



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

December 22, 2023

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

RE: JMC Project 23050  
 Majidi Subdivision  
 21 Whippoorwill Road  
 Town of North Castle, NY  
 Tax Lot 107.04-1-11

**Response to Comment Memoranda Received from the Planning Department and KSCJ Consulting**

Dear Adam:

On behalf of the owner and applicant, Mr Amin Majidi, we are pleased to submit electronically the following documents, which have been revised/included per the comments from the Town Planning Department Memorandum dated 11/29/2023 and KSCJ Consulting Memorandum, dated December 11, 2023:

1. JMC, PLLC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>	
C-000	“Cover Sheet”	2	12/22/2023
C-010	“Existing Conditions Plan”	2	12/22/2023
C-020	“Zoning Compliance Plan”	1	12/22/2023
C-100	“Integrated Plot Plan”	2	12/22/2023
C-110	“Site Subdivision Plan”	2	12/22/2023
C-120	“Gross Land Coverage Calculation Plan	1	12/22/2023
C-200	“Conceptual Grading and Utilities Plan”	1	12/22/2023
C-300	“Conceptual Sediment & Erosion Control Plan”	1	12/22/2023

For ease of review, we have included each comment below in *italic text*, followed by our responses in **bold standard text**.

**A. Town of North Castle Planning Department Memorandum, dated December 11, 2023**

General Comments

Comment No. 1

*The plat should be revised to demonstrate the average Lot Width and Lot Depth for all proposed lots utilizing an exhibit depicting how Lot Width and Lot Depth were calculated. Typically, this exhibit depicts measurements every 20-30 feet and the average calculated based upon the measurements.*

**Response No. 1**

**The requested dimensions have been added to the Drawing C-020 “Zoning Compliance Plan.”**

Comment No. 2

*Pursuant to Section 275-25.E(6) of the Town Code, the Planning Board may require that the subdivider reserve, clear, grade, pave and otherwise improve an area of such size and location as will provide a safe and suitable place for the use of children awaiting school buses.*

**Response No. 2**

**Since this application is for the creation of only two lots, it would seem to not be as applicable as with larger number of lots subdivisions, because children from the two single family homes can wait for their bus at the end of their respective driveways.**

Comment No. 3

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

**Response No. 3**

**So noted.**

**B. KSCJ Consulting Memorandum, dated December 11, 2023**

Comment No. 3

*There appears to be an off-site, locally regulated wetland which borders the east side of Whippoorwill Road. The applicant will need to illustrate the limits of the wetland and*

*associated 100-foot buffer. The wetland boundary shall be delineated by the applicant and verification by the Town Wetland Consultant. If the wetland boundary is within 100 feet of the proposed site access, a Wetland Permit Application should be submitted, and application referred to the Town Conservation Board for their review and recommendation.*

*The applicant has delineated the wetland boundary, which has been verified by the Town Wetland Consultant. The proposed driveway construction, electric service and sight line clearing will be located within the wetland buffer. The applicant should submit an Application for Wetland Permit, which is accompanied by a Wetland Buffer Mitigation Plan. The application should be referred to the Town Conservation Board for their review and recommendation.*

### **Response No. 3**

**As discussed, and agreed to at the Planning Board meeting on December 11, 2023, an appearance before the Conservation Board shall be deferred until there is an application submitted to develop the property.**

### **Comment No. 4**

*The applicant shall prepare preliminary subdivision construction plans that demonstrate the feasibility of the proposed lot. The plot plans shall include all requirements outlined in Chapter 275-34 of the Town Code. The plan shall include a driveway profile to demonstrate compliance with Section 355-59B(1) of the Town Code and grading for the driveway, residence and septic system.*

*The applicant has submitted a driveway profile and site grading. The driveway profile should be revised to reflect a maximum entrance platform grade of 4%.*

### **Response No. 4**

**The driveway grading has been revised and a maximum platform grade of 4% has been provided, as illustrated on Drawing C-200 “Conceptual Grading and Utilities Plan”.**

### **Comment No. 5**

*Prior to Final Subdivision Approval, the applicant will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Chapter 173 – Stormwater Management of the Town Code. Soil testing shall be performed by the applicant and witnessed by this office.*

*The applicant has requested postponement of preparing a SWPPP, until the time of Application for Site Plan Approval. A preliminary analysis of the stormwater system has been prepared by the applicant in an effort to confirm that adequate area is available to accommodate a stormwater mitigation system in the future. The system includes the use of a Cultec infiltration system within the rear yard. Our comments with regard to stormwater mitigation follow:*

- *The stormwater analysis evaluated a 25-year storm event. The applicant should revise the analysis to address a 100-year storm event.*
- *The proposed drainage area is stated as 0.21 acres in area, while the existing drainage area is 0.11 acres. The applicant should explain this difference.*
- *The proposed stormwater treatment system will be installed at a depth of eight (8) feet below grade. Such conditions will require soils with no bedrock or groundwater down to a depth eleven (11) feet below existing grade. The applicant should perform soil testing within the area of the proposed stormwater treatment system to verify that adequate soil conditions exist to mitigate the stormwater.*
- *Stormwater discharge from the treatment system is directed towards the neighboring residence to the west. Stormwater discharge should be dispersed in a direction which will not impact neighboring homes.*

### **Response No. 5**

**The stormwater calculations have been revised to accommodate a 100 year storm event.**

**The drainage area calculations have been reviewed and updated accordingly.**

**The stormwater treatment system has been raised to an elevation of 572, a depth of only 2 to 5 feet below existing grade. Previous testing in the area has typically observed bedrock at a depth in excess of 8 feet below ground with no groundwater encountered. Additional testing will be required when there is an application submitted to develop the property, when a detailed site plan is provided.**

**The drainage towards neighboring residences decreases from existing to proposed conditions.**

### **Comment No. 7**

*The applicant will be required to obtain approval from the Westchester County Department of Health (WCDOH) for the subdivision, as well as for the proposed on-site wastewater treatment system (OWTS).*

### **Response No. 7**

**Upon the approval of the preliminary subdivision by the Board, the applicant will submit to WCDOH for their approval.**

### **Comment No. 8**

*The applicant shall provide sight distance profiles for the proposed driveway demonstrating adequate sight lines for a minimum distance of 200 feet in each direction, as required by the Town Code. The plans shall illustrate any proposed site improvements required to achieve the sight distance.*

*Sight lines to the south viewing oncoming traffic from the south, from the proposed driveway and sight lines for vehicles traveling from the south viewing vehicles turning into the proposed driveway from the south is restricted by vegetation and grades along the property frontage. The applicant is using a driver's eye elevation of 580 feet; however, the actual elevation appears closer to 578.5 feet. The applicant should prepare a detailed plan of how safe sight lines of 200 feet can be obtained.*

*The applicant should examine relocating the driveway curb cut further to the north in the vicinity of the proposed northern property line, where sight lines could likely be obtained with much less clearing and grading to the south.*

### **Response No. 8**

**The driveway has been shifted to the north as recommended and adjusted to minimize any required clearing and grading to achieve the required stopping sight distance.**

**Drawing C-100, "Integrated Plot Plan", illustrates in plan view the required 200 foot sight distance in both directions from the site driveway per Town Code Section 355-59.D. Per Section 3.2.6.1 of the American Association of State Highway and Transportation Officials (AASHTO) publication, "A Policy on Geometric Design of Highways and Streets", latest edition, "for all sight distance calculations for passenger vehicles, the height of the driver's eye is considered to be 3.50 ft [1.50 m] above the road surface."**

**A "Sight Distance Profile" view is also provided on Drawing C-100, utilizing a driver's eye height of 3.5 feet for both the vehicle traveling along Whippoorwill Road and the vehicle at the proposed site driveway. The profile view illustrates that the existing and proposed grades do not interfere with the sight lines to/from the proposed driveway at the required 200 foot sight distance, and the drivers of the vehicles on either side of the sight line will be able to have a similar view. AASHTO additionally describes the average vehicle height to be 4.25 feet, meaning that the vehicle in the proposed site driveway and the vehicle traveling along Whippoorwill Road will be visible at a height of 0.75 feet at the sight line distance, as illustrated in the "Sight Distance Profile".**

### **Comment No. 9**

*Water service to the proposed residence will require an easement across Lot #1 and an adjacent parcel at the corner of Whippoorwill Road and Whippoorwill Lane. The applicant should prepare the easements, which shall be illustrated by metes and bounds on the Subdivision Plat. Prior to Final Approval, the applicant should provide proof that the easements have been executed and filed within the Westchester County Clerk's Office Division of Land Records.*

**Response No. 9**

**So noted. The easements will be filed after the approval of the subdivision by the Board and the Westchester County Department of Health.**

We trust our responses are sufficient to satisfy the comments that have been raised by the Town Planner and Engineer. We look forward to speaking with the Board at the January 8<sup>th</sup>, 2024 public hearing.

Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

*Richard Cordone*

Richard Cordone  
Design Manager

cc: Mr. Amin Majidi

*P:\2023\23050\ADMIN\Kaufman response to comments--2023-12-19.doc*

# PRELIMINARY SUBDIVISION APPROVAL DRAWINGS

# MAJIDI SUBDIVISION

TAX MAP SECTION 107.04 | BLOCK 1 | LOT 11  
 WESTCHESTER COUNTY  
 21 WHIPPOORWILL ROAD  
 TOWN OF NORTH CASTLE, NEW YORK

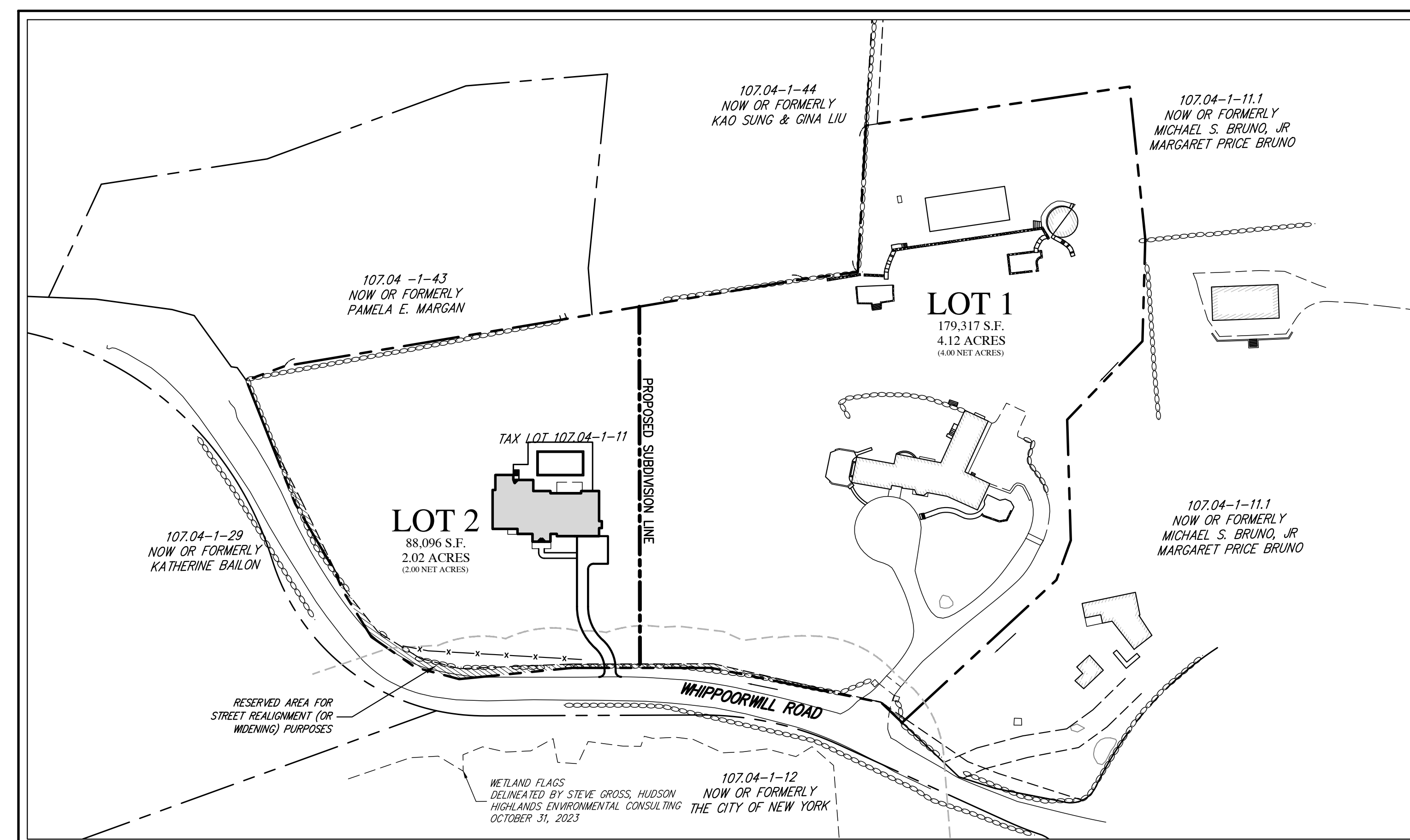
### JMC Drawing List:

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS MAP
- C-020 ZONING COMPLIANCE PLAN
- C-100 INTEGRATED PLOT PLAN
- C-110 SUBDIVISION PLAT
- C-120 GROSS LAND COVERAGE CALCULATION PLAN
- C-200 GRADING AND DRAINAGE PLAN
- C-300 SEDIMENT & EROSION CONTROL PLAN

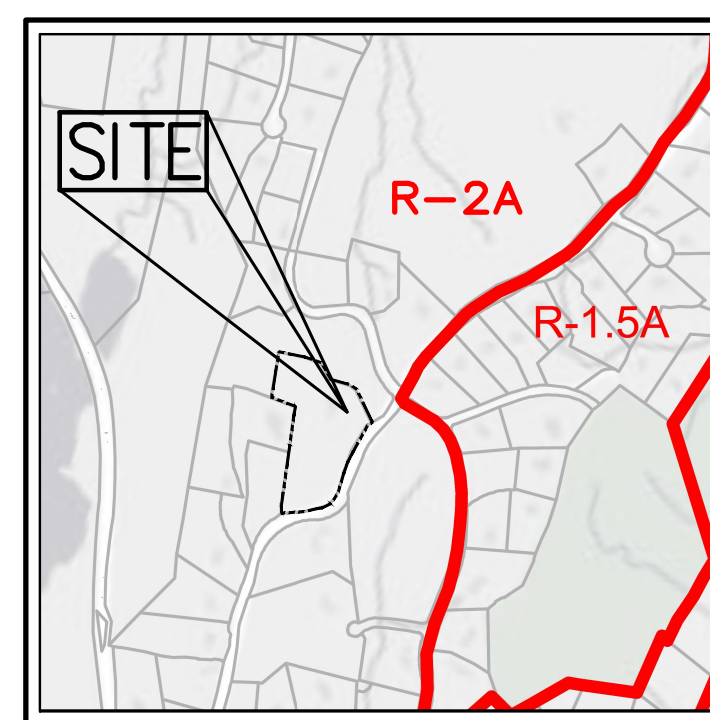
**Applicant:**  
 MR. AMIN MAJIDI  
 21 WHIPPOORWILL ROAD  
 ARMONK, NY 10504

**Site Planner, Civil & Traffic Engineer,  
 Surveyor and Landscape Architect:**  
**JMC PLANNING ENGINEERING  
 LANDSCAPE ARCHITECTURE & LAND  
 SURVEYING PLLC**  
 120 BEDFORD ROAD  
 ARMONK, NY 10504  
 (914) 273-5225

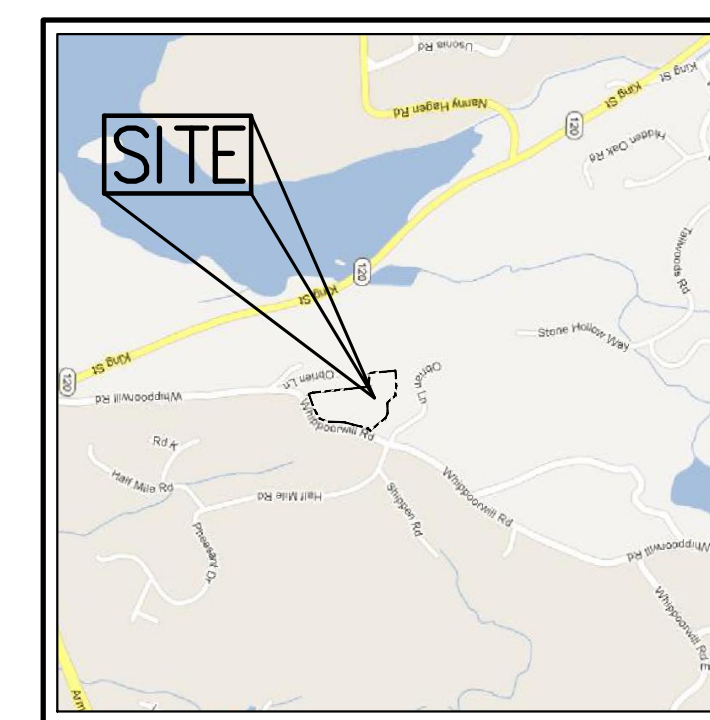
**Surveyor:**  
 TC MERRITS LAND SURVEYORS  
 394 BEDFORD ROAD  
 PLEASANTVILLE, NY 10570  
 914-769-8003



**AREA MAP**  
 SCALE: 1" = 80'



**ZONING MAP**  
 SCALE: 1" = 1,000'  
 SOURCE: NORTH CASTLE ZONING MAP 2023



**VICINITY MAP**  
 SCALE: 1" = 1,800'  
 SOURCE: GOOGLE MAPS

TABLE OF LAND USE				
DESCRIPTION	R-2A DISTRICT REQUIREMENT	EXIST	LOT 1 <sup>(4)</sup>	LOT 2
GROSS LOT AREA (ACRES)	N/A	6.14	4.12	2.02
MINIMUM LOT AREA (NET ACRES) <sup>(3)</sup>	2.0	6.00	4.00	2.00
MINIMUM LOT STREET FRONTAGE (FEET)	150	758	253	505
MINIMUM LOT WIDTH (FEET)	150	474	348	277
MINIMUM LOT DEPTH (FEET)	150	258	430	286
PRINCIPAL BUILDING MINIMUM YARDS (FEET)				
FRONT	50	188	188	111
SIDE	30	71	71	34
REAR	50	165	165	129
ACCESSORY BUILDING MINIMUM YARDS (FEET)				
FRONT	50	450	450	N/A
SIDE	15	59	59	N/A
REAR	25	98	98	N/A
MAXIMUM BUILDING COVERAGE (%)	8	1.8	2.8	4.8
MAXIMUM BUILDING HEIGHT (FEET)	30	< 30	< 30	< 30
MINIMUM DWELLING UNIT SIZE (S.F.)	1,400	4,415	4,415	4,196
STEEP SLOPES (%)	25% OR GREATER <sup>(1)</sup>	10.3	5.5	2.2
MAXIMUM DRIVEWAY GRADIENT (%)	14	10.8	10.8	6.78
MINIMUM CONTIGUOUS BUILDABLE AREA (S.F.) <sup>(2)</sup>	30,000	N/A	169,516	86,148
GROSS FLOOR AREA (S.F.)	N/A	N/A	10,316	<10,122

**TABLE OF LAND USE NOTES:**

(1) IF DISTURBANCE ON STEEP SLOPES IS PROPOSED, A SLOPE DISTURBANCE PERMIT IS REQUIRED.

(2) WITH ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) AND CENTRAL WATER SERVICE, 30,000 SQUARE FEET IS THE MINIMUM CONTIGUOUS BUILDABLE AREA IN THE R-2A DISTRICT, AND EXCLUDES WETLANDS, WATER BODIES, WATERCOURSES AND ADJOINING AREAS, FLOODPLAINS AND STEEP SLOPES (25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS), AND HAVING NOT LESS THAN 1/2 THE MINIMUM LOT WIDTH REQUIRED IN THE R-2A ZONING DISTRICT, WHICH IS 75 FEET.

(3) FOR ANY NEW BUILDING LOT CREATED BY SUBDIVISION, THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA," WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA" IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATERBODIES AND WATERCOURSES BUT EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, WHICH ARE DEFINED AS A NATURAL GEOGRAPHICAL AREA WHICH HAS A RATIO OF HORIZONTAL TO VERTICAL DISTANCE OF 25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%.

(4) LOT 1 CONTAINS EXISTING STRUCTURES TO REMAIN.

FIRE DISTRICT: ARMONK  
 SCHOOL DISTRICT: BYRAM HILLS

	Lot 1 Existing		Lot 1 Proposed		Lot 2		Lot 2 Maximum*	
	Square Feet	Acres	Square Feet	Acres	Square Feet	Square Feet	Acres	Square Feet
Impervious Area	21010	0.48	21010	0.48		9067	0.21	
Pervious Area	158307.52	3.63	158307.52	3.63		79029.32	1.81	
Gross Lot Area	179317.52	4.12	179317.52	4.12		88096.32	2.02	
Wetlands Area	0.00	0.00	0.00	0.00		0.00	0.00	
Steep Slopes Area (> 25%)	9801.21	0.23	9801.21	0.23		1947.73	0.04	
Deductible Steep Slopes Area (>25%)	4900.61	0.11	4900.61	0.11		973.87	0.02	
Contiguous Buildable Area	169516.31	3.89	169516.31	3.89		86148.59	1.98	
Net Lot Area	174416.92	4.00	174416.92	4.00		87122.46	2.00	
Additional Gross Land Coverage Permitted <sup>1</sup>	1380 <sup>2</sup>		1380 <sup>1</sup>			610 <sup>1</sup>		
Total Gross Land Coverage Area	21010		21010		21197	9067		13880

**Zoning Compliance Chart Notes:**

\* Maximum Coverage Areas were calculated by lot as per formulas shown in Town of North Castle code: the Table of Maximum Permitted Gross Floor Area and the Table of Maximum Permitted Gross Land Coverage for One- and Two-Family Dwellings.

<sup>1</sup> Per code section 355-36C(b), "an additional 10 square feet of gross land coverage shall be permitted for each foot of front yard setback of the principal dwelling in excess of the minimum front yard setback". On Lot 1 there is 139' in excess of the 50' minimum setback requirement. Therefore, 1390 square feet of Additional Gross Land Coverage shall be permitted. On Lot 2 there is 8' in excess of the 50' minimum setback requirement. Therefore, 80 square feet of Additional Gross Land Coverage shall be permitted.

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

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED INCLUDING ARRANGING FOR A PRIVATE MARKOUT ON-SITE WHERE APPLICABLE. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION. INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS, THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

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

CHRISTOPHER CARTHY, CHAIRMAN  
 TOWN OF NORTH CASTLE PLANNING BOARD

No.	Revision	Date	By
1.	RESPONSE TO COMMENTS	12/22/2023	CDF

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

Drawn: RFA Approved: DV  
 Scale: NOT TO SCALE  
 Date: 10/06/2023  
 Project No: 23050  
 2000-SE C-000 COVER.plt  
 Drawing No: **C-000**

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

**811** Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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**LEGEND**

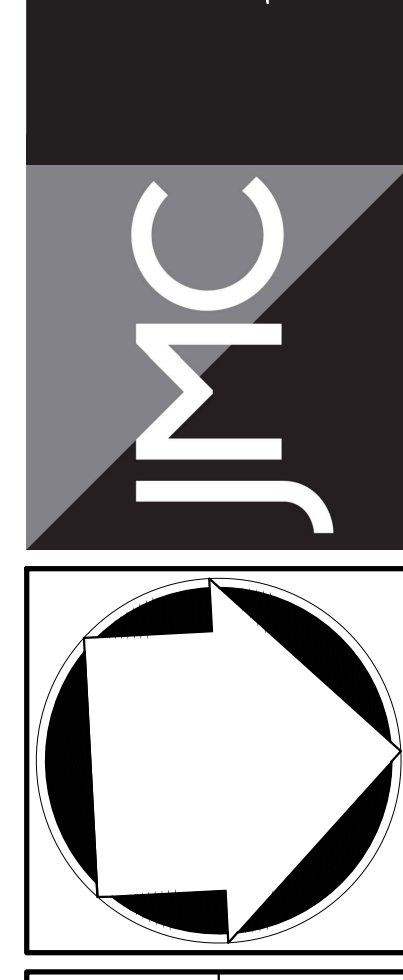
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WETLAND LINE
	EXISTING WETLAND BUFFER LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING DRAIN INLET
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WELL

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY AMIN MAJIDI AND MICHELLE R. FALKENSTEIN WATERBURY FARM," PREPARED BY TC MERITTS LAND SURVEYORS, DATED 08/13/2023.
  - THE PROPERTY IS PRESENTLY WITHIN AND SERVED BY THE TOWN OF NORTH CASTLE WATER DISTRICT No.3. THE EXISTING RESIDENCES ARE EACH SERVED BY AN ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS).

No.	1.	RESPONSE TO COMMENTS
Date	12/22/2023	CF
Revision		

APPLICANT/OWNER:  
**MR. AMIN MAJIDI**  
21 WHIPPOORWILL ROAD  
ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Mayer Consulting, Inc.  
120 BEDFORD ROAD • ARMONK, NY 10504  
voice 914.273.5255 • fax 914.273.2102  
www.jmcplic.com



**EXISTING MAP**  
**CONDITIONS**  
MAJIDI SUBDIVISION  
21 WHIPPOORWILL ROAD  
NORTH CASTLE, NY 10504

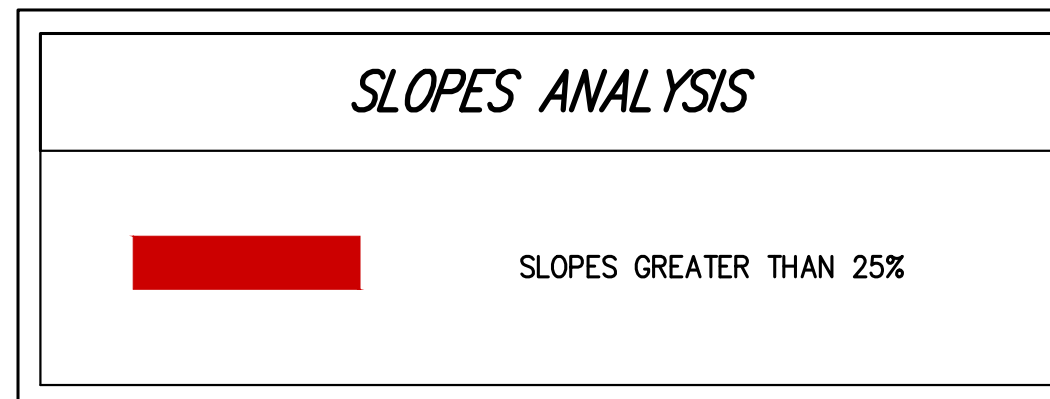
Drawn:	RFA	Approved:	DV
Scale:	1" = 30'		
Date:	10/06/2023		
Project No:	23050		
Sheet No:	C-010	EXIST	lar
Drawing No:	C-010		

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

PRELIMINARY SUBDIVISION APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD



LOT AREA SUMMARY TABLE					
LOT #	LOT AREA (S.F. / AC.) <sup>(1)</sup>	DEDUCTION FOR WETLANDS (S.F.)	STEEP SLOPES > 25% (S.F.)	DEDUCTION FOR STEEP SLOPES (S.F.)	NET LOT AREA (S.F. / AC.)
1	179,317 / 4.12	N/A	9,801	4,901	174,417 / 4.00
2	88,096 / 2.02	N/A	1,948	974	87,122 / 2.00



**LOT AREA SUMMARY TABLE NOTE:**

1. FOR ANY NEW BUILDING LOT CREATED BY SUBDIVISION, THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA," WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA" IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATERBODIES AND WATERCOURSES BUT EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, WHICH ARE DEFINED AS A NATURAL GEOGRAPHICAL AREA WHICH HAS A RATIO OF HORIZONTAL TO VERTICAL DISTANCE OF 25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%.

LOT WIDTH AND DEPTH CALCULATION TABLE		
LOT #	LOT DEPTH	LOT WIDTH
LOT 1	384.06	316.26
LOT 2	258.12	265.63

**NOTE:** LOT WIDTH AND LOT DEPTH, AS DEFINED IN NORTH CASTLE TOWN CODE, WERE ESTIMATED BY TAKING THE AVERAGE OF THE LOT WIDTH AND DEPTH LENGTHS AS MEASURED EVERY 30' ON THIS PLAN.



**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING WETLAND LINE
- EXISTING WETLAND BUFFER LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WELL
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- CONTIGUOUS BUILDABLE AREA

**NOTES:**

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY AMIN MAJIDI AND MICHELLE R. FALKENSTEIN WATERBURY FARM," PREPARED BY TC MERRITS LAND SURVEYORS, DATED 06/13/2023.

NOT FOR CONSTRUCTION

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

CHRISTOPHER CARTHAY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

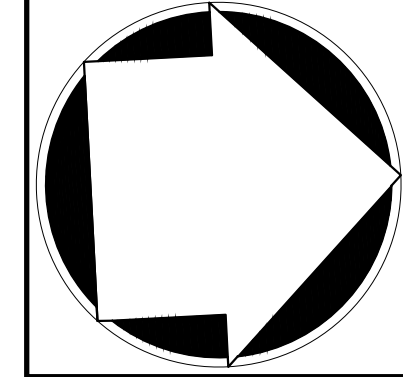
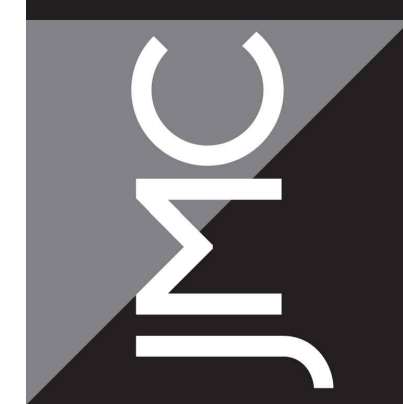
Scale:	1" = 30'
Date:	10/06/2023
Project No:	23050
Drawing No:	C-020

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Date:	12/22/2023
Revision:	1. RESPONSE TO COMMENTS
No.:	

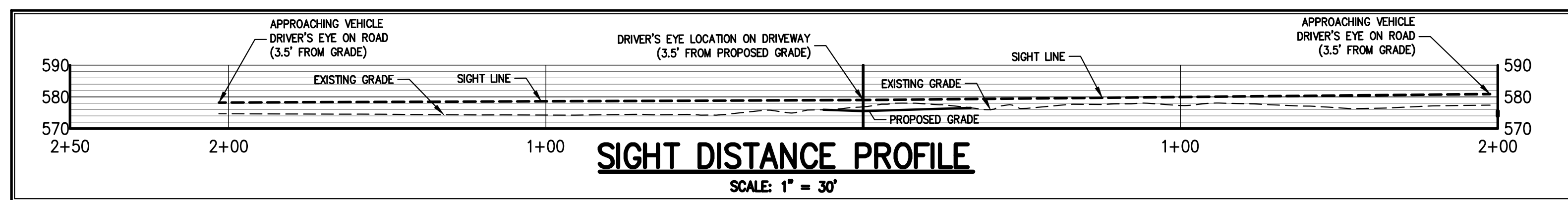
APPLICANT/OWNER:  
**MR. AMIN MAJIDI**  
21 WHIPPOORWILL ROAD  
ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Mayer Consulting, Inc.  
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ZONING COMPLIANCE PLAN  
MAJIDI SUBDIVISION  
21 WHIPPOORWILL ROAD  
NORTH CASTLE, NY 10504

Drawn: RFA Approved: DV  
Scale: 1" = 30'  
Date: 10/06/2023  
Project No: 23050  
Drawing No: C-020



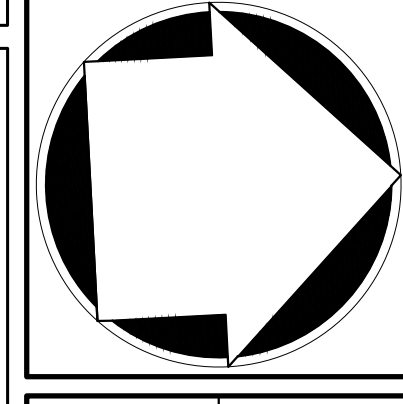
**LEGEND**

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING WETLAND LINE
[Symbol]	EXISTING WETLAND BUFFER LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GUIDE RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE AND DESIGNATION
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING WELL
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	PROPOSED EASEMENT LINE
[Symbol]	PROPOSED SETBACK LINE
[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED ASPHALT DRIVEWAY
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	TEST PIT AND DEEP HOLE LOCATION AND DESIGNATION
[Symbol]	PROPOSED WATER SERVICE LINE
[Symbol]	PROPOSED CLEARING AND GRADING LIMIT LINE
[Symbol]	PROPOSED GRADING CONTOUR

By: [Blank]  
Date: 12/22/2023  
Revision: [Blank]  
No. 1. RESPONSE TO COMMENTS

APPLICANT/OWNER:  
**MR. AMIN MAJIDI**  
21 WHIPPOORWILL ROAD  
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**INTEGRATED PLOT PLAN**  
MAJIDI SUBDIVISION  
21 WHIPPOORWILL ROAD  
NORTH CASTLE, NY 10504

Drawn: RFA Approved: DV  
Scale: 1" = 30'  
Date: 10/06/2023  
Project No: 23050  
2300-SE C-100 PPAJ  
Drawing No: **C-100**

**NOTES**  
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY AMIN MAJIDI AND MICHELLE R. FAULKNER WATERBURY FARM," PREPARED BY TC MERRITS LAND SURVEYORS, DATED 06/13/2023.

**POTENTIAL TREES TO BE REMOVED**

LOT NUMBER	NUMBER OF POTENTIAL TREES TO BE REMOVED
1	4
2	13

**PERCOLATION TEST DATA**

HOLE NUMBER	SOIL RATE (MIN. / IN.)
PT 1	49
PT 2	15
PT 3	15
PT 4	15
PT 5	15
PT 6	15

**SLOPES ANALYSIS**

[Grey Box]	SLOPES GREATER THAN 15% & LESS THAN 20%
[Red Box]	SLOPES GREATER THAN 20%



**ON-SITE WASTEWATER TREATMENT SYSTEM DESIGN DATA TABLE**

PROPOSED SEPTIC AREA	LOT AREA (ACRES)	TEST SOIL DESCRIPTION	SLOPE OF OWTs AREA (%)	MAX. PERCOLATION RATE (MIN/IN)	SQUARE FOOTAGE OF AREA (S.F.)	WATER ELEV. (FT.)	IMPERVIOUS LAYER ELEV. (FT.)	NUMBER OF EXISTING BEDROOMS	LENGTH OF PRIMARY FIELDS REQUIRED (FT.)	LENGTH OF EXPANSION FIELDS REQUIRED (FT.)	LENGTH OF PRIMARY FIELDS PROVIDED (FT.)	LENGTH OF EXPANSION FIELDS PROVIDED (FT.)	BANK RUN FILL DEPTH (FT.)	CURTAIN DRAIN DEPTH (FT.)	CURTAIN DRAIN LENGTH (FT.)	REMARKS
LOT 1	2.02	SANDY LOAM	0 TO 20	45-60	11,750	NONE	>7.0	4	450	1,100	450	1,100	-	-	-	ALTERNATE DOSING REQUIRED FOR EXPANSION ONLY
LOT 2	4.12	SANDY LOAM	0 TO 20	11-15	5,850	NONE	>7.0	7	N/A	600	390	600	-	-	-	EXPANSION AREA ONLY FOR EXISTING RESIDENCE, PRIMARY AREA IS EXISTING

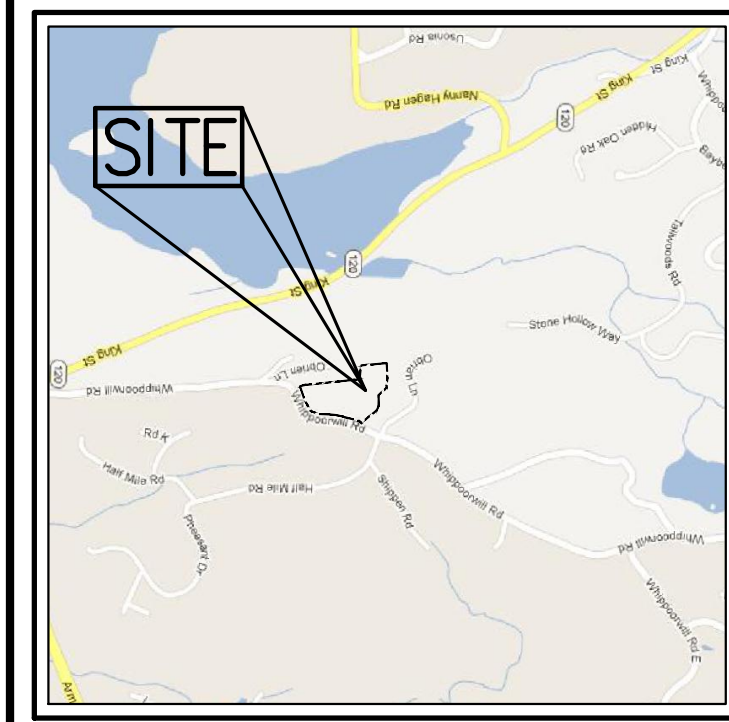
PRELIMINARY SUBDIVISION APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: \_\_\_\_\_ DATE: \_\_\_\_\_

CHRISTOPHER CARTH, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

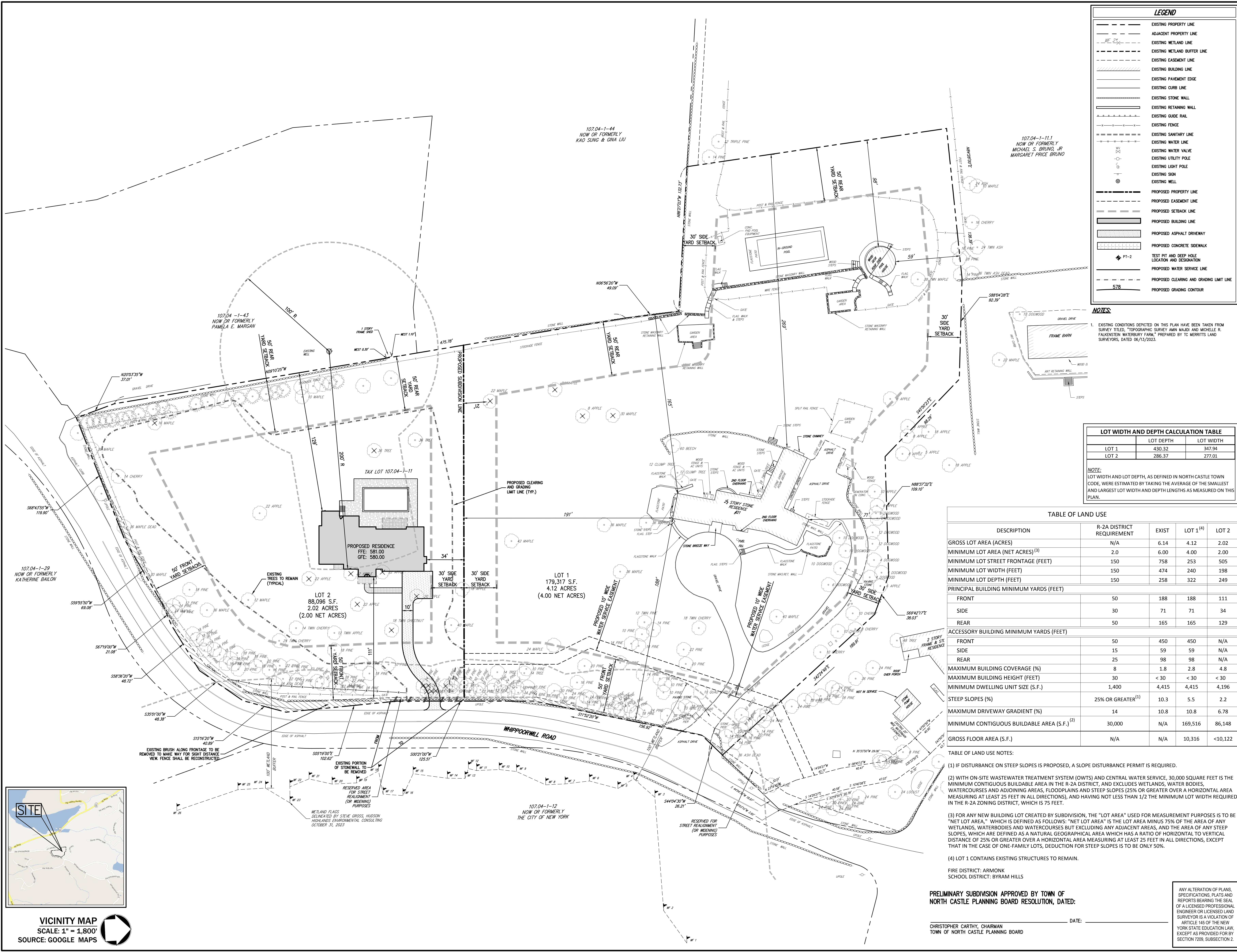
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VICINITY MAP  
SCALE: 1" = 1,800'  
SOURCE: GOOGLE MAPS



**LEGEND**

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WETLAND LINE
	EXISTING WETLAND BUFFER LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
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	TEST PIT AND DEEP HOLE LOCATION AND DESIGNATION
	PROPOSED WATER SERVICE LINE
	PROPOSED CLEARING AND GRADING LIMIT LINE
	PROPOSED GRADING CONTOUR

**NOTES:**

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**LOT WIDTH AND DEPTH CALCULATION TABLE**

LOT	LOT DEPTH	LOT WIDTH
LOT 1	430.32	347.94
LOT 2	286.37	277.01

**NOTE:** LOT WIDTH AND LOT DEPTH, AS DEFINED IN NORTH CASTLE TOWN CODE, WERE ESTIMATED BY TAKING THE AVERAGE OF THE SMALLEST AND LARGEST LOT WIDTH AND DEPTH LENGTHS AS MEASURED ON THIS PLAN.

**TABLE OF LAND USE**

DESCRIPTION	R-2A DISTRICT REQUIREMENT	EXIST	LOT 1 <sup>(4)</sup>	LOT 2
GROSS LOT AREA (ACRES)	N/A	6.14	4.12	2.02
MINIMUM LOT AREA (NET ACRES) <sup>(3)</sup>	2.0	6.00	4.00	2.00
MINIMUM LOT STREET FRONTAGE (FEET)	150	758	253	505
MINIMUM LOT WIDTH (FEET)	150	474	240	198
MINIMUM LOT DEPTH (FEET)	150	258	322	249
<b>PRINCIPAL BUILDING MINIMUM YARDS (FEET)</b>				
FRONT	50	188	188	111
SIDE	30	71	71	34
REAR	50	165	165	129
<b>ACCESSORY BUILDING MINIMUM YARDS (FEET)</b>				
FRONT	50	450	450	N/A
SIDE	15	59	59	N/A
REAR	25	98	98	N/A
MAXIMUM BUILDING COVERAGE (%)	8	1.8	2.8	4.8
MAXIMUM BUILDING HEIGHT (FEET)	30	< 30	< 30	< 30
MINIMUM DWELLING UNIT SIZE (S.F.)	1,400	4,415	4,415	4,196
STEEP SLOPES (%)	25% OR GREATER <sup>(1)</sup>	10.3	5.5	2.2
MAXIMUM DRIVEWAY GRADIENT (%)	14	10.8	10.8	6.78
MINIMUM CONTIGUOUS BUILDABLE AREA (S.F.) <sup>(2)</sup>	30,000	N/A	169,516	86,148
GROSS FLOOR AREA (S.F.)	N/A	N/A	10,316	<10,122

- TABLE OF LAND USE NOTES:**
- IF DISTURBANCE ON STEEP SLOPES IS PROPOSED, A SLOPE DISTURBANCE PERMIT IS REQUIRED.
  - WITH ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) AND CENTRAL WATER SERVICE, 30,000 SQUARE FEET IS THE MINIMUM CONTIGUOUS BUILDABLE AREA IN THE R-2A DISTRICT, AND EXCLUDES WETLANDS, WATER BODIES, WATERCOURSES AND ADJOINING AREAS, FLOODPLAINS AND STEEP SLOPES (25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS), AND HAVING NOT LESS THAN 1/2 THE MINIMUM LOT WIDTH REQUIRED IN THE R-2A ZONING DISTRICT, WHICH IS 75 FEET.
  - FOR ANY NEW BUILDING LOT CREATED BY SUBDIVISION, THE "LOT AREA" USED FOR MEASUREMENT PURPOSES IS TO BE "NET LOT AREA," WHICH IS DEFINED AS FOLLOWS: "NET LOT AREA" IS THE LOT AREA MINUS 75% OF THE AREA OF ANY WETLANDS, WATERBODIES AND WATERCOURSES BUT EXCLUDING ANY ADJACENT AREAS, AND THE AREA OF ANY STEEP SLOPES, WHICH ARE DEFINED AS A NATURAL GEOGRAPHICAL AREA WHICH HAS A RATIO OF HORIZONTAL TO VERTICAL DISTANCE OF 25% OR GREATER OVER A HORIZONTAL AREA MEASURING AT LEAST 25 FEET IN ALL DIRECTIONS, EXCEPT THAT IN THE CASE OF ONE-FAMILY LOTS, DEDUCTION FOR STEEP SLOPES IS TO BE ONLY 50%.
  - LOT 1 CONTAINS EXISTING STRUCTURES TO REMAIN.

FIRE DISTRICT: ARMONK  
SCHOOL DISTRICT: BYRAM HILLS

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

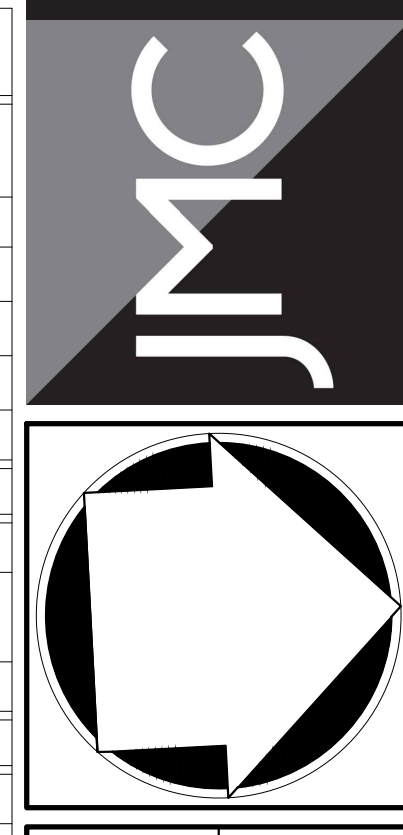
CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

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No.	1.	RESPONSE TO COMMENTS
Date	12/22/2023	CF
Revision		

APPLICANT/OWNER:  
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21 WHIPPOORWILL ROAD  
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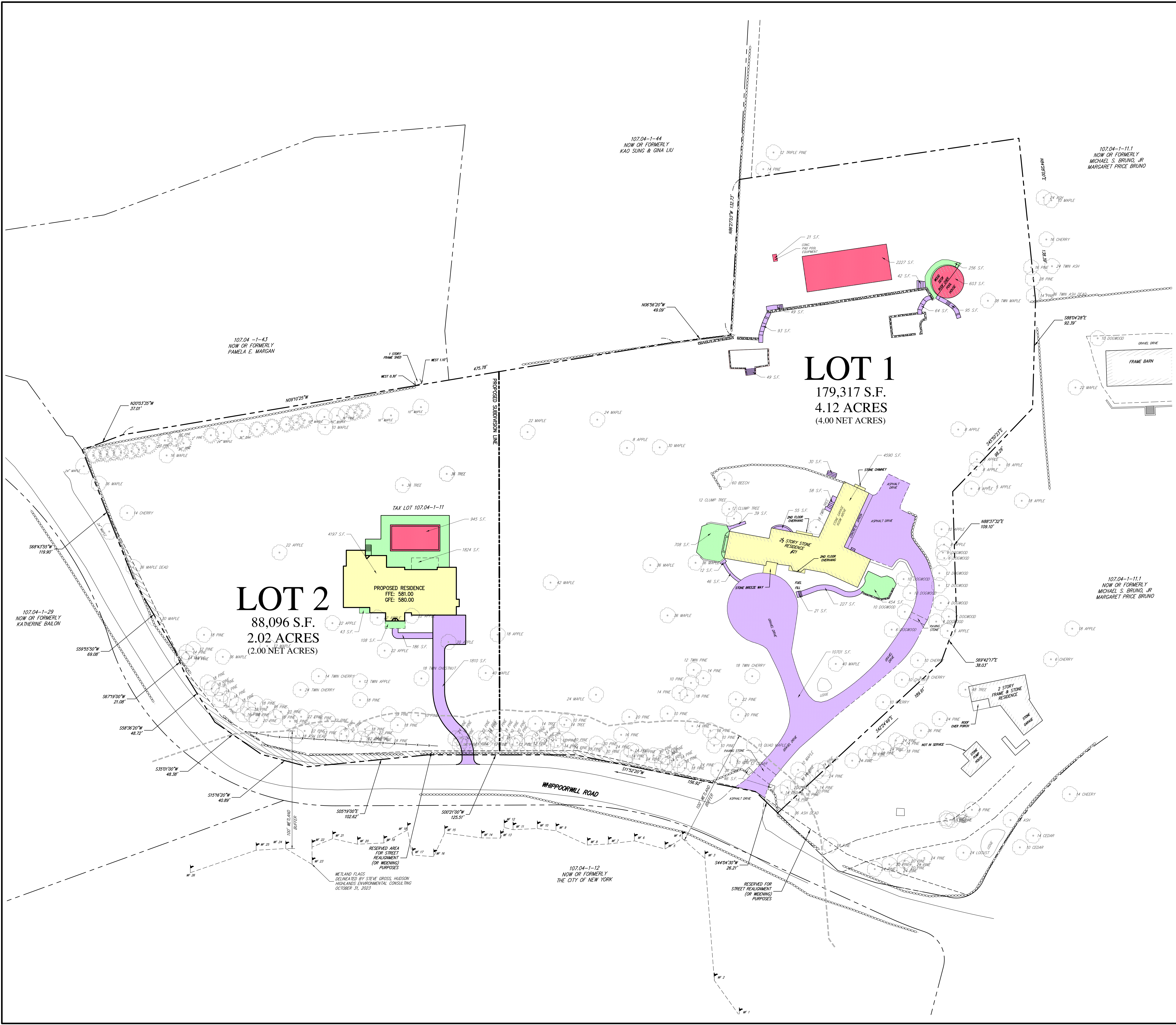
**SUBDIVISION PLAT**

MAJIDI SUBDIVISION  
21 WHIPPOORWILL ROAD  
NORTH CASTLE, NY 10504

Drawn	RFA	Approved	DV
Scale	1" = 30'		
Date	10/06/2023		
Project No.	23050		
Sheet No.	C-110	SUBDIVISION.plt	
Drawing No.			

**C-110**

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**GROSS LAND COVERAGE LEGEND**

[Purple]	PAVEMENT, SIDEWALKS
[Yellow]	PROPOSED PRINCIPAL BUILDINGS
[Red]	ACCESSORY BUILDINGS & OTHER STRUCTURES
[Green]	PORCHES, PATIOS & TERRACES

**NOTES:**

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY AMIN MAJIDI AND MICHELLE R. FALKENSTEIN WATERBURY FARM," PREPARED BY TC MERRITTS LAND SURVEYORS, DATED 06/13/2023.

**GROSS LAND COVERAGE CALCULATIONS:**

Lot 1 Gross Land Coverage Breakdown	
Description	Total (S.F.)
Principal Building	4590
Accessory Building	603
Decks	0
Porches	748
Driveway, Parking Area and Walkway	12098
Terrace	657
Court, Mech Equipment	21
Other Structures	2293
<b>Total</b>	<b>21010</b>

**Lot 1 Summary**

Description	Square Feet
Existing Impervious Area	21010
Max Gross Land Coverage	21197

**Lot 2 Gross Land Coverage Breakdown**

Description	Total (S.F.)
Principal Building	4197
Accessory Building	0
Decks	0
Porches	1975
Driveway, Parking Area and Walkway	1996
Terrace	0
Court, Mech Equipment	0
Other Structures	945
<b>Total</b>	<b>9113</b>

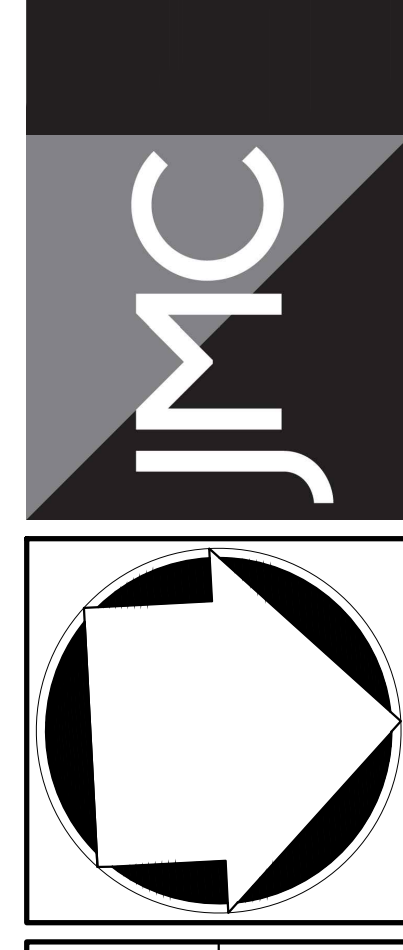
**Lot 2 Summary**

Description	Square Feet
Proposed Impervious Area	9067
Max Gross Land Coverage	13880

No.	Revision	Date	By
1.	RESPONSE TO COMMENTS	12/22/2023	CF

APPLICANT/OWNER:  
**MR. AMIN MAJIDI**  
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ARMONK, NY 10504

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**GROSS LAND COVERAGE CALCULATION PLAN**  
MAJIDI SUBDIVISION  
21 WHIPPOORWILL ROAD  
NORTH CASTLE, NY 10504

Drawn:	RFA	Approved:	DV
Scale:	1" = 30'	Date:	11/27/2023
Project No:	23050	Sheet No:	SK101ar
Drawing No:	C-120	Sheet No:	SK101ar
<b>C-120</b>			

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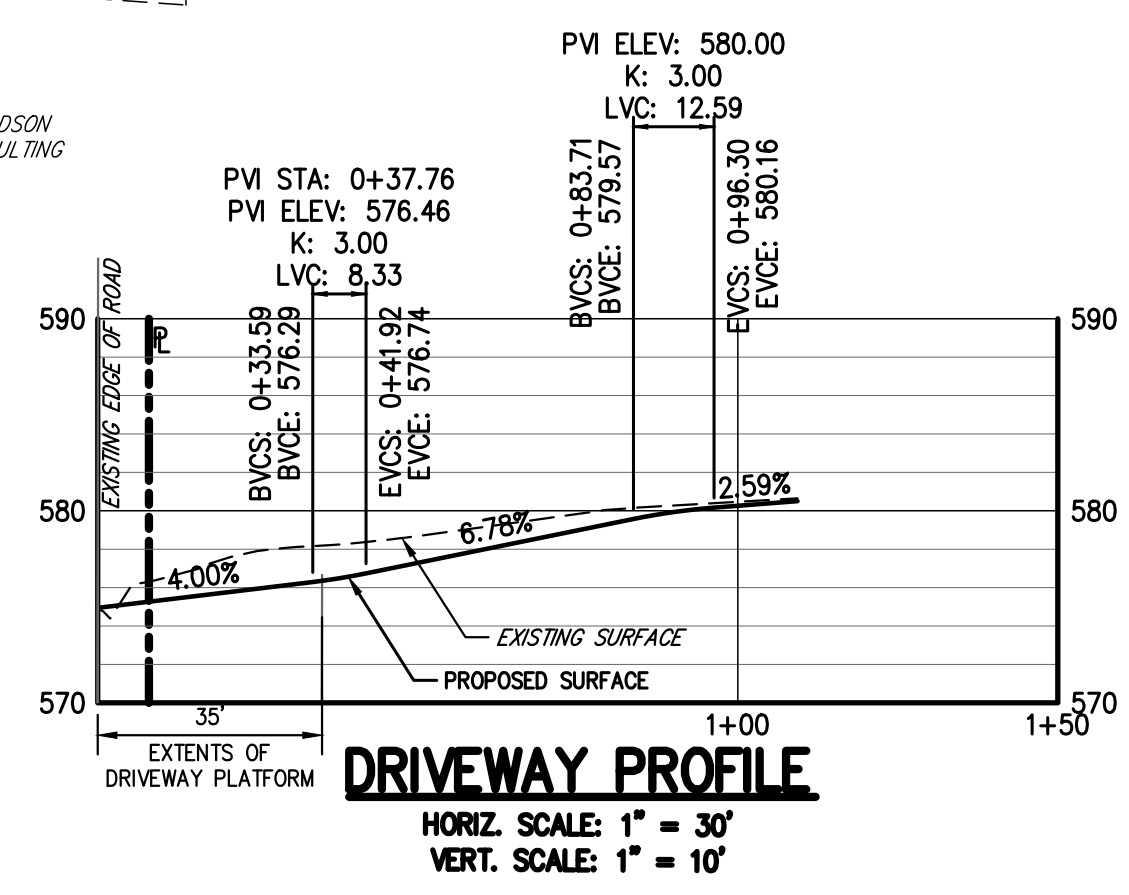
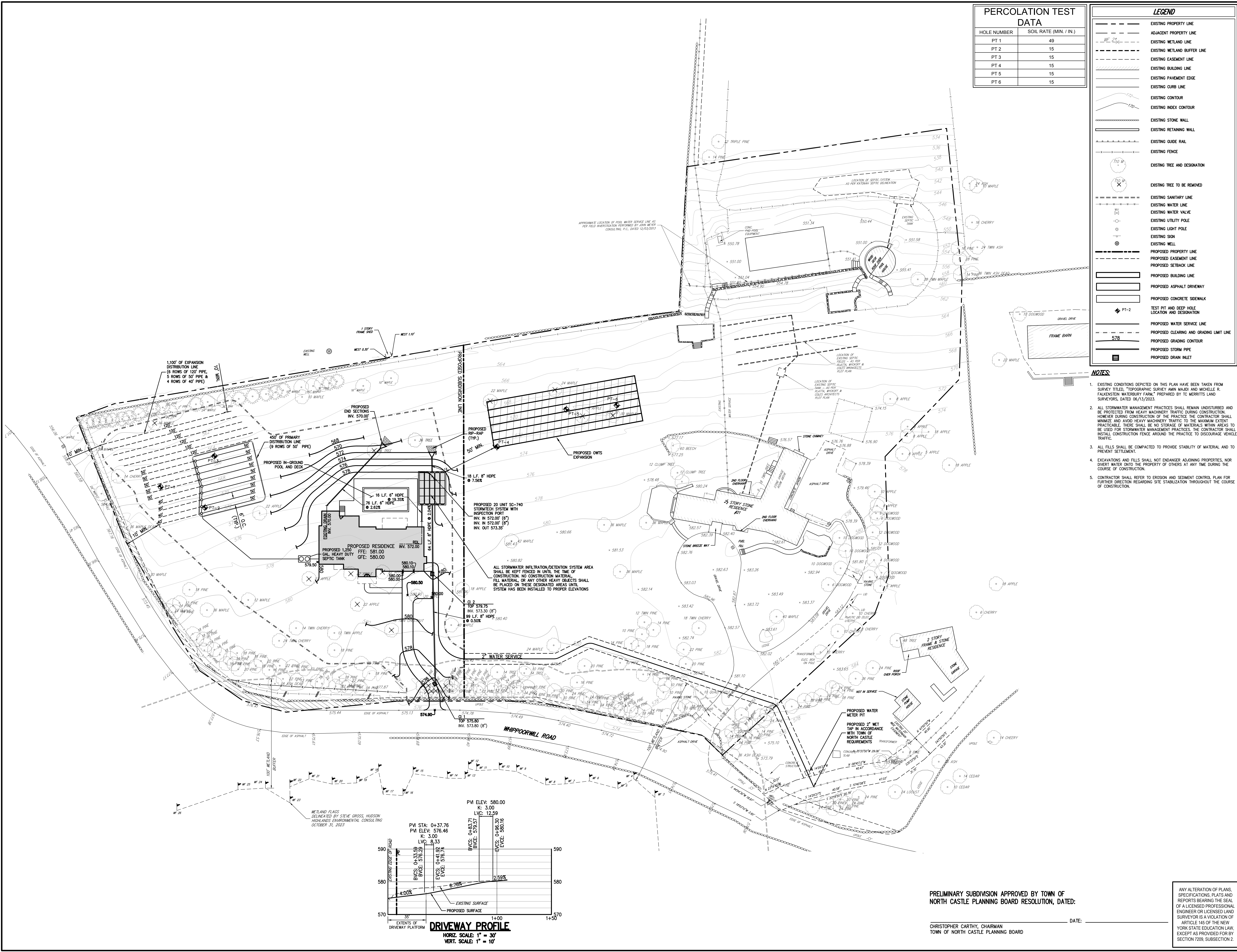
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PERCOLATION TEST DATA	
HOLE NUMBER	SOIL RATE (MIN. / IN.)
PT 1	49
PT 2	15
PT 3	15
PT 4	15
PT 5	15
PT 6	15

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
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	EXISTING WETLAND BUFFER LINE
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	TEST PIT AND DEEP HOLE LOCATION AND DESIGNATION
	PROPOSED WATER SERVICE LINE
	PROPOSED CLEARING AND GRADING LIMIT LINE
	PROPOSED STORM PIPE
	PROPOSED DRAIN INLET

- NOTES:**
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  - ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
  - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
  - EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
  - CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.



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

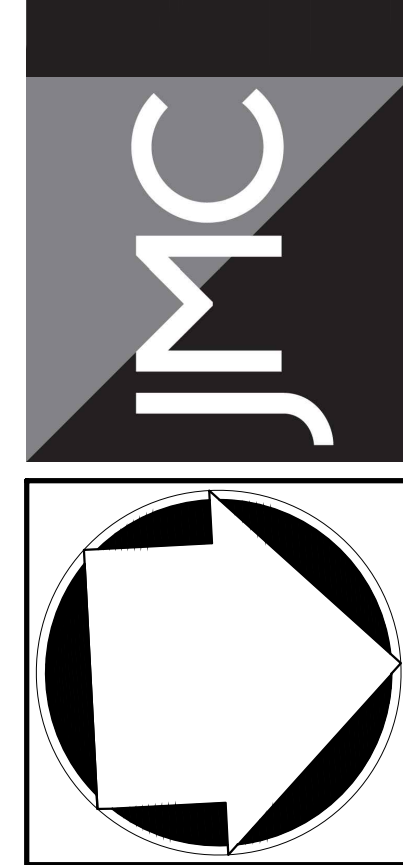
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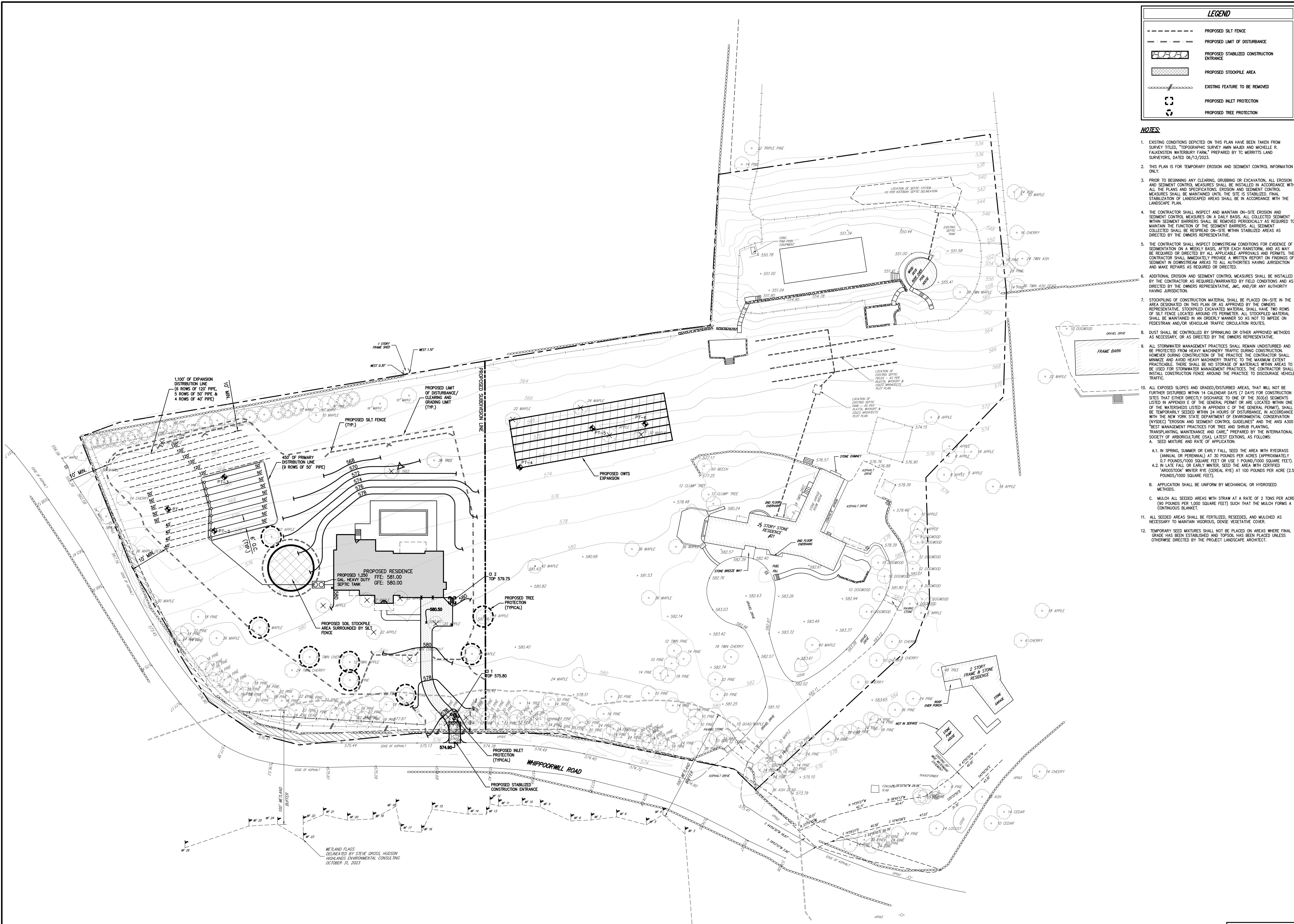


CONCEPTUAL GRADING AND UTILITIES PLAN  
MAJIDI SUBDIVISION  
21 WHIPPOORWILL ROAD  
NORTH CASTLE, NY 10504

Drawn: RFA	Approved: DV
Scale: 1" = 30'	
Date: 11/27/2023	
Project No: 23050	
Drawing No: 2300-SE C-200 Q1.ar	
<b>C-200</b>	

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LEGEND	
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED STOCKPILE AREA
	EXISTING FEATURE TO BE REMOVED
	PROPOSED INLET PROTECTION
	PROPOSED TREE PROTECTION

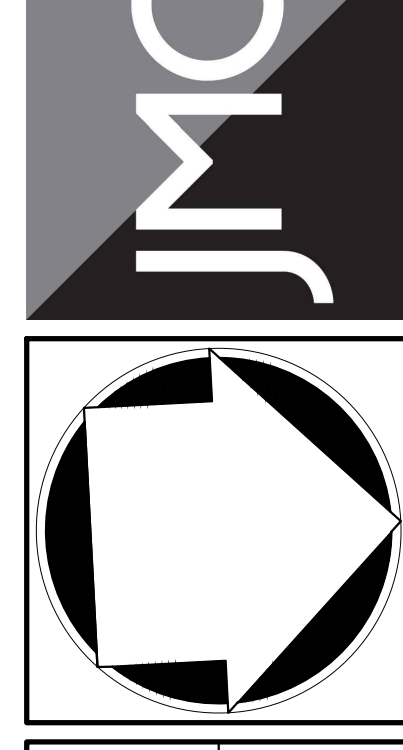
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- THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
- PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPAREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS. AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON EVIDENCE OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, INC. AND/OR ANY AUTHORITY HAVING JURISDICTION.
- STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPED ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
- ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 3000 SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPORTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
  - SEED MIXTURE AND RATE OF APPLICATION.
  - APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
  - MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
- ALL SEEDED AREAS SHALL BE FERTILIZED, RESEED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
- TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

No.	Revision	Date	By
1.	RESPONSE TO COMMENTS	12/22/2023	CF

APPLICANT/OWNER:  
**MR. AMIN MAJIDI**  
21 WHIPPOORWILL ROAD  
ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Mayer Consulting, Inc.  
120 BEDFORD ROAD • ARMONK, NY 10504  
voice 914.473.5225 • fax 914.473.2192  
www.jmcplic.com



CONCEPTUAL SEDIMENT & EROSION CONTROL PLAN  
MAJIDI SUBDIVISION  
21 WHIPPOORWILL ROAD  
NORTH CASTLE, NY 10504

Drawn	RF	Approved	DV
Scale	1" = 30'	Date	10/06/2023
Project No.	23050	Drawing No.	C-300

**C-300**

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

CHRISTOPHER CARTHY, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.