

MASTROGIACOMO
ENGINEERING, P.C.

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Port Chester, New York 10573
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29 November 2023

Town of North Castle
Planning Department
15 Bedford Road
Armonk, New York 10504
Attn : Mr. Adam R. Kaufman, AICP

RE: Armonk Estates LLC
4 Armonk Heights Road, Armonk, NY
S/B/L : 101.01 / 1 / 34

Dear Mr. Adam R. Kaufman, AICP:

Attached is the submission package and the development drawings for the proposed one family residence located at the above address. As per our pre-submission meeting, the owner has performed some land clearing and started some drainage remediation to stop the current overland runoff from the adjacent properties to the east and received a stop work order and is now currently in front of the town judge. This submission is to assist in removing the violation to satisfy the court along with obtaining the proper approvals from the Planning Board to move forward and obtain the necessary building permits to construct the property as indicated on the development drawings.

The property consists of 11.016 Acres of land with a section of the northwesterly corner of the property containing wetlands. The wetland consultant has visited the site and has flagged all the wetlands which exist on the property, and this has been indicated in the drawings. All proposed work is more than the 100-foot buffer and the wetlands will not be disturbed by any construction activities. A 9,488 square foot one family residence is being proposed with this application along with a pool, pool house and barn for the owner to use and enjoy the property. The entire parcel will remain one parcel and no subdivision of land is proposed. The owner is developing the property for his use and to raise his family.

Please let me know if you have any questions or require further information so the proposal can be placed on the next available Planning Board agenda.

Sincerely,


Michael Mastrogiacomo, P.E., L.S.



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
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Application for Site Development Plan Approval

Application Name

ARMONK ESTATES LLC

I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: ARMONK ESTATES LLC

Mailing Address: 21 BRASSIE RD., EASTCHESTER, NY 10709

Telephone: 914-282-3784 Fax: _____ e-mail ANGELO@AGOVINO.COM

Name of Applicant (if different): (SAME AS OWNER)

Address of Applicant: _____

Telephone: _____ Fax: _____ e-mail _____

Interest of Applicant, if other than Property Owner:

Is the Applicant (if different from the property owner) a Contract Vendee?

Yes No

If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board

Name of Professional Preparing Site Plan:
MASTROGIACOMO ENGINEERING, P.C.

Address: 10 MIDLAND AVE, STE 100, FORT CHESTER, NY 10573

Telephone: 914-920-6372 Fax: _____ e-mail ADMIN@MASENGR.COM

Name of Other Professional: B. LAWIG ASSOCIATES, INC. (WETLAND CONSULTANT)

Address: 103 FORT SALONGA RD., STE E, FORT SALONGA, NY 11768

Telephone: 631-261-7170 Fax: _____ e-mail TL@BLS.COM
BLSASSOCIATES.COM

Name of Attorney (if any): _____

Address: _____

Telephone: _____ Fax: _____ e-mail _____

Applicant Acknowledgement

By making this application, the undersigned Applicant agrees to permit Town officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

The Applicant also agrees to pay all expenses for the cost of professional review services required for this application.

It is further acknowledged by the Applicant that all bills for the professional review services shall be mailed to the Applicant, unless the Town is notified in writing by the Applicant at the time of initial submission of the application that such mailings should be sent to a designated representative instead.

Signature of Applicant: *Clayton Aquino* Date: *11.28.2023*

Signature of Property Owner: *Clayton Aquino* Date: *11.28.2023*

MUST HAVE BOTH SIGNATURES

II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 4 ARMONK HEIGHTS RD

Location (in relation to nearest intersecting street):

335.00 feet (north, south, east or west) of BYRAM RIDGE RD

Abutting Street(s): ARMONK HEIGHTS RD

Tax Map Designation (NEW): Section 101.01 Block 1 Lot 34

Tax Map Designation (OLD): Section 2 Block 050 Lot 11

Zoning District: R-1A Total Land Area 11.016 ACRES

Land Area in North Castle Only (if different) _____

Fire District(s) ARMONK School District(s) BYRAM HILLS

Is any portion of subject property abutting or located within five hundred (500) feet of the following:

The boundary of any city, town or village?

No X Yes (adjacent) _____ Yes (within 500 feet) _____

If yes, please identify name(s): _____

The boundary of any existing or proposed County or State park or any other recreation area?

No X Yes (adjacent) _____ Yes (within 500 feet) _____

The right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway?

No X Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines?

No X Yes (adjacent) _____ Yes (within 500 feet) _____

The existing or proposed boundary of any county or State owned land on which a public building or institution is situated?

No X Yes (adjacent) _____ Yes (within 500 feet) _____

The boundary of a farm operation located in an agricultural district?

No X Yes (adjacent) _____ Yes (within 500 feet) _____

Does the Property Owner or Applicant have an interest in any abutting property?

No X Yes _____

If yes, please identify the tax map designation of that property:

III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: ONE FAMILY RESIDENCE

Gross Floor Area: Existing 0 S.F. Proposed 9488.47 S.F.

Proposed Floor Area Breakdown:

Retail 0 S.F.; Office 0 S.F.;
Industrial 0 S.F.; Institutional 0 S.F.;
Other Nonresidential 0 S.F.; Residential 9488.47 S.F.;
Number of Dwelling Units: 1

Number of Parking Spaces: Existing 0 Required 1 Proposed 5

Number of Loading Spaces: Existing N/A Required N/A Proposed N/A

Earthwork Balance: Cut _____ C.Y. Fill _____ C.Y.

Will Development on the subject property involve any of the following:

Areas of special flood hazard? No Yes _____
(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?
No _____ Yes
(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No Yes _____
(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No Yes _____
(If yes, application for a State Wetlands Permit may also be required.)

IV. SUBMISSION REQUIREMENTS

The site development plan application package shall include all materials submitted in support of the application, including but not limited to the application form, plans, reports, letters and SEQR Environmental Assessment Form. **Submission of the following shall be required:**

- One (1) PDF set of the site development plan application package in a single PDF file .
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)

V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the site development plan for the Planning Board to review his/her proposal. Applicants are advised to review ARTICLE VIII, Site Development Plan of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for site development plan approval.

The application for site development plan approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**. In addition, the project will not be scheduled on a Planning Board agenda until the Applicant receives an initialed "site plan checklist" from the Planning Department.

The information to be included on a site development plan shall include:

Legal Data:

- Name of the application or other identifying title.
- Name and address of the Property Owner and the Applicant, (if different).
- Name, address and telephone number of the architect, engineer or other legally qualified professional who prepared the plan.
- Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- Existing zoning, fire, school, special district and municipal boundaries.
- Size of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; dimensions of yards along all property lines; name and width of existing streets; and lines of existing lots, reservations, easements and areas dedicated to public use.
- Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established.
- Schedule of minimum zoning requirements, as well as the plan's proposed compliance with those requirements, including lot area, frontage, lot width, lot depth, lot coverage, yards, off-street parking, off-street loading and other pertinent requirements.
- Locator map, at a convenient scale, showing the Applicant's entire property in relation to surrounding properties, streets, etc., within five hundred (500) feet of the site.
- North arrow, written and graphic scales, and the date of the original plan and all revisions, with notation identifying the revisions.
- A signature block for Planning Board endorsement of approval.

Existing Conditions Data:

- Location of existing use and design of buildings, identifying first floor elevation, and other structures.
- Location of existing parking and truck loading areas, with access and egress drives thereto.
- Location of existing facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.
- Location of all other existing site improvements, including pavement, walks, curbing, retaining walls and fences.
- Location, size and design of existing signs.
- Location, type, direction, power and time of use of existing outdoor lighting.
- Location of existing outdoor storage, if any.
- Existing topographical contours with a vertical interval of two (2) feet or less.
- Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.

Proposed Development Data:

- Proposed location of lots, streets, and public areas, and property to be affected by proposed easements, deed restrictions and covenants.
- Proposed location, use and architectural design of all buildings, including proposed floor elevations and the proposed division of buildings into units of separate occupancy.
- Proposed means of vehicular and pedestrian access to and egress from the site onto adjacent streets.
- Proposed sight distance at all points of vehicular access.
- Proposed number of employees for which buildings are designed
- Proposed streets, with profiles indicating grading and cross-sections showing the width of the roadway; the location and width of sidewalks; and the location and size of utility lines.
- Proposed location and design of any pedestrian circulation on the site and off-street parking and loading areas, including handicapped parking and ramps, and including details of construction, surface materials, pavement markings and directional signage.
- Proposed location and design of facilities for water supply, sanitary sewage disposal, storm water drainage, and gas and electric service, with pipe sizes, grades, rim and inverts, direction of flow, etc. indicated.

- Proposed location of all structures and other uses of land, such as walks, retaining walls, fences, designated open space and/or recreation areas and including details of design and construction.
- N/A Location, size and design of all proposed signs.
- N/A Location, type, direction, power and time of use of proposed outdoor lighting.
- N/A Location and design of proposed outdoor garbage enclosure.
- N/A Location of proposed outdoor storage, if any.
- TBD Location of proposed landscaping and buffer screening areas, including the type (scientific and common names), size and amount of plantings.
- N/A Type of power to be used for any manufacturing
- N/A Type of wastes or by-products to be produced and disposal method
- N/A In multi-family districts, floor plans, elevations and cross sections
- The proposed location, size, design and use of all temporary structures and storage areas to be used during the course of construction.
- Proposed grade elevations, clearly indicating how such grades will meet existing grades of adjacent properties or the street.
- Proposed soil erosion and sedimentation control measures.
- N/A For all proposed site development plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- For all proposed site development plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- N/A For all proposed site development plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: ARMONK ESTATES LLC			
Project Location (describe, and attach a location map): 4 ARMONK HIGHTS RD, ARMONK, NY			
Brief Description of Proposed Action: CONSTRUCTION OF NEW ONE FAMILY RESIDENCE			
Name of Applicant or Sponsor: ARMONK ESTATES LLC		Telephone: 914.282.3784	
		E-Mail: ANGELO@AGOVINO.COM	
Address: 21 BRASSIE RD.			
City/PO: EASTCHESTER		State: NY	Zip Code: 10709
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT & COUNTY PERMIT FOR SEPTIC & WELL			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>11.016</u> acres	
b. Total acreage to be physically disturbed?		<u>2.918</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>11.016</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>USE OF SPRAY FOAM INSULATION & ENERGY EFFICIENT HVAC UNITS</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>DRILLED WELL FOR WATER SUPPLY</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>ON-SITE SEPTIC SYSTEM FOR WASTEWATER</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>ARMONK ESTATES LLC</u></p>	<p>Date: <u>11/20/23</u></p>	
<p>Signature: <u><i>Cynthia Aguirre</i></u></p>		



TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

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 Fax: (914) 273-3554
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FLOOR AREA CALCULATIONS WORKSHEET


Application Name or Identifying Title: ARMONK ESTATES LLC Date: 11/28/23

Tax Map Designation or Proposed Lot No.: 101.01/1/34

Floor Area

- | | | |
|-----|--|-------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>479,857 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>22,755 SF</u> |
| 3. | Amount of floor area contained within first floor:
<u>0</u> existing + <u>4100</u> proposed = | <u>4100 SF</u> |
| 4. | Amount of floor area contained within second floor:
<u>0</u> existing + <u>5390</u> proposed = | <u>5390 SF</u> |
| 5. | Amount of floor area contained within garage:
<u>0</u> existing + <u>1000</u> proposed = | <u>1000 SF</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>0</u> existing + <u>4100</u> proposed = | <u>4100 SF</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>0</u> existing + <u>600</u> proposed = | <u>600 SF</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>10,190 SF</u> |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.


 Signature and Seal of Professional Preparing Worksheet



11/28/23
 Date



TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

Telephone: (914) 273-3542
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: ARMONK ESTATES LLC Date: 11/28/23
 Tax Map Designation or Proposed Lot No.: 101.01/1/34

Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 479,857 SF
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 43,019 SF
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
157.3 x 10 = 1,573 SF
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 44,592 SF
5. Amount of lot area covered by **principal building**:
0 existing + 6220 proposed = 6220 SF
6. Amount of lot area covered by **accessory buildings**:
0 existing + 1500 proposed = 1500 SF
7. Amount of lot area covered by **decks**:
0 existing + 0 proposed = 0 SF
8. Amount of lot area covered by **porches**:
0 existing + 0 proposed = 0 SF
9. Amount of lot area covered by **driveway, parking areas and walkways**:
0 existing + 16,500 proposed = 16,500 SF
10. Amount of lot area covered by **terraces**:
0 existing + 200 proposed = 200 SF
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
0 existing + 3570 proposed = 3570 SF
12. Amount of lot area covered by **all other structures**:
0 existing + 0 proposed = 0 SF
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 27,990 SF

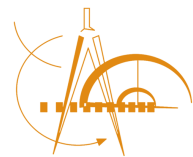
If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet



11/28/23
 Date

WETLAND CONSULTANT
REPORT



MASTROGIACOMO
ENGINEERING, P.C.

B. LAING ASSOCIATES

ENVIRONMENTAL CONSULTING
www.blaingassociates.com

103 Fort Salonga Road - Suite 5 Fort Salonga, NY 11768
(631) 261-7170, Fax: (631) 261-7454

November 15, 2023

Mr. Angelo Agovino
4 Armonk Heights Road
Armonk, New York

**Re: 4 Armonk Heights Road, Armonk, Town of North Castle, Westchester County
Summary of Wetland and Watercourse Findings**

B. Laing Associates, Inc. is an environmental consulting firm specializing in the analysis of ecological and physical conditions associated with residential and commercial structures with an emphasis on the analysis of, and impacts to, natural resources. This includes wetlands, ecology and listed species, storm water management, baseline evaluations for green or brown fields, etc., plus remediation and mitigation of environmental impacts related to natural resources. In this case, B. Laing Associates, Inc. was retained to determine the extent of freshwater wetlands or watercourses on the subject property known as 4 Armonk Heights Road. Furthermore, this report describes state, federal, and local regulations which may have jurisdiction over these resources. Lastly, B. Laing Associates has reviewed the proposed action (i.e., residential development) and project considerations are herein recommended.

The subject property, herein referred to as “the site,” is known as Westchester County Tax Map No. 101.01-1-34. The site is a large (± 10.8 -acre) residential¹ lot situated northeast of the private terminus of Faraway Road. It is bounded to the east by the residences which front on the western side of Byram Ridge Road and to the north by similar residential properties. The (north)western boundary of the site is largely coterminous with a watercourse/stream and wetland area with steep topography rising towards the west. Current site access exists where Skyview Drive meets Armonk Heights Road. See Figures 1 & 2 for location maps of the subject site.

On November 3, 2023, B. Laing Associates, Inc. conducted a wetland delineation and investigation at the subject site referenced above. In review of the existing site conditions, Town of North Castle Map, and Chapter 340 of the Town code, it was determined that jurisdictional wetlands and Town-regulated watercourses do exist on site.

The site conditions, and more details of these findings, are provided below.

¹ Per the Town of North Castle, the site is zoned R-1A (Single-family, residential, one-acre).



Figure 1: Site Location Map (Wide)
Showing the site within greater neighborhood. Site is bounded by red and shown by the white star. North is straight up.

Source: ESRI, ArcGIS

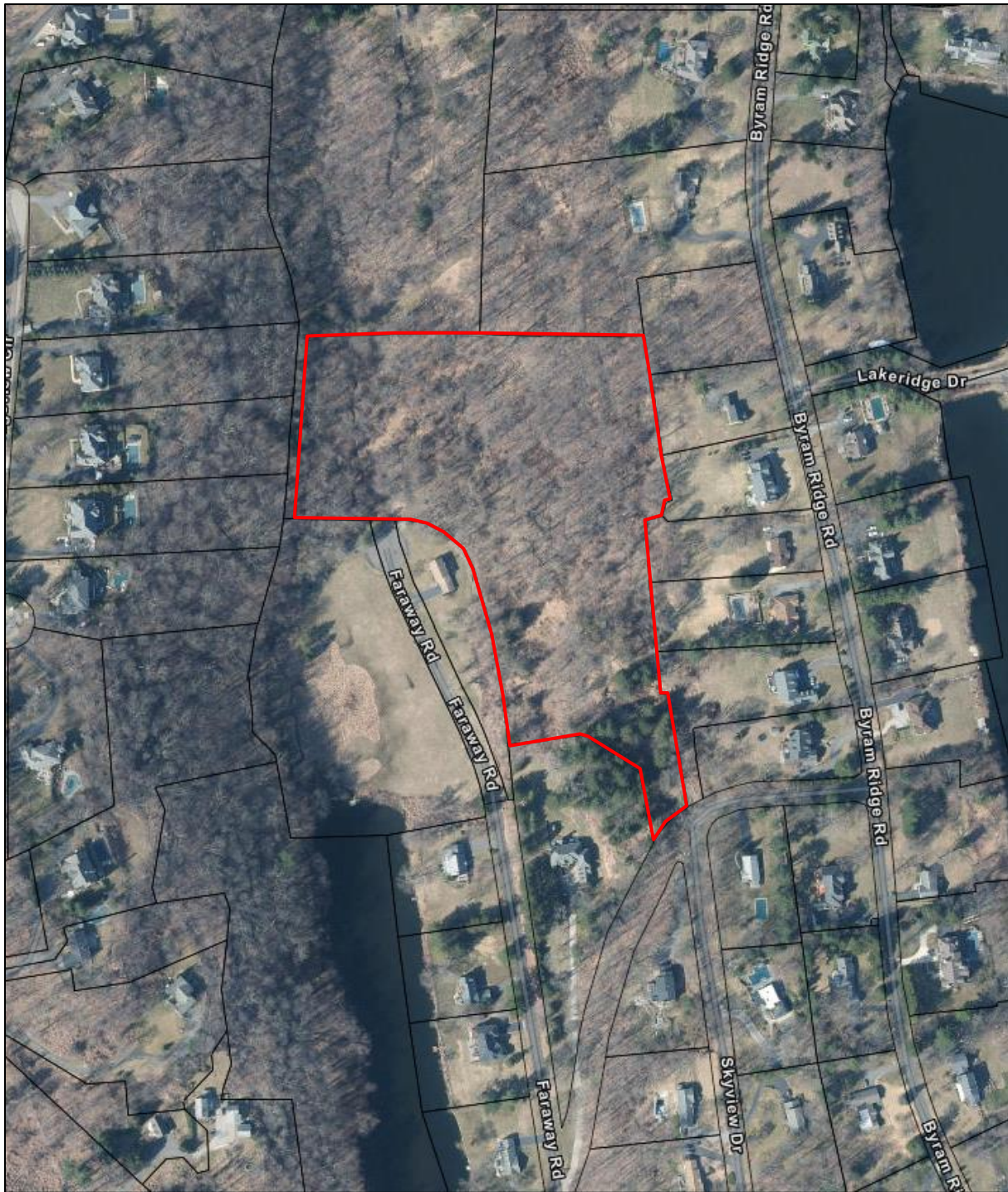


Figure 2: Site Location Map (Close)
Showing the site within the immediate local vicinity. North is straight up.

Source: ESRI, ArcGIS

Existing Conditions:

Hydrology and Topography

The topography on site is occasionally flat, though consistently sloped westward. Along the site's eastern boundary, the highest elevation is at approximately 500-feet, where the site meets residential parcels associated with Byram Ridge Road. The "bottom" (i.e., low point) of the site is about 100-feet lower in elevation; between 380 and 390-feet. This low spot is along the (north)western boundary where a stream and wetlands are contained by the site's slope, and the (steeper) slopes across the stream.

The subject stream/watercourse which flows from north to south, along the western boundary of the site, is the primary hydrologic input² for the freshwater wetlands that exist at the base of the site. The wetlands there exist as palustrine, "flood-plain" wetlands which extend eastward from the stream, approximately to the base of the existing slope. These wetlands were delineated per the Army Corps of Engineers Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1987). Flag locations were located with a sub-meter GPS device and those data are included at the rear of this report.

The stream is a regulated "Class C stream" by the New York State Department of Environmental Conservation (NYSDEC) as known as DEC# 935-107. It flows from the north, and eventually continues south into some larger NYSDEC-wetlands (e.g., NYSDEC # K-22) near Wampus Brook Park. This system acts as a tributary to the Byram River, which is where all of the water eventually ends up, before ultimately discharging into the Long Island Sound, near Rye, New York.

In addition to the stream which feeds the wetlands on site, there is a Y-shaped drainageway that was found to be mapped on a number of available online resources. This drainageway runs down the slope, from east to west, and roughly bisects the site in two. This drainageway was followed up-hill where it meets the rear-yard of the residential parcel known as #85 Byram Ridge Road. There it is piped underground and corresponds to a series of storm-drains along Byram Ridge Road. These drains were found to be the source of the linear drainageway; where stormwater is channeled onto the site, with the ostensible goal of eventually discharging into the stream.

There is also an "arm" of the drainageway which extends to the northeast. This was not associated with the same stormwater input as above, but there appeared to be a different input from Byram Ridge Road. When Byram Ridge Road was inspected, there was a corresponding storm drain between 89 and 91 Byram Ridge Road. At this location, stormwater is piped above-ground and channelized along a series of wooden retaining walls and sent down-slope, to the southwest. This Y-shaped drainageway was also mapped using GPS.

² A small pipe also discharges water into these wetlands from the neighbor's parcel to the north; see the B. Laing wetland map for details.

Thus, the primary hydrologic inputs on site are: 1. the watercourse/stream at the base of the slope and 2. the Town's stormwater drainage which has been cast onto the site with the goal of discharging into the stream. Please see the B. Laing Associates Wetlands and Watercourses Map for more information.

The hydrology on site has also been slightly altered by the landowner which provided some additional issues. Per the Kellard Sessions Construction Inspection Report dated February 13, 2023, a large south/north trench was excavated along the top/eastern portion of the site, for the purpose of diverting the stormwater drainage to the north and then down to the wetlands. This was also observed by B. Laing Associates personnel. The grade of the trench was never completed and, as such, there are areas throughout the site where hydrology has now been laterally spread out, perpendicular to the slope. As a consequence, there are a few (i.e., 2-3) smaller drainageways which have channelized over the last year. These are evidently new based on their size, plus minor ground scouring and erosion. In addition, they can be directly tied to the trench. These were not determined to be jurisdictional watercourses.

A few other areas which express indicators of hydrology (e.g., standing water, saturation) were observed on site, but those areas were not determined to be wetlands or watercourses. A discussion of these exceptions is included below.

Vegetation

The majority of the site is vegetated, though disturbed. The canopy is mostly closed on site, and comprised of deciduous trees; although a stand of white pine (*Pinus strobus*) and spruces (*Picea*) exists near the site's entrance. Trees on site are mostly oaks (*Quercus*) and maples (*Acer*) although various other species such as tulip-tree (*Liriodendron tulipifera*), elms (*Ulmus*), plus many disturbance-oriented species such as tree-of-heaven (*Ailanthus altissima*).

Uplands on site were mostly dominated by invasive species, including an abundance of Japanese barberry (*Berberis thunbergii*), Japanese knotweed (*Reynoutria japonica*), bush honeysuckle (*Lonicera tatarica*), and other species. The immediate understory was often dominated by garlic mustard (*Alliaria petiolata*), with sunnier areas being dominated by mugwort (*Artemisia vulgaris*). Occasionally areas in uplands were vegetated with native wildflowers such as asters (*Aster*), goldenrods (*Solidago*) and graminoids such as grasses and sedges. A large portion of the uplands were often dominated by tangled thickets of brambles (*Rubus*), multiflora rose (*Rosa multiflora*), and other dense, aggressive vines.

The wetlands on site were occasionally also dominated by thicket-like habitats with vines and knocked-over smartweeds (*Persicaria*). However, much of the wetlands were of much more higher quality habitat. These areas tended to be dominated by ferns (e.g., *Onoclea sensibilis*), sedges (*Carex spp.*), soft rush (*Juncus effusus*), and skunk cabbage (*Symplocarpus foetidus*). *Phragmites australis* was occasionally found in the wetlands and slender-leaved cattail (*Typha angustifolia*) was found at the southern end of the site near Faraway Road.

While hydrophytic vegetation (i.e., wetland plants) was found to be dominating the areas delineated as wetlands, the vegetation within the limits of the linear drainageways was more characteristic of uplands. The drainageways on site were mostly rocky (with little vegetation), and were fringed by upland species such as Japanese barberry and garlic mustard. Thus, these drainageways were truly linear without any wetland fringe associated therewith.

Soils

The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) identifies the site as containing four soil types, but two are very minor with only trace amounts on site; thus, there are two dominant soil types. These are mapped as Riverhead loam (RhD); 15-25 percent slopes; ±80% of the site & Fluvaquents-Udifulvents complex (Ff); ±20% of the site.

Riverhead loam is classified as “well drained” and typically found in cleared areas or areas used for suburban development. These soils are mapped beneath the sloped uplands and end roughly at the wetland line. This NRCS soil mapping is consistent with the field observations of soils and upland to facultative-upland vegetation that dominates this portion of the site. Per the NRCS, the Riverhead loam has a “hydric rating³” of 0/100 (i.e., not hydric).

The Fluvaquents-Udifulvents complex is classified as “poorly drained” and are typically found in deep and flat areas with unconsolidated alluvium deposited by streams. This soil type is subject to frequent changes through stream overflow as it is often located along streams. This soil is mapped within the northwest section of the site, and is mostly contained within the delineated wetlands. Thus, this soil type is also consistent with observations and conditions which confirmed that portion of the site as hydric with deep, saturated soils. Per the NRCS, the Urban land-Charlton-Chatfield complex has a “hydric rating” of 59/100 (i.e., likely hydric). The NRCS soil maps are included in Appendix C.

Soil samples were taken during the site investigation by B. Laing Associates personnel with a 3” Dutch auger. The soil sampling efforts were focused on both the upland portions of the site and the wetland area. Soil samples taken across the lot(s) were necessary to investigate the potential of any hydric (i.e., wetland, anaerobic) soils which may exist on site. All soil samples taken were fully consistent with soil types as mapped by the NRCS. As described above, there are areas on site where the dug trench has accidentally spread hydrology into new areas. These areas were also tested and found that they were underlain by upland (i.e., high-chroma) soils.

Regulatory Jurisdictions:

The water resources on site have the potential to be under the regulatory jurisdiction of up to three agencies: the NYSDEC, the Army Corps of Engineers (ACOE), and the Town of North Castle.

³ This rating corresponds to the percentage of entire map units that meets the criteria for hydric soils (i.e., how likely it is to be hydric or “wet”).

A description of these regulations, and how they apply to the subject site and the proposed residential development on site, is included below.

NYSDEC

New York State takes regulatory jurisdiction over all freshwater wetlands which are included on their Freshwater Wetland Map, through Article 24 of the Environmental Conservation Law (ECL). These wetlands are typically larger than 12.4-acres (i.e., 5-hectares) in area or of unusual, local significance. Not including the pending changes to Article 24 which will take place in 2025 and 2028, NYSDEC typically does not take jurisdiction over freshwater wetlands which are not currently mapped.

NYSDEC imposes a 100-foot, regulated “adjacent area,” which acts as a setback/upland buffer to freshwater wetlands. Most activities and development within the 100-foot NYSDEC adjacent area would require a permit or variance. Furthermore, NYSDEC regulates certain streams under Article 15 of the ECL; Protection of Waters (POW). These streams do not have regulated uplands (as wetlands do), but all disturbance to the banks of a regulated stream would require a permit.

Wetlands on site are not under the jurisdiction of the NYSDEC as they are not currently mapped and are unlikely to meet the 12.4-acre threshold as described above. The nearest NYSDEC wetland is known as K-19 and comprises the ponds immediately east of Byram Ridge Road. Wetland K-22 also exists downstream of the site, as described above. However, the stream which runs through the site is a NYSDEC-regulated stream (935-107) under Article 15.

ACOE

The Army Corps of Engineers, defines federally jurisdictional wetlands as:

"[Any] areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements (to the 1987 Manual) organizes characteristics of a potential wetland into three categories: soils, vegetation, and hydrology. The manual and supplements contain criteria for each category. With this approach, the ACOE takes jurisdiction, under the Clean Water Act, over any wetland which exhibits the three parameters per the 1987 Manual, regardless of size⁴.

Wetlands which are federally jurisdictional under the Clean Water Act do not have a regulated upland “adjacent area,” but any filling of wetlands would require a federal permit.

⁴ Discussions regarding *SWANCC v. EPA* and *Sackett v. EPA* are not herein included as the federal jurisdiction over on-site wetlands would not be in question.

Town of North Castle

The Town of North Castle regulates Wetlands and Watercourses through Chapter 340 "*Wetlands and Watercourse Protection*" of the Town code. The Town's regulations define wetlands as follows:

1. Those geographic areas of the Town of North Castle which meet the technical criteria, field indicators and other sources of information as outlined in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands... Areas that have a predominance of hydric soils and/or are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions. Wetlands possess three essential characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology. These characteristics are generally described below and are more thoroughly described in the 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands.⁵
2. Watercourses and water bodies shall be encompassed under the term "wetland" as used in [the Town] chapter (i.e., the term wetland and watercourse are interchangeable and all wetland regulations also apply to watercourses).
3. "Wetland or freshwater wetland," as defined and regulated under this chapter, shall include lands and waters that meet the definition provided in § 24-0107, Subdivision 1, of the New York State Freshwater Wetlands Act... (i.e., any NYSDEC-wetland as discussed above).
4. Wetland areas depicted on the Environmental Map of North Castle (provides general guidance only and is intended only for general planning purposes; it is not site-specific).

In this instance, the Environmental Map of North Castle does show the primary stream on site which runs north to south at the western portion of the site as a Town watercourse. It does not directly show any freshwater wetlands associated therewith, but they should be implied due to their direct connection. However, the Y-shaped drainageway is not shown on the Town map. The Town also provides a "wetland buffer" area which is defined as:

"... is a specified area surrounding a wetland that is intended to provide some degree of natural protection to and separation of the wetland from human activity and other encroachment associated with development. The wetland buffer shall be subject to the regulations for wetlands as defined in this chapter and shall be determined to be the area extending 100 feet horizontally away from and paralleling the outermost wetland boundary or bank of the watercourse or if, within such buffer area, there is an area of slope

⁵ This more-or-less mirrors the federal definition for freshwater wetlands (i.e., any area which meets the three parameters approach to wetland delineation).

in excess of 25%, the buffer area shall be expanded to include the lesser of either 150 feet or the entirety of the area of 25% or greater slope which drains down toward the wetland, water body or watercourse.”

The Town of North Castle Environmental Map and NYSDEC Freshwater Wetland Map are both included in Appendix B.

Findings:

Freshwater Wetlands

On November 3, 2023, B. Laing Associates, Inc. conducted a wetland delineation and investigation at the subject site referenced above. Most of the site is consistent with upland habitats, with well-drained, sloped soils which naturally do not retain much hydrology. These uplands are typically dominated by invasive or otherwise “weedy” vegetation. However, the base of the slope on site (where the western property line is) contains a Town watercourse which flows from north to south. This stream has associated freshwater, flood plain wetlands which stretch from the stream, eastward to the base of the slope on site. These wetlands also likely extend to the western property line, although the land west of the watercourse was not explored.

Wetland flags were installed by B. Laing Associates and plotted using a GPS/GNSS-device⁶ with sub-meter accuracy. These flags (16 in total) are shown on the B. Laing Associates Wetlands and Watercourses Map in Appendix D.

It is the opinion of this office that the freshwater wetlands on site are regulated⁷ under the jurisdiction of the Army Corps of Engineers and the Town of North Castle. As the Army Corps provides no upland buffers to freshwater wetlands, no further federal review is required provided the proposed residential development avoids the wetlands, as is anticipated. Thus, the only agency which this project has the potential to require a wetland approval from is the Town of North Castle, if the project is within 100-feet⁸ to the delineated wetlands.

Y-Shaped Drainageway

As discussed above, there is a Y-shaped drainageway which bisects the residential parcel in two. During the B. Laing Associates field investigation, this drainageway was sourced to a series of Town of North Castle storm drains which concentrate stormwater runoff/drainage onto the subject site. The goal of the stormwater drains is ostensibly to get the Town’s roadway drainage down into the subject watercourse/wetlands. As the site has been privately held, though unimproved (and slopes

⁶ Juniper Systems Geode.

⁷ No NYSDEC jurisdiction would apply to the wetlands on site. However, disturbance to the stream itself would require a state-approval. This type of action is not anticipated.

⁸ Steep slopes exist to the east, but the area adjacent to the wetlands does not appear to exceed 25% slopes. This will be confirmed by the project engineer/surveyor.

towards the wetlands), for many decades, it stands to reason that the drainage was cast down these slopes with that goal in mind, without being properly piped and/or relocated.

This Y-shaped drainageway is shown on a number of online resources (e.g., ESRI's mapping data per ArcGIS) however it is not present on the Town's Environmental Map of North Castle (which is a jurisdictional map). Furthermore, this drainageway is entirely linear, rocky, and lacking hydrophytic (wetland) vegetation. Thus, it does not meet the federal standards for wetland identification. As this Y-shaped drainageway does not meet the definitions outlined for wetlands and watercourses, above, it should not be considered a "Town Watercourse." This drainageway is also included on the B. Laing map in Appendix D.

While it is the opinion of this office that the Y-shaped drainageway should not be considered a Town-jurisdictional wetland/watercourse, it still conveys a considerable amount of stormwater from Byram Ridge Road. As such, if the project proposes to disturb it, it should be either piped or rerouted such that there are no changes in the flows into the wetlands on site or the drainage of the upstream sources.

Other Areas of Interest

As discussed above, a linear trench was installed along the northern property line, though never completed. This occurred sometime prior to February 13, 2023, per the Kellard Sessions Construction Inspection. This unfinished trench has spent the last year (and thus, growing season) inadvertently spreading hydrology out in various locations of the site. This has caused a few "new rivulets"⁹ to leave the berm and flow down-hill. These are clearly not the result of the natural condition and would not be considered "normal circumstances" per the Army Corps of Engineers approach to wetland delineation. Moreover, they did not seem to have a prevalence or dominance of hydrophytic (wetland) vegetation.

Furthermore, an area within the northern portion of the site, downhill from the trench, now experiences some new hydrology as well. That area was found to have some saturated soils and standing water with a mix of upland (e.g., Japanese barberry) and wetland (e.g., soft rush) plants. However, soil samples in this area determined that the area was underlain by non-hydric, high chroma soils typical of uplands. This was corroborated by the landowner who expressed hydrology only entered this area following the trench installation. Thus, this area was not considered wetland.

Lastly, a small area of standing water vegetated by wetland plants (e.g., *Phragmites australis*, *Carex spp.*, *Iris sp.*, etc.) was located near the entrance to the site. However, it was determined that this area was an artificial impoundment sitting on a concrete slab from a historic barn structure. Thus, this area was also determined not to be a wetland.

⁹ As evident by very recent scouring/minor erosion through otherwise normal uplands.

Conclusions and Project Considerations:

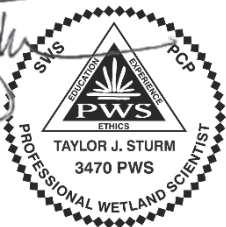
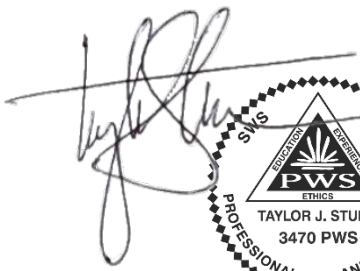
As discussed above, the site has two primary water resources: a Town watercourse and freshwater wetlands which are found on the northwest portion of the site and flow south (west of Faraway Road), as a tributary to the Byram River; and a Y-shaped drainageway which is an above-ground expression of stormwater channelized from Byram River Road. The wetlands as delineated would be jurisdictional under the ACOE as well as the Town of North Castle. However, in review of the Town Code, the Y-shaped drainageway does not meet the definition of a wetland or a watercourse, nor any other definition of a wetland.

Per the site plans reviewed by this office, the property is proposed to be developed as a single residential lot with a dwelling plus other ancillary uses. The project engineer/surveyor should confirm that the limit of disturbance is greater than 100-feet from the delineated wetlands (the slope does not appear to exceed 25% at this location, which would impart a 150-foot buffer). If the project stays more than 100-feet from the wetlands, a Town approval under Chapter 340 would not be necessary (i.e., the project will avoid the regulated buffer). However, if the Y-shaped drainageway is proposed to be piped or relocated, detailed plans showing same should be included with the Town site plan approval, despite the fact that it does not appear to be a jurisdictional “wetland or watercourse” per the definitions of Chapter 340.

Furthermore, the existing trench seemed to be eroding during the November 3 site visit. This should be stabilized with erosion/sediment controls as soon as possible in order to prevent the sedimentation of jurisdictional down-stream resources.

Please contact the office with any questions you may have in regards to these findings, or if you require further assistance. Thank you for contacting our firm to assist you in this matter.

Sincerely,



Taylor J. Sturm, PWS
Senior Project Scientist

APPENDIX A

Site Photographs taken November 3, 2023



Photo 1. Looking north at the large stream culvert which feeds the watercourse/stream on the northwest portion of the site.



Photo 2. Looking south at the watercourse on site from the same vantage as Photo 1.



Photo 3. Showing the site's entry/access road and standard uplands on site.



Photo 4. Looking at the old foundation of a historic barn structure (a slab of concrete) which has been covered by standing water and some wetland plants. This is not a jurisdictional wetland.



Photo 5. Looking at disturbed uplands on site which are smothered by vines, brambles, and Japanese barberry.



Photo 6. Showing standard non-hydric/oxidized soil which was found beneath an area which has “new” hydrology as described above.



Photo 7. Looking at the palustrine, flood plain wetlands which exist between the base of the slope and the watercourse.



Photo 8. Looking south at the private Faraway Drive cul-de-sac from the boundary of wetlands on site.



Photo 9. Looking north into wetlands from the mugwort-dominated berm which separates the wetlands on site from the Faraway Road cul-de-sac.



Photo 10. Looking east at the bottom of the "linear drainageway" which conveys stormwater from Byram Ridge Road into the wetlands. Shown by dashed line.



Photo 11. Looking at another rocky portion of the linear drainageway with the Faraway Road parcel to the right/background. Shown by dashed line.



Photo 12. Showing a typical boundary between wetlands (bottom right of image) and higher elevation uplands (left) with pink delineation flag in center.



Photo 13. Looking north at the existing trench on site.



Photo 14. Looking at the drain at 85 Byram Ridge Road which conveys water underground and dumps it on the site.



Photo 15. Looking west under the grate in photo 14, showing the drain facing the subject property (water heading west).



Photo 16. Looking east from the top of the Y-shaped drainageway where the roadway drainage leaves a pipe and cascades onto the site along a rocky spillway.



Photo 17. Looking southwest from 89/91 Byram Ridge Road where a Town drainage feature channels water towards the subject site. Shown by dashed line.



Photo 18. Another photo of the same drainageway which is shown channelized by wooden walls.

APPENDIX B
Additional Wetland Resource Maps

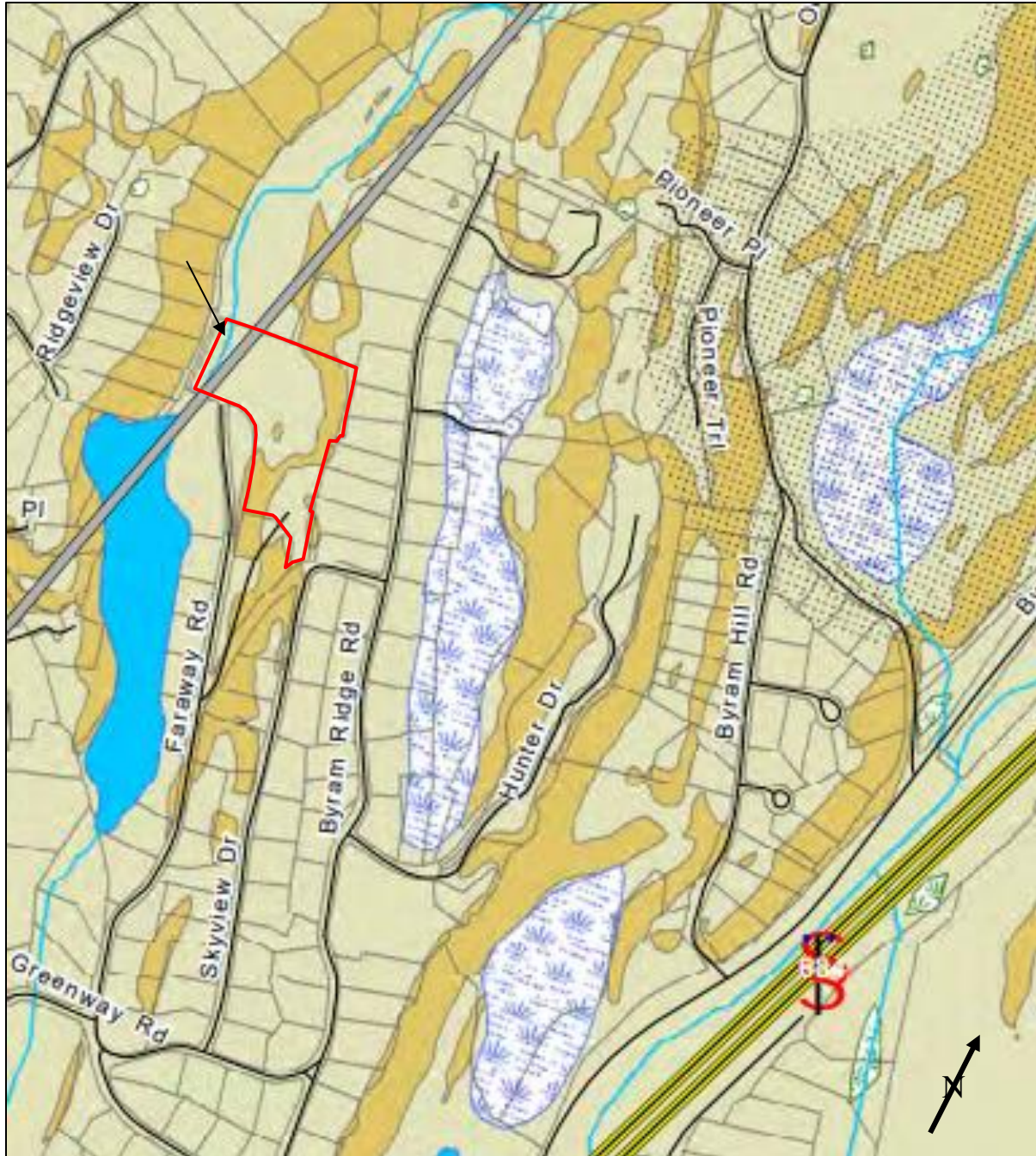


Exhibit A: Town of North Castle Environmental Map

The site is bounded by red and the watercourse is called out with a black arrow. Note that the Y-shaped drainageway is not shown. Dark yellow areas are steep slopes.

Source: Town of North Castle



Exhibit B: USFWS National Wetlands Inventory (NWI) Map

The site is bounded by red; lot lines approximate. Note NWI wetlands shown on the along (north)west portion of the property.
North is straight up.

Source: USFWS/NWI



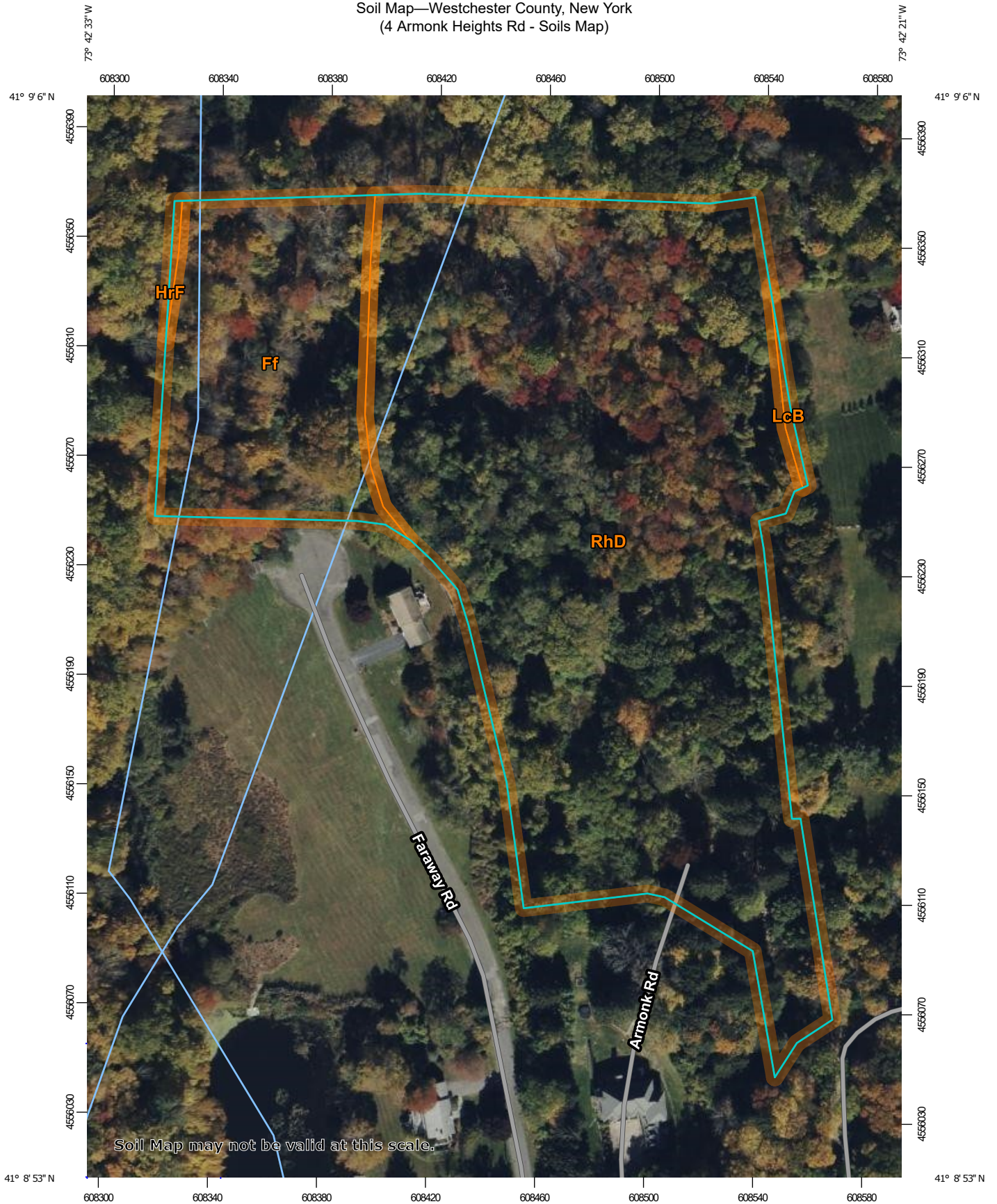
Exhibit C: NYSDEC Freshwater Wetlands Map

The site is bounded by red; boundaries approximate. Closest NYSDEC wetland to the east (east of Byram Ridge Road) is NYSDEC Freshwater Wetland # K-19.
North is straight up.

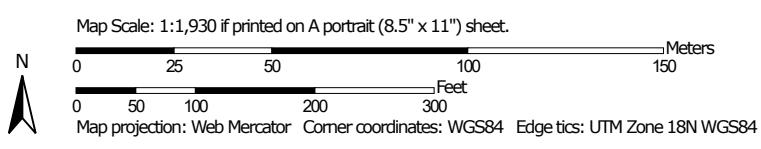
Source: NYSDEC Environmental Resource Mapper

APPENDIX C
NRCS Soil Data

Soil Map—Westchester County, New York
(4 Armonk Heights Rd - Soils Map)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Westchester County, New York

Survey Area Data: Version 19, Sep 6, 2023

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

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

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

Map Unit Legend

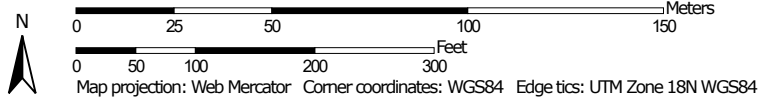
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ff	Fluvaquents-Udifulvents complex, frequently flooded	2.2	20.2%
HrF	Hollis-Rock outcrop complex, 35 to 60 percent slopes	0.0	0.2%
LcB	Leicester loam, 3 to 8 percent slopes, stony	0.0	0.3%
RhD	Riverhead loam, 15 to 25 percent slopes	8.5	79.2%
Totals for Area of Interest		10.8	100.0%

Hydric Rating by Map Unit—Westchester County, New York
(4 Armonk Heights Rd - Hydric Soils Map)




Soil Map may not be valid at this scale.

Map Scale: 1:1,930 if printed on A portrait (8.5" x 11") sheet.









MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)

Soils







Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available




Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 19, Sep 6, 2023

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

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

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

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ff	Fluvaquents-Udifulvents complex, frequently flooded	59	2.2	20.2%
HrF	Hollis-Rock outcrop complex, 35 to 60 percent slopes	4	0.0	0.2%
LcB	Leicester loam, 3 to 8 percent slopes, stony	42	0.0	0.3%
RhD	Riverhead loam, 15 to 25 percent slopes	0	8.5	79.2%
Totals for Area of Interest			10.8	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

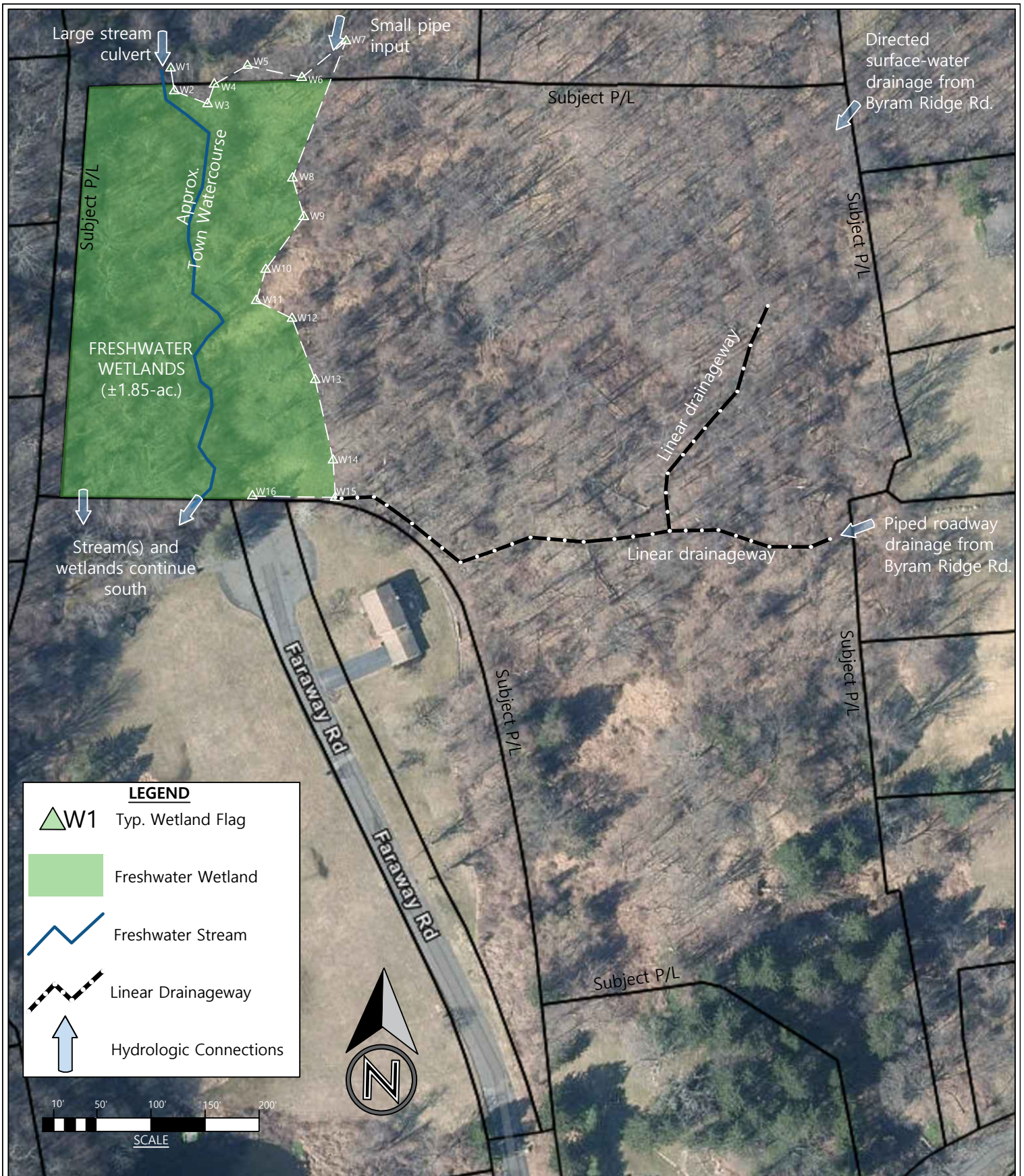
Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

APPENDIX D

B. Laing Associates Wetlands and Watercourses Map



LEGEND

- W1 Typ. Wetland Flag
- Freshwater Wetland
- Freshwater Stream
- Linear Drainageway
- Hydrologic Connections



TITLE: Wetlands and Watercourses Map

AT: 4 Armonk Heights Rd.
ON: NYSDEC Stream 935-106
COUNTY: Westchester
STATE: NY
FOR: A. Agovino
SHEET: 1 of 1

PROJ #: MGCAHR01
TM: --
DATE: Nov. 8, 2023
REV:

NOTES:

1. Map based on delineation of freshwater wetlands and inspection of water resources by B. Laing Associates on November 3, 2023.
2. Basemap sourced from ArcGIS/ESRI.
3. Points plotted using sub-meter GPS/GNSS data collector.
4. Some illustrative features (e.g., stream location) are approximate.
5. Area west of stream/watercourse not thoroughly surveyed (i.e., additional uplands may exist).

B. LAING ASSOCIATES
ENVIRONMENTAL CONSULTANTS
 103 Fort Salonga, Suite 5
 Fort Salonga, NY 11768
 (631) 261-7170
 (631) 261-7454 fax
 www.blaingassociates.com

GENERAL NOTES

GENERAL

- STANDARDS OF CONSTRUCTION: ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF CARMEL STANDARDS, RULES AND REGULATIONS REGARDLESS OF WHAT MAY BE INDICATED ON THE PLANS.
- IMPORTED FILL: IF THE SITE REQUIRES IMPORTED FILL IN THE PROPOSED MUNICIPAL RIGHT OF WAY OR MUNICIPAL OWNED PROPERTY, ALL FILL MUST BE TESTED FOR COMPOSITION AND CHEMICALS IN ACCORDANCE WITH TOWN ENGINEER DIRECTIONS AND AT THE FULL EXPENSE OF THE OWNER. THESE TEST RESULTS MUST BE RECEIVED PRIOR TO DEPOSITING MATERIAL ON MUNICIPAL PROPERTY. A LICENSED PROFESSIONAL ENGINEER MUST BE ON SITE TO APPROVE THE FILL, KEEP RECORDS, AND REVIEW THE CHAIN OF CUSTODY DOCUMENTATION OF EACH TRUCK BROUGHT TO THE SITE. THE REQUIRED NUMBER OF SAMPLES MUST BE TAKEN AND TESTED BY A NEW YORK STATE CERTIFIED LABORATORY. IN ADDITION, POLLUTION INSURANCE MUST BE PROVIDED PRIOR TO CONSTRUCTION, IN THE AMOUNT TO BE DETERMINED BY THE TOWN ENGINEER.
- EROSION, DUST & SEDIMENT CONTROL: THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING PROPER EROSION, SEDIMENT AND DUST CONTROL. ALL EROSION AND SEDIMENT CONTROL MUST BE SIZED AND DESIGNED IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES PRESENTED IN THE LATEST NYSDEC REGULATIONS. THE DEVELOPER SHALL SUBMIT TO THE COMMISSIONER FOR APPROVAL, A PLAN WITH DETAILS DELINEATING THE METHODS HE INTENDS TO USE FOR EROSION, SEDIMENTATION AND DUST CONTROL DURING THE CONSTRUCTION OF THIS PROJECT. SILT PROTECTION AND ANY WATER RETENTION BASINS WILL BE THE FIRST ITEMS OF CONSTRUCTION. THE EROSION, SEDIMENTATION AND DUST CONTROLS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION OR A STOP WORK ORDER WILL BE ISSUED BY TOWN ENGINEER.
- ELEVATION DATUM: ELEVATIONS SHOWN ON THE PLANS ARE FROM THE FIELD SURVEY IN NAVD 83.
- INDUSTRIAL CODE RULE 753: THE DEVELOPER SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.
- VERIFICATION AND PROTECTION OF EXISTING UTILITIES: THE DEVELOPER SHALL VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING HIS OPERATIONS. THE DEVELOPER SHALL PRESERVE AND PROTECT EXISTING PRIVATE AND MUNICIPAL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES, WHETHER OR NOT THEY ARE SHOWN ON THE APPROVED PLANS OR LOCATED UNDER INDUSTRIAL CODE RULE 753. THE COST OF REPAIRING DAMAGED UTILITIES OR STRUCTURES SHALL BE BORNE BY THE DEVELOPER. IF TEMPORARY UTILITIES ARE REQUIRED IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE AND MAINTAIN SAID UTILITIES.
- PIPE LAYOUT: THE DEVELOPER SHALL PERFORM ALL PROPOSED PIPE LAYOUT REQUIRED BY MEANS OF A LASER FOR EXACT VERTICAL AND HORIZONTAL ALIGNMENT. THE USE OF BATTER BOARDS, AS SPECIFIED IN THE MUNICIPAL STANDARD CONSTRUCTION SPECIFICATIONS ARTICLE 33.132 - "LAYOUT", SHALL NOT BE ALLOWED. THE DEVELOPERS EQUIPMENT MUST HAVE BEEN CALIBRATED WITHIN THE PREVIOUS SIX (6) MONTHS PRIOR TO CONSTRUCTION. WRITTEN PROOF OF CALIBRATION MUST BE PROVIDED IF REQUIRED BY THE TOWN ENGINEER.
- INSPECTION & BACKFILL: NO BACKFILL SHALL BE PLACED OVER NEW CONSTRUCTION PRIOR TO INSPECTION AND APPROVAL BY TOWN ENGINEER. THE DEVELOPER MUST HAVE A SUFFICIENT STOCKPILE OF CLEAN FILL IF EXCAVATED MATERIAL IS UNSUITABLE FOR BACKFILL (I.E. ROCK, ORGANIC MATERIAL). THE USE OF CONTROLLED BACKFILL MATERIAL MAY BE REQUIRED IN TRENCHES IF DETERMINED BY THE TOWN ENGINEER.

EROSION CONTROL:

- INSTALL ALL EROSION CONTROL DEVICES AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL, LATEST REVISION.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES DURING COURSE OF CONSTRUCTION.
- EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL FULL VEGETATION GROWTH HAS OCCURRED AND AS APPROVED BY THE TOWN INSPECTOR.
- SEEDING AND MULCHING SHALL BE AS FOLLOWS:
TEMPORARY SEEDING & MULCHING
 - LIME : 90 LBS./1,000 SQ.FT. GROUND LIMESTONE, FERTILIZER: 4 LBS./1,000 SQ.FT., 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4 INCHES.
 - SEED : ANNUAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - MULCH : SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SQ.FT. TO BE APPLIED ACCORDING TO STANDARD PRACTICES. MULCH SHALL BE SECURED BY APPROVED METHODS.
- THE APPLICANT SHALL BE REQUIRED TO CLEAN ROADWAYS FROM ALL SILTATION AND CONSTRUCTION DEBRIS AS REQUIRED, AND UPON COMPLETION OF THE WORK, WITHIN THE VICINITY OF THE PROJECT SITE.
- ALL PLANS SHOULD FULLY INCORPORATE THE APPROPRIATE RECOMMENDATIONS FROM NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DATED AUGUST 2001, OR THE MOST CURRENT VERSION OR ITS SUCCESSOR. THE PLAN AND ITS IMPLEMENTATION SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER.

SITE WORK:

- THE SITE SHALL BE GRADED AS INDICATED ON THE DRAWINGS. ALL PROPOSED CONTOURS SHALL BE GRADED TO BLEND EVENLY WITH THE EXISTING CONTOURS.
- ALL DISTURBED AREAS WHICH WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY, OR APPROVED EQUAL, AND BOUND AS PER THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- FILL MATERIAL SHALL BE CLEAN FILL AND SHALL BE INSTALLED IN 12 INCH LIFTS AND COMPACTED TO 95% OPTIMUM DENSITY.
- ALL STORM DRAIN PIPES SHALL BE H.D.P.E. PIPES UNLESS OTHERWISE NOTED.
- ALL GRAVEL SHALL BE 3/4" CRUSHED STONE OR RECYCLED MATERIAL IF ALLOWED BY THE MUNICIPALITY.
- MAINTAIN POSITIVE PITCHES ON ALL DRAIN PIPES TO EXISTING & PROPOSED DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED HEREON.
- PIPE LAYOUT MUST MEET TOWN CODE.

PROPOSED 1 FAMILY RESIDENCE FOR ARMONK ESTATES LLC

4 ARMONK HEIGHTS ROAD

TOWN OF NORTH CASTLE, NEW YORK

SEC.: 101.34 BLOCK: 1 TAX LOT: 34



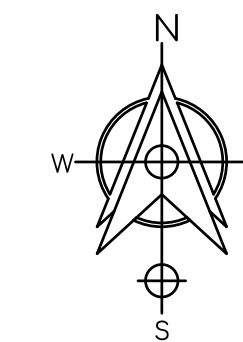
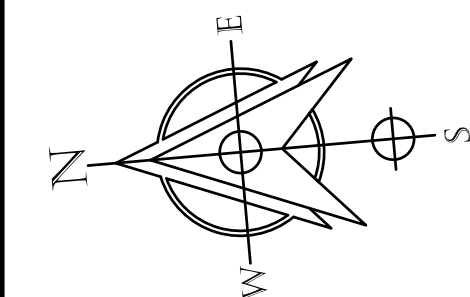
All ideas, designs, arrangements and plans indicated or represented are owned by and the property of this office and were created, evolved and developed for use and in connection with this specific project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without written permission of Mastrogiacomo Engineering, P.C.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from these dimensions and conditions shown herein in writing.

It is a violation of Chapter 16, Title VIII, Article 145 of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless acting under the direction of a Licensed Professional Engineer, to seal or alter any item on this drawing unless related specifications. The Professional Engineer/Surveyor whose seal appears hereon assumes no responsibility for any such alteration or reuse without his consent.

Revisions

Drawing North

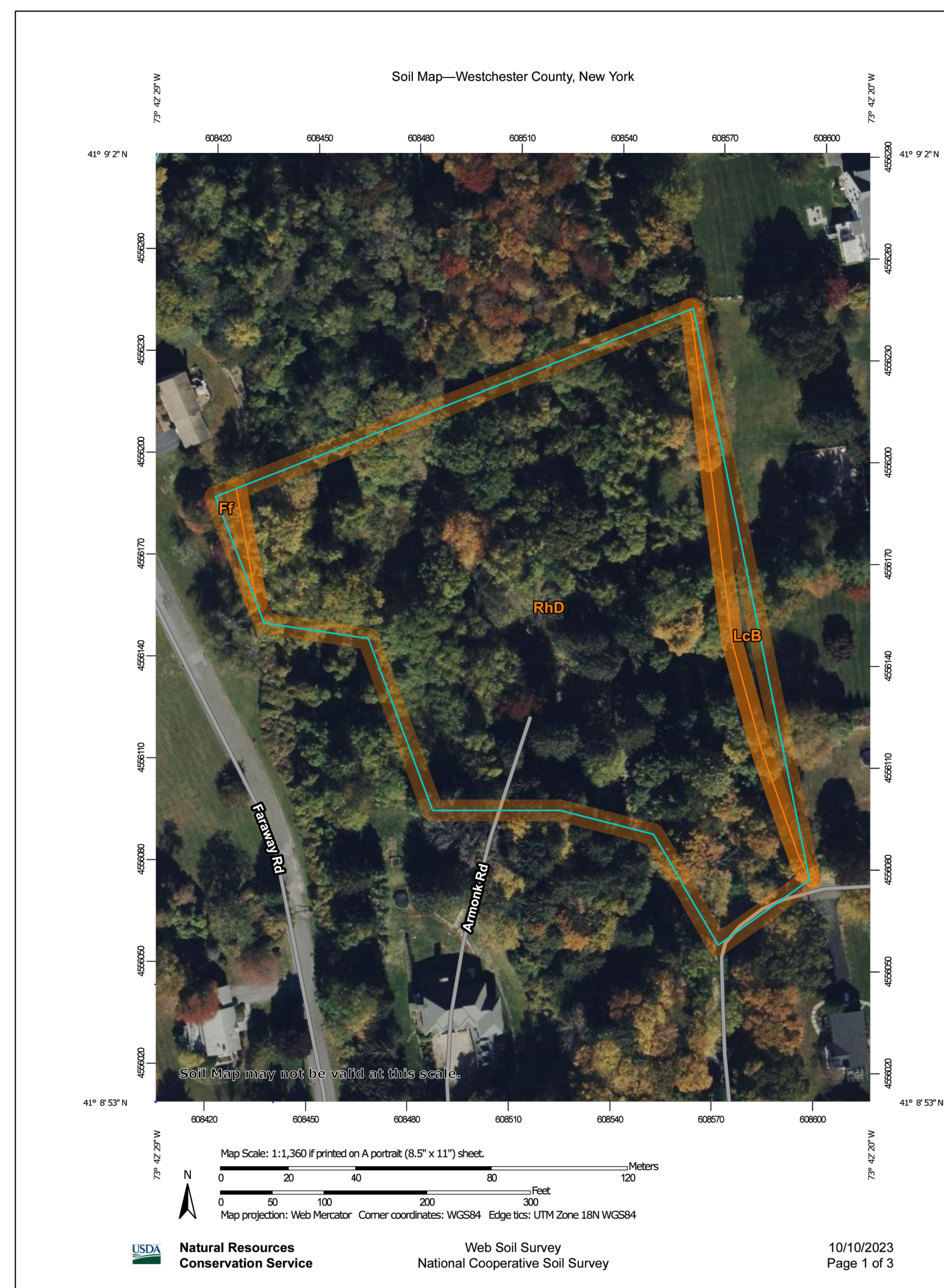


VICINITY MAP

SCALE: 1"=300'

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ff	Fluvisolents-Udifluvents complex, frequently flooded	0.0	0.6%
LcB	Leicester loam, 3 to 8 percent slopes, stony	0.2	4.8%
RhD	Riverhead loam, 15 to 25 percent slopes	4.1	94.6%
Totals for Area of Interest		4.3	100.0%



MAP LEGEND

Area of Interest (AOI)	Soil	Blowout	Borrow Pit	Clay Spot	Closed Depression	Gravel Pit	Gravelly Spot	Landfill	Lava Flow	Marsh or swamp	Mine or Quarry	Miscellaneous Water	Perennial Water	Rock Outcrop	Saline Spot	Sandy Spot	Severely Eroded Spot	Sinkhole	Slide or Slip	Sodic Spot
Soil Map Unit Polygons	Soil Map Unit Lines	Soil Map Unit Points	Special Line Features	Water Features	Streams and Canals	Transportation	Rails	Interstate Highways	US Routes	Major Roads	Local Roads	Background	Aerial Photography	Spoil Area	Stony Spot	Very Stony Spot	Wet Spot	Other	Special Line Features	

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://www.nrcs.usda.gov/wss>
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Westchester County, New York
 Survey Area Date: Version 19, Sep 6, 2023
 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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

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

LIST OF DRAWINGS

- T100 - TITLE SHEET, VICINITY MAP & GENERAL NOTES
- T101 - TAX MAP
- TOPOGRAPHIC SURVEY
- C100 - EROSION CONTROL & TREE REMOVAL PLAN
- C101 - PARTIAL SITE PLAN & ZONING ANALYSIS TABLE
- C102 - PARTIAL GRADING & UTILITY PLAN
- C200 - STORMWATER DESIGN COMPUTATIONS & DETAILS
- C201 - CONSTRUCTION DETAILS
- C202 - CONSTRUCTION DETAILS
- C203 - CONSTRUCTION DETAILS
- A100 - ARCHITECTURAL ELEVATIONS
- A101 - ARCHITECTURAL ELEVATIONS
- A200 - FIRST FLOOR PLAN
- A201 - SECOND FLOOR PLAN

Client Name and Address

ARMONK ESTATES LLC
 21 BRASSIE ROAD
 EASTCHESTER, NY 10709

Project Information

PROPOSED 1 FAMILY RESIDENCE
 Situated At
 4 ARMONK HEIGHTS RD
 TOWN OF NORTH CASTLE
 WESTCHESTER CO.
 NEW YORK

TAX ASSESSMENT INFO:

SEC: 101.01
 BLOCK: 1
 TAX LOT: 34

Job No. _____ MSC
 Scale AS NOTED
 Date 1 OCT. 2023
 Drawn By M.M.
 Checked By M.M.
 Sheet

T100

Seal & Signature



NORTH CASTLE PLANNING BOARD APPROVAL:

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD AS PER RESOLUTION No. _____ DATED: _____

PLANNING BOARD CHAIRMAN

DATE

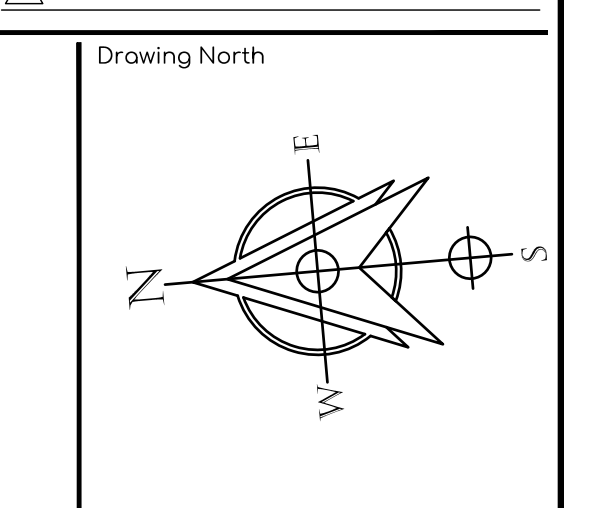
WEB SOIL SURVEY

TITLE SHEET & GENERAL NOTES



MASTROGIACOMO
 ENGINEERING, P.C.
 CONSULTING ENGINEERS & LAND SURVEYORS
 Licensed in New York and Connecticut
 10 MIDLAND AVENUE, SUITE 100, PORT CHESTER, N.Y. 10573
 Tel.: 914-920-6372
 Email: admin@mastrogiacomopc.com
 www.mastrogiacomopc.com

Revisions



Client Name and Address
ARMONK ESTATES LLC
 21 BRASSIE ROAD
 EASTCHESTER, NY 10709

Project Information
PROPOSED 1 FAMILY RESIDENCE
 Situated At
 4 ARMONK HEIGHTS RD
 TOWN OF NORTH CASTLE
 WESTCHESTER CO.
 NEW YORK

TAX ASSESSMENT INFO:

SEC:	101.01
BLOCK:	1
TAX LOT:	34

Job No.	MISC
Scale	AS NOTED
Date	1 OCT. 2023
Drawn By	M.M.
Checked By	M.M.
Sheet	

T101

Seal & Signature

 MICHAEL MASTROGIACOMO, P.E., S.
 NEW YORK STATE P.E. NO. 98883
 NEW YORK STATE P.E. NO. 03524
 CONNECTICUT STATE P.E. & S.L. NO. 0370

MAP REVISIONS						MAP REVISIONS						SCHOOL DISTRICT AND SPECIAL DISTRICTS									
NEW ASSESSED		FORMERLY				NEW ASSESSED		SCHOOL:				WATER:		FIRE:		LIGHTING:		AMBULANCE DIST.		PROPERTY LINE	
LOT	SH	BLOCK	LOT	SH	BLOCK	LOT	SH	BLOCK	LOT	SH	BLOCK	LOT	SH	BLOCK	LOT	SH	BLOCK	LOT	SH	BLOCK	LOT

LEGEND

--- A ---	TOWN LINE
--- B ---	COUNTY LINE
--- C ---	STATE LINE
--- D ---	DEED ACRES
--- E ---	CALCULATED ACRES
--- F ---	DEED DIMENSION
--- G ---	TAX MAP BLOCK NUMBER
--- H ---	SCALED DIMENSION

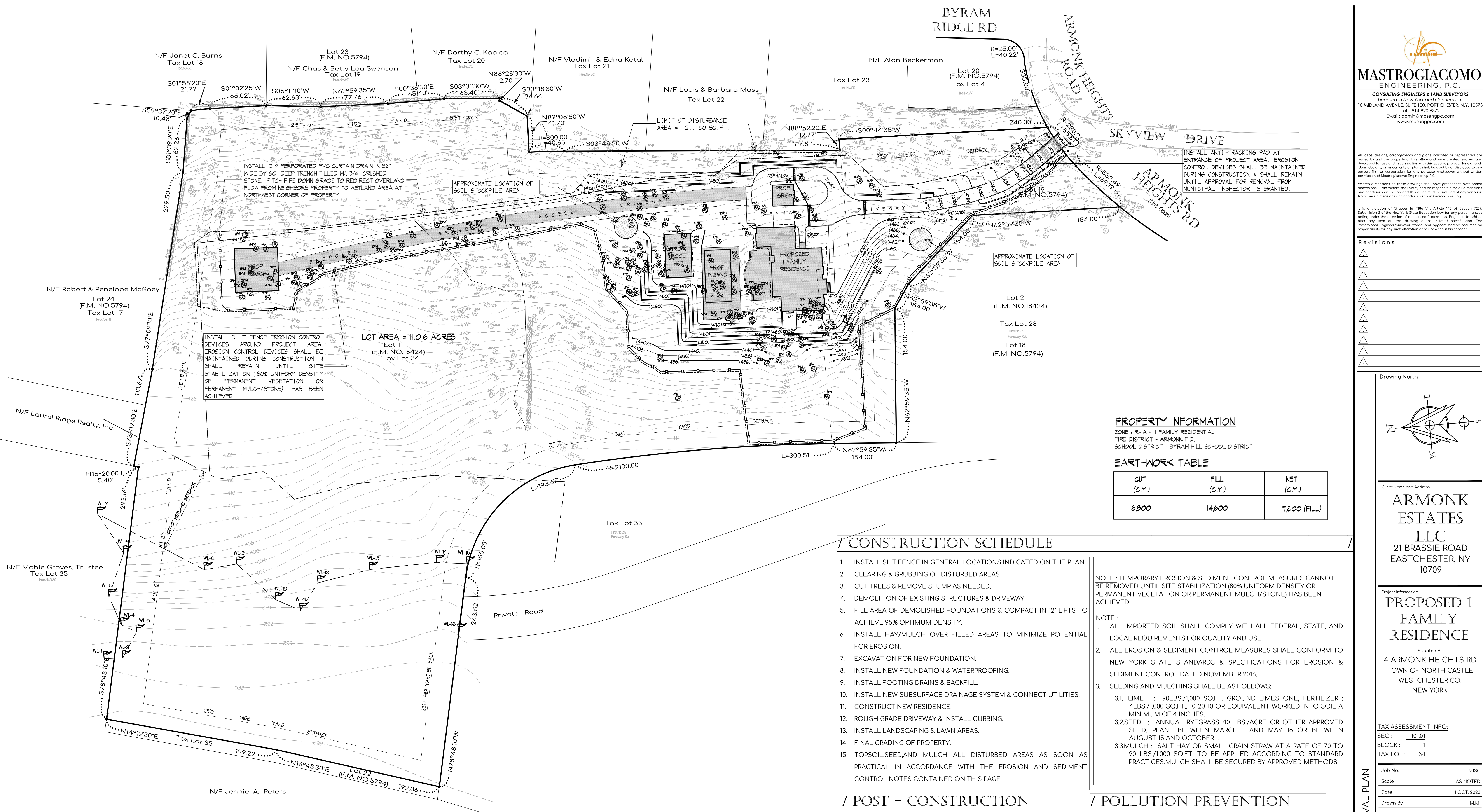
TOWN OF NORTH CASTLE TAX MAP
 WESTCHESTER COUNTY, NEW YORK
 REVISED TO June 1, 2021
 NORTH CASTLE PLANNING BOARD APPROVAL:

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD AS PER RESOLUTION No. _____ DATED: _____

PLANNING BOARD CHAIRMAN _____ DATE _____

94.03	94.04
100.02	101.02
100.04	101.03
101.04	101.04

101.01



MASTROGIACOMO
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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the jobs and this office must be notified of any variation from these dimensions and conditions shown herein in writing.

Revisions

PROPERTY INFORMATION
ZONE - R-1A - 1 FAMILY RESIDENTIAL
FIRE DISTRICT - ARMONK F.D.
SCHOOL DISTRICT - BYRAM HILL SCHOOL DISTRICT

EARTHWORK TABLE

CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
6800	14600	7800 (FILL)

- CONSTRUCTION SCHEDULE**
- INSTALL SILT FENCE IN GENERAL LOCATIONS INDICATED ON THE PLAN.
 - CLEARING & GRUBBING OF DISTURBED AREAS
 - CUT TREES & REMOVE STUMP AS NEEDED.
 - DEMOLITION OF EXISTING STRUCTURES & DRIVEWAY.
 - FILL AREA OF DEMOLISHED FOUNDATIONS & COMPACT IN 12" LIFTS TO ACHIEVE 95% OPTIMUM DENSITY.
 - INSTALL HAY/MULCH OVER FILLED AREAS TO MINIMIZE POTENTIAL FOR EROSION.
 - EXCAVATION FOR NEW FOUNDATION.
 - INSTALL NEW FOUNDATION & WATERPROOFING.
 - INSTALL FOOTING DRAINS & BACKFILL.
 - INSTALL NEW SUBSURFACE DRAINAGE SYSTEM & CONNECT UTILITIES.
 - CONSTRUCT NEW RESIDENCE.
 - ROUGH GRADE DRIVEWAY & INSTALL CURBING.
 - INSTALL LANDSCAPING & LAWN AREAS.
 - FINAL GRADING OF PROPERTY.
 - TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS AS SOON AS PRACTICAL IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES CONTAINED ON THIS PAGE.

NOTE : TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CANNOT BE REMOVED UNTIL SITE STABILIZATION (80% UNIFORM DENSITY OR PERMANENT VEGETATION OR PERMANENT MULCH/STONE) HAS BEEN ACHIEVED.

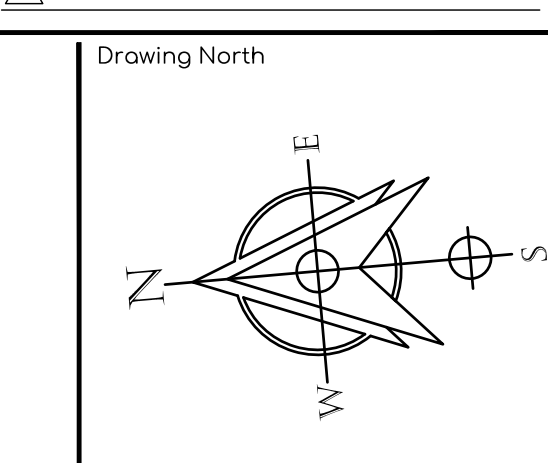
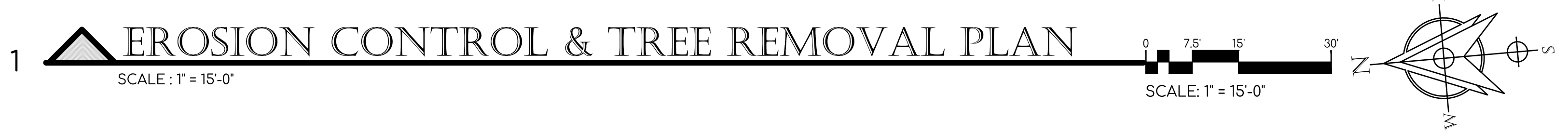
NOTE :

- ALL IMPORTED SOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL DATED NOVEMBER 2016.
- SEEDING AND MULCHING SHALL BE AS FOLLOWS:
 - 3.1. LIME : 90LBS./1,000 SQ.FT. GROUND LIMESTONE, FERTILIZER : 4LBS./1,000 SQ.FT., 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4 INCHES.
 - 3.2. SEED : ANNUAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
 - 3.3. MULCH : SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SQ.FT. TO BE APPLIED ACCORDING TO STANDARD PRACTICES. MULCH SHALL BE SECURED BY APPROVED METHODS.

- POST - CONSTRUCTION MAINTENANCE SCHEDULE**
- MAINTENANCE OF CONTROLS AFTER CONSTRUCTION:** UNSTABLE AREAS SHALL IMMEDIATELY BE STABILIZED WITH VEGETATION OR OTHER APPROPRIATE EROSION CONTROL MEASURES. AREAS ALONG WEST STREET AND GRAY ROCK DRIVE SHOULD BE INSPECTED PERIODICALLY FOR THE FIRST FEW MONTHS AFTER CONSTRUCTION AND ON AN ANNUAL BASIS THEREAFTER. THEY SHOULD ALSO BE INSPECTED AFTER MAJOR STORM EVENTS.
 - DEBRIS AND LITTER REMOVAL:** TWICE A YEAR, INSPECT FOR ACCUMULATED DEBRIS. ALSO, REMOVE ANY ACCUMULATIONS DURING EACH MOWING OPERATION.
 - EROSION CONTROL:** UNSTABLE AREAS SHALL IMMEDIATELY BE STABILIZED WITH VEGETATION OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
 - SEDIMENT REMOVAL:** SEDIMENT SHOULD BE REMOVED AFTER IT HAS REACHED A MAXIMUM DEPTH OF FIVE INCHES ABOVE THE STORMWATER MANAGEMENT SYSTEM FLOOR.

- POLLUTION PREVENTION MEASURES**
- CONTROL OF LITTER, CHEMICALS AND DEBRIS PER SEC. 171-78(1)(e):**
 - ALL CONSTRUCTION LITTER AND DEBRIS WILL BE CONTROLLED BY THE CONTRACTOR'S PERSONAL WHICH WILL INSPECT THE SITE DAILY AND ENSURE THAT ALL LITTER AND DEBRIS WILL BE PROPERLY PICKED UP AND PLACED INTO GARBAGE CONTAINER WHICH WILL BE MAINTAINED ONSITE FOR COLLECTION OF ALL DEBRIS AND LITTER.
 - STORAGE OF ANY LIQUIDS (I.E. GASOLINE) FOR POWER TOOLS WILL BE STORED IN A LOCKED CONTAINER ON SITE. NO OTHER CHEMICALS AND/OR LIQUIDS WILL BE MAINTAINED ON SITE.
 - CONSTRUCTION AND WASTE MATERIALS PER SEC. 171-78(1)(f):**
 - ALL CONSTRUCTION MATERIALS (I.E. LUMBER) SHALL BE STAGED IN THE DRIVEWAY AREA OF THE SITE ONLY TO MINIMIZE IMPACTS ON NEIGHBORING PROPERTIES.
 - ALL CONSTRUCTION WASTE WILL GO DIRECTLY INTO AVAILABLE CONTAINER TO BE PROPERLY DISPOSED OF OFF SITE.

NORTH CASTLE PLANNING BOARD APPROVAL:
APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD AS PER RESOLUTION No. _____ DATED: _____
PLANNING BOARD CHAIRMAN _____ DATE _____



Drawing North

Client Name and Address
ARMONK ESTATES LLC
21 BRASSIE ROAD
EASTCHESTER, NY 10709

Project Information
PROPOSED 1 FAMILY RESIDENCE
Sited at
4 ARMONK HEIGHTS RD
TOWN OF NORTH CASTLE
WESTCHESTER CO.
NEW YORK

TAX ASSESSMENT INFO:
SEC: 10101
BLOCK: 1
TAX LOT: 34

Job No. MSC
Scale AS NOTED
Date 1 OCT. 2023
Drawn By M.M.
Checked By M.M.
Sheet

C100

Seal & Signature

MICHAEL MASTROGIACOMO, P.E., L.S.
NEW YORK STATE P.E. NO. 05883
NEW YORK STATE L.S. NO. 05824
CONNECTICUT STATE P.E. & L.S. LIC. NO. 2070

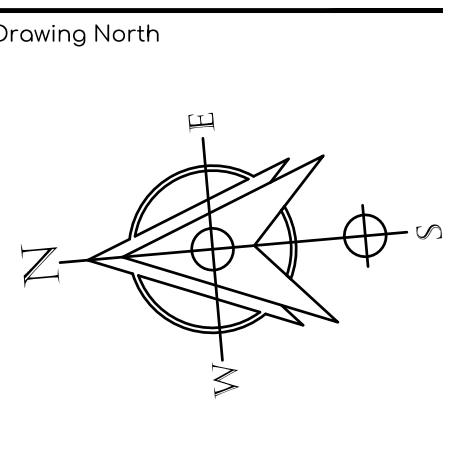
EROSION CONTROL & TREE REMOVAL PLAN

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It is a violation of Chapter 16, Title VIII, Article 145 of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless acting under the direction of a Licensed Professional Engineer, to add or alter any item on this drawing and/or related specifications. The Professional Engineer/Surveyor whose seal appears hereon assumes no responsibility for any such alteration or reuse without his consent.

Revisions



Client Name and Address
ARMONK ESTATES LLC
 21 BRASSIE ROAD
 EASTCHESTER, NY 10709

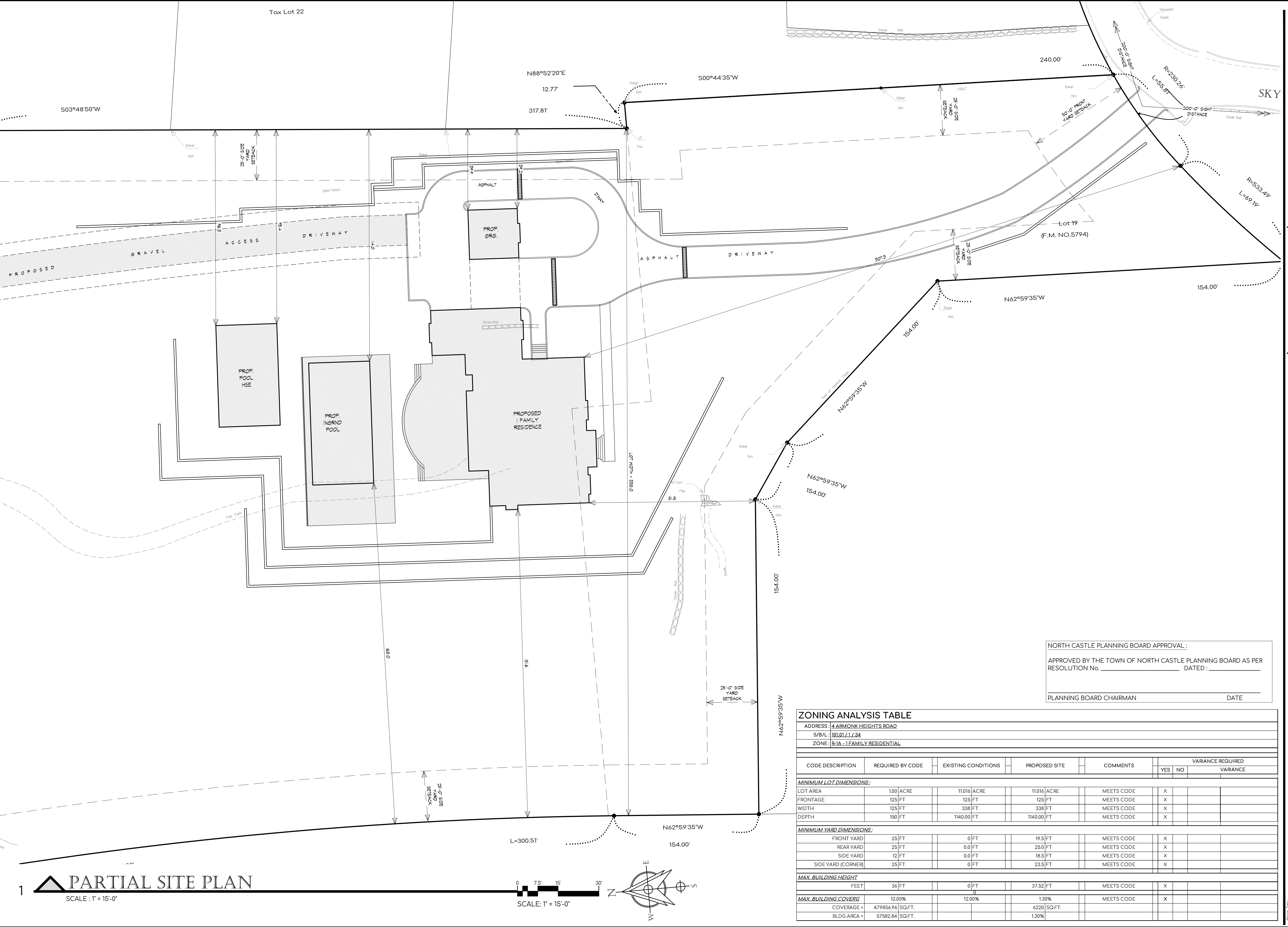
Project Information
PROPOSED 1 FAMILY RESIDENCE
 Situated At
 4 ARMONK HEIGHTS RD
 TOWN OF NORTH CASTLE
 WESTCHESTER CO.
 NEW YORK

TAX ASSESSMENT INFO:
 SEC: 101.01
 BLOCK: 1
 TAX LOT: 34

Job No. MISC
 Scale AS NOTED
 Date 1 OCT. 2023
 Drawn By M.M.
 Checked By M.M.
 Sheet

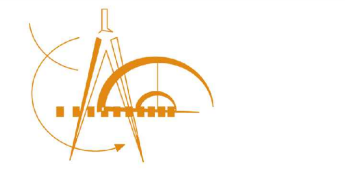
C101
 Seal & Signature

 MICHAEL MASTROGIACOMO, P.E., L.S.
 NEW YORK STATE P.E. NO. 05883
 CONNECTICUT STATE P.E. & L.S. NO. 2070



NORTH CASTLE PLANNING BOARD APPROVAL:
 APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD AS PER RESOLUTION No. _____ DATED: _____
 PLANNING BOARD CHAIRMAN DATE

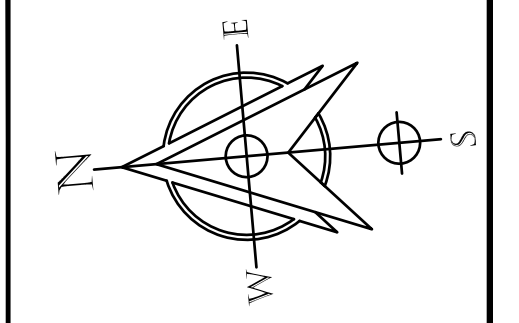
ZONING ANALYSIS TABLE									
ADDRESS: 4 ARMONK HEIGHTS ROAD									
S/B/L: 101.01 / 1 / 34									
ZONE: R-1A - 1 FAMILY RESIDENTIAL									
CODE DESCRIPTION	REQUIRED BY CODE	EXISTING CONDITIONS	PROPOSED SITE	COMMENTS	VARIANCE REQUIRED				
					YES	NO	VARIANCE		
MINIMUM LOT DIMENSIONS:									
LOT AREA	1.00 ACRE	11016 ACRE	11016 ACRE	MEETS CODE	X				
FRONTAGE	125 FT	125 FT	125 FT	MEETS CODE	X				
WIDTH	125 FT	338 FT	338 FT	MEETS CODE	X				
DEPTH	150 FT	1140.00 FT	1140.00 FT	MEETS CODE	X				
MINIMUM YARD DIMENSIONS:									
FRONT YARD	25 FT	0 FT	19.5 FT	MEETS CODE	X				
REAR YARD	25 FT	0.0 FT	25.0 FT	MEETS CODE	X				
SIDE YARD	12 FT	0.0 FT	18.5 FT	MEETS CODE	X				
SIDE YARD (CORNER)	25 FT	0 FT	23.5 FT	MEETS CODE	X				
MAX. BUILDING HEIGHT									
FEET	34 FT	0 FT	37.52 FT	MEETS CODE	X				
MAX. BUILDING COVERG									
COVERAGE	479856.96 SQ.FT.	12.00%	6220 SQ.FT.	MEETS CODE	X				
BLDG AREA	57582.84 SQ.FT.		1.30%						



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Revisions

Drawing North



Client Name and Address

ARMONK
ESTATES
LLC
21 BRASSIE ROAD
EASTCHESTER, NY
10709

Project Information

PROPOSED 1
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Situated At
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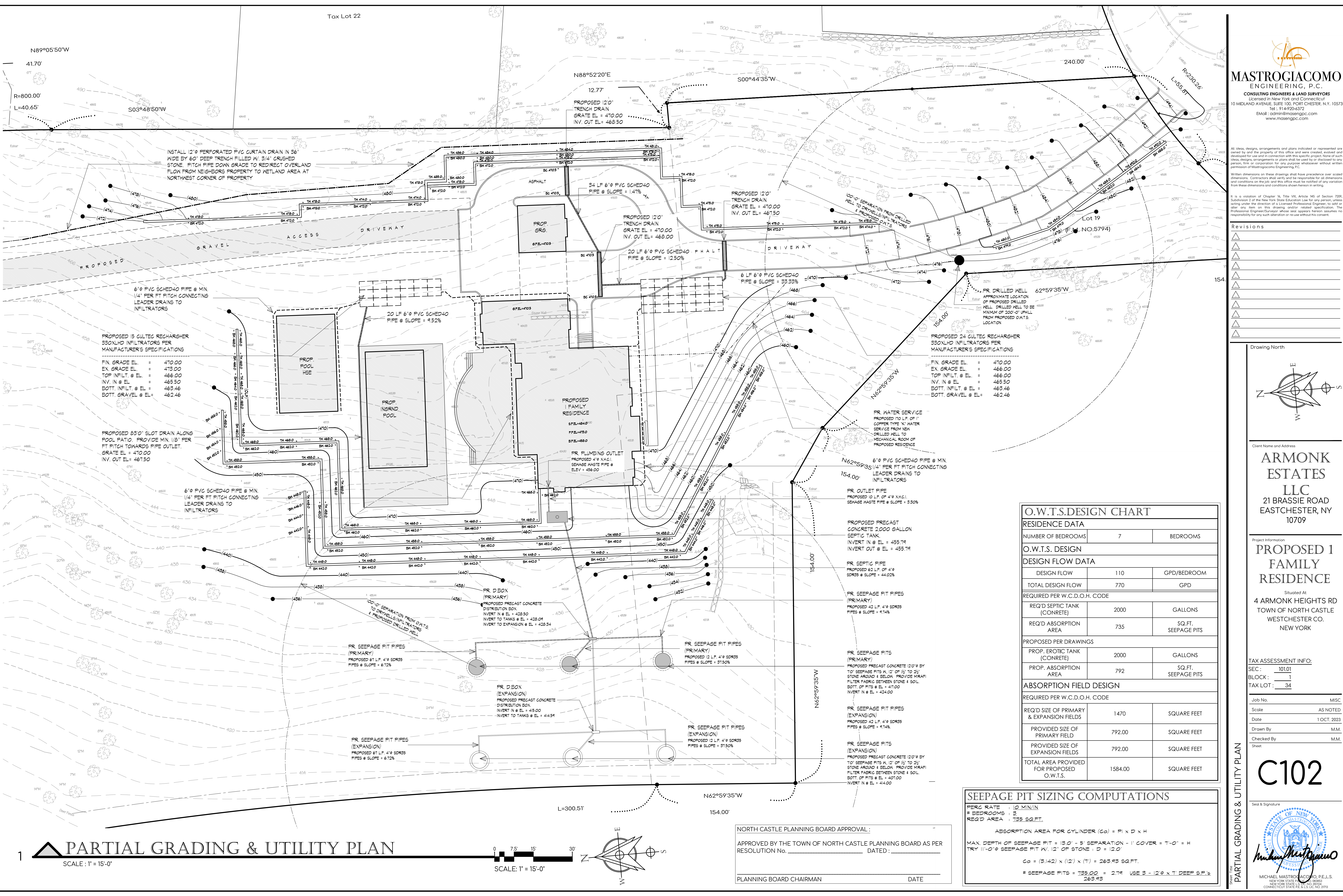
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Scale	AS NOTED
Date	1 OCT. 2023
Drawn By	M.M.
Checked By	M.M.
Sheet	

C102

Seal & Signature



MICHAEL MASTROGIACOMO, P.E.
NEW YORK STATE P.E. NO. 05883
NEW YORK STATE P.E. NO. 05824
CONNECTICUT STATE P.E. & L.S. NO. 3970



INSTALL 12" PERFORATED PVC CURTAIN DRAIN IN 36" WIDE BY 60" DEEP TRENCH FILLED W/ 3/4" CRUSHED STONE. FITCH PIPE DOWN GRADE TO REDIRECT OVERLAND FLOW FROM NEIGHBORS PROPERTY TO NETLAND AREA AT NORTHWEST CORNER OF PROPERTY

PROPOSED 12" TRENCH DRAIN
GRATE EL = 470.00
INV. OUT EL = 469.50

PROPOSED 12" TRENCH DRAIN
GRATE EL = 470.00
INV. OUT EL = 467.50

PROPOSED 12" TRENCH DRAIN
GRATE EL = 470.00
INV. OUT EL = 468.00

6 LF 6" PVC SCHED 40
PIPE @ SLOPE = 33.33%

PROPOSED 24 CULTEC RECHARGER
330X140 INFILTRATORS PER
MANUFACTURER'S SPECIFICATIONS
FIN. GRADE EL. = 470.00
EX. GRADE EL. = 466.00
TOP INFILT. @ EL. = 466.00
INV. IN @ EL. = 465.50
BOTT. INFILT. @ EL. = 463.46
BOTT. GRAVEL @ EL. = 462.46

PROPOSED 15 CULTEC RECHARGER
330X140 INFILTRATORS PER
MANUFACTURER'S SPECIFICATIONS
FIN. GRADE EL. = 470.00
EX. GRADE EL. = 472.00
TOP INFILT. @ EL. = 466.00
INV. IN @ EL. = 465.50
BOTT. INFILT. @ EL. = 463.46
BOTT. GRAVEL @ EL. = 462.46

PROPOSED 83' SLOT DRAIN ALONG
POOL PATIO. PROVIDE MIN. 1/8" PER
FT FITCH TOWARDS PIPE OUTLET.
GRATE EL = 470.00
INV. OUT EL = 467.50

6" PVC SCHED 40 PIPE @ MIN.
1/4" PER FT FITCH CONNECTING
LEADER DRAINS TO
INFILTRATORS

6" PVC SCHED 40 PIPE @ MIN.
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PR. SEEPAGE PIT PIPES
(PRIMARY)
PROPOSED 6 LF 4" SDR35
PIPES @ SLOPE = 6.12%

PR. D.BOX
(EXPANSION)
PROPOSED PRECAST CONCRETE
DISTRIBUTION BOX
INVERT IN @ EL. = 439.00
INVERT TO TANKS @ EL. = 444.54

PR. SEEPAGE PIT PIPES
(PRIMARY)
PROPOSED 12 LF 4" SDR35
PIPES @ SLOPE = 31.50%

PR. SEEPAGE PIT PIPES
(PRIMARY)
PROPOSED 42 LF 4" SDR35
PIPES @ SLOPE = 4.74%

PR. SEEPAGE PIT PIPES
(EXPANSION)
PROPOSED 42 LF 4" SDR35
PIPES @ SLOPE = 4.74%

PR. SEEPAGE PITS
(EXPANSION)
PROPOSED PRECAST CONCRETE (20" Ø BY
12" SEEPAGE PITS IN 12" OF 1/2" TO 2 1/2"
STONE AROUND & BELOW. PROVIDE MIRAFI
FILTER FABRIC BETWEEN STONE & SOIL.
BOTT. OF PITS @ EL. = 424.00
INVERT IN @ EL. = 414.00

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PR. WATER SERVICE
PROPOSED TO LF OF 1"
COPPER TYPE 'K' WATER
SERVICE FROM NEW
DRILLED WELL TO
MECHANICAL ROOM OF
PROPOSED RESIDENCE

PR. PLUMBING OUTLET
PROPOSED 4" X.H.C.I.
SEWAGE WASTE PIPE @
ELEV. = 466.00

PR. OUTLET PIPE
PROPOSED 10 LF OF 4" X.H.C.I.
SEWAGE WASTE PIPE @ SLOPE = 5.30%

PR. SEPTIC PIPE
PROPOSED 62 LF OF 4" SDR35 @ SLOPE = 44.02%

PROPOSED PRECAST
CONCRETE 2000 GALLON
SEPTIC TANK
INVERT IN @ EL. = 455.79
INVERT OUT @ EL. = 455.79

PR. SEEPAGE PIT PIPES
(PRIMARY)
PROPOSED 42 LF 4" SDR35
PIPES @ SLOPE = 4.74%

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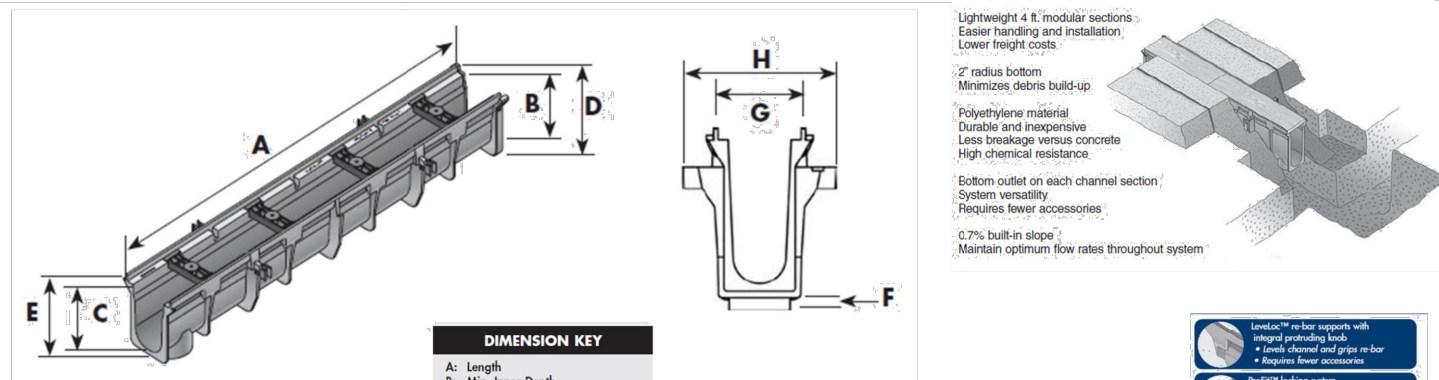
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(EXPANSION)
PROPOSED 12 LF 4" SDR35
PIPES @ SLOPE = 31.50%

DURA SLOPE™ CHANNEL DRAINS

Specifications: NDS Dura Slope™ is a 6 1/2" wide, 48" long trench drain system with a built-in slope of 0.2%. Each channel section is molded of gray structural foam polyethylene with UV inhibitors and has a 4" inside diameter with a 2" radius bottom. The system consists of 4-foot channel sections including 24 pre-sloped channel sections and 9 neutral channel sections. The sloped channel sections enable the system to extend to a length of 96 feet with a continuous slope. Add neutral channels to extend the system run to an excess of 132 feet. By incorporating central collection through the use of the catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 266 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LevelLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (1/2" - 5/8") for easier channel height adjustment during installation. DualLoc™ tongue and groove ends connect allowing for a precise fit and ensure straight channel runs, incorporating an integral snap-lock feature that prevents joint movement during channel installation. Each channel section is milled with a bottom outlet allowing for system versatility and ensuring proper drainage. Expansion joints must be provided parallel to each side of the drain run.



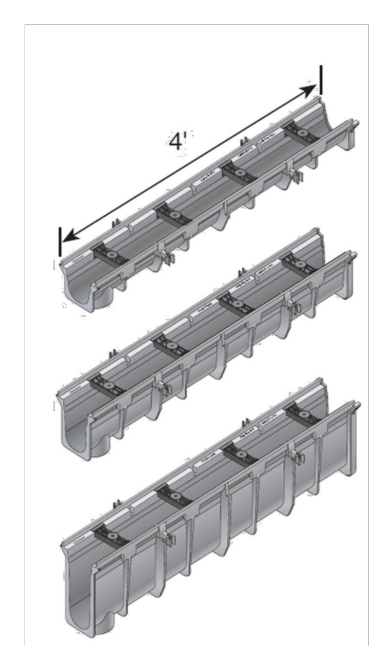
DIMENSION KEY

- A. Length
- B. Max. Inset Depth
- C. Max. Inset Depth
- D. Max. Inset Depth
- E. Max. Inset Depth
- F. Max. Inset Depth
- G. Max. Inset Depth
- H. Max. Inset Depth

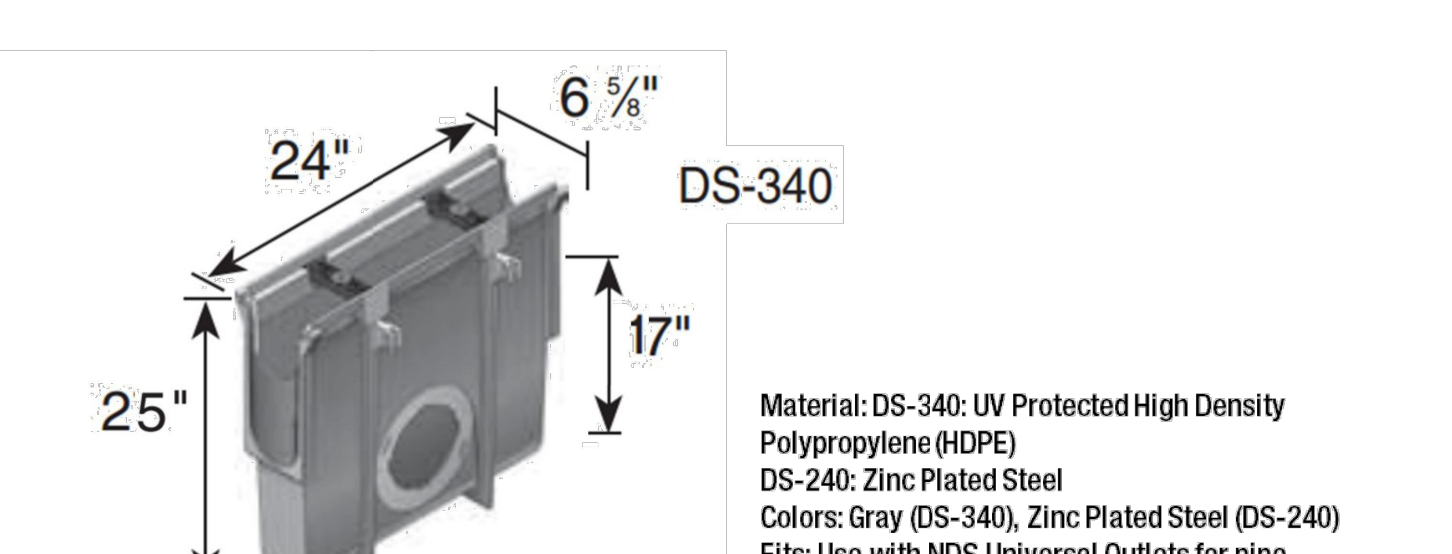
COMMON DIMENSIONS FOR ALL CHANNEL SECTIONS

- 1. Bottom Outlet Depth: 2.5"
- 2. Width: 6.5"
- 3. Height: 10.185"

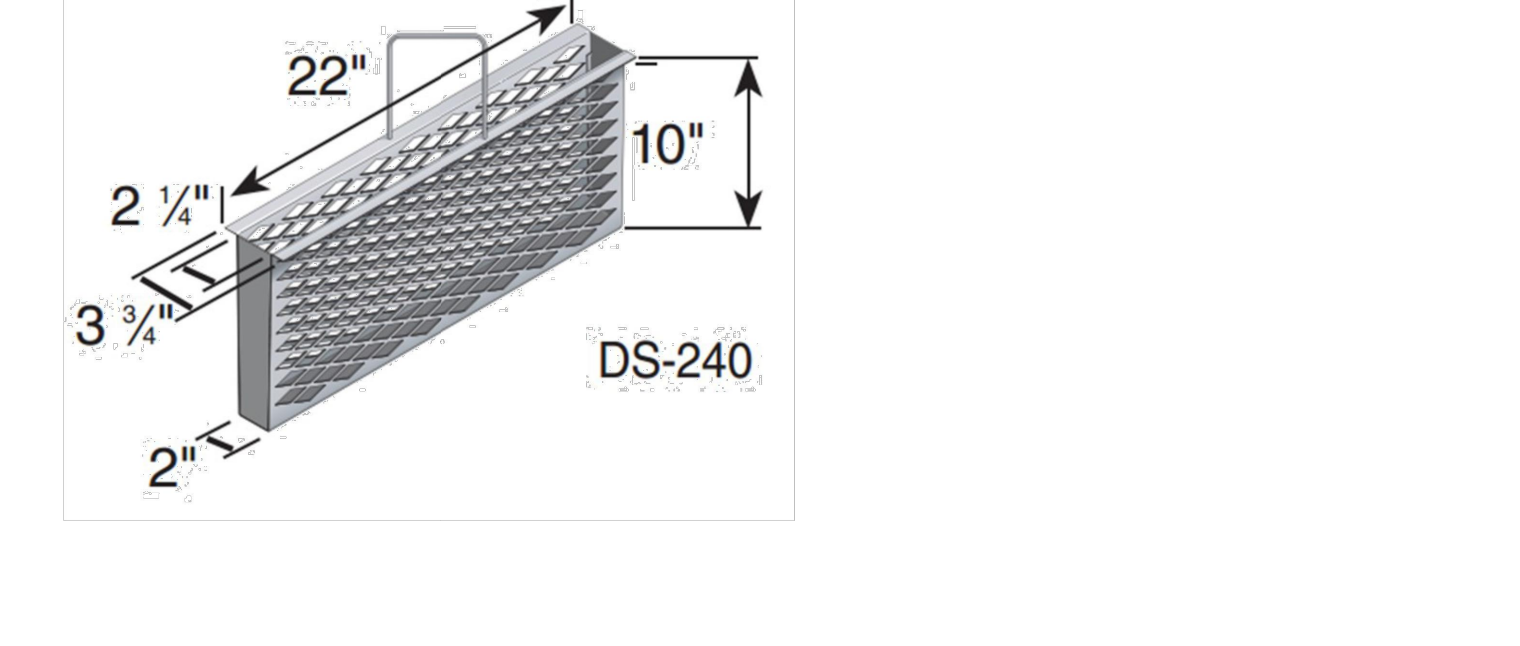
PART NUMBER	WEIGHT LBS	FLOW RATE GPM	IPM	A	B	C	D	E	PRODUCT CLASS
DS-000	1.60	75	254	48"	3.980	3.980	5.054	5.706	2505
DS-001	7.20	75	254	48"	3.980	4.324	5.050	5.770	2505
DS-002	8.00	80	267	48"	4.070	4.324	5.050	5.840	2505
DS-003	7.80	80	267	48"	4.070	4.670	5.050	6.100	2505
DS-004	8.00	80	267	48"	4.070	5.020	5.050	6.460	2505
DS-005	8.00	117	440	48"	5.000	5.342	5.050	6.770	2505
DS-006	8.00	131	486	48"	5.342	5.684	5.050	7.110	2505
DS-007	8.00	151	549	48"	5.684	6.026	5.050	7.450	2505
DS-008	8.00	165	595	48"	6.026	6.368	5.050	7.790	2505
DS-009	8.00	179	641	48"	6.368	6.710	5.050	8.130	2505
DS-010	8.00	193	687	48"	6.710	7.052	5.050	8.470	2505
DS-011	8.00	207	733	48"	7.052	7.394	5.050	8.810	2505
DS-012	8.00	221	779	48"	7.394	7.736	5.050	9.150	2505
DS-013	8.00	235	825	48"	7.736	8.078	5.050	9.490	2505
DS-014	8.00	249	871	48"	8.078	8.420	5.050	9.830	2505
DS-015	8.00	263	917	48"	8.420	8.762	5.050	10.170	2505
DS-016	8.00	277	963	48"	8.762	9.104	5.050	10.510	2505
DS-017	8.00	291	1009	48"	9.104	9.446	5.050	10.850	2505
DS-018	8.00	305	1055	48"	9.446	9.788	5.050	11.190	2505
DS-019	8.00	319	1101	48"	9.788	10.130	5.050	11.530	2505
DS-020	8.00	333	1147	48"	10.130	10.472	5.050	11.870	2505
DS-021	8.00	347	1193	48"	10.472	10.814	5.050	12.210	2505
DS-022	8.00	361	1239	48"	10.814	11.156	5.050	12.550	2505
DS-023	8.00	375	1285	48"	11.156	11.498	5.050	12.890	2505
DS-024	8.00	389	1331	48"	11.498	11.840	5.050	13.230	2505
DS-025	8.00	403	1377	48"	11.840	12.182	5.050	13.570	2505
DS-026	8.00	417	1423	48"	12.182	12.524	5.050	13.910	2505
DS-027	8.00	431	1469	48"	12.524	12.866	5.050	14.250	2505
DS-028	8.00	445	1515	48"	12.866	13.208	5.050	14.590	2505
DS-029	8.00	459	1561	48"	13.208	13.550	5.050	14.930	2505
DS-030	8.00	473	1607	48"	13.550	13.892	5.050	15.270	2505
DS-031	8.00	487	1653	48"	13.892	14.234	5.050	15.610	2505
DS-032	8.00	501	1699	48"	14.234	14.576	5.050	15.950	2505
DS-033	8.00	515	1745	48"	14.576	14.918	5.050	16.290	2505
DS-034	8.00	529	1791	48"	14.918	15.260	5.050	16.630	2505
DS-035	8.00	543	1837	48"	15.260	15.602	5.050	16.970	2505
DS-036	8.00	557	1883	48"	15.602	15.944	5.050	17.310	2505
DS-037	8.00	571	1929	48"	15.944	16.286	5.050	17.650	2505
DS-038	8.00	585	1975	48"	16.286	16.628	5.050	17.990	2505
DS-039	8.00	599	2021	48"	16.628	16.970	5.050	18.330	2505
DS-040	8.00	613	2067	48"	16.970	17.312	5.050	18.670	2505
DS-041	8.00	627	2113	48"	17.312	17.654	5.050	19.010	2505
DS-042	8.00	641	2159	48"	17.654	17.996	5.050	19.350	2505
DS-043	8.00	655	2205	48"	17.996	18.338	5.050	19.690	2505
DS-044	8.00	669	2251	48"	18.338	18.680	5.050	20.030	2505
DS-045	8.00	683	2297	48"	18.680	19.022	5.050	20.370	2505
DS-046	8.00	697	2343	48"	19.022	19.364	5.050	20.710	2505
DS-047	8.00	711	2389	48"	19.364	19.706	5.050	21.050	2505
DS-048	8.00	725	2435	48"	19.706	20.048	5.050	21.390	2505
DS-049	8.00	739	2481	48"	20.048	20.390	5.050	21.730	2505
DS-050	8.00	753	2527	48"	20.390	20.732	5.050	22.070	2505
DS-051	8.00	767	2573	48"	20.732	21.074	5.050	22.410	2505
DS-052	8.00	781	2619	48"	21.074	21.416	5.050	22.750	2505
DS-053	8.00	795	2665	48"	21.416	21.758	5.050	23.090	2505
DS-054	8.00	809	2711	48"	21.758	22.100	5.050	23.430	2505
DS-055	8.00	823	2757	48"	22.100	22.442	5.050	23.770	2505
DS-056	8.00	837	2803	48"	22.442	22.784	5.050	24.110	2505
DS-057	8.00	851	2849	48"	22.784	23.126	5.050	24.450	2505
DS-058	8.00	865	2895	48"	23.126	23.468	5.050	24.790	2505
DS-059	8.00	879	2941	48"	23.468	23.810	5.050	25.130	2505
DS-060	8.00	893	2987	48"	23.810	24.152	5.050	25.470	2505
DS-061	8.00	907	3033	48"	24.152	24.494	5.050	25.810	2505
DS-062	8.00	921	3079	48"	24.494	24.836	5.050	26.150	2505
DS-063	8.00	935	3125	48"	24.836	25.178	5.050	26.490	2505
DS-064	8.00	949	3171	48"	25.178	25.520	5.050	26.830	2505
DS-065	8.00	963	3217	48"	25.520	25.862	5.050	27.170	2505
DS-066	8.00	977	3263	48"	25.862	26.204	5.050	27.510	2505
DS-067	8.00	991	3309	48"	26.204	26.546	5.050	27.850	2505
DS-068	8.00	1005	3355	48"	26.546	26.888	5.050	28.190	2505
DS-069	8.00	1019	3401	48"	26.888	27.230	5.050	28.530	2505
DS-070	8.00	1033	3447	48"	27.230	27.572	5.050	28.870	2505
DS-071	8.00	1047	3493	48"	27.572	27.914	5.050	29.210	2505
DS-072	8.00	1061	3539	48"	27.914	28.256	5.050	29.550	2505
DS-073	8.00	1075	3585	48"	28.256	28.598	5.050	29.890	2505
DS-074	8.00	1089	3631	48"	28.598	28.940	5.050	30.230	2505
DS-075	8.00	1103	3677	48"	28.940	29.282	5.050	30.570	2505
DS-076	8.00	1117	3723	48"	29.282	29.624	5.050	30.910	2505
DS-077	8.00	1131	3769	48"	29.624	29.966	5.050	31.250	2505
DS-078	8.00	1145	3815	48"	29.966	30.308	5.050	31.590	2505
DS-079	8.00	1159	3861	48"	30.308	30.650	5.050	31.930	2505
DS-080	8.00	1173	3907	48"	30.650	30.992	5.050	32.270	2505
DS-081	8.00	1187	3953	48"	30.992	31.334	5.050	32.610	2505
DS-082	8.00	1201	3999	48"	31.334	31.676	5.050	32.950	2505
DS-083	8.00	1215	4045	48"	31.676	32.018	5.050	33.290	2505
DS-084	8.00	1229	4091	48"	32.018	32.360	5.050	33.630	2505
DS-085	8.00	1243	4137	48"	32.360	32.702	5.050	33.970	2505
DS-086	8.00	1257	4183	48"	32.702	33.044	5.050	34.310	2505
DS-087	8.00	1271	4229	48"	33.044	33.386	5.050	34.650	2505
DS-088	8.00	1285	4275	48"	33.386	33.728	5.050	34.990	2505
DS-089	8.00	1299	4321	48"	33.728	34.070	5.050	35.330	2505
DS-090	8.00	1313	4367	48"	34.070	34.412	5.050	35.670	2505
DS-091	8.00	1327	4413	48"	34.412	34.754	5.050	36.010	2505
DS-092	8.00	1341	4459	48"	34.754	35.096	5.050	36.350	2505
DS-093	8.00	1355	4505	48"	35.096	35.438	5.050	36.690	2505
DS-094	8.00	1369	4551	48"	35.438	35.780	5.050	37.030	2505
DS-095	8.00	1383	4597	48"	35.780	36.122	5.050	37.370	2505
DS-096	8.00	1397	4643	48"	36.122	36.464	5.050	37.710	2505
DS-097	8.00	1411	4689	48"	36.464	36.806	5.050	38.050	2505
DS-098	8.00	1425	4735	48"	36.806	37.148	5.050	38.390	2505
DS-099	8.00	1439	4781	48"	37.148	37.490	5.050	38.730	2505
DS-100	8.00	1453	4827	48"	37.490	37.832	5.050	39.070	2505



DURA SLOPE IN-LINE CATCH BASIN & DURA SLOPE TRASH BUCKET



Material: DS-340: UV Protected High Density Polypropylene (HDPE)
DS-240: Zinc Plated Steel
Colors: Gray (DS-340), Zinc Plated Steel (DS-240)
Fits: Use with NDS Universal Outlets for pipe connections.
DS-240 only works with DS-340 catch basin.
DS-240 does not work with DS-200 frame.



PIPE TRENCH DETAIL

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	25" (635mm)
10" (250mm)	28" (711mm)
12" (300mm)	32" (813mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	45" (1143mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1628mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	84" (2134mm)
60" (1500mm)	96" (2438mm)

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-20	HEAVY CONSTRUCTION (75T AASHTO)
12" - 48"	12"	48"
300mm - 1200mm		

CULTEC RECHARGER 330XLHD PRODUCT SPECIFICATIONS

GENERAL: CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

- CHAMBER PARAMETERS: 1. THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832). 2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK POLYETHYLENE. 3. THE CHAMBER WILL BE ARCHED IN SHAPE. 4. THE CHAMBER WILL BE OPEN-BOTTOMED. 5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS. 6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8 FEET (2438 mm) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m). 7. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 24 INCHES (609 mm). 8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL WILL BE 10.5 INCHES (267 mm) HIGH BY 11.75 INCHES (298 mm) WIDE. MAXIMUM ALLOWABLE PORT DIAMETER (O.D.) PIPE SIZE IS 11.75 INCHES (298 mm). 9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 19 INCHES (486 mm) WIDE AND 24.2 INCHES (614 mm) LONG. 10. THE NOMINAL STORAGE VOLUME OF THE CULTEC RECHARGER 330XLHD CHAMBER WILL BE 7.459 FT³ / FT (0.89 m³ / m). WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³ / UNIT (1.478 m³ / UNIT) WITHOUT STONE. 11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m). WITHOUT STONE. 12. THE RECHARGER 330XLHD CHAMBER WALLS MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL END WALLS AND HAVING NO SEPARATE END WALLS OR SEPARATE END WALLS. 13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDE WALLS OF THE UNITS TO PROMOTE LATERAL CONVEYANCE OF WATER. 14. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 14 CORRUGATIONS. 15. THE END WALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END WALLS CANNOT BE USED WITH THIS UNIT. 16. THE RECHARGER 330XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL END WALLS AND HAVING NO SEPARATE END WALLS OR SEPARATE END WALLS. 17. THE RECHARGER 330XLHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (878 mm) WIDE. 18. THE RECHARGER 330XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (878 mm) WIDE. 19. THE RECHARGER 330XLHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END WALLS OR SEPARATE END WALLS. 20. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END WALLS OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS. 21. CHAMBERS MUST HAVE HORIZONTAL STIFFENING RIBS BETWEEN THE RIBS. 22. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. 23. THE CHAMBER WILL HAVE A 8 INCH (203 mm) DIAMETER RAISED INTEGRAL CAP LOCATED ON TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT. 24. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION. 25. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY. 26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m). 27. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

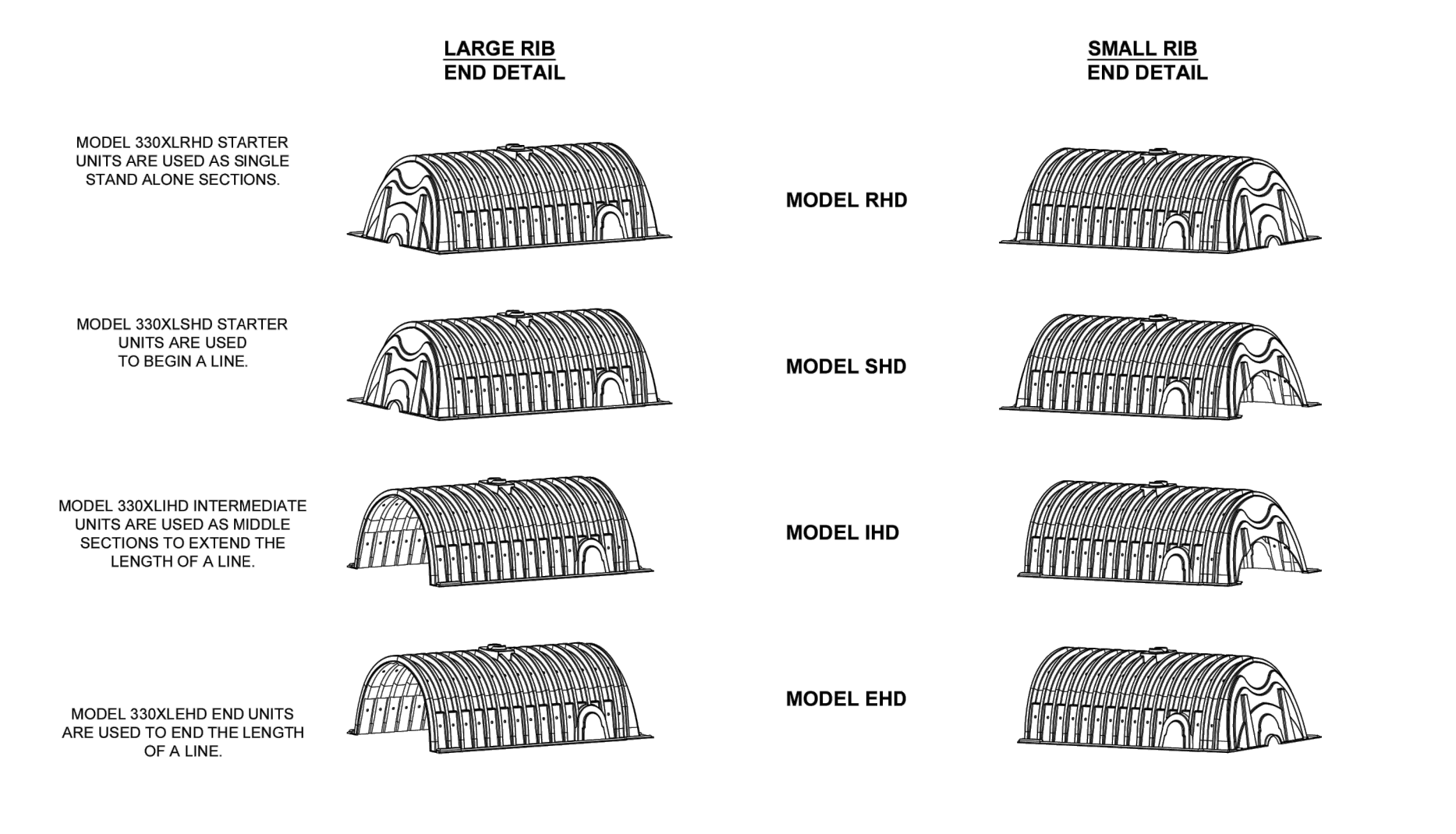
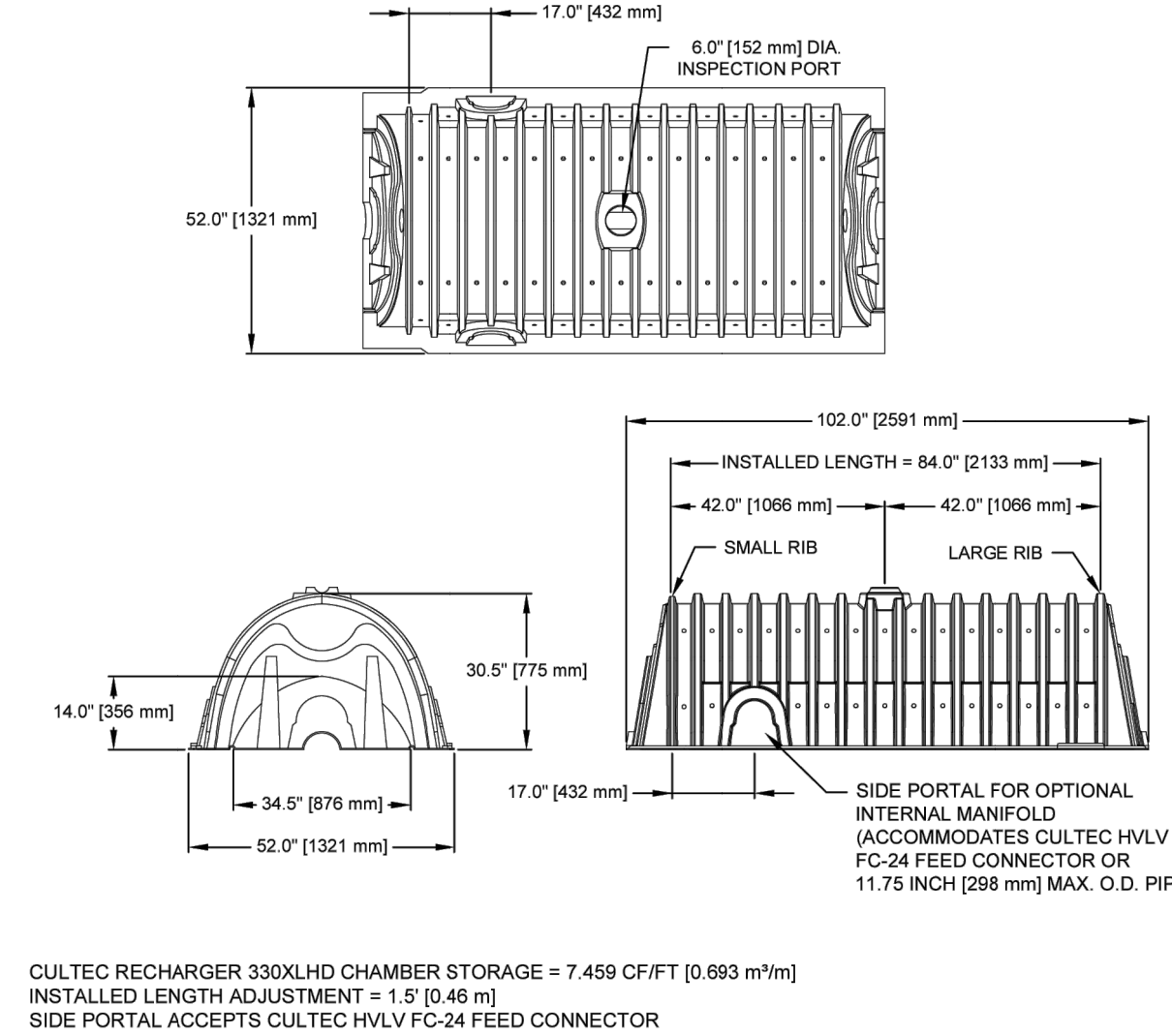
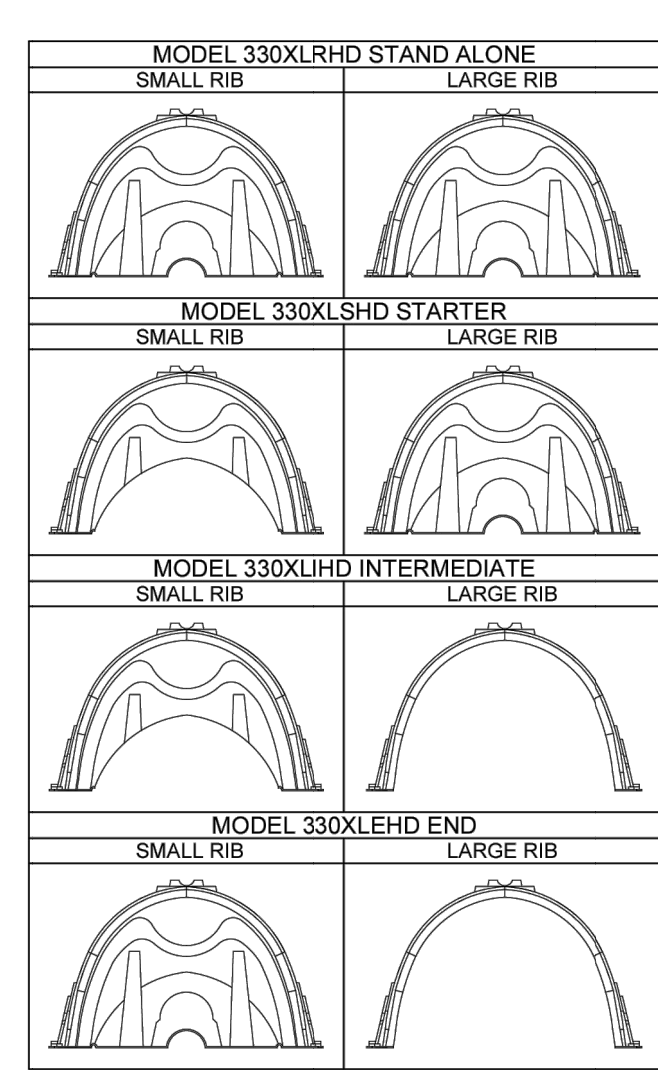
GENERAL: CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

- CHAMBER PARAMETERS: 1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832). 2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HDPE). 3. THE CHAMBER WILL BE ARCHED IN SHAPE. 4. THE CHAMBER WILL BE OPEN-BOTTOMED. 5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 19 INCHES (486 mm) WIDE AND 24.2 INCHES (614 mm) LONG. 6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m). WITHOUT STONE. 7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS. 8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END WALLS OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD. 9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. 10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

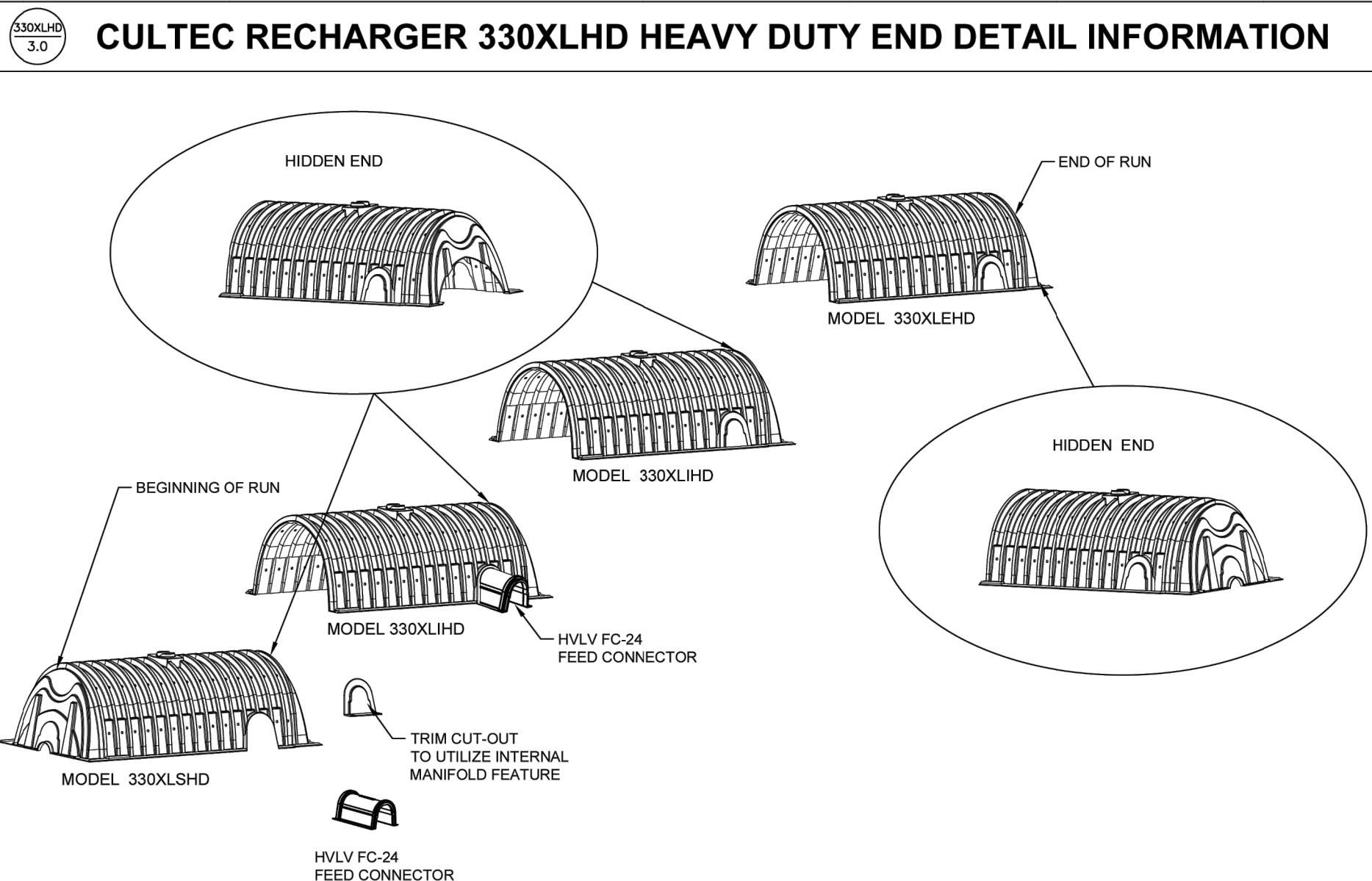
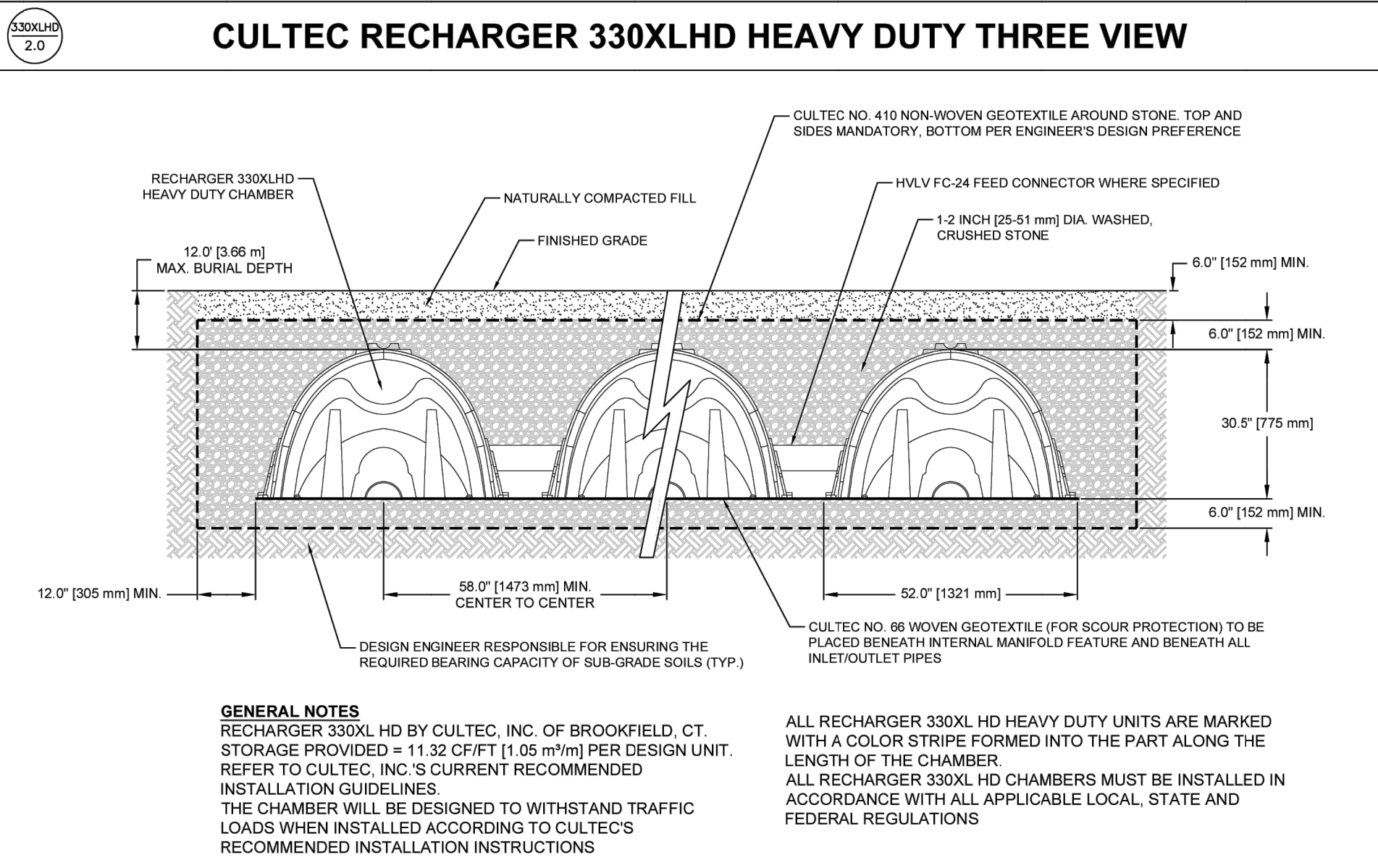
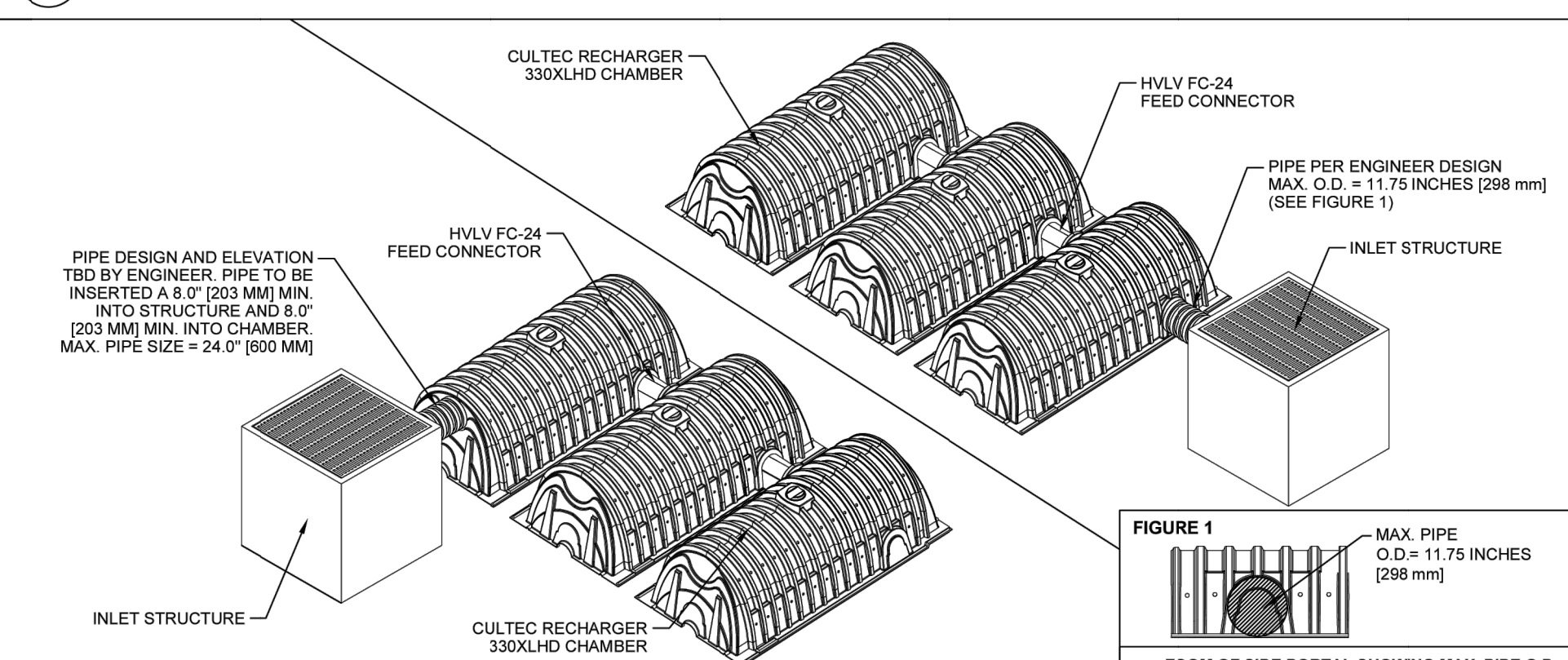
CULTEC NO. 66 WOVEN GEOTEXTILE

GENERAL: CULTEC NO. 66 WOVEN GEOTEXTILE IS UTILIZED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.

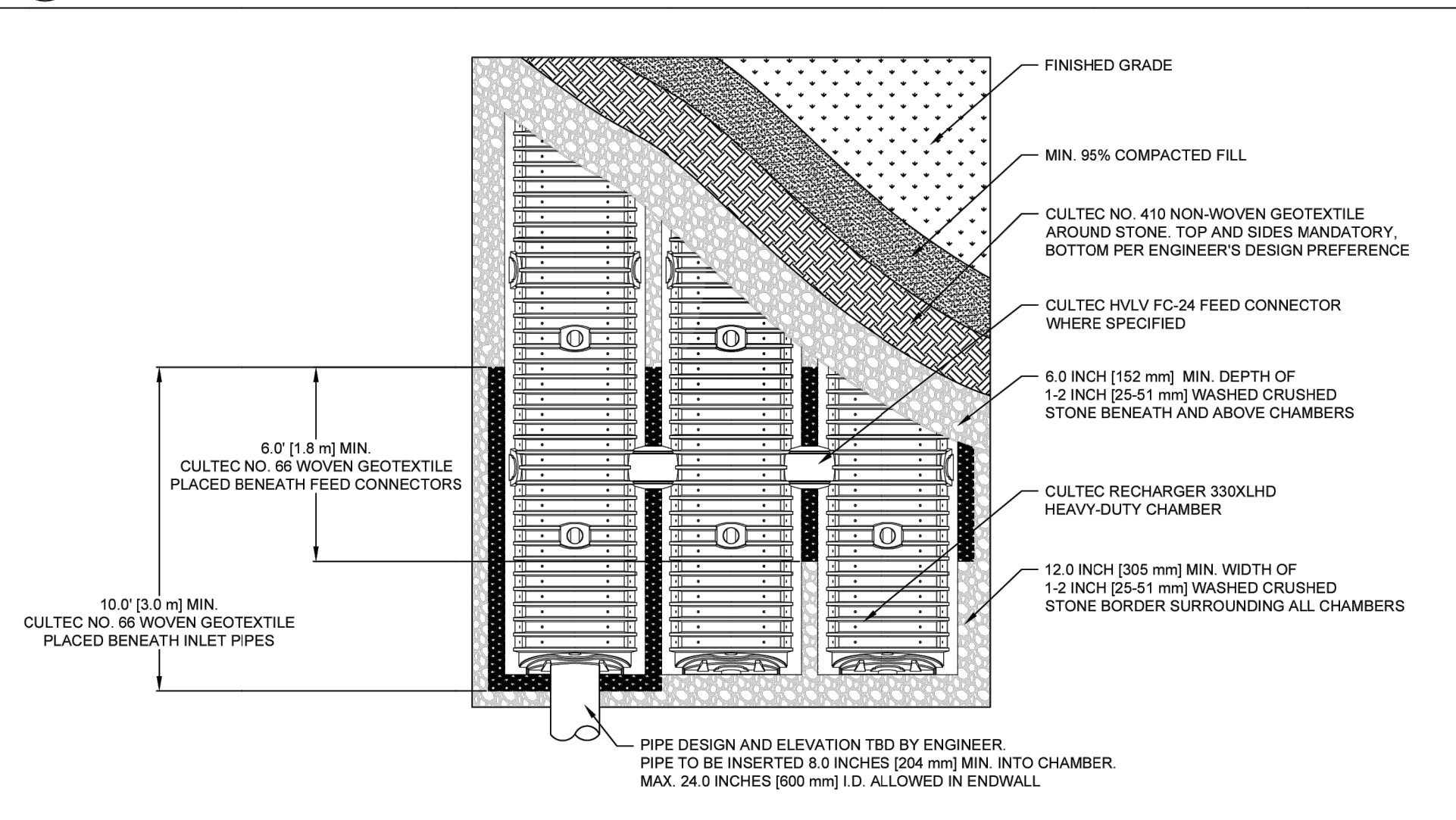
- GEOTEXTILE PARAMETERS: 1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832). 2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE. 3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 315 LBS (1430N) PER ASTM D4832 TESTING METHOD. 4. THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% PER ASTM D4832 TESTING METHOD. 5. THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 600PSI (4138 KPA) PER ASTM D3786 TESTING METHOD. 6. THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 115 LBS (511 N) PER ASTM D4832 TESTING METHOD. 7. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 900 LBS (400 KN) PER ASTM D6241 TESTING METHOD. 8. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD. 9. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT² (160 LPM/M²) PER ASTM D4491 TESTING METHOD. 10. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD. 11. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT² (160 LPM/M²) PER ASTM D4491 TESTING METHOD. 12. THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF <1% PER CH-6215 TESTING METHOD. 13. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD. 14. THE GEOTEXTILE SHALL CONSIST OF A 100% HIGH-TENSILE, SULFUR POLYPROPYLENE YARNS.



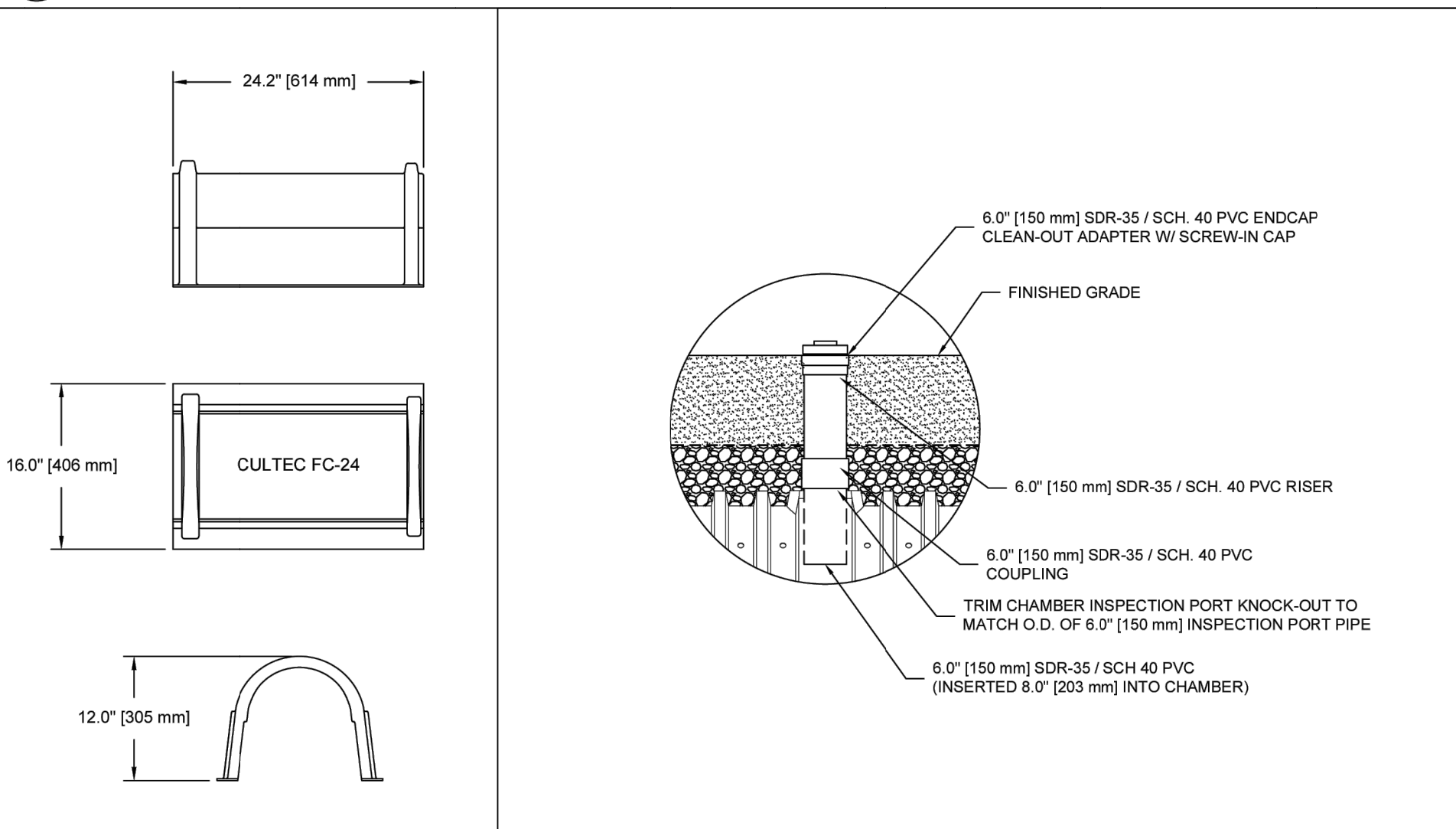
GENERAL NOTES



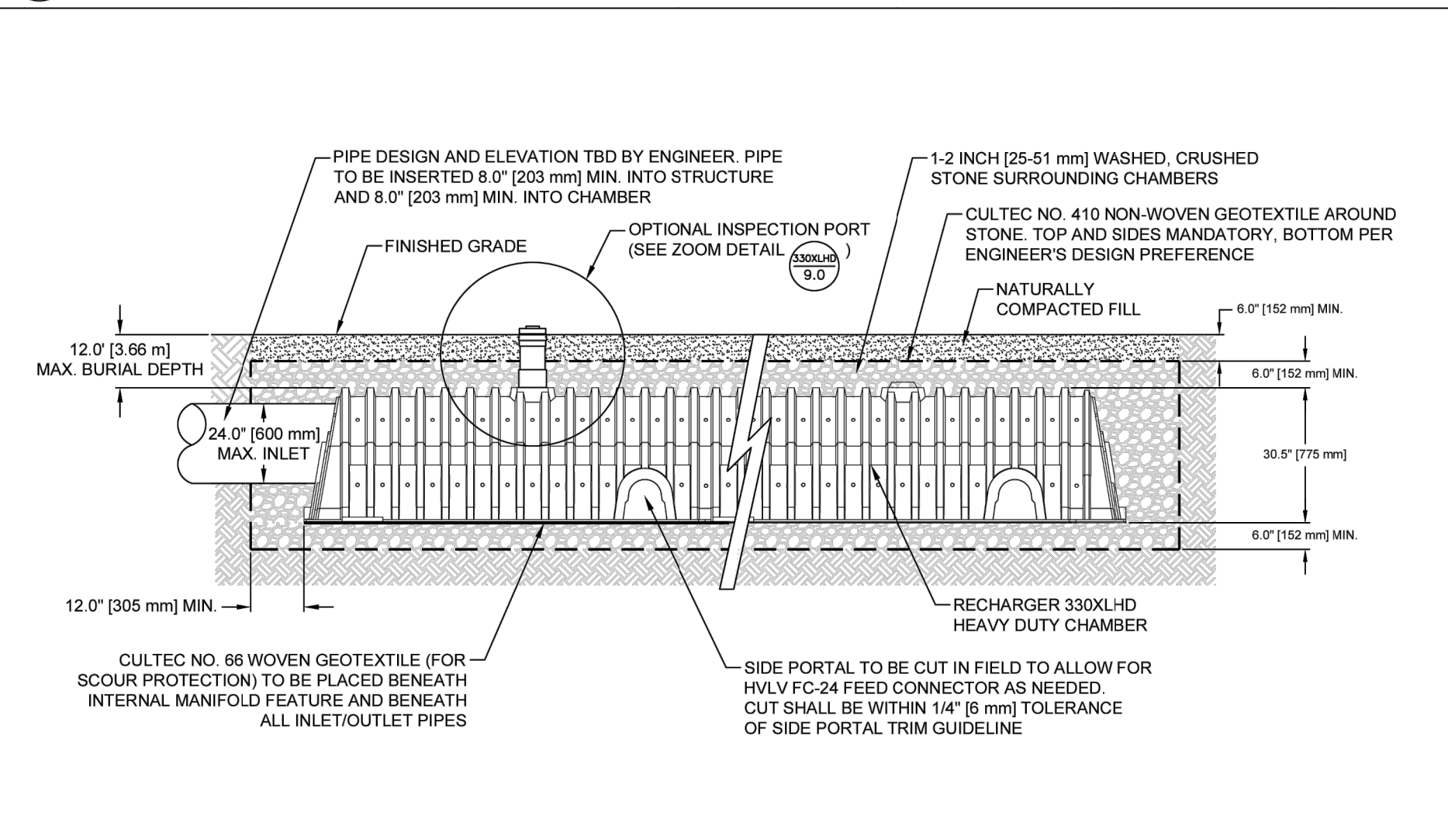
CULTEC TYPICAL INLET CONNECTION



CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL CROSS SECTION



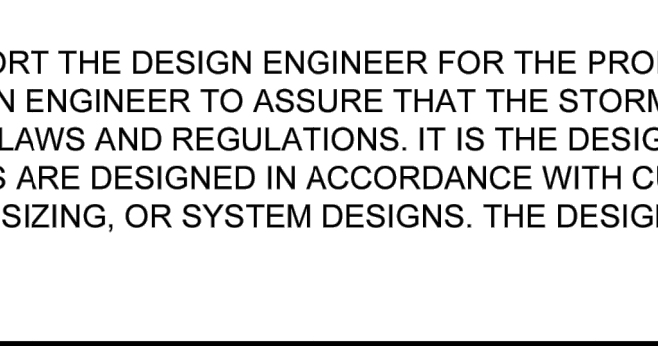
CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



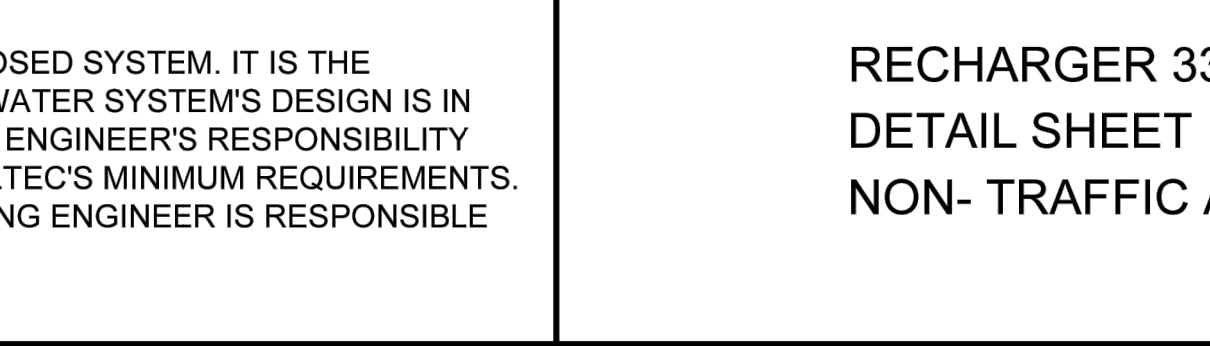
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



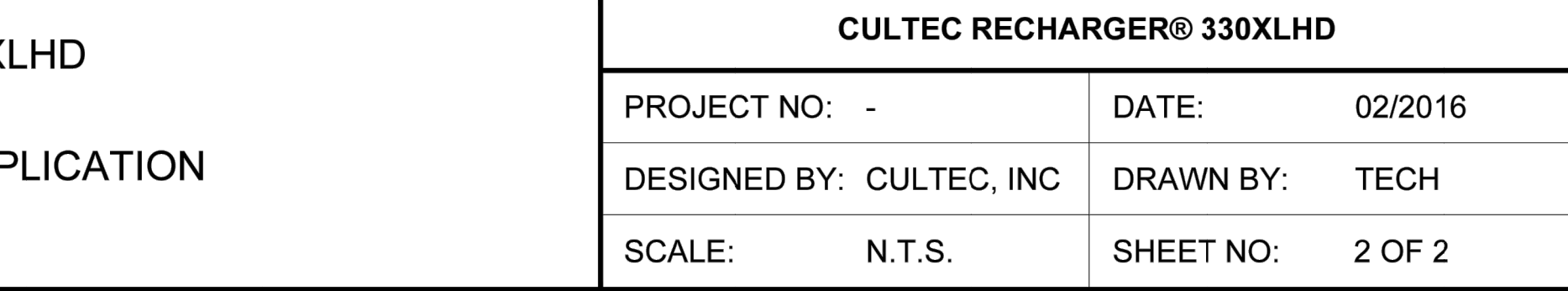
CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



OPTIONAL INSPECTION PORT - ZOOM DETAIL



CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL



CULTEC, Inc. Subsurface Stormwater Management Systems. P.O. Box 280, 878 Federal Road, Brookfield, CT 06804. www.cultec.com. PH: (203) 775-4416, PH: (800) 4-CULTEC, FX: (203) 775-1462, tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

RECHARGER 330XLHD DETAIL SHEET NON- TRAFFIC APPLICATION

Table with project information: PROJECT NO: -, DATE: 02/2016, DESIGNED BY: CULTEC, INC, DRAWN BY: TECH, SCALE: N.T.S., SHEET NO: 2 OF 2.

MASTROGIACOMO ENGINEERING, P.C. CONSULTING ENGINEERS & LAND SURVEYORS. Licensed in New York and Connecticut. 10 MIDLAND AVENUE, SUITE 100, PORT CHESTER, N.Y. 10573. Tel.: 914-920-6372. Email: admin@mastrogio.com, www.mastrogio.com

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Revisions table with columns for revision number and description.

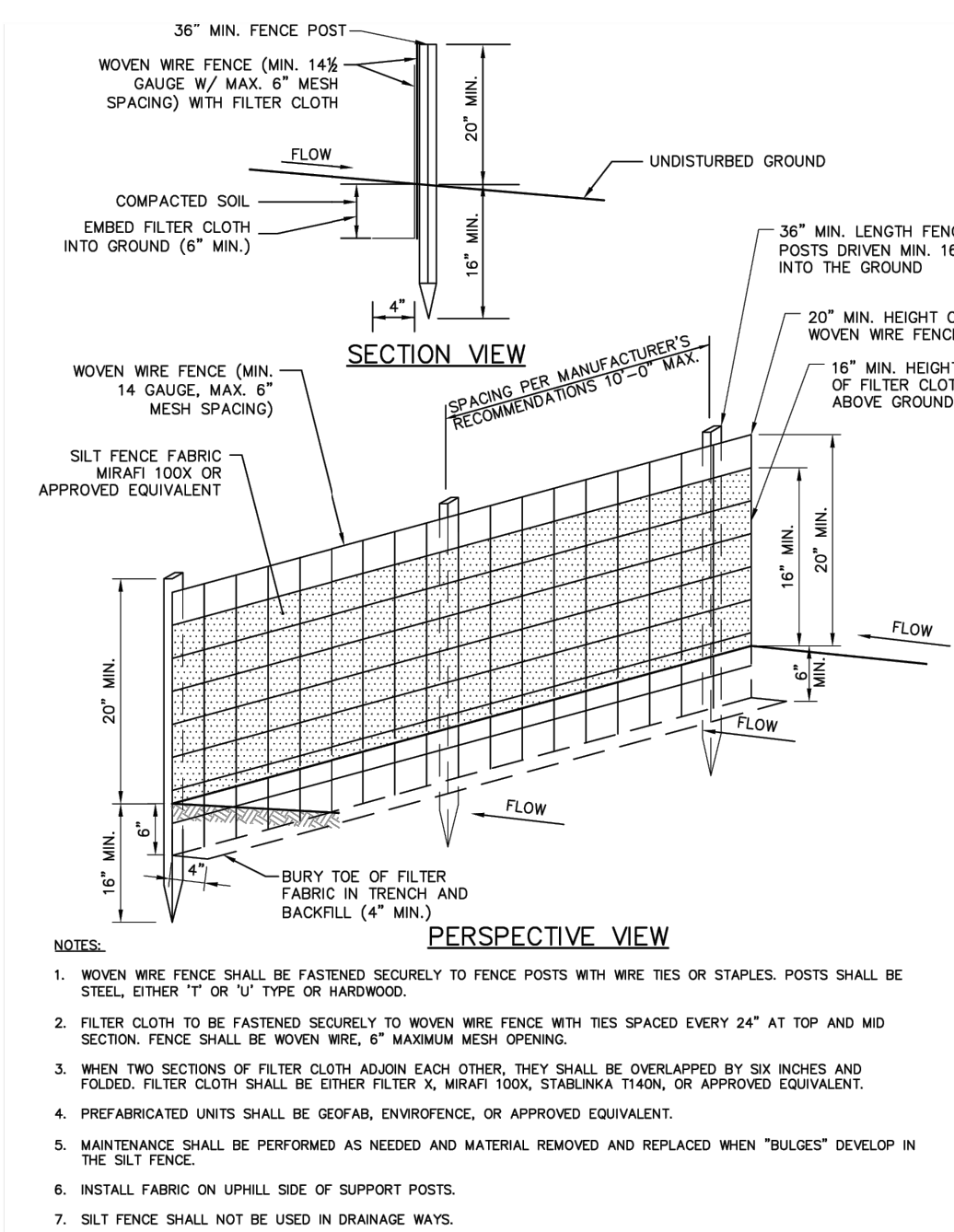
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Project Information: PROPOSED 1 FAMILY RESIDENCE. Situated At: 4 ARMONK HEIGHTS RD, TOWN OF NORTH CASTLE, WESTCHESTER CO., NEW YORK.

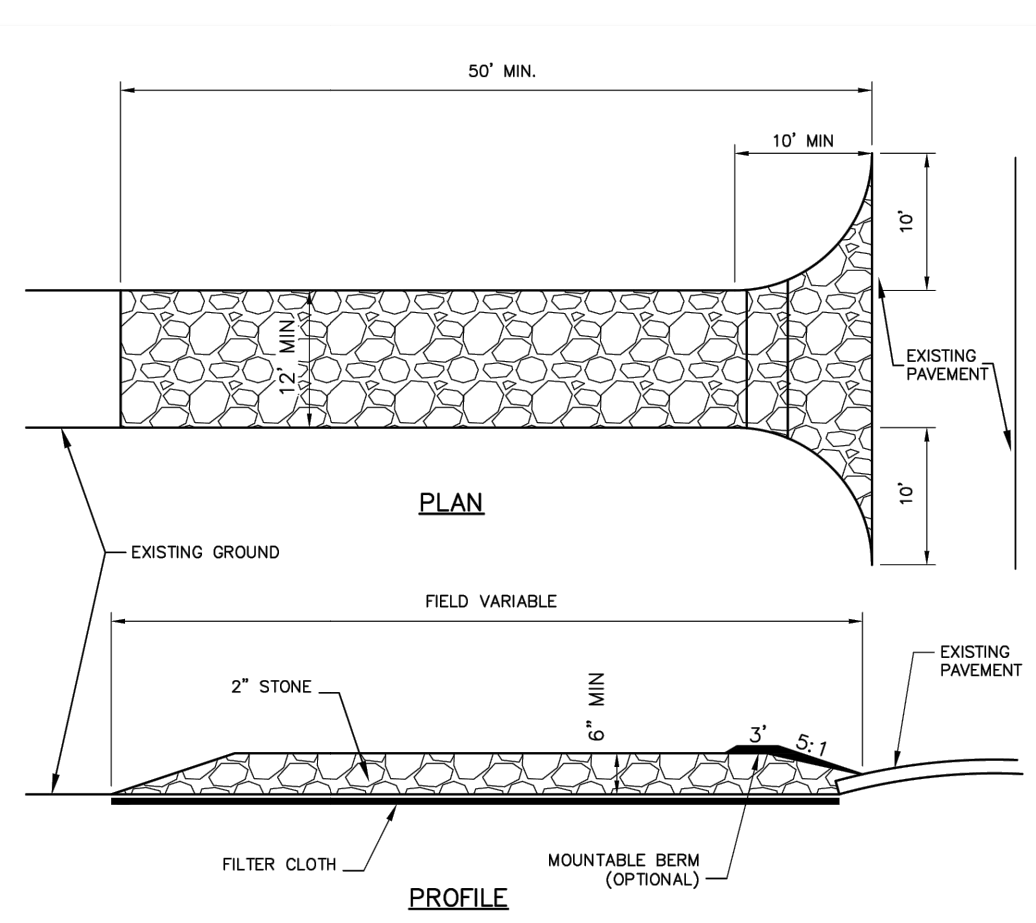
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Job No., Scale, Date, Drawn By, Checked By, Sheet.

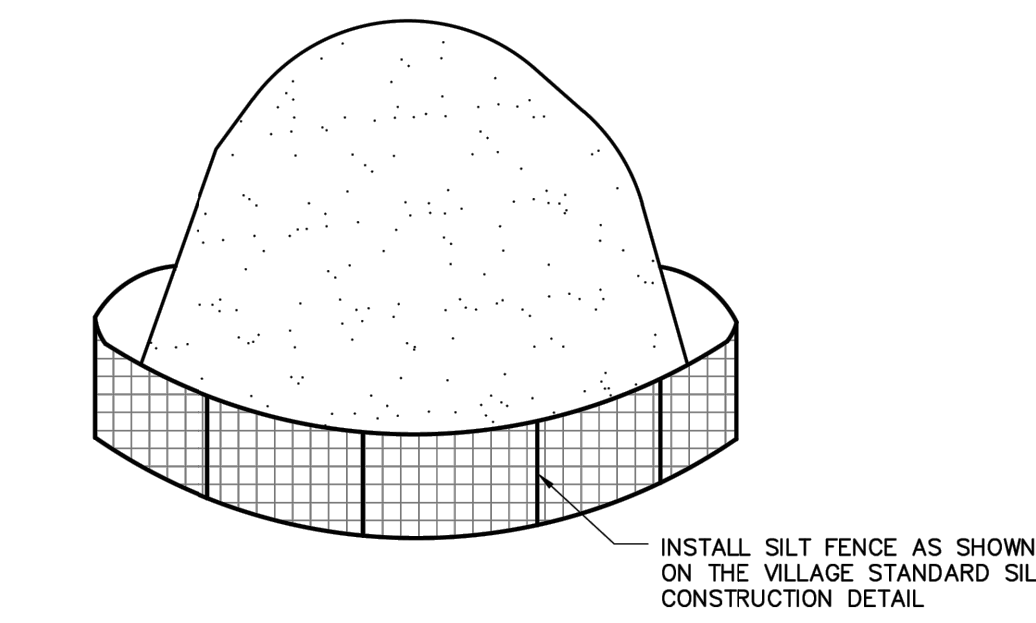
C202. Seal & Signature: Michael Mastrogio, P.E., L.S. NORTH CASTLE PLANNING BOARD APPROVAL: APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD AS PER RESOLUTION No. DATED: PLANNING BOARD CHAIRMAN DATE.



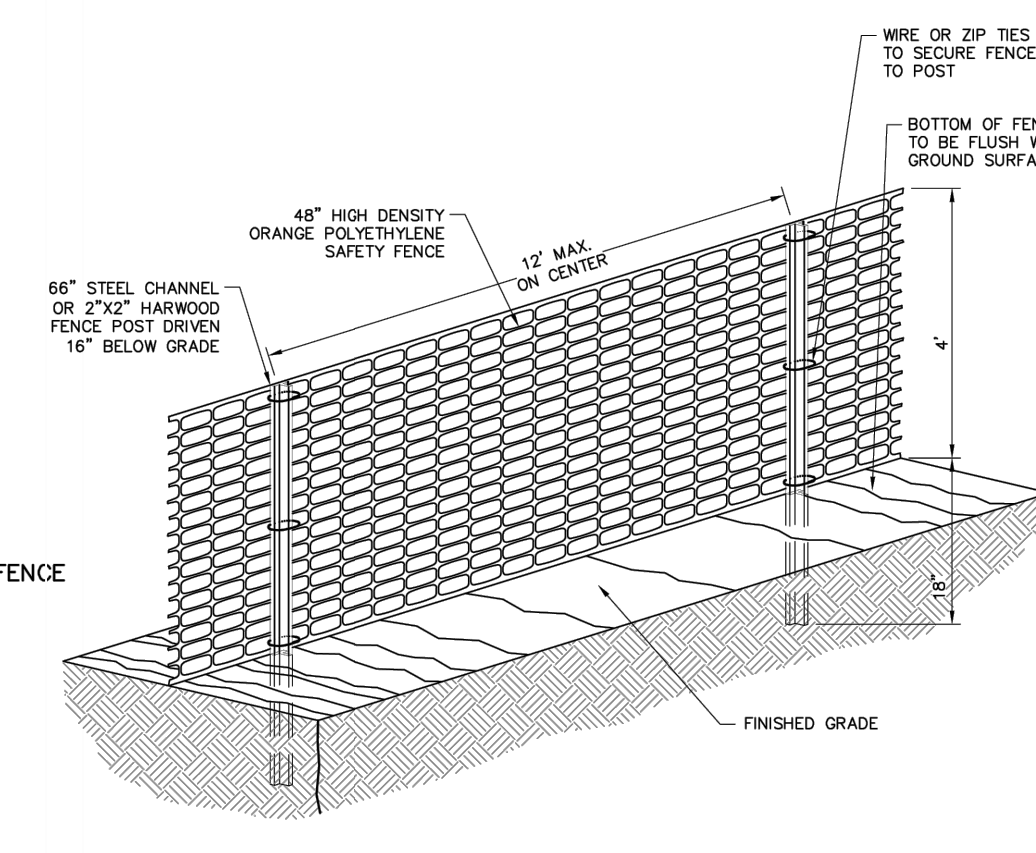
SILT FENCE



ANTI-TRACKING PAD

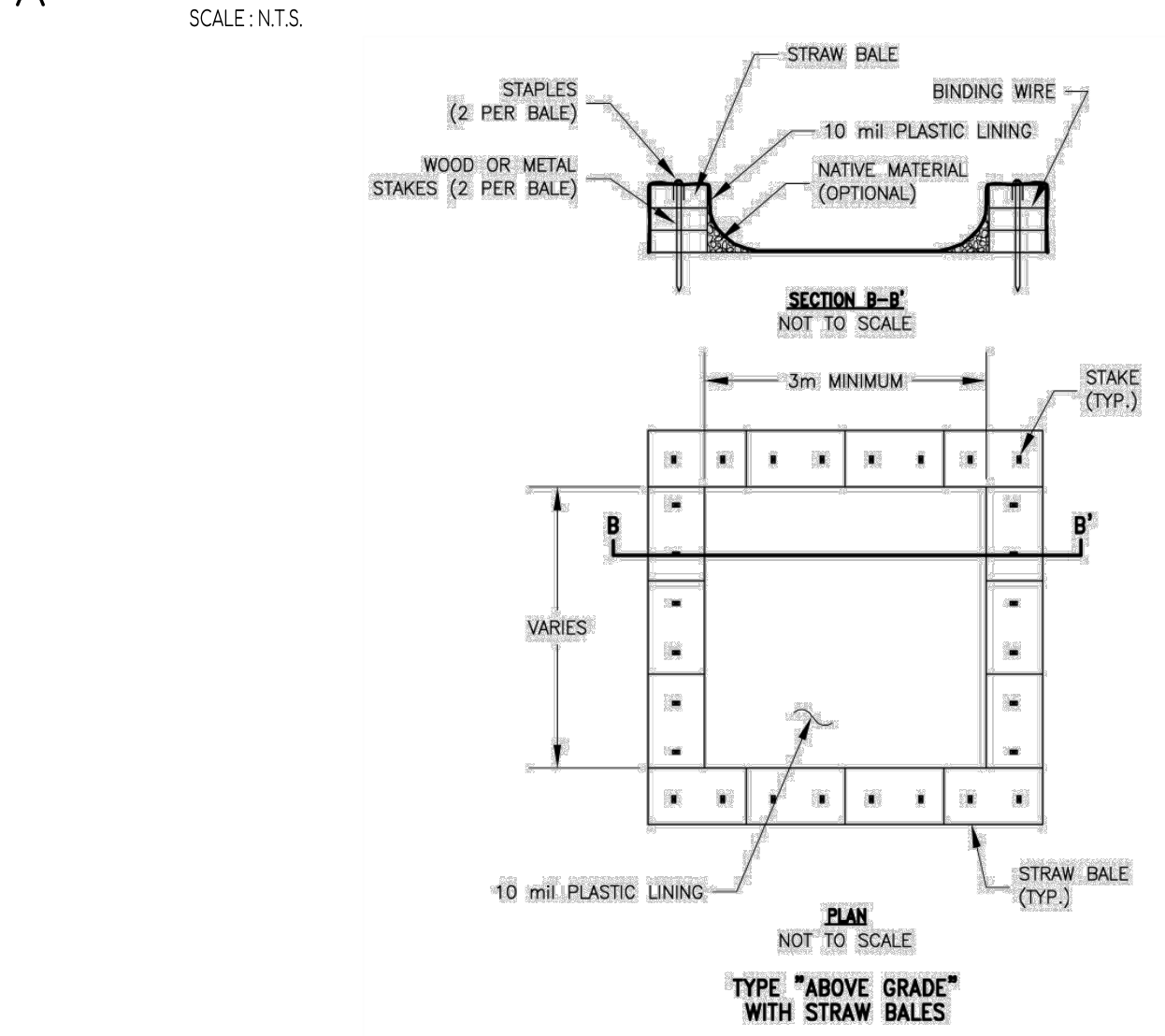


SOIL STOCKPILE

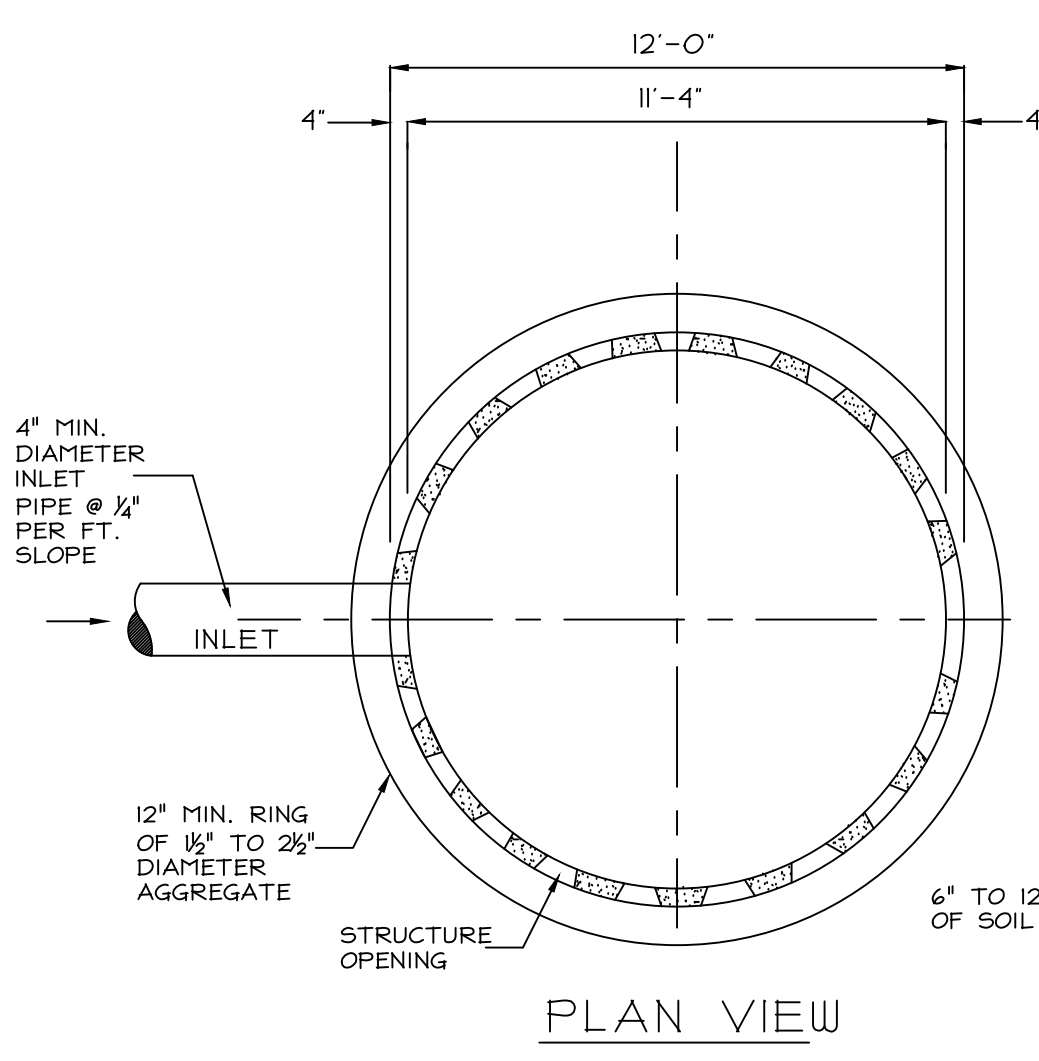


CONSTRUCTION FENCE

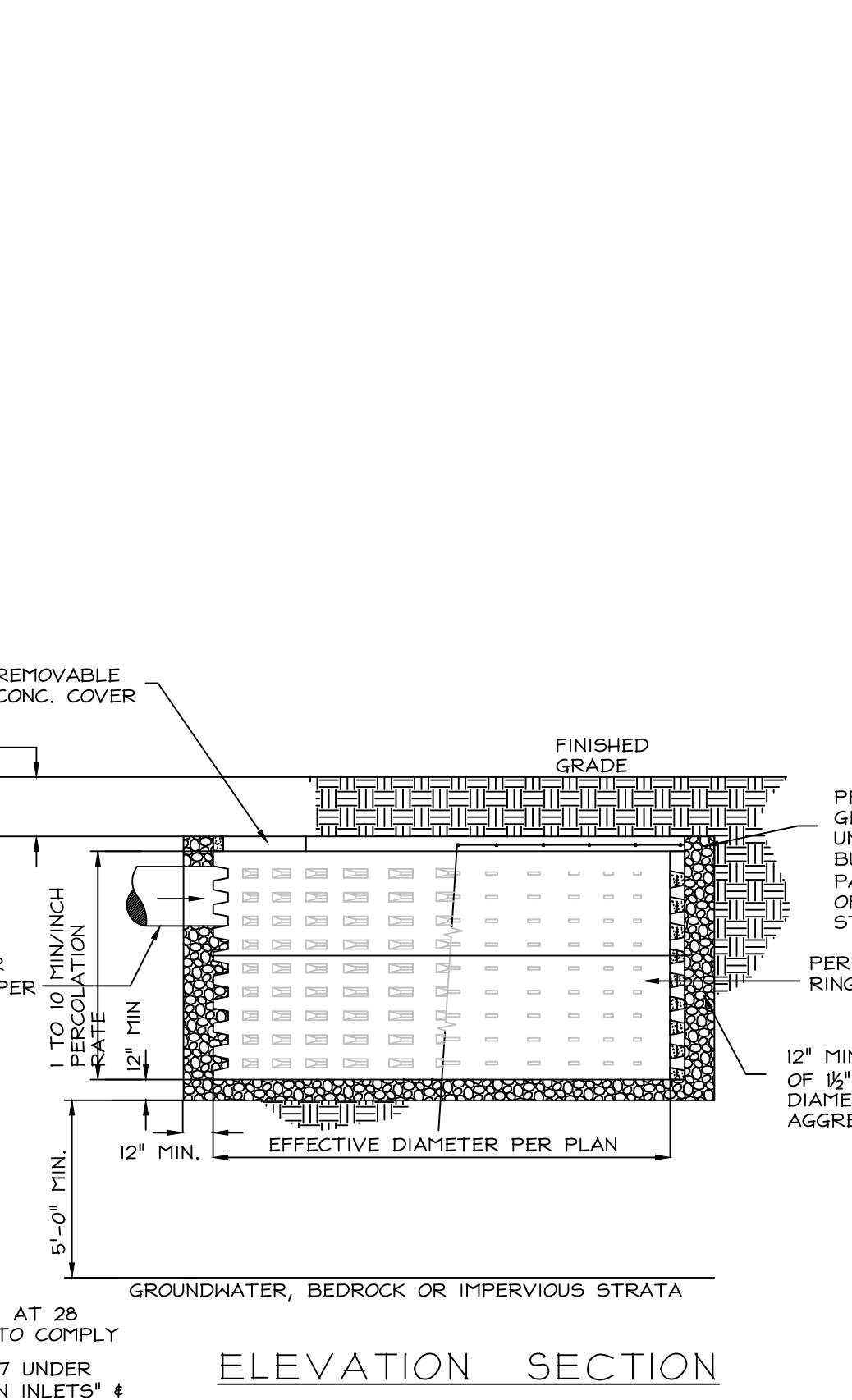
A EROSION CONTROL DETAILS



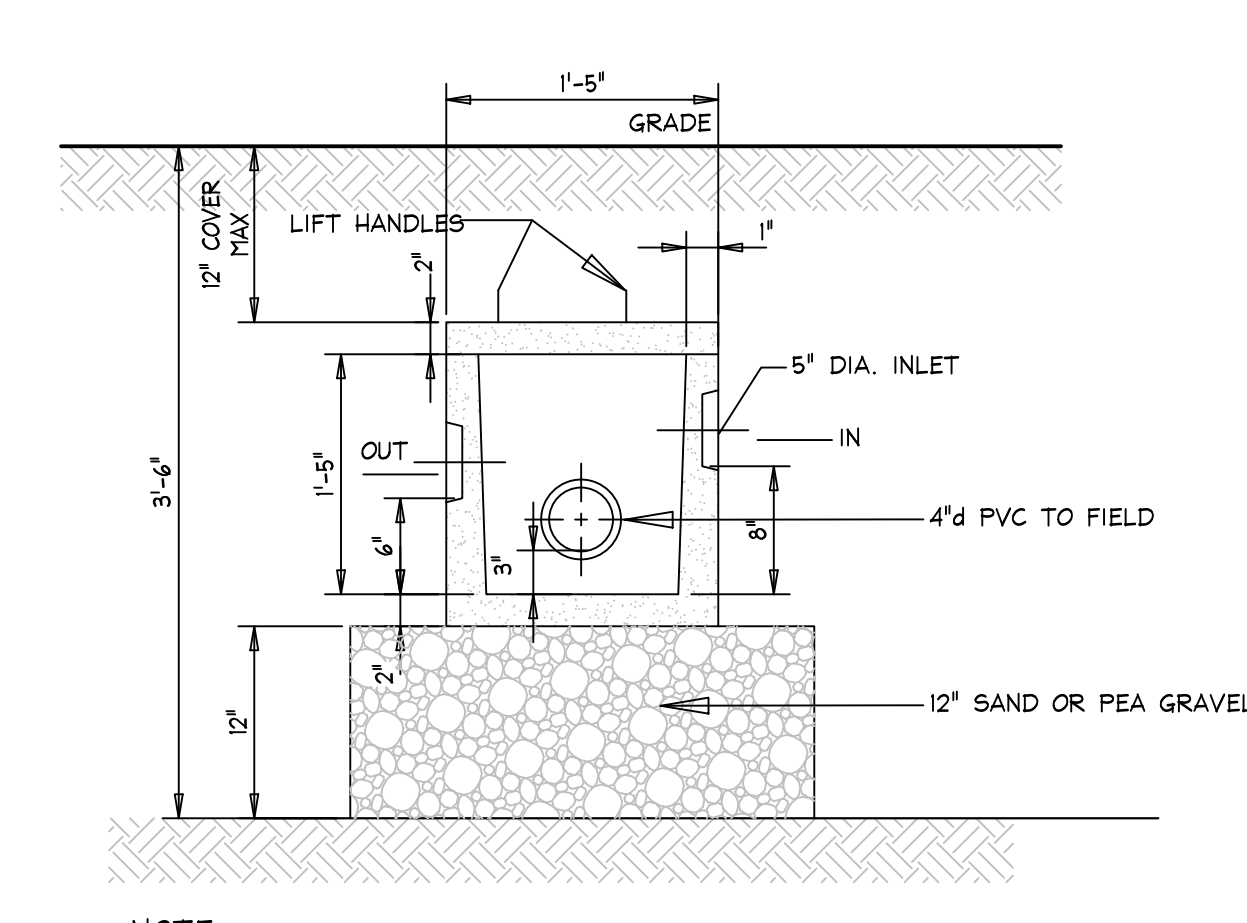
CONCRETE WASH-OUT DETAIL



PRECAST CONC. 12'0"Ø SEEPAGE PIT DETAIL



DRILLED WELL DETAIL



JUNCTION BOX DETAIL

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the jobs and this office must be notified of any variation from these dimensions and conditions shown herein in writing.

Revisions

Drawing North

Client Name and Address
ARMONK ESTATES LLC
 21 BRASSIE ROAD
 EASTCHESTER, NY 10709

Project Information
PROPOSED 1 FAMILY RESIDENCE
 Situated At
 4 ARMONK HEIGHTS RD
 TOWN OF NORTH CASTLE
 WESTCHESTER CO. NEW YORK

TAX ASSESSMENT INFO:

SEC:	101.01
BLOCK:	1
TAX LOT:	34

Job No.	MSC
Scale	AS NOTED
Date	1 OCT. 2023
Drawn By	M.M.
Checked By	M.M.
Sheet	

C203

Seal & Signature

MICHAEL MASTROGIACOMO, P.E., S.
 NEW YORK STATE P.E. NO. 08383
 NEW YORK STATE P.E. EXPIRES 10/31/24
 CONNECTICUT STATE P.E. & L.S. LIC. NO. 2070

NORTH CASTLE PLANNING BOARD APPROVAL:

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD AS PER RESOLUTION No. _____ DATED: _____

PLANNING BOARD CHAIRMAN _____ DATE _____

CONSTRUCTION DETAILS



1 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"

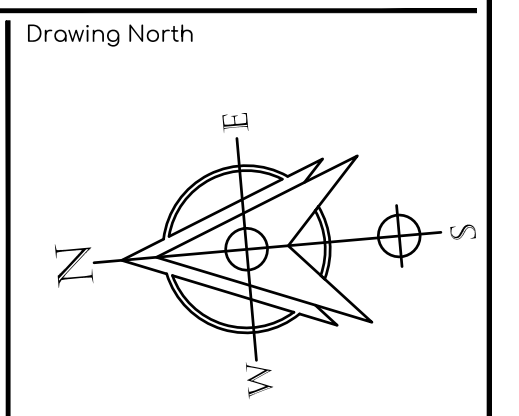


2 **RIGHT ELEVATION THRU BREEZEWAY**
SCALE: 3/16" = 1'-0"

MASTROGIACOMO
ENGINEERING, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS
Licensed in New York and Connecticut
10 MIDLAND AVENUE, SUITE 100, PORT CHESTER, N.Y. 10573
Tel: 914-920-6372
Email: admin@masegpc.com
www.masegpc.com

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Revisions



Client Name and Address
ARMONK ESTATES LLC
21 BRASSIE ROAD
EASTCHESTER, NY 10709

Project Information
PROPOSED 1 FAMILY RESIDENCE
Situating At
4 ARMONK HEIGHTS RD
TOWN OF NORTH CASTLE
WESTCHESTER CO.
NEW YORK

TAX ASSESSMENT INFO:
SEC: 101.01
BLOCK: 1
TAX LOT: 34

Job No. MISC
Scale AS NOTED
Date 1 OCT. 2023
Drawn By M.M.
Checked By M.M.
Sheet

A100

Seal & Signature

MICHAEL MASTROGIACOMO, P.E., L.S.
NEW YORK STATE P.E. NO. 105824
CONNECTICUT STATE P.E. & L.S. NO. 3070

ARCHITECTURAL ELEVATIONS



1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



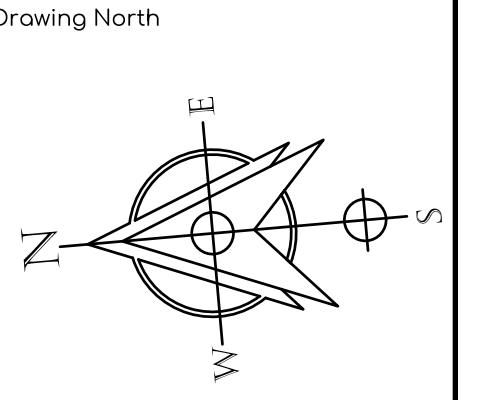
2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

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Revisions



Client Name and Address
ARMONK ESTATES LLC
21 BRASSIE ROAD
EASTCHESTER, NY 10709

Project Information
PROPOSED 1 FAMILY RESIDENCE
Situating At
4 ARMONK HEIGHTS RD
TOWN OF NORTH CASTLE
WESTCHESTER CO.
NEW YORK

TAX ASSESSMENT INFO:
SEC: 101.01
BLOCK: 1
TAX LOT: 34

Job No. MISC
Scale AS NOTED
Date 1 OCT. 2023
Drawn By M.M.
Checked By M.M.
Sheet

A101

Seal & Signature

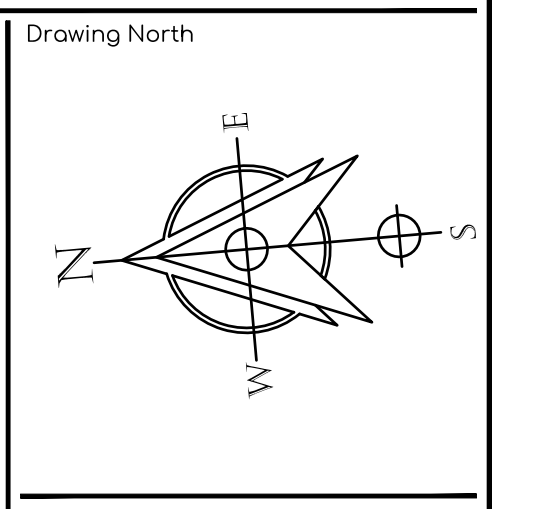
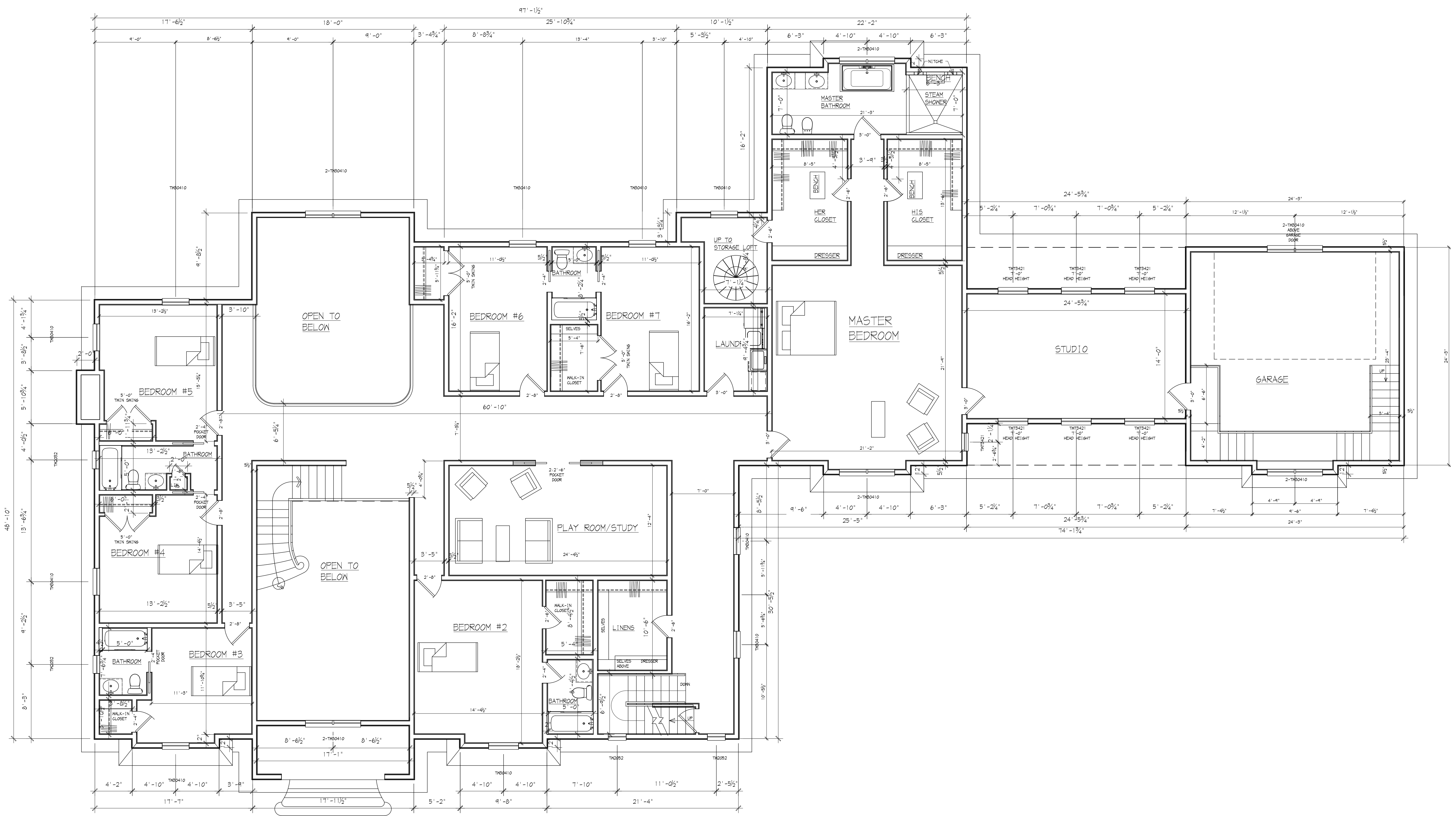
MICHAEL MASTROGIACOMO, P.E., L.S.
NEW YORK STATE P.E. NO. 054853
NEW YORK STATE L.S. NO. 052024
CONNECTICUT STATE P.E. & L.S. LIC. NO. 2070

ARCHITECTURAL ELEVATIONS

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Revisions	
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Client Name and Address
ARMONK ESTATES LLC
21 BRASSIE ROAD
EASTCHESTER, NY 10709

Project Information
PROPOSED 1 FAMILY RESIDENCE
Sited at
4 ARMONK HEIGHTS RD
TOWN OF NORTH CASTLE
WESTCHESTER CO.
NEW YORK

TAX ASSESSMENT INFO:
SEC: 101.01
BLOCK: 1
TAX LOT: 34

Job No. MISC
Scale AS NOTED
Date 1 OCT. 2023
Drawn By M.M.
Checked By M.M.
Sheet

A201

Seal & Signature

MICHAEL MASTROGIACOMO, P.E., L.S.
NEW YORK STATE P.E. NO. 05883
NEW YORK STATE P.L.S. NO. 05824
CONNECTICUT STATE P.E. & L.S. LIC. NO. 2070

SECOND FLOOR PLAN