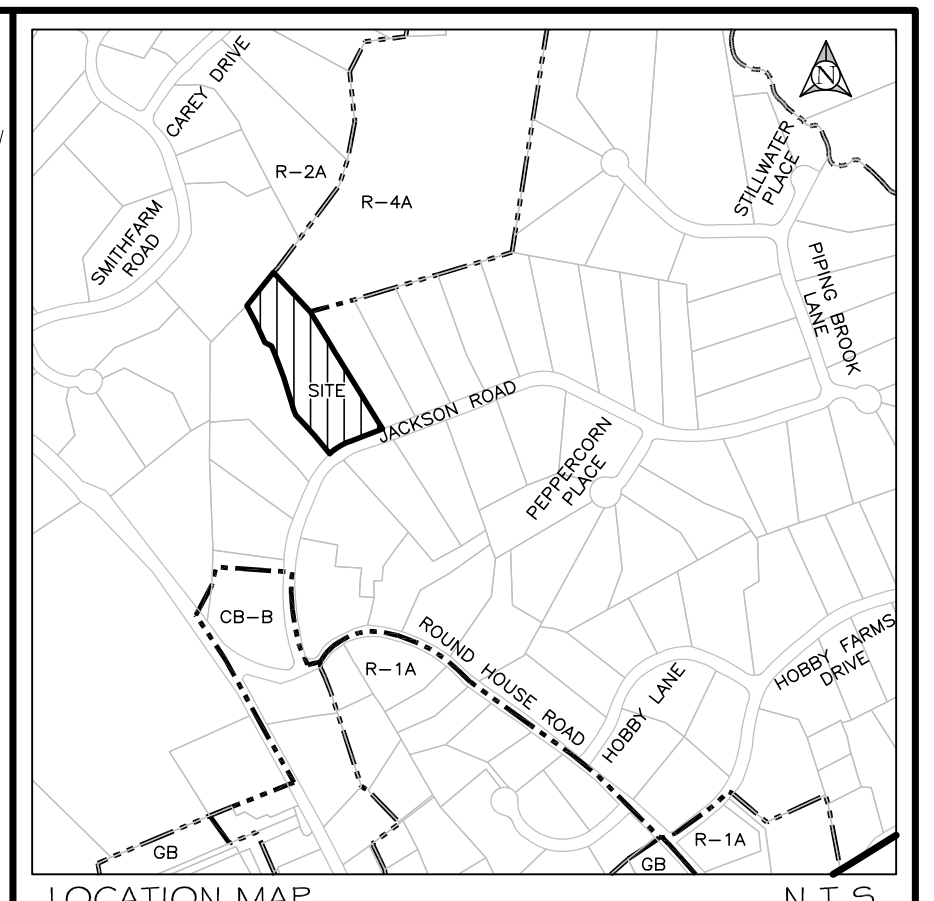
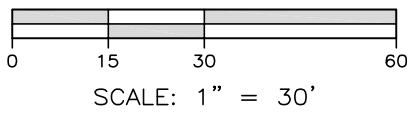


EXISTING CONDITIONS



LOCATION MAP N.T.S.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 763 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
3. EROSION AND SEDIMENT CONTROL MEASURES, SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
9. ALL PROPOSED OR DISTURBED SLOPES, 1:1.33 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
10. IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
11. NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.

GENERAL NOTES

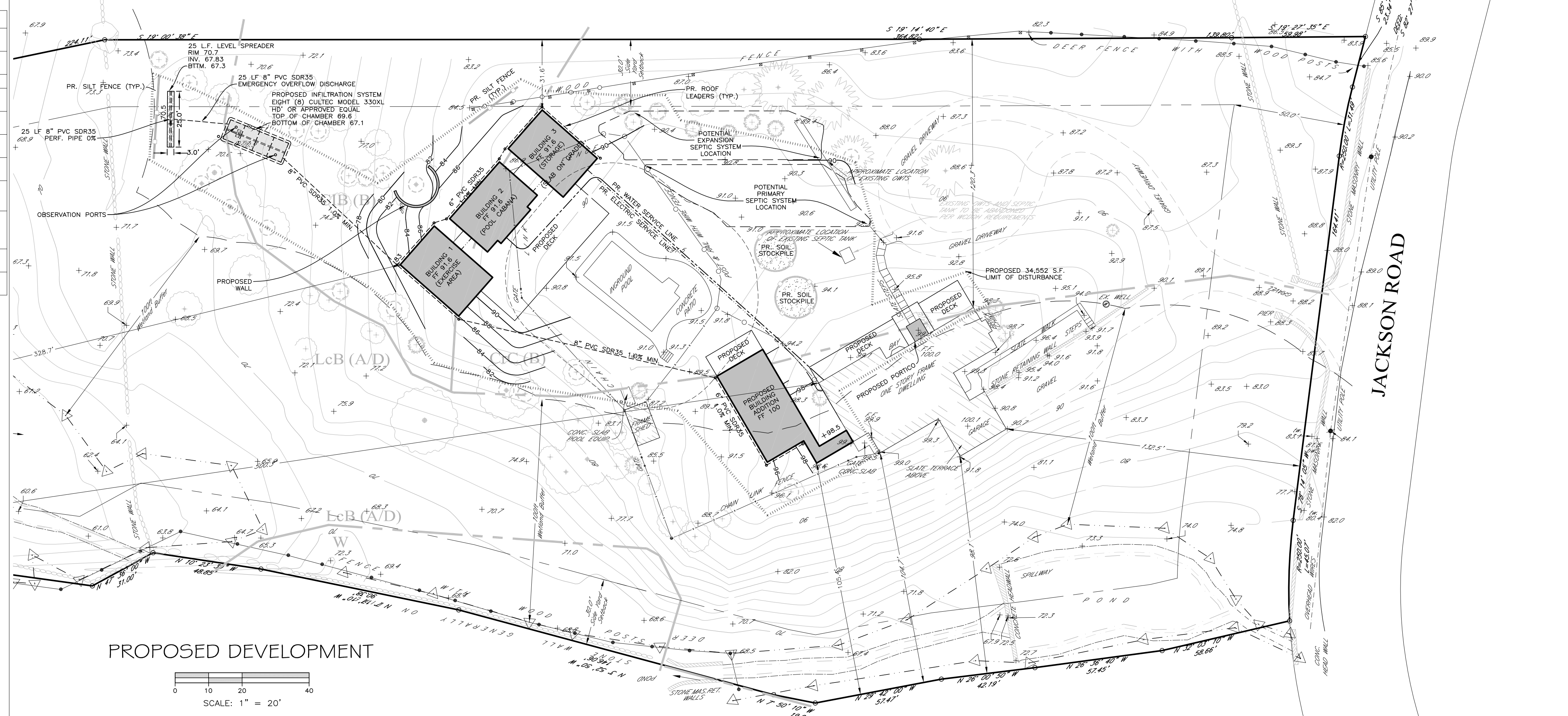
1. EXISTING FEATURES SHOWN HEREON ARE TAKEN FROM THE FOLLOWING:
- SURVEY MAP ENTITLED "SURVEY OF PROPERTY, SITUATE IN THE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, DATED AUGUST 18, 2016, LAST REVISED JANUARY 11, 2023" PREPARED BY LINK LAND SURVEYORS, P.C.
2. THIS SITE PLAN IS NOT A SURVEY.
3. FIRE DISTRICT: BANKSVILLE FD
4. SCHOOL DISTRICT: BYRAM HILLS

ZONING CONFORMANCE TABLE			
ZONING DISTRICT	R-2A (ONE FAMILY RESIDENCE DISTRICT)		
	REQUIRED OR ALLOWED	EXISTING	PROPOSED
LOT AREA	87,120 S.F.	187,415 S.F.	187,415 S.F.
LOT FRONTAGE	150 FT.	264.3 FT.	264.3 FT.
LOT WIDTH	150 FT.	262.1 FT.	262.1 FT.
LOT DEPTH	150 FT.	739.9 FT.	739.9 FT.
FRONT YARD SETBACK	50 FT.	132.5 FT.	132.5 FT.
SIDE YARD SETBACK	30 FT.	98.1 FT.	31.6 FT.
REAR YARD SETBACK	50 FT.	500.3 FT.	328.7 FT.
BUILDING HEIGHT	30 FT.		
MAXIMUM BUILDING COVERAGE	8% (14,993.2 S.F.)	1.6% (2,948.8 S.F.)	3.5% (6,509.5 S.F.)

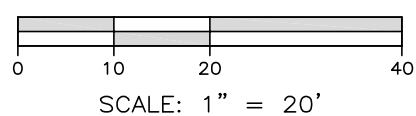
PERCOLATION TEST	
PT1	15 MIN/INCH

DEEP TEST HOLE DESCRIPTIONS	
DT1	0"-6" TOPSOIL 6"-18" ROOTS 18"-42" LOAM 42"-105" DARK GRAY SILTY LOAM GW @ 94"

NOTES
1. THE DISTURBANCE LIMITS WILL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.



PROPOSED DEVELOPMENT



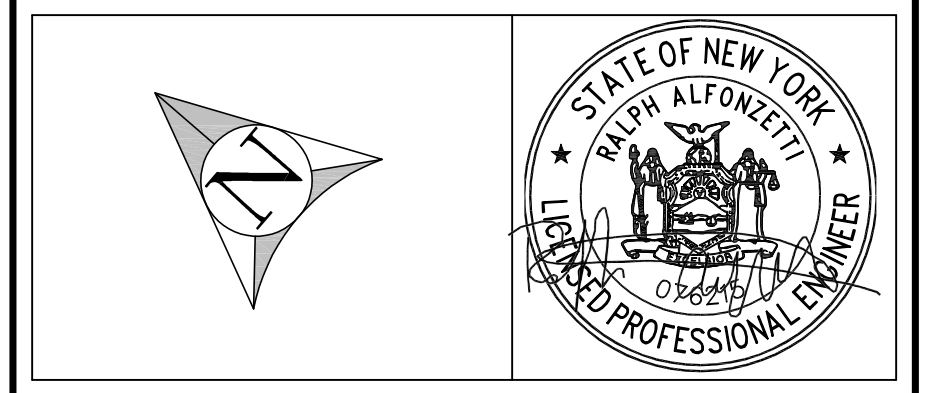
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/1/2022

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

ENGINEERING PLANS REVIEWED FOR CONFORMANCE TO RESOLUTION

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

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT:	ALESSANDRA BIAGGI
	NATHANIEL KOLOC
SITE ADDRESS:	19 JACKSON ROAD BEDFORD, NEW YORK
TAX MAP #:	102.02-2-65
LOT AREA:	4,302.4 AC
ZONING:	R-2A
REVISION:	AUGUST 07, 2023
SITE DEVELOPMENT PLAN	
MAY 19, 2023	
PROJECT:	KOLOC RESIDENCE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK

