# RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520 Tel: (914) 271-4762 Fax: (914) 271-2820 Civil / Site / Environmental

www.rgmpepc.com

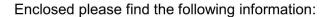
Adam Kaufman, AICP Town of North Castle 17 Bedford Road Armonk, NY 10504

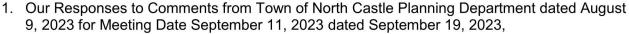
September 21, 2023

PLANNING DEPARTMENT

Re: Wael Alesawy Subdivision – 32 Orchard Drive Armonk, NY

Dear Adam:





- 2. Our Responses to Comments from John Kellard, PE dated April 20, 2023 updated September 8, 2023, dated September 19, 2023,
- 3. Short Environmental Assessment Form for 32 Orchard Drive, LLC dated September 19, 2023.
- 4. Gross Land Coverage Calculations Worksheets dated September 12, 2023 for all five (5)
- 5. Floor Area Calculations Worksheets dated September 12, 2023 for all five (5) lots,
- 6. Five (5) Mean Lot Width Calculations (11"x17"), Proposed Subdivision at 32 Orchard Drive dated September 20, 2023,

We received comments from John Kellard, PE dated April 20, 2023 updated September 8, 2023, and we offer the following information:

#### Comment 1:

The revised five (5) lot subdivision accessed by a private roadway is a much improved plan compared to the previous submission. The applicant has provided an evaluation of net lot area and contiguous buildable area for each lot. A detailed review of each lot will be performed upon agreement of the lot arrangement.

Lot #3 however does not appear to be a complying building lot. In accordance with Section 355-14(G), no building permits shall be issued for any structure unless the lot built has at least the amount of frontage required in the District in which it is located on a street which has been suitably improved to Town Road or Private Road standards. Lot #3 as proposed has no legal frontage on the proposed roadway.

**Response:** If this plan is preferred by the PB the applicant will request a 280-A variance.

(Comment cont'd) The Alternate Plan provides an irregular shaped access strip for Lot #3, which is 15 feet wide and 900+ feet long around Lot #2 in an effort to establish frontage on the private roadway. The lot is not accessible through this access strip. Furthermore, when evaluating conformance to the Bulk Zoning Requirements for the District, a lot with a total depth of 1,200+ feet would need to be at least 150,000 s.f. (3.44 acres) in size to conform to the width requirements (125 feet) of the District. The applicant should reevaluate zoning compliance of Lot #3.

**Response**: The Town Code allows the median line to be drawn from the frontage to the rear property line. The rear property line is defined as opposite to the frontage. Accordingly we show that the average lot width is proper when the median line is drawn along the flag to the rear property line as defined in the Code. In any case, if the PB prefers we would apply for a 280-A variance.

Further, since the Town defines frontage from a "Way", our median line could be drawn from Stony Brook "Way" to the rear property line and still be conforming as to average lot width. All of these computations of Average Lot Width are provided on the attached exhibit.

#### Comment 2:

The revised roadway represents a much improved design which complies with all aspects of the Town's private roadway standards, except the entry grade and Vertical Curve #1. The maximum entry grade of 4% must extend 10 feet beyond the right-of—way boundary or 35 feet of roadway centerline, whichever is greater. The minimum vertical curve should be 75 feet

**Response:** We are requesting minor relief from the PB to allow the private roadway as shown. For discussion, we attach a profile showing a conforming road profile that necessitates excavation for nearly the entire roadway that would be eliminated with the requested relief. The applicant's preferred roadway follows an existing driveway and the hope is to minimize construction for this minor roadway.

#### Comment 3:

The applicant should consider off-setting the driveway to Lot #5 not to have both driveways intersecting Orchard Drive adjacent to each other. The applicant should also consider the best sight distances when locating the Lot #5 driveway.

**Response:** The proposed arrangement follows the existing arrangement of the two driveways. This can be further discussed.

#### Comment 4:

The applicant is proposing a stormwater basin along the easterly side of the entry road to mitigate stormwater runoff from the project. Discharge from the stormwater basin is directed to a stone lined gutter along the western side of the private roadway. The stone line channel discharges onto Orchard Street.

There are no existing storm drainage facilities within Orchard Street to accept the proposed discharge. The Town Highway Department experiences continual problems and maintenance issues along the roadway after significant rainfall events. A point discharge of runoff from the stormwater basin is not acceptable since it will add an additional concentrated flow to this problem area. The applicant should examine extending the drainage system from the proposed stormwater basin along Orchard Drive to Whippoorwill Brook.

**Response:** The proposed detention basin will collect upstream flows and the resulting flows will be no greater than the current arrangement. With some further discussion we can provide a roadside swale rather than piping along the northern side of Orchard.

#### Comment 5:

The applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) for the project. The plan indicates that runoff leaving the property will be reduced to pre-development conditions. A detailed review of the SWPPP will be provided as the project progresses.

Response: Agreed.

#### Comment 6:

Site development design for each building lot should be provided. Designs should include a realistic house size, septic location based on soil tests, well location, stormwater treatment, erosion and sediment controls, site grading and driveway profiles. It is advisable to consider pool sites if available.

**Response:** The subdivision plan indicates the location of the septic systems as these have all been tested in the field and confirmed by the WC Health Department. The proposed wells are shown. Upon further discussion the extent of individual Site Plans can be discussed.

#### Comment 7

The applicant should explain whether on-site soil testing was performed and the likelihood of obtaining compliant septic systems and stormwater treatment systems on each lot.

**Response:** All of the sites have been tested with the WC Health Department and all of the sites are viable in the locations indicated on the subdivision plans.

## Comment 8:

The applicant should avoid locating retaining walls within the road right-of-way. Comment addressed.

**Response:** No response is required.

#### Comment 9:

The applicant should prepare a steep slope plan for the property. The plan should be used to establish the net buildable area and contiguous buildable area required for compliance with zoning. (The) comment (was) addressed.

**Response:** This was provided – no response needed.

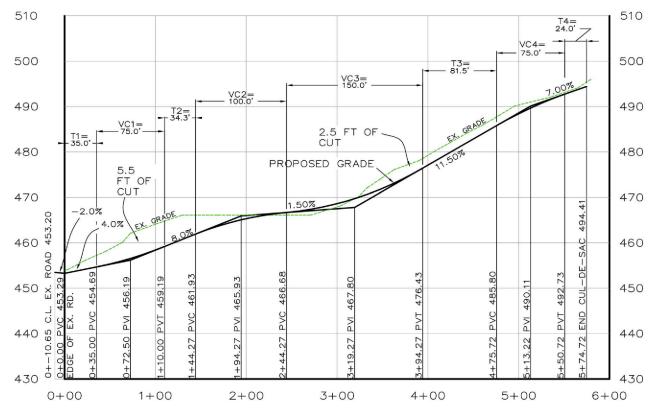
We are requesting that you place this matter on the agenda of the October 12, 2023 meeting of the Planning Board.

Sincerely,

Ralph G. Mastromonaco, PE

Cc: Wael Alesawy

Figure: Profile showing extent of additional excavation along the roadway if the Private Road Standards are applied.



ROAD PROFILE (PRIVATE ROAD)

TOWN STANDARDS SCALE: HOR. 1"=50' VER. 1"=10'

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Adam Kaufman, AICP Town of North Castle 17 Bedford Road Armonk, NY 10504 September 21, 2023

Re: Wael Alesawy Subdivision – 32 Orchard Drive

Armonk, NY

## Dear Adam:

Enclosed please find the following information:

- 1. Our Responses to Comments from Town of North Castle Planning Department dated August 9, 2023 for Meeting Date September 11, 2023, dated September 19, 2023,
- 2. Our Responses to Comments from John Kellard, PE dated April 20, 2023 updated September 8, 2023, dated September 19, 2023,
- 3. Short Environmental Assessment Form for 32 Orchard Drive, LLC dated September 19, 2023.
- 4. Gross Land Coverage Calculations Worksheets dated September 12, 2023 for all five (5) lots.
- 5. Floor Area Calculations Worksheets dated September 12, 2023 for all five (5) lots,
- 6. Five (5) Mean Lot Width Calculation Exhibits (11"x17"), Proposed Subdivision at 32 Orchard Drive dated September 20, 2023,

We received a Staff Report from the Town of North Castle Planning Department dated August 9, 2023 for Meeting Date September 11, 2023, and we offer the following information:

#### Comment 1:

Pursuant to Section 275-23, Section 255-14.G and Section 355-21 of the Town Code, Lot 3 is required to have frontage on an improved street. As proposed, the only frontage provided is upon a common driveway off of Stony Brook Place (which the Applicant may not even have access rights to). The Applicant will need to provide frontage on a roadway to the satisfaction of the Planning Board and Town Engineer.

**Response:** We have provided the methods used to determine mean lot width in the attached exhibits.

#### Comment 2:

The proposed stormwater basin is located in close proximity to 24 Orchard Drive and will be visible from the adjacent residence. It is recommended that the Applicant attempt to relocate the basin so that adequate screening can be provided along the common property line.

**Response:** The stormwater basin is shown to be heavily landscaped for screening purposes as shown on the Subdivision Plans and the basin is completely below ground. There is no other location that is suitable. This can be discussed further.

#### Comment 3:

The Applicant is proposing two curb cuts in close proximity to each other. The proposed condition will not be aesthetically appropriate and may create additional difficulty providing snow plowing and highway maintenance. It is recommended that a single curb cut along Orchard Drive be provided for all of the lots in the subdivision.

**Response:** This can be further discussed, however, the arrangement has worked in the past for this lot and a single curb cut would be excessively wide.

#### Comment 4:

Pursuant to Section 275-25 all new streets should be provided with pavement, sidewalks, curbs, gutters, street lighting, signs, trees, storm drains, fire alarm devices, fire hydrants and other utilities, except that the Planning Board may waive such improvements as it considers not requisite in the interest of the public health, safety and welfare. Given the location of the proposed subdivision and the lack of available infrastructure, it is recommended that the Planning Board waive the following: sidewalks, streetlights, street trees, fire alarm devices and fire hydrants.

Response: Agreed

#### Comment 5:

The house is proposed to remain on Lot 2. The Applicant will need to demonstrate conformance with all zoning requirements pursuant to Section 355-14.C of the Town Code. Specifically, the Applicant should submit a gross land coverage calculations worksheet and backup information and a gross floor area calculations worksheet and backup information for this lot.

**Response:** The existing house on Lot 2 conforms to the zoning code in all respects – as noted on the charts on the Subdivision Plan. We attach the coverage sheets as requested.

#### Comment 6:

The property contains Town-regulated trees. The Applicant should submit a tree plan that depicts the location of all Town-regulated trees and depicts proposed removal/preservation of Town-regulated trees. In addition, the plan should be accompanied by a Tree Survey that identifies the size, species and removal status of Town-regulated trees. The Applicant should attempt to preserve as many trees as possible within the subdivision. It is recommended that the submitted IPP include proposed clearing and grading limit lines to clarify the location of anticipated impacted areas.

**Response:** The plans indicate the location and size of the trees. The erosion control plan indicates limits of disturbance. Upon general agreement of the lot layout our arborist will provide further detail on the species and general health of the trees in the disturbance areas.

#### Comment 7

The property contains Town-regulated steep slopes. The Applicant should submit a plan that depicts the location of all Town-regulated steep slopes and depicts proposed Town-regulated steep slope disturbance. In addition, the plan should quantify, in square feet, the proposed amount of Town-regulated steep slope disturbance.

**Response:** We provided slope maps and a variety of computations in regard to lot and gross lot coverage.

#### Comment 8:

The submitted plans should depict the location of all proposed utilities. Pursuant to Section 275-25.D of the Town Code, all utilities shall be installed underground.

**Response:** Comment noted. The updated plans indicate electric and data lines as to be installed underground.

#### Comment 9:

The IPP should depict the location of a designated school bus pickup area pursuant to Section 275-E(6) of the Town Code.

**Response:** The updated plans shows the pickup area.

#### Comment 10:

The plat map should depict the width of the Orchard Drive right-of-way. Where a subdivision borders an existing street which is narrower than the recommended right-of-way width as specified for such streets in the Town Code, the Planning Board may require the subdivision plat to show such areas which shall be marked "Reserved for Street Realignment (or Widening) Purposes." Land reserved for such purposes may not be counted in satisfying yard or area requirements of Chapter 355, Zoning.

**Response:** The updated plans indicate the 50 foot R.O.W. of Orchard Street.

#### Comment 11:

The Applicant shall submit a preliminary plat meeting the requirements of Section 275-30 of the Town Code.

**Response:** The plans submitted are the noted as Preliminary Plat. This Final Plat will be provided after discussion of the lot layout.

#### Comment 12.

The Applicant should submit an impact analysis matrix for the subdivision that includes total disturbance, steep slope disturbance, cut/fill and tree removal for each lot and the road right-of-way. The plans should be refined to depict potential grading associated with proposed houses and mowed/graded yard areas; these areas should be included in the impact matrix.

**Response:** These computations will be provided upon agreement on the Lot Layouts.

#### Comment 13.

An exhibit demonstrating how average lot width and lot depths were calculated for the 5 lot subdivision plan should be submitted for review.

**Response:** These dimensions have been checked by our office and we have provided an exhibit that explains the computations.

#### Comment 14.

The applicant shall submit payment of the recreation fee in the amount of ten-thousand dollars (\$10,000) for each new building lot, for a total of \$40,000 as stated in Section 275-27 of the Town Code.

Response: Comment noted.

#### Comment 15.

As noted in the property history section of this report, the property abuts the Townsend burial ground. It is requested that the Applicant provide an access easement to this burial ground from a public road. In addition, is recommended that the Applicant reach out to Town Historian Sharon Tomback to discuss this cemetery.

**Response:** It is possible to provide an easement over Lot 3, from Stony Brook Way to access the cemetery though this will require further discussion. We will contact the historian.

#### Comment 16.

Question 2 of the submitted EAF should be revised to identify the Westchester County Department of Health as an approval authority for the septic and wells and the North Castle Highway Department as an approval authority for the road opening permit.

**Response:** The original EAF was submitted by others. Comment noted and the EAF has been revised as noted.

#### Comment 17.

Question 10 of the submitted EAF should be revised to indicate that the subdivision is not provided with public water.

**Response:** The original EAF was submitted by others. Comment noted and the EAF has been revised as noted.

#### Comment 18.

Question 11 of the submitted EAF should be revised to indicate that the subdivision is not provided with public sewer.

**Response:** The original EAF was submitted by others. Comment noted and the EAF has been revised as noted.

#### Comment 19.

Based upon the answer to question 12 of the submitted EAF, the Applicant should perform a Phase 1A archeological survey. Depending upon the results of the Phase 1A study, the Applicant may be required to conduct a Phase 1B reconnaissance survey.

**Response:** This need for this should be discussed further since the property is a fully developed residential lot.

#### Comment 20.

Question 18 of the submitted EAF states that water will be impounded on the site. The EAF should be revised to state the purpose of the impoundment and the size of the impoundment.

**Response:** The impoundment is a stormwater basin. The revised EAF notes this facility. The original EAF was submitted by others.

We are requesting that you place this matter on the agenda of the October 12, 2023 meeting of the Planning Board.

Sincerely,

Ralph G. Mastromonaco, PE

Cc: Wael Alesawy

# 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.

Part 1 – Project and Sponsor Information				
32 Orchard Drive, LLC				
Name of Action or Project:				
32 Orchard				
Project Location (describe, and attach a location map):				
32 Orchard Drive, Armonk, NY 10504 On the North side of Orc	chard Drive, 800 feet	west of	Main S	Street.
Brief Description of Proposed Action:				
Applicant proposes to subdivide 12.9 Acres into five (5) lots. The	existing residence w	ill be pr	eserve	ed.
A new private road will be constructed.				
Name of Applicant or Sponsor:	Telephone: 646-707	-876		
32 Orchard Drive, LLC	E-Mail: walesawy	@awjas	s.co	
Address:				
32 Orchard				
City/PO:	State: NY	Zip Coo	de: 504	
		100	1	
1. Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation?	i iaw, ordinance,		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the e		at	X	
may be affected in the municipality and proceed to Part 2. If no, continue to ques 2. Does the proposed action require a permit, approval or funding from any other			NO	VEC
If Yes, list agency(s) name and permit or approval:			NO	YES
WCDH Approval of Subdivision, Septics and Wells, North Castle	• • •	nt	,	X
5. a. Total dereage of the bite of the proposed detion.	2.9 acres 4 +/- acres			
c. Total acreage (project site and any contiguous properties) owned				
or controlled by the applicant or project sponsor?	2.9 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:				
, , , ,	al 🗴 Residential (subur	ban)		
Forest Agriculture Aquatic Other(Spec	•			
Parkland	• /			
I difficult				

Page 1 of 3 SEAF 2019

5.	Is t	he proposed action,	NO	YES	N/A
	a.	A permitted use under the zoning regulations?		X	
	b.	Consistent with the adopted comprehensive plan?		X	
				NO	YES
6.	Is t	he proposed action consistent with the predominant character of the existing built or natural landscape?			X
7.	Is t	he site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Y	es, i	identify:		X	
8.	a.	Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	b.	Are public transportation services available at or near the site of the proposed action?		X.	Щ
				Ш	X
	c.	Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		X	
9.	Do	es the proposed action meet or exceed the state energy code requirements?		NO	YES
If t	he pr	oposed action will exceed requirements, describe design features and technologies:			
					X
I.					
10.	Wil	Il the proposed action connect to an existing public/private water supply?		NO	YES
		If No, describe method for providing potable water: Individual Wells			
		If No, describe method for providing polable water.		X	
0					
11.	Wi	Il the proposed action connect to existing wastewater utilities?		NO	YES
		If No, describe method for providing wastewater treatment: Individual Septic Systems			
				X	
-					
		Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district slisted on the National or State Register of Historic Places, or that has been determined by the	t	NO	YES
		singled on the National of State Register of Historic Places, of that has been determined by the ssioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the		X	
Sta	te Re	egister of Historic Places?			
				П	X
arc	b. haeo	Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for logical sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13.		Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
	wet	tlands or other waterbodies regulated by a federal, state or local agency?			X
	b. V	Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		X	
If Y	es, i	identify the wetland or waterbody and extent of alterations in square feet or acres:			
15					

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	X	
16. Is the project site located in the 100-year flood plan?	NO	YES
	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		X
a. Will storm water discharges flow to adjacent properties?	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	X	
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:  There will be a Stormwater Basin		
of about 10,500 Square Feet		X
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:  Downtown Armonk Superfund Site		_
	Ш	X
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Applicant/sponsor/name: Ralph G. Mastromonaco, PE, PC Date: September	r 19,	
Signature: Agent		



## WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

## PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning

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

# GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Appli	cation Name or Identifying Title:	32 Orchard	Date:	9/12/2023
Tax N	Map Designation or Proposed Lot No.:	Proposed Lot		
Gross	Lot Coverage			
1.	Total lot Area (Net Lot Area for Lo	ots Created After 12/13/06	):	104,393 SF
2.	Maximum permitted gross land co	verage (per Section 355-2	6.C(1)(a)):	14,565 SF
3.	BONUS maximum gross land cove	er (per Section 355-26.C(1	)(b)):	
	Distance principal home is beyond $48'$ x 10 =	minimum front yard setba	ck	480 SF
4.	TOTAL Maximum Permitted gr	oss land coverage = Sum	of lines 2 and 3	150,045
5.	Amount of lot area covered by <b>pri</b> existing + 2,160	ncipal building: _ proposed =		2,160
6.	Amount of lot area covered by accommod existing + X	essory buildings: _ proposed =		
7.	Amount of lot area covered by decexisting +X	ks: _ proposed =		
8.	Amount of lot area covered by <b>por</b> existing +X	ches: _ proposed =		_0
9.	Amount of lot area covered by <b>driv</b> existing + 2,470	veway, parking areas and _ proposed =	l walkways:	2,470 SF
10.	Amount of lot area covered by term existing + X	races: _ proposed =		
11.	Amount of lot area covered by tenner existing + X	nis court, pool and mecha _ proposed =	anical equip:	0
12.	Amount of lot area covered by all e	other structures: _ proposed =		
13.	Proposed gross land coverage: To	otal of Lines $5 - 12 =$	Complies	4,630
the pr	e 13 is less than or equal to Line 4, yo oject may proceed to the Residential P not comply with the Town's regulation	roject Review Committee		
Ral	ph G. Mastromonaco, PE, PC		9/12/2023	
Signa	ture and Seal of Professional Preparing	Worksheet	Date	-



## WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

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# GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Applie	cation Name or Identifying Title:	32 Orchard	Date: 9/12/2023
Tax M	Sap Designation or Proposed Lot No.:	Proposed Lot	
Gross	Lot Coverage		
1.	Total lot Area (Net Lot Area for Lo	ots Created After 12/13/06):	_154,640 SF
2.	Maximum permitted gross land co	verage (per Section 355-26.C(1)(a)):	_18,334 SF
3.	BONUS maximum gross land cover	er (per Section 355-26.C(1)(b)):	
	Distance principal home is beyond $35^{\circ}$ x 10 =	minimum front yard setback	350 SF
4.	TOTAL Maximum Permitted gr	oss land coverage = Sum of lines 2 and 3	18,684 SF
5.	Amount of lot area covered by <b>pri</b> existing + 6,125	ncipal building: _ proposed =	6,125
6.	Amount of lot area covered by acco	essory buildings: _ proposed =	
7.	Amount of lot area covered by dec	ks: _ proposed =	
8.	Amount of lot area covered by <b>por</b> existing +X	ches: _ proposed =	_0
9.	Amount of lot area covered by <b>driv</b> existing + 9,433	veway, parking areas and walkways: _ proposed = Driveway for Lot 3 across Lot	ot 29,433 SF
10.	Amount of lot area covered by term existing + 1063	Included on Lot 3 Sheet proposed = Patios (2)	1063
11.	Amount of lot area covered by <b>tenn</b> existing + X	nis court, pool and mechanical equip: _ proposed =	
12.	Amount of lot area covered by <b>all</b> existing + X		_0
13.	Proposed gross land coverage: To	otal of Lines $5 - 12 =$ Complies	16,621
the pr		ur proposal <b>complies</b> with the Town's maximum troject Review Committee for review. If Line 13 s.	
Ral	ph G. Mastromonaco, PE, PC	9/12/2	2023
Signa	ture and Seal of Professional Preparing	Worksheet Date	



## WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

## PLANNING DEPARTMENT Adam R. Kaufman, AICP **Director of Planning**

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# GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Appli	cation Name or Identifying Title:	32 Orchard	Date: 9/12/2023
Tax M	Iap Designation or Proposed Lot No.:	Proposed Lot	_
Gross	Lot Coverage		
1.	Total lot Area (Net Lot Area for Lo	ots Created After 12/13/06):	69,749 SF
2.	Maximum permitted gross land co	verage (per Section 355-26.C(1)(a)):	_11,707 SF_
3.	BONUS maximum gross land cove	er (per Section 355-26.C(1)(b)):	
	Distance principal home is beyond 76 x 10 =	minimum front yard setback	
4.	TOTAL Maximum Permitted gro	oss land coverage = Sum of lines 2 and	12,467 SF
5.	Amount of lot area covered by <b>prin</b> existing + 2,277	cipal building: _ proposed =	2,277
6.	Amount of lot area covered by acceeding existing + 700 SF	essory buildings: _ proposed = Shed	700 SF
7.	Amount of lot area covered by <b>dec</b> l	ks: _ proposed =	_ 0
8.	Amount of lot area covered by <b>por</b>	ches: _ proposed =	_0
9.	Amount of lot area covered by <b>driv</b> existing + 5,363	reway, parking areas and walkways: _ proposed = Driveway for Lot 3 ac	ross Lot 25,363 SF
10.	Amount of lot area covered by terr existing + X	Included Here aces: _ proposed =	0
11.	Amount of lot area covered by tenue existing + X	nis court, pool and mechanical equip: _ proposed =	0
12.	Amount of lot area covered by <b>all</b> existing + X	other structures: _ proposed =	0
13.	Proposed gross land coverage: To	otal of Lines 5 – 12 = Complie	es 8,340 SF
the pr		roject Review Committee for review. If	aximum gross land coverage regulations and Line 13 is greater than Line 4 your proposa
Ral	ph G. Mastromonaco, PE, PC		9/12/2023
Signa	ture and Seal of Professional Preparing	Worksheet	Date



## WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

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# GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Applic	ation Name or Identifying Title:	32 Orchard	Date:	9/12/2023
Tax M	ap Designation or Proposed Lot No.:	Proposed Lot		
Gross	Lot Coverage			
1.	Total lot Area (Net Lot Area for Lo	ts Created After 12/13/06):		65,665 SF
2.	Maximum permitted gross land co	verage (per Section 355-26	.C(1)(a)):	_11,339 SF_
3.	BONUS maximum gross land cove	er (per Section 355-26.C(1)	(b)):	
	Distance principal home is beyond 31' x 10 =	minimum front yard setbac	k	310 SF
4.	TOTAL Maximum Permitted gro	oss land coverage = Sum o	of lines 2 and 3	11,649 SF_
5.	Amount of lot area covered by <b>prin</b> existing + 2,160	cipal building: _ proposed =		2,160
6.	Amount of lot area covered by acce	essory buildings: _ proposed =		0
7.	Amount of lot area covered by <b>decl</b> existing +	ks: _ proposed =		_0
8.	Amount of lot area covered by <b>pore</b> existing + X	ches: _ proposed =		
9.	Amount of lot area covered by <b>driv</b> existing + 1,550	reway, parking areas and _ proposed =	walkways:	1,550 SF
10.	Amount of lot area covered by terrexisting + X	aces: _ proposed =		0
11.	Amount of lot area covered by tenr existing +X		nical equip:	_ 0
12.	Amount of lot area covered by <b>all</b> o			
13.	Proposed gross land coverage: To	otal of Lines $5 - 12 =$	Complies	3,710 SF
the pro	e 13 is less than or equal to Line 4, you eject may proceed to the Residential P ot comply with the Town's regulations	roject Review Committee f		
Ralı	oh G. Mastromonaco, PE, PC		9/12/2023	
Signat	ure and Seal of Professional Preparing	Worksheet	Date	•



## WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

## PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning

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

# GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Appli	cation Name or Identifying Title:	32 Orchard	Date:	9/12/2023
Tax N	Map Designation or Proposed Lot No.:	Proposed Lot		
Gross	Lot Coverage			
1.	Total lot Area (Net Lot Area for Lo	ots Created After 12/13/06)	:	80,305 SF
2.	Maximum permitted gross land co	verage (per Section 355-26	5.C(1)(a)):	12,657 SF
3.	BONUS maximum gross land cove	er (per Section 355-26.C(1)	)(b)):	
	Distance principal home is beyond $36'$ x 10 =	minimum front yard setba	ck	360 SF
4.	TOTAL Maximum Permitted gro	oss land coverage = Sum	of lines 2 and 3	13,017 SF
5.	Amount of lot area covered by <b>prin</b> existing + _1,712	ncipal building: _ proposed =		1,712
6.	Amount of lot area covered by acco	essory buildings: _ proposed =		
7.	Amount of lot area covered by <b>dec</b>	ks: _ proposed =		
8.	Amount of lot area covered by <b>por</b> existing + X	ches: _ proposed =		
9.	Amount of lot area covered by <b>driv</b> existing + 1,211	veway, parking areas and _ proposed =	walkways:	1,211 SF
10.	Amount of lot area covered by term existing + X	races: _ proposed =		
11.	Amount of lot area covered by tenue existing + X	nis court, pool and mecha _ proposed =	nical equip:	0
12.	Amount of lot area covered by all o	other structures: _ proposed =		0
13.	Proposed gross land coverage: To	otal of Lines $5 - 12 =$	Complies	2,923 SF
the pr	e 13 is less than or equal to Line 4, yo roject may proceed to the Residential Poot comply with the Town's regulations	roject Review Committee		
Ral	lph G. Mastromonaco, PE, PC		9/12/2023	
Signa	ture and Seal of Professional Preparing	Worksheet	Date	-



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Applic	cation Name or Identifying Title:	32 Orchard		Date: <u>9/12/202</u> 3
Tax M	ap Designation or Proposed Lot No.:	Proposed Lot 1		
Floor A	Area			
1.	Total Lot Area (Net Lot Area for Lo	ots Created After 12/13/0	)6):	_104,393
2.	Maximum permitted floor area (per	r Section 355-26.B(4)):		_10,812
3.	Amount of floor area contained with existing + 2,160	hin first floor: _ proposed =		2,160 SF
4.	Amount of floor area contained with existing + 2,160	hin second floor: _ proposed =		2,160 SF
5.	Amount of floor area contained with existing + N/A	hin garage: _ proposed =		0
6.	Amount of floor area contained with existing + N/A	hin porches capable of be proposed =	eing enclosed:	0
7.	Amount of floor area contained with existing + N/A	hin basement (if applicat _ proposed =	ole – see definition):	_0
8.	Amount of floor area contained with existing + 1,080 SF		see definition):	1,080
9.	Amount of floor area contained with existing + N/A	hin all accessory building _ proposed =	gs:	_ 0
10.	Proposed floor area: Total of Lines	3 - 9 =	Complie	5,400
and the	e 10 is less than or equal to Line 2, you project may proceed to the Residential roposal does not comply with the Tow	Project Review Committ		
	h G. Mastromonaco, PE, PC		9	/12/202
Signat	ure and Seal of Professional Preparing	Worksheet	Da	nte



## WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

## PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning

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

Applica	tion Name or Identifying Title:	32 Orchard	Date: 9/12/2023
Tax Ma	p Designation or Proposed Lot No.:	Proposed Lot 2	
Floor A	rea		
1.	Total Lot Area (Net Lot Area for Lo	ots Created After 12/13/06):	154,640
2.	Maximum permitted floor area (per	r Section 355-26.B(4)):	12,822 SF
3.	Amount of floor area contained with existing + 2,125		6,125 SF
4.	Amount of floor area contained with existing + 3,062	hin second floor: _ proposed =	_3,062 SF
5.	Amount of floor area contained with existing + N/A	hin garage: _ proposed =	0
6.	Amount of floor area contained with existing + N/A	hin porches capable of being enclose proposed =	ed:0
7.	Amount of floor area contained with existing + N/A	hin basement (if applicable – see de proposed =	finition):
8.	Amount of floor area contained with existing + N/A	hin attic (if applicable – see definition proposed =	on): 0
9.	Amount of floor area contained with existing + N/A	nin all accessory buildings: _ proposed =	0
10.	Proposed floor area: Total of Lines	3 – 9 = Complie	9,187
and the	10 is less than or equal to Line 2, yo project may proceed to the Residential oposal does not comply with the Tow	Project Review Committee for revie	
	G. Mastromonaco, PE, PC		9/12/202
Signatur	re and Seal of Professional Preparing	Worksheet	Date



## WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

## PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning

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

Applic	eation Name or Identifying Title:	32 Orchard		Date: 9/12/2023
Tax M	ap Designation or Proposed Lot No.:	Proposed Lot 3		
Floor A	<u>Area</u>			
1.	Total Lot Area (Net Lot Area for Lo	ots Created After 12/13/	(06):	69,749 SF
2.	Maximum permitted floor area (per	r Section 355-26.B(4)):		9,254 SF
3.	Amount of floor area contained with existing + 2,277			2,277
4.	Amount of floor area contained with existing + 2,277 SF			2,277
5.	Amount of floor area contained with existing + N/A	hin garage <b>:</b> _ proposed =		0
6.	Amount of floor area contained with existing + N/A	hin porches capable of b _ proposed =	peing enclosed:	0
7.	Amount of floor area contained with existing + N/A	hin basement (if applica _ proposed =	ble – see definition):	0
8.	Amount of floor area contained with existing + 1,138 SF	hin attic (if applicable – _ proposed =	see definition):	1,138
9.	Amount of floor area contained with existing + 700 SF	hin all accessory buildir _ proposed =	ngs:	700 SF
10.	Proposed floor area: Total of Lines	3 - 9 =	Complie	6,392 SF
and the	e 10 is less than or equal to Line 2, you project may proceed to the Residential roposal does not comply with the Tow	Project Review Commi		
	h G. Mastromonaco, PE, PC			9/12/202
Signat	ure and Seal of Professional Preparing	Worksheet	D	ate



## WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

## PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning

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

Applic	cation Name or Identifying Title:	32 Orchard	Date	e: <u>9/12/202</u> 3
Tax M	ap Designation or Proposed Lot No.:	Proposed Lot 4		
Floor	Area			
1.	Total Lot Area (Net Lot Area for Lo	ots Created After 12/13/06):		65,665 SF
2.	Maximum permitted floor area (per	r Section 355-26.B(4)):		9,050 SF
3.	Amount of floor area contained with existing + 2,160	hin first floor: _ proposed =		2,160
4.	Amount of floor area contained with existing + 2,160 SF			2,160
5.	Amount of floor area contained with existing + N/A	hin garage: _ proposed =		0
6.	Amount of floor area contained with existing + N/A	hin porches capable of being proposed =	genclosed:	
7.	Amount of floor area contained with existing + N/A	hin basement (if applicable – proposed =	- see definition):	0
8.	Amount of floor area contained with existing + 1,080 SF	hin attic (if applicable – see of proposed =	definition):	1,080
9.	Amount of floor area contained with existing + N/A	hin all accessory buildings: _ proposed =		0
10.	Proposed floor area: Total of Lines	3 - 9 =	Complie	5,400
and the	e 10 is less than or equal to Line 2, you project may proceed to the Residential roposal does not comply with the Tow	Project Review Committee f		
	h G. Mastromonaco, PE, PC		9/12/	202
Signat	ure and Seal of Professional Preparing	Worksheet	Date	

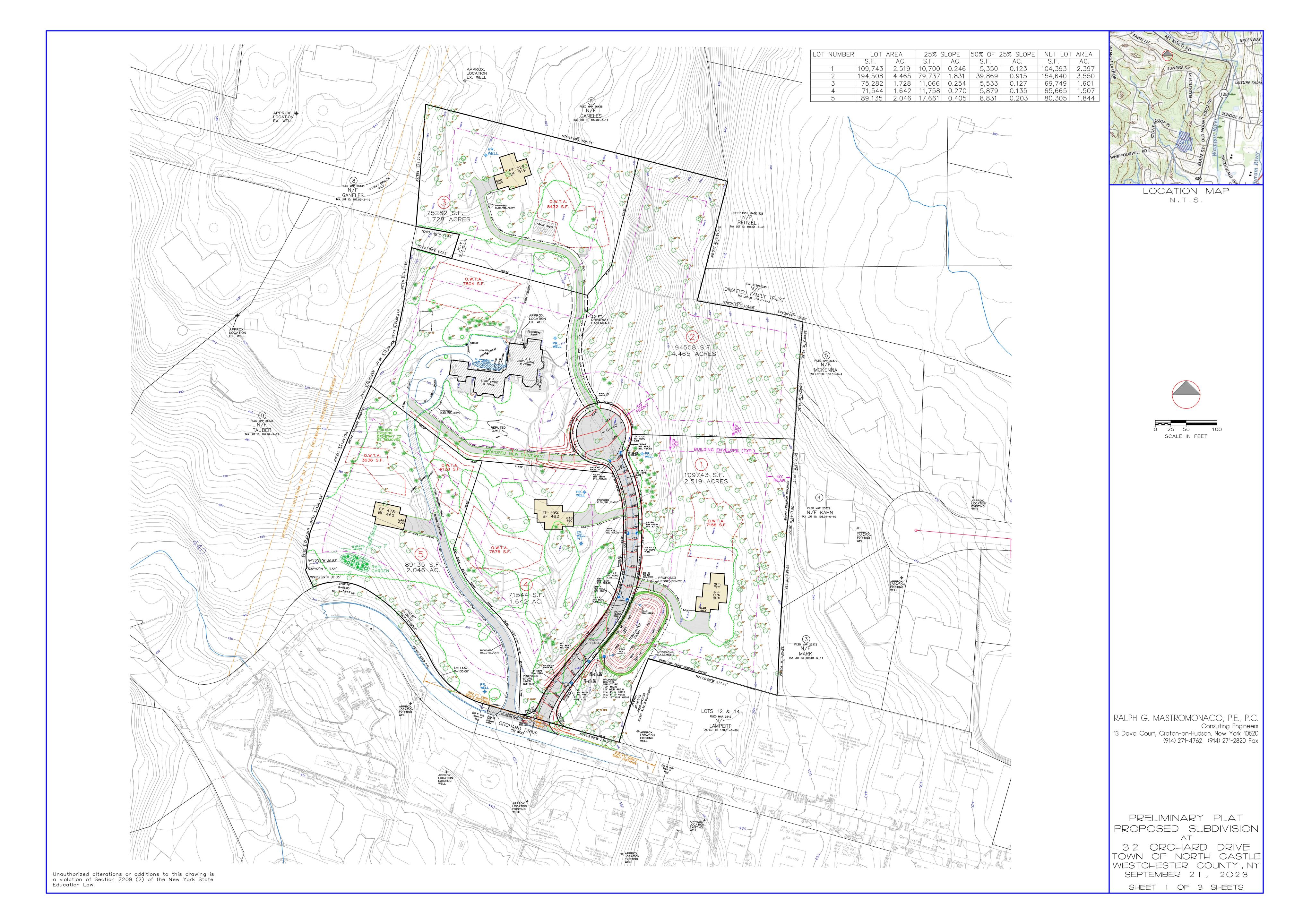


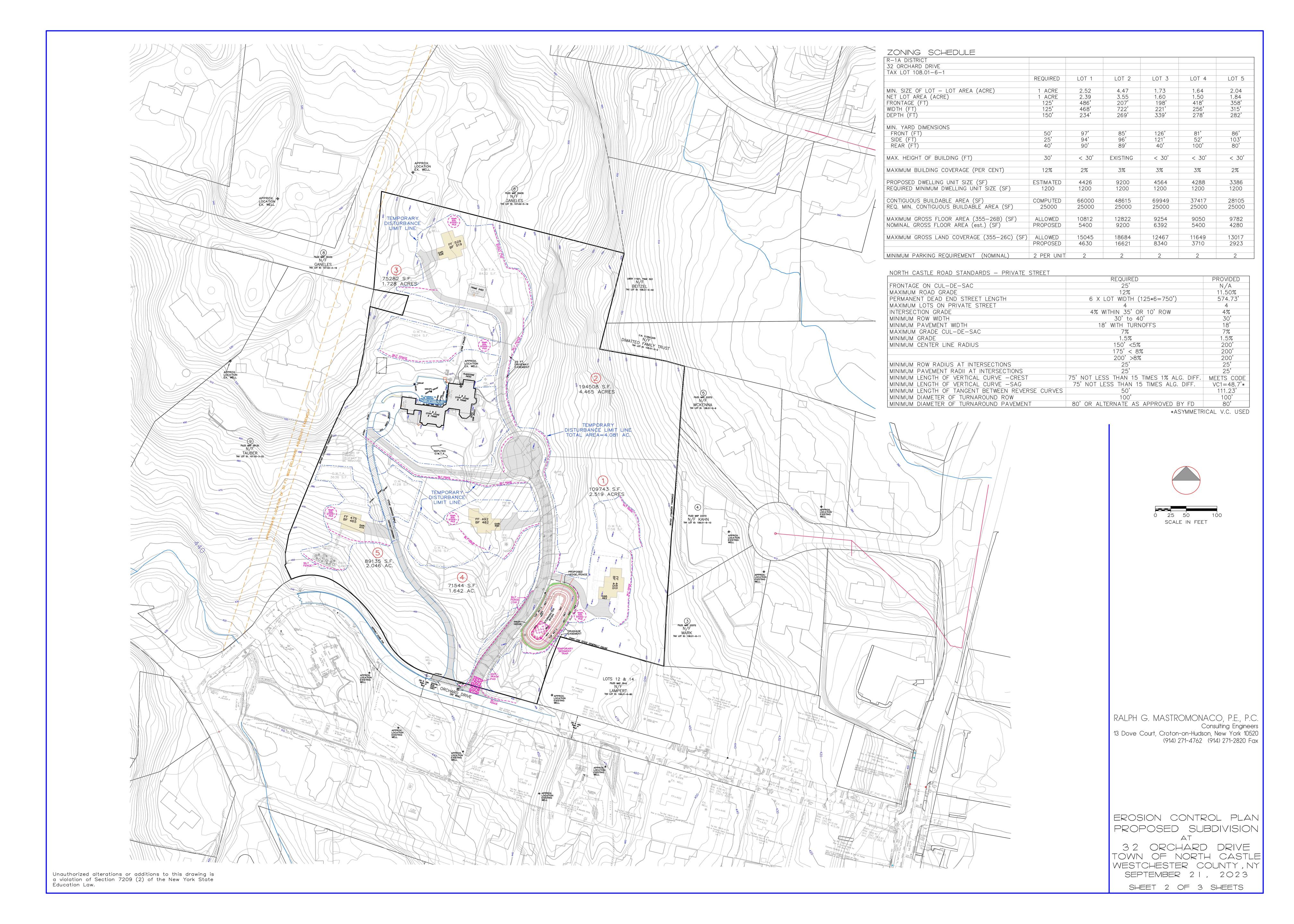
## WESTCHESTER COUNTY 17 Bedford Road Armonk, New York 10504-1898

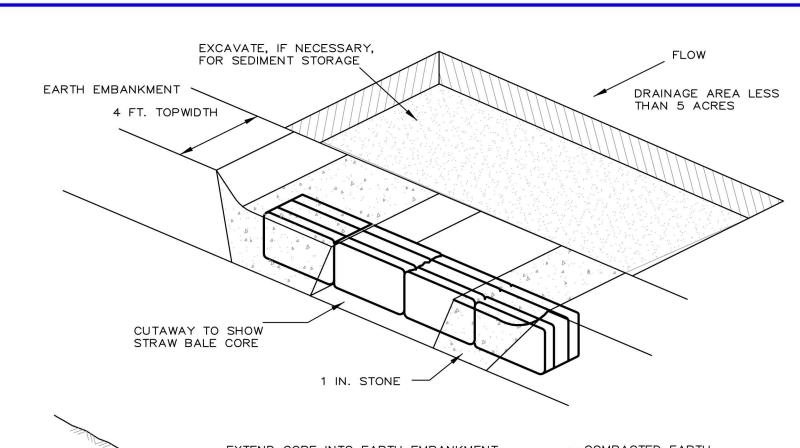
## PLANNING DEPARTMENT Adam R. Kaufman, AICP Director of Planning

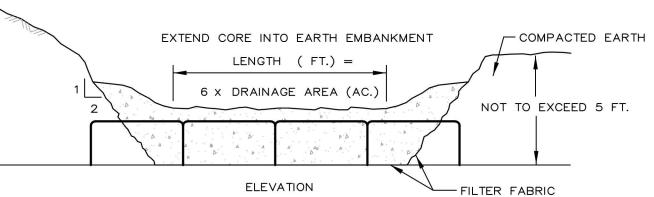
Telephone: (914) 273-3542 Fax: (914) 273-3554 www.northcastleny.com

Applic	ation Name or Identifying Title:	32 Orchard	Date: 9/12/2023
Tax M	ap Designation or Proposed Lot No.:	Proposed Lot 5	
Floor A	<u>Area</u>		
1.	Total Lot Area (Net Lot Area for Lo	ots Created After 12/13/06):	80,305 SF
2.	Maximum permitted floor area (per	r Section 355-26.B(4)):	9,782 SF
3.	Amount of floor area contained with existing + 1,712	hin first floor: _ proposed =	1,712
4.	Amount of floor area contained with existing + 1,712 SF		1,712
5.	Amount of floor area contained with existing + N/A	hin garage: _ proposed =	0
6.	Amount of floor area contained with existing + N/A	hin porches capable of being enclo proposed =	sed:0
7.	Amount of floor area contained with existing + N/A	hin basement (if applicable – see deproposed =	efinition):
8.	Amount of floor area contained with existing + 856 SF	hin attic (if applicable – see definit _ proposed =	ion):856 SF
9.	Amount of floor area contained with existing $+ \frac{N/A}{}$	hin all accessory buildings: _ proposed =	0
10.	Proposed floor area: Total of Lines	3 - 9 = Compl	ie <u>4,280</u>
and the	e 10 is less than or equal to Line 2, you project may proceed to the Residential roposal does not comply with the Tow	Project Review Committee for revi	
Ralph G. Mastromonaco, PE, PC			9/12/202
Signature and Seal of Professional Preparing Worksheet			Date









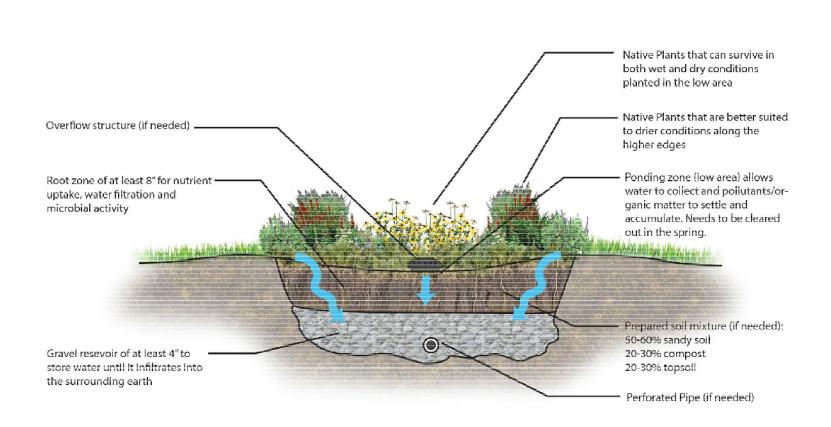
TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED WETLAND OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

# INSTALLATION NOTES

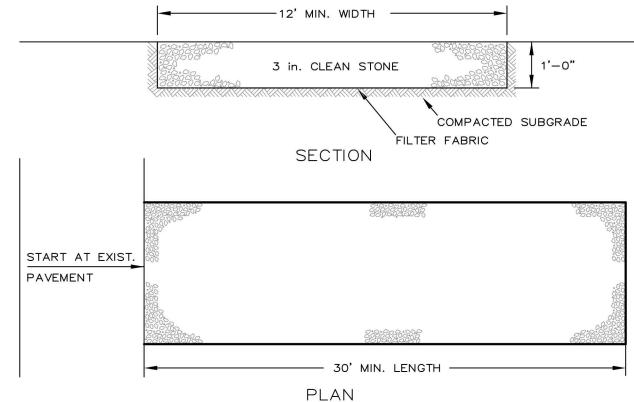
- 1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
- 2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- 3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- 4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- 5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.

N.T.S.

- 6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE
- DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. 7. ALL CUT AND FILL SLOPES SHALL BE 1 : 2 OR FLATTER.
- STONE OUTLET SEDIMENT TRAP



RAIN GARDEN N.T.S.

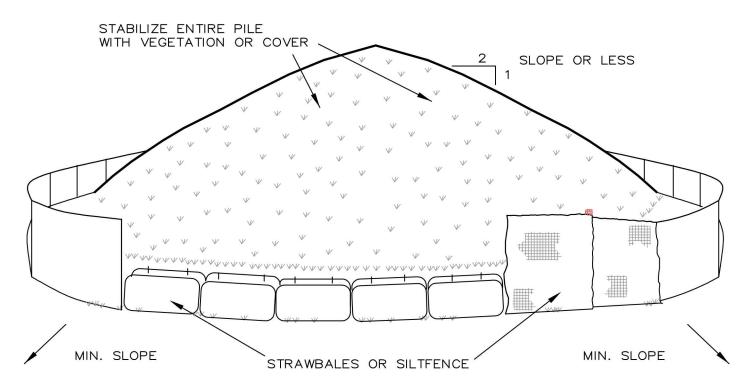


TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY. INSTALLATION NOTES

- STONE SIZE USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- 2. LENGTH AS REQUIRED, BUT NOT LESS THAN 30 FEET
- 3. THICKNESS NOT LESS THAN SIX (6) INCHES. 4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH
- 5. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING
- OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- 6. SURFACE WATER ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 7. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
- 8. WASHING WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT 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.
- 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER ANTI-TRACK PAD

N.T.S. Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State

Education Law.



TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL

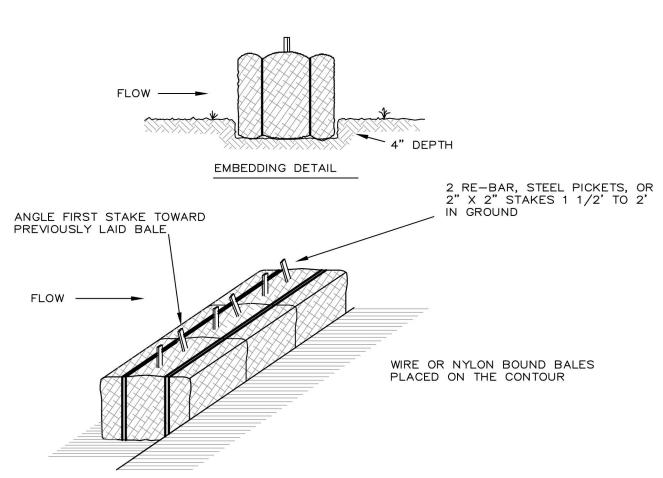
TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS,

AND REQUIRED DURATION OF USE.

# INSTALLATION NOTES

- 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

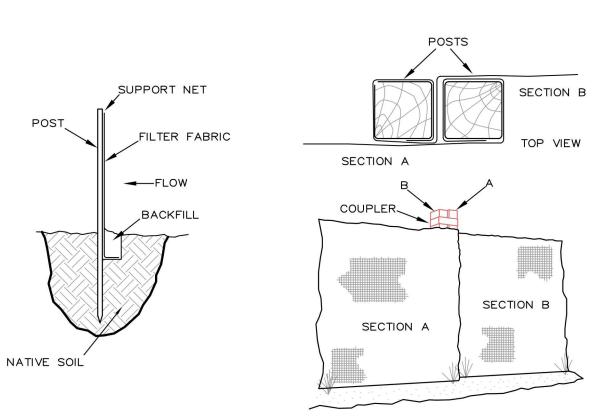
TEMPORARY SOIL STOCKPILING



TO BE USED TO CONTROL SEDIMENT. THEY CAN BE EFFECTIVE IN PROTECTING SENSITIVE DOWNSLOPE AREAS SUCH AS STREAMS, WETLANDS, AND ADJACENT PROPERTIES THAT WOULD BE DAMAGED BY SEDIMENTS FROM UPLAND SITE DISTURBANCES. STRAWBALE SEDIMENT BARRIERS SHOULD BE USED IN CONJUNCTION WITH EROSION CONTROL MEASURES UNLESS THE SITE OR DISTURBED AREA IS VERY

# INSTALLATION NOTES

- 1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- 2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4". 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE—BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE
- ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER. 4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. HAYBALE SEDIMENT BARRIERS



JOINING SECTIONS OF FENCING TOE-IN METHOD

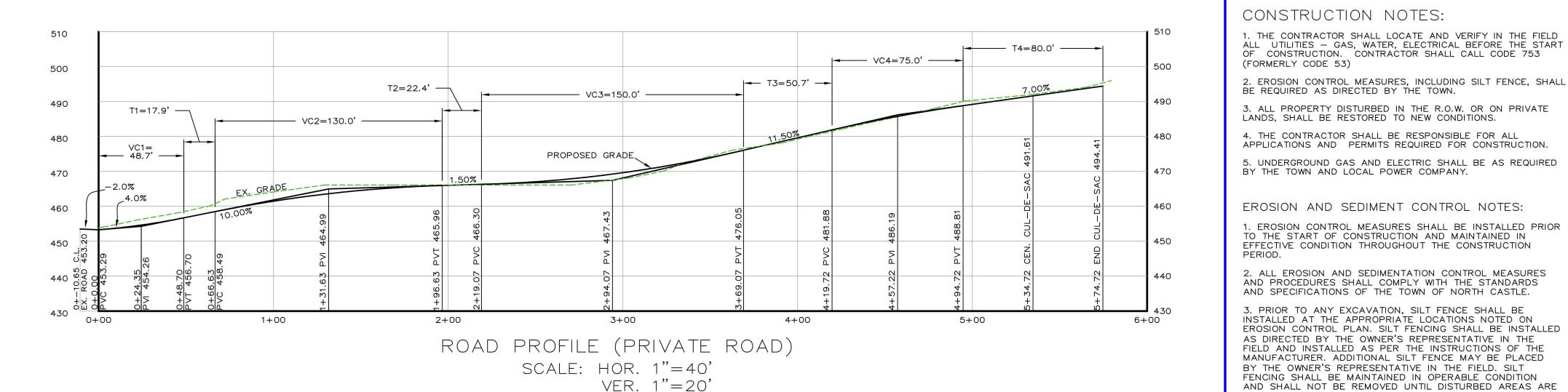
#### TO BE INSTALLED IMMEDIATELY BELOW DISTURBED AREAS THAT ARE SUSCEPTIBLE TO SHEET OR RILL EROSION; AND WHERE SENSITIVE WATER BODIES, SUCH AS DRINKING WATER SUPPLIES OR WETLANDS, ARE LOCATED DOWNSLOPE OF AN AREA TO BE DISTURBED.

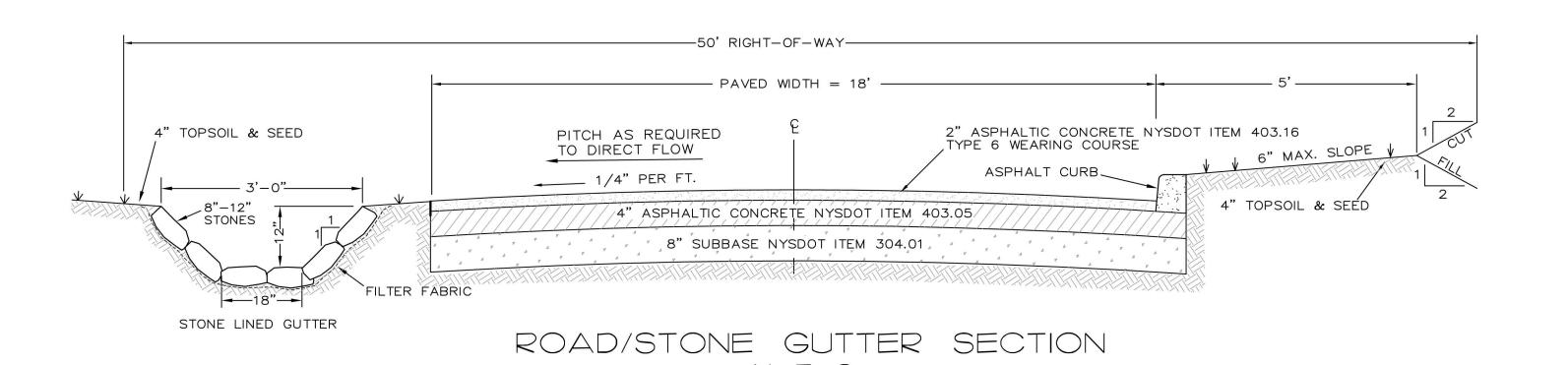
# INSTALLATION NOTES

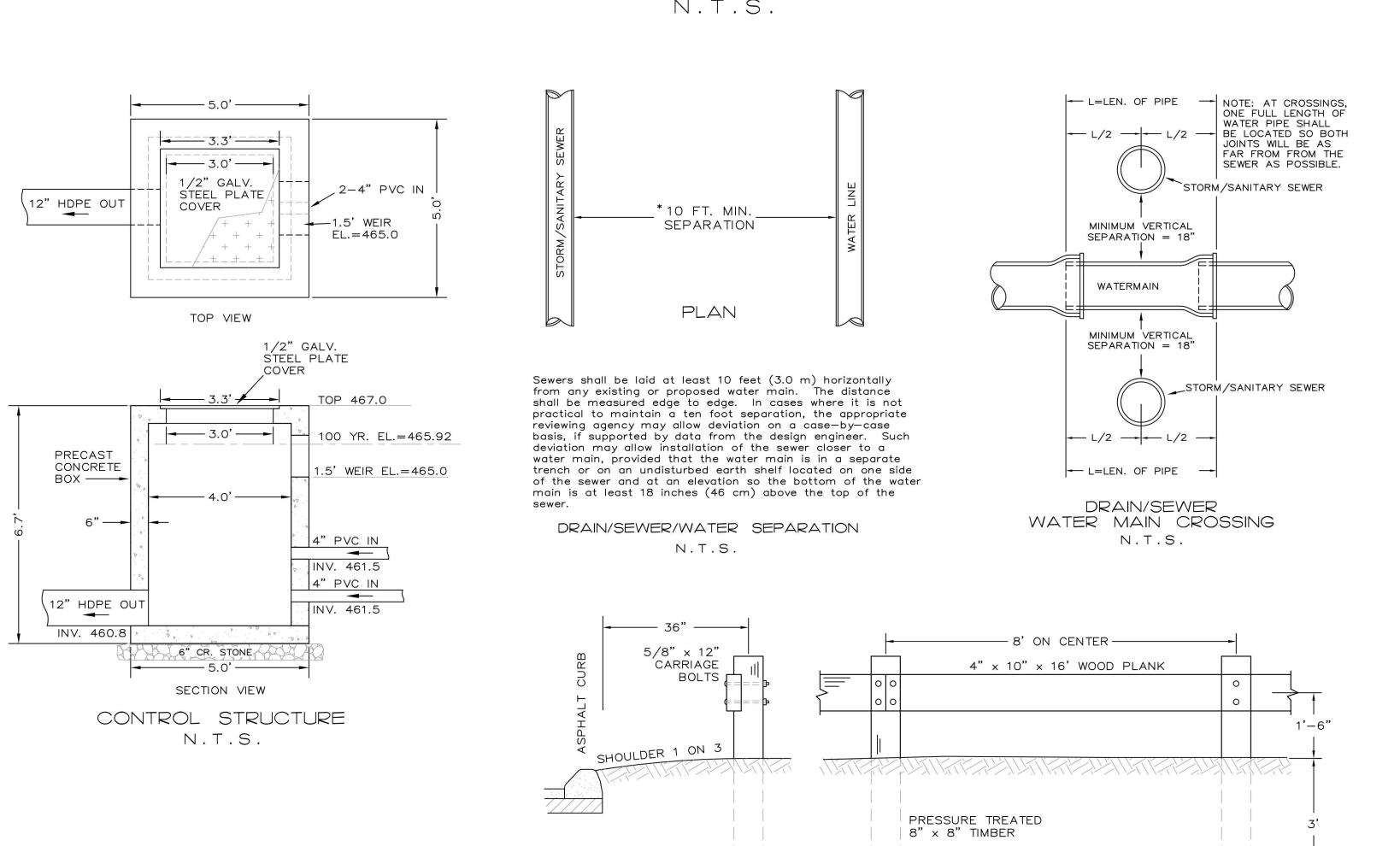
- 1. EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
- 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM)
- WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW). 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- 4. LAY THE TOE—IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.

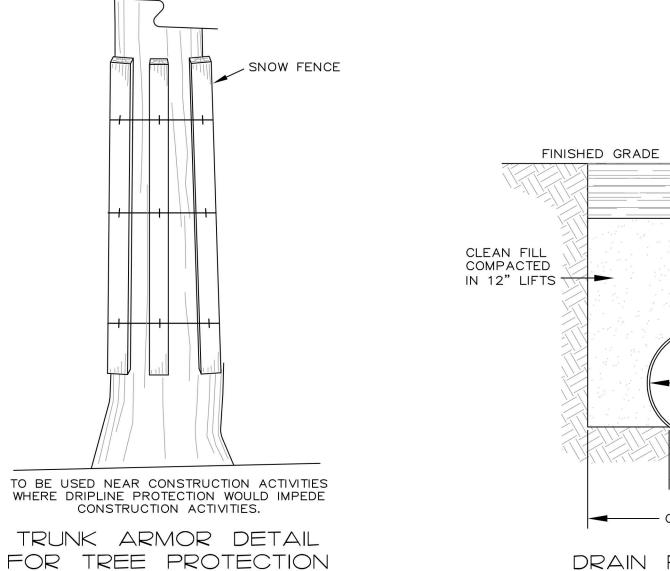
N.T.S.

5. JOIN SECTIONS AS SHOWN ABOVE FENCE

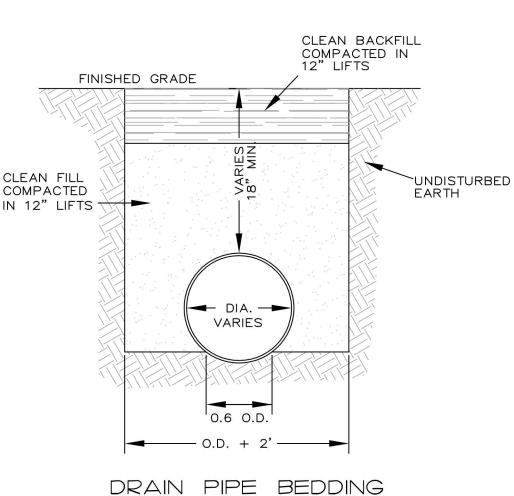






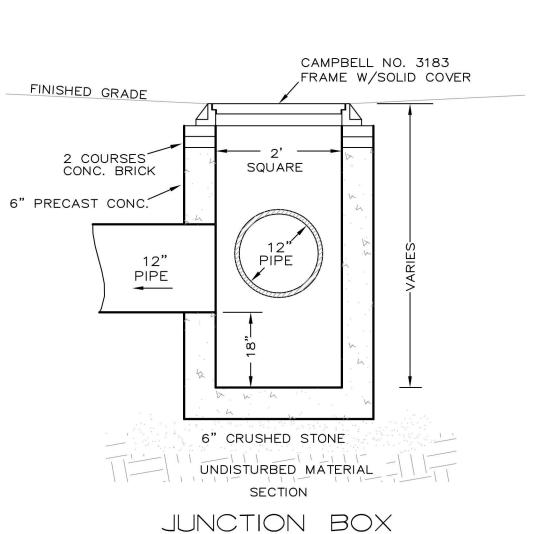


N.T.S.



N.T.S.

SIDE VIEW



N.T.S.

FRONT VIEW

GUIDE RAIL

N.T.S.

Consulting Engineers 13 Dove Court, Croton-on-Hudson, New York 10520 (914) 271-4762 (914) 271-2820 Fax

RALPH G. MASTROMONACO, P.E., P.C.

EROSION CONTROL MEASURES, INCLUDING SILT FENCE, SHALL

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR

4. ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO

TOPSOIL, SEED WITH A MIXTURE OF PERENNIAL RYE GRASS.

5. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL

SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED,

6. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN

SEEDED, MULCHED AND STABILIZED WITH STAKED JUTE

ADDITION TO ALL SPECIFIED AND LOCATED EROSION

8. ALL CATCH BASINS ARE TO BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD

AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY

CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL

STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE

DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN

DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL

STOCKPILE AREAS WITH SILT SCREEN AND SEED THEM WITH

9. HAYBALES SHALL BE USED AT THE TOPS AND TOES OF

UNCONCENTRATED FLOWS TO COLLECT SILT. HAYBALES AND

SILT SCREEN ON PLANS MAY BE AUGMENTED IN THE FIELD

TEMPORARILY STOCKPILED ON HIGH SIDE OF EXCAVATION SO

11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL

INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND

LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED

2. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY

BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER

13. INSTALL GRAVEL BED AT CONSTRUCTION ENTRANCE TO

SUPPORT FABRIC. ANTI-TRACKING PADS TO MEASURE 30'

REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE

THAT DOES NOT RESULT IN ADDITIONAL EROSION OR

SERVE AS ANTI-TRACKING PAD. GRAVEL BED TO BE 2

DIAMETER CRUSHED STONE 6" DEEP, OVER GEOTEXTILE

14. BLASTING AREAS — ROCK, RIPPING WILL BE USED WHEREVER POSSIBLE. BLASTING WILL OCCUR IN

ACCORDANCE WITH REGULATIONS AND STANDARDS

PRESCRIBED BY THE TOWN OF NORTH CASTLE.

SLOPES, AS NECESSARY, TO COLLECT SILT AND DIVERT

FLOWS. SILT SCREENS WILL BE USED IN AREAS OF

10. UTILITY LINE EXCAVATED MATERIAL SHALL BE

RUNOFF IS DIRECTED AWAY FROM TRENCH, AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED, AND

REPAIRS SHALL BE MADE IMMEDIATELY.

(MIN.) LENGTH BY THE ROADWAY WIDTH.

ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6'

REMAIN OPEN FOR EXTENDED PERIODS IMMEDIATELY

THOROUGHLY STABILIZED.

THE ANNUAL RYE GRASS.

STABILIZED.

AS NECESSARY.

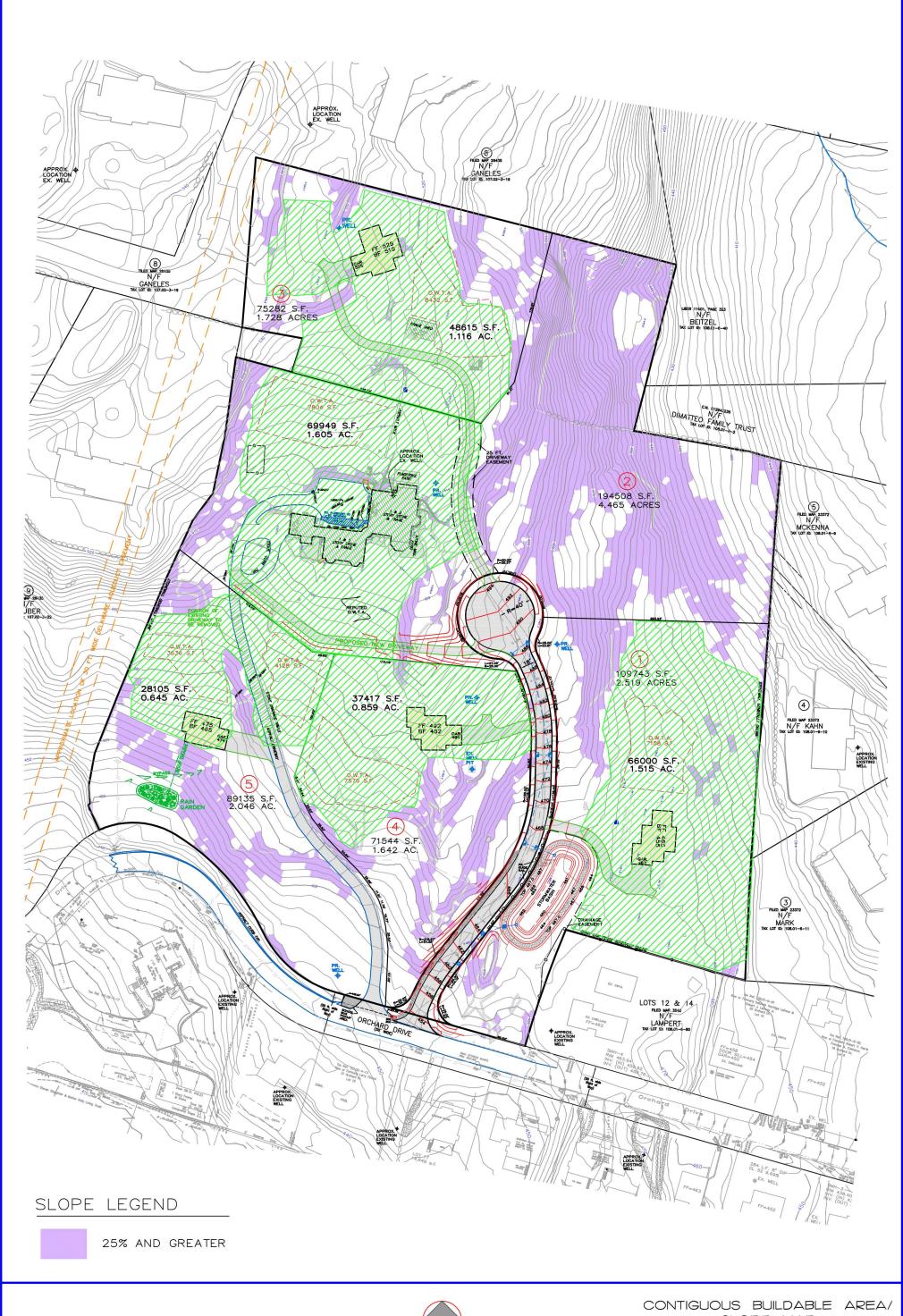
NETTING, UNLESS OTHERWISE NOTED.

DETAILS/NOTES/  $\Delta T$ 

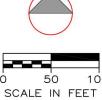
ORCHARD DRIVE SEPTEMBER 21, 2023

SHEET 3 OF 3 SHEETS



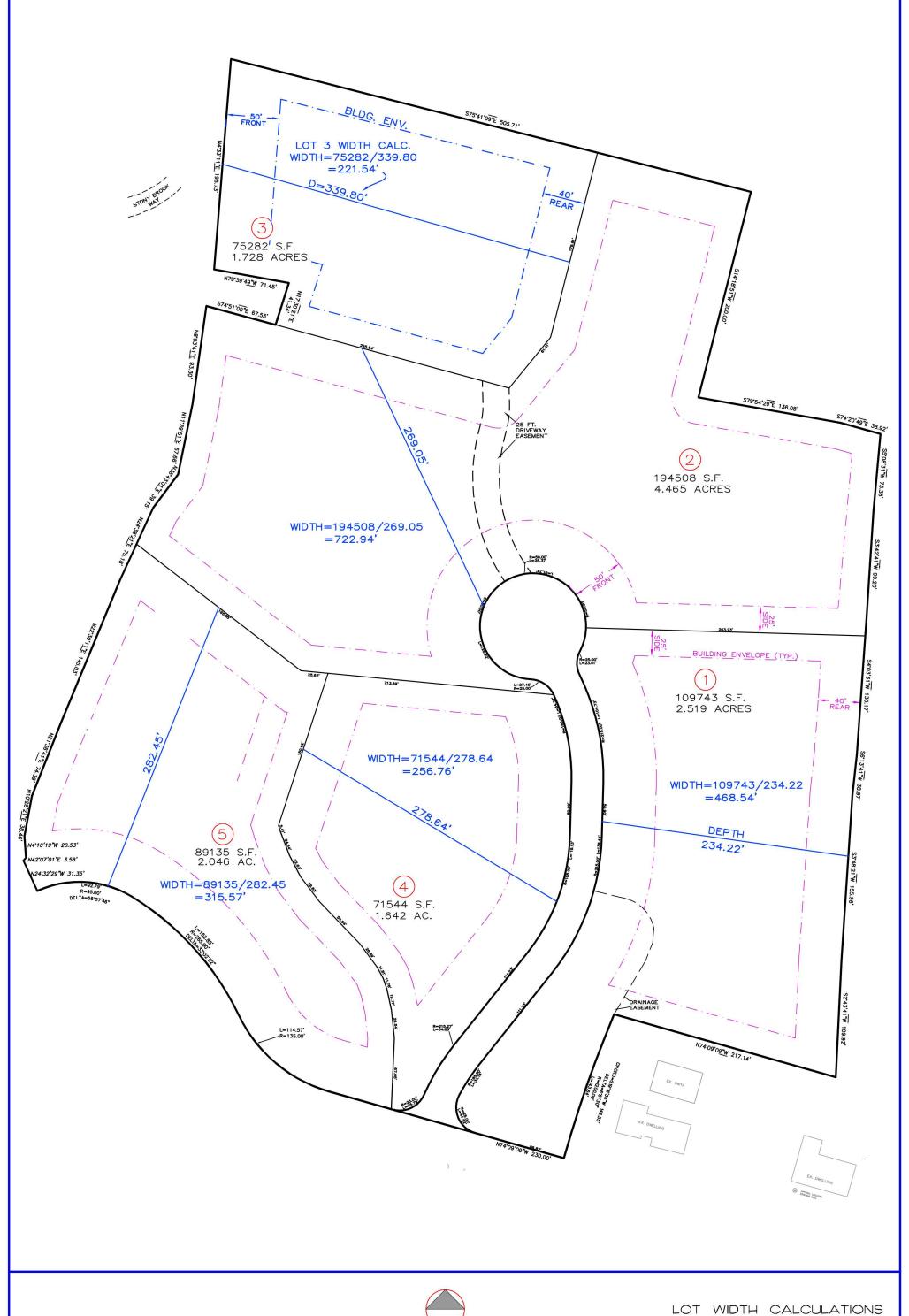


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13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

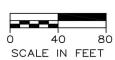


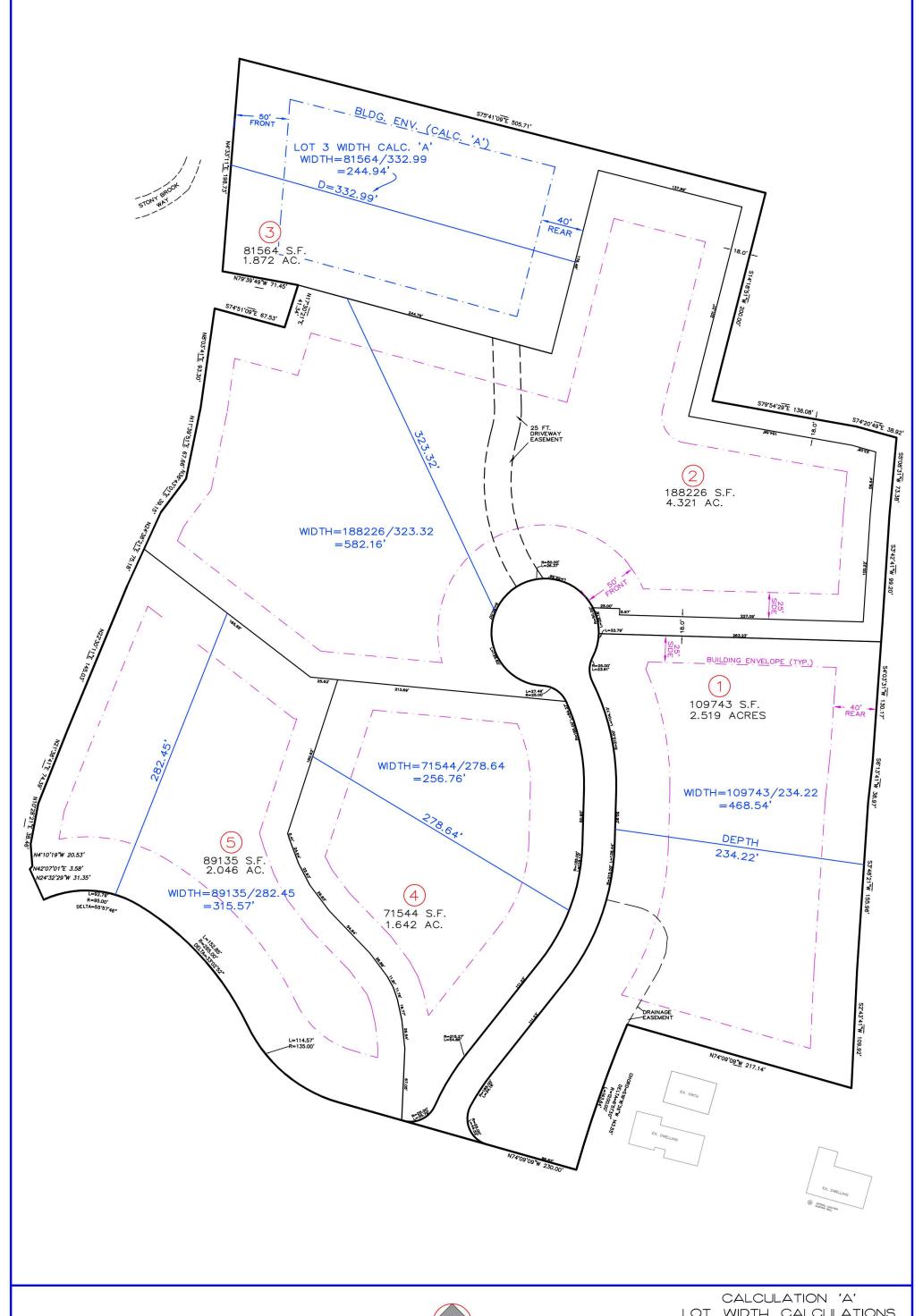
CONTIGUOUS BUILDABLE AREA/ SLOPE MAP PROPOSED SUBDIVISION AT

32 ORCHARD DRIVE TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NY SEPTEMBER 21, 2023

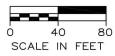


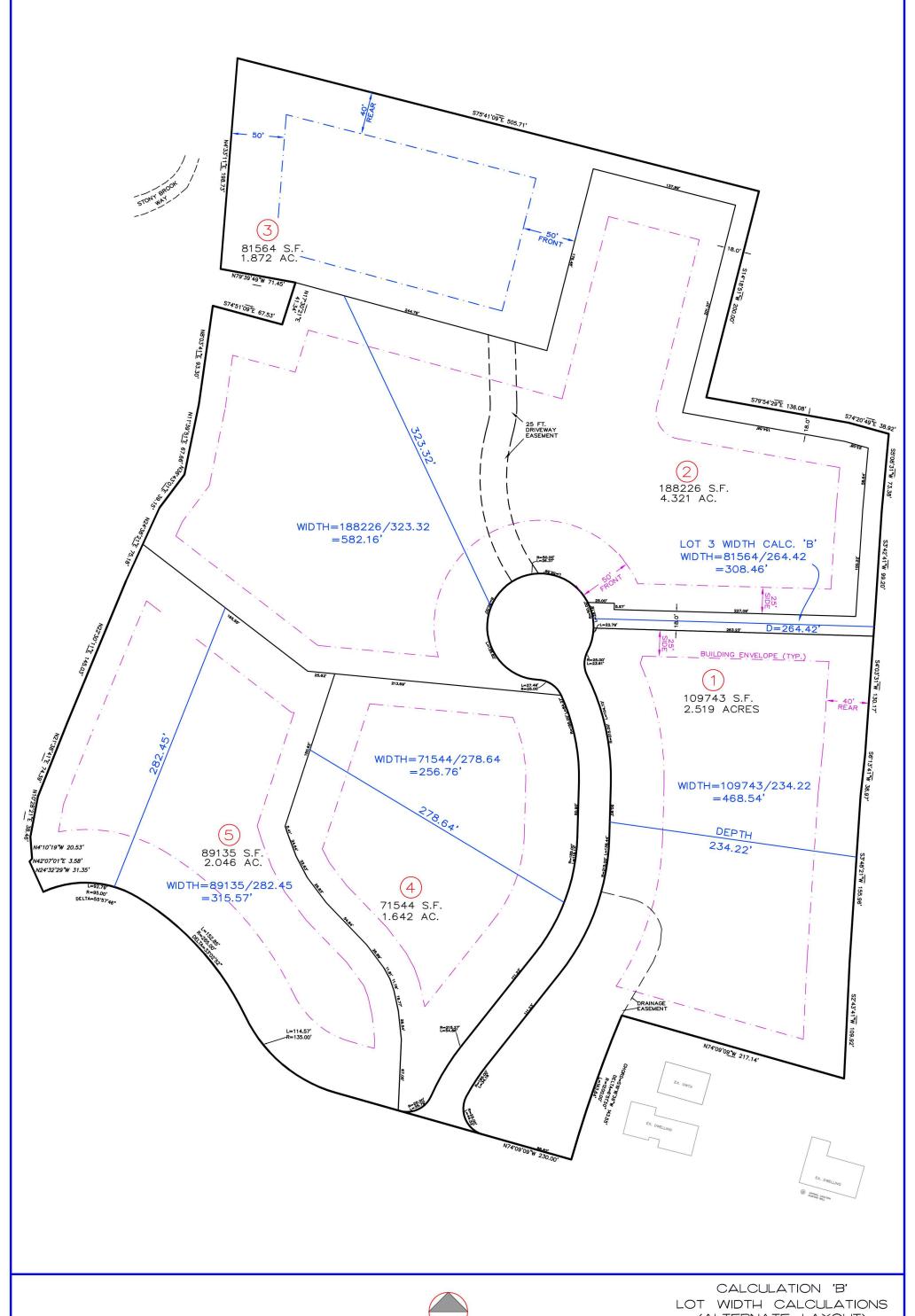








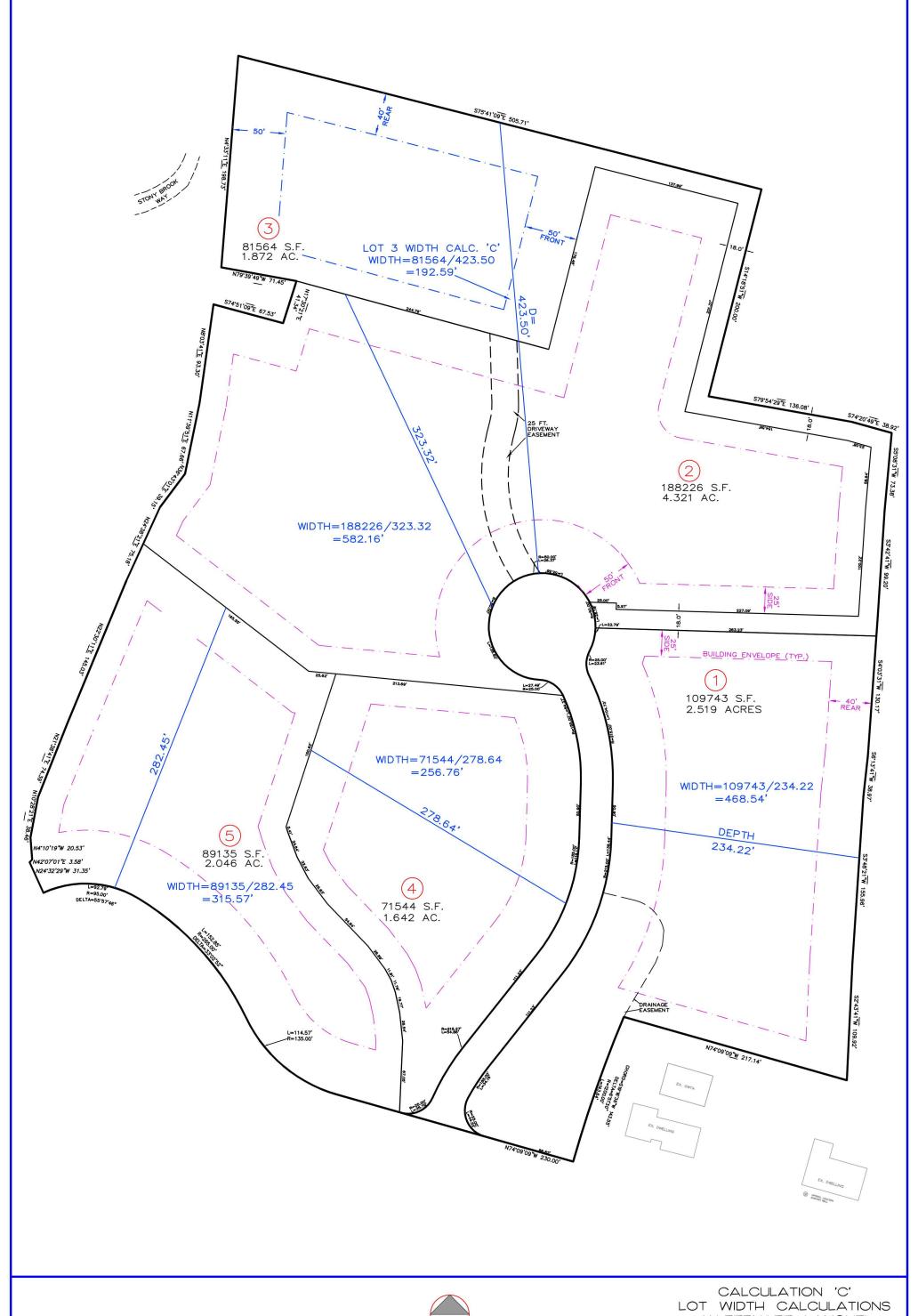






0 40 80 SCALE IN FEET CALCULATION 'B'
LOT WIDTH CALCULATIONS
(ALTERNATE LAYOUT)
PROPOSED SUBDIVISION
AT

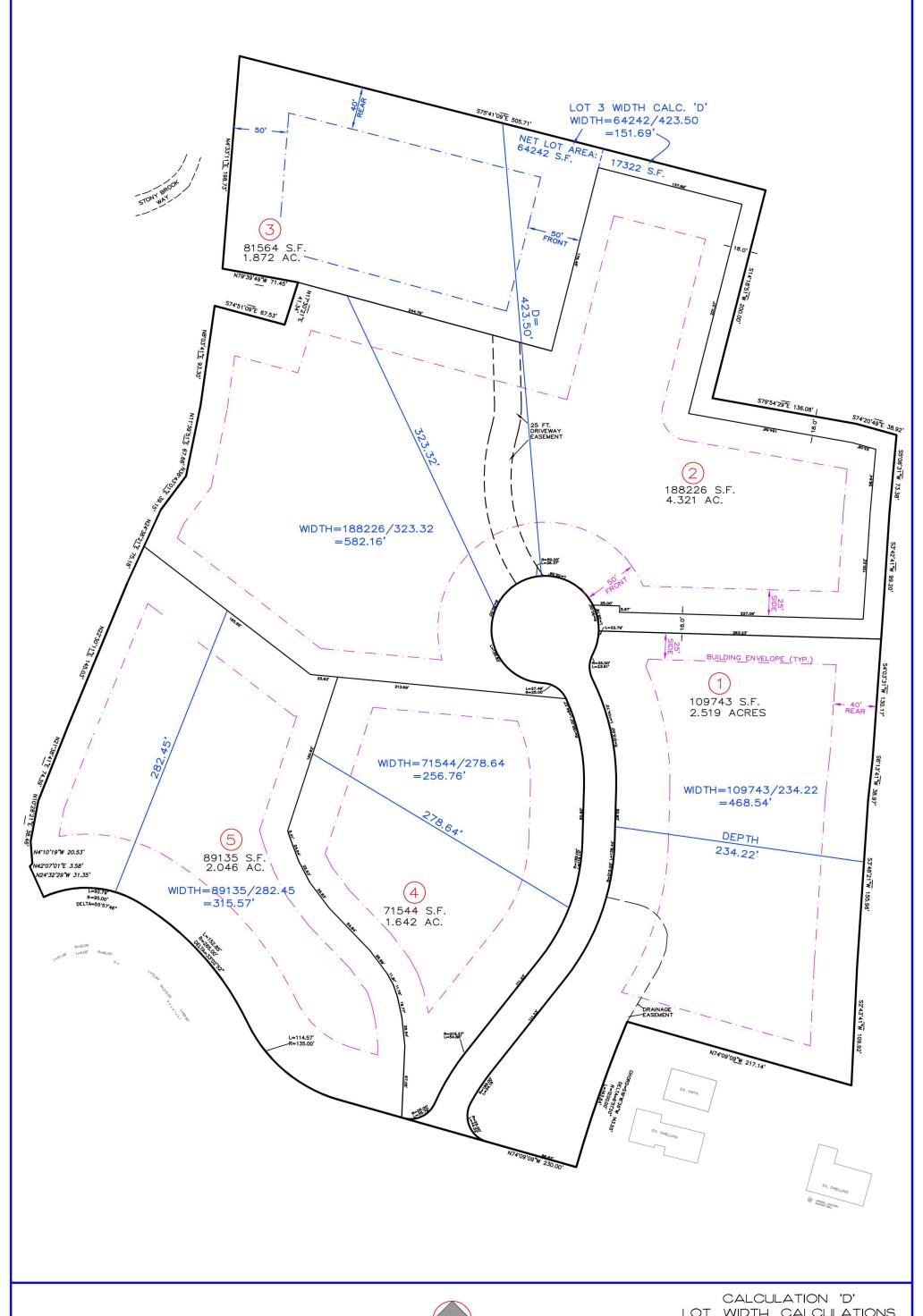
32 ORCHARD DRIVE TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NY SEPTEMBER 20, 2023

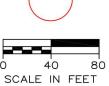




0 40 80 SCALE IN FEET CALCULATION 'C'
LOT WIDTH CALCULATIONS
(ALTERNATE LAYOUT)
PROPOSED SUBDIVISION
AT

32 ORCHARD DRIVE TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NY SEPTEMBER 20, 2023





CALCULATION 'D'
LOT WIDTH CALCULATIONS
(ALTERNATE LAYOUT)
PROPOSED SUBDIVISION
AT

3 2 ORCHARD DRIVE TOWN OF NORTH CASTLE WESTCHESTER COUNTY, NY SEPTEMBER 20, 2023