

STORMWATER MANAGEMENT PLAN & DRAINAGE ANALYSIS

**6 Cannato Place
Town of North Castle - New York**

**June 1, 2023
Revised August 4, 2023
Revised September 21, 2023**



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Narrative

**STORMWATER MANAGEMENT
PLAN & DRAINAGE ANALYSIS
6 Cannato Place
Town of North Castle - New York**

INTRODUCTION

This Stormwater Management Plan presents the proposed Best Management Practices (BMPs) to control erosion and sedimentation and manage stormwater during and upon construction of Single-Family Dwelling on a 1.0 Acre lot at 6 Cannato Place, Armonk [SBL: 101.01-1-45] in the Town of North Castle, Westchester County, New York.

This Plan consists of this narrative and a plan set entitled: “Proposed Single Family Dwelling, 6 Cannato Place, Town of North Castle, Westchester County - New York”, all as prepared by Hudson Engineering and Consulting, P.C., Elmsford, New York, latest date September 21, 2023. The design is in accordance with the Town of North Castle’s requirements. The approximate area of the limits of disturbance is 0.70-acres. Since the project disturbance is less than one acre the New York State Department of Environmental Conservation [NYSDEC] stormwater regulations are not applicable.

METHODOLOGY

The stormwater analysis was developed utilizing the Soil Conservation Service (SCS) TR-20, 24-hour Type III storm events (HydroCad®) to assist with the design of the mitigating practices. The “Complex Number” (CN) value determination is based on soil type, vegetation, and land use. The design is in accordance with the Town of North Castle’s stormwater regulations. The “Time of Concentration” (T_c) was determined as a direct entry of one-minute. The CN and T_c data are input into the computer model. The project site was modeled for the 100-year Type III – 24-hour storm event.

PRE-DESIGN INVESTIGATIVE ANALYSIS

A pre-design investigative analysis was performed including percolation and deep hole tests in the locations shown on the plans. A series of percolation tests were performed in the vicinity of the potential stormwater mitigation practice [TP-1] until constant rates were achieved, their results as follows:

- TP-1: A percolation rate of 1.0-minute per inch (60.0-inches per hour) was observed. A percolation rate of 25-inches per hour was utilized in the design.

- TP-2: A percolation rate of 1.0-minute per inch (60.0-inches per hour) was observed. A percolation rate of 25-inches per hour was utilized in the design.

Two (2) deep test holes were excavated and labeled {TP-1 & TP-2} as shown on the plans.

- TP-1 was excavated to a depth of 79-inches. The test revealed topsoil to a depth of 12-inches, and moderately compact sandy loam to the invert. No groundwater was observed. Ledge rock was encountered at the invert.
- TP-2 was excavated to a depth of 66-inches. The test revealed topsoil to a depth of 6-inches, and moderately compact sandy loam to the invert. No groundwater was observed. Ledge rock was encountered at the invert.

The deep test hole log and percolation test data sheets are attached.

PRE-DEVELOPED CONDITION

In the pre-developed condition, the site is characterized as sloping from northeast to southwest. The soil classification based upon USDA Web Soil Survey is primarily Charlton-Chatfield complex, 15 to 35 percent slopes, very rocky. The site vegetation can be characterized as lawn and landscaped. The site is located on the western side of the cul-de-sac on Cannato Place. The site consists of an existing dwelling, detached garage, stone patio, retaining walls and asphalt driveway.

In the pre-developed condition, the project site is modeled as one watershed denoted as *Watershed 1*, tributary to Design Point 1.

Watershed 1 contains approximately 43,562 square feet, consisting of 6,994 sf of impervious area in the form of the existing dwelling, detached garage, asphalt driveway and other impervious areas. The remaining 36,478 sf in *Watershed 1* consists of woodland areas in “B” soils. The weighted complex number (CN) value is calculated as 61 and the Time of Concentration (Tc) is calculated as 11.9 minutes. Overland flow from this watershed originates at the rear of the existing dwelling and flows in a western direction, eventually exiting the watershed at the western property line.

Pre-Developed Conditions	
	100-Year
	cfs
DP-1	4.20

POST-DEVELOPED CONDITION

In the post-developed condition, the project site is modeled as two watersheds denoted as *Watershed 1A & 1B*.

Watershed 1A contains approximately 7,369 square feet of tributary area in the form of the proposed dwelling, asphalt driveway & patio. The weighted Complex Number (CN) value for this area is 98 and the Time of Concentration (Tc) is calculated as a direct entry of 1 minute. The stormwater runoff from this tributary area is conveyed via a comprehensive drainage system to Fourteen (14) Cultec® 330XLHD stormwater chambers set in one foot of gravel at the sides and six inches of gravel at the invert. The system is designed to fully accept (no release) the entire stormwater runoff volume for the 100-year storm event from the watershed and ex-filtrate the runoff into the surrounding soil sub-strata.

Watershed 1B contains approximately 36,193 square feet, consisting of 855 sf of impervious area in the form of the proposed walkway and a section of the proposed asphalt driveway. The remaining 35,338 sf in *Watershed 1B* consists of woodland areas in "B" soils. The weighted complex number (CN) value is calculated as 56 and the Time of Concentration (Tc) is calculated as 8.4 minutes. Overland flows from this watershed originates near the north rear end of the proposed dwelling and flows in a western direction, eventually exiting the watershed at the western property line.

Post-Developed Conditions	
	100-Year
	cfs
DP-1	3.30

SUMMARY OF FLOWS AT DESIGN POINT

The peak runoff rates at DP-1 were calculated as follows:

Flows at Design Point (DP-1)	
	100-Year
	cfs
Pre-	4.20
Post-	3.30

CONCLUSION:

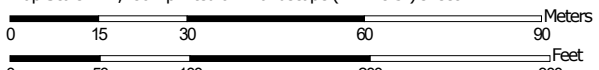
The stormwater management plan meets all the requirements set forth by the Town of North Castle. Design modification requirements that may occur during the approval process will be performed and submitted for review to the Town of North Castle.

Soils Map

Hydrologic Soil Group—Westchester County, New York



Map Scale: 1:1,280 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points



-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
 Survey Area Data: Version 18, Sep 10, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	4.2	53.6%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	B	3.3	42.3%
HrF	Hollis-Rock outcrop complex, 35 to 60 percent slopes	D	0.3	4.0%
Totals for Area of Interest			7.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Extreme Precipitation Table

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point	
Smoothing State	Yes
Location	
Latitude	41.148 degrees North
Longitude	73.711 degrees West
Elevation	170 feet
Date/Time	Mon Apr 10 2023 14:06:16 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.34	0.52	0.64	0.84	1.05	1.31	1yr	0.91	1.23	1.50	1.85	2.28	2.80	3.18	1yr	2.48	3.05	3.55	4.26	4.90	1yr
2yr	0.40	0.62	0.77	1.02	1.28	1.60	2yr	1.11	1.49	1.84	2.27	2.79	3.42	3.85	2yr	3.03	3.70	4.26	5.04	5.71	2yr
5yr	0.47	0.73	0.92	1.23	1.58	1.99	5yr	1.36	1.83	2.30	2.85	3.51	4.31	4.88	5yr	3.81	4.69	5.45	6.32	7.09	5yr
10yr	0.53	0.83	1.05	1.42	1.85	2.35	10yr	1.59	2.15	2.73	3.40	4.19	5.13	5.84	10yr	4.54	5.62	6.56	7.51	8.35	10yr
25yr	0.61	0.97	1.24	1.71	2.28	2.94	25yr	1.97	2.66	3.42	4.28	5.29	6.46	7.42	25yr	5.72	7.14	8.40	9.42	10.38	25yr
50yr	0.69	1.11	1.42	1.99	2.68	3.48	50yr	2.31	3.12	4.07	5.10	6.30	7.70	8.90	50yr	6.82	8.56	10.13	11.19	12.23	50yr
100yr	0.78	1.27	1.63	2.31	3.15	4.13	100yr	2.72	3.67	4.84	6.08	7.52	9.19	10.67	100yr	8.13	10.26	12.22	13.30	14.42	100yr
200yr	0.89	1.45	1.88	2.69	3.72	4.91	200yr	3.21	4.31	5.77	7.26	8.98	10.97	12.80	200yr	9.71	12.31	14.75	15.80	17.00	200yr
500yr	1.06	1.75	2.28	3.31	4.63	6.16	500yr	3.99	5.34	7.26	9.17	11.36	13.89	16.31	500yr	12.29	15.68	18.93	19.86	21.16	500yr

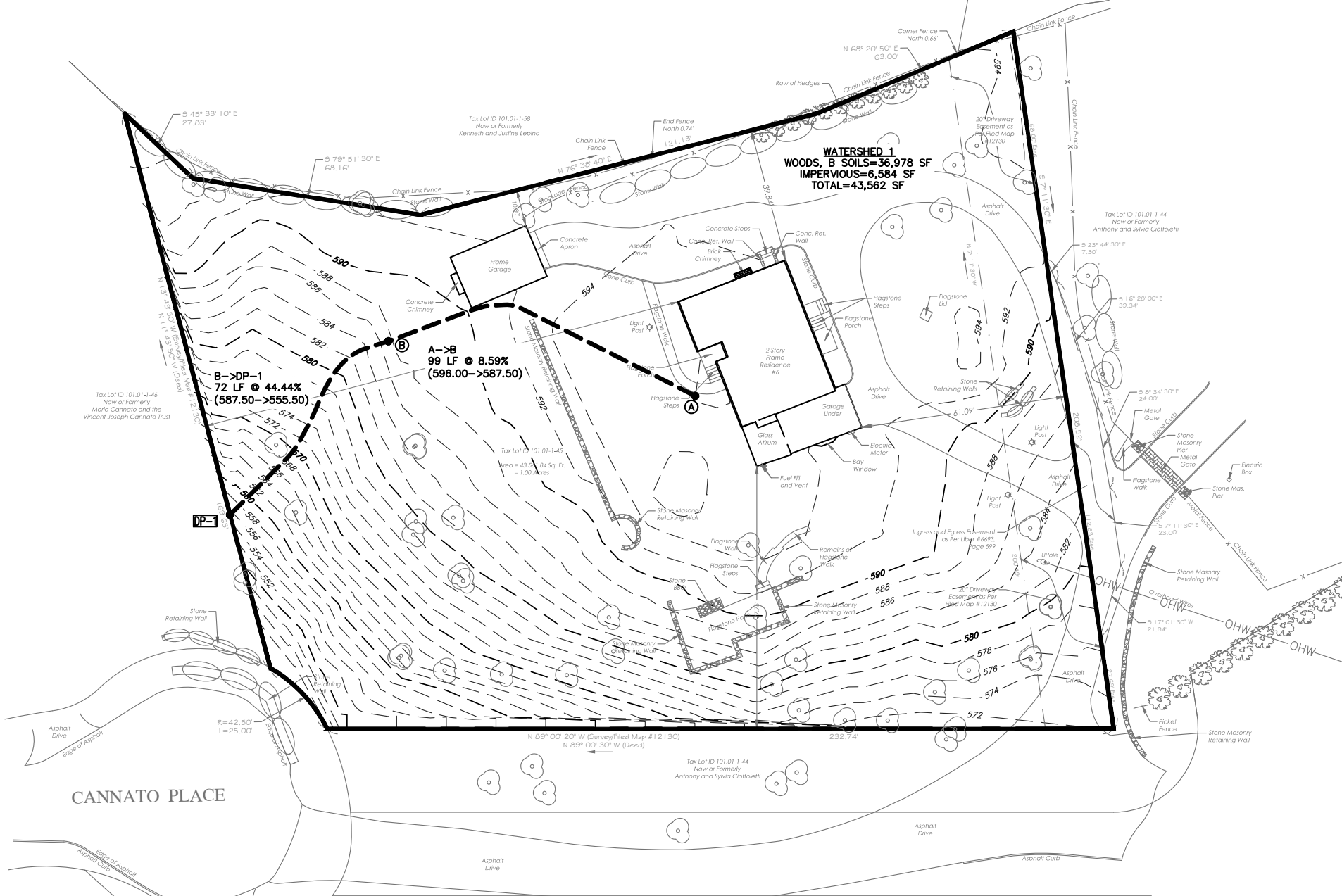
Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.39	0.48	0.65	0.80	1.00	1yr	0.69	0.98	1.29	1.60	2.00	2.58	2.70	1yr	2.28	2.59	3.19	3.66	4.35	1yr
2yr	0.39	0.61	0.75	1.01	1.25	1.49	2yr	1.08	1.46	1.70	2.18	2.74	3.33	3.73	2yr	2.94	3.59	4.12	4.88	5.55	2yr
5yr	0.43	0.66	0.82	1.13	1.44	1.74	5yr	1.24	1.70	1.97	2.57	3.21	3.99	4.53	5yr	3.53	4.35	5.02	5.83	6.59	5yr
10yr	0.47	0.72	0.89	1.24	1.61	1.96	10yr	1.39	1.92	2.21	2.92	3.64	4.59	5.23	10yr	4.07	5.03	5.82	6.58	7.48	10yr
25yr	0.51	0.77	0.96	1.37	1.80	2.29	25yr	1.55	2.24	2.54	3.45	4.29	5.52	6.36	25yr	4.89	6.12	7.10	7.67	8.84	25yr
50yr	0.53	0.81	1.00	1.44	1.94	2.56	50yr	1.68	2.51	2.83	3.92	4.85	6.38	7.39	50yr	5.64	7.11	8.25	8.53	10.01	50yr
100yr	0.56	0.85	1.06	1.53	2.10	2.86	100yr	1.81	2.80	3.16	4.45	5.49	7.37	8.59	100yr	6.52	8.26	9.60	9.52	11.34	100yr
200yr	0.59	0.89	1.13	1.64	2.29	3.21	200yr	1.97	3.14	3.52	5.07	6.24	8.52	9.98	200yr	7.54	9.60	11.19	10.54	12.86	200yr
500yr	0.63	0.94	1.21	1.76	2.51	3.74	500yr	2.16	3.65	4.08	6.07	7.40	10.35	12.20	500yr	9.16	11.73	13.72	12.02	15.18	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.37	0.58	0.70	0.94	1.16	1.41	1yr	1.00	1.38	1.58	2.08	2.62	3.06	3.47	1yr	2.70	3.34	3.82	4.59	5.30	1yr
2yr	0.43	0.66	0.81	1.10	1.36	1.58	2yr	1.17	1.55	1.82	2.31	2.89	3.54	3.98	2yr	3.13	3.83	4.41	5.30	5.93	2yr
5yr	0.51	0.79	0.98	1.35	1.72	2.02	5yr	1.48	1.97	2.32	2.97	3.71	4.63	5.27	5yr	4.10	5.07	5.86	6.80	7.63	5yr
10yr	0.61	0.93	1.16	1.62	2.09	2.43	10yr	1.81	2.37	2.80	3.60	4.51	5.70	6.50	10yr	5.04	6.25	7.26	8.37	9.26	10yr
25yr	0.77	1.18	1.46	2.09	2.75	3.13	25yr	2.37	3.06	3.63	4.65	5.81	7.47	8.59	25yr	6.62	8.26	9.67	11.00	11.98	25yr
50yr	0.92	1.40	1.74	2.50	3.37	3.81	50yr	2.91	3.72	4.42	5.65	7.05	9.18	10.62	50yr	8.13	10.21	12.01	13.55	14.55	50yr
100yr	1.11	1.68	2.10	3.03	4.16	4.64	100yr	3.59	4.53	5.39	6.88	8.58	11.29	13.14	100yr	9.99	12.63	14.93	16.69	17.70	100yr
200yr	1.34	2.01	2.55	3.69	5.14	5.63	200yr	4.44	5.50	6.57	8.35	10.42	13.87	16.23	200yr	12.28	15.61	18.55	20.56	21.53	200yr
500yr	1.73	2.58	3.31	4.81	6.85	7.28	500yr	5.91	7.12	8.55	10.83	13.49	18.22	21.50	500yr	16.13	20.67	24.72	27.20	27.87	500yr

Pre-Development Analysis of the 100-year Storm Event



PROJECT:
PROPOSED SINGLE-FAMILY DWELLING
6 CANNATO PLACE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY - NEW YORK

TITLE:
WATERSHED MAP - EXISTING

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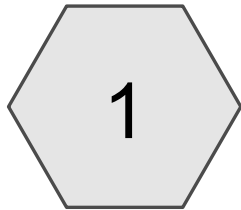
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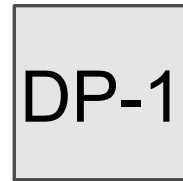
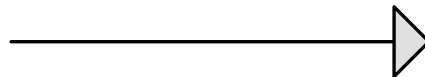
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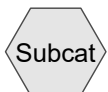
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Checked By: M.S.
 Sheet No. 1
WS-E



Watershed 1



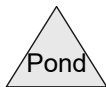
Design Point 1



Subcat



Reach



Pond



Link

6 Cannato - Existing Condition

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year	Type III 24-hr		Default	24.00	1	9.19	2

6 Cannato - Existing Condition

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Type III 24-hr 100-Year Rainfall=9.19"

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Summary for Subcatchment 1: Watershed 1

Runoff = 4.20 cfs @ 12.17 hrs, Volume= 15,883 cf, Depth= 4.38"
 Routed to Reach DP-1 : Design Point 1

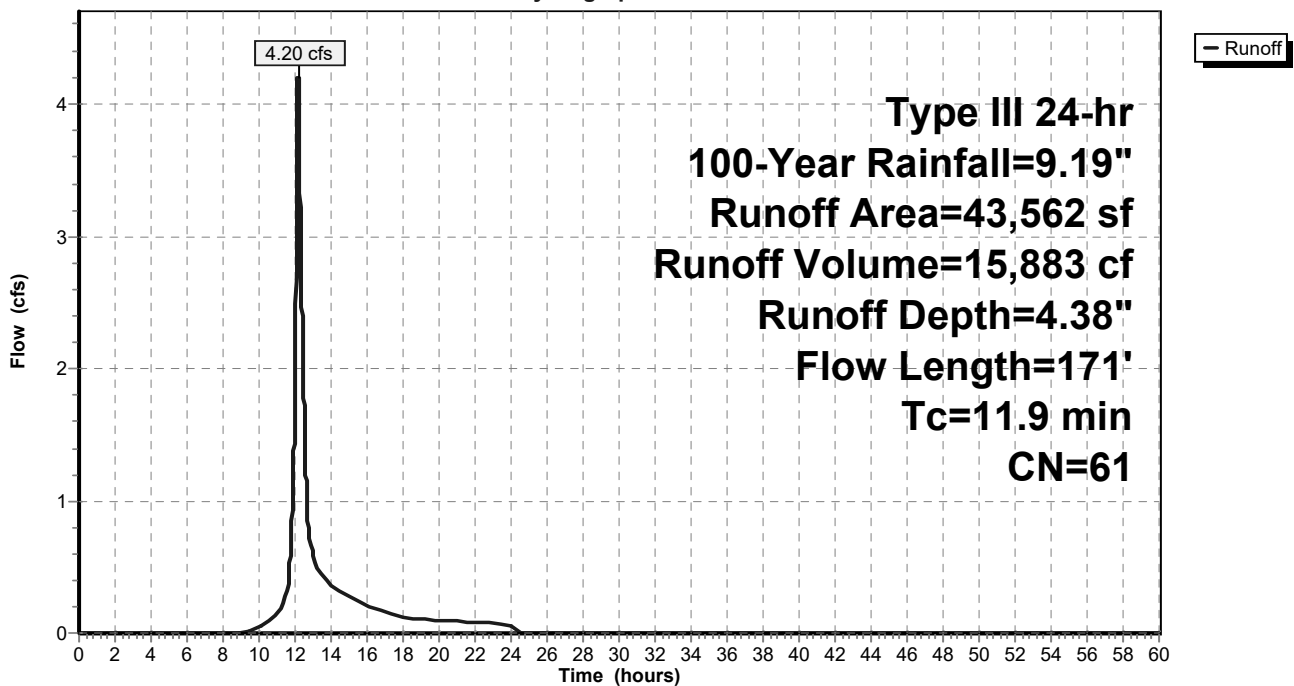
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100-Year Rainfall=9.19"

Area (sf)	CN	Description
* 1,713	98	Existing Dwelling
* 406	98	Existing Detached Garage
* 318	98	Existing Other Impervious
* 4,147	98	Existing Asphalt Driveway
36,978	55	Woods, Good, HSG B
43,562	61	Weighted Average
36,978		84.89% Pervious Area
6,584		15.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.5	99	0.0859	0.14		Sheet Flow, A->B Woods: Light underbrush n= 0.400 P2= 3.42"
0.4	72	0.4444	3.33		Shallow Concentrated Flow, B->DP-1 Woodland Kv= 5.0 fps
11.9	171	Total			

Subcatchment 1: Watershed 1

Hydrograph



6 Cannato - Existing Condition

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Type III 24-hr 100-Year Rainfall=9.19"

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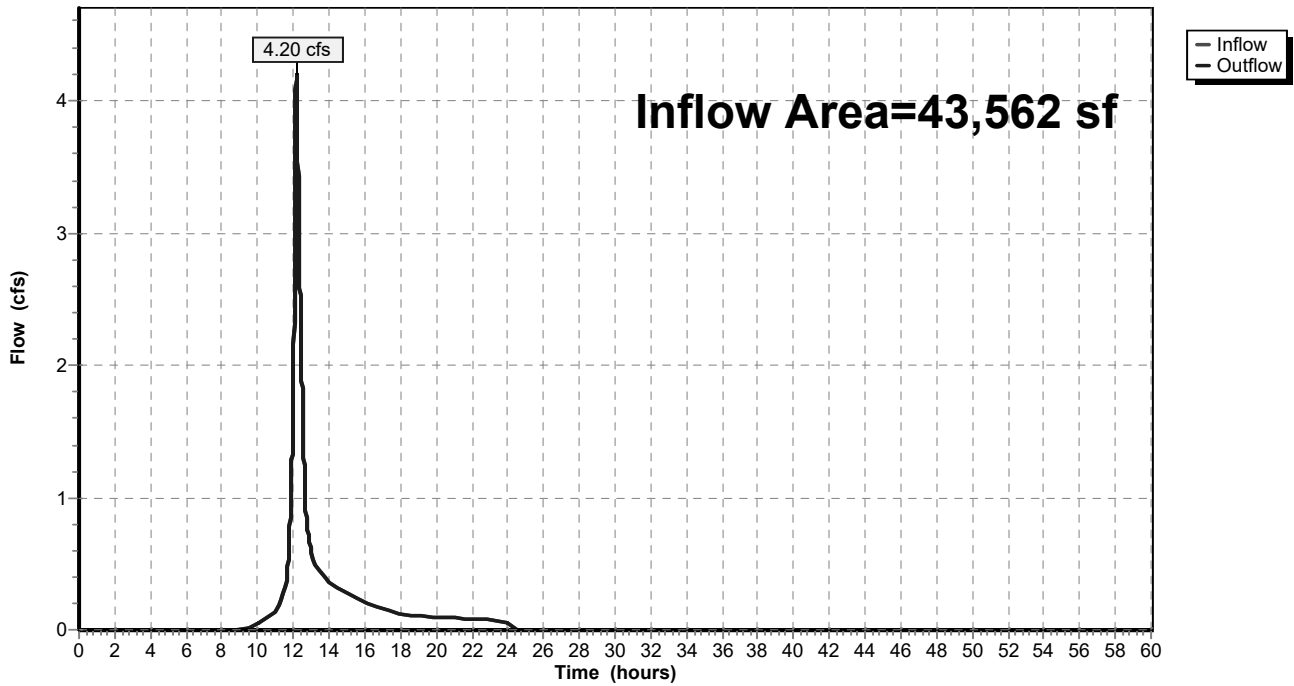
Summary for Reach DP-1: Design Point 1

Inflow Area = 43,562 sf, 15.11% Impervious, Inflow Depth = 4.38" for 100-Year event
Inflow = 4.20 cfs @ 12.17 hrs, Volume= 15,883 cf
Outflow = 4.20 cfs @ 12.17 hrs, Volume= 15,883 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Reach DP-1: Design Point 1

Hydrograph



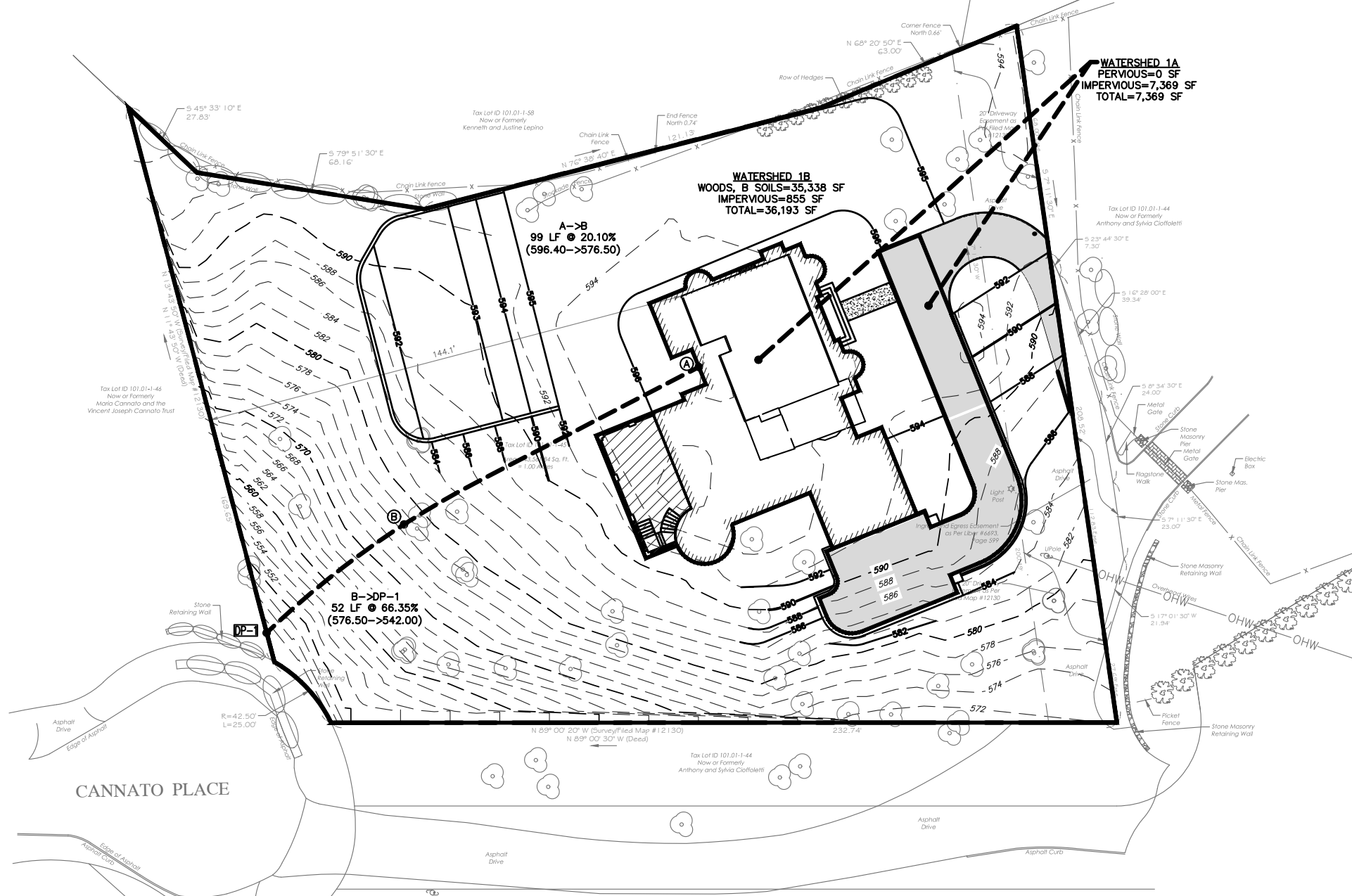
Post-Development Analysis of the 100-year Storm Event

WATERSHED 1A
 PERVIOUS=0 SF
 IMPERVIOUS=7,369 SF
 TOTAL=7,369 SF

WATERSHED 1B
 WOODS, B SOILS=35,338 SF
 IMPERVIOUS=855 SF
 TOTAL=36,193 SF

A->B
 99 LF @ 20.10%
 (596.40->576.50)

B->DP-1
 52 LF @ 66.35%
 (576.50->542.00)



PROJECT: **PROPOSED SINGLE-FAMILY DWELLING
 6 CANNATO PLACE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY - NEW YORK**

TITLE: **WATERSHED MAP - PROPOSED**

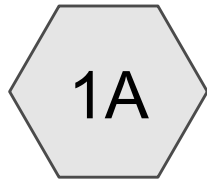
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No.	Description	Date
Revisions		
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE		

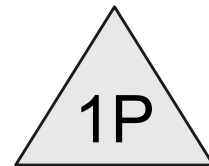
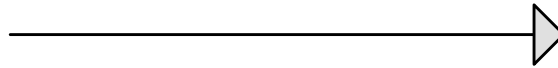


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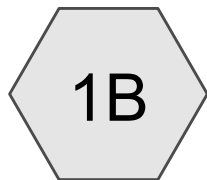
Date: 09/21/23 Sheet: 1
 Scale: 1"=60'
 Drawn By: N.S.
 Checked By: M.S.
 Sheet No.
WS-P



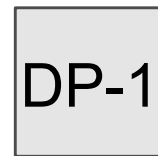
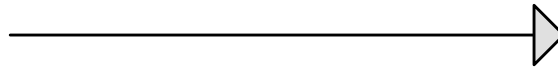
Watershed 1A



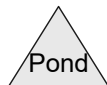
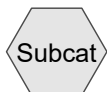
14 Cultec R-330XLHD



Watershed 1B



Design Point 1



6 Cannato - Proposed Condition

Prepared by Hudson Engineering & Consulting, P.C.

Printed 9/21/2023

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year	Type III 24-hr		Default	24.00	1	9.19	2

6 Cannato - Proposed Condition

Prepared by Hudson Engineering & Consulting, P.C.

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Type III 24-hr 100-Year Rainfall=9.19"

Printed 9/21/2023

Page 3

Summary for Subcatchment 1A: Watershed 1A

Runoff = 1.82 cfs @ 12.01 hrs, Volume= 5,496 cf, Depth= 8.95"
 Routed to Pond 1P : 14 Cultec R-330XLHD

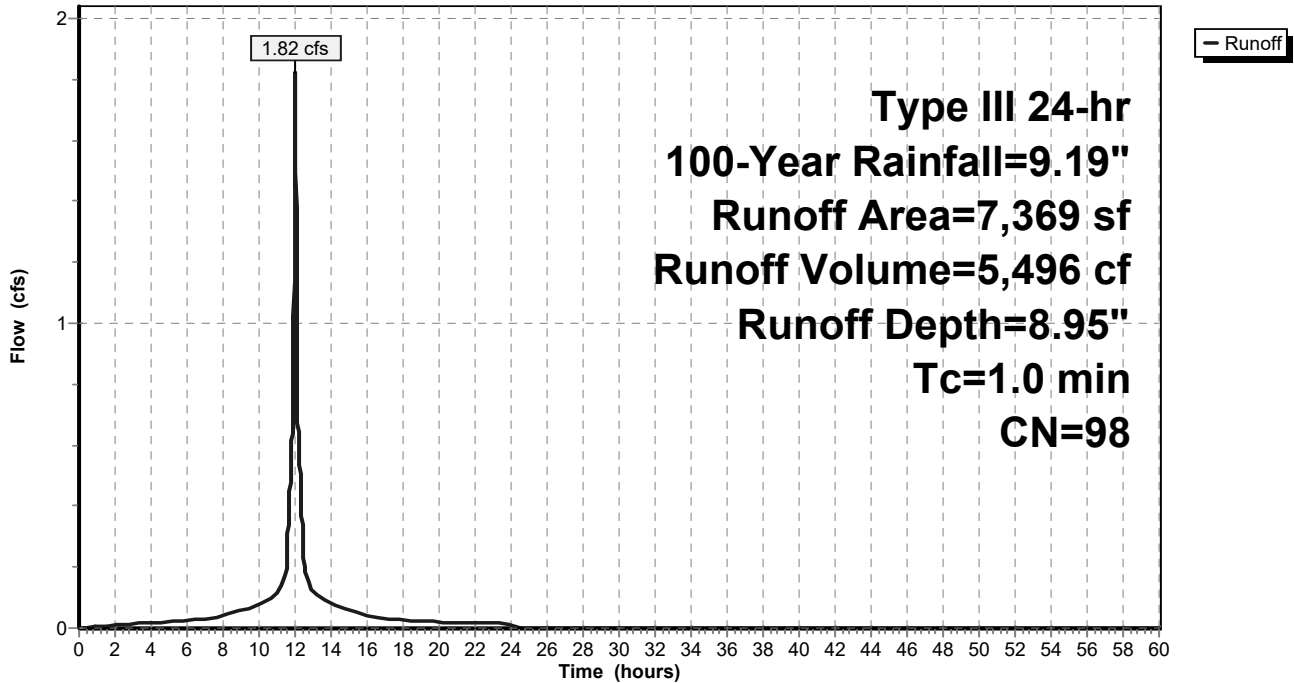
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Type III 24-hr 100-Year Rainfall=9.19"

	Area (sf)	CN	Description
*	4,386	98	Proposed Dwelling
*	2,330	98	Section of Proposed Driveway
*	653	98	Proposed Patio
	7,369	98	Weighted Average
	7,369		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Direct Entry

Subcatchment 1A: Watershed 1A

Hydrograph



6 Cannato - Proposed Condition

Prepared by Hudson Engineering & Consulting, P.C.

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Type III 24-hr 100-Year Rainfall=9.19"

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Page 4

Summary for Subcatchment 1B: Watershed 1B

Runoff = 3.30 cfs @ 12.12 hrs, Volume= 11,312 cf, Depth= 3.75"
Routed to Reach DP-1 : Design Point 1

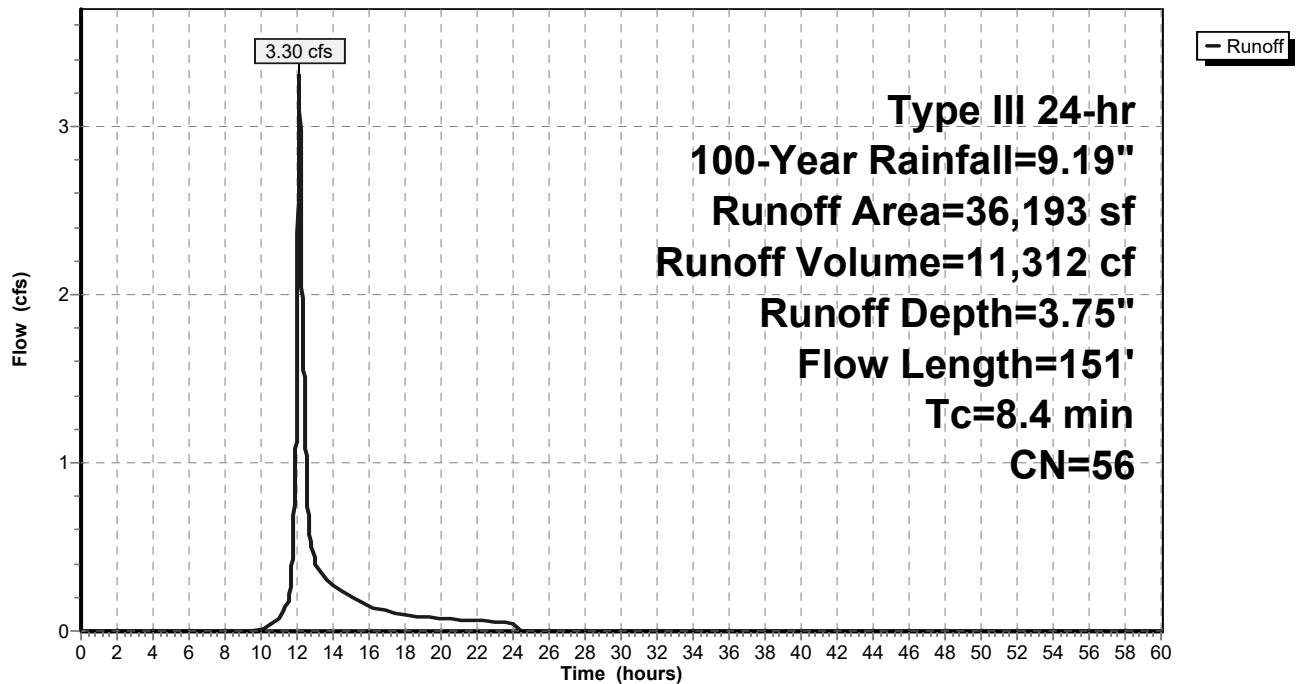
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.19"

Area (sf)	CN	Description
* 196	98	Proposed Walkway
35,338	55	Woods, Good, HSG B
* 659	98	Section of Proposed Driveway
36,193	56	Weighted Average
35,338		97.64% Pervious Area
855		2.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	99	0.2010	0.20		Sheet Flow, A->B Woods: Light underbrush n= 0.400 P2= 3.42"
0.2	52	0.6635	4.07		Shallow Concentrated Flow, B->DP-1 Woodland Kv= 5.0 fps
8.4	151	Total			

Subcatchment 1B: Watershed 1B

Hydrograph



6 Cannato - Proposed Condition

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Type III 24-hr 100-Year Rainfall=9.19"

Printed 9/21/2023

Page 5

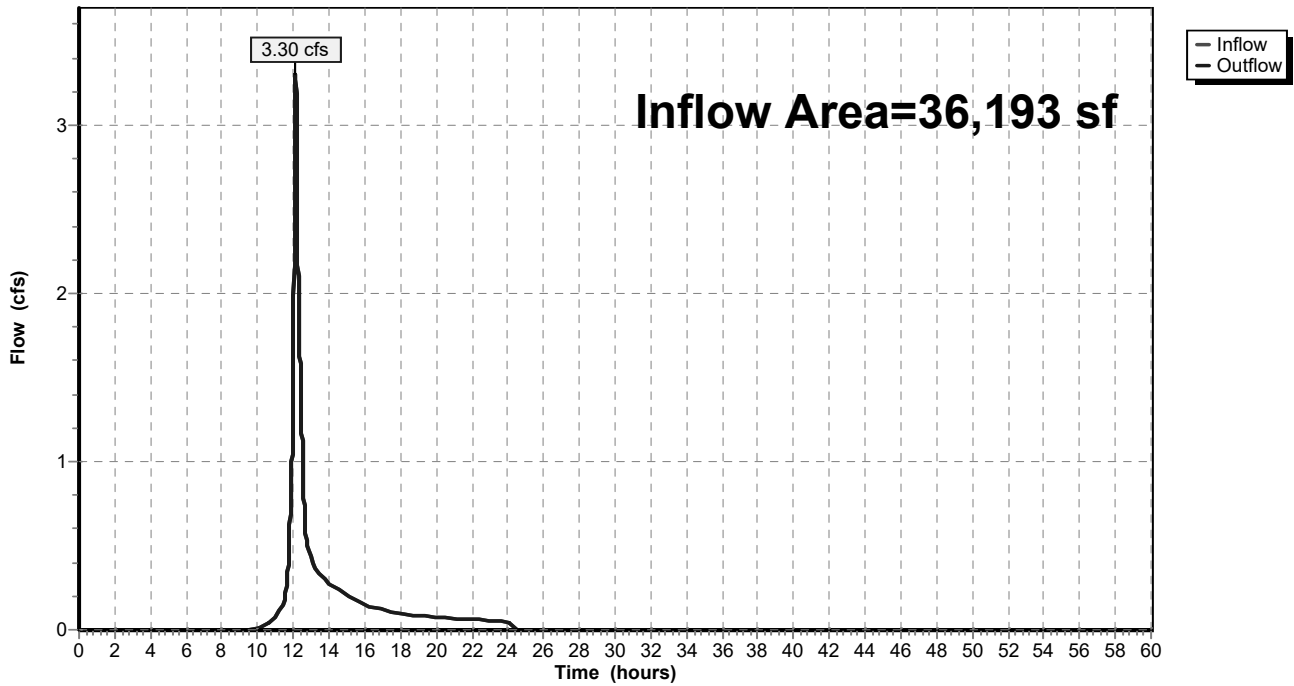
Summary for Reach DP-1: Design Point 1

Inflow Area = 36,193 sf, 2.36% Impervious, Inflow Depth = 3.75" for 100-Year event
Inflow = 3.30 cfs @ 12.12 hrs, Volume= 11,312 cf
Outflow = 3.30 cfs @ 12.12 hrs, Volume= 11,312 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Reach DP-1: Design Point 1

Hydrograph



6 Cannato - Proposed Condition

Type III 24-hr 100-Year Rainfall=9.19"

Prepared by Hudson Engineering & Consulting, P.C.

Printed 9/21/2023

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Page 6

Summary for Pond 1P: 14 Cultec R-330XLHD

Inflow Area = 7,369 sf, 100.00% Impervious, Inflow Depth = 8.95" for 100-Year event
Inflow = 1.82 cfs @ 12.01 hrs, Volume= 5,496 cf
Outflow = 0.34 cfs @ 11.64 hrs, Volume= 5,495 cf, Atten= 81%, Lag= 0.0 min
Discarded = 0.34 cfs @ 11.64 hrs, Volume= 5,495 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 3.39' @ 12.40 hrs Surf.Area= 586 sf Storage= 1,121 cf

Plug-Flow detention time= 15.0 min calculated for 5,495 cf (100% of inflow)
Center-of-Mass det. time= 15.0 min (749.9 - 734.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	397 cf	11.17'W x 52.50'L x 3.54'H Field A 2,076 cf Overall - 753 cf Embedded = 1,324 cf x 30.0% Voids
#2A	1.00'	753 cf	Cultec R-330XLHD x 14 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
		1,150 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	25.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.34 cfs @ 11.64 hrs HW=0.04' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.34 cfs)

6 Cannato - Proposed Condition

Prepared by Hudson Engineering & Consulting, P.C.

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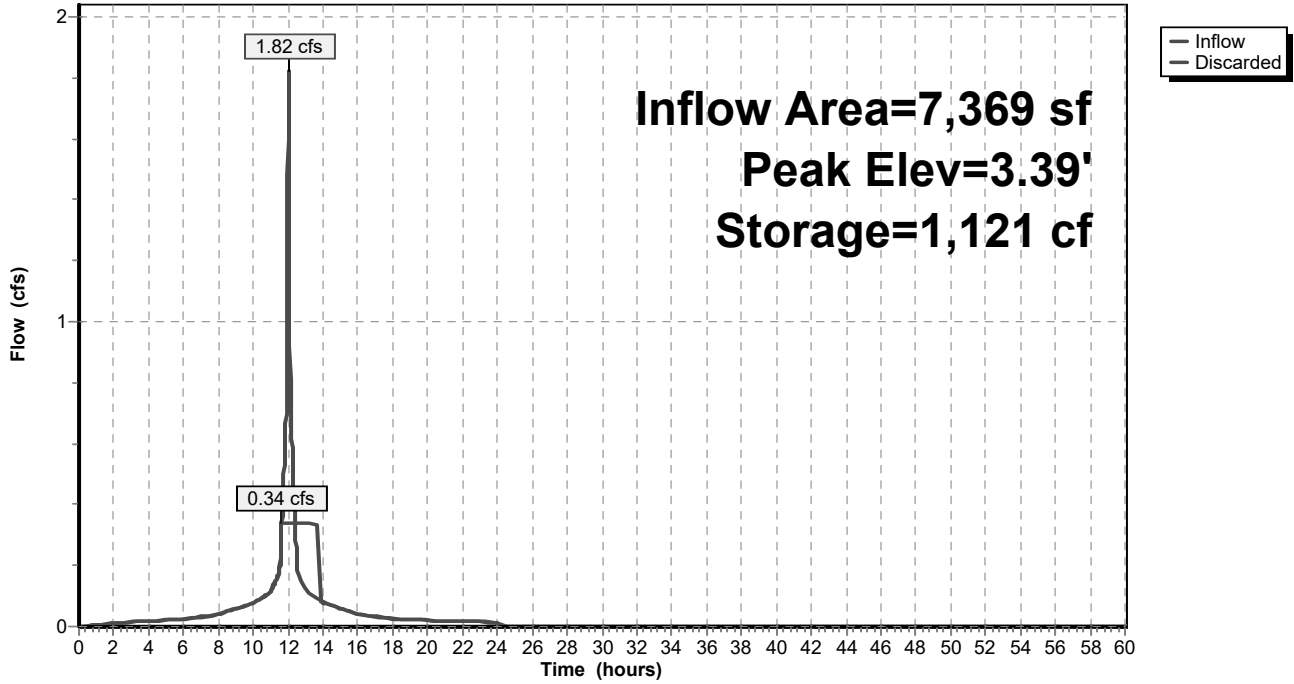
Type III 24-hr 100-Year Rainfall=9.19"

Printed 9/21/2023

Page 7

Pond 1P: 14 Cultec R-330XLHD

Hydrograph



Percolation & Deep Hole Test Logs



SITE ADDRESS: 6 Cannato Place

TOWN/VILLAGE: Town of North Castle

DATE: 09/08/2023 TIME: 9:30am

WEATHER: Cloudy TEMP. 75° F

WITNESSED BY: Nicholas Shirriah

DEEP TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

DEPTH	HOLE NO. <u>1</u>	HOLE NO. <u>2</u>	HOLE NO. <u>3</u>	HOLE NO. <u>4</u>
G.L.	0 – 12"	0 – 6"		
6"	Topsoil	Topsoil		
12"				
18"				
24"				
30"				
36"				
42"				
48"				
54"				
60"				
66"		Ledge @ 66		
72"		6 – 66"		
78"	Ledge @ 79"	Mod. Compact		
84"	12 – 79"	Sandy loam		
90"	Mod. Compact	No GW		
96"	Sandy loam			
102"	No GW			
108"				

- Indicate level at which Ground Water (GW), Mottling and/or Ledge Rock is encountered.
- Indicate level for which water level rises after being encountered.

EXCAVATION PERFORMED BY: **PRECISION FIELD TESTING**



HUDSON
ENGINEERING
&
CONSULTING, P.C.

August 4, 2023

Adam R. Kaufman AICP, Chair
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Re: New Single-Family Residence
6 CANNATO PL
Application no.: 2023-0511
Tax ID: 101.01-1-45

Dear Mr. Kaufman:

We have received your comment memo dated July 5, 2023, and offer the following responses on behalf of the applicant. Responses are in bold.

1. The lot line labeling and depicted setbacks are incorrect. The front lot line is the line fronting on Cannato Place. The line opposite the front lot line is the rear and all other lot lines are side lot lines.

Comment noted. See revised lot line labeling and setbacks on sheet C-2.

2. The site plan depicts the removal of 17 Town-regulated trees. The Applicant should submit a tree mitigation/landscaping plan for review.

A tree mitigation/landscaping plan is included in this submission from the landscape architect.

3. The site contains Town-regulated steep slopes. The Applicant has provided steep slope information for the whole site but did not quantify proposed Town-regulated steep slope disturbance (in square feet).

See steep slopes data on sheet C-2 showing Town-regulated steep slope disturbance.

4. The proposed garage apron is proposed to be constructed on a steep slope necessitating the construction of a two-tiered retaining wall and the regrading of the hillside to the property line. The retaining wall should be increased in height to eliminate the slope re-grading.



Adam R. Kaufman AICP, Chair
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Page 2 of 4

Comment noted. The height of the proposed retaining walls has been increased to eliminate most of the disturbance/re-grading to the hillside. See sheet C-2.

5. The submitted elevations should be revised to depict Building Height (average grade to weighted roof midpoint).

See architectural plans from Studio Rai.

6. The submitted elevations should be revised to depict Max. Ext Wall Height (lowest grade to weighted roof midpoint).

See architectural plans from Studio Rai.

7. The Applicant should submit a gross land coverage backup exhibit for review.

See sheet C-1.

8. The applicant shall provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm.

See Stormwater Narrative.

9. The stormwater system design should address the location and direction of overflow discharge from the system.

See sheet C-3, Stormwater Management Plan. The proposed 12x12 catch basin upstream of the proposed Cultec units acts as an overflow should exfiltration rates fail to keep up with the storm event.

10. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. Contact the Town Engineer to schedule the testing.



Adam R. Kaufman AICP, Chair
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Page 3 of 4

Comment noted.

11. The lower rear patio will drain to the rear of the property and discharge on top of a very steeply, sloping hillside below. The applicant should mitigate the patio runoff and avoid any discharge to the steep hillside.

Please note the lower patio is covered by a first-floor patio which is tributary to the proposed Cultec system. See sheet C-3, Stormwater Management Plan.

12. The property is accessed by a common driveway also servicing two (2) neighboring properties. A portion of the common driveway (located on this parcel) is missing on the Site Plan, please show. The applicant should submit the driveway easement documentation for the existing common driveway.

See updated survey and plan set. The common driveway and easement are shown.

13. The applicant shall provide a driveway profile for the new section of the driveway.

See sheet C-2.

14. The applicant shall prepare a cut and fill analysis for the project. The results shall be added to the proposed grading plan. Importation of fill in excess of 50 c.y. shall require a Fill Permit from the Town Building Department.

See cut/fill analysis on sheet C-2.

15. The applicant should provide construction details and specifications for all proposed retaining walls on the plan. Walls adjacent to the proposed driveway shall be designed by a Professional Engineer for bearing, sliding, and overturning.



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Adam R. Kaufman AICP, Chair
Residential Project Review Committee
Town of North Castle
17 Bedford Road
Armonk, NY 10504

Page 4 of 4

Comment noted. Retaining walls will be certified by a Professional Engineer.

16. The plan shall note that the construction of all walls greater than four (4) feet in height shall be inspected during its installation and certified by the Design Professional prior to the issuance of a Certificate of Occupancy/Completion.

Note has been added to sheet C-2 under Town of North Castle Notes.

17. The applicant should avoid filling on the hillside south of the proposed residence. It appears a slight increase in the height of the proposed retaining walls could eliminate further disturbance of the hillside.

Comment noted.

18. The applicant will need to provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system and drilled well.

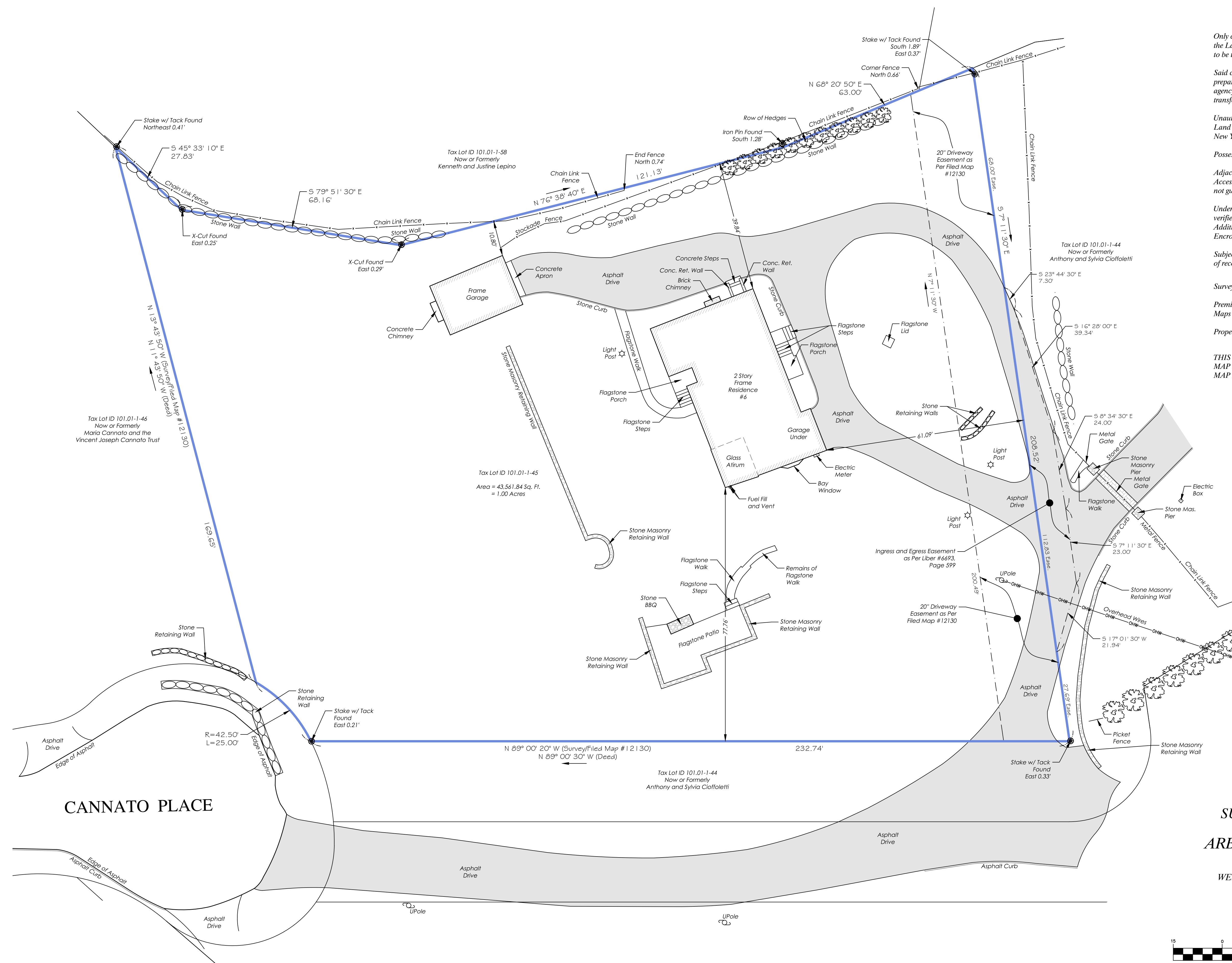
OWTS and Private Well plans are currently being reviewed by WCHD. A copy of approval will be provided upon availability.

If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at nick@hudsonec.com.

Sincerely,

Nicholas Shirriah

A handwritten signature in black ink, appearing to read 'N. Shirriah', is written over a horizontal line.



Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Surveyed in accordance with Deed Control Number 622383105.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 101.01, Block 1, Lot 45.

Property Address: 6 Cannato Place Armonk, NY, 10504

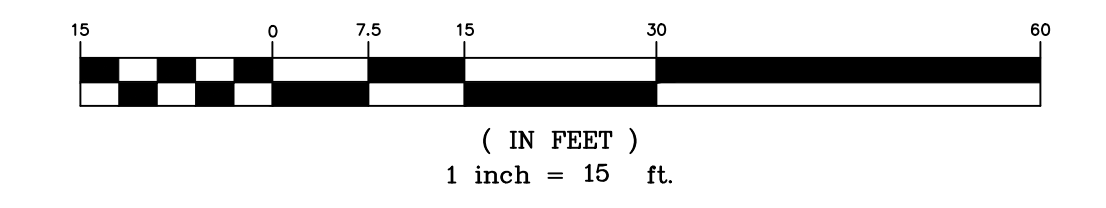
THIS MAP IS FOR BUILDING DEPARTMENT PURPOSES ONLY. MAP IS NOT TO BE USED FOR TITLE TRANSFER PURPOSES. MAP MAY NOT BE CERTIFIED TO TITLE COMPANIES AND/OR BANKS.

CANNATO PLACE

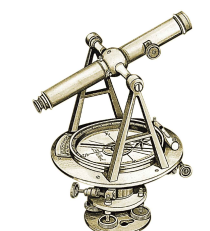
**SURVEY OF PROPERTY
PREPARED FOR
ARBEN AND AVDI GECAJ**
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 15'

GRAPHIC SCALE



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ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.



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



Surveyed: July 25, 2023
Map Prepared: July 26, 2023
By: *Daniel T. Merritt*
New York State Licensed Land Surveyor No. 050604

Project: 23-218	Reference: 01-091
Field Survey By: CR	Drawn By: BJC
Project Manager: BFC	Checked By: BFC

PROPOSED NEW RESIDENCE

6 CANNATO PLACE ARMONK, NY 10504

Friday, November 10, 2023

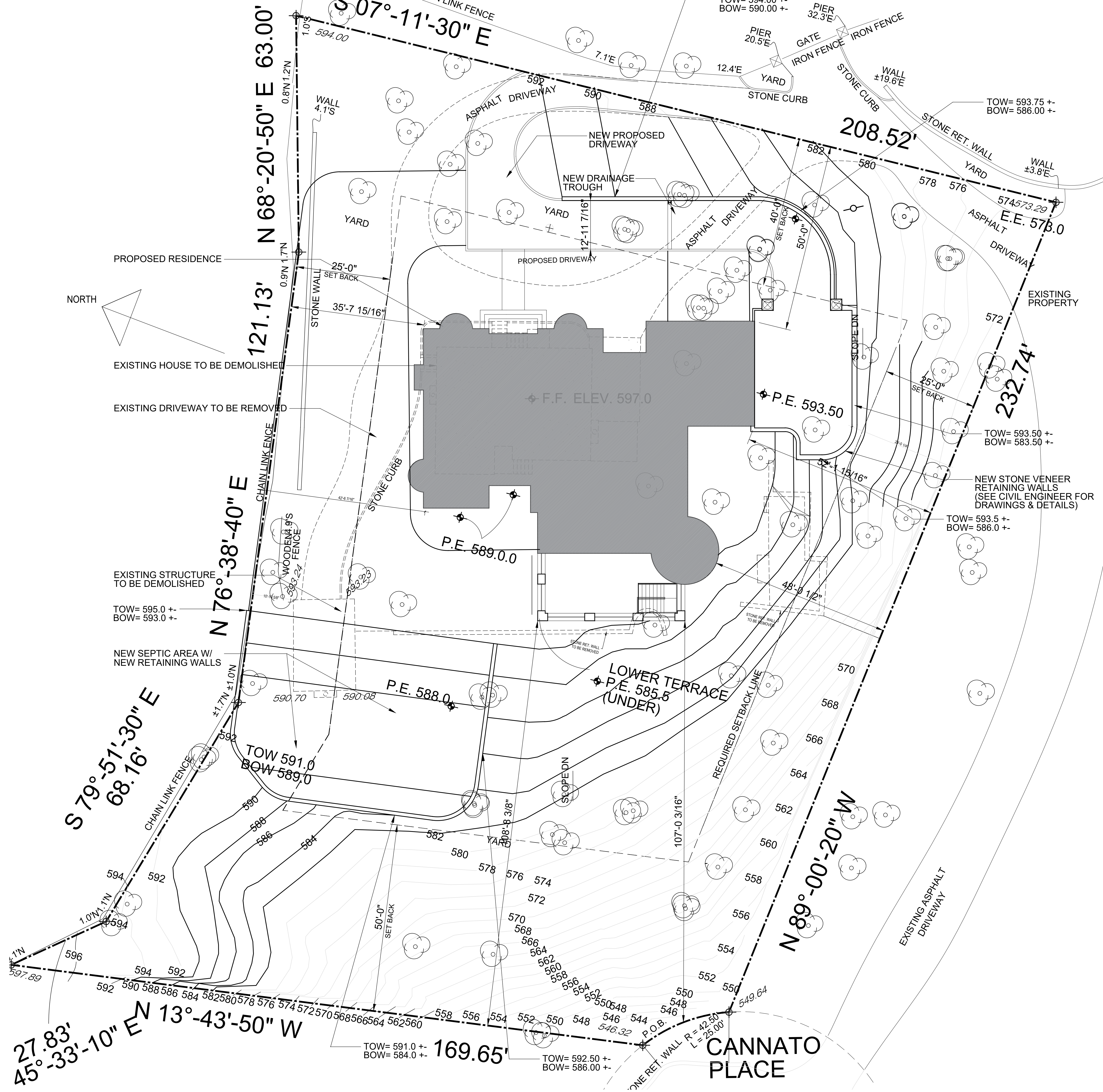


OWNER
MR. ARBEN GECAJ
27 BRETTON RIDGE RD
MOUNT KISCO, NY 10649
914-318-7953

ARCHITECT
STUDIO RAI ARCHITECTURAL DESIGN P.C.
50 FIFTH AVE.
PELHAM, NY 10803
914-273-6843

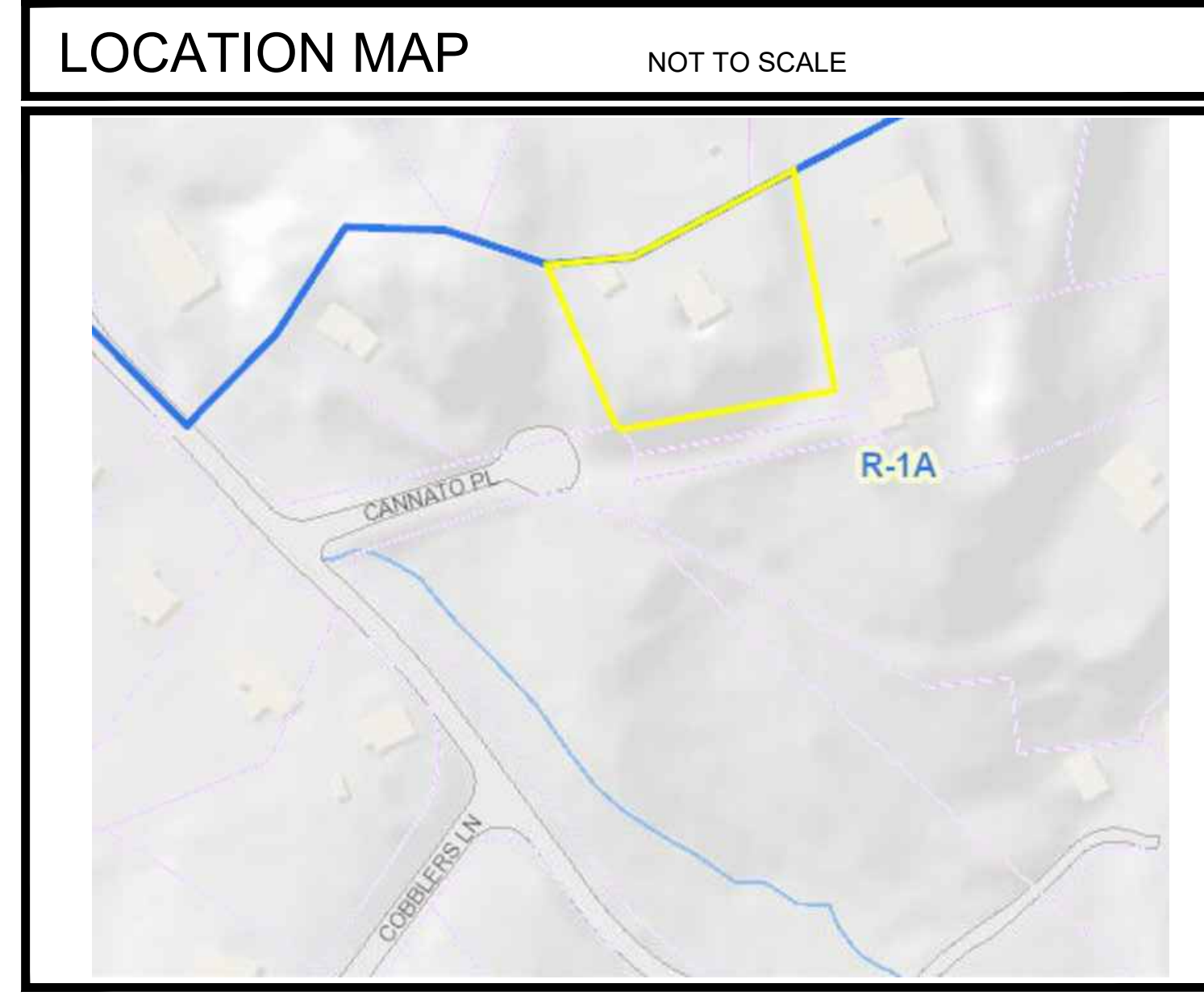
CIVIL ENGINEER
HUDSON ENGINEERING & CONSULTING, P.C.
45 KNOLLWOOD ROAD - SUITE 201
ELMSFORD, NEW YORK 10523

LANDSCAPE ENGINEER
POUDER DESIGN GROUP
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
228 MERRYALL ROAD
NEW MILFORD, CT 06776
860-799-7612



LIST OF DRAWINGS

No.	DRAWING NAME
CS	COVER SHEET
SP-1	ARCHITECTURAL SITE PLAN/ SCHEDULES
L-1	PLANTING PLAN
L-1.1	RENDERED PLANTING PLAN
SU	SURVEY-EXISTING CONDITIONS
SU.1	SURVEY WITH EASEMENT
AR	AREA CALCULATIONS
A-100	CONTEXT PHOTOS
HEC-HUDSON ENGINEERING	
C-1	EXISTING CONDITIONS PLAN
C-2	EROSION & SEDIMENT CONTROL PLAN/ GRADING
C-3	STORM WATER MANAGEMENT PLAN
C-4	VEHICLE TURNING RADIUS PLAN
S-1	OWTS PLAN
S-2	OWTS DETAILS
GN - GENERAL NOTES SHEET	
AIR SEALING - INSULATION	
A-101	BASEMENT PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-250	WINDOW/DOOR SCHEDULE
A-301	SECTION A-A
A-302	SECTION B-B
A-303	WALL SECTION
A-304	FIREPLACE DETAILS
A-305	INTERIOR TRIM
S-100 - FIRST FLOOR FRAMING PLAN	
S-101	SECOND FLOOR FRAMING PLAN
S-102	CEILING FRAMING PLAN
S-103	ROOF FRAMING PLAN
S-104	BAY WINDOW FRAMING
S-105	BREAKFAST ROOM FRAMING
S-106	BACK WINDOW FRAMING
S-300	FRAMING DETAILS
S-301	FRAMING DETAILS
S-302	FRAMING DETAILS
P-1	PLUMBING RISER DIAGRAM
E-100 - BASEMENT LIGHTING PLAN	
E-101	FIRST FLOOR LIGHTING PLAN
E-102	SECOND FLOOR LIGHTING PLAN



ZONING SCHEDULE

TOWN OF NORTH CASTLE

ZONE / USE :	REQUIRED	PROPOSED
R-1A SINGLE FAMILY HOME		
MINIMUM LOT SIZE (SQ. FT.)	1 ACRE	1 ACRE
MINIMUM LOT WIDTH (FEET)	125 FEET	208.52 FEET
MINIMUM FRONT YARD (FEET)	50 FEET	107 FEET
MINIMUM EACH SIDE YARD (FEET)	25 FEET	35.58 FEET
MINIMUM 2 SIDE YARDS (FEET)	50 FEET	83.58 FEET
MINIMUM REAR YARD (FEET)	40 FEET	50 FEET
MAXIMUM HEIGHT (FEET)	36 FEET	31.58 FEET

SITE PLAN

SCALE: 1" = 10'-0"

CERTIFICATION

ALL EXISTING INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY :

ANASTASIA L. PARSATOON
 LAND SURVEYING, P.C.
 1300 JERICHO TURNPIKE, STE. 207
 NEW HYDE PARK, NY 11040
 TEL. : (516) 352-0396

TITLED : 6 CANNATO PLACE, ARMONK
 DATED : SEPTEMBER 26TH, 2022
 FILED :
 MAP NO. : PNO09336
 ARCHITECT IS NOT RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS

studio rai
 Architectural Design P.C.
 50 FIFTH AVE.
 PELHAM NY 10803
 914-273-6843
 WWW.STUDIORAI.COM

ARCHITECTS

HUDSON ENGINEERING & CONSULTING, P.C.
 45 KNOLLWOOD ROAD - SUITE 201
 ELMFORD, NEW YORK 10523

CIVIL ENGINEERS

FOUNDER DESIGN GROUP
 LANDSCAPE ARCHITECTURE + DESIGN
 PLANNING
 228 MERRILL ROAD
 NEW MILFORD, CT 06776

LANDSCAPE ENGINEER

CONSULTANT

PROPOSED RESIDENCE

6 CANNATO PLACE
 ARMONK, NY 10504

No.	Revision	Date	Description
1	6-4-23		PLANNING BOARD SUBMISSION
2	8-9-23		ARB SUBMITTAL
1	11-10-23		PLANNING BOARD SUBMISSION

KEY PLAN

SITE PLAN/
 SCHEDULE

SP-1

STATE OF NEW YORK
 DEPARTMENT OF STATE
 OFFICE OF THE BOARD OF ARCHITECTS

L-1 Planting Plan

Gecaj Residence
6 Cannato Place
Armonk, NY 10504

August 4, 2023

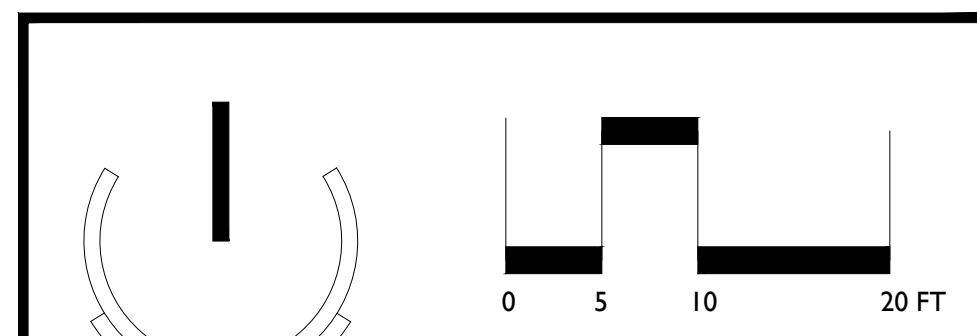
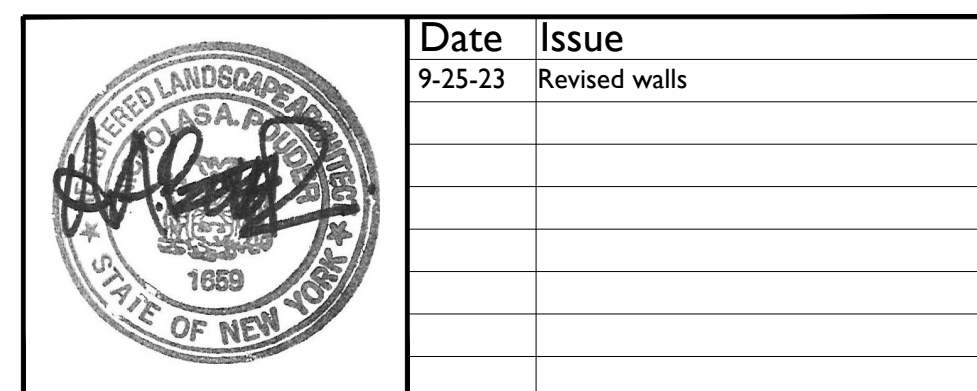


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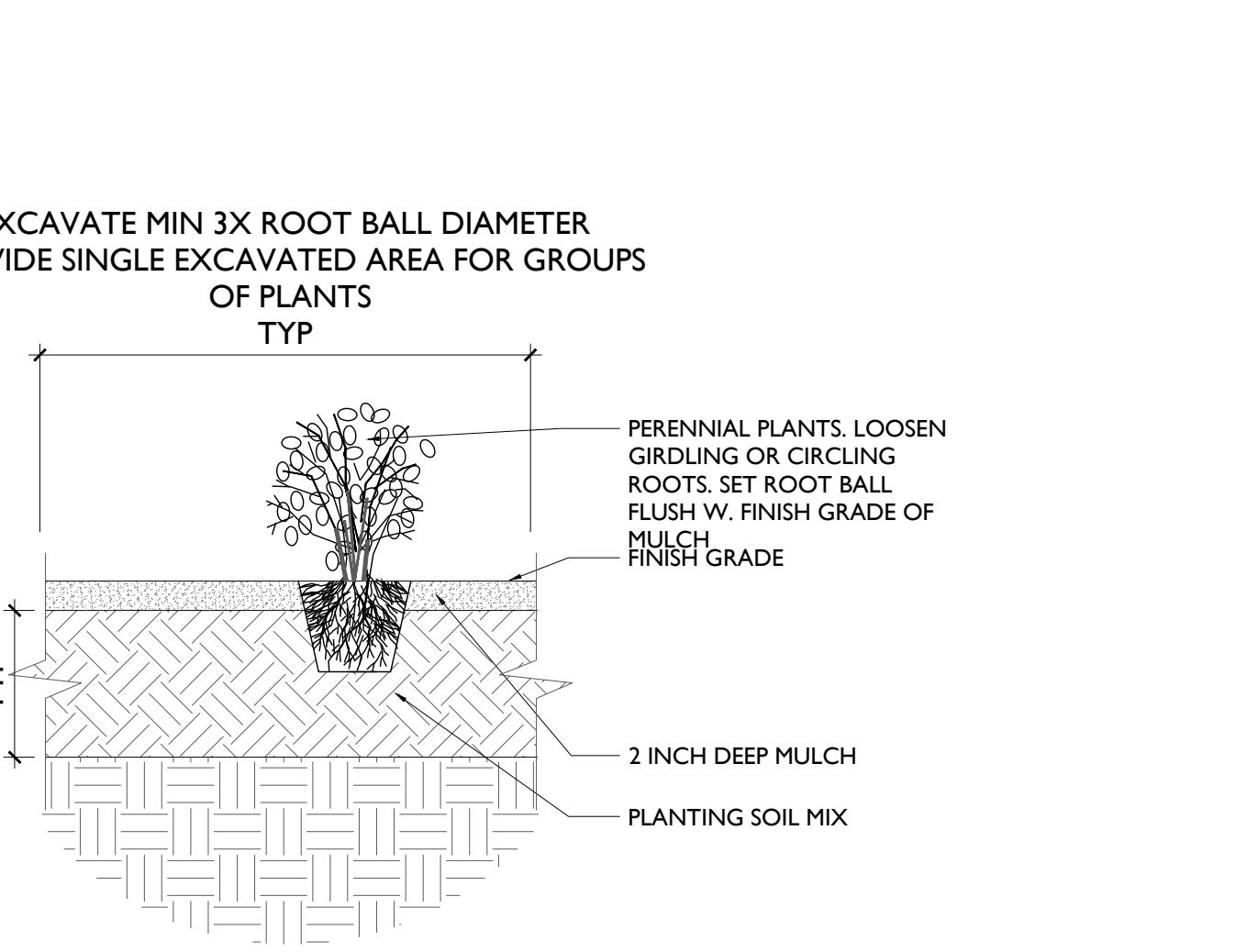
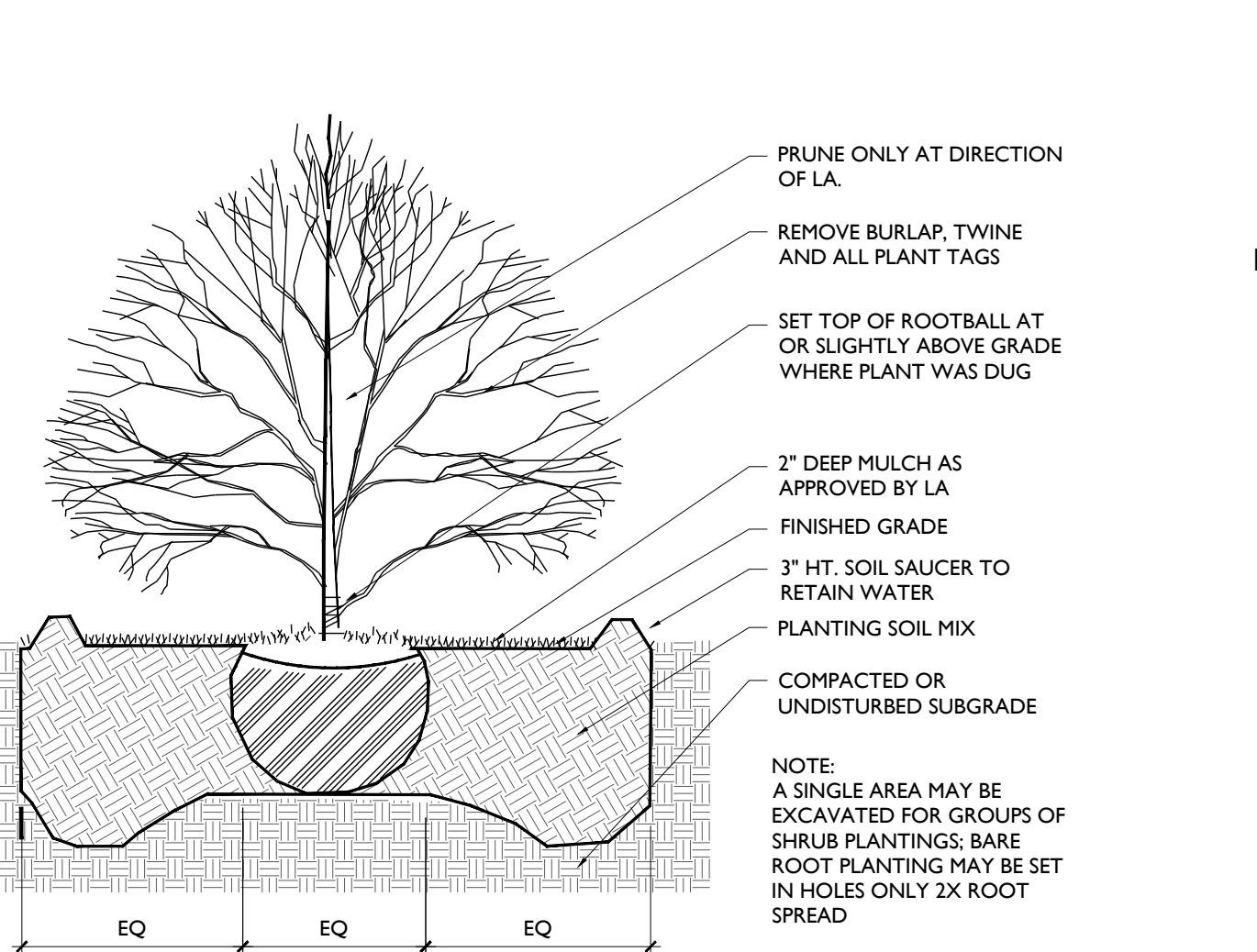
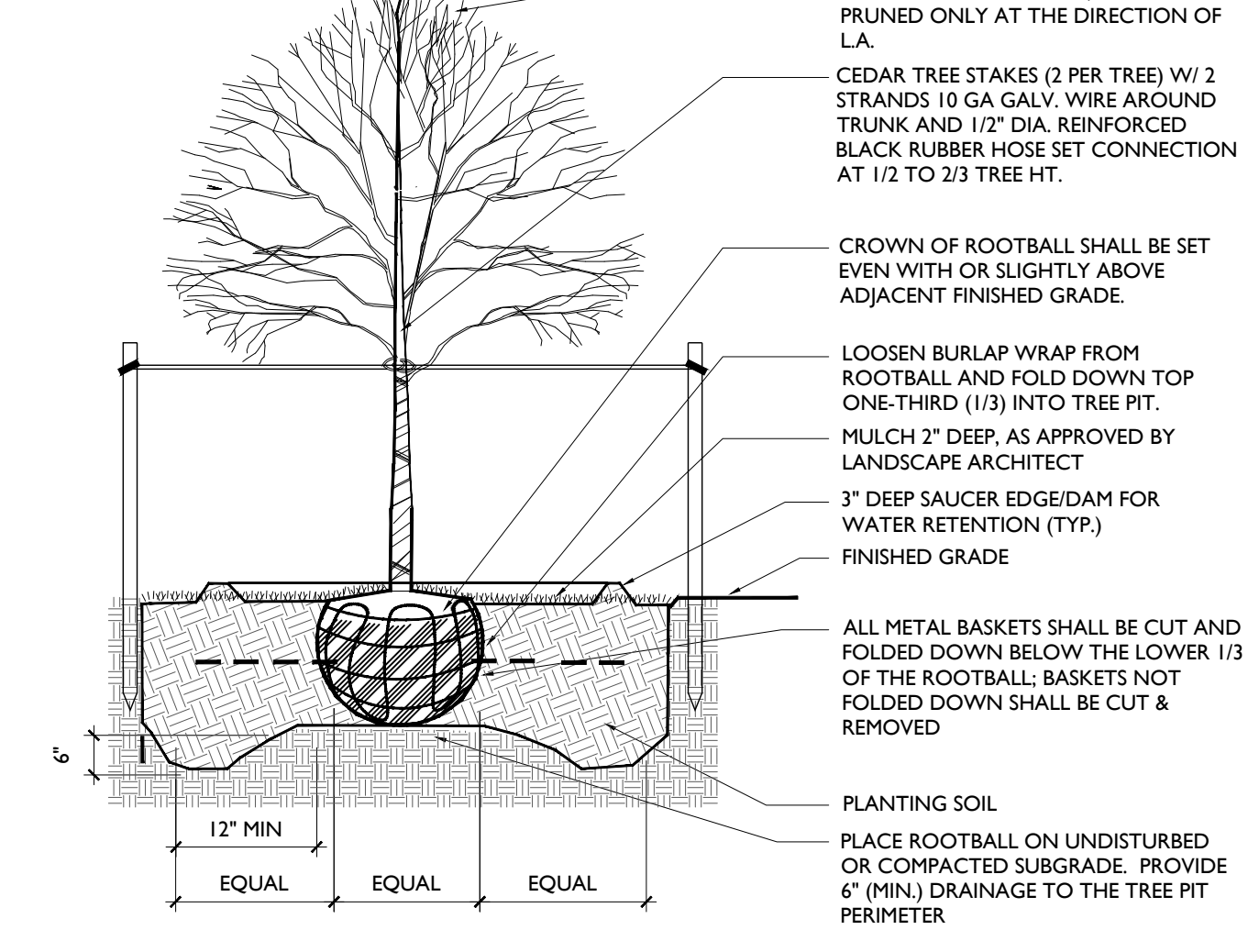
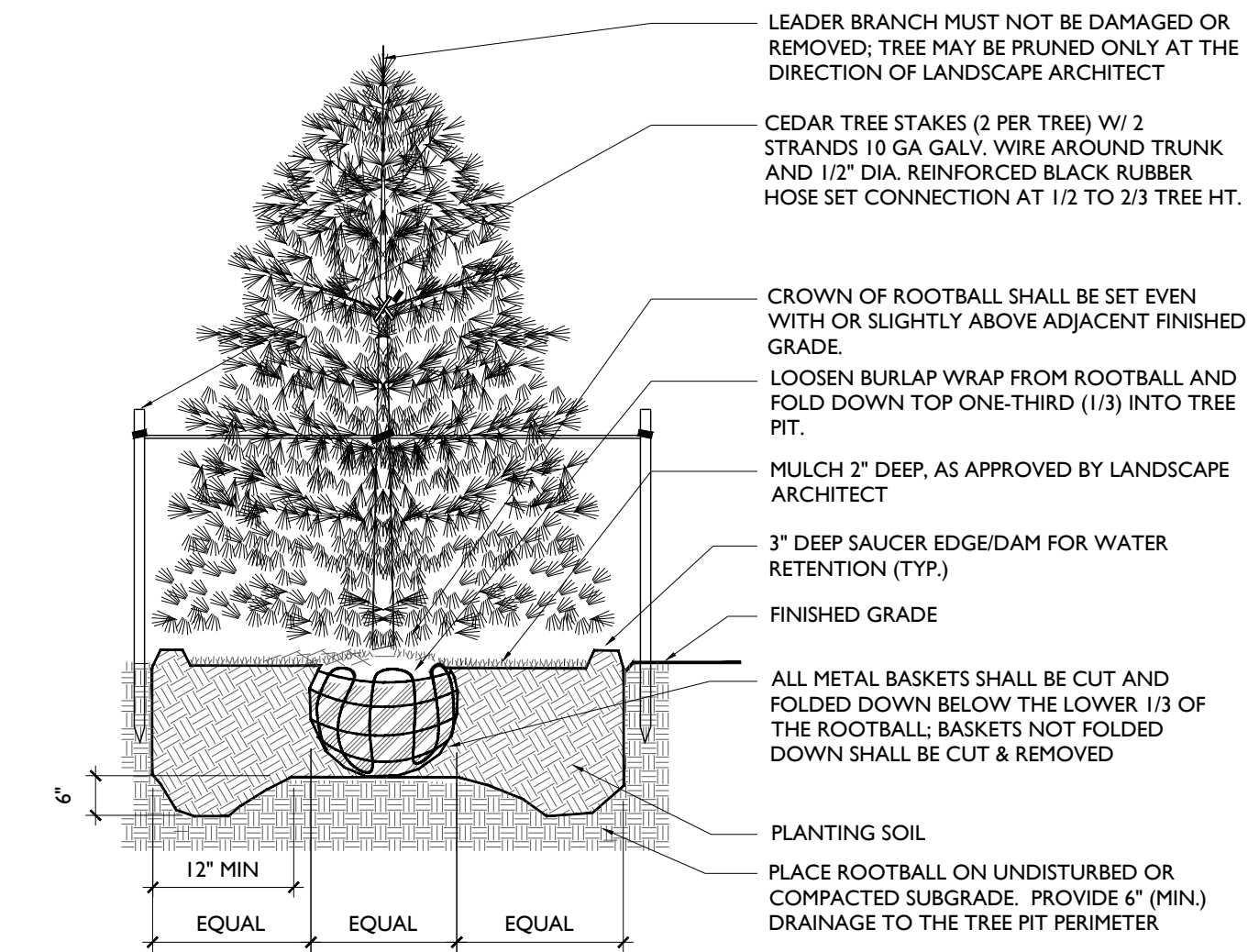
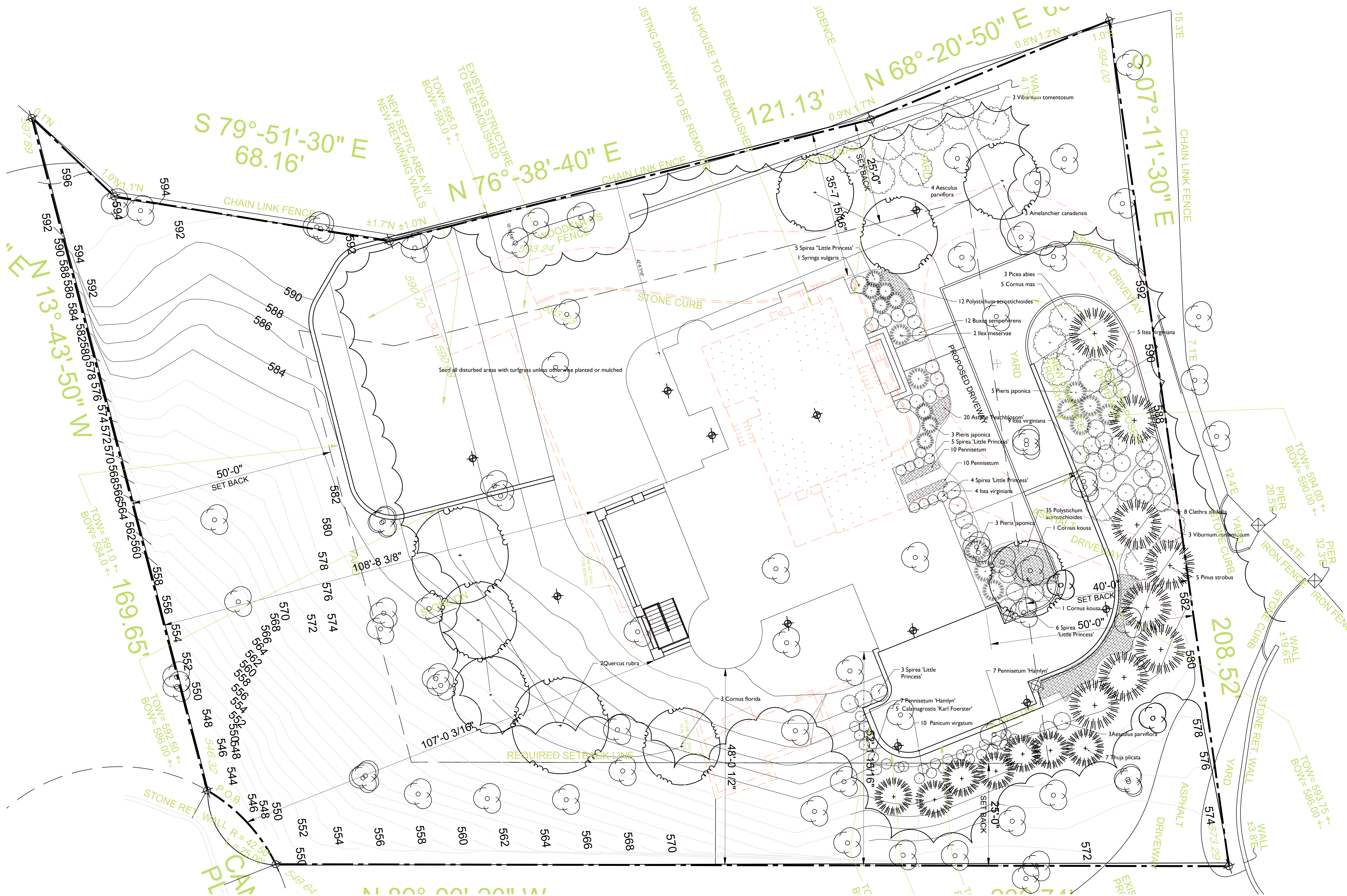
- SITE BOUNDARY
- BUILDING ENVELOPE
- ZONING SETBACK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLAND BOUNDARY
- WETLAND BUFFER
- FENCE
- PROPOSED WALL
- PROPOSED CURB
- (585.7) EXISTING SPOT ELEVATION
- (585.7) PROPOSED SPOT ELEVATION
- DS 57 DOWNSPOUT
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED TERRACE
- PROPOSED GROUNDCOVER
- TURF
- PERENNIALS

Plant Schedule

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
7	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	3-4 ft	
3	<i>Amelanchier canadensis</i>	Shadblow	8 ft	B&B
20	<i>Azalea 'Peach Blossom'</i>	Pink Azalea	1 gal	
12	<i>Buxus sempervirens</i>	Boxwood	30-36"	
5	<i>Calamagrostis 'Karl Foerster'</i>	Faather Reed Grass	2 gal	
8	<i>Clethra alnifolia</i>	Summersweet	3 gal	
3	<i>Cornus florida</i>	American Dogwood	2 in cal	B&B
1	<i>Cornus kousa</i>	Kousa Dogwood	2"	B&B
5	<i>Cornus mas</i>	Corneliancherry Dogwood	3-4 ft	
2	<i>Ilex meserveae 'Blue Princess'</i>	Blue Holly	3 ft	
18	<i>Itea virginiana</i>	Sweetspire	3 gal	
10	<i>Panicum virgatum</i>	Switchgrass	3 gal	
34	<i>Pennisetum 'Hamlyn'</i>	Dwarf Fountain Grass	1 gal	
3	<i>Picea abies</i>	Norway Spruce	8 ft	B&B
10	<i>Pieris japonica</i>	Andromeda	3 gal	
5	<i>Pinus strobus</i>	Eastern White Pine	8-10 ft	B&B
47	<i>Polystichum acrostichoides</i>	Christmas Fern	1 gal	
2	<i>Quercus rubra</i>	Red Oak	3" cal	B&B
23	<i>Spiraea 'Little Princess'</i>	Pink Spirea	3 gal	
1	<i>Syringa vulgaris</i>	Common Lilac	3 ft	
7	<i>Thuja 'Green Giant'</i>	Green Giant Arborvitae	4-5 ft	
6	<i>Viburnum tomentosum</i>	Doublefile Viburnum	4-5 ft	
12900	Turfgrass	SF		



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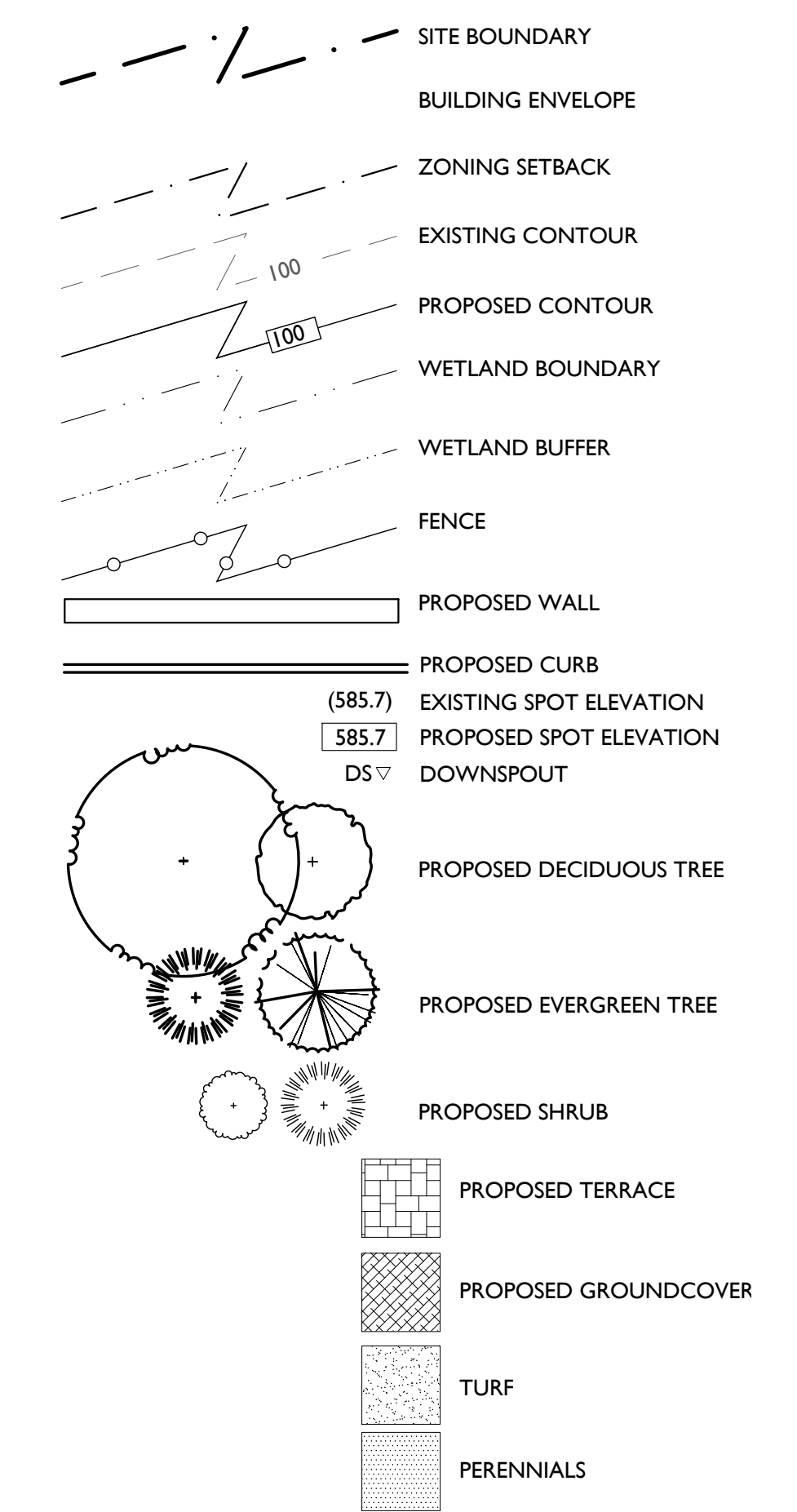
L-1.1 Rendered Planting Plan

Gecaj Residence
6 Cannato Place
Armonk, NY 10504

August 4, 2023

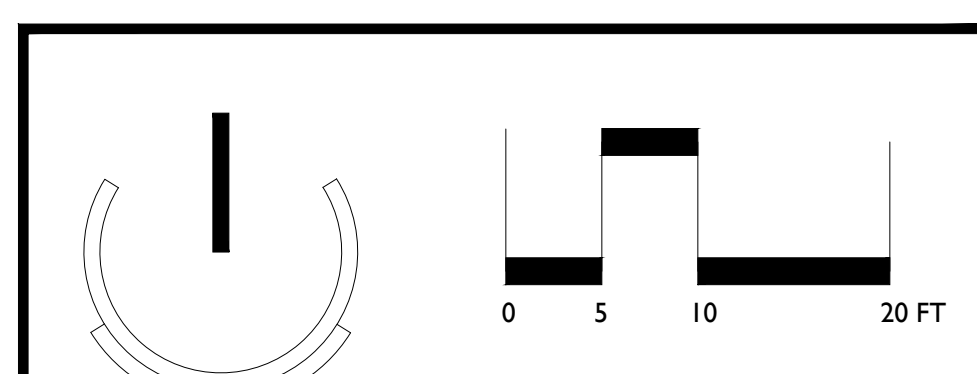
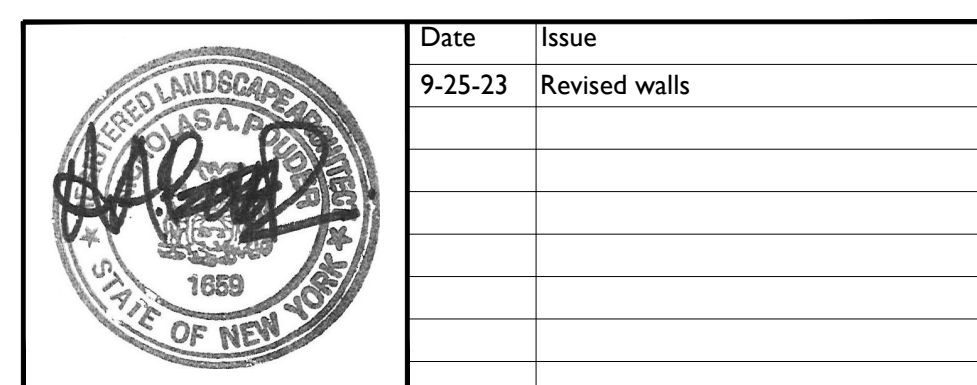


Legend

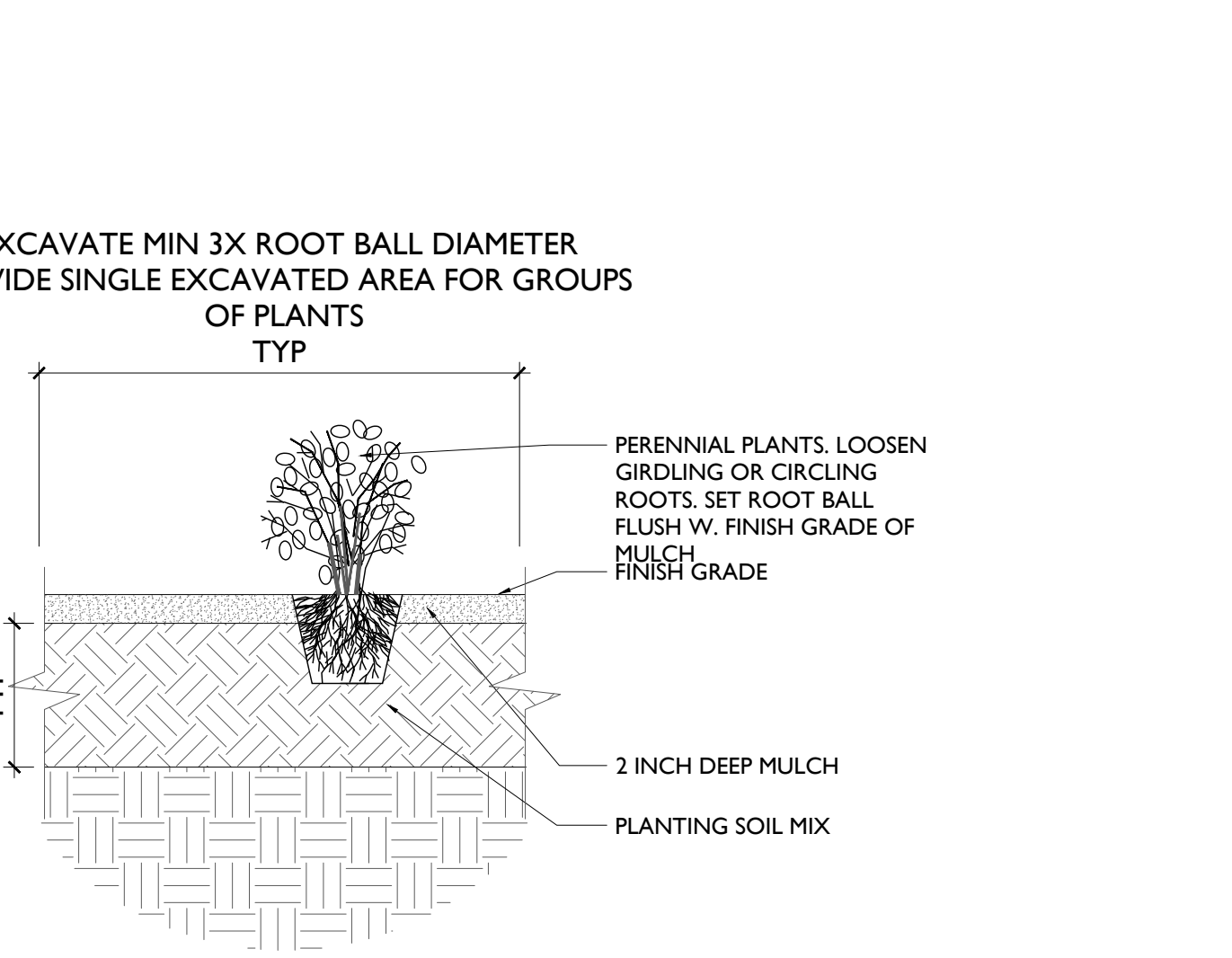
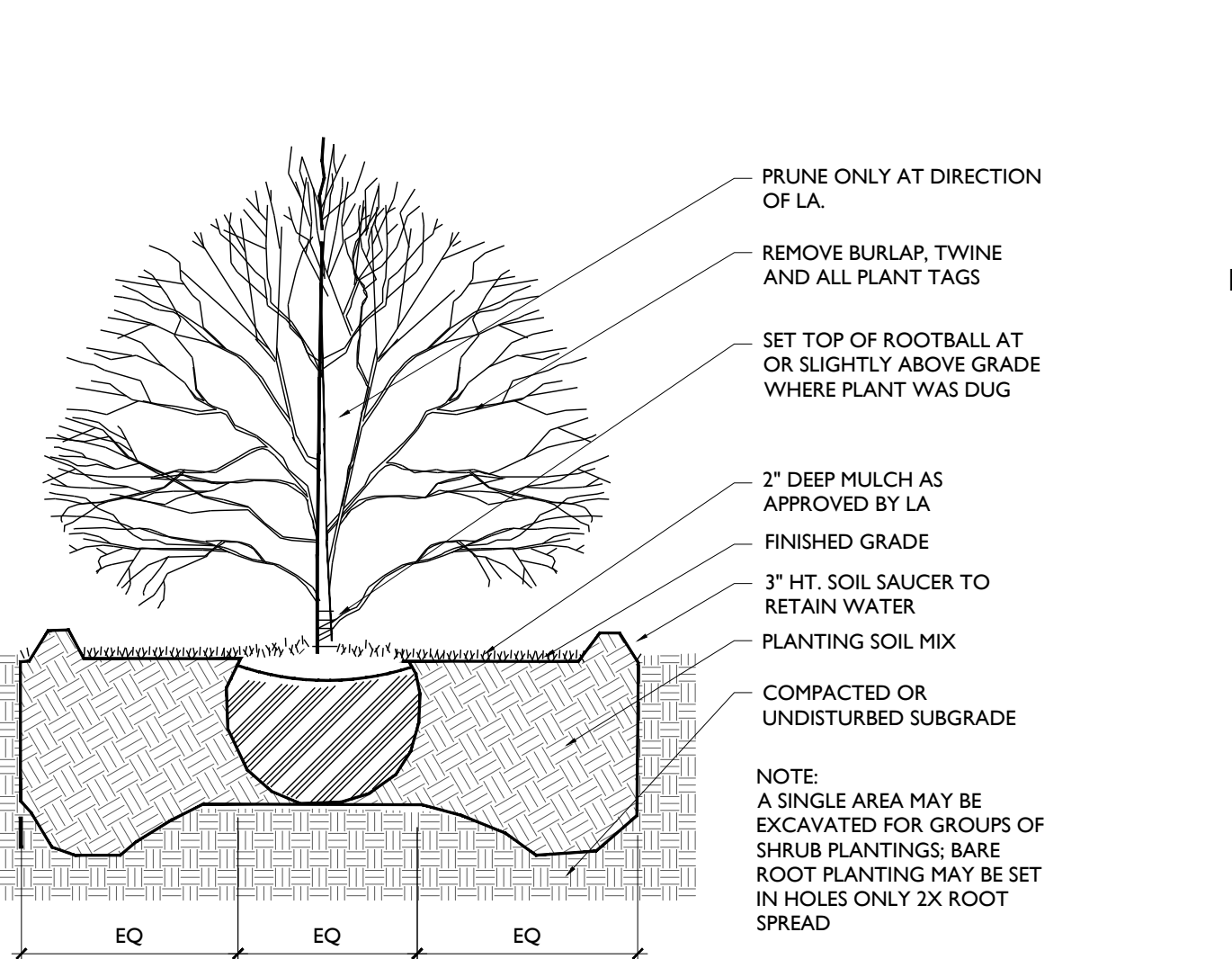
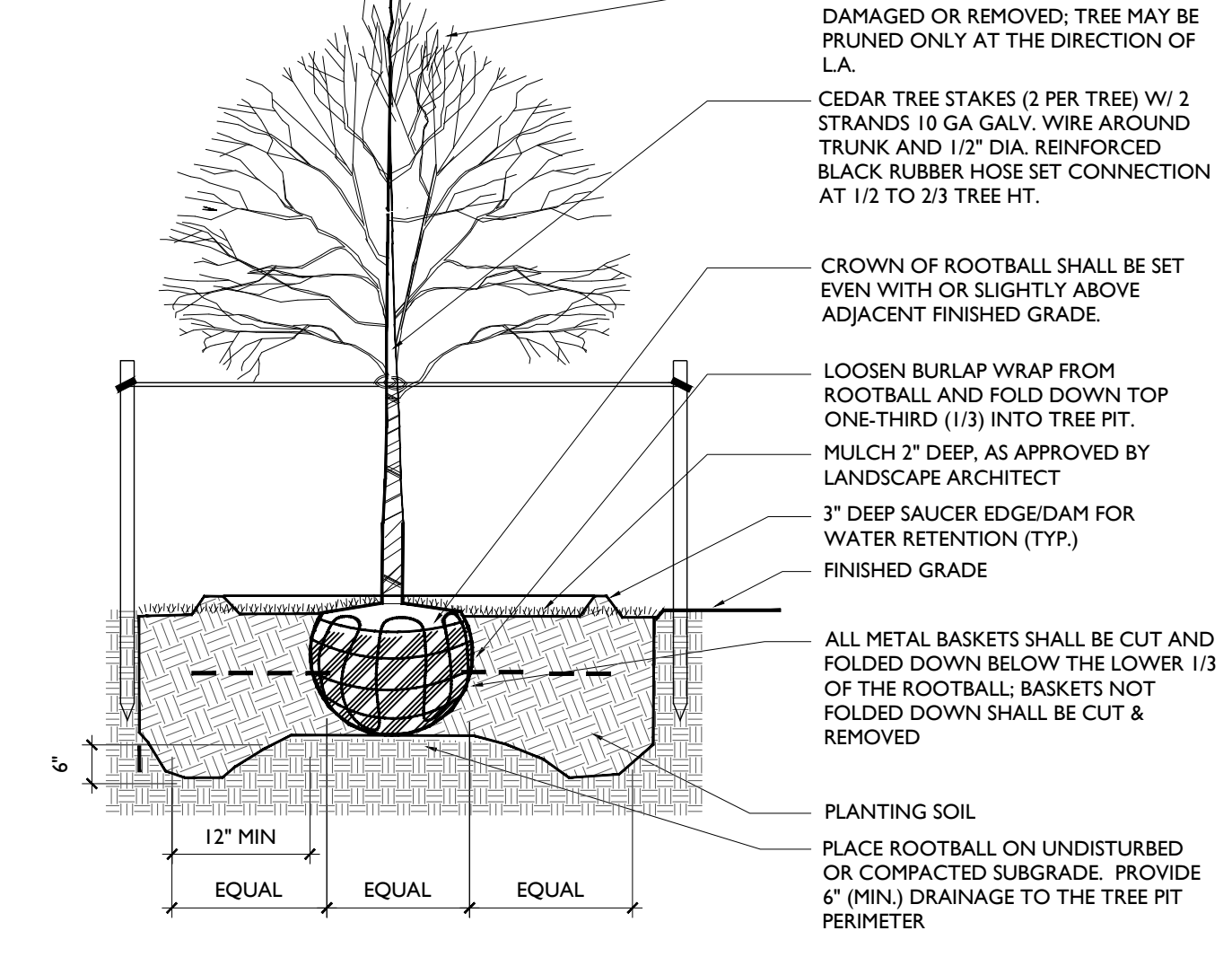
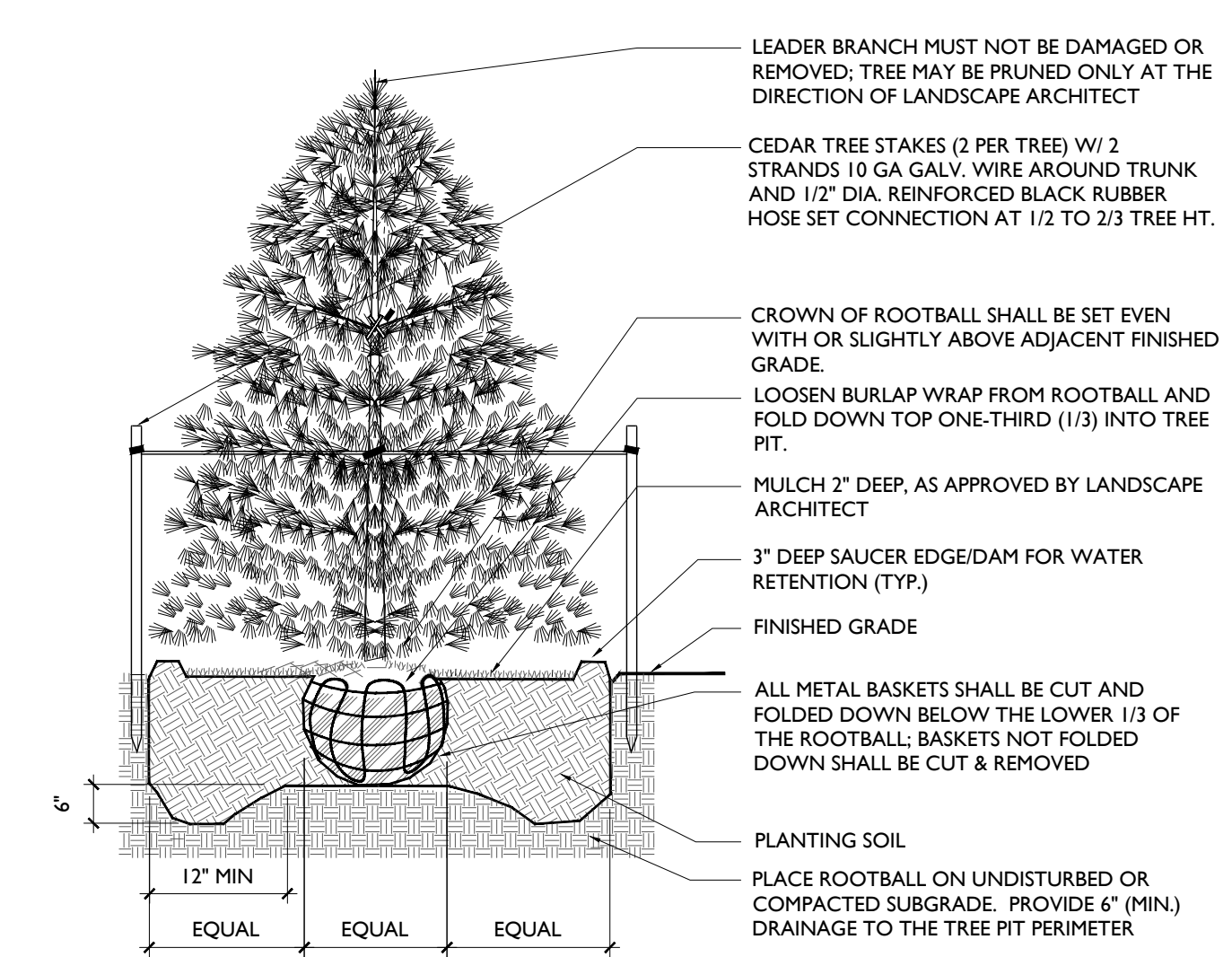


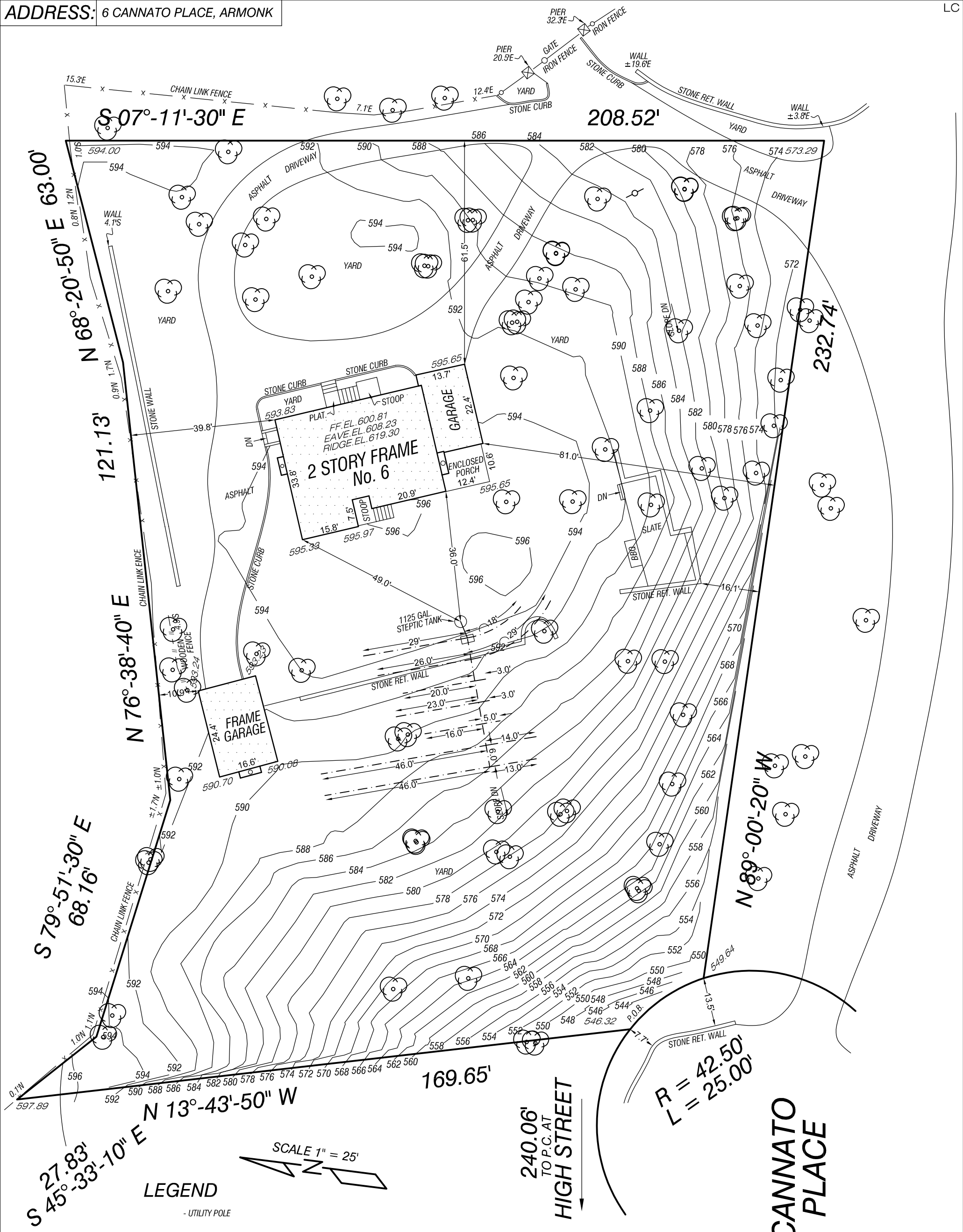
Plant Schedule

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
7	Aesculus parviflora	Bottlebrush Buckeye	3-4 ft	
3	Amelanchier canadensis	Shadblow	8 ft	B&B
20	Astilbe 'Peach Blossom'	Pink Astilbe	1 gal	
12	Buxus sempervirens	Bowwood	30-36"	
5	Calamagrostis 'Karl Foerster'	Feather Reed Grass	2 gal	
8	Clethra alnifolia	Summersweet	3 gal	
3	Cornus florida	American Dogwood	2" in cal	B&B
1	Cornus kousa	Kousa Dogwood	2"	B&B
5	Cornus mas	Corneliancherry Dogwood	3-4 ft	
2	Ilex meserveae 'Blue Princess'	Blue Holly	3 ft	
18	Itea virginica	Sweetgum	3 gal	
10	Panicum virgatum	Switchgrass		
34	Pennisetum 'Hamlyn'	Dwarf Fountain Grass	1 gal	
3	Picea abies	Norway Spruce	8 ft	B&B
10	Pieris japonica	Andromeda	3 gal	
5	Pinus strobus	Eastern White Pine	8-10 ft	B&B
47	Polystichum acrostichoides	Christmas Fern	1 gal	
2	Quercus rubra	Red Oak	3" cal	B&B
23	Spiraea 'Little Princess'	Pink Spirea	3 gal	
1	Syringa vulgaris	Common Lilac	3 ft	
7	Thuja 'Green Giant'	Green Giant Arborvitae	4-5 ft	
6	Viburnum tomentosum	Doublefile Viburnum	4-5 ft	
12500	Turfgrass		SP	



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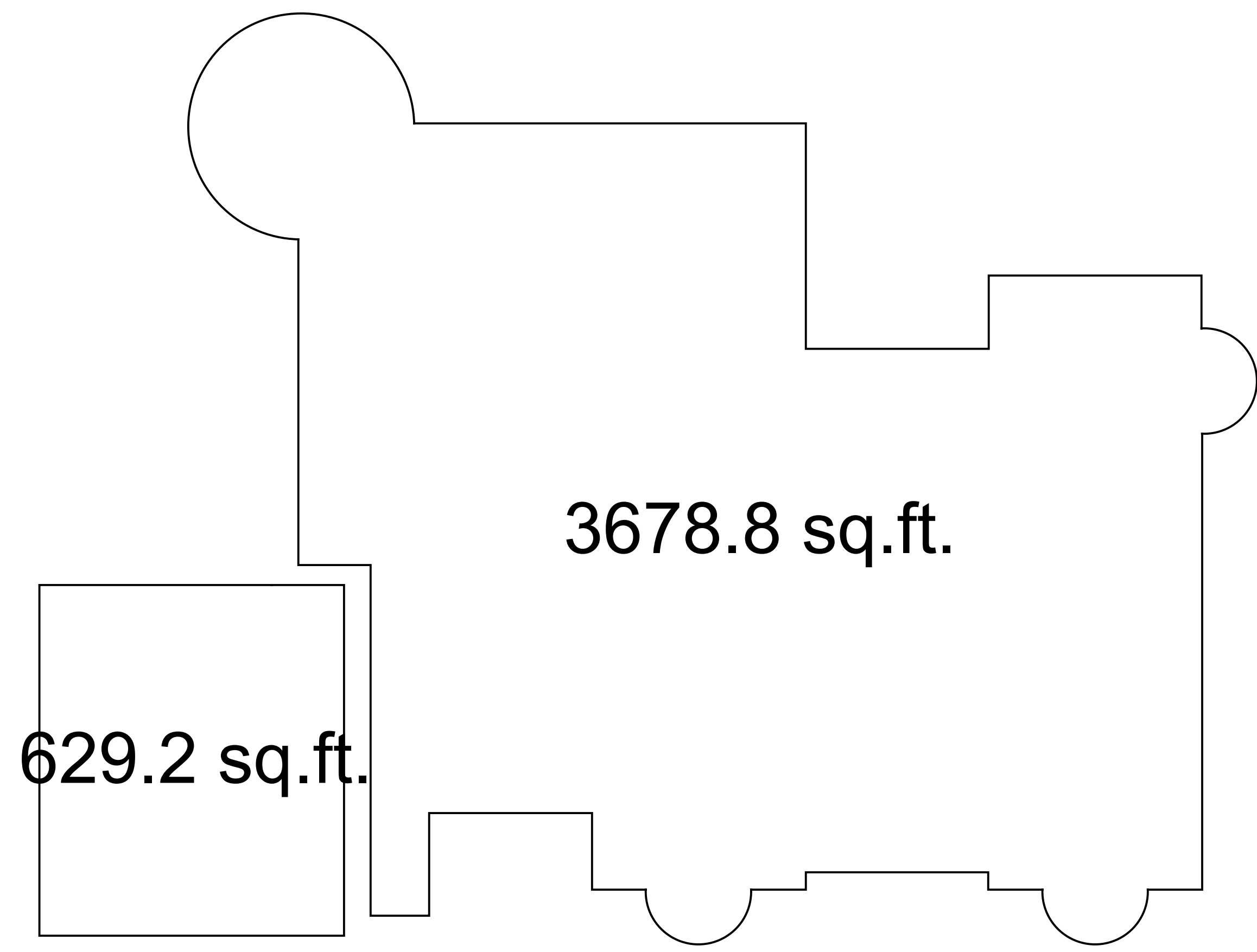
1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND CERTIFIED TO AND ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF A DESCRIPTIVE ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
3. THIS MAP WAS MADE AT A SCALE OF 1"=25' WHEN ORIGINALLY DRAWN.
4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
6. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
7. ALL ELEVATIONS SHOWN IF ANY REFER TO THE NAVD1988.
8. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
9. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
10. SUBSURFACE INFORMATION SHOWN WERE OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
11. SURVEYED AS IN POSSESSION.

CERTIFIED TO:
 TOWN OF NORTH CASTLE

ANASTASIA I. PARSATOON
LAND SURVEYING, P.C.
 1300 JERICO TURNPIKE, STE. 207
 NEW HYDE PARK, NY 11040
 OFFICE (516) 352-0396
 EMAIL: INFO@AIPLS.COM
SURVEY No. PN009336
 TOWN OF NORTH CASTLE
 COUNTY OF WESTCHESTER
 STATE OF NEW YORK
 TAX MAP
 DISTRICT
 SECTION 101.01
 BLOCK 1
 LOT 45

DATE: SEPTEMBER 26th, 2022

ANASTASIA I. PARSATOON, L.S.
 NEW YORK LICENSE 051088

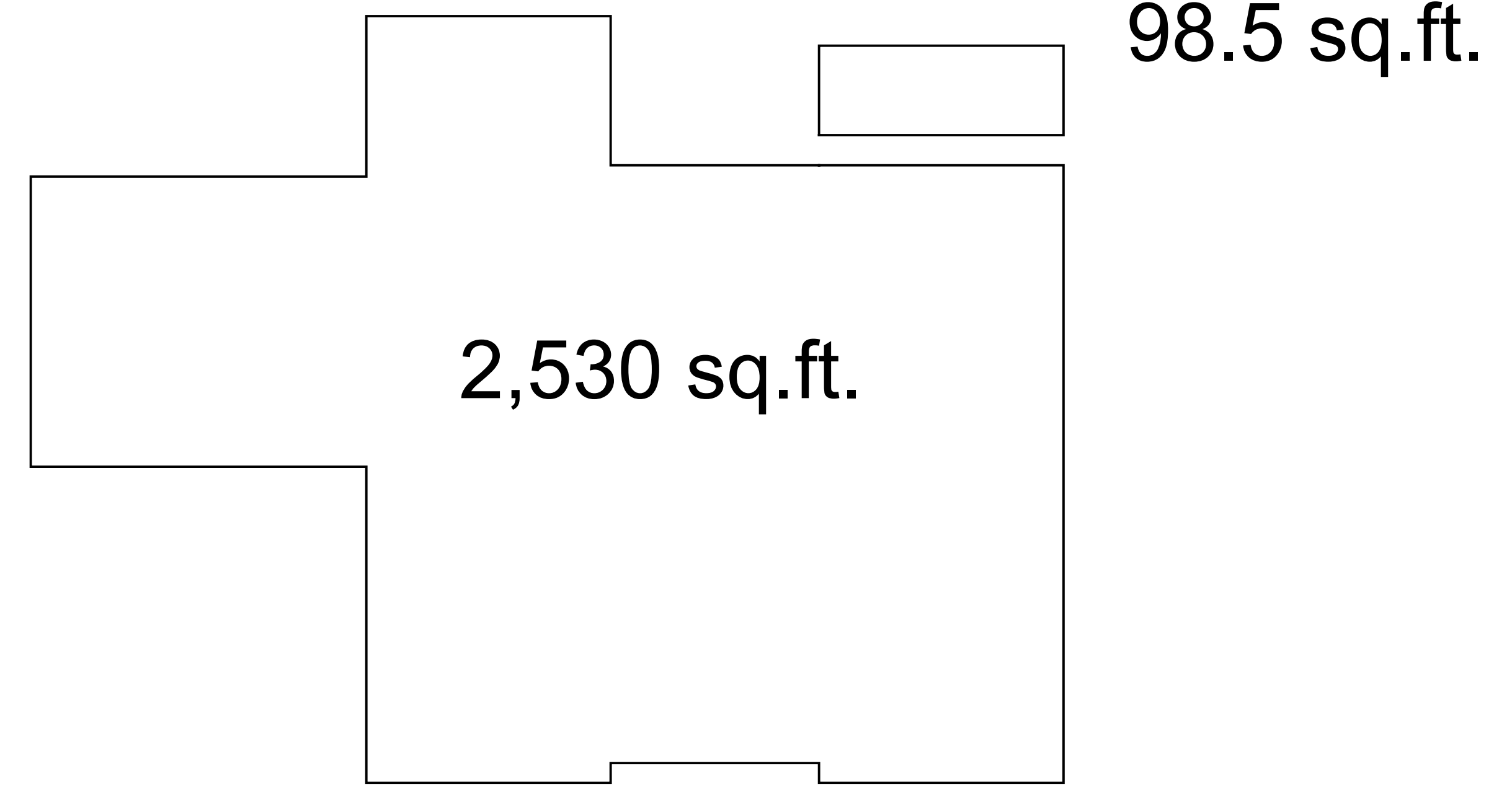


3678.8 sq.ft.

629.2 sq.ft.

FIRST FLOOR 4,308 sq.ft.

PROPOSED TOTAL AREA---6,936.5 sq.ft.
 MAX FLOOR AREA ALLOWED 6,978 sq.ft.



2,530 sq.ft.

98.5 sq.ft.

SECOND FLOOR 2,628.5 sq.ft.

studio rai

Architectural Design P.C.
 50 FIFTH AVE.
 PELHAM NY 10803
 914-273-6843
 WWW.STUDIORAI.COM

ARCHITECTS

HUDSON ENGINEERING & CONSULTING, P.C.
 45 KNOLLWOOD ROAD - SUITE 201
 ELMSFORD, NEW YORK 10523

CIVIL ENGINEERS

POUNDER DESIGN GROUP
 LANDSCAPE ARCHITECTURE + DESIGN
 PLANNING
 228 MERRYALL ROAD
 NEW MILFORD, CT 06776

LANDSCAPE ENGINEER

CONSULTANT

PROPOSED RESIDENCE
 6 CANNATO PLACE
 ARMONK, NY 10504

No.	Revision	Date	Description
1		8-4-23	PLANNING BOARD SUBMISSION
2		8-9-23	ARB SUBMITTAL
-		-	-
1		11-10-23	PLANNING BOARD SUBMISSION
-		-	-
-		-	-
-		-	-
-		-	-
-		-	-
-		-	-
-		-	-
-		-	-
-		-	-
-		-	-
-		-	-

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI ARCHITECTURAL DESIGN P.C. IT IS PROHIBITED TO REPRODUCE OR TO BE USED FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTY FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.



KEY PLAN

AREA CALCULATIONS

DRAWING TITLE

AR

DRAWING NUMBER

	DATE	_____
	BY	_____
	BY	_____
	PROJECT NO.	_____
	SCALE	AS SHOWN
	SHEET	_____

No. Revision	Date	Description
1	8-4-23	PLANNING BOARD SUBMISSION
2	8-9-23	ARB SUBMITTAL
-	-	-
1	11-10-23	PLANNING BOARD SUBMISSION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-


DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI ARCHITECTURAL DESIGN P.C. IT IS PROHIBITED TO REPRODUCE, COPY, SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.

KEY PLAN

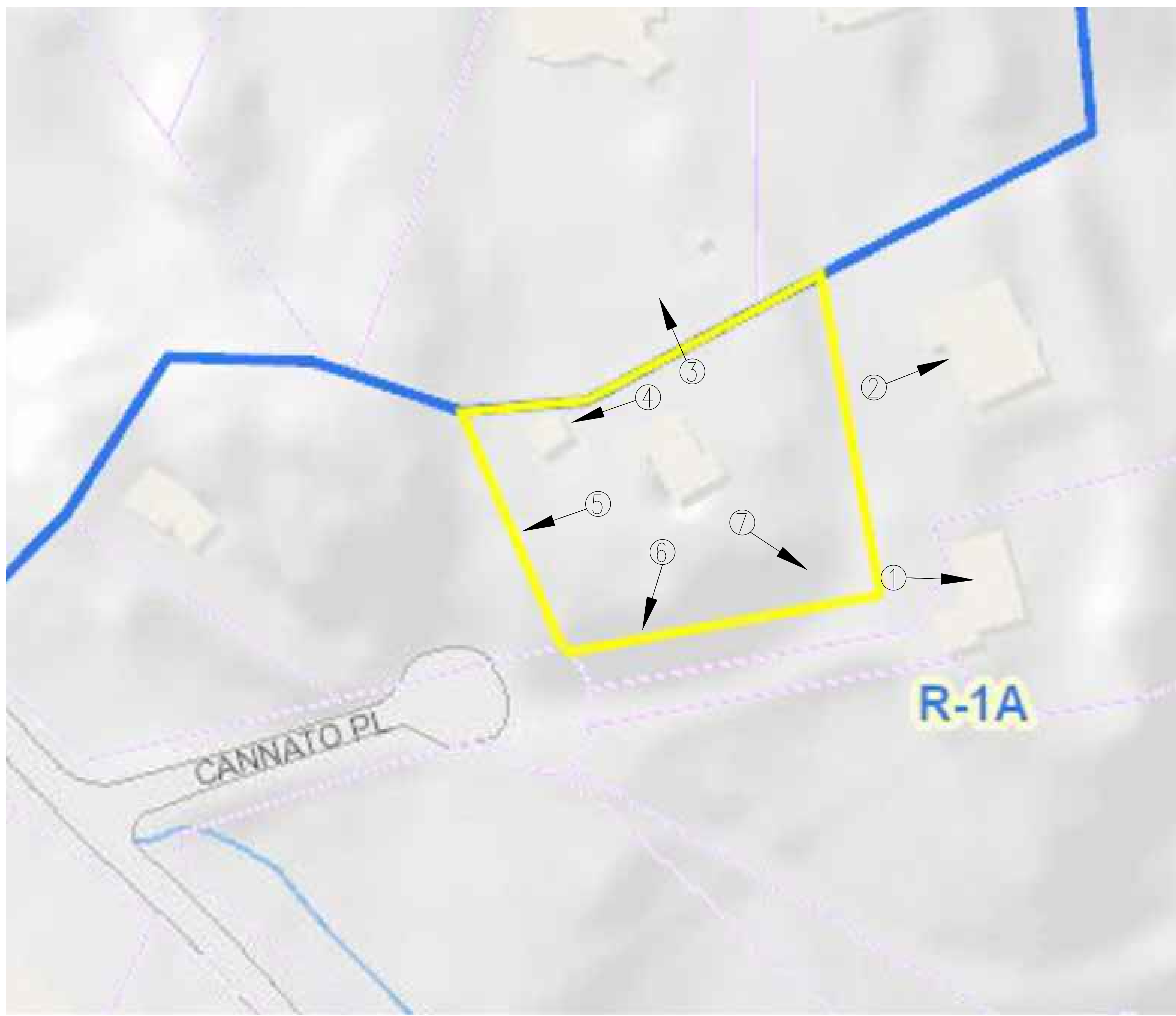
CONTEXT PHOTOS

DRAWING NUMBER
A-100

DATE: 11/10/23
 DRAWN BY: LLD
 BY: LLD
 PROJECT NO: 23-10101
 SCALE: AS NOTED
 SEAL SIGNATURE




3



2



1



4



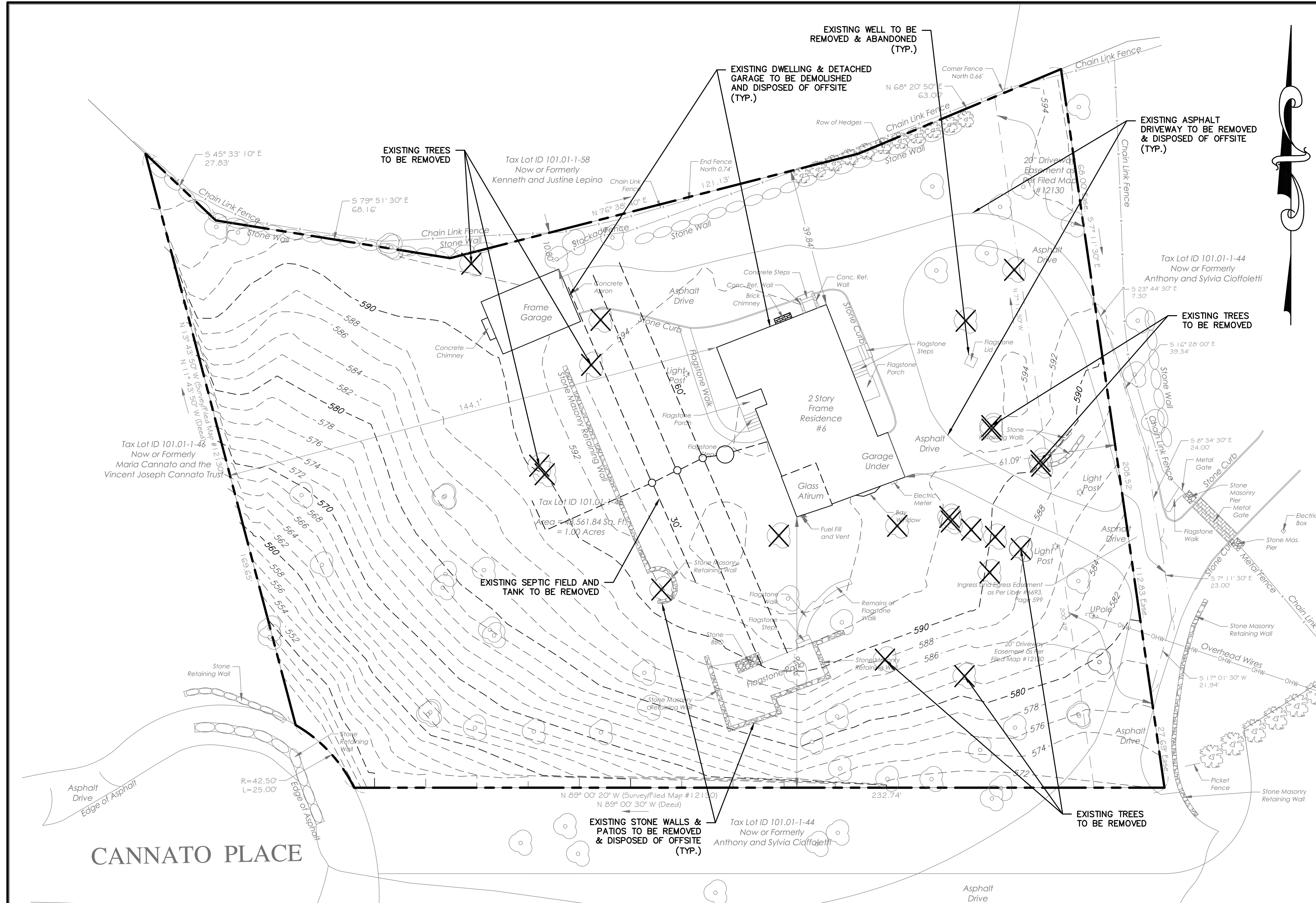
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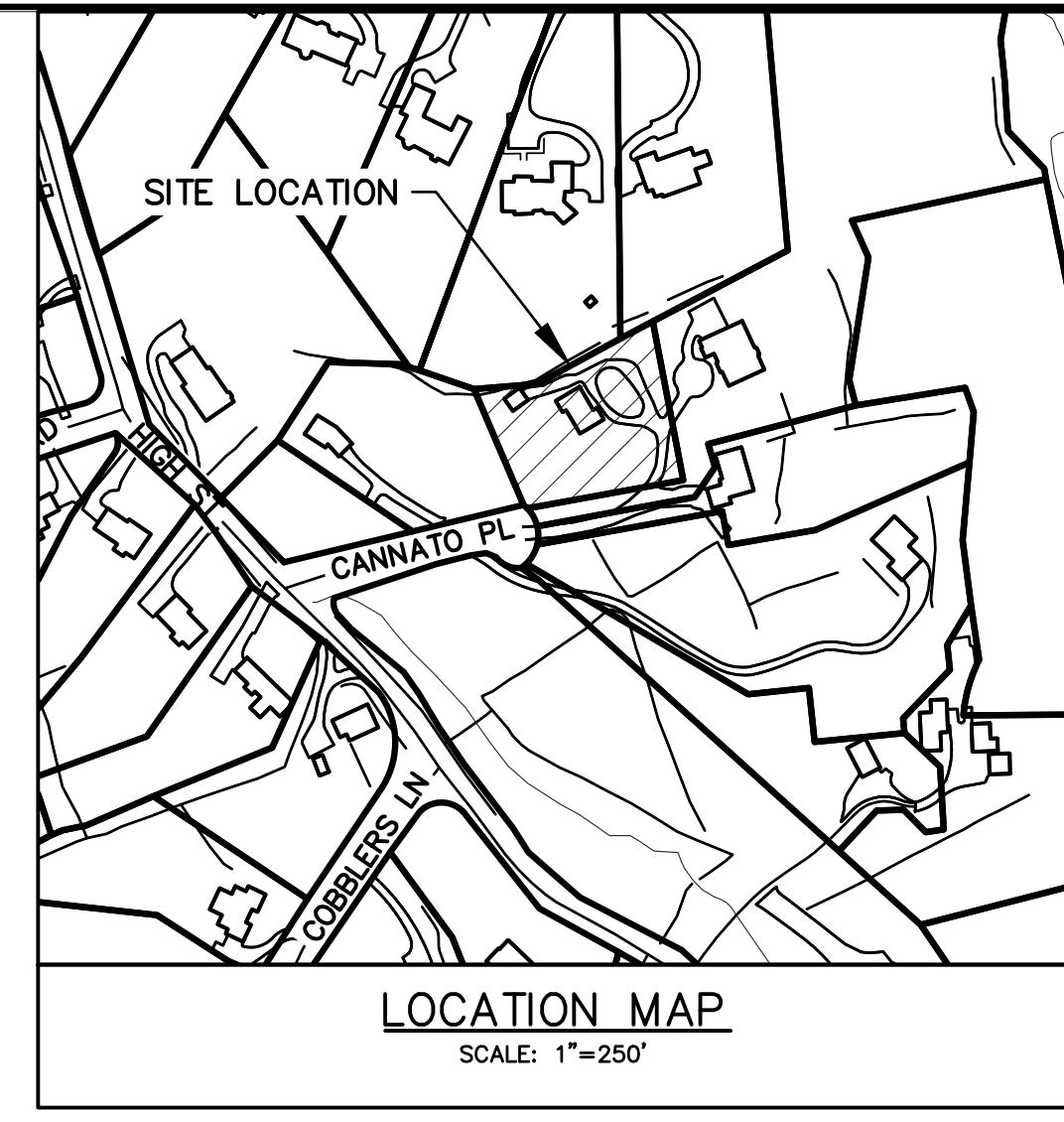
6



7



- GENERAL NOTES:**
1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
 2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I., A.I.S.C., ZONING, AND THE NEW YORK STATE BUILDING CODE.
 4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
 5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
 6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
 8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
 9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
 10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
 11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
 12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
 13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C. AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C. SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER C02010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
 14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.



6 CANNATO PLACE - ZONING ANALYSIS TABLE

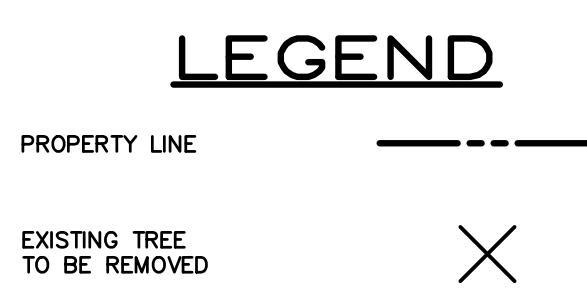
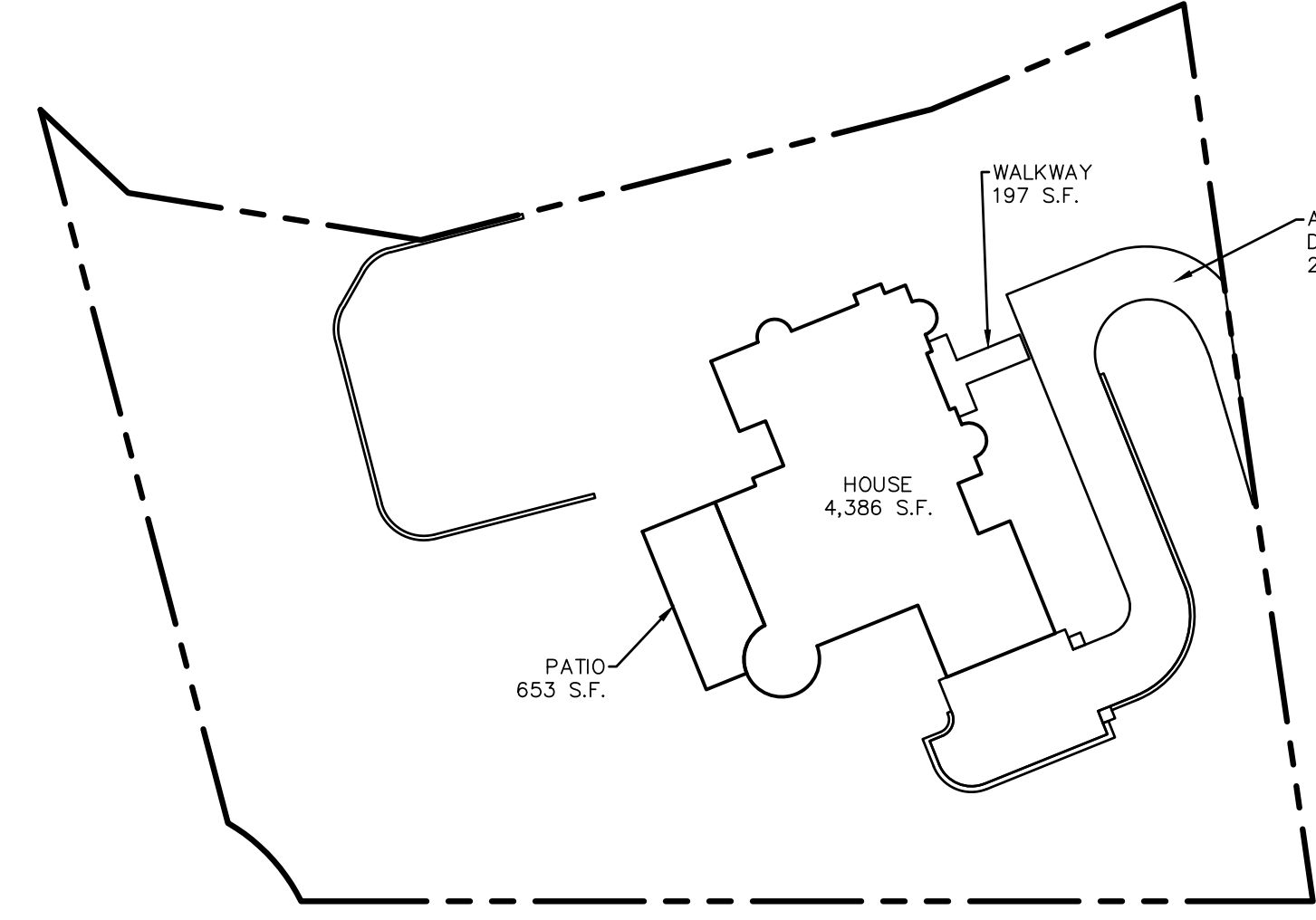
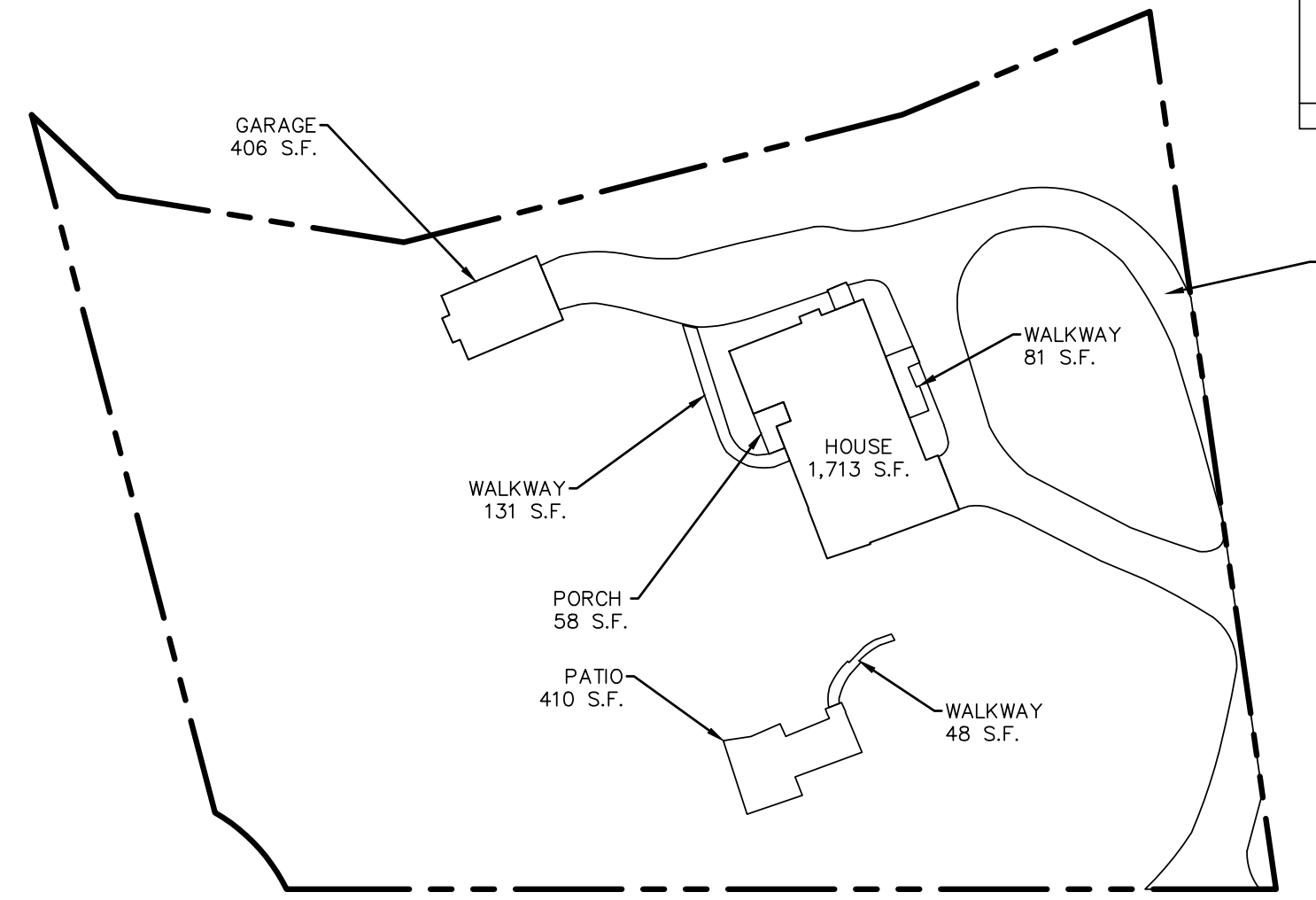
SECTION: 101.01 BLOCK: 1	LOT: 45	DISTRICT: R-1A One-Family Residence		
REGULATION	Required	Existing	Proposed	
Min. Lot Area (S.F.)	43,560	43,562	N/C	
Min. Lot Width (ft.)	125	205.8	N/C	
Min. Lot Depth (ft.)	150	232.7	N/C	
Min. Yards				
- Front (ft.)	50	144.1	124.5	
- Side 1 (ft.)	25	39.8	35.0	
- Side 2 (ft.)	25	77.6	48.0	
- Rear (ft.)	40	61.09	50	
Building Coverage (S.F.)	Per Lot Size	1,713	4,386	
Max Building Coverage (%)	12.0%	3.9%	10.0%	

SLOPE ANALYSIS (ENTIRE SITE)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	18271	
2	15%	25%	6560	
3	25%	35%	5913	
4	35%	Vertical	12818	

BUILDING	IMPERVIOUS
HOUSE = 1,713	DRIVEWAY = 4,147
GARAGE = 406	WALKWAYS = 260
	PATIO = 410
	PORCH = 58
TOTAL=2,119	TOTAL=4,875
	TOTAL=6,994 S.F.

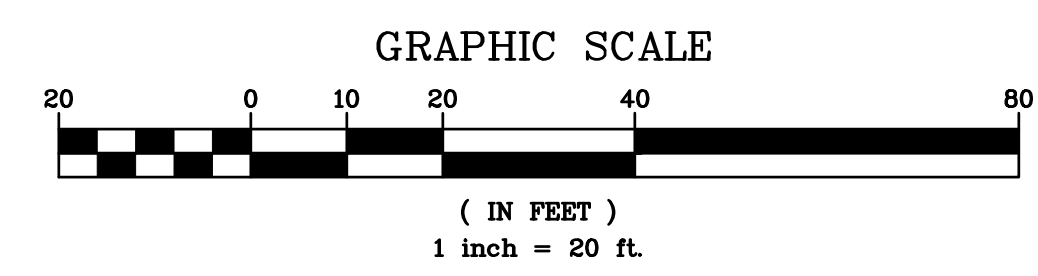
BUILDING	IMPERVIOUS
HOUSE = 4,386	DRIVEWAY = 2,989
	WALKWAYS = 197
	PATIO = 653
TOTAL=4,386	TOTAL=3,839
	TOTAL=8,225 S.F.



EXISTING LOT COVERAGE
SCALE: 1"=40'

PROPOSED LOT COVERAGE
SCALE: 1"=40'

EXISTING INFORMATION SHOWN HEREON PROVIDED BY ANASTASIA I. PARSATOON LAND SURVEYING, P.C. DATED SEPTEMBER 26, 2022.

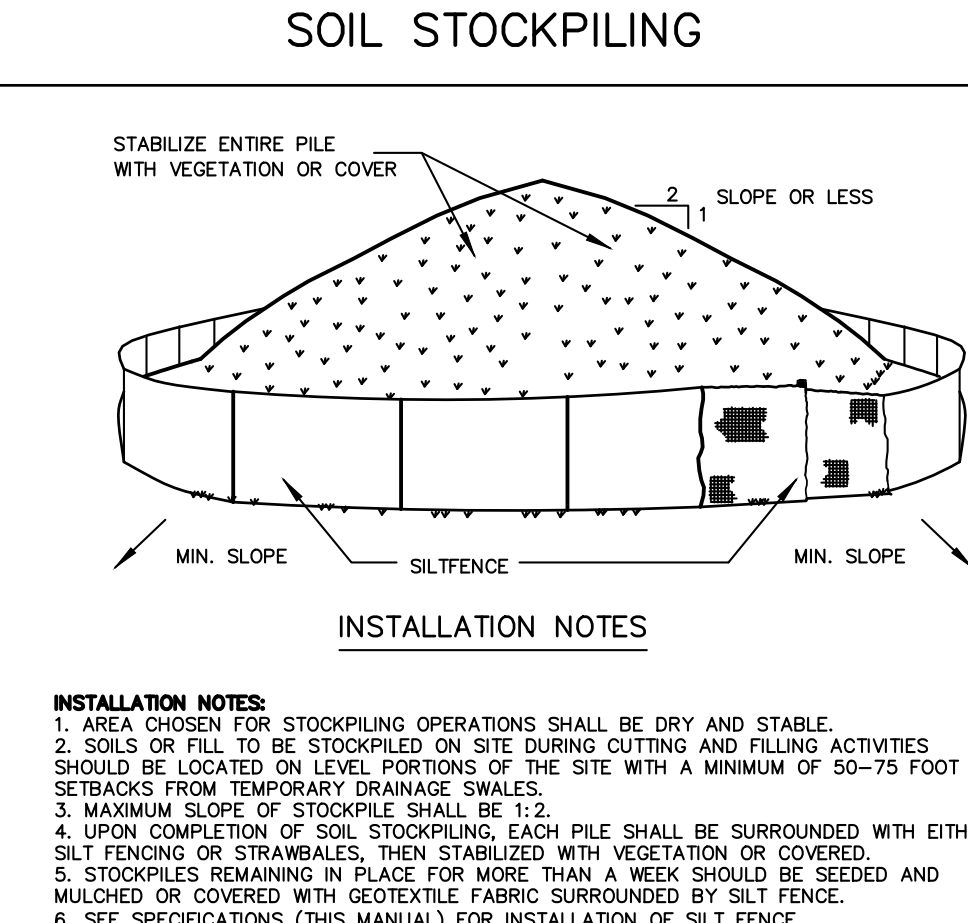
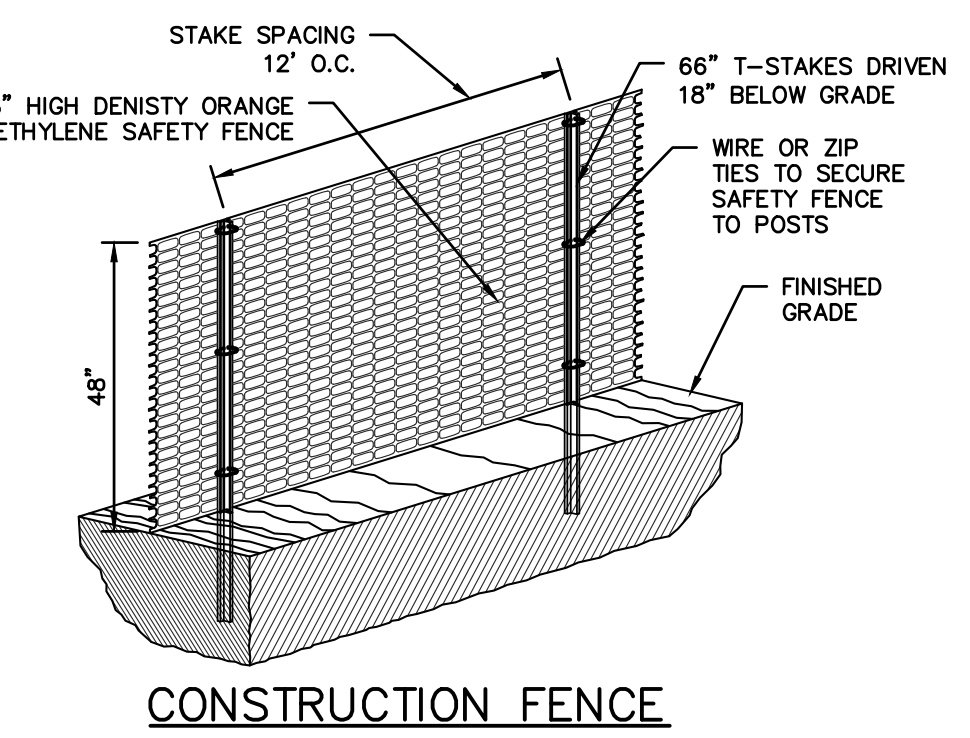
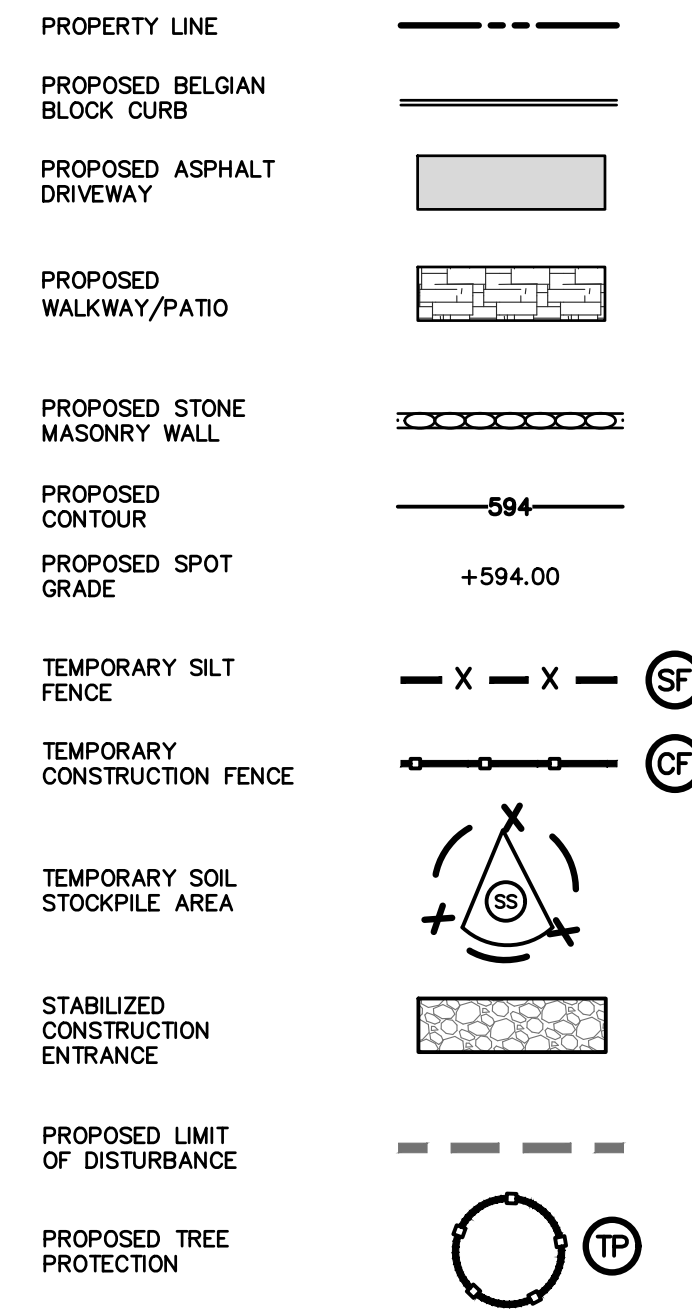


PROJECT: PROPOSED SINGLE-FAMILY DWELLING 6 CANNATO PLACE TOWN OF NORTH CASTLE WESTCHESTER COUNTY - NEW YORK		Date: 06/01/23 Sheet: 1 of 1 Scale: 1" = 20' Designed By: N.S. Checked By: M.S. Sheet No. 4
		EXISTING CONDITIONS PLAN
		 HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023

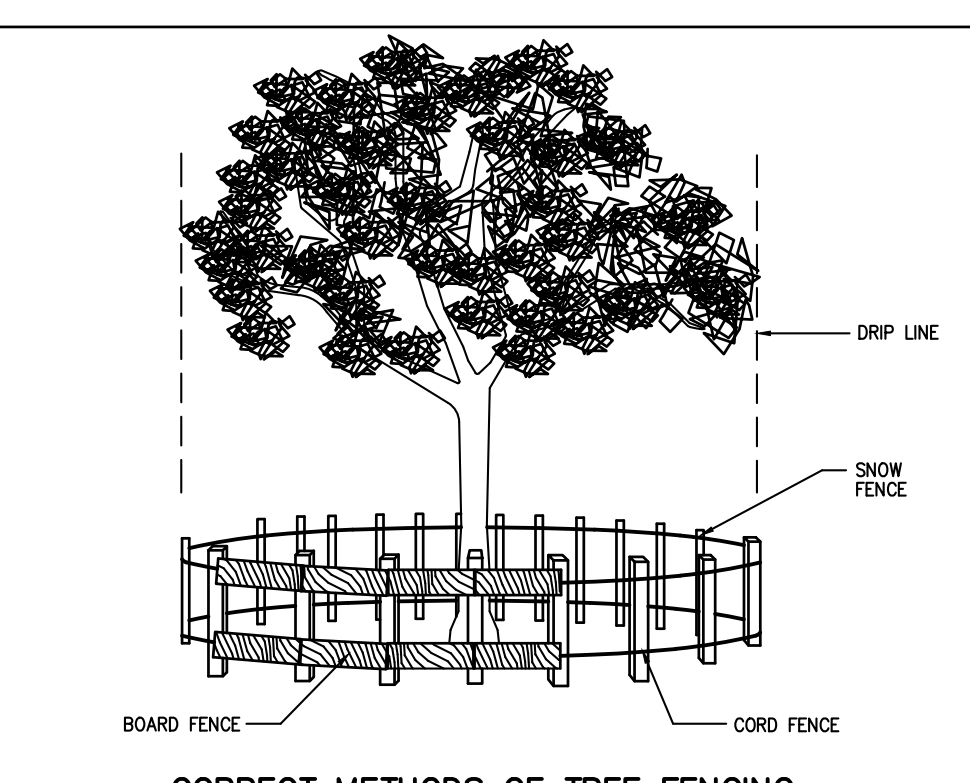
ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



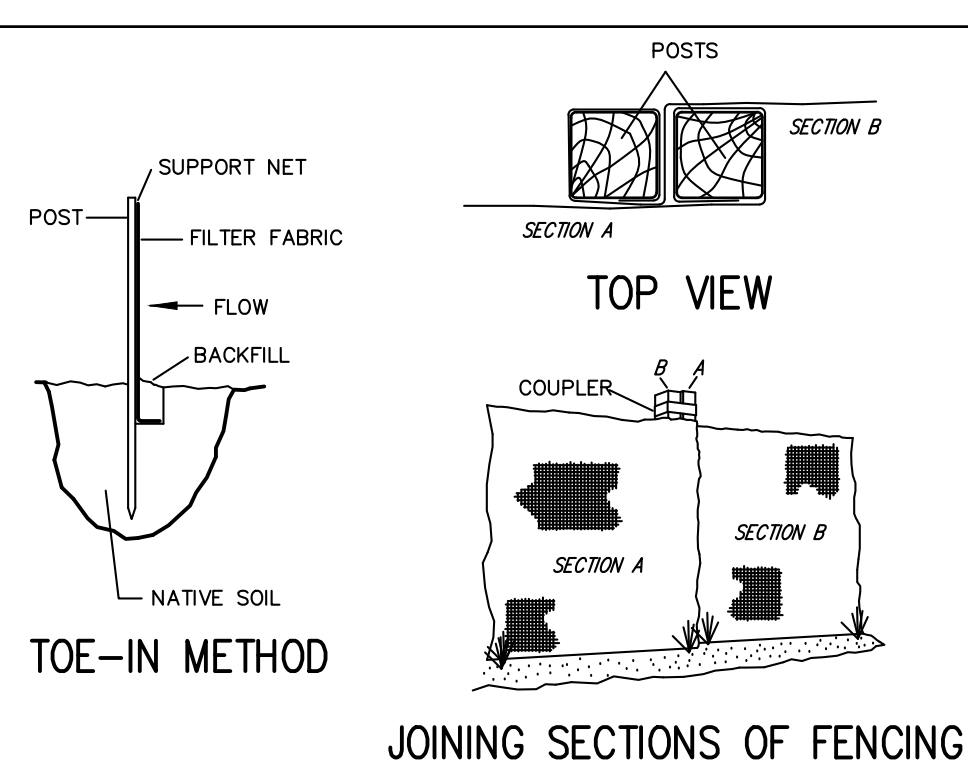
LEGEND



FENCING AND ARMORING



SILT FENCE



CANNATO PLACE

SLOPE ANALYSIS (LIMIT OF DISTURBANCE)

NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	16758	
2	15%	25%	5122	
3	25%	35%	3302	
4	35%	Vertical	3138	

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
 NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
 INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)
 AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT. INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY - FINAL GRADING
 REMOVE UNNEEDED SUBGRADE FROM SITE. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

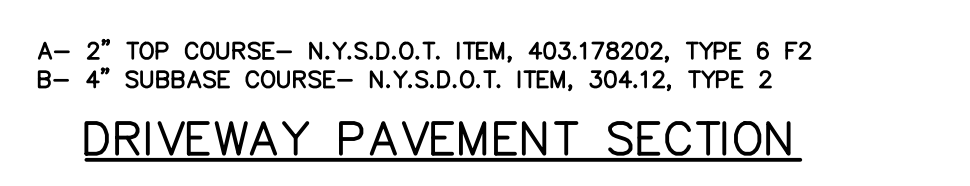
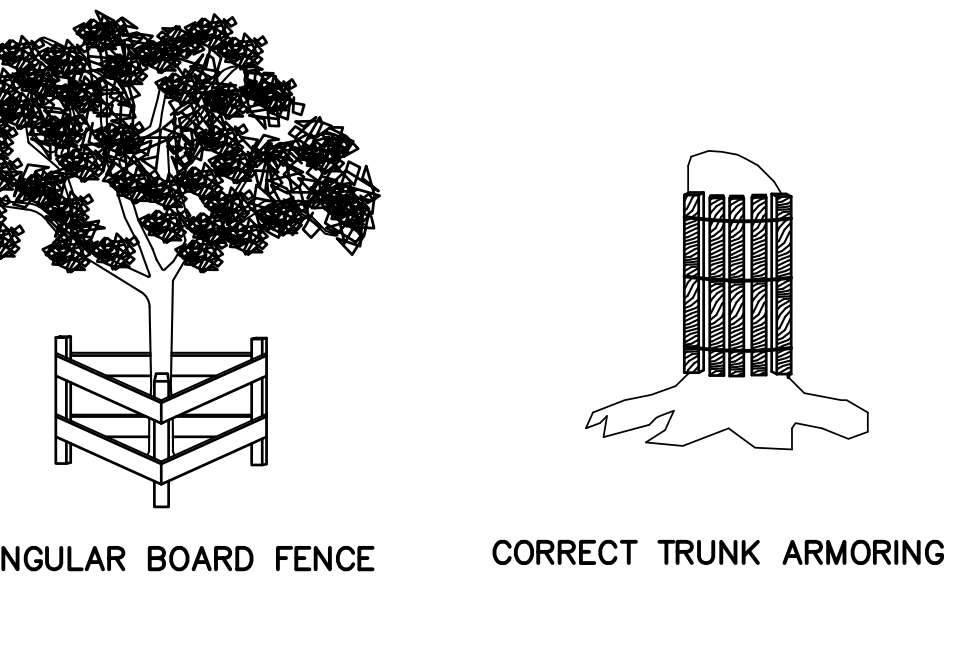
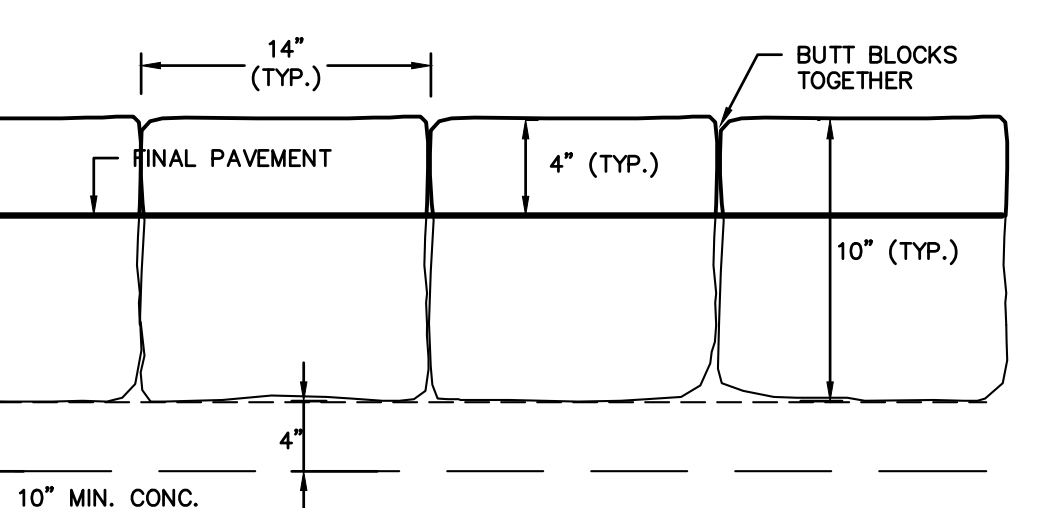
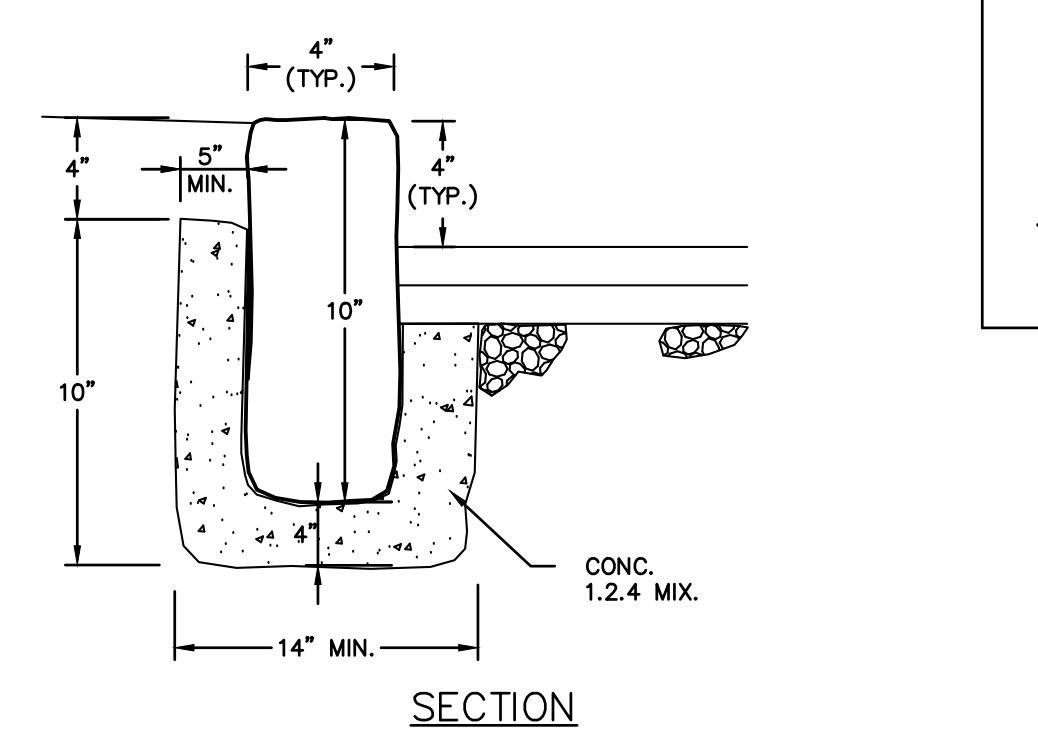
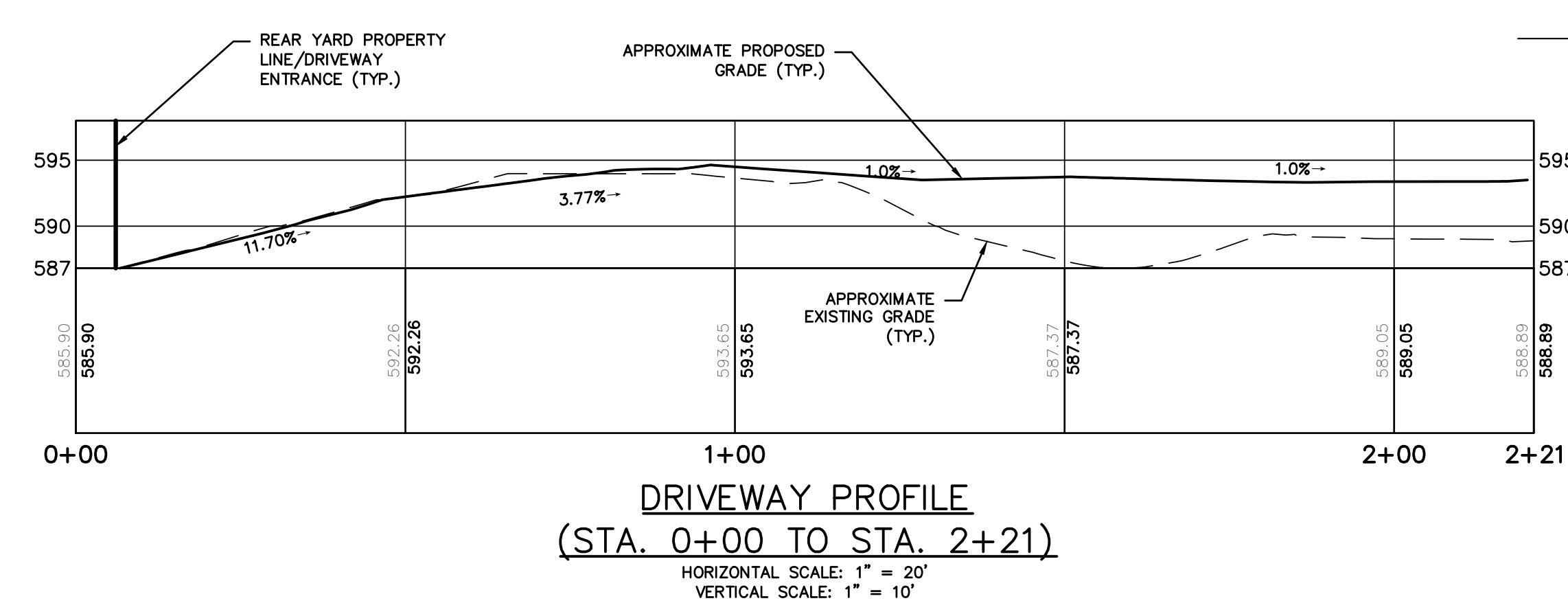
INSPECTION BY MUNICIPALITY - LANDSCAPING
 SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING
 GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

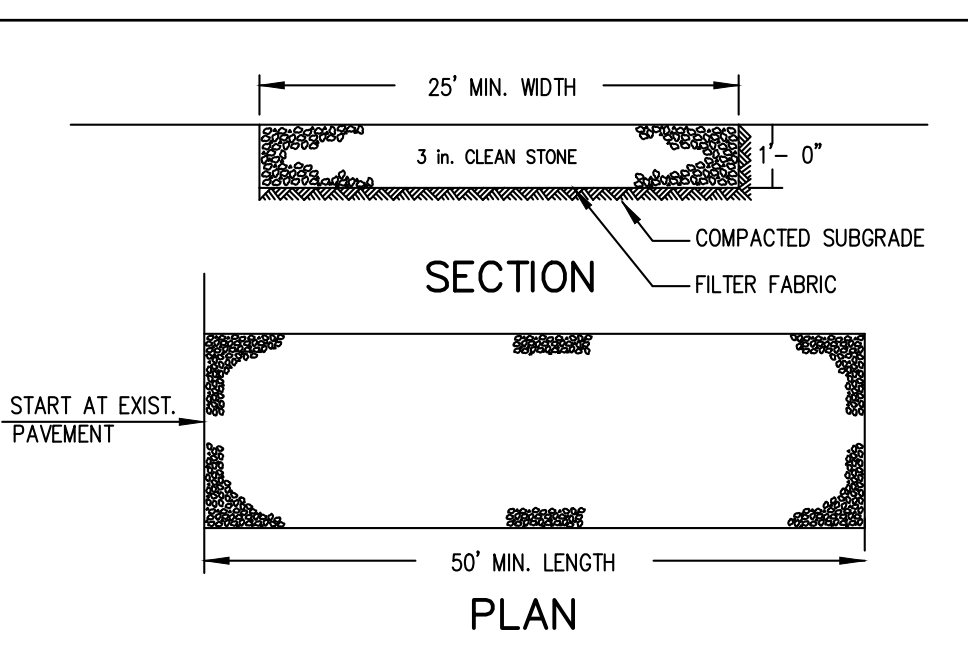
INSPECTION BY MUNICIPALITY - FINAL INSPECTION
 ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

TOWN OF NORTH CASTLE NOTES:

1. WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE INSPECTED DURING ITS INSTALLATION AND CERTIFIED BY THE DESIGN PROFESSIONAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION.
2. ALL WALLS BY OTHERS



STABILIZED CONSTRUCTION ENTRANCE



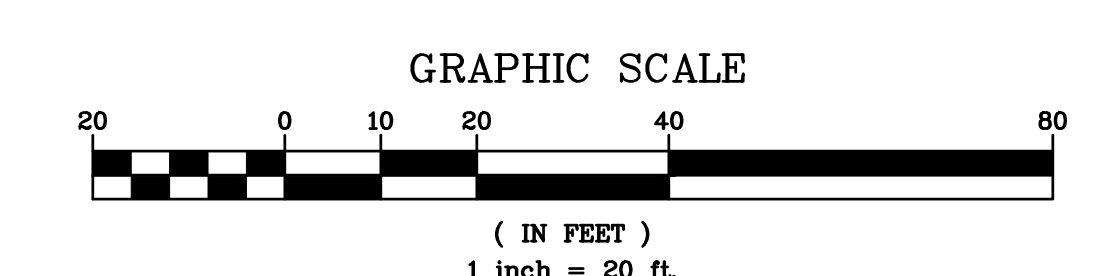
INSTALLATION NOTES:

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
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 EACH RAIN.

Cut/Fill Summary

Item	2d Area	Cut	Fill	Net
Proposed Cut/Fill	26501.89 Sq. Ft.	1540.77 Cu. Yd.	1247.52 Cu. Yd.	313.25 Cu. Yd. (+cut)
Total	26501.89 Sq. Ft.	1540.77 Cu. Yd.	1247.52 Cu. Yd.	313.25 Cu. Yd. (+cut)

EROSION & SEDIMENT CONTROL PLAN IS BASED ON EXISTING INFORMATION SHOWN HEREON PROVIDED BY ANASTASIA I. PARSATOON LAND SURVEYING, P.C. DATED SEPTEMBER 26, 2022.



PROJECT:
 PROPOSED SINGLE-FAMILY DWELLING
 6 CANNATO PLACE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY - NEW YORK

EROSION & SEDIMENT CONTROL PLAN

HUDSON ENGINEERING & CONSULTING, P.C.
 45 Knollwood Road, Suite 201
 Elmsford, New York 10523
 T: 914-909-0420
 F: 914-560-2086
 © 2023

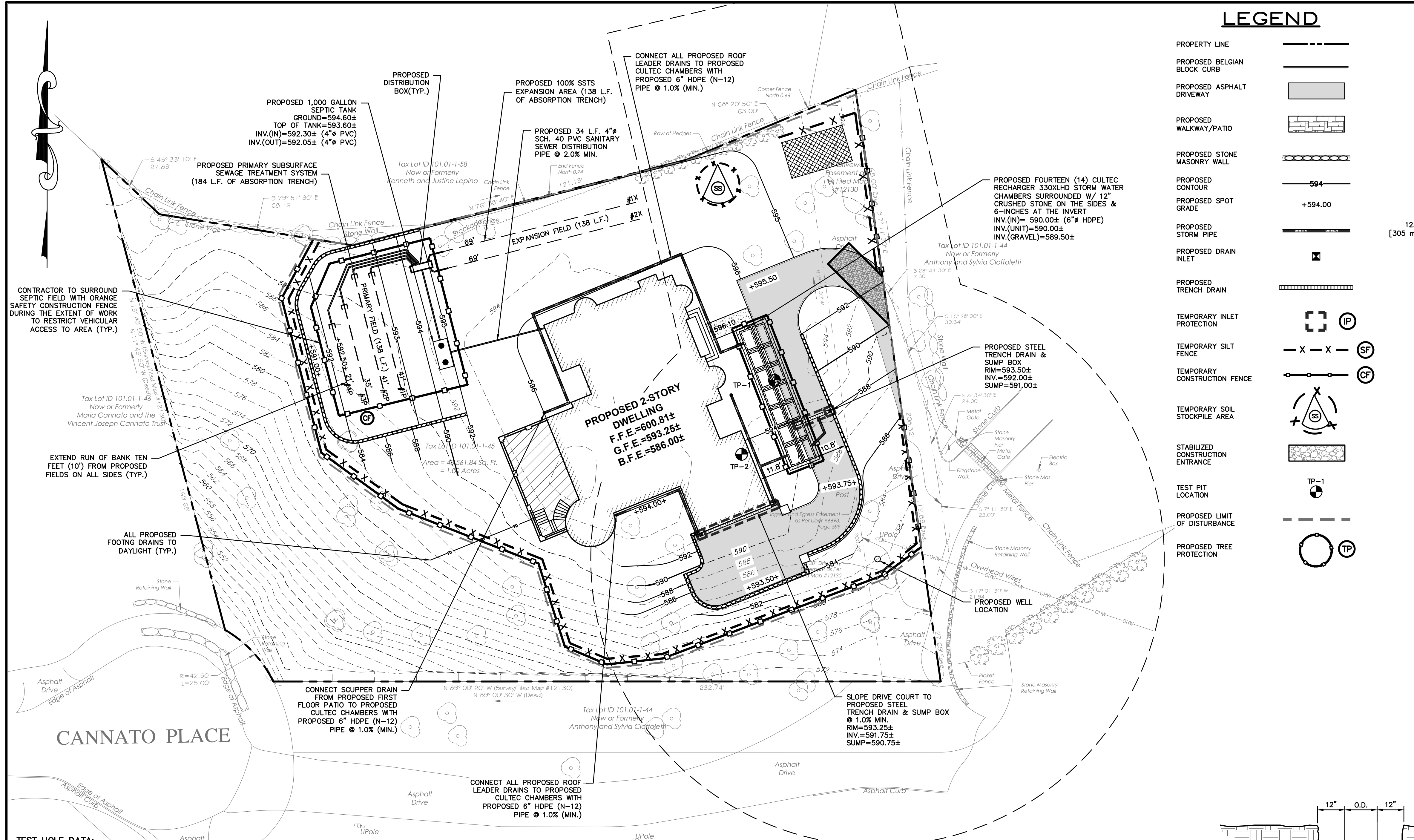
HEC

STATE OF NEW YORK
 MICHAEL J. STEIN
 LICENSED PROFESSIONAL ENGINEER
 No. 80651

Date: 06/01/23
 Scale: 1" = 20'
 Designed By: N.S.
 Checked By: M.S.
 Sheet No. 4

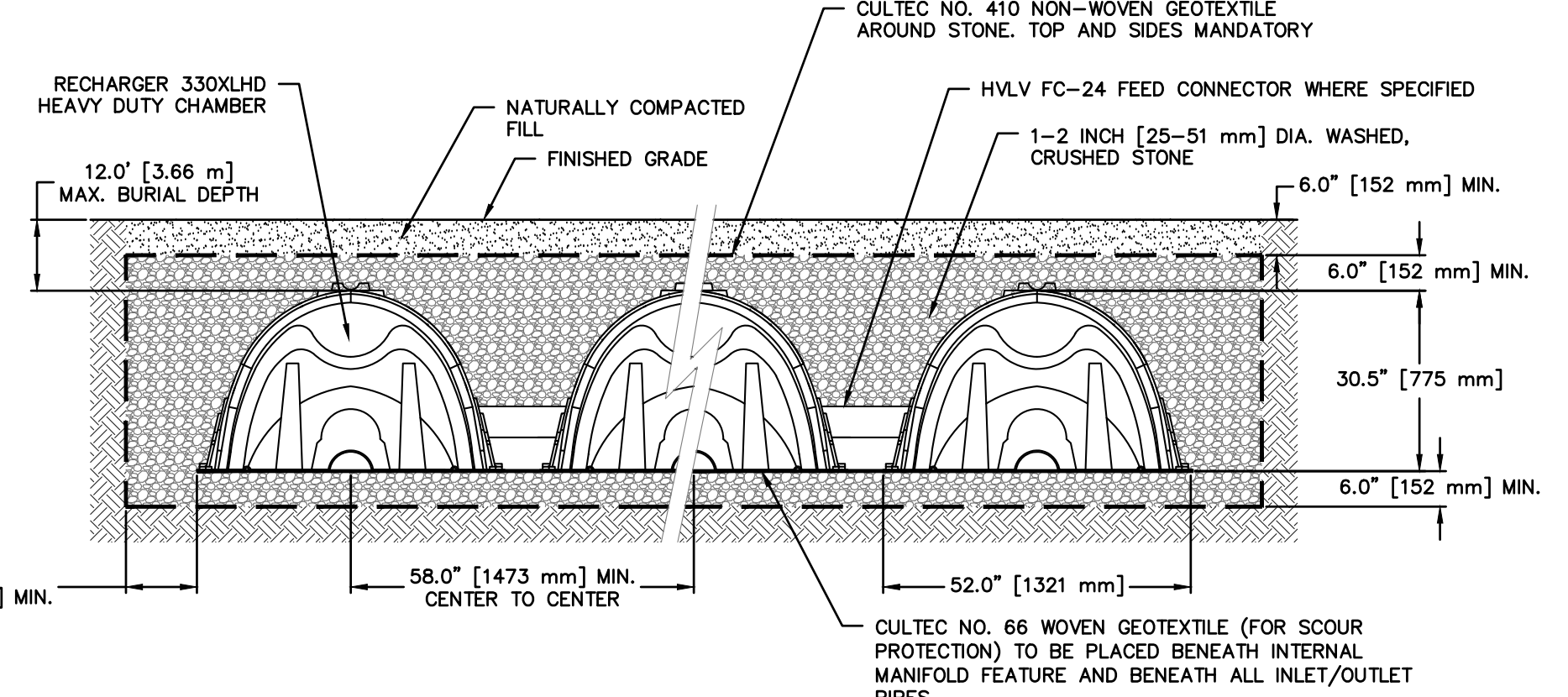
C-2

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LEGEND

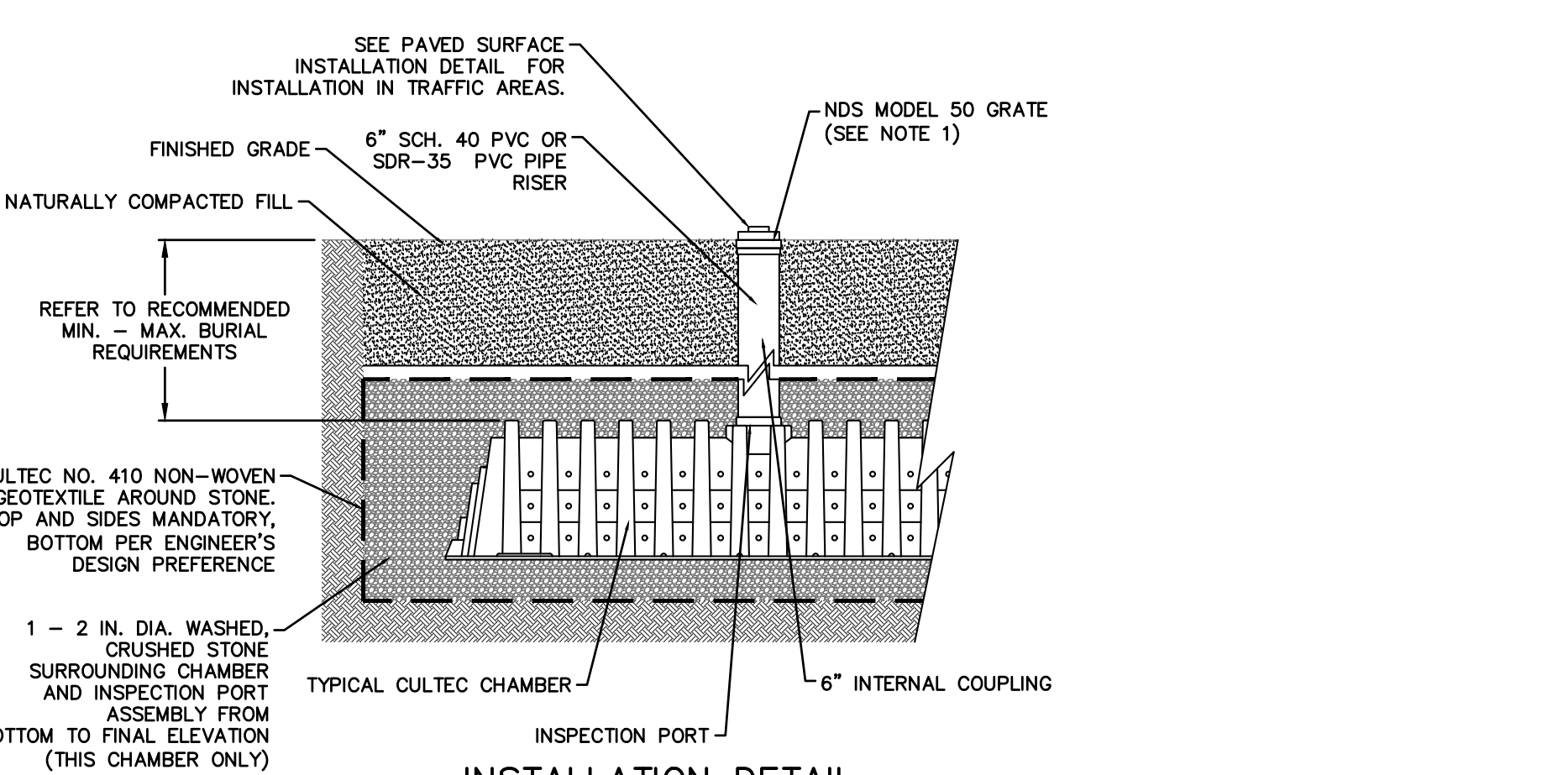
- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WALKWAY/PATIO
- PROPOSED STONE MASONRY WALL
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED TRENCH DRAIN
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE PROTECTION



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT (1.05 m³/m) PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

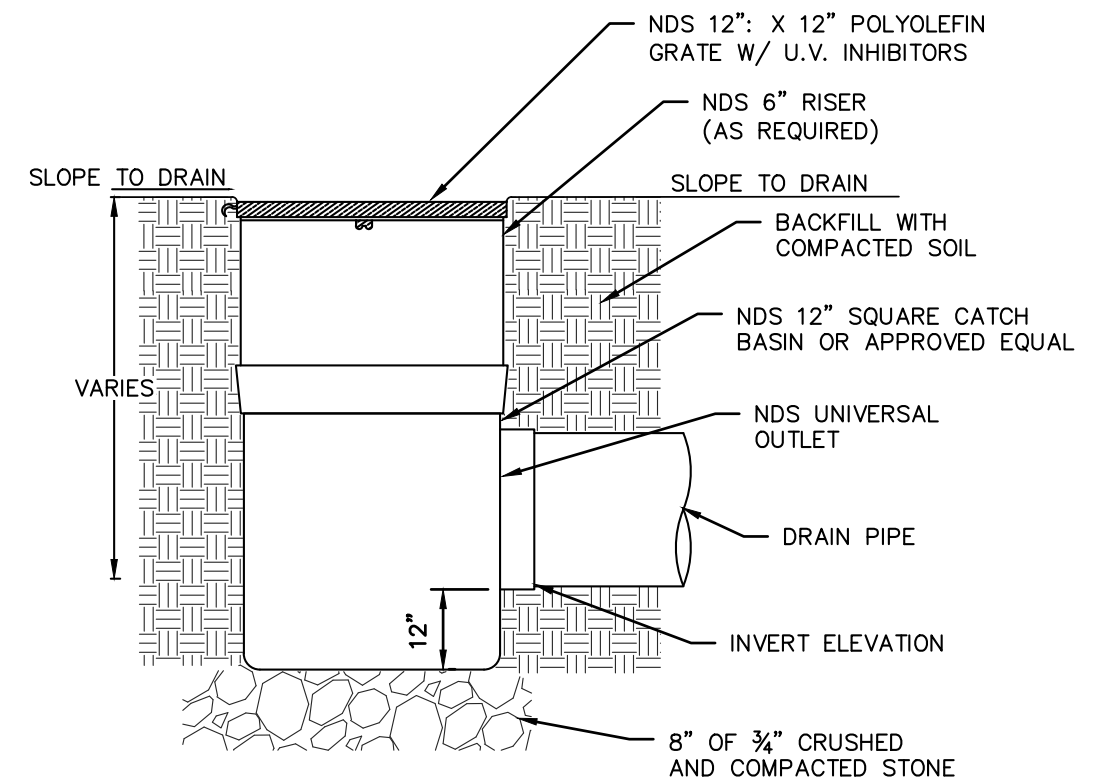
CULTEC RECHARGER 330XLHD



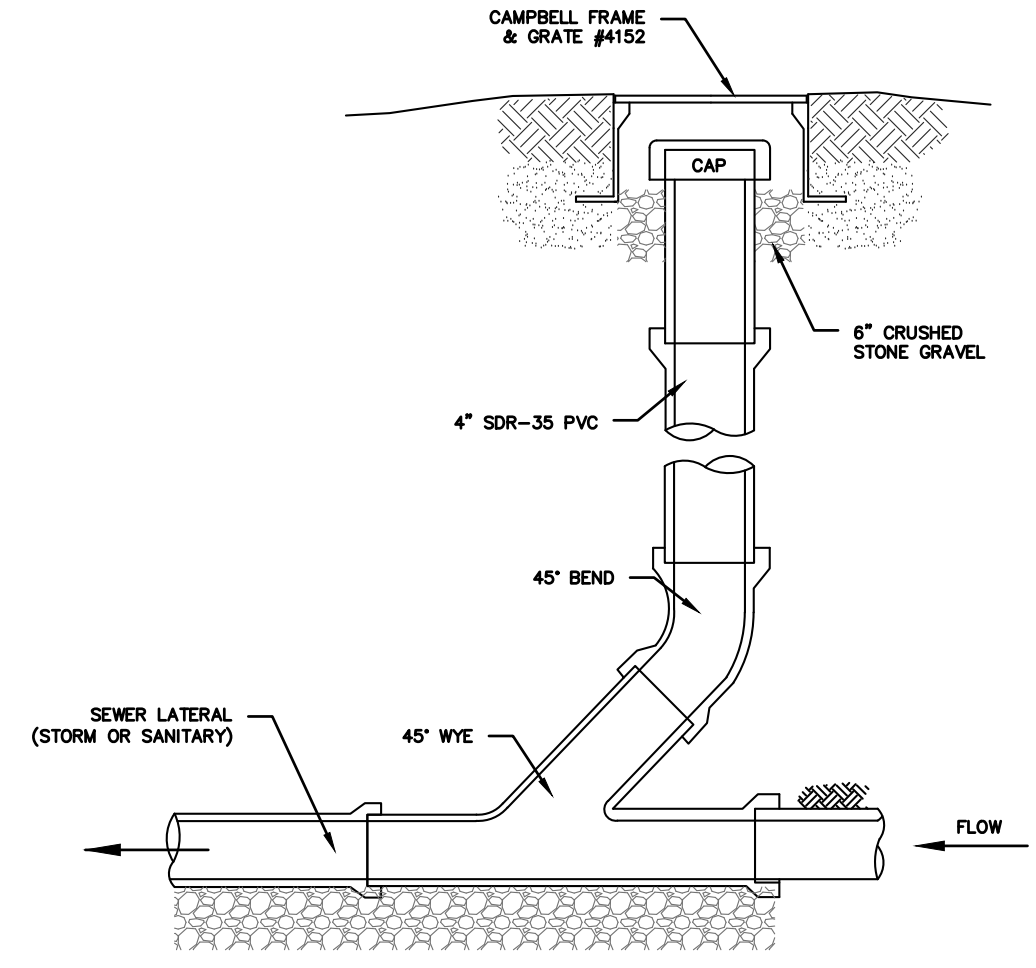
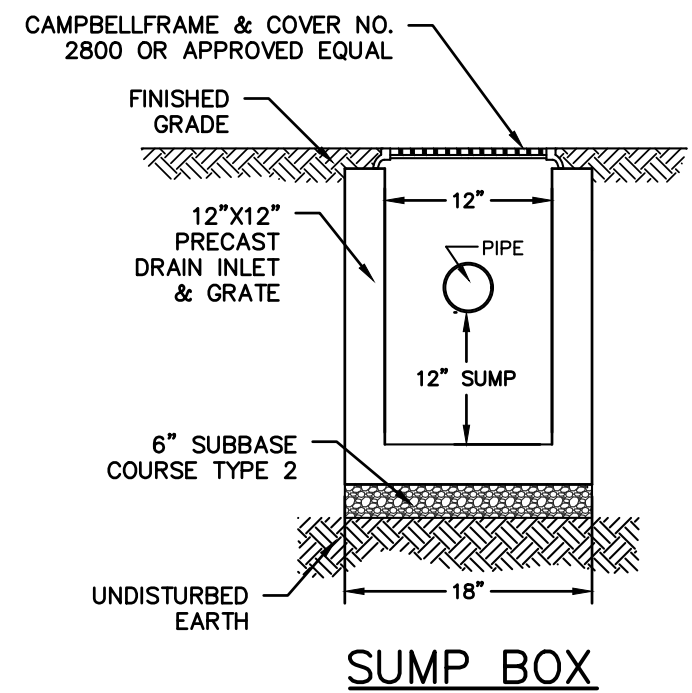
**INSTALLATION DETAIL
CULTEC INSPECTION PORT**

- NOTES:**
- WHEN ACCESS PORT IS UTILIZED AS SYSTEM OVERFLOW, INSTALL NDS MODEL 50 GRATE. GRATE TO BE SET 1/2" ABOVE ADJACENT GRADE. ADJACENT GRADE TO PITCH AWAY FROM ACCESS PORT IN ALL DIRECTION.
 - INSPECTION PORT NOT TO SERVE AS OVERFLOW WHEN INSTALLED IN PAVED/TRAFFIC AREAS.

- TEST HOLE DATA:**
- TEST HOLE #1**
DEPTH - 96"
0-6" TOPSOIL
6-96" SANDY LOAM W/ SMALL ROCKS
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 51.67 INCHES/HOUR
- TEST HOLE #2**
DEPTH - 40"
0-5" TOPSOIL
5-40" MOD. COMPACT SANDY LOAM W/ SOME SILT
NO GROUNDWATER
LEDGE ROCK @ 40"
- TEST HOLE #3**
DEPTH - 40"
0-4" TOPSOIL
4-48" SANDY LOAM, VERY ROCKY
NO GROUNDWATER
PERD. LEDGE ROCK @ 48"



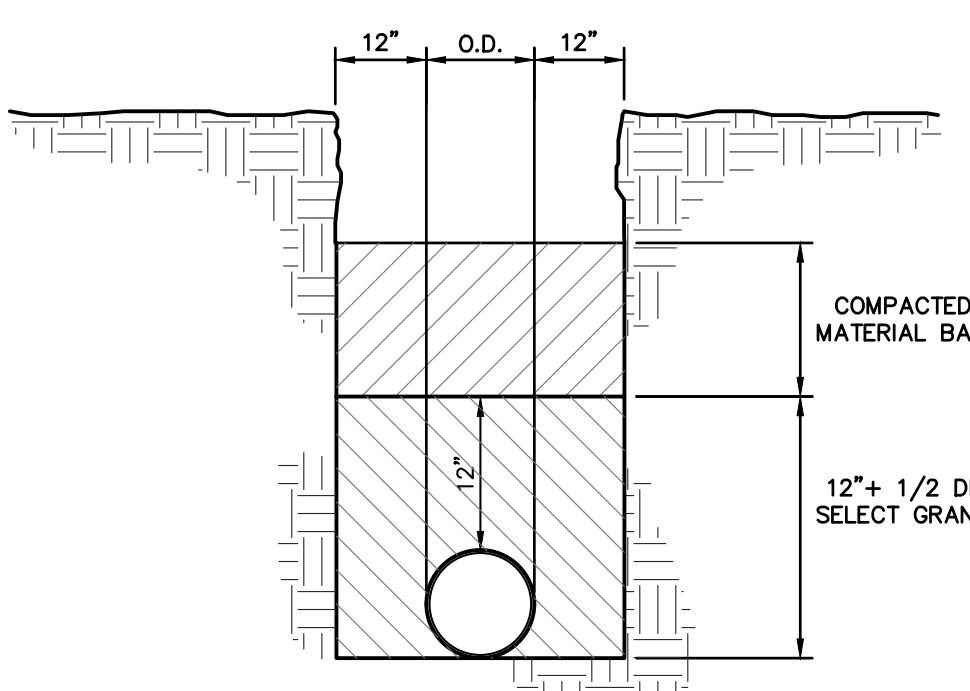
NDS SQUARE CATCH BASIN



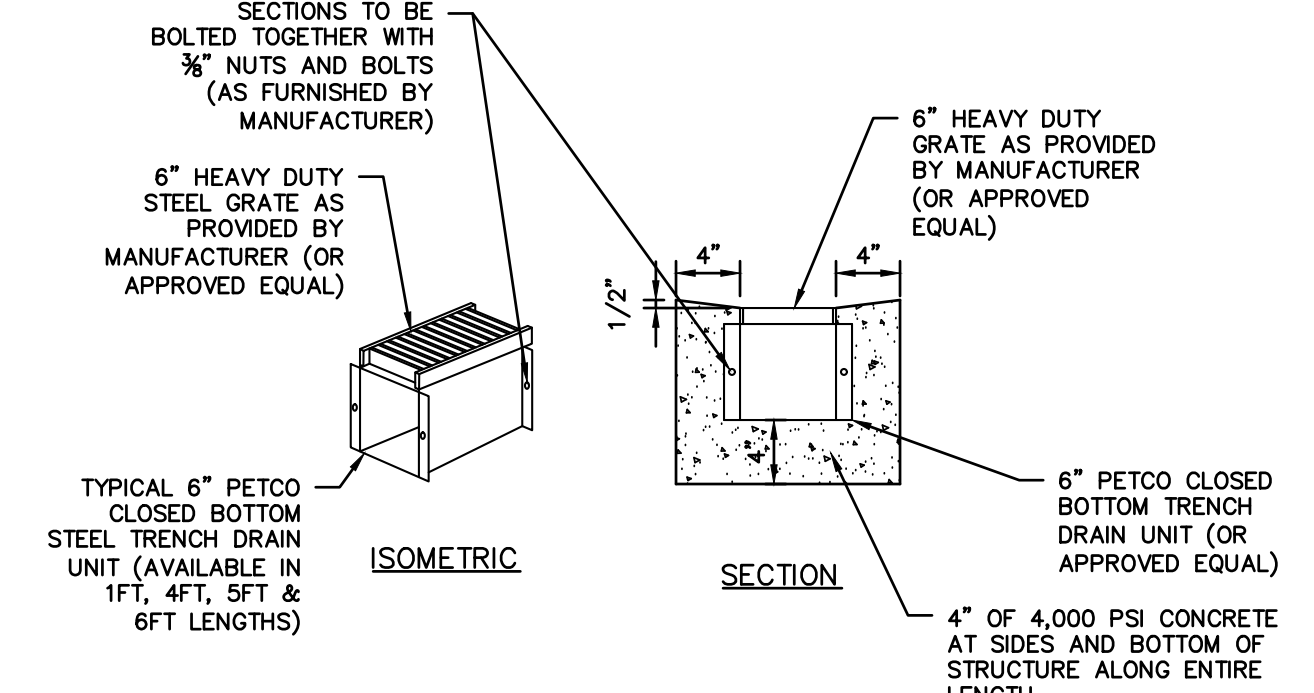
NOTES (STORM SEWER):

- REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6" SCH. 40 @ 1.0% MINIMUM.
- CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

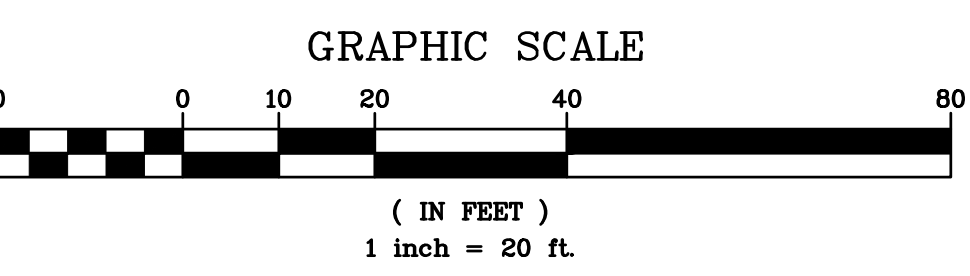
SEWER CLEANOUT DETAIL (GRAVITY)
(STORM)



TRENCH BEDDING



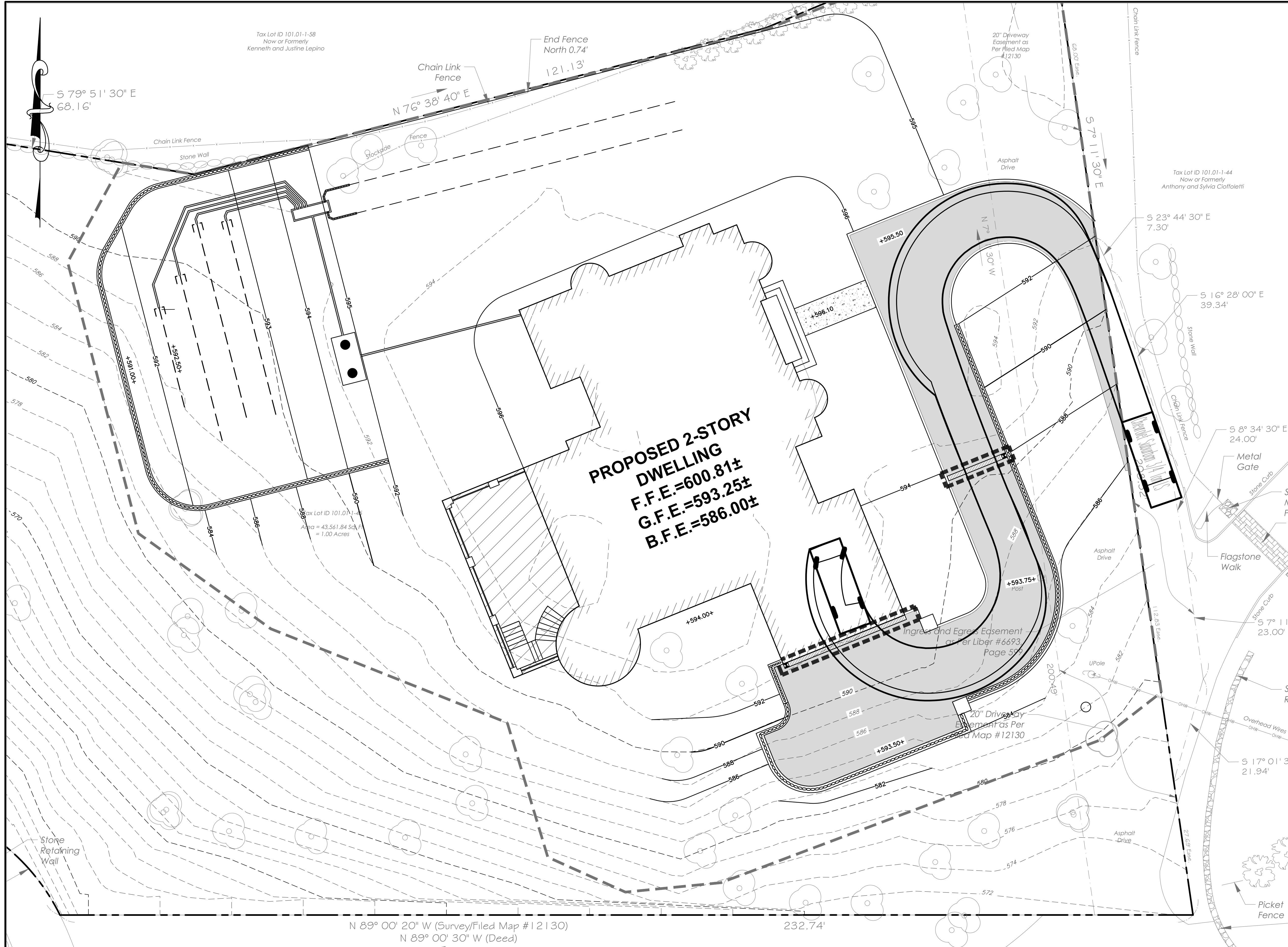
STEEL TRENCH DRAIN



CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

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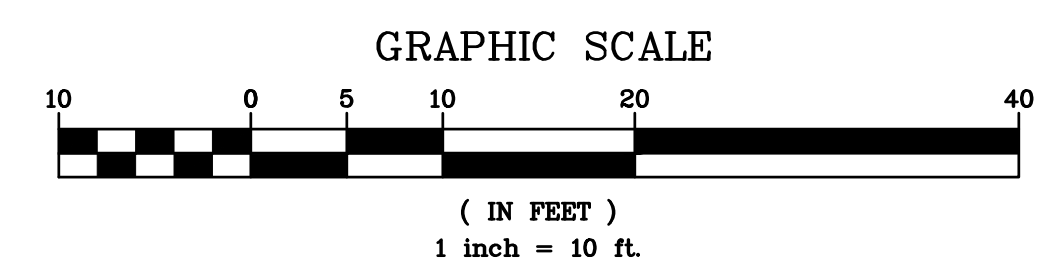
<p>09/20/23 Revisions based on ALL/100 comments</p> <p>10/25/23 Revisions based on ALL/100 comments</p> <p>11/01/23 Revisions based on ALL/100 comments</p>	<p>PROJECT: PROPOSED SINGLE-FAMILY DWELLING 6 CANNATO PLACE TOWN OF NORTH CASTLE WESTCHESTER COUNTY - NEW YORK</p> <p>STORMWATER MANAGEMENT PLAN</p> <p>HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086</p>	<p>STATE OF NEW YORK MICHAEL J. STEIN LICENSED PROFESSIONAL ENGINEER No. 08651</p> <p>Date: 06/01/23 Sheet: 3 Scale: 1" = 20' Designed By: N.S. Checked By: M.S. Sheet No. 4</p> <p>C-3</p>
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LEGEND

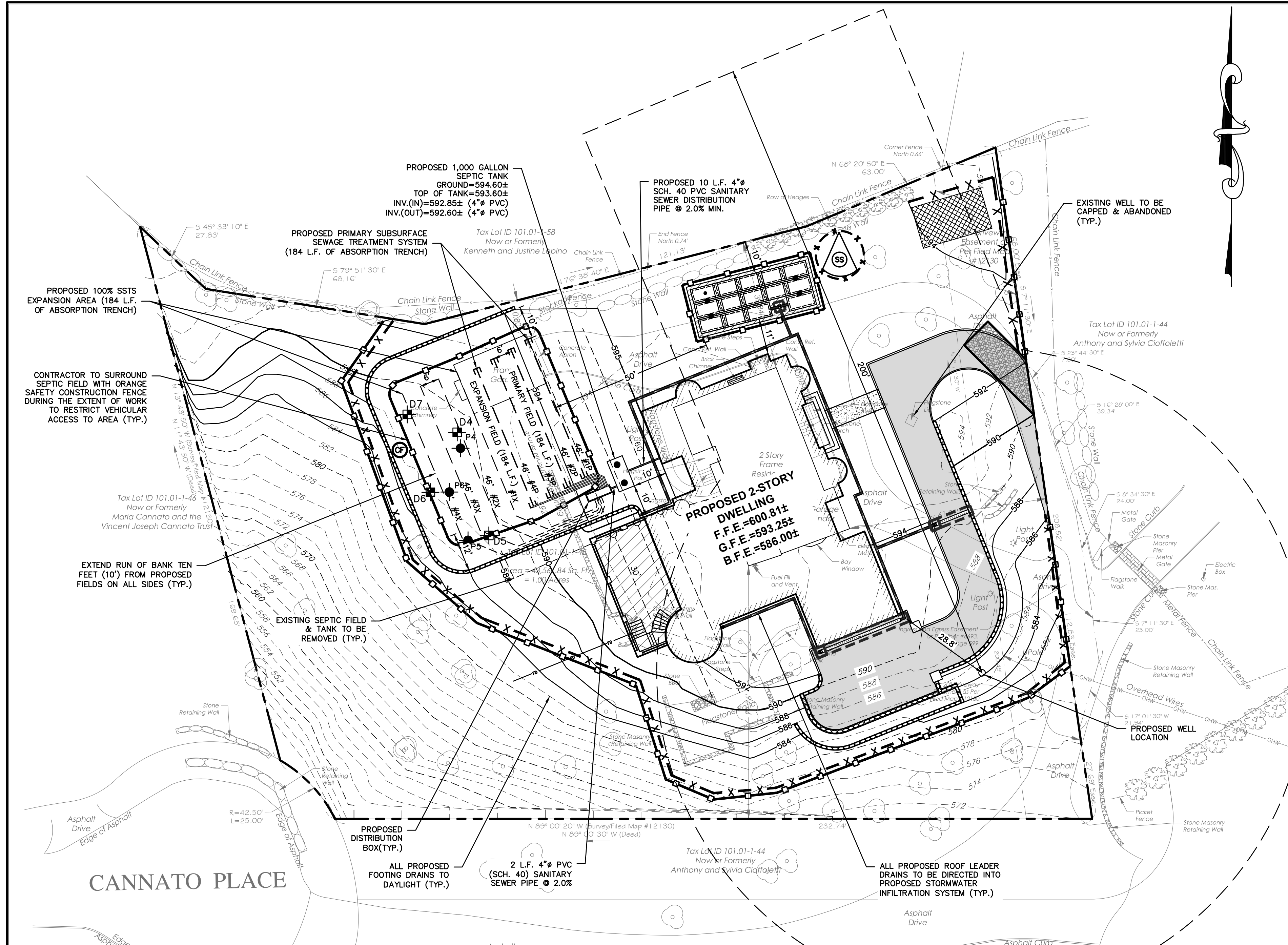
- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WALKWAY/PATIO
- PROPOSED STONE MASONRY WALL
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE

TURNING RADIUS PLAN IS BASED ON EXISTING INFORMATION SHOWN HEREON PROVIDED BY ANASTASIA I. PARSATOON LAND SURVEYING, P.C. DATED SEPTEMBER 26, 2022.



No. _____ Date _____ Description _____ Revisions _____	PROJECT: PROPOSED SINGLE-FAMILY DWELLING 6 CANNATO PLACE TOWN OF NORTH CASTLE WESTCHESTER COUNTY – NEW YORK		
	Date: 09/20/23 Sheet: 4 Scale: 1" = 10' Designed By: N.S. Checked By: M.S. Sheet No.		
	THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE	VEHICLE TURNING RADIUS PLAN	
		HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023	

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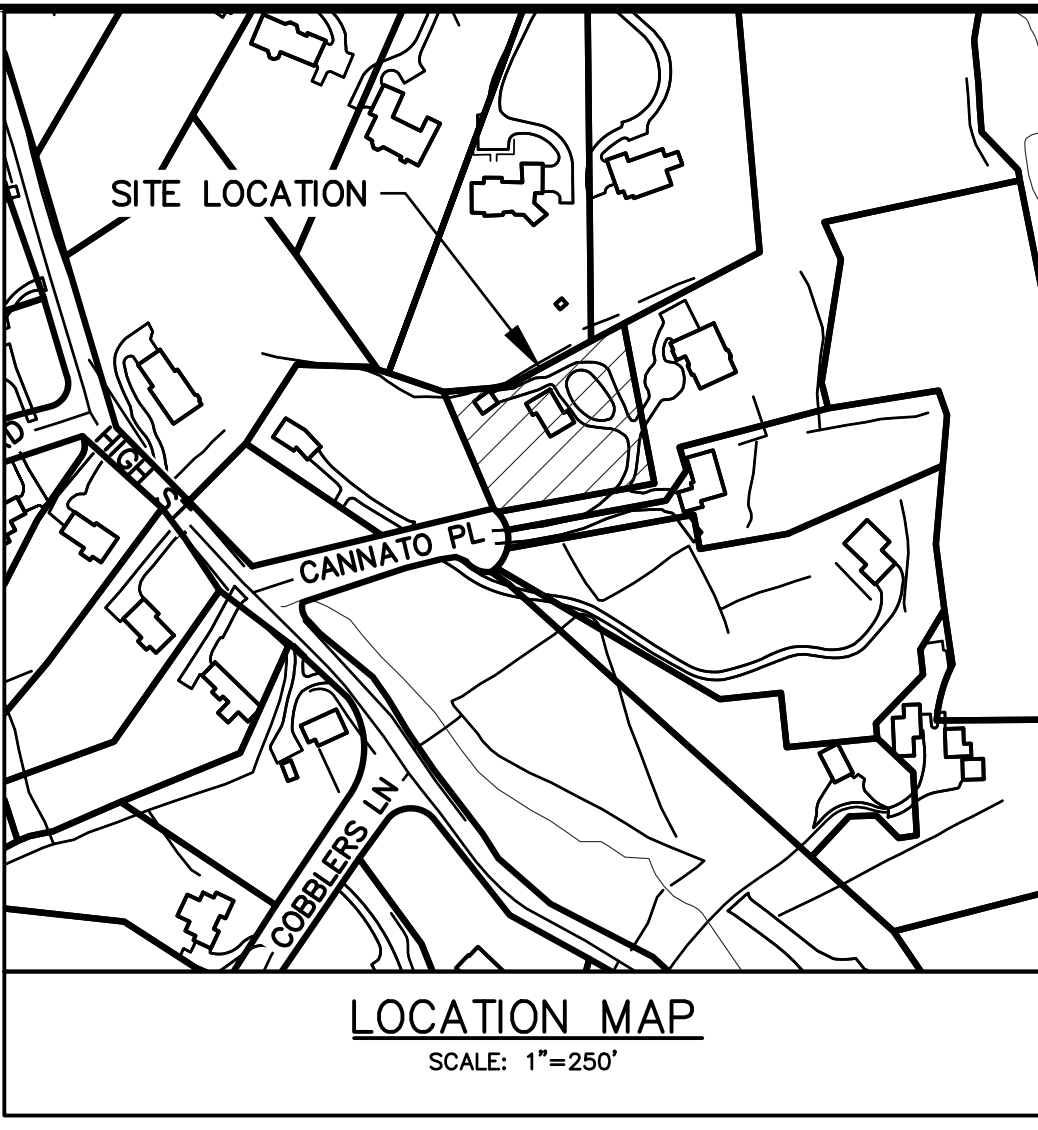
TEST HOLE DATA:

TEST HOLE #4
 DEPTH - 75"
 0-4" TOPSOIL
 12-68" MOD. COMPACT SANDY LOAM
 NO GROUNDWATER
 LEDGE @ 72"
 PERC. = 12 INCHES/HOUR
 5 MINUTES PER INCH

TEST HOLE #5
 DEPTH - 48"
 0-4" TOPSOIL
 4-48" MOD. COMPACT SANDY LOAM
 NO GROUNDWATER
 LEDGE @ 48"
 PERC.=7.5 INCHES/HOUR
 8 MINUTES PER INCH

TEST HOLE #6
 DEPTH - 72"
 0-5" TOPSOIL
 5-72" MOD. COMPACT SANDY LOAM
 NO GROUNDWATER
 LEDGE @ 72"
 PERC. = 12 INCHES/HOUR
 5 MINUTES PER INCH

TEST HOLE #7
 DEPTH - 43"
 0-4" TOPSOIL
 4-43" MOD. COMPACT SANDY LOAM
 NO GROUNDWATER
 LEDGE @ 43"



- GENERAL NOTES:**
- THE ENGINEER SHALL BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
 - NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I., A.I.C., ZONING, AND THE NEW YORK STATE BUILDING CODE.
 - ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
 - ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
 - THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
 - SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
 - THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
 - FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
 - ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
 - ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
 - OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES. AN ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURED OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO AND HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
 - INDUSTRIAL CODE RULE 753:** THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.
 - PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962 (DIGSAFELY NEW YORK)

- OWTS NOTES:**
- On-Site Wastewater Treatment System (OWTS) is designed on a soil percolation rate of 8 minutes per inch drop per soil investigation data witnessed in the field, and a proposed residence consisting of THREE bedrooms, located at 6 Cannato Place, Armonk, NY 10504 - Tax Map Number: Sheet 101.01 - Block 1 - Lot 45.
 - The OWTS shall include the following: 1,000 gallon precast concrete septic tank, pump chamber and 184 linear feet of 24 inch wide absorption trench.
 - All trees within 10' of OWTS be removed.
 - All components of the OWTS and construction techniques of same to be in accordance with the latest Westchester County Department of Health Rules & Regulations. General contractors and OWTS installers to be familiar with same.
 - Engineer is to be notified prior to starting work on the OWTS. There shall be no backfilling of any portion of the OWTS without authorization of engineer. The design professional shall supervise the construction of the OWTS and make an open works inspection.
 - Within 24-hours of the completion of the OWTS, the design professional must notify the WCDH that the OWTS is ready for inspection by submitting a completed request for an open works inspection on the appropriate form to WCDH.
 - No backfilling of a completed OWTS can occur until after it has been inspected and accepted by the WCDH.
 - After backfilling the OWTS, the area shall be covered with a minimum of 4-inches of clean topsoil, seeded and mulched.
 - The installation of the OWTS shall be in accordance with the Rules and Regulations for the Design and Construction of Residential Subsurface Sewage Treatment Systems and Drilled Wells in Westchester County, NY.
 - The disposal area must be isolated and effectively protected from erosion, storage of earth or materials or compaction by machine equipment, damage to any portion of system due to any cause shall be repaired before final approval is issued.
 - After authorized by engineer, absorption area must be backfilled carefully, graded and seeded. Backfill shall be clean earth only and shall not be tamped, rolled or puddled other than with the use of a hand roller for lawn making. Minimum 4" clean topsoil shall extend over entire absorption area.
 - House sewer to be 4" diameter SCH-40 PVC pipe. No 90-degree angles allowed, all 45 degree angles to be provided with cleanouts. Minimum pipe slope of house sewer to be 1/4" per foot.
 - All pipes connecting to tank and boxes shall be cut flush with the inside wall of box.
 - The proposed OWTS shall be installed by a Westchester County Licensed septic contractor.
 - Roof leader and footing drain to discharge away from disposal area.
 - There shall be no modification to any aspect of this plan unless approval is obtained from engineer.
 - Permanent markers shall be installed by the surveyor as directed by the engineer to locate the septic tank or junction boxes if they are greater than 100 feet from the building served.
 - Prior to commencing any work, the contractor is to contact the underground line location service (code 753). Trench sheeting and bracing shall be provided where required by OSHA and NYS Department of Labor Industrial Code 753 (where trench or any excavation depth exceeds 5'). No trenching shall be left open overnight without the express written approval from the owner or the engineer.
 - This plan is prepared for the purpose of obtaining a permit from the Westchester County Department of Health to construct an individual separate sewage disposal system. Items including the tile fields, septic tank, pump system and force main must be constructed where shown on the plan and in accordance with the details shown on the plan. Soil testing for percolation data and soil characteristics was performed only in the area of the proposed tile fields. No representation as to the subsurface condition in areas outside the location of the tile fields is made or implied by this plan. All other items shown on the plan including, without limitation, the location of the proposed residence and driveway, are shown for schematic purpose only, and no representation is made to the subsurface conditions at those locations.
 - USDA soil types in vicinity of OWTS are Chatfield-Charlton Complex (Csd, 15-35% slopes, very rocky), Charlton-Chatfield complex (Crc, 0-15%, very rocky).
 - No wells are located within 200' of the proposed OWTS unless otherwise shown on plan. Contractor to verify the location of any adjoining well or OWTS within 200 feet of the proposed OWTS and well, and report any discrepancies to the engineer.
 - If for any reason the approved construction plan can not be followed, a revised plan must be prepared, submitted and approved by WCDH. The WCDH approval expires one year from the date on the approval stamp and is required to be renewed on or before the expiration date. The approval is revocable for cause or may be amended or modified when considered necessary by the department.
 - All excavations within the area of the SSTS are to be backfilled with Run of Bank Fill.
 - There are no sources of contamination within 200' of the proposed well.
 - The minimum well yield is 5 gpm; yields less than 5 gpm must be immediately reported to the department.

PROPERTY NOTES:

OWNER: ARBEN GECAJ, 2465 ARTHUR AVENUE, BRONX, NY 10458

- LOCATION: 6 CANNATO PLACE, ARMONK, NY 10504
- MUNICIPALITY: TOWN OF NORTH CASTLE
- WATERSHED BASIN: INLAND LONG ISLAND SOUND BASIN
- SECTION: 101.01 BLOCK: 1 LOT: 45
- APPROXIMATE START & COMPLETION DATE: FALL 2023, SUMMER 2024
- THERE ARE NO PHYSICAL FEATURES WITHIN 100' OF THIS PROPERTY WHICH WOULD INFLUENCE THE DESIGN OF THE PROPOSED PLAN EXCEPT AS SHOWN HEREON AND SPECIFICALLY APPROVED OR PENDING APPROVAL BY THE GOVERNING AGENCY.

OWTS ENGINEERS REPORT:

PROPOSAL: 3 BEDROOM RESIDENCE

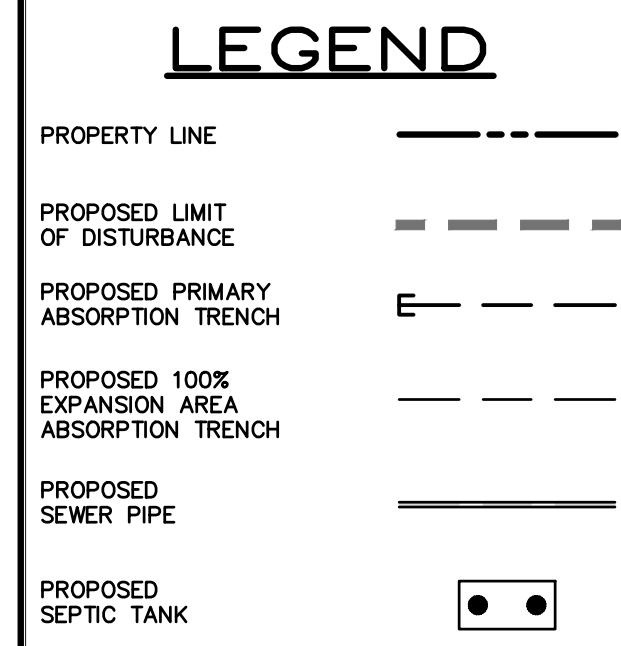
DESIGN FLOW: FOR 3 BDRM. (1 X 110 GPD) = 330 GPD
 R-1A, RESIDENTIAL ZONE

SOILS: 0"-4" TOPSOIL
 4"-43" MODERATELY COMPACT SANDY LOAM
 LEDGE @ 43 - 72"

DESIGN PERC. RATE: 8 MIN/IN
 REQUIRED LINEAR FEET FIELDS: 184 X 24"
 REQUIRED SEPTIC TANK: 1,000 GAL.
 OTHER IMPROVEMENTS REQUIRED: DRILLED WELL

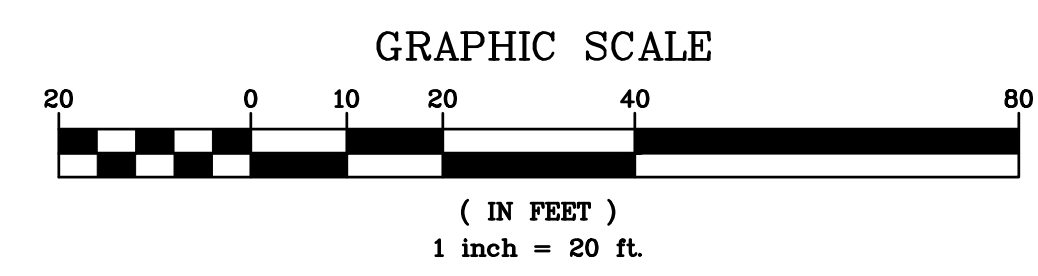
GROUND WATER: N/A
 TOTAL RUN OF BANK SAND & GRAVEL: 3.5- FEET MAX (208 CY)
 FILL REQUIRED (FOR OWTS GRADING): 3.5- FEET MAX (208 CY)
 SLOPE OF ABSORPTION FIELD: 5.26%

WATERSHED: LONG ISLAND SOUND BASIN
 USDA SOILS: WITHIN S.T.A.:
 CHARLTON-CHATFIELD COMPLEX - 0 TO 15% SLOPES, VERY ROCKY
 CHATFIELD-CHARLTON COMPLEX - 15 TO 35% SLOPES, VERY ROCKY



Lot Number	Area (Acres)	Test Pit Description	Percent Slope Of OWTS Area	Perc Rate (min./in)
101.01-145	1.00	0-4" - Topsoil 5"- 43" - Moderately Compacted Sandy Loam	5.26%	8.00
GW. EL. (ft.)	Impervious Layer El. (ft.)	Length of Fields	Run of Bank Sand and Gravel Fill for OWTS Grading	Curtain Drain
No GW	<4.0'	184	Depth (ft.) Volume (CY) 208	Depth (ft.) Length (LF) None None

OWTS PLAN IS BASED ON EXISTING INFORMATION SHOWN HEREON PROVIDED BY ANASTASIA I. PARSATOON LAND SURVEYING, P.C. DATED SEPTEMBER 26, 2022.



PROJECT: PROPOSED SINGLE-FAMILY DWELLING
 6 CANNATO PLACE
 TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY - NEW YORK

OWTS PLAN

HEC HUDSON ENGINEERING CONSULTING, P.C.
 45 Knollwood Road, Suite 201
 Elmsford, New York 10523
 T: 914-909-0420
 F: 914-560-2086 © 2023

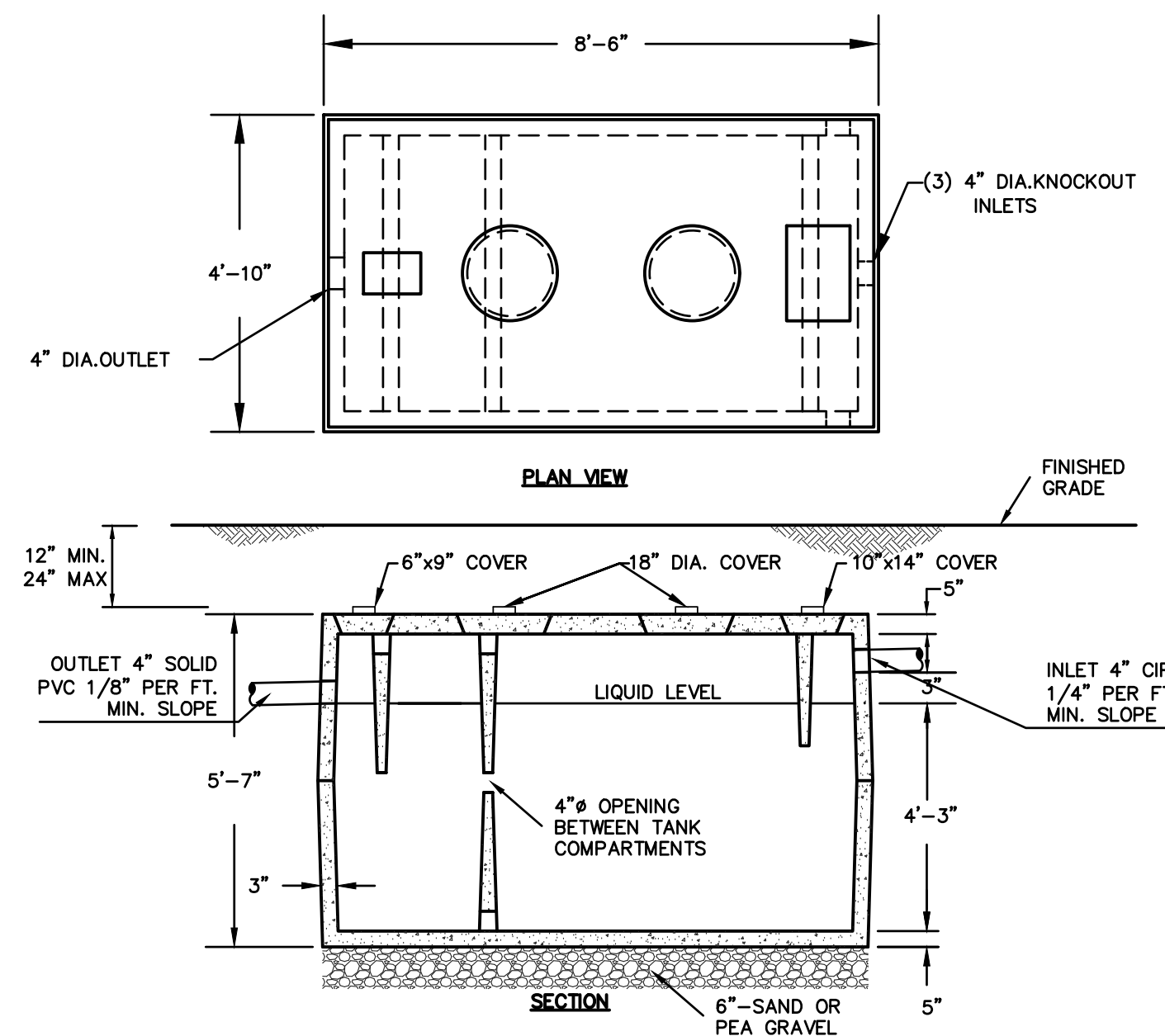
DATE: 05/25/23
 SCALE: 1" = 20'
 DESIGNED BY: N.S.
 CHECKED BY: M.S.
 SHEET NO. 1 OF 1

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

STATE OF NEW YORK
 MICHAEL J. STEIN
 LICENSED PROFESSIONAL ENGINEER
 No. 80657

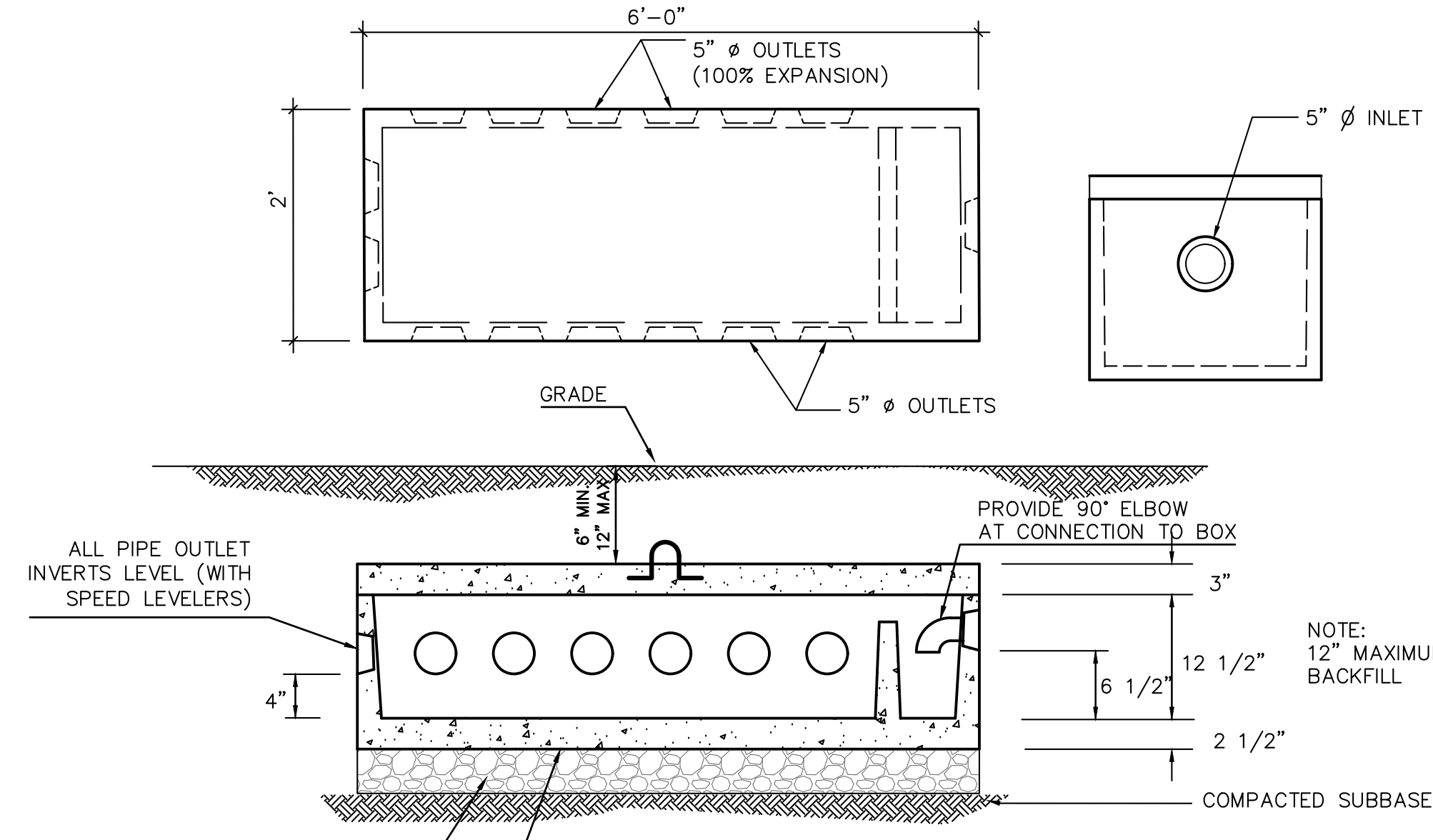
S-1

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1,000 GALLON SEPTIC TANK-DETAIL

NOTES:
 1) MANUFACTURED BY PRECAST CONCRETE SALES CO. WITH LENGTH TO WIDTH RATIO 2:1.
 2) STRUCTURAL DESIGN CRITERIA
 a. CONCRETE - 5,000 P.S.I. MINIMUM STRENGTH @ 28 DAYS
 b. STEEL REINFORCEMENT - ASTM 1-815, GRADE 60
 c. CONCRETE COVER TO STEEL REBAR REINFORCEMENT - 1" MINIMUM
 d. TANKS SHALL MEET ASTM C858 AND ACI 318 WITH AASHTO HS-20 LOADING.
 e. EARTH COVER - 9 TO 2 FEET
 f. CONSTRUCTION JOINT - SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT.
 3) THE MINIMUM FILL COVER IS 6" TO 12-INCHES, MAXIMUM COVER IS 24-INCHES AND IF FILL COVER EXCEEDS 2- FEET, MANHOLE RISERS SHALL BE INSTALLED TO GRADE

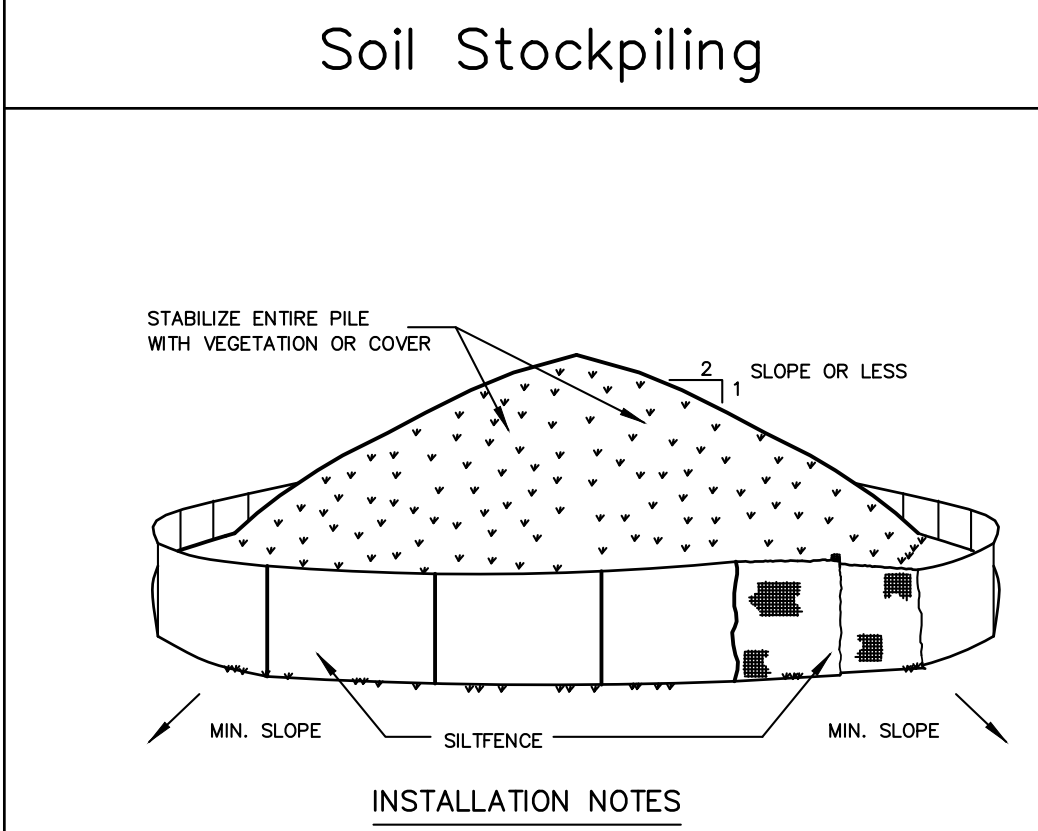
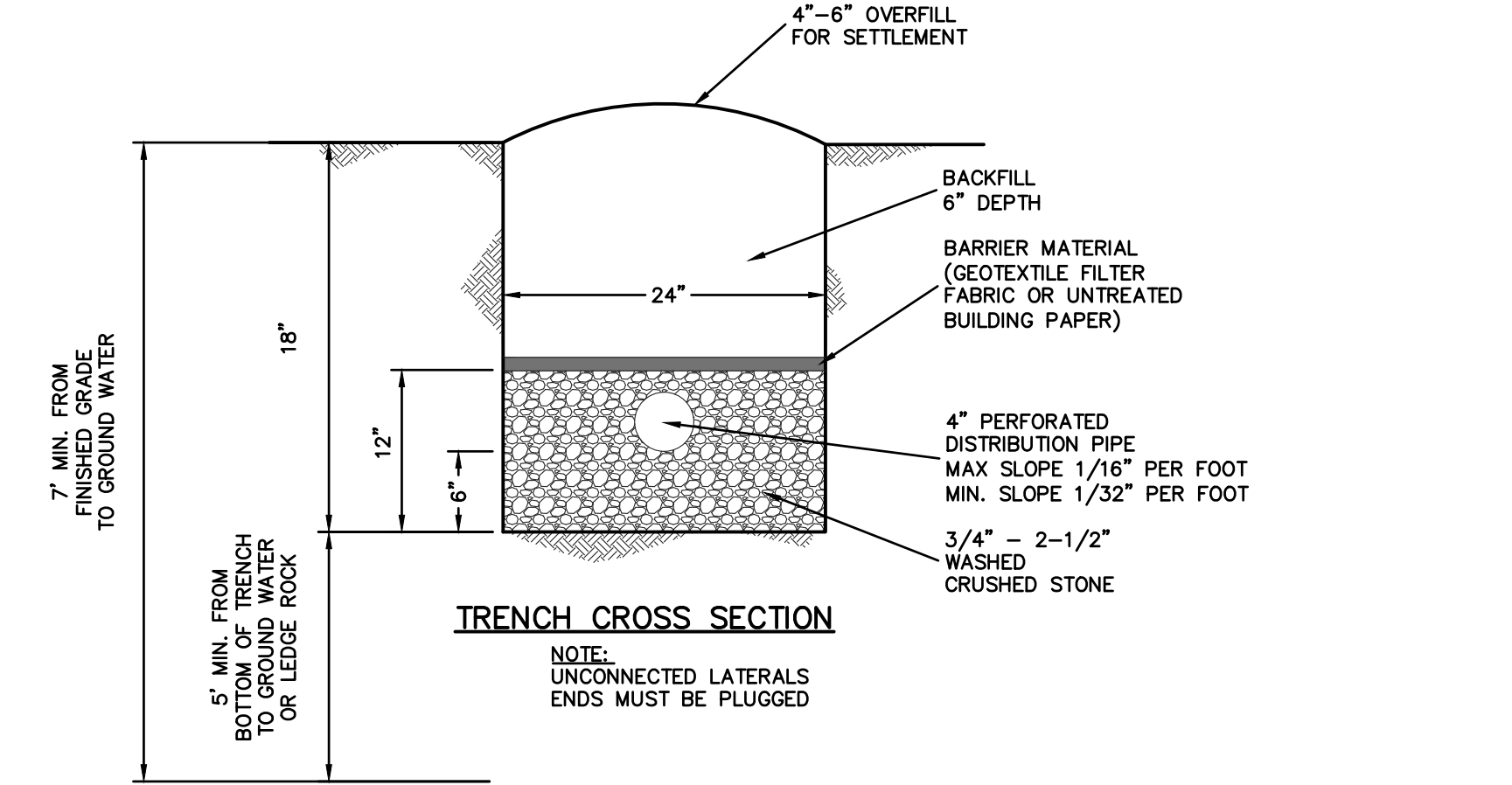
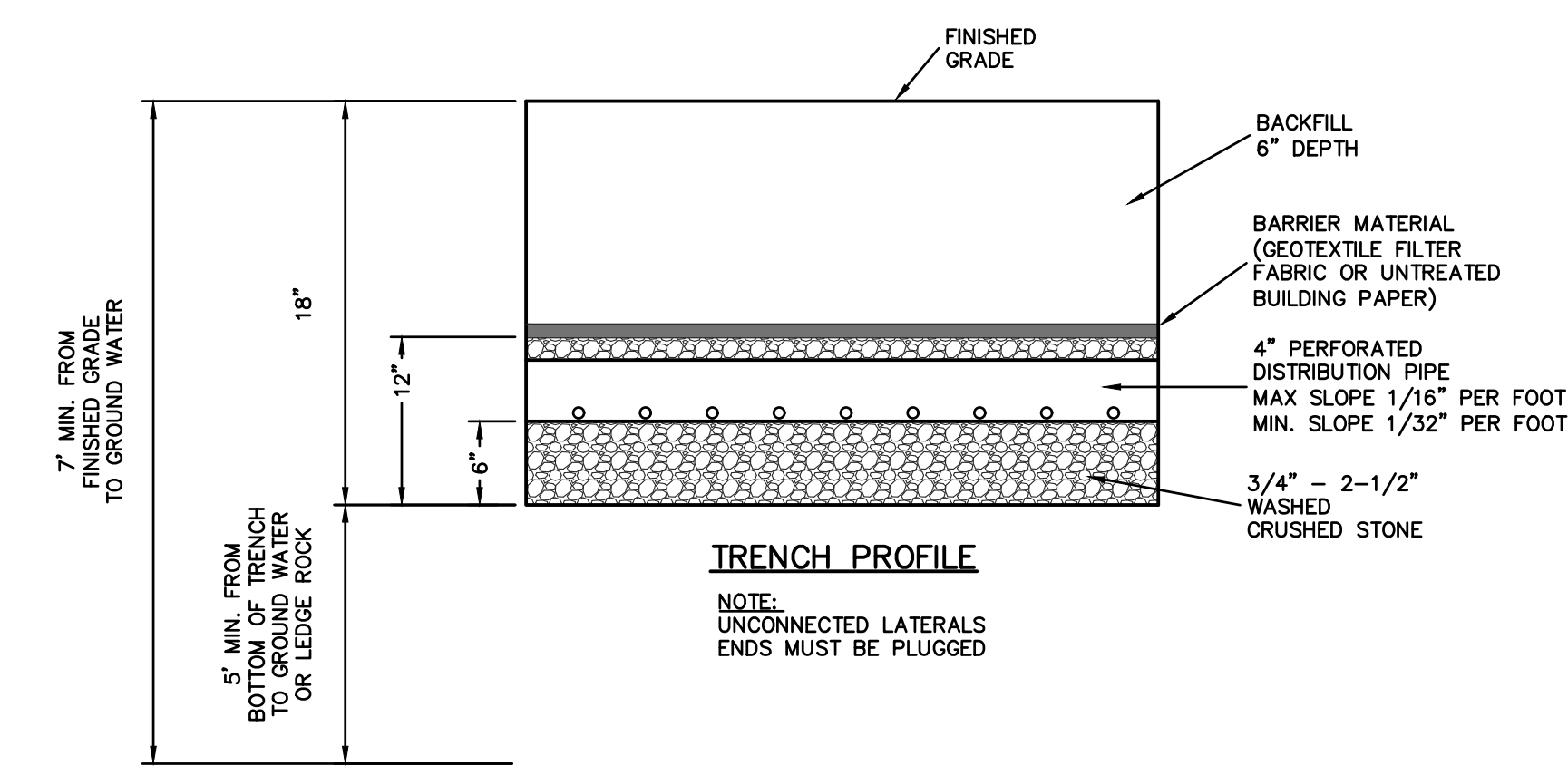


DISTRIBUTION BOX TYPE 2 W/ BAFFLE
N.T.S.

NOTE:
 12" MAXIMUM BACKFILL

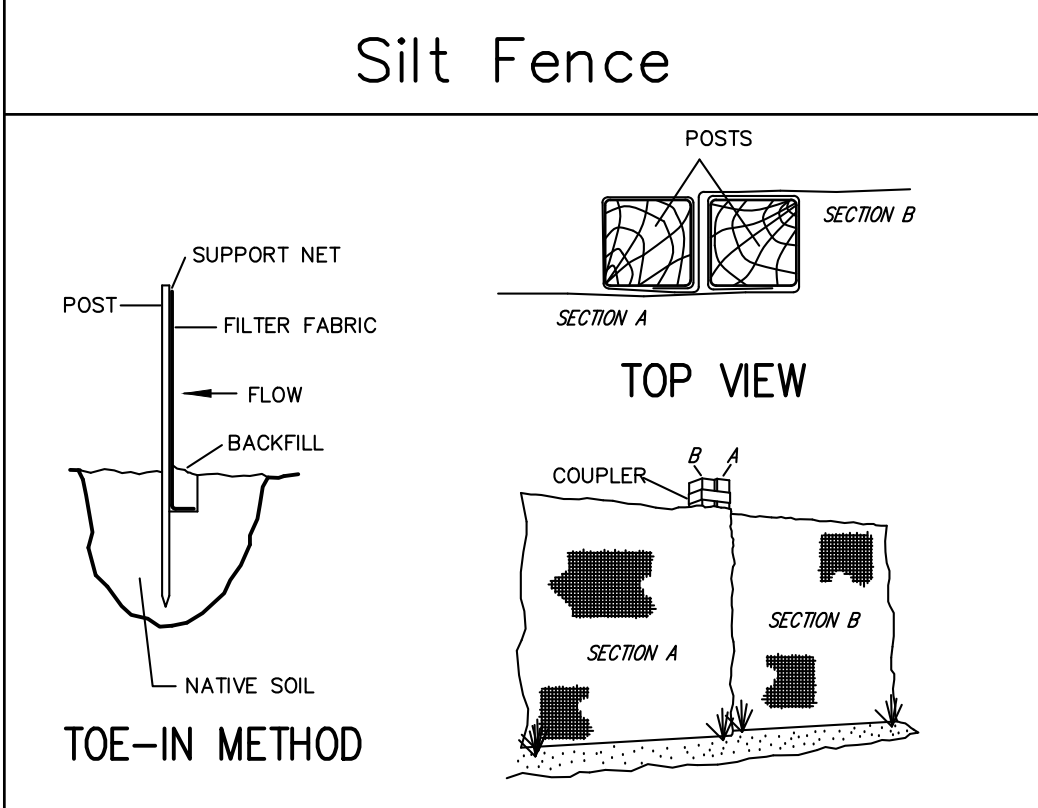
PROVIDE 12" OF PEA GRAVEL BELOW BOX

BOTTOM OF BOX MUST BE SET LEVEL AND SUPPORTED SOLIDLY TO BELOW THE FROST LINE. CRUSHED STONE FOOTING IS TO EXTEND TO 36-INCHES BELOW FINISHED GRADE



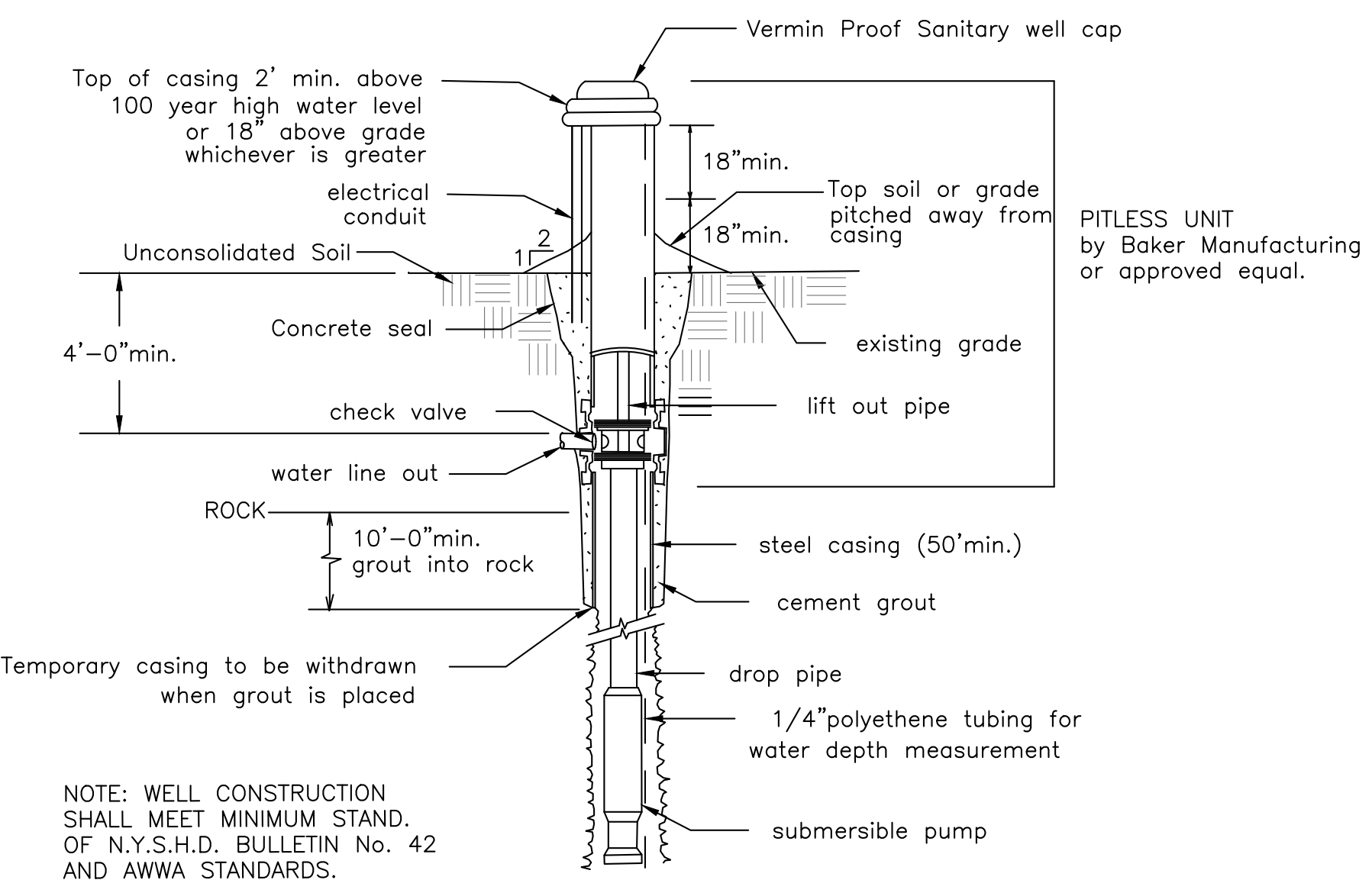
Soil Stockpiling

INSTALLATION NOTES:
 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
 3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
 6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

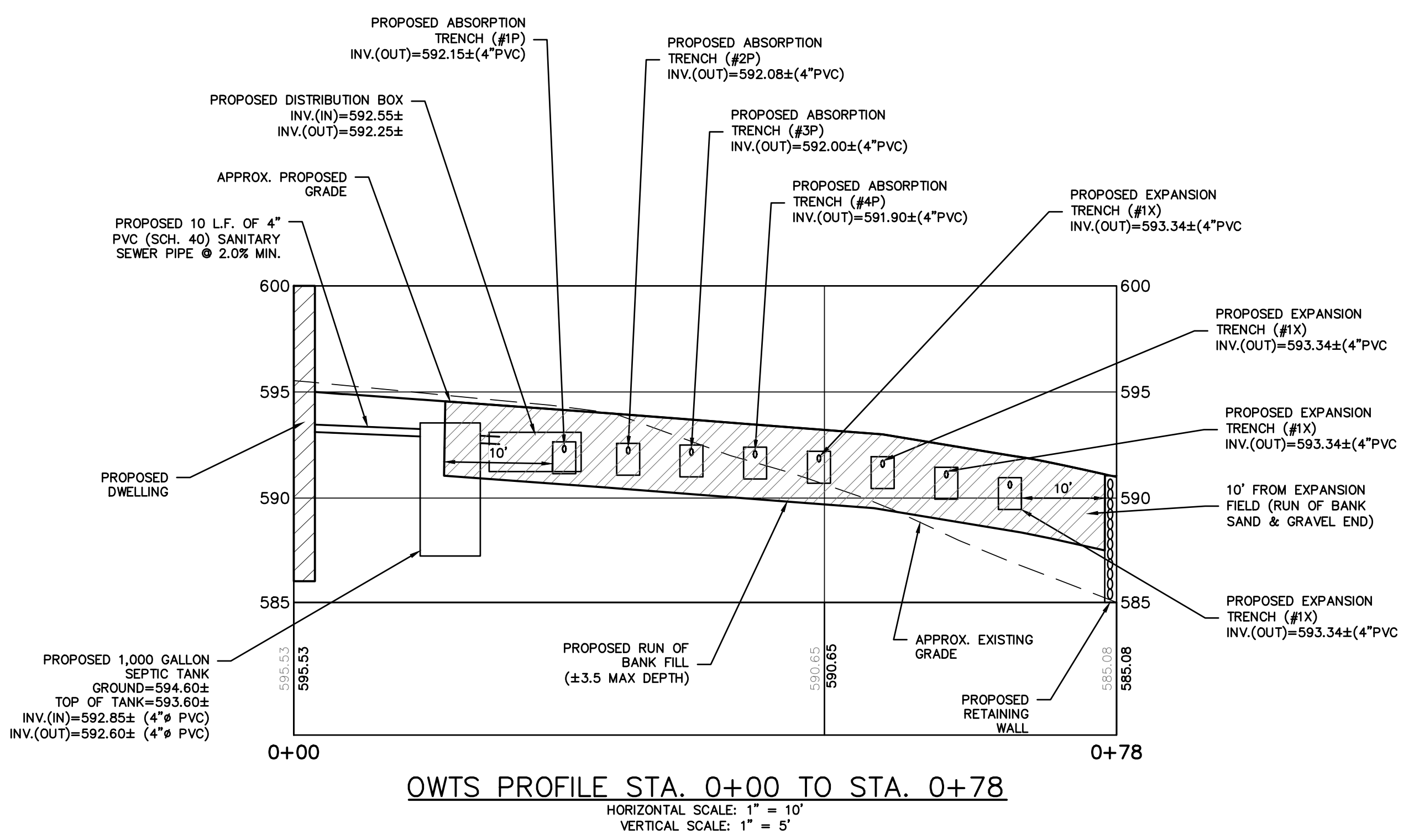


Silt Fence

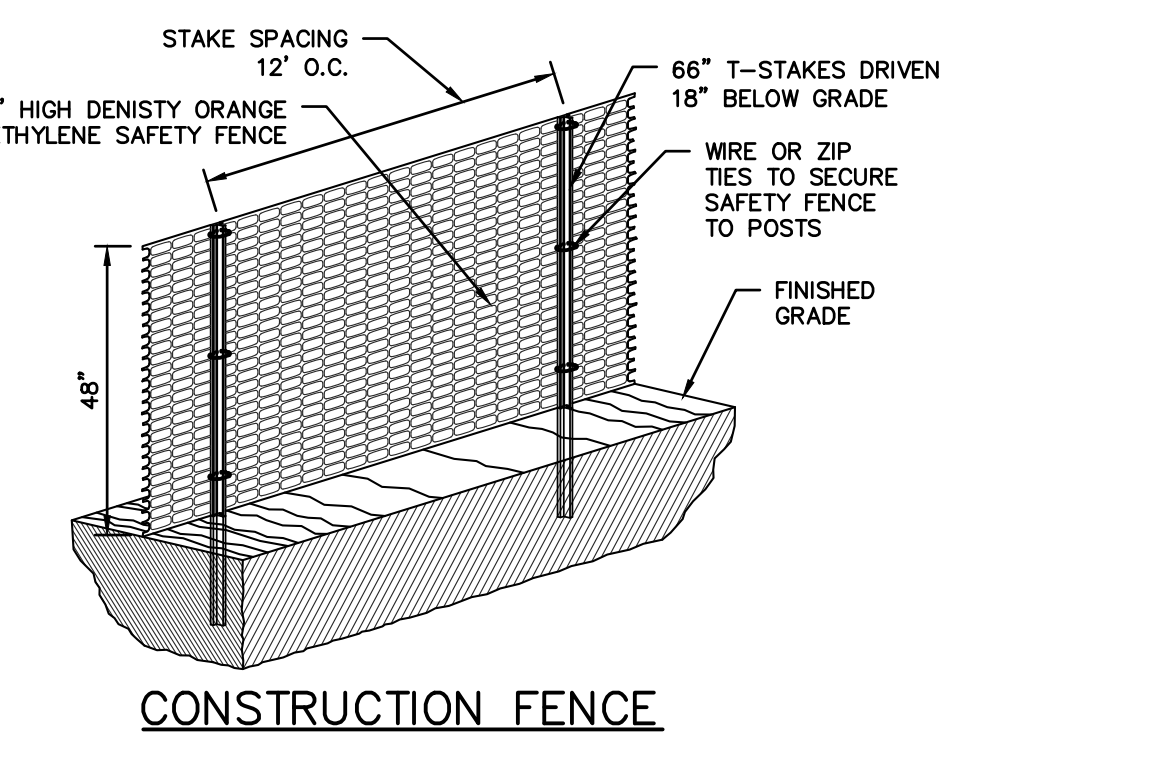
INSTALLATION NOTES:
 1. EXCAVATE A 4 INCH * 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
 3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 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.
 5. JOIN SECTIONS AS SHOWN ABOVE.



TYPICAL WELL DETAIL



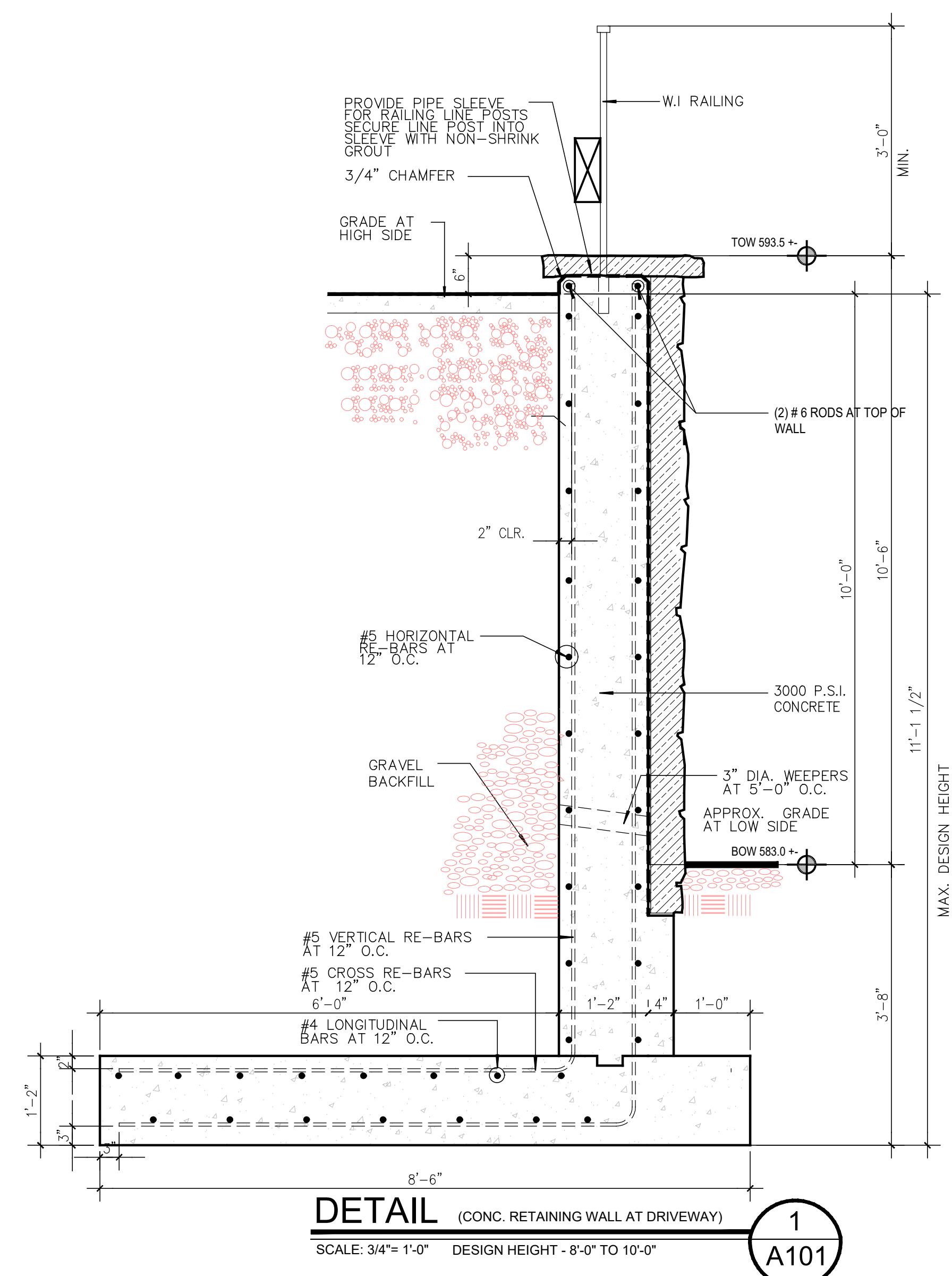
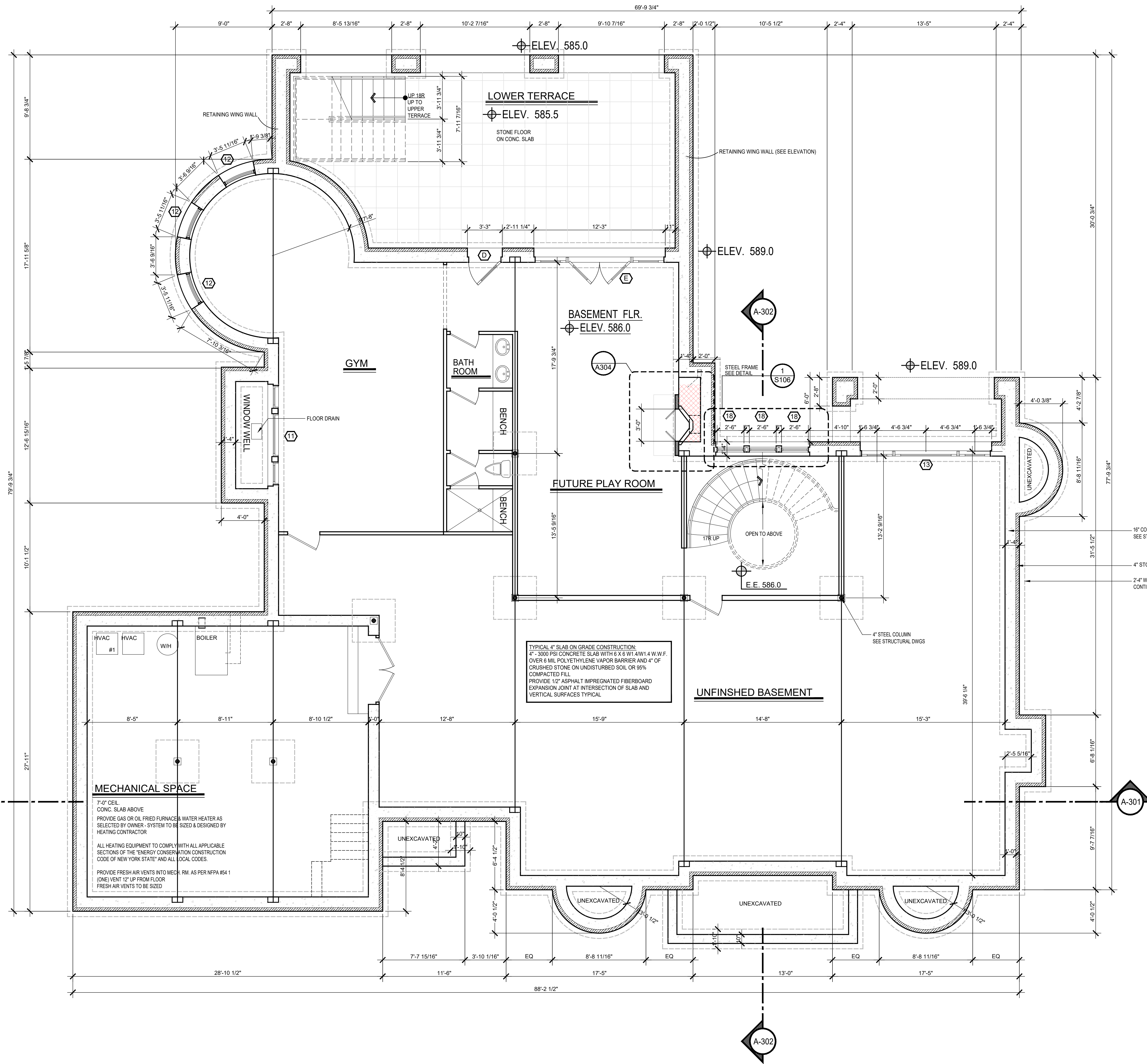
OWTS PROFILE STA. 0+00 TO STA. 0+78
 HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 5'



CONSTRUCTION FENCE

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

Revisions based on: No. 1 Description: 05/25/23 Date: 05/25/23	PROJECT: PROPOSED SINGLE-FAMILY DWELLING 6 CANNATO PLACE TOWN OF NORTH CASTLE WESTCHESTER COUNTY - NEW YORK OWTS DETAILS HEC HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023	STATE OF NEW YORK MICHAEL J. STERN LICENSED PROFESSIONAL ENGINEER No. 80651
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	Date: 05/25/23 Scale: N.T.S. Sheet: 2 Designed By: M.S. Checked By: M.S. Sheet No.	S-2



No.	Revision	Date	Description
1	2	8-4-23	PLANNING BOARD SUBMISSION
2	1	8-9-23	ARB SUBMITTAL
1	1	11-10-23	PLANNING BOARD SUBMISSION
-	-	-	-
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KEY PLAN

BASEMENT FLOOR PLAN

DRAWING TITLE

A-101

DRAWING NUMBER

DATE: 10/20/23	BY: LLD
DRAWN BY: LLD	BY: LLD
PROJECT NO: 23-10101	PROJECT NO: 23-10101
SCALE: AS NOTED	SCALE: AS NOTED

SCALE: 1/4"=1'-0"

No.	Revision	Date	Description
1	8-4-23		PLANNING BOARD SUBMISSION
2	8-9-23		ARB SUBMITTAL
1	11-10-23		PLANNING BOARD SUBMISSION

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KEY PLAN

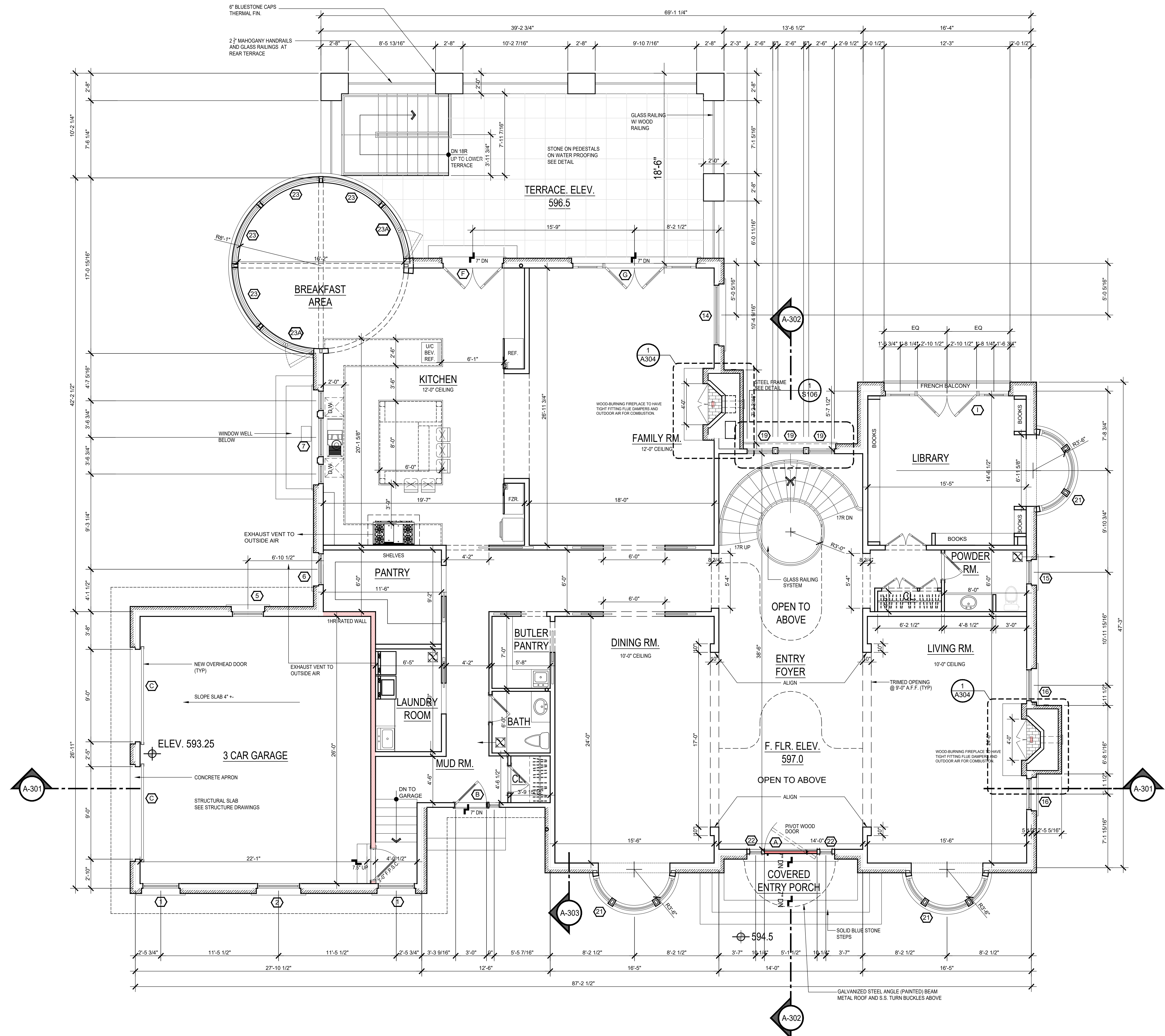
FIRST FLOOR PLAN

DRAWING TITLE

A-102

DRAWING NUMBER

	DATE: 11/10/23
	DRAWN BY: LLD
	CHECKED BY: LLD
	PROJECT NO: 23-10001
SCALE: AS NOTED	
SIGNATURE	



No.	Revision	Date	Description
1	8-4-23		PLANNING BOARD SUBMISSION
2	8-9-23		ARB SUBMITTAL
1	11-10-23		PLANNING BOARD SUBMISSION
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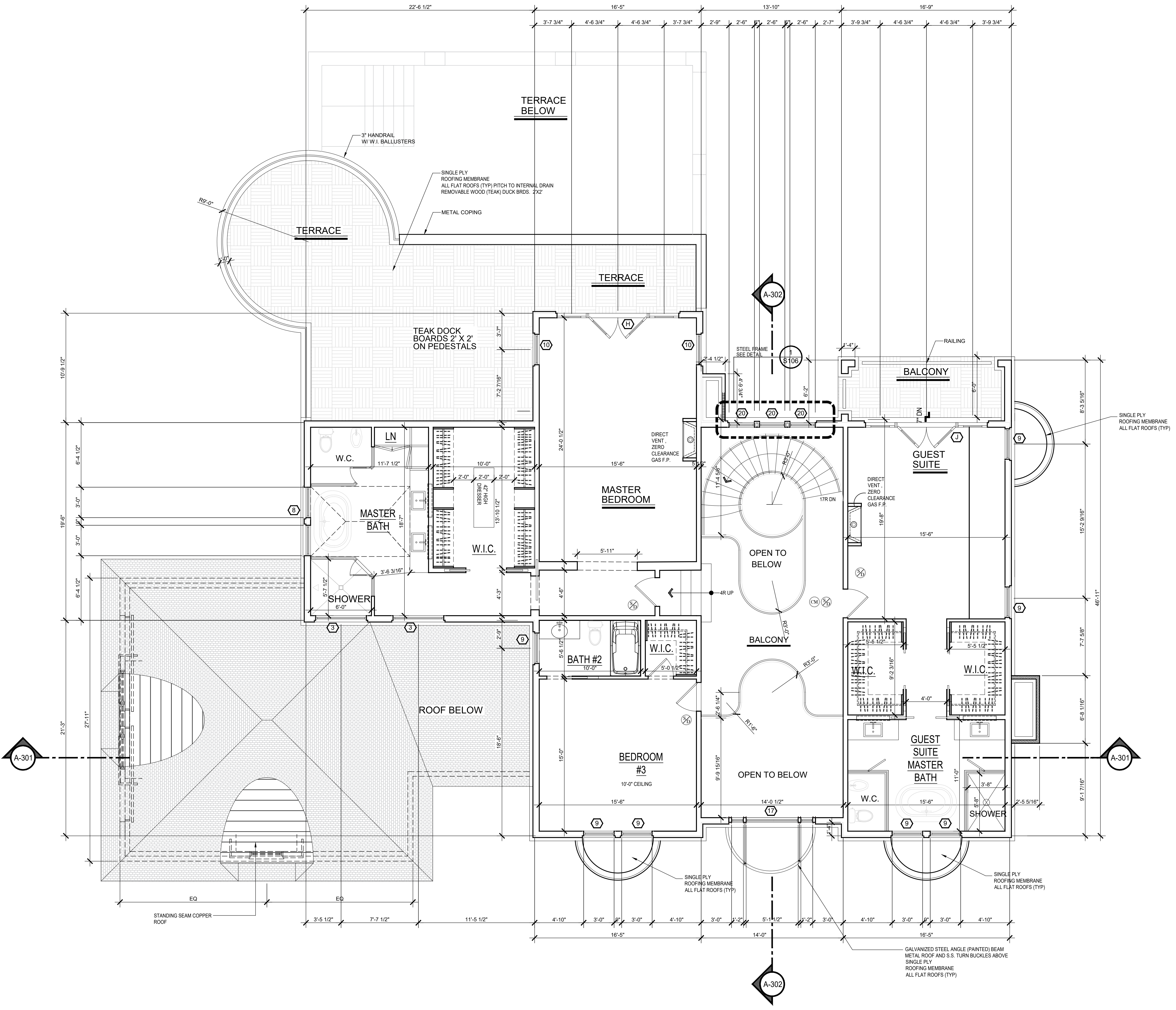
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KEY PLAN

SECOND FLOOR PLAN

DRAWING TITLE
A-103
 DRAWING NUMBER

DATE: 11-10-23
 DRAWN BY: LLD
 CHECKED BY: LLD
 PROJECT NO: 23-10101
 SCALE: AS NOTED
 SEAL SIGNATURE



No.	Revision	Date	Description
1	8-4-23		PLANNING BOARD SUBMISSION
2	8-9-23		ARB SUBMITTAL
1	11-10-23		PLANNING BOARD SUBMISSION

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI ARCHITECTURAL DESIGN P.C., IT IS PROHIBITED TO REPRODUCE, COPY, OR SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTY FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI ARCHITECTS.

KEY PLAN

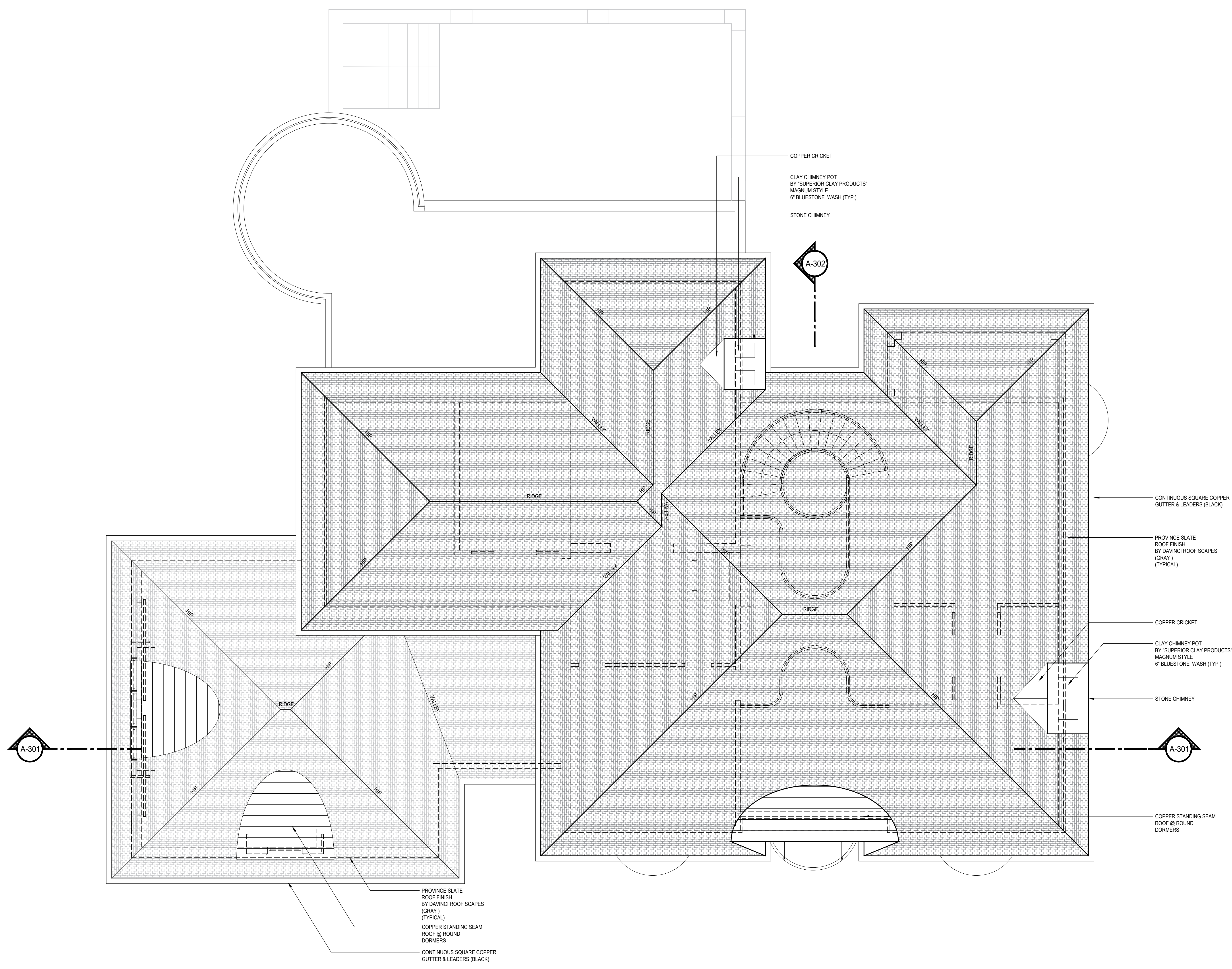
ROOF PLAN

DRAWING TITLE

A-104

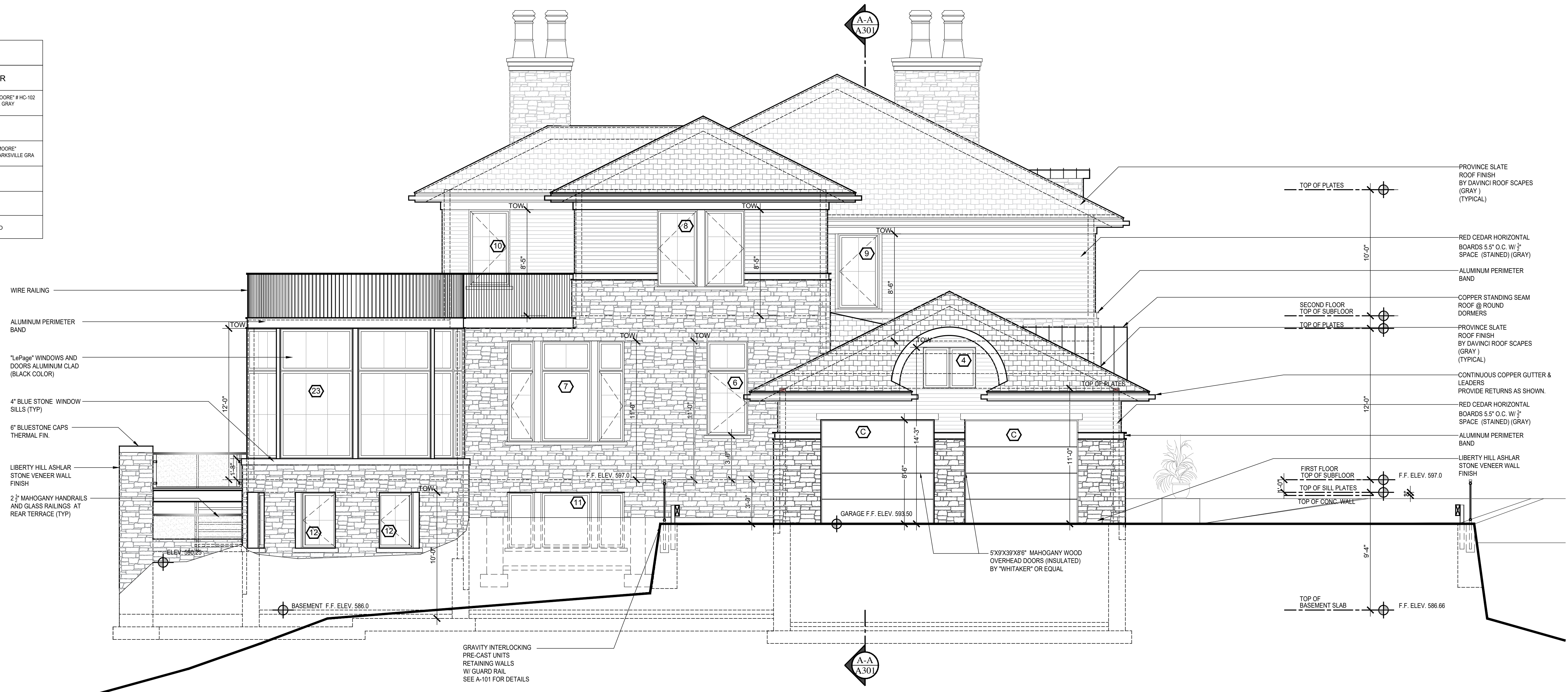
DRAWING NUMBER

	DATE: 11/10/23
	BY: LLD
	PROJECT NO: 23-10101
	SCALE: AS NOTED



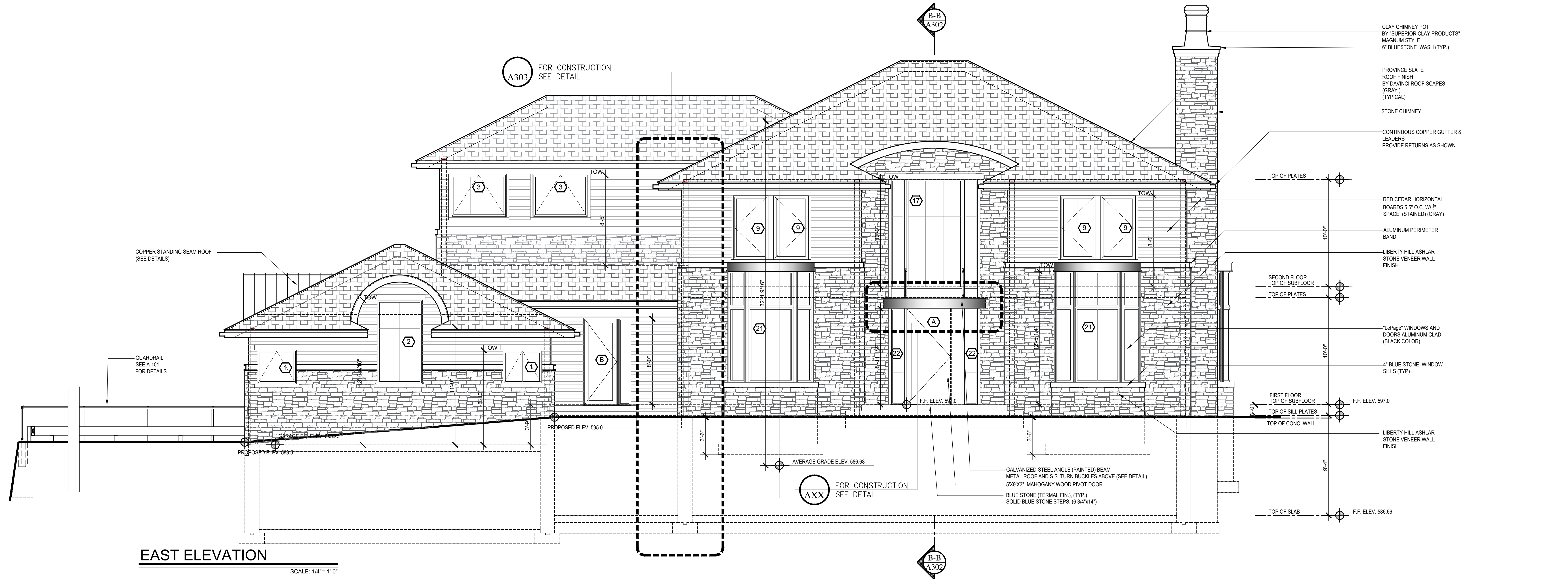
ROOF PLAN

SCHEDULE FOR PROPOSED BUILDING MATERIALS AND COLOR SCHEME			
NAME	TYPE	COLOR	
SIDING	6" RED CEDAR HORIZONTAL BOARDS 5.5" O.C. W/ 1/2" SPACE (STAINED) (GRAY)	"BENJAMIN MOORE" # HC-102 CLARKSVILLE GRAY	
WINDOWS	CASEMENT/ FIXED	BLACK	
TRIM	3"X 9/4" RED CEDAR	"BENJAMIN MOORE" # HC-102 CLARKSVILLE GRA	
EXT. DOOR	3"THICK 3'-0" WIDE, 8'-0" TALL MAHOGANY CUSTOM PIVOT DOOR	NATURAL	
ROOFING	DAVINCI ROOF SCAPES	PROVINCE SLATE	GRAY
WALL STONE	LIBERTY HILL 4" STONE VENEER ASHLAR STYLE DRY LAY WALL FINISH	SEE PHOTO	



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

No. Revision	Date	Description
1	8-4-23	PLANNING BOARD SUBMISSION
2	8-9-23	ARB SUBMITTAL
1	11-10-23	PLANNING BOARD SUBMISSION

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SCHEDULE FOR PROPOSED BUILDING MATERIALS AND COLOR SCHEME			
NAME	TYPE	COLOR	
SIDING	6" RED CEDAR HORIZONTAL BOARDS 5.5" O.C. W/ 1/2" SPACE (STAINED) (GRAY)	"BENJAMIN MOORE" # HC-102 CLARKSVILLE GRAY	
WINDOWS	CASEMENT/ FIXED	BLACK	
TRIM	3"X 5/4 RED CEDAR	"BENJAMIN MOORE" # HC-102 CLARKSVILLE GRA	
EXT. DOOR	3"THICK, 5'-0" WIDE, 8'-0" TALL MAHOGANY CUSTOM PIVOT DOOR	NATURAL	
ROOFING	DAVINCI ROOF SCAPES	PROVINCE SLATE	GRAY
WALL STONE	LIBERTY HILL	4" STONE VENEER ASHLAR STYLE DRY LOOK WALL FINISH	SEE PHOTO



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS

DRAWING TITLE

A-202

DRAWING NUMBER

DATE: 11/10/23
DRAWN BY: LLD
CHECKED BY: LLD
PROJECT NO: 2023-10101
SCALE: AS NOTED

REGISTERED ARCHITECT
STATE OF NEW YORK

REAL SIGNATURE

No.	Revision	Date	Description
1	8-4-23		PLANNING BOARD SUBMISSION
2	8-9-23		ARB SUBMITTAL
1	11-10-23		PLANNING BOARD SUBMISSION

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KEY PLAN

CROSS SECTION A-A

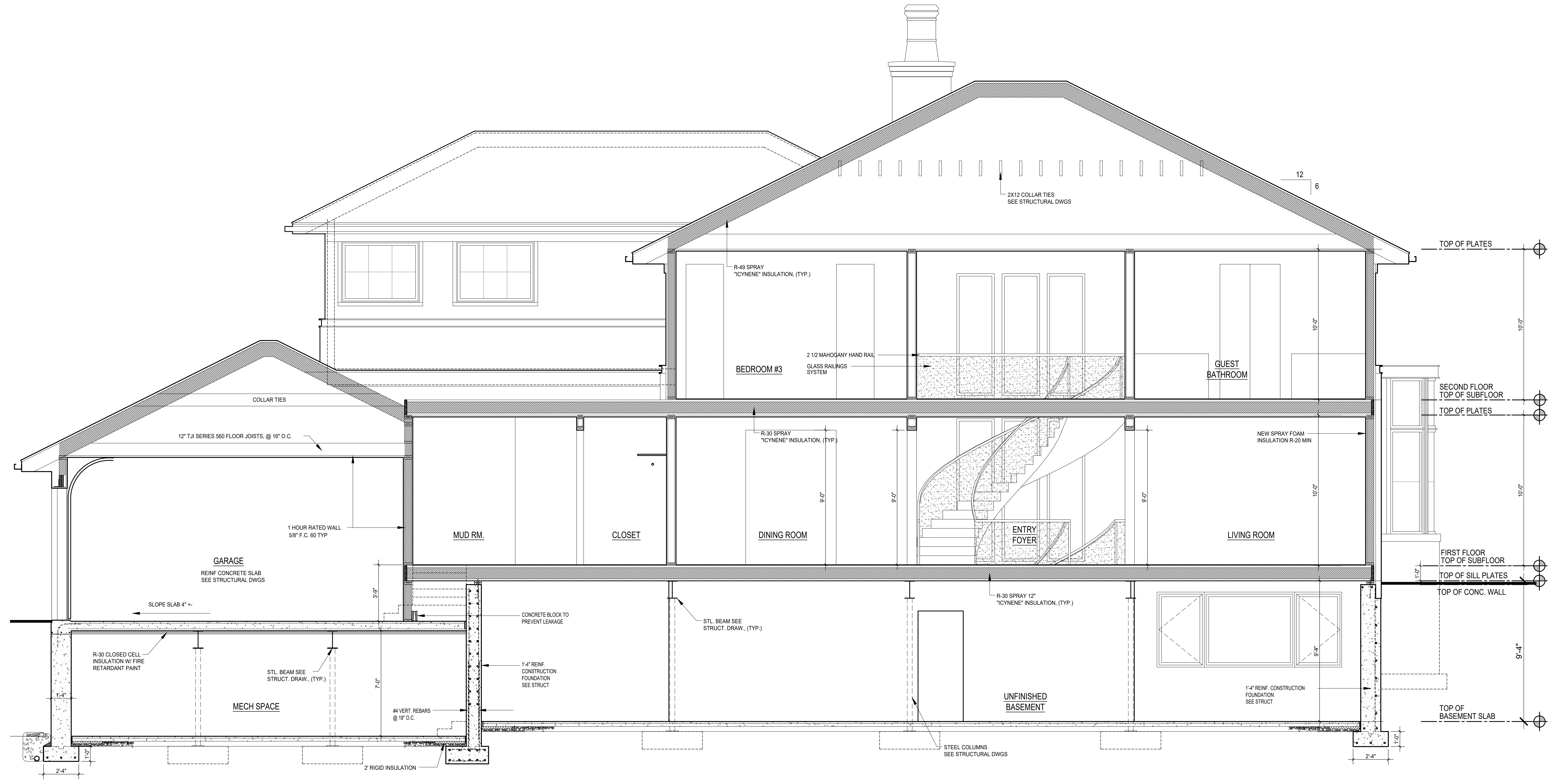
DRAWING TITLE

A-301

DRAWING NUMBER

DATE	NOV 10 2023
DRAWN BY	LDL
CHECKED BY	LDL
PROJECT NO.	23-0001
SCALE	AS NOTED

SCALE: 3/8" = 1'-0"



SECTION A-A

