

October 25, 2021

North Castle Planning Board
17 Bedford Road
Armonk, NY 10504

Attn: Christopher Carthy, Chairman

RE: Subdivision & Site Plan Approval
Bedford EMP Ownership, LLC - Robert Morse
50 East Middle Patent Road
North Castle (T)

Dear Chairman and Members of the Board:

On behalf of the applicant identified above, please find enclosed the following:

In connection with the Application for Preliminary Subdivision Approval – Application # 2021-028:

- EX-1 – Existing Conditions Plan, last revised 10-25-21.
- PP-1 – Preliminary Subdivision Plat, last revised 10-25-21
- Exhibit 1 – 11x17 Lot Dimension Figure, dated 10-25-21.
- Exhibit 2 – 11x 17 Contiguous Buildable Area Figure, dated 10-25-21.

In connection with Site Plan Application – Tax ID # 103.01-1-18.1 – Application # 2021-031:

- Site Plan Set (4 sheets), dated 10-25-21.
- Tree Removal Plan, Prepared by Benedek & Ticehurst, dated 10-25-21.
- Landscape Plan, Prepared by Benedek & Ticehurst, dated 10-25-21.
- Exhibit 1A – 11x17 Gross Land Coverage Calculation Figure
- Gross Land Coverage Calculation Worksheet, dated 10-25-21.
- Lot 2 Architectural Plans (14 Sheets), dated 10-25-21.
- Lot 2 Floor Area Calculation Worksheet, dated 10-25-21

In connection with Site Plan Application – Tax ID # 103.01-1-18.2 – Application # 2021-030:

- Site Plan Set (4 sheets), dated 10-25-21.
- Tree Removal Plan, Prepared by Benedek & Ticehurst, dated 10-25-21.
- Landscape Plan, Prepared by Benedek & Ticehurst, dated 10-25-21.
- Exhibit 2A – 11x17 Gross Land Coverage Calculation Figure
- Gross Land Coverage Calculation Worksheet, dated 10-25-21
- Architectural Plans (7 Sheets), dated 10-25-21
- Floor Area Calculation Worksheet, dated 10-25-21

Site Design ♦ Environmental

Mill Pond Offices • 293 Route 100 • Suite 203 • Somers, New York 10589

Phone: 914.277.5805 • Fax: 914.277.8210

Website: www.bibboassociates.com • E-mail: bibbo@bibboassociates.com

Per our recent discussions with the Town Tax Assessor, the enclosed documents have been revised to reflect the new Tax Identification Numbers assigned to each proposed lot for public hearing notification purposes. With the exception of the revised tax identification numbers, there has not been any changes to the project plans since our previous October 12, 2021 submission

We respectfully request that this matter be placed on your next available agenda for consideration. Should you have any questions or need any additional information, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Gironda", with a long horizontal flourish extending to the right.

Matthew J. Gironda, P.E.
Partner

MJG/rh
Enclosures

cc: C. Intinarelli (enclosures) e-mail
G. Ticehurst (enclosures) e-mail
File

MORSE SUBDIVISION LOT 1 DRAINAGE SCHEDULE			
NAME	RIM	PIPES IN:	PIPES OUT:
CB 1	549.5	8" HDPE INV IN = 543.7 (FROM DMH 1) L = 20.4' S = 1.00% 6" HDPE INV IN = 543.8 (FROM RD 3) L = 4.9' S = 1.00%	12" HDPE INV OUT = 543.3 (TO CB 2) L = 61.9' S = 1.00%
CB 2	548.0	12" HDPE INV IN = 542.7 (FROM CB 1) L = 61.9' S = 1.00% 6" HDPE INV IN = 543.2 (FROM RD 4) L = 2.2' S = 1.00% 6" HDPE INV IN = 543.2 (FROM RD 5) L = 12.2' S = 1.00%	12" HDPE INV OUT = 542.7 (TO CB 3) L = 91.6' S = 1.00%
CB 3	547.2	12" HDPE INV IN = 541.8 (FROM CB 2) L = 91.6' S = 1.00% 12" HDPE INV IN = 544.1 (FROM CB 4) L = 59.2' S = 1.00%	12" HDPE INV OUT = 541.8 (TO DMH 2) L = 136.1' S = 2.25%
CB 4	547.3	6" HDPE INV IN = 545.2 (FROM RD 6) L = 24.8' S = 1.00%	12" HDPE INV OUT = 544.7 (TO CB 3) L = 59.2' S = 1.00%
DIV. MH 1.1	518.5	12" HDPE INV IN = 515.0 (FROM DMH 3) L = 82.4' S = 9.31%	6" HDPE INV OUT = 511.5 (TO HDS 1.1) L = 3.9' S = 0.00% 12" HDPE INV OUT = 513.5 (TO ES 1.1) L = 36.0' S = 1.33%
DMH 1	547.0	6" HDPE INV IN = 544.0 (FROM YD 4) L = 10.2' S = 3.80% 6" HDPE INV IN = 544.2 (FROM RD 2) L = 5.2' S = 1.00%	6" HDPE INV OUT = 544.0 (TO CB 1) L = 29.4' S = 1.00%
DMH 2	541.8	12" HDPE INV IN = 538.6 (FROM CB 3) L = 136.1' S = 2.25%	12" HDPE INV OUT = 538.6 (TO DMH 3) L = 211.4' S = 7.28%
DMH 3	527.0	12" HDPE INV IN = 523.0 (FROM DMH 2) L = 211.4' S = 7.28%	12" HDPE INV OUT = 523.0 (TO DIV. MH 1.1) L = 82.4' S = 9.31%
ES 1.1	517.2	12" HDPE INV IN = 513.0 (FROM DIV. MH 1.1) L = 36.0' S = 1.33%	6" HDPE INV OUT = 511.5 (TO INF 1.1) L = 2.8' S = 0.00%
HDS 1.1	517.2	6" HDPE INV IN = 511.5 (FROM DIV. MH 1.1) L = 3.9' S = 0.00%	6" HDPE INV OUT = 511.5 (TO INF 1.1) L = 2.8' S = 0.00%
INF 1.1		6" HDPE INV IN = 511.5 (FROM HDS 1.1) L = 2.8' S = 0.00%	
RD 1			6" HDPE INV OUT = 546.7 (TO YD 1) L = 15.2' S = 1.00%
RD 2			6" HDPE INV OUT = 544.2 (TO DMH 1) L = 5.2' S = 1.00%
RD 3			6" HDPE INV OUT = 543.9 (TO CB 1) L = 4.9' S = 1.00%
RD 4			6" HDPE INV OUT = 543.3 (TO CB 2) L = 2.2' S = 1.00%
RD 5			6" HDPE INV OUT = 543.3 (TO CB 2) L = 12.2' S = 1.00%
RD 6			6" HDPE INV OUT = 545.5 (TO CB 4) L = 24.8' S = 1.00%
YD 1	548.4	6" HDPE INV IN = 545.5 (FROM RD 1) L = 15.2' S = 1.00%	6" HDPE INV OUT = 545.4 (TO YD 2) L = 26.8' S = 1.00%
YD 2	548.4	6" HDPE INV IN = 545.1 (FROM YD 1) L = 26.8' S = 1.00%	6" HDPE INV OUT = 545.1 (TO YD 3) L = 56.7' S = 1.00%
YD 3	548.4	6" HDPE INV IN = 544.5 (FROM YD 2) L = 56.7' S = 1.00%	6" HDPE INV OUT = 544.5 (TO YD 4) L = 26.7' S = 1.00%
YD 4	548.4	6" HDPE INV IN = 544.2 (FROM YD 3) L = 26.7' S = 1.00%	6" HDPE INV OUT = 544.5 (TO DMH 1) L = 10.2' S = 3.80%

GROSS LAND COVERAGE CALCULATIONS	
LOT 18.2	5.28 AC.
GROSS LOT AREA	230,055 FT ²
LOT AREA IN EXCESS OF 2.0 AC.	142,935 FT ²
7.5% OF AREA IN EXCESS OF 2 AC.	10,720 FT ²
MINIMUM PERMITTED	13,270 FT ²
BONUS MAXIMUM GROSS LAND COVER	23 FT ²
MAXIMUM PERMITTED GROSS LAND COVERAGE	24,014 FT ²
PROVIDED GROSS LAND COVERAGE	22,589 FT ²

NET LOT AREA CALCULATIONS		
	REQUIRED DEDUCTION	LOT 18.2
GROSS LOT AREA		5.28 AC.
		230,055 FT ²
AREA IN WETLANDS		1,530 FT ²
WETLAND DEDUCTION	75%	1,148 FT ²
AREA IN STEEP SLOPES		-----
STEEP SLOPES DEDUCTION	50%	-----
NET LOT AREA		228,908 FT ²

BULK ZONING SUMMARY - ZONE R-4A			
	REQUIRED	PROVIDED	
LOT AREA		LOT #18.2	
GROSS	4.0 AC. MIN.	5.28± AC.	
NET	** SEE NET LOT AREA TABLE		
FRONTAGE	250'	378.6'	
LOT DEPTH	150'	680.5'	
LOT WIDTH	250'	336.3'	
FRONT YARD	75'	77.3'	
SIDE YARD	50'	96.5'	
REAR YARD	50'	506.3'	
MAXIMUM BUILDING COVERAGE	6%	1.6%	
MAXIMUM BUILDING HEIGHT	30'	<30'	
GROSS LAND COVERAGE	*** SEE GROSS LAND COVERAGE TABLE		
CONTIGUOUS BUILDABLE AREA	40,000 FT ²	211,632 FT ²	

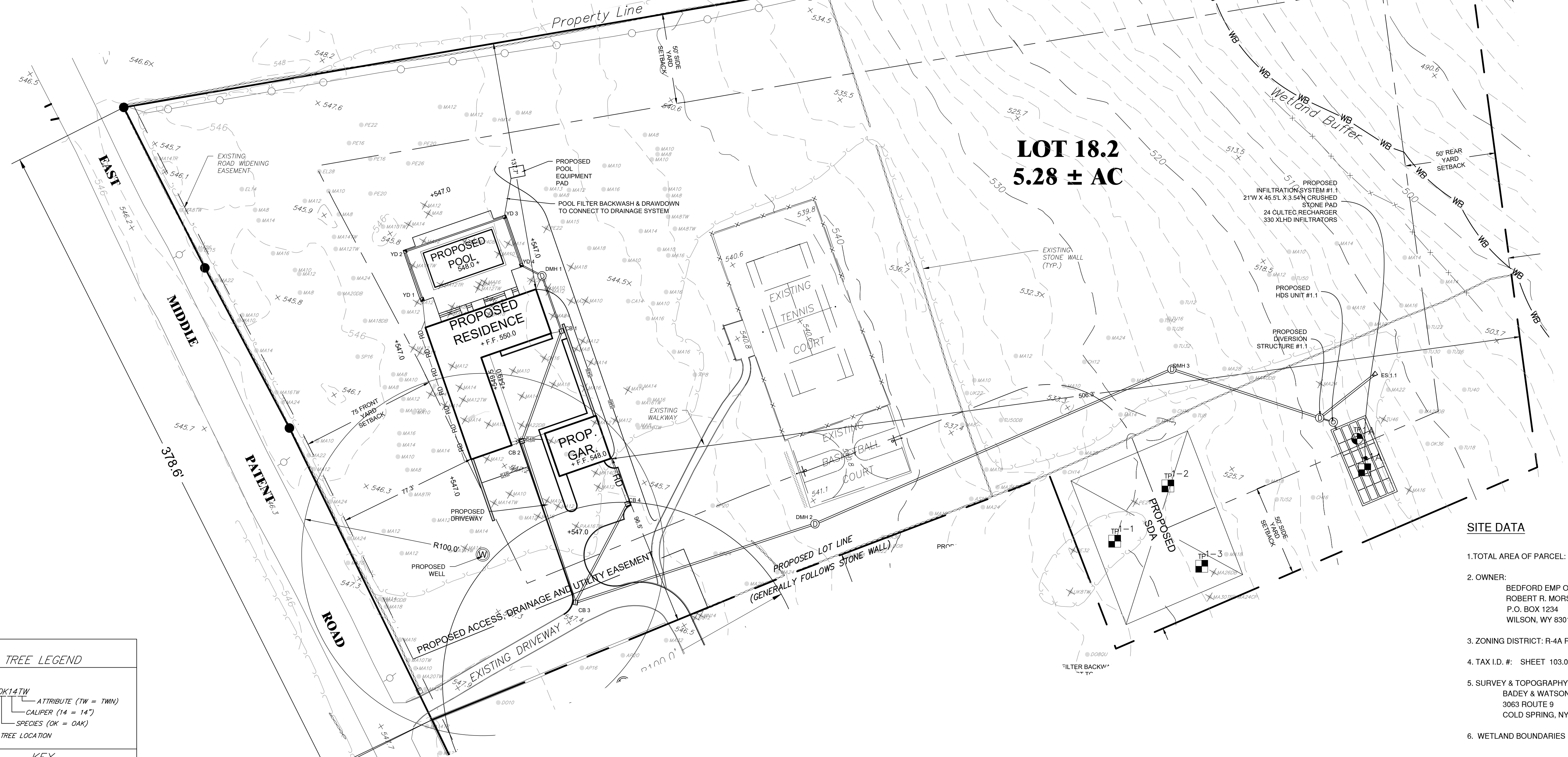
SOIL DATA:
#1A TO 10" TOPSOIL
42" MODERATELY COMPACT MEDIUM BROWN SANDS AND SILT
90" COMPACT MEDIUM BROWN FINE SANDS W/ SOME COBBLES
DESIGN INFILTRATION RATE = 10 MIN./IN.
NOTE: WITNESSED INFILTRATION TESTING PERFORMED ON 8/31/21 YIELDED STABILIZED RATES IN EXCESS OF 10 MIN./IN.



LOCATION MAP
SCALE: 1" = 100'

- LEGEND:**
- - - - - EXISTING 2' CONTOUR
 - - - - - EXISTING 10' CONTOUR
 - ○ ○ ○ ○ EXISTING STONE WALL
 - ▭ PROP. RESIDENCE W/ DRIVEWAY
 - ▭ PROP. SDA
 - ⊙ PROP. WELL
 - ⊙ DEEP TEST
 - - - - - EXISTING EASEMENT
 - WL --- WETLAND BOUNDARY
 - WB --- 100' WETLAND SETBACK
 - - - - - PROPOSED LOT LINE
 - - - - - PROPOSED EASEMENT LINE
 - ⊙ MA14TW EXISTING TREE
 - ✕ MA14TW EXISTING TREE TO BE REMOVED
 - ○ ○ ○ ○ EXISTING FENCE
 - 330 --- PROPOSED 10' CONTOUR
 - 328 --- PROPOSED 2' CONTOUR

- SLOPE LEGEND:**
- ▬ SLOPES 25% AND GREATER



- SITE DATA**
- TOTAL AREA OF PARCEL: 5.28 AC ±
 - OWNER: BEDFORD EMP OWNERSHIP, LLC. ROBERT R. MORSE. P.O. BOX 1234 WILSON, WY 83014-1234
 - ZONING DISTRICT: R-4A RESIDENTIAL
 - TAX I.D.#: SHEET 103.01, BLOCK 1, LOT 18.2
 - SURVEY & TOPOGRAPHY BY: BADEY & WATSON, SURVEYING & ENGINEERING, P.C. 3063 ROUTE 9 COLD SPRING, NY 10516
 - WETLAND BOUNDARIES FLAGGED BY: MARY JAEHNG

TREE LEGEND	
⊙	ATTRIBUTE (TW = TWIN)
○	CALIPER (14" = 14")
○	SPECIES (OK = OAK)
○	TREE LOCATION
KEY	
SPECIES	
AP	APPLE
AS	ASH
BI	BIRCH
CA	CATALPA
CD	CEDAR
CH	CHERRY
DD	DOGWOOD
EL	ELM
HC	HICKORY
HM	HEMLOCK
MA	MAPLE
MU	MULBERRY
OK	OAK
PA	PEAR
PE	PINE
PO	POPULAR
SB	SILVER BELL
SO	SWEET GUM
SP	SPRUCE
SO	SOUR GUM
SY	SYCAMORE
TL	TULIP
UK	UNKNOWN
WN	WALNUT
ATTRIBUTES	
QU	QUADRUPLE
TR	TRIPLE
TW	TWIN

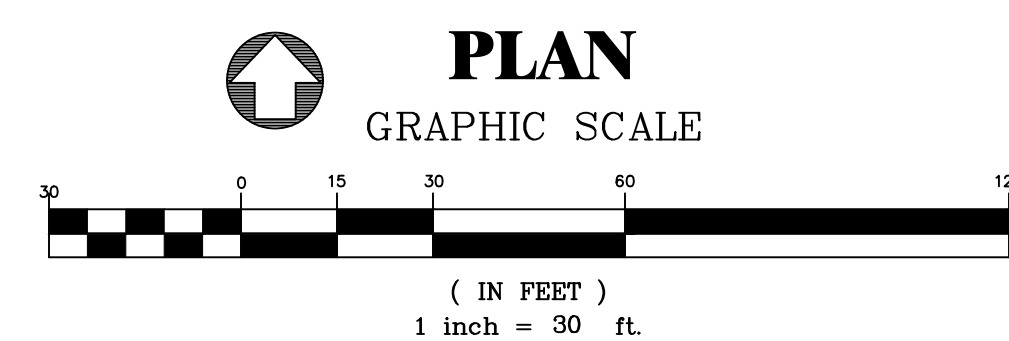
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: DATE

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

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2005, TITLE 1 OF THE NEW YORK STATE EDUCATION LAW.



REVISIONS	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
	10-25-2021	PB SUBMISSION		9-13-2021		
	10-12-2021	PB SUBMISSION				
	10-8-2021	ARB SUBMISSION				

SITE PLAN - LOT 18.2

MORSE SUBDIVISION
50 EAST MIDDLE PATENT ROAD
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY

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

DATE: 9-13-2021
SCALE: 1" = 30'
FILE: 1-E
DSGN/ MG
CHK: MG
DRN BY: RH
SHT NO: 1 OF 4
DWG NO: **SP-1**

LEGEND:

- EXISTING 2' CONTOUR
- - - - - EXISTING 10' CONTOUR
- ⊖ EXISTING STONE WALL
- ⊖ PROP. RESIDENCE W/ DRIVEWAY
- ⊖ PROP. SDA
- ⊖ PROP. WELL
- ⊖ DEEP TEST
- - - - - EXISTING EASEMENT
- WETLAND BOUNDARY
- 100' WETLAND SETBACK
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- ⊖ MA14TW EXISTING TREE
- ⊖ MA14TW EXISTING TREE TO BE REMOVED
- ⊖ EXISTING FENCE
- 330 PROPOSED 10' CONTOUR
- 328 PROPOSED 2' CONTOUR

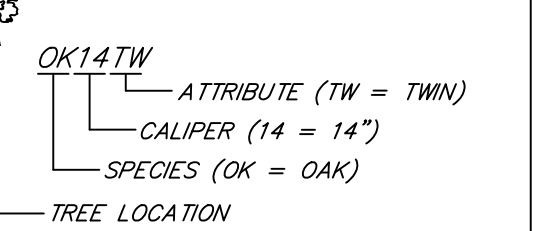
SLOPE LEGEND:

█ SLOPES 25% AND GREATER

EROSION CONTROL LEGEND

- ⊖ DRAIN INLET PROTECTION (TYP.)
* TO BE INSTALLED ON ALL CATCH BASINS
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY CONSTRUCTION FENCING (ORANGE FENCING)
- ⊖ TEMPORARY STOCKPILE AREA
- ⊖ LIMIT OF DISTURBANCE

TREE LEGEND



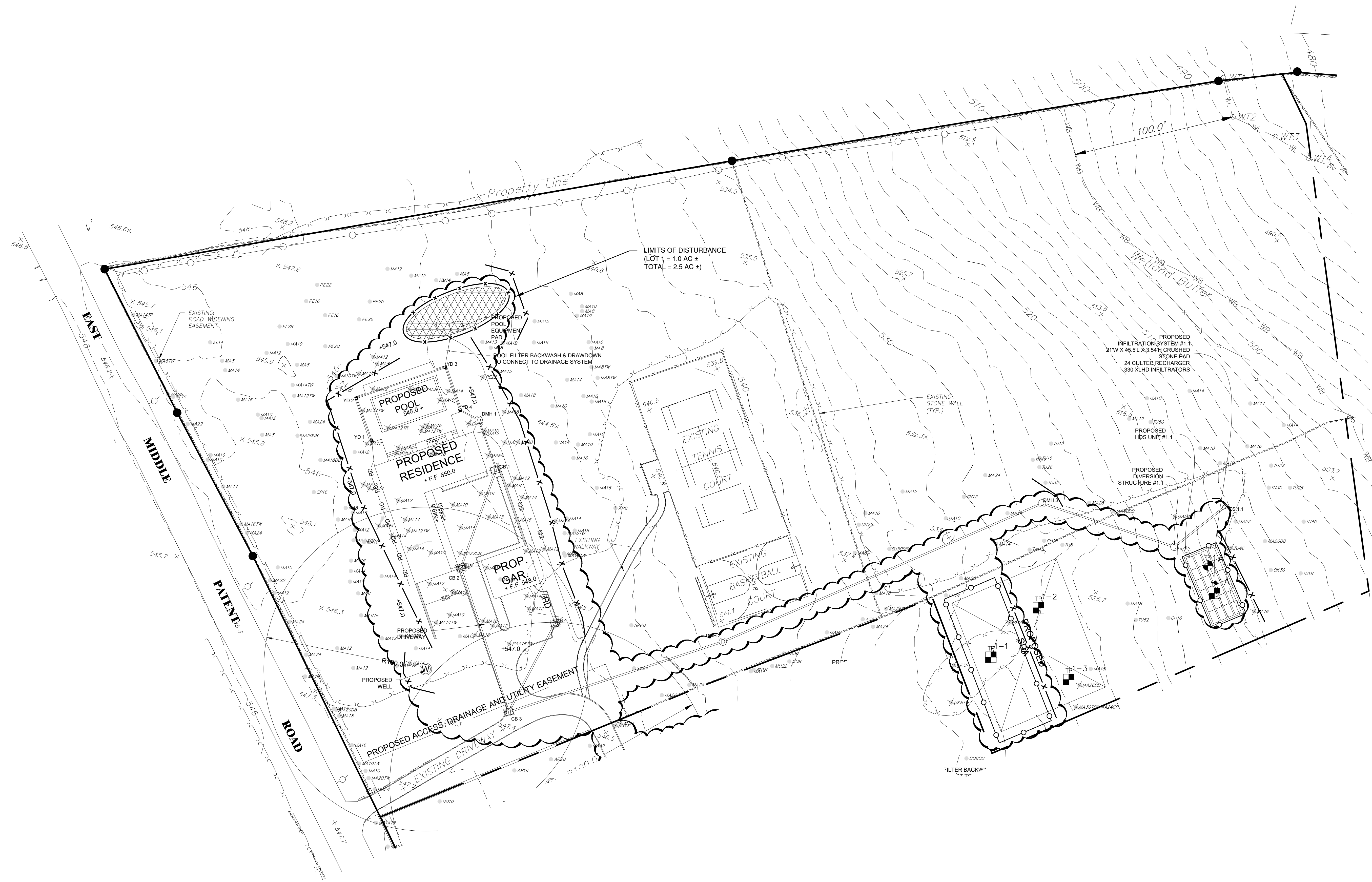
KEY

SPECIES	
AP APPLE	OK OAK
AS ASH	PA PEAR
BI BIRCH	PE PINE
CA CATALPA	PO POPLAR
CO CEDAR	SD SILVER BELL
CH CHERRY	SO SWEET GUM
DO DOGWOOD	SP SPRUCE
EL ELM	SO SOUTHERN OAK
HC HICKORY	SY SYCAMORE
HM HEMLOCK	TU TULIP
MA MAPLE	UK UNKNOWN
MU MULBERRY	WN WALNUT

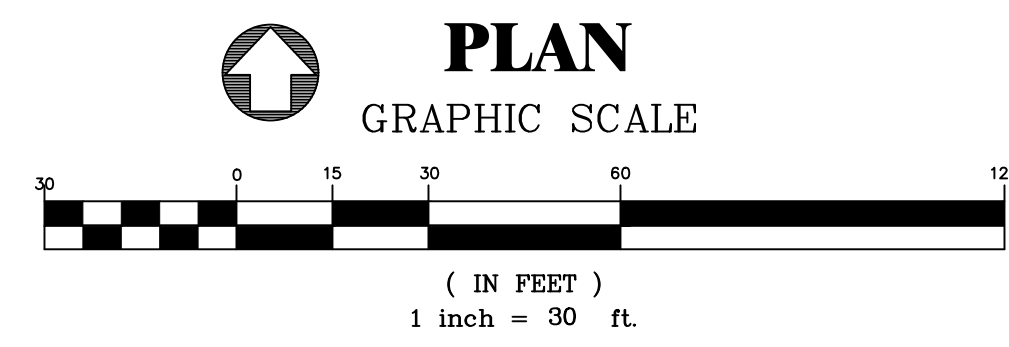
ATTRIBUTES

CP* CLUMP	QU QUADRUPLE
*DB DOUBLE	TR TRIPLE
*TW TWN	*TW TWN

*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER, TWN TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.



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



REVISIONS	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
	10-25-2021	PB SUBMISSION				RH/MG
	10-12-2021	PB SUBMISSION				RH/MG
	10-8-2021	ARB SUBMISSION				RH/MG

EROSION CONTROL PLAN - LOT 18.2
MORSE SUBDIVISION
 50 EAST MIDDLE PATENT ROAD
 TOWN OF NORTH CASTLE, WESTCHESTER COUNTY

DATE: 9-13-2021
 SCALE: 1" = 30'
 FILE: 1-E
 DSGN/CHK: MG
 DRN BY: RH
 SHT NO: 2 OF 4
 DWG NO: **EC-1**

MATTHEW J. GRONDA, P.E.

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

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209, TITLE 2 OF THE NEW YORK STATE EDUCATION LAW.
 COPYRIGHT © 2021 BIBBO ASSOCIATES, LLP ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED.

PURPOSE EROSION CONTROL PROGRAM

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DEPOSITION OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO INHIBIT EROSION AND TO CONTAIN SEDIMENT DEPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THOSE METHODS DEEMED HIGHLY EFFECTIVE ARE DESCRIBED BELOW AND SHOWN ON THIS DRAWING. REQUIRED PROCEDURES:

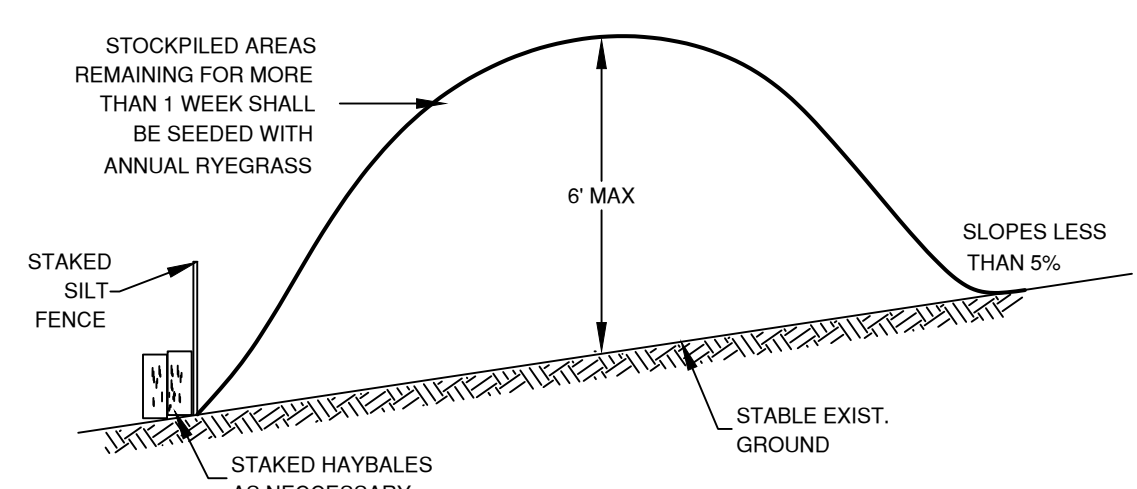
1. PRIOR TO START OF SITE CONSTRUCTION ALL CONSTRUCTION ENTRANCES TO SITE SHALL BE INSTALLED AND STABILIZED. ALL TEMPORARY SILTATION BASINS AND/OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE IN PLACE WHERE MOST EFFECTIVE.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL REMAIN IN PLACE, MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION, UNTIL ALL AREAS EXPOSED DURING SITE CONSTRUCTION HAVE BEEN SUITABLY STABILIZED WITH PAVEMENT, PERMANENT STRUCTURES AND/OR FINAL VEGETATION COVER.

CONSTRUCTION GUIDELINE:

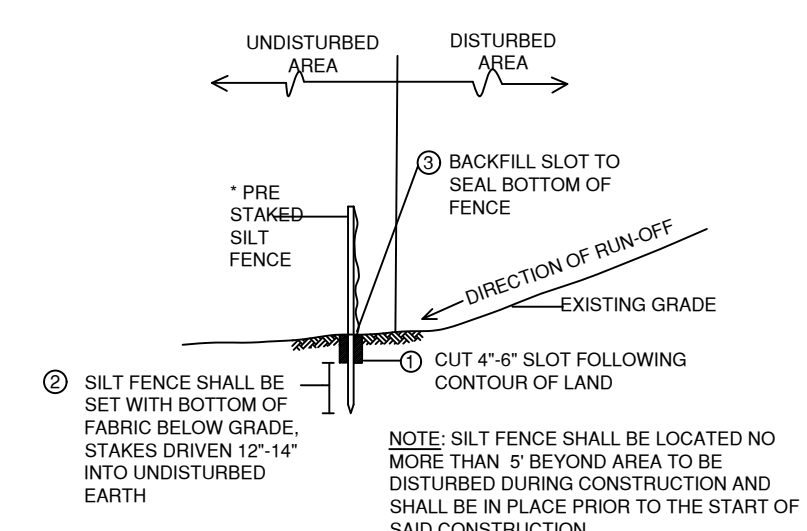
- A. WHEREVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED (BY FLAGGING OR OTHER EFFECTIVE MEANS)
- B. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING CONSTRUCTION.
- C. SITE CONSTRUCTION ACTIVITIES SHALL START WHENEVER POSSIBLE AT THE NEAREST POINT UPSTREAM OF THESE SILT TRAPS AND PROCEED TO ACTIVITIES FURTHER UPSTREAM.
- D. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PERIOD OF EXPOSURE SHALL BE KEPT TO A MINIMUM, INSTALLING PERMANENT AND FINAL VEGETATION, PAVING, STRUCTURES, ETC., AT THE EARLIEST POSSIBLE OPPORTUNITY.
- E. CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS EXCEPT BY MEANS OF BRIDGES, CULVERTS OR OTHER APPROVED MEANS.
- F. SEDIMENT CONTROL MEASURES INSTALLED IN LIVE STREAMS SHOULD GENERALLY BE MADE OF STONE AND MUST BE SPECIFICALLY DESIGNED, TAKING INTO ACCOUNT THE SIZE OF DRAINAGE BASIN ANTICIPATED STREAM FLOWS AND STREAM VELOCITIES.
- G. NO CONSTRUCTION ACTIVITIES WITHIN OR NEAR LIVE STREAMS (CREATION OF PONDS, REALIGNMENT OF STREAM CHANNELS, INSTALLATION OF LARGE CULVERTS, ETC.) SHALL BEGIN UNTIL APPROPRIATE MEASURES FOR TEMPORARILY DIVERTING STREAM FLOW PAST THE WORK SECTION AND REQUIRED DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE. IN GENERAL THESE SEDIMENT CONTROLS ARE TO BE REMOVED ONLY WHEN ALL CONSTRUCTION ACTIVITY UPSTREAM HAS BEEN SATISFACTORILY COMPLETED AND THE STREAM FLOWS CLEAR.
- H. NOTES ON SITE STABILIZATION:
 1. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED, SHALL BE STOCKPILED NOT LESS THAN 50 FEET FROM ANY BODY OF SURFACE WATER AND SHALL BE IMMEDIATELY SEEDED TO MANHATTAN RYE GRASS.
 2. ON ALL EMBANKMENT FILL SLOPES, TOPSOIL SHALL BE STRIPPED AT LEAST FIVE (5) FEET WIDER THAN REQUIRED FOR THE EMBANKMENT TOE OF SLOPE. A PROTECTIVE BERM OF TOPSOIL SHALL BE LEFT IN THIS AREA, RUNNING PARALLEL TO THE CONTOURS FOR THE PURPOSE OF RESTRICTING DRAINAGE RUNOFF. THE TOPSOIL BERM SHALL BE SEEDED AS REQUIRED FOR STOCKPILES.
 3. IN ADDITION TO THE ABOVE, FURTHER EROSION AND SILTATION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO SILT TRAPS, STAKED HAYBALES OR BRUSH CHECK DAMS, SHALL ALSO BE EMPLOYED WHERE NECESSARY FOR SUPPLEMENTARY EROSION CONTROL MEASURES.
 4. ALL CUT SLOPES AND EMBANKMENTS FILLS ARE TO BE IMMEDIATELY LAID BACK AND STABILIZED AS FOLLOWS:
 - A. GRADED TO FINISHED SLOPES
 - B. SCARIFIED
 - C. TOPSOILED WITH NOT LESS THAN FOUR (4) INCHES OF SUITABLE TOPSOIL MATERIAL.
 - D. SEEDED WITH FOLLOWING GRASS MIXTURE (BY WEIGHT) OR APPROVED EQUAL:
 - 45% KENTUCKY BLUE GRASS
 - 45% CREEPING RED FESCUE
 - 10% PERENNIAL RYE GRASS

SEED SHALL BE APPLIED AT THE RATE OF NOT LESS THAN TWO (2) POUNDS PER 1000 SQUARE FEET

- E. MULCHED WITH NOT LESS THAN ONE (1) INCH AND NOT MORE THAN THREE (3) INCHES OF STRAW AT TWO (2) TONS/ACRE AND ANCHORED IN A SUITABLE MANNER, WHERE SLOPES EXCEED 1:3, SUITABLY ANCHORED NETTING SUCH AS TENEX M030 OR APPROVED EQUAL SHALL BE UTILIZED.

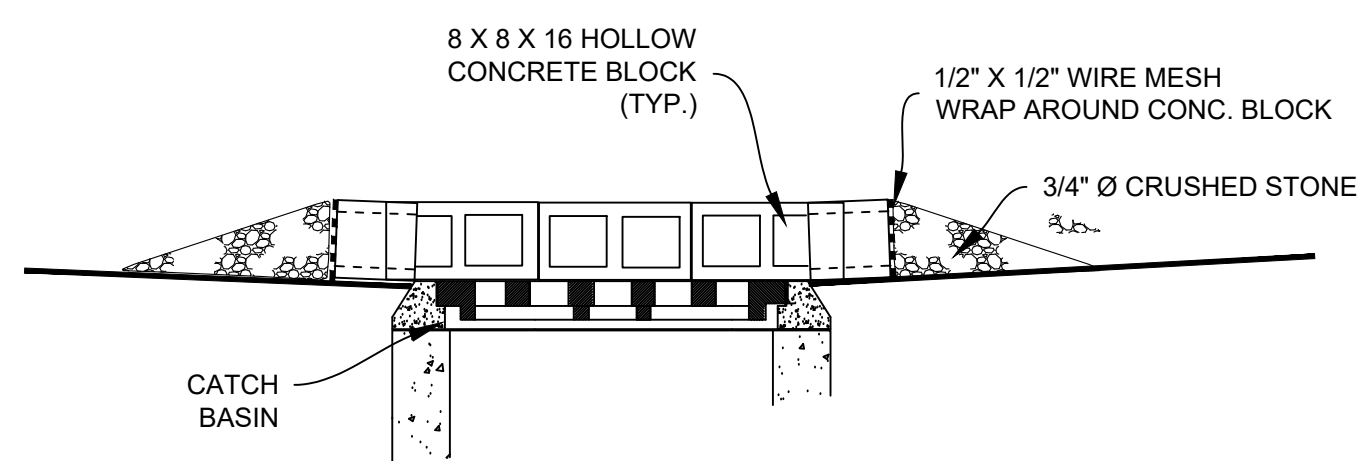


TYPICAL SOIL STOCKPILE DETAIL
N.T.S.



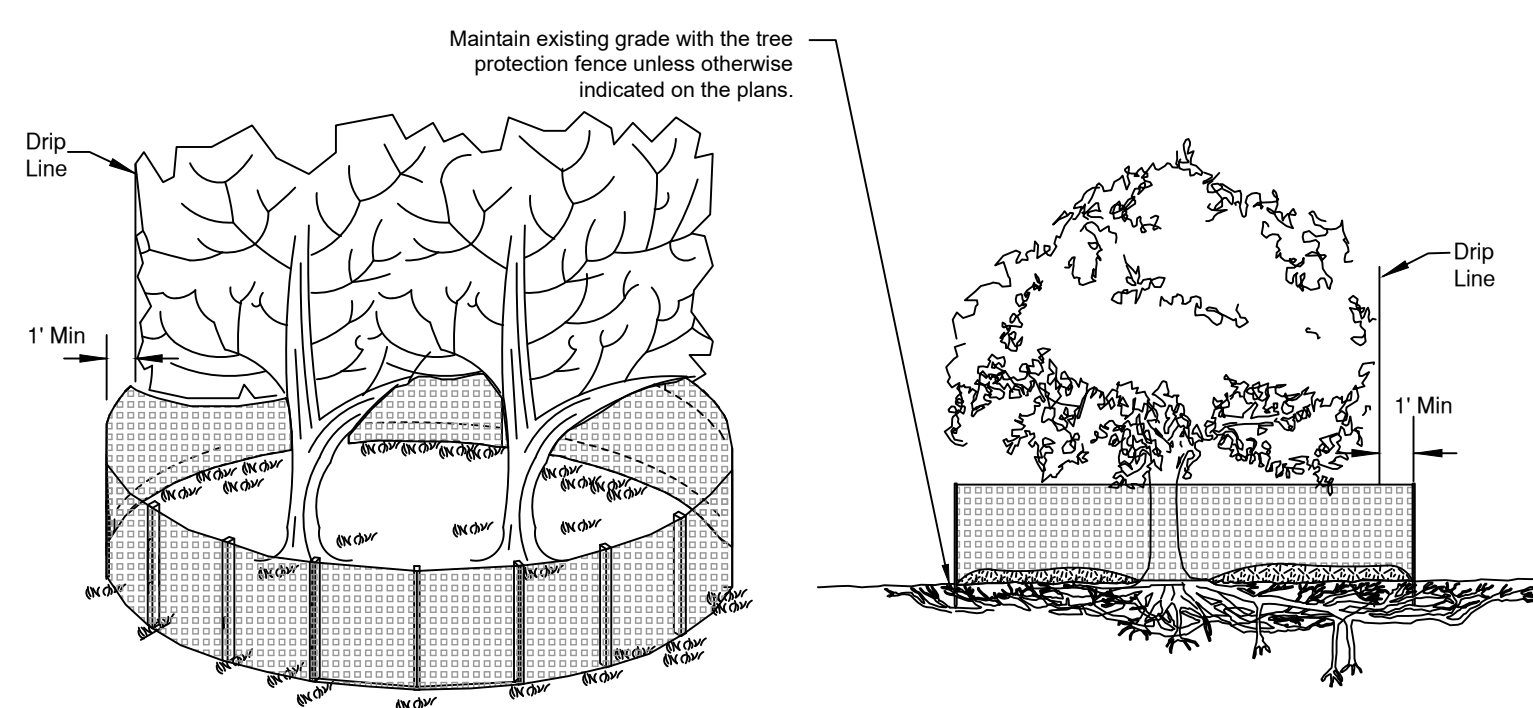
TYPICAL SILT FENCE INSTALLATION
N.T.S.

* USE "KONTROL FENCE" AS MANUFACTURED BY NKOLON (OR APPROVED EQUAL)



STONE & CONCRETE BLOCK
INLET PROTECTION AT CATCH BASIN
N.T.S.

(TO BE INSTALLED ON ROADS AFTER INSTALLATION OF ITEM #4)



TREE GROUP INDIVIDUAL TREE

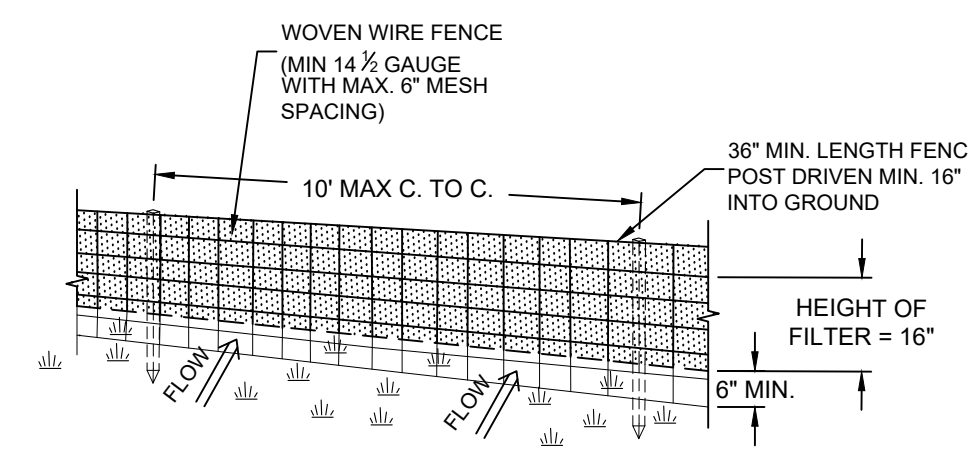
POST AND FENCE DETAIL

TREE PROTECTION NOTES:

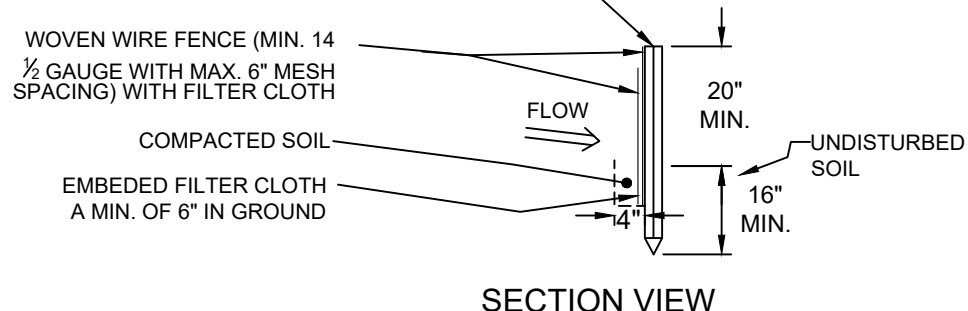
1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 6 FEET TO THE TRUNK OF ANY TREE.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL OR 2" X 6" WOOD POSTS OR APPROVED EQUAL.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR APPROVED EQUAL.
4. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
5. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

EXISTING TREE PROTECTION
N.T.S.

TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
TREE PROTECTION TO BE INSTALLED IN COORDINATION WITH THE OWNER AND GROUND STAFF



PERSPECTIVE VIEW

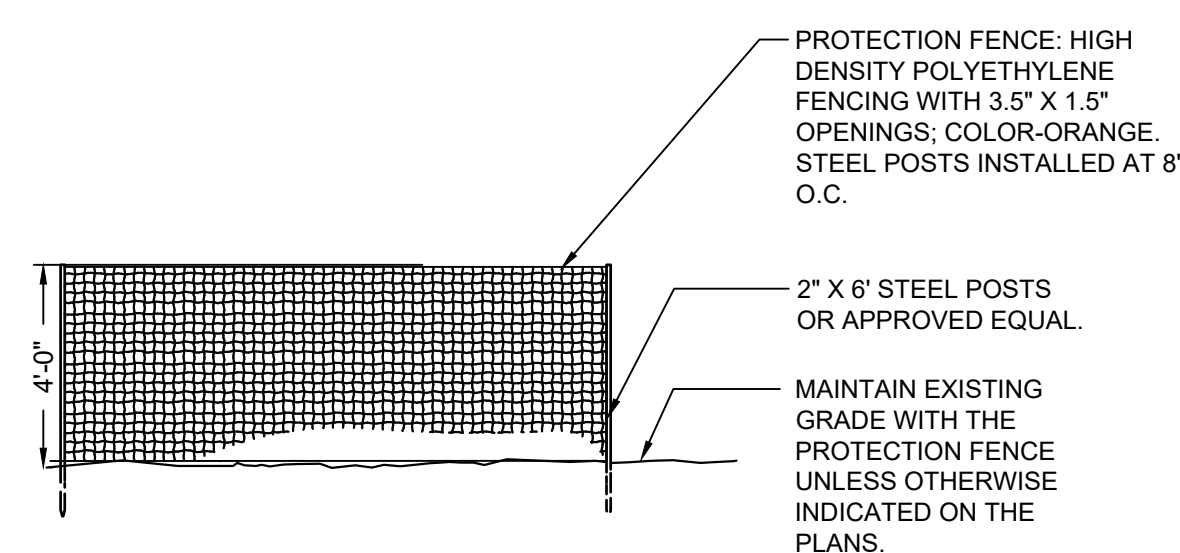


SECTION VIEW

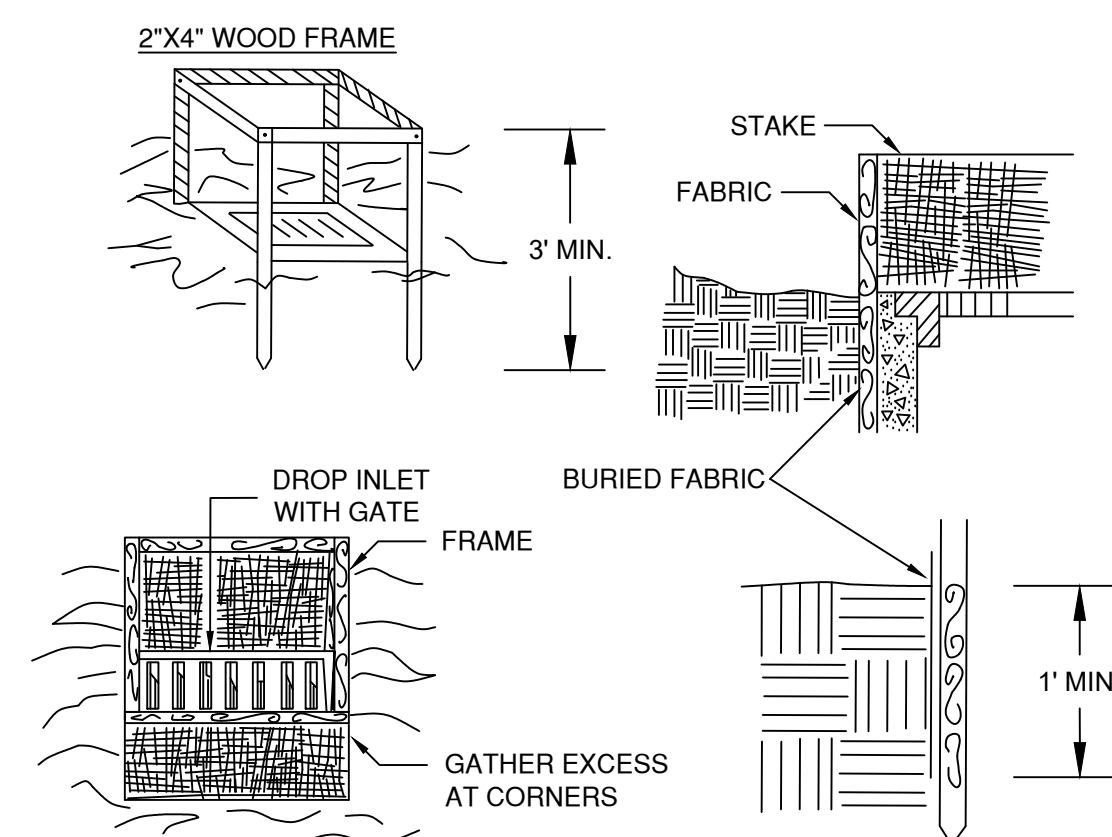
CONSTRUCTION SPECIFICATIONS:

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

SILT FENCE DETAIL
N.T.S.



CONSTRUCTION FENCE DETAIL
N.T.S.



CONSTRUCTION SPECIFICATIONS:

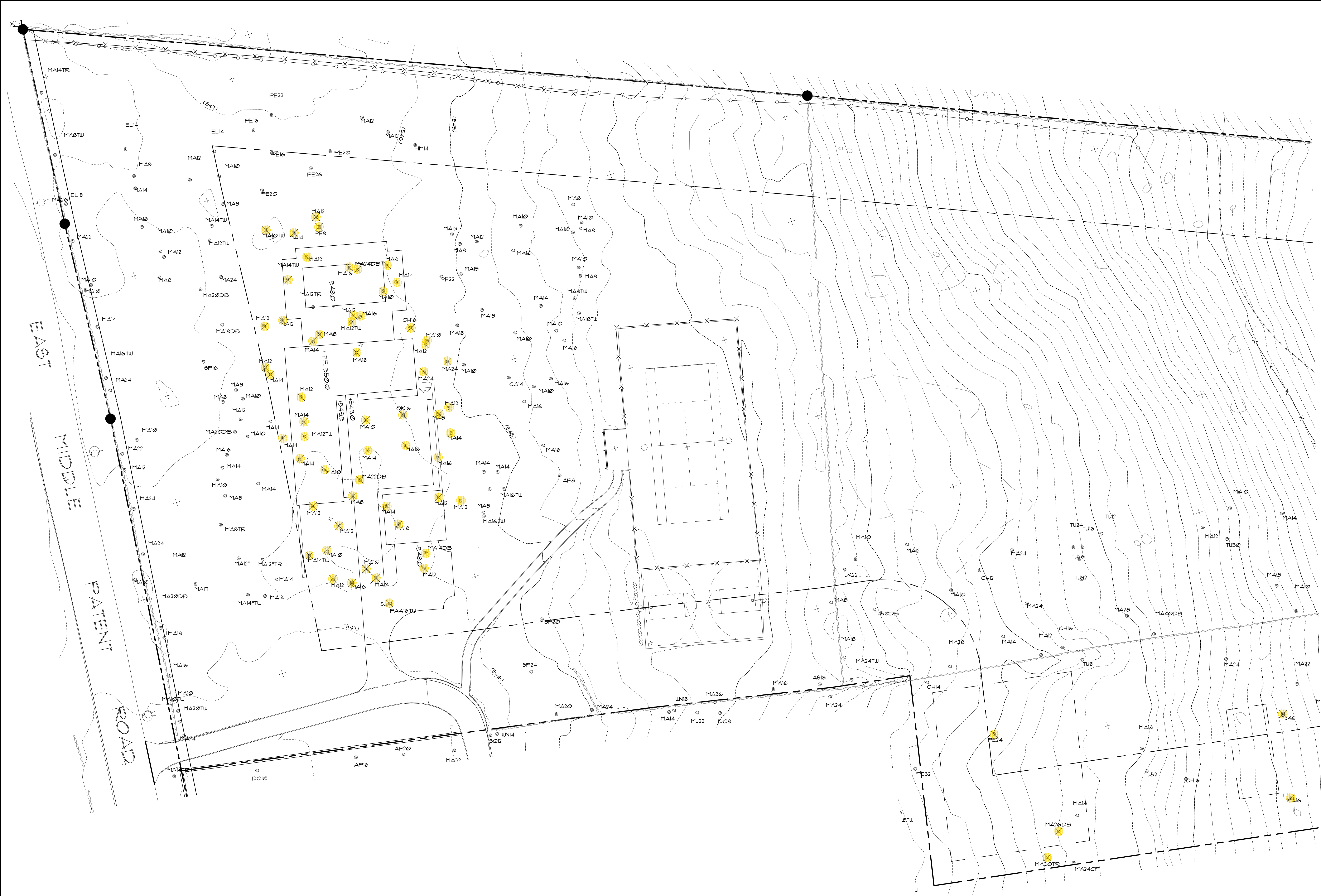
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" X 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE
FILTER FABRIC DROP INLET PROTECTION
N.T.S.

NOTE: SHOP DRAWINGS OF ALL CIVIL COMPONENTS SHOULD BE PROVIDED TO OUR OFFICE FOR THE REVIEW AND APPROVAL PRIOR TO PRODUCTION / PURCHASING

REVISIONS	DATE	DESCRIPTION	BY/CHK	DATE	DESCRIPTION	BY/CHK
	10-25-2021	PB SUBMISSION		9-13-2021		
	10-12-2021	PB SUBMISSION				
	10-8-2021	ARB SUBMISSION				

DETAILS - LOT 18.2		DATE:	9-13-2021
<p>MORSE SUBDIVISION 50 EAST MIDDLE PATENT ROAD TOWN OF NORTH CASTLE, WESTCHESTER COUNTY</p>		SCALE:	1-E
<p>BIBBO ASSOCIATES, LLP 295 ROUTE 100 SUITE 203 SOMERS, NEW YORK 10589 TEL. 914 277 5805</p>		FILE:	MG
		DRN. BY:	AW
<p>UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW</p>		SHT NO.	4 OF 4
<p>CALL BEFORE YOU DIG 1-800-962-7962</p> <p>UNDER THE NY STATE LAW PROTECTING UNDERGROUND FACILITIES, THE FOLLOWING RULES AND REGULATIONS ARE IN EFFECT FOR ALL EXCAVATORS:</p> <ul style="list-style-type: none"> * THEY MUST CALL FOR A UTILITY STAKE-OUT (S) TWO FULL WORKING DAYS PRIOR TO AN EXCAVATION. * THEY MUST CONFIRM PRECISE LOCATIONS OF UNDERGROUND FACILITIES. * THEY MUST PRESERVE STAKES AND MARKINGS UNTIL NO LONGER NEEDED AT SITE. * THEY MUST CONTACT NON-UTILITY MEMBER UTILITY OWNERS FOR STAKE-OUTS. 		DWG NO.	D-2



TREE REMOVAL SCHEDULE			
	TREE ID	CALIPER	SPECIES
1	MA12	12"	MAPLE
2	PE8	8"	PINE
3	MA14	14"	MAPLE
4	MA14TW	14" TWIN	MAPLE
5	MA14TW	14" TWIN	MAPLE
6	MA12	12"	MAPLE
7	MA12TR	12" TRIPLE	MAPLE
8	MA16	16"	MAPLE
9	MA24DB	24" DOUBLE	MAPLE
10	MA8	8"	MAPLE
11	MA14	14"	MAPLE
12	MA10	10"	MAPLE
13	MA16	16"	MAPLE
14	MA12	12"	MAPLE
15	MA12TW	12" TWIN	MAPLE
16	MA8	8"	MAPLE
17	MA12	12"	MAPLE
18	MA14	14"	MAPLE
19	MA12	12"	MAPLE
20	MA12	12"	MAPLE
21	CH16	16"	CHERRY
22	MA10	10"	MAPLE
23	MA12	12"	MAPLE
24	MA18	18"	MAPLE
25	MA12	12"	MAPLE
26	MA14	14"	MAPLE
27	MA12TW	12" TWIN	MAPLE
28	MA14	14"	MAPLE
29	MA14	14"	MAPLE
30	MA10	10"	MAPLE
31	MA12	12"	MAPLE
32	MA12	12"	MAPLE
33	MA24	24"	MAPLE
34	MA24	24"	MAPLE
35	MA12	12"	MAPLE
36	MA8	8"	MAPLE
37	MA14	14"	MAPLE
38	OK16	16"	OAK
39	MA10	10"	MAPLE
40	MA14	14"	MAPLE
41	MA22DB	22" DOUBLE	MAPLE
42	MA8	8"	MAPLE
43	MA14	14"	MAPLE
44	MA18	18"	MAPLE
45	MA12	12"	MAPLE
46	MA12	12"	MAPLE
47	MA16	16"	MAPLE
48	MA18	18"	MAPLE
49	MA14DB	14"	MAPLE
50	MA12	12"	MAPLE
51	PA16TW	16" TWIN	PEAR
52	MA12	12"	MAPLE
53	MA16	16"	MAPLE
54	MA10	10"	MAPLE
55	MA14TW	14" TWIN	MAPLE
56	MA14	14"	MAPLE
57	MA12	12"	MAPLE
58	TU46	46"	TULIP
59	MA16	16"	MAPLE
60	MA18	18"	MAPLE
61	MA26DB	26" DOUBLE	MAPLE
62	MA30TR	30" TRIPLE	MAPLE
63	PE24	24"	PINE

TREE LEGEND

OK14TW — ATTRIBUTE (TW = TWIN)
 CALIPER (14 = 14")
 SPECIES (OK = OAK)
 TREE LOCATION

KEY

SPECIES

- AP APPLE
- AS ASH
- BI BIRCH
- CA CA CALPA
- CD CEDAR
- CH CHERRY
- DO DOGWOOD
- EL ELM
- HC HICKORY
- HM HEMLOCK
- MA MAPLE
- MU MULBERRY
- OK OAK
- PAA PEAR
- PE PINE
- PO POPULAR
- SD SILVER BELL
- SG SWEET GUM
- SP SPRUCE
- SO SOUR GUM
- SY SYCAMORE
- TU TULIP
- UK UNKNOWN
- WN WALNUT

ATTRIBUTES

- DB QUADRUPLE
- TR TRIPLE
- TW TWIN

*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER, TRIPLE TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.

LOT 2 - TREE REMOVAL PLAN
 FOR
THE MORSE RESIDENCE
 50 EAST MIDDLE PATENT ROAD
 BEDFORD, N.Y.



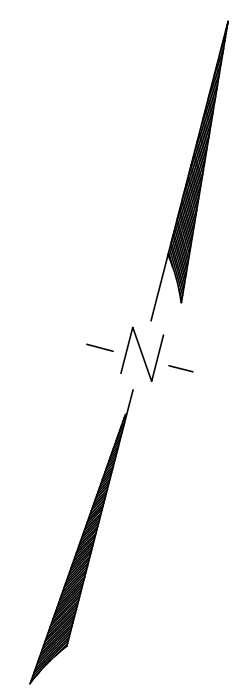
Scale: 1" = 20'-0"
 Drawn: E.F.
 Date: OCTOBER 11, 2021

Revisions:

Date	Description
10/27/21	PLANNING BOARD SUBMISSION
10/26/21	LOT NUMBER CHANGED

BENEDEK & TICHURST
 LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
 4481 Old Post Road, Bedford Village, New York 10506
 P 914.234.8868 / F 914.234.8882
 www.btlndarch.com
 Member-American Society of Landscape Architects

Drawing Number:
TR-2



LOT 2 LANDSCAPE PLAN
FOR
THE MORSE RESIDENCE
50 EAST MIDDLE PATENT ROAD
BEDFORD, N.Y.



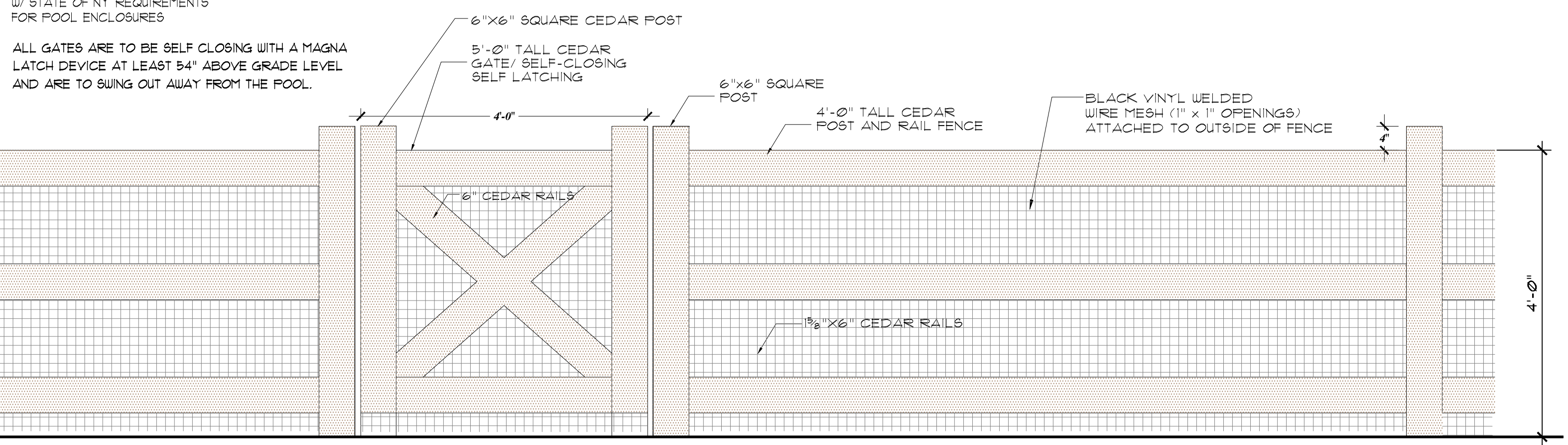
Scale: 1" = 20'-0"
Date: OCTOBER 11, 2021
Drawn: EF.
Date:

Revisions:

Date	Description
09/27/21	PLANNING BOARD SUBMISSION
10/26/21	LOT NUMBER CHANGED

BENEDECK & TIGHEURST
LANDSCAPE ARCHITECTS & SITE PLANNERS, P.C.
4481 Old Post Road, Bedford Village, New York 10506
P 914.234.8868 / F 914.234.8882
www.blandarch.com
Member - American Society of Landscape Architects

NOTE:
ALL FENCE & GATES ARE TO BE IN ACCORDANCE WITH STATE OF NY REQUIREMENTS FOR POOL ENCLOSURES.
ALL GATES ARE TO BE SELF CLOSING WITH A MAGNA LATCH DEVICE AT LEAST 34" ABOVE GRADE LEVEL AND ARE TO BE HUNG OUT AWAY FROM THE POOL.



WOOD PADDOCK POOL ENCLOSURE FENCE DETAIL
SCALE: 1/2" = 1'-0"

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- SHRUBS
- PERENNIALS
- EXISTING TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE

PLANT LIST

QTY.	INITIALS	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
3	CF	<i>Cornus florida</i>	Flowering Dogwood	12-14 Ft. Height
5	BNH	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	14 - 16 Ft. Height
4	LS	<i>Liquidambar styraciflua</i>	Sweet Gum	5 1/2 - 6" Caliper
2	SPSC	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	4 - 4 1/2" Caliper
EVERGREEN TREES				
20	IO	<i>Ilex opaca</i>	American Holly	12 - 14 Ft. Height
15	TGF	<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Green Giant Arborvitae	10 - 12 Ft. Height
SHRUBS				
20	FJMF	<i>Fieris japonica</i> 'Mountain Fire'	Mountain Fire Andromeda	3 - 3 1/2 Ft. Height
9	VRAL	<i>Viburnum x rhytidophylloides</i> 'Allegheny'	Allegheny Leatherleaf Viburnum	4 - 4 1/2 Ft. Height

TREE LEGEND

OK141TY ATTRIBUTE (TW = TWN)
CALIPER (14 = 14")
SPECIES (OK = OAK)
TREE LOCATION

KEY

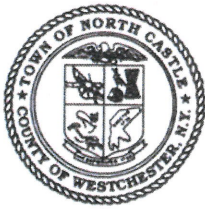
SPECIES

AP APPLE	OK OAK
AS ASH	PA PEAR
BI BIRCH	PE PINE
CA CATALPA	PG POPLAR
CD CEDAR	SD SILVER BELL
CH CHERRY	SO SWEET GUM
DO DOGWOOD	SP SPRUCE
EL ELM	SO SOUR GUM
HC HICKORY	SY SYCAMORE
HM HEMLOCK	TU TULIP
MA MAPLE	UK UNKNOWN
ML MULBERRY	WY WALNUT

ATTRIBUTES

OP* CLUMP	DU QUADRUPLE
DB DOUBLE	TR TRIPLE
TW TWN	

*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER, TRIPLE TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.



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

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

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

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: Morse - 50 East Middle Patent Road Date: 9/13/21
 Tax Map Designation or Proposed Lot No.: 103.01-1-18 - Proposed Lot 18.2 REV. 10/12/21
 REV. 10/25/21

Gross Lot Coverage

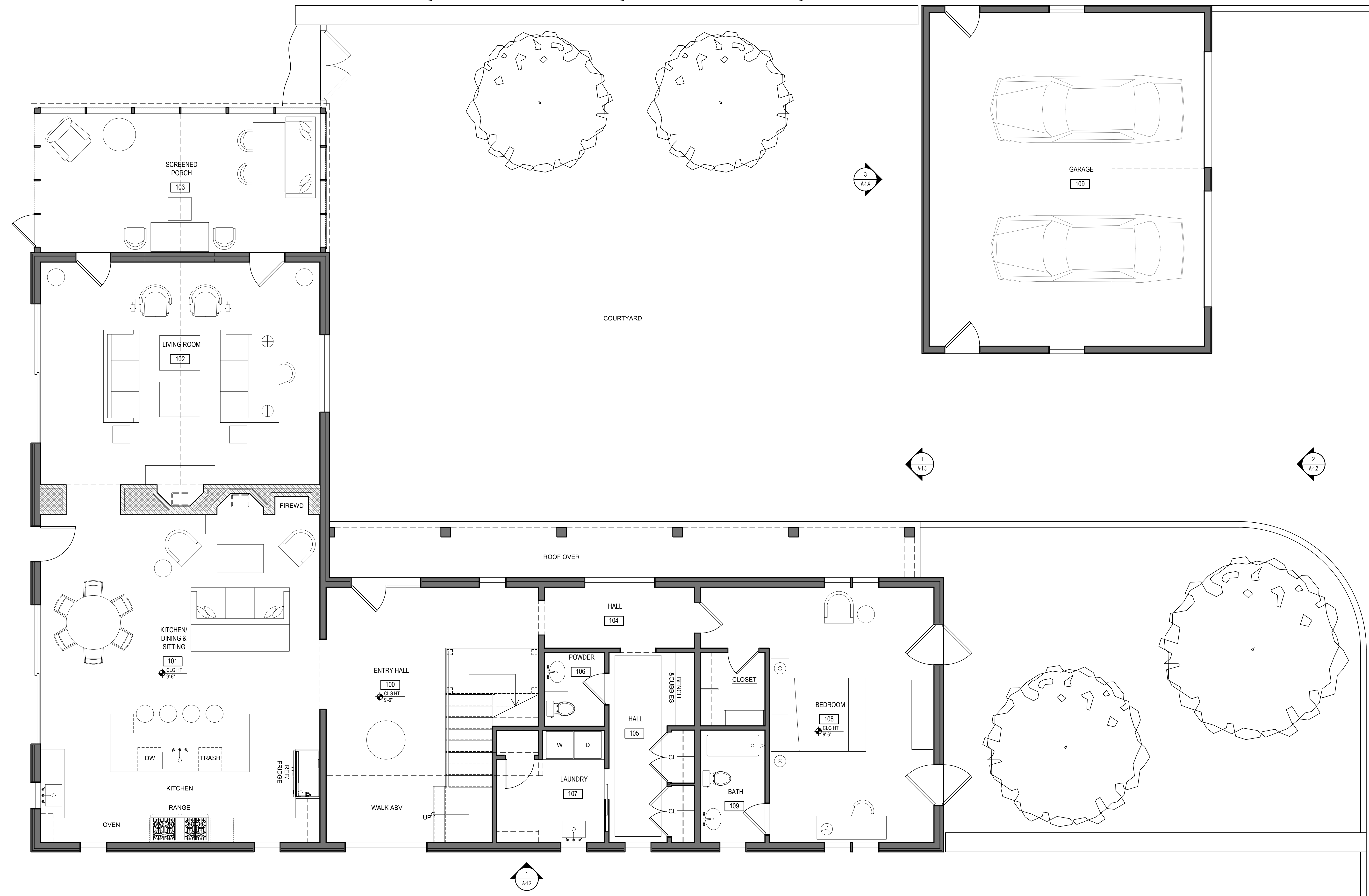
1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 5.28 ac.
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 23,991 sq. ft.
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
2.3 x 10 = 23 sq. ft.
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 24,119 sq. ft.
5. Amount of lot area covered by **principal building**:
 existing + 2,876 proposed = 2,876 sq. ft.
6. Amount of lot area covered by **accessory buildings**:
 existing + 750 proposed = 750 sq. ft.
7. Amount of lot area covered by **decks**:
 existing + proposed =
8. Amount of lot area covered by **porches**:
 existing + proposed =
9. Amount of lot area covered by **driveway, parking areas and walkways**:
2,394 existing + 6,141 proposed = 8,535 sq. ft.
10. Amount of lot area covered by **terraces**:
 existing + proposed =
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
9,578 existing + 850 proposed = 10,428 sq. ft.
12. Amount of lot area covered by **all other structures**:
 existing + proposed =
13. **Proposed gross land coverage:** Total of Lines 5 – 12 = 22,589 sq. ft.

If Line 13 is less than or equal to Line 4, your proposal **complies** with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.


 Signature and Seal of Professional Preparing Worksheet



10-25-21
 Date



1
A-10 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS
10-12-2021 ISSUED PER
PLANNING BOARD
COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

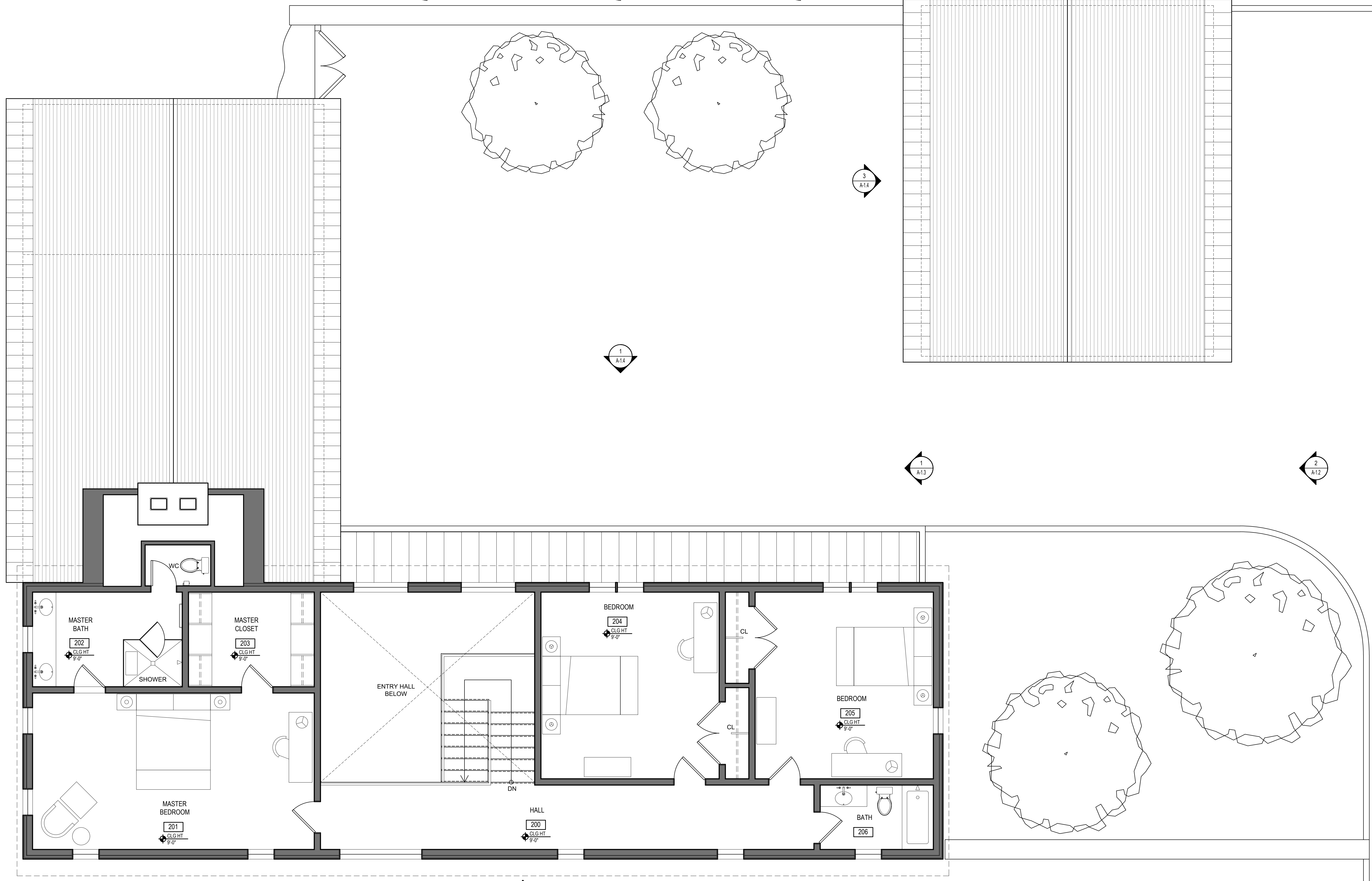
DRAWING TITLE:
**LOT 2- PROPOSED PRINCIPAL
RESIDENCE FIRST FLOOR
PLAN**

MORSE GUEST HOUSE
50 E. MIDDLE PATENT RD. BEDFORD, NY

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.236.5391
info@kars.com

**KROEGER INTINARELLI
ARCHITECTS**

Sheet #:
A-2.0



1
A-11 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS
10-12-2021 ISSUED PER
PLANNING BOARD
COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
**LOT 2- PROPOSED PRINCIPAL
RESIDENCE SECOND FLOOR
PLAN**

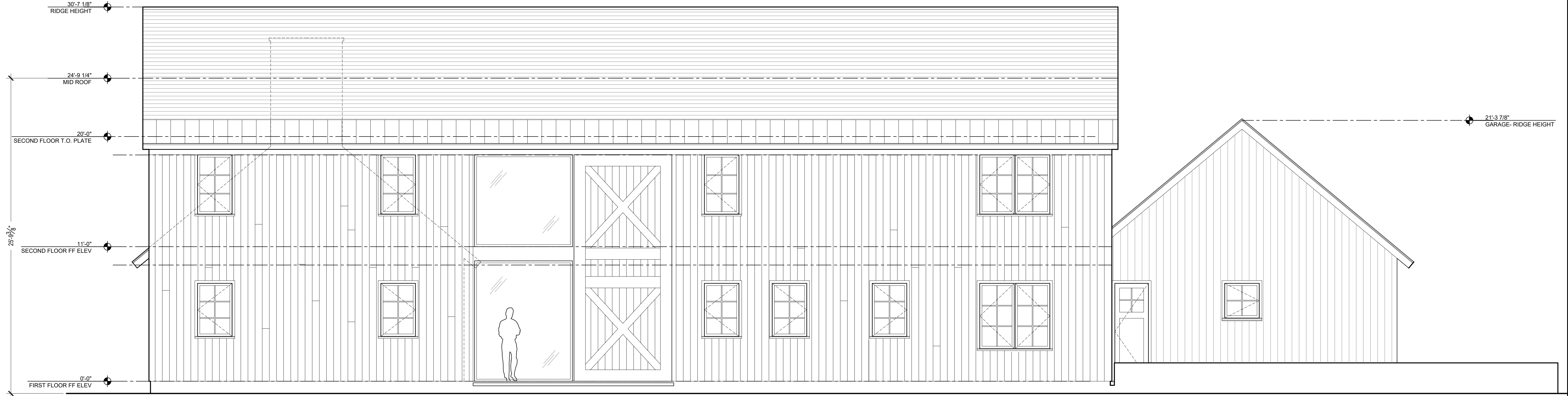
MORSE GUEST HOUSE
50 E. MIDDLE PATENT RD. BEDFORD, NY

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.236.5391
info@karscs.com

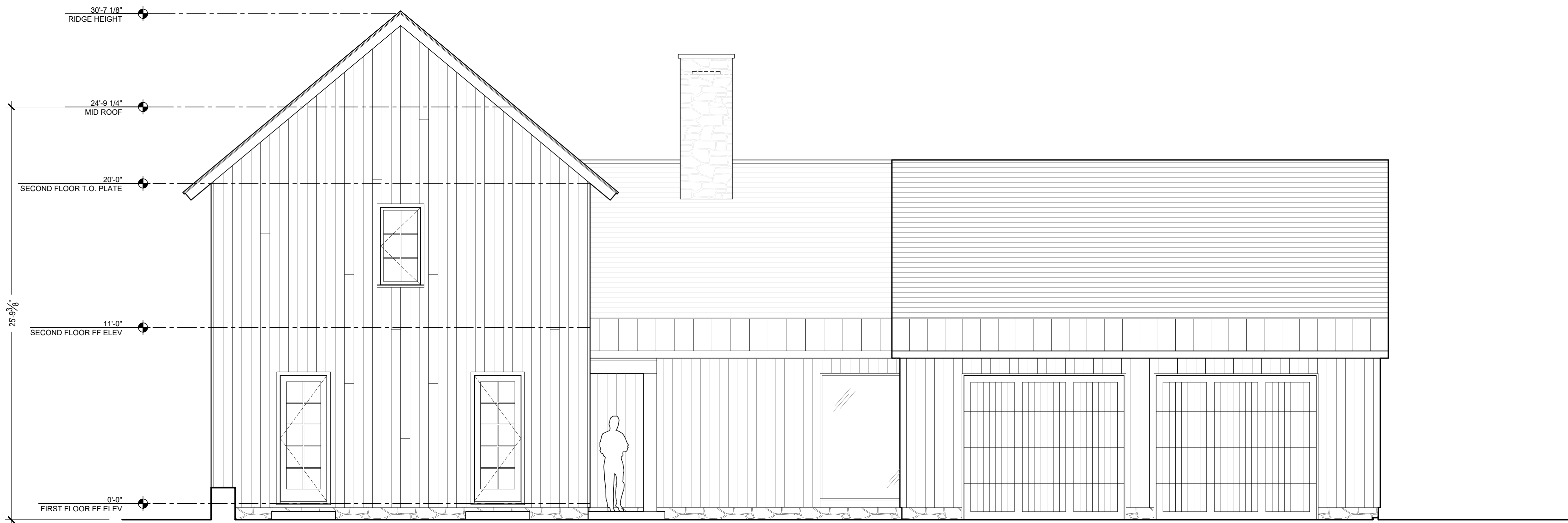
**KROEGER INTINARELLI
ARCHITECTS**

Sheet #:

A-2.1



1 WEST ELEVATION
A-12 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A-12 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS
10-12-2021 ISSUED PER
PLANNING BOARD
COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 2- PROPOSED PRINCIPAL
RESIDENCE EXTERIOR
ELEVATIONS 1

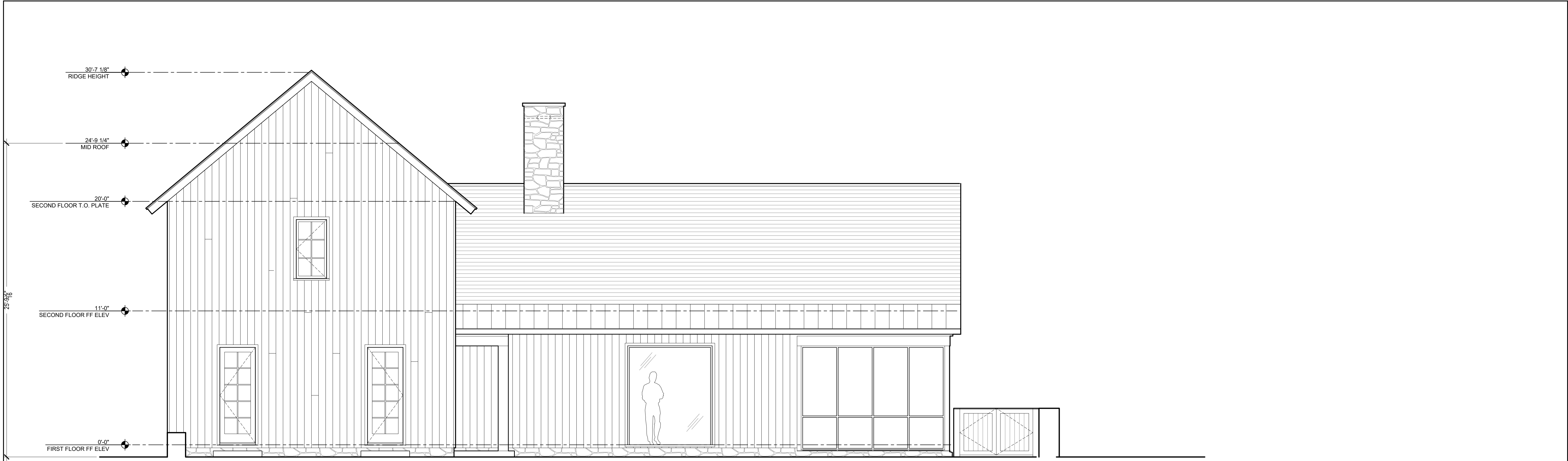
MORSE GUEST HOUSE
50 E. MIDDLE PATENT RD. BEDFORD, NY

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.238.5391
info@karc.com

KROEGER INTINARELLI
ARCHITECTS

Sheet #:

A-2.2



1 SOUTH FROM ENTRY COURT
A-1.3 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A-1.3 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS
10-12-2021 ISSUED PER
PLANNING BOARD
COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
**LOT 2- PROPOSED PRINCIPAL
RESIDENCE EXTERIOR
ELEVATIONS 2**

MORSE GUEST HOUSE
50 E. MIDDLE PATENT RD. BEDFORD, NY

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.238.5391
info@kroeger.com

**KROEGER INTINARELLI
ARCHITECTS**

Sheet #:

A-2.3



1 EAST ELEVATION FROM COURTYARD
A-1.4 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A-1.4 SCALE: 1/4" = 1'-0"

3 GARAGE NORTH ELEVATION
A-1.4 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS
10-12-2021 ISSUED PER
PLANNING BOARD
COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 2- PROPOSED PRINCIPAL
RESIDENCE EXTERIOR
ELEVATIONS 3

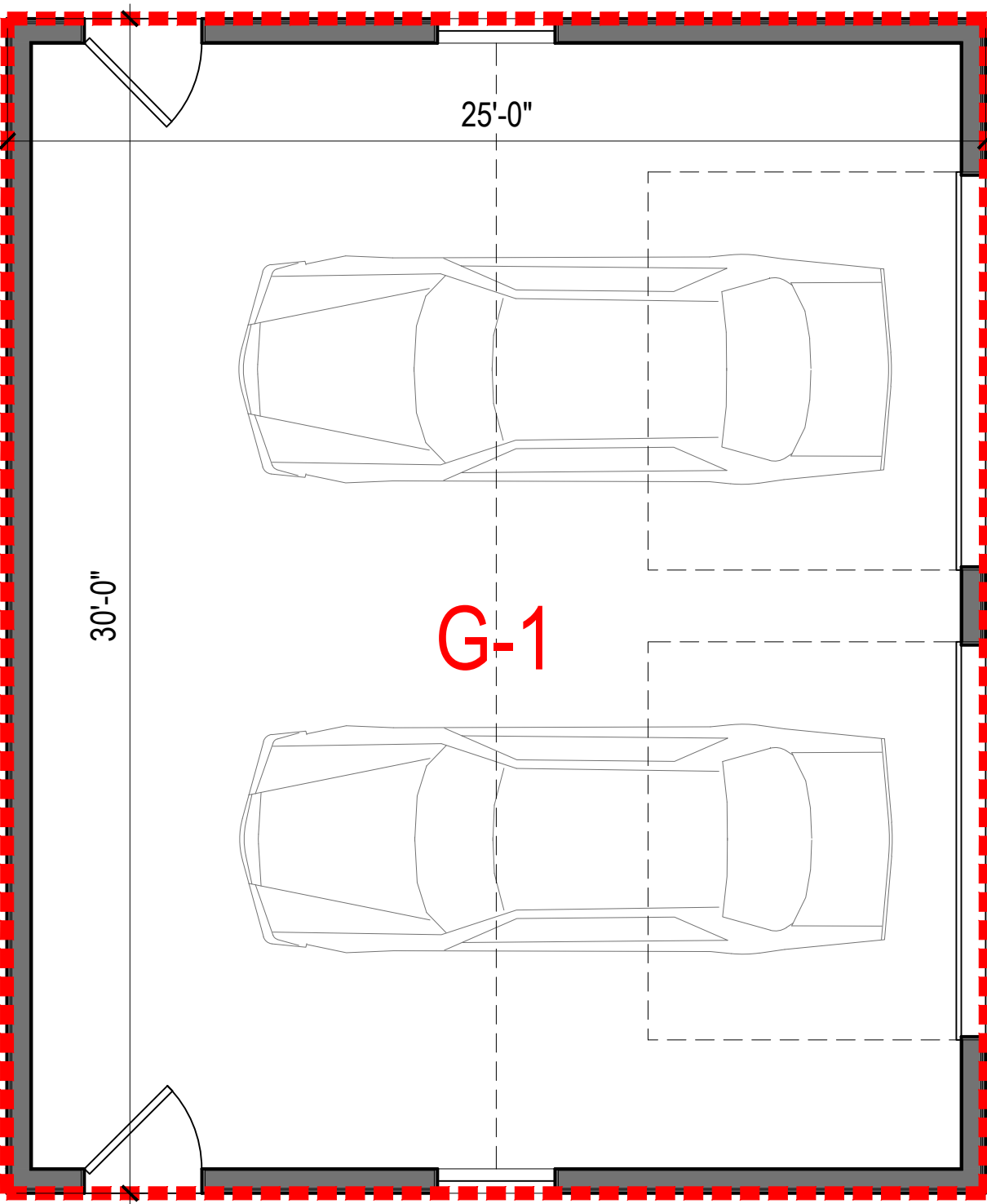
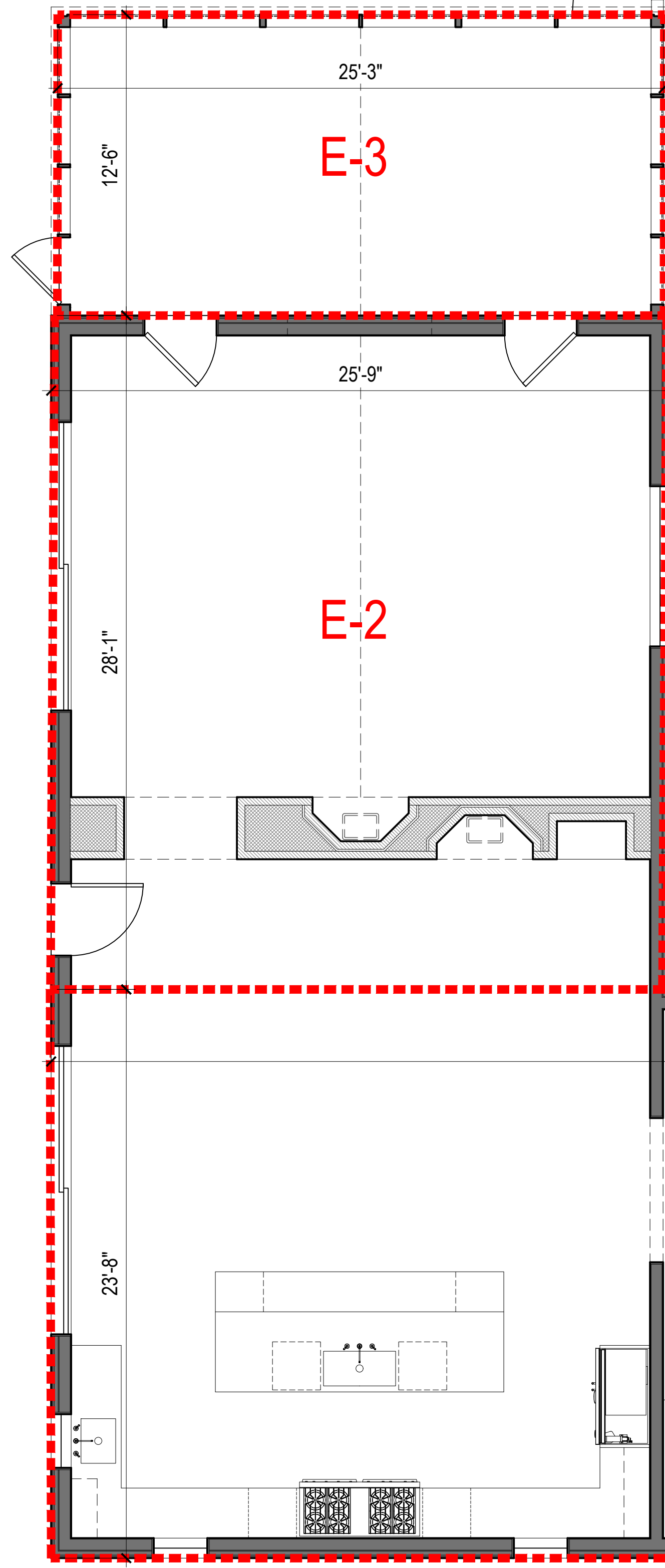
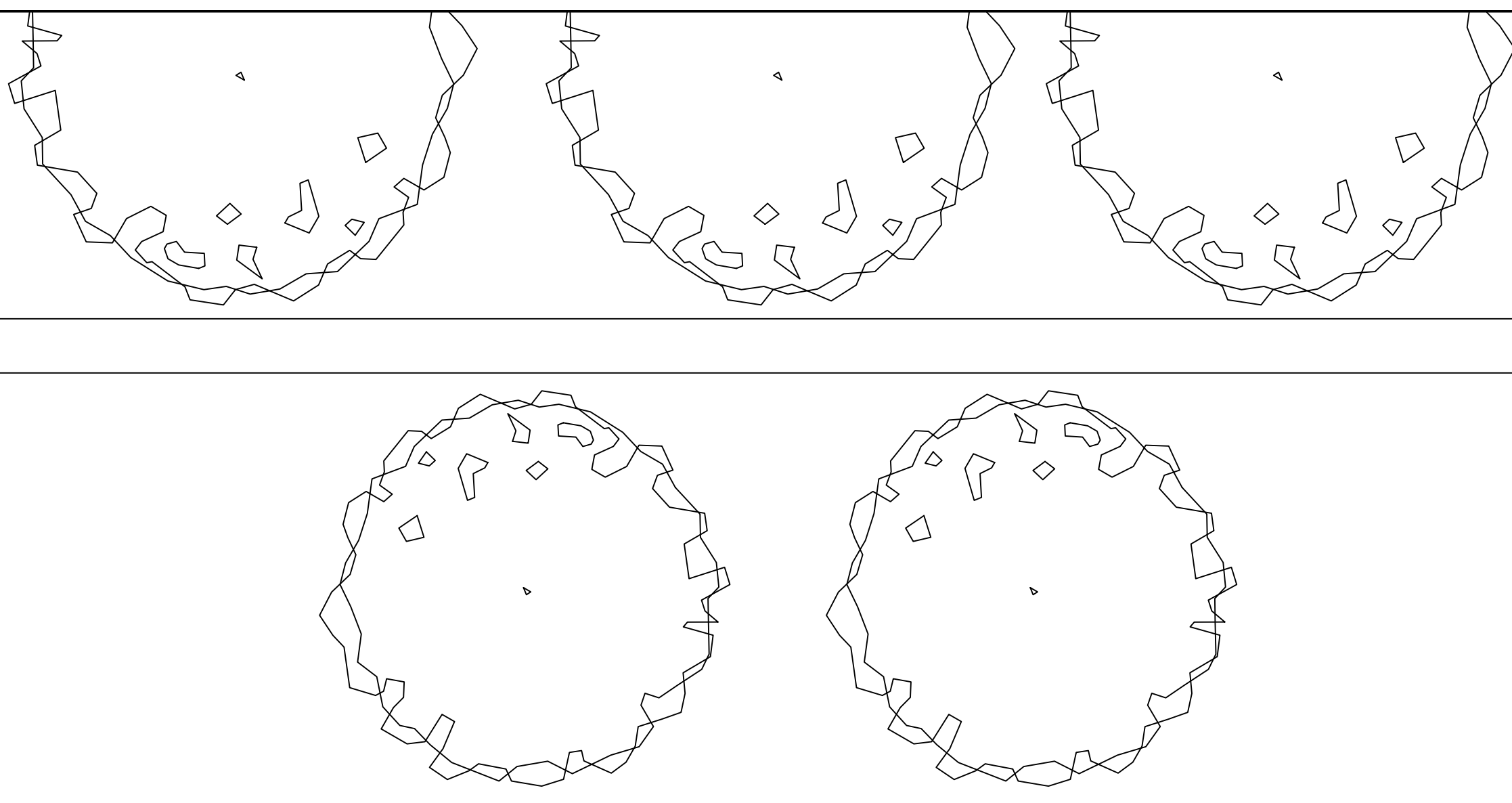
MORSE GUEST HOUSE
50 E. MIDDLE PATENT RD. BEDFORD, NY

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL 914.238.5391
info@kroeger.com

KROEGER INTINARELLI
ARCHITECTS

Sheet #:

A-2.4



PROPOSED G.F.A. SUMMARY	
Location - LOT 2	Area (SF)
Guest House - First Floor	3,119.0
Guest House - Second Floor	1,573.0
Garage	750.0
Total Gross Floor Area	5,442.0

Allowable Gross Floor Area (SF)	15,253.0
Proposed Gross Floor Area (SF)	5,442.0

Zoning Analysis	
*Net Lot Area (Acres)	5.26
Net Lot Area (SF)	228,908.0
Property Zone	R-4A
Floor Area Ratio	0.024
*See Bibbo Associates drawing PP	
Total Gross Included Floor Area	5,442.0

GUEST HOUSE - FIRST FLOOR			
Label	Width	Length	Area (SF)
E-1	78' - 8"	23' - 8"	1861.8
E-2	25' - 9"	28' - 1"	723.1
E-3	25' - 3"	12' - 6"	315.6
E-4	50' - 5"	4' - 4"	218.5
First Gross Floor Area			3,119.0

GARAGE			
Label	Width	Length	Area (SF)
G-1	25' - 0"	30' - 0"	750.0
Garage Gross Floor Area			750.0

2 GARAGE PLAN
FA-1.0 SCALE: 1/4" = 1'-0"

1 FIRST FLOOR PLAN
FA-1.0 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS
10-12-2021 REVISED PER
PLANNING BD COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 2 - FIRST FLOOR &
GARAGE F.A.R.

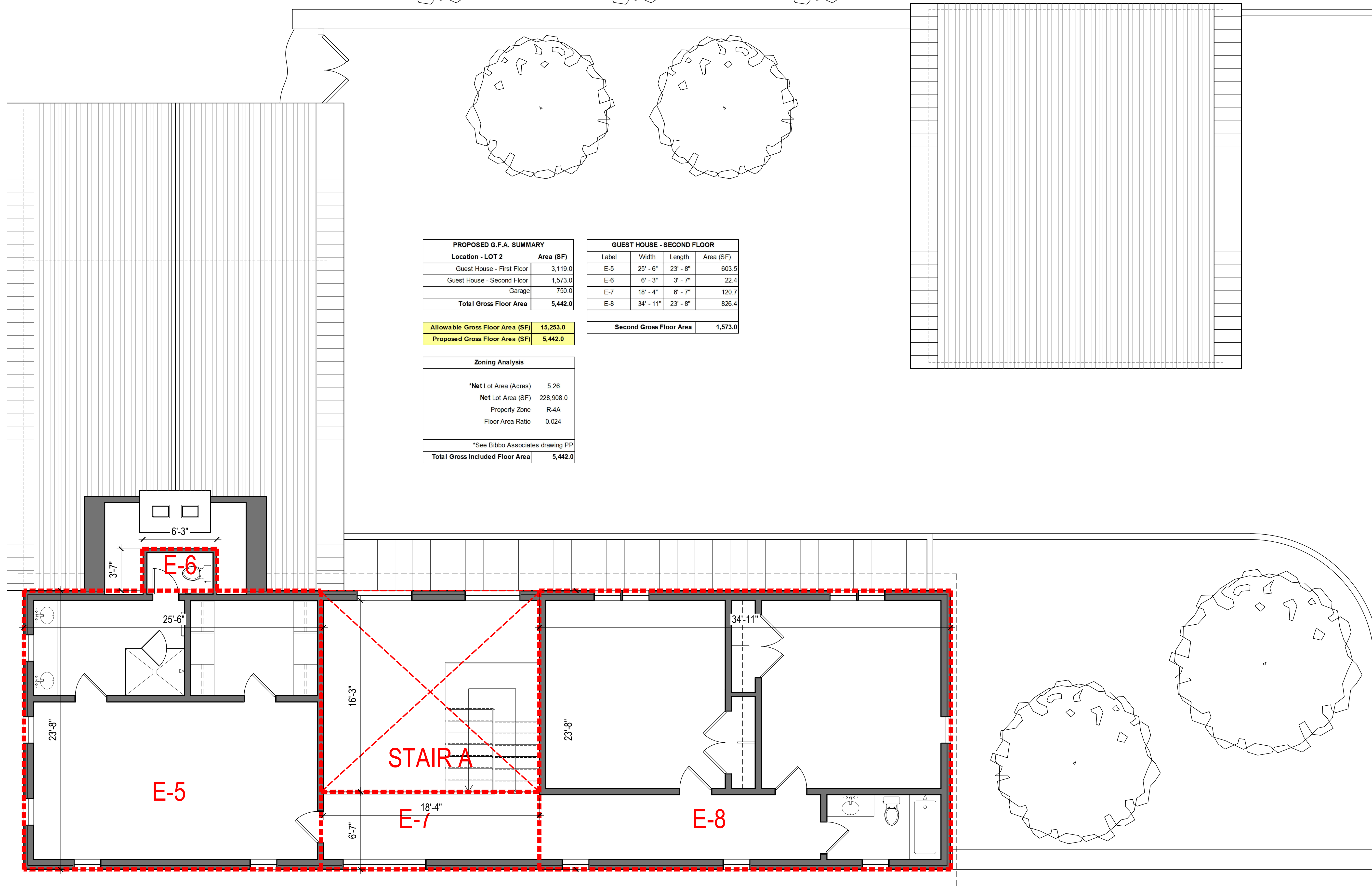
MORSE GUEST HOUSE
50 E. MIDDLE PATENT RD. BEDFORD, NY

KROEGER INTINARELLI
ARCHITECTS

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL. 914.238.5391
info@kiacrs.com

Sheet #:

FA-2.0



PROPOSED G.F.A. SUMMARY	
Location - LOT 2	Area (SF)
Guest House - First Floor	3,119.0
Guest House - Second Floor	1,573.0
Garage	750.0
Total Gross Floor Area	5,442.0

Allowable Gross Floor Area (SF)	15,253.0
Proposed Gross Floor Area (SF)	5,442.0

Zoning Analysis	
*Net Lot Area (Acres)	5.26
Net Lot Area (SF)	228,908.0
Property Zone	R-4A
Floor Area Ratio	0.024
*See Bibbo Associates drawing PP	
Total Gross Included Floor Area	5,442.0

GUEST HOUSE - SECOND FLOOR			
Label	Width	Length	Area (SF)
E-5	25' - 6"	23' - 8"	603.5
E-6	6' - 3"	3' - 7"	22.4
E-7	18' - 4"	6' - 7"	120.7
E-8	34' - 11"	23' - 8"	826.4
Second Gross Floor Area			1,573.0

1 SECOND FLOOR PLAN
FA-1.1 SCALE: 1/4" = 1'-0"

DATE:
2021-10-22

REVISIONS:
06-10-2021 ISSUED FOR
SITE DEVELOPMENT PLAN
APPROVAL
09-13-2021 ISSUED PER
PLANNING AND ENGINEER
COMMENTS
10-12-2021 REVISED PER
PLANNING BD COMMENTS
10-22-2021 REVISED PER
PLANNING BD COMMENTS

DRAWN BY:

SCALE:
AS NOTED

DRAWING TITLE:
LOT 2 - SECOND FLOOR
F.A.R.

MORSE GUEST HOUSE
50 E. MIDDLE PATENT RD. BEDFORD, NY

41 KATONAH AVENUE
KATONAH, NEW YORK 10536
SUITE 301
TEL. 914.238.5391
info@kroegerarchitects.com

KROEGER INTINARELLI
ARCHITECTS

Sheet #:

FA-2.1



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.northeastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Morse - Proposed Lot 1 Date: 9/13/2021

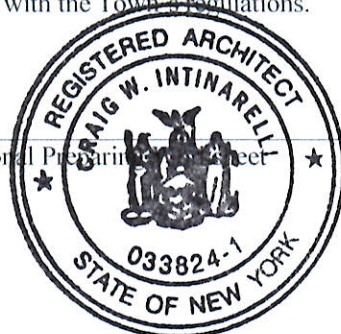
Tax Map Designation or Proposed Lot No.: Section: 103.01 Block: 1 Lot: 18

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): 5.29 Acre (230,312 SF)
2. **Maximum** permitted floor area (per Section 355-26.B(4)): 15,292 SF
3. Amount of floor area contained within first floor:
0 existing + 2,900 proposed = 2,900 SF
4. Amount of floor area contained within second floor:
0 existing + 1,573 proposed = 1,573 SF
5. Amount of floor area contained within garage:
0 existing + 750 proposed = 750 SF
6. Amount of floor area contained within porches capable of being enclosed:
0 existing + 219 proposed = 219 SF
7. Amount of floor area contained within basement (if applicable – see definition):
0 existing + 0 proposed = 0 SF
8. Amount of floor area contained within attic (if applicable – see definition):
0 existing + 0 proposed = 0 SF
9. Amount of floor area contained within all accessory buildings:
0 existing + 0 proposed = 0 SF
10. Proposed **floor area**: Total of Lines 3 – 9 = 5,442 SF

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


 Signature and Seal of Professional Preparing Architect



9/13/2021
 Date