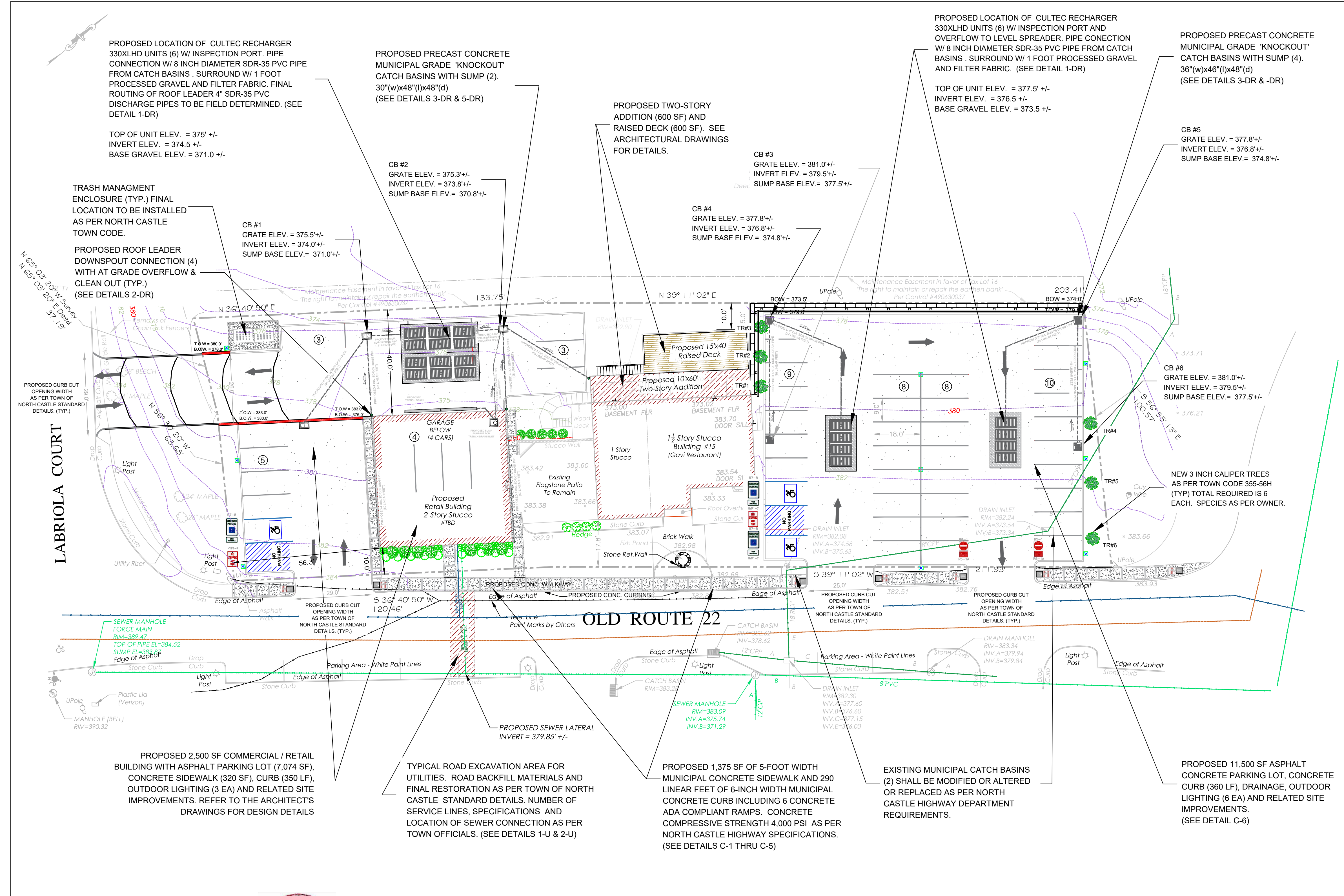
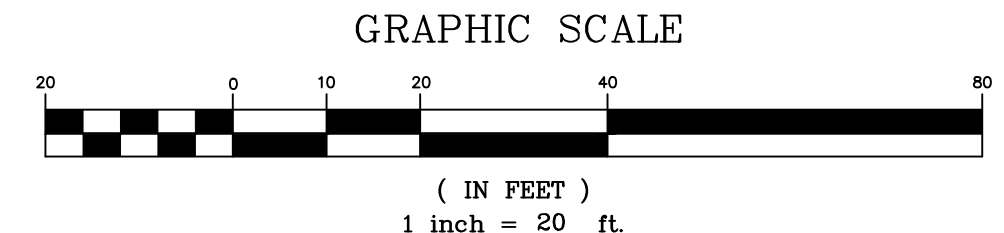


PROPOSED CONDITIONS - SITE IMPROVEMENTS AND DRAINAGE PLAN



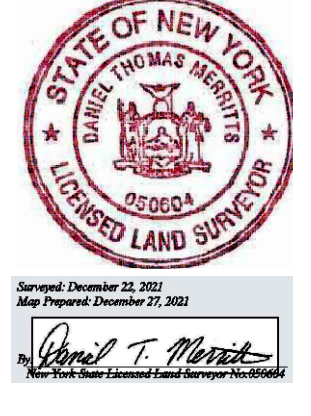
- GENERAL CONSTRUCTION NOTES:**
- The Applicant shall secure all of the necessary permits from the Town of North Castle to ensure compliance with Local, County and State Building, Highway and Sanitary Codes. The Applicant is responsible to contact the Building Department to schedule an inspection of the sediment and erosion control practices prior to the start of construction.
  - During work and upon completion, the Applicant shall schedule all of the necessary inspections and certificates of approval with the Town of North Castle officials.
  - The Applicant shall secure the services of a NYS Licensed Land Surveyor as necessary to stake out the exact location of proposed improvements and as required by the Town for record documents.
  - The Applicant shall verify location of all underground utilities by calling Dig Safe NY @ 1-(800) 962-7962 to ensure that there are no conflicts with existing systems. Private installations shall also be identified as required.
  - Any existing utilities, pavement, sidewalk, curbing, grass areas etc., disturbed and/or damages during construction, must be replaced and/or repaired at the Applicant's expense.
  - The Applicant shall secure the work zone through proper placement of construction fencing materials, cones, barricades, and caution tape.
  - All debris, excess soils and waste materials, as a result of this proposed improvement, shall be removed from site and disposed of properly. All construction fuels and chemicals shall be transported in approved sealed containers and shall be removed from the site by the Contractor daily.
  - All fill material shall consist of clean soils, or soil-rock mixture free from organic matter, construction debris or other deleterious material. Materials shall contain no rock or lump over 6" in greatest dimension and not more than 15% of the rocks or lumps shall be larger than 2.5" in greatest dimension.
  - Should unforeseen conditions or circumstances develop or other causes necessitate changes to the approved plans, the Applicant shall notify the Design Engineer of record.
  - All erosion controls and protective measures shall conform to the "New York State Standards and Specifications for Erosion and Sediment Control." The Town Inspector may specify additional sediment and erosion control measures to safeguard the public right of way and adjacent properties. All areas of disturbance shall be restored at the earliest practical date and/or immediately upon suspension of work. Temporary erosion and sediment control measures shall not be removed until site stabilization (80% uniform density of permanent vegetation or permanent mulch/stone) has been achieved.
  - Construction erosion control and protection measures shall be inspected by a qualified engineer or trained individual having received NYSDEC 4-hour erosion and sediment control training at a minimum of weekly and following all rain events greater than 0.5 inch.
- STORMWATER SYSTEM NOTES:**
- The Applicant shall safeguard the limits of improvements through proper installation of silt fencing and hay bales downgrade from all excavation areas and stockpiles soil and gravels materials.
  - The Contractor shall verify all field dimensions and drainage layouts prior to performing any installation. Any discrepancies shall be immediately reported to the Engineer of record.
  - The Contractor shall verify depth upon excavation for suitable soils and consult with the Design Engineer prior to installing any drainage systems. The Design Engineer will verify soil percolation rates and prior test results at the time of construction. Any design changes to the storm water system during construction due to unforeseen circumstances such as shallow groundwater, rock, utility conflict etc., must be resubmitted to the Town of North Castle Building and Engineering Departments for approval prior to construction.
  - The Contractor shall schedule required inspections at least 48 hours in advance to both Engineer of record and Town Inspector, and that no work shall be covered or concealed until the required inspections are passed.
  - Stormwater drainage systems shall be installed along the proposed pathway as indicated on the plans. Pipe materials for catch basin and roof leader downspouts shall be SDR-35 PVC (or Sch. 40) piping. Underground infiltrating stormwater chamber(s) shall not be buried within ten feet of a building foundation nor ten feet from any adjacent developed property or right of way. The proposed drainage system is designed to handle a 24 hour, 100 year design storm in accordance with NYSDEC Stormwater Design Manual for net impervious surfaces created by the proposed parking lots, paved surfaces and building improvements and shall be phased with this work to be commenced upon completion of the proposed building, site grading and Redi-Rock retaining walls as to avoid incidental damage from construction and heavy equipment.
  - The proposed stormwater system consists of 12 Cultec 330XLHD Chambers for the retail portion of the property and another 8 Cultec 330XLHD Chambers for the paved parking lot adjacent to Gavi Restaurant. All chambers are to be set level and include interconnections consisting of 6" diameter PVC (or HDPE) piping. The garage lower level of the retail building will contain an exterior trench drain with flow into a new sump pump pit with final discharge to the new drywells.
  - The proposed location of the drywell systems shall be in the rear and right side yards maintaining minimum 10 foot setbacks from building and property lines. Owner/Contractor shall contact the Design Engineer should conflict(s) exist.
- OWNER POST CONSTRUCTION MAINTENANCE:**
- The owner shall inspect all roof leader downspouts fittings, inspection ports and cleanout caps once per year to ensure proper connections are in place.
  - The owner shall inspect and remove all debris from the grate of any open yard drain and catch basins regularly with additional emphasis during the fall and winter months.
  - The owner shall inspect and remove all accumulated debris from the sumps of any catch basin or yard drain at a minimum of once per year. Adjust frequency as necessary.
  - Storm water facilities shall be maintained in accordance with best management practices and and Cultec maintenance literature. The owner shall have the said system inspected and certified at 5-year intervals (minimum) or in accordance to local codes whichever is more stringent.

MAP OF PROPERTY SITUATED AT  
TOWN OF NORTH CASTLE - WESTCHESTER COUNTY, N.Y.  
TAX IDENTIFICATION #: 107.04-02-16



THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

**TC MERRITTS LAND SURVEYORS**  
394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
(914) 769-8003 • survey@tcmeritts.com



ANY UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A SEAL OF A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW.

NOTE: ADDITIONAL PLANIMETRIC SURVEY DATA SHOWN HEREIN ON THIS PLAN OF THE PROPERTY OF 15 OLD ROUTE 22, TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK, 10504 WAS PREPARED FROM CONCEPTUAL PLANS PREPARED BY JOSEPH R. CROCCO ARCHITECTS, WESTCHESTER COUNTY GIS DATA, REFERENCED LAND SURVEY AND RECORDED DEED FOR SAID PROPERTY. ENGINEER ACCEPTS NO LIABILITY TO ERRORS AND OMISSIONS PROVIDED ON REFERENCED MAP SOURCES.

**DAVID A. GOESSL, PE**  
**CIVIL ENGINEER**  
**622 SPROUT BROOK ROAD**  
**PUTNAM VALLEY, NY 10579 (914) 227-0258**

**PROPOSED SITE IMPROVEMENTS TO**  
**GAVI RESTAURANT**  
**15 OLD ROUTE 22, ARMONK, NY 10504**

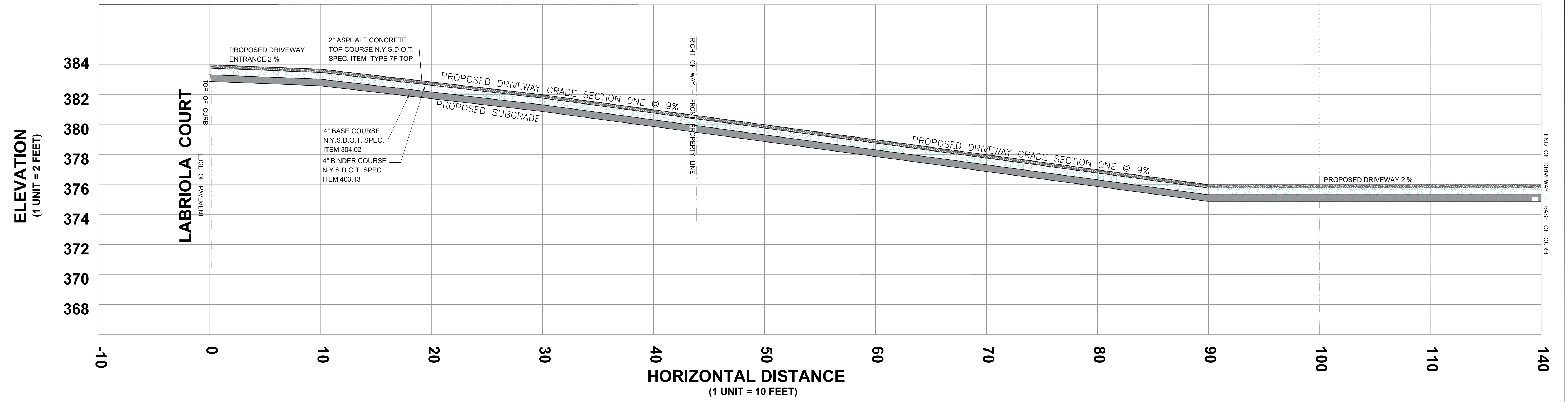
PREPARED BY: DAVID GOESSL, P.E. PREPARED FOR: FRANCO DECARLO

DATE: APRIL 26, 2023 SCALE: 1"= 15 FEET SHEET: 3 OF 11

NO.	REVISION	DATE
1	ADDED PROPOSED TWO STORY ADDITION AND RAISED DECK FOR GAVI RESTAURANT	July 18, 2023
2	REVISED AS PER TOWN REVIEW COMMENTS	August 19, 2023



### PROPOSED DRIVEWAY PROFILE



**DAVID A. GOESSL, PE**  
**CIVIL ENGINEER**  
 622 SPROUT BROOK ROAD  
 PUTNAM VALLEY, NY 10579 (914) 227-0258

PROPOSED SITE IMPROVEMENTS TO  
 GAVI RESTAURANT  
 15 OLD ROUTE 22, ARMONK, NY 10504

PREPARED BY: DAVID GOESSL, P.E. PREPARED FOR: FRANCO DECARLO

DATE: APRIL 26, 2023 SCALE: 1"= 20 FEET SHEET: 4A OF 11

NO.	REVISION	DATE
1	ADDED PROPOSED TWO STORY ADDITION AND RAISED DECK FOR GAVI RESTAURANT	July 18, 2023
2	REVISED AS PER TOWN REVIEW COMMENTS	August 19, 2023
3	REVISED PARKING AND FAR ANALYSIS	October 16, 2023
4	REVISED PARKING AND DRIVEWAY ENTRANCE	October 30, 2023

ANY UNAUTHORIZED ALTERATION TO THESE DRAWINGS ARE A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.



