TABLE OF LAND USE / BULK REGULATIONS
Berkin Residence
99 Byram Ridge Road
Armonk, New York

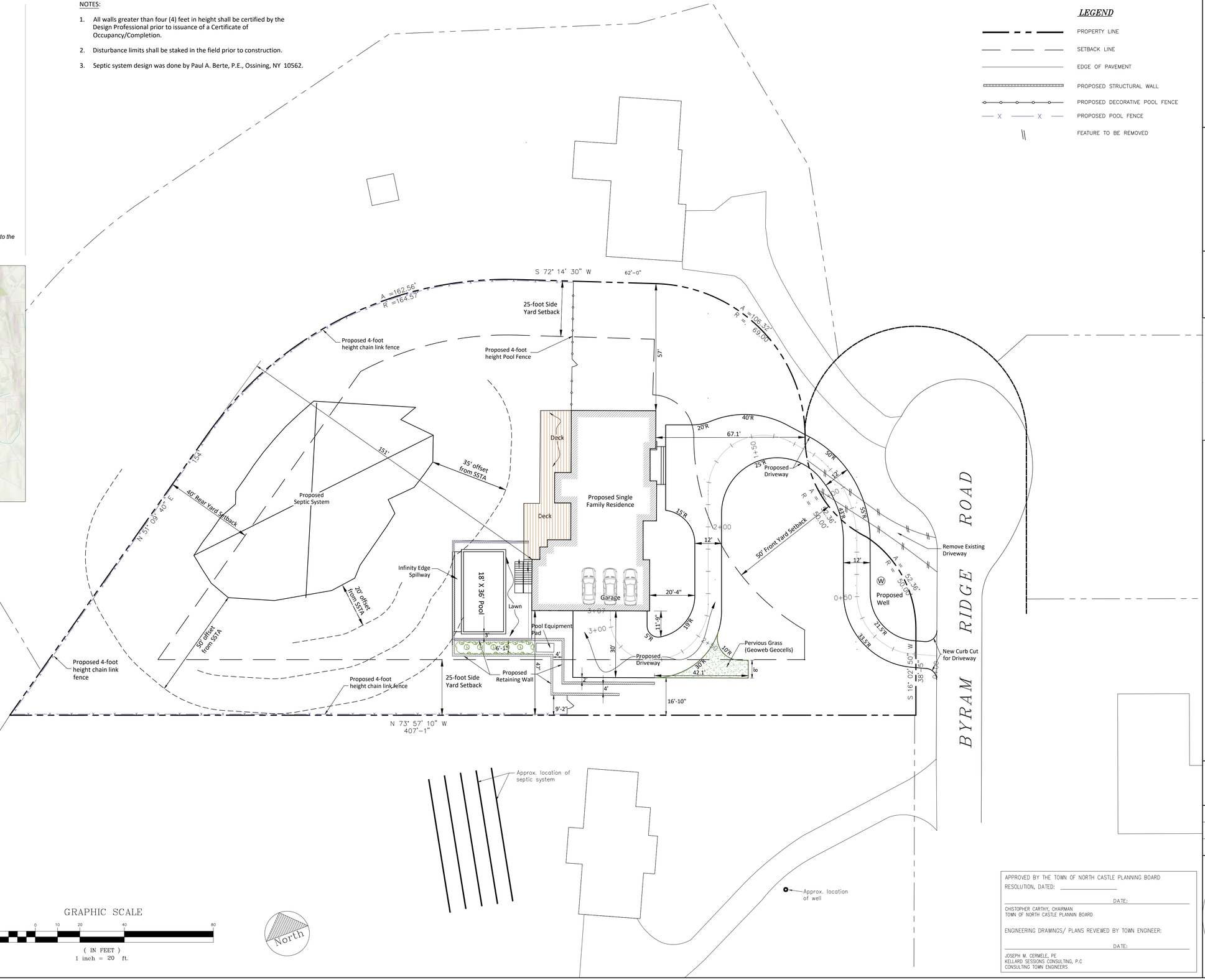
SHEET 101.1, BLOCK 1, LOT 13
ZONING DISTRICT R-1A (1 ACRE, One Family Residential District)

MINIMUM LOT SIZE	REQUIRED / PERMITTED	PROPOSED
Lot Area (in square feet)	43,560 SF	58,278.6 SF
Frontage (feet)	125	138
Width (feet)	125	195
Depth (feet)	150	291
MINIMUM YARDS		
Front Yard (feet)	50'	67.1
Side Yard (feet)	40'	47 / 57
Rear Yard (feet)	50'	151
MAXIMUM HEIGHT		
Feet	30	< 30 ft
BUILDING COVERAGE (percent of lot area)		
Maximum Building Coverage (percent)	15%	6.40%

Note: No variances are required and there are no existing nonconformities to the requirements of the R-1A district zone as per Section 355-21, Schedule of Residence District Regulations

NOTES:

1. All walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
2. Disturbance limits shall be staked in the field prior to construction.
3. Septic system design was done by Paul A. Berte, P.E., Ossining, NY 10562.



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

North

Civil engineer:
Alan L. Pich
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #80167
C. of A. #0016331
Tel: (475) 215-5343

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED: _____
DATE: _____
CHISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNIN BOARD

ENGINEERING DRAWINGS/ PLANS REVIEWED BY TOWN ENGINEER:
DATE: _____
JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING, P.C
CONSULTING TOWN ENGINEERS

OWNER:
Jackie and Brian Berkin
brian.berkin@gmail.com
jackieberkin@gmail.com

CONSULTANTS:
Architect / Applicant:
TEO SIGUENZA ARCHITECTS
460 OLD POST ROAD
BEDFORD, NEW YORK 10506
Tel. 914.234.6289 Fax 914.234.0619

Surveyor:
Edward T. Gannon, PLS
Cherry Hill Road,
Blooming Grove, NY 10914

ISSUED:

Revised as per comments of RPRC	01/02/2024
Submission to Planning Board	02/12/2024
Submission to Planning Board	03/27/2024

SEAL:

STATE OF NEW YORK · ALAN L. PICH · LICENSED PROFESSIONAL ENGINEER · No. 080167

PROJECT NAME:
BERKIN PROPERTY
99 Byram Ridge Road
Armonk, New York 10504
SBL: 101.01-1-13

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel.(475) 215-5343 Cell (203) 710-0587

Drawing Title:
Site Layout Plan

Date: December 8, 2023
Dwn. by: alp
ID: 99 Byram Ridge Rd_03-12-2024

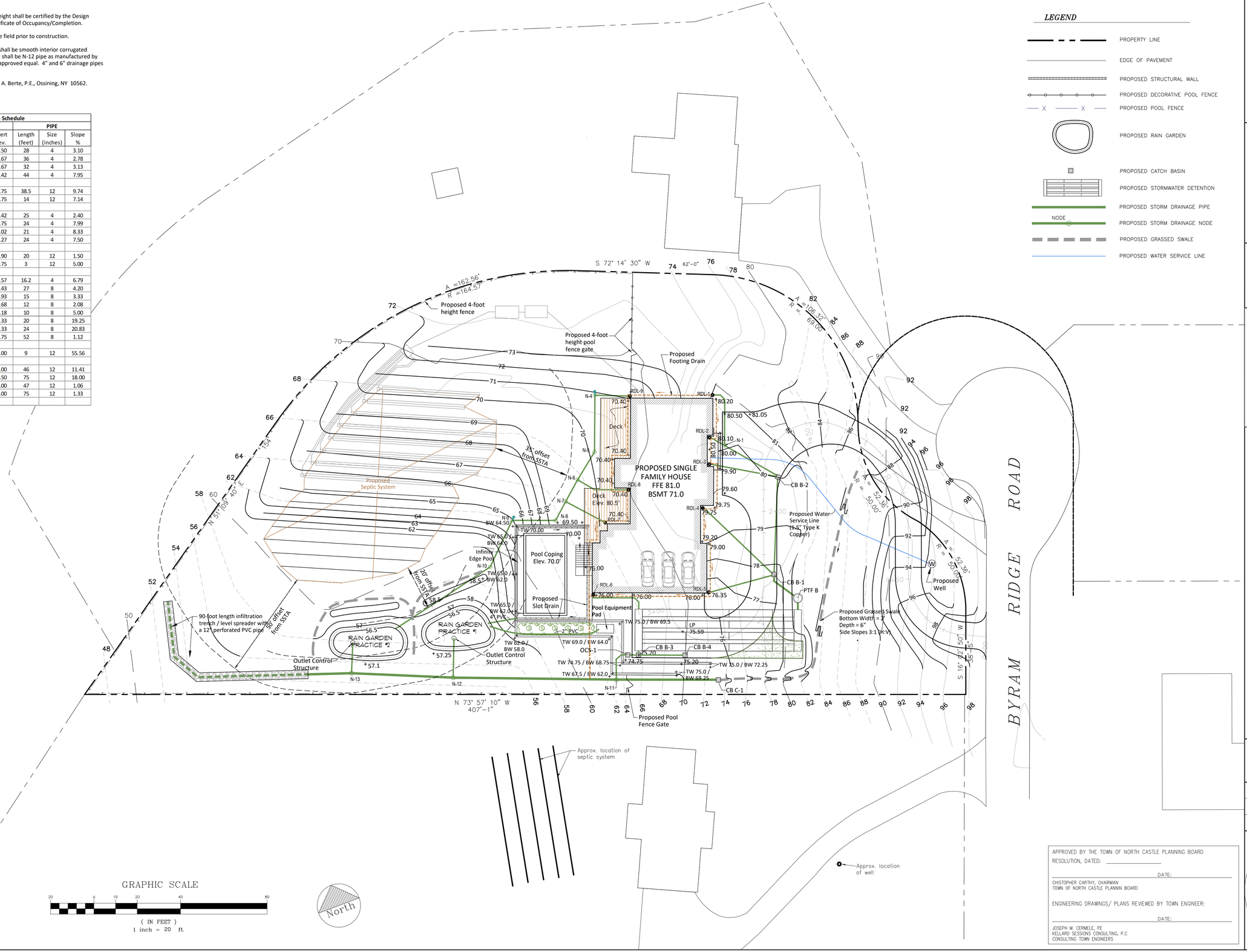
C-101

NOTES:

1. All walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
2. Disturbance limits shall be staked in the field prior to construction.
3. All storm drainage pipes (8" or larger) shall be smooth interior corrugated polyethylene drainage pipe (CPDP) and shall be N-12 pipe as manufactured by Advanced Drainage Systems (ADS), or approved equal. 4" and 6" drainage pipes shall be Schedule 35 PVC.
4. Septic system design was done by Paul A. Berte, P.E., Ossining, NY 10562.

Storm Drainage Pipe Schedule

FROM			TO		PIPE		
Structure From	Rim/Gnd Elev.	Invert Elev.	Structure To	Invert Elev.	Length (feet)	Size (inches)	Slope %
RDL-1	80.20	78.37	N-1	77.50	28	4	3.10
RDL-2	80.50	78.67	CB B-2	77.67	36	4	2.78
RDL-3	80.50	78.67	CB B-2	77.67	32	4	3.13
RDL-4	79.75	77.92	CB B-1	74.42	44	4	7.95
CB B-2	80.00	77.50	CB B-1	73.75	38.5	12	9.74
CB B-1	77.75	73.75	PIPE DET.	72.75	14	12	7.14
RDL-5	76.35	75.02	CB B-1	74.42	25	4	2.40
RDL-6	76.00	74.67	PIPE DET.	72.75	24	4	7.99
RDL-7	70.10	68.77	N-7	67.02	21	4	8.33
RDL-8	70.40	69.07	N-6	67.27	24	4	7.50
CB B-4	75.20	73.20	CB B-3	72.90	20	12	1.50
CB B-3	75.00	72.90	PIPE DET.	72.75	3	12	5.00
RDL-9	71.50	69.67	N-4	68.57	16.2	4	6.79
N-4	70.90	68.57	N-5	67.43	27	8	4.20
N-5	70.10	67.43	N-6	66.93	15	8	3.33
N-6	69.60	66.93	N-7	66.68	12	8	2.08
N-7	69.35	66.68	N-8	66.18	10	8	5.00
N-8	69.10	66.18	N-9	62.33	20	8	19.25
N-9	65.00	62.33	N-10	57.33	24	8	20.83
N-10	59.00	57.33	EP C-1	56.75	52	8	1.12
OCS-1	74.75	70.00	N-11	65.00	9	12	55.56
CB C-1	73.25	70.25	N-11	65.00	46	12	11.41
N-11	68.00	65.00	N-12	51.50	75	12	18.00
N-12	55.00	51.50	N-13	51.00	47	12	1.06
N-13	55.00	51.00	INF. TRN	50.00	75	12	1.33



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

North

Civil engineer:
Alan L. Pich
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #80167
C. of A. #0016331
Tel: (475) 215-5343

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED STRUCTURAL WALL
- PROPOSED DECORATIVE POOL FENCE
- PROPOSED POOL FENCE
- PROPOSED RAIN GARDEN
- PROPOSED CATCH BASIN
- PROPOSED STORMWATER DETENTION
- PROPOSED STORM DRAINAGE PIPE
- NODE — PROPOSED STORM DRAINAGE NODE
- PROPOSED GRASSED SWALE
- PROPOSED WATER SERVICE LINE

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED: _____

DATE:

CHISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNIN BOARD

ENGINEERING DRAWINGS/ PLANS REVIEWED BY TOWN ENGINEER:

DATE:

JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING, P.C
CONSULTING TOWN ENGINEERS

CONSULTANTS:

Architect:
TEO SIGUENZA ARCHITECTS
460 OLD POST ROAD
BEDFORD, NEW YORK 10506
Tel. 914.234.6289 Fax 914.234.0619

Surveyor:
Edward T. Gannon, PLS
Cherry Hill Road,
Blooming Grove, NY 10914

ISSUED:

Revised as per comments of RPRC	01/02/2024
Submission to Planning Board	02/12/2024
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SEAL:

STATE OF NEW YORK · ALAN L. PICH · LICENSED PROFESSIONAL ENGINEER · No. 080167

PROJECT NAME:
BERKIN PROPERTY
99 Byram Ridge Road
Armonk, New York 10504
SBL: 101.01-1-13

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel.(475) 215-5343 Cell (203) 710-0587

Drawing Title:
Grading and Utilities Plan

Date: November 20, 2023

Dwn. by: alp

ID: 99 Byram Ridge Rd_03-12-2024

C-102

CONSTRUCTION SEQUENCE NARRATIVE FOR SITE CONSTRUCTION

All erosion and sedimentation control measures and procedures shall comply with the latest edition (2016) of the New York State Department of Environmental Conservation publication Standards and Specifications for Erosion and Sediment Control. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.

Land disturbance shall be kept to a minimum. Restabilization and final stabilization of disturbed ground surfaces shall be scheduled as soon as practicable following disturbance.

Notify all appropriate authorities (i.e., Town of North Castle Building and Engineering Department - Telephone: (914-273-3000 ext. 44) at least 48 hours prior to the commencement of site work.

Identify Disturbance Limits - Identify in the field with flagging or markers the limits of the areas to be disturbed within the property in accordance with the drawing C-101.

The disturbance limits shall be staked in the field prior to construction.

Call Dig Safe New York - Contractor is required to verify all existing underground and overhead utilities prior to any construction activity by calling Dig Safe New York and conducting one's own due diligence.

Definition: Final Stabilization - means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

CONSTRUCTION SEQUENCE

1. Site Preparation - The existing driveway from Byram Ridge Road will be used as the construction access for site construction activities (see drawing C-103).

   Install Erosion and Sediment Control Measures:
   Install silt fence as per the instructions of the manufacturer and as shown on the construction details. Silt fence shall be installed in the locations as shown on the drawings. Where one length of silt fence ends and another begins, provide a minimum 10 foot overlap. Additional silt fence may be placed in the field at the discretion of representatives of the approving authorities. Silt fence shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.

   Install the stabilized construction entrance in the location shown on the plan and maintain the entrance throughout the duration of the work.

   Install construction fencing measures as delineated on the drawings to ensure that impacts to existing site improvements, trees and vegetation to remain are avoided.

   Fence in an area for trash and waste to prevent it from being blown and washed to neighboring properties or to the public street.

2. Demolition of House - Prior to demolition, ensure that all of the utility services to the house have been disconnected or plugged. Demolish the house and remove the footings and foundation in accordance with the architect's plans. Place clean topsoil and seed and mulch, or place sod to stabilize the disturbed ground surface at the excavation site.

3. Construct the Driveway Access to the New House - Grade the driveway to the new house location. Clear the area for the future septic system and place the run-of-bank fill to the required elevations.

4. House Construction and Driveway Grading - Construct the house in accordance with the architect's plans. Grade the new driveway in accordance with the engineer's plans. Stockpile soil and soil/rock removed during excavation and protect the stockpile in the location(s) shown on the drawings and in accordance with the detail. Grade the perimeter of the house and establish the grades in the driveway in accordance with Drawing C-103.

5. Install Storm Drainage Facilities -Install the proposed drainage system from the lowest (i.e., the proposed subsurface storm drainage pipes) to the highest elevations (the roof drain leaders of the house and catch basins in the new driveway). Connect the house roof drain leaders and driveway catch basin to the storm drainage system. Install the catch basins in accordance with the plans. At each catch basin, install the inlet protection to prevent sediment from disturbed areas being conveyed into the storm drainage system.

6. Install Septic System and Well - The new residence will be served with a new on-site subsurface sewage treatment system and potable water well. The septic system will Install the septic tank, distribution box and absorption trenches to the elevations and details depicted on the plans and the profile. Apply 6" of topsoil and seed the disturbed area. Install the well in accordance with the plans.

7. Prepare the Disturbed Area for Final Stabilization and Planting - Clean up all residual site debris and litter and prepare all disturbed areas for topsoiling and seeding and/or planting. All disturbed areas are to be seeded with the permanent grass seed mix noted in the architect's plans.

   Restore the permeability of all areas that were disturbed by construction activity by following the Soil Restoration steps in accordance with the New York State *Stormwater Management Design Manual*, as follows:
   Apply 3 inches of compost over subsoil.
   Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
   Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site.
   Apply topsoil to a depth of 6 inches.
   Vegetate as required by approved plan.
   Provide straw mulch cover over seeded areas.

8. Remove the erosion control measures only after full vegetative stabilization occurs on the site.

NOTES:

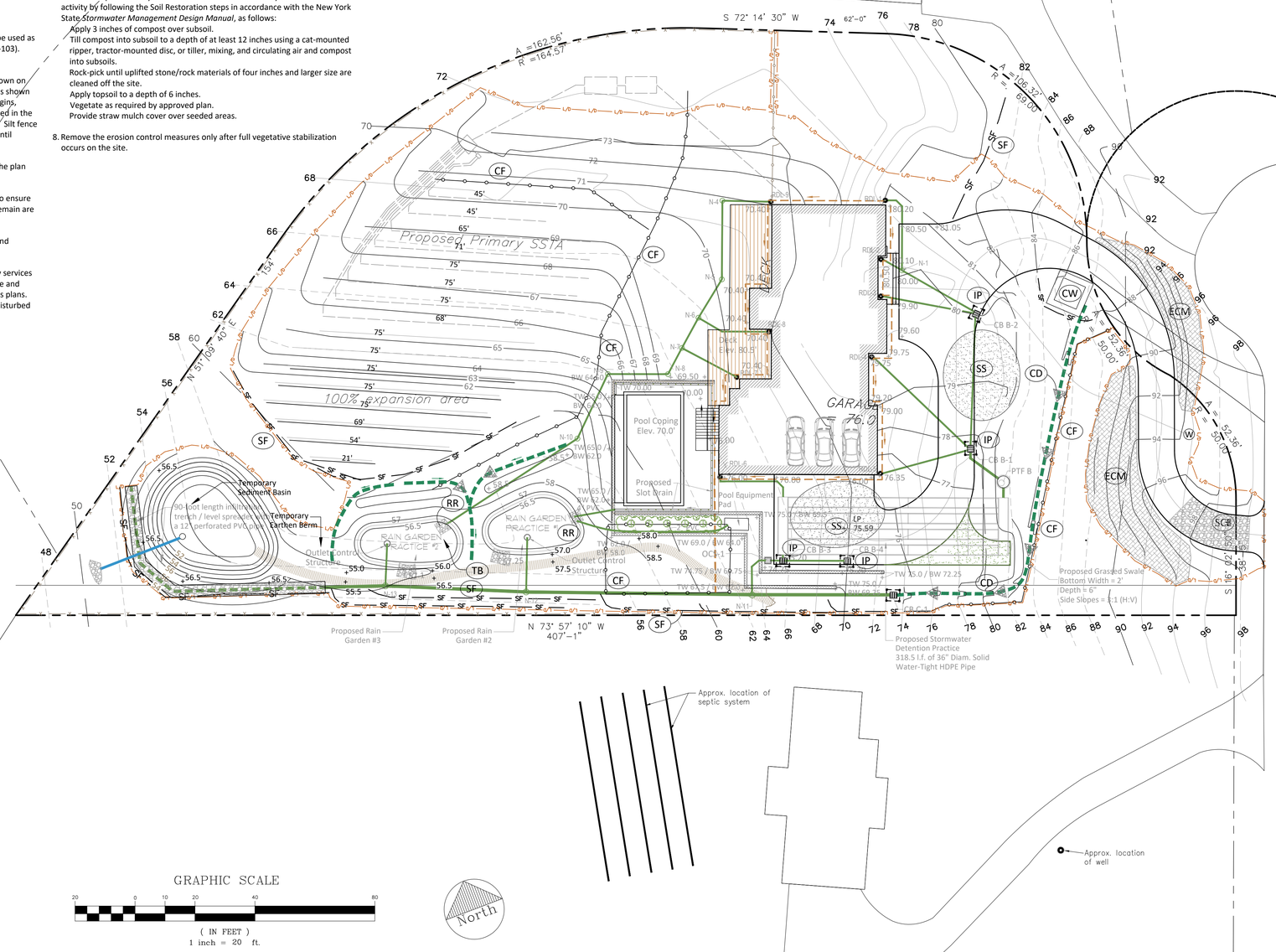
1. All walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
2. Disturbance limits shall be staked in the field prior to construction.
3. Area of disturbance is calculated to be 46,367 square feet (1.064 acres).

EROSION CONTROL PLAN LEGEND

- SCE — STABILIZED CONSTRUCTION ENTRANCE
- SF — SILT FENCE
- SS — SOIL STOCKPILE
- IP — INLET PROTECTION
- CW — CONCRETE WASHOUT AREA
- CF — CONSTRUCTION FENCE/TREE PROTECTION
- LD — DISTURBANCE LIMIT
- ECM — GEOTEXTILE MAT FOR EROSION CONTROL
- TB — TEMPORARY DIVERSION BERM

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WALL
- PROPOSED RAIN GARDEN/BIORETENTION
- PROPOSED CATCH BASIN
- PROPOSED STORMWATER DETENTION
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED GRASSED SWALE



GRAPHIC SCALE

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1 inch = 20 ft.

North

Civil engineer:
Alan L. Pich
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #901467
C. of A. #0016331
Tel: (475) 215-5343

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED: _____

DATE:
CHISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNN BOARD

ENGINEERING DRAWINGS/ PLANS REVIEWED BY TOWN ENGINEER:

DATE:
JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING, P.C
CONSULTING TOWN ENGINEERS

CONSULTANTS:

Architect:
TEO SIGUENZA ARCHITECTS
460 OLD POST ROAD
BEDFORD, NEW YORK 10506
Tel. 914.234.6289 Fax 914.234.0619

Surveyor:
Edward T. Gannon, PLS
Cherry Hill Road,
Blooming Grove, NY 10914

ISSUED:

Revised as per comments of RPRC	01/02/2024
Submission to Planning Board	02/12/2024
Submission to Planning Board	03/27/2024

SEAL:

STATE OF NEW YORK · ALAN L PICH · LICENSED PROFESSIONAL ENGINEER · No. 080167

PROJECT NAME:
BERKIN PROPERTY
99 Byram Ridge Road
Armonk, New York 10504
SBL: 101.01-1-13

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel.(475) 215-5343 Cell (203) 710-0587

Drawing Title:
Erosion and Sediment Control Plan

Date: November 20, 2023

Dwn. by: alp

ID: 99 Byram Ridge Rd_03-12-2024

C-103

PLANT LIST - TREES AND SHRUBS				
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING
AB	5	Abies concolor	White Spruce	8'-10' height	12' on center
AC	6	Amelanchier canadensis	Shadblow	#10 clump	as shown
AF	2	Abies fraseri	Fraser Fir	8'-10' height	12' on center
AG	1	Acer griseum	Paperbark Maple	2" caliper	not applicable
AR	9	Acer rubrum	Red Maple	2-1/2" caliper	as shown
AS	4	Acer saccharum	Sugar Maple	2-1/2" caliper	as shown
CC	1	Cercis canadensis	Eastern Redbud	2-1/2" caliper	not applicable
CS	1	Cornus sericea	Red Osier Dogwood	#3 container	7' on center
HM	11	Hydrangea macrophylla	Bigleaf Hydrangea	#3 container	3.5' on center
JC	15	Juniperus chinensis 'Sargenti'	Sargent Juniper	#3 container	3' on center
JCHC	11	Juniperus chinensis 'Hetzi Columnaris'	Columnar Hetzi Juniper	#3 container	4' on center
JCM	16	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	#3 container	6' on center
JCOG	7	Juniperus chinensis 'Old Gold'	Old Gold Juniper	#3 container	5' on center
JCSG	10	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#3 container	5' on center
KL	7	Kalmia latifolia	Mountain Laurel	#3 container	4.5' on center
LB	4	Lindera benzoin	Spicebush	#3 container	7' on center
PJ	4	Pieris japonica	Japanese Andromeda	#3 container	4.5' on center
PJM	2	Rhododendron PJM	PJM Rhododendron	#3 container	not applicable
pq	15	Parthenocissus quinquefolia	Virginia Creeper	#1 container	2' on center
QR	4	Quercus rubra	Red Oak	2-1/2" caliper	as shown
RC	6	Rhododendron catawbiense	Catawba Rhododendron	#3 container	6' on center
VD	6	Viburnum dentatum	Arrowwood Viburnum	#3 container	8' on center

Rain Garden Plant List

Perennials
New York aster (Aster novae-belgii)
Columbine (Aquilegia canadensis)
Bergamot (Monarda fistulosa)
Astilbe (Astilbe spp.)
Joe Pye weed (Eupatorium fistulosum)
Spiked gay feather (Liatris spicata)
Sensitive fern (Onoclea sensibilis)
Cinnamon fern (Osmunda cinnamomea)
Royal fern (Osmunda regalis)

Grasses
Tussock sedge (Carex stricta) W
Fringed sedge (Carex crinita) W

Shrubs
Red chokeberry (Aronia arbutifolia)
Summersweet clethra (Clethra alnifolia)
Red osier dogwood (Cornus sericea)
Silky Dogwood (Cornus amomum)
Gray Dogwood (Cornus racemose)
Ilex glabra (Inkberry)
Winterberry (Ilex verticillata)
Spicebush (Lindera benzoin)
Highbush blueberry (Vaccinium corymbosum)

W = plant only in lowest (i.e. wettest) part of rain garden

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

North

Civil engineer:
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ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #80167
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Tel: (475) 215-5343

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STRUCTURAL WALL
- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED EVERGREEN TREE PLANTING
- PROPOSED UNDERSTORY TREE PLANTING
- PROPOSED SHRUB PLANTING
- PROPOSED RAIN GARDEN PLANTINGS

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED: _____
DATE:
CHISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNIN BOARD

ENGINEERING DRAWINGS/ PLANS REVIEWED BY TOWN ENGINEER:
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Edward T. Gannon, PLS
Cherry Hill Road,
Blooming Grove, NY 10914

ISSUED:

Revised as per comments of RPRC	01/02/2024
Submission to Planning Board	02/12/2024
Additional planting to screen walls	03/27/2024

SEAL:

STATE OF NEW YORK · ALAN L PICH · LICENSED PROFESSIONAL ENGINEER · NO. 080167

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P.O. Box 843 Ridgefield, CT 06877
Direct Tel.(475) 215-5343 Cell (203) 710-0587

Drawing Title:
Landscape Plan

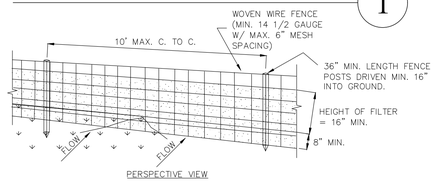
Date: November 20, 2023

Dwn. by: alp

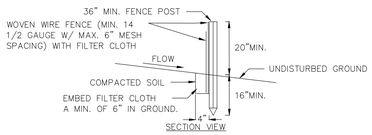
ID: 99 Byram Ridge Rd_03-12-2024

C-104

Silt Fence — 1



PERSPECTIVE VIEW



SECTION VIEW

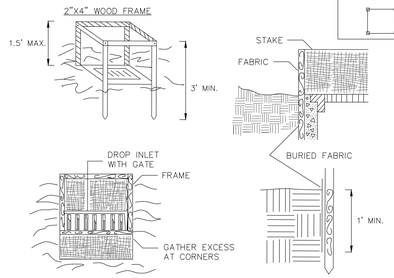
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	SILT FENCE

Filter Fabric Inlet Protection — 2

	SYMBOL



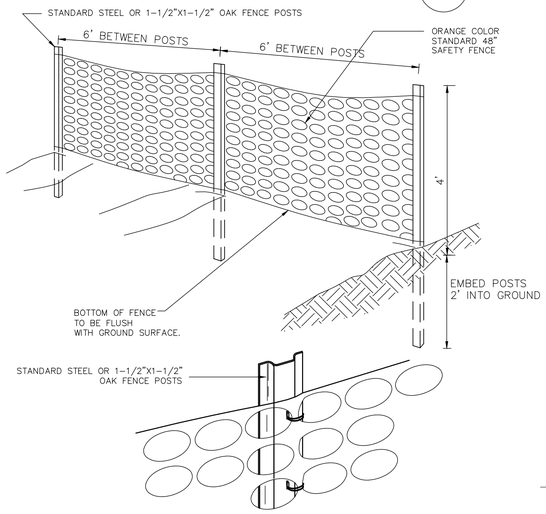
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

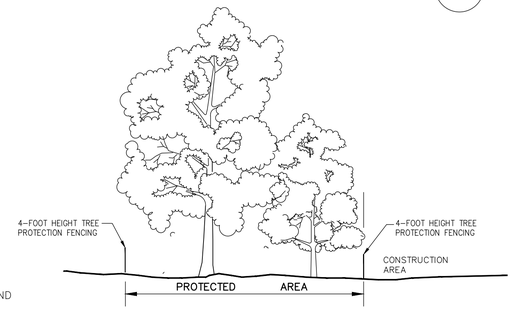
MAXIMUN DRAINAGE AREA 1 ACRE

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	FILTER FABRIC DROP INLET PROTECTION

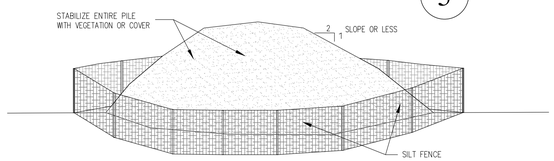
Construction Fence/Tree Protection — 3



Construction Fence/Tree Protection — 4



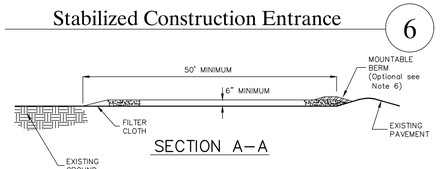
Soil Stockpile — 5



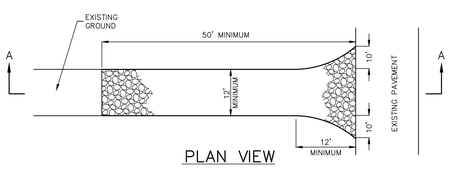
INSTALLATION NOTES

1. AREA CHOSEN FOR SOIL STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1 HORIZONTAL TO VERTICAL.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED IF STOCKPILE IS TO REMAIN OVER 14 DAYS.
4. SEE DETAIL FOR INSTALLATION OF SILT FENCE.

Stabilized Construction Entrance — 6



SECTION A-A



PLAN VIEW

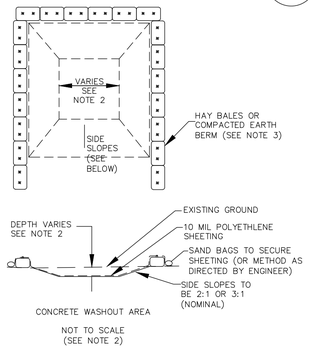
NOTES:

1. STONE SIZE - USE 1½" - 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

Concrete Washout Area — 7

NOTES:

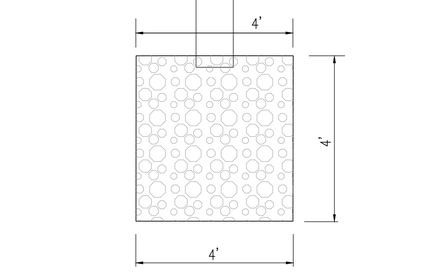
1. Concrete washout areas shall be installed prior to concrete placement of on-site. The concrete washout area shall be entirely self-contained.
2. The contractor shall submit the design, location and sizing of the concrete washout area(s) with the project's erosion and sedimentation control plan and shall be approved by the engineer. Location: Washout area(s) are to be located at least 50 feet from any stream, wetland, storm drains, or other sensitive resource. The flood contingency plan must address the concrete washout if the washout is to be located within the floodplain. Size: the washout must have sufficient volume to contain all liquid and concrete waste generated by washout operations including, but not limited to, operations associated with grout and mortar.
3. Surface discharge is unacceptable. Therefore, hay bales or other control measures, as approved by the engineer, should be used around the perimeter of the concrete washout area for containment.
4. Signs should be placed at the construction entrance, at the concrete area(s) and elsewhere as necessary to clearly indicate the location of the concrete washout to operators of concrete trucks and pump rigs. Washout area(s) should be flagged with safety fencing or other approved method.
5. Washout area(s) are to be inspected at least once a week for structural integrity, adequate holding capacity and check for leaks, tears or overflow. (As required by the construction site environmental inspection report, washout areas should be checked after heavy rains.)
6. Hardened concrete waste should be removed and disposed of when the waste has accumulated to half the concrete washout's height. The waste can be stored at an upland location, as approved by the engineer. All concrete waste shall be disposed of in a manner consistent with all applicable laws, regulations and guidelines.
7. Payment for this item is to be included under the general cost of the work for the project, including site restoration.

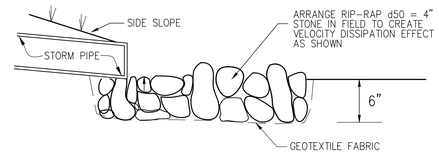


CONCRETE WASHOUT AREA

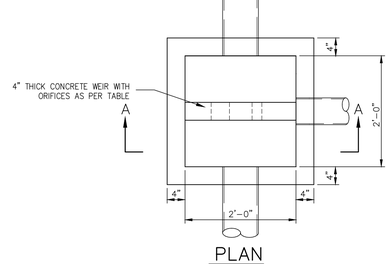
NOT TO SCALE
(SEE NOTE 2)

Rip Rap Apron (Energy Dissipation) — 8

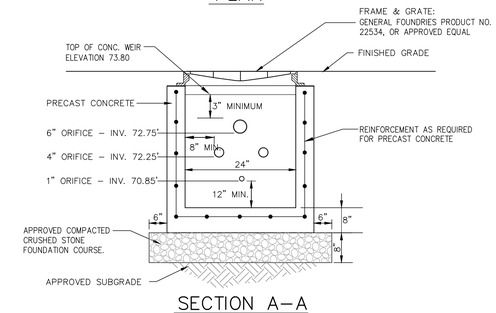




Outlet Control Structure — 9

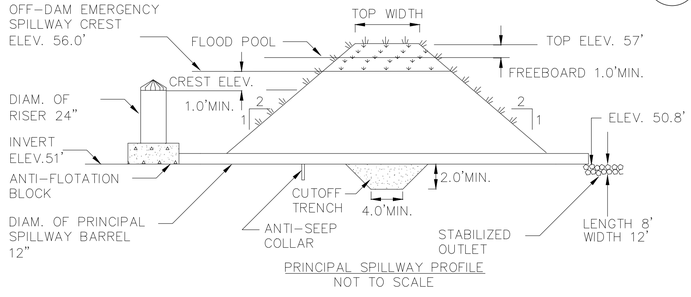


PLAN



SECTION A-A

Temporary Sediment Basin Berm — 10



PRINCIPAL SPILLWAY PROFILE
NOT TO SCALE

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD

RESOLUTION, DATED: _____

DATE: _____

CHISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNIN BOARD

ENGINEERING DRAWINGS/ PLANS REVIEWED BY TOWN ENGINEER:

DATE: _____

JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING, P.C
CONSULTING TOWN ENGINEERS

Civil engineer:

Alan L. Pilch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 643, Ridgefield, CT 06877
P.E. #80167
C. of A. #0016331
Tel: (475) 215-5343

CONSULTANTS:

Architect:
TEO SIGUENZA ARCHITECTS
460 OLD POST ROAD
BEDFORD, NEW YORK 10506
Tel. 914.234.6289 Fax 914.234.0619

Surveyor:
Edward T. Gannon, PLS
Cherry Hill Road,
Blooming Grove, NY 10914

ISSUED:

Resubmission to RPRC	01/02/2024
Submission to Planning Board	02/12/2024
Submission to Planning Board	03/27/2024

SEAL:

STATE OF NEW YORK · ALAN L. PILCH · LICENSED PROFESSIONAL ENGINEER · NO. 080167

PROJECT NAME:
BERKIN PROPERTY
99 Byram Ridge Road
Armonk, New York 10504
SBL: 101.01-1-13

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 643 Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell (203) 7104587

Drawing Title:
Construction Details

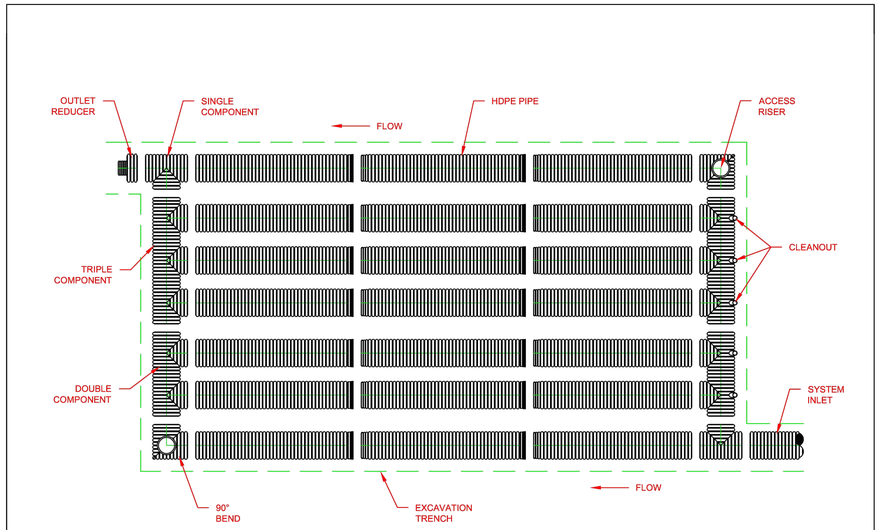
Date: November 20, 2023

Dwn. by: alp

ID: 99 Byram Ridge Rd_03-12-2024

C-111

Stormwater Detention Facility — 1



NOTES:

1. FOR INSTALLATION RECOMMENDATIONS, SEE STD-702 "TYPICAL RET/DET CROSS-SECTION DETAIL" AND STD-703 "TYPICAL RET/DET/CLEANOUT DETAIL"

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

NOTE: ALL DIMENSIONS ARE ± 1/2 FOOT.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

DIA. DET/RET SYSTEM

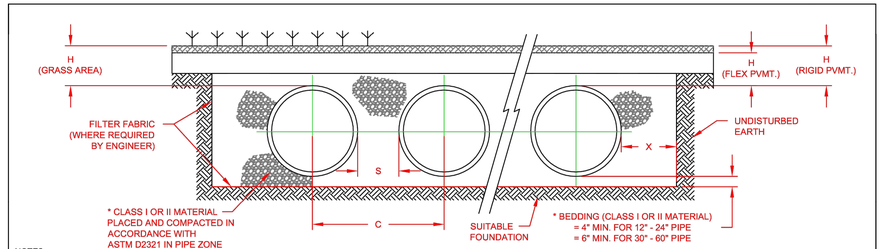
TYPICAL SUBSURFACE DET.\RET. SYSTEM LAYOUT DETAIL

DRAWING NUMBER: STD—701

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

DRAWN BY:	TJR
DATE:	03/14/07
DATE REV.	
SCALE:	NTS
SHEET	OF

Stormwater Detention Facility — 2



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300 MM)	14.5" (368 MM)	11" (279 MM)	25.4" (645 MM)	8" (203 MM)	12" (292 MM)	12" (292 MM)
15" (375 MM)	18" (457 MM)	12" (292 MM)	28.9" (734 MM)	8" (203 MM)	12" (292 MM)	12" (292 MM)
18" (450 MM)	21" (533 MM)	17" (434 MM)	33.9" (862 MM)	9" (229 MM)	12" (292 MM)	12" (292 MM)
24" (600 MM)	28" (711 MM)	13" (330 MM)	40.7" (1034 MM)	10" (254 MM)	12" (292 MM)	12" (292 MM)
30" (750 MM)	36" (914 MM)	18" (457 MM)	53.1" (1347 MM)	18" (457 MM)	12" (292 MM)	12" (292 MM)
36" (900 MM)	42" 1067 MM)	22" (559 MM)	63" (1600 MM)	18" (457 MM)	12" (292 MM)	12" (292 MM)
42" (1050 MM)	48" (1219 MM)	24" (610 MM)	71.9" (1826 MM)	18" (457 MM)	12" (292 MM)	24" (610 MM)
48" (1200 MM)	54" (1372 MM)	25" (635 MM)	78.5" (1994 MM)	18" (457 MM)	12" (292 MM)	24" (610 MM)
60" (1500 MM)	67" (1702 MM)	24" (610 MM)	90" (2286 MM)	18" (457 MM)	12" (292 MM)	24" (610 MM)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
3	REVISED 18" SPACING	TJR	01/05/09	CKS

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

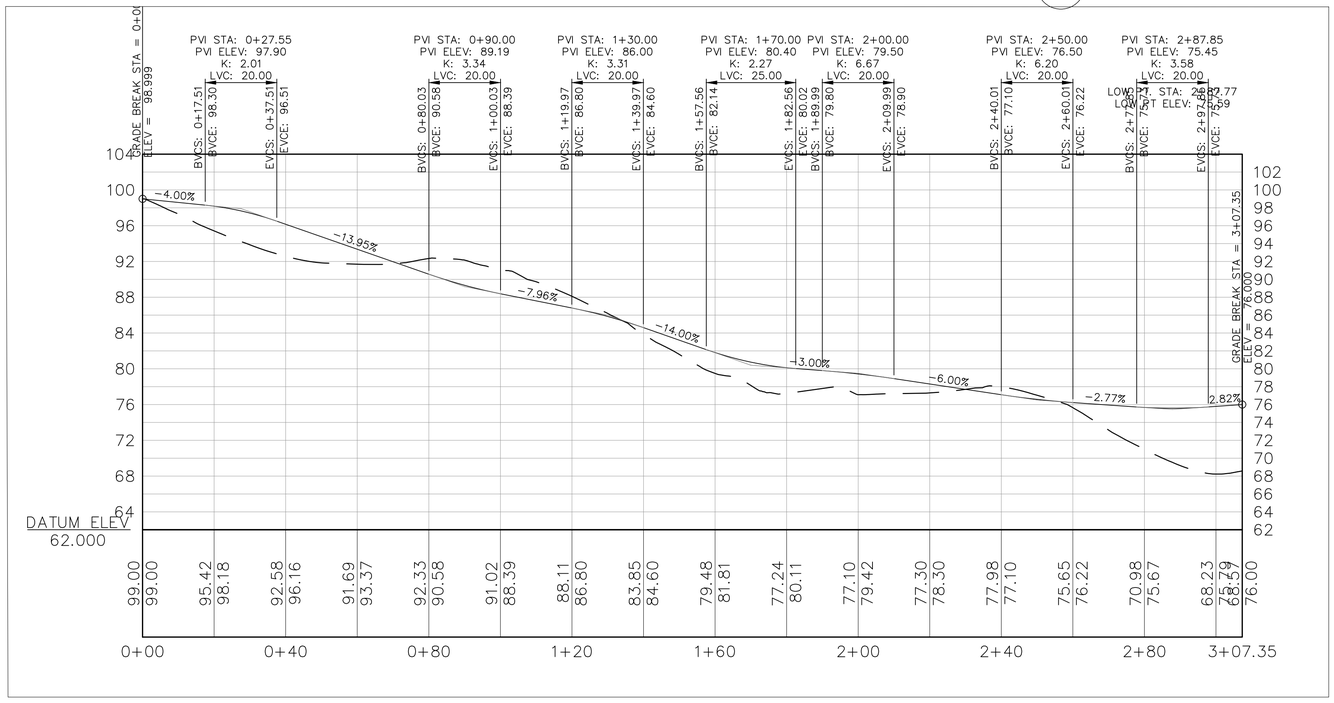
TYPICAL RET/DET CROSS SECTION DETAIL

DRAWING NUMBER: STD—702

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

DRAWN BY:	AWM
DATE:	07.25.06
DATE REV.	
SCALE:	NTS
SHEET	OF

Driveway Profile — 3

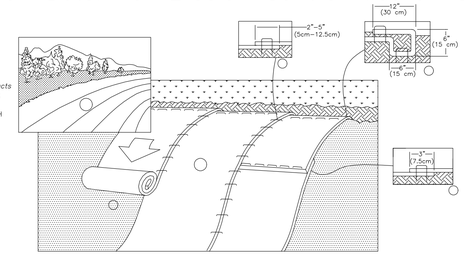


Erosion Control Mat on Slopes — 4

SLOPE INSTALLATION

Construction Detail for Erosion Control Mat on Slopes

NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™ , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

EROSION CONTROL MAT NOTES

1. Erosion control matting shall be installed in accordance with the manufacturer's specifications and requirements.

2. Matting to be utilized shall be manufactured by North American Green, Product C125BN, or Curlex I by American Excelsior company, or approved equal.

3. Detail shown above would be for installation of C125BN matting. If product by another manufacturer is used, then installation detail shall be as specified by that manufacturer.

Civil engineer:
Alan L. Pilch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #50167
C. of A. #0016331
Tel: (475) 215-5343

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED: _____
DATE:
CHISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNIN BOARD

ENGINEERING DRAWINGS/ PLANS REVIEWED BY TOWN ENGINEER:
DATE:
JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING, P.C
CONSULTING TOWN ENGINEERS

CONSULTANTS:

Architect:
TEO SIGUENZA ARCHITECTS
460 OLD POST ROAD
BEDFORD, NEW YORK 10506
Tel. 914.234.6289 Fax 914.234.0619

Surveyor:
Edward T. Gannon, PLS
Cherry Hill Road,
Blooming Grove, NY 10914

ISSUED:

Revised as per comments of RPRC	01/02/2024
Submission to Planning Board	02/12/2024
Submission to Planning Board	03/27/2024

SEAL:

STATE OF NEW YORK · ALAN L. PILCH · LICENSED PROFESSIONAL ENGINEER · No. 080167

PROJECT NAME:
BERKIN PROPERTY
99 Byram Ridge Road
Armonk, New York 10504
SBL: 101.01-1-13

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:
Construction Details / Driveway Profile

Date: November 20, 2023

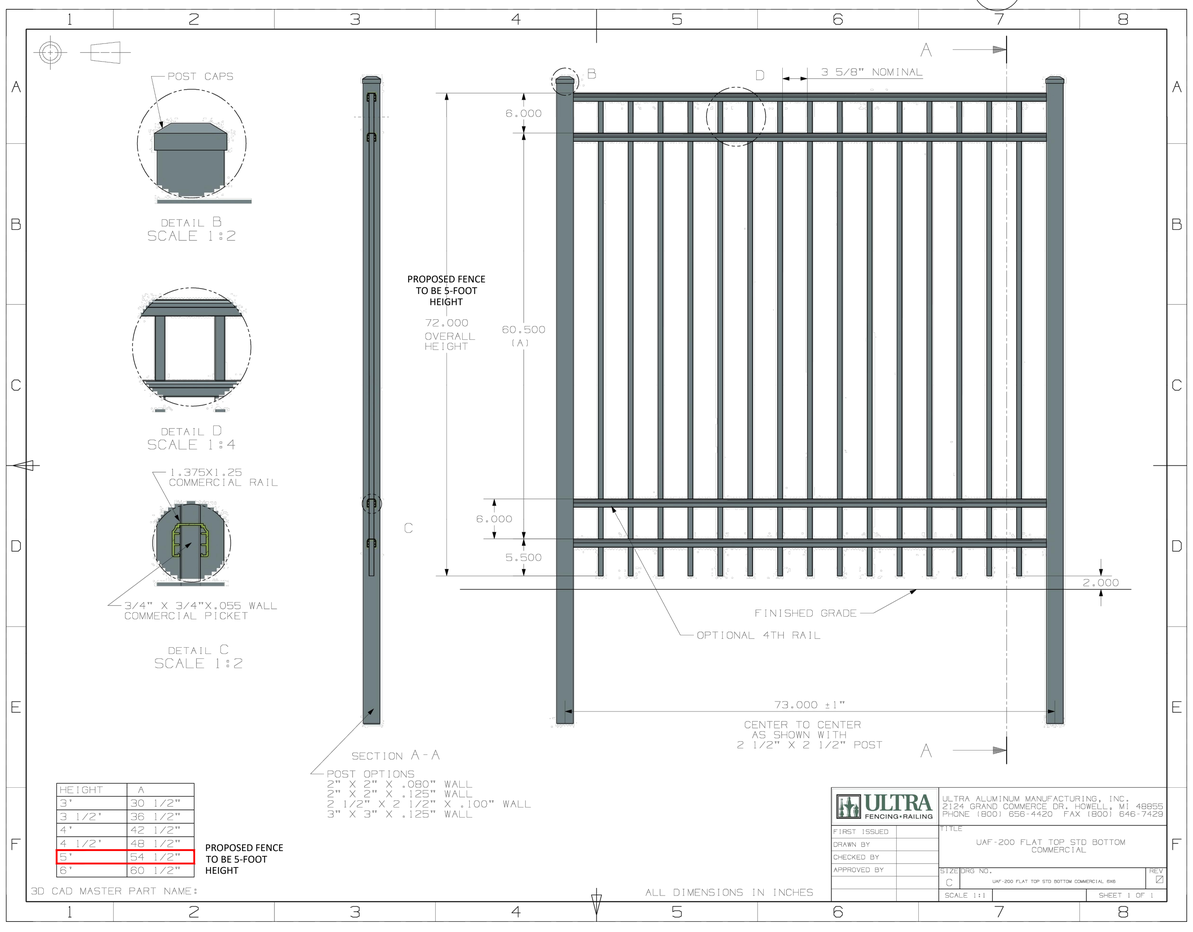
Dwn. by: alp

ID: 99 Byram Ridge Rd_03-12-2024

C-112

Proposed Black Aluminum Pool Fence and Gate

1

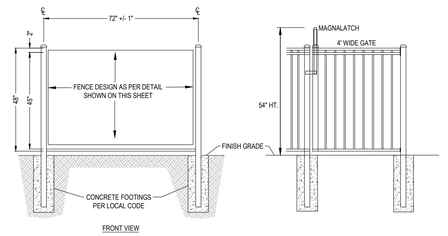


HEIGHT	A
3'	30 1/2"
3 1/2'	36 1/2"
4'	42 1/2"
4 1/2'	48 1/2"
5'	54 1/2"
6'	60 1/2"

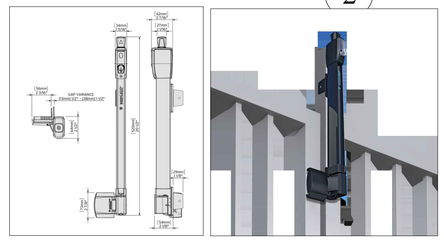
PROPOSED FENCE TO BE 5-FOOT HEIGHT

Pool Fence and Gate

2



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4855-116.



POOL GATE LATCH
Brand MagnaLatch®
Product Code ML3TP
Gate Application Pool Gate, Child Safety Gate, Front Gate, Side Gate, Driveway Gate - Single, Pet Gate, Playground Gate, Public/Commercial Gate, Security Gate, Privacy Gate, Safety Gate
Gate Material Aluminum, Steel/Ornamental Iron, Wood, Vinyl/PVC
Approx Gate Size 3ft W x 5ft H (90cm x 1.5m)
Gate Frame/Post Shape Square-to-Square
Min Post Size 1" + (25mm+)
Ideal Gate Gap ¾" (19mm)
Fixing Method Screw-On
Color/Finish Black, White
Lock Type Rekeyable (to match door locks)

ADDITIONAL PLAN NOTES REGARDING POOL FENCE AND BARRIER:

R326.4.2.8 Dwelling wall as barrier. A wall or walls of a dwelling may serve as part of the barrier, provided that the wall or walls meet the applicable barrier requirements of Sections R326.4.2.1 through R326.4.2.6, and one of the following conditions shall be met:
1.) a.) Doors with direct access to the pool through that wall shall be equipped with an alarm that produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and are capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds; and
b.) Operable windows in the wall or walls used as a barrier shall have a latching device located no less than 48 inches above the floor. Openings in operable windows shall not allow a 4-inch diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position; and
c.) Where the dwelling is wholly contained within the pool barrier or enclosure, alarms shall be provided at every door with direct access to the pool; or
2.) Other approved means of protection, such as self-closing with self-latching devices, so long as the degree of protection afforded is not less than the protection afforded by Item 1 described above.
[NY] R326.4.2.8.1 Alarm deactivation switch location. Where an alarm is provided, the deactivation switch shall be located 54 inches (1372 mm) or more above the threshold of the door. In dwellings required to be Accessible units, Type A units, or Type B units, the deactivation switch shall be located 48 inches (1219 mm) above the threshold of the door.

NOTES ON POOL GATES AND DESIGN:

1. SELF-CLOSING AND OPENING CONFIGURATION. ALL GATES SHALL BE SELF-CLOSING. IN ADDITION, IF THE GATE IS A PEDESTRIAN ACCESS GATE, THE GATE SHALL OPEN OUTWARD, AWAY FROM THE POOL.
2. LATCHING. ALL GATES SHALL BE SELF-LATCHING, WITH THE LATCH HANDLE LOCATED WITHIN THE ENCLOSURE (I.E., ON THE POOL SIDE OF THE ENCLOSURE) AND AT LEAST 40 INCHES ABOVE GRADE. IN ADDITION, IF THE LATCH HANDLE IS LOCATED LESS THAN 54 INCHES FROM GRADE, THE LATCH HANDLE SHALL BE LOCATED AT LEAST 3 INCHES BELOW THE TOP OF THE GATE, AND NEITHER THE GATE NOR THE BARRIER SHALL HAVE ANY OPENING GREATER THAN 0.5 INCH WITHIN 18 INCHES OF THE LATCH HANDLE.
3. LOCKING. ALL GATES SHALL BE SECURELY LOCKED WITH A KEY, COMBINATION OR OTHER CHILD-PROOF LOCK SUFFICIENT TO PREVENT ACCESS TO THE SWIMMING POOL THROUGH SUCH GATE WHEN THE SWIMMING POOL IS NOT IN USE OR SUPERVISED.

Catch Basin

3

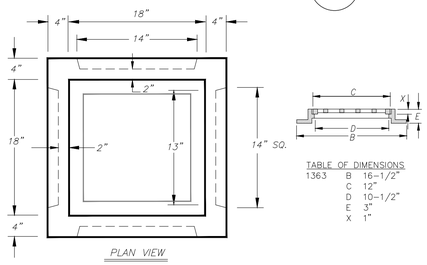
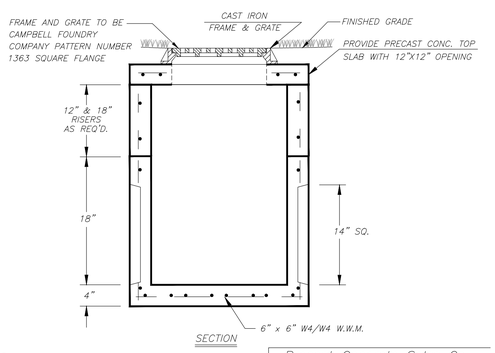


TABLE OF DIMENSIONS		
1363	B	16-1/2"
	C	12"
	D	10-1/2"
	E	3"
	X	1"

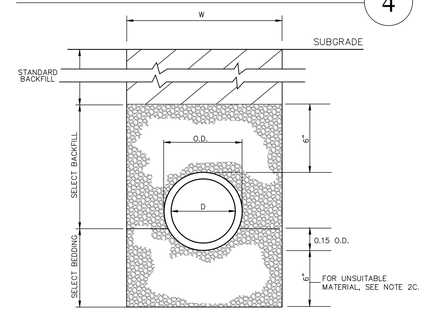


NOTES :
*CONCRETE : 4,000 PSI @ 28 DAYS
*REINFORCING : AS PER ASTM A-185
6" x 6" W4/W4 W.W.M.
*WEIGHTS :
CATCH BASIN - 645 LBS.
CONCRETE FLAT TOP ALSO AVAILABLE
180 LBS. (3" THICK)
RISER WEIGHTS : 363 LBS/FT.

Precast Concrete Sales Co.		
123 Route 303 Valley Cottage , N.Y. 10989		
Tel. (845) 268-4949 – Fax (845) 268-4376		
CONT.		
JOB		
18"x18"x18" KNOCKOUT CATCH BASIN		
DATE	DRAWN BY	DRAWING NO.
1/16	CLASSIC DESIGN	218-18

Pipe Trench

4



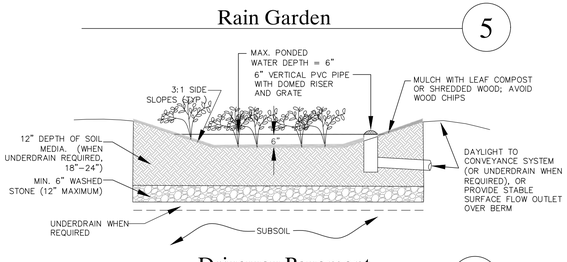
D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0" – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5" – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
   A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
   B. CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
   A. FOR ALL PVC PIPE AND CONDUIT INSTALLATION.
   B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
   C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
4. SELECT BEDDING – SHALL CONSIST OF A BED OF PROPERLY COMPACTED GRANULAR BEDDING MATERIAL (SAND OR CRUSHED STONE AS SPECIFIED) HAVING A COMPACTED THICKNESS OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE OR CONDUIT AND EXTENDING AROUND THE PIPE OR CONDUIT FOR AT LEAST 30% OF ITS DIAMETER OR RISE. THE LAYER OF BEDDING MATERIAL SHALL BE SHAPED TO FIT THE PIPE OR CONDUIT FOR AT LEAST 15% OF THE OUTSIDE DIAMETER OR RISE OF THE PIPE OR CONDUIT AND SHALL HAVE RECESSES SHAPED TO RECEIVE THE BELL OF BELL AND SPIGOT PIPE. SAND BEDDING SHALL BE CLEAN, WELL-GRADED SAND CONSISTING OF HARD, DURABLE PARTICLES FREE FROM LUMPS OF CLAY, LOAM AND ALL OTHER DELETERIOUS SUBSTANCES. CRUSHED STONE BEDDING SHALL BE WELL-GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.
5. STANDARD BACKFILL – SHALL CONSIST OF ON-SITE MATERIAL (EARTH) APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND/OR SOILS ENGINEER. SHOULD THERE BE A DEFICIENCY OF PROPER ON-SITE MATERIAL FOR BACKFILLING, THE CONTRACTOR SHALL FURNISH, PLACE AND COMPACT ADDITIONAL PROPER BACKFILL MATERIAL.
6. SELECT BACKFILL – SHALL CONSIST OF GRANULAR MATERIAL (SAND OR CRUSHED STONE AS SPECIFIED) AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND/OR SOILS ENGINEER. SAND SHALL CONSIST OF CLEAN, WELL GRADED, HARD, DURABLE PARTICLES, FREE OF LUMPS OF CLAY, LOAM AND ALL OTHER DELETERIOUS SUBSTANCES. CRUSHED STONE SHALL CONSIST OF WELL GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.
7. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL SHALL THEN BE PLACED AND COMPACTED IN MAXIMUM TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES.

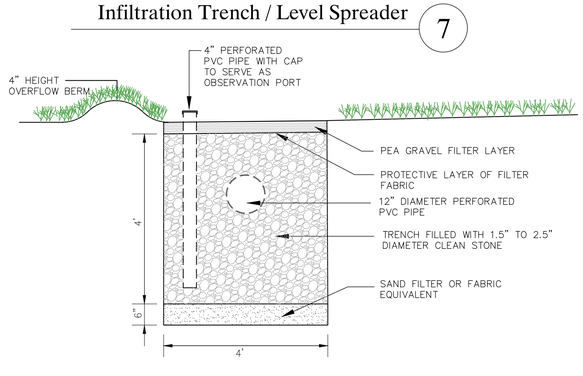
Rain Garden

5



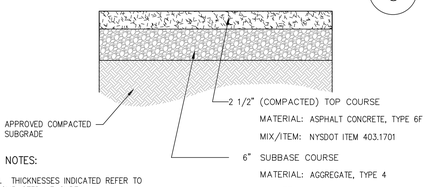
Infiltration Trench / Level Spreader

7



Driveway Pavement

6



NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. ITEM NUMBERS REFER TO: NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

Civil engineer:
Alan L. Pilch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #30167
C. of A. #0016331
Tel: (475) 215-5343

CONSULTANTS:

Architect:
TEO SIGUENZA ARCHITECTS
460 OLD POST ROAD
BEDFORD, NEW YORK 10506
Tel. 914.234.6289 Fax 914.234.0619

Surveyor:
Edward T. Gannon, PLS
Cherry Hill Road,
Blooming Grove, NY 10914

ISSUED:

Revised as per comments of RPRC	01/02/2024
Submission to Planning Board	02/12/2024
Submission to Planning Board	03/27/2024

SEAL:

PROJECT NAME:
BERKIN PROPERTY
99 Byram Ridge Road
Armonk, New York 10504
SBL: 101.01-1-13

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel: (475) 215-5343 Cell (203) 7104587

Drawing Title:
Construction Details

Date: November 20, 2023

Dwn. by: alp

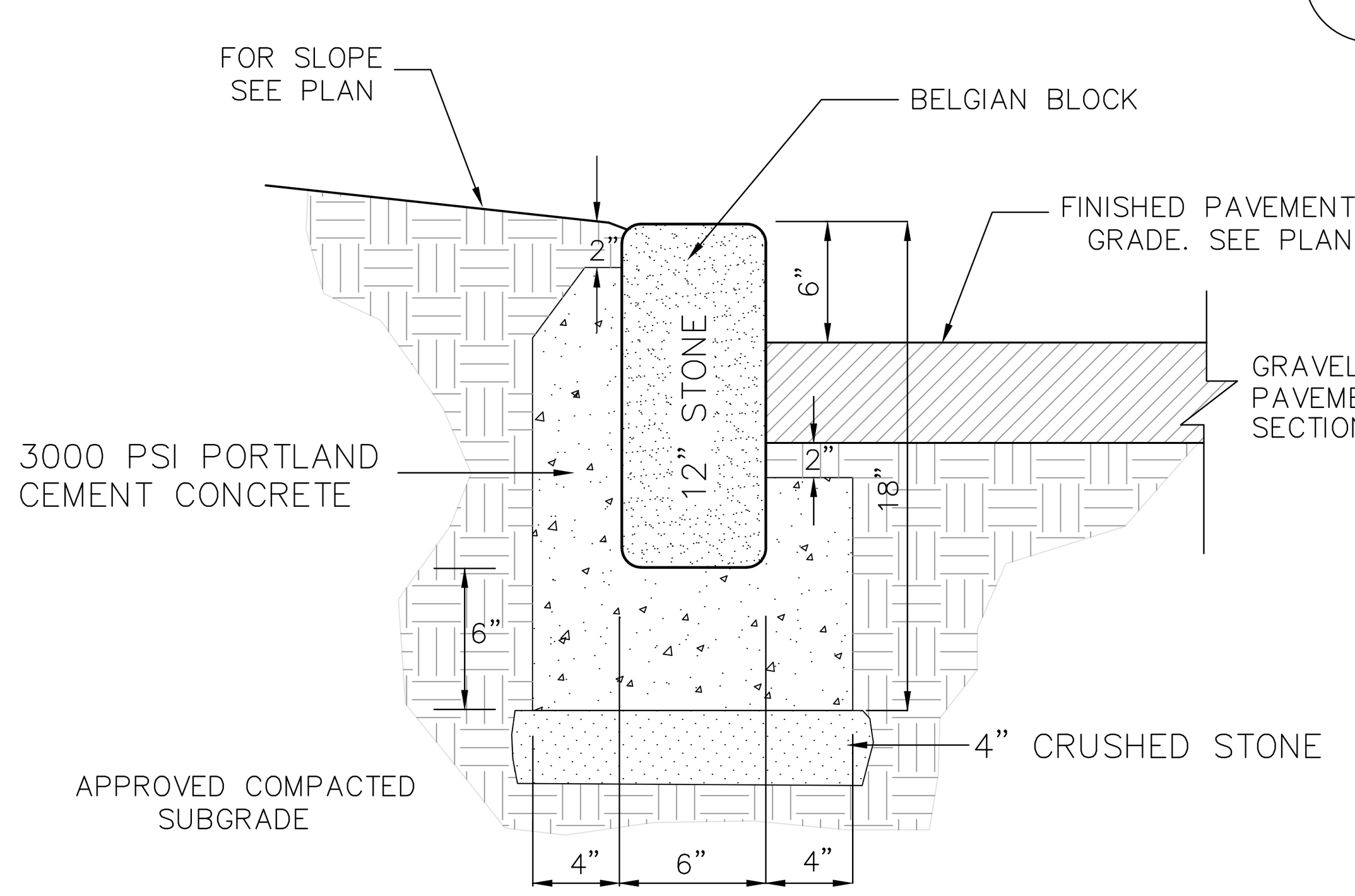
ID: 99 Byram Ridge Rd_03-12-2024

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED: _____
DATE: _____
CHISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNIN BOARD

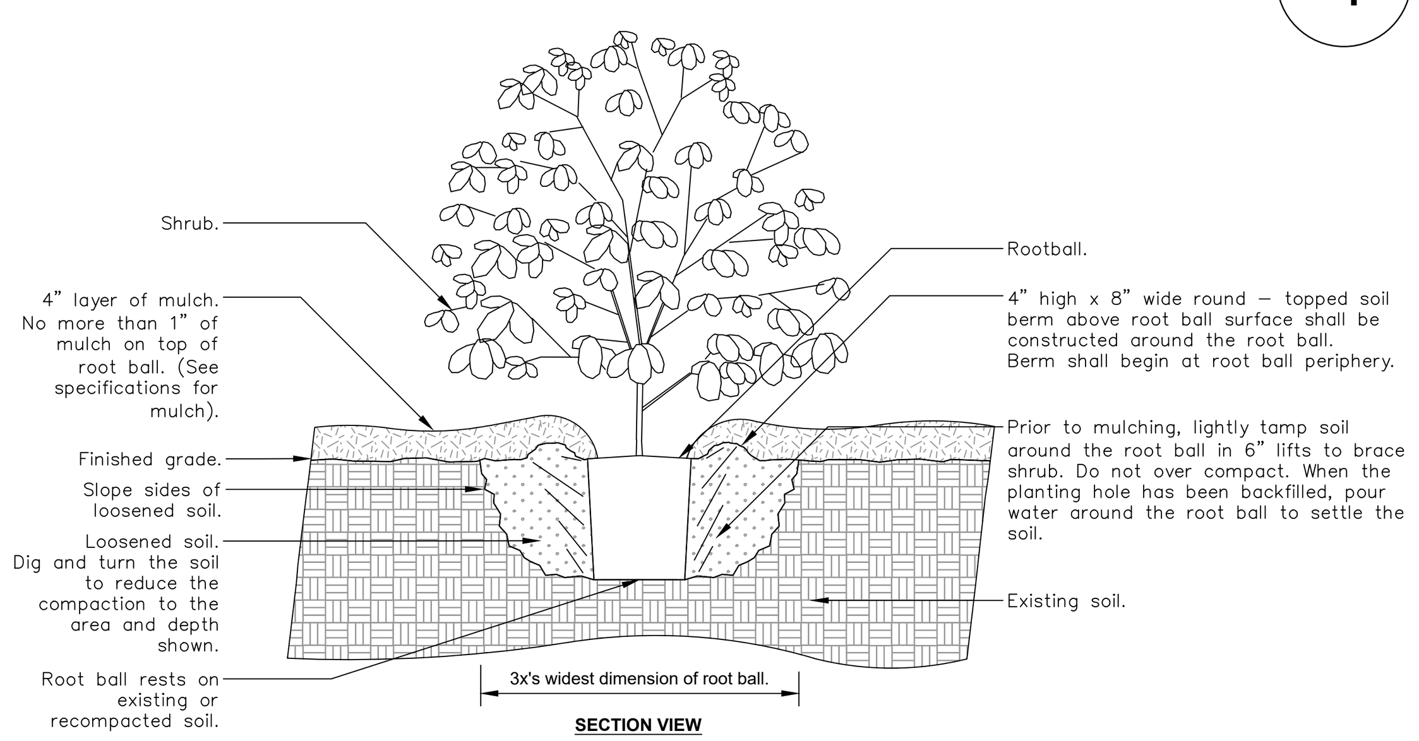
ENGINEERING DRAWINGS/ PLANS REVIEWED BY TOWN ENGINEER:
DATE: _____
JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING, P.C
CONSULTING TOWN ENGINEERS

C-113

Belgian Block Curb for Driveway
1



Shrub Planting Detail
4

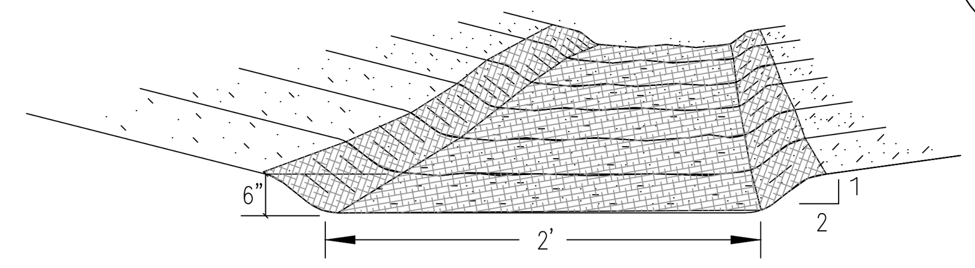


Notes:
1– Shrubs shall be of quality prescribed in the root observations detail and specifications.

2– See specifications for further requirements related to this detail.

URBAN TREE FOUNDATION ©2014
OPEN SOURCE FREE TO USE

Grassed (Vegetated) Swale
2



INSTALLATION NOTES

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE GRASSED SWALE.

2. THE GRASSED SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.

3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED GRASSED SWALE.

4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE GRASSED SWALE.

5. STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR CRITICAL AREA SEEDING, MULCHING AND NETTING.

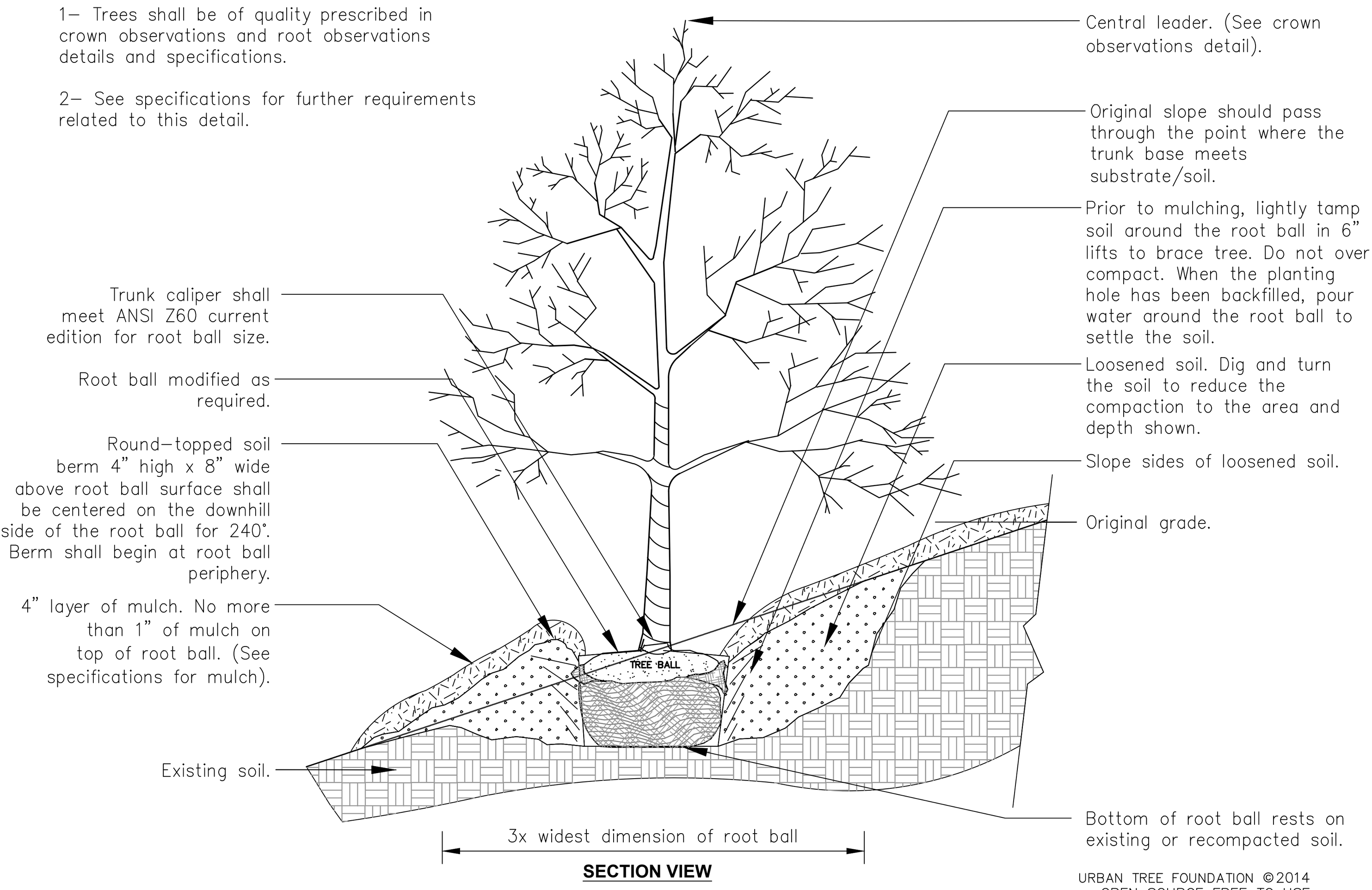
6. ALL GRASS SWALES SHALL HAVE EROSION CONTROL BLANKET INSTALLED IMMEDIATELY AFTER SEEDING. EROSION CONTROL BLANKET TO BE USED IS C-125 AS MANUFACTURED BY NORTH AMERICAN GREEN, EVANSVILLE, IN. OR APPROVED EQUAL.

7. EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER.

Tree Planting Detail
3

Notes:
1– Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2– See specifications for further requirements related to this detail.



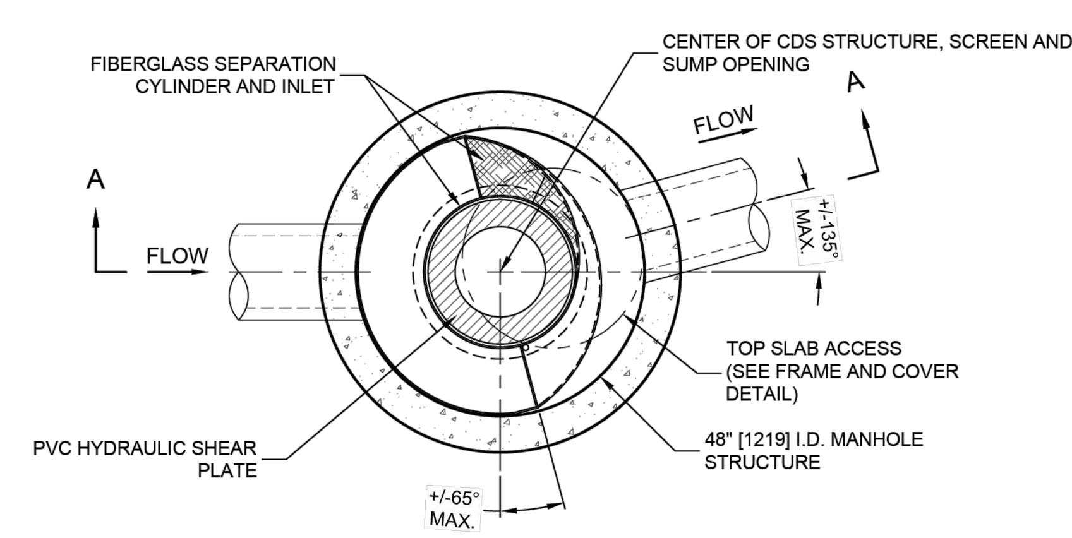
URBAN TREE FOUNDATION ©2014
OPEN SOURCE FREE TO USE

1. Trees shall have a single, relatively straight central leader. They shall be free of codominant stems and vigorous, upright branches that compete with the central leader. If the original leader has been headed, a new leader at least one half of the diameter of the original leader shall be present.

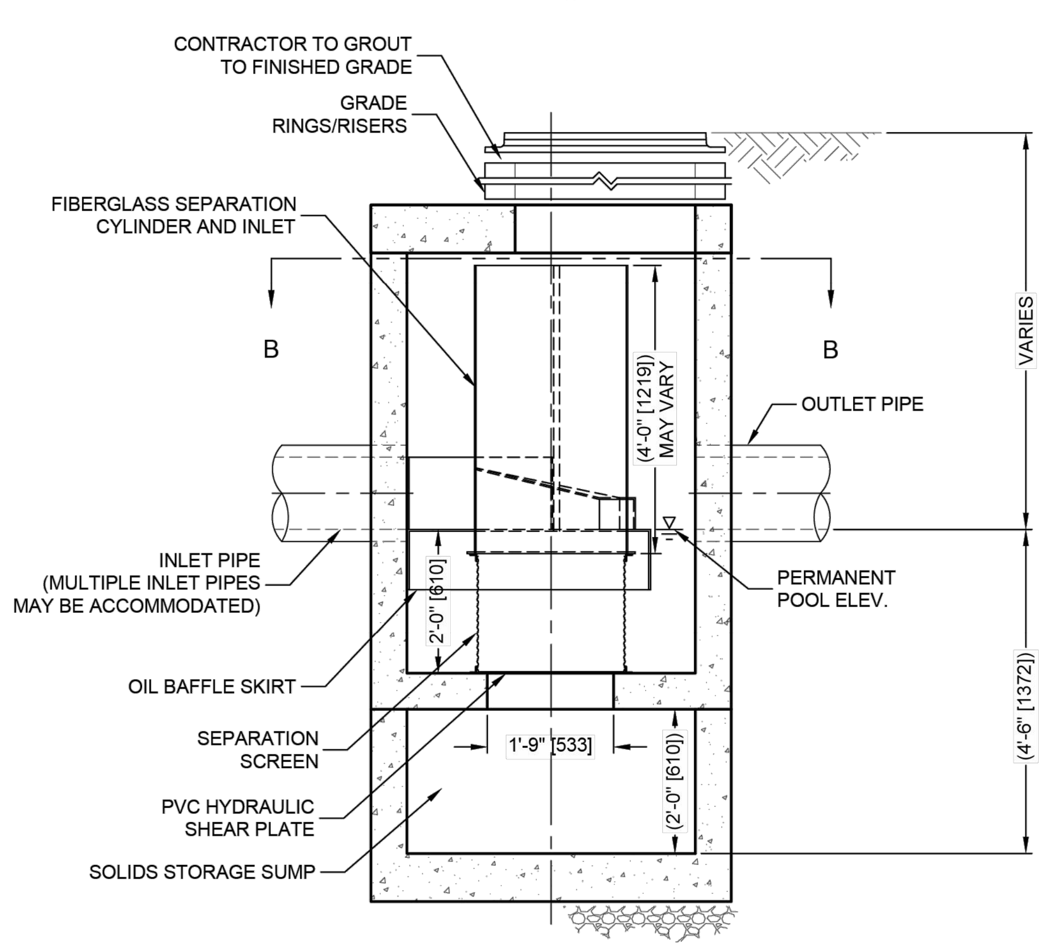
TREE ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL

Hydrodynamic Separator Detail
5

I:\STORMWATER\COMMOPS\22 CDS\40 STANDARD DRAWINGS\NJDEP SIZING\CDS-C (ONLINE)\DWG\DWG WITHOUT FLOWS\CDS-4-C DTL.DWG 2/12/2018 10:29 AM



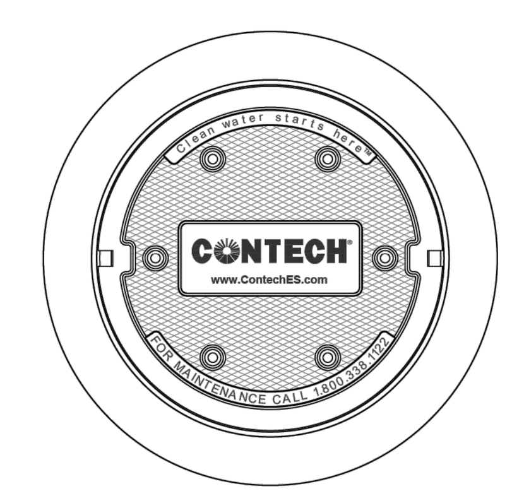
PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CDS-4-C (CDS2015-4) DESIGN NOTES
THE STANDARD CDS-4-C (CDS2015-4) CONFIGURATION IS SHOWN.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET HS20 (AASHTO M 306) AND BE CAST WITH THE CONTECH LOGO.
6. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS-4-C (CDS2015-4)
ONLINE CDS
STANDARD DETAIL

1.

APPROVED BY THE TOWN OF NORTH CASTLE PLANNING BOARD
RESOLUTION, DATED: ____________

DATE:
CHISTOPHER CARTHY, CHAIRMAN
TOWN OF NORTH CASTLE PLANNIN BOARD

ENGINEERING DRAWINGS/ PLANS REVIEWED BY TOWN ENGINEER:

DATE:
JOSEPH M. CERMELE, PE
KELLARD SESSIONS CONSULTING, P.C
CONSULTING TOWN ENGINEERS

Civil engineer:

Alan L. Pilch
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
P.E. #80167
C. of A. #0016331
Tel: (475) 215-5343

CONSULTANTS:

Architect:
TEO SIGUENZA ARCHITECTS
460 OLD POST ROAD
BEDFORD, NEW YORK 10506
Tel. 914.234.6289 Fax 914.234.0619

Surveyor:
Edward T. Gannon, PLS
Cherry Hill Road,
Blooming Grove, NY 10914

ISSUED:

Revised as per comments of RPRC	01/02/2024
Submission to Planning Board	02/12/2024
Submission to Planning Board	03/27/2024

SEAL:

PROJECT NAME:
BERKIN PROPERTY
99 Byram Ridge Road
Armonk, New York 10504
SBL: 101.01-1-13

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING
& LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 Ridgefield, CT 06877
Direct Tel. (475) 215-5343 Cell (203) 710-0587

Drawing Title:
Construction Details

Date: November 20, 2023

Dwn. by: alp

ID: 99 Byram Ridge Rd_03-12-2024

C-113

NOI for coverage under Stormwater General Permit for Construction Activity

version 1.37

(Submission #: HQ2-1VBW-J64H7, version 1)

Details

Originally Started By	Alan Pilch
Alternate Identifier	BERKIN PROPERTY
Submission ID	HQ2-1VBW-J64H7
Submission Reason	New
Status	Draft
Active Steps	Form Submitted

Form Input

Owner/Operator Information

Owner/Operator Name (Company/Private Owner/Municipality/Agency/Institution, etc.)
BERKIN PROPERTY

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
BERKIN

Owner/Operator Contact Person First Name
BRIAN

Owner/Operator Mailing Address
77 HAVEMEYER LN, UNIT 107

City
STAMFORD

State
CONNECTICUT

Zip
06902

Phone
914-282-6025

Email
brian.berkin@gmail.com

Federal Tax ID
N/A

> If the owner/operator is an organization, provide the Federal Tax ID number, or Employer Identification Number (EIN), in the format xx-xxxxxxx. If the owner/operator is an individual and not an organization, enter "Not Applicable" or "N/A" and do not provide the individual's social security number.

Project Location

Project/Site Name
BERKIN PROPERTY

Street Address (Not P.O. Box)
99 BYRAM RIDGE ROAD

Side of Street
West

City/Town/Village (THAT ISSUES BUILDING PERMIT)
NORTH CASTLE

State
NY

Zip
10504

DEC Region
3

> The DEC Region must be provided. Please use the NYSDEC Stormwater Interactive Map (https://gisservices.dec.ny.gov/gis/stormwater/) to confirm which DEC Region this site is located in. To view the DEC Regions, click on "Other Useful Reference Layers" on the left side of the map, then click on "DEC Administrative Boundary." Zoom out as needed to see the Region boundaries.

> For projects that span multiple Regions, please select a primary Region and then provide the additional Regions as a note in Question 39.

County
WESTCHESTER

Name of Nearest Cross Street
INDIAN TRAIL

Distance to Nearest Cross Street (Feet)
230

Project In Relation to Cross Street
North

Tax Map Numbers Section-Block-Parcel
101.01-1-13

Tax Map Numbers
NONE PROVIDED

> If the project does not have tax map numbers (e.g. linear projects), enter “Not Applicable” or "N/A".

1. Coordinates

Provide the Geographic Coordinates for the project site. The two methods are:
- Navigate to the project location on the map (below) and click to place a marker and obtain the XY coordinates.
- The "Find Me" button will provide the lat/long for the person filling out this form. Then pan the map to the correct location and click the map to place a marker and obtain the XY coordinates.

Navigate to your location and click on the map to get the X,Y coordinates
41.1542226,-73.7060193

Project Details

2. What is the nature of this project?
Redevelopment with increase in impervious area

> For the purposes of this eNOI, “New Construction” refers to any project that does not involve the disturbance of existing impervious area (i.e. 0 acres). If existing impervious area will be disturbed on the project site, it is considered redevelopment with either increase in impervious area or no increase in impervious area.

3. Select the predominant land use for both pre and post development conditions.

Pre-Development Existing Landuse
Single Family Home

Post-Development Future Land Use
Single Family Home

3a. If Single Family Subdivision was selected in question 3, enter the number of subdivision lots.
NONE PROVIDED

---

4. In accordance with the larger common plan of development or sale, enter the total project site acreage, the acreage to be disturbed and the future impervious area (acreage)within the disturbed area.

*** ROUND TO THE NEAREST TENTH OF AN ACRE. ***

Total Site Area (acres)
1.3

Total Area to be Disturbed (acres)
1.0

Existing Impervious Area to be Disturbed (acres)
0.1

Future Impervious Area Within Disturbed Area (acres)
0.3

5. Do you plan to disturb more than 5 acres of soil at any one time?
No

---

6. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

A (%)
32

B (%)
68

C (%)
0

D (%)
0

7. Is this a phased project?
No

8. Enter the planned start and end dates of the disturbance activities.

Start Date
06/03/2024

End Date
08/29/2025

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.
WAMPUS RIVER

> Drainage ditches and storm sewer systems are not considered surface waterbodies. Please identify the surface waterbody that they discharge to. If the nearest surface waterbody is unnamed, provide a description of the waterbody, such as, “Unnamed tributary to Niagara River.”

9a. Type of waterbody identified in question 9?
Stream/Creek Off Site

Other Waterbody Type Off Site Description
NONE PROVIDED

9b. If "wetland" was selected in 9A, how was the wetland identified?
NONE PROVIDED

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-20-001?
No

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-20-001?
No

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters?
No

> Please use the DEC Stormwater Interactive Map (https://gisservices.dec.ny.gov/gis/stormwater/) to confirm if this site is located in one of the watersheds of an AA or AA-S classified water. To view the watershed areas, click on “Permit Related Layers” on the left side of the map, then click on “Class AA AAS Watersheds.”

If No, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as D (provided the map unit name is inclusive of slopes greater than 25%), E or F on the USDA Soil Survey?
Yes

If Yes, what is the acreage to be disturbed?
0.3

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?
No

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?
Yes

16. What is the name of the municipality/entity that owns the separate storm sewer system?
TOWN OF NORTH CASTLE

17. Does any runoff from the site enter a sewer classified as a Combined Sewer?
No

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?
No

19. Is this property owned by a state authority, state agency, federal government or local government?
No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.)
No

Required SWPPP Components

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?
Yes

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)?
No

If you answered No in question 22, skip question 23 and the Post-construction Criteria and Post-construction SMP Identification sections.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual?
NONE PROVIDED

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:
Professional Engineer (P.E.)

SWPPP Preparer
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

Contact Name (Last, First)
PILCH ALAN

Mailing Address
P.O. BOX 843

City
RIDGEFIELD

State
CT

Zip
06877

Phone
203-710-0587

Email
alpengineering-la@outlook.com

Download SWPPP Preparer Certification Form

Please take the following steps to prepare and upload your preparer certification form:

1) Click on the link below to download a blank certification form
2) The certified SWPPP preparer should sign this form
3) Scan the signed form
4) Upload the scanned document
Download SWPPP Preparer Certification Form

Please upload the SWPPP Preparer Certification
SWPPP Preparer Certification Form - signed.pdf - 03/11/2024 11:19 AM
Comment
NONE PROVIDED

Erosion & Sediment Control Criteria

25. Has a construction sequence schedule for the planned management practices been prepared?
Yes

26. Select all of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural
Level Spreader
Sediment Basin
Silt Fence
Stabilized Construction Entrance
Storm Drain Inlet Protection
Temporary Swale

Biotechnical
None

Vegetative Measures
Mulching
Seeding
Temporary Swale

Permanent Structural
Retaining Wall
Rock Outlet Protection

Other
NONE PROVIDED

Post-Construction Criteria

*** IMPORTANT: Completion of Questions 27-39 is not required if response to Question 22 is No.**

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.
NONE PROVIDED

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).
NONE PROVIDED

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout). (Acre-feet)
NONE PROVIDED

29. Post-construction SMP Identification

Use the Post-construction SMP Identification section to identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity that were used to reduce the Total WQv Required (#28).

Identify the SMPs to be used by providing the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use the Post-Construction SMP Identification section to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29. (acre-feet)
NONE PROVIDED

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28)?
NONE PROVIDED

If Yes, go to question 36. If No, go to question 32.

32. Provide the Minimum RRv required based on HSG. [Minimum RRv Required = (P) (0.95) (Ai) / 12, Ai=(s) (Aic)] (acre-feet)
NONE PROVIDED

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?
NONE PROVIDED

If Yes, go to question 33.

Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. SMPs

Use the Post-construction SMP Identification section to identify the Standard SMPs and, if applicable, the Alternative SMPs to be used to treat the remaining total WQv (=Total WQv Required in #28 - Total RRv Provided in #30).

Also, provide the total impervious area that contributes runoff to each practice selected.

NOTE: Use the Post-construction SMP Identification section to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question #29. (acre-feet)
NONE PROVIDED

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).
NONE PROVIDED

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)?
NONE PROVIDED

If Yes, go to question 36.

If No, sizing criteria has not been met; therefore, NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv required and provided or select waiver (#36a), if applicable.

CPv Required (acre-feet)
NONE PROVIDED

CPv Provided (acre-feet)
NONE PROVIDED

36a. The need to provide channel protection has been waived because:
NONE PROVIDED

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (#37a), if applicable.

Overbank Flood Control Criteria (Qp)

Pre-Development (CFS)
NONE PROVIDED

Post-Development (CFS)
NONE PROVIDED

Total Extreme Flood Control Criteria (Qf)

Pre-Development (CFS)
NONE PROVIDED

Post-Development (CFS)
NONE PROVIDED

37a. The need to meet the Qp and Qf criteria has been waived because:
NONE PROVIDED

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?
NONE PROVIDED

If Yes, Identify the entity responsible for the long term Operation and Maintenance
NONE PROVIDED

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). (See question #32a) This space can also be used for other pertinent project information.
SWPPP Prepared by:

Alan L. Pilch, PE
ALP Engineering & Landscape Architecture, PLLC
NYS License No. 080167

Post-Construction SMP Identification

Runoff Reduction (RR) Techniques, Standard Stormwater Management Practices (SMPs) and Alternative SMPs

Identify the Post-construction SMPs to be used by providing the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

RR Techniques (Area Reduction)

Round to the nearest tenth

Total Contributing Acres for Conservation of Natural Area (RR-1)
NONE PROVIDED

Total Contributing Impervious Acres for Conservation of Natural Area (RR-1)
NONE PROVIDED

Total Contributing Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)
NONE PROVIDED

Total Contributing Impervious Acres for Sheetflow to Riparian Buffers/Filter Strips (RR-2)
NONE PROVIDED

Total Contributing Acres for Tree Planting/Tree Pit (RR-3)
NONE PROVIDED

Total Contributing Impervious Acres for Tree Planting/Tree Pit (RR-3)
NONE PROVIDED

Total Contributing Acres for Disconnection of Rooftop Runoff (RR-4)
NONE PROVIDED

RR Techniques (Volume Reduction)

Total Contributing Impervious Acres for Disconnection of Rooftop Runoff (RR-4)
NONE PROVIDED

Total Contributing Impervious Acres for Vegetated Swale (RR-5)
NONE PROVIDED

Total Contributing Impervious Acres for Rain Garden (RR-6)
NONE PROVIDED

Total Contributing Impervious Acres for Stormwater Planter (RR-7)
NONE PROVIDED

Total Contributing Impervious Acres for Rain Barrel/Cistern (RR-8)
NONE PROVIDED

Total Contributing Impervious Acres for Porous Pavement (RR-9)
NONE PROVIDED

Total Contributing Impervious Acres for Green Roof (RR-10)
NONE PROVIDED

Standard SMPs with RRv Capacity

Total Contributing Impervious Acres for Infiltration Trench (I-1)
NONE PROVIDED

Total Contributing Impervious Acres for Infiltration Basin (I-2)
NONE PROVIDED

Total Contributing Impervious Acres for Dry Well (I-3)
NONE PROVIDED

Total Contributing Impervious Acres for Underground Infiltration System (I-4)
NONE PROVIDED

Total Contributing Impervious Acres for Bioretention (F-5)
NONE PROVIDED

Total Contributing Impervious Acres for Dry Swale (O-1)
NONE PROVIDED

Standard SMPs

Total Contributing Impervious Acres for Micropool Extended Detention (P-1)
NONE PROVIDED

Total Contributing Impervious Acres for Wet Pond (P-2)
NONE PROVIDED

Total Contributing Impervious Acres for Wet Extended Detention (P-3)
NONE PROVIDED

Total Contributing Impervious Acres for Multiple Pond System (P-4)
NONE PROVIDED

Total Contributing Impervious Acres for Pocket Pond (P-5)
NONE PROVIDED

Total Contributing Impervious Acres for Surface Sand Filter (F-1)
NONE PROVIDED

Total Contributing Impervious Acres for Underground Sand Filter (F-2)
NONE PROVIDED

Total Contributing Impervious Acres for Perimeter Sand Filter (F-3)
NONE PROVIDED

Total Contributing Impervious Acres for Organic Filter (F-4)
NONE PROVIDED

Total Contributing Impervious Acres for Shallow Wetland (W-1)
NONE PROVIDED

Total Contributing Impervious Acres for Extended Detention Wetland (W-2)
NONE PROVIDED

Total Contributing Impervious Acres for Pond/Wetland System (W-3)
NONE PROVIDED

Total Contributing Impervious Acres for Pocket Wetland (W-4)
NONE PROVIDED

Total Contributing Impervious Acres for Wet Swale (O-2)
NONE PROVIDED

Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Total Contributing Impervious Area for Hydrodynamic
NONE PROVIDED

Total Contributing Impervious Area for Wet Vault
NONE PROVIDED

Total Contributing Impervious Area for Media Filter
NONE PROVIDED

"Other" Alternative SMP?
NONE PROVIDED

Total Contributing Impervious Area for "Other"
NONE PROVIDED

Provide the name and manufaturer of the alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

Manufacturer of Alternative SMP
NONE PROVIDED

Name of Alternative SMP
NONE PROVIDED

Other Permits

40. Identify other DEC permits, existing and new, that are required for this project/facility.
None

If SPDES Multi-Sector GP, then give permit ID
NONE PROVIDED

If Other, then identify
NONE PROVIDED

41. Does this project require a US Army Corps of Engineers Wetland Permit?
No

If "Yes," then indicate Size of Impact, in acres, to the nearest tenth
NONE PROVIDED

42. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned.
NONE PROVIDED

MS4 SWPPP Acceptance

43. Is this project subject to the requirements of a regulated, traditional land use control MS4?
NONE PROVIDED

If No, skip question 44

44. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI?
NONE PROVIDED

MS4 SWPPP Acceptance Form Download

Download form from the link below. Complete, sign, and upload.
MS4 SWPPP Acceptance Form

MS4 Acceptance Form Upload
NONE PROVIDED
Comment
NONE PROVIDED

Owner/Operator Certification

Owner/Operator Certification Form Download

Download the certification form by clicking the link below. Complete, sign, scan, and upload the form.
Owner/Operator Certification Form (PDF, 45KB)

Upload Owner/Operator Certification Form
NONE PROVIDED
Comment
NONE PROVIDED

Attachments

Date	Attachment Name	Context	User
3/11/2024 11:19 AM	SWPPP Preparer Certification Form - signed.pdf	Attachment	Alan Pilch

Status History

	User	Processing Status
3/11/2024 10:53:12 AM	Alan Pilch	Draft

Processing Steps

Step Name	Assigned To/Completed By	Date Completed
Form Submitted		
Under Review	DAVID GASPER	
Under Review	Daniel von Schilgen	

ALP Engineering
& Landscape Architecture, PLLC

March 27, 2024

Hon. Christopher Carthy, Chairman and Members of the Planning Board
Town of North Castle
17 Bedford Road
Armonk, NY 10504

RE: Berkin Residence
99 Byram Ridge Road
Town of North Castle (Armonk Hamlet), New York
Section 101.01, Block 1, Lot 13

Dear Chairman Carthy and Members of the Planning Board:

We are pleased to submit a .pdf file of the following plans and documents in support of the application on behalf of Jackie and Brian Berkin for Site Development Plan Approval for a new residence on the property located at 99 Byram Ridge Road.

The drawings being submitted in support of this application include the following:

Drawing No.	Drawing Title	Date
C-101	Site Layout Plan	03/27/2024
C-102	Grading and Utilities Plan	03/27/2024
C-103	Erosion and Sediment Control Plan	03/27/2024
C-104	Landscape Plan	03/27/2024
C-111	Construction Details	03/27/2024
C-112	Construction Details / Driveway Profile	03/27/2024
C-113	Construction Details	03/27/2024
C-114	Construction Details	03/27/2024

In addition, we are submitting the Notice of Intent form so that we may obtain coverage under the SPDES General Permit for Stormwater Discharges Associated with Construction Activity.

This letter responds to the comments in the memorandum from the Town Engineer dated February 26, 2024. Each comment is repeated below in italics, with the response appearing below the comment. As requested by the Planning Board at the meeting on 02/26/2024, we flagged on March 1, with orange pin flags, the corners of the proposed house on the property

P.O. Box 843 Ridgefield, CT 06877
Direct: (475) 215-5343 Mobile: (203) 710-0587
Email: alpengineeering-la@outlook.com

and the retaining walls proposed on the south side of the house for the Board members' walk of the property.

GENERAL COMMENTS

The applicant is proposing to mitigate stormwater runoff through the use of 318 feet of 36 inch diameter solid wall and water tight HDPE Pipe under the proposed driveway and within two (2) rain gardens located within the year yard. The majority of the dwelling and the complete driveway will be treated within the stormwater storage pipe. The rear yard patio and pool will be treated within one (1) rain garden and the northern portion of the dwelling, which roof area cannot discharge to the storage pipe storage system under the driveway will be treated within the second rain garden. Impervious surfaces on-site will increase from 3,580 s.f. to 13,000 s.f. with the construction of the new residence, driveway, pool and patio. The applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP), which evaluates runoff during a 1-, 10-, 25- and 100-year 24-hour Type III storm event. Runoff leaving the site will be equal to or less than existing runoff during each storm event evaluated.

Discharge from the site will be piped to the southwest corner of the property where flows will be directed through a 40 foot long and 4 foot deep infiltration trench. While the applicant's design does not increase the volume of discharge and, therefore, is in compliance with Town stormwater regulations, it is discharged at one specific location on the property. During a 100-year storm event discharge at the southwest corner of the property will be approximately 4 c.f.'s, a sufficient flow to cause erosion. The applicant's efforts to mitigate the point discharge with the 40 foot long infiltration trench is a positive benefit to the off-site property receiving the discharge. The applicant, however, has not provided evidence that the infiltration trench is sufficient to fully mitigate the discharge during significant rainfall events. The applicant should further evaluate the discharge point and explore whether the infiltration practice can be expanded to further mitigate the discharge.

Response: The infiltration trench is proposed with a level spreader in order to maximize the amount of runoff infiltration and groundwater recharge. A 90-foot length infiltration trench/level spreader is proposed to manage the discharge of runoff from the property.

2. The applicant will need to perform soil testing in the vicinity of the proposed rain gardens and at the location of the proposed infiltration trench. Please contact our office to schedule the testing.

Response: So noted. Now that the season is transitioning to spring, we will arrange to conduct soils testing performed.

3. The applicant has provided water quality mitigation calculations for the pool, patio and northern portion of the residence. The applicant should also address water quality for the main residence and driveway.

Response: As noted in comment 4, below, the project does involve slightly more than one acre of land disturbance and will require the filing of a Notice of Intent form with the NYSDEC in order to obtain coverage under the SPDES General Permit. That being said, since the project site involves the construction of a single family home *not* located in one of the watersheds listed in Appendix C (i.e., the New York City Water Supply watershed) and does *not* directly discharging to one of the 303(d) segments listed in Appendix E, the construction activity requires the preparation of a SWPPP that only includes erosion and sediment controls, and not water quality treatment. We would propose that a hydrodynamic separator (HDS) be installed prior to the conveyance of runoff into the subsurface detention system. This HDS would provide water quality treatment by removing sediment from the runoff and removals of any floatables and oils and grease in the runoff prior to its conveyance into the stormwater management practice. The maintenance of the HDS is similar to a septic tank (i.e., periodic pumping of any accumulated sediment and floatables from the practice).

4. Disturbances over one (1) acre require conformance with the New York State Department of Environmental Conservation (NYSDEC) General Permit (GP-0-20-001) for stormwater quantity and quality controls. A Notice of Intent (NOI) and MS4 Acceptance Form will need to be filed with the NYSDEC. The applicant should submit draft copies to our office for review.

Response: So noted. Attached is a draft eNOI form for review.

5. The applicant has prepared a SWPPP, which includes an erosion and sediment control plan to be implemented during construction. Erosion and sediment controls will include silt fencing, diversion swales, temporary sediment basin and stabilized construction entrance. The most significant aspect of the plan which provides the gradient protection to downstream properties is the temporary sediment basin. It is important, however, that the basin is properly sized to accommodate the drainage area tributary to the basin. The applicant therefore should provide sizing calculations for the temporary sediment basin. The basin should be designed to also accept the roof runoff from the proposed residence while under construction and prior to the gutter being installed and connected to the stormwater

mitigation system. Please provide a detail of the temporary sediment basin and its outlet controls.

Response: In accordance with the 2016 New York State Standards and Specifications for Erosion and Sediment Control, the sediment storage zone is to provide 1,000 cubic feet of sediment storage per disturbed acre. Given that the drainage area to the temporary sediment basin is calculated to be 1.043 acres (45,468 s.f.), the sediment storage zone is to be at least 1,044 cubic feet. In addition, the volume of the dewatering zone is to be 3,600 cubic feet per acre, or (1.043 acre x 3600 c.f./acre) 3758 cubic feet, for a total of 4,801 cubic feet required.

The proposed temporary sediment basin will provide a total of 5,077 cubic feet of storage, thus meeting the requirement of the Standards.

6. The applicant has prepared a profile of the proposed driveway. The curb cut of the new driveway will be relocated approximately 50 feet south of the existing curb cut. A platform is located immediately off the roadway with varying grades between the roadway and house, with a maximum grade of 14%. Moderate to gentle grades are proposed in the vicinity of the house and garage.

The applicant should illustrate the location of the center of road and property line on the driveway profile for confirmation that the proposed driveway platform is in conformance with Town Code.

Response: The grades on the proposed driveway have been modified slightly. The centerline of the proposed driveway is depicted on Drawing C-102; the profile on Drawing C-112 shows the grade along the centerline of the driveway.

From the edge of the road for a distance of 17.5 feet into the property, the slope of the driveway is proposed to descend with a slope of 4.00%, the maximum which is permitted as per Section 355-59 B.(3). The maximum slope of the driveway is proposed to be 13.95% (less than the maximum permitted) for a distance of 42.5', and then at 14.0% for a distance of 17.6'.

7. The application requires the construction of the double tiered retaining wall along the southern property line adjacent to a neighboring residence. A 5.5 foot wall and 5.0 foot wall will result in 10.5 feet of height between the bottom of the lower wall and top of the upper wall.

The applicant should prepare designs and provide construction details of all retaining walls. Designs and details should include proposed protection barriers along the top of the wall. Plans shall also note that the construction of all retaining walls shall be overseen by the Design Professional who shall certify to the Township that the walls were constructed in compliance with the approved plans.

The project landscape plan should also address plantings in the vicinity of the retaining walls which can screen the walls from the neighboring residence and yard.

Retaining walls will be designed and the construction details submitted under separate cover by the project structural engineer.

The landscape plan has been amended to propose the planting of an evergreen shrub and a clinging vine along the two walls proximate to the southern property line so as to provide screening from the neighboring residence and yard. Please refer to drawing C-104 for the landscape plan amendments.

8. The applicant has submitted a copy of the Westchester County Department of Health (WCHD) Construction Permit Approval for the proposed septic system and domestic well. The approval was issued based on the house and site plans for the previously proposed residence. The Permit should be updated to reflect the currently proposed residence and site plan. Please submit a copy of the updated Permit when obtained.

Response: So noted.

9. The applicant should provide all site-related construction details, including curbing, patios, walkways, etc.

Response: Site related construction details are shown on drawings C-113 and C-114.

10. The applicant will need to obtain a Curb Cut Permit from the Town Highway Department prior to obtaining a Building Permit.

Response: So noted.

11. The applicant should submit a cut and fill analysis for the project. A Fill Permit may be required from the Town Building Department prior to obtaining a Building Permit.

Response: Calculations using the Volumes Dashboard within the AutoCAD Civil 3D program indicates that the cut would be 783 c.y. and the amount of fill 2937 c.y. for a net amount of fill of 2,154 c.y.

We look forward to discussing the updated plans with the Planning Board. Should you have any comments or questions regarding the enclosed submission, please feel free to call me on my direct line at (475) 215-5343, or my cell at (203) 710-0587.

Very truly yours,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

Alan L. Pilch, P.E., R.L.A.
Principal

cc: Jackie and Brian Berkin (via email)
Teo Siguenza, Architect (via email)