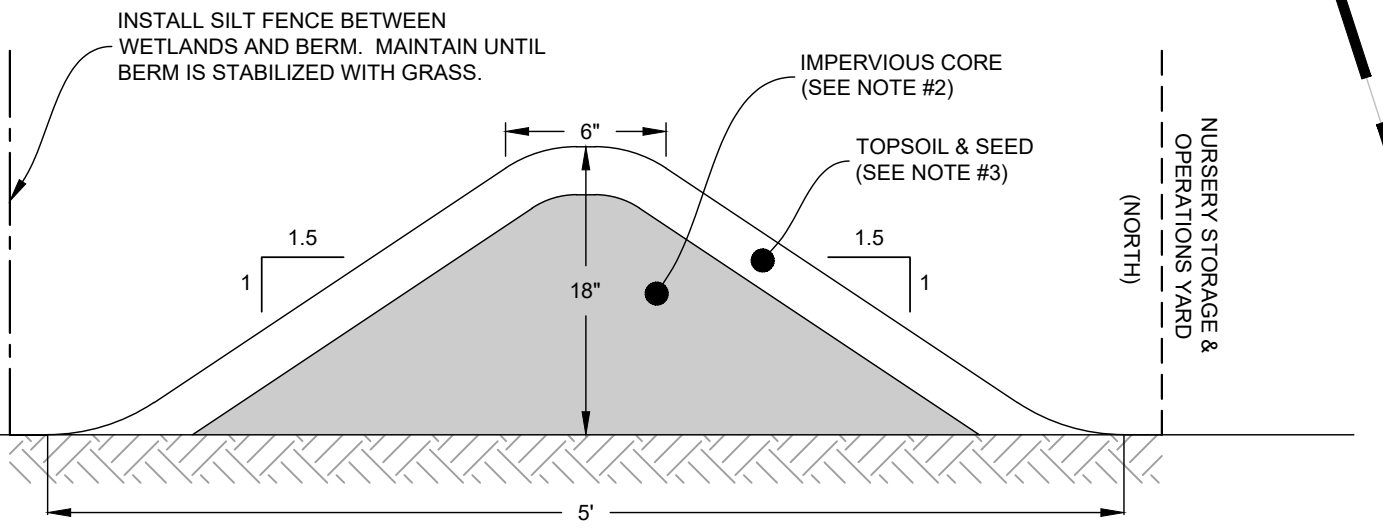
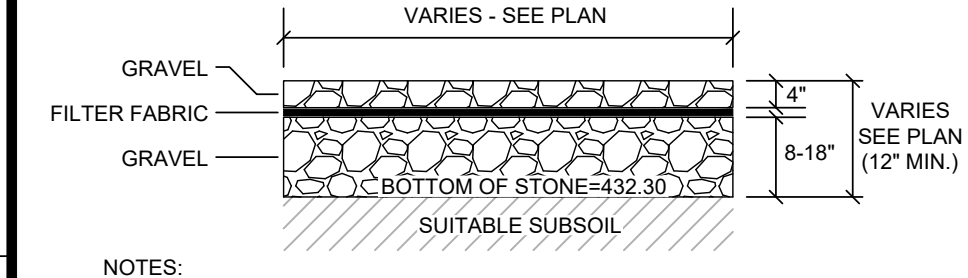
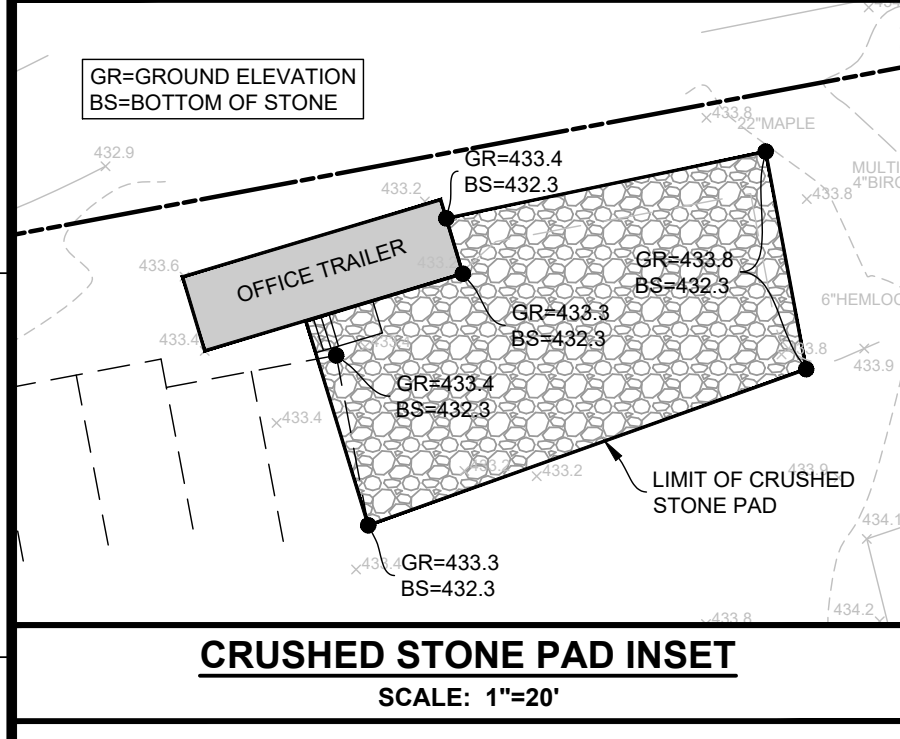
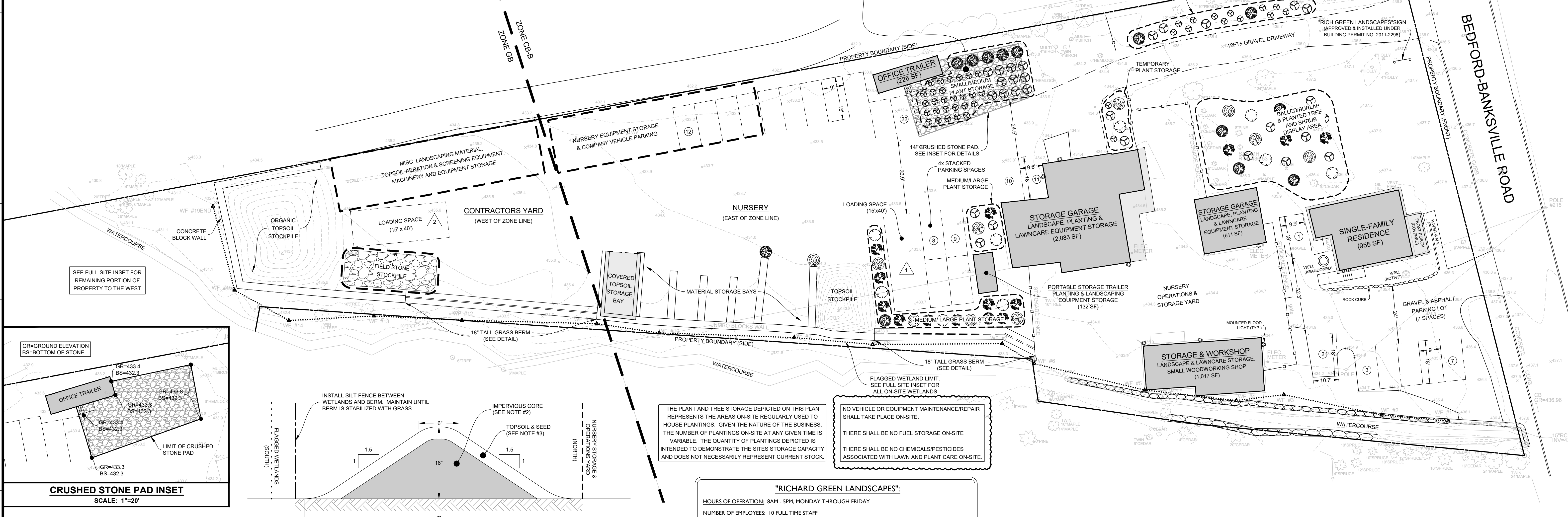


TOWN OF NORTH CASTLE, NY  
SECTION: 102.04  
BLOCK: 1 LOT: 18  
ZONE: CB-B & GB

**STORMWATER IMPROVEMENT SUMMARY**  
PROPOSED WATER QUALITY MEASURE: 1,200 SQ.FT. CRUSHED STONE PAD, 12" TO 22" DEEP  
TRIBUTARY AREA: 22,000 SQ.FT.  
CURVE NUMBER: 80 (21% CN=61, 79% CN=85)  
WATER QUALITY VOLUME: 520 CU.FT. (78.55 1.5" RAIN EVENT)  
PROVIDED STORAGE VOLUME: 600 CU.FT. > 520 CU.FT.



THE PLANT AND TREE STORAGE DEPICTED ON THIS PLAN REPRESENTS THE AREAS ON-SITE REGULARLY USED TO HOUSE PLANTINGS. GIVEN THE NATURE OF THE BUSINESS, THE NUMBER OF PLANTINGS ON-SITE AT ANY GIVEN TIME IS VARIABLE. THE QUANTITY OF PLANTINGS DEPICTED IS INTENDED TO DEMONSTRATE THE SITE'S STORAGE CAPACITY AND DOES NOT NECESSARILY REPRESENT CURRENT STOCK.

NO VEHICLE OR EQUIPMENT MAINTENANCE/REPAIR SHALL TAKE PLACE ON-SITE.  
THERE SHALL BE NO FUEL STORAGE ON-SITE.  
THERE SHALL BE NO CHEMICALS/PESTICIDES ASSOCIATED WITH LAWN AND PLANT CARE ON-SITE.

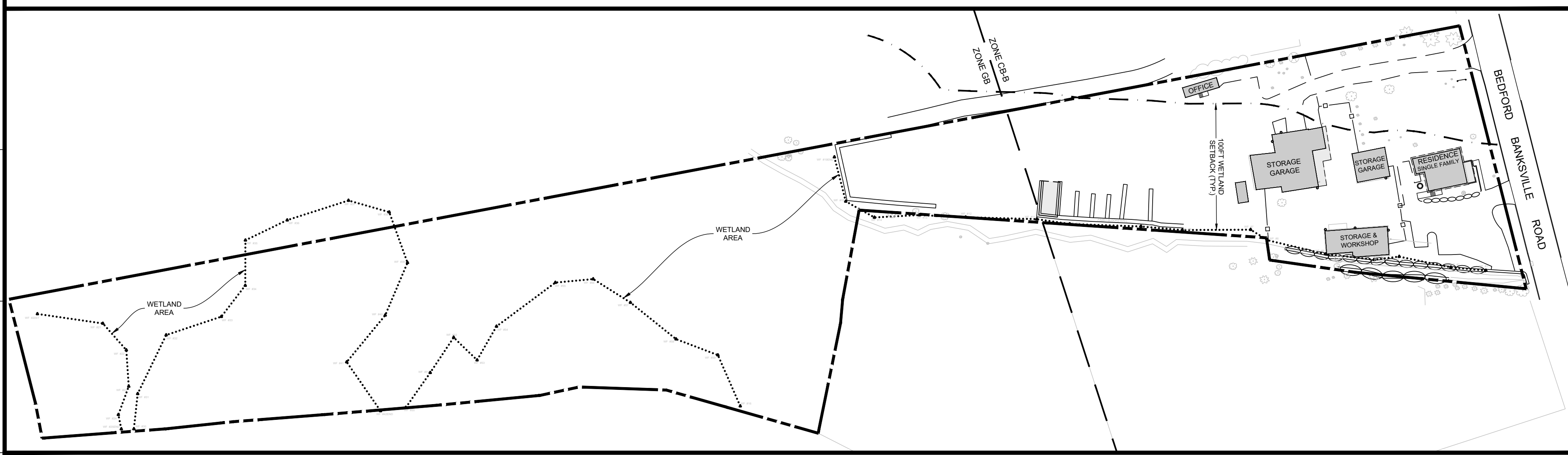
**"RICHARD GREEN LANDSCAPES":**  
HOURS OF OPERATION: 8AM - 5PM, MONDAY THROUGH FRIDAY  
NUMBER OF EMPLOYEES: 10 FULL TIME STAFF  
ON-SITE EQUIPMENT: TOPSOIL AERATION & SCREENING MACHINE, 10 EXCAVATORS & PICKUP TRUCKS, LANDSCAPING, LAWN CARE & PLANTING EQUIPMENT (PRIORITARY IN STORAGE GARAGES)  
TYPICAL VEHICLE COUNT DURING BUSINESS HOURS: 5 EMPLOYEE VEHICLES + 10 COMPANY VEHICLES = 15 TOTAL VEHICLES  
SERVICES PROVIDED: CONTRACT PLANTING, PURVEYING LARGE SPECIMEN PLANTS & TREES, PROPERTY LINE PRIVACY SCREENING, HYDRO MULCHING EROSION CONTROL, HYDRO SEEDING, NEW LAWNS, COMMERCIAL/RESIDENTIAL/MUNICIPAL PROPERTY MANAGEMENT, FINISH GRADING & LANDSCAPING, LAND CLEARING, EXCAVATION, DRAINAGE & MASONRY.

**REQUIRED OFF-STREET PARKING:**  
Per Town Code 355-57(a)  
1-FAMILY DWELLING: 2 SPACES  
NURSERY BUSINESS (non-retail): 1/EMPLOYEE + 1/COMMERCIAL VEHICLE = 20 SPACES  
TOTAL OFF-STREET PARKING REQUIRED: 22 SPACES  
TOTAL OFF-STREET PARKING PROVIDED: 22 SPACES

**ZONING DATA TABLE**  
SPLIT ZONE: CB-B CENTRAL BUSINESS BANKSVILLE  
GB GENERAL BUSINESS

ITEM	REQUIRED (MIN.)		EXISTING	PROPOSED
	CB-B	GB		
LOT AREA	5,000 SF	10,000 SF	163,971 SF (3.764 AC)	163,971 SF (3.764 AC)
FRONTAGE	50 FT	100 FT	214.7 FT	214.7 FT
LOT DEPTH	100 FT	100 FT	1,169.3 FT	1,169.3 FT
YARDS				
FRONT	25 FT	25 FT	23.7 FT (RESIDENCE)	23.7 FT (RESIDENCE)
SIDE	0 FT	10 FT	4.6 FT (OFFICE TRAILER)	4.6 FT (OFFICE TRAILER)
REAR	50 FT	50 FT	942.2 FT (OFFICE TRAILER)	942.2 FT (OFFICE TRAILER)
PARKING (OFF-STREET)	22 SPACES	24 = 22 + 2 LOADING	24 = 22 + 2 LOADING	24 = 22 + 2 LOADING
FLOOR AREA RATIO	0.30	0.30	NO CHANGE	NO CHANGE
BUILDING COVERAGE	25%	20%	3.06% (6,024 SF)	3.06% (6,024 SF)
NUMBER OF STORIES	2-STORY	2-STORY	2-STORY (RESIDENCE)	2-STORY (RESIDENCE)
		1-STORY (GARAGE)	1-STORY (GARAGE)	1-STORY (GARAGE)
		1-STORY (GARAGE/STORAGE)	1-STORY (GARAGE/STORAGE)	1-STORY (GARAGE/STORAGE)
		1-STORY (GARAGE/STORAGE)	1-STORY (GARAGE/STORAGE)	1-STORY (GARAGE/STORAGE)
BUILDING HEIGHT	30 FT	30 FT	NO CHANGE	NO CHANGE

- GENERAL NOTES:**
- This drawing is intended only to depict & demonstrate the current use of the property as well as to document compliance with applicable zoning requirements. This drawing is for "Site Plan Approval" purposes only. There are no proposed site improvements depicted nor being considered.
  - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, P.C., entitled "Property & Topographic Survey" dated March 11, 2022. Elevations depicted herein are based on the North American Vertical Datum of 1988 (NAVD-88).
  - Reference is made to Deed of Record found in Liber 10755, Pg. 325 of the Westchester County Clerks Office (W.C.C.O.)
  - Wetland flags depicted herein were field identified by William Kenny Associates on February 18, 2022 and field located by Redniss & Mead, P.C. on February 24, 2022.
  - Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 169 of 426, Map No. 36119C0169F, Effective September 28, 2007. Subject parcel lies entirely in Special Flood Hazard Area Zone "A".
  - The front residential structure (white 2-story) was removed from Special Flood Hazard Area Zone "A" through a Letter of Map Amendment (LOMA) application to FEMA. Reference is made to Letter of Map Amendment Determination Document (Removal), Case No. 21-02-1343A.
  - Property lies in the CB-B & GB zone.
  - Property Tax Map Designation: 102.04-1-18.
  - Property lies within Fire District #3 and Byram Hills Cent. School District.
  - Total Lot Area = 163,971 sq.ft. (3.764 acres).
  - Owner of Record: Brother Green Corp.
  - Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete.



**FULL SITE INSET**  
SCALE: 1"=60'

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

CHRISTOPHER CARTH, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

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

No.	Date	Revision
4	9/13/22	REVISED: VEHICLE REPAIR, FUEL AND PESTICIDE NOTE
3	7/5/22	REVISED: TOWN PLANNER STAFF REPORT DATED 6/21/22
2	6/13/22	CONTRACTORS YARD TO GB ZONE ONLY; BERM; STONE PAD
1	5/3/22	ORIGINAL ISSUE DATE

**EXISTING SITE PLAN**  
DEPICTING  
**11 BEDFORD-BANKSVILLE ROAD**  
NORTH CASTLE, NY  
PREPARED FOR  
**RICHARD GREEN**

SCALE: 0 20 40  
1"=20'

DRAWN BY: AMK CHECKED BY: CJF

**REDNISS & MEAD**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS, P.C.

DATE: September 13, 2022  
CRAIG J. FAHERTY N.Y. P.E. 093315-1

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. (Unauthorized alterations render any declaration herein null & void.)

SHEET No: **EX-SP**

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Tel: 203.327.8931 | Fax: 203.357.1118  
www.rednissmead.com  
Comm. No.: 10499