

September 12, 2022

**[Via Email]**

Christopher Carthy, Chairman  
Town of North Castle Planning Board  
17 Maple Avenue  
Armonk, NY 10504

***Re: WMG Acquisitions LLC  
Site Plan Application – BaySpace Armonk  
100 Business Park Drive (108.03-1-51)***

Chairman Carthy and Members of the Planning Board:

### **I. INTRODUCTION**

This firm represents WMG Acquisitions LLC (“Applicant”), contract vendee of the property located at 100 Business Park Drive (“Property”), in connection with this amended site plan application. The Property is currently owned by A&R Real Estate Holdings LLC (“Owner”).

The intent of this application is to construct a 146,650 s.f. self-storage/warehouse building with associated off-street parking and landscaping improvements. The purpose of this letter is to request placement on your September 29, 2022 agenda to make an initial presentation to your Board and, if your Board deems appropriate, a referral to the Zoning Board of Appeals and the Architectural Review Board.

### **II. DESCRIPTION OF SITE AND ZONING**

The Property is located at 100 Business Park Drive and is identified on the Assessment Map of the Town of North Castle as Section 108.03, Block 1, Lot 51. The site is 11.27 acres and is located in the PLI – Planned Light Industrial District. The Property is currently improved with a 2-story, 62,782 s.f. office/light industrial building with associated off-street parking. The existing improvements are located in the central and northern portion of the site. The proposed self-storage/warehouse building will be located to the south of the existing building.

### **III. PRIOR APPROVALS**

In 2020/2021, the Owner processed a site plan application before your Board. On

May 24, 2021, your Board granted Site Plan, Tree Removal, and Wetland Permit<sup>1</sup> approvals for the construction of a single-story, 74,850 s.f. warehouse with associated parking and landscaping improvements. Additionally, in order to construct the building in its approved location, the Owner received a 43-foot front yard variance from the Zoning Board of Appeals (“ZBA”). This approval from the ZBA allowed the proposed warehouse building to be constructed 57 feet from the front property line instead of the required 100 feet. In connection with this approval, the Owner also proposed 36,750 s.f. of wetland mitigation area and entered into an easement agreement with the Town of North Castle in order to provide the Town with a 200-foot control radius for the existing water supply well, which is located across the street from the proposed southern driveway access.

#### **IV. CURRENT PROPOSAL**

The Applicant is now proposing to construct an approximately 146,650 s.f. self-storage/warehouse building. Please note that the footprint of the proposed building will be 74,850 s.f., which is identical to the footprint of the previously approved warehouse building. The self-storage portion of the building is proposed to be 3-stories and 92,700 s.f., with a footprint of 30,900 s.f. The warehouse portion of the building is proposed to be 1-story and 53,950 s.f., including a 10,000 s.f. mezzanine. The total footprint of the warehouse will be 43,950 s.f.

It is anticipated that the hours of operation for the self-storage facility will be from 7:30 am to 6:30 pm. There will be 1-2 full time employees. Based on other similar facilities owned or managed by the Applicant, it is estimated that on average there will be 2-4 users of the facility every 4 hours.

With respect to the warehouse use, the Applicant anticipates that the hours of operation will be 7:30 am- 6:30 pm. The warehouse will likely be managed by a small owner/operator. It is expected that there will be between 25-30 warehouse employees.

In support of this application, the following plans are enclosed herewith:

1. JMC Amended Site Plan Approval Drawings, dated September 12, 2022;
2. A-101 – First Floor Plan, prepared by SWG Architecture & Design, dated September 12, 2022;
3. A-102 – Second Floor/Mezzanine Plan, prepared by SWG Architecture & Design, dated September 12, 2022;
4. A-103 – Third Floor Plan, prepared by SWG Architecture & Design, dated September 12, 2022; and

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<sup>1</sup> It should be noted that the Conservation Board reviewed this application and recommended approval of the wetlands permit in a memorandum issued on July 1, 2020.

5. A-201 – Building Elevations, prepared by SWG Architecture & Design, dated September 12, 2022.

As noted in the zoning compliance chart on the plans prepared by JMC, the proposed project is compliant with all of the bulk and area regulations, except the minimum number of required parking spaces and the maximum floor area ratio (“FAR”). Based upon the total square footage of the project and the mix of uses, the required number of parking spaces is 277. The applicant is proposing 220 spaces, therefore, a variance of 57 spaces is required. Based on the primary uses of the Property, the Applicant and development team believe that the 220 spaces being provided is more than sufficient for the proposed self-storage and warehouse uses.

The maximum FAR in the PLI zoning district is 0.3. The proposed project has an FAR of 0.43. Accordingly, a variance of 0.13 from the maximum permitted FAR is required. In this case, the footprint of the proposed building is not changing from what was previously approved in 2021. The need for the increased FAR is driven by the fact that the self-storage facility will contain 3 floors and there will be a mezzanine added to the warehouse. The building itself will be fully compliant with all height limitations. Therefore, from the outside, the massing of the building will be consistent with the surrounding area.

Based on the foregoing, the Applicant respectfully requests that your Board refer this application to the Zoning Board of Appeals for the required variances and the Architectural Review Board for review of the building design and signage.

## V. CONCLUSION

Enclosed herewith, please find a completed site plan application and Short Environmental Assessment Form, together with the application fee of \$250 and \$3,000 escrow fee.

The Applicant is very excited to bring this warehouse and self-storage use to North Castle. We believe that the self-storage use will satisfy an unmet demand in the community. The Applicant and our Development Team look forward to processing this application before your Board. Please place this matter on the Planning Board’s September 29, 2022 agenda for an initial presentation and, if your Board deems appropriate, a positive recommendation to the Zoning Board of Appeals and the Architectural Review Board.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ



Kory Salomone

cc: Anthony Scavo

Paul R. Sysak, RLA, ASLA  
Paul Dumont, P.E.  
Marino Velarde  
Roland Baroni, Esq.  
Adam Kaufman, AICP



**TOWN OF NORTH CASTLE**  
**WESTCHESTER COUNTY**  
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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](http://www.northcastleny.com)

## Application for Site Development Plan Approval

Application Name

BaySpace Armonk (100 Business Park Drive)



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### Important General Information

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

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

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

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



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

- ✓ SUBMISSION OF A SINGLE PDF FILE (PLANS, APPLICATION FORM, OTHER PAPERWORK) ON A DISK, THUMBDRIVE OR EMAIL
  
- ✓ COVER LETTER DESCRIBING THE PROJECT OR CHANGES TO THE PROJECT
  
- ✓ ALL PLANS ARE SIGNED AND SEALED BY A LICENSED NYS PROFESSIONAL
  
- ✓ ALL PLANS SHALL BE COLLATED AND FOLDED INTO 8 INDIVIDUAL SETS



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## **NOTICE TO APPLICANTS**

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

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

### **FEES:**

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

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

### **ESCROW ACCOUNT:**

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





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**PROCEDURE:**

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

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

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

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

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



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

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

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

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

**[WWW.NORTHCASTLENY.COM](http://WWW.NORTHCASTLENY.COM)**



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### INFORMATION REGARDING PUBLIC HEARINGS

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

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

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

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

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

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

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

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

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



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

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

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

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



Name and Address of Sender

Check type of mail or service

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

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

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.				Handling Charge - if Registered and over \$50,000 in value											
2.															
3.															
4.									Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5.															
6.															
7.															
8.															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													



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**APPLICATIONS REQUIRING PLANNING BOARD APPROVAL**  
**SCHEDULE OF APPLICATION FEES**

**Type of Application**

**Application Fee**

Site Development Plan

\$200.00

Each proposed Parking Space

\$10

Special Use Permit (each)

\$200 (each)

Preliminary Subdivision Plat

\$300 1<sup>st</sup> Lot  
\$200 (each additional lot)

Final Subdivision Plat

\$250 1<sup>st</sup> Lot  
\$100 (each additional lot)

Tree Removal Permit

\$75

Wetlands Permit

\$50 (each)

Short Environmental Assessment Form

\$50

Long Environmental Assessment Form

\$100

Recreation Fee

\$10,000 Each Additional Lot

Discussion Fee

\$200.00

Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.

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



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**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

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

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

09/12/2022

*ANTHONY SCAVO*  
 Applicant Signature

Date:

**I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES**

Name of Property Owner: A&R Real Estate Holdings LLC  
Mailing Address: 100 Business Park Drive, Armonk, NY 10504  
Telephone: (718) 655-5450 Fax: (718) 655-5454 e-mail rob@jantile.com

Name of Applicant (if different): WMG Acquisitions LLC (Mr. Anthony Scavo)  
Address of Applicant: 2801 SW 31st Avenue, Suite 2B, Coconut Grove, FL 3133  
Telephone: (718) 702-6739 Fax: \_\_\_\_\_ e-mail anthony@mcssproperties.com  
Interest of Applicant, if other than Property Owner:  
Contract vendee

Is the Applicant (if different from the property owner) a Contract Vendee?  
Yes  No   
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:  
JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC (David P. Lombardi, PE)  
Address: 120 Bedford Road, Armonk, NY 10504  
Telephone: (914) 273-5225 Fax: (914) 273-2102 e-mail dlombardi@jmcpllc.com

Name of Other Professional: SGW Architecture & Design (Christopher Michalek, RA)  
Address: 444 North Michigan Avenue, Suite 1850, Chicago, IL 60611  
Telephone: (312) 988-7412 Fax: \_\_\_\_\_ e-mail cmichalek@swgarch.com

Name of Attorney (if any): Zarin & Steinmetz LLP (Kory Salamone, Esq.)  
Address: 81 Main Street, Suite 415, White Plains, NY 10601  
Telephone: (914) 682-7800 Fax: \_\_\_\_\_ e-mail ksalomone@zarin-steinmetz.com



**Applicant Acknowledgement**

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

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

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

Signature of Applicant: ANTHONY SCAVO Date: 09-07-22  
Signature of Property Owner: [Signature] Date: 09-12-2022  
MEMBER

MUST HAVE BOTH SIGNATURES

**II. IDENTIFICATION OF SUBJECT PROPERTY**

Street Address: 100 Business Park Drive, Armonk, NY 10504

Location (in relation to nearest intersecting street):

±1,500 feet (north south east or west) of NY Route 22

Abutting Street(s): Business Park Drive

Tax Map Designation (NEW): Section 108.03 Block 1 Lot 51

Tax Map Designation (OLD): Section 2 Block 16 Lot 11.B04

PLI (Planned Light  
Zoning District: Industrial Total Land Area ±490,840.80 S.F./±11.27 AC.

Land Area in North Castle Only (if different) \_\_\_\_\_

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

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

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

The boundary of any existing or proposed County or State park or any other recreation area?  
No \_\_\_\_\_ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet)  (IBM/North Castle Community Park,  
Armonk Indoor Sports Center)

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road  
or highway?  
No \_\_\_\_\_ Yes (adjacent)  Yes (within 500 feet) \_\_\_\_\_ (Interstate 684)

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

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

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

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

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

\_\_\_\_\_

**III. DESCRIPTION OF PROPOSED DEVELOPMENT**

Proposed Use: Light Industrial

Gross Floor Area: Existing 62,782 S.F. Proposed 146,650 S.F. (Existing 62,782 S.F. building to remain)

Proposed Floor Area Breakdown:

Retail - S.F.; Office - S.F.;

Industrial 146,650 S.F.; Institutional - S.F.;

Other Nonresidential - S.F.; Residential - S.F.;

Number of Dwelling Units:                     

Number of Parking Spaces: Existing 152 Required 277 Proposed 220

Number of Loading Spaces: Existing 6 Required 20 Proposed 20

Earthwork Balance: Cut TBD C.Y. Fill TBD C.Y.

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

Areas of special flood hazard? No        Yes

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

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

No  Yes       

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

Town-regulated wetlands? No        Yes

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

State-regulated wetlands? No  Yes       

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

#### **IV. SUBMISSION REQUIREMENTS**

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

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

(continued next page)

## V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

### **Legal Data:**

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

### **Existing Conditions Data:**

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

### **Proposed Development Data:**

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

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

F:\PLAN6.0\Application Forms\2016 Full Set\Part B - Site Devel 2016.doc

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

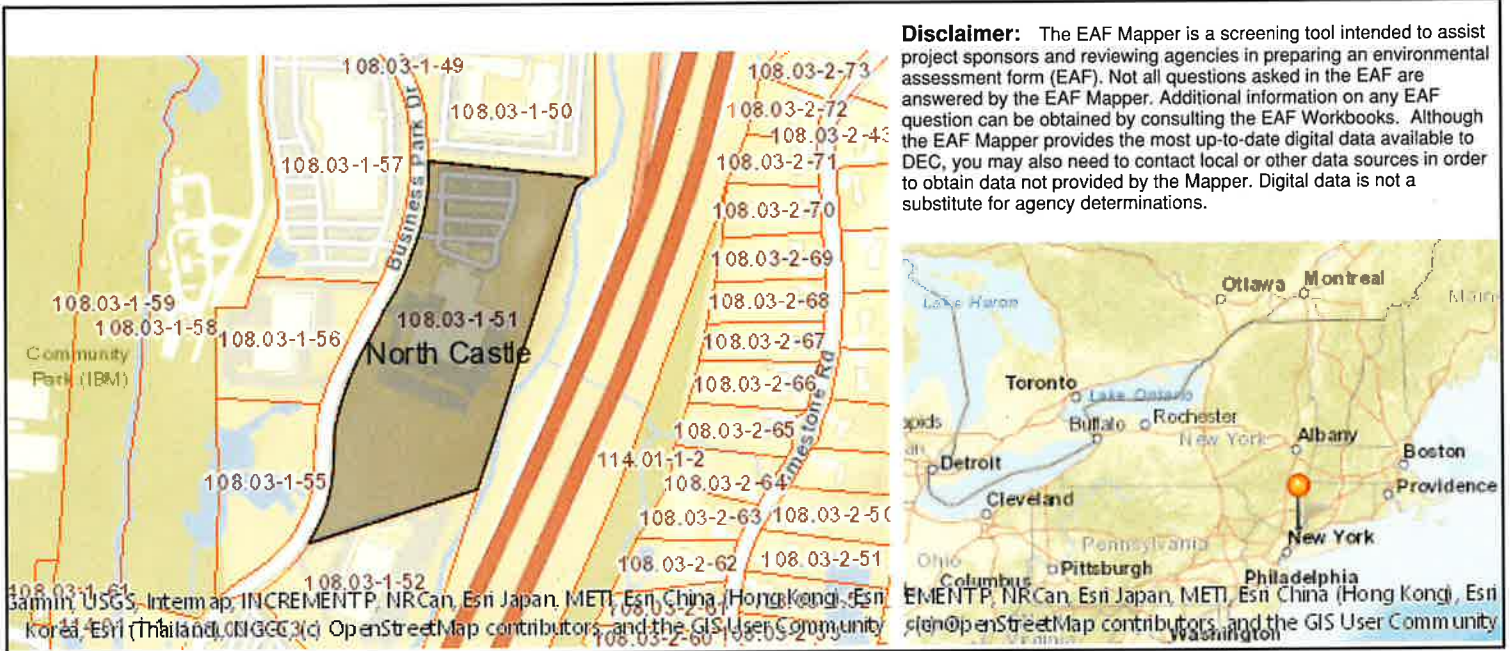
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: BaySpace Armonk			
Project Location (describe, and attach a location map): 100 Business Park Drive, Armonk, NY 10504			
Brief Description of Proposed Action:  Amended Site Plan approval to construct a 74,850 square foot footprint (146,650 total gross square feet) self-storage/warehouse building with associated off-street parking and landscaping improvements. The self-storage portion is proposed to be 3-stories (30,900 sf footprint; 92,700 sf gross floor area) and the warehouse portion is proposed to be 1-story (43,950 sf footprint and 10,000 sf mezzanine; 53,950 sf gross floor area). The building is proposed to be constructed in the undeveloped southern portion of the site, and the existing building is proposed to remain.  The property is approximately 11.3 acres in size and lies within the PLI (Planned Light Industrial) zoning district. The site is currently developed with a 62,782 square foot office/light industrial building (to remain) with associated off-street parking.			
Name of Applicant or Sponsor: WMG Acquisitions LLC (Mr. Anthony Scavo)		Telephone: (718) 702-6739 E-Mail: anthony@mcssproperties.com	
Address: 2801 SW 31st Avenue, Suite 2B			
City/PO: Coconut Grove		State: FL	Zip Code: 33133
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC SPDES Permit (Stormwater), Area Variances for FAR & off-street parking from ZBA, WCDPW (Country Stream Control Permit)			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <span style="float: right;">+/- 11.27 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">+/- 4.31 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">+/- 11.27 acres</span>			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland (Athletic Fields)			



		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Connection to existing drainage pipe and discharge to Byram River.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
Series of stormwater infiltration basins, approximately 9,000 sf total.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>David P. Lombardi, PE (JMC, PLLC)</u> Date: <u>09/12/2022</u>		
Signature: <u><i>David P. Lombardi (Agent for Applicant)</i></u> Title: <u>Senior Project Manager</u>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

WMG SB LLC  
2801 SW 31st Ave Suite 2B  
Miami, FL 33133-3540  
305-416-4949

City National Bank of Florida  
63-436/660

MultiCHAX® # 22893DNS-08

CHECK NO. 2005

\*\*3,000.00

09/08/2022

TOWN OF NORTH CASTLE  
Three Thousand and 00/100\*\*\*\*\*

PAY TO THE ORDER OF: TOWN OF NORTH CASTLE  
ATTN: PAUL SYSAK  
120 BEDFORD ROAD  
ARMONK, NY 10504



AUTHORIZED SIGNATURE

ARMONK-Site Development Plan Escrow Fee

⑈002005⑈ ⑆066004367⑆ 30000464986⑈

WMG SB LLC  
TOWN OF NORTH CASTLE

Date: 09/08/2022 Check #: 2005  
9/8/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
9/8/2022	Bill	ESCROW FEE	3,000.00	3,000.00		3,000.00
					Check Amount	3,000.00

Checking Acct-City N ARMONK-Site Development Plan Escrow Fee 3,000.00

WMG SB LLC  
2801 SW 31st Ave Suite 2B  
Miami, FL 33133-3540  
305-416-4949

City National Bank of Florida  
63-436/660

MultiCHAX® # 22893DNS-08

CHECK NO. 2004

\*\*200.00

09/08/2022

TOWN OF NORTH CASTLE  
Two Hundred and 00/100\*\*\*\*\*

PAY TO THE ORDER OF: TOWN OF NORTH CASTLE  
ATTN: PAUL SYSAK  
120 BEDFORD ROAD  
ARMONK, NY 10504



AUTHORIZED SIGNATURE

ARMONK-Site Development Plan Application Fee

⑈002004⑈ ⑆066004367⑆ 30000464986⑈

WMG SB LLC  
TOWN OF NORTH CASTLE

Date: 09/08/2022 Check #: 2004  
9/8/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
9/8/2022	Bill	APPL FEE	200.00	200.00		200.00
					Check Amount	200.00

Checking Acct-City N ARMONK-Site Development Plan Application F 200.00

**WMG SB LLC**  
2801 SW 31st Ave Suite 2B  
Miami, FL 33133-3540  
305-416-4949

City National Bank of Florida

MultiCHAX® # 22893DNS-08

63-436/660

**CHECK NO. 2006**

**\*\*50.00**

09/08/2022

TOWN OF NORTH CASTLE

Fifty and 00/100\*\*\*\*\*

PAY TO THE ORDER OF: TOWN OF NORTH CASTLE  
ATTN: PAUL SYSAK  
120 BEDFORD ROAD  
ARMONK, NY 10504



AUTHORIZED SIGNATURE

ARMONK-Short NYSDEC Environmental Assessme

⑈00 2006⑈ ⑆066004367⑆ 30000464986⑈

**WMG SB LLC**  
TOWN OF NORTH CASTLE

**Date: 09/08/2022 Check #: 2006**  
9/8/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
9/8/2022	Bill	EAF	50.00	50.00		50.00
				Check Amount		50.00

Checking Acct-City N ARMONK-Short NYSDEC Environmental Asses 50.00

# AMENDED SITE PLAN APPROVAL DRAWINGS

# BAYSPACE ARMONK

TAX MAP SECTION 108.03 | BLOCK 1 | LOT 51  
 WESTCHESTER COUNTY  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK

**Owner:**  
**A&R REAL ESTATE HOLDINGS LLC**  
 100 BUSINESS PARK DRIVE  
 ARMONK, NY 10504  
 (718) 655-5450

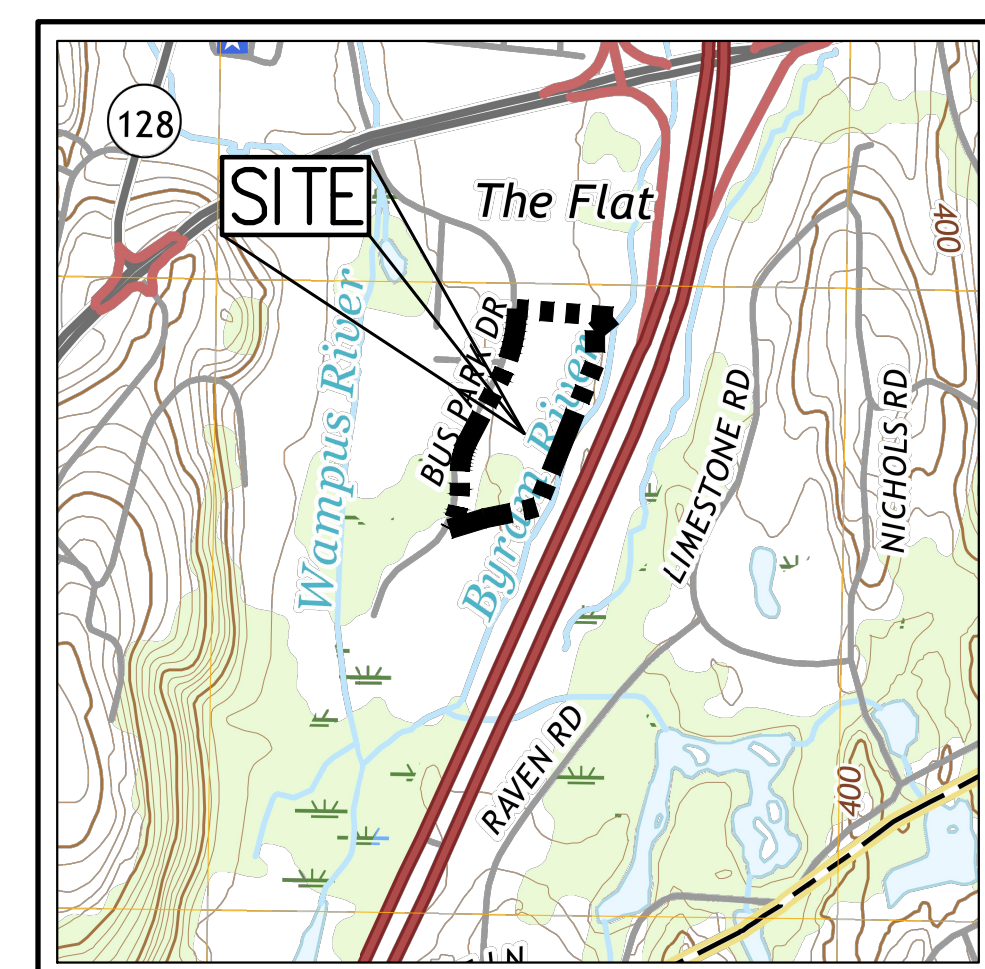
**Applicant:**  
**WGM ACQUISITIONS LLC**  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133  
 (718) 702-6739

**Architect:**  
**SGW ARCHITECTURE & DESIGN**  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
 CHICAGO, IL 60611  
 (312) 988-7412

**Attorney:**  
**ZARIN & STEINMETZ LLP**  
 81 MAIN STREET, SUITE 415  
 WHITE PLAINS, NY 10601  
 (914) 682-7800

**Wetland Consultant:**  
**Ecological Solutions, LLC**  
 1248 Southford Road  
 Southbury, CT 06488  
 (203) 910-4716

**JMC** Site Planner, Civil & Traffic Engineer,  
 Surveyor and Landscape Architect:  
 120 BEDFORD ROAD  
 ARMONK, NY 10504  
 (914) 273-5225



**VICINITY MAP**  
 SCALE: 1" = 1000'  
 SOURCE: USGS/2018



**PROJECT RENDERING**  
 SCALE: N.T.S.

**JMC Drawing List:**

- C-000 COVER SHEET
- C-010 OVERALL SITE EXISTING CONDITIONS MAP
- C-011 SITE EXISTING CONDITIONS MAP
- C-020 SITE DEMOLITION PLAN
- C-100 SITE LAYOUT PLAN
- C-110 TRUCK TURNING ANALYSES
- C-120 FIRE APPARATUS TURNING ANALYSIS
- C-130 DRIVEWAY SIGHT DISTANCE PROFILES
- C-200 SITE GRADING PLAN
- C-300 SITE UTILITIES PLAN
- C-400 SITE EROSION & SEDIMENT CONTROL PLAN
- C-500 SITE LANDSCAPING & WETLAND MITIGATION PLAN
- C-600 SITE LIGHTING PLAN
- C-800 EXISTING INTERIOR LANDSCAPE AREA CALCULATIONS PLAN
- C-810 PROPOSED INTERIOR LANDSCAPE AREA CALCULATIONS PLAN
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- C-903 CONSTRUCTION DETAILS
- C-904 CONSTRUCTION DETAILS
- C-905 CONSTRUCTION DETAILS

**SGW ARCHITECTURE & DESIGN Drawing List:**

- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR/ MEZZANINE PLAN
- A-103 THIRD FLOOR PLAN
- A-201 BUILDING ELEVATIONS

ZONING COMPLIANCE CHART				
TAX PARCEL: 108.03-1-51				
ZONE DISTRICT: PLI - PLANNED LIGHT INDUSTRY				
PROPOSED USE: WAREHOUSE/SELF-STORAGE				
DESCRIPTION	REQUIREMENT	EXISTING	PROPOSED	
MINIMUM LOT AREA	(S.F./ACRES)	4	490,841/11.27	490,841/11.27
NET LOT AREA <sup>(1)</sup>	(S.F./ACRES)	-	471,285/10.81	471,285/10.81
MINIMUM LOT FRONTAGE	(FEET)	300	1,215	1,215
MINIMUM LOT DEPTH	(FEET)	300	409	409
MAXIMUM BUILDING HEIGHT	(STORIES/FEET)	3/35	2/-	3/45
MAXIMUM BUILDING COVERAGE	(%)	30	10.29	26.20
FLOOR AREA RATIO		0.30	0.13	0.43 <sup>(2)</sup>
MINIMUM INTERIOR LANDSCAPED AREA	(%)	10	13.7	11.9
MINIMUM BUILDING SETBACKS				
FRONT YARD	(FEET)	100	100.6	57 <sup>(2)</sup>
SIDE YARD	(FEET)	50	305.3	63
REAR YARD	(FEET)	100	118	117
PARKING SPACES				
STANDARD PARKING SPACES	(SPACES)	(SEE TABLE)	46	212
ACCESSIBLE PARKING SPACES	(SPACES)	(SEE TABLE)	6	8
TOTAL PARKING SPACES	(SPACES)	(SEE TABLE)	152	220 <sup>(3)</sup>

**NOTES:**

1. THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA," WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATERBODIES AND WATERCOURSES BUT EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%."
2. VARIANCE OBTAINED FOR FRONT YARD SETBACK FROM TOWN OF NORTH CASTLE ZONING BOARD OF APPEALS ON 04/01/2021.
3. VARIANCE REQUIRED.

PARKING CALCULATION SUMMARY				
DESCRIPTION	AREA (SF)	REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
EXISTING OFFICE	14,555	1 SPACE / 250 SF	59	-
EXISTING WAREHOUSE	36,625	1 SPACE / 1,200 SF	31	-
PROPOSED SELF-STORAGE	92,700	+ 1 SPACE FOR EACH COMMERCIAL VEHICLE PARKED ON THE SITE	78	-
PROPOSED WAREHOUSE	53,950		45	-
EXISTING RECREATION CENTER AREA: -DANCE - RECREATION CENTER -WRESTLING - RECREATION CENTER	11,602	1 SPACE / 200 SF + 3 SPACES FOR THE DANCE STUDIO EMPLOYEES AT THE LARGEST SHIFT + 2 SPACES FOR THE WRESTLING STUDIO EMPLOYEES AT THE LARGEST SHIFT	64	-
<b>TOTAL</b>	<b>290,432</b>		<b>277</b>	<b>220*</b>

\*INCLUDING 8 ADA ACCESSIBLE PARKING SPACES

LOADING CALCULATION SUMMARY				
DESCRIPTION	AREA (SF)	REQUIREMENT	LOADING REQUIRED	LOADING PROVIDED
EXISTING OFFICE	14,555	1 SPACE FOR 1ST 10,000 SF + 1 SPACE FOR EACH ADDITIONAL 100,000 SF	1	-
EXISTING WAREHOUSE	36,625	1 SPACE PER ESTABLISHMENT + 1 SPACE FOR EACH ADDITIONAL 10,000 SF IN EXCESS OF 4,000 SF	4	-
PROPOSED SELF-STORAGE	92,700		9	-
PROPOSED WAREHOUSE	53,950		5	-
EXISTING RECREATION CENTER AREA: -DANCE - RECREATION CENTER -WRESTLING - RECREATION CENTER	11,602	1 SPACE FOR 1ST 4,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF	1	-
<b>TOTAL</b>	<b>290,432</b>		<b>20</b>	<b>20</b>

**GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.
7. THE TOWN OF NORTH CASTLE IS PURSUING THE OWNERSHIP OF AN EXISTING WATER SUPPLY WELL LOCATED AT 125 BUSINESS PARK DRIVE IN THE EFFORT TO TRANSITION THE WELL TO SERVE THE PUBLIC WATER SUPPLY. WELLS SERVING PUBLIC WATER SYSTEMS SHALL BE LOCATED SUCH THAT THE OWNER OF THE WATER SYSTEM POSSESSES LEGAL TITLE TO LANDS WITHIN 100' OF THE WELL AND THE OWNER CONTROLS BY OWNERSHIP, LEASE, EASEMENT OR OTHER LEGALLY ENFORCEABLE ARRANGEMENT THE LAND USE ACTIVITIES WITHIN 200' OF THE WELL. HYDROGEOLOGIC EVALUATIONS AND SOURCE WATER ASSESSMENTS SHOULD BE USED TO DETERMINE APPROPRIATE SEPARATION FROM POTENTIAL CONTAMINANT SOURCES.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED LIST OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



No.	Revision	Date	By

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHRISTOPHER CARRHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION DATE: \_\_\_\_\_  
 JOSEPH M. CERMELE, PE  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD • ARMONK, NY 10504  
 voice 914.273.5225 • fax 914.273.2102  
 www.jmcpllc.com

Drawn: NC Approved: DL  
 Scale: NOT TO SCALE  
 Date: 09/12/2022  
 Project No: 22090  
 ZONE: SE COVER COVER.dwg  
 Drawing No: **C-000**

NOT FOR CONSTRUCTION

Previous Editions Obsolete

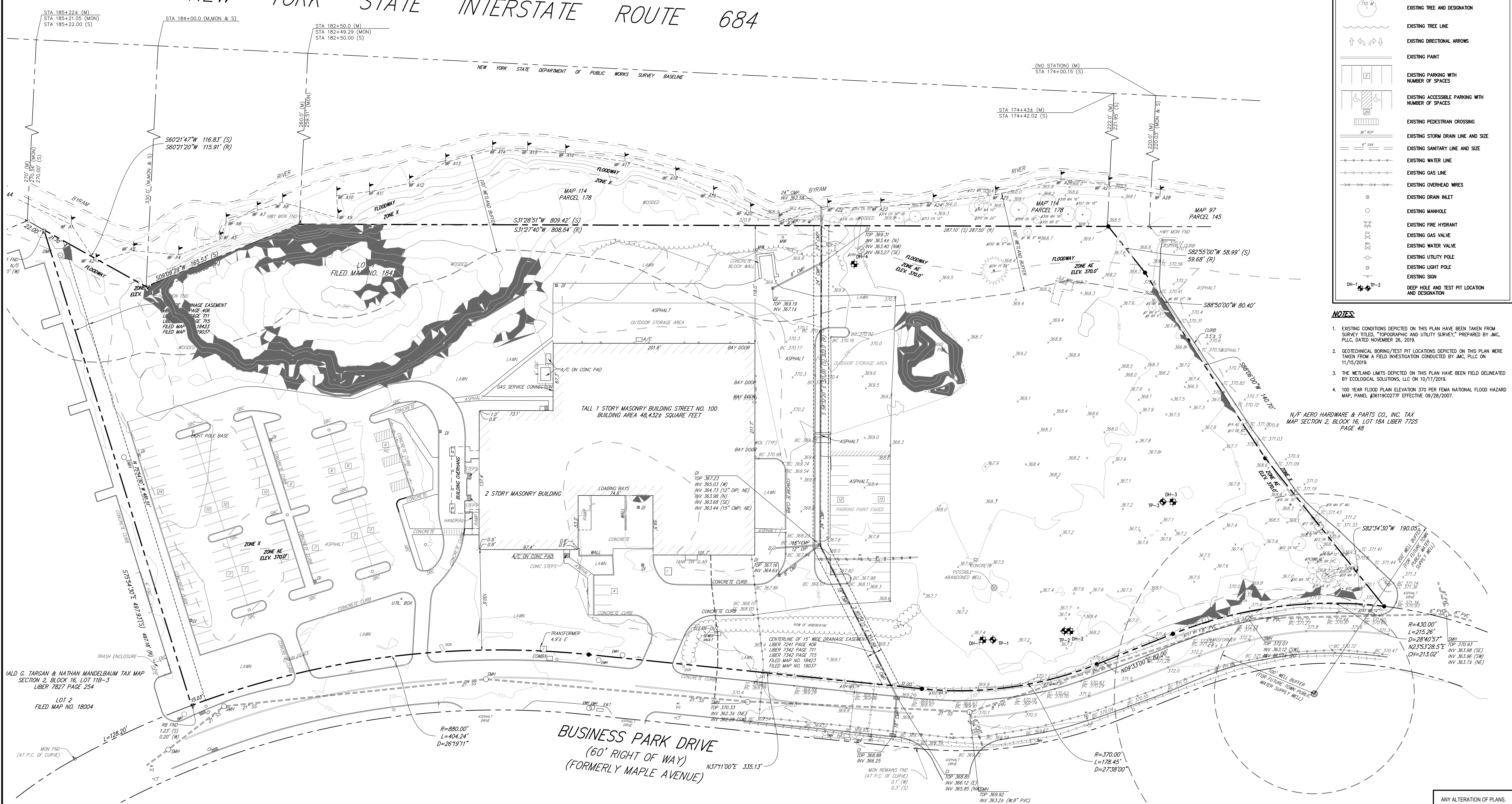
DEEP HOLE TEST SUMMARY TABLE			
TEST LOCATION	EXISTING GROUND ELEVATION	DEPTH TO GROUNDWATER	GROUNDWATER ELEVATION
DH-1/TP-1	367.40	3.5'	363.90
DH-2/TP-2	367.35	3.5'	363.85
DH-3/TP-3	367.00	5.5'	361.50
DH-4	367.00	6.5'	360.50

STEEP SLOPES TABLE				
CATEGORY	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (S.F.)	COLOR
1	25.00%	Vertical	19,556	█

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING OVERHANG
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING TREE LINE
	EXISTING DIRECTIONAL ARROWS
	EXISTING PAINT
	EXISTING PARKING WITH NUMBER OF SPACES
	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
	EXISTING PEDESTRIAN CROSSING
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	DEEP HOLE AND TEST PIT LOCATION AND DESIGNATION

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, PLLC, DATED NOVEMBER 08, 2018.
  - GEOLOGICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM A FIELD INVESTIGATION CONDUCTED BY JMC, PLLC ON 11/15/2019.
  - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 10/17/2019.
  - 100 YEAR FLOOD PLAIN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #361902277 EFFECTIVE 09/28/2007.

# NEW YORK STATE INTERSTATE ROUTE 684



HALD G. TARGAN & NATHAN MANDELBAUM TAX MAP SECTION 2, BLOCK 16, LOT 11B-3 LIBER 7827 PAGE 254

LOT 2 FILED MAP NO. 18004

BUSINESS PARK DRIVE  
(60' RIGHT OF WAY)  
(FORMERLY MAPLE AVENUE)

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

CHRISTOPHER CATHY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION \_\_\_\_\_

JOSEPH M. CERMELE, PE  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

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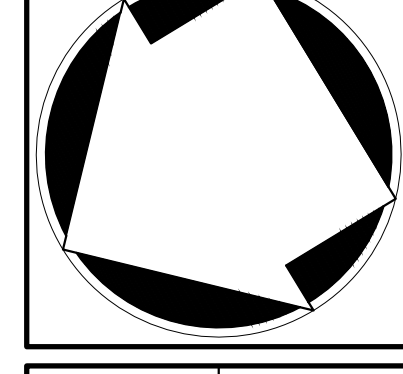
No.	Revision	Date

APPLICANT: **WMG ACQUISITIONS LLC**  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33133

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
CHICAGO, IL 60611

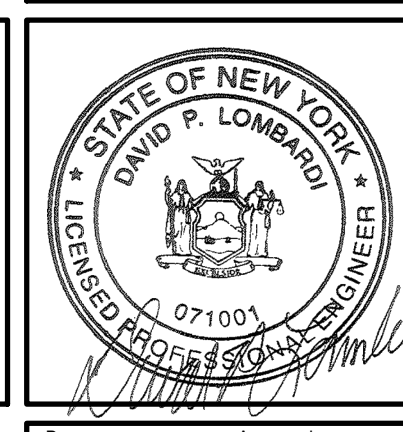
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Mayer Consulting, Inc.

120 BEDFORD ROAD • BRIDGEVIK, NY 10504  
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OVERALL SITE EXISTING CONDITIONS MAP

BAYSACE ARMONK  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK



Drawn: NC	Approved: DL
Scale: 1" = 40'	Date: 09/12/2022
Project No: 22090	Sheet: 2209-01
Drawing No: C-010	EXIST-01

NOT FOR CONSTRUCTION

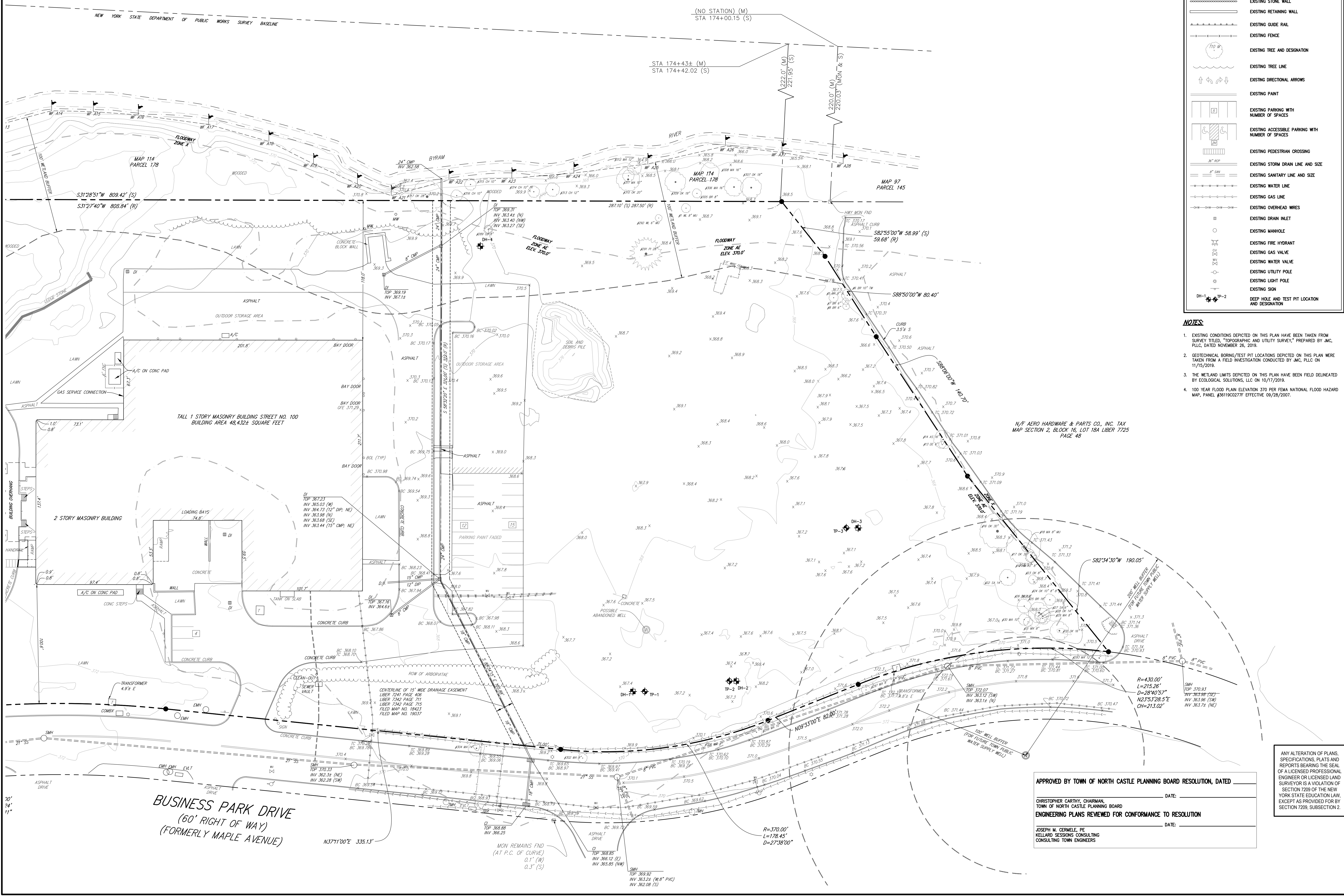
# INTERSTATE ROUTE 684

DEEP HOLE TEST SUMMARY TABLE			
TEST LOCATION	EXISTING GROUND ELEVATION	DEPTH TO GROUNDWATER	GROUNDWATER ELEVATION
DH-1/TP-1	367.40	3.5'	363.90
DH-2/TP-2	367.35	3.5'	363.85
DH-3/TP-3	367.00	5.5'	361.50
DH-4	367.00	6.5'	360.50

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
- EXISTING PEDESTRIAN CROSSING
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- DEEP HOLE AND TEST PIT LOCATION AND DESIGNATION

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, PLLC, DATED NOVEMBER 26, 2018.
  - GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM A FIELD INVESTIGATION CONDUCTED BY JMC, PLLC ON 11/15/2019.
  - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 10/17/2019.
  - 100 YEAR FLOOD PLAIN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #06190227F, EFFECTIVE 09/28/2007.



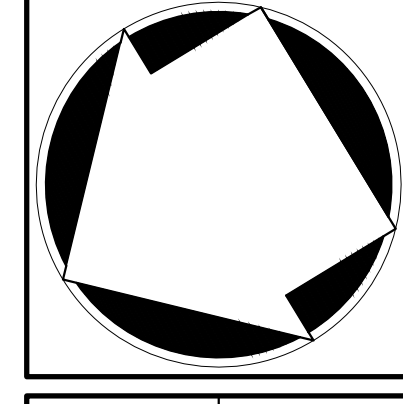
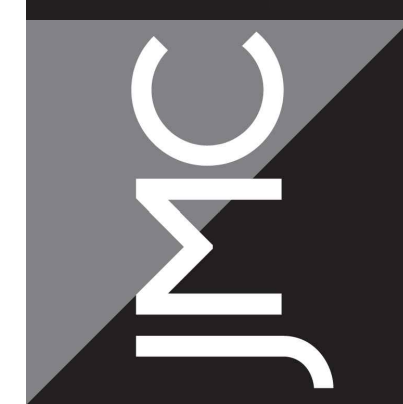
No.	Revision	Date

**APPLICANT:** WMG ACQUISITIONS LLC  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33133

**ARCHITECT:** SGW ARCHITECTURE & DESIGN  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
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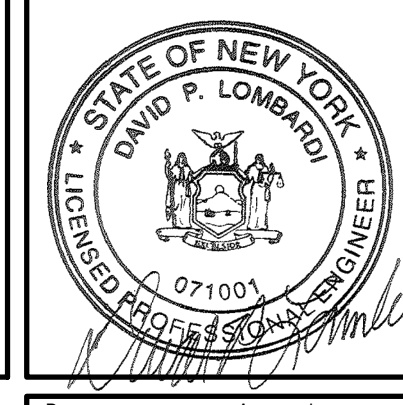
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**SITE EXISTING CONDITIONS MAP**

**BAYSPACE ARMONK**  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK



Drawn:	NC	Approved:	DL
Scale:	1" = 30'	Date:	09/12/2022
Project No.:	22090	Project Name:	EXIST EXIST
Drawing No.:	C-011		

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

CHRISTOPHER CATHY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION DATE: \_\_\_\_\_

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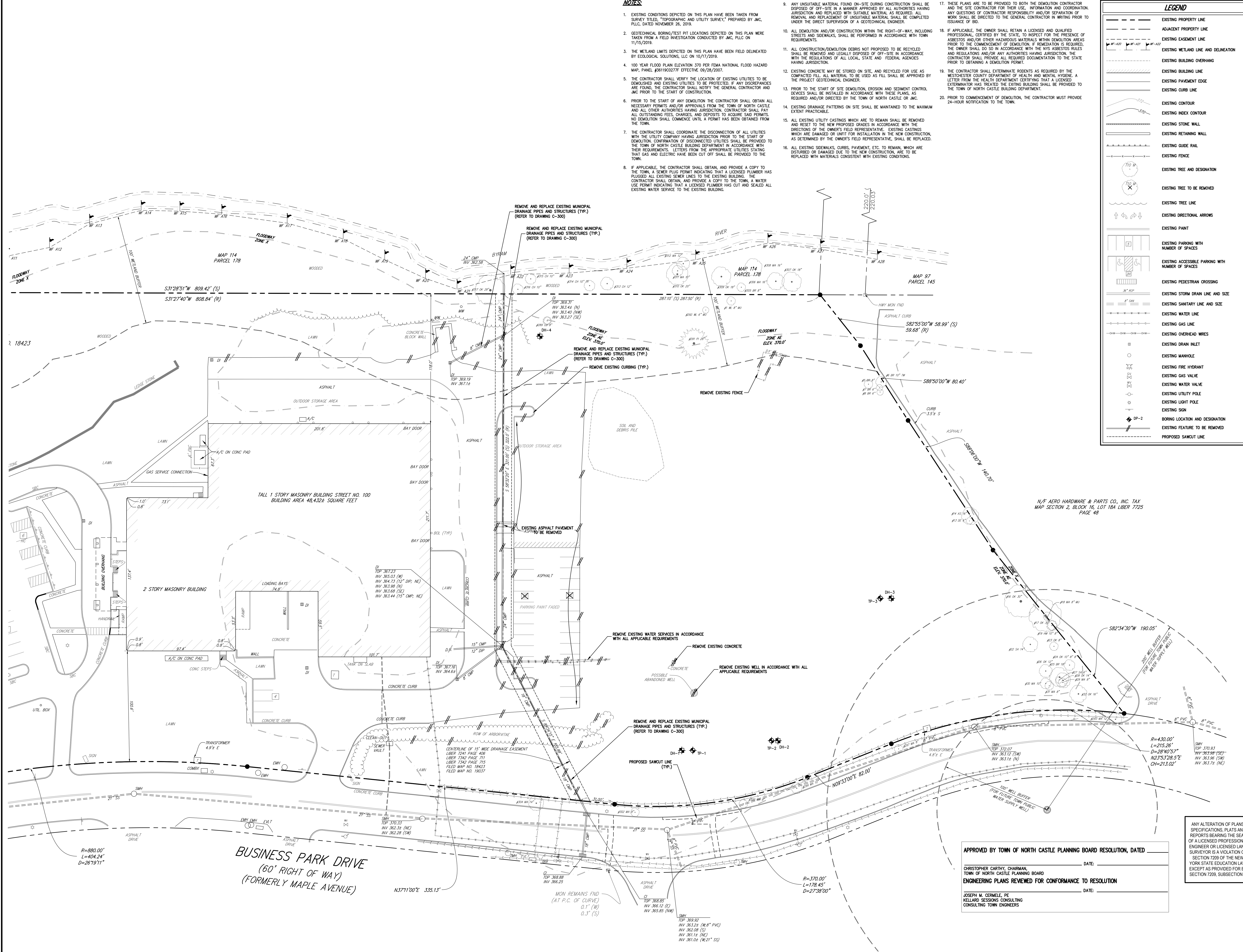
NOT FOR CONSTRUCTION

**BUSINESS PARK DRIVE**  
(60' RIGHT OF WAY)  
(FORMERLY MAPLE AVENUE)

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NOT FOR CONSTRUCTION



NOTES

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- 100 YEAR FLOOD PLAIN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #81902277F EFFECTIVE 09/28/2007.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF NORTH CASTLE AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE TOWN.
- THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE TOWN OF NORTH CASTLE BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE TOWN.
- IF APPLICABLE, THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY TO THE TOWN, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN AND PROVIDE A COPY TO THE TOWN, A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
- ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
- ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH TOWN REQUIREMENTS.
- ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
- EXISTING CONCRETE MAY BE STORED ON SITE AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF NORTH CASTLE OR JMC.
- EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
- ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
- THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE. INFORMATION AND COORDINATION ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
- IF APPLICABLE, THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE STATE, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE NYS ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE STATE PRIOR TO OBTAINING A DEMOLITION PERMIT.
- THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXISTING BUILDING SHALL BE PROVIDED TO THE TOWN OF NORTH CASTLE BUILDING DEPARTMENT.
- PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE TOWN.

LEGEND	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING OVERHANG
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GUE RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DIRECTIONAL ARROWS
[Symbol]	EXISTING PAINT
[Symbol]	EXISTING PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
[Symbol]	EXISTING PEDESTRIAN CROSSING
[Symbol]	EXISTING STORM DRAIN LINE AND SIZE
[Symbol]	EXISTING SANITARY LINE AND SIZE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	BORING LOCATION AND DESIGNATION
[Symbol]	EXISTING FEATURE TO BE REMOVED
[Symbol]	PROPOSED SAWCUT LINE

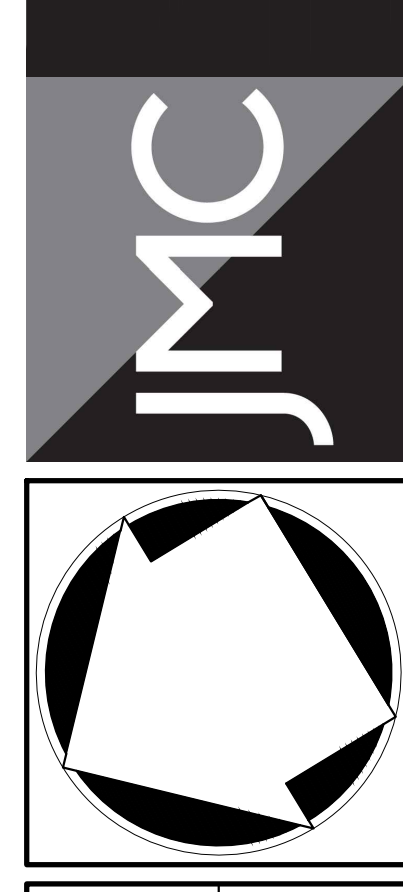
No.	
Revision	
Date	

APPLICANT: **WMG ACQUISITIONS LLC**  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
 CHICAGO, IL 60611

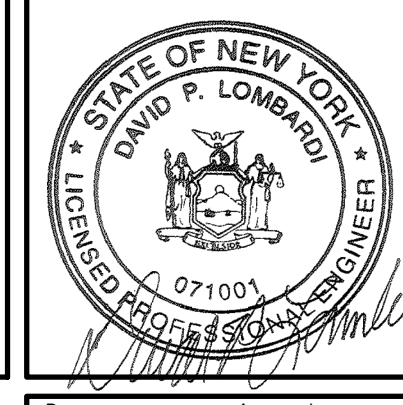
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
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120 BEDFORD ROAD • BRIDGEVIK, NY 10504  
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 www.jmcpllc.com



**SITE DEMOLITION & TREE REMOVAL PLAN**

**BAYSFACE ARMONK**  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK



Drawn:	NC	Approved:	DL
Scale:	1" = 30'		
Date:	09/12/2022		
Project No:	22090		
2200-SE	DEMO	EXIST	loc
Drawing No:	<b>C-020</b>		

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

CHRISTOPHER CATHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION \_\_\_\_\_ DATE: \_\_\_\_\_

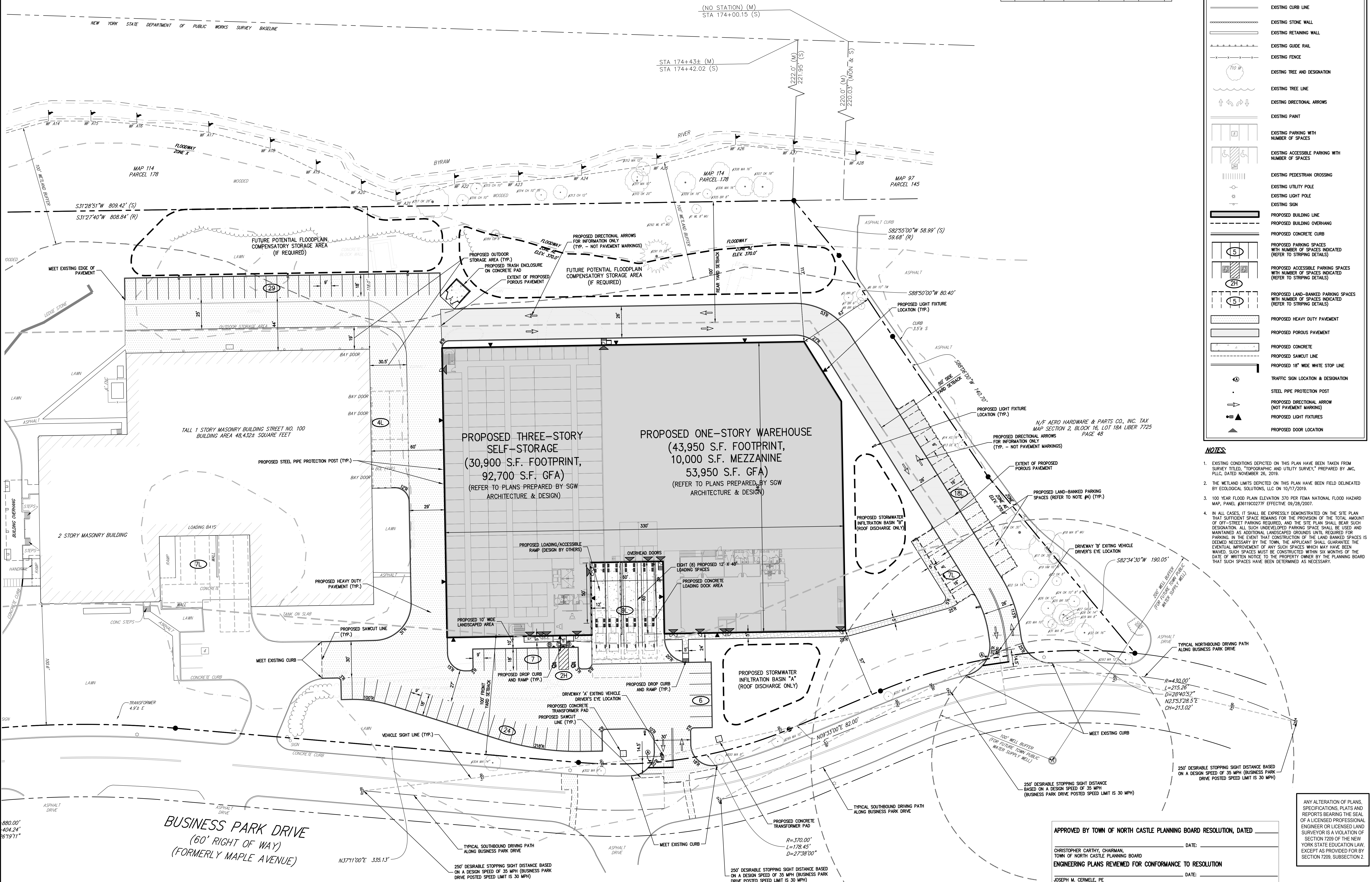
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 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS

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**BUSINESS PARK DRIVE**  
 (60' RIGHT OF WAY)  
 (FORMERLY MAPLE AVENUE)

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# INTERSTATE ROUTE 684



DESCRIPTION	SYMBOL	SIZE	DESCRIPTION	MARKING TYPE	MARKING MATERIAL	REGULATORY REFERENCE
A	STOP SIGN	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	RI-1 X
B	WALKWAY SIGN	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	RI-8 X
C	AVOID TRUCK SIGN	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYPI-2 X

SYMBOL	DESCRIPTION
(Symbol)	EXISTING PROPERTY LINE
(Symbol)	ADJACENT PROPERTY LINE
(Symbol)	EXISTING SETBACK LINE
(Symbol)	EXISTING EASEMENT LINE
(Symbol)	EXISTING WETLAND LINE AND DELINEATION
(Symbol)	EXISTING BUILDING OVERHANG
(Symbol)	EXISTING BUILDING LINE
(Symbol)	EXISTING PAVEMENT EDGE
(Symbol)	EXISTING CURB LINE
(Symbol)	EXISTING STONE WALL
(Symbol)	EXISTING RETAINING WALL
(Symbol)	EXISTING GUIDE RAIL
(Symbol)	EXISTING FENCE
(Symbol)	EXISTING TREE AND DESIGNATION
(Symbol)	EXISTING TREE LINE
(Symbol)	EXISTING DIRECTIONAL ARROWS
(Symbol)	EXISTING PAINT
(Symbol)	EXISTING PARKING WITH NUMBER OF SPACES
(Symbol)	EXISTING ACCESSIBLE PARKING WITH NUMBER OF SPACES
(Symbol)	EXISTING PEDESTRIAN CROSSING
(Symbol)	EXISTING UTILITY POLE
(Symbol)	EXISTING LIGHT POLE
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED BUILDING LINE
(Symbol)	PROPOSED BUILDING OVERHANG
(Symbol)	PROPOSED CONCRETE CURB
(Symbol)	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
(Symbol)	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
(Symbol)	PROPOSED LAND-BANKED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
(Symbol)	PROPOSED POROUS PAVEMENT
(Symbol)	PROPOSED CONCRETE
(Symbol)	PROPOSED SAWCUT LINE
(Symbol)	PROPOSED 16" WIDE WHITE STOP LINE
(Symbol)	TRAFFIC SIGN LOCATION & DESIGNATION
(Symbol)	STEEL PIPE PROTECTION POST (NOT PAVEMENT MARKING)
(Symbol)	PROPOSED DIRECTIONAL ARROW (NOT PAVEMENT MARKING)
(Symbol)	PROPOSED LIGHT FIXTURES
(Symbol)	PROPOSED DOOR LOCATION

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLES, "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, PLLC, DATED NOVEMBER 26, 2019.
  - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 10/17/2019.
  - 100 YEAR FLOOD PLAN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #811902277F EFFECTIVE 09/28/2007.
  - IN ALL CASES, IT SHALL BE EXPRESSLY DEMONSTRATED ON THE SITE PLAN THAT SUFFICIENT SPACE REMAINS FOR THE PROVISION OF THE TOTAL AMOUNT OF OFF-STREET PARKING REQUIRED, AND THE SITE PLAN SHALL BEAR SUCH DESIGNATION: ALL SUCH UNDEVELOPED PARKING SPACE SHALL BE USED AND MAINTAINED AS ADDITIONAL LANDSCAPED GROUNDS UNTIL REQUIRED FOR PARKING. IN THE EVENT THAT CONSTRUCTION OF THE LAND BANKED SPACES IS DEEMED NECESSARY BY THE TOWN, THE APPLICANT SHALL GUARANTEE THE EVENTUAL IMPROVEMENT OF ANY SUCH SPACES WHICH MAY HAVE BEEN MAINTAINED. SUCH SPACES MUST BE CONSTRUCTED WITHIN SIX MONTHS OF THE DATE OF WRITTEN NOTICE TO THE PROPERTY OWNER BY THE PLANNING BOARD THAT SUCH SPACES HAVE BEEN DETERMINED AS NECESSARY.

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

CHRISTOPHER CATHY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION DATE: \_\_\_\_\_

JOSEPH M. CERMELE, PE  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

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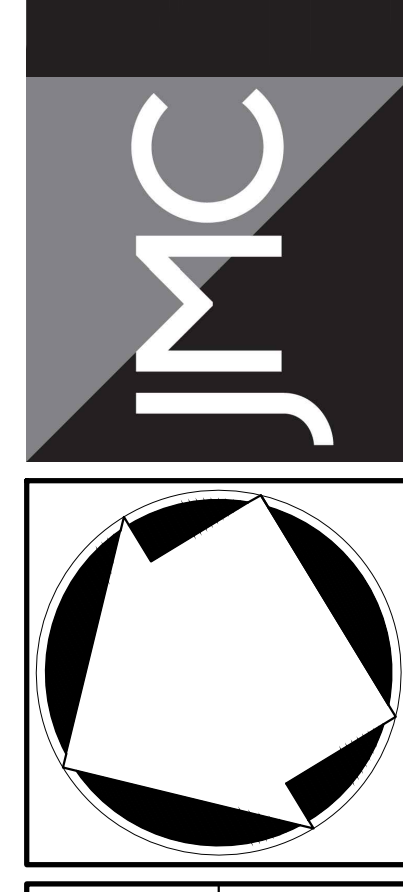
No.	Revision	Date	By

APPLICANT: **WMG ACQUISITIONS LLC**  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33133

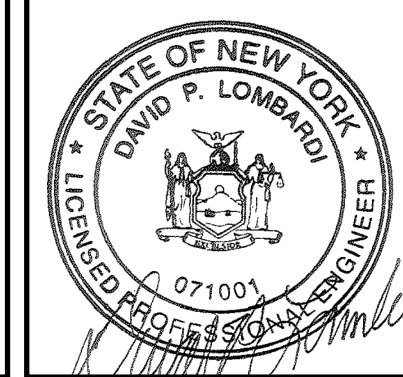
ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
CHICAGO, IL 60611

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Mayer Consulting, Inc.

120 BEDFORD ROAD • ARMONK, NY 10504  
voice 914.273.5225 • fax 914.273.2102  
www.jmcpllc.com

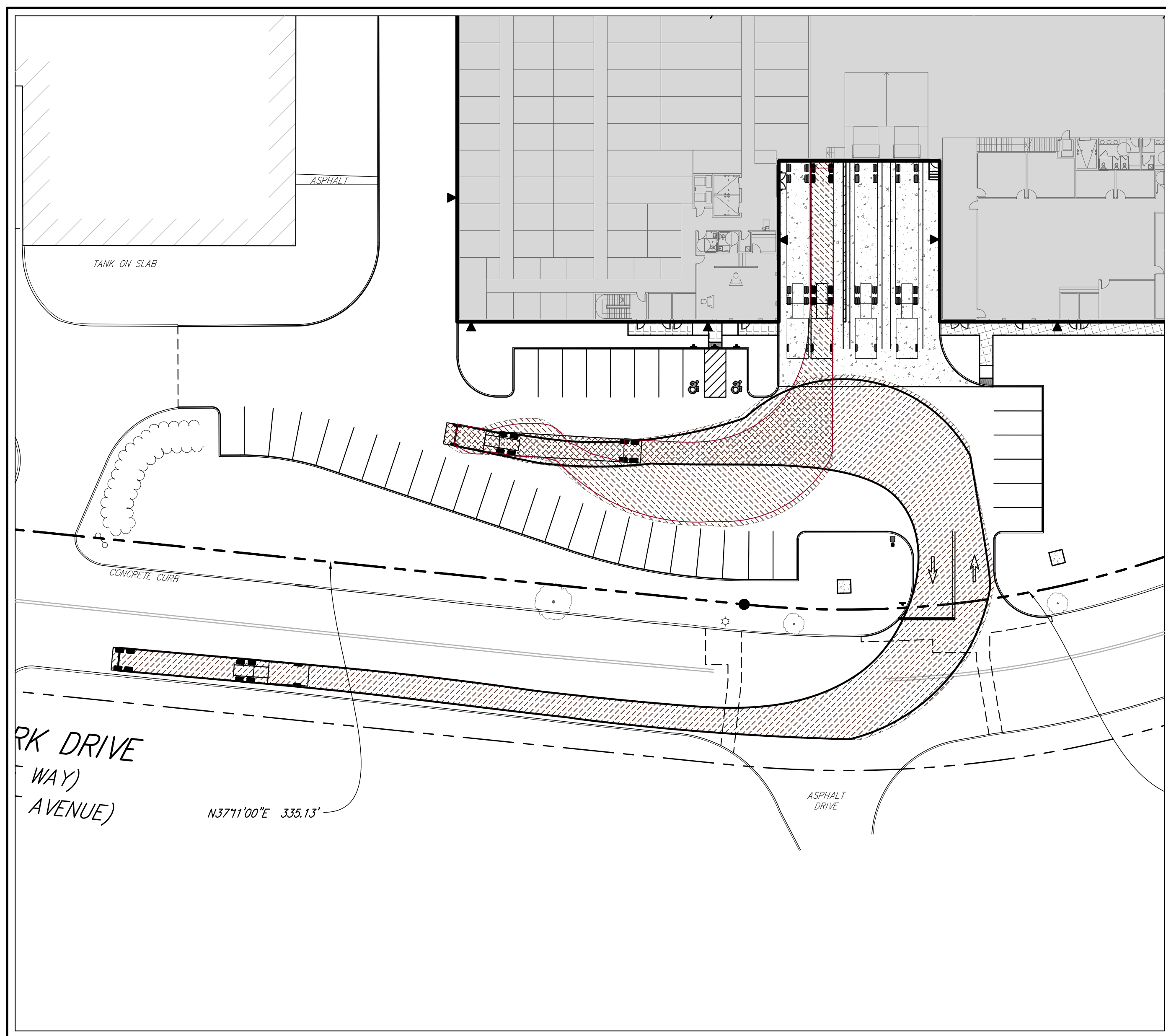


**SITE LAYOUT PLAN**  
BAYSIDE ARMONK  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK

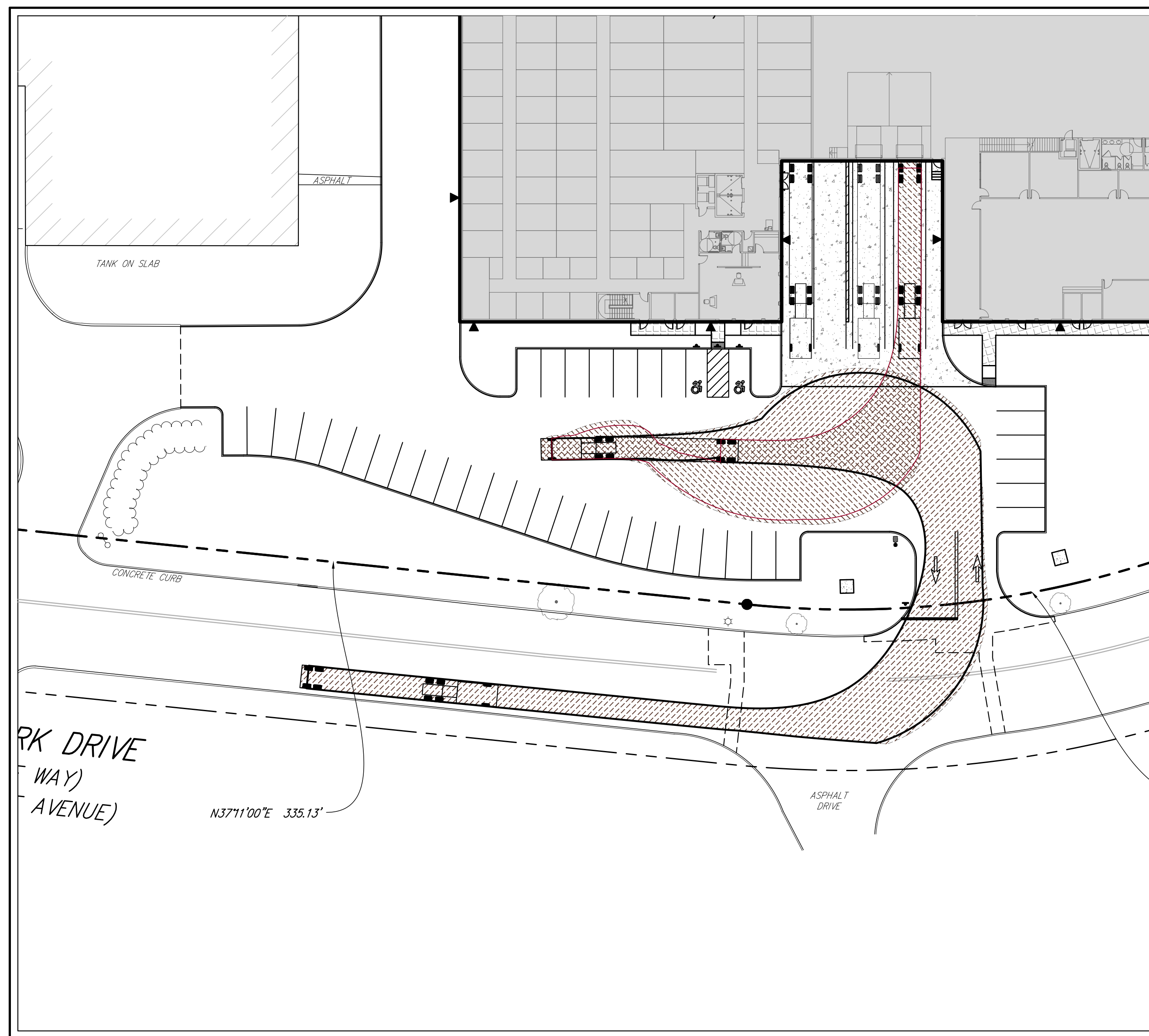


Drawn:	NC	Approved:	DL
Scale:	1" = 30'	Date:	09/12/2022
Project No:	22090	Drawing No:	LAY
<b>C-100</b>			

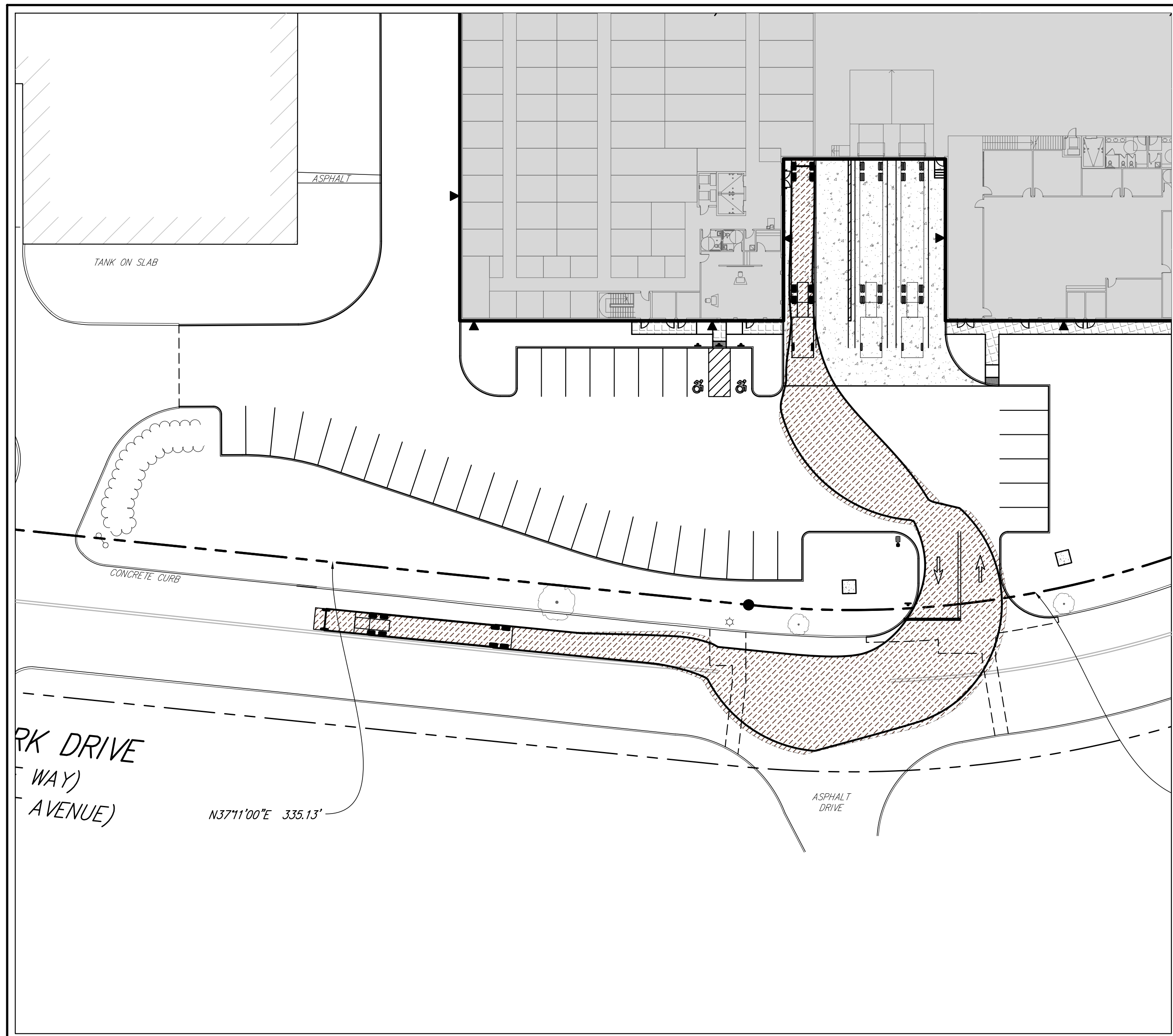
NOT FOR CONSTRUCTION



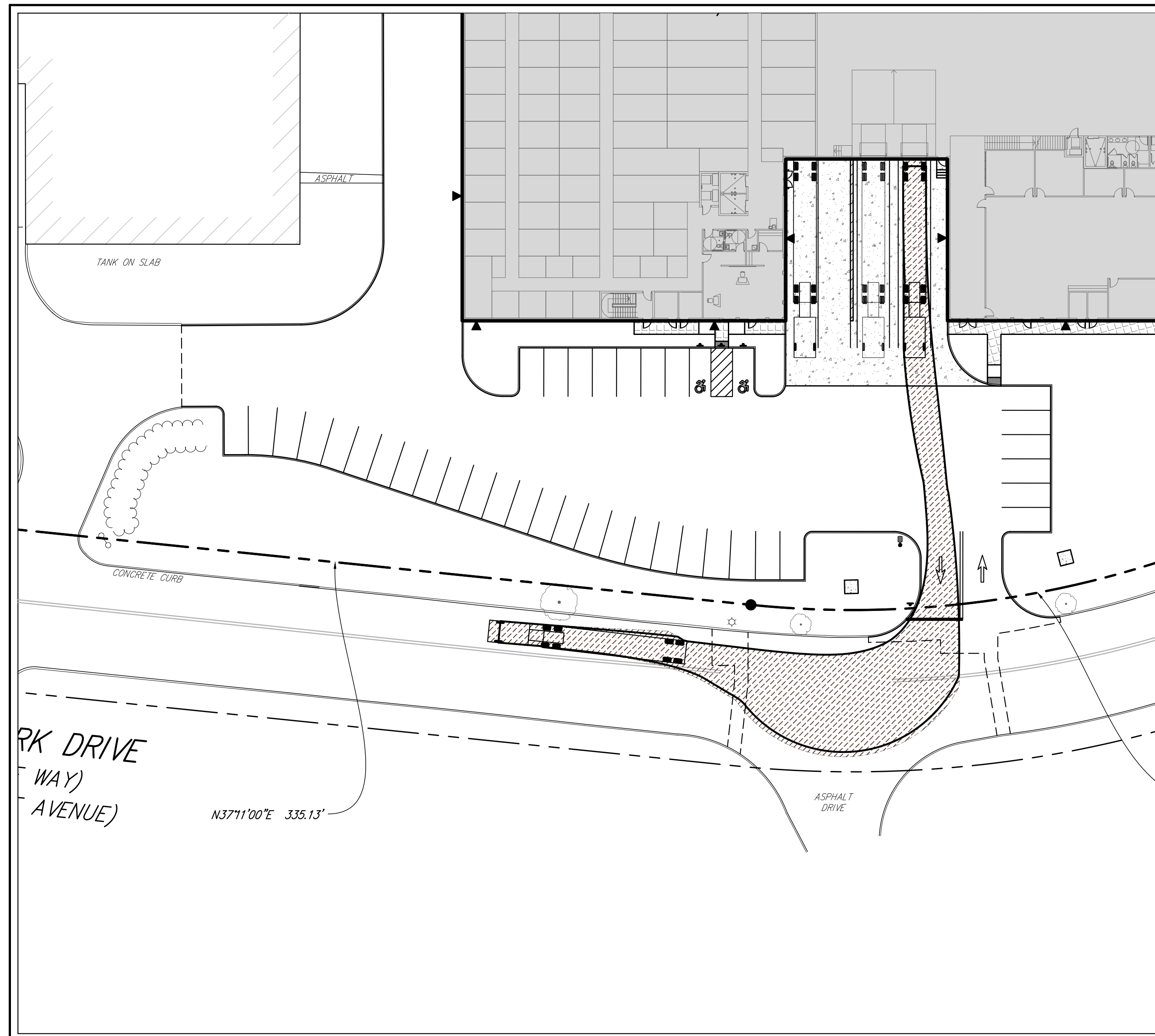
**NORTHERNMOST LOADING DOCK  
WB-67 ENTERING MOVEMENT**



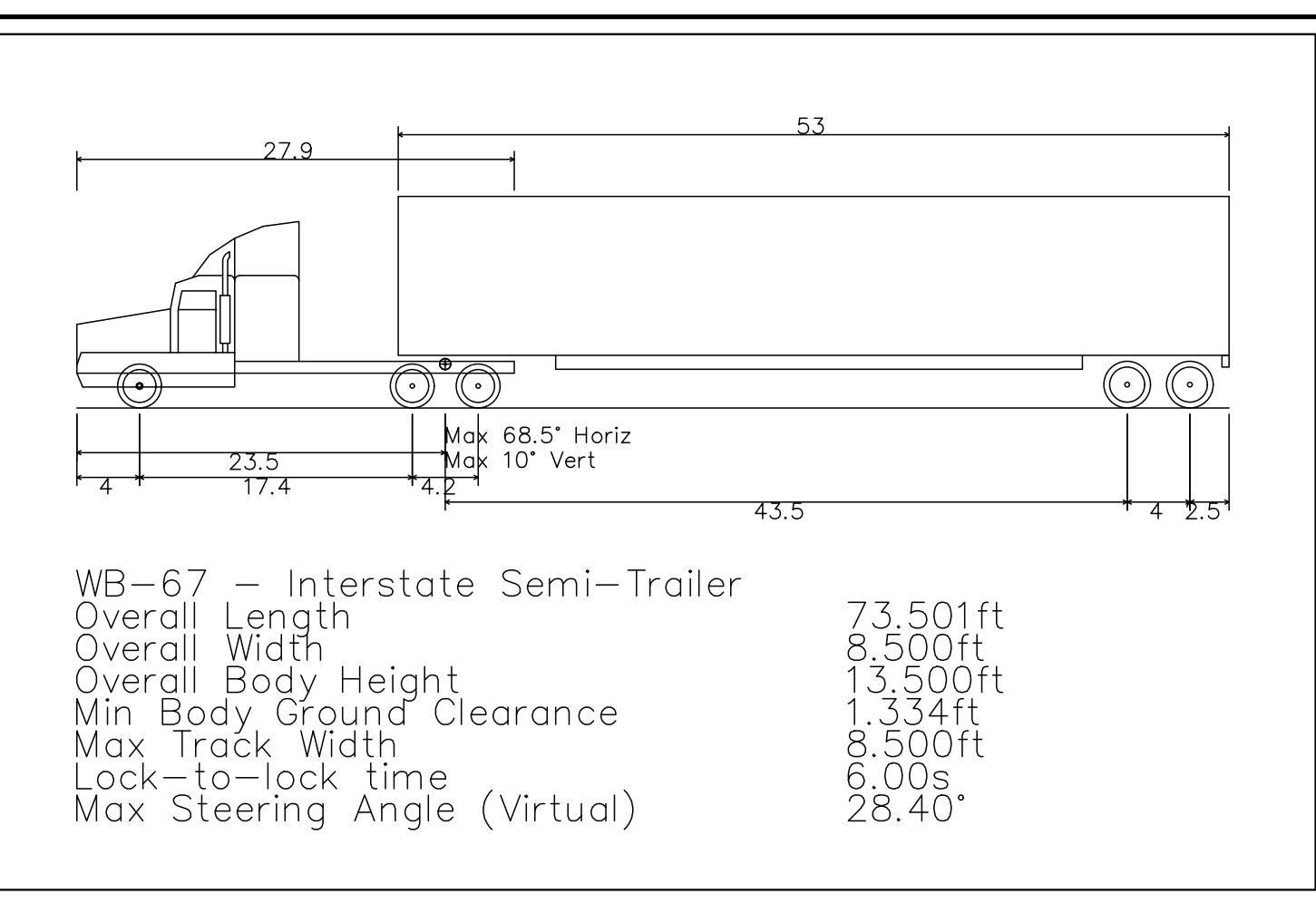
**SOUTHERNMOST LOADING DOCK  
WB-67 ENTERING MOVEMENT**



**NORTHERNMOST LOADING DOCK  
WB-67 EXITING MOVEMENT**



**SOUTHERNMOST LOADING DOCK  
WB-67 EXITING MOVEMENT**



WB-67 - Interstate Semi-Trailer  
 Overall Length 73.50ft  
 Overall Width 8.50ft  
 Overall Body Height 13.50ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°

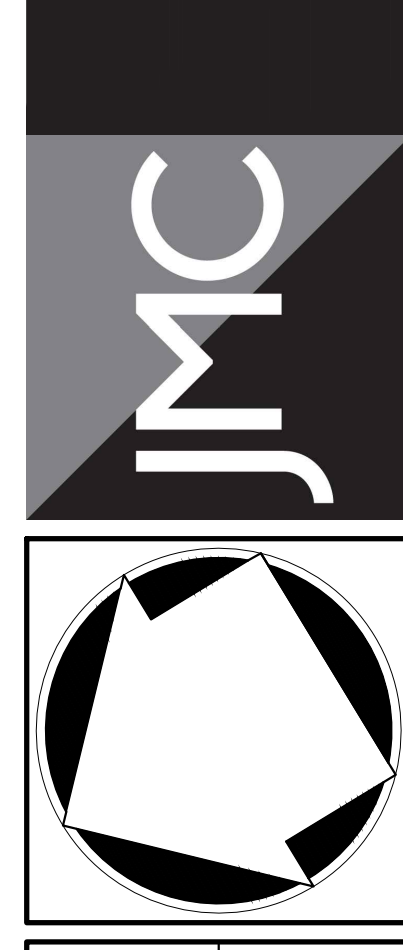
**WB-67 PROFILE  
SCALE: N.T.S.**

No.	Revision	Date	By

APPLICANT: **WMG ACQUISITIONS LLC**  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
 CHICAGO, IL 60611

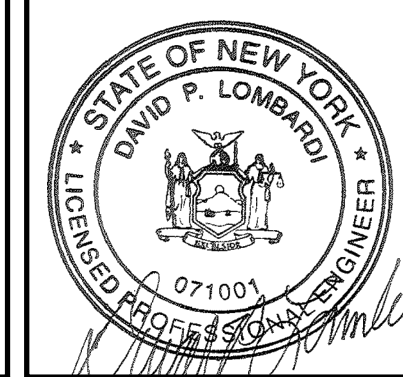
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 JMC Site Development Consultants, LLC  
 John Mayer Consulting, Inc.  
 120 BEDFORD ROAD • BRITHKIM, NY 10504  
 voice 914.273.6225 • fax 914.273.2102  
 www.jmcplic.com



**TRUCK TURNING ANALYSES**  
**BAYSACE ARMONK**  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHRISTOPHER CARTHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION  
 DATE: \_\_\_\_\_  
 JOSEPH M. CERMELLE, PE  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS

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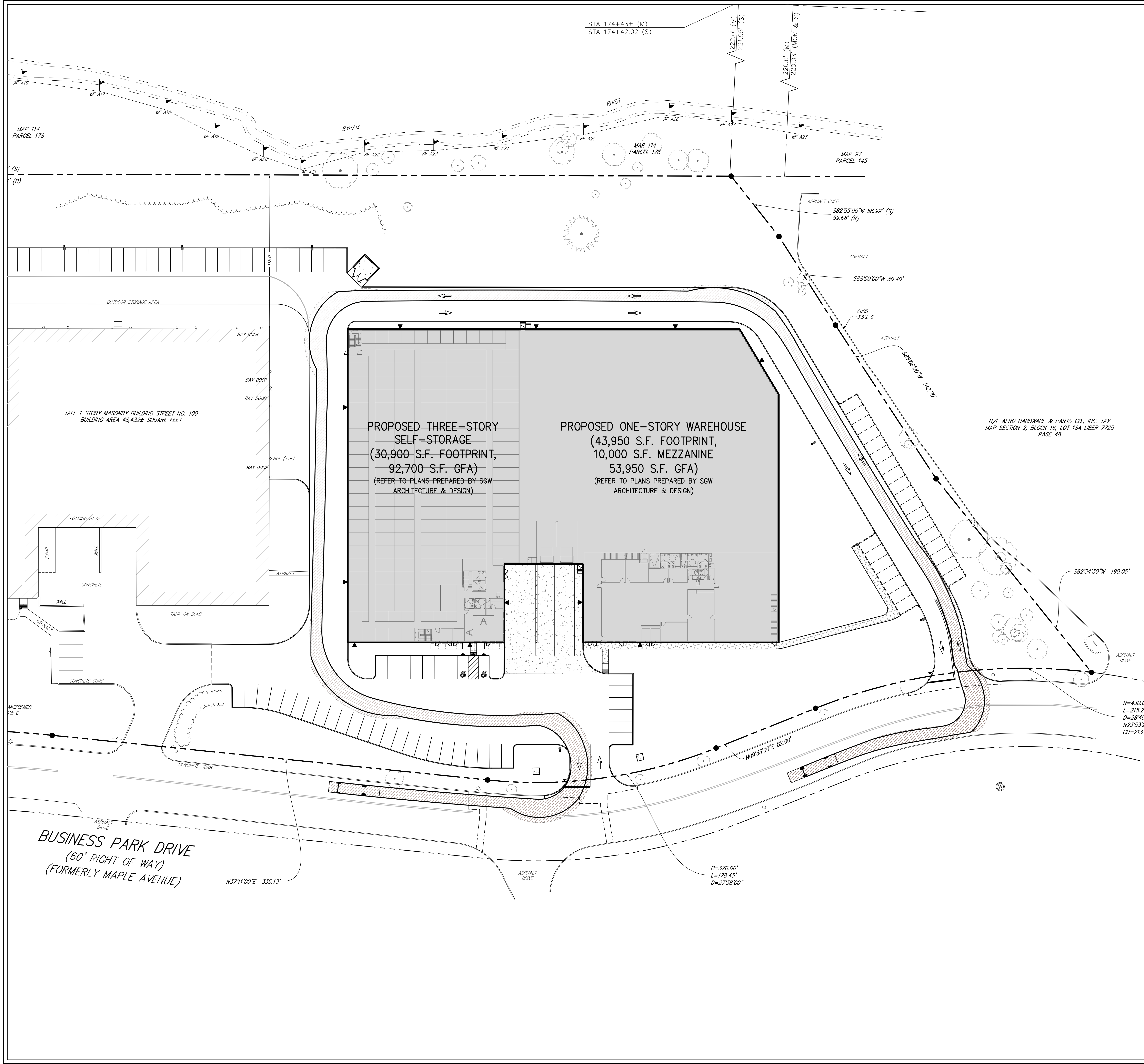


Drawn: NC Approved: DL  
 Scale: 1" = 30'  
 Date: 09/12/2022  
 Project No: 22090  
 2209-SE TRUCK LAYOUT  
 Drawing No: **C-110**

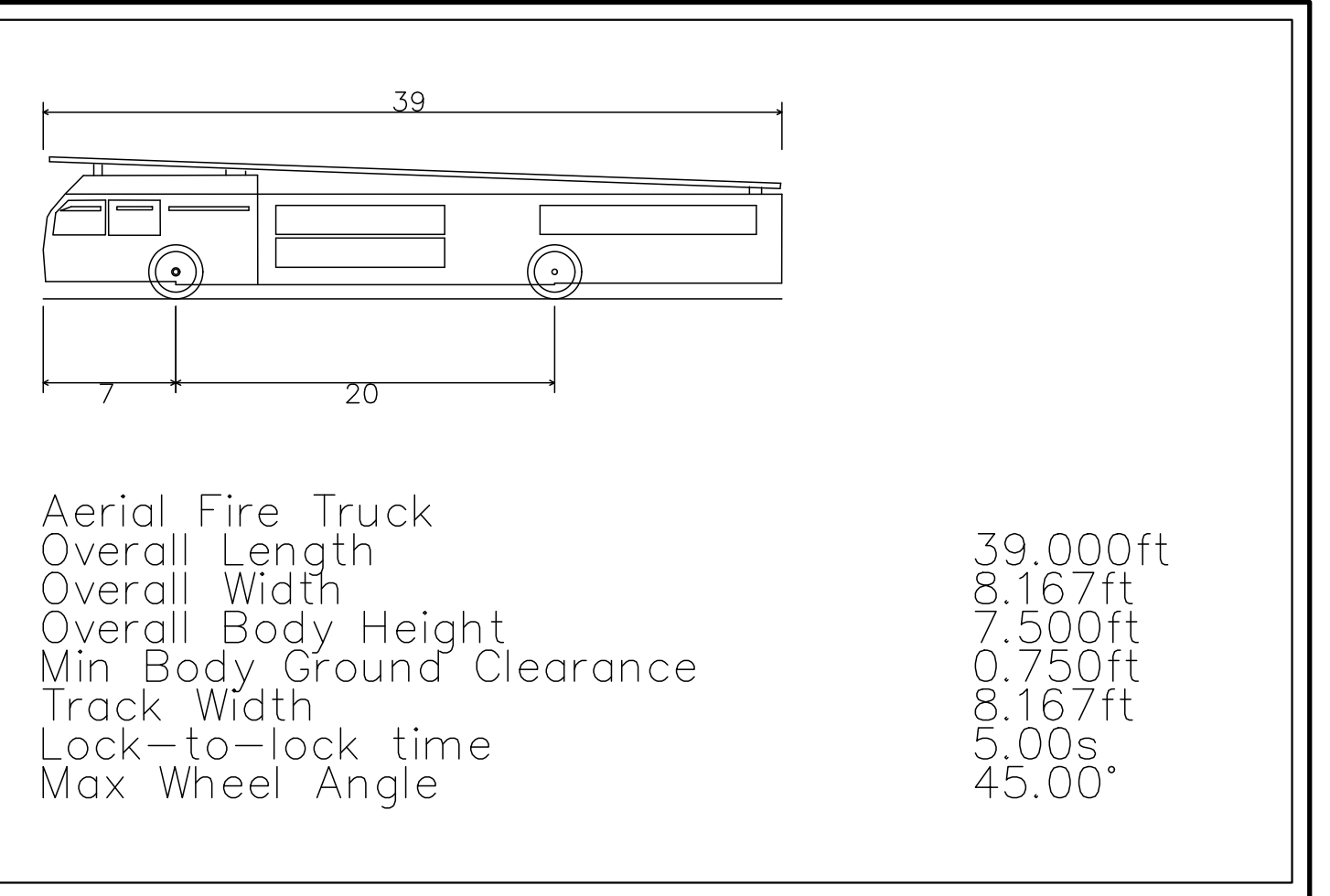
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**FIRE APPARATUS  
CIRCULATING MOVEMENT**



**FIRE APPARATUS PROFILE**  
SCALE: N.T.S.

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

CHRISTOPHER CARTHY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION \_\_\_\_\_ DATE: \_\_\_\_\_

JOSEPH M. CERMIELE, PE  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

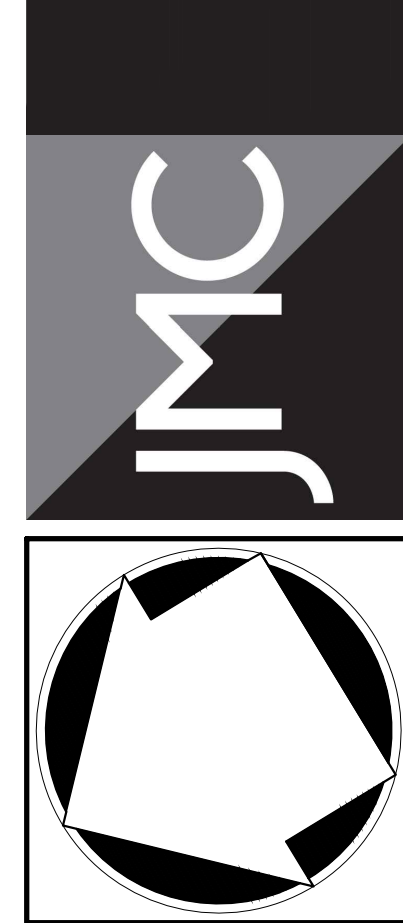
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No.	Revision	Date	By

APPLICANT: **WMG ACQUISITIONS LLC**  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33133

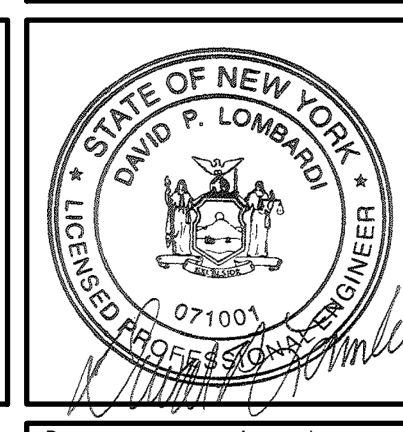
ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
CHICAGO, IL 60611

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JMC Site Development Consultants, LLC  
John Mayer Consulting, Inc.  
120 BEDFORD ROAD • ARMONK, NY 10504  
voice 914.273.6225 • fax 914.273.2192  
www.jmcpllc.com



**FIRE APPARATUS  
TURNING ANALYSIS**

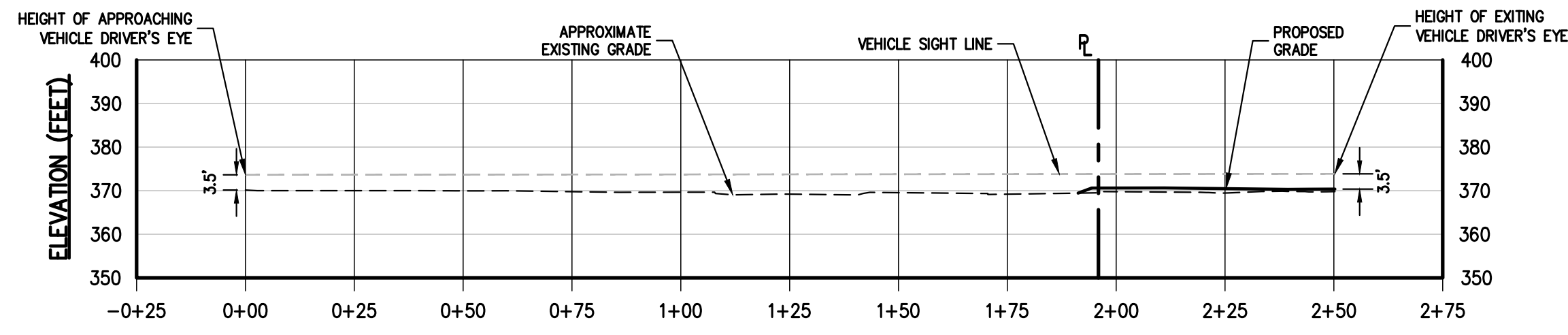
**BAYSACE ARMONK**  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK



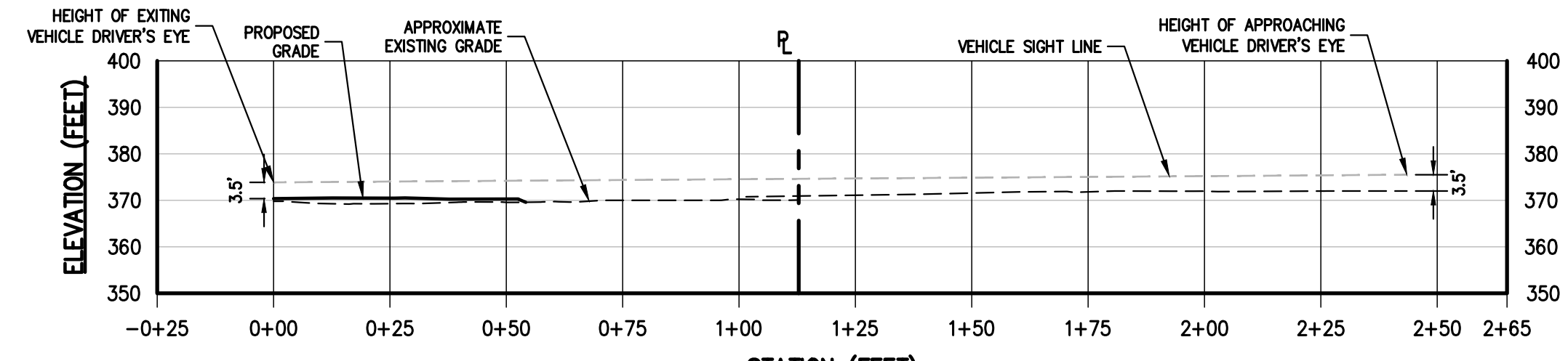
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Scale:	1" = 30'		
Date:	09/12/2022		
Project No:	22090		
Drawn By:	FRE	LAY	sp
Drawing No:	<b>C-120</b>		

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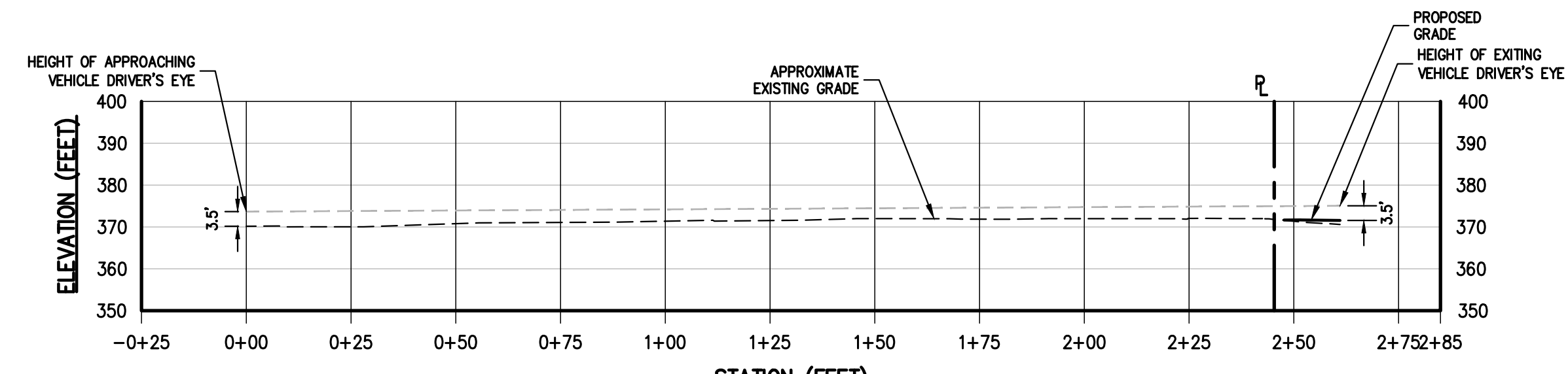
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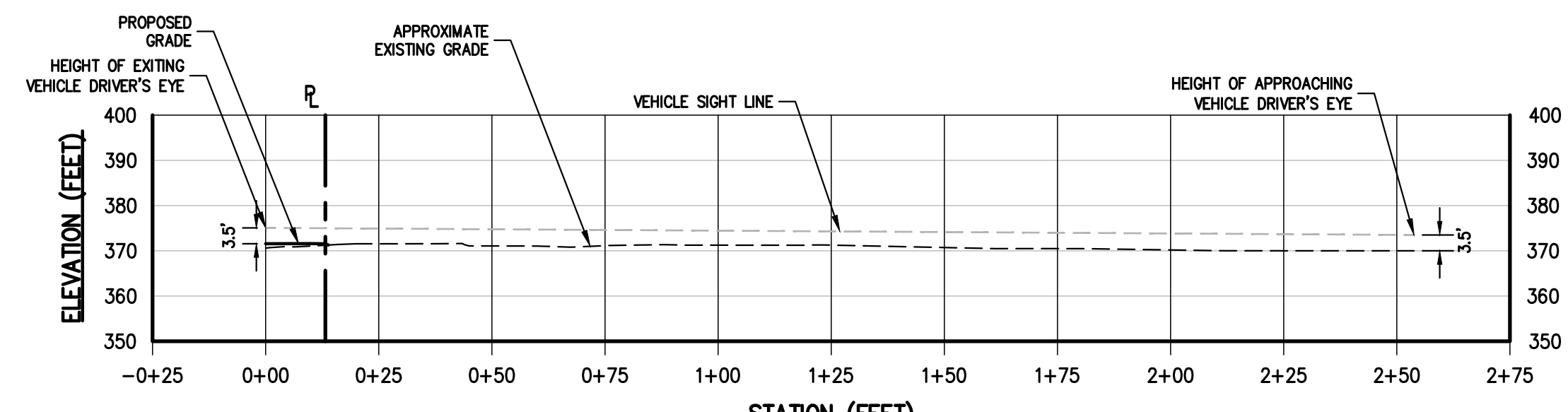
DRIVEWAY 'A' - RIGHT TURN SIGHT DISTANCE PROFILE  
SCALE: 1" = 30' HORIZ. 1" = 30' VERT.



DRIVEWAY 'A' - LEFT TURN SIGHT DISTANCE PROFILE  
SCALE: 1" = 30' HORIZ. 1" = 30' VERT.



DRIVEWAY 'B' - RIGHT TURN SIGHT DISTANCE PROFILE  
SCALE: 1" = 30' HORIZ. 1" = 30' VERT.



DRIVEWAY 'B' - LEFT TURN SIGHT DISTANCE PROFILE  
SCALE: 1" = 30' HORIZ. 1" = 30' VERT.

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

CHRISTOPHER CARTHAY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION DATE: \_\_\_\_\_

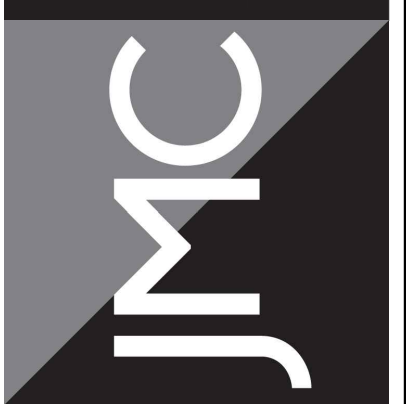
JOSEPH M. CERMELE, PE  
KELLARD SESSIONS CONSULTING  
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Drawn: NC Approved: DL  
Scale: AS SHOWN  
Date: 09/12/2022  
Project No: 22090  
2209-SE SIGHT PROFILES 1\_LAY  
Drawing No: C-130

DRIVEWAY SITE DISTANCE PROFILES  
BAYSFACE ARMONK  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK



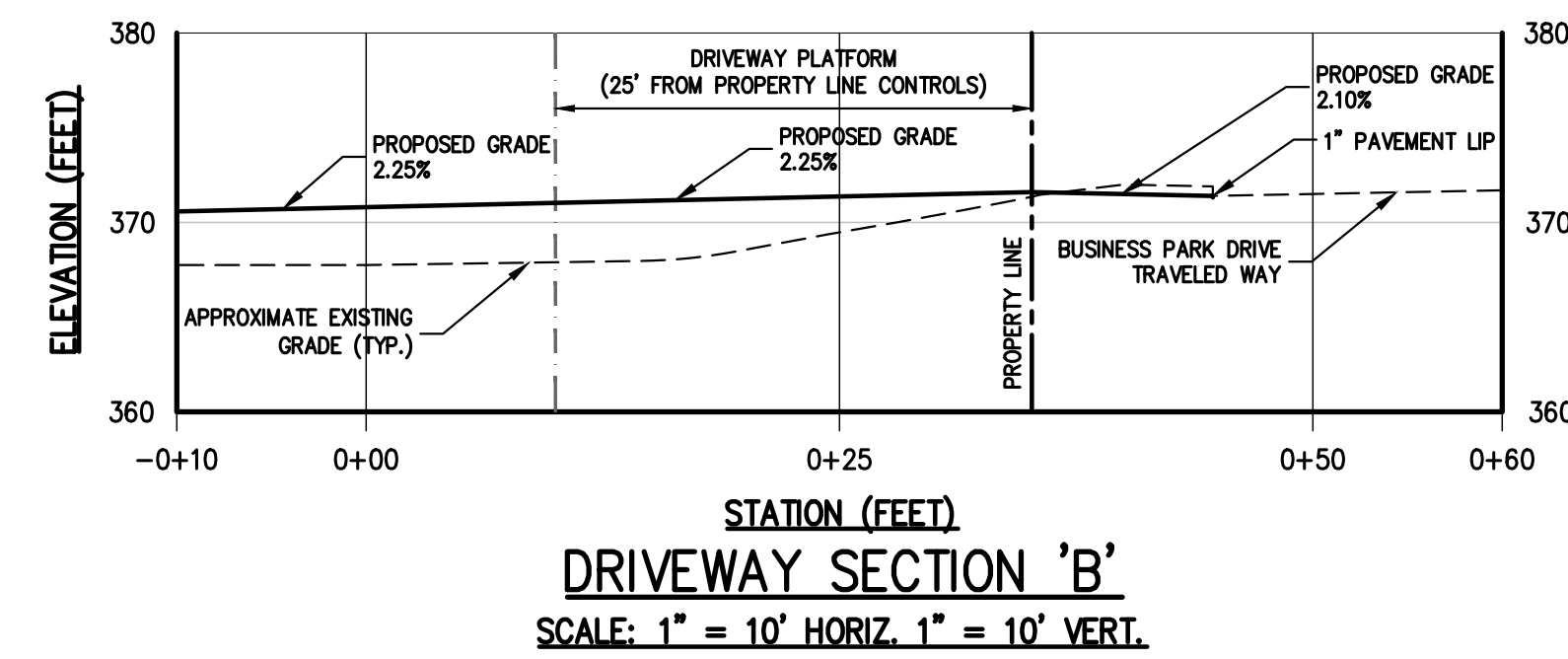
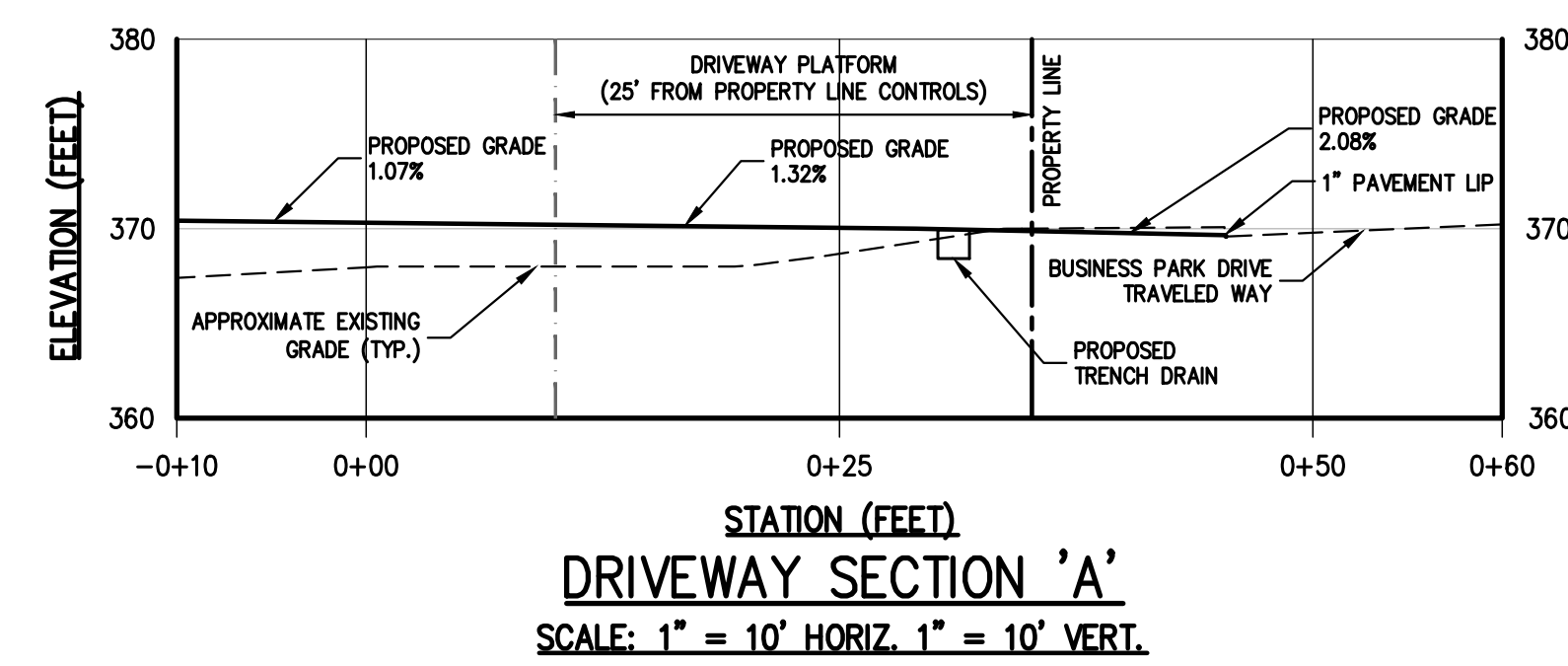
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JMC Site Development Consultants, LLC  
John Mayer Consulting, Inc.  
120 BEDFORD ROAD • ARMONK, NY 10504  
voice 914.273.5225 • fax 914.273.2192  
www.jmcpllc.com

APPLICANT: WMG ACQUISITIONS LLC  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33133  
ARCHITECT: SGW ARCHITECTURE & DESIGN  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
CHICAGO, IL 60611

No.	Revision	Date	By

Prepared: Erika Rodriguez

# INTERSTATE ROUTE 684

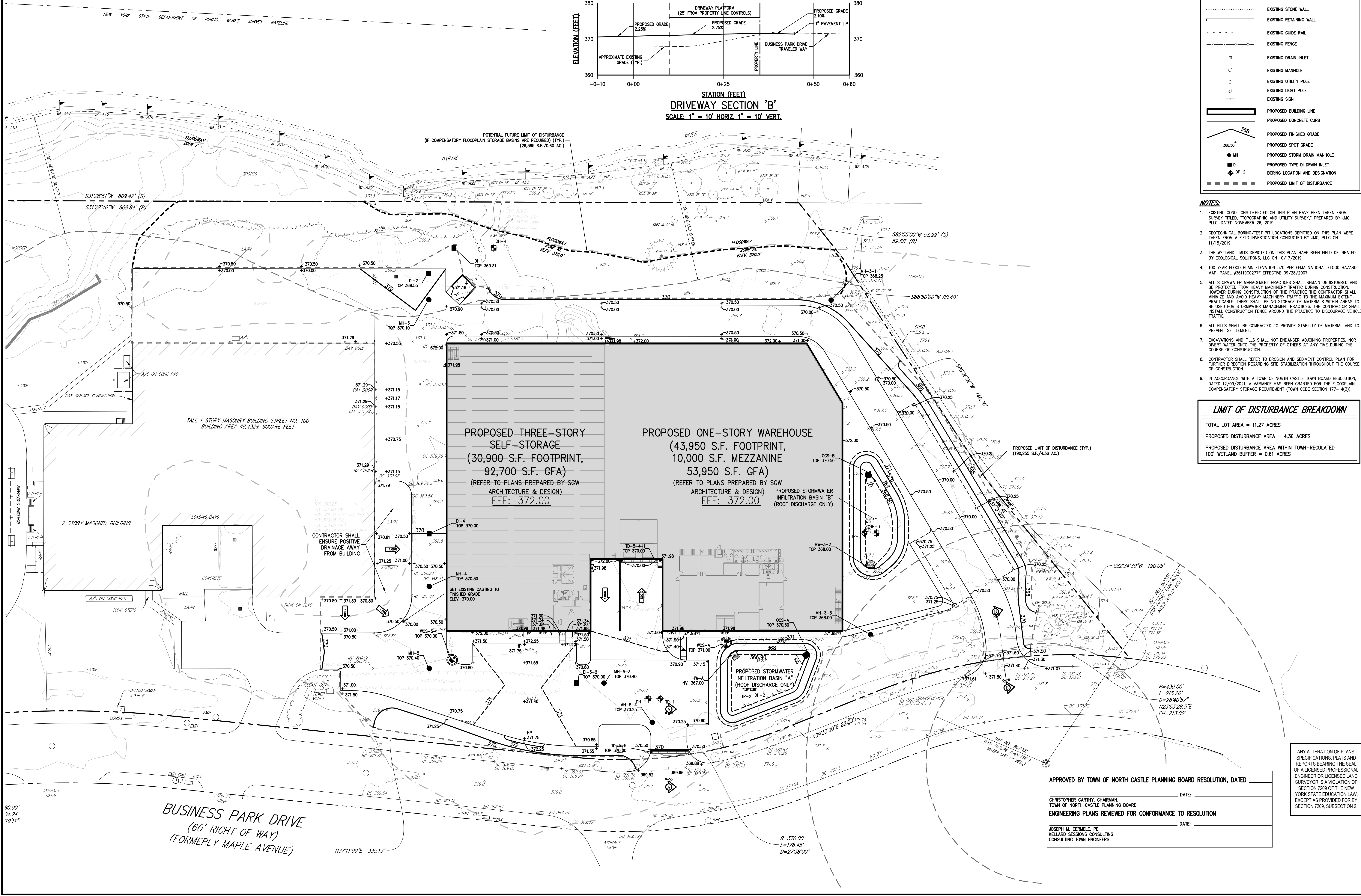


TEST LOCATION	EXISTING GROUND ELEVATION	DEPTH TO GROUNDWATER	GROUNDWATER ELEVATION
DH-1/TP-1	367.40	3.5'	363.90
DH-2/TP-2	367.35	3.5'	363.85
DH-3/TP-3	367.00	5.5'	361.50
DH-4	367.00	6.5'	360.50

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT GRADE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE RAIL
	EXISTING FENCE
	EXISTING GUIDE RAIL
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE D DRAIN INLET
	BORING LOCATION AND DESIGNATION
	PROPOSED LIMIT OF DISTURBANCE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, PLLC, DATED NOVEMBER 26, 2019.
  - GEOLOGICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM A FIELD INVESTIGATION CONDUCTED BY JMC, PLLC ON 11/15/2019.
  - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 10/17/2019.
  - 100 YEAR FLOOD PLAIN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #581150277E EFFECTIVE 08/29/2007.
  - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
  - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
  - EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
  - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
  - IN ACCORDANCE WITH A TOWN OF NORTH CASTLE TOWN BOARD RESOLUTION, DATED 12/09/2021, A VARIANCE HAS BEEN GRANTED FOR THE FLOODPLAIN COMPENSATORY STORAGE REQUIREMENT (TOWN CODE SECTION 171-14(3)).

TOTAL LOT AREA = 11.27 ACRES
PROPOSED DISTURBANCE AREA = 4.36 ACRES
PROPOSED DISTURBANCE AREA WITHIN TOWN-REGULATED 100' WETLAND BUFFER = 0.81 ACRES



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

CHRISTOPHER CATHY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION \_\_\_\_\_ DATE: \_\_\_\_\_

JOSEPH M. CERMELE, PE  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

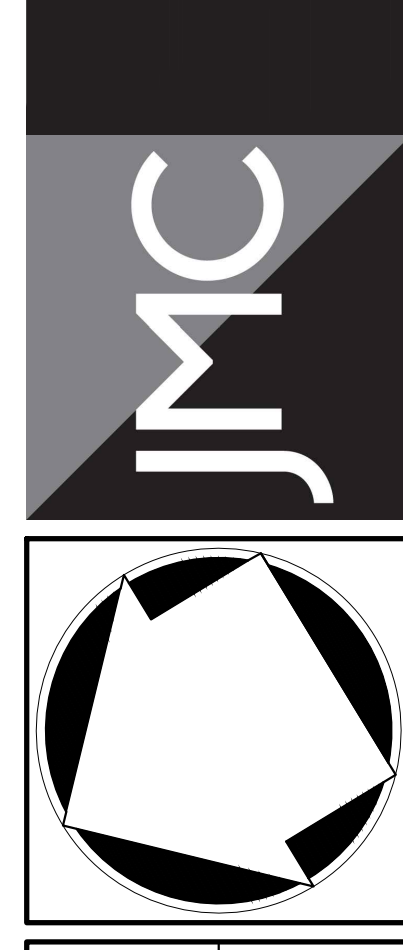
No.	Revision	Date

APPLICANT: **WMG ACQUISITIONS LLC**  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33133

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
CHICAGO, IL 60611

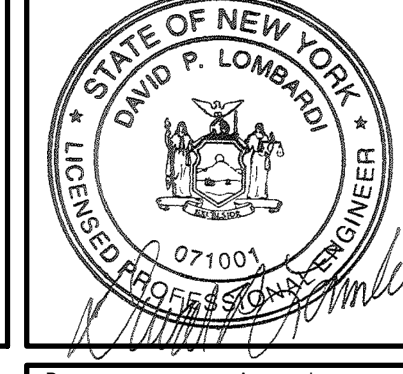
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
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voice 914.273.5225 • fax 914.273.2102  
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**SITE GRADING PLAN**

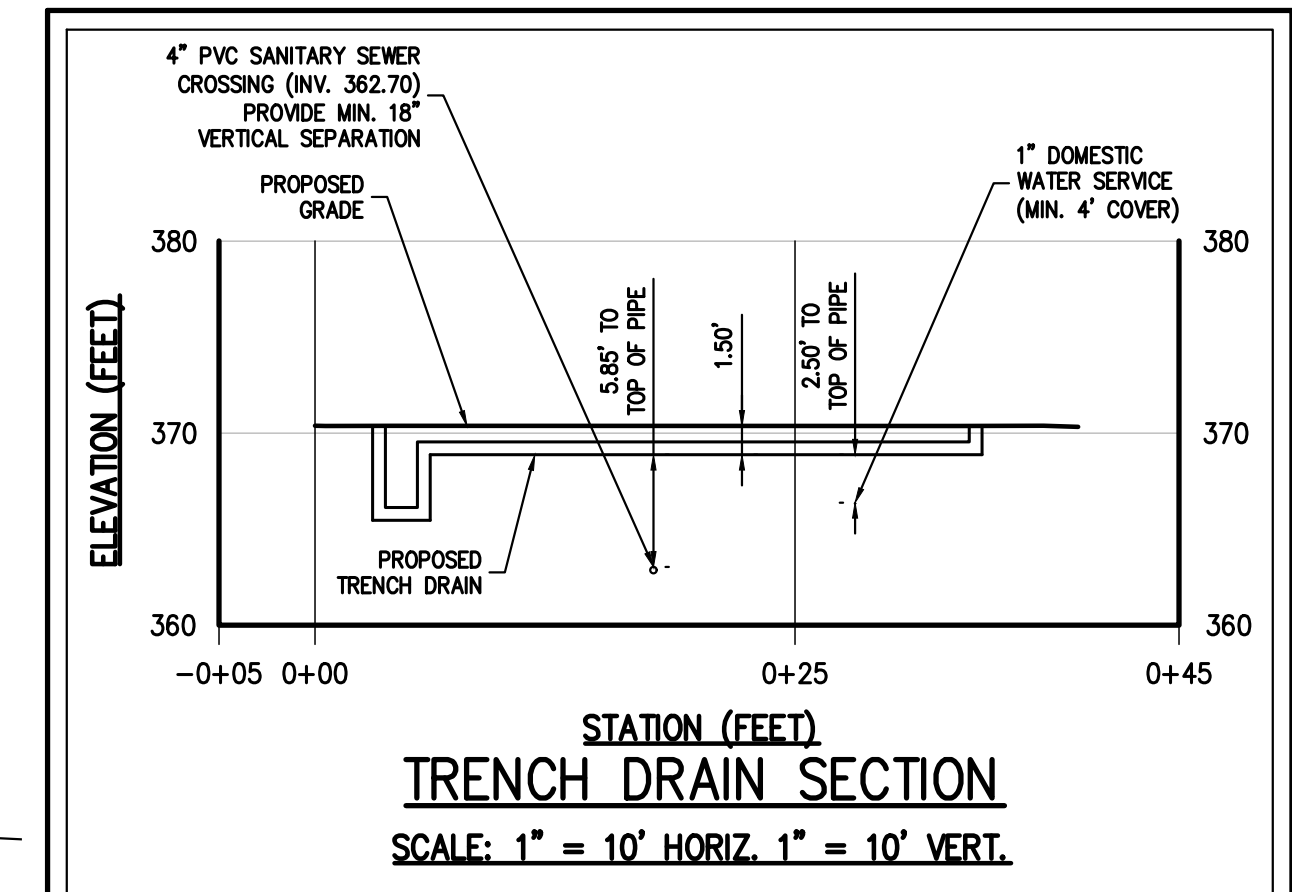
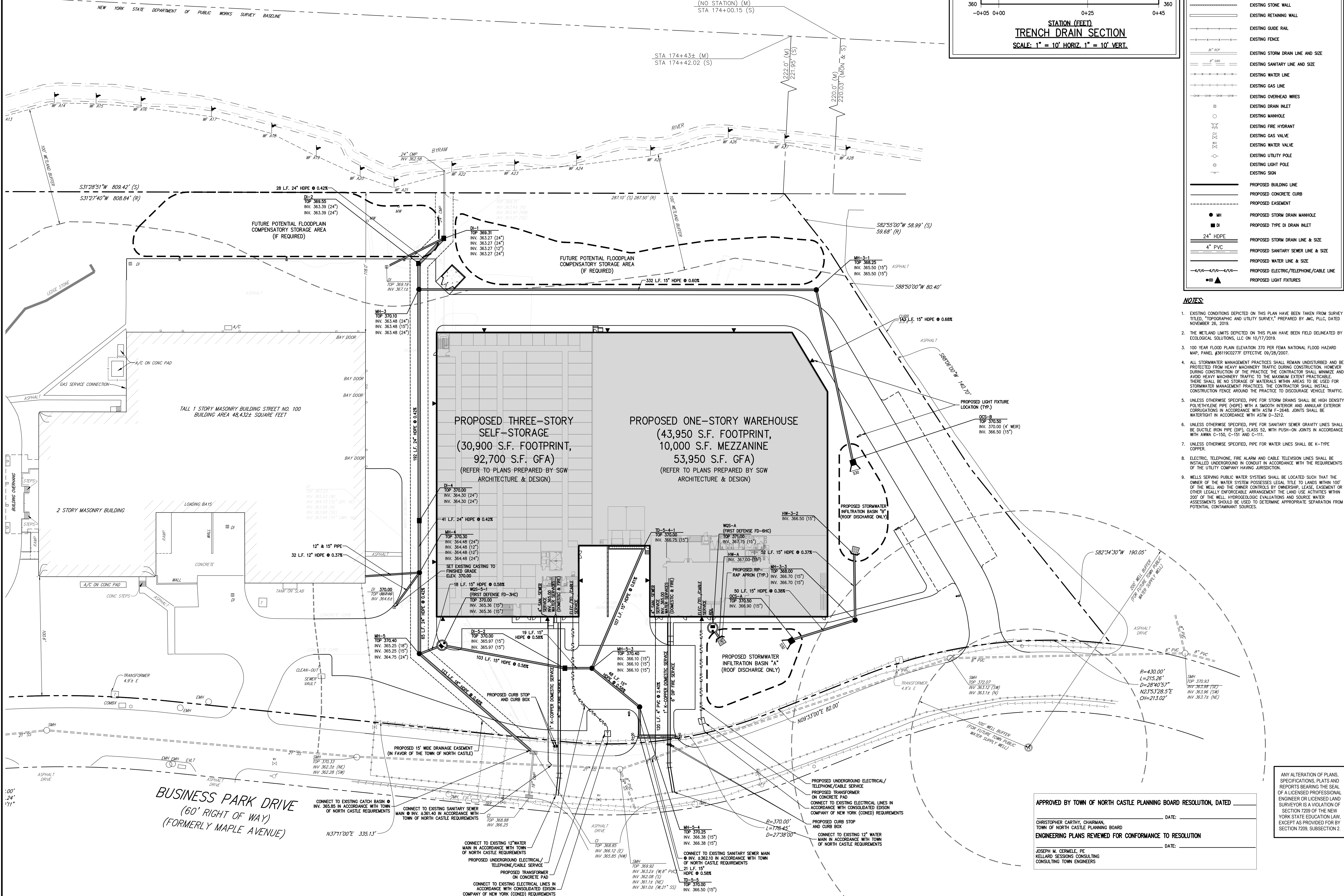
**BAYSPACE ARMONK**  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK



Drawn: NC	Approved: DL
Scale: 1" = 30'	Date: 09/12/2022
Project No: 22090	Drawing No: C-200

NOT FOR CONSTRUCTION

# INTERSTATE ROUTE 684



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING WETLAND BUFFER
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	36" SDP
	8" SAN
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED EASEMENT
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE DI DRAIN INLET
	24" HDPE
	4" PVC
	PROPOSED WATER LINE & SIZE
	PROPOSED ELECTRIC/TELEPHONE/CABLE LINE
	PROPOSED LIGHT FIXTURE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHIC AND UTILITY SURVEY" PREPARED BY JMC, PLLC, DATED NOVEMBER 26, 2019.
  - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 10/17/2019.
  - 100 YEAR FLOOD PLAIN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #38119C02777 EFFECTIVE 09/28/2007.
  - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PROJECT THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH ASTM D-3212.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRANTY LINES SHALL BE DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151 AND C-111.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE K-TYPE COPPER.
  - ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
  - WELLS SERVING PUBLIC WATER SYSTEMS SHALL BE LOCATED SUCH THAT THE OWNER OF THE WATER SYSTEM POSSESSES LEGAL TITLE TO LANDS WITHIN 100' OF THE WELL AND THE OWNER CONTROLS BY OWNERSHIP, LEASE, EASEMENT OR OTHER LEGALLY ENFORCEABLE ARRANGEMENT THE LAND USE ACTIVITIES WITHIN 200' OF THE WELL. HYDROGEOLOGIC EVALUATIONS AND SOURCE WATER ASSESSMENTS SHOULD BE USED TO DETERMINE APPROPRIATE SEPARATION FROM POTENTIAL CONTAMINANT SOURCES.

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

CHRISTOPHER CATHY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION \_\_\_\_\_ DATE: \_\_\_\_\_

JOSEPH M. CERMELE, PE  
KELLARD SESSIONS CONSULTING  
CONSULTING TOWN ENGINEERS

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

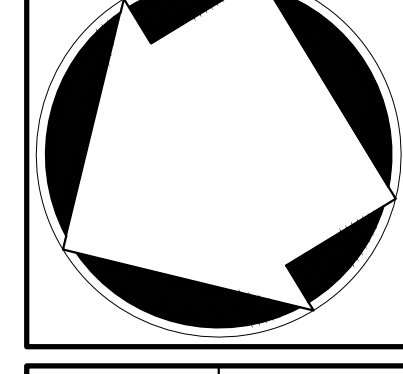
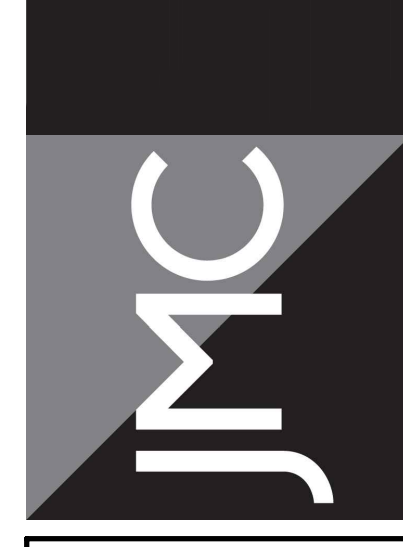
No.	Revision	Date

APPLICANT: **WMG ACQUISITIONS LLC**  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33133

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
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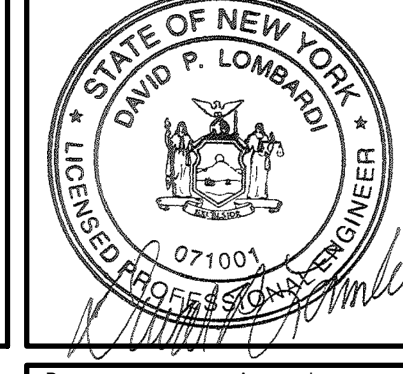
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
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**SITE UTILITIES PLAN**

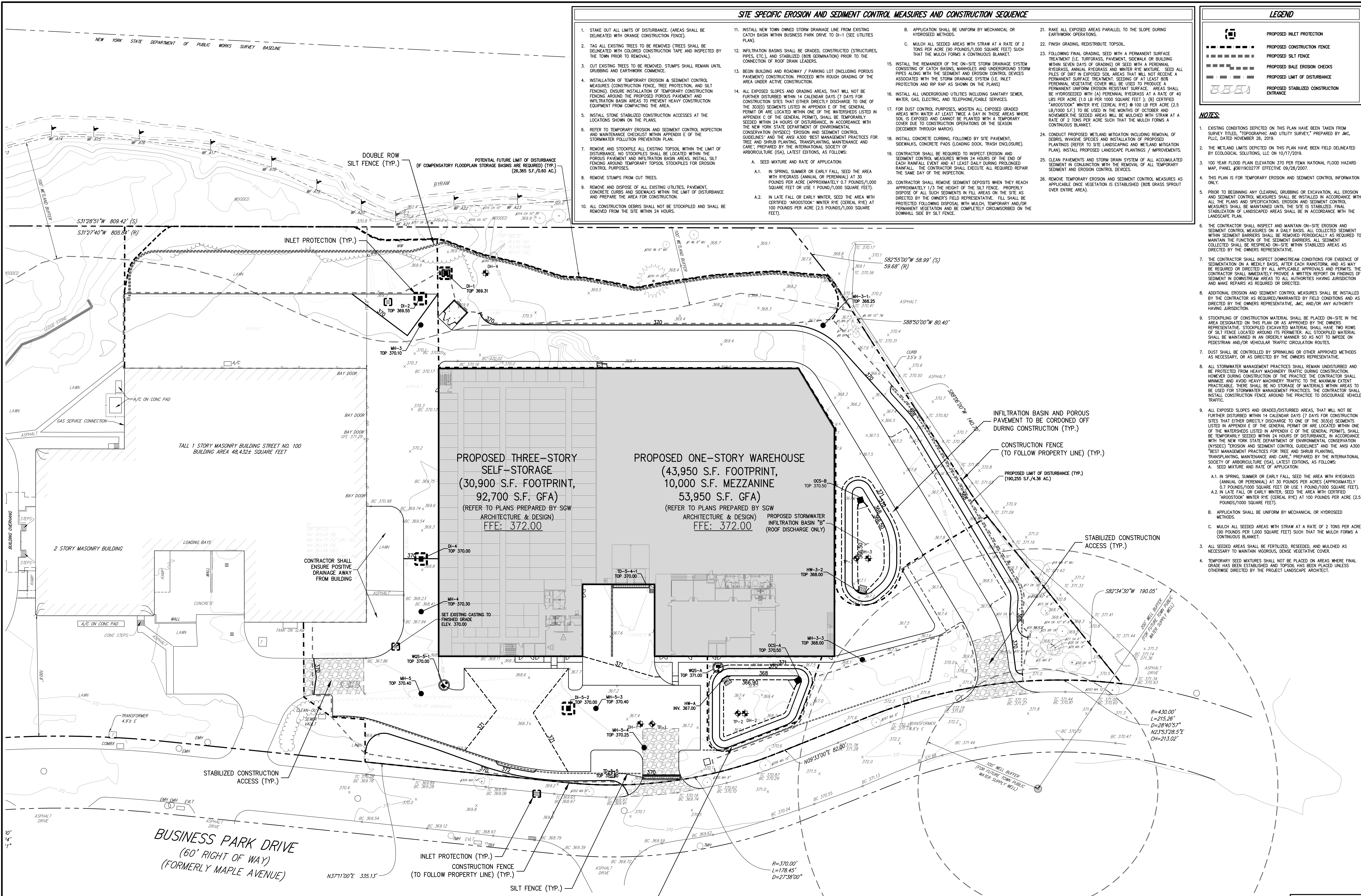
**BAYSPACE ARMONK**  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK



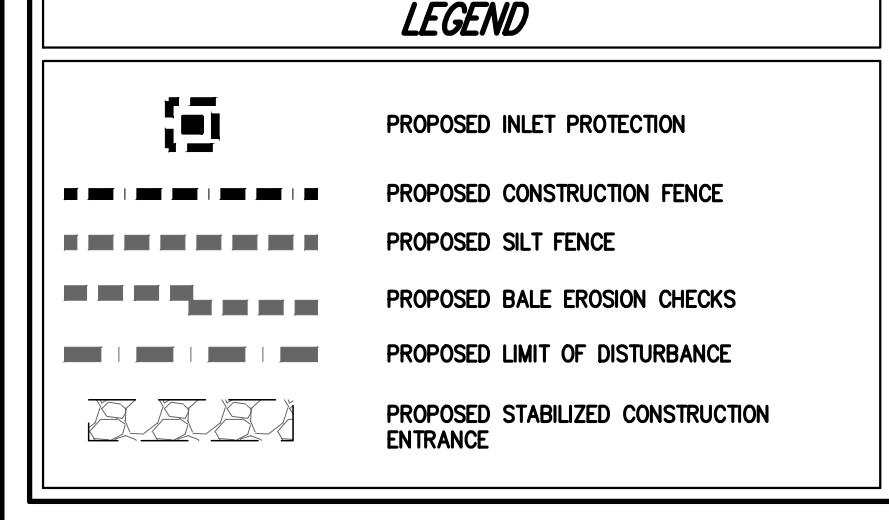
Drawn:	NC	Approved:	DL
Scale:	1" = 30'	Date:	09/12/2022
Project No:	22090	Drawing No:	UTIL
Drawing No: <b>C-300</b>			

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



- ### SITE SPECIFIC EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION SEQUENCE
- STAKE OUT ALL LIMITS OF DISTURBANCE. (AREAS SHALL BE DELINEATED WITH ORANGE CONSTRUCTION FENCE).
  - TAG ALL EXISTING TREES TO BE REMOVED (TREES SHALL BE DELINEATED WITH COLORED CONSTRUCTION TAPE AND INSPECTED BY THE TOWN PRIOR TO REMOVAL).
  - CUT EXISTING TREES TO BE REMOVED. STUMPS SHALL REMAIN UNTIL GRUBBING AND EARTHWORK COMMENCE.
  - INSTALLATION OF TEMPORARY EROSION & SEDIMENT CONTROL MEASURES (CONSTRUCTION FENCE, TREE PROTECTION, AND SILT FENCING). ENSURE INSTALLATION OF TEMPORARY CONSTRUCTION FENCING AROUND THE PROPOSED POROUS PAVEMENT AND INFILTRATION BASIN AREAS TO PREVENT HEAVY CONSTRUCTION EQUIPMENT FROM COMPACTING THE AREA.
  - INSTALL STONE STABILIZED CONSTRUCTION ACCESS AT THE LOCATIONS SHOWN ON THE PLANS.
  - REFER TO TEMPORARY EROSION AND SEDIMENT CONTROL, INSPECTION AND MAINTENANCE CHECKLIST WITHIN APPENDIX E OF THE STORMWATER POLLUTION PREVENTION PLAN.
  - REMOVE AND STOCKPILE ALL EXISTING TOPSOIL WITHIN THE LIMIT OF DISTURBANCE. NO STOCKPILES SHALL BE LOCATED WITHIN THE POROUS PAVEMENT AND INFILTRATION BASIN AREAS. INSTALL SILT FENCING AROUND TEMPORARY TOPSOIL STOCKPILES FOR EROSION CONTROL PURPOSES.
  - REMOVE STUMPS FROM CUT TREES.
  - REMOVE AND DISPOSE OF ALL EXISTING UTILITIES, PAVEMENT, CONCRETE CURBS AND SIDEWALKS WITHIN THE LIMIT OF DISTURBANCE AND PREPARE THE AREA FOR CONSTRUCTION.
  - ALL CONSTRUCTION DEBRIS SHALL NOT BE STOCKPILED AND SHALL BE REMOVED FROM THE SITE WITHIN 24 HOURS.
  - INSTALL NEW TOWN OWNED STORM DRAINAGE LINE FROM EXISTING CATCH BASIN WITHIN BUSINESS PARK DRIVE TO DI-1 (SEE UTILITIES PLAN).
  - INFILTRATION BASINS SHALL BE GRADED, CONSTRUCTED (STRUCTURES, PILES, ETC.), AND STABILIZED (SOIL GERMINATION) PRIOR TO THE CONNECTION OF ROOF DRAIN LEADERS.
  - BEGIN BUILDING AND ROADWAY / PARKING LOT (INCLUDING POROUS PAVEMENT) CONSTRUCTION. PROCEED WITH ROUGH GRADING OF THE AREA UNDER ACTIVE CONSTRUCTION.
  - ALL EXPOSED SLOPES AND GRADING AREAS THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 3000' SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDING WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) EROSION AND SEDIMENT CONTROL GUIDELINES AND THE ANSI A300 BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE, PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    - SEED MIXTURE AND RATE OF APPLICATION:
      - IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1,000 SQUARE FEET) OR USE 1 POUND/1,000 SQUARE FEET.
      - IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "ARROSTOCK" WINTER RYE (CERIAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1,000 SQUARE FEET).
    - APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    - MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS/1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
  - INSTALL THE REMAINDER OF THE ON-SITE STORM DRAINAGE SYSTEM CONSISTING OF CATCH BASINS, MANHOLES AND UNDERGROUND STORM PIPES ALONG WITH THE SEDIMENT AND EROSION CONTROL DEVICES ASSOCIATED WITH THE STORM DRAINAGE SYSTEM (I.E. INLET PROTECTION AND RIP RAP AS SHOWN ON THE PLANS).
  - INSTALL ALL UNDERGROUND UTILITIES INCLUDING SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE/CABLE SERVICES.
  - FOR DUST CONTROL PURPOSES, MOISTEN ALL EXPOSED GRADED AREAS WITH WATER AT LEAST TWICE A DAY IN THOSE AREAS WHERE SOIL IS EXPOSED AND CANNOT BE PLANTED WITH A TEMPORARY COVER DUE TO CONSTRUCTION OPERATIONS OR THE SEASON (DECEMBER THROUGH MARCH).
  - INSTALL CONCRETE CURBING, FOLLOWED BY SITE PAVEMENT, SIDEWALKS, CONCRETE PADS (LOADING DOCK, TRASH ENCLOSURE).
  - CONTRACTOR SHALL BE REQUIRED TO INSPECT EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24 HOURS OF THE END OF EACH RAINFALL EVENT AND AT LEAST DAILY DURING PROLONGED RAINFALL. THE CONTRACTOR SHALL EXECUTE ALL REQUIRED REPAIR THE SAME DAY OF THE INSPECTION.
  - CONTRACTOR SHALL REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY 1/3 THE HEIGHT OF THE SILT FENCE. PROPERLY DISPOSE OF ALL SUCH SEDIMENTS IN FILL AREAS ON THE SITE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE. FILL SHALL BE PROTECTED FOLLOWING DISPOSAL WITH MULCH, TEMPORARY AND/OR PERENNIAL VEGETATION AND BE COMPLETELY CIRCUMSCRIBED ON THE DOWNHILL SIDE BY SILT FENCE.
  - RAKE ALL EXPOSED AREAS PARALLEL TO THE SLOPE DURING EARTHWORK OPERATIONS.
  - FINISH GRADING, REDISTRIBUTE TOPSOIL.
  - FOLLOWING FINAL GRADING, SEED WITH A PERMANENT SURFACE TREATMENT (I.E. TURFGRASS, PAVEMENT, SIDEWALK OR BUILDING WITHIN SEVEN DAYS OF GRADING) OR SEED WITH A PERENNIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE MIXTURE. SEED ALL PILES OF BERT IN EXPOSED SOIL AREAS THAT WILL NOT RECEIVE A PERMANENT SURFACE TREATMENT. SEEDING OF AT LEAST BOX PERENNIAL VEGETATIVE COVER WILL BE USED TO PRODUCE A PERMANENT UNIFORM EROSION RESISTANT SURFACE. AREAS SHALL BE HYDROSEED WITH (A) PERENNIAL RYEGRASS AT A RATE OF 40 LBS PER ACRE (1.0 LB PER 1000 SQUARE FEET), (B) CERTIFIED "ARROSTOCK" WINTER RYE (CERIAL RYE) @ 100 LB PER ACRE (2.5 LB/1000 S.F.) TO BE USED IN THE MONTHS OF OCTOBER AND NOVEMBER. THE SEEDING AREAS WILL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
  - CONDUCT PROPOSED WETLAND MITIGATION INCLUDING REMOVAL OF SEDIMENT IN CONNECTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
  - CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONNECTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
  - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS APPLICABLE ONCE VEGETATION IS ESTABLISHED (80% GRASS SPROUT OVER ENTIRE AREA).



- ### NOTES
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, P.L.L.C., DATED NOVEMBER 26, 2015.
  - THE WETLAND LIMITS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 10/17/2019.
  - 100 YEAR FLOOD PLAIN ELEVATION 370 PER FEMA NATIONAL FLOOD HAZARD MAP, PANEL #3819C0277E EFFECTIVE 09/28/2007.
  - THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
  - PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
  - THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPAVED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
  - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
  - STOCKPILES OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNER'S REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
  - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
  - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
  - ALL EXPOSED SLOPES AND GRADING/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 3000' SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDING WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) EROSION AND SEDIMENT CONTROL GUIDELINES AND THE ANSI A300 BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE, PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    - SEED MIXTURE AND RATE OF APPLICATION:
      - IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1,000 SQUARE FEET) OR USE 1 POUND/1,000 SQUARE FEET.
      - IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "ARROSTOCK" WINTER RYE (CERIAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1,000 SQUARE FEET).
    - APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    - MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
  - ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
  - TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

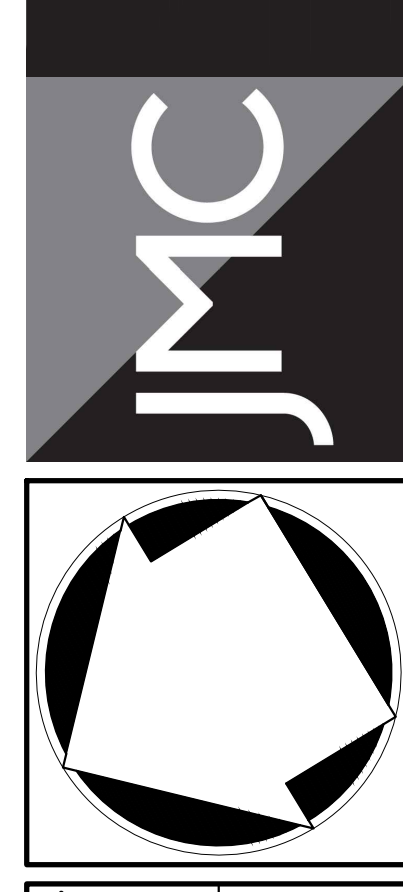
Date	
Revision	
No.	

APPLICANT: **WMC ACQUISITIONS LLC**  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
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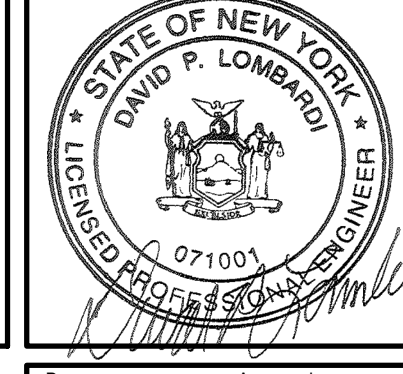
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**SITE EROSION & SEDIMENT CONTROL PLAN**

**BAYSPACE ARMONK**  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK



Drawn	NC	Approved	DL
Scale	1" = 30'		
Date	09/12/2022		
Project No.	22090		
Drawing No.	SE	SE	SE

**C-400**

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

CHRISTOPHER CATHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD

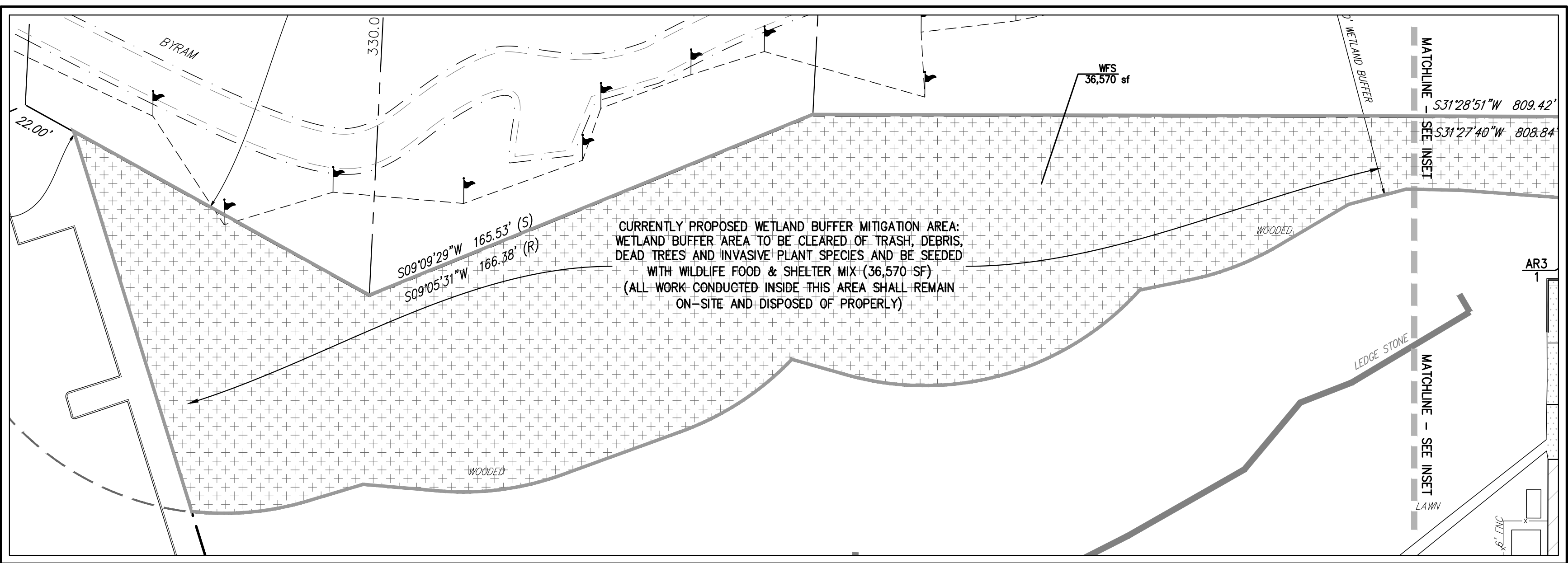
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION \_\_\_\_\_ DATE: \_\_\_\_\_

JOSEPH M. CERMELE, PE  
 KELLARD SESSIONS CONSULTING  
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# INTERSTATE ROUTE 684



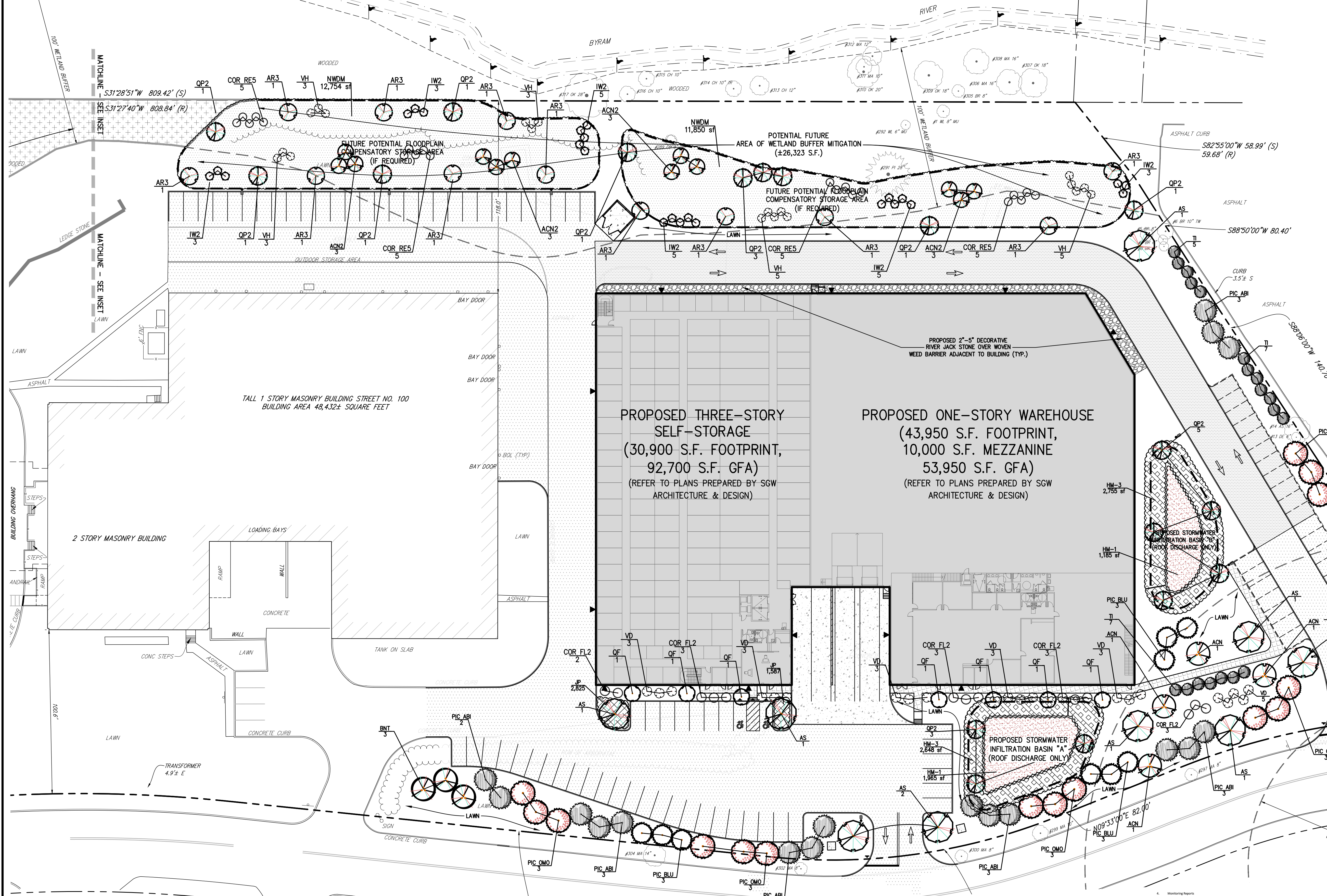
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
- ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBSTRUCTION OF BRANCHES. DECIDUOUS TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY LINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
- PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK AS SPECIFIED IN THE PLANT LIST. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
- ALL LAWN AREAS (SOD OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOD OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
- SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
- CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
- ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
- ALL PLANTINGS INSTALLED TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.

### LEGEND

- PROPOSED DECIDUOUS/SHADE TREE
- PROPOSED FLOWERING/ORNAIMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS/PERENNIALS
- PROPOSED EDGE OF PLANTING BED
- PROPOSED SHRUB MASSING
- PROPOSED GRAVEL STRIP

**NOTES**

- ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (ANSI Z602.1)", LATEST EDITION.
- ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPROVED SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
- ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-WEED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDED HARDWOOD, ROOT MULCH SHREDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
- PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
- ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTINGS AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING PLANTING SEASON.



#### PLANT SCHEDULE CURRENTLY PROPOSED LANDSCAPING

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
PIC ABI	17	Picea abies / Norway Spruce	-	-
PIC OMO	15	Picea omorika / Serbian Spruce	-	-
PIC BLU	9	Picea pungens glauca / Colorado Blue Spruce	-	-
TI	23	Thuja x 'Green Giant' / Green Giant Arborvitae	8' - 10' HT.	B & B

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
AS	10	Acer saccharum 'Green Mountain' / Sugar Maple	3" - 3 1/2" Cal.	B & B
ACN	4	Amelanchier Canadensis / Shadblow Serviceberry	12" - 14" HT.	B & B
BNT	3	Betula Nigra 'Heritage' / Heritage River Birch	7" - 8" HT.	B & B
QP2	9	Quercus Palustris / Pin Oak	2 1/2" - 3" CAL.	B & B
QF	7	Quercus robur fastigiata / Pyramidal English Oak	3" - 3 1/2" CAL.	B & B

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
COR FL2	14	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	-	-
VD	20	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	5 gal	-

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
JP	4,412	Juniperus davurica 'Parsonii' / Parson's Juniper	5 gal	-

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
HM-1	3,150 sf	NYSDEC Stormwater Basin Mix #1 / Lowest Zone	seed	See Mix Detail on this Sheet
HM-3	5,403 sf	NYSDEC Stormwater Basin Mix #3 / Highest Zone	seed	See Mix Detail on this Sheet
WFS	36,570 sf	Wildlife Food & Shelter Mix / Restoration Mix	seed	See Mix Detail on this Sheet

#### PLANT SCHEDULE POTENTIAL FUTURE WETLAND BUFFER MITIGATION

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
AR3	12	Acer Rubrum 'Red Sunset' / Red Maple	3" - 3 1/2" Cal.	B & B
ACN2	12	Amelanchier Canadensis / Shadblow Serviceberry	3" - 4" HT.	#5 CONT.
QP2	9	Quercus Palustris / Pin Oak	2 1/2" - 3" CAL.	B & B

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
COR RES	20	Cornus sericea / Red Twig Dogwood	3" - 4" HT.	#5 CONT.
IW2	24	Ilex verticillata / Winterberry	3" - 4" HT.	#5 CONT.
VH	19	Vaccinium corymbosum / Highbush Blueberry	3" - 4" HT.	#5 Cont.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.
NWDM	24,604 sf	Northeast Wetland Diversity Mix / Restoration Mix	seed	See Mix Detail on this Sheet

**PLANTING NOTES:**

A. SEED MIXTURE: SUPPLEMENTAL WETLAND SEED MIX IS TO BE APPLIED TO THE FLOODPLAIN STORAGE BASINS AT 20-40 LBS/ACRE OR 1 LB PER 1,000 SF OF SEED PER ACRE AND CONSIST OF FOLLOWING:

NORTHEAST WETLAND DIVERSITY SEED MIX

% BY WT.	SPECIES	VARIETY
26.66%	EUPATORIUM PERFOOLIATUM	BONESET
23.00%	VERBENA HASTATA	BLUE VERVAIN
19.75%	PANICUM DICHOPTOMIFLORUM	SMOOTH PANIC-GRASS
8.00%	GOLDADO RUSSCOA	WHIRLED GOLD ENROCK
8.74%	EUPATORIUM MACULATUM	JOE PYE WOOD
6.65%	ELTHAMIA GRAMINIFOLIA	GRASS LEAF GOLDENROD
4.00%	PENSYLVANICA	PINK AND WHITE SMARTWEEED
2.80%	ASTER NOVA-ENGLANDIAE	NEW ENGLAND ASTER
0.75%	BESSES GERANIA	WOODS BESSARS' TICK
0.21%	ASCLEPIAS INCARNATA	SWAMP MILKWEED
0.12%	VERSCOLOR	BLUE FLAG

B. HM-1 NYSDEC STORMWATER BASIN MIX #1 (HERBACEOUS) (20-40 LBS/ACRE OR 1 LB PER 1,000 SF)

% BY WT.	SPECIES	VARIETY
11.11%	ARROW ARUM (PELTANDRA VIRGINICA)	ARROW ARUM
11.11%	ARROWHEAD, DUCK POTAOE (SAGITTARIA LATIFOLIA)	ARROWHEAD
11.11%	BLUE FLAG Iris (IRIS VESPICOLOR)	BLUE FLAG Iris
11.11%	BUSHY BEARDGRASS (ANDROPOGON GLOMERATUS)	BUSHY BEARDGRASS
11.11%	DUCKWEED (LEMNA SP.)	DUCKWEED
11.11%	HARDEST BULRUSH (SCIRPUS ACUTUS)	HARDEST BULRUSH
11.11%	GIANT BURREED (SPARGANIUM EURYCARPUM)	GIANT BURREED
11.11%	LIZARD'S TAIL (SAURURUS CERNUUS)	LIZARD'S TAIL
11.11%	PICKERWEED (PONTEDERA CORDATA)	PICKERWEED
11.11%	SOFT-STEM BULRUSH (SCIRPUS VALIDUS)	SOFT-STEM BULRUSH
11.11%	SMARTWEED (POLYGONUM SP.)	SMARTWEED
11.11%	SPATTER DOCK (NUPHAR LUTEUM)	SPATTER DOCK
11.11%	WILD RICE (ZIZANIA AQUATICA)	WILD RICE

C. HM-3 NYSDEC STORMWATER BASIN MIX #3 (HERBACEOUS) (20-40 LBS/ACRE OR 1 LB PER 1,000 SF)

% BY WT.	SPECIES	VARIETY
11.11%	ELYMUS RIPIARIUS (RIVERBANK WILD RYE)(20%)	ELYMUS RIPIARIUS
11.11%	ELYMUS VIRGINICUS (VIRGINIA WILD RYE)(20%)	ELYMUS VIRGINICUS
11.11%	PDA PALUSTRIS (FOW. BLUEGRASS)(20%)	PDA PALUSTRIS
11.11%	PANICUM CANADENSE (CANADIAN FLOWERS)(10%)	PANICUM CANADENSE
11.11%	PANICUM VIRGATUM (SWITCHGRASS)(10%)	PANICUM VIRGATUM
11.11%	SENNA HEBCARPA (WILD SENNA)(10%)	SENNA HEBCARPA
11.11%	ANDROPOGON GERARDI (BIG BLUESTEM)(2%)	ANDROPOGON GERARDI
11.11%	DESCHAMPSIA CAESPITOSA (TUFTED HAIRGRASS)(2%)	DESCHAMPSIA CAESPITOSA
11.11%	GLYCERIA STRATA (FOW. MANNAGRASS)(2%)	GLYCERIA STRATA
11.11%	LOBELIA CARDINALIS (CARDINAL FLOWER)(2%)	LOBELIA CARDINALIS
11.11%	JUNCUS EFFUSUS (SOFT RUSH)(1%)	JUNCUS EFFUSUS
11.11%	POLYGONUM SPP. (SMARTWEED)(1%)	POLYGONUM SPP.

D. INVASIVE SPECIES INCLUDING BUT NOT LIMITED TO REED GRASS AND JAPANESE KNOWLED, OVERGROWN VINES COVERING VEGETATION TO REMAIN, DEBRIS, TRASH AND DEBRIS WILL BE REMOVED FROM WETLAND BUFFER AREAS AS INDICATED. REFER TO WETLAND EVALUATION AND IMPACT REPORT, PREPARED BY ECOLOGICAL SOLUTIONS, LLC, LAST REVISED 05/29/2020 FOR MORE INFORMATION. ALL CLEARED AREAS WILL BE RE-SEDED WITH "WFS-WILDLIFE FOOD & SHELTER" SHRUB MIX (CRMYX-138) OR EQUIVALENT.

WFS - WILDLIFE FOOD & SHELTER MIX (CRMYX-138)

SEEDING RATE:	20 LBS PER ACRE OR 1 LB PER 1,000 SF.
MIX TYPE:	NET MEADOW & WETLAND SITE

SPECIES LIST:

- 31% FOX SEDGE, (CAREX VALLPINOIDEA) PA ECOTYPE
- 20% VIRGINIA WILDBIRD, (ELYMUS VIRGINICUS) PA ECOTYPE
- 15% LIND (SHALLOW) SEDGE, (CAREX LURIDA) PA ECOTYPE
- 11% HOOP SEDGE, (CAREX LURIDA) PA ECOTYPE
- 8% BLACK CHICKSBERRY, (ARONIA MELANOCARPA) (Pyrus MYRSORBUS M. JPHOENIX M.) ON ECOTYPE
- 6% ARROWWOOD, (VIBURNUM DENTATUM) ECOTYPE
- 4% BLUNT BROOM SEDGE, (CAREX SCORPARIA) PA ECOTYPE
- 4% BUTTERBUSH, (CEPHALANTHUS OCCIDENTALIS)
- 2% SWAMP ROSE, (ROSA PALUSTRIS) PA ECOTYPE
- 1% STEELBUSH, (SPIREA TOMENTOSA), PA ECOTYPE

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

CHRISTOPHER CARTH, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION \_\_\_\_\_ DATE: \_\_\_\_\_

JOSEPH M. CERMELE, PE, KELLARD SESSIONS CONSULTING ENGINEERS

GRAPHIC SCALE  
1 inch = 30 ft.

#### DISTURBANCE SUMMARY

CURRENTLY PROPOSED DISTURBANCE	POTENTIAL FUTURE DISTURBANCE (INCLUDING COMPENSATORY STORAGE BASINS)
DISTURBANCE WITHIN WETLAND: 0 S.F. (0.00 AC)	DISTURBANCE WITHIN WETLAND: 0 S.F. (0.0 AC)
DISTURBANCE WITHIN BUFFER: 5,000 S.F. (0.114 AC)	DISTURBANCE WITHIN BUFFER: 27,000 S.F. (0.619 AC)
PROPOSED MITIGATION AREA WITHIN WETLAND BUFFER: 36,570 S.F. (0.839 AC)	PROPOSED MITIGATION AREA WITHIN WETLAND BUFFER: 58,842 S.F. (1.300 AC)
PROPOSED MITIGATION AREA OUTSIDE OF WETLAND BUFFER: 0 S.F. (0.000 AC)	PROPOSED MITIGATION AREA OUTSIDE OF WETLAND BUFFER: 4,001 S.F. (0.092 AC)
TOTAL MITIGATION AREA: 36,570 S.F. (0.839 AC)	TOTAL MITIGATION AREA: 62,843 S.F. (1.443 AC)
MITIGATION RATIO: 36,570 S.F. / 5,000 S.F. = 7.314	MITIGATION RATIO: 62,843 S.F. / 27,000 S.F. = 2.329

PERVIOUS & IMPERVIOUS AREAS WITHIN WETLAND BUFFER

EXISTING	PROPOSED
PERVIOUS AREA: 70,243 S.F.	PERVIOUS AREA: 70,658 S.F.
IMPERVIOUS AREA: 5,033 S.F.	IMPERVIOUS AREA: 4,808 S.F.

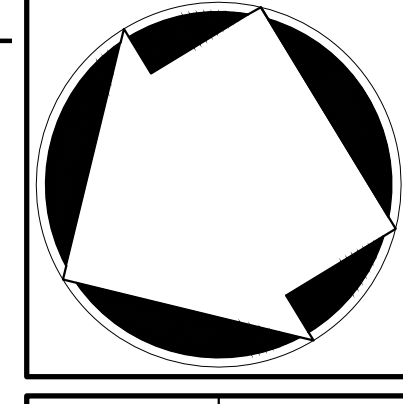
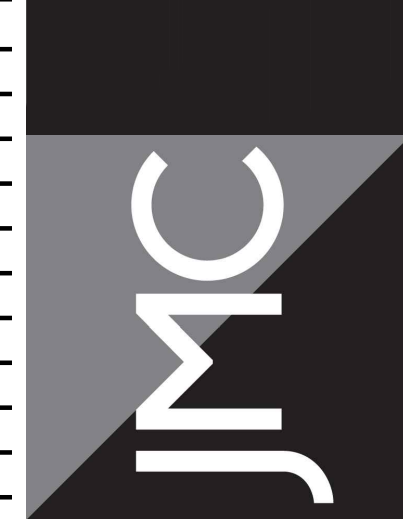
By	Date

APPLICANT: **WMG ACQUISITIONS LLC**  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33153

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
CHICAGO, IL 60611

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.

120 BEDFORD ROAD - ARMONK, NY 10504  
voice 914.273.5225 • fax 914.273.2192  
www.jmcpllc.com



**SITE LANDSCAPING & WETLAND MITIGATION PLAN**

**BAYSPEACE ARMONK**  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK

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Scale: 1" = 30'

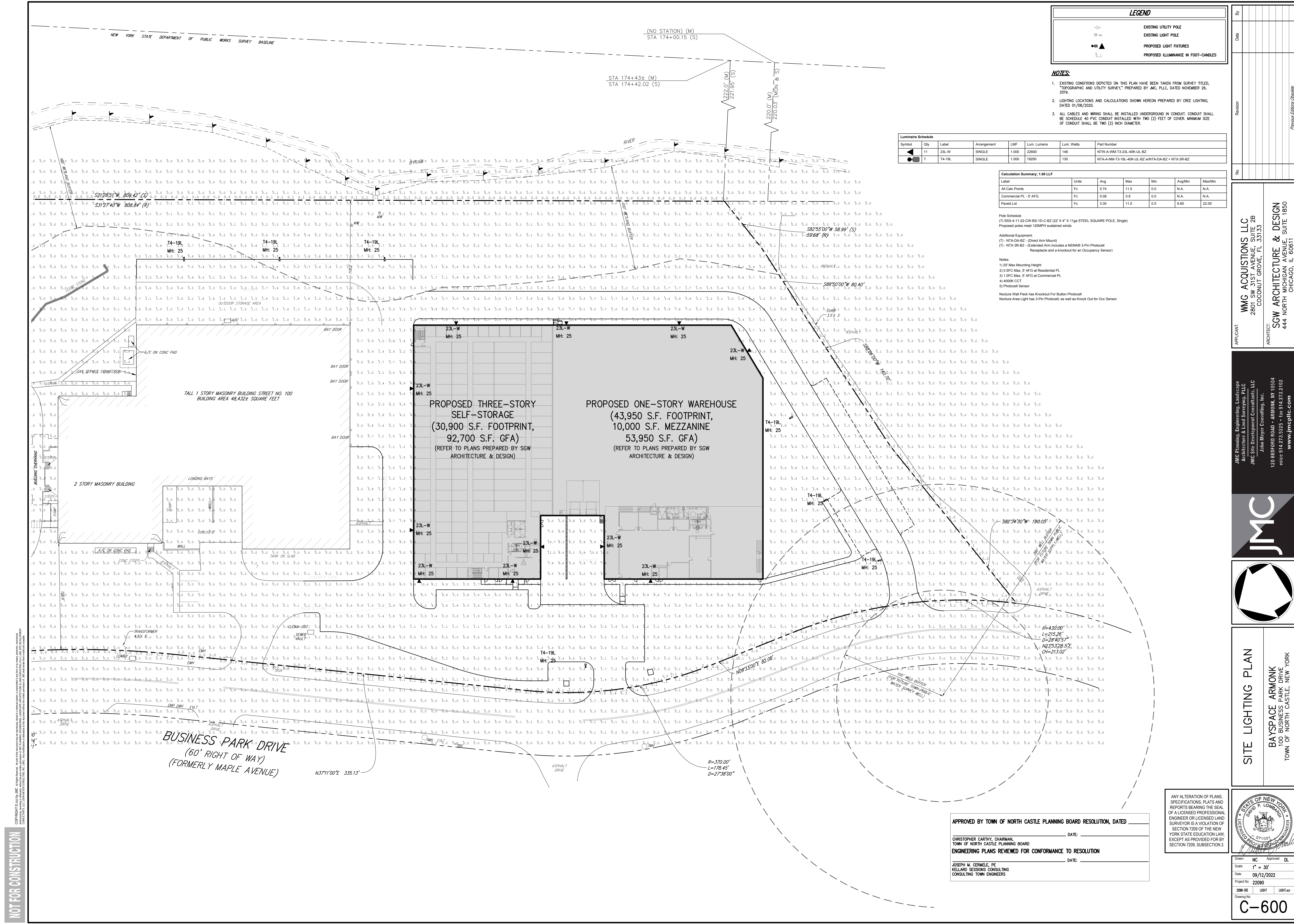
Date: 09/12/2022

Project No: 22090

22090 SE LMD LAT 09

Drawing No: **C-500**

NOT FOR CONSTRUCTION



**LEGEND**

	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	PROPOSED LIGHT FIXTURES
	PROPOSED ILLUMINATION IN FOOT-CANDELS

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC AND UTILITY SURVEY," PREPARED BY JMC, PLLC, DATED NOVEMBER 26, 2019.
  - LIGHTING LOCATIONS AND CALCULATIONS SHOWN HEREON PREPARED BY GREE LIGHTING, DATED 01/08/2020.
  - ALL CABLES AND WIRING SHALL BE INSTALLED UNDERGROUND IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT INSTALLED WITH TWO (2) FEET OF COVER. MINIMUM SIZE OF CONDUIT SHALL BE TWO (2) INCH DIAMETER.

**Luminaire Schedule**

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Fixture Number
	11	23L-W	SINGLE	1,000	22000	148	NTW-A-WM-T3-23L-40K-UL-BZ
	7	T4-19L	SINGLE	1,000	19200	130	NTA-A-NM-T3-19L-40K-UL-BZ w/NTA-DA-BZ + NTK-3R-BZ

**Calculation Summary: 1.00 LLF**

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.74	11.0	0.0	N.A.	N.A.
Commercial PL - 5' AFG	Fc	0.08	0.9	0.0	N.A.	N.A.
Paved Lot	Fc	3.30	11.0	0.5	6.60	22.00

**Pole Schedule**  
 (7) SSS-4-11-22-CW-BS-1D-C-BZ (22" X 4" X 11ga STEEL SQUARE POLE, Single)  
 Proposed poles meet 120MPH sustained winds.

**Additional Equipment:**  
 (7) - NTA-DA-BZ - (Direct Arm Mount)  
 (7) - NTK-3R-BZ - (Extended Arm includes a NEMA6 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor)

**Notes:**  
 1) 25' Max Mounting Height  
 2) 0.5FC Max, 5' AFG at Residential PL  
 3) 1.0FC Max, 5' AFG at Commercial PL  
 4) 4-wire CCT  
 5) Photocell Sensor  
 Noctura Wall Pack has Knockout For Button Photocell  
 Noctura Area Light has 3-Pin Photocell, as well as Knock Out for Occ Sensor

Date	
Revision	
No.	

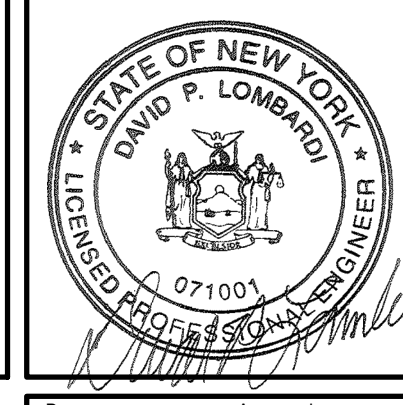
**APPLICANT:** WMG ACQUISITIONS LLC  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133

**ARCHITECT:** SGW ARCHITECTURE & DESIGN  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
 CHICAGO, IL 60611

**JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC**  
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**SITE LIGHTING PLAN**  
 BAYSPACE ARMONK  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK



Drawn:	NC	Approved:	DL
Scale:	1" = 30'		
Date:	09/12/2022		
Project No:	22090		
Drawing No:	LIGHT	LIGHT	lar
<b>C-600</b>			

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


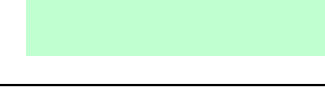
CHRISTOPHER CATHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION  
 DATE: \_\_\_\_\_

JOSEPH M. CERMELE, PE  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS

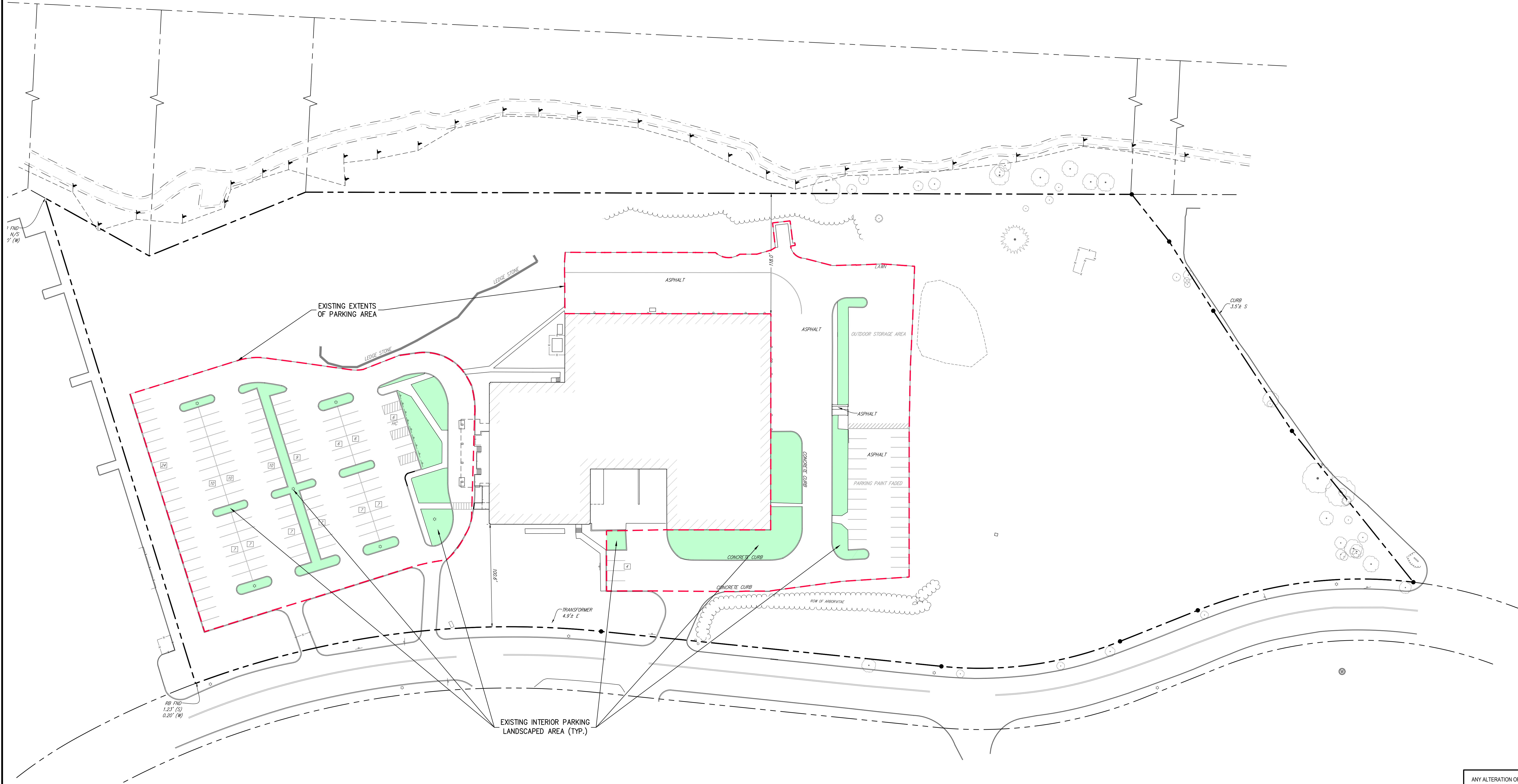
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**LEGEND**

	EXISTING PARKING AREA (132,926± S.F.)
	EXISTING INTERIOR PARKING LANDSCAPED AREA (18,235± S.F.)

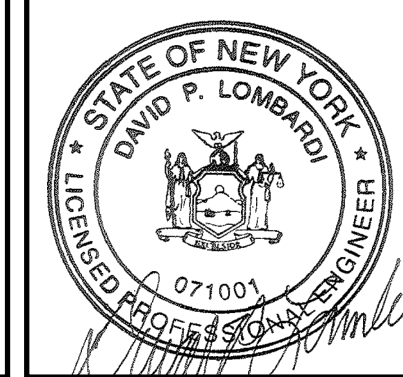
**EXISTING INTERIOR PARKING LANDSCAPED AREA CALCULATION:**  
 TOTAL EXISTING INTERIOR PARKING LANDSCAPED AREA → 18,235 S.F. X 100 = ±13.7%  
 TOTAL EXISTING PARKING AREA → 132,926 S.F.



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APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHRISTOPHER CARTHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION DATE: \_\_\_\_\_  
 JOSEPH M. CERMELE, PE  
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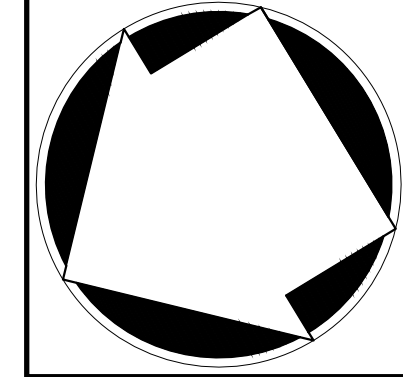
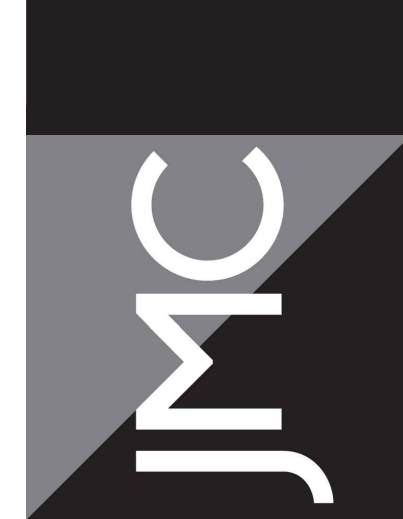
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Scale:	1" = 40'		
Date:	09/12/2022		
Project No:	22090		
2209-SE	EX LS AREA	EXIS	ASR
Drawing No:	C-800		

No.	Revision	Date	By

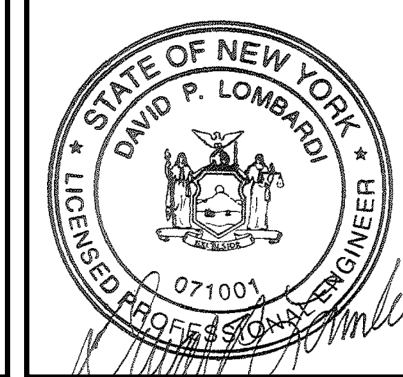
APPLICANT: **WMG ACQUISITIONS LLC**  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
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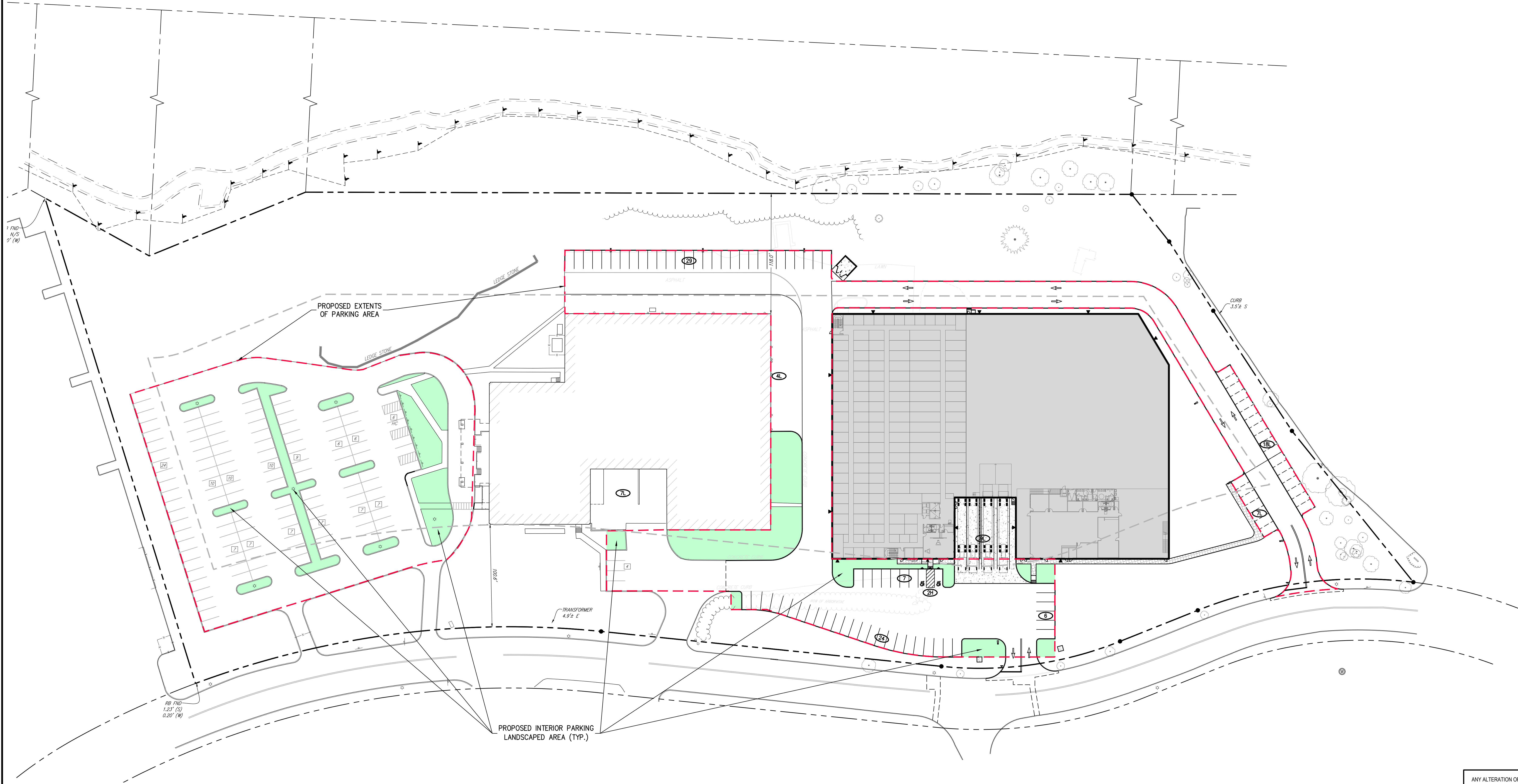


**EXISTING INTERIOR LANDSCAPED AREA CALCULATIONS PLAN**  
**BAYSACE ARMONK**  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK



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LEGEND	
	PROPOSED PARKING AREA (152,789± S.F.)
	PROPOSED INTERIOR PARKING LANDSCAPED AREA (18,295± S.F.)

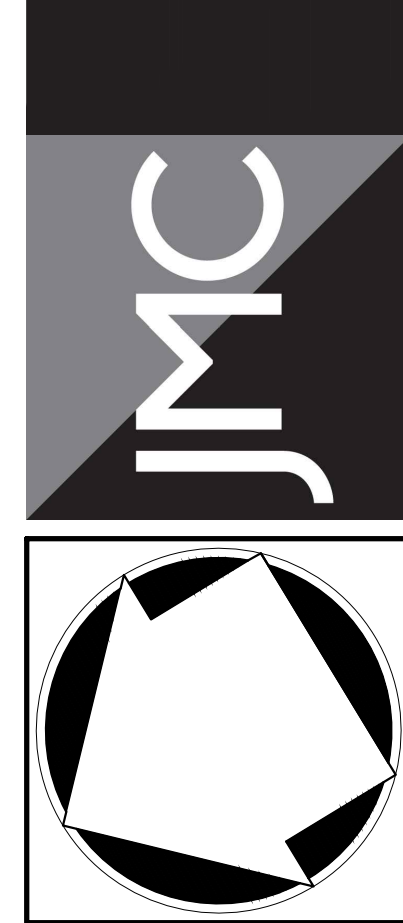
**PROPOSED INTERIOR PARKING LANDSCAPED AREA CALCULATION:**  
 TOTAL PROPOSED INTERIOR PARKING LANDSCAPED AREA → 18,295 S.F. X 100 = ±11.9%  
 TOTAL PROPOSED PARKING AREA → 152,789 S.F.

No.	Revision	Date	By

APPLICANT: **WMG ACQUISITIONS LLC**  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133

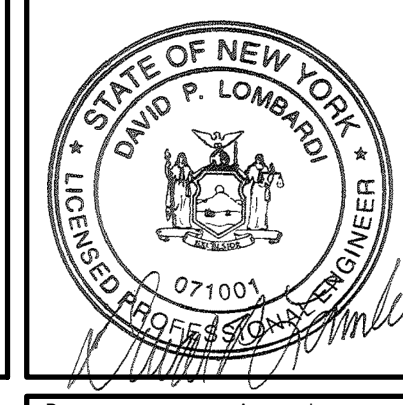
ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
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**PROPOSED INTERIOR LANDSCAPED  
 AREA CALCULATIONS PLAN**

**BAYSACE ARMONK**  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK



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

CHRISTOPHER CARTHY, CHAIRMAN,  
 TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION DATE: \_\_\_\_\_

JOSEPH M. CERMELE, PE  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS

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Drawn:	NC	Approved:	DL
Scale:	1" = 40'		
Date:	09/12/2022		
Project No:	22090		
ZONE-SE:	PROP LS AREA	EXIS LOR	
Drawing No:	<b>C-810</b>		

Revision	Date
No.	

APPLICANT: **WMG ACQUISITIONS LLC**  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
 CHICAGO, IL 60611

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 www.jmcpellc.com

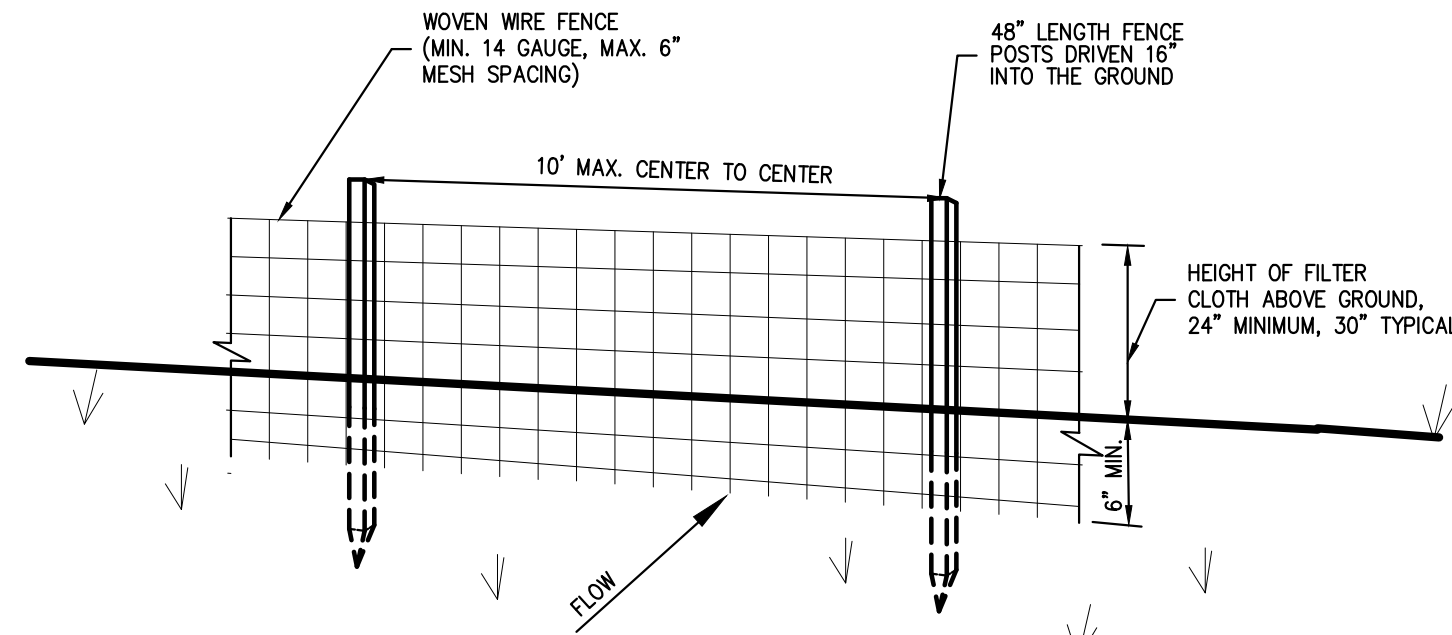
**JMC**

CONSTRUCTION DETAILS  
**BAYSACE ARMONK**  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK

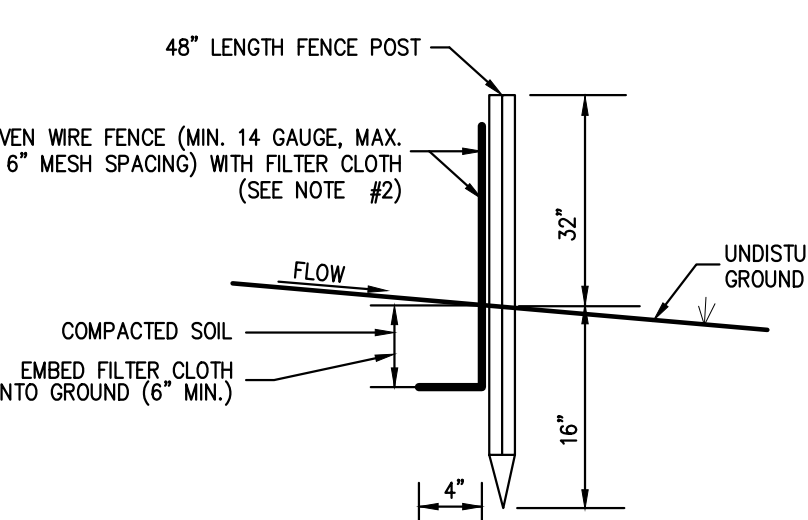
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Scale: **NOT TO SCALE**  
 Date: **09/12/2022**  
 Project No: **22090**  
 Drawing No: **DET-1**

**C-900**



PERSPECTIVE VIEW

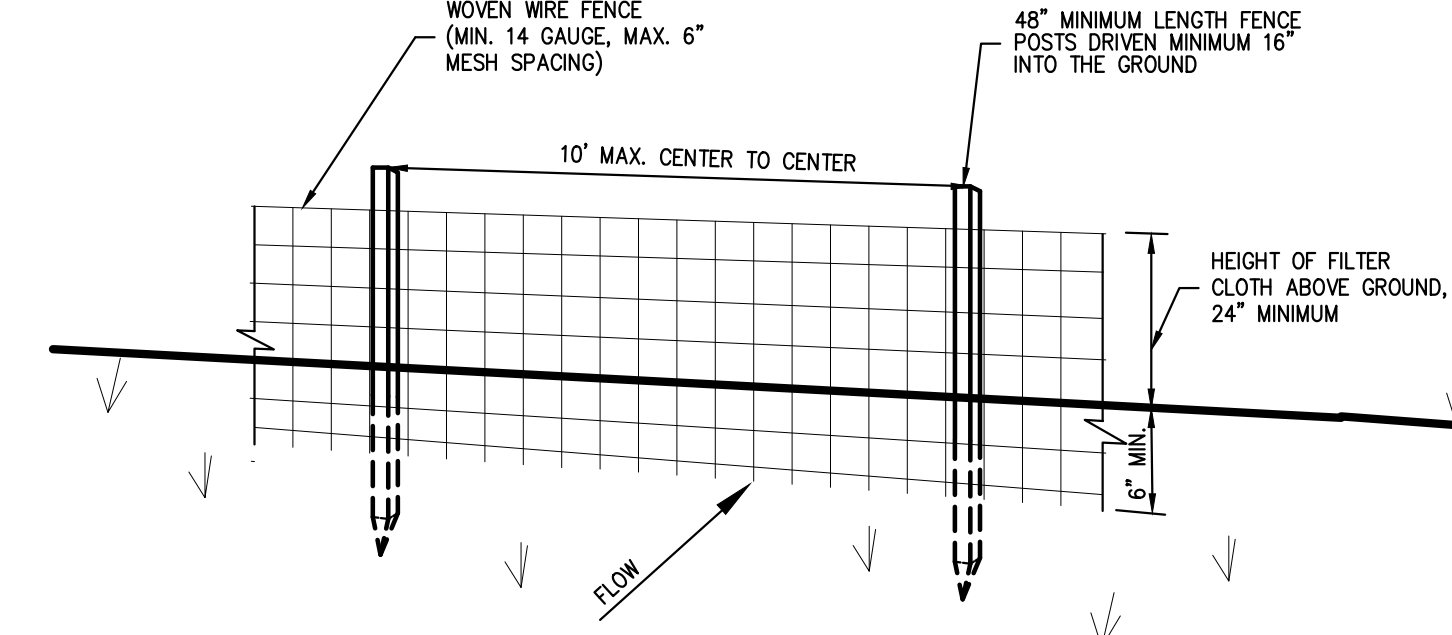


SECTION

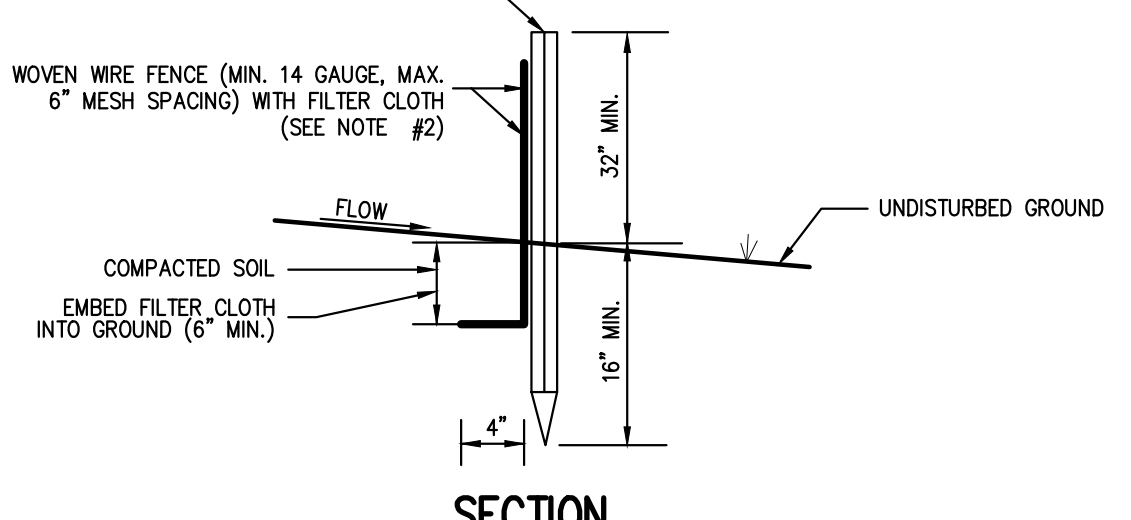
SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)
2-10%	50:1 TO 10:1	250/2000
10-20%	10:1 TO 5:1	150/1000
20-33%	5:1 TO 3:1	80/750
33-50%	3:1 TO 2:1	70/250
>50%	>2:1	30/75

\*ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.

- NOTES:
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
  - FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
  - 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, MIRAFI 100X, STABLINKA THIN, OR APPROVED EQUAL.
  - PREFABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE, OR APPROVED EQUAL.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

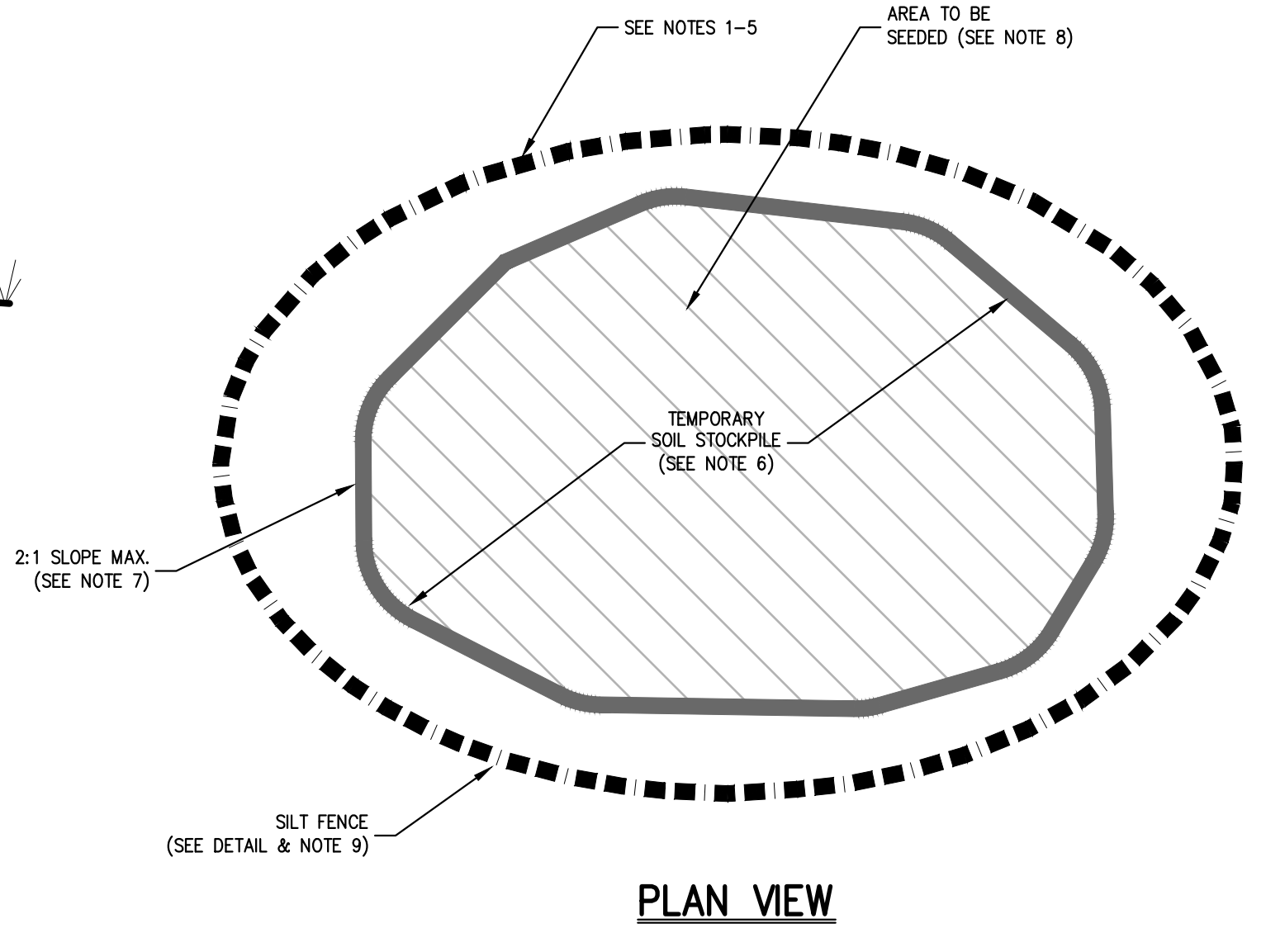


PERSPECTIVE VIEW



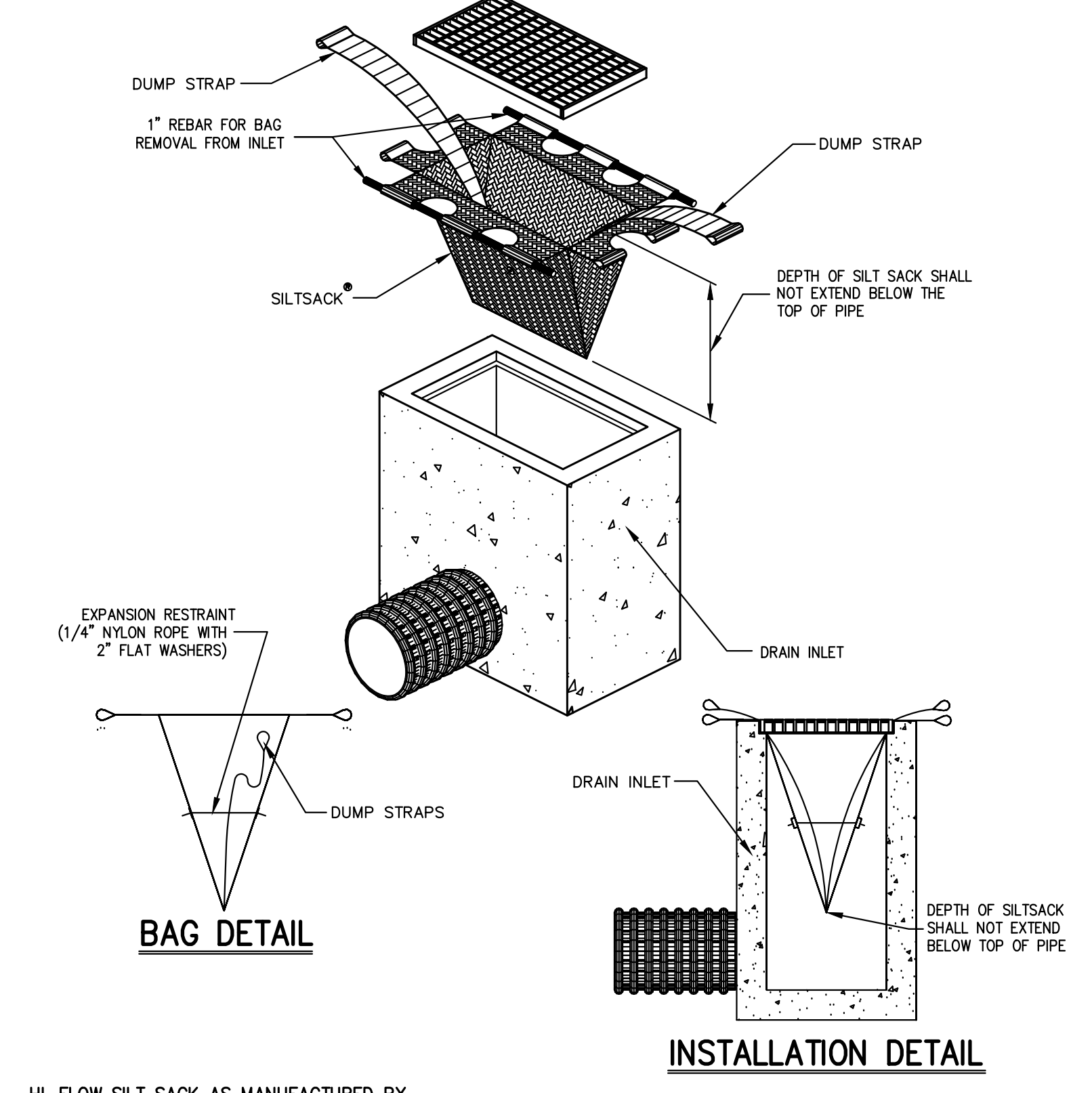
SECTION

- NOTES:
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  - PREFABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE, OR APPROVED EQUAL.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



PLAN VIEW

- THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
- ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
- ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.



BAG DETAIL

INSTALLATION DETAIL

- HI-FLOW SILT SACK AS MANUFACTURED BY **ACF ENVIRONMENTAL** OR APPROVED EQUAL<sup>®</sup>
- (FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)
- | PROPERTIES               | TEST METHOD | UNITS                           |
|--------------------------|-------------|---------------------------------|
| GRAB TENSILE STRENGTH    | ASTM D-4632 | 265 LBS                         |
| GRAB TENSILE ELONGATION  | ASTM D-4632 | 20 %                            |
| PUNCTURE                 | ASTM D-4833 | 135 LBS                         |
| MULLIN BURST             | ASTM D-3786 | 420 PSF                         |
| TRAPEZOID TEAR           | ASTM D-4533 | 45 LBS                          |
| UV RESISTANCE            | ASTM D-4355 | 90 %                            |
| APPROXIMATE OPENING SIZE | ASTM D-4751 | 20 US SIEVE                     |
| FLOW RATE PERMITIVITY    | ASTM D-4491 | 200 GAL/MIN/SQ FT<br>1.5 SEC -1 |
- NOTE: CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.

SILT FENCE

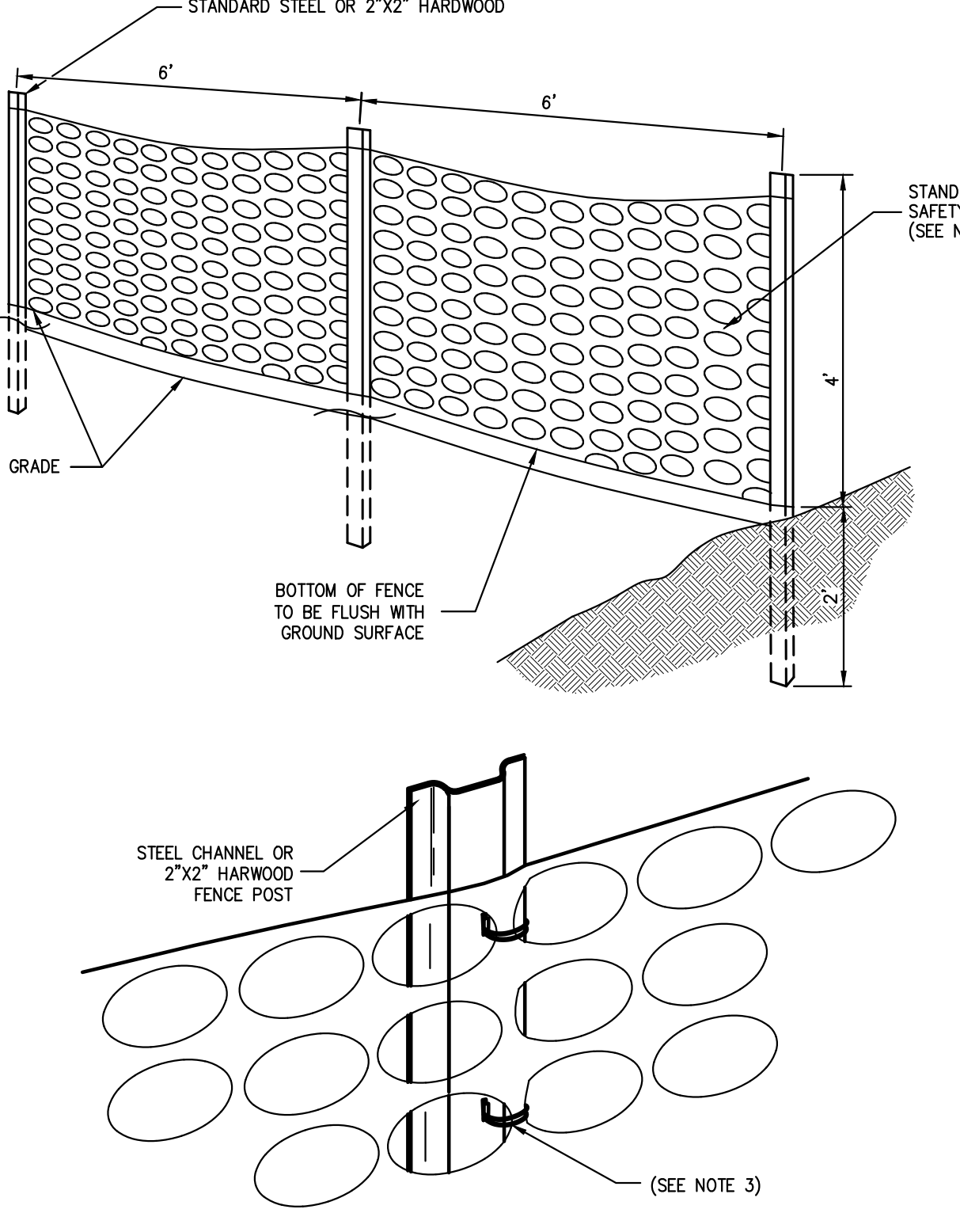
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TEMPORARY SOIL STOCKPILE WITH SILT FENCE

2

SILT SACK

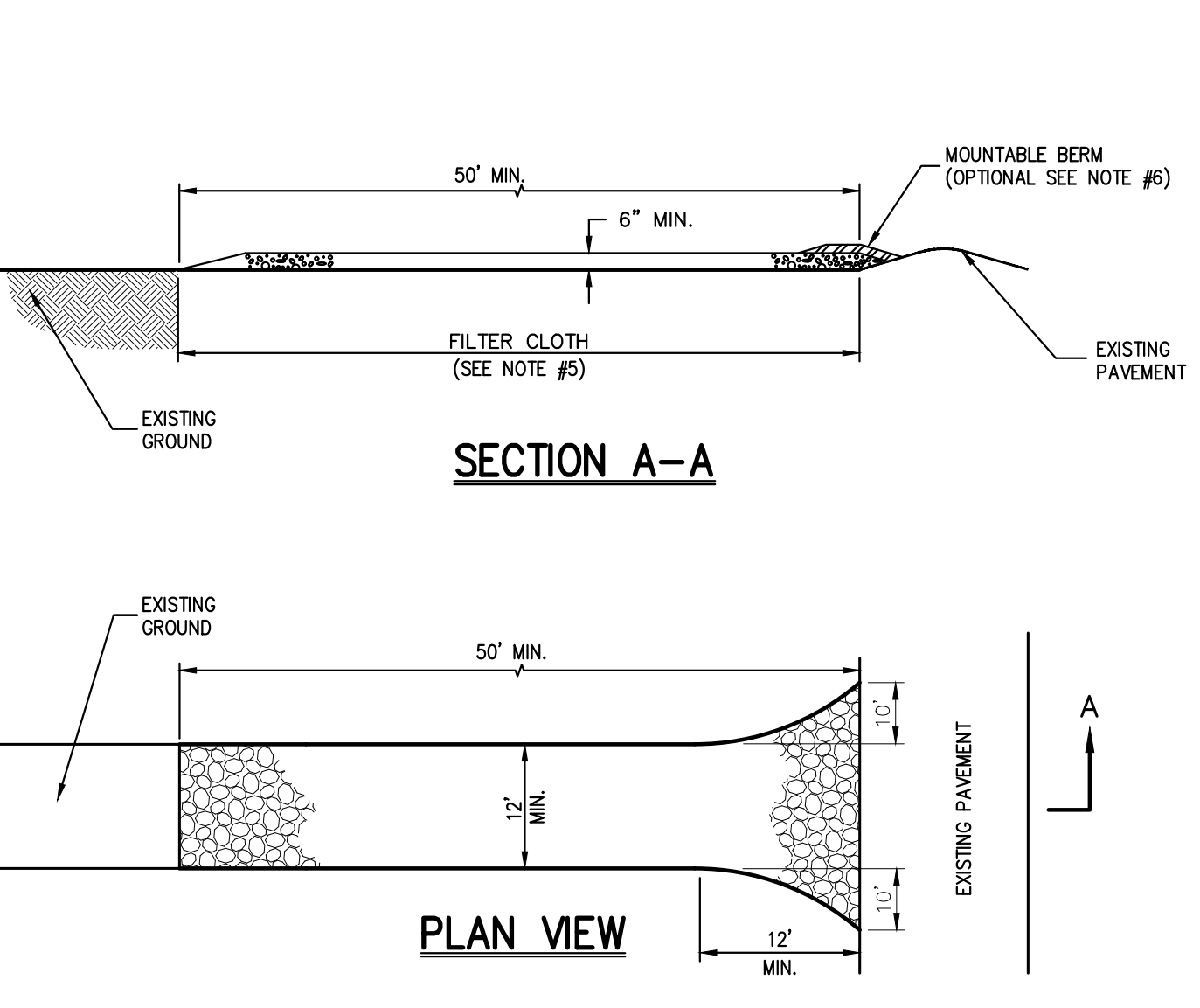
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- NOTES:
- SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
  - DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
  - FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
  - PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
  - PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADRI ENTERPRISES, INC. OR APPROVED EQUAL.
  - REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

CONSTRUCTION FENCE

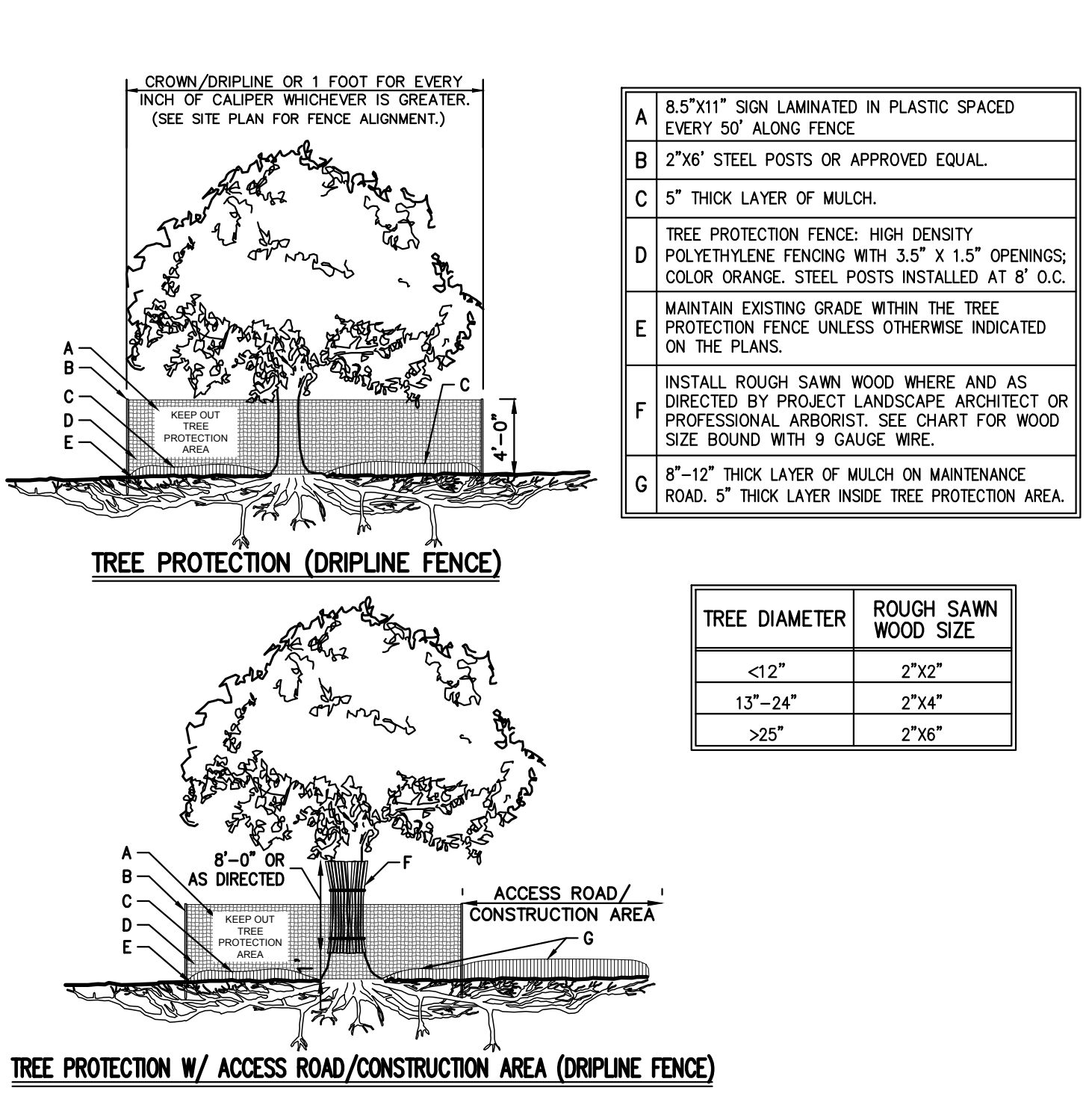
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- NOTES:
- STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
  - FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

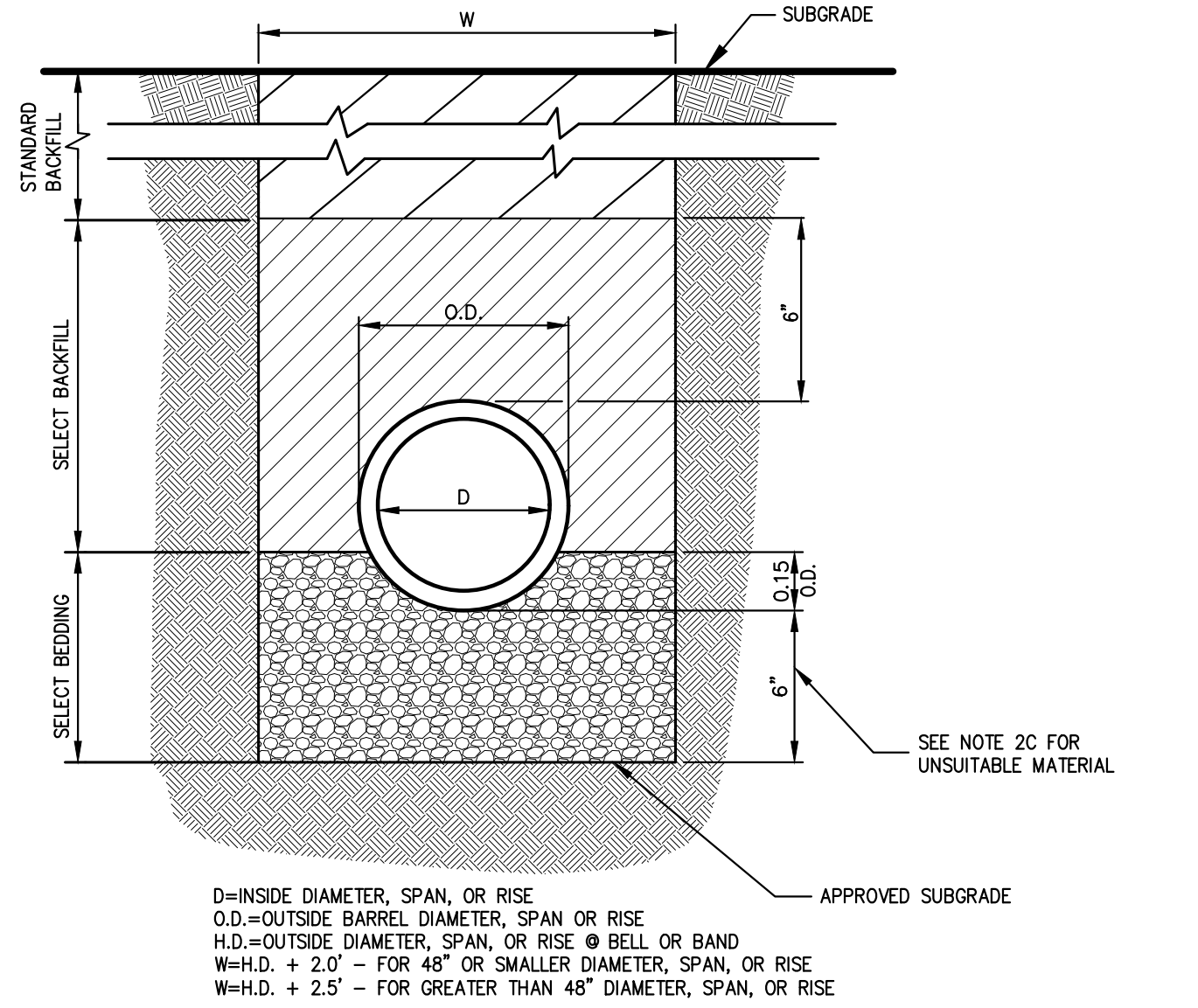
5



- NOTES:
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
  - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
  - NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
  - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
  - SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
  - ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE, MAY BE REQUIRED.
  - THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

TREE PROTECTION

6



- NOTES:
- FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
    - EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
    - 3/4" CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
  - TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
    - FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
    - WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
    - WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERROUTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 4" MINIMUM.
  - FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
  - BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY REMOVED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES, UNLESS OTHERWISE SPECIFIED. BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH

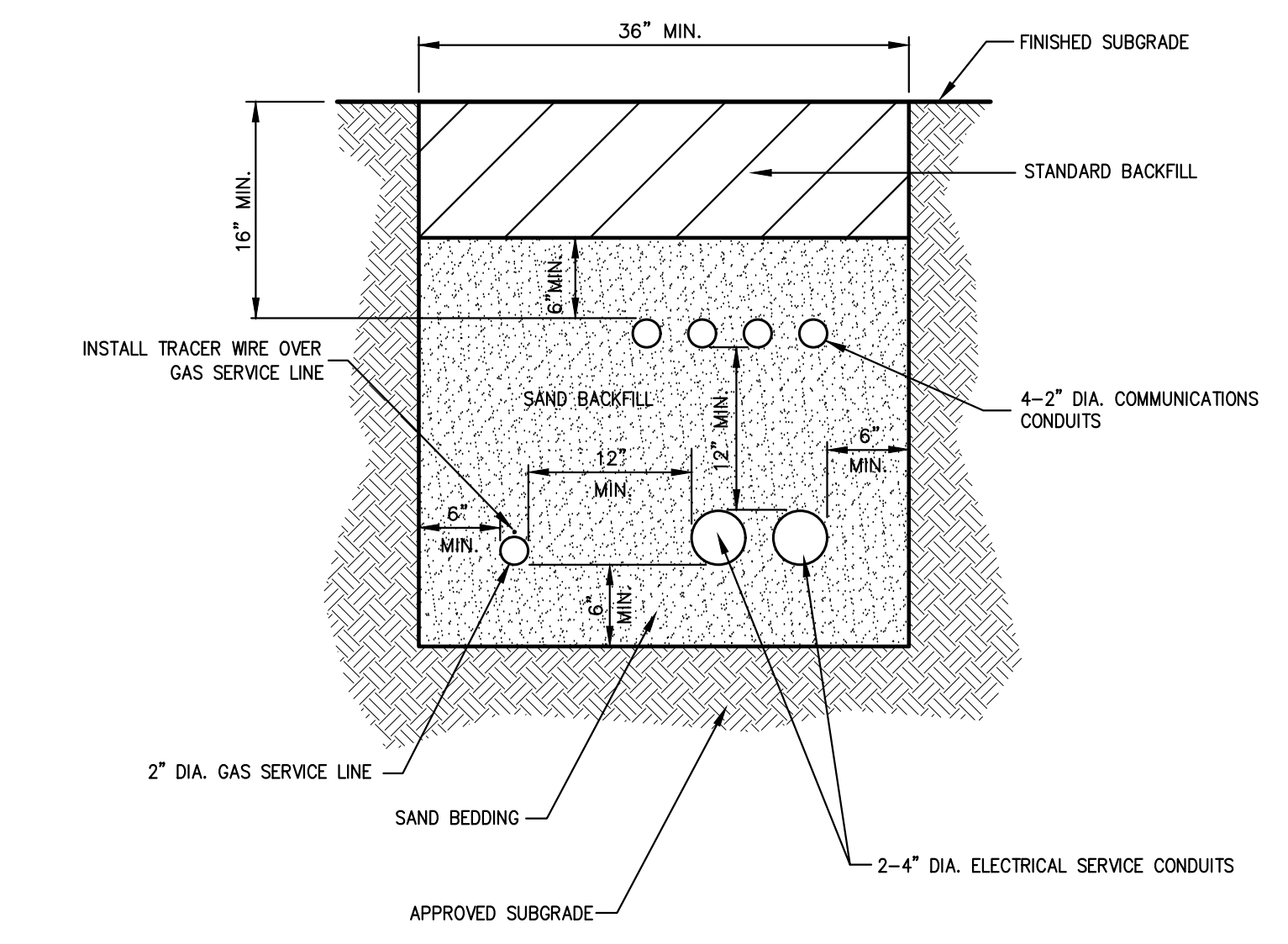
7

NOT FOR CONSTRUCTION

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 5/24/21

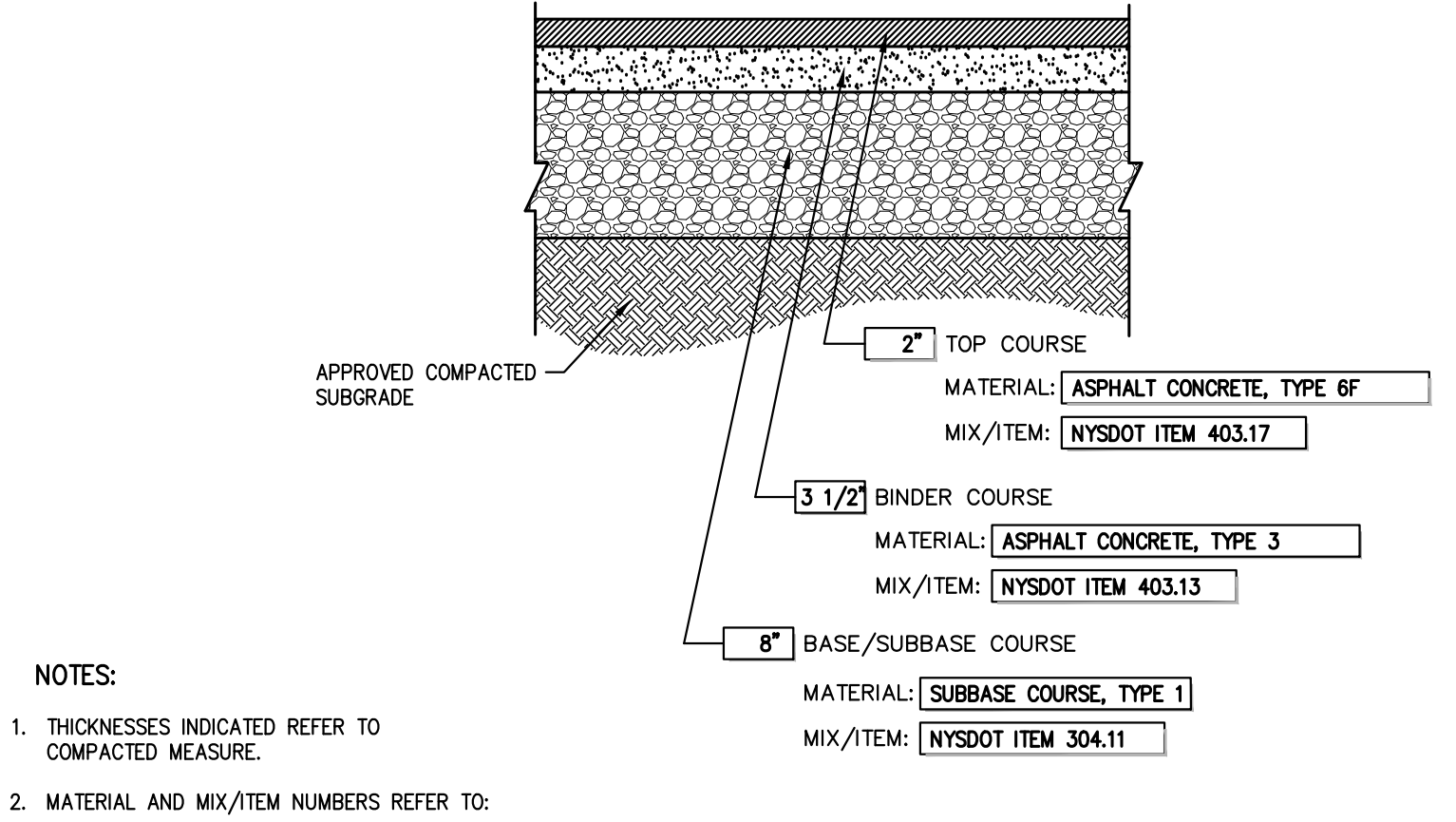
CHRISTOPHER CARTH, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERMELE, PE  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS



**NOTES:**

- UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
- BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MOISTURE DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL STAKE THE PROPOSED SERVICE LINES AND CONDUITS PRIOR TO BACKFILLING TO ENSURE SERVICES DO NOT MOVE WITHIN TRENCH.

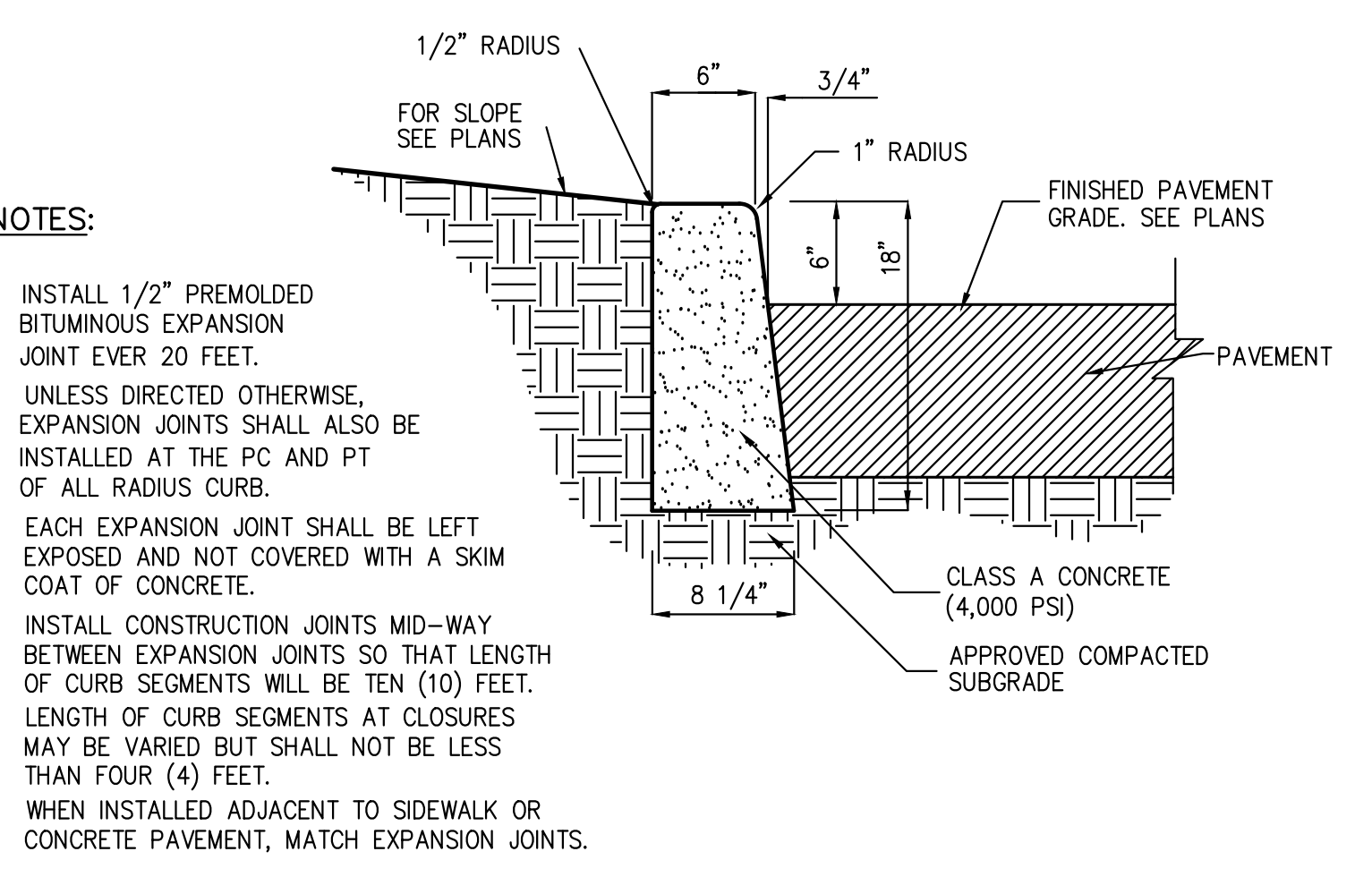


**NOTES:**

- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
- MATERIAL AND MIX/ITEM NUMBERS REFER TO:  
 NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

**SITE PAVEMENT**  
(Heavy Duty)

9

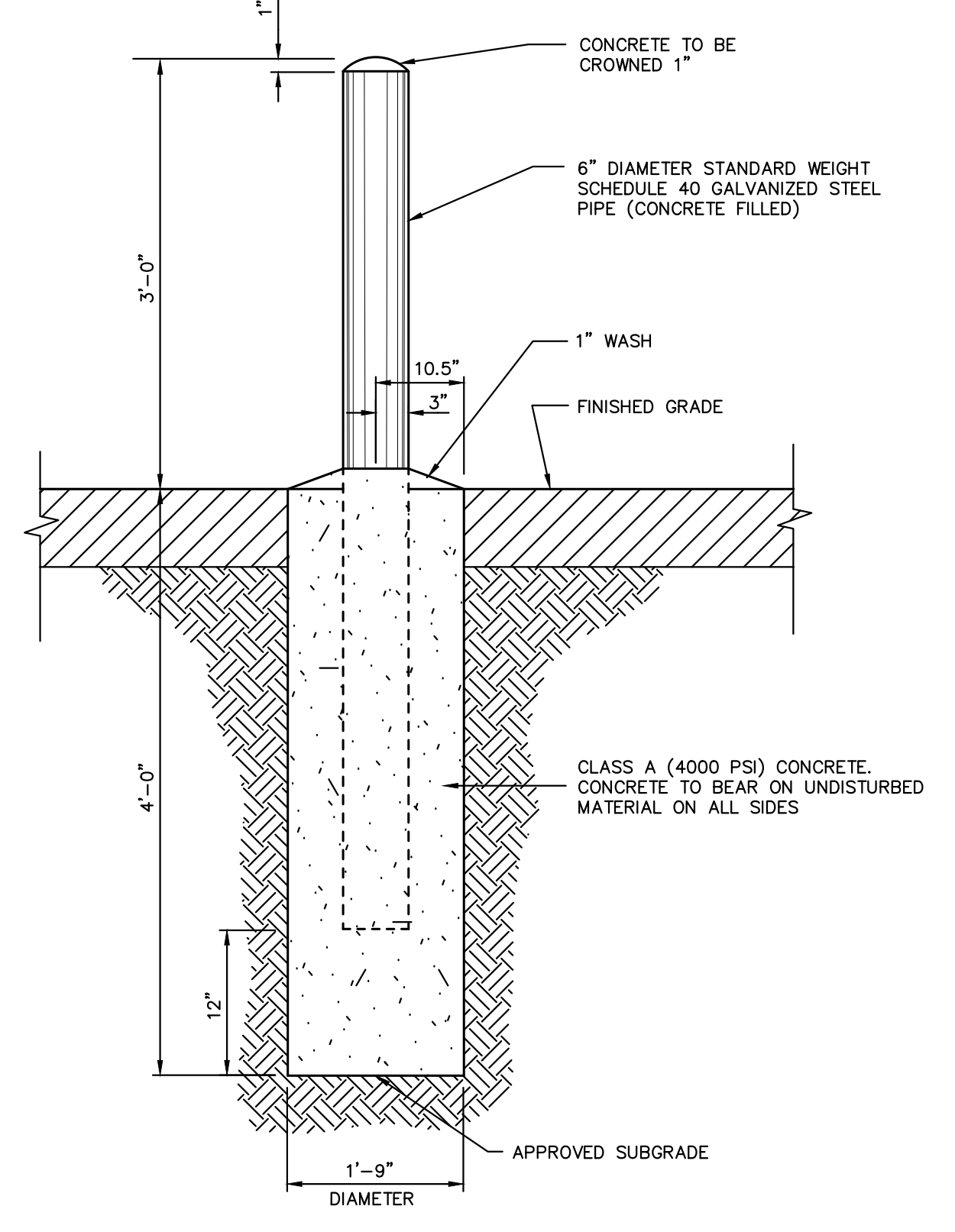


**NOTES:**

- INSTALL 1/2" PREMOULDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
- UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
- EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
- INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
- LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARYED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
- WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.

**CAST-IN-PLACE CONCRETE CURB**

11



**NOTES:**

- WHEN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SIGNS OR OTHER TRAFFIC SIGNS, SIGN SUPPORTING POSTS SHALL BE EMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.
- POST FOR HANDICAP PARKING STALLS SHALL BE PAINTED BLUE AS FOLLOWS:  
 A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.  
 B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.  
 C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.

**STEEL PIPE PROTECTION POST**

13

**UTILITY TRENCH DETAIL**

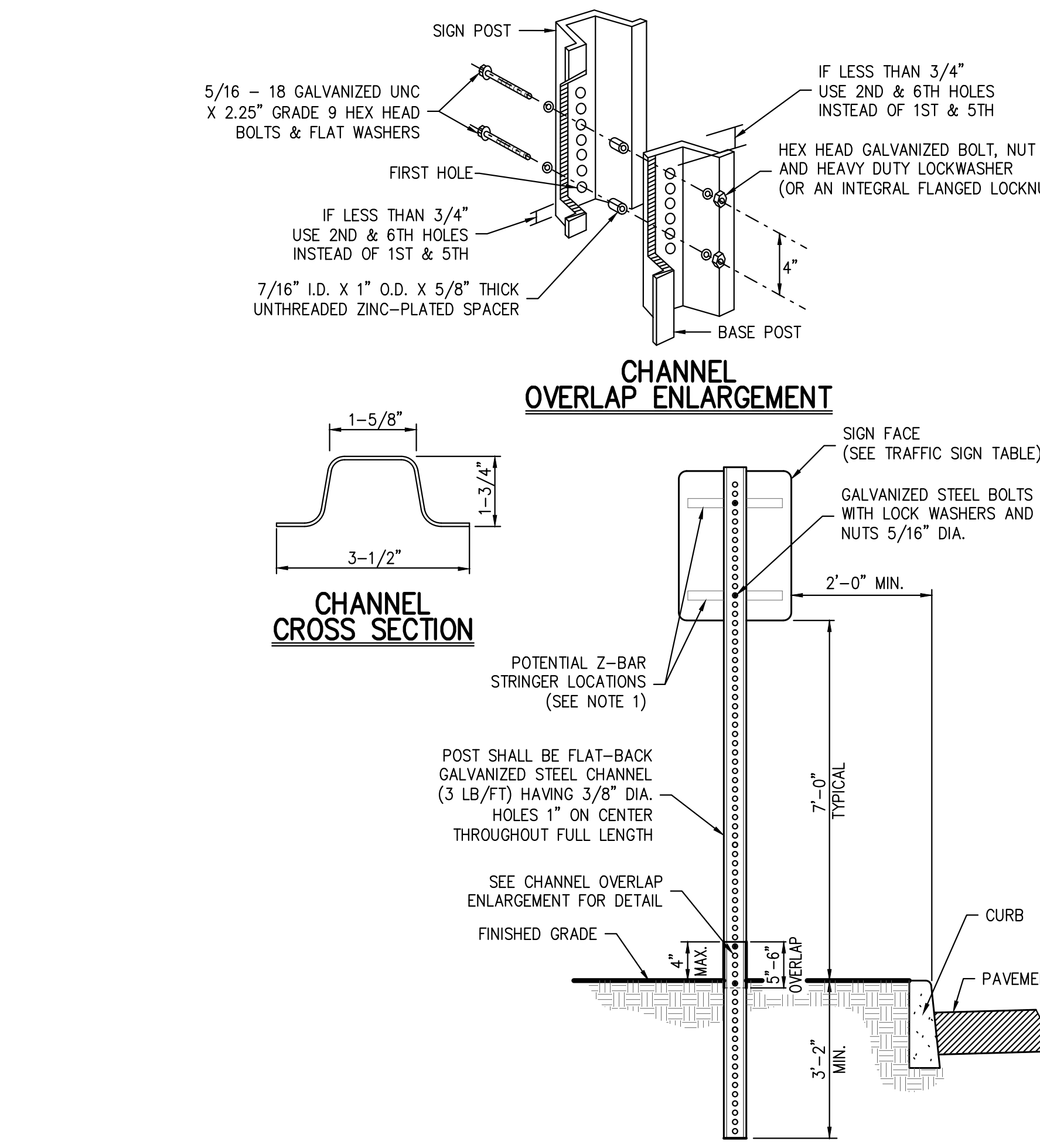
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**PAVEMENT REPLACEMENT OVER TRENCH**  
(TOWN OF NORTH CASTLE STANDARD IN RIGHT-OF-WAY)

10

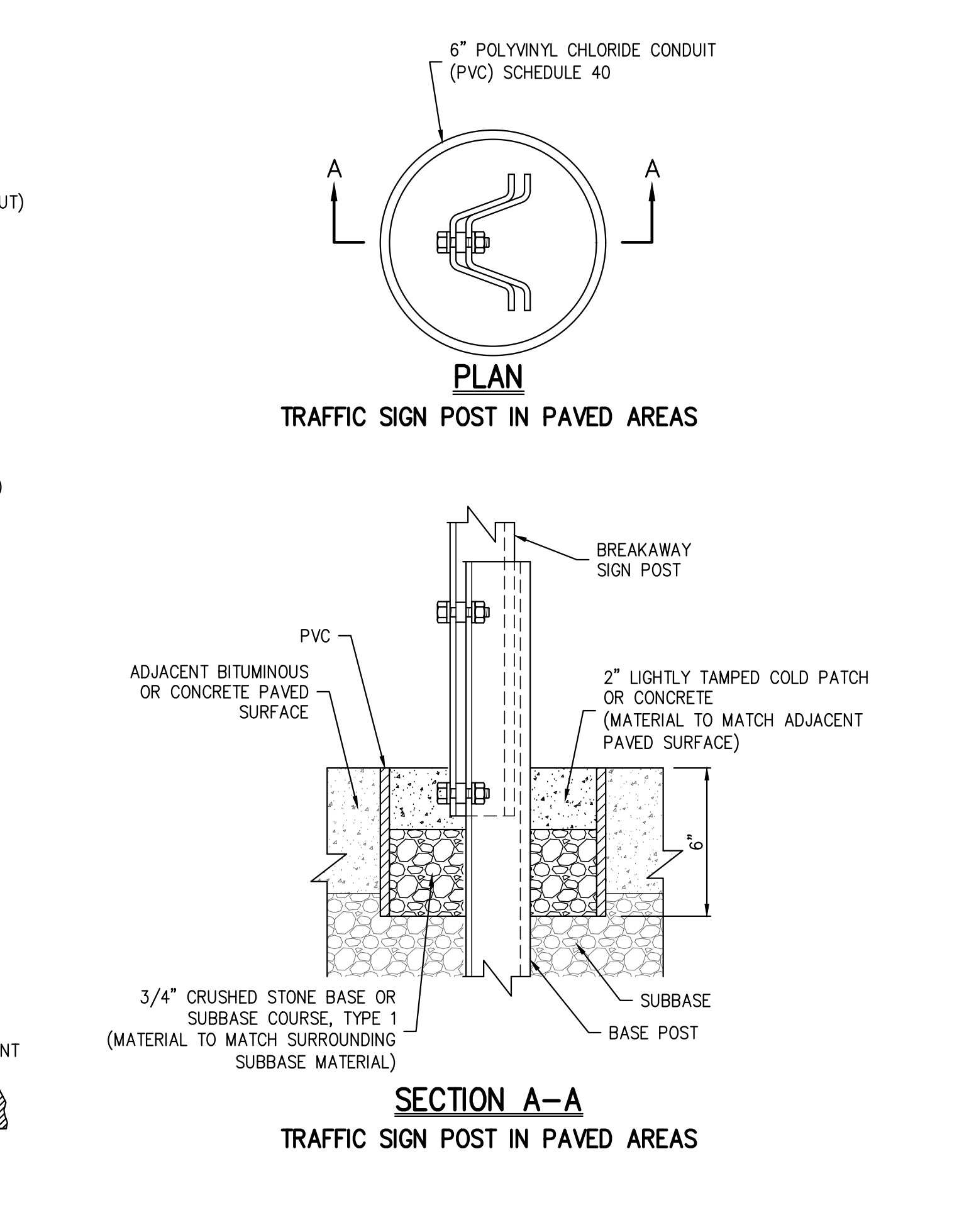
**90° PARKING**  
(SINGLE STRIPING - CURBED PERIMETER)

12



**NOTE:**

- WHEN BACK TO BACK SIGNS ARE DESIGNATED TO SHARE ONE POST, SIGNS SHALL BE AFFIXED TO POST USING ALUMINUM OR STAINLESS STEEL Z-BAR STRINGER.

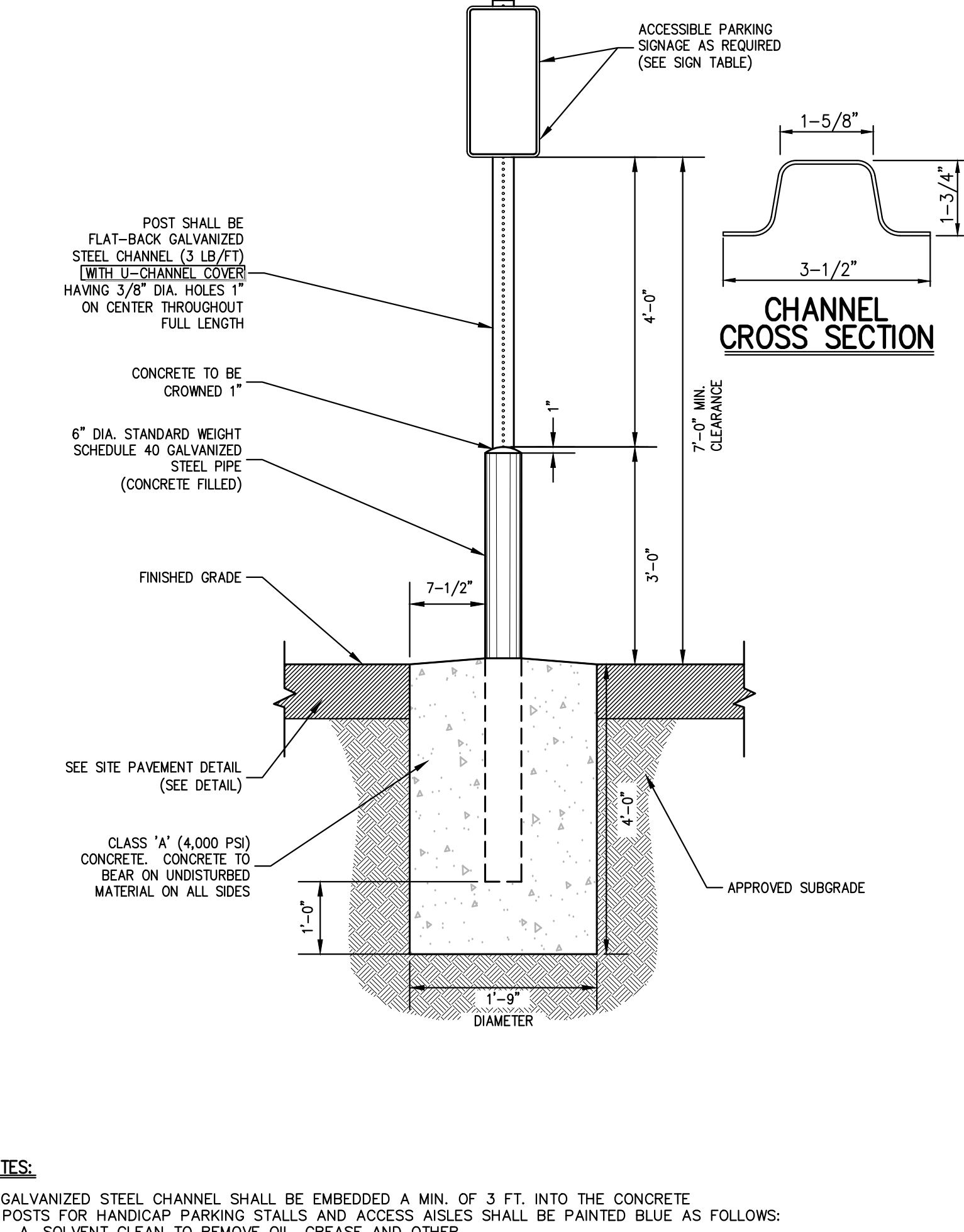


**NOTES:**

- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
- CRACK FILL JOINTS AS REQUIRED.
- ITEM NUMBERS REFER TO:  
 NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

**TRAFFIC SIGN POST**  
(BREAKAWAY STEEL CHANNEL)

14



**NOTES:**

- GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE
- POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:  
 A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.  
 B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.  
 C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SITE SIDEWALKS, CURBS, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
- FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.)
- U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

**ACCESSIBLE PARKING SIGN DETAIL**

15

**CONSTRUCTION DETAILS**

**BAYSFACE ARMOK**  
100 BUSINESS PARK DRIVE  
TOWN OF NORTH CASTLE, NEW YORK

13

Client	NC	Approval	DL
Scale	NOT TO SCALE		
Date	09/12/2022		
Project No.	22090		
Drawings	DET-2		
Drawing No.	C-901		

APPLICANT: **WMG ACQUISITIONS LLC**  
2801 SW 31ST AVENUE, SUITE 2B  
COCONUT GROVE, FL 33133

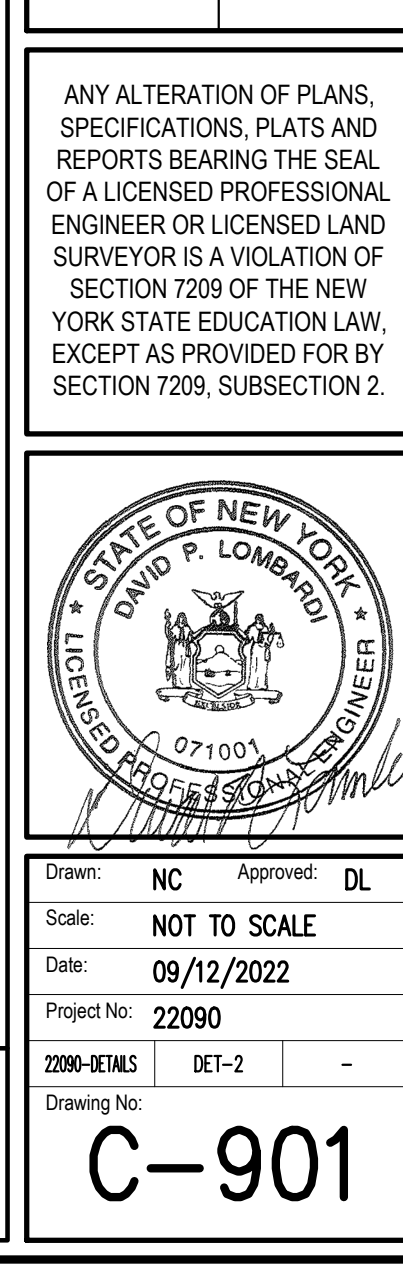
ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
444 NORTH MICHIGAN AVENUE, SUITE 1850  
CHICAGO, IL 60611

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Mayer Consulting, Inc.

120 BEDFORD ROAD • BRIDGEVIEW, NY 10504  
voice 914.273.6225 • fax 914.273.2102  
www.jmcpa.com



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

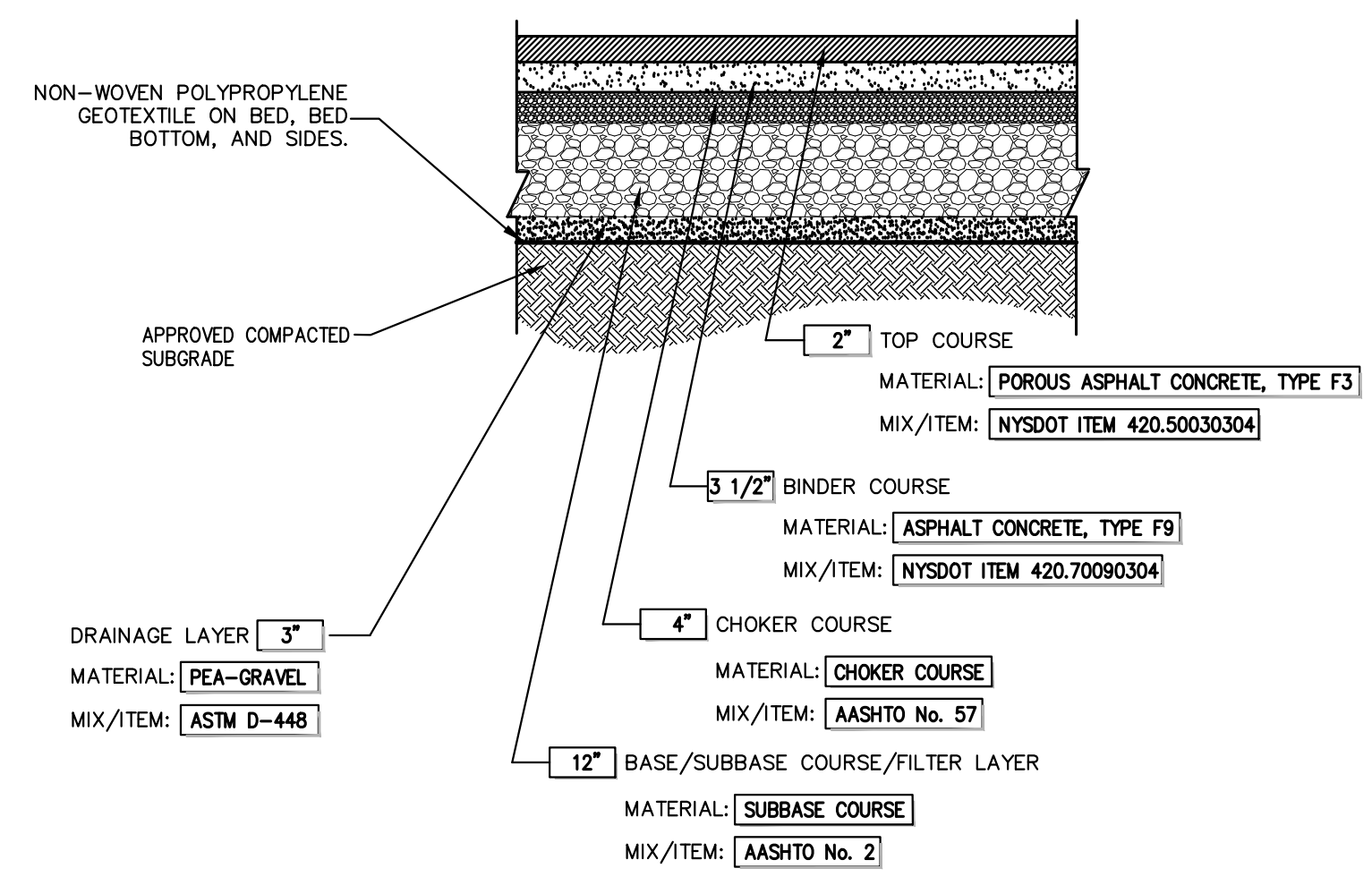


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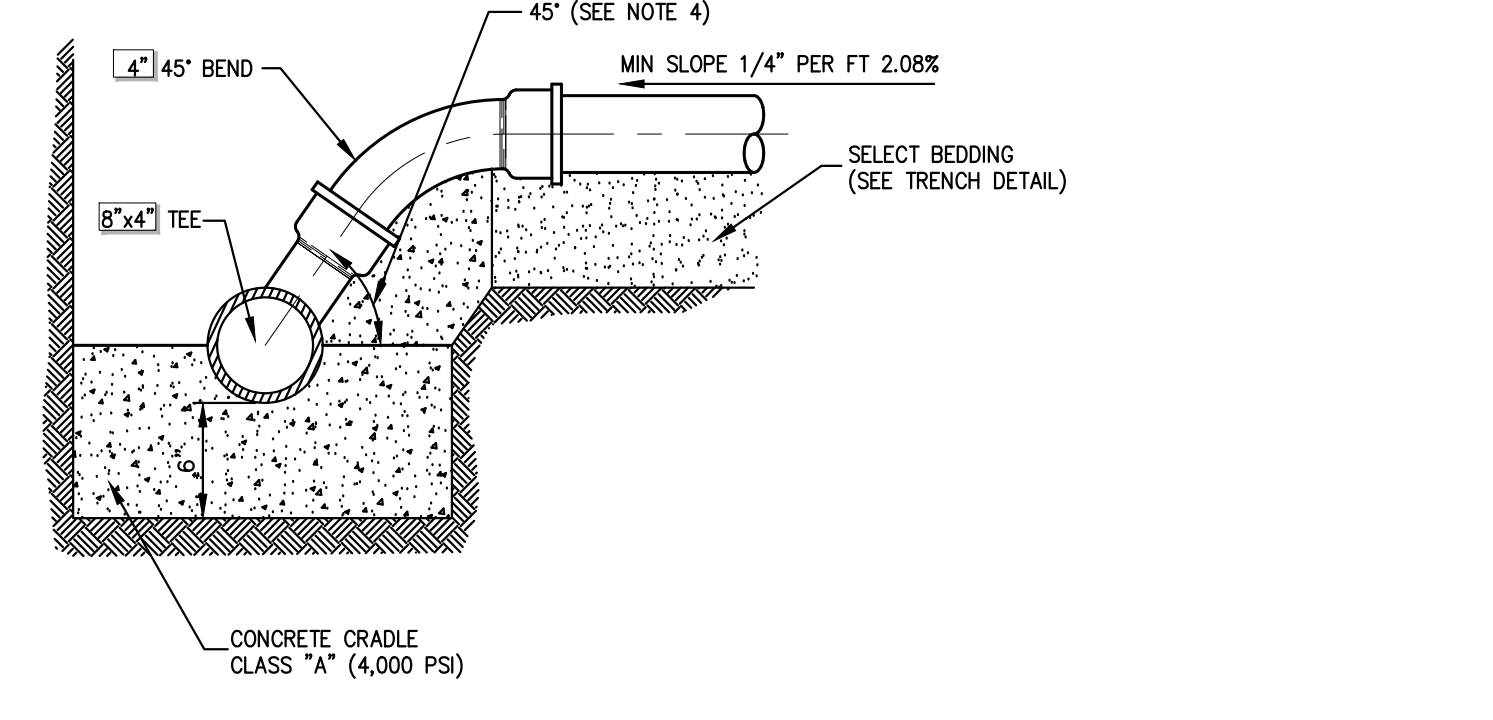
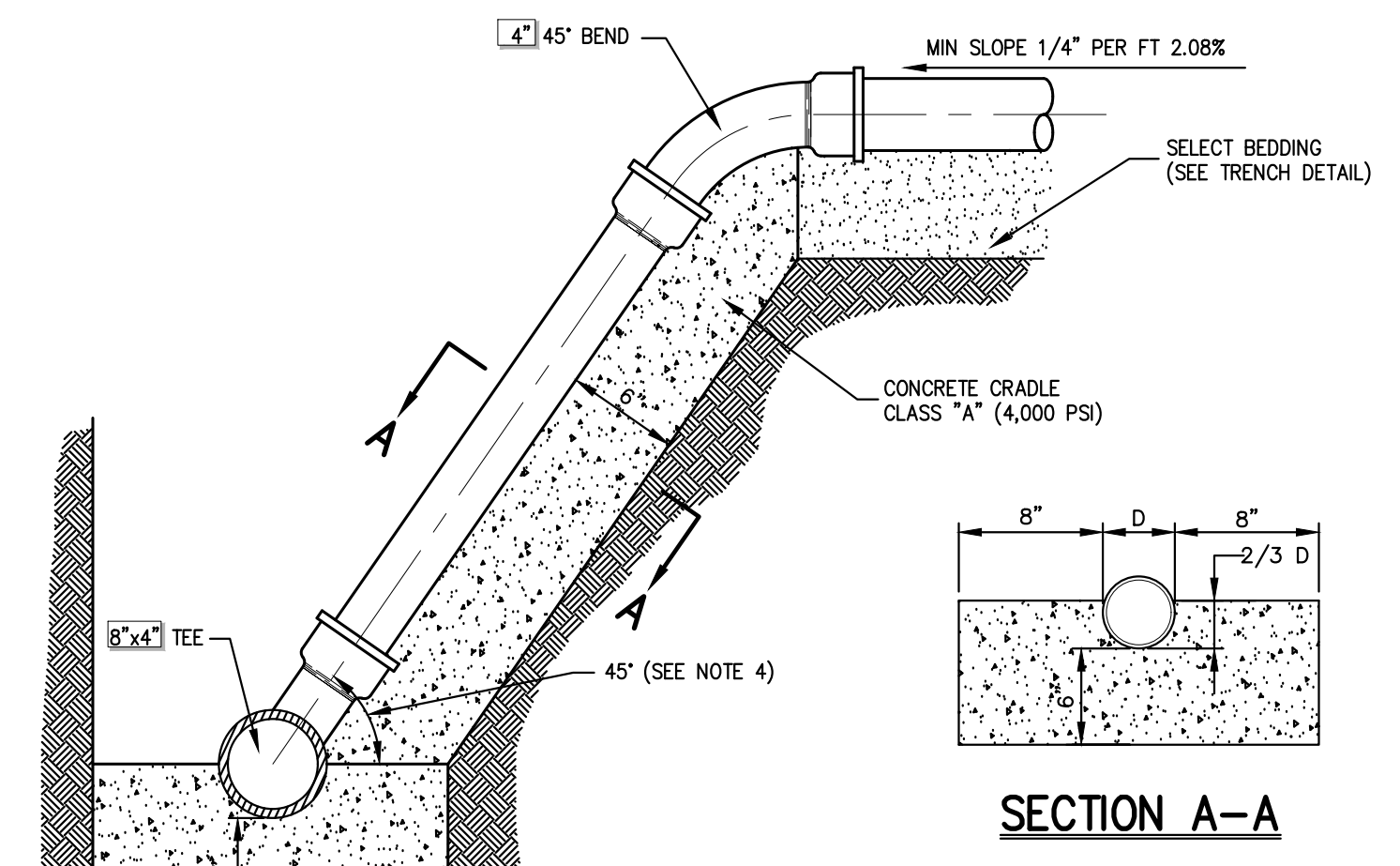
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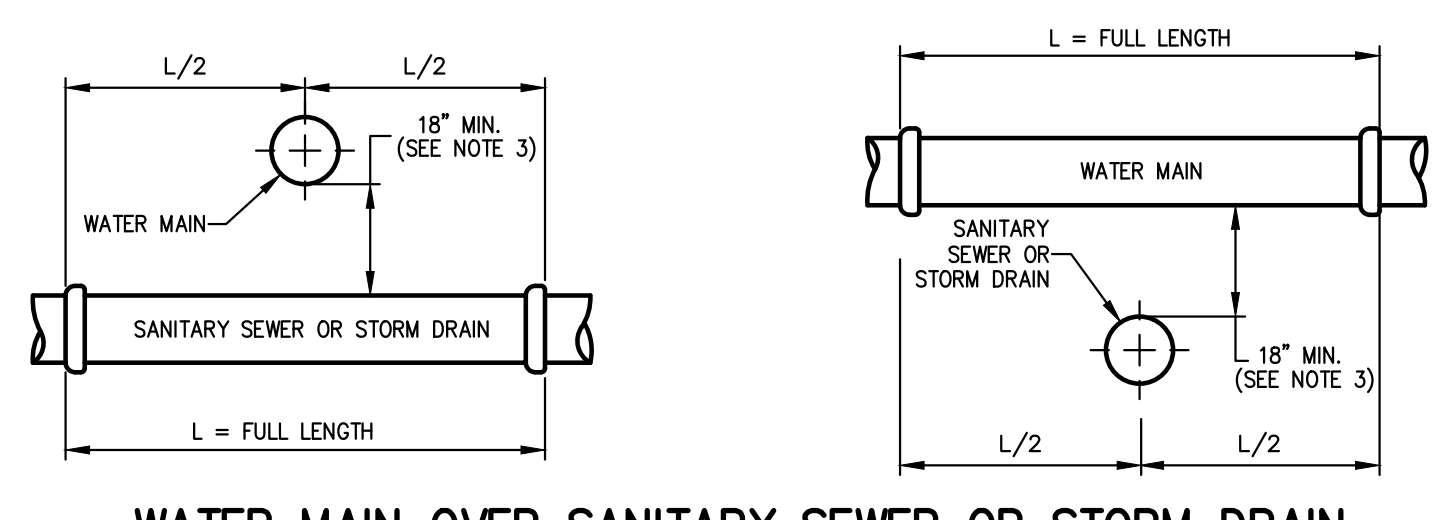
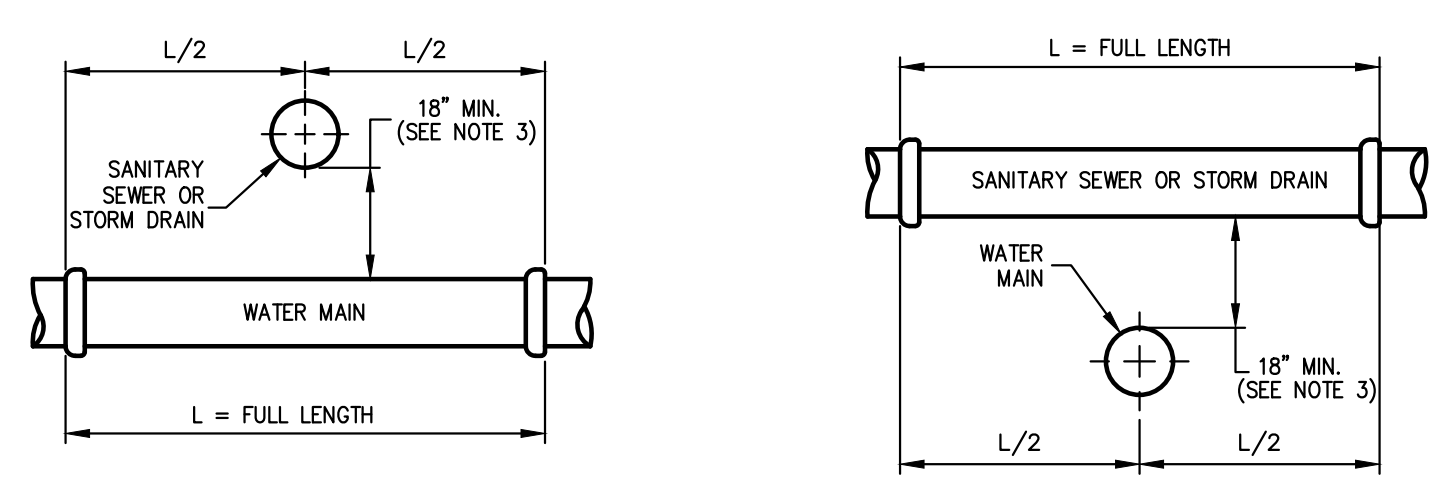
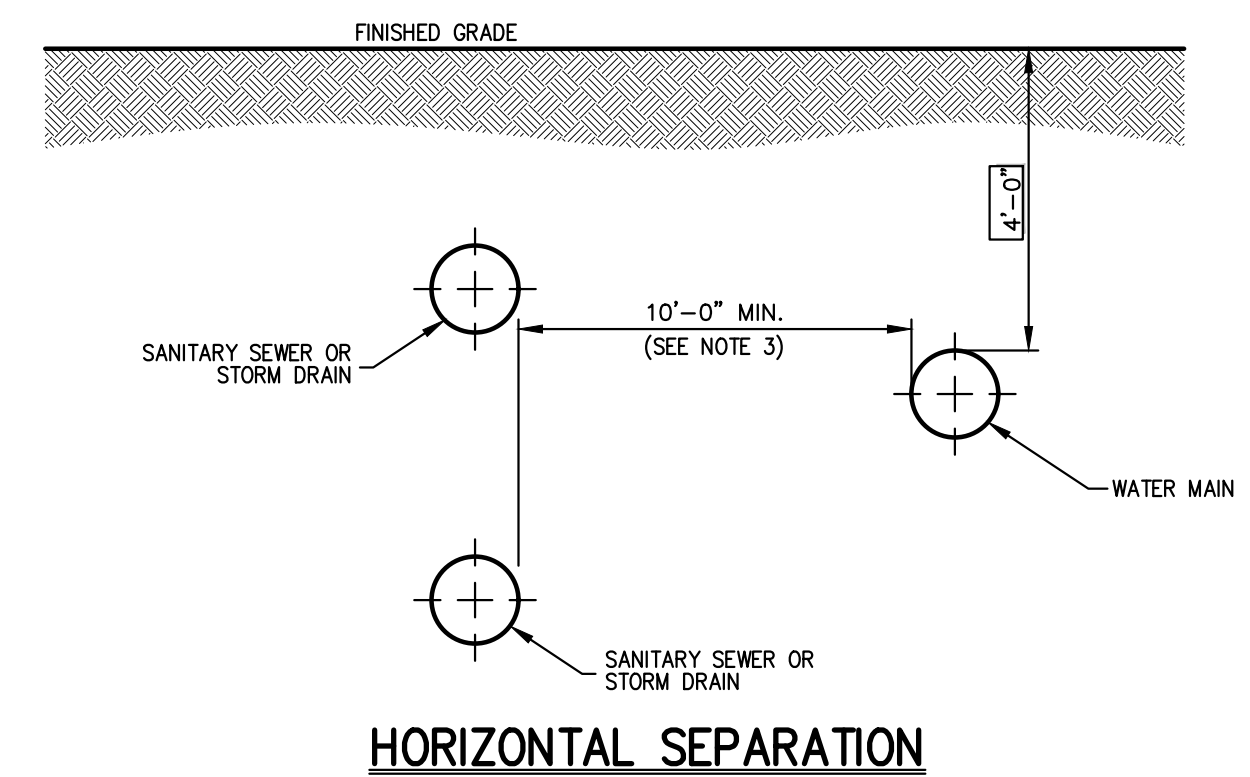
JOSEPH M. CERMELE, PE  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS



- NOTES:**
- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
  - MATERIAL AND MIX/ITEM NUMBERS REFER TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), AND AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)



- NOTES:**
- ALL SERVICE LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
  - SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
  - WHERE SERVICE LINES ARE TO BE DEAD-ENDED, CONTRACTOR SHALL INSTALL APPROVED WATER-TIGHT AND PRESSURE-TIGHT PLUGS.
  - IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5°, IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND COVERING BODY WITH JURISDICTION.
  - SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE DP, CLASS 52



- NOTES:**
- NORMAL CONDITIONS:
    - WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
    - FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
  - WATER MAIN CROSSING UNDER SANITARY SEWERS:
    - VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
    - ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
    - FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
  - IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JOHN MEYER CONSULTING OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH PRIOR TO INSTALLATION.

**POROUS ASPHALT PAVEMENT**

16

**SANITARY SEWER SERVICE CONNECTION**

17

**SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES**

18

**NOTES PERTAINING TO DRAIN INLETS**

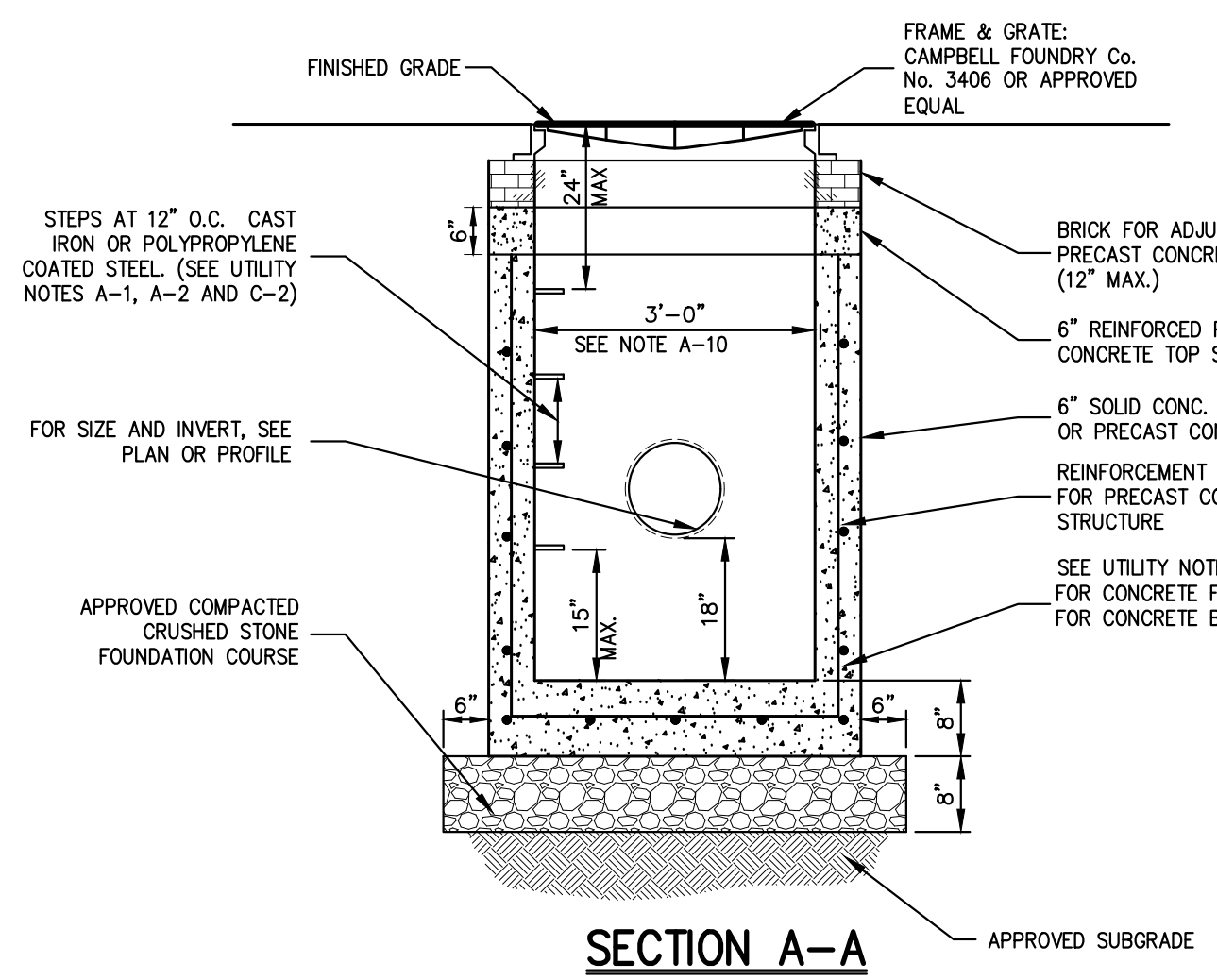
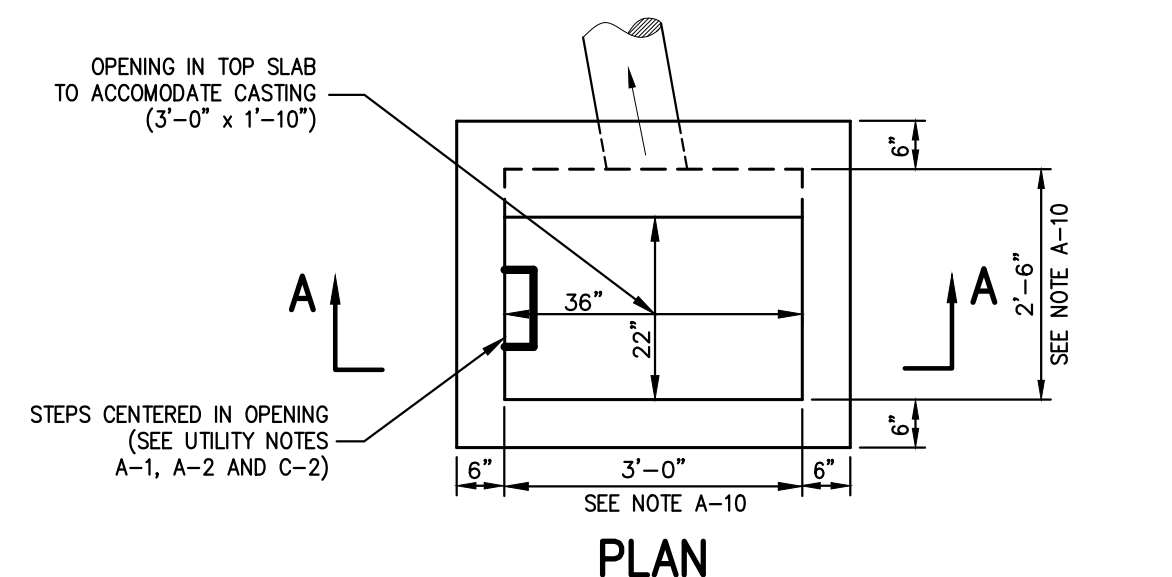
- STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).
- WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".
- FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A" (4,000 PSI) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- ALL NECESSARY PATCHING FOR DRAIN INLETS SHALL BE ACCOMPLISHED WITH NON-SHRINKING COBALT MORTAR GROUT, APPROVED EQUAL TO Sika-SET AS MANUFACTURED BY THE Sika CHEMICAL CORP.
- FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.
- ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.
- PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.
- FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.
- FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

**NOTES PERTAINING TO MANHOLES**

- PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.
- FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.
- FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.
- TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.
- INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.
- NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

**NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES**

- ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
- STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.



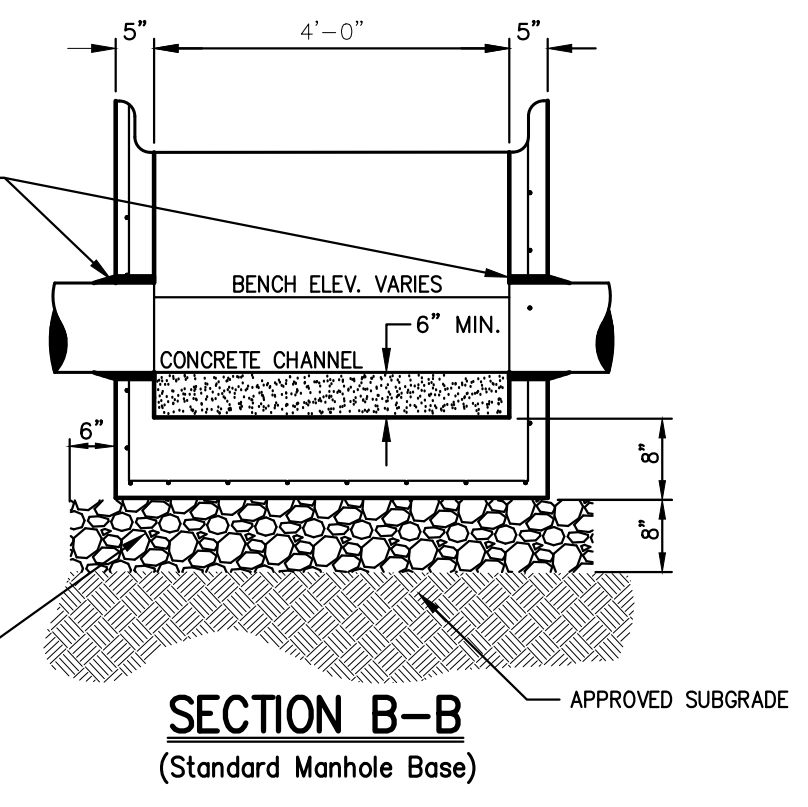
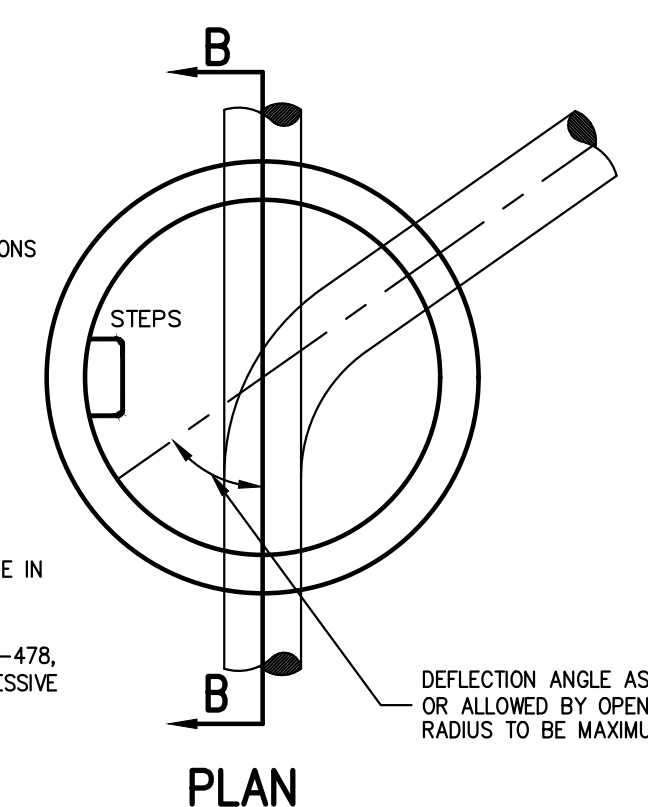
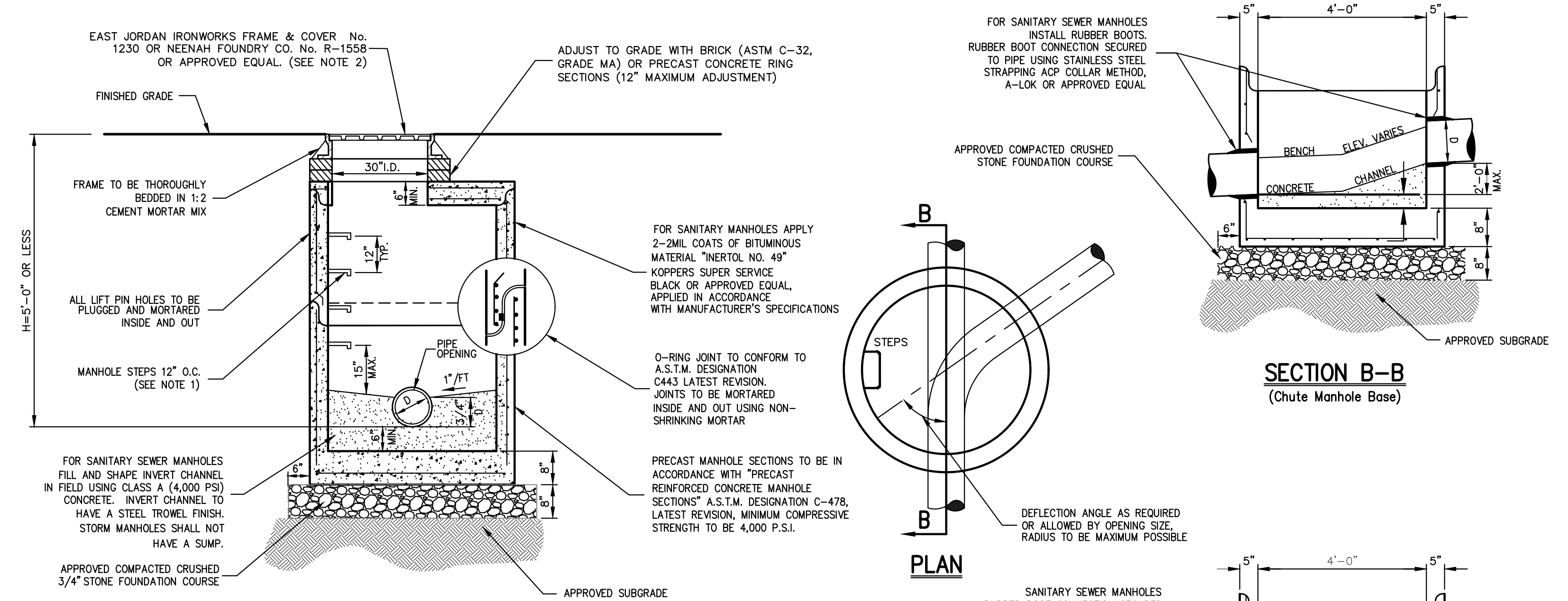
- NOTE**
- REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
  - SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-902

**UTILITY NOTES**

19

**DRAIN INLET (TYPE DI)**  
 (with sump-w/o finger underdrains)

20



- NOTES:**
- MANHOLE STEPS SHALL BE CAST IRON NENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
  - UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
  - MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
  - SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-902

**MANHOLE (TYPE A)**  
 (H < 5'-0")

21

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Scale:	NC	Approval:	DL
Date:	09/12/2022	Project No.:	22090
Revision:		Drawn:	NC
No.:		Checked:	DL

APPLICANT: **WMG ACQUISITIONS LLC**  
 2801 SW 31ST AVENUE, SUITE 2B  
 COCONUT GROVE, FL 33133

ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
 444 NORTH MICHIGAN AVENUE, SUITE 1850  
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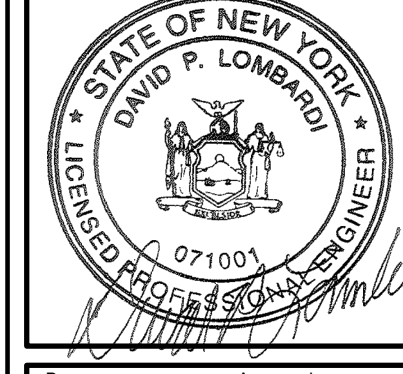
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
 120 BEDFORD ROAD • BRITAIN, NY 10504  
 voice 914.473.6225 • fax 914.473.2102  
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**CONSTRUCTION DETAILS**

**BAYSACE ARMOK**  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK

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Scale:	NC	Approval:	DL
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**ABBREVIATIONS**

OCS OUTLET CONTROL STRUCTURE  
 ELEV. ELEVATION  
 F INFLOW  
 OF OUTFLOW  
 NA NOT APPLICABLE  
 O.C. ON CENTER  
 T&B TOP AND BOTTOM  
 EW EACH WAY

**NOTES:**

1. PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD
2. UNDERDRAINS SHALL BE INSTALLED IN BASIN A AND B.
3. SEE UTILITY NOTES A-4 TO A-7

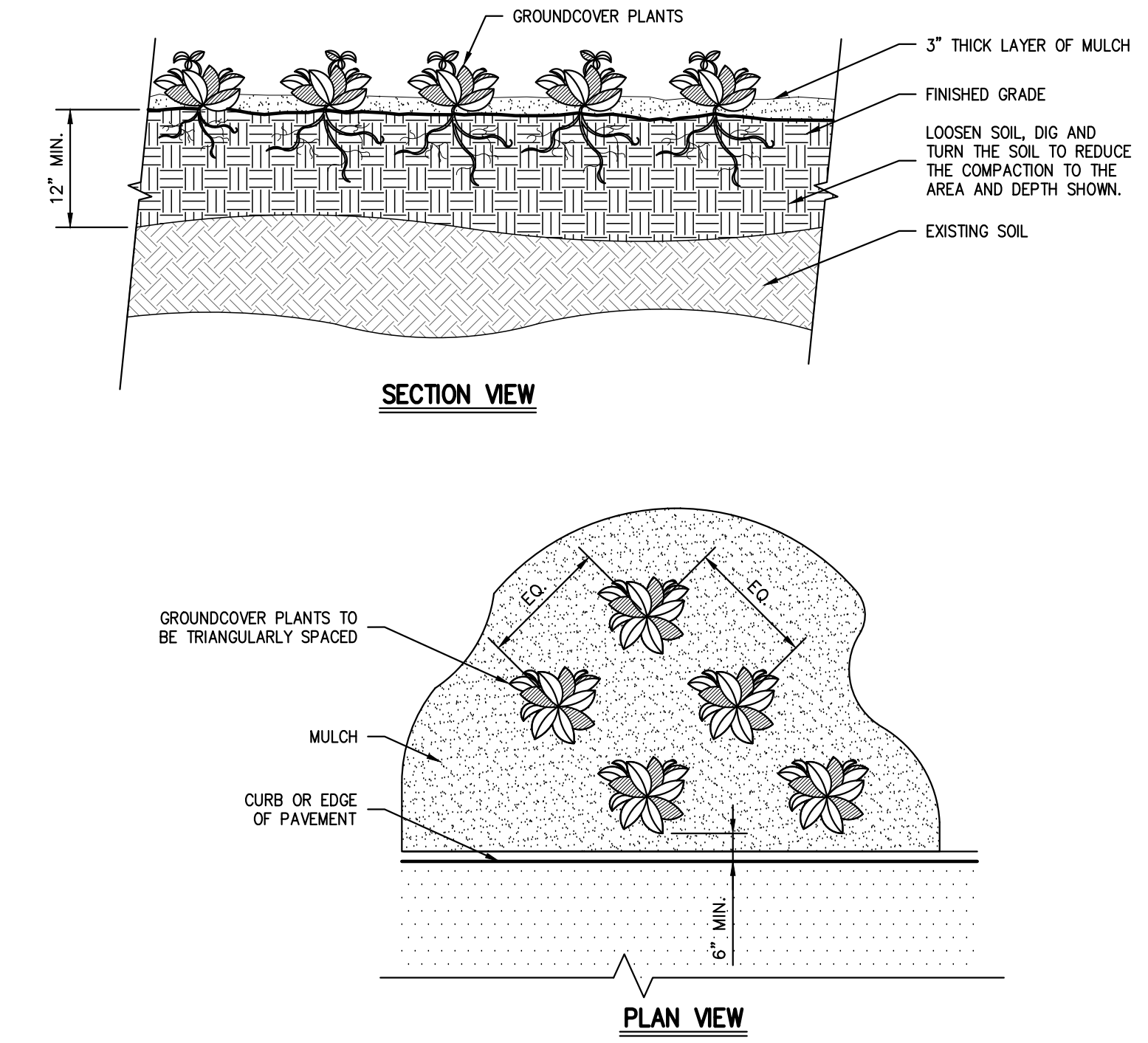
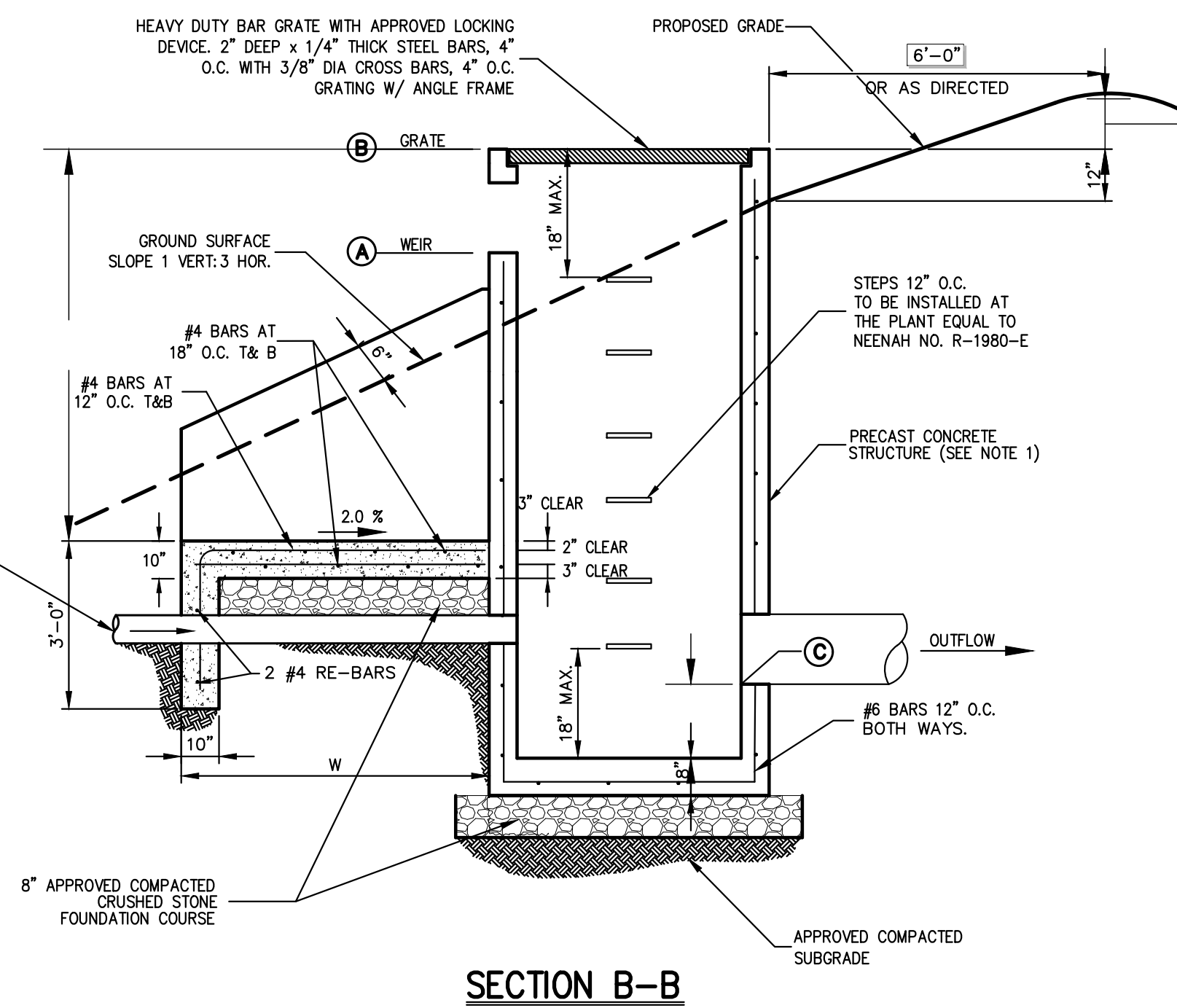
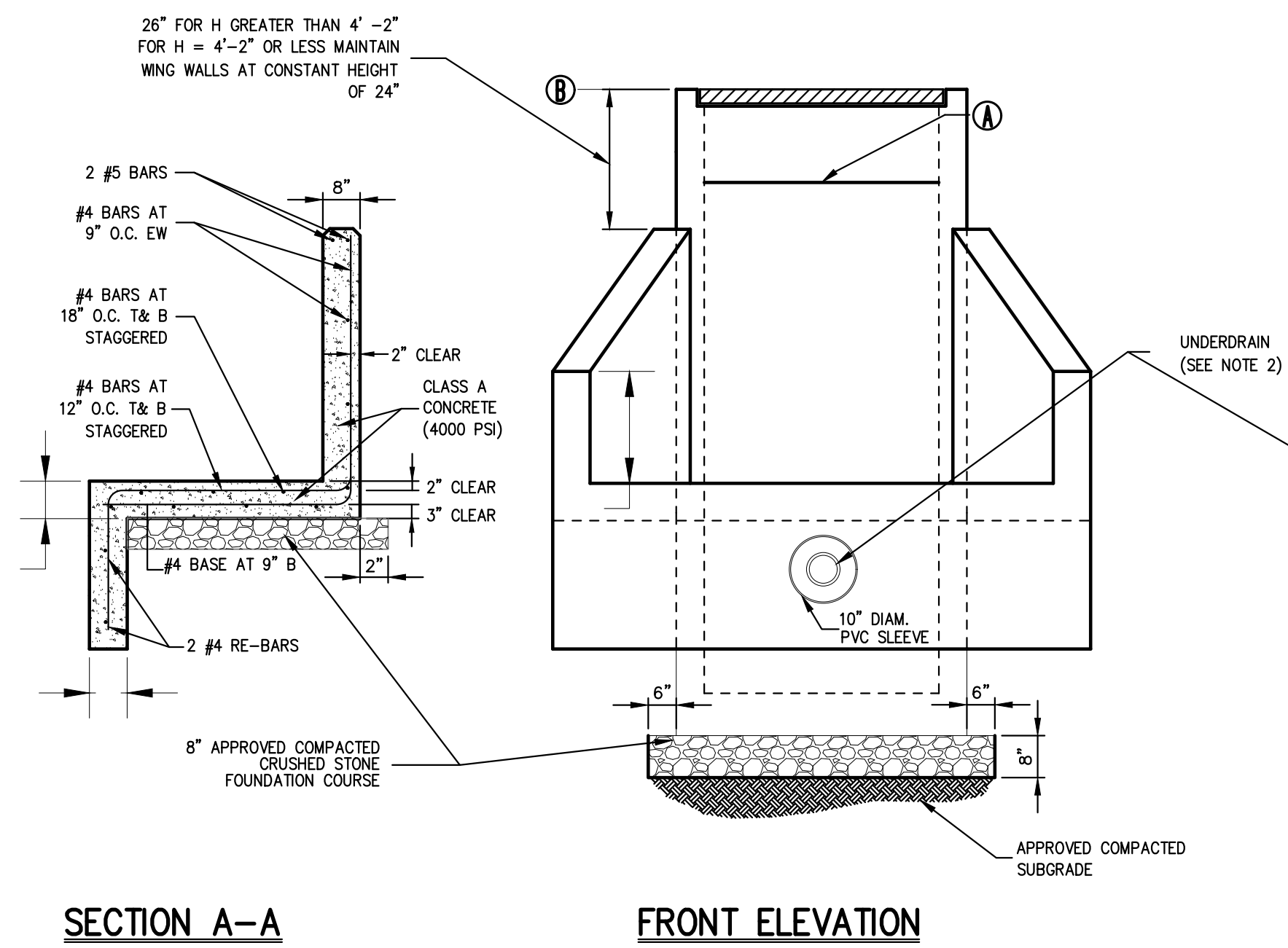
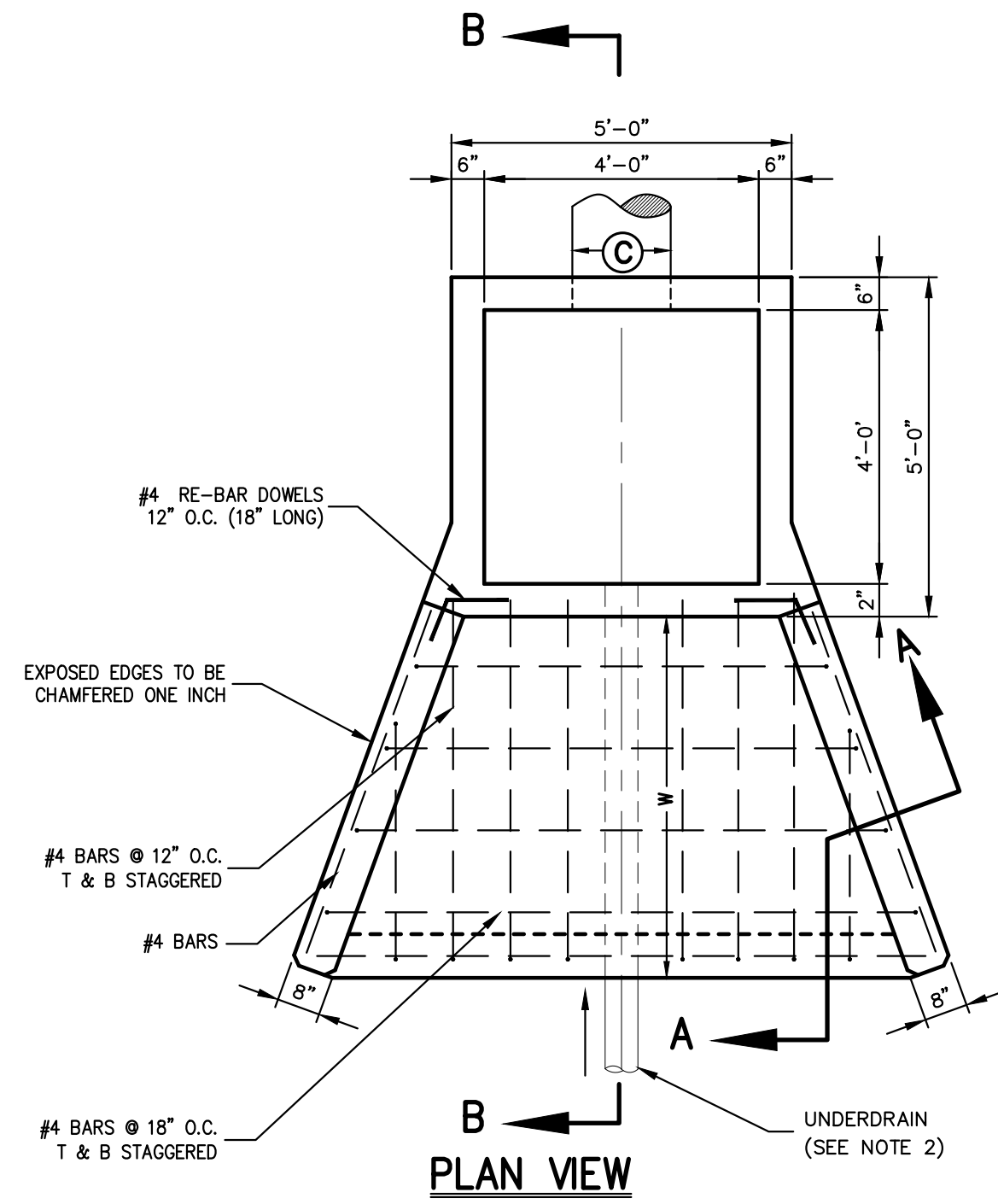
**STRUCTURE CHART**

BASIN No.	STRUCTURE No.	PIPE/ORIFICE INVERT AND GRATE ELEVATIONS		
		WEIR (A)	GRATE (B)	PIPE OUT (C)
A	OCS-A	-	370.50	24" @ 366.90
B	OCS-B	4' @ 370.00	370.50	15" @ 365.00

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 5/24/21

CHRISTOPHER CARTH, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD  
 ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

JOSEPH M. CERMELE, PE  
 KELLARD SESSIONS CONSULTING  
 CONSULTING TOWN ENGINEERS



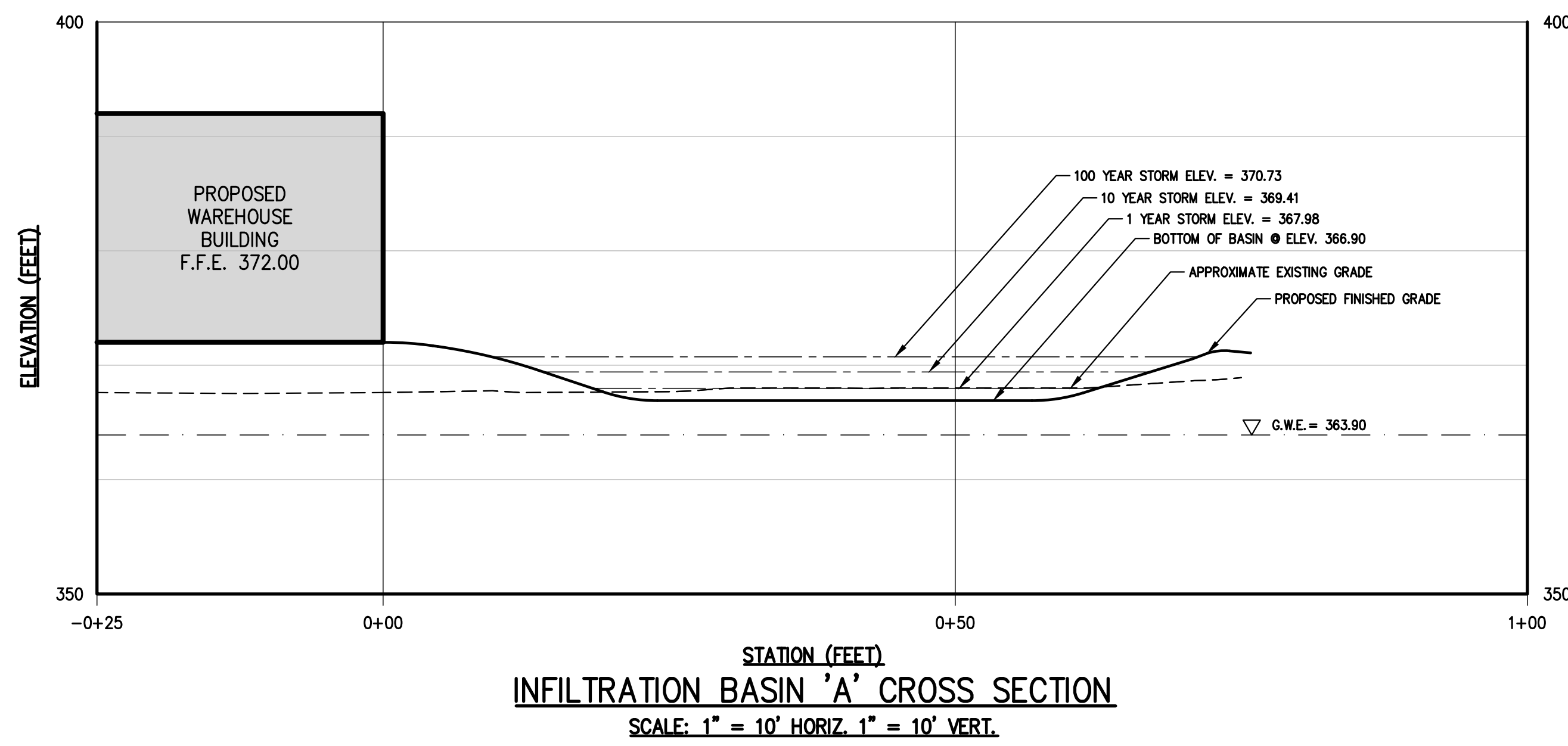
- NOTES:**
1. SEE PLANTING PLAN FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
  2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PLANT PRIOR TO MULCHING.
  3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
  4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
  5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

**OUTLET CONTROL STRUCTURE**

27

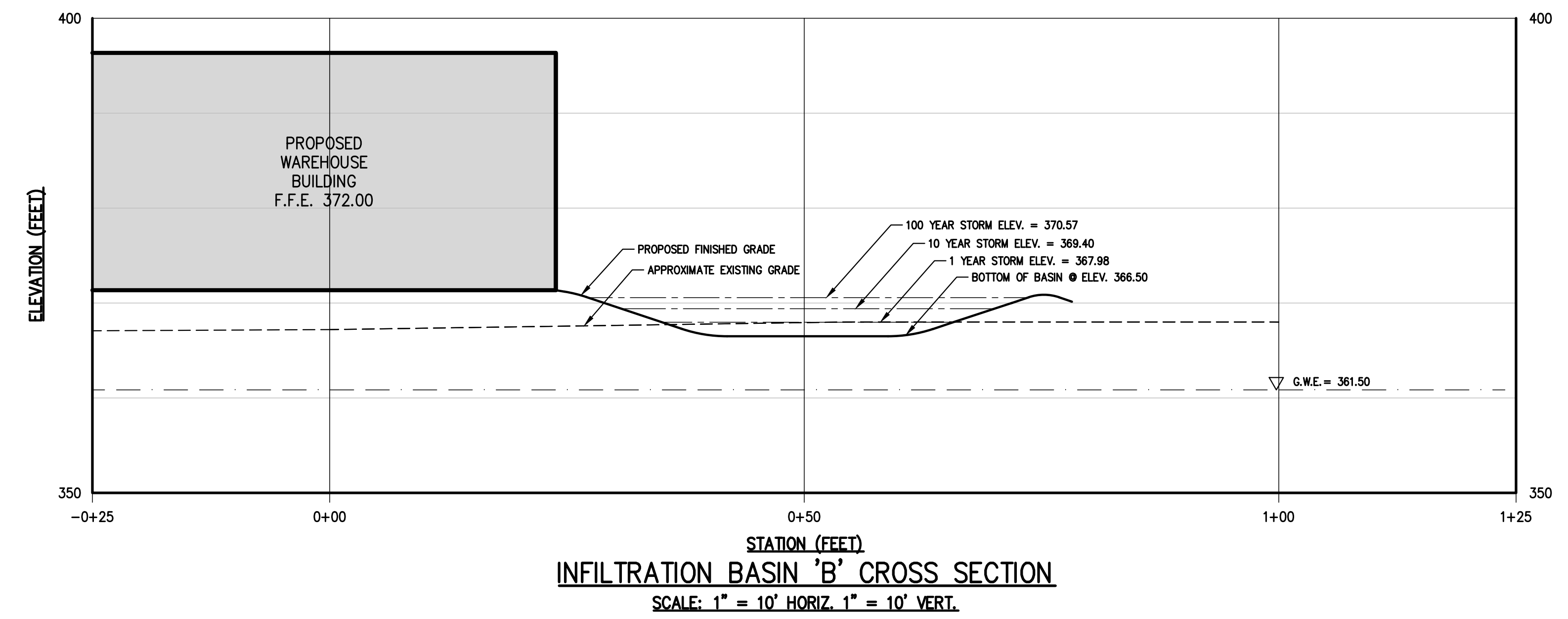
**GROUND COVER PLANTING**

28



**INFILTRATION BASIN 'A' CROSS SECTION**

29



**INFILTRATION BASIN 'B' CROSS SECTION**

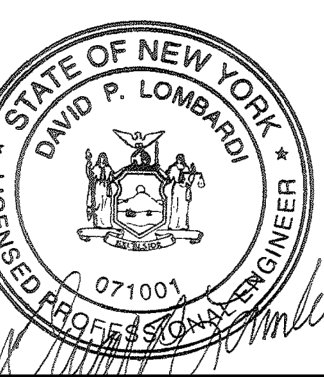
30

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**BAYSFACE ARMONK**  
 100 BUSINESS PARK DRIVE  
 TOWN OF NORTH CASTLE, NEW YORK



Client: NC Approval: DL  
 Scale: NOT TO SCALE  
 Date:  
 Project No: 22090  
 ZONE/DEMS: DET-5  
 Drawing No: C-904

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 JMC Site Development Consultants, LLC  
 John Mayer Consulting, Inc.  
 120 BEDFORD ROAD • ARMONK, NY 10504  
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No.	Revision
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2.	
3.	

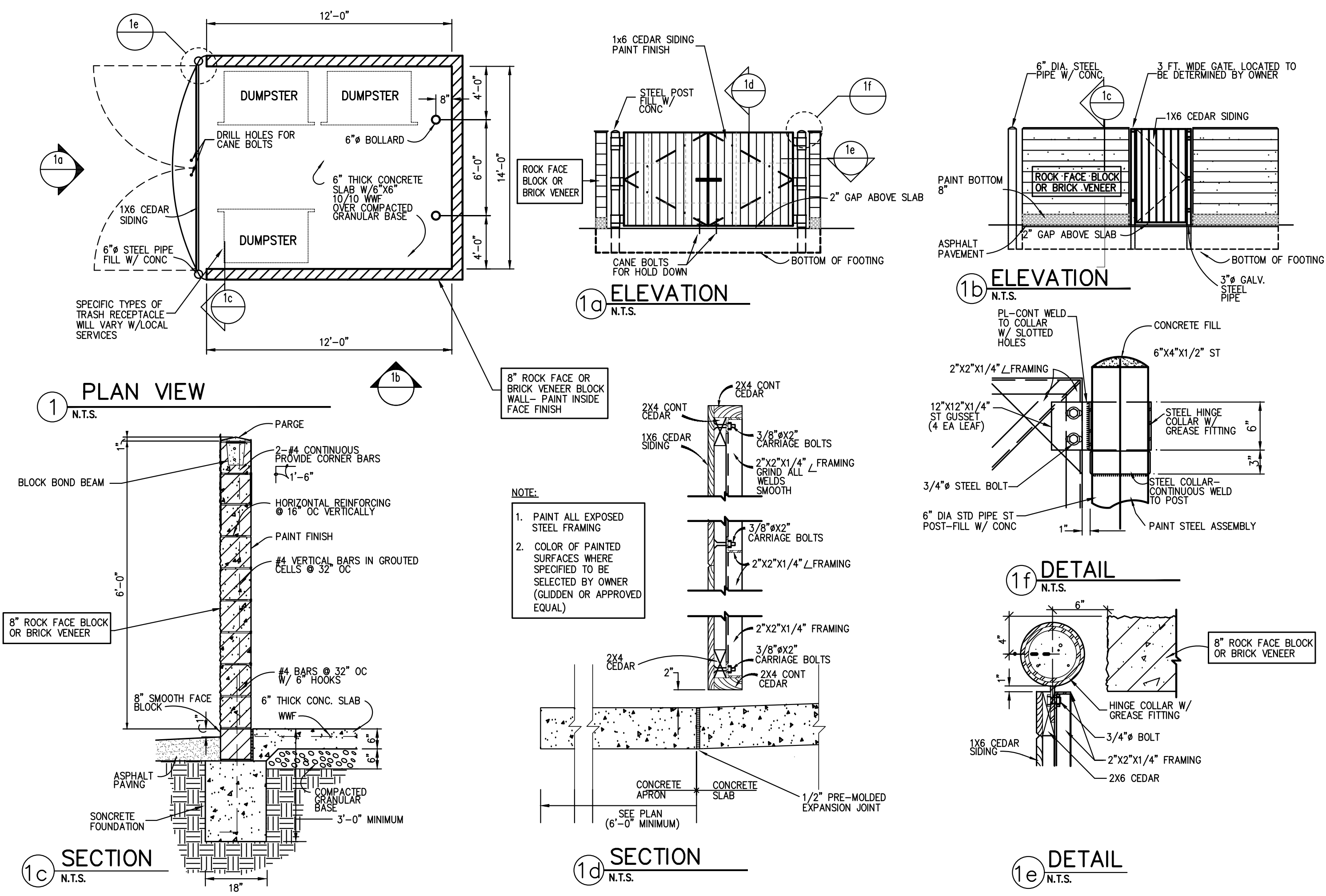
Date	By

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 5/24/21

CHRISTOPHER CARTH, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD

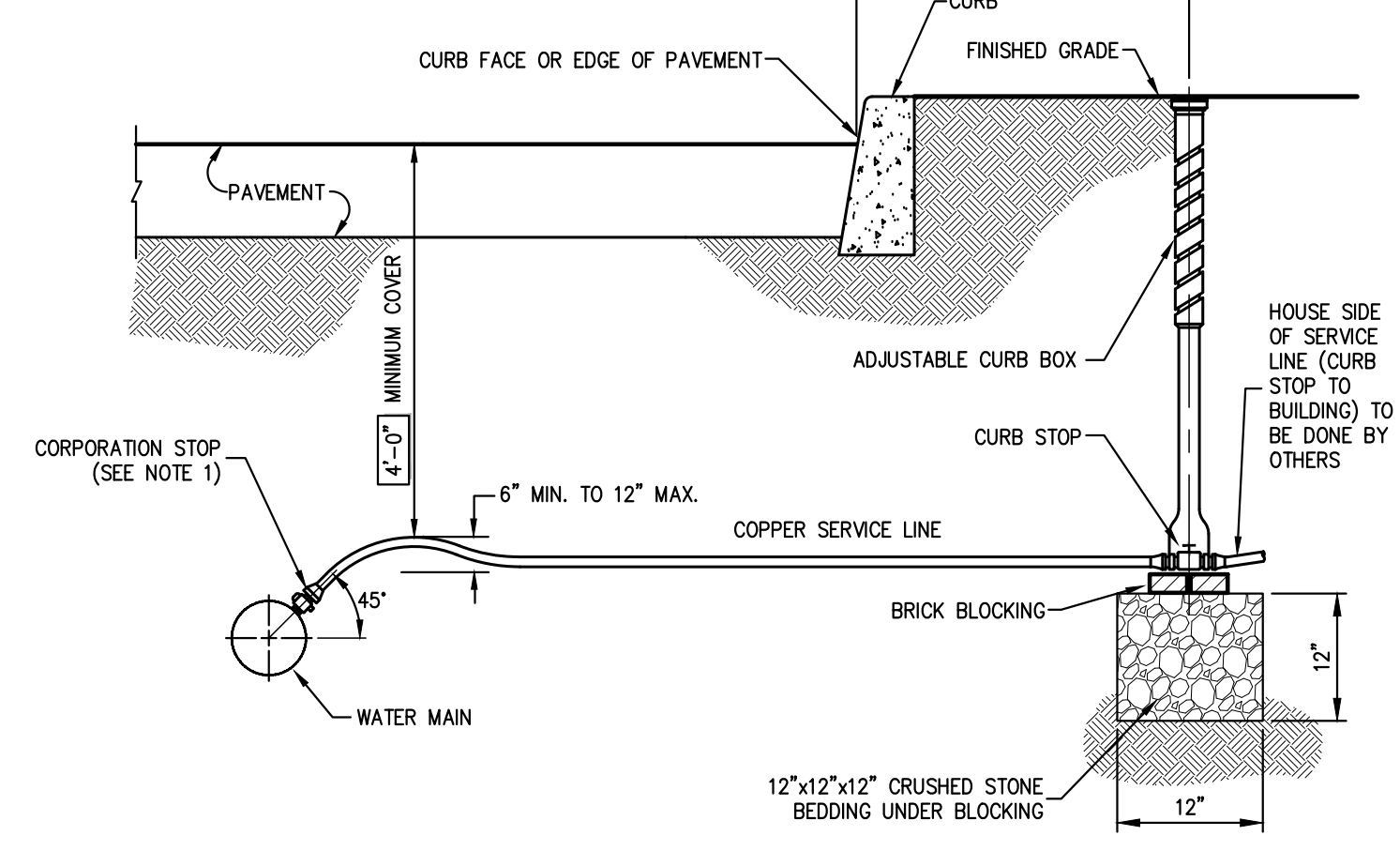
ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

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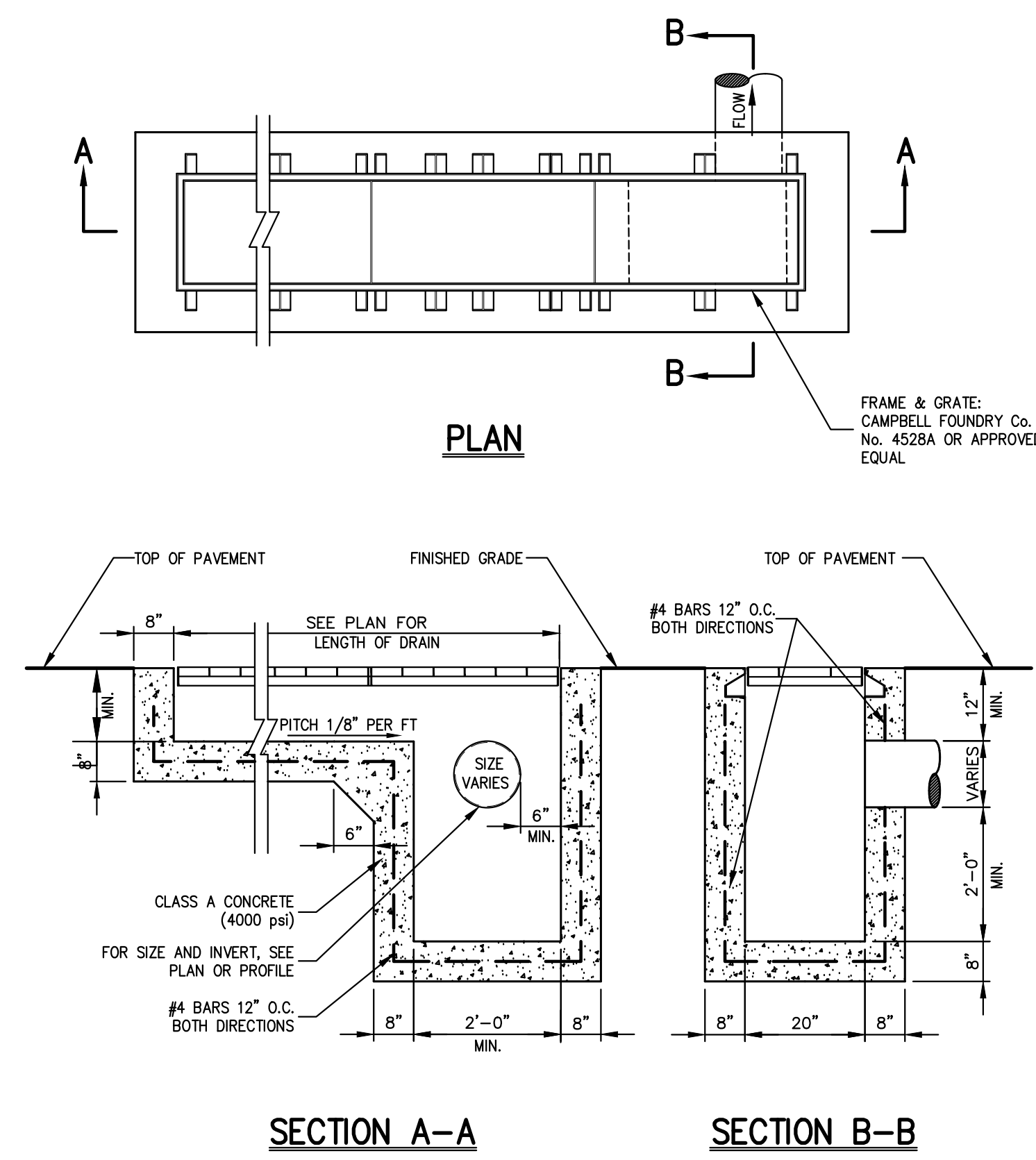
TRASH ENCLOSURE ON CONCRETE PAD

31



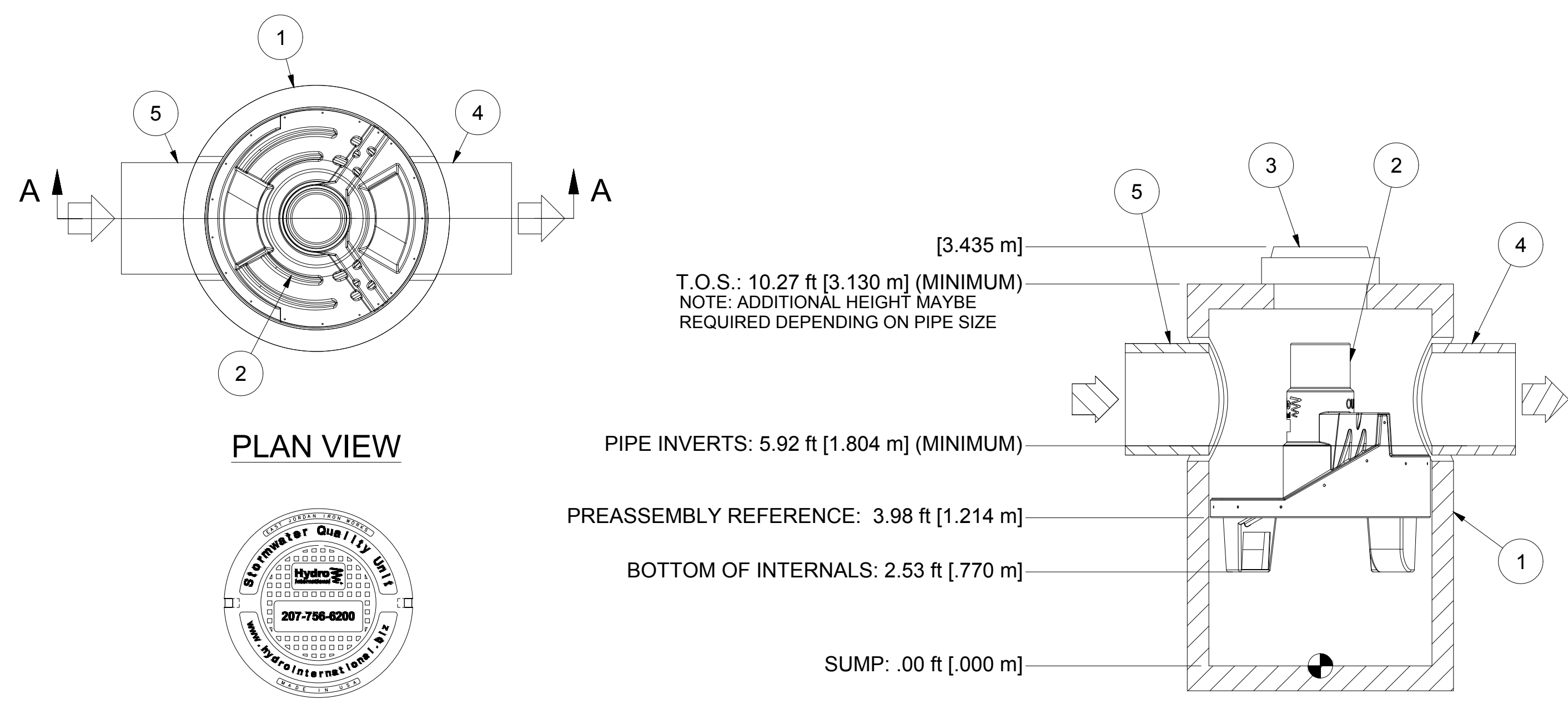
WATER SERVICE CONNECTION

32



TRENCH DRAIN

33



**PROJECTION**

COMMENTS:  
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.  
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.  
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: 6/3/2019 SCALE: 1:40  
DRAWN BY: MRJ CHECKED BY: APPROVED BY:  
TYPE: 6" DIAMETER MANHOLE FIRST DEFENSE HIGH CAPACITY

**PARTS LIST**

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	30 (MAX)	750 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	30 (MAX)	750 (MAX)	INLET PIPE (BY OTHERS)

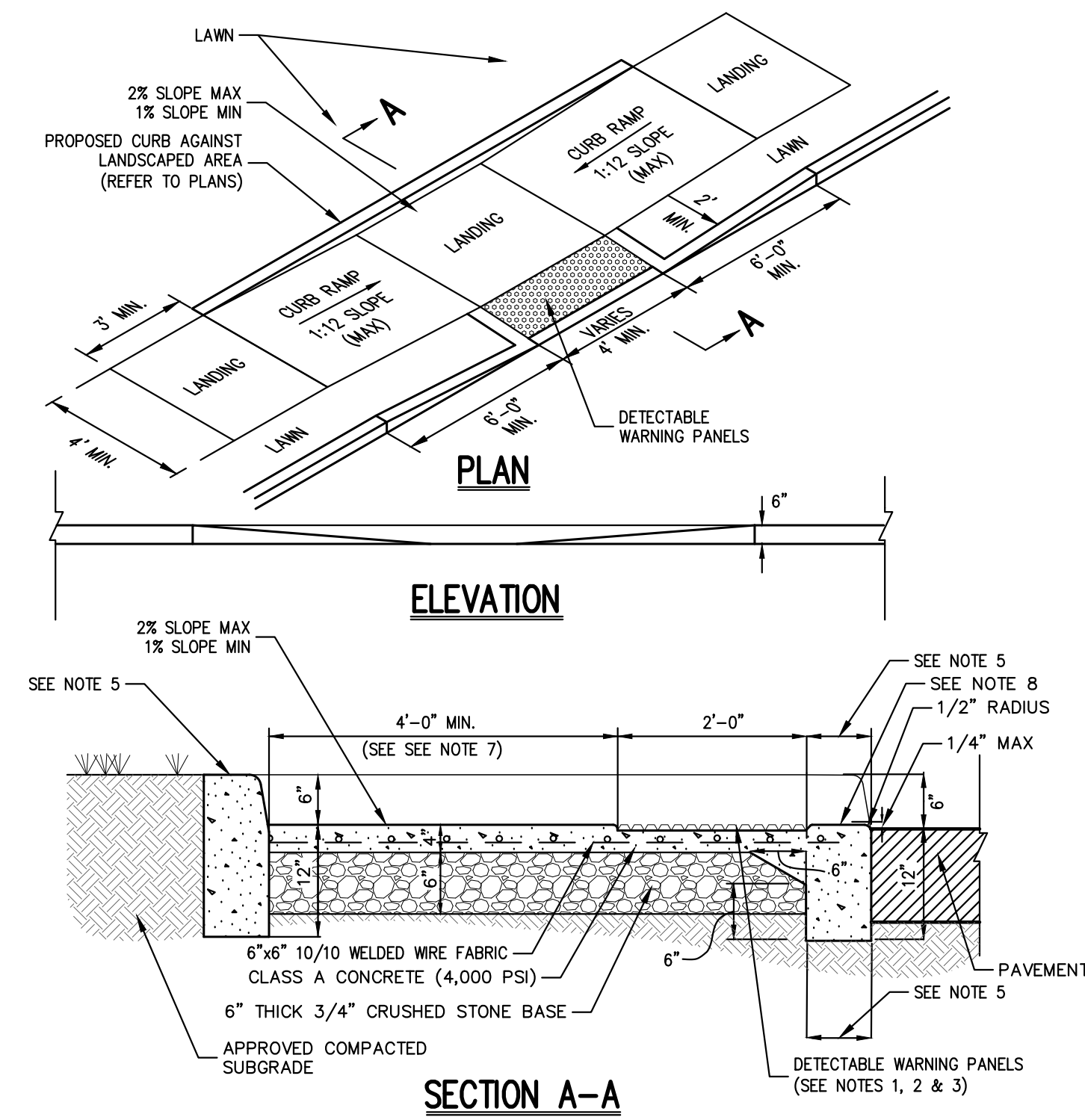
**Hydro International**

94 Hutchins Drive  
Portland, ME 04102  
Tel: +1 (207) 756-6200  
Fax: +1 (207) 756-6212  
hydro-int.com

- PRODUCT SPECIFICATION:**
1. PEAK HYDRAULIC FLOW: 32.0 cfs (906 l/s)
  2. MIN SEDIMENT STORAGE CAPACITY: 1.6 cu. yd. (1.2 cu. m.)
  3. OIL STORAGE CAPACITY: 496 gal. (1878 liters)
  4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 30 in. (750 mm)
  5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
  6. OK110 110 MICRON 80% TSS REMOVAL 3.38 cfs (95.7 l/s) (NUDEP TEST PROTOCOL)
  7. NUDEP CERTIFIED 80% TSS REMOVAL AT 4.23 cfs (119.8 l/s)
- GENERAL NOTES:**
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
  2. The diameter of the inlet and outlet pipes may be no more than 30".
  3. Multiple inlet pipes possible (refer to project plan).
  4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
  5. Peak flow rate and minimum height limited by available cover and pipe diameter.
  6. Larger sediment storage capacity may be provided with a deeper sump depth.

FIRST DEFENSE HYDRODYNAMIC SEPARATOR (FD-6HC)

34



- NOTES:**
1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
  2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
  3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
  6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
  7. WHEN LANDING OF RAMP ADJONS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:  
MANUAL SWING DOORS = 60" MIN.  
FULL POWERED AUTOMATIC SWING DOORS = 48" MIN.
  8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE C)  
WITH DETECTABLE WARNING

35

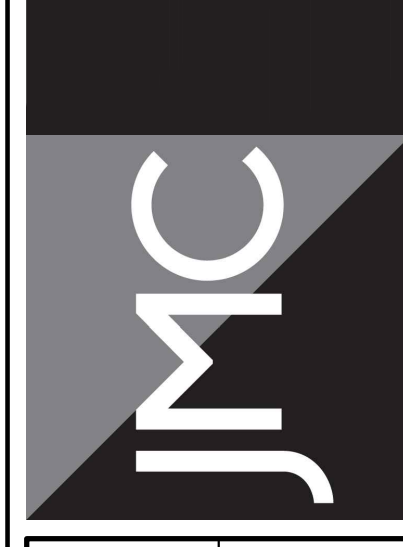
Revision	No.	Date
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2	2	
3	3	

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ARCHITECT: **SGW ARCHITECTURE & DESIGN**  
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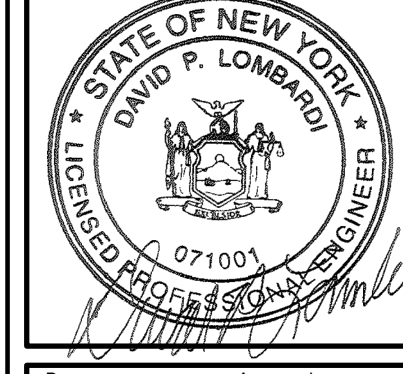
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voice 914.473.6225 • fax 914.473.2102  
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**CONSTRUCTION DETAILS**

**BAYSFACE ARMONK**  
100 BUSINESS PARK DRIVE  
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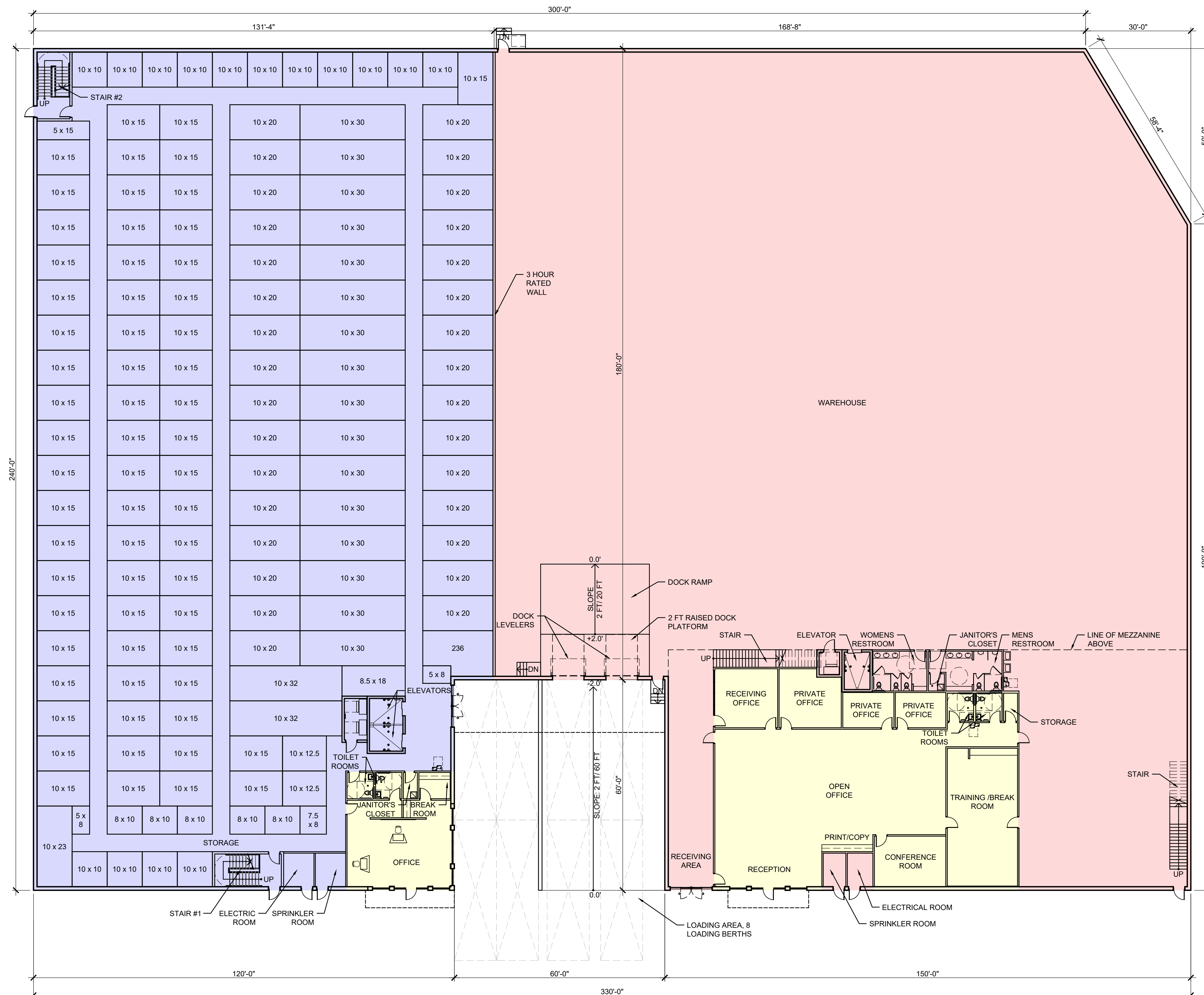


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Date:  
Project No: 22090  
22090-DETAILS DET-6  
Drawing No: C-905

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**GROSS AREA LEGEND**

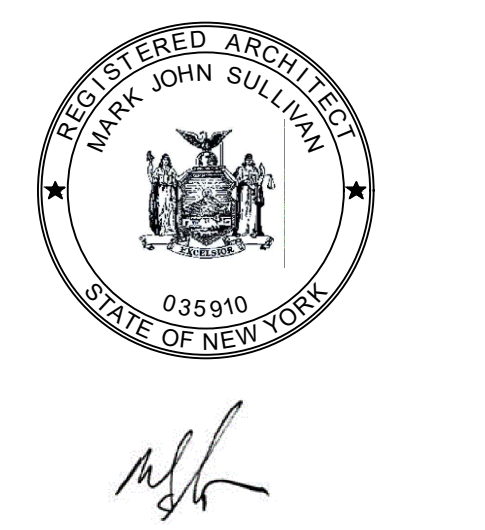
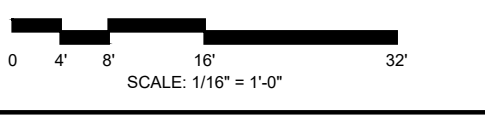
	WAREHOUSE AREA - TOTAL FIRST FLOOR AREA = 39,029 SF
	STORAGE AREA - TOTAL FIRST FLOOR AREA = 29,800 SF
	OFFICE / BUSINESS AREA - TOTAL FIRST FLOOR STORAGE OFFICE AREA = 1,040 SF - TOTAL FIRST FLOOR WAREHOUSE OFFICE AREA = 4,981 SF



**1 FIRST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

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PRINCIPAL: MS P.M. CM  
QC BY: TBD DRAWN BY: MV, AB, SD, SR



79 MADISON AVE  
8TH FLOOR  
NEW YORK, NY 10016  
Ph 312.988.7412  
Fx 312.988.7409  
www.sgwarch.com

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**100 BUSINESS PARK DRIVE**

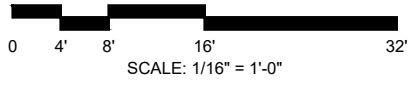
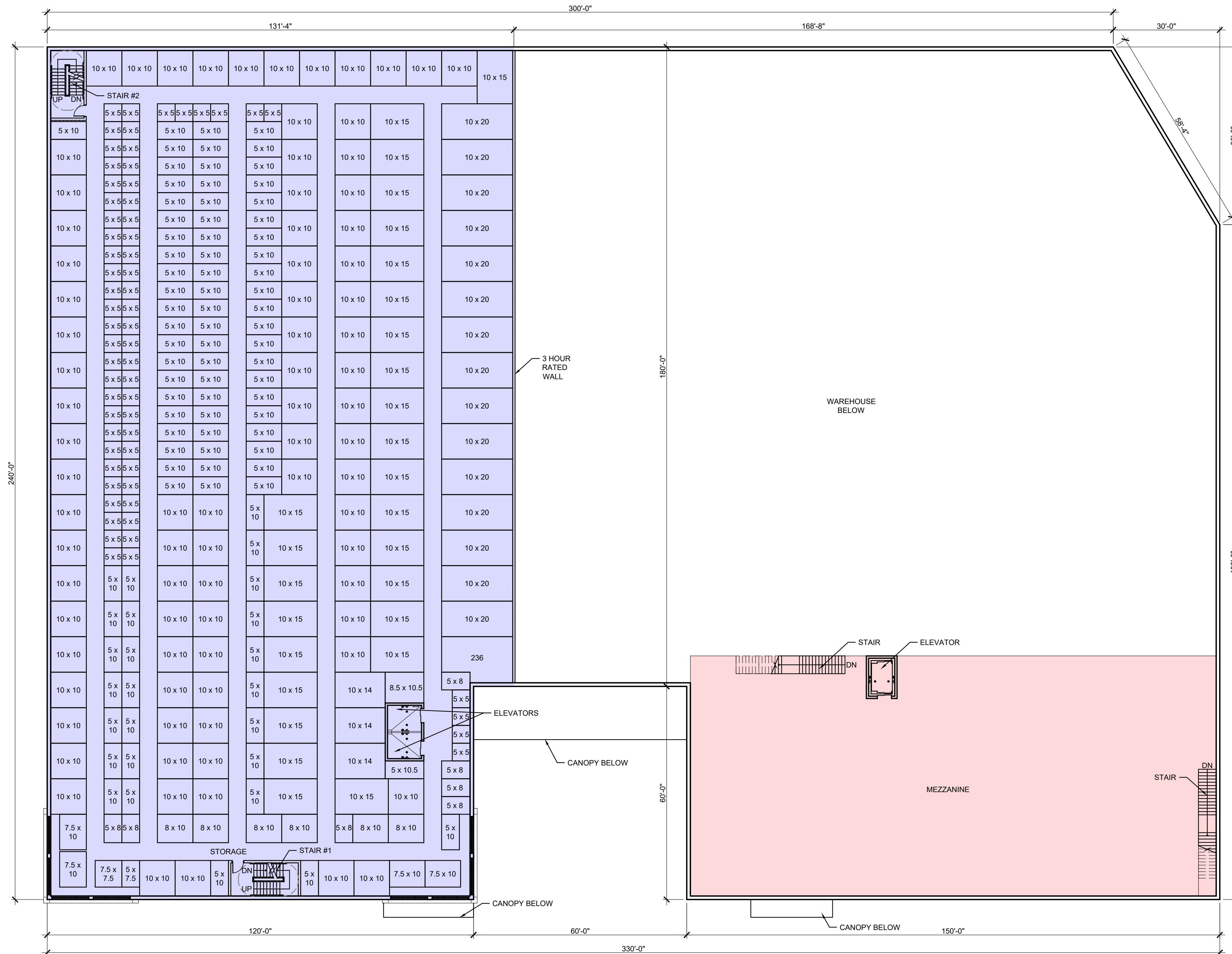
ARMONK, NEW YORK 10504

FIRST FLOOR PLAN



GROSS AREA LEGEND

	WAREHOUSE AREA - TOTAL MEZZANINE AREA = 10,000 SF
	STORAGE AREA - TOTAL SECOND FLOOR AREA = 30,840 SF



*MJS*

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SECOND FLOOR/  
MEZZANINE PLAN

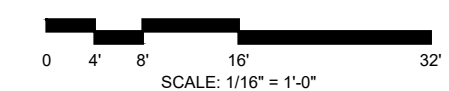
**1** SECOND FLOOR/  
MEZZANINE PLAN  
SCALE: 1/16" = 1'-0"



A-102

GROSS AREA LEGEND

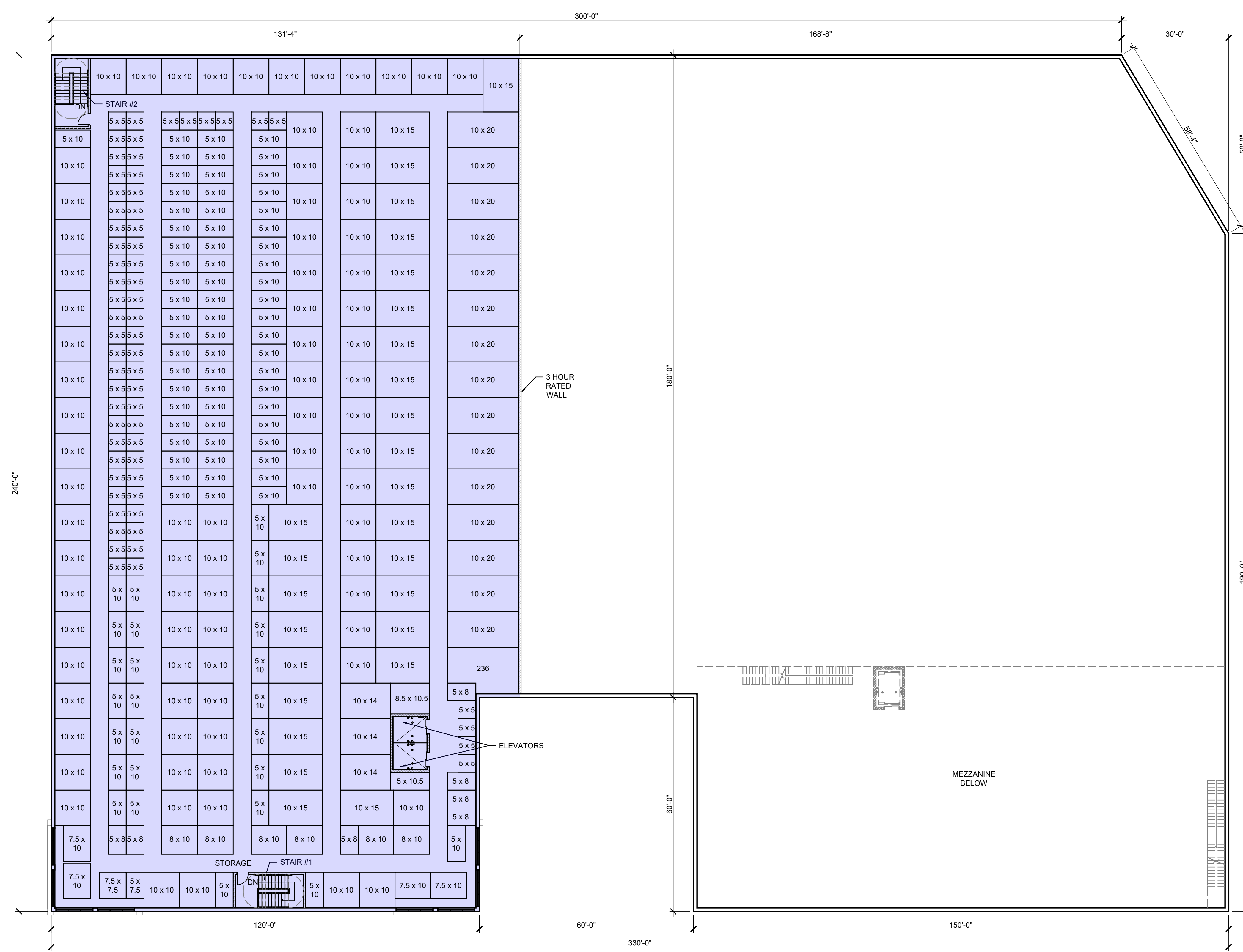
STORAGE AREA  
- TOTAL SECOND FLOOR AREA = 30,840 SF



*MJS*

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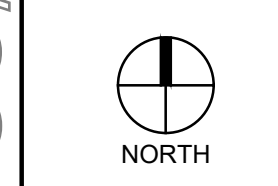
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THIRD FLOOR PLAN



A-103

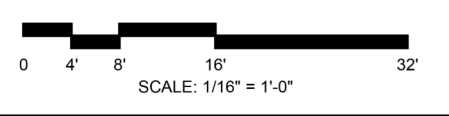
**1 THIRD FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

KEY NOTE MATERIAL LEGEND

- ① PAINTED SPLIT FACED CMU FINISH  
- 8" x 16"  
- COLOR: CITYSCAPE
- ② EIFS - 310 FINE SAND FINISH  
- COLOR: NEBULOUS WHITE
- ③ EIFS - 310 FINE SAND FINISH  
- COLOR: EXR WASABI
- ④ OVERHEAD DOOR  
- COLOR: ARGOS
- ⑤ LIGHT FIXTURE
- ⑥ STOREFRONT SYSTEM  
- FINISH: CLEAR ANODIZED
- ⑦ CANOPY  
- COLOR: IRON ORE
- ⑧ STORAGE SIGNAGE  
- 88 SF PROVIDED, 88 SF PERMITTED
- ⑨ PRE-FINISHED ALUMINUM COPING  
- COLOR: ARGOS
- ⑩ BRAKE METAL SPANDREL PANEL  
- COLOR: CLEAR ANODIZED TO MATCH STOREFRONT
- ⑪ SLIDING LOADING DOOR  
- FINISH: CLEAR ANODIZED
- ⑫ EIFS - 310 FINE SAND FINISH  
- COLOR: ARGOS
- ⑬ WAREHOUSE SIGNAGE  
- 109 SF PERMITTED

COLOR LEGEND

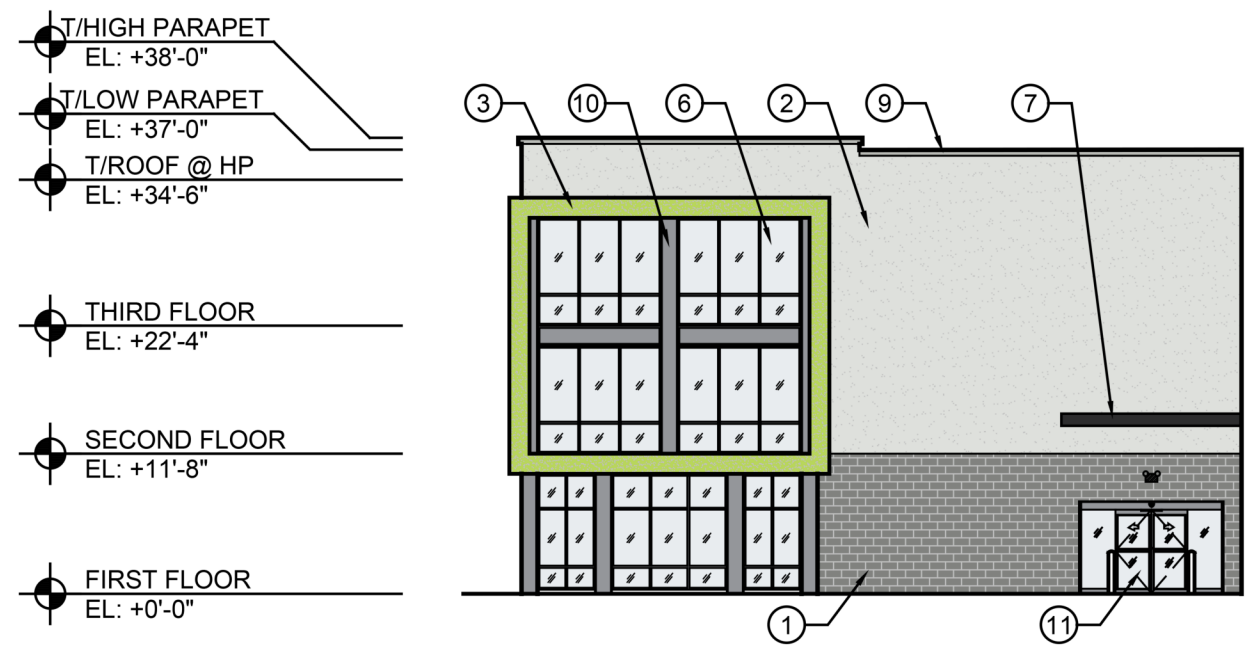
- EXR WASABI
- NEBULOUS WHITE  
SHERWIN WILLIAMS 7065
- ARGOS  
SHERWIN WILLIAMS 7065
- CITYSCAPE  
SHERWIN WILLIAMS 7067
- IRON ORE  
SHERWIN WILLIAMS 7069
- CLEAR ANODIZED FINISH



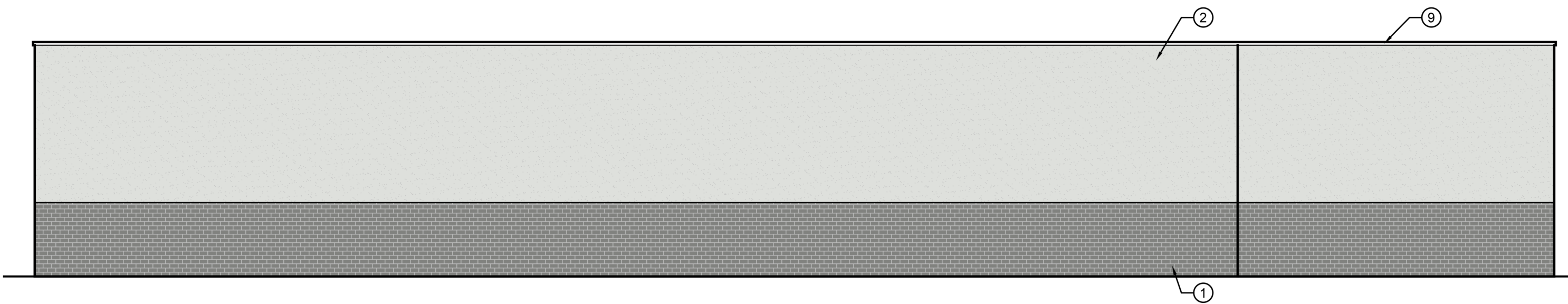
*MJS*

NOT FOR CONSTRUCTION

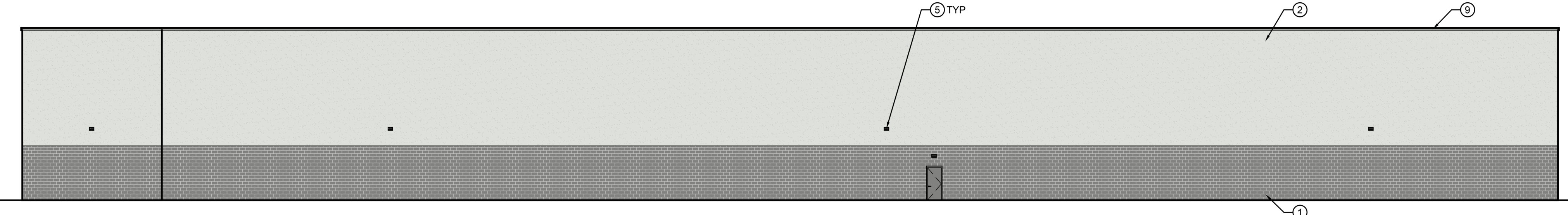
09/12/22 - ISSUED FOR ZONING



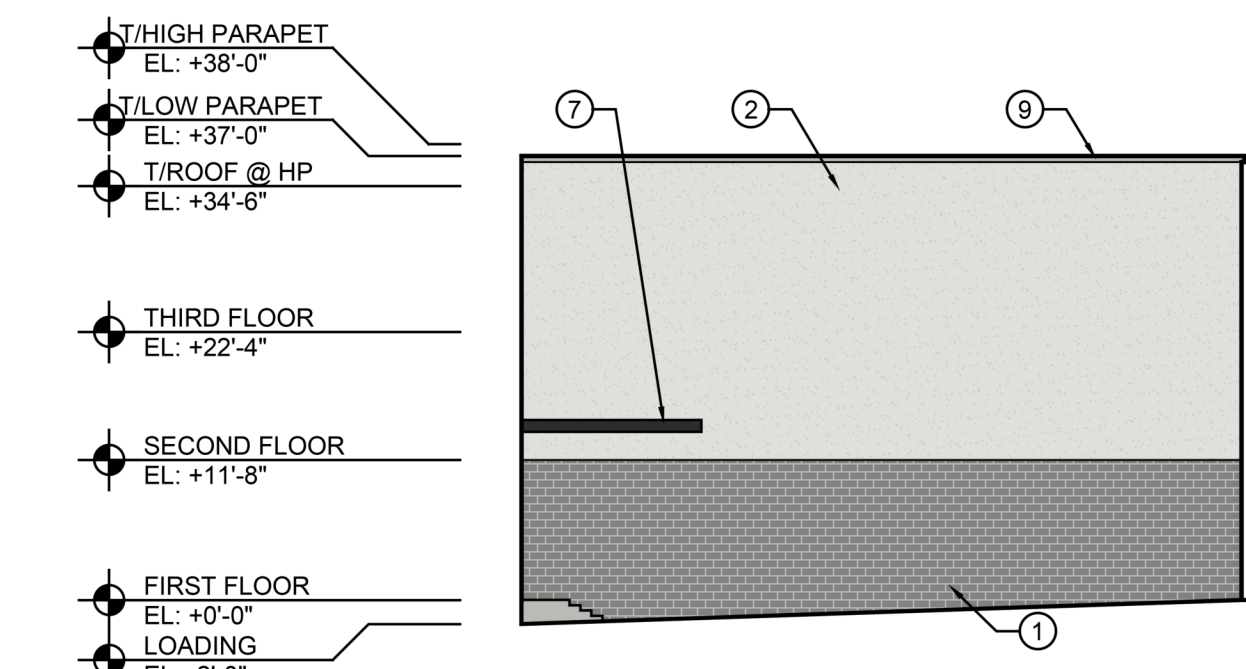
**6 EAST LOADING ELEVATION**  
SCALE: 1/16" = 1'-0"



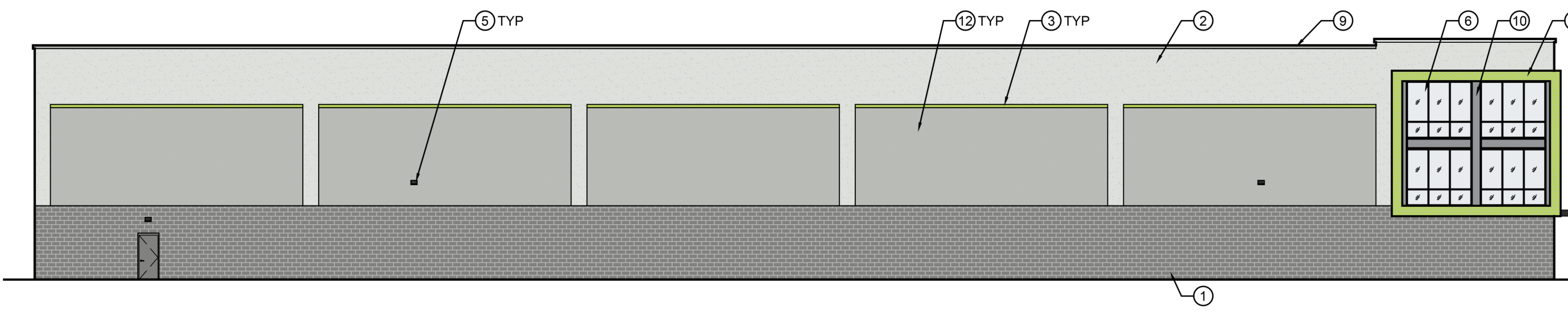
**5 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



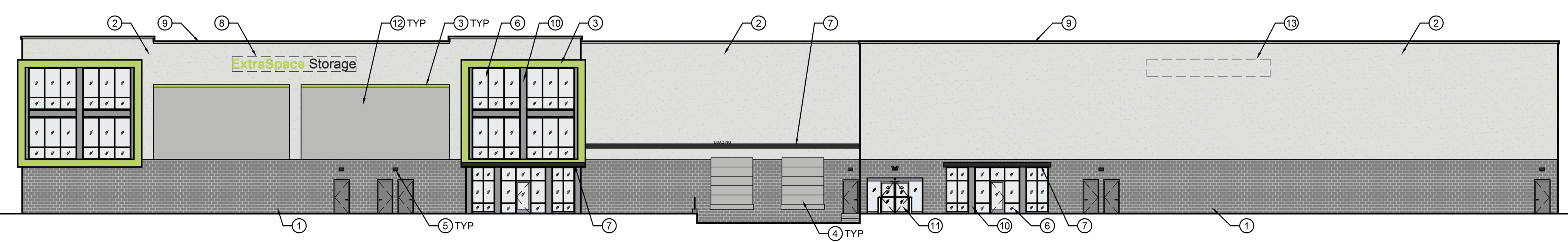
**4 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



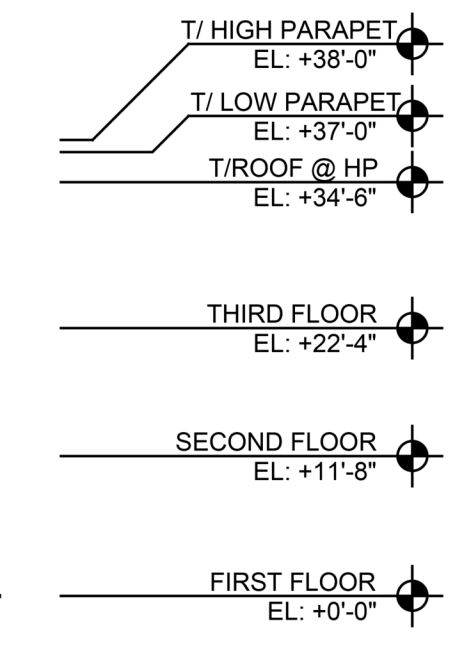
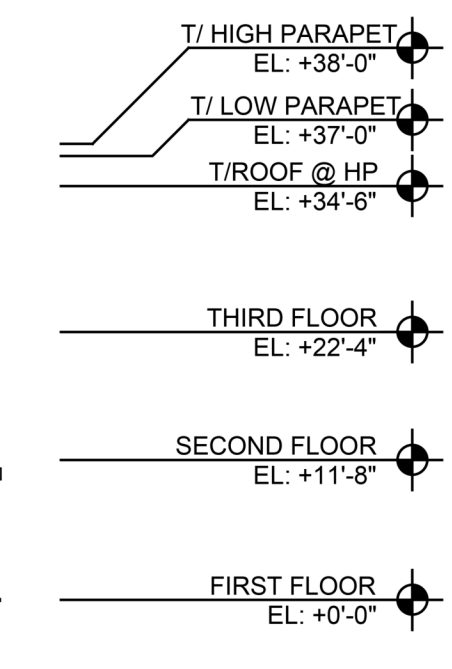
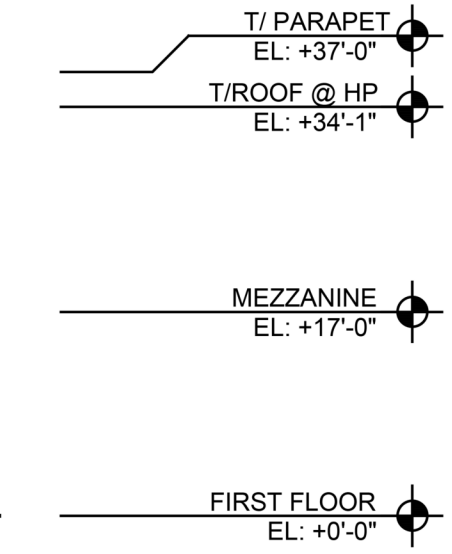
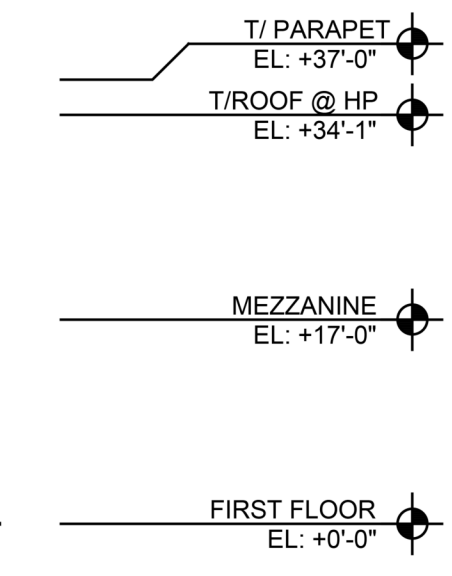
**3 WEST LOADING ELEVATION**  
SCALE: 1/16" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



NO	DATE	ISSUE DESCRIPTION
1	09/12/22	ISSUED FOR ZONING

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BUILDING ELEVATIONS