



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

January 19, 2024

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 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 KSCJ Consulting Memorandum, updated January 8, 2024:

1. JMC, PLLC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-000	“Cover Sheet”	3 01/19/2024
C-010	“Existing Conditions Plan”	3 01/19/2024
C-020	“Zoning Compliance Plan”	2 01/19/2024
C-100	“Integrated Plot Plan”	3 01/19/2024
C-110	“Site Subdivision Plan”	3 01/19/2024
C-120	“Gross Land Coverage Calculation Plan	2 01/19/2024
C-200	“Conceptual Grading and Utilities Plan”	2 01/19/2024
C-300	“Conceptual Sediment & Erosion Control Plan”	2 01/19/2024

2. Drainage Analysis prepared by JMC PLLC, dated 01/19/2024

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

General Comments

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 will be required to obtain a Wetland Permit from the Planning Board. Disturbances within the wetland buffer will require the applicant to prepare a Wetland Buffer Mitigation Plan for the project. The application should be referred to the Town Conservation Board for their review and recommendation.

Response No. 3

- **As discussed and agreed upon with the Planning Board, the applicant has requested to postpone the creation of a wetland buffer mitigation plan until such a time that the lot is planned to be developed.**

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 applicant states that the system was amended to address the 100-year storm event, however, calculations were not provided and the size of the system appears unchanged.*
- *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 applicant states that the calculations were amended, however, the amended calculations were not submitted.

- *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.*

The applicant requests performing soil testing at a later date. Testing is necessary to confirm that mitigation can be provided as proposed, and therefore should be performed prior to subdivision approval.

- *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.*

The applicant notes that discharge from the site will be reduced upon installation of the stormwater mitigation. Discharge in the proposed condition, however, will be a concentrated point discharge which is directed at the neighboring home. The point discharge should be dispersed in a direction which will not impact neighboring homes.

Response No. 5

The applicant performed soils testing on 01/17/2024 with representative from KSCJ consulting. The soil testing results are attached to this submission and the accompanying plans and calculations have been updated. JMC has revisited the overflow of the underground drainage system to employ a drain inlet overflow surrounded by rip-rap to alleviate a point discharge directed at the neighboring residence.

Comment No. 7

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

Response No. 7

Comment is so noted. A submission will be made to the WCDOH for a subdivision and an on-site wastewater treatment system.

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.

The applicant has shifted the driveway entrance to the north, however, not a sufficient distance to provide safe stopping sight lines for vehicles traveling northbound on Whippoorwill Road. The curve along Whippoorwill Road South of the driveway is in close proximity to the driveway entrance. Drivers from the south will not see a vehicle stopped within the roadway waiting to turn into the driveway until they have rounded the curve. I have driven this road every day for over 30 years and know a drivers eye is focused on the narrow curve ahead and not activity 90 degrees to their left. The applicant should relocate the driveway entrance further to the north adjacent to the northern property line, a distance which will avoid the necessity of removing the stone wall along the property frontage.

Response No. 8

The proposed driveway has been shifted approximately 20 feet to the north, adjacent to the northern property line as suggested. This adjustment minimizes the amount of existing stone wall to be removed while still achieving the required site distance.

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 applicant will prepare easements as part of the Westchester County Department of Health Submission.

We trust our responses are sufficient to satisfy the comments that have been raised by the Town Planner and Engineer.

Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Richard Cordone

Richard Cordone
Design Manager

cc: Mr. Amin Majidi

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STORMTECH SC-740 VOLUME CALCULATIONS

(Based on Manufacturer's Specifications)

JMC Project No: **23050**

Computed By: **EL**

Checked BY: **PD**

Sheet: **3 of 3**

Dwg, Ref: **C-200**

Project: **21 Whippoorwill Road**
 Location: **North Castle, NY**
 Date: **01/19/24**
 Revised:

COUNTY OF: **WESTCHESTER**

STORM FREQUENCY: **100** Years

<i>SYSTEM PARAMETERS</i>		UNITS	
# OF UNITS		EA	24.00
SURFACE AREA PER UNIT		S.F.	20.16
TOTAL SURFACE AREA OF SYSTEM		S.F.	483.84
SOIL PERCOLATION RATE		IN/HR	3.00
<i>CALCULATE STORAGE VOLUME</i>			
VOLUME OF PERCOLATION IN 24 HOURS		C.F.	2903
TOTAL REQUIRED STORAGE VOLUME		C.F.	3430
VOLUME PER CHAMBER STORED		C.F.	31.0
VOLUME OF STORMTECH SYSTEM STORED		C.F.	744
VOLUME STORED PLUS INFILTRATION IN 24 HOURS		C.F.	3647

*See Incremental Storage Volume Calculations

MASTER DESIGN SUMMARY

Computed by TR 55 Method

Project: 21 Whipoorwill Road

Location: North Castle, NY

Date: 01/19/24

Revised:

JMC Project No: 23050

Computed By: EL

Checked BY: PD

Sheet: 1 of 3

Dwg, Ref: Site Plans by JMC

STORM INFORMATION REQUIRED

Rainfall List by County of : SEE BELOW
 Rainfall Distribution Type (type II or III)

FROM DATA
 WESTCHESTER
 III

RAINFALL DISTRIBUTION TYPE= MAST.tab III

(R=Ia/P) Ci=A*R2+B*R+C

	A	B	C	
Coefficients for the equation unit peak	C ₀	-1.77	0.33	2.458
Coefficients for the equation unit peak	C ₁	1.862	-0.74	-0.46
Coefficients for the equation unit peak	C ₂	-0.06	0.228	-0.19

EXISTING CONDITION SUMMARY			
Sub Area Name	DA.tab		EDA-TOTAL
Drainage Area	DA.tab	A acres	0.21
Impervious Area	DA.tab	I acres	0.00
Curve Number (weighted)	DA.tab	CN	61.00
Time Concentration	TC.tab	Tc hr	0.083

EXISTING PEAK DISCHARGE cfs (TR-55)			
		Rainfall Depths	EDA-TOTAL
	FROM	SYMBOL inches	cfs
Storm frequency (100 YEAR)	COEFFICIENT.tab	100 9.12	0.99

EXISTING HYG RUNOFF VOLUME cu.ft. (TR-55)			
		Rainfall Depths	
	FROM	SYMBOL inches	cu.ft.
Storm frequency (100 YEAR)	COEFFICIENT.tab	100 9.12	3.246

PROPOSED CONDITION SUMMARY			
Sub Area Name	DA.tab		PDA-1
Drainage Area	DA.tab	A acres	0.21
Impervious Area	DA.tab	I acres	0.21
Curve Number (weighted)	DA.tab	CN	98.00
Time Concentration	TC.tab	Tc hr	0.083

PROPOSED PEAK DISCHARGE cfs (TR-55)			
		Rainfall Depths	
	FROM	SYMBOL inches	cfs
Storm frequency (100 YEAR)	COEFFICIENT.tab	100 9.12	1.57

PROPOSED HYG RUNOFF VOLUME cu.ft. (TR-55)			
		Rainfall Depths	
	FROM	SYMBOL inches	cu.ft.
Storm frequency (100 YEAR)	COEFFICIENT.tab	100 9.12	6.676

SUMMARY PROPOSED CONDITION			
Change in Runoff Volume (100 Year)	Incr. = Exist. - Prop.	cu. ft.	3,430
Change in Runoff Rate (100 Year)	Incr. = Exist. - Prop.	cu. ft.	0.58

DRAINAGE AREAS & CURVE NUMBERS

Computed by TR 55 Method
 Project: **21 Whippoorwill Road**
 Location: **North Castle, NY**
 Date: 01/19/24

JMC Project No: **23050**

Computed By: **EL**

Checked BY: **PD**

Sheet: **2 of 3**

Dwg, Ref: **C-100**

EXISTING CONDITION

DESCRIPTION	COND.	H.S.G.	CN	EDA-1		EDA-2	
				Acres	CN*Acres	Acres	CN*Acres
IMPERVIOUS			98		0		0
WATER SURFACE			98		0		0
GRAVEL		B	85		0		0
DIRT		B	82		0		0
LAWN	GOOD	A	39		0		0
LAWN	GOOD	B	61	0.207	13		0
LAWN	GOOD	C	74		0		0
LAWN	GOOD	D	80		0		0
WOODS	GOOD	A	30		0		0
WOODS	GOOD	B	55		0		0
WOODS	GOOD	C	70		0		0
WOODS	GOOD	D	77		0		0
MEADOW		A	30		0		0
MEADOW		B	58		0		0
MEADOW		C	71		0		0
MEADOW		D	78		0		0
BRUSH	GOOD	A	30		0		0
BRUSH	GOOD	B	48		0		0
BRUSH	GOOD	C	65		0		0
BRUSH	GOOD	D	73		0		0
ROW CROPS	GOOD	A	67		0		0
ROW CROPS	GOOD	B	78		0		0
ROW CROPS	GOOD	C	85		0		0
ROW CROPS	GOOD	D	89		0		0
				EDA-1	EDA-2	EDA-TOTAL	
TOTAL				0.207	12.63	0.000	0.00
CN(Round)	CN(Weighted)			61	61.000	#DIV/0!	#DIV/0!
TOTAL WQ IMPERVIOUS				0.000		0.000	
						0.207	12.63
						61.000	61.000

DRAINAGE AREAS & CURVE NUMBERS

Computed by TR 55 Method
 Project: **21 Whippoorwill Road**
 Location: **North Castle, NY**
 Date: 01/19/24

PROPOSED CONDITION

DESCRIPTION	COND.	H.S.G.	CN	PDA-1		PDA-2	
				Acres	CN*Acres	Acres	CN*Acres
IMPERVIOUS			98	0.207	20		0
WATER SURFACE			98		0		0
GRAVEL		B	85		0		0
DIRT		B	82		0		0
LAWN	GOOD	A	39		0		0
LAWN	GOOD	B	61		0		0
LAWN	GOOD	C	74		0		0
LAWN	GOOD	D	80		0		0
WOODS	GOOD	A	30		0		0
WOODS	GOOD	B	55		0		0
WOODS	GOOD	C	70		0		0
WOODS	GOOD	D	77		0		0
MEADOW		A	30		0		0
MEADOW		B	58		0		0
MEADOW		C	71		0		0
MEADOW		D	78		0		0
BRUSH	GOOD	A	30		0		0
BRUSH	GOOD	B	48		0		0
BRUSH	GOOD	C	65		0		0
BRUSH	GOOD	D	73		0		0
ROW CROPS	GOOD	A	67		0		0
ROW CROPS	GOOD	B	78		0		0
ROW CROPS	GOOD	C	85		0		0
ROW CROPS	GOOD	D	89		0		0
				PDA-1	PDA-2	PDA-TOTAL	
TOTAL				0.207	20.30	0.000	0.00
CN(Round)	CN(Weighted)			98	98.000	#DIV/0!	#DIV/0!
TOTAL WQ IMPERVIOUS				0.207		0.000	
						0.207	20.30
						98	98.000

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

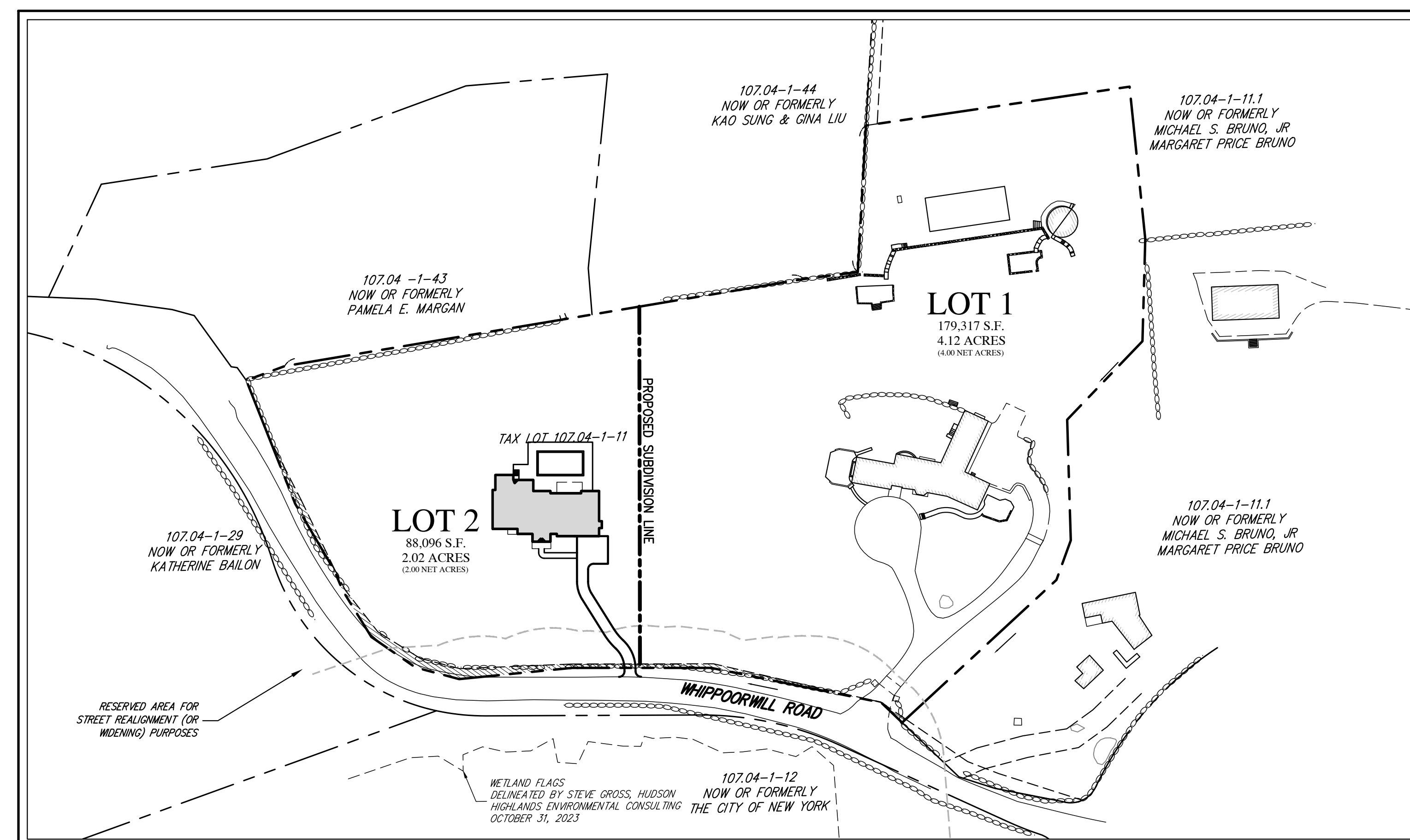
JMC Drawing List:

- 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

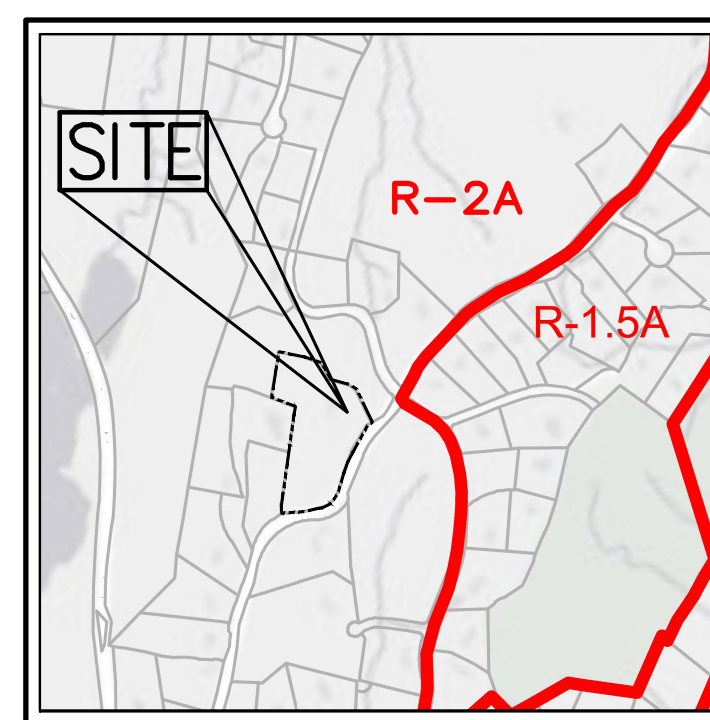
Applicant:
 MR. AMIN MAJIDI
 21 WHIPPOORWILL ROAD
 ARMONK, NY 10504

**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

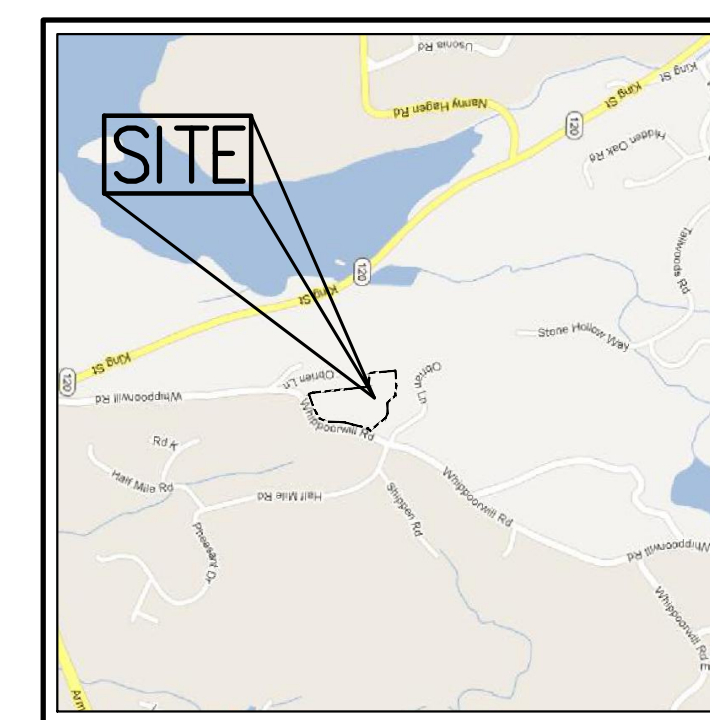
Surveyor:
TC MERRITS LAND SURVEYORS
 394 BEDFORD ROAD
 PLEASANTVILLE, NY 10570
 914-769-8003



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 (4)	LOT 2
GROSS LOT AREA (ACRES)	N/A	6.14	4.12	2.02
MINIMUM LOT AREA (NET ACRES) ⁽³⁾	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 ⁽¹⁾	10.3	5.5	2.2
MAXIMUM DRIVEWAY GRADIENT (%)	14	10.8	10.8	5.54
MINIMUM CONTIGUOUS BUILDABLE AREA (S.F.) ⁽²⁾	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

	Zoning Compliance Chart				
	Lot 1 Existing		Lot 1 Proposed		Lot 2
	Square Feet	Acres	Square Feet	Acres	Square Feet
Impervious Area	21010	0.48	21010	0.48	9067
Pervious Area	158307.52	3.63	158307.52	3.63	79029.32
Gross Lot Area	179317.52	4.12	179317.52	4.12	88096.32
Wetlands Area	0.00	0.00	0.00	0.00	0.00
Steep Slopes Area (> 25%)	9801.21	0.23	9801.21	0.23	1947.73
Deductible Steep Slopes Area (>25%)	4900.61	0.11	4900.61	0.11	973.87
Contiguous Buildable Area	169516.31	3.89	169516.31	3.89	86148.59
Net Lot Area	174416.92	4.00	174416.92	4.00	87122.46
Additional Gross Land Coverage Permitted ¹	1380 ²		1380 ¹		610 ¹
Total Gross Land Coverage Area	21010		21010		13880

Zoning Compliance Chart Notes:

¹ 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.

² 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:

1. 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.

2. 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.

3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.

4. 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.

5. 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.

6. 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	CFD
2.	RESPOND TO TOWN COMMENTS	01/19/2024	TD

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 146 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

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

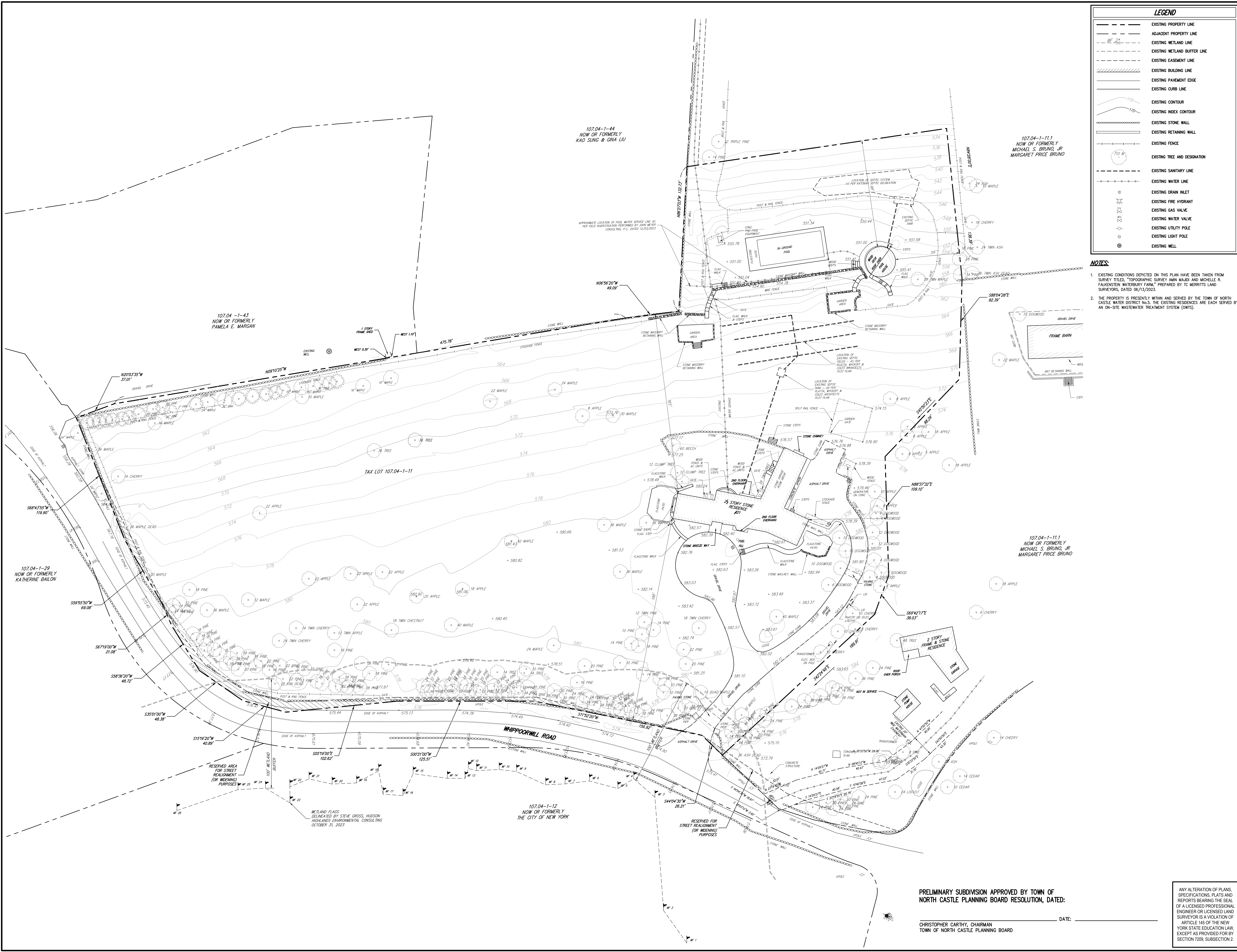
Drawn: RFA
 Scale: NOT TO SCALE
 Date: 10/06/2023
 Project No: 23050
 2300-SE C-000 COVER.dwg
 Drawing No: **C-000**

NOT FOR CONSTRUCTION

Previous Editions Obsolete

NOT FOR CONSTRUCTION

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LEGEND

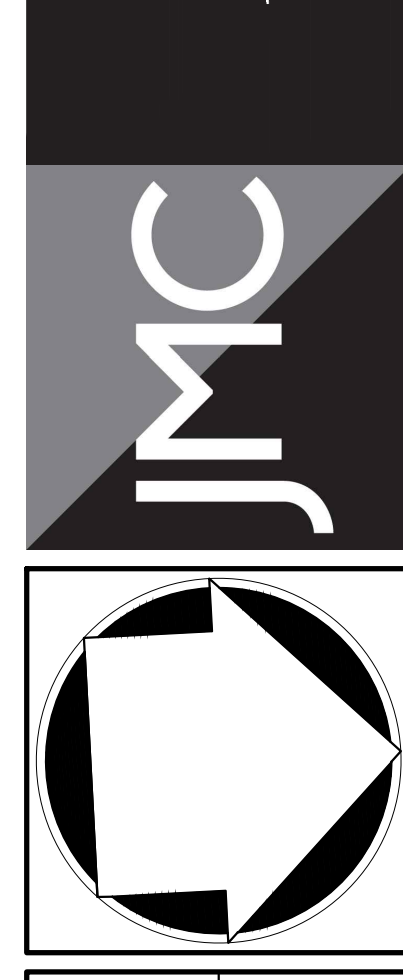
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING WETLAND LINE
	EXISTING WETLAND BUFFER LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING 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 06/13/2023.
 - 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.	Revision	Date	By
1.	RESPONSE TO COMMENTS	12/22/2023	CFB
2.	RESPONSE TO COMMENTS	01/19/2024	TD

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

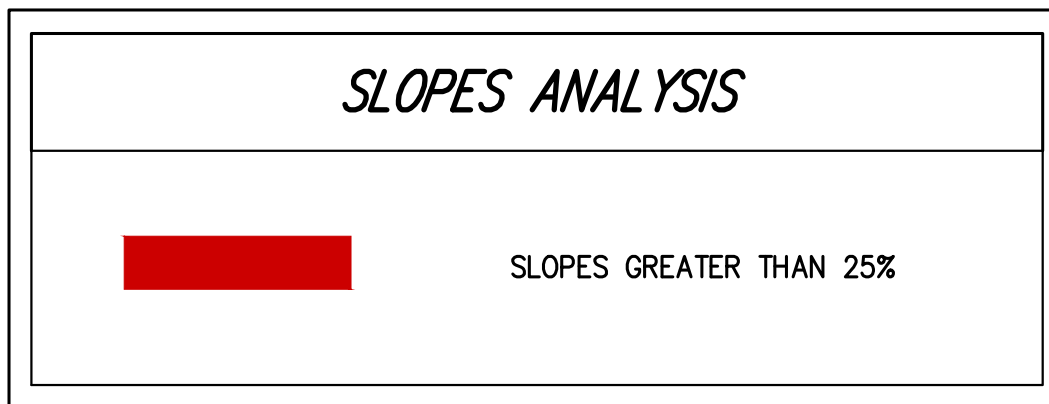
Drawn:	RFA	Approved:	DV
Scale:	1" = 30'	Date:	10/06/2023
Project No:	23050	Project Name:	EXIST
Drawing No:	C-010	Sheet No.:	1 of 1

C-010

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.

LOT AREA SUMMARY TABLE					
LOT #	LOT AREA (S.F. / AC.) ⁽¹⁾	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

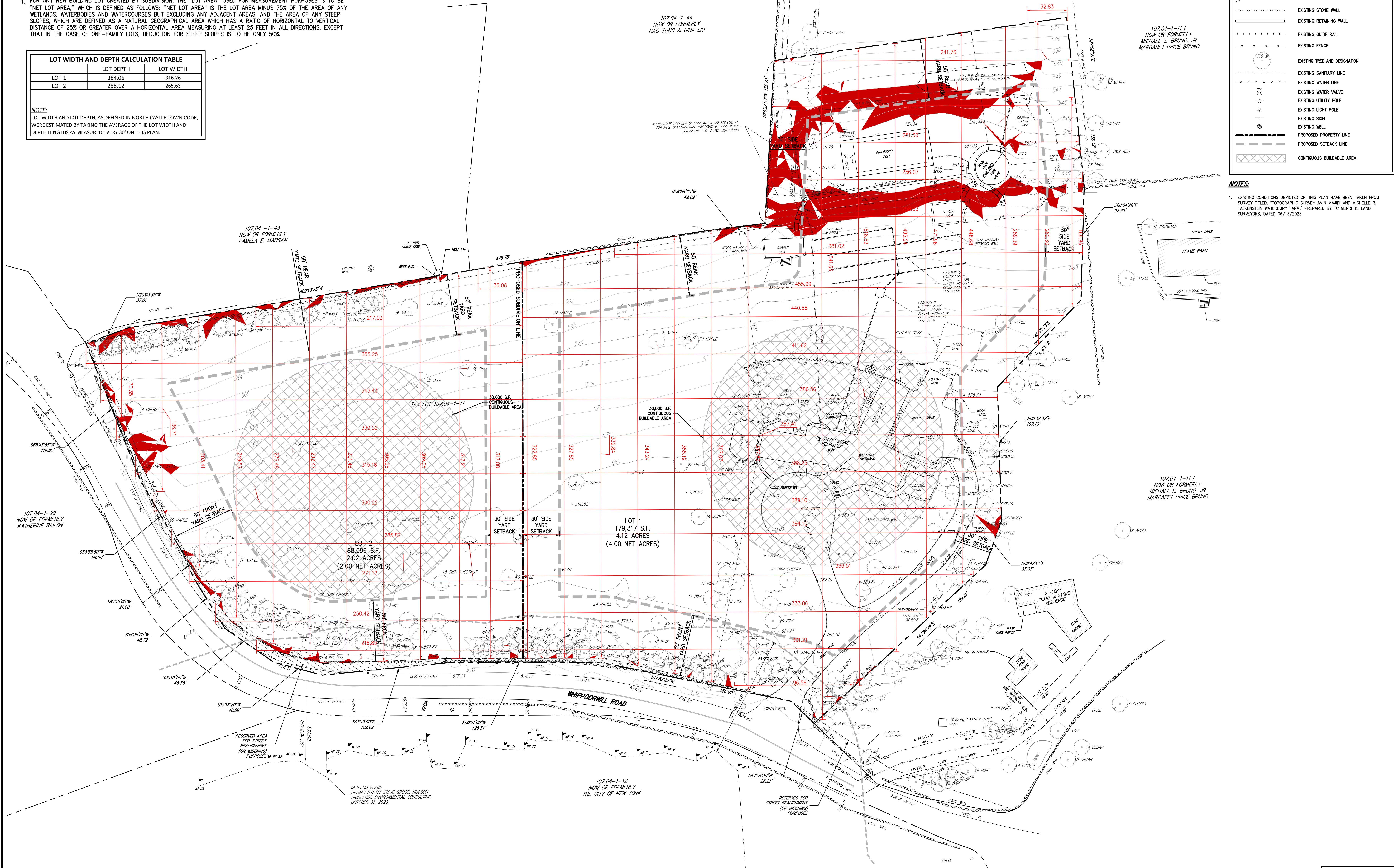
NOTE:
LOT WIDTH AND LOT DEPTH, AS DEFINED IN NORTH CASTLE TOWN CODE, WERE ESTIMATED BY TAKING THE AVERAGE OF THE LOT WIDTH AND DEPTH LENGTHS AS MEASURED EVERY 30' ON THIS PLAN.

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:

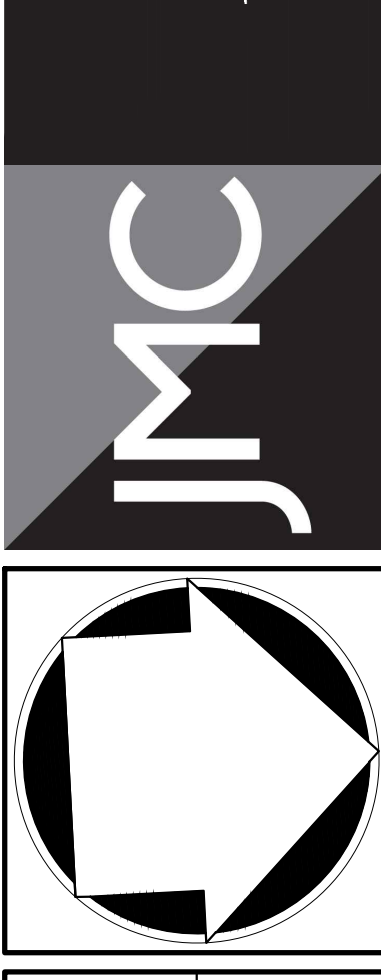
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY AMIN MAJIDI AND MICHELLE R. FALKENSTEIN WATERBURY FARM," PREPARED BY TC MERRITS LAND SURVEYORS, DATED 06/13/2023.



No.	Revision	Date	By
1.	RESPONSE TO COMMENTS	12/22/2023	CF
2.	RESPONSE TO COMMENTS	01/19/2024	TD

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 914.273.5225 • fax 914.273.2102
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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

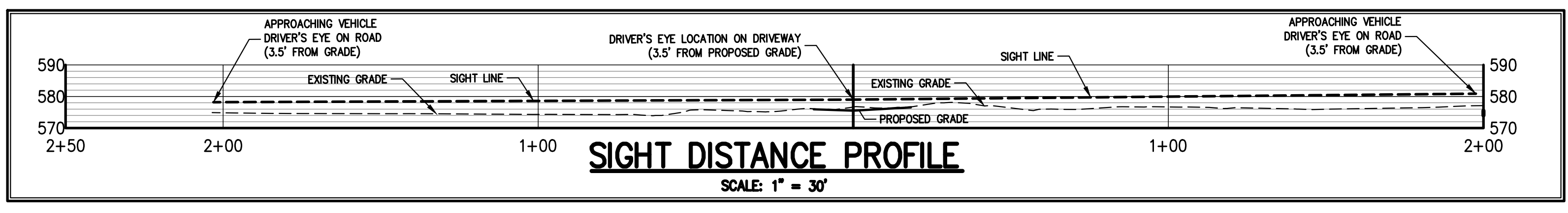
PRELIMINARY SUBDIVISION APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE: _____

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.

C-020

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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 GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE TO BE REMOVED
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WELL
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING LINE
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- TEST PIT AND DEEP HOLE LOCATION AND DESIGNATION
- PROPOSED WATER SERVICE LINE
- PROPOSED CLEARING AND GRADING LIMIT LINE
- PROPOSED GRADING CONTOUR

REVISIONS

No.	DATE	BY	DESCRIPTION
1.	12/22/2023	CFB	RESPONSE TO COMMENTS
2.	01/19/2024	TD	RESPONSE TO COMMENTS

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

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

- SLOPES GREATER THAN 15% & LESS THAN 20%
- SLOPES GREATER THAN 20%

STORMWATER PERCOLATION TESTS

	ST-1	ST-2
PERCOLATION RATE OBJECTION	15 MINUTES / INCH	15 MINUTES / INCH
DEPTH TO ROCK	N/E TO 72"	N/E TO 84"
DEPTH TO GROUNDWATER	60" PERCHED	N/E TO 84"
SOIL DESCRIPTION	SANDY SILT	SANDY SLT

INTEGRATED PLOT PLAN
MAJIDI SUBDIVISION
21 WHIPPOORWILL ROAD
NORTH CASTLE, NY 10504



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

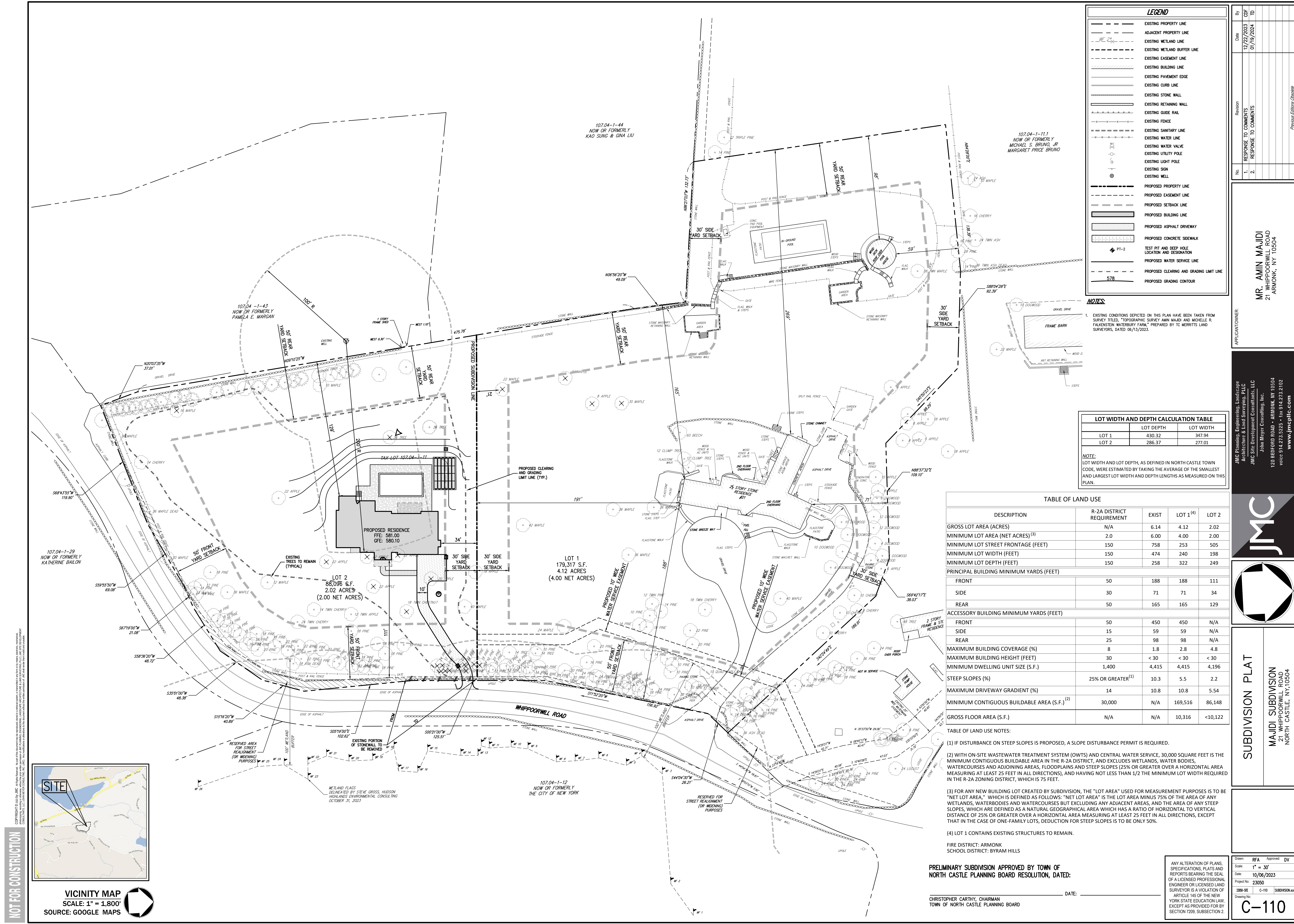
PRELIMINARY SUBDIVISION APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE: _____

CHRISTOPHER CARTH, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

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Drawn: RFA Approved: DV
Scale: 1" = 30'
Date: 10/06/2023
Project No: 23050
2306-SE C-100 PPAJ
C-100

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LEGEND

---	EXISTING PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
- - - -	EXISTING WETLAND LINE
- - - -	EXISTING WETLAND BUFFER LINE
- - - -	EXISTING EASEMENT LINE
- - - -	EXISTING BUILDING LINE
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- - - -	PROPOSED ASPHALT DRIVEWAY
- - - -	PROPOSED CONCRETE SIDEWALK
- - - -	TEST PIT AND DEEP HOLE LOCATION AND DESIGNATION
- - - -	PROPOSED WATER SERVICE LINE
- - - -	PROPOSED CLEARING AND GRADING LIMIT LINE
- - - -	578 PROPOSED GRADING CONTOUR

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 WERRITS LAND SURVEYORS, DATED 06/13/2023.

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 ⁽⁴⁾	LOT 2
GROSS LOT AREA (ACRES)	N/A	6.14	4.12	2.02
MINIMUM LOT AREA (NET ACRES) ⁽³⁾	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
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 ⁽¹⁾	10.3	5.5	2.2
MAXIMUM DRIVEWAY GRADIENT (%)	14	10.8	10.8	5.54
MINIMUM CONTIGUOUS BUILDABLE AREA (S.F.) ⁽²⁾	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:

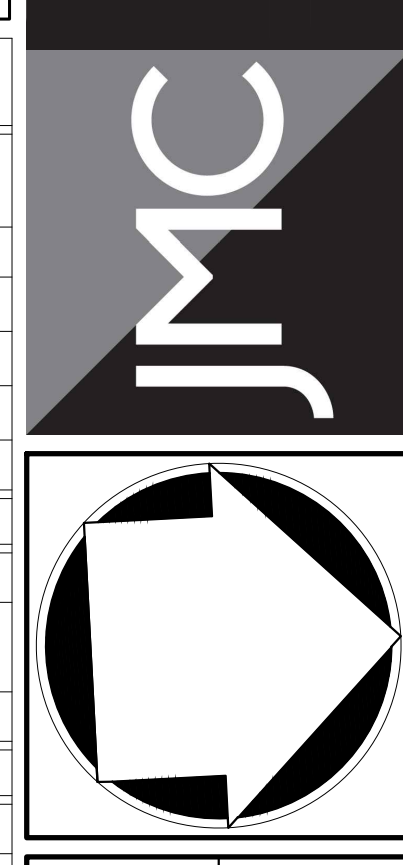
CHRISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNING BOARD

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No.	Revision	Date	By
1.	RESPONSE TO COMMENTS	12/22/2023	CFB
2.	RESPONSE TO COMMENTS	01/19/2024	TD

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

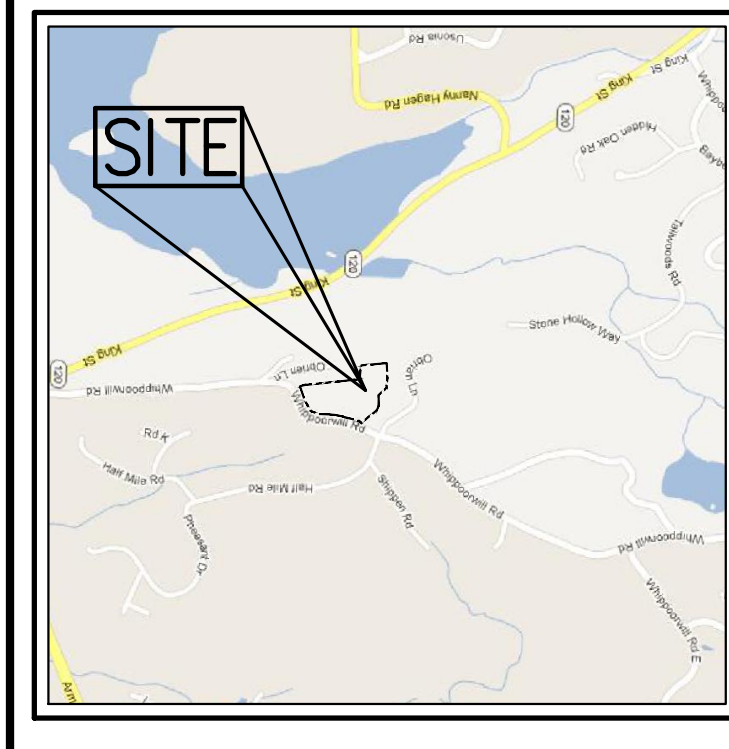
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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John Mayer Consulting, Inc.
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voice 914.273.5225 • fax 914.273.2102
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SUBDIVISION 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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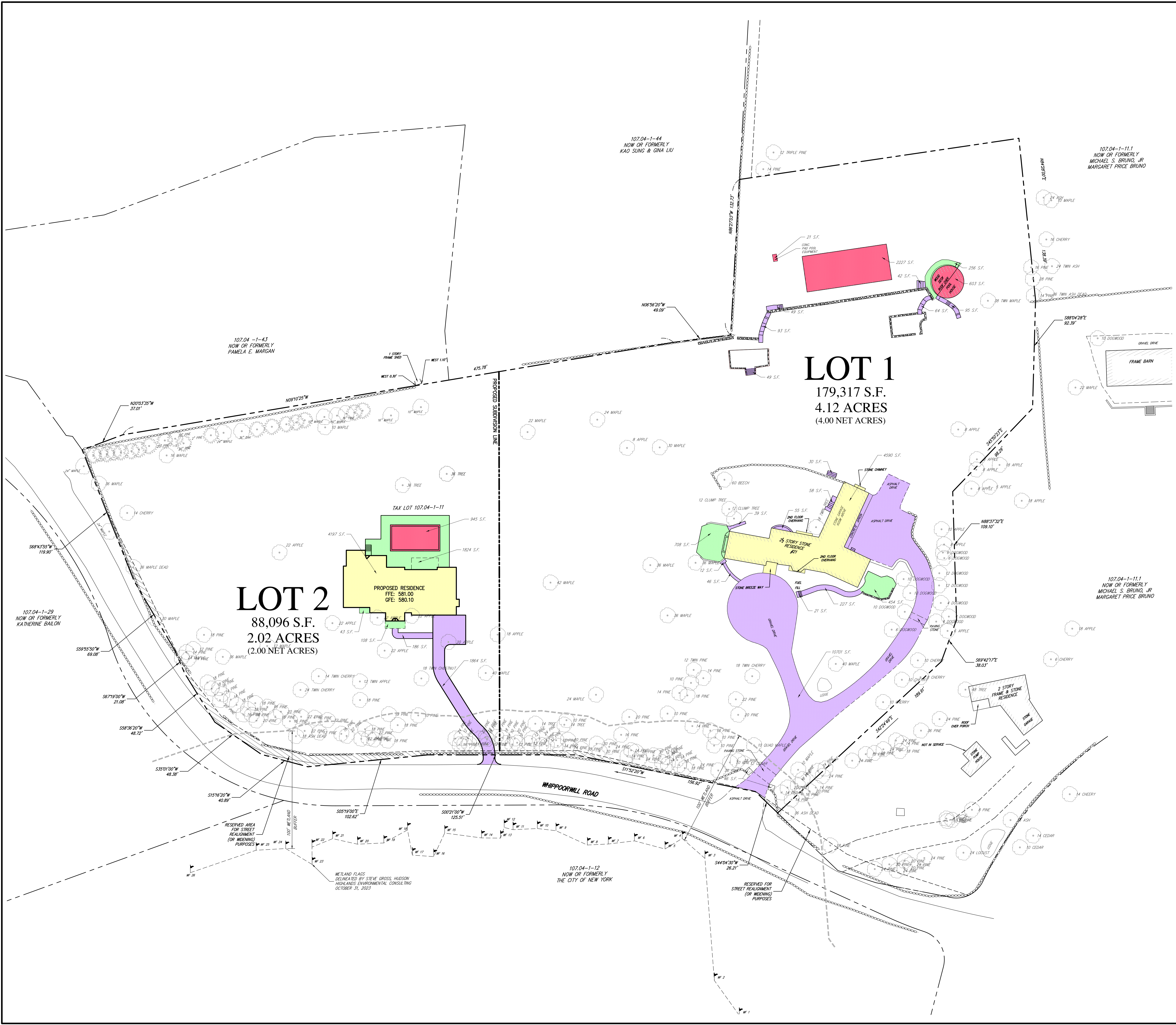


VICINITY MAP
SCALE: 1" = 1,800'
SOURCE: GOOGLE MAPS

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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:

- 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
Total	21010

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	2048
Terrace	0
Court, Mech Equipment	0
Other Structures	945
Total	9165

Lot 2 Summary

Description	Square Feet
Proposed Impervious Area	9165
Max Gross Land Coverage	13880

By: [Signature]

Date: 12/22/2023

CFR: 01/19/2024

TD: [Blank]

Revision: [Blank]

Response to Comments: [Blank]

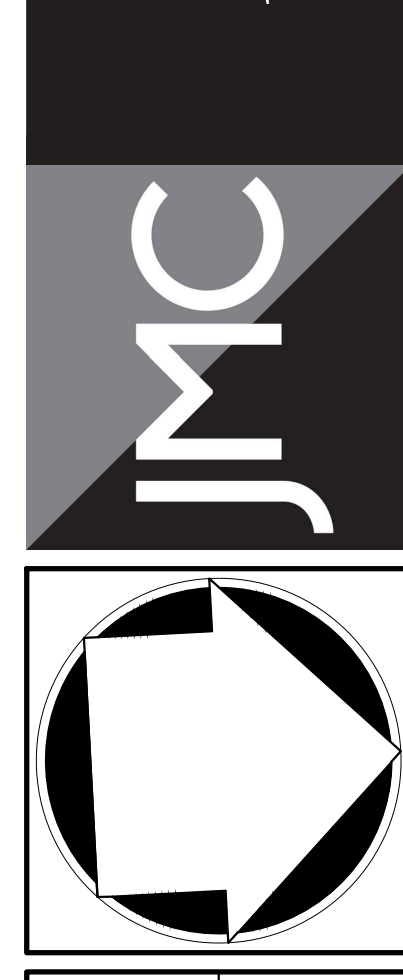
No. 1. RESPONSE TO COMMENTS

2. RESPONSE TO COMMENTS

APPLICANT/OWNER:

MR. AMIN MAJIDI
21 WHIPPOORWILL ROAD
ARMONK, NY 10504

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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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

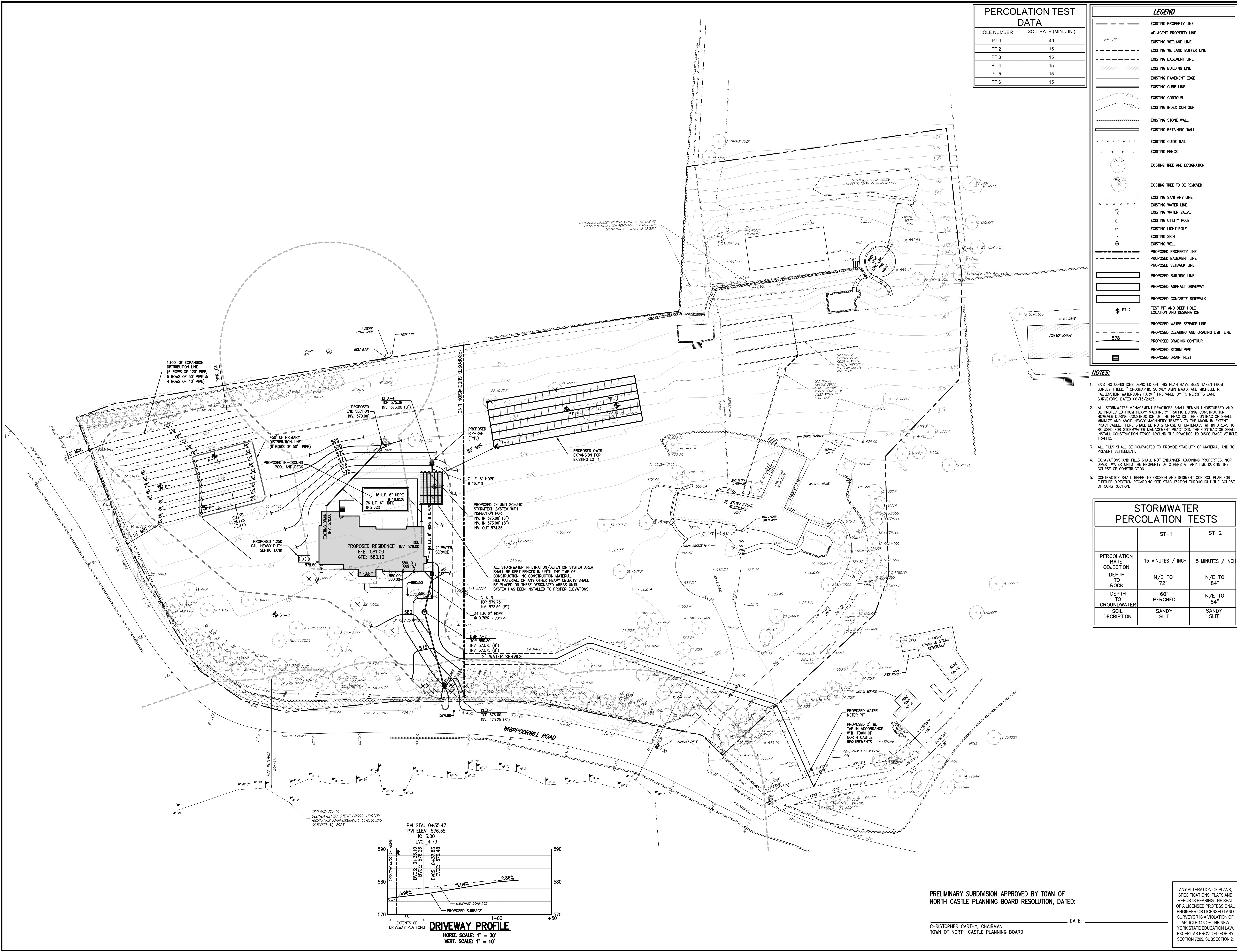
2300-SE C-120 SKETCH

Drawing No: **C-120**

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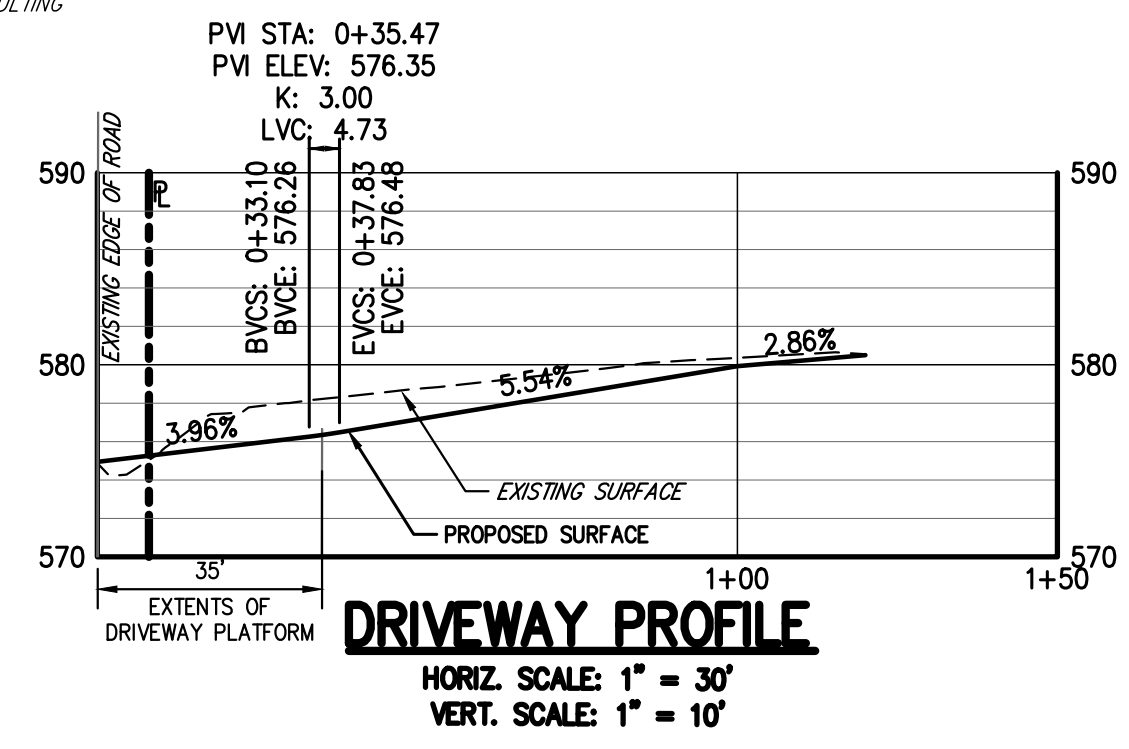


PERCOLATION TEST DATA	
HOLE NUMBER	SOIL RATE (MIN. / IN.)
PT 1	49
PT 2	15
PT 3	15
PT 4	15
PT 5	15
PT 6	15

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

- 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 TO MERRITS LAND SURVEYORS, DATED 06/13/2023.
 - 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 INTO 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.

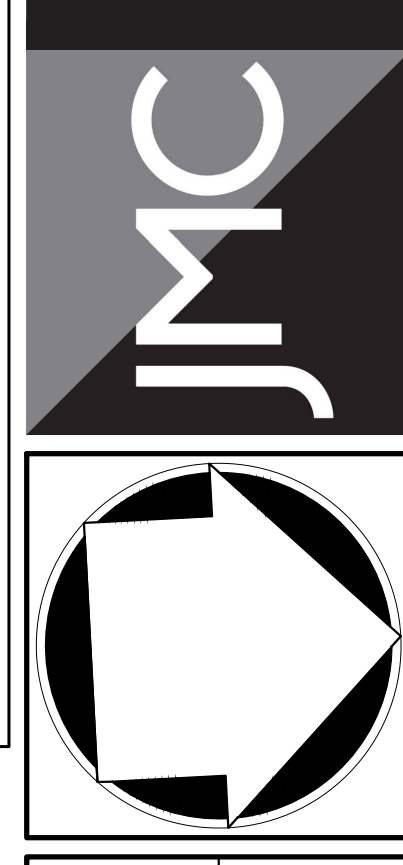
STORMWATER PERCOLATION TESTS		
	ST-1	ST-2
PERCOLATION RATE OBJECTION	15 MINUTES / INCH	15 MINUTES / INCH
DEPTH TO ROCK	N/E TO 72"	N/E TO 84"
DEPTH TO GROUNDWATER	60" PERCHED	N/E TO 84"
SOIL DESCRIPTION	SANDY SILT	SANDY SLT



No.	Revision	Date	By
1.	RESPONSE TO COMMENTS	12/22/2023	CFB
2.	RESPONSE TO COMMENTS	01/19/2024	TD

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

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

Client:	RFA	Approved:	DV
Scale:	1" = 30'		
Date:	11/27/2023		
Project No:	23050		
Drawing No:	C-200	Sheet:	01 of 01
C-200			

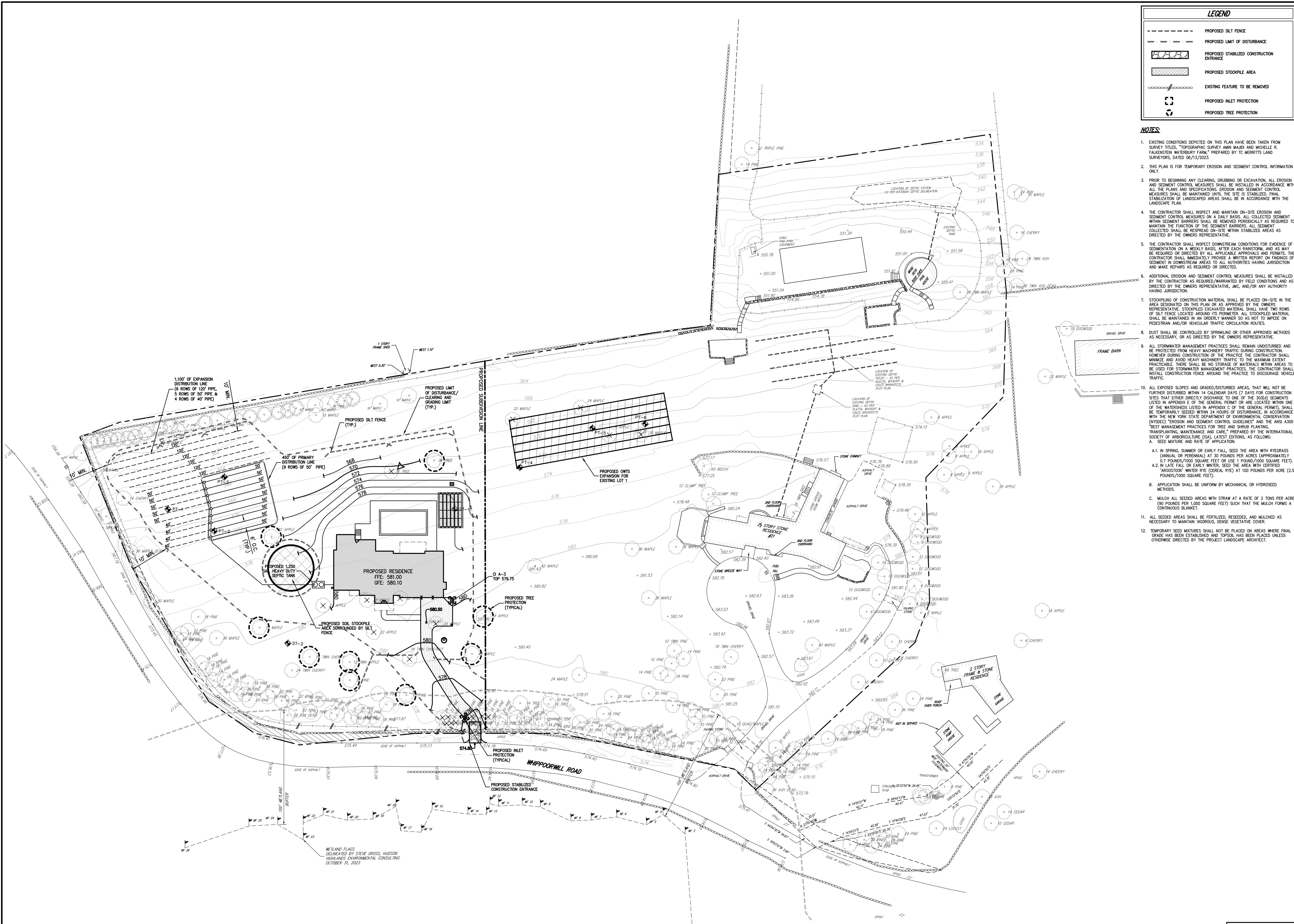
PRELIMINARY SUBDIVISION APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: _____ DATE: _____

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.

NOT FOR CONSTRUCTION

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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

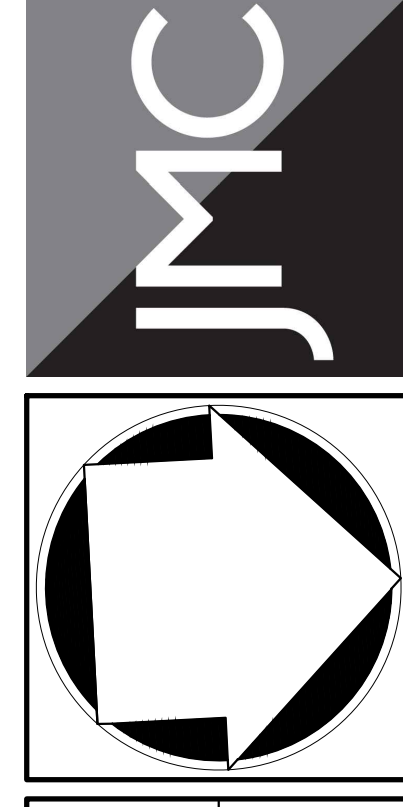
NOTES:

- 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 MERRITT LAND SURVEYORS, DATED 06/13/2023.
- 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 IMPEDER 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.
 - IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "ARBOSTOCK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
 - 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, RESEEDED, 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	CFB
2.	RESPONSE TO COMMENTS	01/19/2024	TD

APPLICANT/OWNER:
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CONCEPTUAL SEDIMENT & EROSION CONTROL 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: 2300-SE C-300	SE.acr

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

C-300