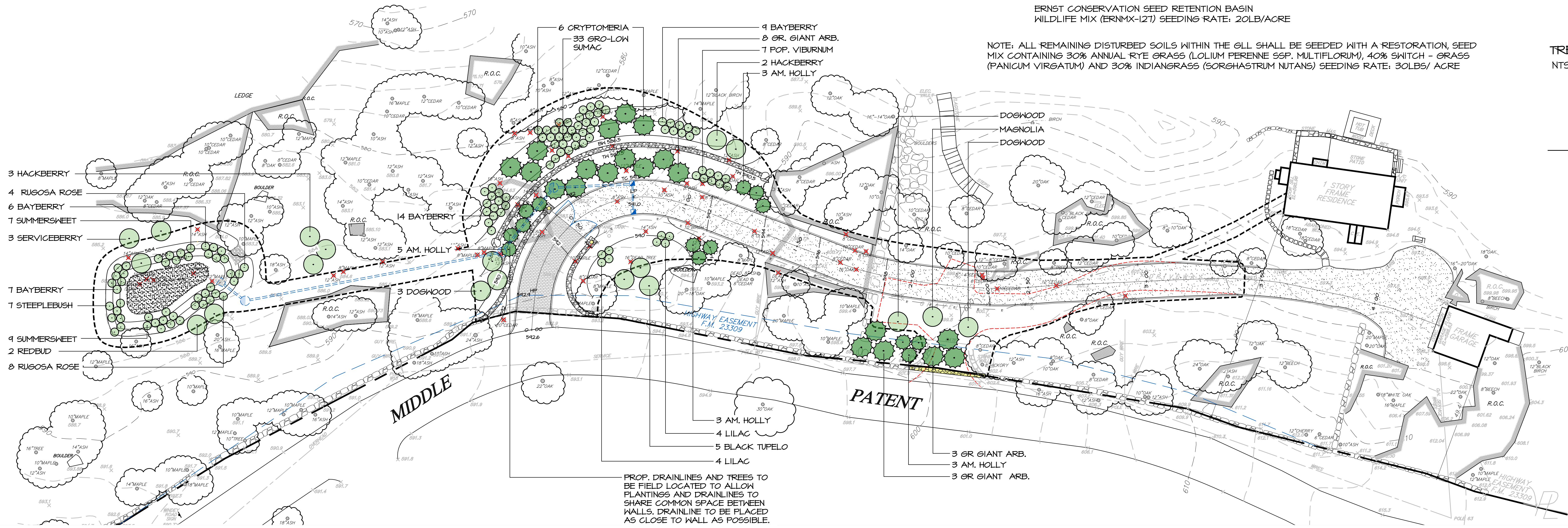
QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENT
TREES					
14	Thuja 'Green Giant'	GREEN GIANT ARBORVITAE	6'-8" HT	B&B	EVERGREEN
3	Nyssa sylvatica	BLACK TUPELO	1-1 1/2" CAN	B&B	FALL RED COLOR
5	Cornus florida	FLOWERING DOGWOOD	1-1 1/2" CAN	B&B	SPRING FLOWERS/FALL FRUIT
5	Celtis occidentalis	HACKBERRY	1-1 1/2" CAN	B&B	FALL FRUIT
1	Magnolia	MAGNOLIA	5'-6" HT	B&B	SPRING FLOWERS
6	Cryptomeria japonica	JAPANESE CEDAR	6'-8" HT	B&B	EVERGREEN
2	Cercis canadensis	REDBUD TREE	5'-6" HT	B&B	SPRING FLOWERS
3	Amelanchier canadensis	SERVICEBERRY	5'-6" HT	B&B	FALL FRUIT/ SPRING FLOWERS
SHRUBS					
7	Viburnum plicatum	POPCORN VIBURNUM	5 GAL	CAN	SPRING FLOWERS
14	Ilex opaca	AMERICAN HOLLY	5 GAL	CAN	EVERGREEN
36	Myrica pensylvanica	BAYBERRY	5 GAL	CAN	SEMI EVERGREEN/FALL FRUIT
33	Rhus aromatica	GRO-LOW SUMAC	3 GAL	CAN	SPREADER, FALL COLOR
8	Syringa vulgaris	LILAC	5 GAL	CAN	SPRING FLOWERS
7	Spines tomentosum	STEEPLEBUSH	5 GAL	CAN	SPRING FLOWERS
16	Clethra alnifolia	SUMMERSWEET	5 GAL	CAN	SUMMER FLOWERS
12	Rosa rugosa	RUGOSA ROSE	5 GAL	CAN	SUMMER FLOWERS
SEED MIX:					
ERNST CONSERVATION SEED RETENTION BASIN WILDLIFE MIX (ERNX-127) SEEDING RATE: 20LBS/ACRE					
NOTE: ALL REMAINING DISTURBED SOILS WITHIN THE GLL SHALL BE SEEDDED WITH A RESTORATION, SEED MIX CONTAINING 30% ANNUAL RYE GRASS (LOLIUM PERENNE SSP. MULTIFLORUM), 40% SWITCH - GRASS (PANICUM VIRGATUM) AND 30% INDIANAGRASS (SORGHASTRUM NUTANS) SEEDING RATE: 30LBS/ ACRE					



TREE PLANTING DETAIL
NTS



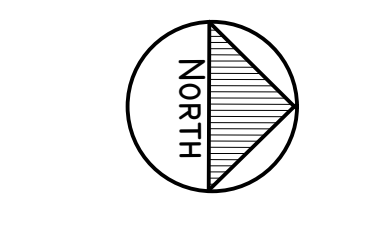
SHRUB PLANTING DETAIL
NTS



SUBJECT AREA 2 - NORTH ENTRY

PLANTING PLAN

Prepared For:
GORDON PROPERTY
257 EAST MIDDLE PATENT RD
BEDFORD, NEW YORK
Tax ID: 88-04-1-13 Zone: R-4A
Prepared by:
Landscape Architect/Environmental Planner:
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42 SMITH AVE
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Tel: 203.312.5805 Fax: 203.312.0449
Architect:
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11 COURT ROAD, BOX 758
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Tel: 914.234.6043 Fax: 914.234.0548
Surveyor:
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SURVEYORS PC
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MOUNT KISCO, NEW YORK 10549
Tel: 914.234.6043 Fax: 914.234.0548
Engineer:
BIBBO & ASSOCIATES
MILL POND OFFICES 243
NEW YORK RT 100 SOMERS NY 10589
Tel: 912.271.5805
SCALE: 1"=20'-0"
Date: June 28, 2021



June 25, 2021

Via E-Mail: vdesimone@northcastleny.com

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

Attn: Mr. Christopher Carthy, Chair

Re: Site Development Plan Approval
Proposed Driveway
Allan S. Gordon
257 E. Middle Patent Road
Section 88.04, Block 1, Lot 13

Dear Chair Carthy and Members of the Board:

In connection with a previously submitted application for Site Development Plan Approval in connection with the construction of a new driveway at the above referenced property please find enclosed the following items:

- Drainage Plan, dated June 25, 2021
- Project Stormwater Pollution Plan (SWPPP), dated June 25, 2021
- Floodplain Development Permit Application, dated June 25, 2021.

We offer the following in response to a review memorandum received from Joseph Cermele, P.E., CFM of Kellard Sessions dated May 20, 2021. For Clarity responses provided below are only for those comments not addressed under separate cover by the project Landscape Architect:

4. A completed Floodplain development permit application is enclosed as requested.
8. In accordance with town requirements a Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the project and is included herewith. Stormwater runoff generated by the proposed impervious/gravel surfaces will be captured and treated in an Infiltration Basin designed for the purposes of provided peak flow attenuation for the 25-year storm event. The enclosed SWPPP includes a peak flow analysis which indicates 25-year storm peak runoff rates will be less than predevelopment conditions.
9. Our office completed deep test pits and infiltration testing in the location of the proposed basin with a representative of Kellard Session on June 8, 2021. Testing results indicated suitable soils exist in the are of the proposed stormwater management practice. Testing results are included on the enclosed Drainage Plan.

Site Design ♦ Environmental

15. All details relevant to the proposed stormwater management system are included on the enclosed Drainage Plan. All additional details associated with driveway construction, and siter hardscape are included on the drawings prepared by the project Landscape Architect.

We believe the above responses should satisfy the Town Consultants' comments and look forward to further discussing this matter at your July 12, 2021 Planning Board Meeting.

Sincerely,



Matthew J. Gironda, P.E.
Partner

MJG/rh/mme
Enclosures

cc: File

Stormwater Pollution Prevention Plan

***Gordon – Proposed Driveway
257 East Middle Patent Road
North Castle, NY***

Prepared By:


Matthew J. Gironda P.E.
N.Y.S. License #: 096030

Rev.
Date: June 25, 2021



Project Information:

Project Title: Gordon Upper Lake House
Project Address: 257 East Middle Patent Road, North Castle, NY 10506
Tax Map Number: Sheet 88.04, Block 1, Lot 13
Project Area: 114.57 +/- Acres

Applicant/Owner Information:

Owner/ Applicant Name: Alan S. Gordon
Owner/Applicant Address: 257 East Middle Patent Road, North Castle, NY 10506

Certifying Engineer Information:

Engineer: Mathew J. Gironda, P.E.
Engineering Firm: Bibbo Associates, LLP
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Short-Term Responsible Party for SWPPP Implementation:

Short-term responsible parties for SWPPP Implementation will be the Owner.

Long-Term Responsible Party for SWPPP Implementation:

Long-term responsible parties for SWPPP Implementation will be the Owner.



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Appendix A: HydroCAD Curve Number Analysis & 25-yr Storm Runoff analysis

Appendix B: Hydrologic Soil Map

Figure 1: Pre-Development Drainage Figure

Figure 2: Post-Development Drainage Figure



1.0 Project Description:

The owner of the subject property located at 257 East Middle Patent Road in the Town of North Castle is proposing minor site improvements associated with the construction a new driveway. Runoff from the proposed driveway will be conveyed via a network of PVC pipe to an infiltration basin.

The subject property is located outside of the New York City of East of Hudson Watershed and will result in approximately 0.46 acres of total land disturbance. As such the project does not require the project obtain coverage under the NYSDEC SPDES General permit for Stormwater Discharges from Construction Activity (GP-0-20-001).

1.1 Existing Site Conditions:

The subject property is located on the west side of East Middle Patent Road north of Cedar Hill Road. The site consists of a total of 114.57 acres \pm and is currently developed, containing an existing residence, garage and pool. Access to the property is provided through an existing gravel driveway from East Middle Patent Road. The dwelling is served by an existing subsurface sewage disposal system and well. Land cover onsite consists of mostly lawn and meadow as well as the existing impervious surface associated with the existing structures. Slopes onsite are moderate to steep. Surface runoff from the property generally flows to the west to an existing pond located onsite.

Soils identified within the area of disturbance consist of Charlton-Chatfield, Chatfield-Charlton, and Charlton. All soils belong to hydrologic group B. A soils map can be found in Appendix "B" of this report.

1.2 Proposed Site Conditions:

The owner of the property is proposing to build a new driveway off of East Middle Patent Road to connect to the existing driveway. A portion of the existing driveway will be removed and replaced with grass.



1.3 Town Requirements:

As required by the North Castle Town Code a peak flow analysis has been performed to demonstrate that the post-development peak discharge from the 25-year storm is the same or less than predevelopment rates, In order to analyze the impact of the proposed construction, a stormwater model of the area of disturbance was developed for both pre-development and post-development conditions. The design line was selected to be the existing 560 contour line. This was chosen as the design line for the purpose of including all proposed development within analyzed sub catchment areas.

HydroCAD v. 10.0, a computer-modeling program based upon TR-20, was used to generate peak flows from the subcatchments. In the program, the user inputs various characteristics for each subcatchment including a curve number and time of concentration. These two parameters relate runoff to the specific land characteristics of the subcatchment. Based upon the inputted data, peak flows are generated for the 25-year storm events for the pre-development and post-development subcatchments. HydroCAD output reports are included in Appendix “A” of this report. The HydroCAD reports demonstrate that the stormwater runoff generated by the proposed development will not result in an increase to 25-year storm peak flows in the post development condition. In order to satisfy the town requirements, an infiltration basin is proposed to provide peak flow attenuation for runoff from the new driveway. The design line was selected to be the existing 560 contour line. This was chosen as the design line for the purpose of including all proposed development within analyzed sub catchment areas.

The infiltration basin has been sized to provide adequate storage for runoff generated by its contributing area during the 25-year storm event. As a result of the storage provided, the analysis completed as a part of this report indicates there will be no increase in peak flows at the design line during the 25-year storm event, thus satisfying the requirements of the Town Code for stormwater peak flow attenuation.

HydroCAD modeling for the pre and post development conditions is included in Appendix A of this report, and drainage basin maps illustrating the subcatchment areas are attached as Figures 1 & 2.

Based on this analysis, it is not anticipated that the project site will adversely impact any downstream properties.



2.0 Erosion & Sediment Control:

The plans provide for specific erosion and sediment controls to be employed during construction. It is the intent to provide effective erosion control by minimizing land disturbance at one given time, containing sediment from disturbed areas, treating runoff where possible, and stabilizing disturbed areas as soon as possible. The directives specified on the plans and in this report serve as a minimum for erosion and sediment control. For the purposes of this project the proposed control measures are considered to be the minimum requirements. Additional measures or mitigation may be directed at any time by the Town of North Castle or the Project Engineer to address the specific needs at the time.

In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven days.

All proposed erosion and sediment control practices illustrated on the Erosion Control Plan have been designed in accordance with the New York State Standards & Specifications for Erosion & Sediment Control November 2016.

2.1 Temporary Erosion & Sediment Control Practices:

Listed below are the Temporary Erosion & Sediment Control Practices specified on the Erosion Control Plan. All practices shall be installed and maintained in conformance with the New York Standards & Specifications for Erosion & Sediment Control:

- Silt Fence
- Topsoil Stockpile
- Stabilized Construction Entrance

Silt fence for the site will consist of a geotextile fabric installed at the toe of all disturbed slopes, and parallel to the contours. The silt fence is intended to reduce runoff velocity, and intercept sediment-laden runoff. Construction details specifying the proposed installation and type of permissible silt fence can be found on the plan.



Soil stockpiles are to be stabilized with vegetation and surrounded with silt fencing. This will ensure the topsoil that is stripped from the site during construction will be protected for use during final grading and that no sediment from the stockpiles will be deposited downstream.

A stabilized construction entrance should be installed at the entrance to the construction area. The construction entrance is designed to prevent outgoing trucks from tracking soil onto the existing roadway. Construction details specifying installation requirements can be found on the plan.

2.2 Permanent Erosion & Sediment Control Practices:

The intent of the permanent erosion and sediment control practices is to permanently stabilize the ground surface via vegetative and structural practices, while controlling and reducing runoff velocities. The following permanent erosion & sediment, control practices are proposed for the site:

- Land Grading
- Vegetation

Land grading is the reshaping of the existing land surface in accordance with the grading plan. Proper land grading is an essential component of the erosion control plan, as well as the stormwater pollution prevention plan. Proper grading will ensure the intended drainage areas are directed to the stormwater management practices.

Vegetation will be provided on all disturbed soils. Permanent vegetative cover will reduce runoff velocities, filter stormwater runoff, and minimize soil erosion. Optimum times for planting are the early spring and fall; however, plantings can be started in the summer provided adequate mulch and moisture is supplied.

3.0 Maintenance & Inspection Requirements:

In accordance with the requirements of GP-0-20-001 inspections by a qualified inspector are not required for the subject project as total land disturbance will not exceed one -acre

The Town of North Castle Stormwater Management Officer may require such inspections as necessary to determine compliance with this Chapter 267 of the Town Code and may either



approve that portion of the work completed or notify the applicant wherein the work fails to comply with the requirements of this Chapter 267 of the Town Code and the stormwater pollution prevention plan (SWPPP) as approved. To obtain inspections, the applicant shall notify the Town of North Castle Building Department at least 48 hours before any of the following, as required by the Stormwater Management Officer:

1. Start of construction.
2. Installation of sediment and erosion control measures.
3. Completion of site clearing.
4. Completion of rough grading.
5. Completion of final grading.
6. Close of the construction season.
7. Completion of final landscaping.
8. Successful establishment of landscaping in public areas.

3.1 Short Term Maintenance and Inspection Requirements:

The Owner and or his representative will monitor the construction and erosion control measures as necessary.

Inspections performed during construction should verify all practices are functioning properly, correctly maintained, and accumulated sediment is removed from all control structures. The inspector must also examine the site for any evidence of soil erosion, turbid discharge at all outfalls, and the potential for soil and mud to be transported on the public roadway at the site entrance. In addition to these general guidelines, the project plans will provide more specific erosion control guidelines, as well as a construction sequence to guide the contractor through the construction process. Discussed below are specific maintenance and inspection requirements for the temporary practices to be employed at the site.

During construction, the silt fence should be inspected to ensure correct installation. In addition, any accumulated sediment resulting in “bulges” in the silt fence should be removed and mixed with onsite soil. Any damaged or torn silt fence should be replaced.

The entrance to the site should be checked to ensure no sediment is being deposited onto the public roadway. Should sediment be observed, it should be removed from the street.



Once construction is completed and the site has been stabilized, limited maintenance requirements are anticipated.

3.2 Long Term Maintenance and Inspection Requirements:

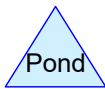
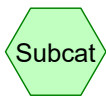
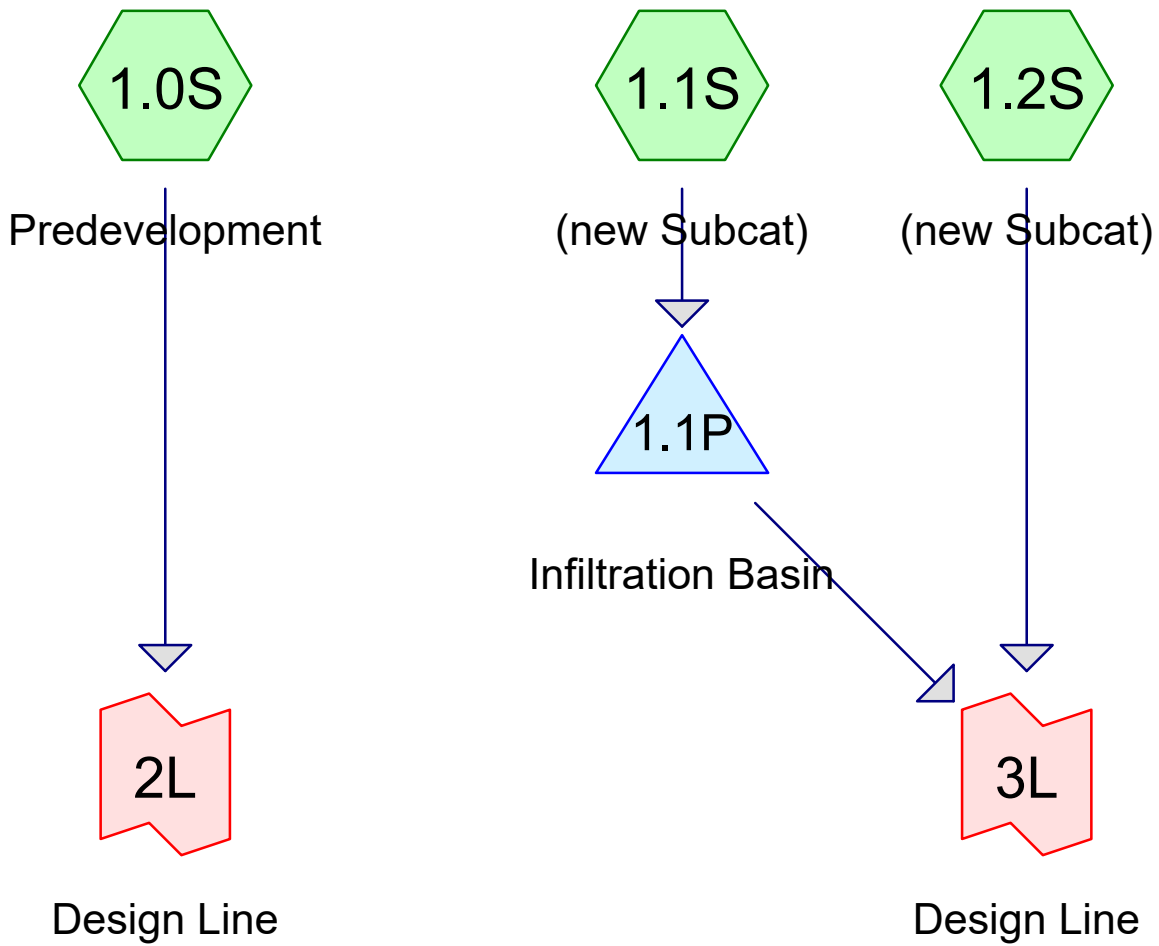
Long-term maintenance is expected to be minimal once final stabilization is achieved. Maintenance inspections should be performed annually and after significant rainstorm events.

4.0 Conclusion:

The Stormwater Pollution Prevention Plan prepared for the subject project has been prudently designed to manage stormwater runoff. Proper implementation of erosion and sediment control measures outlined in this SWPPP will ensure conformance with all requirements specified in the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity and Town of North Castle.



Appendix A:
HydroCAD Peak Flow Analysis



Time span=0.00-360.00 hrs, dt=0.01 hrs, 36001 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1.0S: Predevelopment Runoff Area=110,256 sf 0.00% Impervious Runoff Depth=1.84"
 Flow Length=250' Tc=10.6 min CN=56 Runoff=3.83 cfs 16,887 cf

Subcatchment 1.1S: (new Subcat) Runoff Area=18,553 sf 3.67% Impervious Runoff Depth=2.74"
 Flow Length=65' Slope=0.1400 '/' Tc=6.8 min CN=66 Runoff=1.25 cfs 4,237 cf

Subcatchment 1.2S: (new Subcat) Runoff Area=91,703 sf 0.00% Impervious Runoff Depth=1.84"
 Flow Length=180' Tc=10.4 min CN=56 Runoff=3.22 cfs 14,045 cf

Pond 1.1P: Infiltration Basin Peak Elev=582.50' Storage=1,112 cf Inflow=1.25 cfs 4,237 cf
 Discarded=0.24 cfs 4,237 cf Primary=0.00 cfs 0 cf Outflow=0.24 cfs 4,237 cf

Link 2L: Design Line Inflow=3.83 cfs 16,887 cf
 Primary=3.83 cfs 16,887 cf

Link 3L: Design Line Inflow=3.22 cfs 14,045 cf
 Primary=3.22 cfs 14,045 cf

Total Runoff Area = 220,512 sf Runoff Volume = 35,169 cf Average Runoff Depth = 1.91"
99.69% Pervious = 219,832 sf 0.31% Impervious = 680 sf

Summary for Subcatchment 1.0S: Predevelopment

Runoff = 3.83 cfs @ 12.11 hrs, Volume= 16,887 cf, Depth= 1.84"

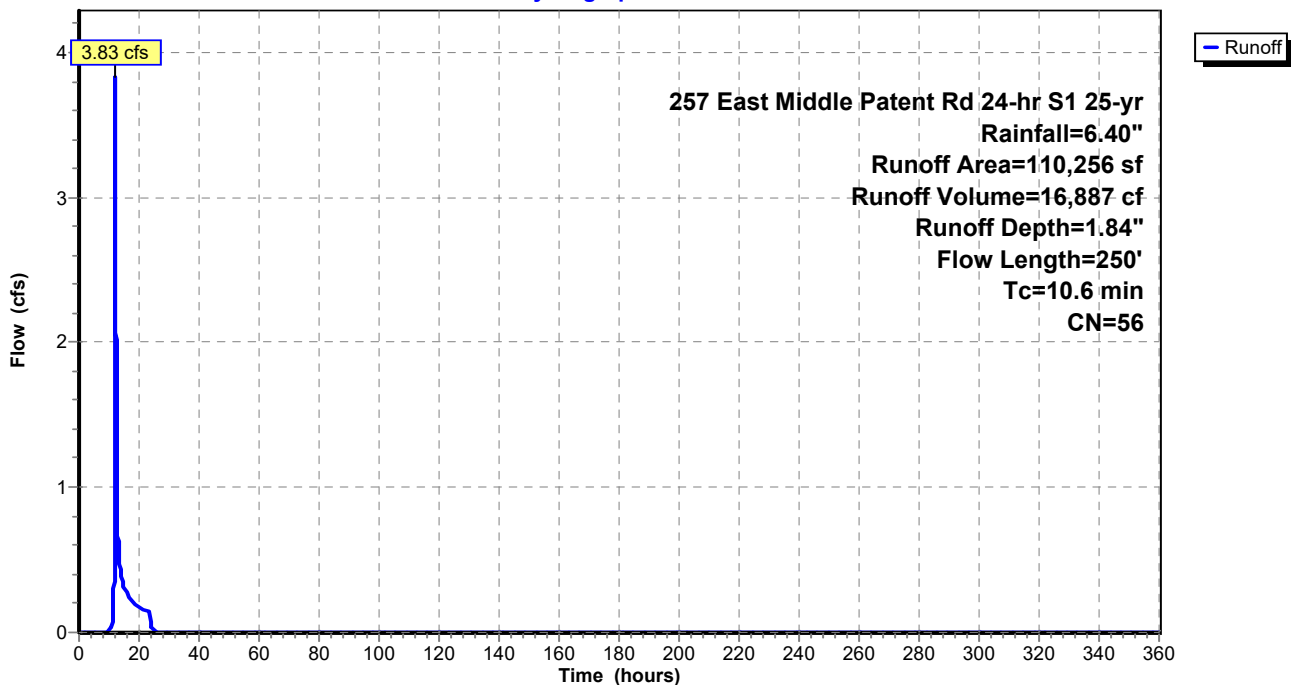
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
 257 East Middle Patent Rd 24-hr S1 25-yr Rainfall=6.40"

Area (sf)	CN	Description
2,390	96	Gravel surface, HSG B
9,204	61	>75% Grass cover, Good, HSG B
98,662	55	Woods, Good, HSG B
110,256	56	Weighted Average
110,256		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.3	100	0.1500	0.18		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.42"
1.3	150	0.1400	1.87		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
10.6	250	Total			

Subcatchment 1.0S: Predevelopment

Hydrograph



Summary for Subcatchment 1.1S: (new Subcat)

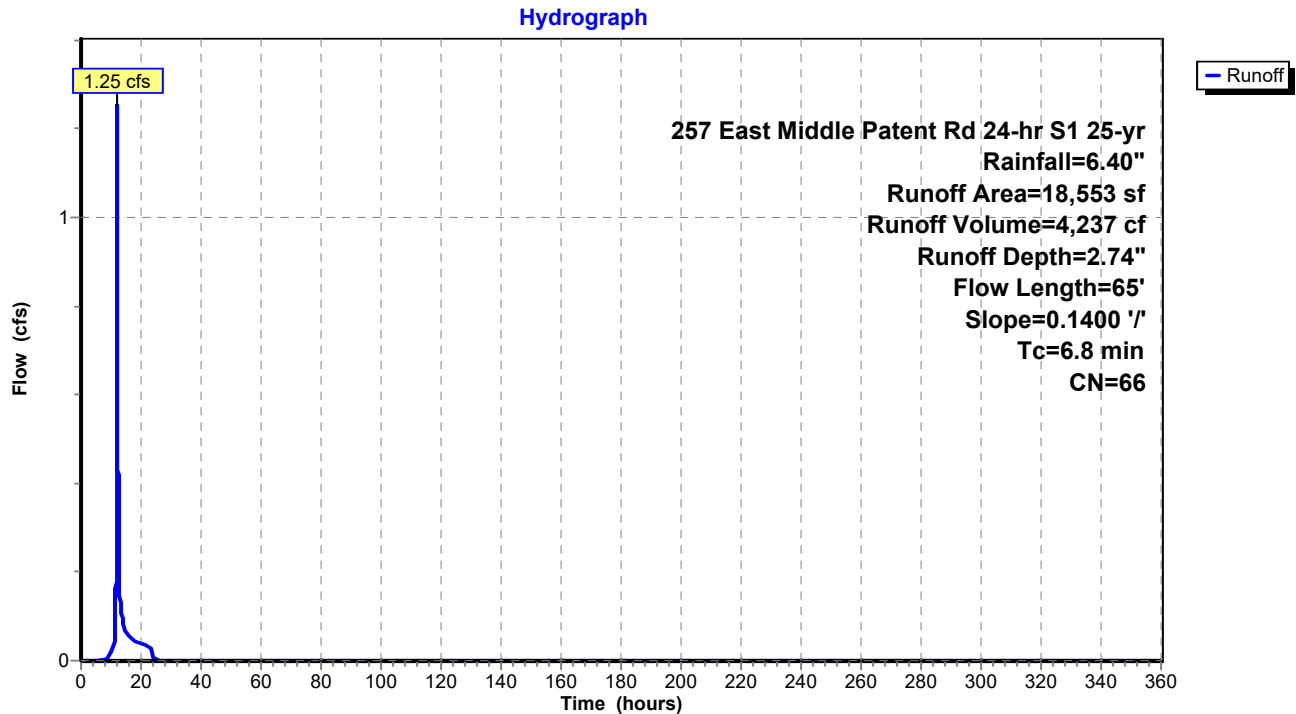
Runoff = 1.25 cfs @ 12.05 hrs, Volume= 4,237 cf, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
 257 East Middle Patent Rd 24-hr S1 25-yr Rainfall=6.40"

Area (sf)	CN	Description
* 680	98	Paver Stones
3,668	96	Gravel surface, HSG B
4,433	61	>75% Grass cover, Good, HSG B
9,772	55	Woods, Good, HSG B
18,553	66	Weighted Average
17,873		96.33% Pervious Area
680		3.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.8	65	0.1400	0.16		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.42"

Subcatchment 1.1S: (new Subcat)



Summary for Subcatchment 1.2S: (new Subcat)

Runoff = 3.22 cfs @ 12.10 hrs, Volume= 14,045 cf, Depth= 1.84"

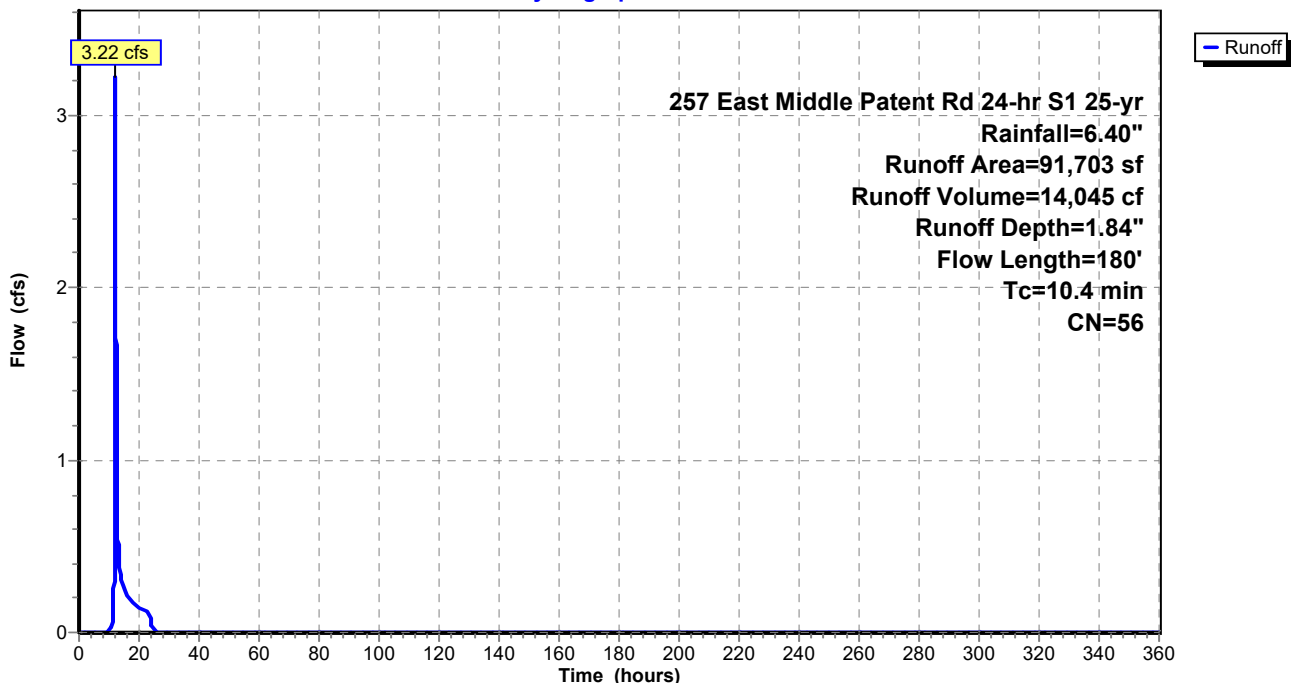
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
 257 East Middle Patent Rd 24-hr S1 25-yr Rainfall=6.40"

Area (sf)	CN	Description
560	96	Gravel surface, HSG B
11,719	61	>75% Grass cover, Good, HSG B
79,424	55	Woods, Good, HSG B
91,703	56	Weighted Average
91,703		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.1300	0.17		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.42"
0.6	80	0.2130	2.31		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
10.4	180	Total			

Subcatchment 1.2S: (new Subcat)

Hydrograph



Summary for Pond 1.1P: Infiltration Basin

Inflow Area = 18,553 sf, 3.67% Impervious, Inflow Depth = 2.74" for 25-yr event
 Inflow = 1.25 cfs @ 12.05 hrs, Volume= 4,237 cf
 Outflow = 0.24 cfs @ 12.61 hrs, Volume= 4,237 cf, Atten= 81%, Lag= 33.5 min
 Discarded = 0.24 cfs @ 12.61 hrs, Volume= 4,237 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs
 Peak Elev= 582.50' @ 12.61 hrs Surf.Area= 1,032 sf Storage= 1,112 cf

Plug-Flow detention time= 37.3 min calculated for 4,237 cf (100% of inflow)
 Center-of-Mass det. time= 37.3 min (907.0 - 869.8)

Volume	Invert	Avail.Storage	Storage Description
#1	581.00'	3,122 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
581.00	466	0	0
582.00	825	646	646
584.00	1,651	2,476	3,122

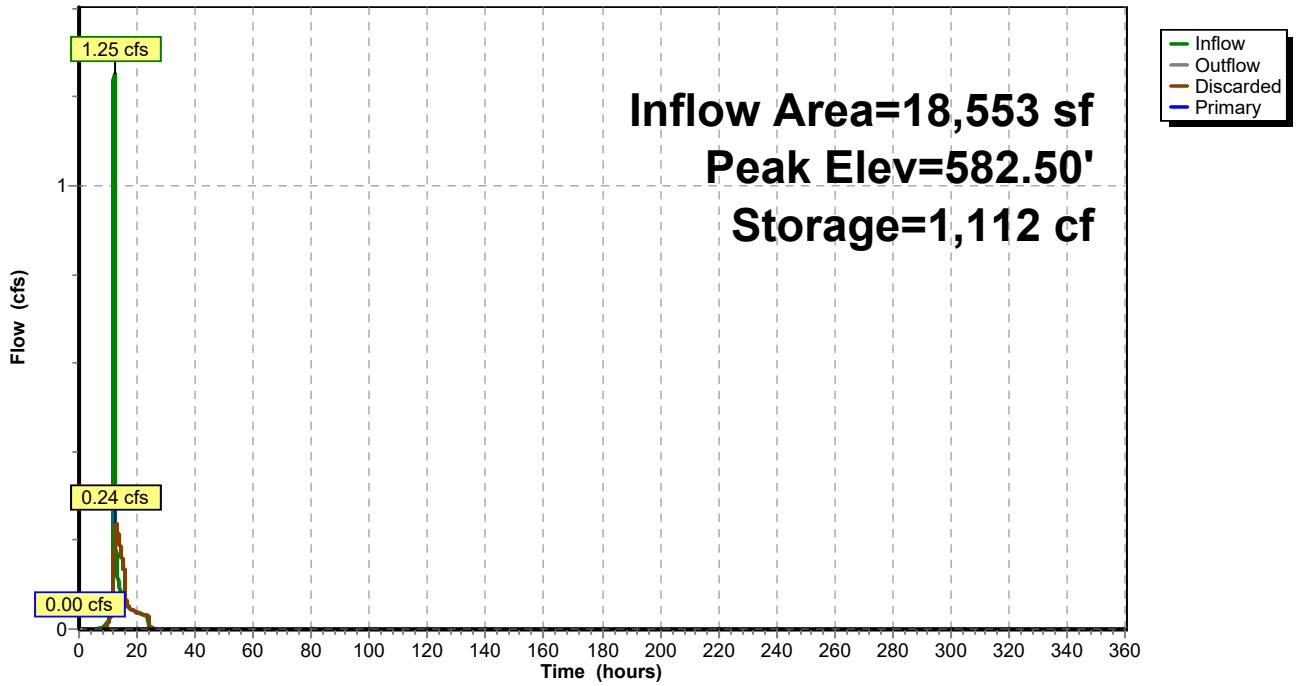
Device	Routing	Invert	Outlet Devices
#1	Discarded	581.00'	10.000 in/hr Exfiltration over Horizontal area Phase-In= 0.10'
#2	Primary	583.00'	6.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Discarded OutFlow Max=0.24 cfs @ 12.61 hrs HW=582.50' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.24 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=581.00' TW=0.00' (Dynamic Tailwater)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1.1P: Infiltration Basin

Hydrograph



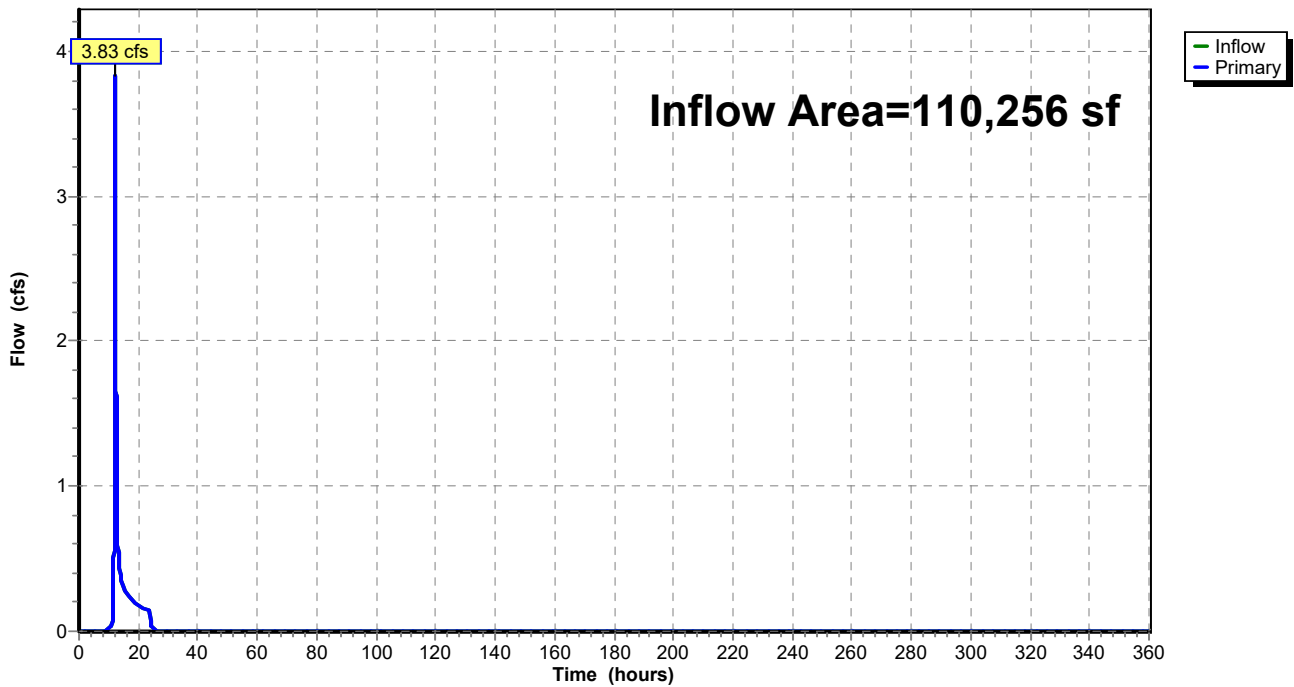
Summary for Link 2L: Design Line

Inflow Area = 110,256 sf, 0.00% Impervious, Inflow Depth = 1.84" for 25-yr event
Inflow = 3.83 cfs @ 12.11 hrs, Volume= 16,887 cf
Primary = 3.83 cfs @ 12.11 hrs, Volume= 16,887 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs

Link 2L: Design Line

Hydrograph



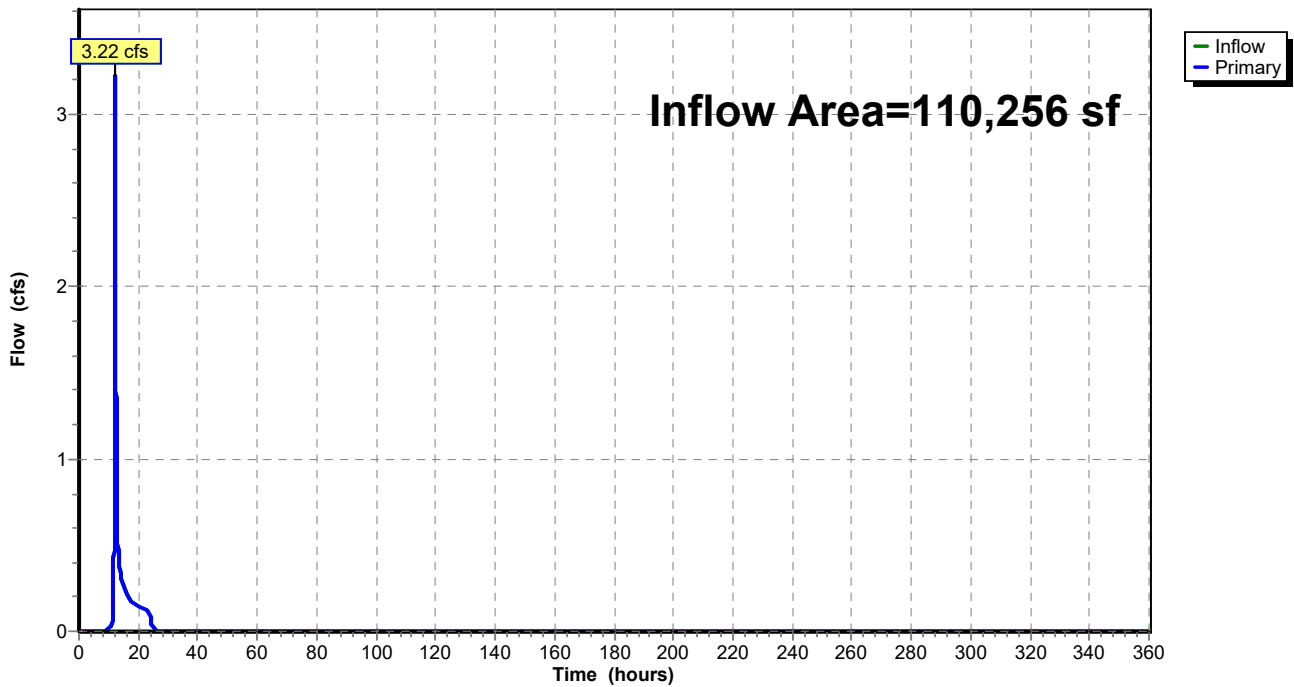
Summary for Link 3L: Design Line

Inflow Area = 110,256 sf, 0.62% Impervious, Inflow Depth = 1.53" for 25-yr event
Inflow = 3.22 cfs @ 12.10 hrs, Volume= 14,045 cf
Primary = 3.22 cfs @ 12.10 hrs, Volume= 14,045 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-360.00 hrs, dt= 0.01 hrs

Link 3L: Design Line

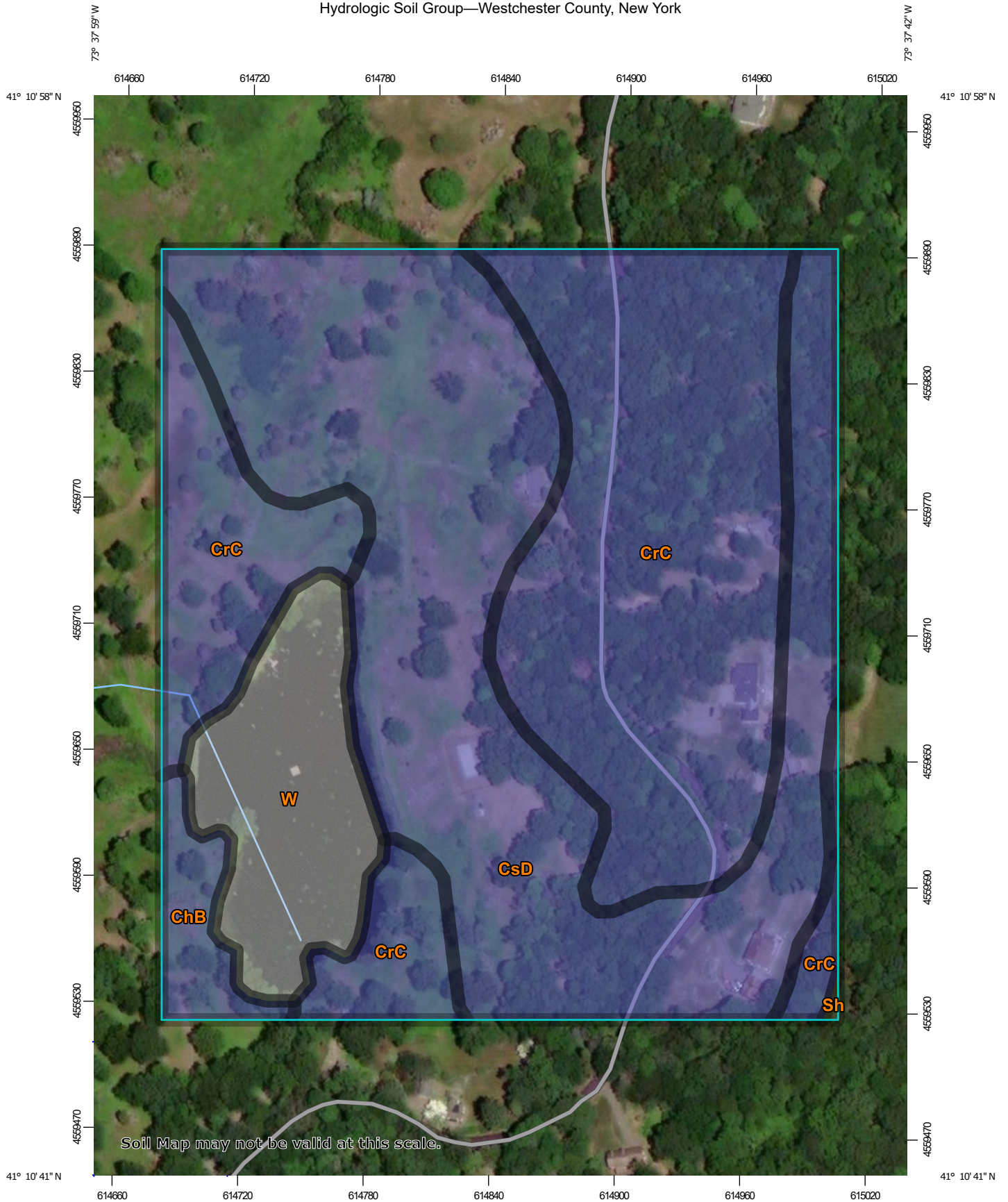
Hydrograph



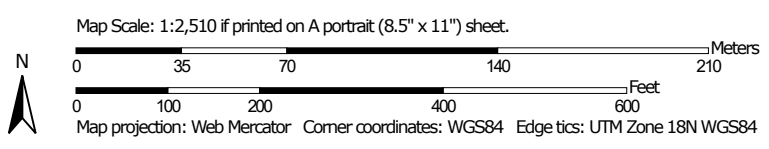


Appendix B:
Soil Map

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
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	B	0.9	2.9%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	12.6	42.8%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	B	12.9	44.0%
Sh	Sun loam	C/D	0.0	0.1%
W	Water		3.0	10.2%
Totals for Area of Interest			29.4	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

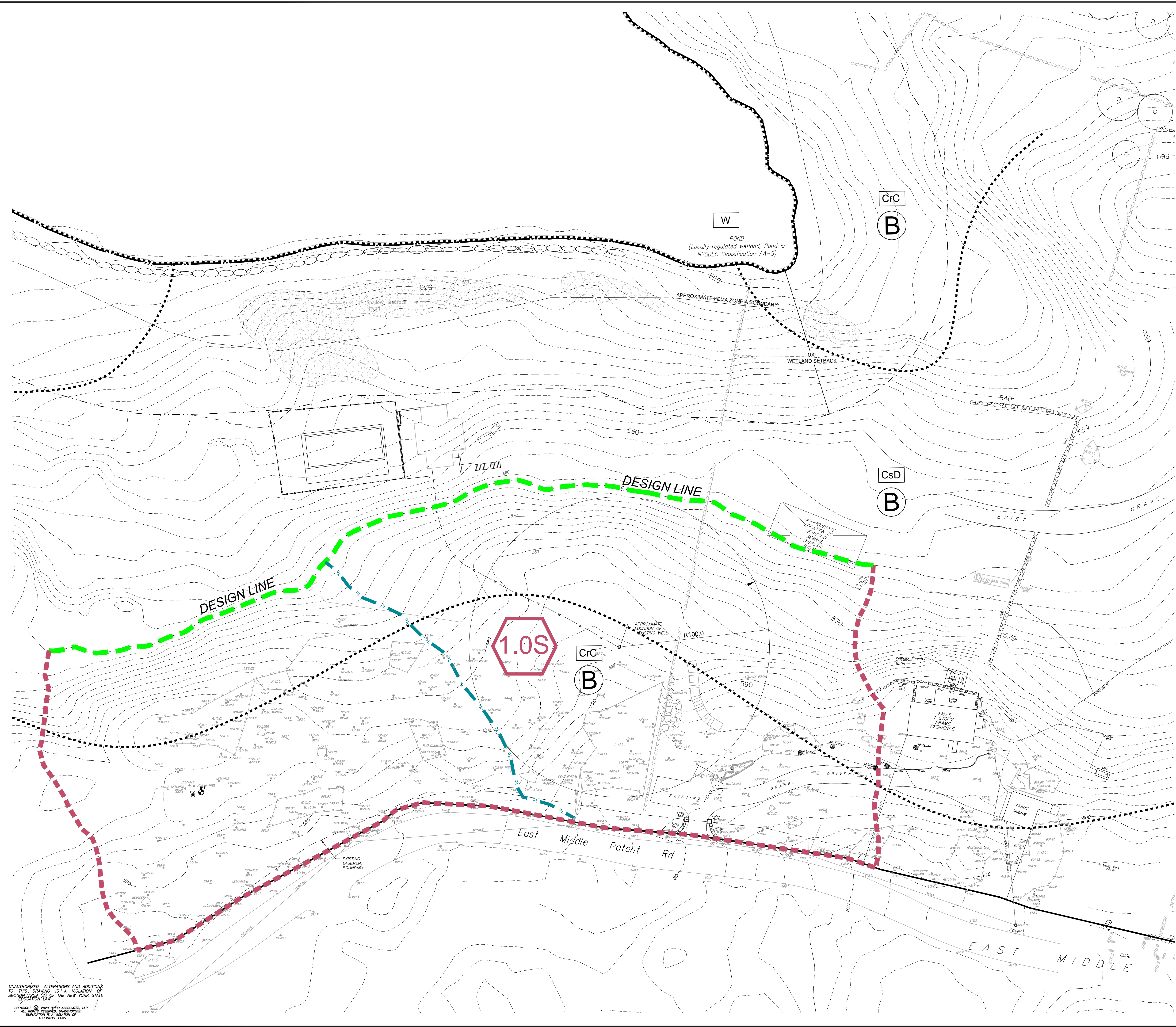
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Figures:

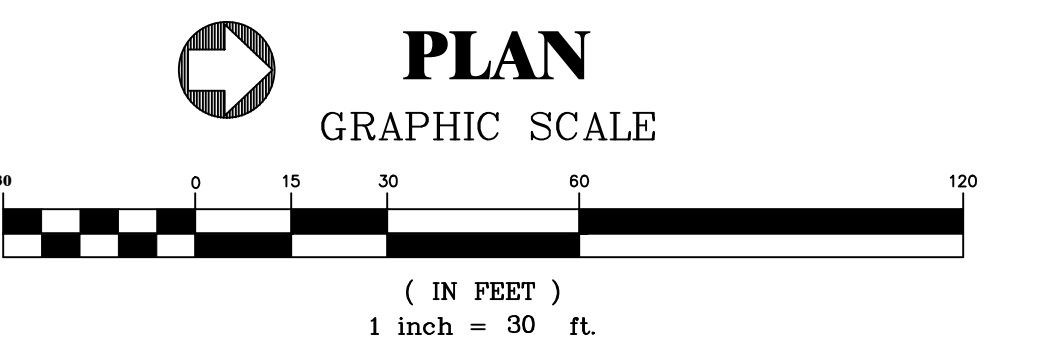


LEGEND

	EXISTING PROPERTY LINE
	WETLAND SETBACK LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING STONE WALL

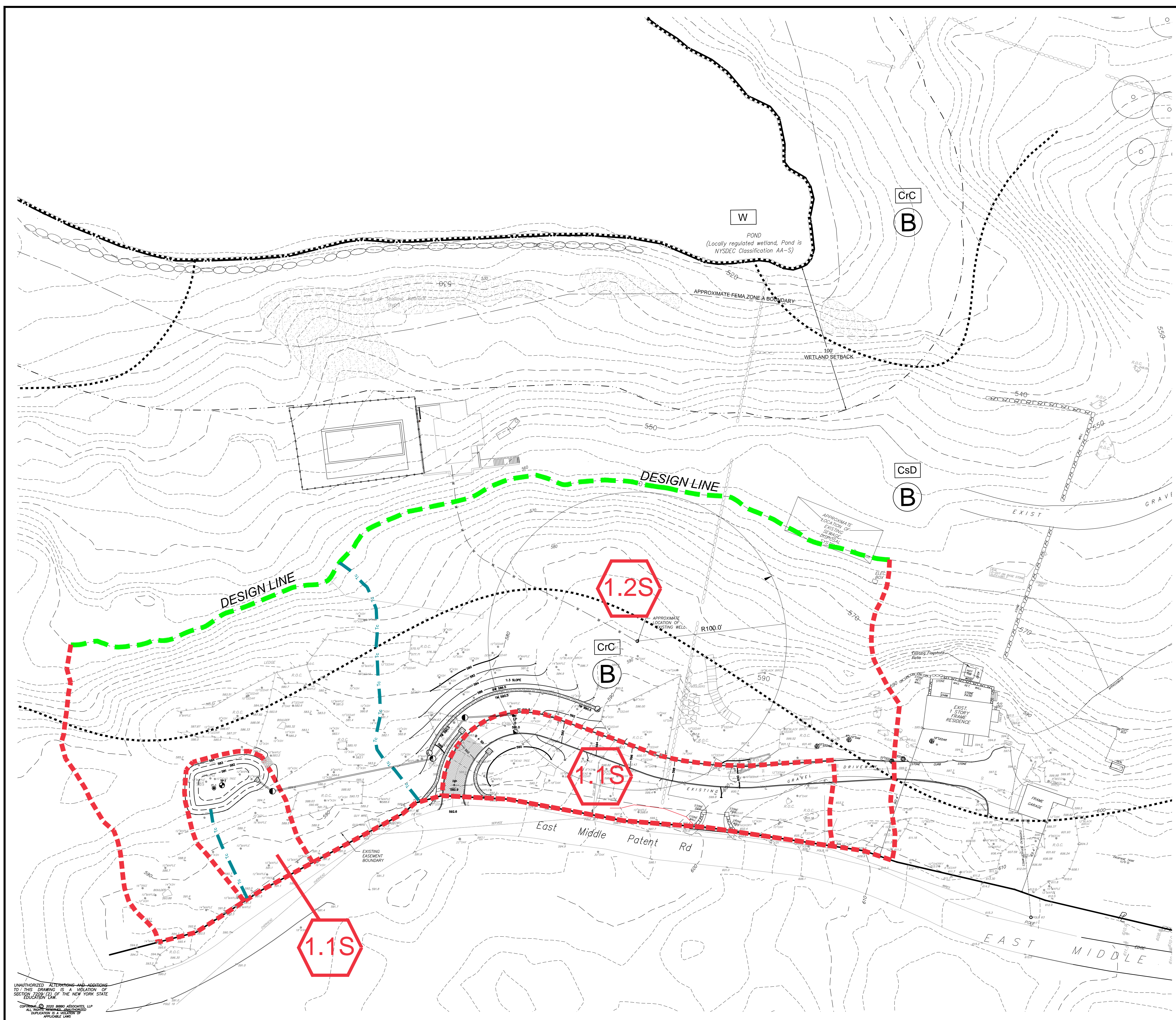
DRAINAGE BASIN LEGEND:

	SOIL TYPE
	SOIL CLASSIFICATION
	SOIL BOUNDARY
	Basin Boundary
	TIME OF CONCENTRATION PATH (TC)
	DESIGN LINE



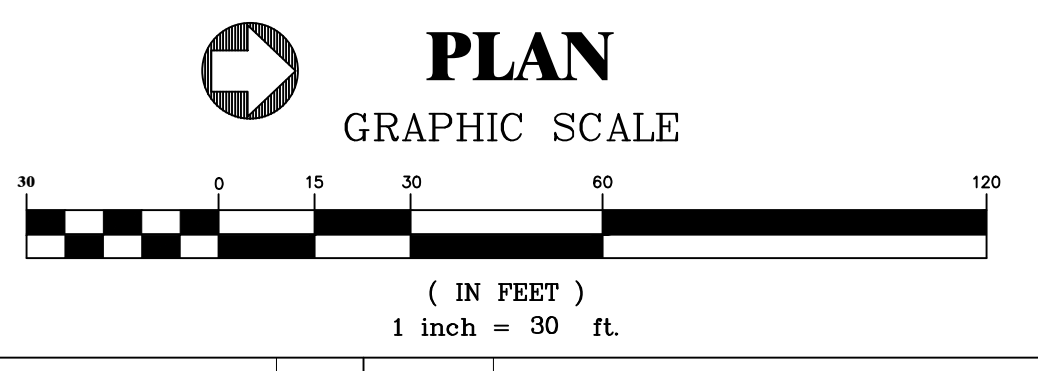
UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW.
 COPYRIGHT © 2020 BIBBO ASSOCIATES, LLP ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY/CK</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY/CK</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK							<p>PREDEVELOPMENT DRAINAGE FIGURE</p> <p>GORDON 257 MIDDLE PATENT ROAD TOWN OF BEDFORD, WESTCHESTER COUNTY</p>	<p>DATE: 6-25-21 SCALE: 1" = 30' FILE: HH-5 DSGN / CHK: MG DRN. BY: DK SHT NO. 1 OF 2</p>
DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK										
<p>MATTHEW J. GIRONDA P.E.</p>		<p>BIBBO ASSOCIATES, LLP 293 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805</p>	<p>DWG NO. FIG-1</p>												



- LEGEND**
- EXISTING PROPERTY LINE
 - WETLAND SETBACK LINE
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - EXISTING STONE WALL

- DRAINAGE BASIN LEGEND:**
- SOIL TYPE
 - SOIL CLASSIFICATION
 - SOIL BOUNDARY
 - BASIN BOUNDARY
 - TIME OF CONCENTRATION PATH (TC)
 - DESIGN LINE

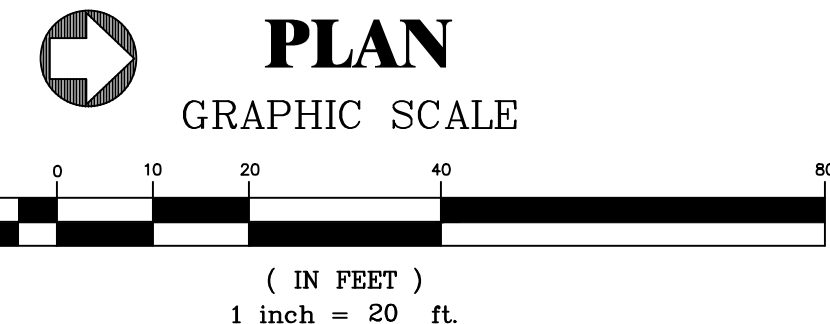
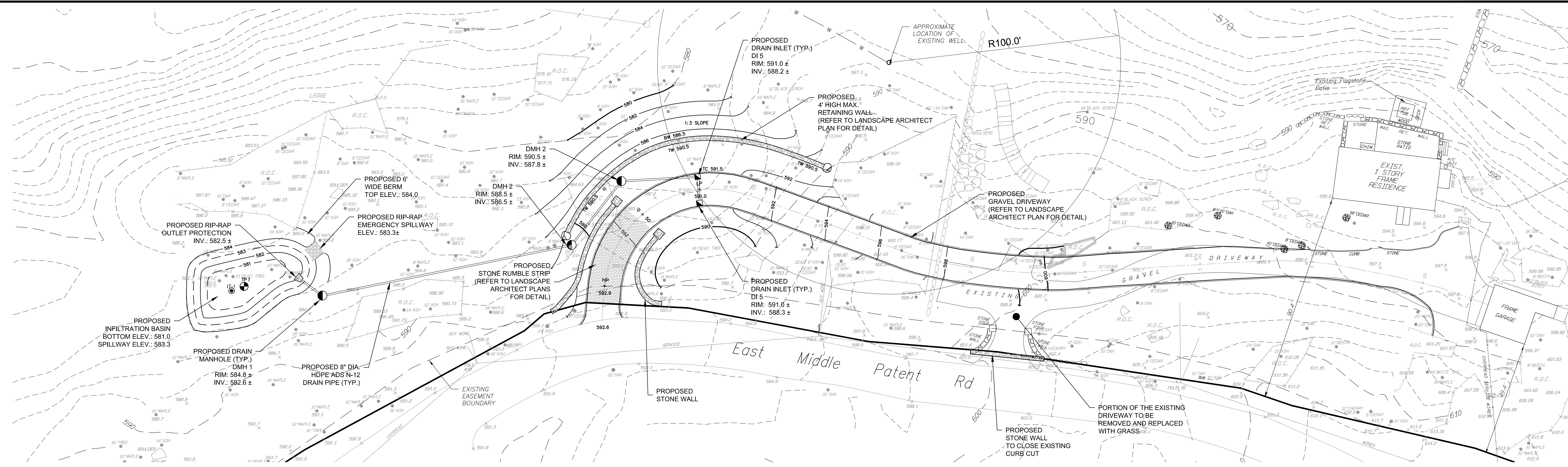


REVISIONS		DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK

	POST DEVELOPMENT DRAINAGE FIGURE	DATE: 6-25-21
	GORDON 257 MIDDLE PATENT ROAD TOWN OF BEDFORD, WESTCHESTER COUNTY	SCALE: 1" = 30'
	BIBBO ASSOCIATES, LLP 293 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805	FILE: HH-5
		DSGN / CHK: MG
		DRN. BY: DK
		SHT NO: 2 OF 2
		DWG NO: FIG-2

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STORMWATER SOIL INFILTRATION RATES	
SW TEST I.D.	DESIGN INFILTRATION RATE
IT-1	10 IN/HR *

STORMWATER SOIL DEEP TEST RESULTS				
TEST PIT I.D.	DESCRIPTION	FULL DEPTH	DEPTH TO LEDGE ROCK	DEPTH TO GROUND WATER
TP	0 to 12" TOPSOIL / 12" to 48" LIGHT BROWN FINE SANDY LOAM / 48" to 60" GRAYISH BROWN FINE TO MEDIUM SAND	60"	60"	NONE

DEEP TEST PITS PERFORMED BY: BIBBO ASSOCIATES, LLP
DATE OF TESTING: 06/08/2021

PERFORMED BY: BIBBO ASSOCIATES, LLP
DATE OF TESTING: 06/08/2021
INFILTRATION RATE USED FOR DESIGN PURPOSES. WITNESSED INFILTRATION TESTING YIELDED STABILIZED RATE IN EXCESS OF 10 IN/HR.

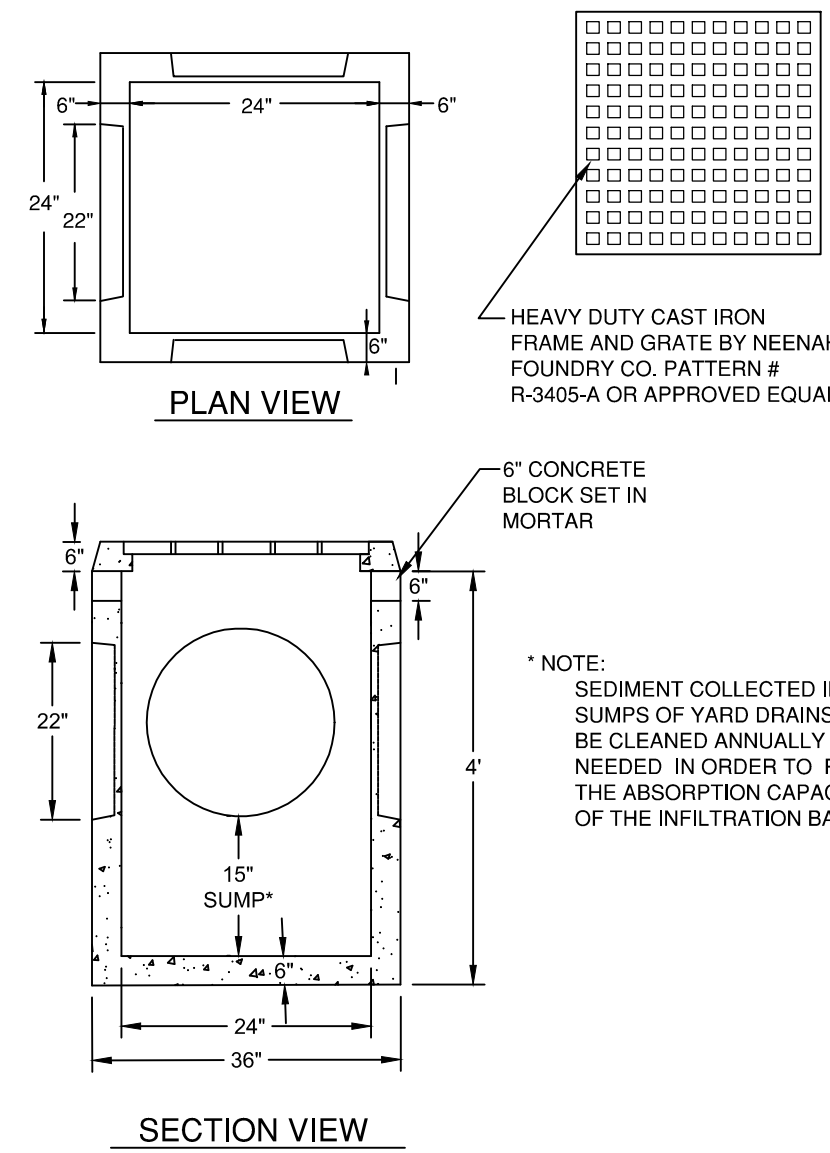
- GENERAL NOTES:**
- THE PROPOSED LIMITS OF DISTURBANCE SHOWN ON THE EROSION CONTROL PLAN SHALL BE STAKED BY A LICENSED LAND SURVEYOR PRIOR TO BEGINNING CONSTRUCTION.
 - TOPOGRAPHY WITHIN AREA OF PROPOSED DRIVEWAY SHOT BY H.S. JOHNSON LAND SURVEY P.C., REMAINING TOPOGRAPHY OBTAINED FROM MAPPING WESTCHESTER G.I.S.

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

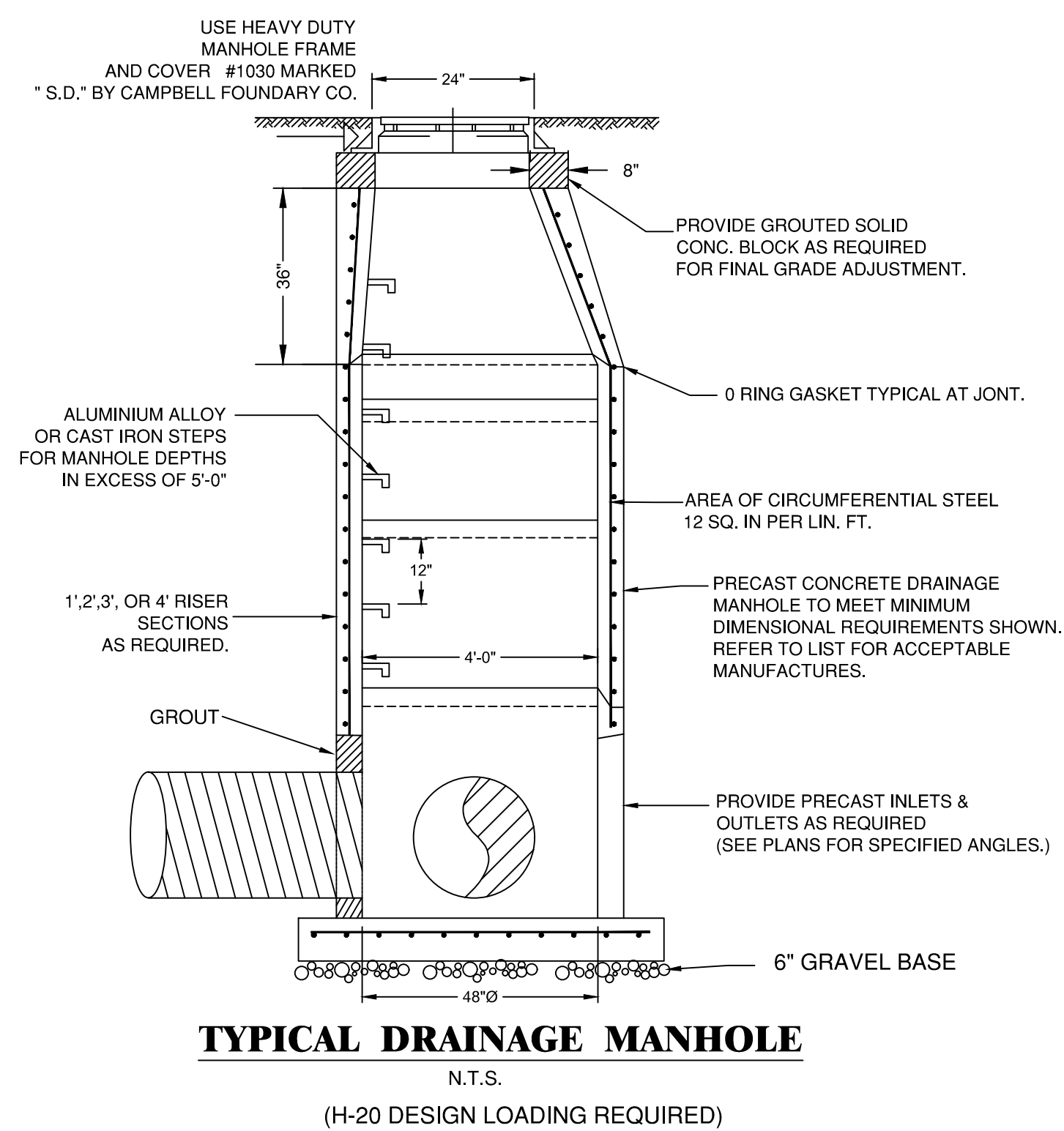
PLANS REVIEWED FOR CONFORMANCE TO PLANNING BOARD RESOLUTION: DATE

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

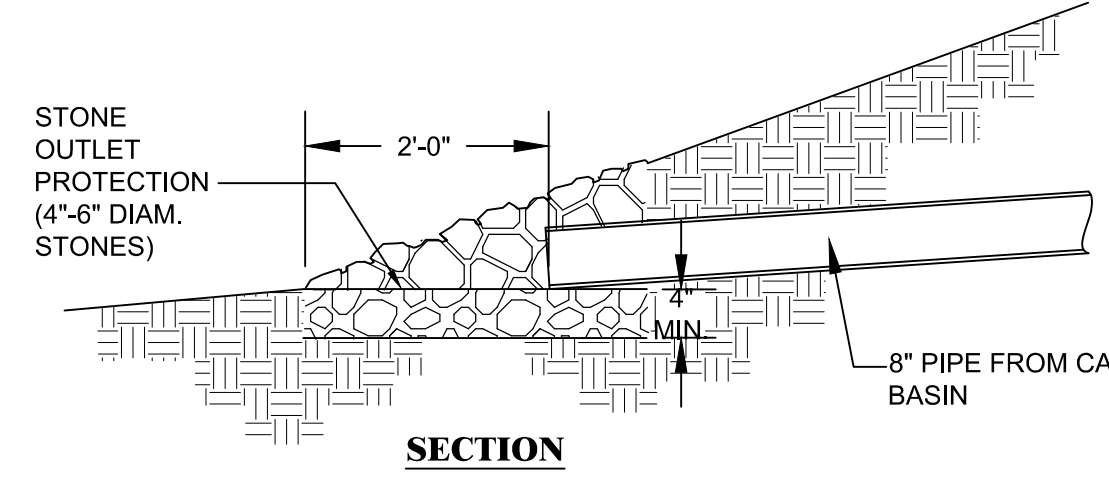
- SITE DATA**
- TOTAL AREA OF PARCEL: 114.57 Ac ±
 - OWNER/APPLICANT: ALLAN S. GORDON
257 E. MIDDLE PATENT ROAD
BEDFORD, NY 10506
 - ZONING DISTRICT: R-4A RESIDENTIAL
 - TAX I.D. #: SHEET 88.04, BLOCK 1, LOT 13
 - WATERSHED - INLAND LONG ISLAND SOUND



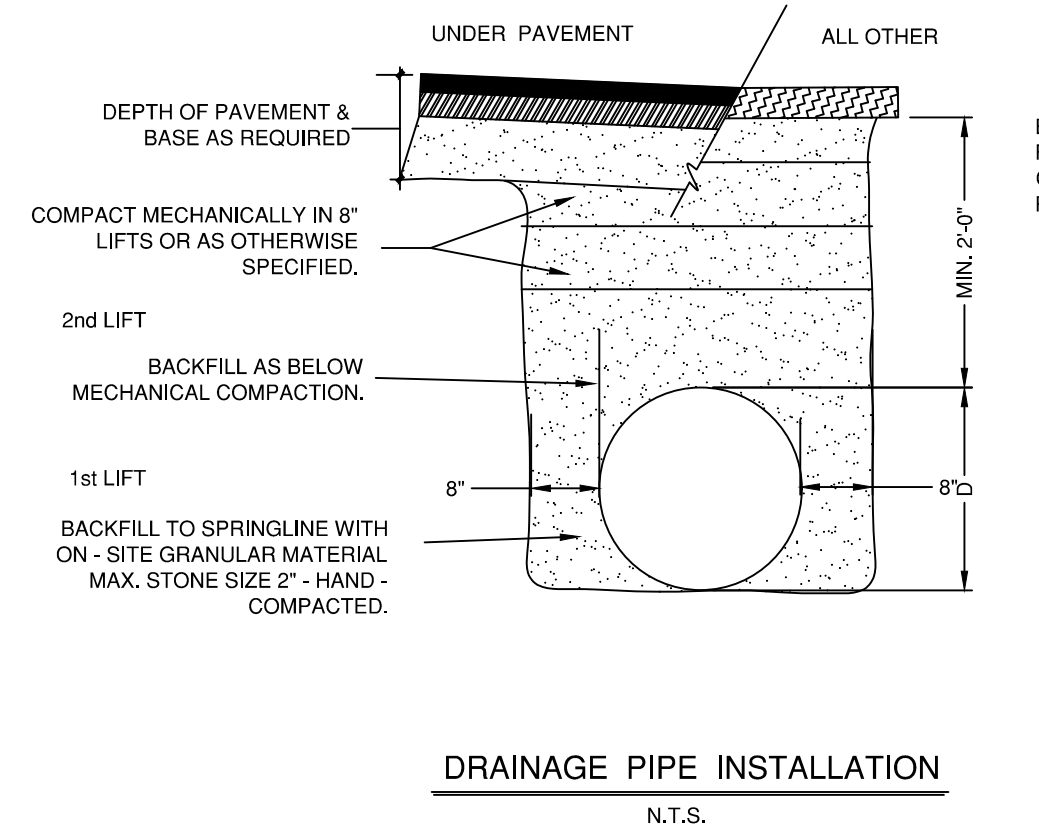
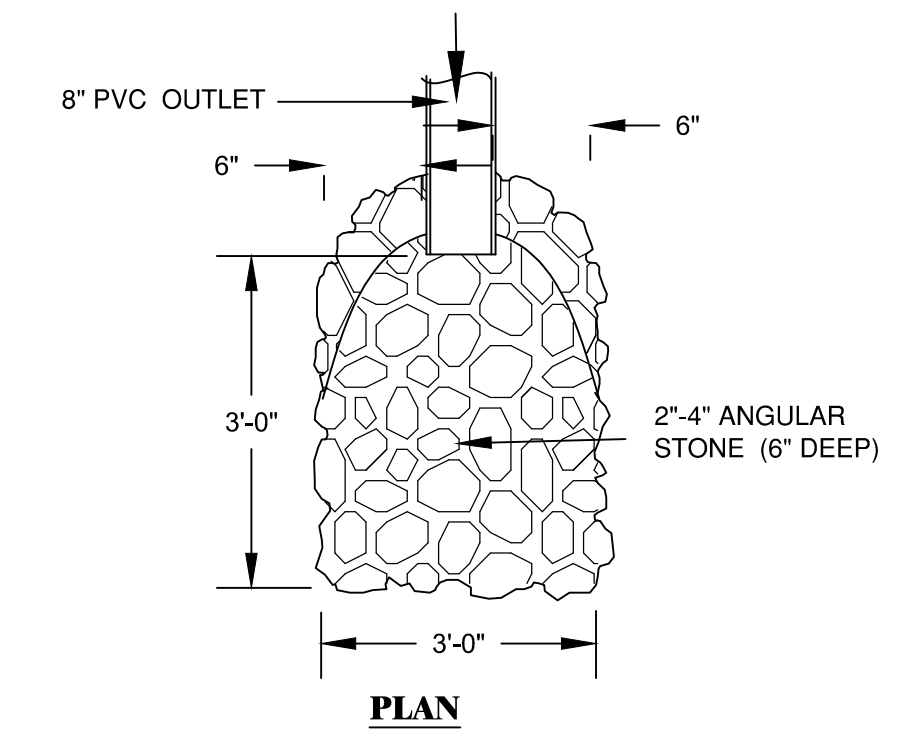
2' X 2' DRAIN INLET DETAIL
N.T.S.
(STRUCTURE TO BE DESIGNED FOR H20 LOADING)
P/C STRUCTURE BY CONNECTICUT PRECAST CORP. OR APPROVED EQUAL



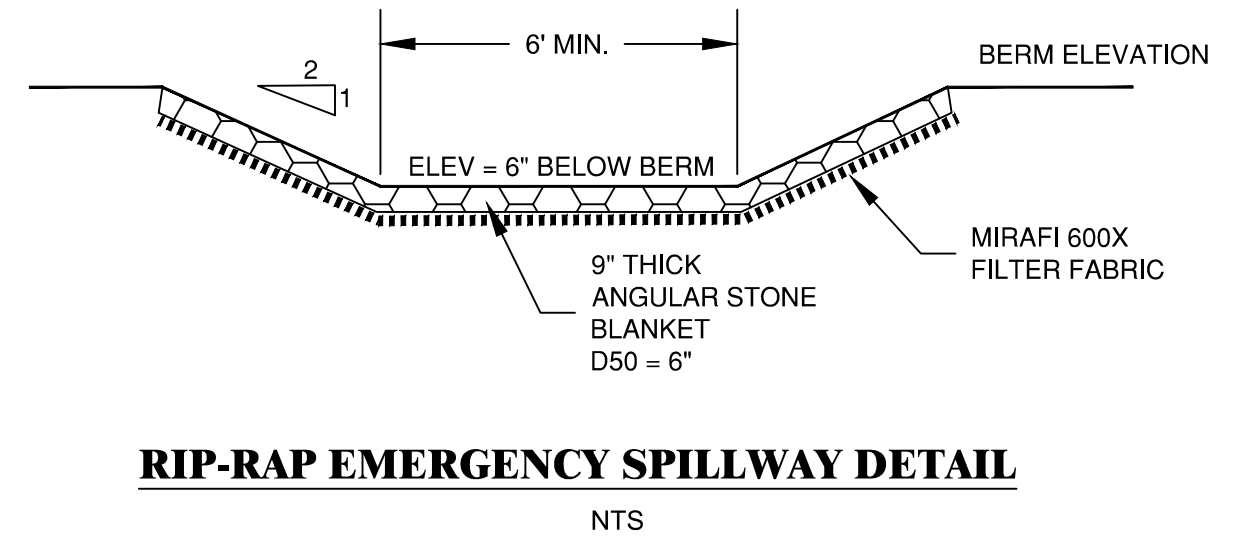
TYPICAL DRAINAGE MANHOLE
N.T.S.
(H-20 DESIGN LOADING REQUIRED)



RIP RAP DRAINAGE OUTLET DETAIL
N.T.S.



DRAINAGE PIPE INSTALLATION
N.T.S.



RIP-RAP EMERGENCY SPILLWAY DETAIL
N.T.S.

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REVISIONS	DATE	DESCRIPTION	BY/CK	DATE	DESCRIPTION	BY/CK

MATTHEW J. GIRONDA P.E.

DRAINAGE PLAN

GORDON
257 MIDDLE PATENT ROAD
TOWN OF BEDFORD, WESTCHESTER COUNTY

DATE: 6-25-2021
SCALE: 1" = 20'
FILE: HH-5
DSGN / CHK: MG
DRN. BY: DK
SHT NO. 1 OF 1
DWG NO. **DP-1**

BIBBO ASSOCIATES, LLP
293 ROUTE 100 SUITE 203
SOMERS, NEW YORK 10589
TEL. 914 277 5805



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

Floodplain Development Permit Application

Section I- PROJECT ADDRESS: 257 EAST MIDDLE PATENT RD DATE: 6-25-21

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current)

APPLICANT: ALLAN S. GOLDON

ADDRESS: 257 EAST MIDDLE PATENT RD. BEDFORD NY 10506

PHONE: MOBILE: EMAIL:

PROPERTY OWNER: SAME AS APPLICANT

ADDRESS:

PHONE: MOBILE: EMAIL:

Architect/ Engineer: B.BBO ASSOCIATES, LLP - MATTHEW J. GIRUNDA, P.E.

ADDRESS: 293 ROUTE 100, SUITE 203 SOMERS NY 10589

PHONE: 914-277-5805 MOBILE: EMAIL: MGIRUNDA@BIBBOASSOCIATES.COM

Section III- DESCRIPTION OF WORK:

Section IV- STRUCTURAL DEVELOPMENT AND OTHER ACTIVITIES: (Check all that apply)

- Relocation New Structure Residential (1 & 2 Family) Demolition Alteration Addition Multi Family Non residential (Flood Proofing?) Grading Property(Up to 6") Filling Property Excavation Water Course Alteration (Including Dredging or Channel Modifications) Drainage Improvements (Including Culvert Work) Road, Street, Or Bridge Construction Subdivision Water & Sewer Installation Other (Please Specify) DRIVEWAY CONSTRUCTION FOR S.F. RESIDENCE

Section V- PERMIT FEES: (\$250 and a \$500 escrow if required)

ESTIMATED COST OF CONSTRUCTION (Based on fair market value labor & material) \$ 85,000

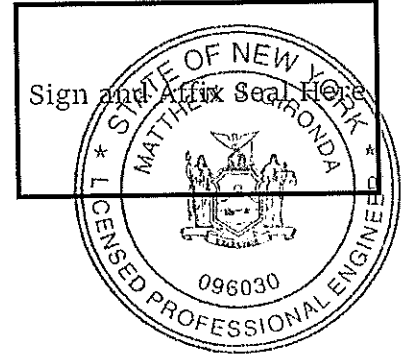
Town of North Castle Building Department

Section VI- (Continued)

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more.

I, MATTHEW J. CIRRONDA, P.E. do hereby affirm and certify as follows: (i) I am the architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ 85,000, and (iv) pursuant to Penal Law 210.45, I acknowledge that a false statement made knowingly is a Class A misdemeanor.

Signature: Matthew Cirronda Date: 6-25-21



Section VII- GENERAL PROVISIONS: (Applicant read and sign)

1. No Work of any kind may start until a permit is issued.
2. The Permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit will expire if no work is commenced within 12 months of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.

THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

(APPLICANT'S SIGNATURE) [Signature] DATE 6/25/21

OFFICE USE ONLY

Flood Plain Determination (To be completed by Local Administrator)

Section VIII- FIRM PANEL: (All Panels Dated September 28, 2007)

The proposed development is located on Firm Panel No. (Choose one)

- 162F 163F 164F 166F 167F 168F 169F 186F 188F 257F
 259F 267F 277F 279F 281 F 286F

Is the proposed development in or adjacent to a Special Flood Hazard Area? Yes No

The property is located in Firm Zone _____.