

December 6, 2023

**Via Email**

Adam Kaufman, Town Planner  
15 Bedford Road  
Armonk, NY 10504

Re: 7 New King Street  
Site Plan Application Submission

Dear Adam:

Please find the enclosed Amended Site Plan for the referenced property. The Application will no longer include the expansion of the warehouse and will instead contain the following amendments:

1. The Applicant has constructed a canopy over ten parking spaces on the north side of the main building. This needs to be legalized requiring a building permit, amended site plan approval and setback variances.
2. At the southwest corner of the site, there is an existing shed that will be removed and relocated on the property yet to be determined as to its location. In addition, in the same area as the shed, there is an existing recessed ramp which houses dumpsters. This does not have any permits and requires it to be pulled out of the drainage easement which exists on the west side of the property. It is proposed to be reconstructed as shown and will require a building permit, amended site plan approval and is uncertain if any variances are required.

Please review to determine what may be necessary to be submitted to move this process along. If you feel it necessary, we can have a discussion in the near future.

Enclosed please find the Amended Site Plan, last dated December 5, 2023.

Yours truly,

Joseph C. Riina, P.E.

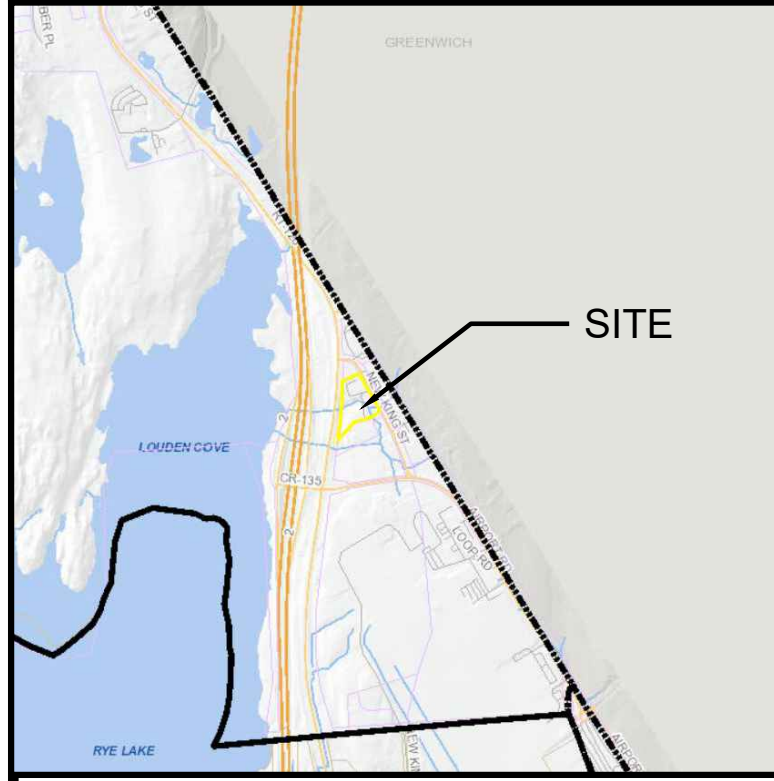


Cc: New King Street LLC  
P. Daniel Hollis, Esq.

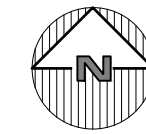
JCR/cm/Enc/sdc 21-08







LOCATION MAP  
NOT TO SCALE



APPROVED BY THE TOWN OF NORTH CASTLE  
PLANNING BOARD  
RESOLUTION DATED: JUNE 10, 2019

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

ENGINEERING DRAWING PLANS REVIEWED BY  
TOWN ENGINEER

DATE: \_\_\_\_\_  
JOSEPH CERMELE, PE  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

**SITE DATA:**

OWNER / DEVELOPER: NEW KING STREET, LLC.  
7 NEW KING STREET #201  
ARMONK, NY 10504  
7 NEW KING STREET  
ARMONK, NY

PROJECT LOCATION: IND-AA, INDUSTRIAL AA DISTRICT  
IND-AA, INDUSTRIAL AA DISTRICT  
SECTION 118.02, BLOCK 2, LOT 3

EXISTING TOWN ZONING: IND-AA, INDUSTRIAL AA DISTRICT  
PROPOSED USE: 4.2 ACRES (182,745 SF)  
BYRAM HILLS CENTRAL  
ARMONK

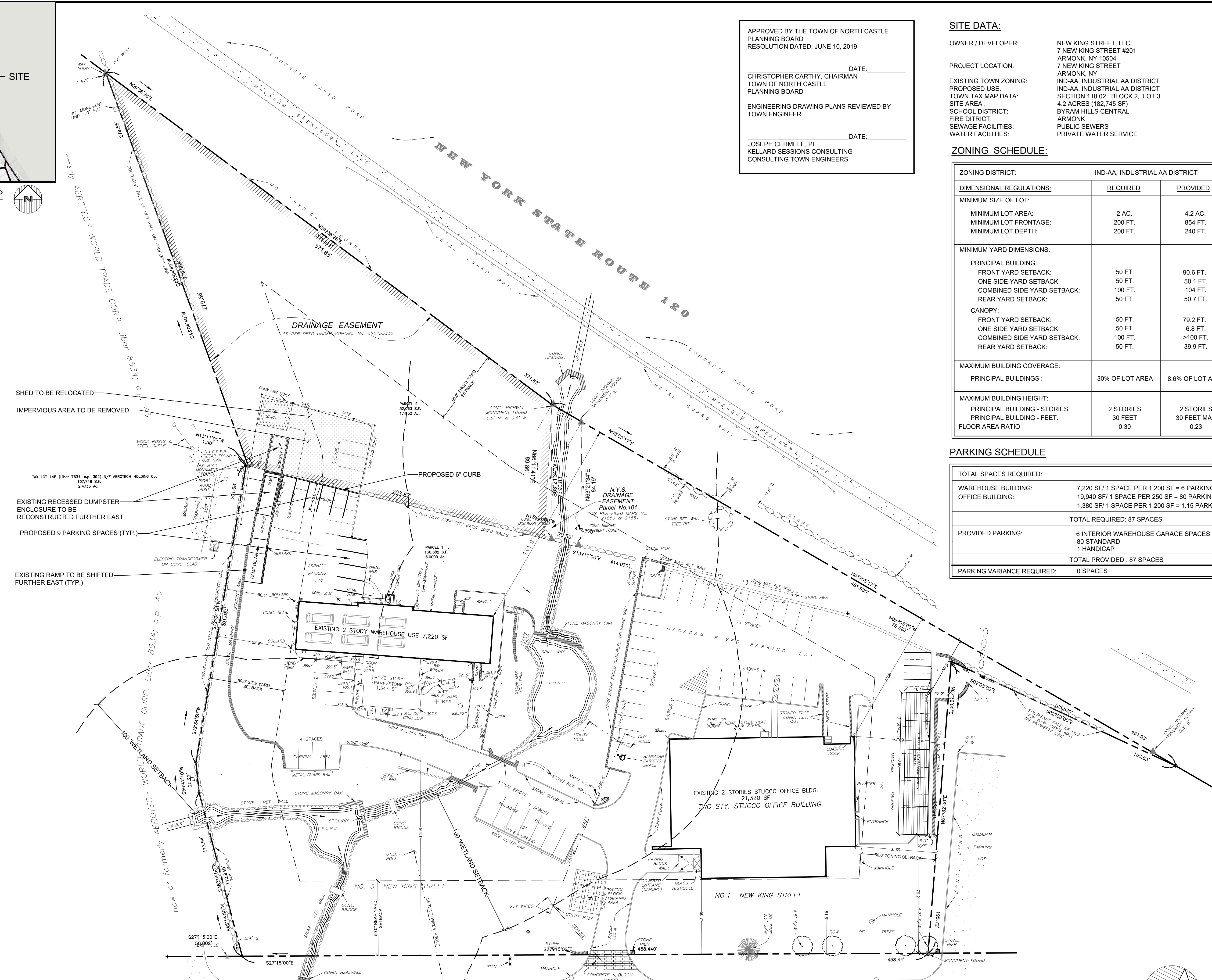
TOWN TAX MAP DATA: 4.2 ACRES (182,745 SF)  
SCHOOL DISTRICT: ARMONK  
FIRE DISTRICT: ARMONK  
SEWAGE FACILITIES: PUBLIC SEWERS  
WATER FACILITIES: PRIVATE WATER SERVICE

**ZONING SCHEDULE:**

ZONING DISTRICT: IND-AA, INDUSTRIAL AA DISTRICT			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
<b>MINIMUM SIZE OF LOT:</b>			
MINIMUM LOT AREA:	2 AC.	4.2 AC.	NONE
MINIMUM LOT FRONTAGE:	200 FT.	854 FT.	NONE
MINIMUM LOT DEPTH:	200 FT.	240 FT.	NONE
<b>MINIMUM YARD DIMENSIONS:</b>			
<b>PRINCIPAL BUILDING:</b>			
FRONT YARD SETBACK:	50 FT.	90.6 FT.	NONE
ONE SIDE YARD SETBACK:	50 FT.	50.1 FT.	NONE
COMBINED SIDE YARD SETBACK:	100 FT.	104 FT.	NONE
REAR YARD SETBACK:	50 FT.	50.7 FT.	NONE
<b>CANOPY:</b>			
FRONT YARD SETBACK:	50 FT.	79.2 FT.	NONE
ONE SIDE YARD SETBACK:	50 FT.	6.8 FT.	44 FT.
COMBINED SIDE YARD SETBACK:	100 FT.	>100 FT.	NONE
REAR YARD SETBACK:	50 FT.	39.9 FT.	11 FT.
<b>MAXIMUM BUILDING COVERAGE:</b>			
PRINCIPAL BUILDINGS :	30% OF LOT AREA	8.6% OF LOT AREA	NONE
<b>MAXIMUM BUILDING HEIGHT:</b>			
PRINCIPAL BUILDING - STORIES:	2 STORIES	2 STORIES	NONE
PRINCIPAL BUILDING - FEET:	30 FEET	30 FEET MAX	NONE
FLOOR AREA RATIO	0.30	0.23	NONE

**PARKING SCHEDULE**

TOTAL SPACES REQUIRED:	
WAREHOUSE BUILDING:	7,220 SF/ 1 SPACE PER 1,200 SF = 6 PARKING SPACES
OFFICE BUILDING:	19,940 SF/ 1 SPACE PER 250 SF = 80 PARKING SPACES
	1,380 SF/ 1 SPACE PER 1,200 SF = 1.15 PARKING SPACES
	TOTAL REQUIRED: 87 SPACES
<b>PROVIDED PARKING:</b>	
	6 INTERIOR WAREHOUSE GARAGE SPACES
	80 STANDARD
	1 HANDICAP
	TOTAL PROVIDED : 87 SPACES
<b>PARKING VARIANCE REQUIRED:</b> 0 SPACES	



SHED TO BE RELOCATED

IMPERVIOUS AREA TO BE REMOVED

TAX LOT 14B (Liber 7634, c.p. 392) N/F AEROTECH HOLDING Co. 107,748 SF, 2.4735 Ac.

EXISTING RECESSED DUMPSTER ENCLOSURE TO BE RECONSTRUCTED FURTHER EAST

PROPOSED 9 PARKING SPACES (TYP.)

EXISTING RAMP TO BE SHIFTED FURTHER EAST (TYP.)

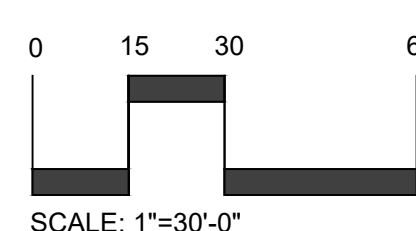
100 WETLAND SETBACK

100 WETLAND SETBACK

100 WETLAND SETBACK

NO. 3 NEW KING STREET

NO. 1 NEW KING STREET



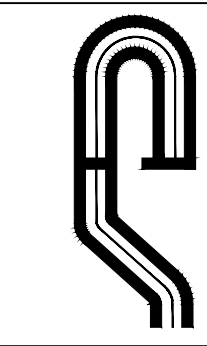
SCALE: 1"=30'-0"

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E:\2021\108.LORDAE-7.NEW KING STREET ENGINEERING\CD\108.LORDAE-7.NEW KING STREET SITE PLAN REVISED 12.4.21.DWG 14/02/2023 8:49:25 PM

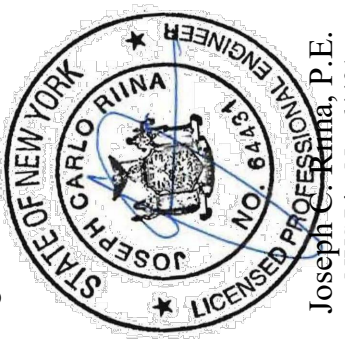
**NOTE:**  
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NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2)(F) OF THE NEW YORK STATE EDUCATION LAW.



PROJECT # 11111

**Site Design Consultants**  
Civil Engineers • Land Planners  
251-J Underhill Avenue, Yorktown Heights, NY 10598  
(914) 962-4488 - Fax: (914) 962-7386  
www.sitedesignconsultants.com



Engineer: Joseph Cermele, P.E.  
NYS Lic. No. 64431

Revisions:	No.	Date	Comments
	1	1/13/22	Town Comments
	2	1/27/23	Site Revisions
	3	12/25/23	Site Revisions

SCALE: 1" = 30'

DRAWN BY: CS

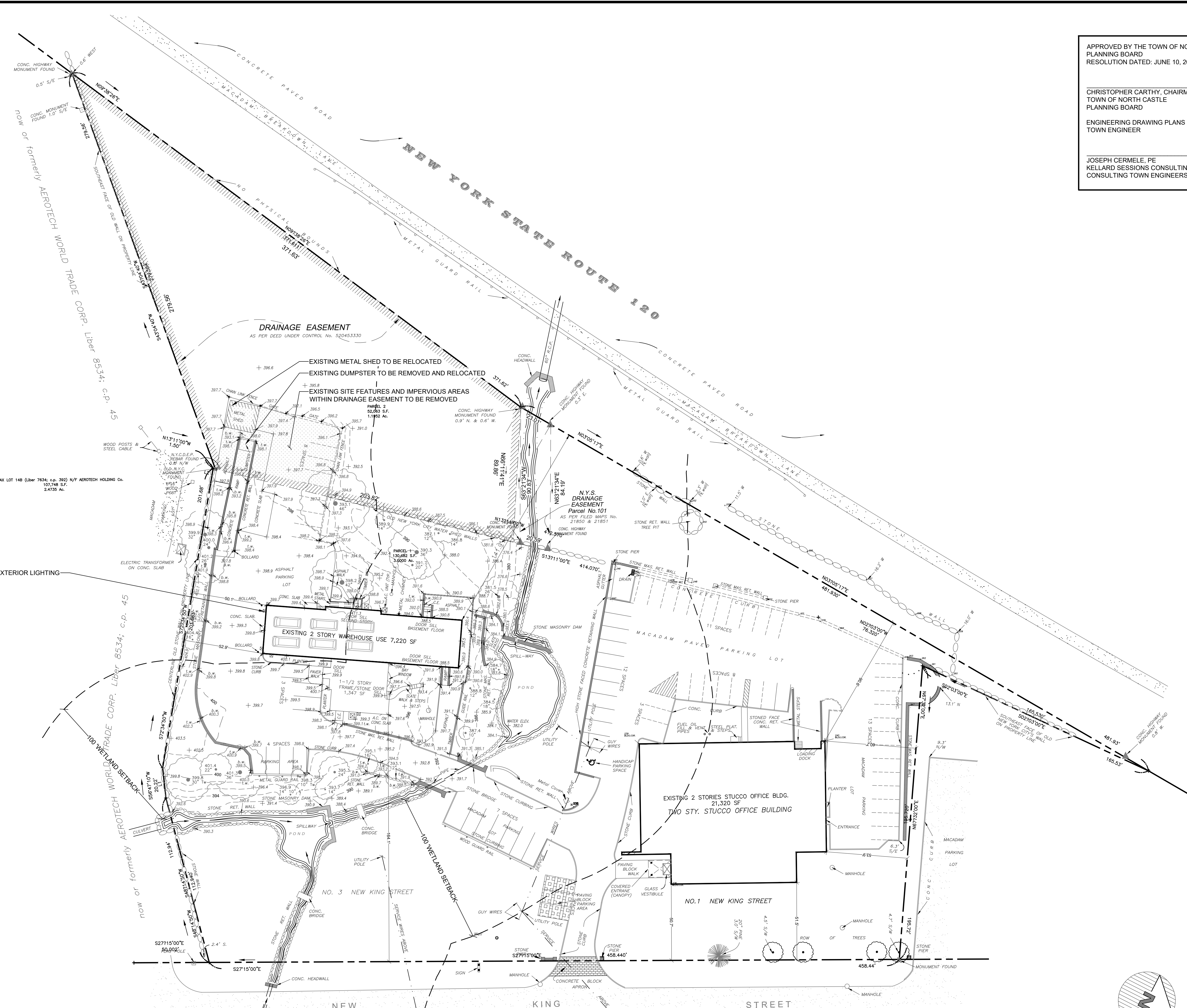
DATE: 10/08/21

**AMENDED SITE PLAN**

SITE PLAN PREPARED FOR  
**NEW KING STREET, LLC**  
7 KING STREET  
North Castle, Westchester, NY

Sheet 1 of 5



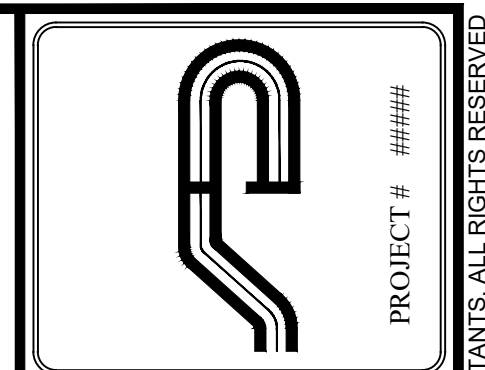


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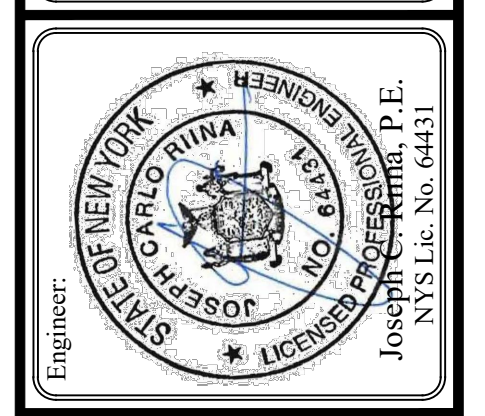
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# EXISTING CONDITIONS

SITE PLAN PREPARED FOR  
**NEW KING STREET, LLC**  
 7 KING STREET  
 North Castle, Westchester, NY

Sheet 2 of 5

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0 15 30 60  
 SCALE: 1"=30'-0"

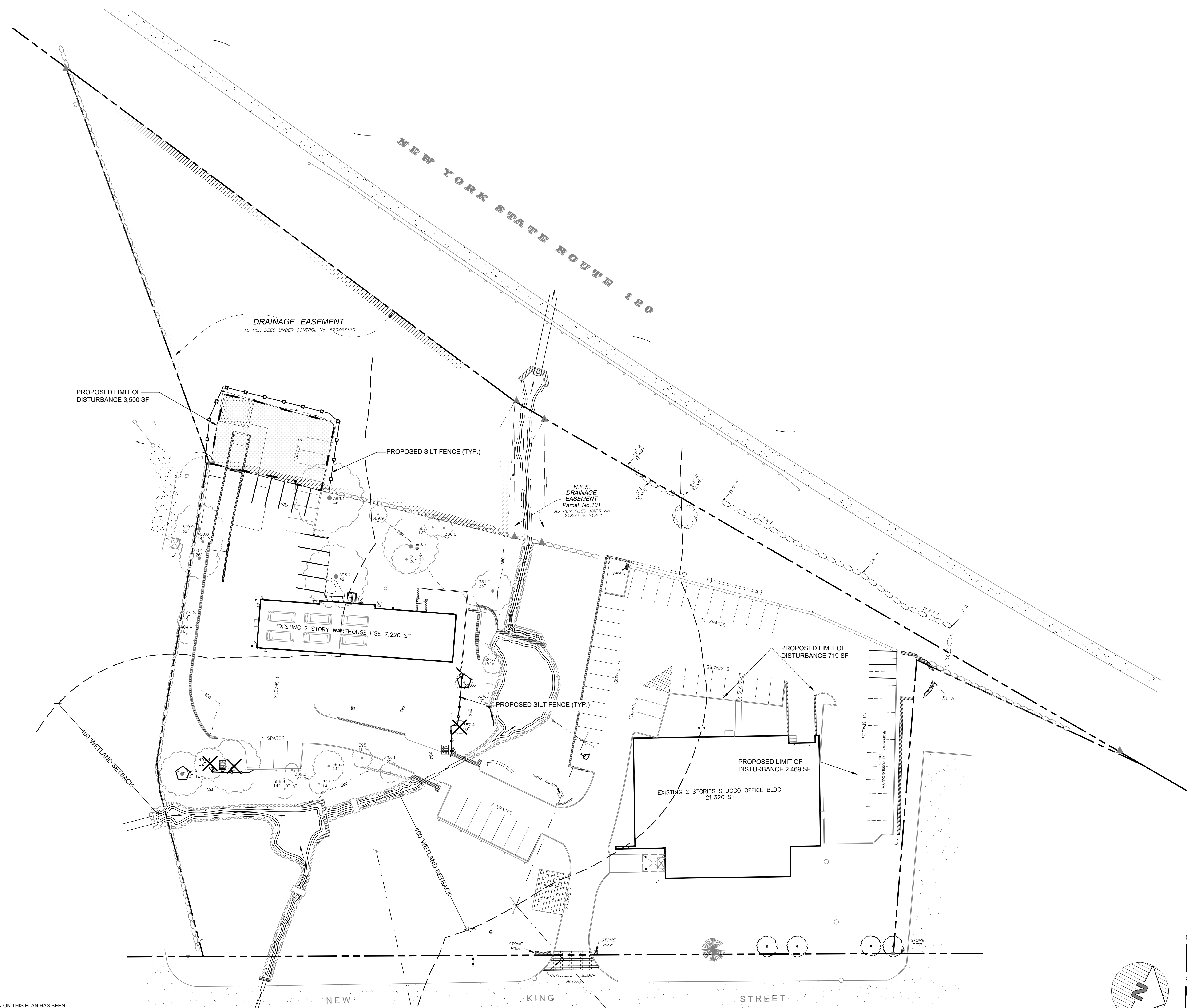
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E:\2021\21-08 LORDAE - 7 NEW KING STREET ENGINEERING\21-08 SITE PLAN REVISED 12.4.23.DWG 14/2/2023 6:49:26 PM

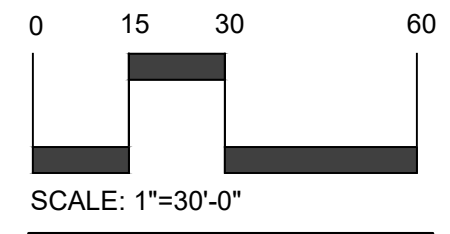
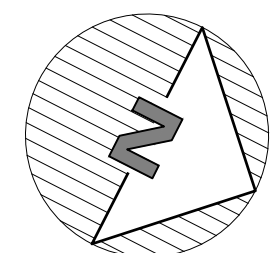
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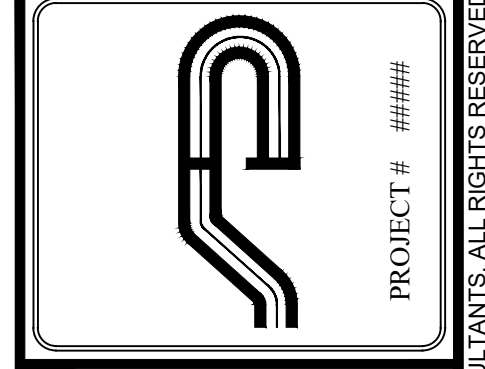




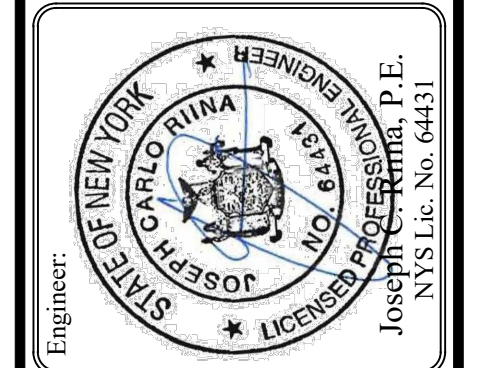
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 DRAWN BY: CS  
 DATE: 10/08/21

# EROSION & SEDIMENT CONTROL PLAN

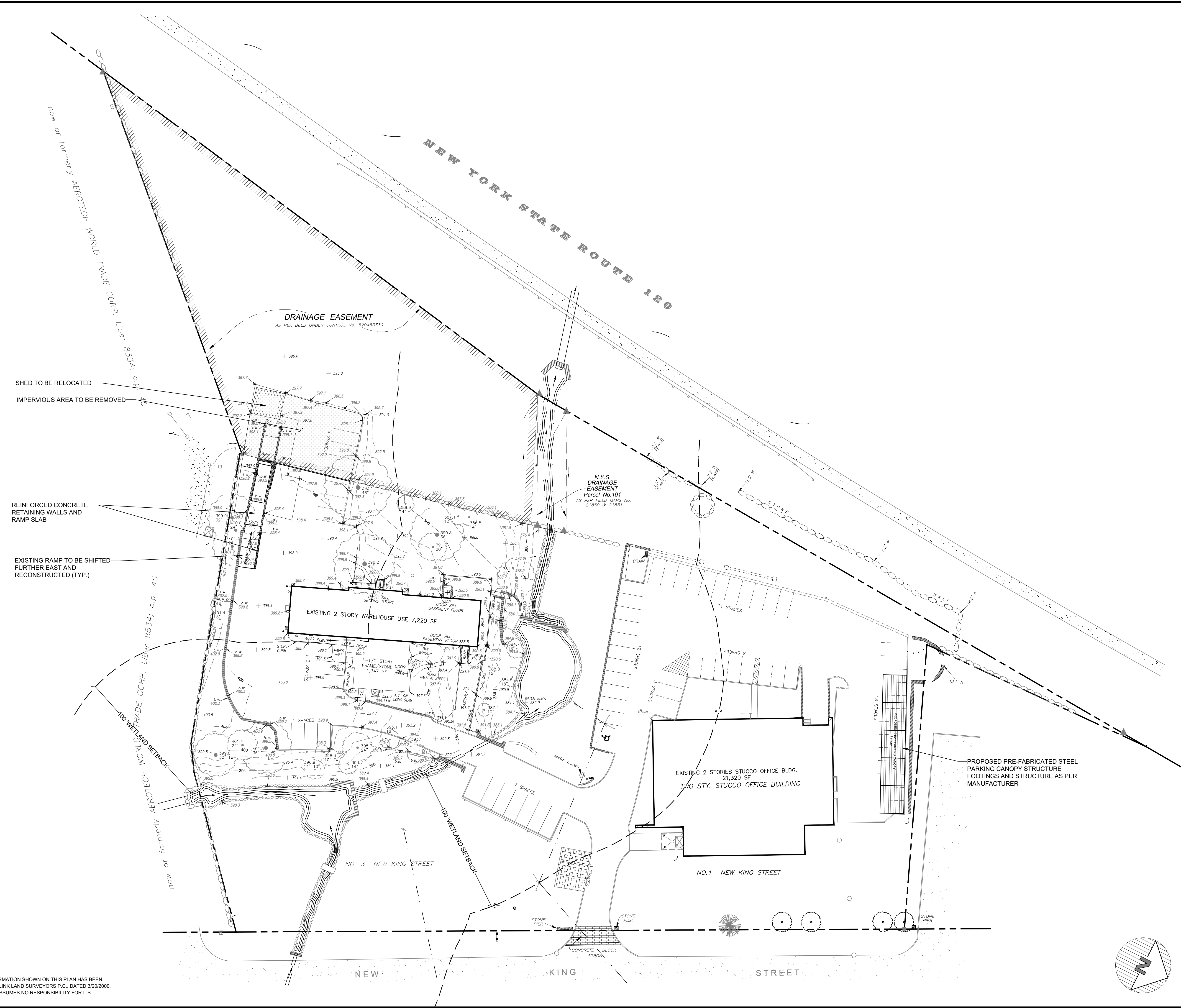
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 7 KING STREET  
 North Castle, Westchester, NY

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SHED TO BE RELOCATED  
 IMPERVIOUS AREA TO BE REMOVED

REINFORCED CONCRETE  
 RETAINING WALLS AND  
 RAMP SLAB

EXISTING RAMP TO BE SHIFTED  
 FURTHER EAST AND  
 RECONSTRUCTED (TYP.)

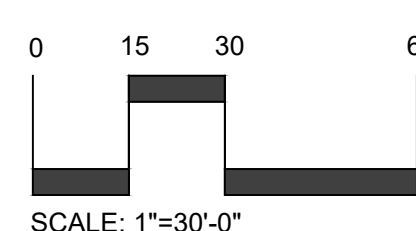
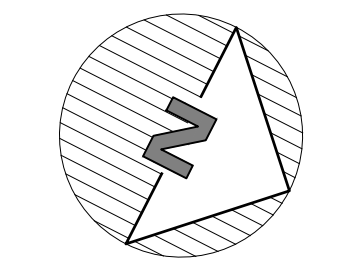
**DRAINAGE EASEMENT**  
 AS PER DEED UNDER CONTROL No. 520483330

**N.Y.S. DRAINAGE EASEMENT**  
**Parcel No. 01**  
 AS PER FILED MAPS No. 21850 & 21851

EXISTING 2 STORY WAREHOUSE USE 7,220 SF

EXISTING 2 STORIES STUCCO OFFICE BLDG.  
 21,320 SF  
 TWO STY. STUCCO OFFICE BUILDING

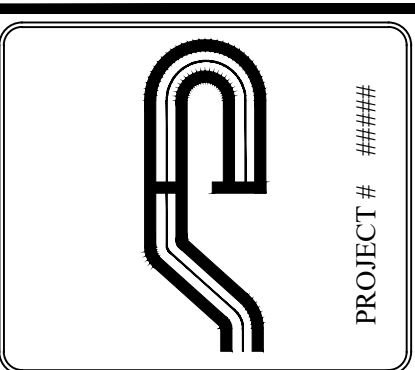
PROPOSED PRE-FABRICATED STEEL  
 PARKING CANOPY STRUCTURE  
 FOOTINGS AND STRUCTURE AS PER  
 MANUFACTURER



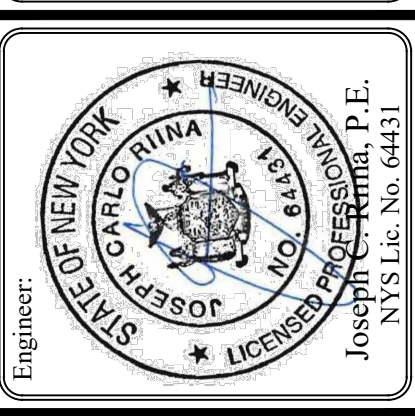
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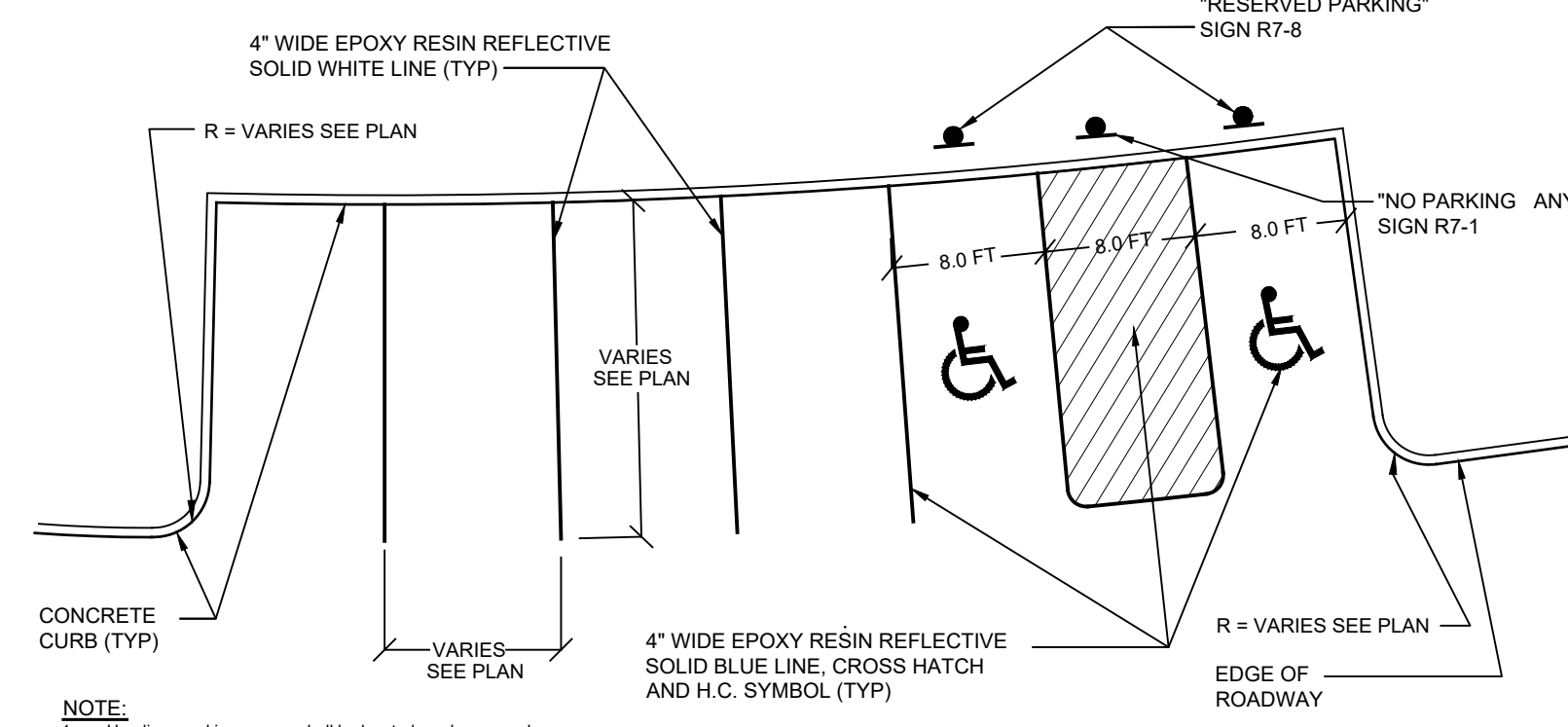
# IMPROVEMENT PLAN

SITE PLAN PREPARED FOR  
**NEW KING STREET, LLC**  
 7 KING STREET  
 North Castle, Westchester, NY

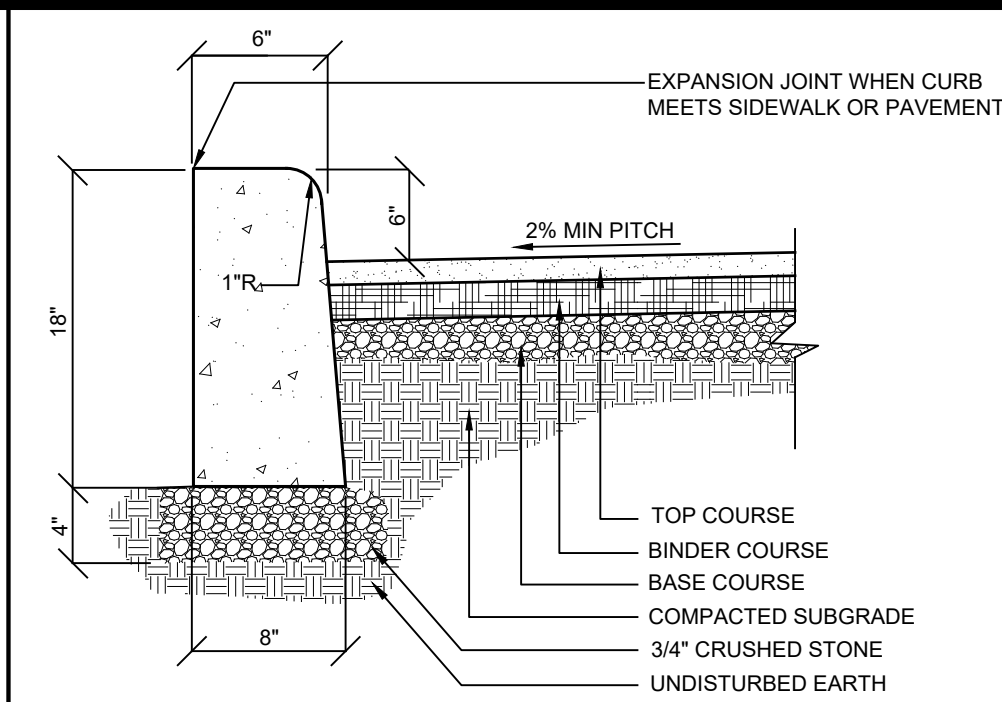
Sheet 4 of 5

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NOTE:  
1. Handicap parking spaces shall be located as shown on plan.



NOTE:  
1. Provide 1/2" expansion joint in concrete curb every ten feet.  
2. Construct curb with class A concrete (3000 psi).

R-1

**TYPICAL PARKING STALL LAYOUT**  
NOT TO SCALE

R-2

**CONCRETE CURB DETAIL**  
NOT TO SCALE

Specifications  
Dimensions: H 109.9 in, W 227.6 in, D 194.9 in

Dimensions

Approximate Depth (ft.)	16	Approximate Height (ft.)	9
Approximate Width (ft.)	19	Assembled Depth (in.)	194.9 in
Assembled Height (in.)	109.9 in	Assembled Width (in.)	227.6 in
Coverage Area (sq. ft.)	308 sq ft	Highest Clearance (in.)	109.8
Lowest Clearance (in.)	100.4		

Details

Assembly Required	Yes	Carport Features	Gutter included, Hardware included, Rust resistant, UV protection, Water resistant
Frame Color Family	Gray	Frame Gauge	8
Frame Material	Metal	Included	Assembly Instructions
Maximum Roof Load	15	Maximum Wind Resistance	75
Parking Layout	2 Car	Product Weight (lb.)	835 lb
Returnable	90 Day	Roof Color Family	Bronze/copper metallic
Roof Material	Polycarbonate	Roof Shape	Arch

**CARPORT SPECIFICATIONS**  
NOT TO SCALE

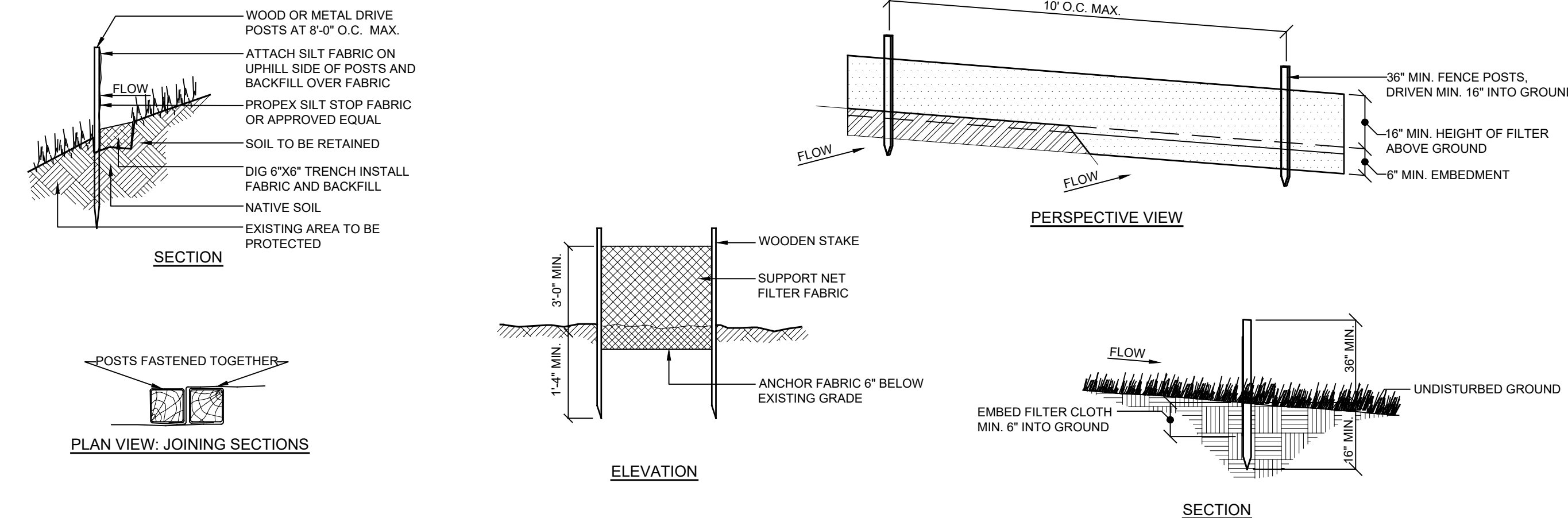


**GENERAL NOTES:**

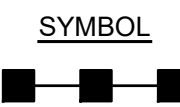
- THE ENGINEER WHOSE SEAL APPEARS HEREON HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION. SUBSEQUENTLY, HE IS NOT RESPONSIBLE FOR CONSTRUCTION AND THEREFORE ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PRACTICES, PROCEDURES, AND RESULTS THEREFROM.
- THE ENGINEER SHALL NOT BE HELD RESPONSIBLE OR HELD ACCOUNTABLE FOR THE INTEGRITY OF ANY STRUCTURES CONSTRUCTED OR UNDER CONSTRUCTION PRIOR TO THE APPROVAL OF THE PLANS.
- THE TOWN ENGINEER'S OFFICE AND WATER DISTRICT OFFICE IS TO BE NOTIFIED 24 HOURS BEFORE COMMENCING SITE CONSTRUCTION OR WATER MAIN CONNECTION.
- ALL WORK IS TO BE IN ACCORDANCE WITH THE TOWN'S CODE OF PRACTICE AND SPECIFICATIONS.
- ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
- ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL IN A "CODE 53" PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS.
- SUBSTRUCTURES AND THEIR ENCROACHMENTS BELOW GRADE, IF ANY, ARE NOT SHOWN.
- CONTRACTOR TO VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
- ANY PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE LINES ARE TO BE PLACED UNDERGROUND.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS, AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- THE DESIGN ENGINEER DISCLAIMS ANY LIABILITY FOR DAMAGE OR LOSS INCURRED DURING OR AFTER CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A COPY AND BE FAMILIAR WITH THE TOWN OF NORTH CASTLE CODE. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADHERE TO THESE SPECIFICATIONS.

**CONTRACTOR RESPONSIBILITIES:**

- ALL WORK ON THE PROJECT SHALL BE PERFORMED IN A WORKMAN LIKE MANNER AND SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INDUSTRY. THE OWNER WILL BE THE SOLE JUDGE OF THE ACCEPTABILITY OF THE WORK. MATERIALS AND WORK DEEMED UNACCEPTABLE WILL BE REMOVED AND REDONE AT THE SOLE COST AND RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT HIS WORK AND WILL BE HELD RESPONSIBLE FOR CONSEQUENTIAL DAMAGES DUE TO HIS ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY THE WORK UNDER A SEPARATE CONTRACT WITH THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY SHORE EXISTING UTILITIES IF REQUIRED BY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BUILDING INSPECTOR IN ADVANCE OF HIS WORK OR AS THE INSPECTOR DEEMS APPROPRIATE.
- ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE OWNER/ENGINEER NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK. THE OWNER/ENGINEER WILL EVALUATE THE SITUATION AND MODIFY THE PLAN AS NECESSARY.
- ALL CHANGES MADE TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS. ANY UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
- THE DESIGN ENGINEER DISCLAIMS ANY LIABILITY FOR DAMAGE OR LOSS INCURRED DURING OR AFTER CONSTRUCTION.
- THE CONTRACTOR SHALL SECURE & PAY FOR A BUILDERS RISK POLICY TO COVER THE PERIOD OF CONSTRUCTION. THE ENGINEER & OWNER SHALL BE NAMED AS ADDITIONAL INSURED. ALL CONTRACTORS EMPLOYED AT THE SITE SHALL BE COVERED BY WORKMAN'S COMPENSATION.
- ENGINEER WHOSE SEAL APPEARS HEREON HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION. SUBSEQUENTLY, HE IS NOT RESPONSIBLE FOR CONSTRUCTION AND THEREFORE ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PRACTICES, PROCEDURES, AND RESULTS THEREFROM.

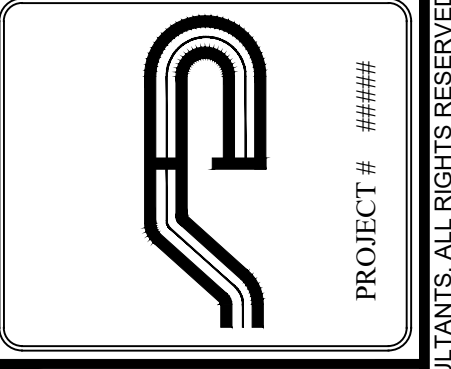


- NOTES:
- Filter cloth to be fastened securely to upgrade side of post. steel posts (either T or U Type) or 2" hardwood posts at top and mid section.
  - When two sections of filter cloth adjoin each other they shall be overlapped by 6 inches and folded. Filter cloth shall be Mirafi 100x, Stablika T140n or approved equal
  - Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence or the capacity reaches 50%.
  - Excavate 6 inch trench along the silt fence line and bury the fabric.
  - Unroll a section at a time and position the post against the back (downstream) wall of the trench.
  - Drive the post into the ground until the netting is approximately 2 inches from the trench bottom.
  - Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tamp the soil. Steeper slopes require an intercept trench.
  - Join sections as shown above.



E-1

**SILT FENCE DETAIL**  
NOT TO SCALE



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SCALE:	NTS
DRAWN BY:	CS
DATE:	10/08/21

**SITE DETAILS**

SITE PLAN PREPARED FOR  
**NEW KING STREET, LLC**  
7 KING STREET  
North Castle  
Westchester, NY

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD  
RESOLUTION DATED: JUNE 10, 2019

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

ENGINEERING DRAWING PLANS REVIEWED BY TOWN ENGINEER

DATE: \_\_\_\_\_  
JOSEPH CERMELE, PE  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

E:\2024\101\_08\_LORDAIE\_7\_NEW KING STREET ENGINEERING\CADD\21-08\_LORDAIE\_7\_NEW KING STREET.DWG\02-04-08 SITE PLAN REVISED 12-4-23.DWG

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.