April 25, 2024

Mr. Christopher Carthy, Chairman
And members of the Planning Board
Town of North Castle
17 Bedford Road
Armonk, NY 10504

RE: JMC Project 20101
The Summit Club at Armonk
568 & 570 Bedford Road (NY 22)
Town of North Castle, NY

Response to Town Comments Resubmission (Golf Course-Maintenance Building)

Dear Chairman Carthy and Members of the Planning Board:

On behalf of the owner and applicant, Summit Country Club, LLC, we are pleased to submit the following documents for your continued review of the Golf Course/Maintenance Building Phase:

1. JMC Drawings:

Dwg. No.	Title		Rev. #/Date
C-000M	Cover Sheet	1	04/25/2024
C-010M	Overall Existing Conditions Map	1	04/25/2024
C-011M	Existing Conditions Map	1	04/25/2024
C-020M	Site Demolition & Tree Removal Plan	1	04/25/2024
C-100AM	Overall Golf Course Layout Plan		04/25/2024
C-100M	Overall Site Layout Plan	1	04/25/2024
C-101M	Site Layout Plan	1	04/25/2024
C-200M	Site Grading Plan	1	04/25/2024
C-300M	Site Utilities Plan	1	04/25/2024
C-400M	Site Erosion & Sediment Control Plan	1	04/25/2024
C-900M	Construction Details	1	04/25/2024
C-901M	Construction Details	1	04/25/2024
BE-1	25-Foot Landscaped Buffer Exhibit		03/26/2024
GCSP-4.0A	Overall Site Layout Plan	1	08/03/2020

2. Granoff Architects Drawings:

Dwg. No.	Title	Rev. #	Date
Landscape:			
LS C	Cover-Landscape	4	07/24/2023
LS 100.0	Overall Site Plan-Phase I	4	07/24/2023
LS 100.1A	Phase 1 Site Plan-Southern Development	4	07/24/2023
LS 101.1B	Phase 1 Site Plan-Northern Development	4	07/24/2023
LS 100.2	Site Details	4	07/24/2023
LS 101.0	Amenities Building Masonry Layout Plan	4	07/24/2023
LS 101.1	Amenities Building – Planting Plan	4	07/24/2023
LS 101.2	Amenities Building – Pool Fencing Layout	4	07/24/2023
LS 101.3	Amenities Building Details	4	07/24/2023
LS 101.4	Amenities Building – Pool Dec Elevations	4	07/24/2023
LS 102	Main Entry – Planting Plan	4	07/24/2023
LS 102.1	Entry Signage	4	07/24/2024
LS 103.1	Residential Building – Typical Planting Plan	4	07/24/2023
LS 104	Detention Basin Planting Plan	4	07/24/2023

3. Drawing SL-1A “Exterior Lighting Calculation Phase 1” prepared by Apex Lighting Solutions, dated 10/19/2022.

4. Razar Series-LED Lighting Specifications prepared by U.S. Architectural Lighting.

5. “Summit Club Maintenance Building” Photometric Plans prepared by Apex Lighting Solutions, last revised 04/23/2024.

6. Carbtrol Advanced Washwater Recycle System Layout & Information, dated 01/04/2023.

7. Plantstar Chemical Mix/Load and Recapture Systems Information & Product Use/Storage List, dated 12/09/2022.

8. Convault Fuel Tank Product Brochure

9. ESD Waste2Water Chemical Storage Structure Product Brochure

10. “Requested Surface-Water and Groundwater Sampling Program” Memorandum prepared by WSP, dated 08/13/2020.

11. “Future Surface Water and Groundwater Sampling” Memorandum prepared by HydroEnvironmental Solutions, Inc., dated 09/11/2020.

12. “The Summit Club at Armonk-Narrative Outline” prepared by Summit Country Club, LLC, dated 04/25/2024.

The revisions depicted on the above noted plans reflect responses to comments outlined in the Town of North Castle Planning Department Memorandum, dated 03/18/2024 and Planning Department email correspondence, dated 04/11/2024. For ease of review, we have repeated and enumerated the comments in italic print, followed by our responses:

General Comments

Comment No. 1

The site plan depicts the location of proposed chemical storage and chemical mixing. The Applicant has proposed to install a PlantStar system that permits the recovery/reuse or treatment of spills, and minimize personnel chemical exposure. This system allows for sprayer tanks to be pumped out, washed, drained and material collected and also ensures the total recapture and containment of any spills.

Response No. 1

This comment is so noted.

Comment No. 2

The site plan depicts an outdoor vehicle and equipment washing location. The Applicant has proposed to install the Carbtrol advanced washwater recycle system. This system collects, screens, clarifies and treats all washwater so that it can be recycled. The system uses sand filtration and activated carbon adsorption as well as final water polishing using ozone and hydrogen peroxide. The proposed system is integrated with the proposed chemical mixing/load recapture system.

Response No. 2

This comment is so noted.

Comment No. 3

The Applicant should indicate whether any vehicle or equipment repair will occur on site. If so, the Applicant should provide the Planning Board with additional information regarding this subject. Specifically, the Applicant should explain the measures proposed to be implemented that would contain vehicle/equipment fluids. It is recommended that the be revised to contain a note indicating that the repair areas will drain and connect to the proposed Carbtrol system. In addition, the note should state that all collected vehicle fluids will be appropriately recycled or eliminated via the Carbtrol system.

Response No. 3

Vehicle/equipment repair consists mainly of small engine equipment (walk mowers, blowers, trimmer type equipment) that receive periodic maintenance based on hours of use. The repairs will include oil changes, air and fuel filters, grease and anti-freeze. These items are all considered basic preventative maintenance, in order to keep equipment on the proper maintenance schedule to avoid unexpected and typically larger more involved repairs down the road. Repairs will be performed in the maintenance area of the building which will have floor drains that will either drain to an oil/water separator and then be discharged to the sanitary sewer system or will drain to the Carbtrol system, to be determined by the Plumbing Engineer. The plan has been revised to indicate the location of the proposed Carbtrol vehicle washdown and chemical treatment plant and a note has been added stating “All collected vehicle fluids will be appropriately recycled or eliminated via the Carbtrol system.” Refer to Drawing C-101M prepared by JMC, last revised 04/25/2024.

Comment No. 4

The site plan notes that a fueling station is proposed. Staff was not able to discern the location of the fueling station, details or how much fuel is proposed to be stored. Additional information should be submitted to the Planning Board. The Applicant should also demonstrate that the proposed fuel storage is adequately isolated from the proposed chemical storage.

Response No. 4

The plan has been revised to indicate the location of the proposed ConVault split fuel tank – 500 gallon diesel, 1,500 gallon gasoline tank. Refer to Drawing C-101M prepared by JMC, last revised 04/25/2024.

Comment No. 5

The Applicant has submitted a list of chemicals. The list should be updated to also include chemical quantities and the form of the chemical (solid, liquid, etc.) as well as all MDS sheets. In addition, the area for chemical storage should be alarmed and monitored by a central station. Furthermore, the Applicant should indicate whether fertilizer would be stored, and if so, what type, quantity and form of fertilizer.

Response No. 5

The chemicals are to be stored in a separate and dedicated chemical storage building that is equipped with the approved safety features. Fertilizer will be stored in the building in both liquid and granular forms. The golf club currently stores roughly 400 gal in liquid products and roughly 1,000lbs of granular product. The plan has been revised to indicate the location of the proposed ESD Waste2Water chemical storage structure and a note has been added stating "The area for chemical storage shall be alarmed and monitored by a central station." Refer to Drawing C-101M prepared by JMC, last revised 04/25/2024.

Condition No. 6

The Applicant should submit a photometric plan for review.

Response No. 6

A photometric plan has been prepared. Refer to Drawing "Summit Club Maintenance Building" prepared by Apex Lighting Solutions, last revised 04/23/2024.

Condition No. 7

The Applicant previously provided a detailed narrative describing the proposed operation of the golf club:

• 500 members
• Activities of the club will be limited to golf, swimming, tennis, pickleball, basketball, and other indoor activities such as a health club, exercise and fitness training, group classes along with spa services.
• Additional golf course improvements are not proposed at this time.
• The facilities of the club may be used as a day camp for children of members limited to no more than 100 children at any one time.
• Golf outings will be held during the golf season typically Mondays-Wednesdays. The number of outings will be determined by market conditions and golf course capacity.
• Social events will be held during the season for members & guests typically Fridays-Sundays. The number of social events will be determined by member interest and may vary from year to year.
• 10 guest cottages may be built on the property containing a mix of five (5) 2-bedroom & five (5) 4-bedroom designs for seasonal use by invited guests and guests of members. Said cottages may be leased, licensed or sold as investments to members or third-party investors and will be managed by the club. They will not have full kitchens and cannot be used as permanent residential units.

The Town Board and Planning Board will need to closely review the entire narrative description in the Applicant's January 30, 2023 Cover Letter and determine whether the Applicant's operational parameters are acceptable.

The Town will need to give consideration as to whether the proposed number of members is acceptable, whether additional information regarding the day camp is warranted and whether the Town wishes to further regulate golf outings and social events.

The Town will also need to determine whether the proposed golf cottages are acceptable.

Response No. 7

This comment is so noted. The golf course narrative has been revised and is included in this submission package.

Comment No. 8

Pursuant to Section 355-40.I(5) of the Town Code, the Applicant provided the town with organizational documents that describe the organizational structure and operating rules of the club.

The Town Attorney has reviewed the document and finds it acceptable.

Response No. 8

This comment is so noted.

Comment No. 9

The site plan should demonstrate that the club contains adequate off-street parking facilities for the proposed use. The golf club and residential requires 477 spaces and 431 are provided. The Applicant is seeking a 65 space credit for residential club members. The Applicant should reference the section of the Town Code that permits the requested credit. If the Town Code does not permit the requested credit, the Applicant will need to obtain a variance from the Zoning Board of Appeals.

The Town Code requires 1 space for each 3 members, plus 1 for each 3 seats in meeting and/or dining rooms.

Response No. 9

The Applicant is pursuing an area variance for 61 off-street parking spaces from the total required parking from the Town of North Castle Zoning Board of Appeals (ZBA) in lieu of the 65 off-street parking space credit for the on-site market rate units for golf course members. As discussed during the Town Board meeting on 04/10/2024, we are respectfully requesting that the Planning Board refer this variance request to the ZBA. Refer to the parking calculations provided on Drawing C-000M prepared by JMC, last revised 04/25/2024.

Comment No. 10

The site plan shall depict details of the proposed/existing refuse/recycling enclosure.

Response No. 10

A proposed trash enclosure and associated detail has been added to the plans. Refer to Drawings C-101M and C-901M prepared by JMC, last revised 04/25/2024.

Condition No. 11

The Applicant has submitted a golf course Integrated Turfgrass and Pest Management Plan (ITPMP) for review as discussed in the adopted Findings Statement. The ITPMP has been referred to the Town's hydrogeologist, HES, to review the plan with respect to potential impacts upon surface water and groundwater. However, the Applicant should also submit the related Surface-Water Sampling Program that includes the monitoring of surface water exiting the site during construction and a few years after the completion of construction.

Response No. 11

Documentation pertaining to the surface water sampling program has been included in this submission package.

Email Correspondence

Comment No. 1

Create a site plan for the golf club that creates the record set. The plan should include the following elements, some of which were included in the residential site plan set:

Site plan depicting overall club property with all improvements, Parking lot layout, Landscaping plan, Lighting Plan, Trash enclosure/management, Golf cottages (if proposed), Water District infrastructure, Sewer infrastructure, Maintenance infrastructure, Golf Course as-built (holes, paths, etc.)

Response No. 1

Site plans have been prepared depicting the above referenced improvements. Refer to JMC Drawings C-100AM, dated 04/25/2024, GCSP-4.0A, last revised 08/03/2020, and BE-1, dated 03/26/2024. Refer to drawings prepared by Granoff Architects and Apex Lighting Solutions for the proposed landscaping and lighting improvements.

Furthermore, as indicated in Response No. 9, we are respectfully requesting a referral to the Town Zoning Board of Appeals in pursuit of an area variance for 61 off-street parking spaces.

We trust the attached documents and above responses are sufficient for your continued review and we respectfully request placement on the May 13th Planning Board agenda. Thank you for your consideration.

If you have any questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Paul R. Sysak, RLA
Senior Project Manager

cc: Adam R. Kaufman, AICP
John Kellard, PE
Joseph M. Cermele, PE, CFM
Roland Baroni, Esq.
Jeffrey B. Mendell
Mark P. Weingarten, Esq.
Kenneth S. Andersen, AIA

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SITE PLAN APPROVAL DRAWINGS

THE SUMMIT CLUB AT ARMONK

(GOLF COURSE PHASE - MAINTENANCE BUILDING)

TAX MAP SECTION 101.02 | BLOCK 1 | LOT 28.1 & 28.2

WESTCHESTER COUNTY

568 & 570 BEDFORD ROAD (NY-22)

TOWN OF NORTH CASTLE, NEW YORK

JMC Drawing List:

Applicant/Owner:
SUMMIT COUNTRY CLUB, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504
(914) 391-2900

Architect/Landscape Architect:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
(203) 625-9460

Attorney:
DELBELLO DONNELLAN WEINGARTEN WISE & WIEDERKEHR, LLP
THE GATEWAY BUILDING
ONE NORTH LEXINGTON AVENUE
WHITE PLAINS, NY 10601
(914) 681-0200

Lighting Consultant:
APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD
WETHERSFIELD, CT 06109
(860) 632-8766

Water Distribution System Consultant:
WSP
ONE PENN PLAZA, 2ND FLOOR, 250 W 34TH STREET
NEW YORK, NY 10119
(212) 465-5000

Sewage Treatment Plant Consultant:
R&M ENGINEERING
50 ELM STREET
HUNTINGTON, NY 11743
(631) 271-0576

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

ZONING COMPLIANCE CHART

SECTION 101.02, BLOCK 1, LOT 28.1 & 28.2 (2/08/7.C1A)
ZONES "R-2A" – "ONE FAMILY RESIDENCE DISTRICT (2 ACRES)"
"GCCFO"– "GOLF COURSE COMMUNITY FLOATING OVERLAY DISTRICT"
PROPOSED USE: GOLF COURSE COMMUNITY
FIRE/AMBULANCE DISTRICT: ARMONK FIRE DEPARTMENT (NORTH CASTLE DISTRICT #2)
WATER DISTRICT: NORTH CASTLE WATER DISTRICT #2
SCHOOL DISTRICT: BYRAM HILLS CENTRAL SCHOOL DISTRICT
SEWER DISTRICT: ON–SITE SEWAGE TREATMENT PLANT (NYSDEC SPDES PERMIT)

DESCRIPTION	REQUIRED/ PERMITTED (R–2A)	REQUIRED/ PERMITTED (GCCFO)	EXISTING	PROPOSED/ PROVIDED (LOT 1)	PROPOSED/ PROVIDED (LOT 2)	PROPOSED/ PROVIDED (LOT 2.1)	PROPOSED/ PROVIDED (LOT 3)	PROPOSED/ PROVIDED (LOT 4)	PROPOSED/ PROVIDED (LOT 5)	PROPOSED/ PROVIDED (LOT 6)
LOT AREA (SQUARE FEET/ACRES)	2.0 MIN. (1)	SEE NOTE 1	6,808,556.34/156.30 (5)	5,678,173.42/130.34	873,787.82/20.06	39,559.08/0.91	128,720.04/2.96	11,062.95/0.25	46,266.56/1.06	31,416.21/0.72
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)
LOT WIDTH (FEET)	150 MIN. (1)	SEE NOTE 1	±2,300	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)										
FRONT	50 (1)	SEE NOTE 1	123.1	313.72 (1)	252.69 (1)	279.79 (1)	817.74 (1)	1,132.50 (1)	– (1)	– (1)
SIDE	30 (1)	SEE NOTE 1	287.8	99.78 (1)	110.43 (1)	328.33 (1)	1,468.17 (1)	1,869.34 (1)	– (1)	– (1)
REAR	50 (1)	SEE NOTE 1	1,645.5	1,755.63 (1)	872.81 (1)	1,699.80 (1)	1,095.77 (1)	1,249.79 (1)	– (1)	– (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72 (6)	0.33 (1)(7)	1.29 (1)(7)	0.04 (1)(7)	0.01 (1)(7)	0.01 (1)(7)	– (1)(7)	– (1)(7)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	–	–
PARKING SPACES										
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	124	139 (8)	168	–	–	–	–	–
ACCESSIBLE PARKING SPACES	N/A	–	5	5 (8)	12	–	–	–	–	–
COMPACT PARKING SPACES	N/A	–	–	–	–	–	–	–	–	–
TOTAL PARKING SPACES	2 PER DWELLING UNIT	–	129	144 (8)	180	–	–	–	–	–
LOADING SPACES	N/A	SEE NOTE 4	1	1	1	–	–	–	–	–

NOTES:

1. IN THE GCCFO DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (§ 355–21 OF THIS CHAPTER). LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A GCCFO DISTRICT SHALL BE DETERMINED BY THE PLANNING BOARD IN CONJUNCTION WITH SUBDIVISION APPROVAL. LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS OF LOTS WITHIN A GCCFO DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE GCCFO DISTRICT WILL BE LOCATED; THE GCCFO DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS, PROPERTIES AND LAND USES; THE GCCFO DISTRICT'S TOPOGRAPHY; AND SUCH OTHER FACTORS THE PLANNING BOARD MAY DETERMINE TO BE APPROPRIATE. THE LOTS AND/OR PARCELS THAT TOGETHER COMPRISE A GOLF COURSE COMMUNITY SITE ARE NOT REQUIRED TO BE CONTIGUOUS, PROVIDED THAT EACH SUCH LOT AND/OR PARCEL ADJOINS THE AFFILIATED MEMBERSHIP CLUB. ALL LOT, DIMENSIONAL, AND PARKING REQUIREMENTS IN THIS SECTION, INCLUDING BUT NOT LIMITED TO MAXIMUM DENSITY, MAXIMUM BUILDING COVERAGE, MINIMUM YARDS AND REQUIRED OFF–STREET PARKING, SHALL APPLY TO THE LAND AREA IN THE GCCFO DISTRICT AS A WHOLE, NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL, OR THAT THE SITE MAY FROM TIME TO TIME BE SUBDIVIDED OR RESUBDIVIDED, AND ALL DETERMINATIONS AND CALCULATIONS RELATING TO SUCH REQUIREMENTS SHALL BE MADE WITH REFERENCE TO THE BOUNDARIES OF THE ENTIRE LAND AREA IN THE GCCFO DISTRICT AND AS THOUGH SUCH AREA IS A SINGLE LOT (AS DEFINED IN § 355–4 OF THIS CHAPTER), EVEN THOUGH IT IS OR WILL BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL.

2. THE MAXIMUM BUILDING HEIGHT SHALL BE THREE STORIES AND 39 1/2 FEET TO THE MEAN LEVEL OF THE PRIMARY ROOF, MEASURED FROM THE LEVEL OF THE FINISHED GRADE AT THE MAIN ENTRY TO THE BUILDING.

3. RESIDENTIAL PARKING CALCULATIONS

   MARKET–RATE DWELLING UNITS REQUIREMENT: "OTHER MULTIFAMILY DWELLING UNITS": 2 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM IN EXCESS OF 2, PLUS 10% VISITOR PARKING.

   65 TOTAL MARKET–RATE DWELLING UNITS: (33) 2–BEDROOM UNITS, (32) 3–BEDROOM UNITS
   65 (DWELLING UNITS) X 2 = 130 PARKING SPACES
   32 (3–BEDROOM UNITS) X .5 = 16 PARKING SPACES
   10% VISITOR PARKING: 146 X .10 = 14.6 (15) PARKING SPACES
   TOTAL REQUIRED PARKING FOR MARKET–RATE UNITS: 161 PARKING SPACES

   AFFH DWELLING UNITS REQUIREMENT: "MIDDLE–INCOME DWELLING UNITS AND AFFH UNITS": 1 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM.

   7 TOTAL AFFH DWELLING UNITS: (3) 2–BEDROOM UNITS, (4) 3–BEDROOM UNITS
   7 (DWELLING UNITS) X 1 = 7 PARKING SPACES
   18 (TOTAL BEDROOMS) X .5 = 9 PARKING SPACES
   TOTAL REQUIRED PARKING FOR AFFH UNITS: 16 PARKING SPACES

   TOTAL REQUIRED PARKING FOR RESIDENTIAL: 177 PARKING SPACES

   GOLF COURSE/CLUB PARKING CALCULATIONS

   GOLF COURSE/CLUB REQUIREMENT: "GOLF OR COUNTRY CLUBS": 1 FOR EACH 3 MEMBERS, PLUS 1 FOR EACH 3 SEATS IN THE MEETING AND/OR DINING ROOMS.

   500 TOTAL MEMBERSHIPS:
   500 (MEMBERSHIPS) / 3 = 166.6 (167) PARKING SPACES

   AMENITIES BUILDING (PHASE 1):
   123 TOTAL SEATS: (68 RESTAURANT SEATS + 55 BAR SEATS)
   123 (SEATS) / 3 = 41 PARKING SPACES

   TOTAL REQUIRED PARKING FOR GOLF COURSE/CLUB: 208 PARKING SPACES

   TOTAL REQUIRED PARKING: 177 RESIDENTIAL + 208 GOLF COURSE/CLUB = 385 SPACES
   TOTAL PROVIDED PARKING: 180 RESIDENTIAL + 129 GOLF COURSE/CLUB + 15 MAINTENANCE AREA = 324 SPACES (61 SPACE AREA VARIANCE REQUIRED)

4. FOR WHOLESALE BUSINESS, INDUSTRY, STORAGE, WAREHOUSE AND OTHER COMMERCIAL ESTABLISHMENTS, A MINIMUM OF ONE SPACE FOR EACH ESTABLISHMENT, AND ONE ADDITIONAL SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF IN EXCESS OF 4,000 SQUARE FEET OF GROSS FLOOR AREA.

5. CURRENTLY THE GOLF COURSE LOT IS ±129.96 ACRES AND THE RESIDENTIAL LOT IS ±26.34 ACRES.

6. TOTAL EXISTING BUILDING COVERAGE CALCULATED BASED ON ALL EXISTING BUILDINGS ON THE PROPERTY, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.

7. BUILDING COVERAGE BREAKDOWN:

   LOT 1:
   TEMPORARY CLUBHOUSE FACILITIES: ±2,806.09 S.F.
   MAINTENANCE BUILDING FACILITIES (PARTIAL): ±4,637.71 S.F.
   EXISTING GOLF COURSE FACILITIES: ±3,738.06
   TOTAL LOT 1 BUILDING COVERAGE: ±11,181.86 S.F.

   LOT 2:
   RESIDENTIAL BUILDINGS: 6 X ±14,420.17 S.F.
   GATE HOUSE: ±903 S.F.
   TENNIS PAVILION: ±375 S.F.
   TOTAL LOT 2 BUILDING COVERAGE: ±87,799.02 S.F

   LOT 2.1:
   RESIDENTIAL AMENITIES BUILDING: ±2,939.39 S.F.
   TOTAL LOT 2.1 BUILDING COVERAGE: ±2,939.39 S.F.

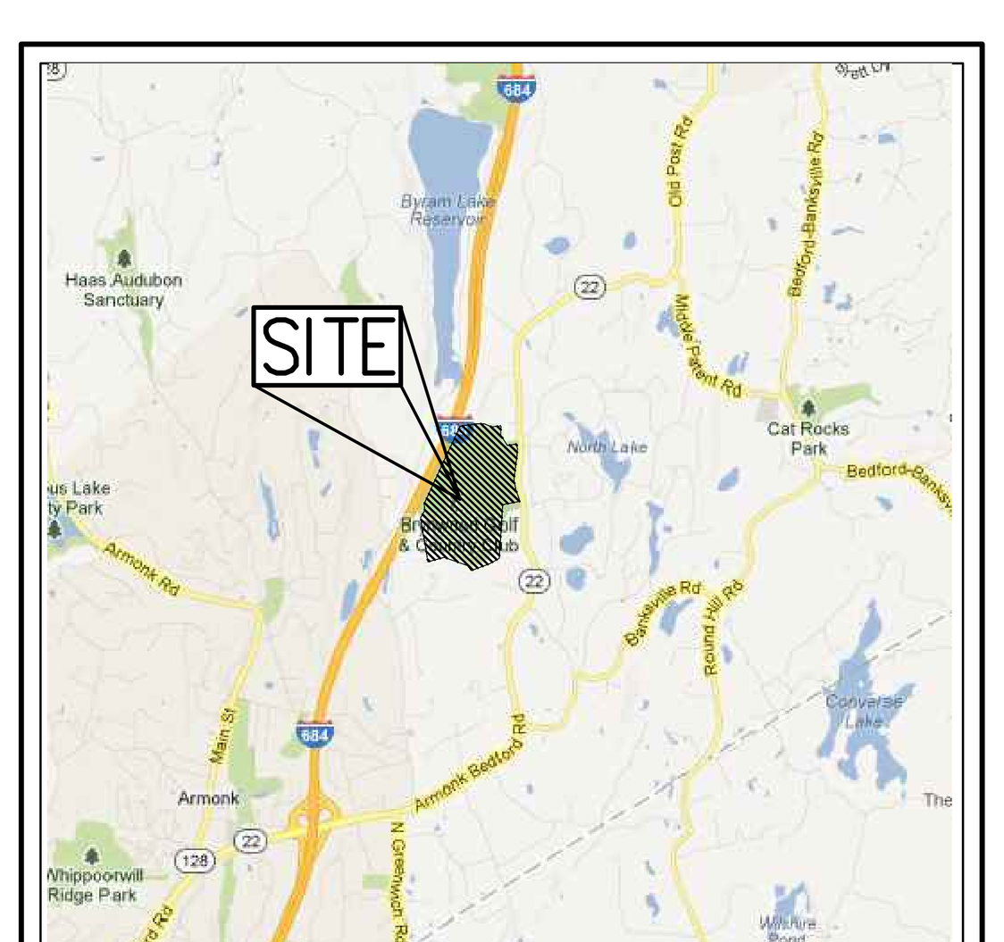
   LOT 3:
   SEWAGE TREATMENT PLANT: ±699.58 S.F.
   MAINTENANCE BUILDING FACILITIES (PARTIAL): ±3,139.24 S.F.
   TOTAL LOT 3 BUILDING COVERAGE: ±3,838.82 S.F.

   LOT 4:
   WATER TREATMENT BUILDING: ±640.00 S.F.
   WATER HOLDING TANK: ±571.36 S.F.
   TOTAL LOT 4 BUILDING COVERAGE: ±1,211.36 S.F.

   LOT 5 & LOT 6:
   LOTS 5 & 6 DO NOT CONTAIN ANY BUILDINGS.

8. THE PROPOSED/PROVIDED PARKING COUNT IS BASED ON THE TEMPORARY CLUBHOUSE FACILITIES INSTALLED/CONSTRUCTED IN 2021 PLUS 15 SPACES AT THE PROPOSED MAINTENANCE AREA.

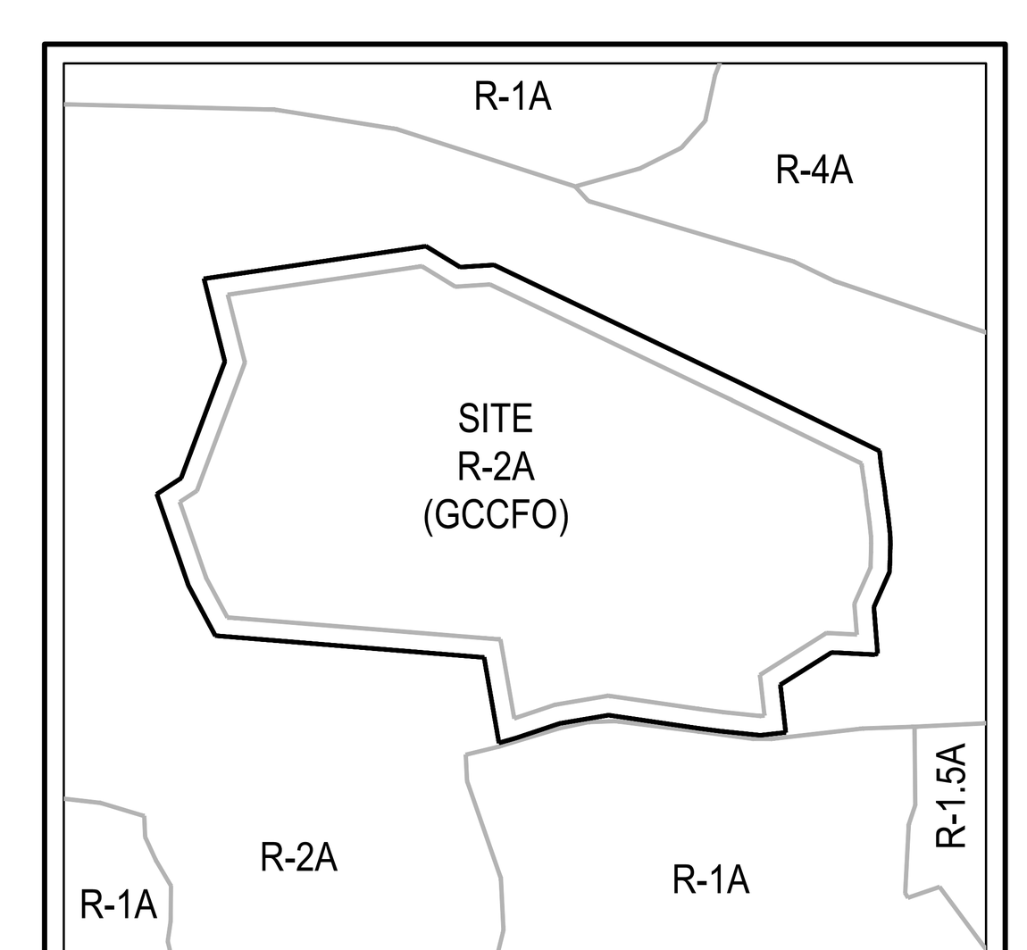
9. REFER TO DRAWING C–100A FOR THE RESIDENTIAL UNIT MIX BREAKDOWN, UNIT DENSITY CALCULATIONS, AND MINIMUM PROVIDED FLOOR AREAS PER UNIT.



SITE LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS/2020

LEGEND

— — —	SITE PROPERTY LINE
— — —	ZONING BOUNDARY
R-4A	4–ACRE RESIDENTIAL ZONE
R-2A	2–ACRE RESIDENTIAL ZONE
R-1.5A	1.5–ACRE RESIDENTIAL ZONE
R-1A	1–ACRE RESIDENTIAL ZONE
GCCFO	GOLF COURSE COMMUNITY FLOATING OVERLAY DISTRICT



ZONING MAP
SCALE: 1" = 5,000'

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1–800–962–7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.

2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.

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

4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107–05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.

5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.

6. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________________ DATE: ________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

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

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

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

Previous Editions Obsolete

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

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John Meyer Consulting, Inc.
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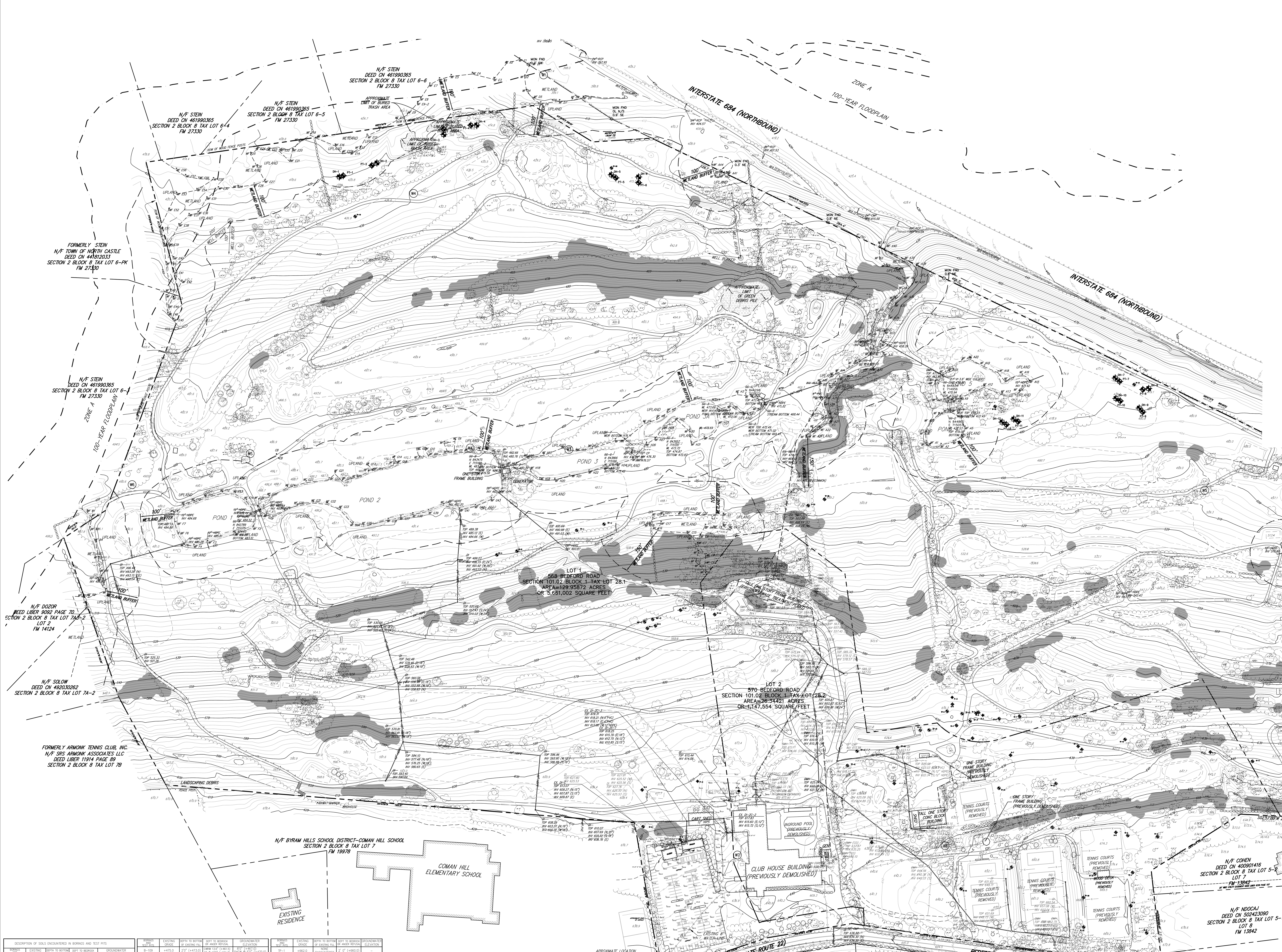
Drawn:	NC
Approved:	AG
Scale:	NOT TO SCALE
Date:	03/11/2024
Project No:	20101
	20101–COVER COVER–MAINTENANCE COVER.scr
Drawing No:	C–000M



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING FLOODPLAIN LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
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- EXISTING STORM DRAIN LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING ELECTRIC LINE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WELL LOCATION AND DESIGNATION
- EXISTING GREEN-WASTE DEBRIS PILE
- EXISTING TOWN-REGULATED STEEP SLOPE AREA (GREATER THAN 25%)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.

DESCRIPTION OF SOILS ENCOUNTERED IN BORINGS AND TEST PITS

BORINGS AND TEST PITS	EXISTING GRADE	DEPTH TO BOTTOM OF EXISTING FILL	DEPT TO BEDROCK OR ANGER REFUSAL	GROUNDWATER ELEVATION
B-1	+661.0	NONE ENCOUNTERED	8' 0" (+653.0)	–
B-2	+628.0	NONE ENCOUNTERED	7' 0" (+621.0)	–
B-3	+620.0	NONE ENCOUNTERED	4' 9" (+615.3)	–
B-4	+628.0	NONE ENCOUNTERED	10' 6" (+617.5)	–
B-5	+623.0	NONE ENCOUNTERED	8' 6" (+614.5)	–
B-6	+617.0	1' 0" (+616.0)	5' 6" (+611.5)	–
B-7	+628.0	NONE ENCOUNTERED	15' 2" (+612.8)	–
B-8	+609.0	5' 6" (+603.5)	NE to 12' 0"	+608.3
B-9	+674.0	7' 0" (+667.0)	7' 0" (+667.0)	–
B-10	+638.8	NONE ENCOUNTERED	2' 0" (+636.8)	–
B-11	+640.0	NONE ENCOUNTERED	5' 6" (+634.5)	–
B-101	+563.0	5' 0" (+558.0)	CWR@ 7'0" (+556.0) C @ 11'2" (551.8)	NE TO 11'2"
B-102	+565.0	5' 0" (+560.0)	CWR@ 8'0" (+557.0) AR @ 9'6" (555.5)	NE TO 8'6"
B-103	+623.0	5' 0" (+618.0)	CWR@ 6'6" (+616.5) AR @ 8'0" (615.0)	NE TO 8'0"
B-104	+622.0	5' 0" (+617.0)	CWR@ 6'0" (+616.0) AR @ 7'0" (+615.0)	**3'0"(+619.0)
B-105	+620.0	5' 0" (+615.0)	CWR@ 7'0" (+613.0) AR @ 5'0" (+615.0)	NE to 9'3"
B-106	+622.0	5' 0" (+617.0)	CWR@ 6'6" (+615.5) AR @ 7'6" (+614.5)	**2'0 (+620.0)
R-7	+630.0	5' 0" (+625.0)	CWR@ 7'0" (+623.0) AR @ 9'0" (+621.0)	NE to (9'0")
B-107	+564.0	5' 0" (+559.0)	CWR@ 7'6" (+556.5) C @ 8'6" (+555.5)	NE TO 8'6"
B-108	+564.0	3' 6" (+560.5)	CWR@ 7'0" (+567.0) AR @ 8'6" (+555.5)	NE TO 8'6"
ST-1	+579.0	NE	CWR@ 5'0" (+572.0) AR @ 11'0" (+567.5)	NE TO 11'6"
ST-2	+587.0	NE	CWR@ 8'0" (+579.0) AR @ 11'0" (+576.0)	NE TO 11'0"
ST-4	+563.0	8' 0" (+555.0)	CWR@ 11'6" (+551.5) AR @ 16'6" (+546.5)	NE TO 16'6"
B-201	+563.0	10' 0" (+553.0)	AR @ 12'0" (+551.0)	NE to (12'0")
B-202	+565.0	4' 0" (+561.0)	AR @ 16'6" (+548.5)	**9'0" (+556.0)

BORINGS AND TEST PITS	EXISTING GRADE	DEPTH TO BOTTOM OF EXISTING FILL	DEPT TO BEDROCK OR ANGER REFUSAL	GROUNDWATER ELEVATION
B-109	+475.0	2'0" (+473.0)	CWR@ 13.6" (+461.5) AR @ 13'9" (+561.3)	8'0" (+467.0) SHGW @ 5'0" (+470.0)
B-110	+474.0	2'6" (+471.5)	CWR@ 9'6" (+464.5) AR @ 11'0" (+563.0)	3'6" (+470.5)
B-111	+482.0	1'6" (+480.5)	CWR@ 8'6" (+473.5) AR @ 10'6" (+471.5)	3'6" (+478.5)
B-112	+481.0	1'6" (+479.5)	CWR@ 11'0" (+470.0) AR @ 12'6" (+468.5)	4'0" (+477.0) SHGW' 3'0" (+478.0)
B-113	+472.0	NE	CWR@ 5'6" (+466.5) AR @ 9'10" (+562.2)	NE to 9'10"
B-114	+622.0	NE	AR @ 3'6" (+618.5)	NE to 3'6"
B-117	+624.0	NE	CWR@ 6'6" (+617.5) AR @ 7'9" (+616.25)	NE to 7'9"
B-121	+674.0	2' 6" (+671.5)	AR @ 4'6" (+669.5)	NE to 4'6"
B-203	+552.0	10' 0" (+542.0)	CWR@ 10'0" (+542.0) AR @ 10'2" (+541.8)	**9'0" (+543.0)
DH-A	+500.0	2'3" (+497.75)	CWR@ 6'6" (+493.5) AR @ 8'6" (+491.5)	3'0" (+497.0)
DH-B	+500.0	2'6" (+497.75)	CWR@ 4'9" (+495.25) AR @ 5'6" (+494.5)	4'0" (+496.0)
DH-C	+563.0	1'3" (+561.75)	CWR@ 5'6" (+557.5) AR @ 6'6" (556.5)	NE TO 6'6"
DH-D	+563.0	NE	CWR@ 7'0" (+556.0) AR @ 7'6" (+555.5)	NE TO 7'6"
TP-E	+618.0	1'6" (+616.5)	AR @ 1'6" (+616.5)	NE TO 1.6"
TP-F	+621.0	2'3" (+618.75)	AR @ 2'3" (618.75)	NE to 2'3"
TP-G	+618.0	1' 3" (+616.75)	AR @ 1'3" (616.75)	NE to 1'3"
TP-H	+619.0	NE	CWR@ 3'0" (+616.0) AR @ 3'6" (+615.5)	NE to 3'6"
DH-I	+493.2	NE	NE to 9'0"	7'6" (+485.7) SHGW @ 2'6" (+490.7)
DH-J	+492.5	2'9" (+489.75)	CWR@ 6'9" (+485.75) AR @ 9'3" (+483.25)	7'6" (+485.0) SHGW @ 1'3" (+491.25)
DH-K	+624.0	2'9" (+621.25)	AR @ 3'0" (+621.0)	NE TO 3'0"
DH-L	+623.0	2'3" (+620.75)	CWR@ 4'9" (+618.25) AR @ 8'3" (+614.75)	NE TO 8'3"
DH-M	+624.5	2'3" (+622.25)	AR @ 5'9" (+618.75)	NE TO 5'9"
DH-N	+623.1	2'9" (+620.35)	AR @ 2'9" (+620.35)	NE to 2'9"
DH-O	+618.8	NE	AR @ 0'10" (+617.9)	NE to (0'10")
DH-P	+620.5	2' 0" (+618.5)	CWR@ 3'3" (+617.25) AR @ 5'0" (+615.5)	NE to (5'0")
INF-C	+560.5	1'3" (+559.25)	AR @ 4'0" (+556.5)	NE to 4'0"

BORINGS AND TEST PITS	EXISTING GRADE	DEPTH TO BOTTOM OF EXISTING FILL	DEPT TO BEDROCK OR ANGER REFUSAL	GROUNDWATER ELEVATION
TP-1	+662.0	NONE ENCOUNTERED	2' 0" (+660.0)	–
TP-2	+672.0	1' 10" (+670.2)	4' 4" (+667.7)	–
TP-3	+672.0	NONE ENCOUNTERED	2' 2" (+669.8)	–
TP-4	+672.0	NONE ENCOUNTERED	3' 6" (+668.5)	–
TP-5	+670.0	NONE ENCOUNTERED	4' 9" (+665.3)	–
TP-6	+672.0	NONE ENCOUNTERED	4' 7" (+667.4)	–
TP-7	+620.0	NONE ENCOUNTERED	2' 8" (+617.3)	–
TP-8	+614.0	NONE ENCOUNTERED	NE to 8' 0"	+609.9
TP-9	+628.0	>6' 9" (<+621.3)	NE to 6' 9"	–
TP-10	+625.0	3' 0" (+622.0)	NE to 8' 0"	–
TP-11	+642.0	NONE ENCOUNTERED	6' 0" (+636.0)	–
TP-12	+635.0	5' 0" (+630.0)	NE to 6' 6"	–
TP-13	+636.0	NONE ENCOUNTERED	7' 5" (+628.6)	+631.2
TP-14	+625.0	5' 0" (+620.0)	5' 0" (+620.0)	–
TP-15	+668.0	NONE ENCOUNTERED	1' 8" (+666.3)	–
TP-16	+651.0	1' 10" (+649.2)	4' 10" (+646.2)	–
TP-17	+655.0	NONE ENCOUNTERED	NE to 1' 0"	–
TP-18	+670.0	NONE ENCOUNTERED	NE to 7' 0"	–
TP-19	+427.0	2' 5" (+424.6)	NE to 7' 0"	–
TP-20	+415.0	NONE ENCOUNTERED	NE to 8' 0"	–
TP-21	+478.0	1' 4" (+476.7)	7' 0" (+471.0)	–
TP-22	+475.0	NONE ENCOUNTERED	NE to 7' 6"	+470.5
TP-23	+496.0	NONE ENCOUNTERED	3' 10" (+492.2)	–
TP-24	+564.0	NONE ENCOUNTERED	6' 8" (+557.3)	–
TP-25	+633.0	NONE ENCOUNTERED	3' 4" (+629.7)	–
TP-26	+669.0	5' 6" (+663.5)	NE to 9' 0"	–
TP-27	+561.0	NONE ENCOUNTERED	4' 4" (+556.7)	–
TP-28	+499.0	>9' 0" (<+490.0)	NE to 9' 0"	+491.0

FIELD PERMEABILITY TEST RESULTS

PERMEABILITY TEST NO.	PERMEABILITY TEST DEPTH	PERMEABILITY RATE
BP-4	7' 0" (+621.0)	2.4 IN/HOUR
P-1	3' 6" (+616.5)	>20 IN/HOUR
P-2	1' 8" (+610.3)	NR
P-3	2' 8" (+613.3)	>20 IN/HOUR
P-4	2' 0" (+613.0)	NR
INF-C	*3'0" (+557.5)	6.75 IN/HOUR
INF-D	*5'3" (+555.5)	22.5 IN/HOUR
DH-L	*3'9" (+619.3)	3.75 IN/HOUR
DH-M	*4'9" (+619.8)	9.75 IN/HOUR
DH-P	*3'3" (+617.3)	46.5 IN/HOUR

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________ DATE: ________

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________

JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT COUNTRY CLUB, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

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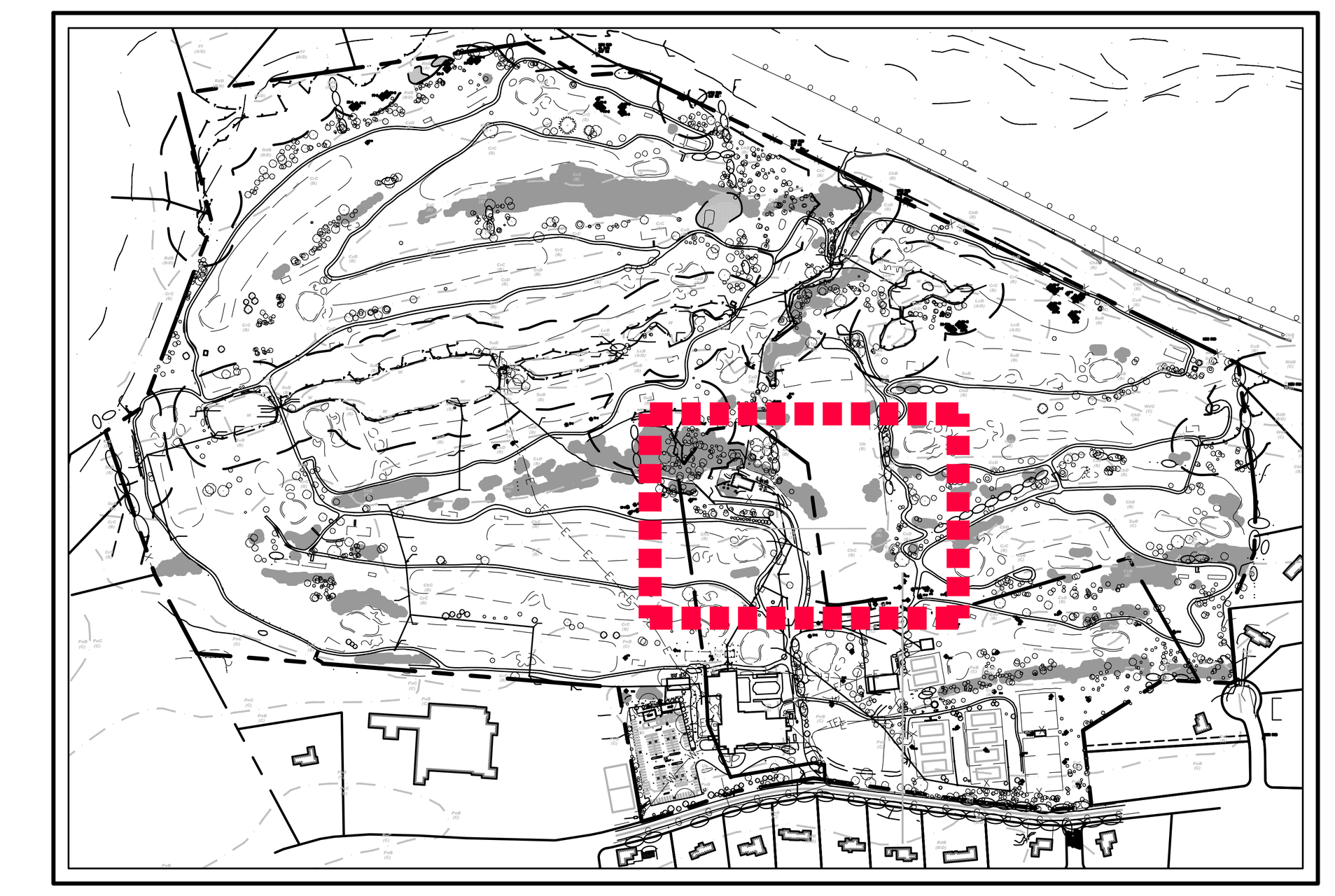
OVERALL EXISTING CONDITIONS MAP

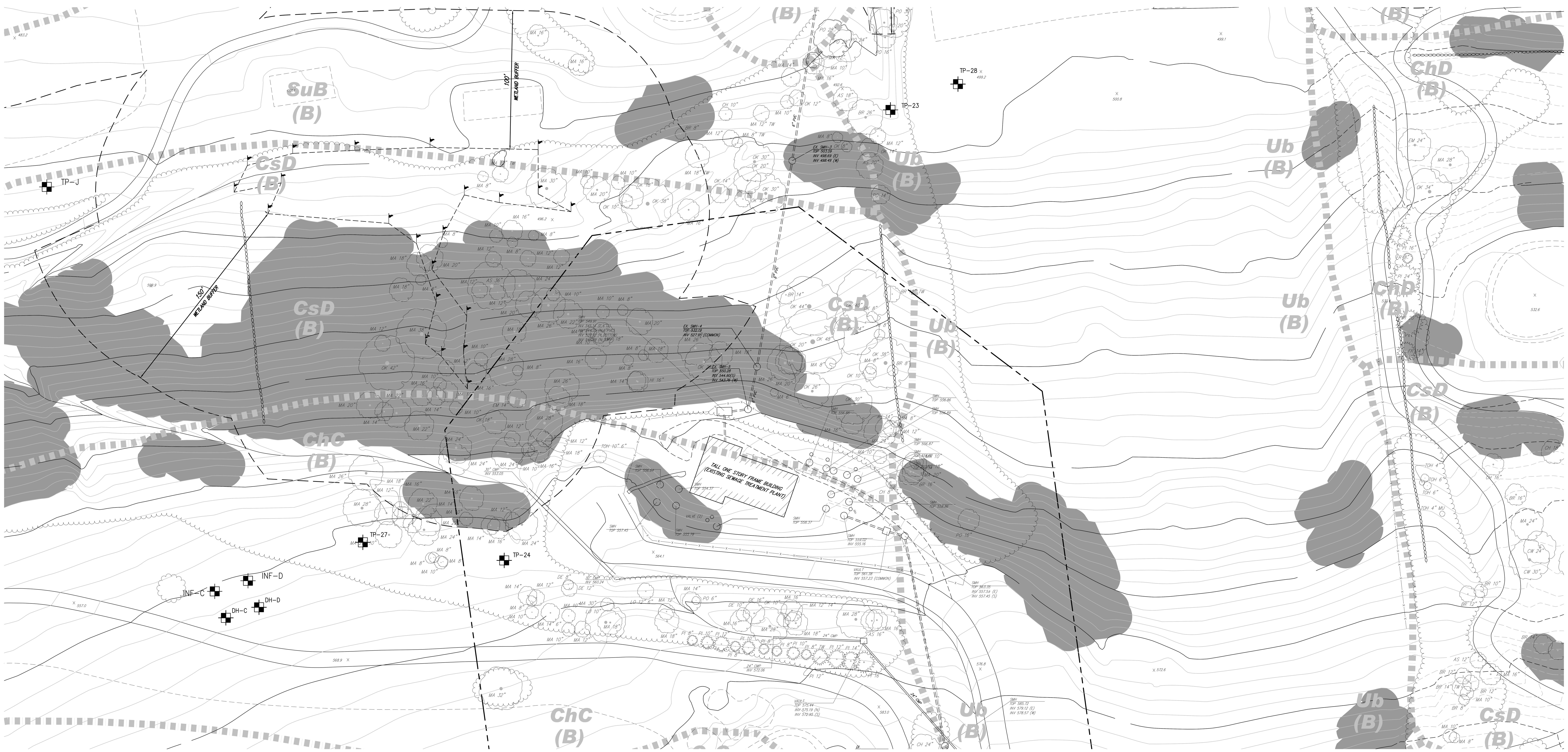
THE SUMMIT CLUB AT ARMONK
(GOLF COURSE PHASE – MAINTENANCE BUILDING)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: NC Approved: AG
Scale: 1" = 100'
Date: 03/11/2024
Project No: 20101
20101-EXISTINGEX OV-MAINTENANCE EXIST.scr
Drawing No: C-010M



KEY MAP

SCALE: 1" = 500'



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
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- EXISTING GREEN-WASTE DEBRIS PILE
- EXISTING TOWN-REGULATED STEEP SLOPE AREA (GREATER THAN 25%)

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Previous Editions Obsolete

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www.jmcpllc.com

EXISTING CONDITIONS MAP

THE SUMMIT CLUB AT ARMONK
(GOLF COURSE PHASE – MAINTENANCE BUILDING)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________________________ DATE: ________________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________________________ DATE: ________________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

Drawn: NC	Approved: AG
Scale:	1" = 30'
Date:	03/11/2024
Project No:	20101
20101-EXISTING	EX-MAINTENANCE EXIST.scr
Drawing No:	C-011M

TREE REMOVAL SUMMARY

NUMBER	SPECIES	DIAMETER	REMAIN/REMOVE
51	PINE	16"	REMAIN
52	PINE	14"	REMAIN
53	PINE	12"	REMAIN
54	PINE	8"	REMAIN
55	PINE	10"	REMAIN
56	PINE	8"	REMAIN
57	PINE	8"	REMAIN
58	PINE	10"	REMAIN
59	PINE	8"	REMAIN
60	PINE	12"	REMOVE
61	PINE	10"	REMOVE
62	PINE	8"	REMOVE
63	MAPLE	18"	REMOVE
64	MAPLE	18"	REMAIN
65	MAPLE	12"	REMAIN
66	MAPLE	10"	REMAIN
67	MAPLE	14"–6"	REMAIN
68	MAPLE	10"	REMAIN
69	MAPLE	8"	REMAIN
70	MAPLE	14"	REMOVE
71	MAPLE	12"	REMAIN
72	DECIDUOUS	8"	REMOVE
73	DECIDUOUS	12"	REMOVE
74	MAPLE	10"	REMAIN
75	MAPLE	30"	REMAIN
76	LOCUST	10"	REMAIN
77	LOCUST	12"–6"	REMOVE
78	MAPLE	12"	REMOVE
79	MAPLE	14"	REMOVE
80	POPLAR	6"	REMOVE
81	DECIDUOUS	10"	REMOVE
82	MAPLE	16"	REMOVE
83	DECIDUOUS	16"	REMOVE
84	OAK	10"	REMOVE
85	MAPLE	28"	REMOVE
86	MAPLE	16"	REMOVE
87	MAPLE	12"–14"	REMOVE
88	MAPLE	18"	REMOVE
89	MAPLE	28"	REMOVE
90	ASH	16"	REMOVE
91	MAPLE	16"	REMOVE
582	MAPLE	24"	REMOVE
583	MAPLE	16"	REMAIN
584	MAPLE	14"	REMAIN
585	MAPLE	12"	REMAIN
586	MAPLE	10"	REMAIN
587	MAPLE	18"	REMAIN
588	MAPLE	24"	REMAIN
589	MAPLE	24"	REMAIN
590	OAK	18"	REMAIN
591	MAPLE	24"	REMAIN
592	MAPLE	10"	REMAIN
593	MAPLE	16"	REMAIN
594	MAPLE	18"	REMAIN
595	MAPLE	12"	REMAIN
596	MAPLE	12"	REMAIN
597	MAPLE	28"	REMAIN
598	ELM	14"	REMAIN
599	MAPLE	28"	REMAIN
600	MAPLE	8"	REMAIN
601	MAPLE	26"	REMAIN
602	MAPLE	18"	REMAIN
603	TREE OF HEAVEN	10"–6"	REMOVE
604	MAPLE	18"	REMAIN
605	MAPLE	26"	REMAIN
606	MAPLE	22"	REMAIN
607	MAPLE	10"	REMAIN
608	MAPLE	10"	REMAIN
609	MAPLE	8"	REMAIN
610	MAPLE	8"	REMAIN
611	MAPLE	10"	REMAIN
612	MAPLE	16"	REMAIN
613	MAPLE	18"	REMAIN
614	MAPLE	20"	REMAIN
615	MAPLE	18"	REMAIN
616	MAPLE	8"	REMAIN
617	MAPLE	8"	REMAIN
618	MAPLE	14"	REMAIN
619	HICKORY	16"	REMAIN
620	MAPLE	26"	REMAIN
621	MAPLE	18"	REMAIN
622	OAK	28"	REMAIN
623	MAPLE	26"	REMAIN
624	MAPLE	20"	REMAIN
625	MAPLE	6"	REMAIN
626	OAK	26"	REMAIN
627	MAPLE	8"	REMAIN
628	OAK	20"	REMAIN
629	OAK	48"	REMAIN
630	BIRCH	14"	REMAIN
631	OAK	44"	REMAIN
632	OAK	40"	REMAIN
633	OAK	34"	REMAIN
634	OAK	8"	REMAIN
635	BIRCH	12"TW	REMAIN
636	HICKORY	8"	REMAIN
637	OAK	38"	REMAIN
638	MAPLE	8"	REMAIN
639	OAK	10"	REMAIN
640	BIRCH	8"	REMAIN
641	OAK	30"	REMAIN
642	MAPLE	16"	REMAIN
643	ASH	14"	REMAIN
644	MAPLE	8"	REMAIN
645	MAPLE	12"	REMAIN
646	MAPLE	24"	REMAIN
647	MAPLE	10"	REMOVE
648	MAPLE	10"	REMOVE
649	ASH	18"	REMOVE
650	MAPLE	20"	REMOVE
651	BIRCH	16"	REMOVE
652	CHERRY	8"	REMOVE
653	POPLAR	16"	REMOVE
665	MAPLE	28"	REMAIN
TOTAL NUMBER OF TREES TO BE REMOVED: 31*			

*THE OVERALL SUMMIT CLUB DEVELOPMENT PROPOSES THE REMOVAL OF A TOTAL OF 270 TREES, WHICH INCLUDES THE MAINTENANCE BUILDING AREA.

KEY MAP

SCALE: 1" = 500'

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING ELECTRIC LINE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING WELL LOCATION AND DESIGNATION
- EXISTING FEATURE TO BE REMOVED
- PROPOSED SAWCUT LINE
- PROPOSED LIMIT OF DISTURBANCE

TOTAL NUMBER OF TREES TO BE REMOVED: 31

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN–SIMPSON & ASSOCIATES.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ADHERE TO ALL REQUIREMENTS OF AGENCIES HAVING JURISDICTION OVER ROCK CRUSHING OPERATIONS. PORTABLE ROCK CRUSHING EQUIPMENT USED IN WESTCHESTER COUNTY IS SUBJECT TO PERMITTING BY THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDOH). THE ROCK CRUSHING EQUIPMENT MUST MAINTAIN A VALID AND CURRENT PERMIT IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN CHAPTER 873, ARTICLE XIII, SECTIONS 873.1303.1 AND 873.1306.1 OF THE WESTCHESTER COUNTY CODE. IN ADDITION TO COUNTY INSPECTION OF THE EQUIPMENT, THESE REGULATIONS REQUIRE MITIGATION MEASURES TO CONTROL THE POTENTIAL FOR FUGITIVE PARTICULATE EMISSIONS (STONE DUST).
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE TOWN OF NORTH CASTLE AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE TOWN.
6. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE TOWN OF NORTH CASTLE BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE TOWN.
7. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE TOWN, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE TOWN, A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
8. ANY UNSUITABLE MATERIAL FOUND ON–SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF–SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
9. ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT–OF–WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH TOWN/STATE REQUIREMENTS.
10. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF–SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
11. EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
12. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH TOWN REQUIREMENTS, AS REQUIRED AND/OR DIRECTED BY THE TOWN OF NORTH CASTLE OR JMC.
13. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
14. ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
15. ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
16. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
17. THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE STATE, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE NYS ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE STATE PRIOR TO OBTAINING A DEMOLITION PERMIT.
18. THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY WESTCHESTER COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXISTING BUILDING SHALL BE PROVIDED TO THE TOWN DEPARTMENT OF BUILDINGS.
19. PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24–HOUR NOTIFICATION TO THE TOWN.
20. THE CONTRACTOR SHALL PROVIDE VERIFICATION TO THE TOWN THAT FIVE (5) DAYS' PRIOR NOTIFICATION WAS GIVEN TO ALL ADJOINING OWNERS AND THAT NOTIFICATION WAS GIVEN TO THE APPROPRIATE COMMUNITY BOARD PRIOR TO THE COMMENCEMENT OF DEMOLITION.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________________________ DATE: ________________

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________________________ DATE: ________________

JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT COUNTRY CLUB, LLC
568 BEDFORD ROAD (NY–22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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120 BEDFORD ROAD • ARMONK, NY 10504
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SITE DEMOLITION & TREE REMOVAL PLAN

THE SUMMIT CLUB AT ARMONK
(GOLF COURSE PHASE – MAINTENANCE BUILDING)
568 & 570 BEDFORD ROAD (NY–22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	03/11/2024		
Project No:	20101		
20101–DEMO DEMO–MAINTENANCE DEMO.scr			
Drawing No:	C–020M		

NOT FOR CONSTRUCTION

NOTES:

1. IN THE GCCFO DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (§ 355-21 OF THIS CHAPTER). LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A GCCFO DISTRICT SHALL BE DETERMINED BY THE PLANNING BOARD IN CONJUNCTION WITH SUBDIVISION APPROVAL. LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS OF LOTS WITHIN A GCCFO DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE GCCFO DISTRICT WILL BE LOCATED; THE GCCFO DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS, PROPERTIES AND LAND USES; THE GCCFO DISTRICT'S TOPOGRAPHY; AND SUCH OTHER FACTORS THE PLANNING BOARD MAY DETERMINE TO BE APPROPRIATE. THE LOTS AND/OR PARCELS THAT TOGETHER COMPRISE A GOLF COURSE COMMUNITY SITE ARE NOT REQUIRED TO BE CONTIGUOUS, PROVIDED THAT EACH SUCH LOT AND/OR PARCEL ADJOINS THE AFFILIATED MEMBERSHIP CLUB. ALL LOT, DIMENSIONAL, AND PARKING REQUIREMENTS IN THIS SECTION, INCLUDING BUT NOT LIMITED TO MAXIMUM DENSITY, MAXIMUM BUILDING COVERAGE, MINIMUM YARDS AND REQUIRED OFF-STREET PARKING, SHALL APPLY TO THE LAND AREA IN THE GCCFO DISTRICT AS A WHOLE, NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL, OR THAT THE SITE MAY FROM TIME TO TIME BE SUBDIVIDED OR RESUBDIVIDED, AND ALL DETERMINATIONS AND CALCULATIONS RELATING TO SUCH REQUIREMENTS SHALL BE MADE WITH REFERENCE TO THE BOUNDARIES OF THE ENTIRE LAND AREA IN THE GCCFO DISTRICT AND AS THOUGH SUCH AREA IS A SINGLE LOT (AS DEFINED IN § 355-4 OF THIS CHAPTER), EVEN THOUGH IT IS OR WILL BE COMPRISED OF MORE THAN ONE LOT AND/OR PARCEL.
2. THE MAXIMUM BUILDING HEIGHT SHALL BE THREE STORIES AND 39 1/2 FEET TO THE MEAN LEVEL OF THE PRIMARY ROOF, MEASURED FROM THE LEVEL OF THE FINISHED GRADE AT THE MAIN ENTRY TO THE BUILDING.
3. RESIDENTIAL PARKING CALCULATIONS

   MARKET-RATE DWELLING UNITS REQUIREMENT: "OTHER MULTIFAMILY DWELLING UNITS": 2 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM IN EXCESS OF 2, PLUS 10% VISITOR PARKING.

   65 TOTAL MARKET-RATE DWELLING UNITS: (33) 2-BEDROOM UNITS, (32) 3-BEDROOM UNITS
   65 (DWELLING UNITS) X 2 = 130 PARKING SPACES
   32 (3-BEDROOM UNITS) X .5 = 16 PARKING SPACES
   10% VISITOR PARKING: 146 X .10 = 14.6 (15) PARKING SPACES
   TOTAL REQUIRED PARKING FOR MARKET-RATE UNITS: 161 PARKING SPACES

   AFFH DWELLING UNITS REQUIREMENT: "MIDDLE-INCOME DWELLING UNITS AND AFFH UNITS": 1 FOR EACH DWELLING UNIT, PLUS ½ FOR EACH BEDROOM.

   7 TOTAL AFFH DWELLING UNITS: (3) 2-BEDROOM UNITS, (4) 3-BEDROOM UNITS
   7 (DWELLING UNITS) X 1 = 7 PARKING SPACES
   18 (TOTAL BEDROOMS) X .5 = 9 PARKING SPACES
   TOTAL REQUIRED PARKING FOR AFFH UNITS: 16 PARKING SPACES

   TOTAL REQUIRED PARKING FOR RESIDENTIAL: 177 PARKING SPACES

   GOLF COURSE/CLUB PARKING CALCULATIONS

   GOLF COURSE/CLUB REQUIREMENT: "GOLF OR COUNTRY CLUBS": 1 FOR EACH 3 MEMBERS, PLUS 1 FOR EACH 3 SEATS IN THE MEETING AND/OR DINING ROOMS.

   500 TOTAL MEMBERSHIPS:
   500 (MEMBERSHIPS) / 3 = 166.6 (167) PARKING SPACES

   AMENITIES BUILDING (PHASE 1):
   123 TOTAL SEATS: (68 RESTAURANT SEATS + 55 BAR SEATS)
   123 (SEATS) / 3 = 41 PARKING SPACES

   TOTAL REQUIRED PARKING FOR GOLF COURSE/CLUB: 208 PARKING SPACES

   TOTAL REQUIRED PARKING: 177 RESIDENTIAL + 208 GOLF COURSE/CLUB = 385 SPACES
   TOTAL PROVIDED PARKING: 180 RESIDENTIAL + 129 GOLF COURSE/CLUB + 15 MAINTENANCE AREA = 324 SPACES (61 SPACE AREA VARIANCE REQUIRED)
4. FOR WHOLESALE BUSINESS, INDUSTRY, STORAGE, WAREHOUSE AND OTHER COMMERCIAL ESTABLISHMENTS, A MINIMUM OF ONE SPACE FOR EACH ESTABLISHMENT, AND ONE ADDITIONAL SPACE FOR EACH 10,000 SQUARE FEET OF GROSS FLOOR AREA OR MAJOR PORTION THEREOF IN EXCESS OF 4,000 SQUARE FEET OF GROSS FLOOR AREA.
5. CURRENTLY THE GOLF COURSE LOT IS ±129.96 ACRES AND THE RESIDENTIAL LOT IS ±26.34 ACRES.
6. TOTAL EXISTING BUILDING COVERAGE CALCULATED BASED ON ALL EXISTING BUILDINGS ON THE PROPERTY, INCLUDING PREVIOUSLY DEMOLISHED STRUCTURES.
7. BUILDING COVERAGE BREAKDOWN:

   LOT 1:
   TEMPORARY CLUBHOUSE FACILITIES: ±2,806.09 S.F.
   MAINTENANCE BUILDING FACILITIES (PARTIAL): ±4,637.71 S.F.
   EXISTING GOLF COURSE FACILITIES: ±3,738.06
   TOTAL LOT 1 BUILDING COVERAGE: ±11,181.86 S.F.

   LOT 2:
   RESIDENTIAL BUILDINGS: 6 X ±14,420.17 S.F.
   GATE HOUSE: ±903 S.F.
   TENNIS PAVILION: ±375 S.F.
   TOTAL LOT 2 BUILDING COVERAGE: ±87,799.02 S.F

   LOT 2.1:
   RESIDENTIAL AMENITIES BUILDING: ±2,939.39 S.F.
   TOTAL LOT 2.1 BUILDING COVERAGE: ±2,939.39 S.F.

   LOT 3:
   SEWAGE TREATMENT PLANT: ±699.58 S.F.
   MAINTENANCE BUILDING FACILITIES (PARTIAL): ±3,139.24 S.F.
   TOTAL LOT 3 BUILDING COVERAGE: ±3,838.82 S.F.

   LOT 4:
   WATER TREATMENT BUILDING: ±640.00 S.F.
   WATER HOLDING TANK: ±571.36 S.F.
   TOTAL LOT 4 BUILDING COVERAGE: ±1,211.36 S.F.

   LOT 5 & LOT 6:
   LOTS 5 & 6 DO NOT CONTAIN ANY BUILDINGS.
8. THE PROPOSED/PROVIDED PARKING COUNT IS BASED ON THE TEMPORARY CLUBHOUSE FACILITIES INSTALLED/CONSTRUCTED IN 2021 PLUS 15 SPACES AT THE PROPOSED MAINTENANCE AREA.
9. REFER TO DRAWING C-100A FOR THE RESIDENTIAL UNIT MIX BREAKDOWN, UNIT DENSITY CALCULATIONS, AND MINIMUM PROVIDED FLOOR AREAS PER UNIT.

ZONING COMPLIANCE CHART

SECTION 101.02, BLOCK 1, LOT 28.1 & 28.2 (2/08/7.C1A)
ZONES "R-2A" – "ONE FAMILY RESIDENCE DISTRICT (2 ACRES)"
"GCCFO"– "GOLF COURSE COMMUNITY FLOATING OVERLAY DISTRICT"
PROPOSED USE: GOLF COURSE COMMUNITY
FIRE/AMBULANCE DISTRICT: ARMONK FIRE DEPARTMENT (NORTH CASTLE DISTRICT #2)
WATER DISTRICT: NORTH CASTLE WATER DISTRICT #2
SCHOOL DISTRICT: BYRAM HILLS CENTRAL SCHOOL DISTRICT
SEWER DISTRICT: ON-SITE SEWAGE TREATMENT PLANT (NYSDEC SPDES PERMIT)

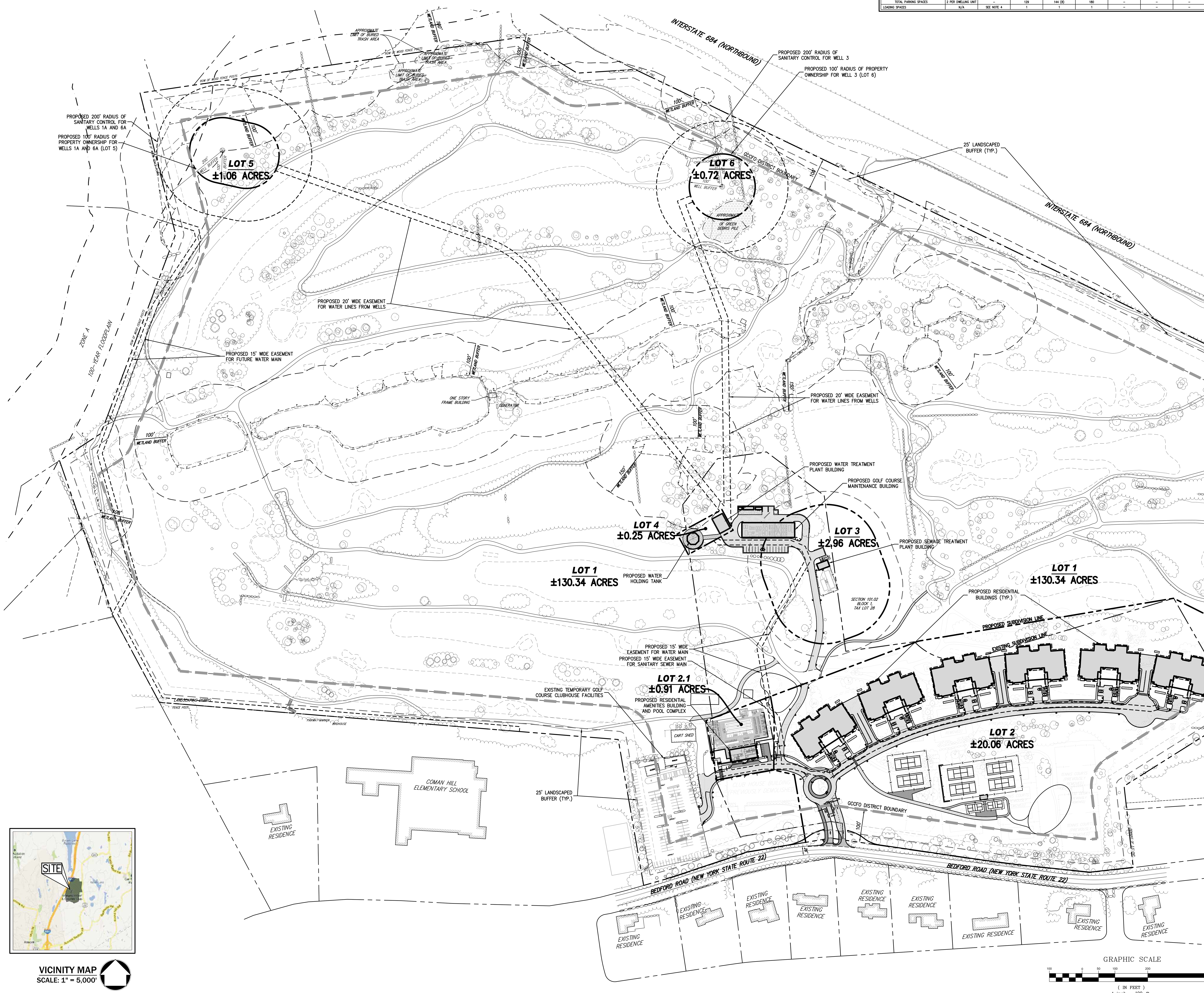
DESCRIPTION	REQUIRED/ PERMITTED (R-2A)	REQUIRED/ PERMITTED (GCCFO)	EXISTING	PROPOSED/ PROVIDED (LOT 1)	PROPOSED/ PROVIDED (LOT 2)	PROPOSED/ PROVIDED (LOT 2.1)	PROPOSED/ PROVIDED (LOT 3)	PROPOSED/ PROVIDED (LOT 4)	PROPOSED/ PROVIDED (LOT 5)	PROPOSED/ PROVIDED (LOT 6)
LOT AREA (SQUARE FEET/ACRES)	2.0 MIN. (1)	SEE NOTE 1	6,808,556.34/156.30 (5)	5,678,173.42/130.34	873,787.82/20.06	39,559.08/0.91	128,720.04/2.96	11,062.95/0.25	46,266.56/1.06	31,416.21/0.72
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)	1,519.70 (1)
LOT WIDTH (FEET)	150 MIN. (1)	SEE NOTE 1	±2,300	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)	±2,300 (1)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)										
FRONT	50 (1)	SEE NOTE 1	123.1	313.72 (1)	252.69 (1)	279.79 (1)	817.74 (1)	1,132.50 (1)	– (1)	– (1)
SIDE	30 (1)	SEE NOTE 1	287.8	99.78 (1)	110.43 (1)	328.33 (1)	1,468.17 (1)	1,869.34 (1)	– (1)	– (1)
REAR	50 (1)	SEE NOTE 1	1,645.5	1,755.63 (1)	872.81 (1)	1,699.80 (1)	1,095.77 (1)	1,249.79 (1)	– (1)	– (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72 (6)	0.33 (1)(7)	1.29 (1)(7)	0.04 (1)(7)	0.01 (1)(7)	0.01 (1)(7)	– (1)(7)	– (1)(7)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	3 / < 39.5	–	–
PARKING SPACES										
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	124	139 (8)	168	–	–	–	–	–
ACCESSIBLE PARKING SPACES	N/A	–	5	5 (8)	12	–	–	–	–	–
COMPACT PARKING SPACES	N/A	–	–	–	–	–	–	–	–	–
TOTAL PARKING SPACES	2 PER DWELLING UNIT	–	129	144 (8)	180	–	–	–	–	–
LOADING SPACES	N/A	SEE NOTE 4	1	1	1	–	–	–	–	–

LEGEND

EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING SETBACK LINE
WLF-63 WLF-64 WLF-65 EXISTING WETLAND LINE AND DELINEATION
EXISTING BUILDING LINE
EXISTING PAVEMENT EDGE
EXISTING CURB LINE
EXISTING STONE WALL
EXISTING GUIDE RAIL
EXISTING FENCE
T10 M EXISTING TREE AND DESIGNATION
EXISTING TREE LINE
EXISTING PAINT
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING SIGN
PROPOSED BUILDING LINE
PROPOSED BUILDING OVERHANG
PROPOSED CONCRETE CURB
PROPOSED SAWCUT LINE
2H PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
5 PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
PROPOSED CONCRETE SIDEWALK
PROPOSED HEAVY DUTY PAVEMENT
PROPOSED DECORATIVE PAVERS
PROPOSED RETAINING WALL (DESIGN BY OTHERS)
PROPOSED FENCE
Y PROPOSED 2-4" WIDE YELLOW LINES 8"O.C.
PROPOSED 12" WIDE WHITE STOP LINE
PROPOSED ARROW MARKING ON PAVEMENT
A TRAFFIC SIGN LOCATION & DESIGNATION
PEDESTRIAN CROSSING

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, PLLC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.



INTERSTATE 684 (NORTHBOUND)
PROPOSED 200' RADIUS OF SANITARY CONTROL FOR WELL 3
PROPOSED 100' RADIUS OF PROPERTY OWNERSHIP FOR WELL 3 (LOT 6)
PROPOSED 200' RADIUS OF SANITARY CONTROL FOR WELLS 1A AND 6A
PROPOSED 100' RADIUS OF PROPERTY OWNERSHIP FOR WELLS 1A AND 6A (LOT 5)
LOT 5
±1.06 ACRES
LOT 6
±0.72 ACRES
25' LANDSCAPED BUFFER (TYP.)
GCCFO DISTRICT BOUNDARY
APPROXIMATE LIMIT OF BURIED TRASH AREA
PROPOSED 20' WIDE EASEMENT FOR WATER LINES FROM WELLS
PROPOSED 15' WIDE EASEMENT FOR FUTURE WATER MAIN
ZONE A
100-YEAR FLOODPLAIN
100' WETLAND BUFFER
ONE STORY FRAME BUILDING
PROPOSED WATER TREATMENT PLANT BUILDING
PROPOSED GOLF COURSE MAINTENANCE BUILDING
LOT 4
±0.25 ACRES
LOT 3
±2.96 ACRES
PROPOSED SEWAGE TREATMENT PLANT BUILDING
LOT 1
±130.34 ACRES
PROPOSED WATER HOLDING TANK
SECTION 101.02 BLOCK 1, TAX LOT 28
PROPOSED RESIDENTIAL BUILDINGS (TYP.)
PROPOSED SUBDIVISION LINE
EXISTING SUBDIVISION LINE
PROPOSED 15' WIDE EASEMENT FOR WATER MAIN
PROPOSED 15' WIDE EASEMENT FOR SANITARY SEWER MAIN
LOT 2.1
±0.91 ACRES
EXISTING TEMPORARY GOLF COURSE CLUBHOUSE FACILITIES
PROPOSED RESIDENTIAL AMENITIES BUILDING AND POOL COMPLEX
CART SHED
LOT 2
±20.06 ACRES
EMBASSY COURT
COMAN HILL ELEMENTARY SCHOOL
25' LANDSCAPED BUFFER (TYP.)
EXISTING RESIDENCE
BEDFORD ROAD (NEW YORK STATE ROUTE 22)
SITE
VICINITY MAP
SCALE: 1" = 5,000'
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

NOT FOR CONSTRUCTION

APPLICANT/OWNER:
SUMMIT COUNTRY CLUB, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

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

No.	Revision	Date	By

OVERALL GOLF COURSE LAYOUT PLAN

THE SUMMIT CLUB AT ARMONK
(GOLF COURSE PHASE-MAINTENANCE BUILDING)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

Drawn: NC		Approved: AG	
Scale:	1" = 100'		
Date:	04/25/2024		
Project No:	20101		
20101-SUBDIVISION	LAYOUT OV-GOLF COURSE	LAY.scr	
Drawing No:	C-100AM		

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION (WLF-63, WLF-64, WLF-65)
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION (T10 M)
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED BUILDING OVERHANG
- PROPOSED CONCRETE CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS) (2H)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS) (5)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED DECORATIVE PAVERS
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED 2-4" WIDE YELLOW LINES 8"O.C. (Y)
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION (A)
- PEDESTRIAN CROSSING

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, PLLC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

Previous Editions Obsolete

APPLICANT/OWNER:
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ARMONK, NY 10504

ARCHITECT:
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OVERALL SITE LAYOUT PLAN

THE SUMMIT CLUB AT ARMONK
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568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

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

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

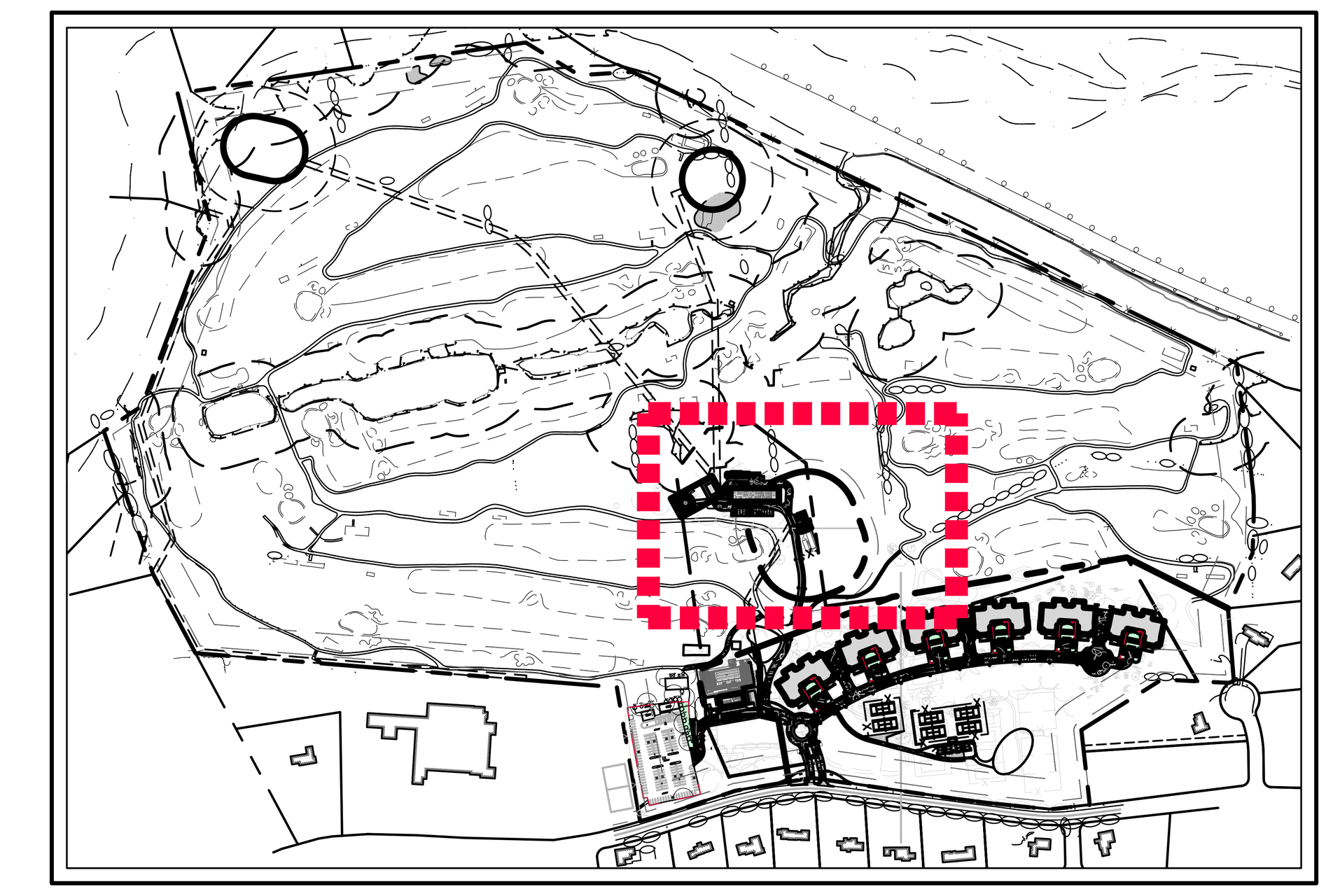
________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

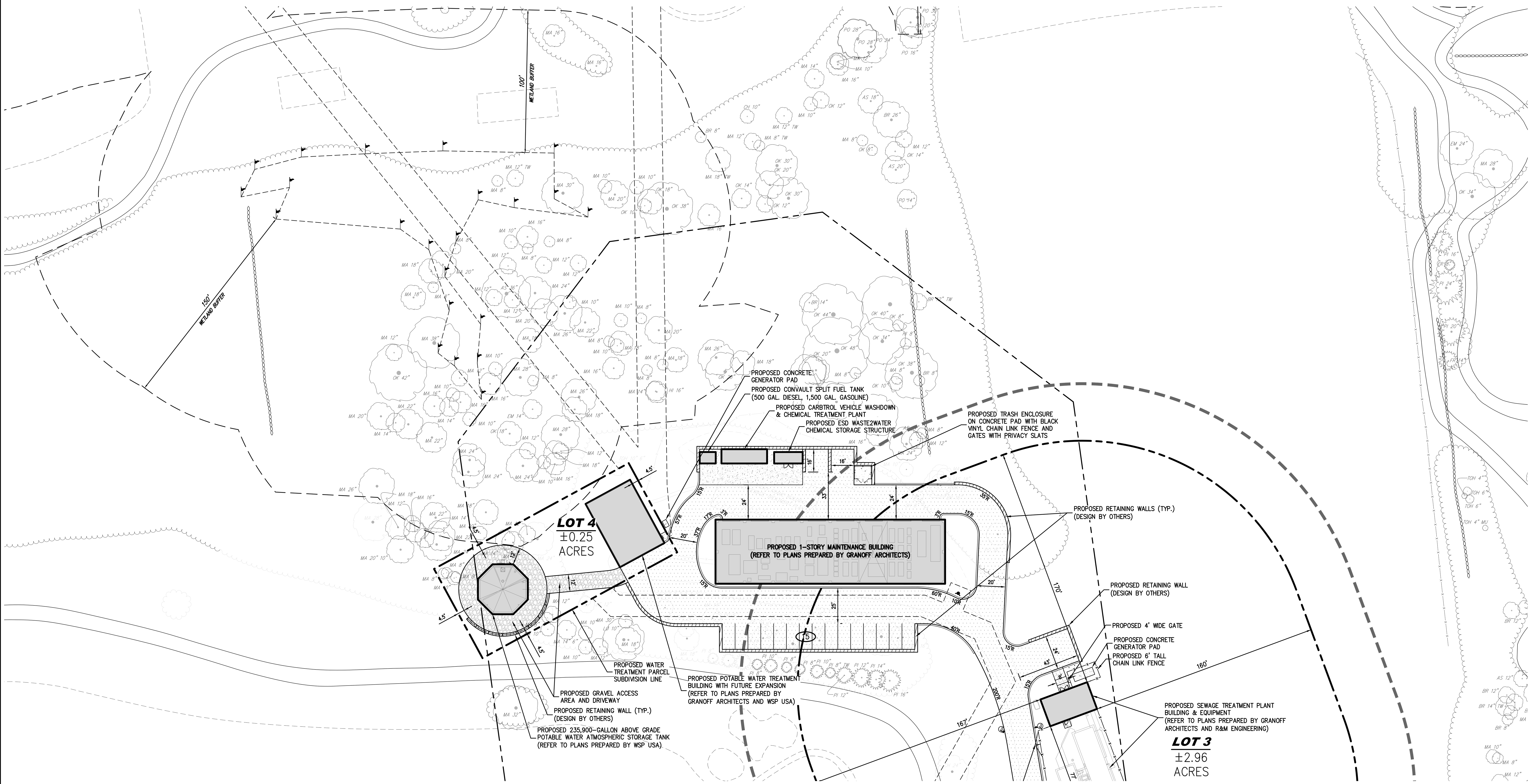
Drawn: NC	Approved: AG
Scale: 1" = 50'	
Date: 03/11/2024	
Project No: 20101	
20101-LAYOUAYOUT OV-MAINTENANCELAY.scr	
Drawing No: C-100M	

NOT FOR CONSTRUCTION



KEY MAP

SCALE: 1" = 500'



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED BUILDING OVERHANG
- PROPOSED CONCRETE CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED DECORATIVE PAVERS
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED FENCE
- PROPOSED 2-4" WIDE YELLOW LINES 8"O.C.
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, PLLC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. ALL COLLECTED VEHICLE FLUIDS WILL BE APPROPRIATELY RECYCLED OR ELIMINATED VIA THE CARBTROL SYSTEM.
3. THE AREA FOR CHEMICAL STORAGE SHALL BE ALARMED AND MONITORED BY A CENTRAL STATION.

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
J	NO PARKING FIRE LANE ⟷	12"X18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2 (MODIFIED)	X

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

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SITE LAYOUT PLAN

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(GOLF COURSE PHASE-MAINTENANCE BUILDING)
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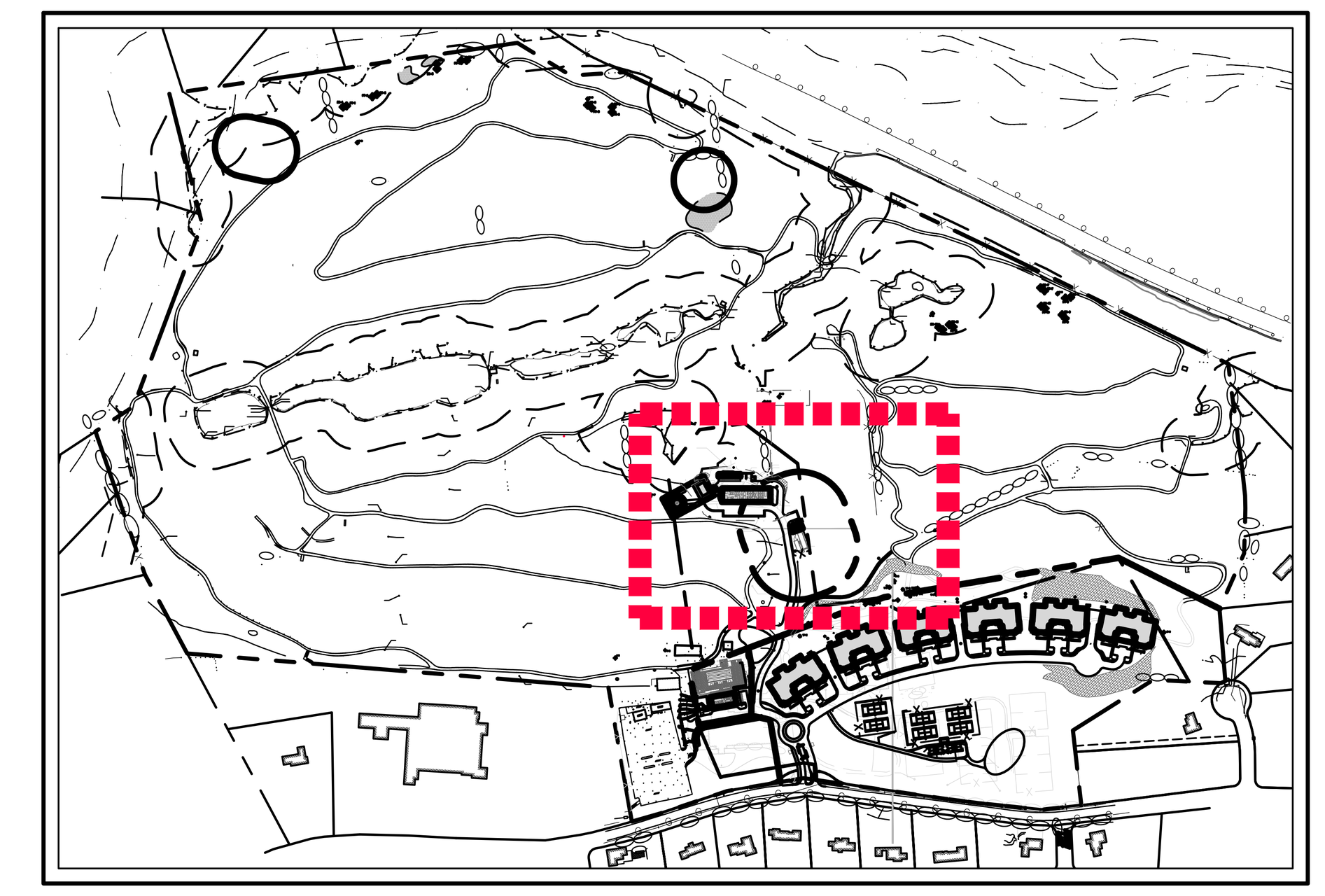
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________________ DATE: ________________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

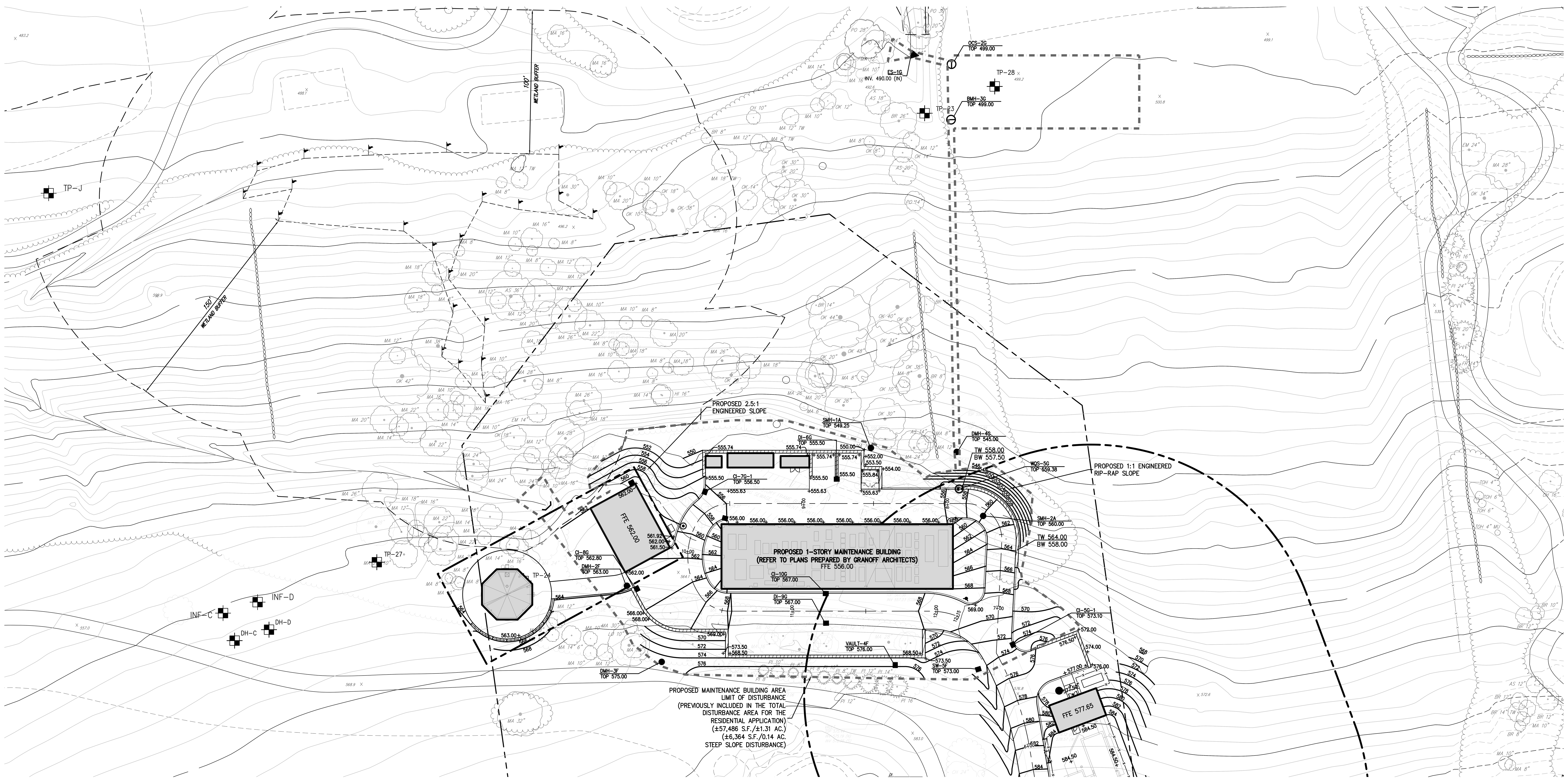
________________ DATE: ________________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	03/11/2024		
Project No:	20101		
20101-LAYOUT	LAYOUT-MAINTENANCE	LAY.scr	
Drawing No:	C-101M		



KEY MAP

SCALE: 1" = 500'

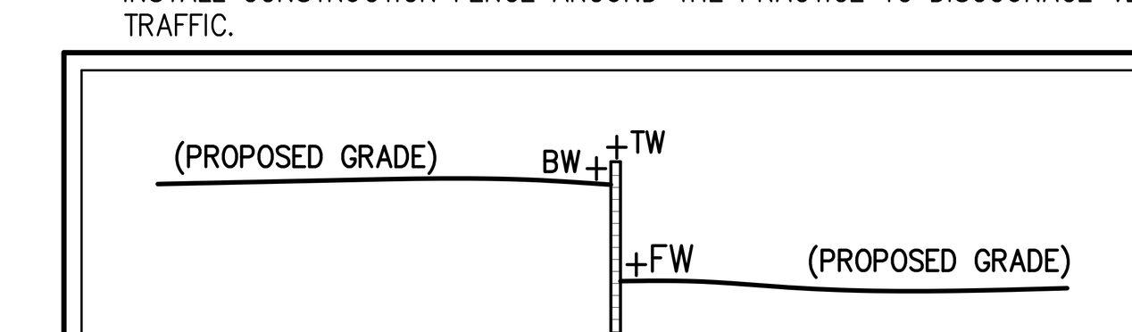


LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- 200 — PROPOSED FINISHED GRADE
- 191.00 — PROPOSED SPOT GRADE
- SMH — PROPOSED SANITARY SEWER MANHOLE
- MH — PROPOSED STORM DRAIN MANHOLE
- CI — PROPOSED TYPE CI DRAIN INLET
- DI — PROPOSED TYPE DI DRAIN INLET
- PROPOSED HEADWALL
- OCS — PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- DP-2 — BORING LOCATION AND DESIGNATION
- PROPOSED LIMIT OF DISTURBANCE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. GEOTECHNICAL BORING/TEST PIT LOCATIONS DEPICTED ON THIS PLAN WERE TAKEN FROM THE GEOTECHNICAL REPORT ENTITLED, "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION", DATED 10/16/2013, PREPARED BY CARLIN-SIMPSON & ASSOCIATES.
3. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.



RETAINING WALL SPOT GRADE LEGEND

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

Previous Editions Obsolete

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ARMONK, NY 10504

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SITE GRADING PLAN (MAINTENANCE BUILDING)

THE SUMMIT CLUB AT ARMONK
(GOLF COURSE PHASE–MAINTENANCE BUILDING)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

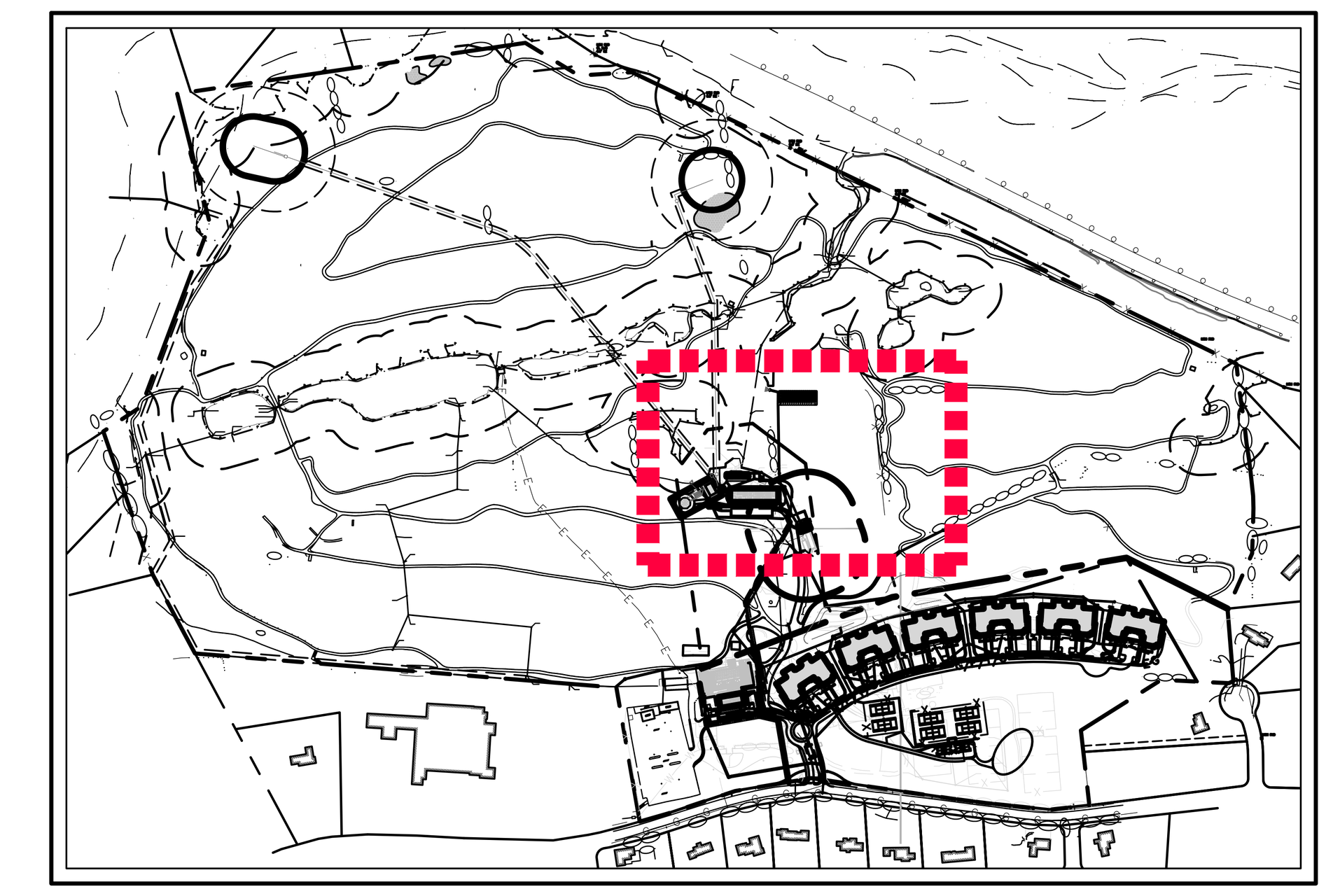
________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

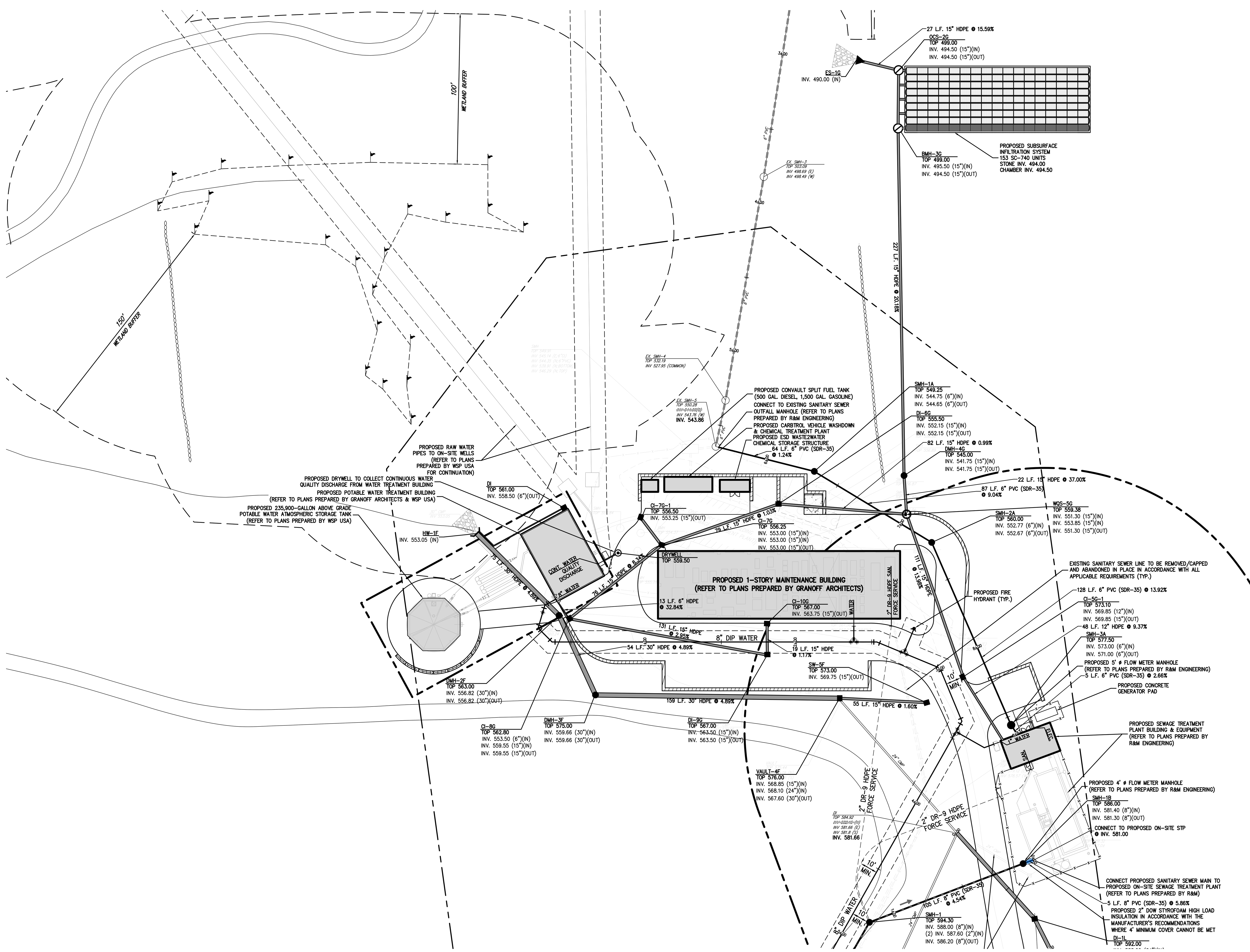
Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	03/11/2024		
Project No:	20101		
20101-GRADING	GRAD-MAINTENANCE	GRAD.scr	
Drawing No:	C-200M		

NOT FOR CONSTRUCTION



KEY MAP

SCALE: 1" = 500'



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR (172)
- EXISTING INDEX CONTOUR (170)
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING STORM DRAIN LINE AND SIZE (36" RCP)
- EXISTING SANITARY LINE AND SIZE (8" SAN)
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE (GV)
- EXISTING WATER VALVE (WV)
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- SMH — PROPOSED SANITARY SEWER MANHOLE
- MH — PROPOSED STORM DRAIN MANHOLE
- CI — PROPOSED TYPE CI DRAIN INLET
- DI — PROPOSED TYPE DI DRAIN INLET
- PROPOSED HEADWALL
- OCS — PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED HYDRANT
- 15" HDPE — PROPOSED STORM DRAIN LINE & SIZE
- 8" PVC — PROPOSED SANITARY SEWER LINE & SIZE
- 6" WATER — PROPOSED WATER LINE & SIZE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED ELECTRIC/TELEPHONE/CABLE
- PROPOSED GAS/ELECTRIC/TELEPHONE/CABLE
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212. PIPE SHOWN AS EXTRA HEAVY CAST IRON (XHCI) CONFORMS TO THE "SPECIFICATIONS FOR CAST IRON SOIL AND PIPE FITTINGS", ASTM DESIGNATION A-74.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
6. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
7. THERE ARE NO WELLS WITHIN 50 FEET OF THE PROPOSED SANITARY SEWER.
8. ALL SEWER PIPING (INCLUDING USE OF EXISTING FINAL EFFLUENT TO OUTFALL PIPING) MUST BE LEAKAGE TESTED PERFORMED IN ACCORDANCE WITH THE CURRENT REVISIONS OF ASTM F-1417-11 FOR LOW PRESSURE TESTING, ASTM C-1244 FOR VACUUM TESTING, AND ASTM C-969 FOR HYDROSTATIC TESTING, AND THAT WESTCHESTER COUNTY DEPARTMENT OF HEALTH MUST BE NOTIFIED 48 HOURS PRIOR TO THE SCHEDULED TEST.
9. WCDOH MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY LEAKAGE TESTS.
10. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS MUST BE SUBMITTED TOGETHER WITH P.E. CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF LEAKAGE TESTING. RESULTS MUST BE ACCEPTED BY WCDOH PRIOR TO USE OF THE MAIN.
11. ANY DEVIATION FROM THE ORIGINAL PLAN APPROVAL MUST SECURE PRIOR APPROVAL FROM THE WCDOH.
12. ALL TESTS SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE NYSPE.
13. EXFILTRATION FROM PIPES AND/OR MANHOLES SHALL NOT EXCEED 100 GALLONS PER MILE OF PIPE PER DAY PER INCH OF NOMINAL PIPE DIAMETER.

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

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SITE UTILITIES PLAN

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568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

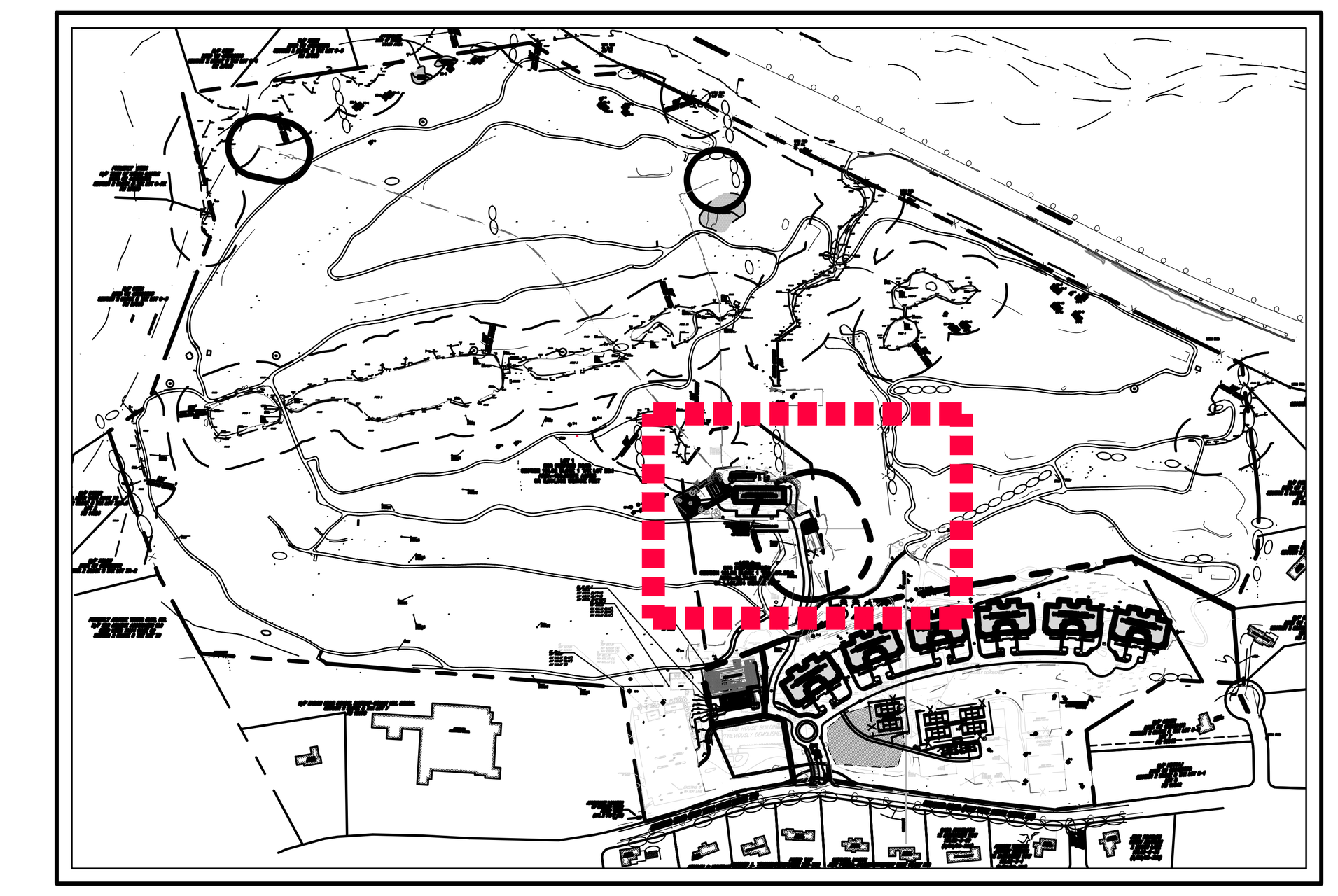
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
20101-UTILITIES	UTIL-MAINTENANCE	UTIL.scr	
Drawing No:	C-300M		



KEY MAP

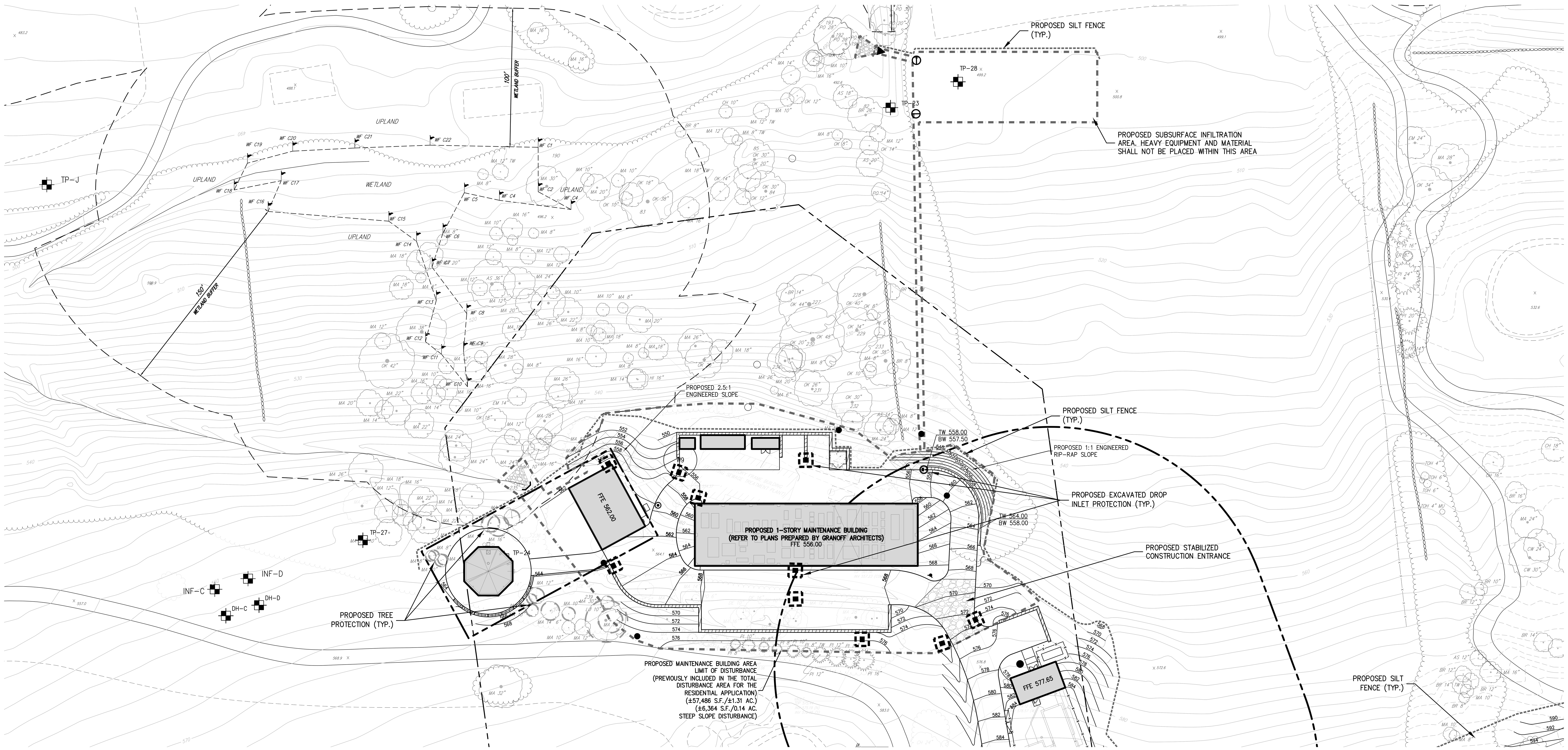
SCALE: 1" = 500'

LEGEND

- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE AREA
- PROPOSED TEMPORARY SEDIMENT BASIN
- PROPOSED TEMPORARY SWALE
- PROPOSED TREE PROTECTION
- PROPOSED TEMPORARY RISER & ANTI-VORTEX DEVICE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, PLLC, LAST REVISED 03/06/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
8. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
9. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
   A. SEED MIXTURE AND RATE OF APPLICATION:
      A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
      A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED 'AROOSTOOK' WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
   B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
   C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
10. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.



PROPOSED SILT FENCE (TYP.)
PROPOSED SUBSURFACE INFILTRATION AREA, HEAVY EQUIPMENT AND MATERIAL SHALL NOT BE PLACED WITHIN THIS AREA
TP-28
TP-23
TP-J
TP-27
TP-24
INF-C
INF-D
DH-C
DH-D
UPLAND
WETLAND
100' WETLAND BUFFER
150' WETLAND BUFFER
PROPOSED 2.5:1 ENGINEERED SLOPE
PROPOSED 1:1 ENGINEERED RIP-RAP SLOPE
PROPOSED EXCAVATED DROP INLET PROTECTION (TYP.)
TW 558.00 BW 557.50
TW 564.00 BW 558.00
PROPOSED 1-STORY MAINTENANCE BUILDING (REFER TO PLANS PREPARED BY GRANOFF ARCHITECTS) FFE 556.00
FFE 562.00
FFE 577.65
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
PROPOSED TREE PROTECTION (TYP.)
PROPOSED MAINTENANCE BUILDING AREA LIMIT OF DISTURBANCE (PREVIOUSLY INCLUDED IN THE TOTAL DISTURBANCE AREA FOR THE RESIDENTIAL APPLICATION) (±57,486 S.F./±1.31 AC.) (±6,364 S.F./0.14 AC. STEEP SLOPE DISTURBANCE)
PROPOSED SILT FENCE (TYP.)

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

Previous Editions Obsolete

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COURSE PHASE–MAINTENANCE BUILDING
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TOWN OF NORTH CASTLE, NEW YORK

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

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

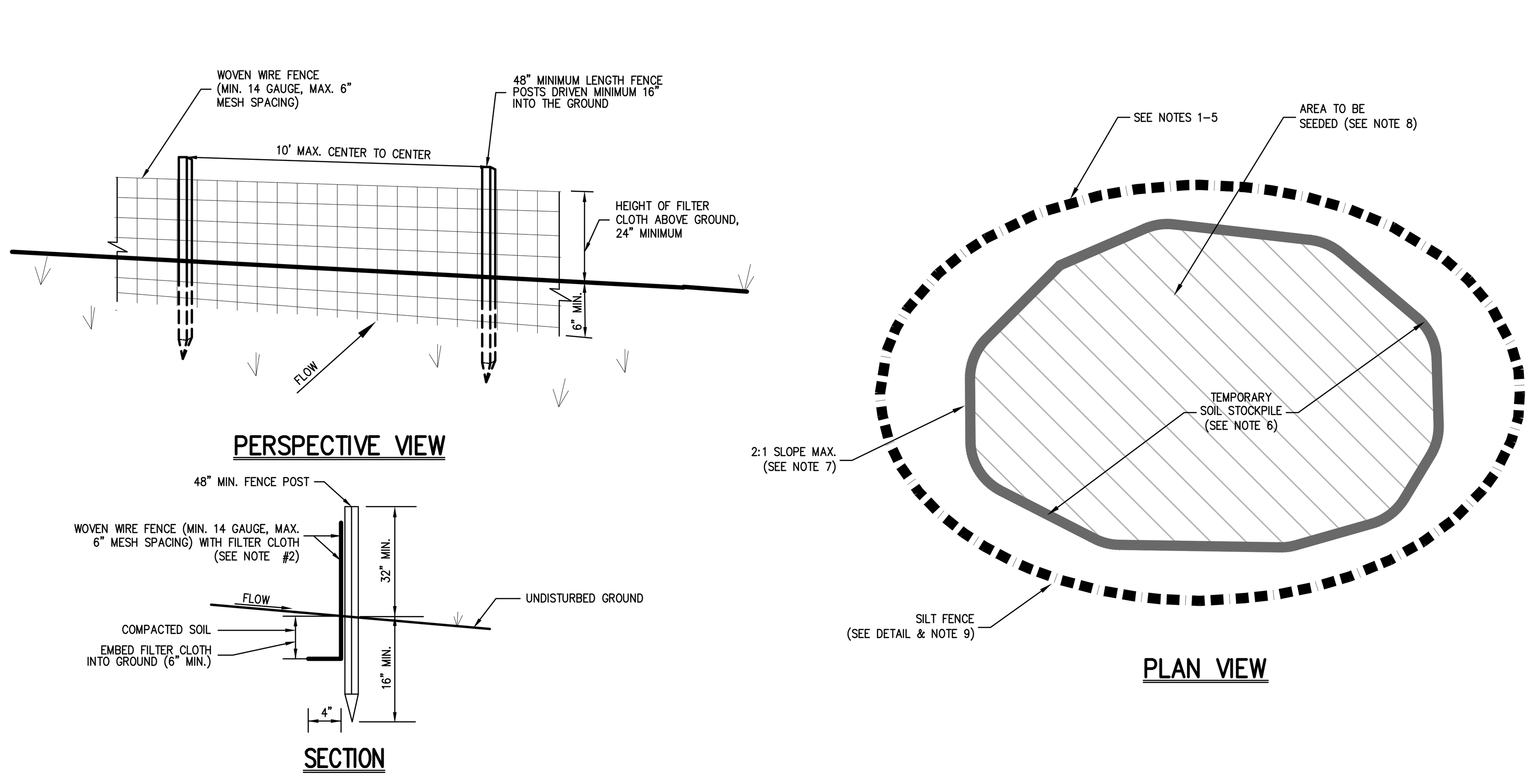
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

Drawn: NC		Approved: AG	
Scale:	1" = 30'		
Date:	03/11/2024		
Project No:	20101		
20101-SE	E&S-MAINTENANCE	SE.scr	

Drawing No:
C-400M

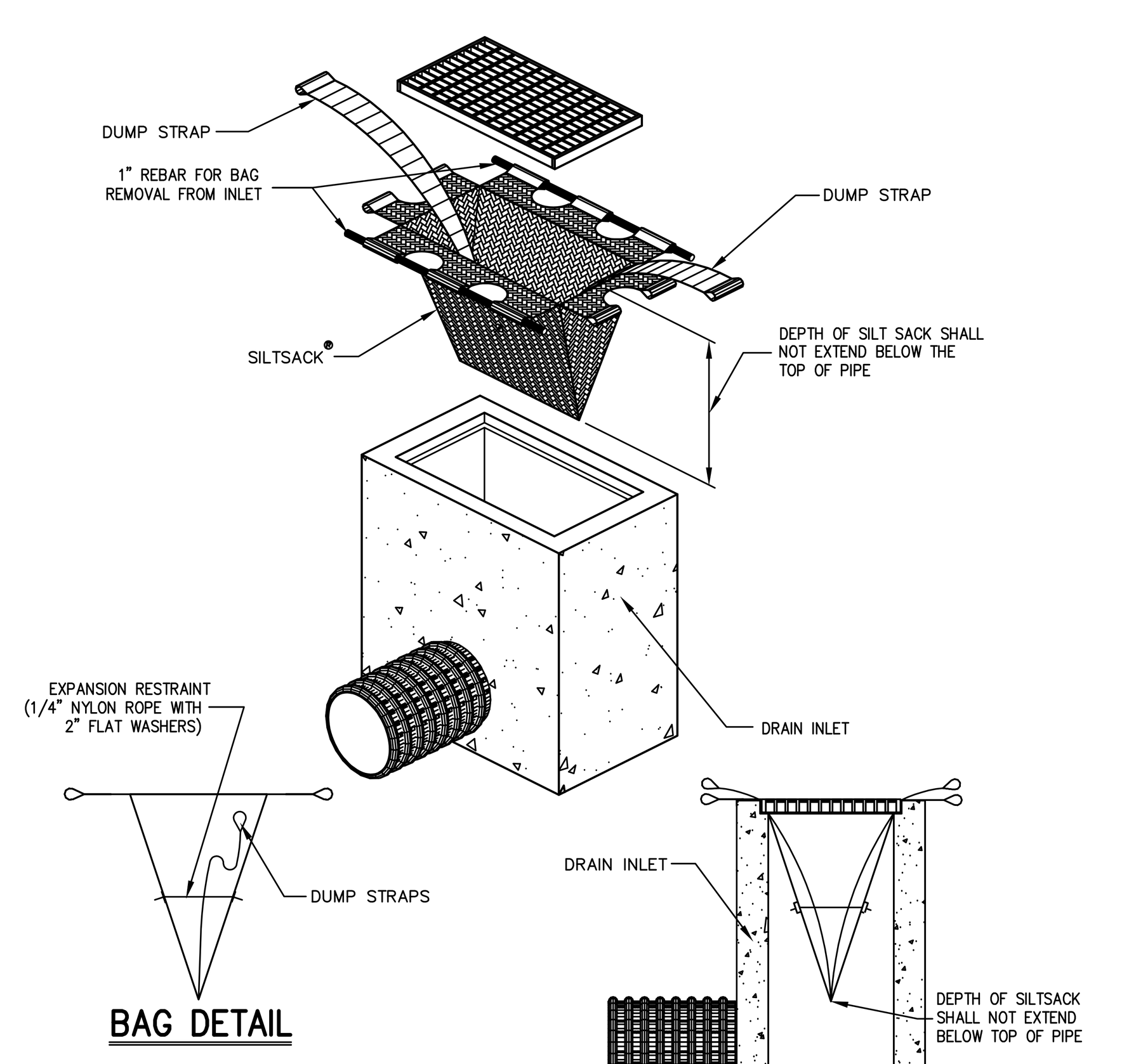
NOT FOR CONSTRUCTION



NOTES:

1. WOVEN WIRE FENCE SHALL 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 SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

TEMPORARY SOIL STOCKPILE WITH SILT FENCE — 1



HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

NOTE:
CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.

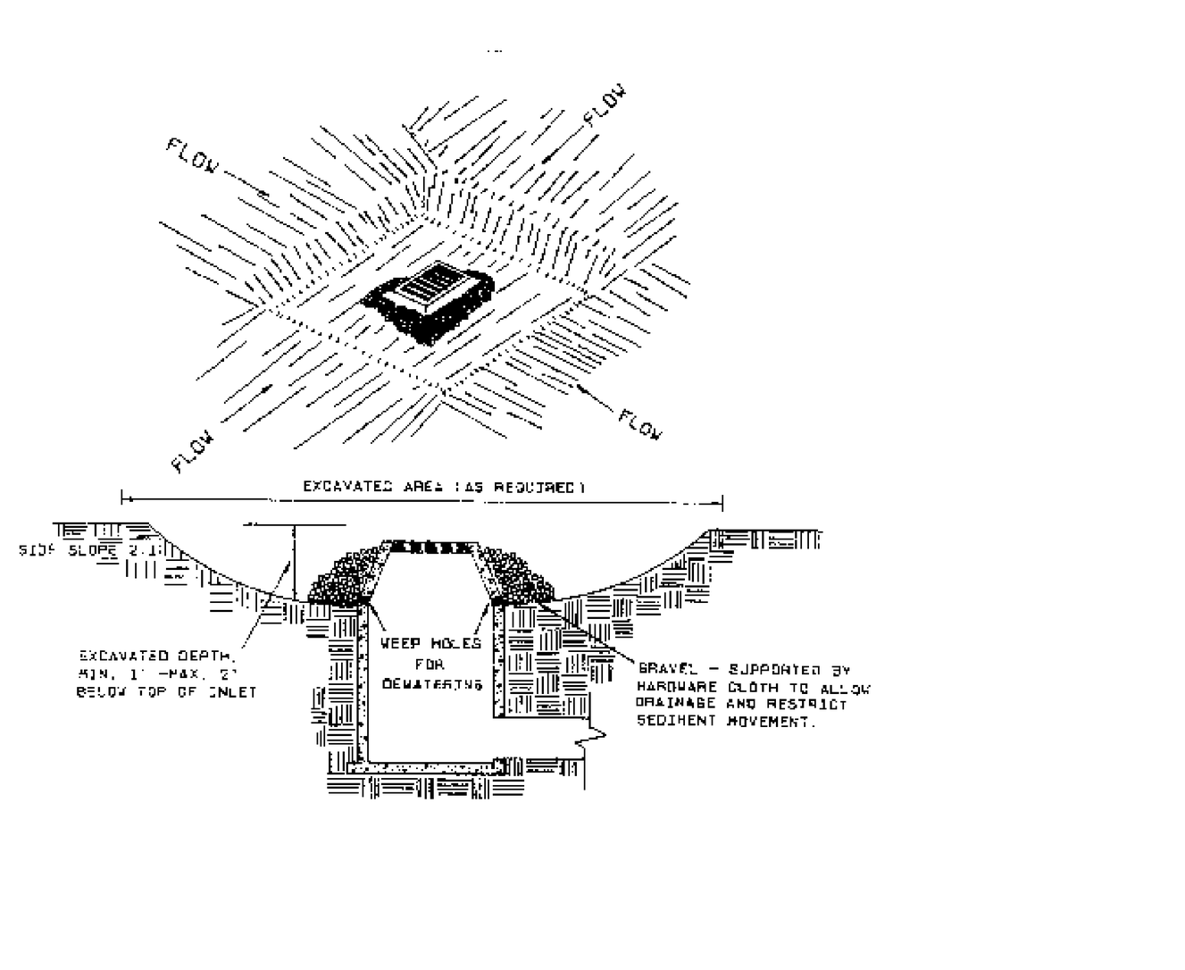
MANUFACTURED INSERT INLET PROTECTION — 2

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

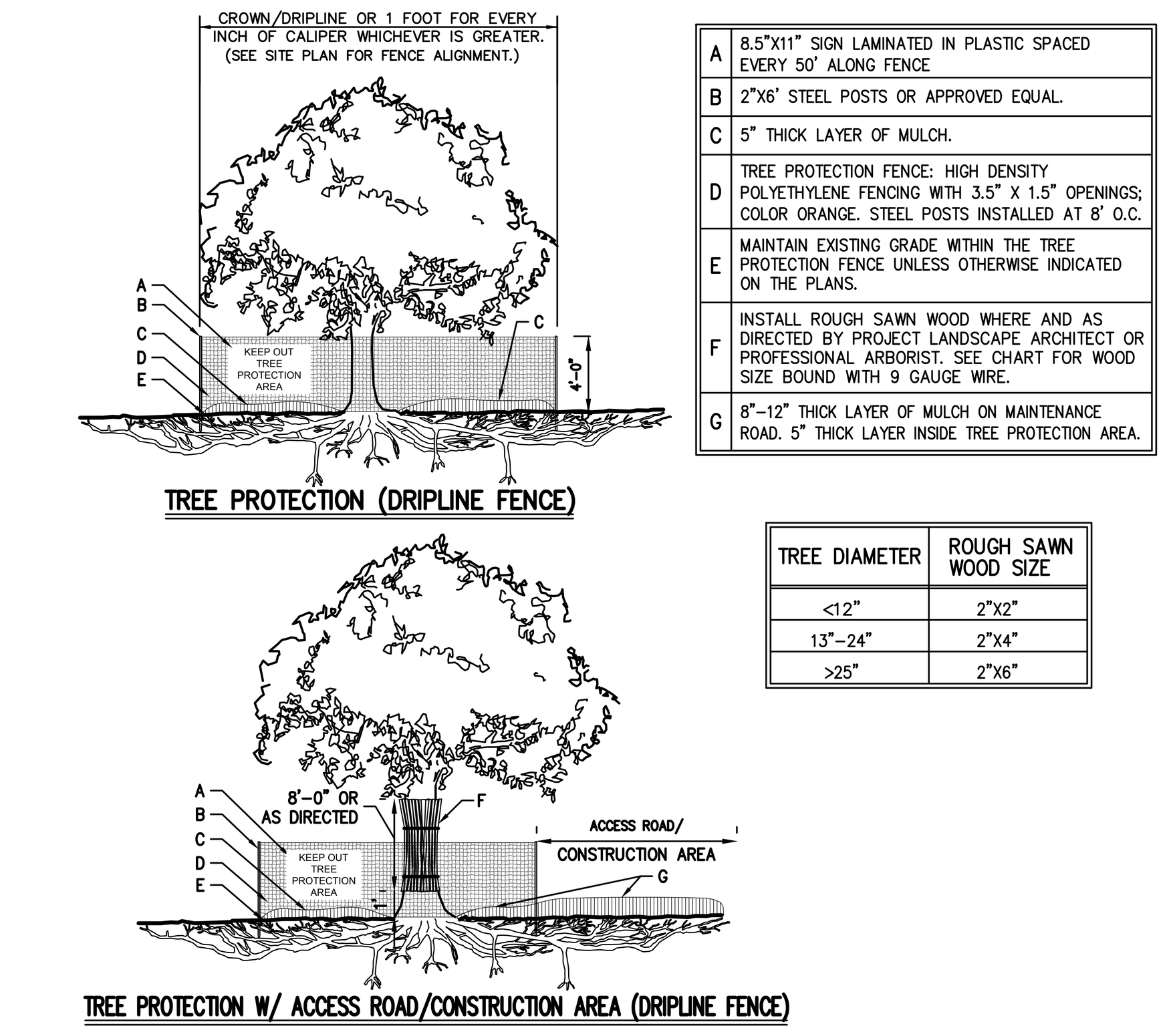
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROCTECTED BY/STONE.
4. PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR OR REPLACE INLET PROTECTION TO MAINTAIN EFFECTIVENESS OF THE INSTALLATION.
5. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA. SEAL WEEP HOLES FILL BASIN WITH STABLE SOIL TO FINAL GRADE. COMPACT IT PROPERLY AND STABILIZE WITH PERMANET SEEDING.

EXCAVATED DROP INLET PROTECTION — 3



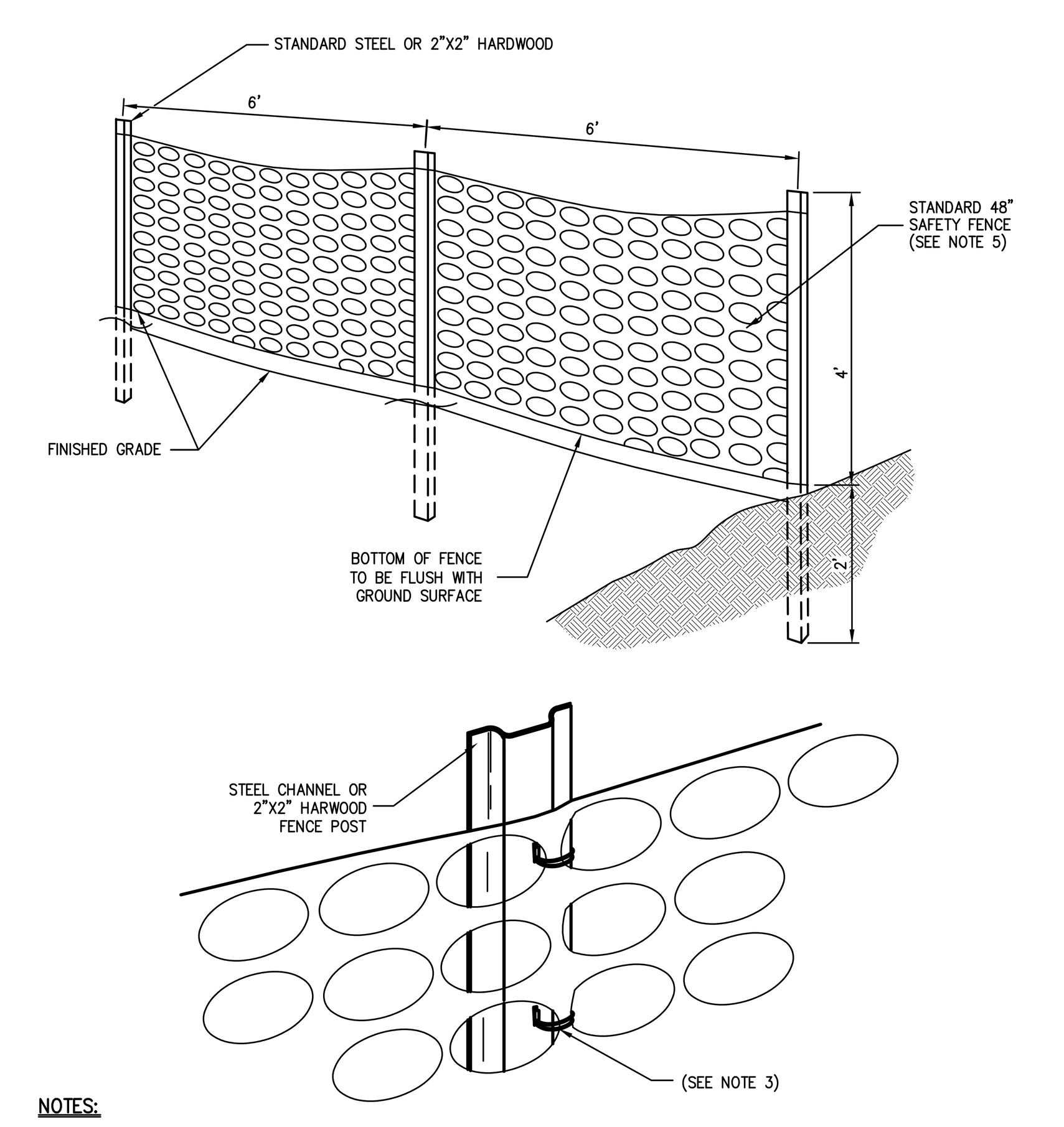
A	8.5"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE
B	2"X6" STEEL POSTS OR APPROVED EQUAL.
C	5" THICK LAYER OF MULCH.
D	TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR ORANGE. STEEL POSTS INSTALLED AT 8' O.C.
E	MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.
F	INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BOUND WITH 9 GAUGE WIRE.
G	6"-12" THICK LAYER OF MULCH ON MAINTENANCE ROAD. 5" THICK LAYER INSIDE TREE PROTECTION AREA.

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"x2"
13"-24"	2"x4"
>25"	2"x6"

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

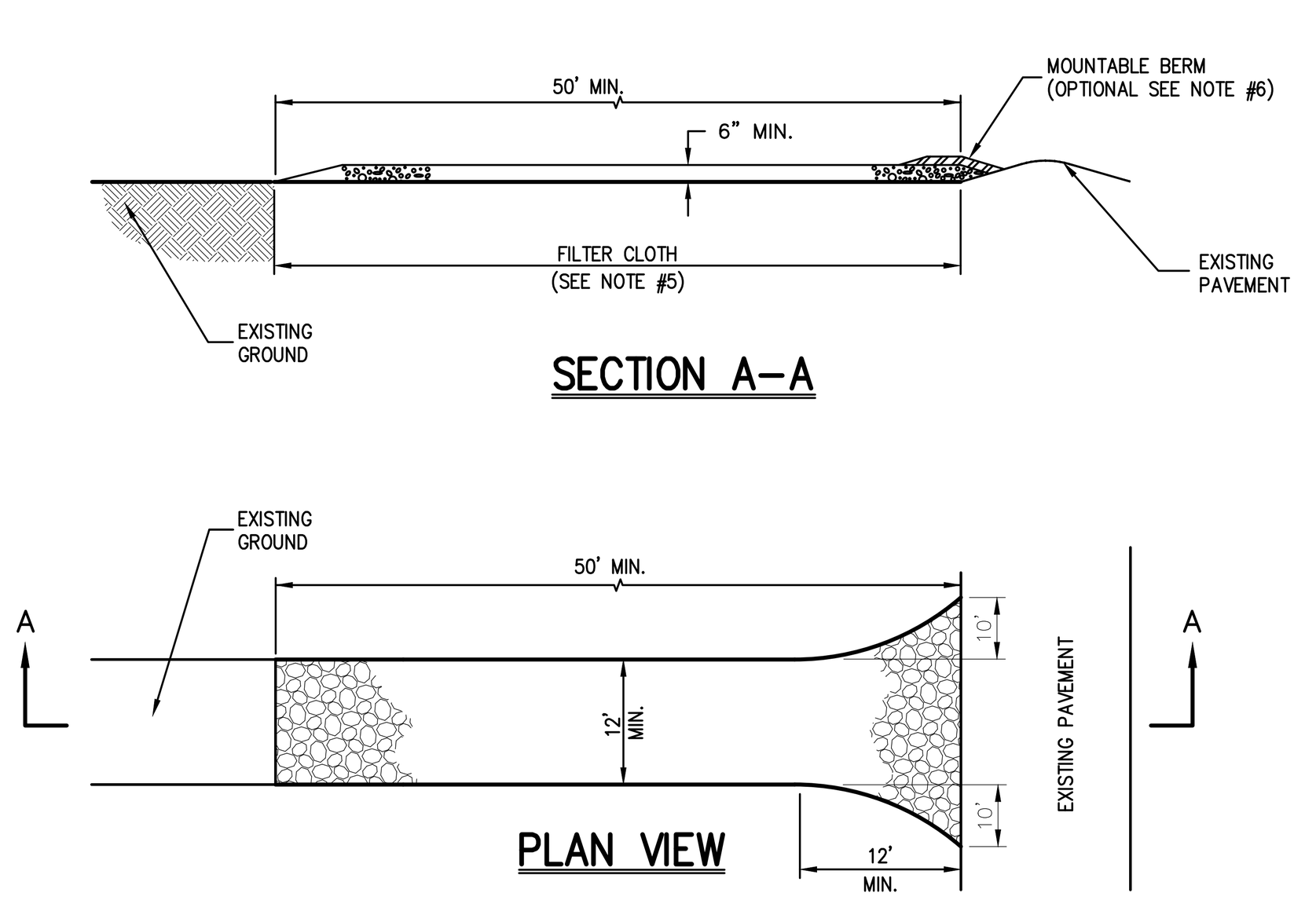
TREE PROTECTION — 4



NOTES:

1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

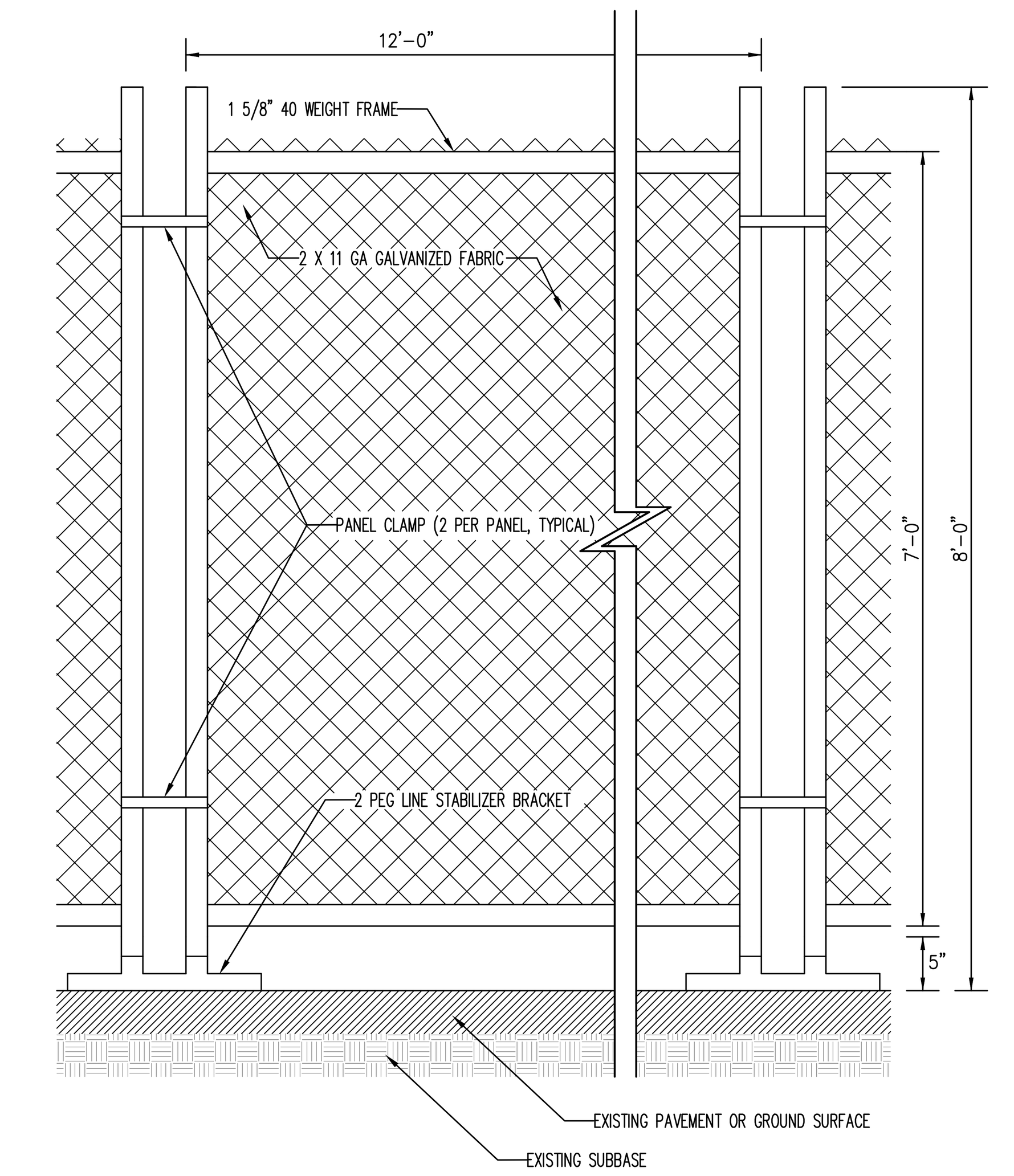
CONSTRUCTION FENCE — 5



NOTES

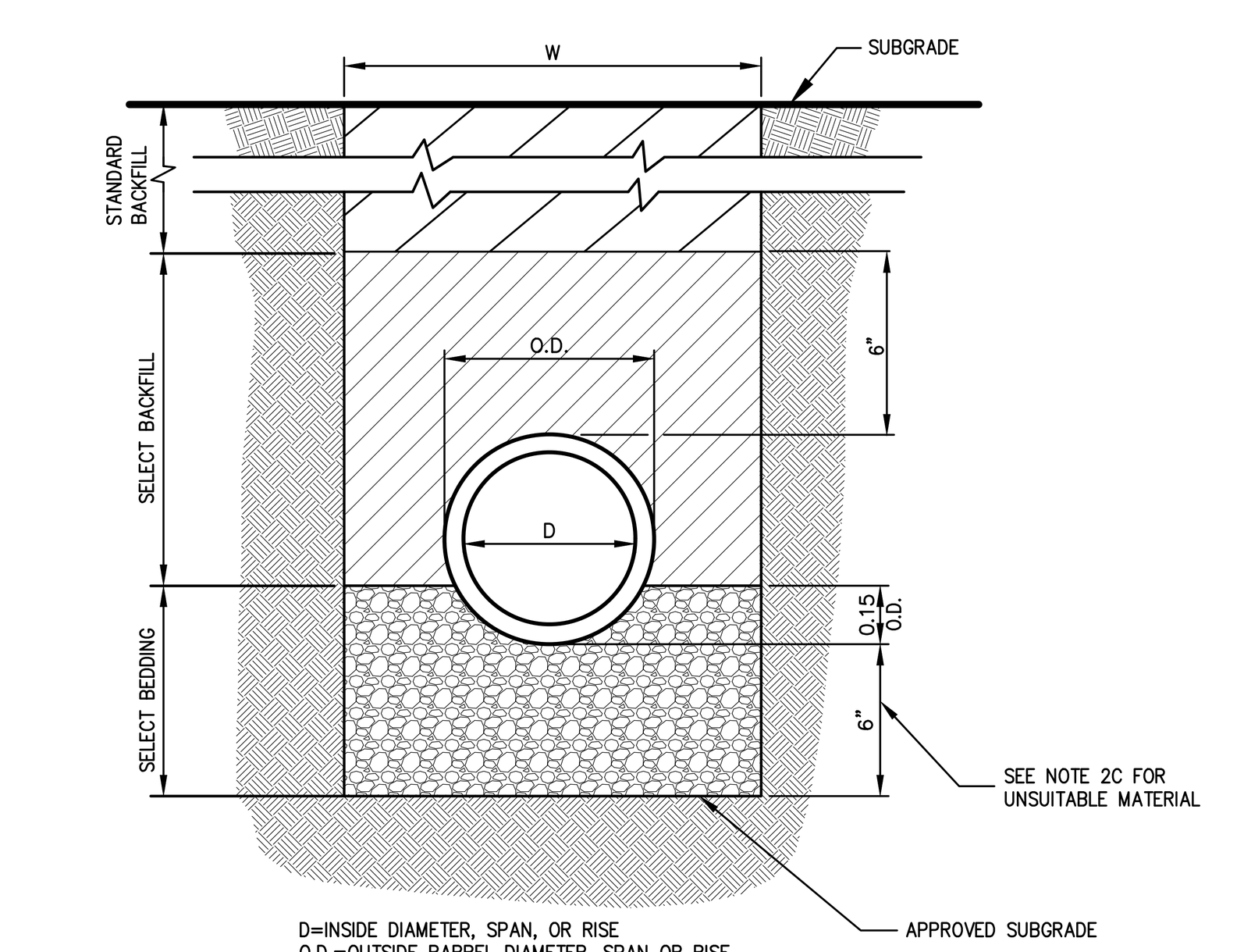
1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC 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, DROPPED, 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.

STABILIZED CONSTRUCTION ENTRANCE — 6



NOTE:
STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE — 7

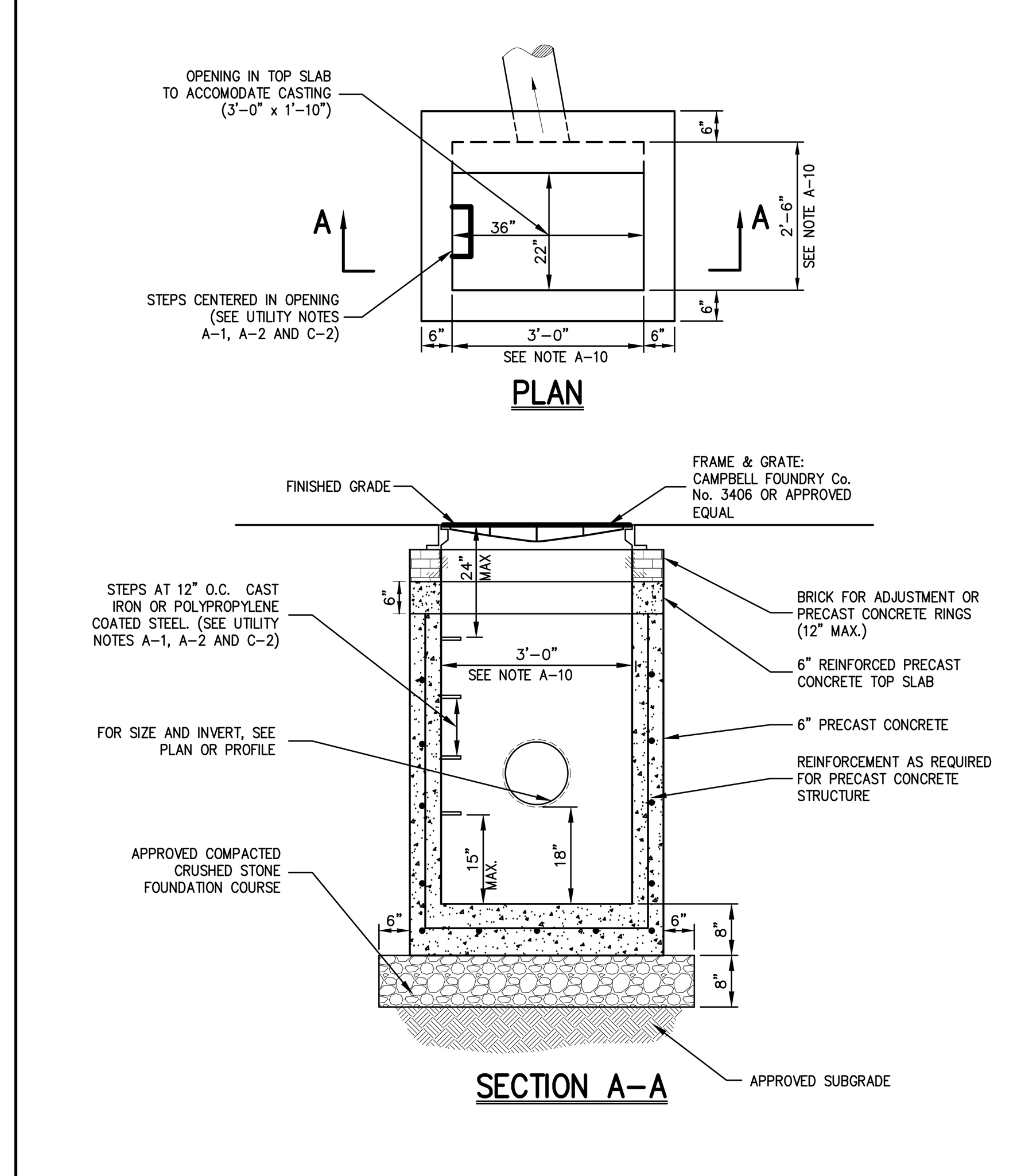


D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0' – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

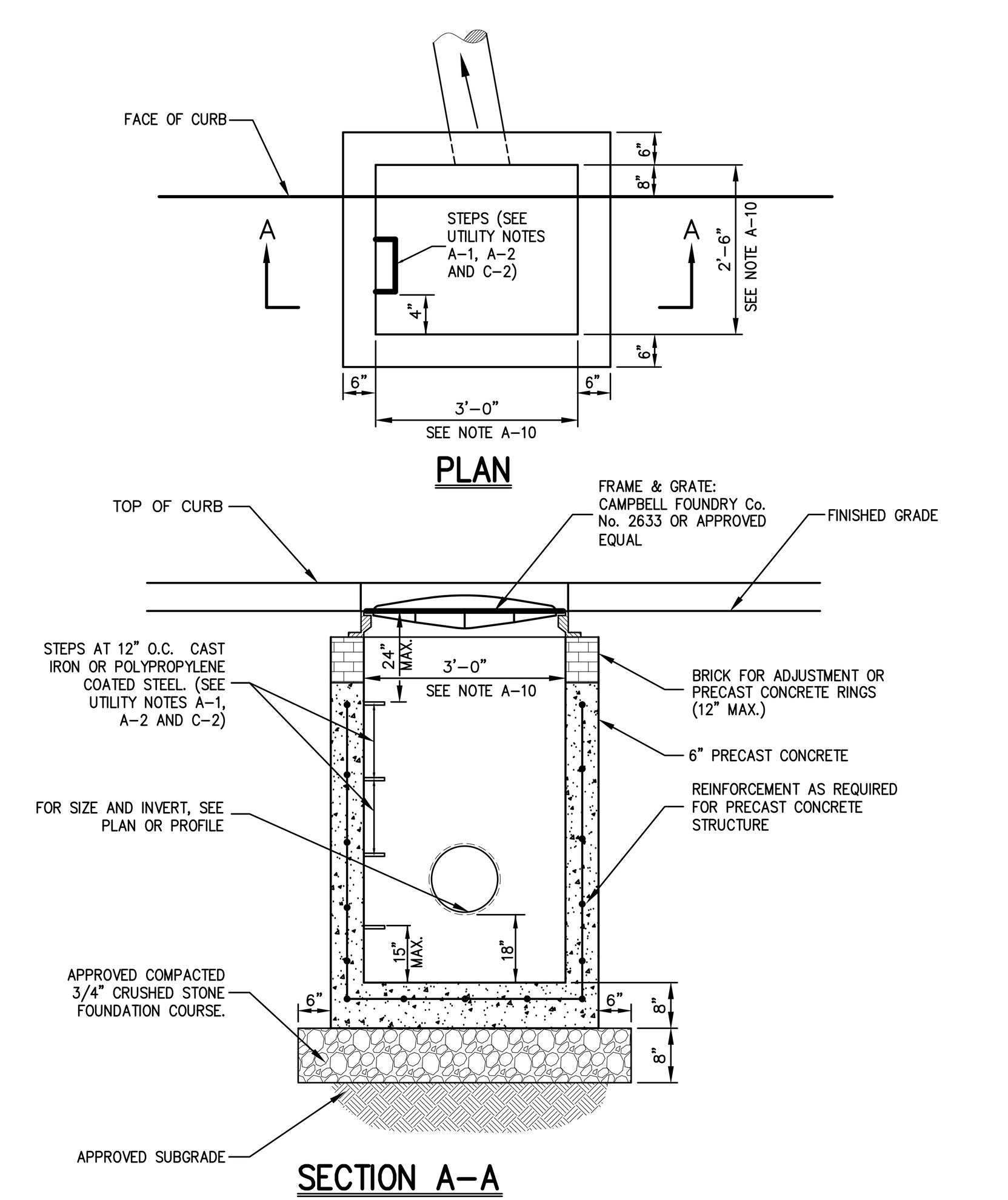
1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
   A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
   B. 3/4"CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
   A. FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND 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. 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 MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH — 8



NOTE:
1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 LOAD.
2. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-900.

DRAIN INLET (TYPE DI) — 9
(WITH SUMP-W/O FINGER UNDERDRAINS)



NOTE:
1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-900.

DRAIN INLET (TYPE CI) — 10
(WITH SUMP-W/O FINGER UNDERDRAINS)

NOTES PERTAINING TO DRAIN INLETS

A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE THE STRUCTURE.

A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKA-SET AS MANUFACTURED BY THE SIKA CHEMICAL CORP.

A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

B-1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.

B-2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B-3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B-4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B-5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

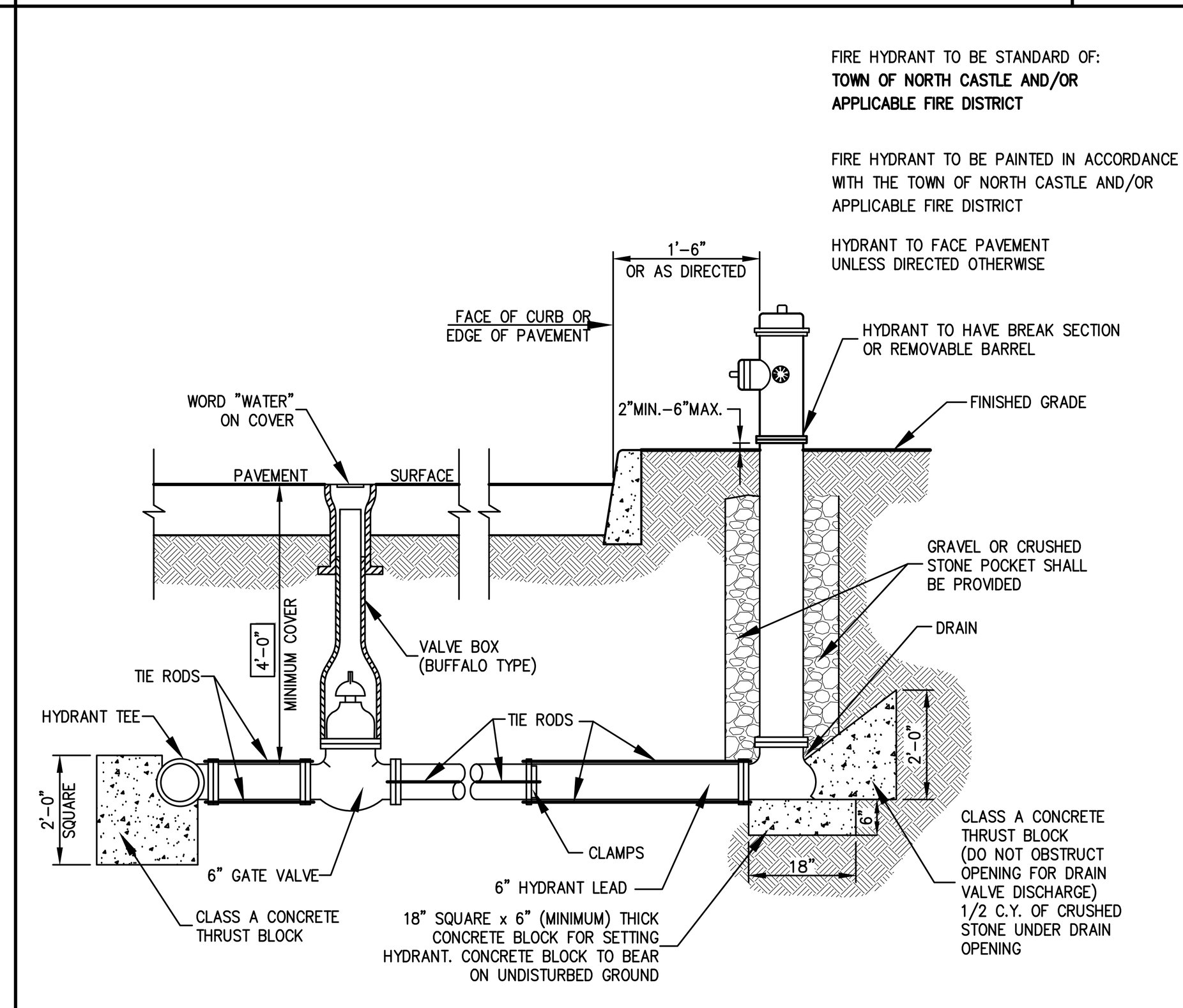
B-6 NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

C-1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

C-2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

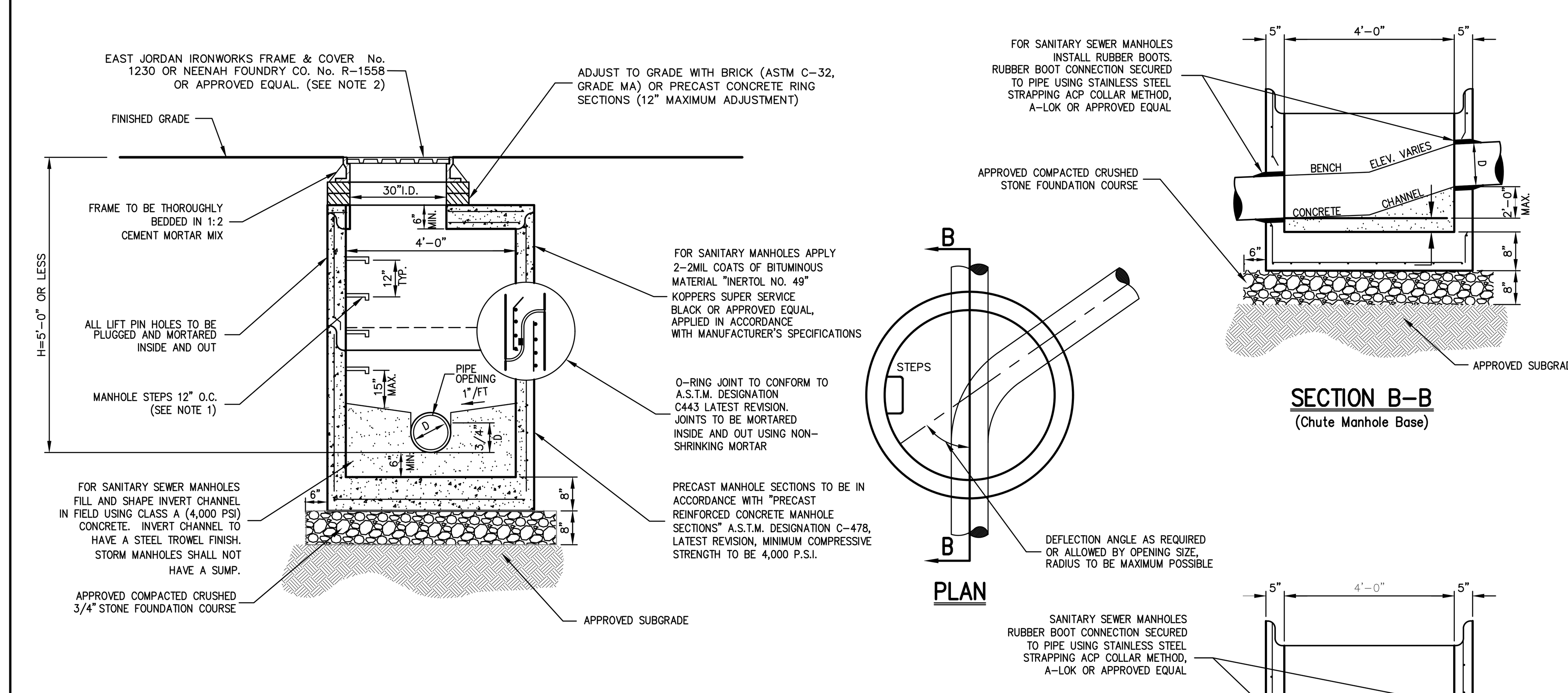
UTILITY NOTES — 11



NOTES:

1. ALL CONCRETE THRUST BLOCKS SHALL BEAR ON UNDISTURBED GROUND.
2. RODDING SHALL CONSIST OF TWO 3/4" THREADED STEEL TIE RODS WITH NUTS AND WASHERS COMPLETE WITH ALL NECESSARY AND REQUIRED CLAMPS, CAREFULLY AND THOROUGHLY COVERED WITH ASPHALT OR OTHER ACCEPTABLE CORROSIVE RETARDING MATERIAL. IN GENERAL, THE METHOD AND TYPES OF MATERIAL REQUIRED IN THE INSTALLATION OF CLAMPS AND THE RODS SHALL BE IN ACCORDANCE WITH THE LATEST NATIONAL FIRE PROTECTION STANDARDS.
3. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR WITHIN TEN (10) FEET OF SANITARY SEWERS OR STORM DRAINS.
4. IF GROUND WATER IS FOUND WITHIN SEVEN (7) FEET OF THE SURFACE, HYDRANT DRAINS ARE TO BE PLUGGED. WHEN DRAINS ARE TO BE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. SUCH HYDRANTS SHALL BE IDENTIFIED WITH A VISIBLE MARKING AS APPROVED BY THE WATER AUTHORITY.

HYDRANT INSTALLATION — 12



NOTES:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-900.

MANHOLE (TYPE A) — 13
(H < 5'-0")

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

Previous Editions Obsolete

APPLICANT/OWNER:
SUMMIT COUNTRY CLUB, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

ARCHITECT:
GRANOFF ARCHITECTS
30 RAILROAD AVENUE
GREENWICH, CT 06830

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JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
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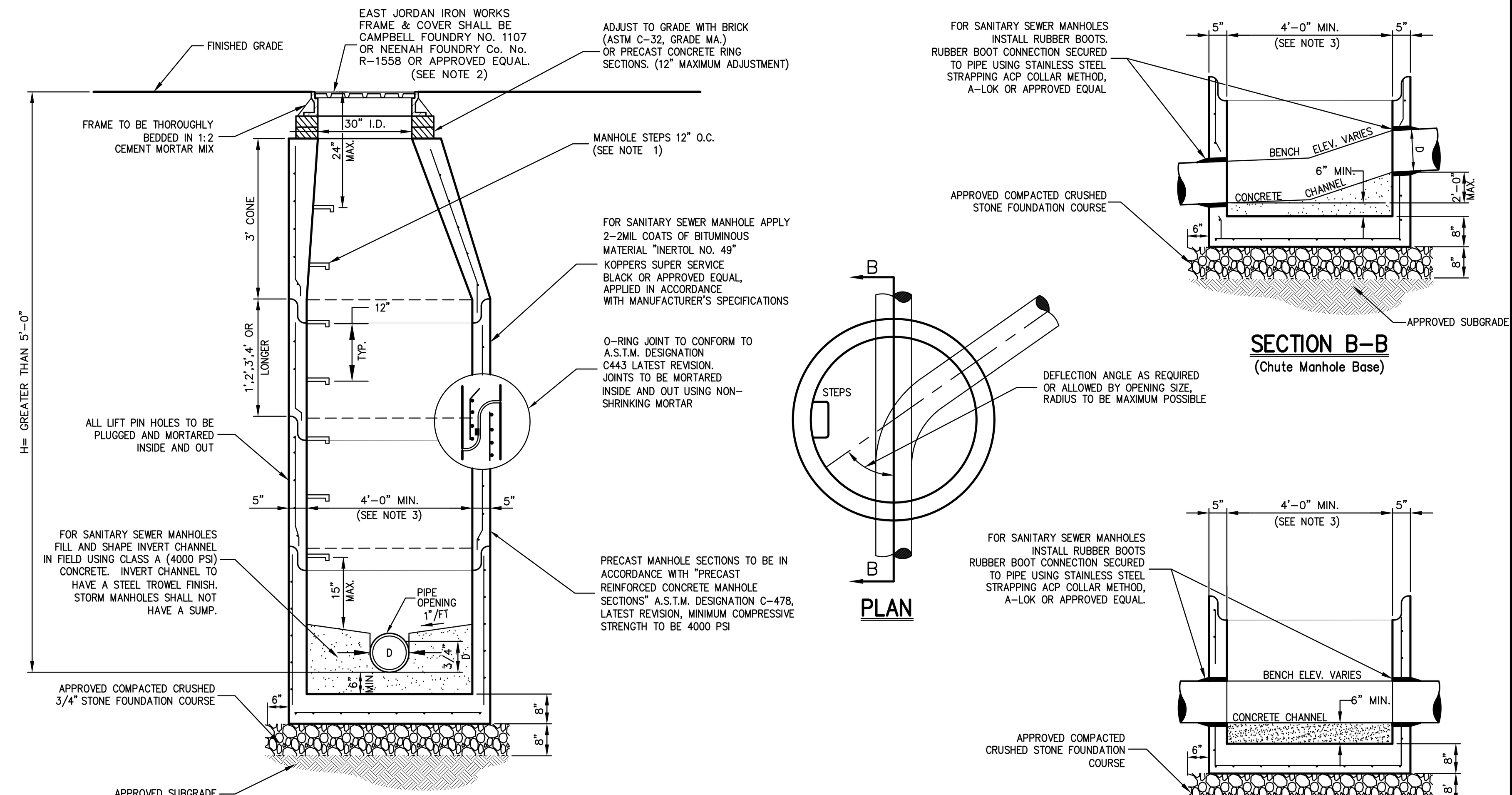
JMC

CONSTRUCTION DETAILS
THE SUMMIT CLUB AT ARMONK
(GOLF COURSE PHASE–MAINTENANCE BUILDING)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: NC	Approved: AG
Scale:	NOT TO SCALE
Date:	03/11/2024
Project No:	20101
20101-DETAILS(C-1) MAINTENANCE	
Drawing No:	C-900M

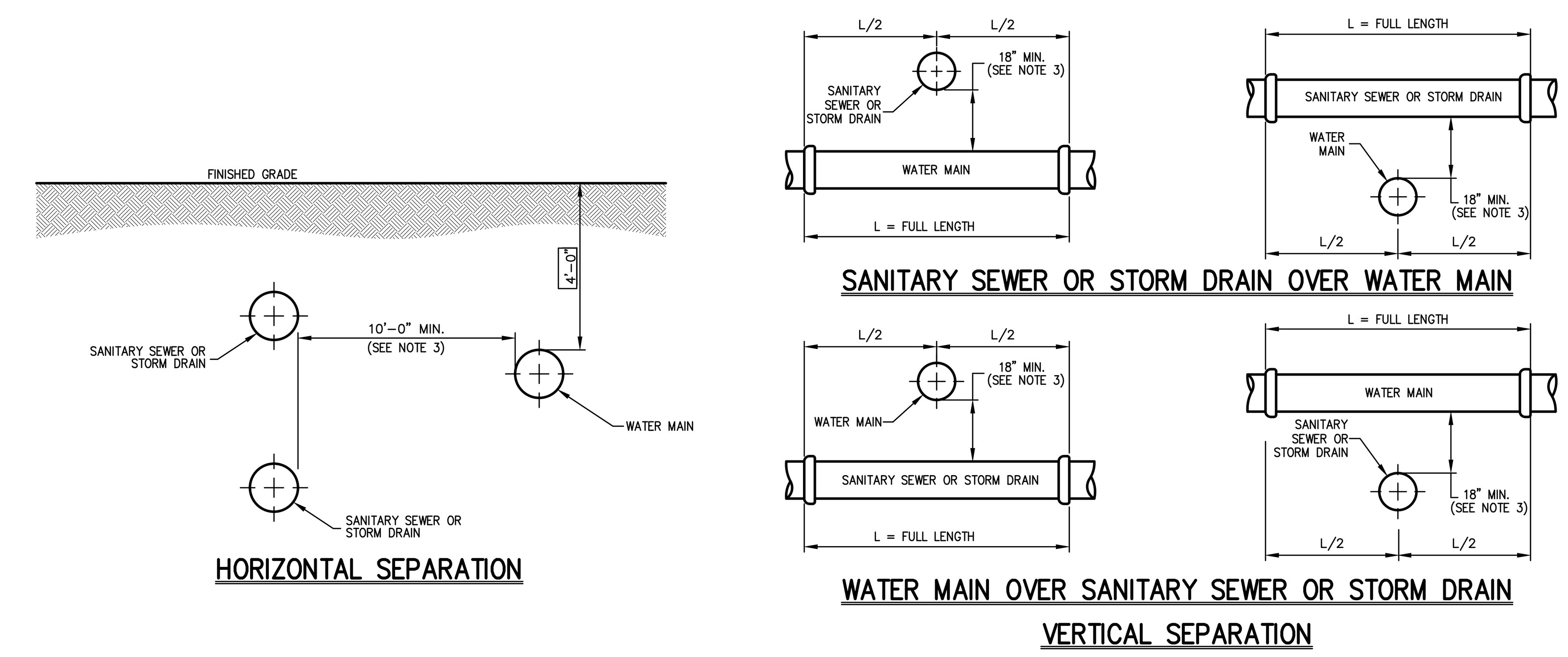


NOTES:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES WITH DEPTH (h) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-900.

MANHOLE (TYPE B) — 14

(H > 5'-0" < 10'-0")



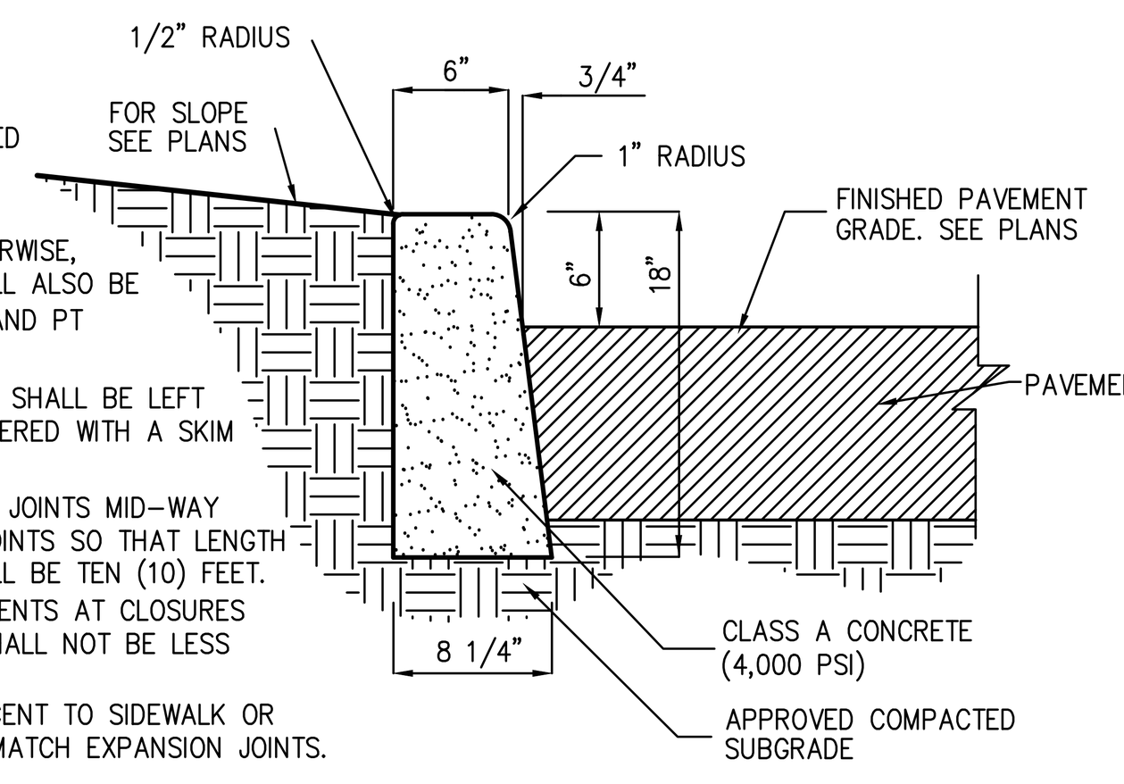
NOTES:

1. NORMAL CONDITIONS:
   A. WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER MAIN CROSSING UNDER SANITARY SEWERS:
   A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JMC OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE WCDOH PRIOR TO INSTALLATION.

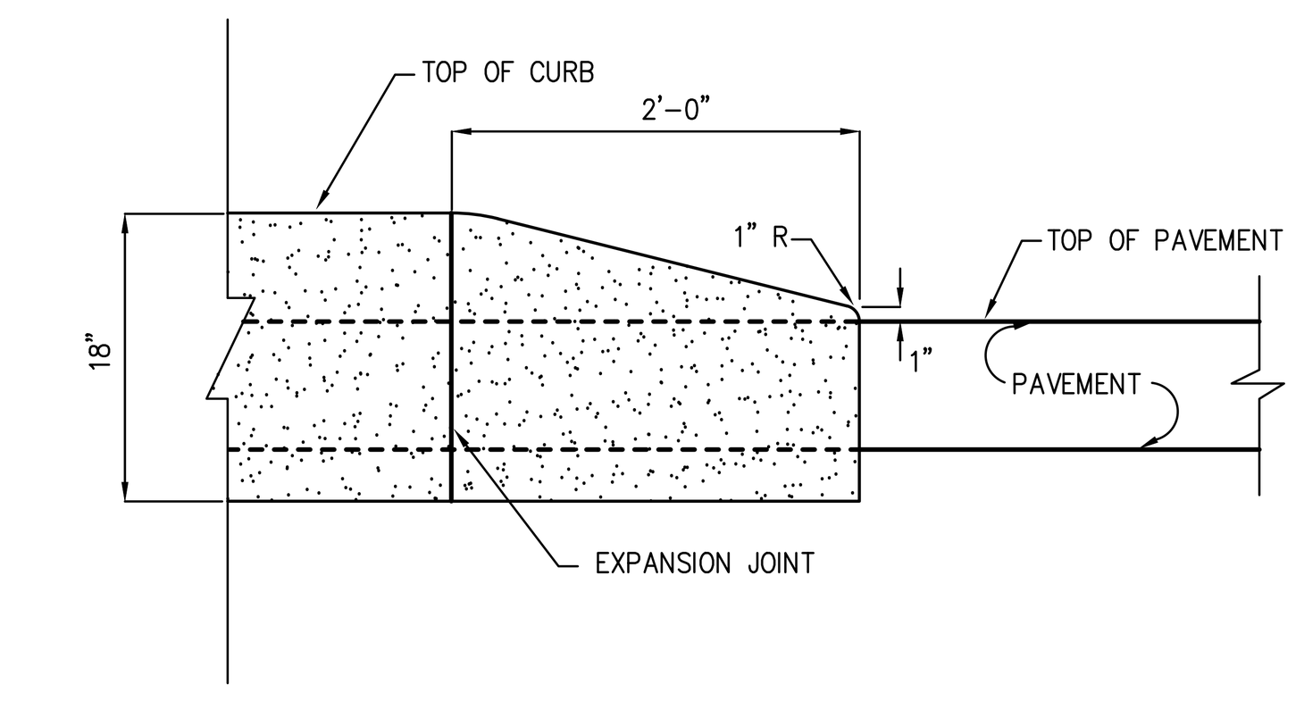
SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES — 15

NOTES:

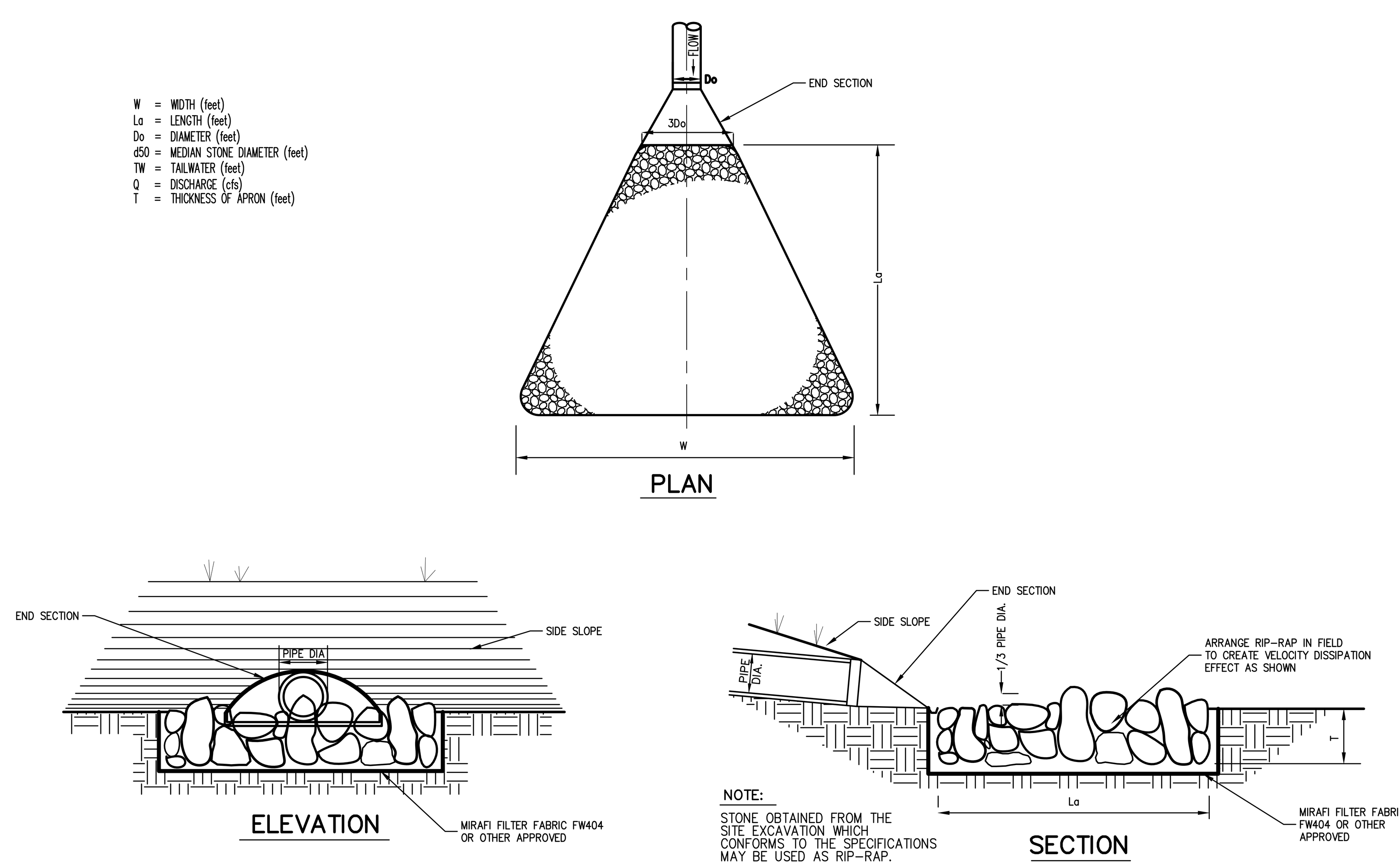
1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVER 20 FEET.
2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
4. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
5. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
6. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.



CAST-IN-PLACE CONCRETE CURB — 16

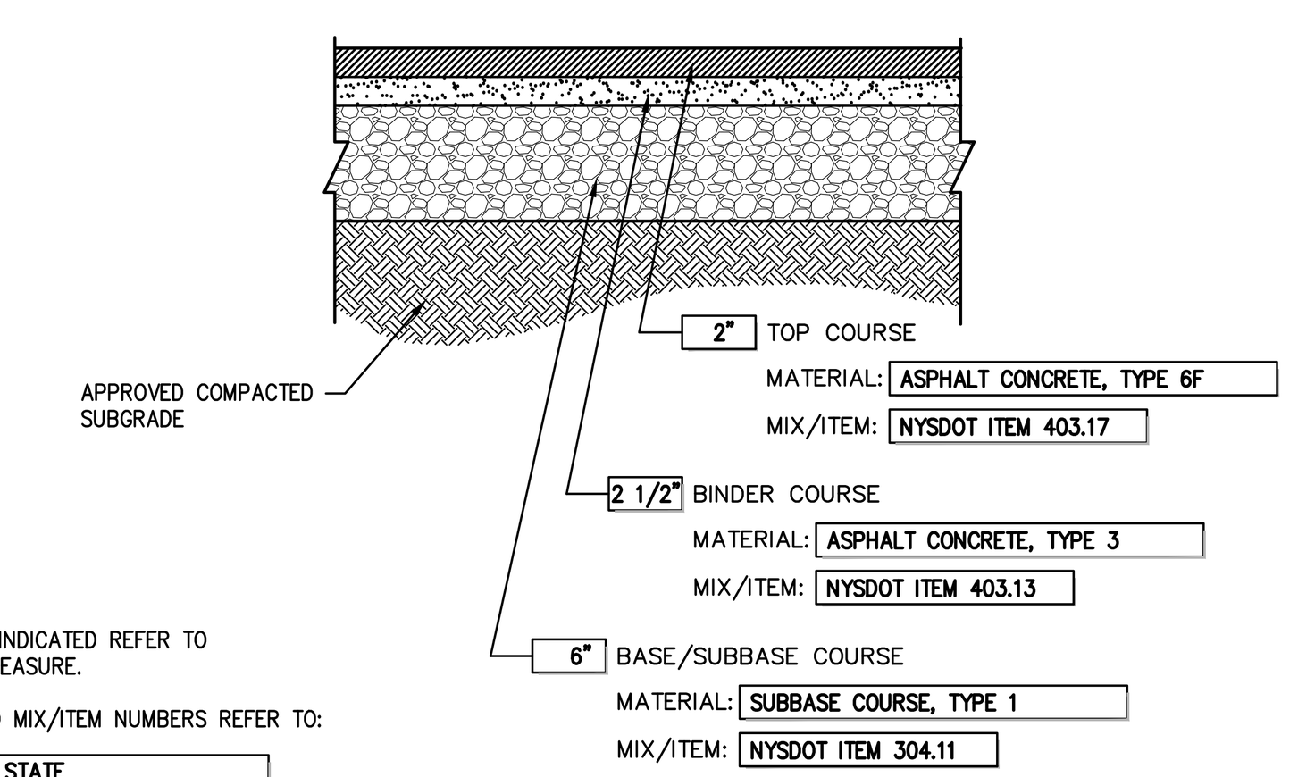


CONCRETE CURB ENDING — 17



RIP-RAP APRON/ENERGY DISSIPATOR — 18

END SECTION



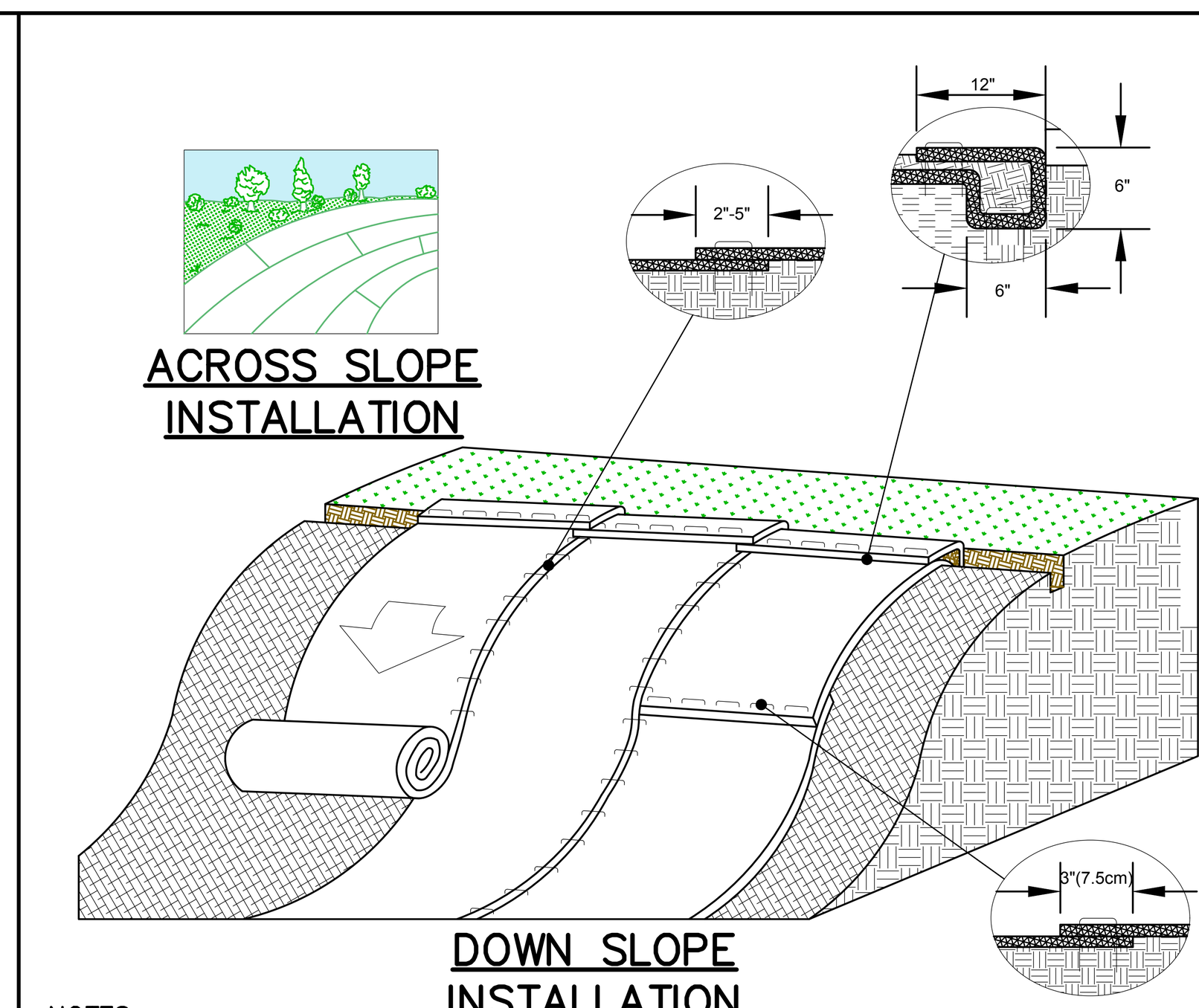
NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO:

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS

SITE PAVEMENT — 19

(LIGHT DUTY)

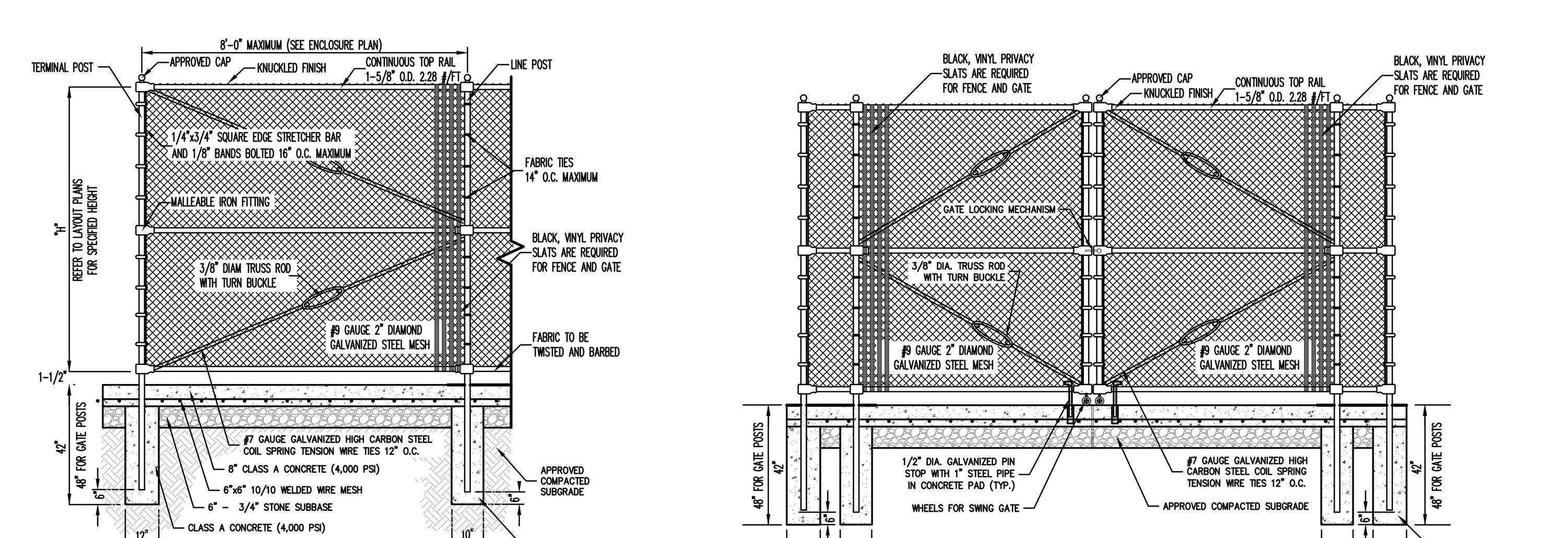


NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
3. ROLL THE RECPS EITHER DOWN OR HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" – 5" OVERLAP DEPENDING ON THE RECPS TYPE.
5. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPS WIDTH.
6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
7. MATERIAL FOR THE RECP SHALL BE EAST COAST EROSION CONTROL ECS-2B BIODEGRADABLE DOUBLE NET STRAW OR APPROVED EQUAL.

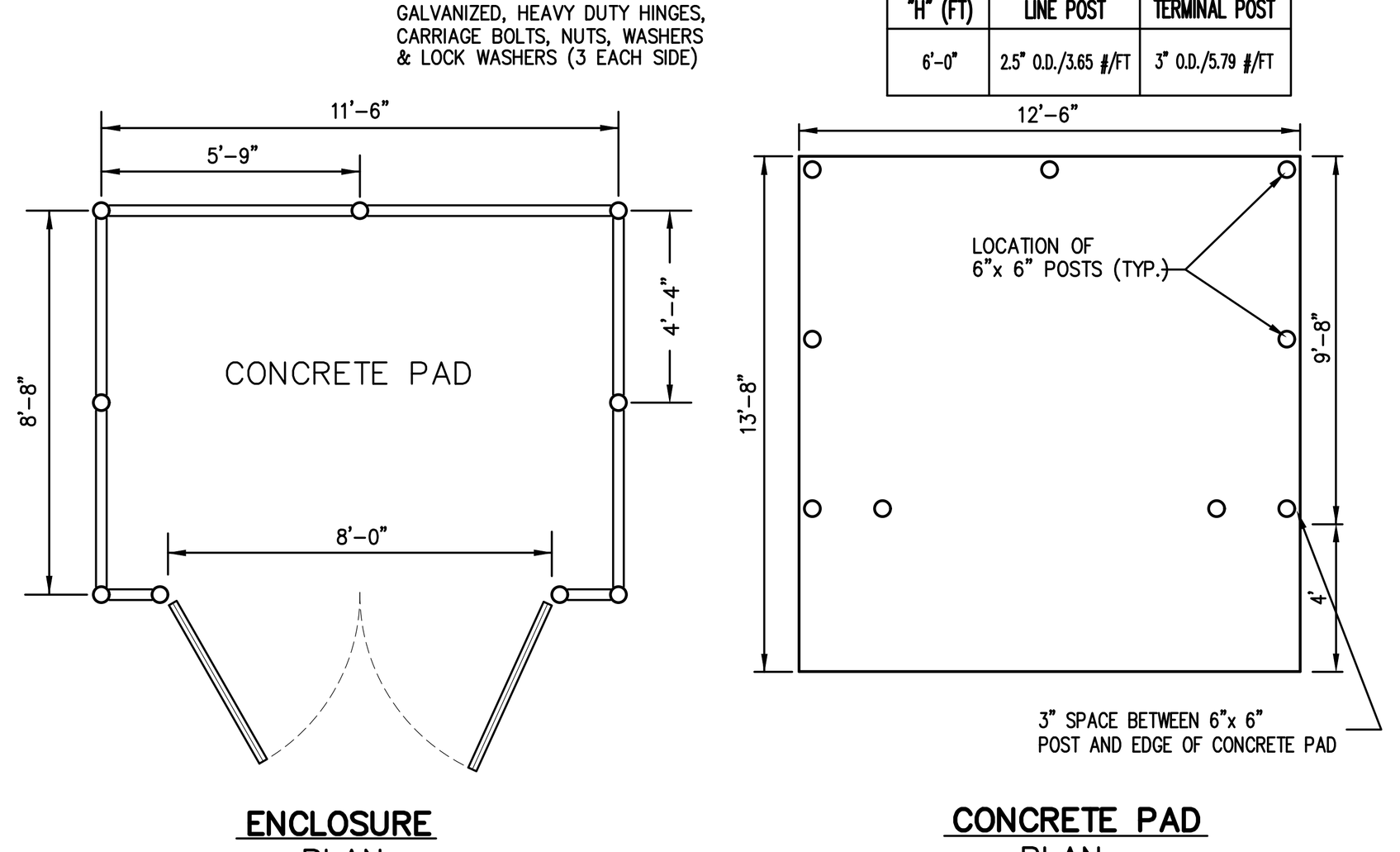
ROLLED EROSION CONTROL MATTING — 20

X



NOTES:

1. SEE SITE LAYOUT PLANS FOR LOCATION. REFER TO ELECTRICAL PLANS FOR EXACT DIMENSIONS OF GENERATOR ENCLOSURE. CONCRETE PADS FOR GENERATOR BY OTHERS.
2. CONTRACTOR SHALL DRILL TWO (2) HOLES IN THE CONCRETE TO ALLOW FOR DROP RODS TO HOLD GATES IN THE OPEN AND CLOSED POSITION.
3. ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE VINYL COATED. COLOR OF VINYL COATING SHALL BE BLACK.
4. POST AND RAILS SHALL BE STANDARD FULL WEIGHT VINYL COATED GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A-120. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REROLLED PIPE.
5. FITTINGS SHALL BE VINYL COATED MALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A-47 GALVANIZED IN ACCORDANCE WITH ASTM A-153.
6. FABRIC SHALL BE 9 GAUGE GALVANIZED 2" MESH WITH PEXCO, OR APPROVED EQUAL, TOP LOCK SLOTS IN BLACK WHICH SHALL BE VINYL CLAD IN CONFORMANCE WITH THE REQUIREMENTS OF AASHTO M-181, TYPE III. VINYL COATING SHALL BE FIRMLY AND CONTINUOUSLY EXTRUSION BONDED TO THE GALVANIZED STEEL WIRE. TOP SELVAGE SHALL HAVE KNUCKLED FINISH.
7. TENSION WIRE SHALL BE VINYL COATED 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A-641 AS MODIFIED HEREIN. THE TENSILE STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.7 OZ. PER SQUARE FOOT.
8. FABRIC TIES SHALL BE MINIMUM 9 GAUGE VINYL COATED GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
   A. 14" O.C. AT LINE POSTS
   B. 24" O.C. AT TOP RAIL
   C. 12' O.C. AT TENSION WIRE
9. WHERE CHAIN LINK FENCE IS TO BE INSTALLED ON WALLS, THE FENCE POSTS SHALL BE IMBEDDED A MINIMUM OF TWELVE (12) INCHES IN THE WALL. NEWLY CONSTRUCTED WALLS SHALL BE PROVIDED WITH PROPER SIZE SLEEVES TO ACCOMMODATE FENCE POSTS. FENCE POSTS SHALL BE SECURELY GROUTED IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
10. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FENCING TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
11. PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.
12. FENCE AND GATE SHALL HAVE BLACK VINYL PRIVACY SLATS.
13. DOUBLE GATE: POSTS SHALL BE 6 5/8" DIAMETER INDUSTRIAL GRADE HINGES AND 2" PPE GATE FRAME WELDED AT JOINTS, CONCRETE FOOTINGS SHALL BE 24" DIAMETER LOCKABLE FULCRUM LATCH WITH DROP ROD INTO CONCRETE.



TRASH ENCLOSURE WITH CONCRETE PAD — 21

(BLACK VINYL CLAD CHAIN LINK FENCE WITH BLACK PRIVACY SLATS)

X

X

X

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED ________

________ DATE: ________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

________ DATE: ________
JOSEPH M. CERMELE, P.E.
KSCJ CONSULTING
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	RESPONSE TO TOWN COMMENTS	04/25/2024	NC

APPLICANT/OWNER:
SUMMIT COUNTRY CLUB, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

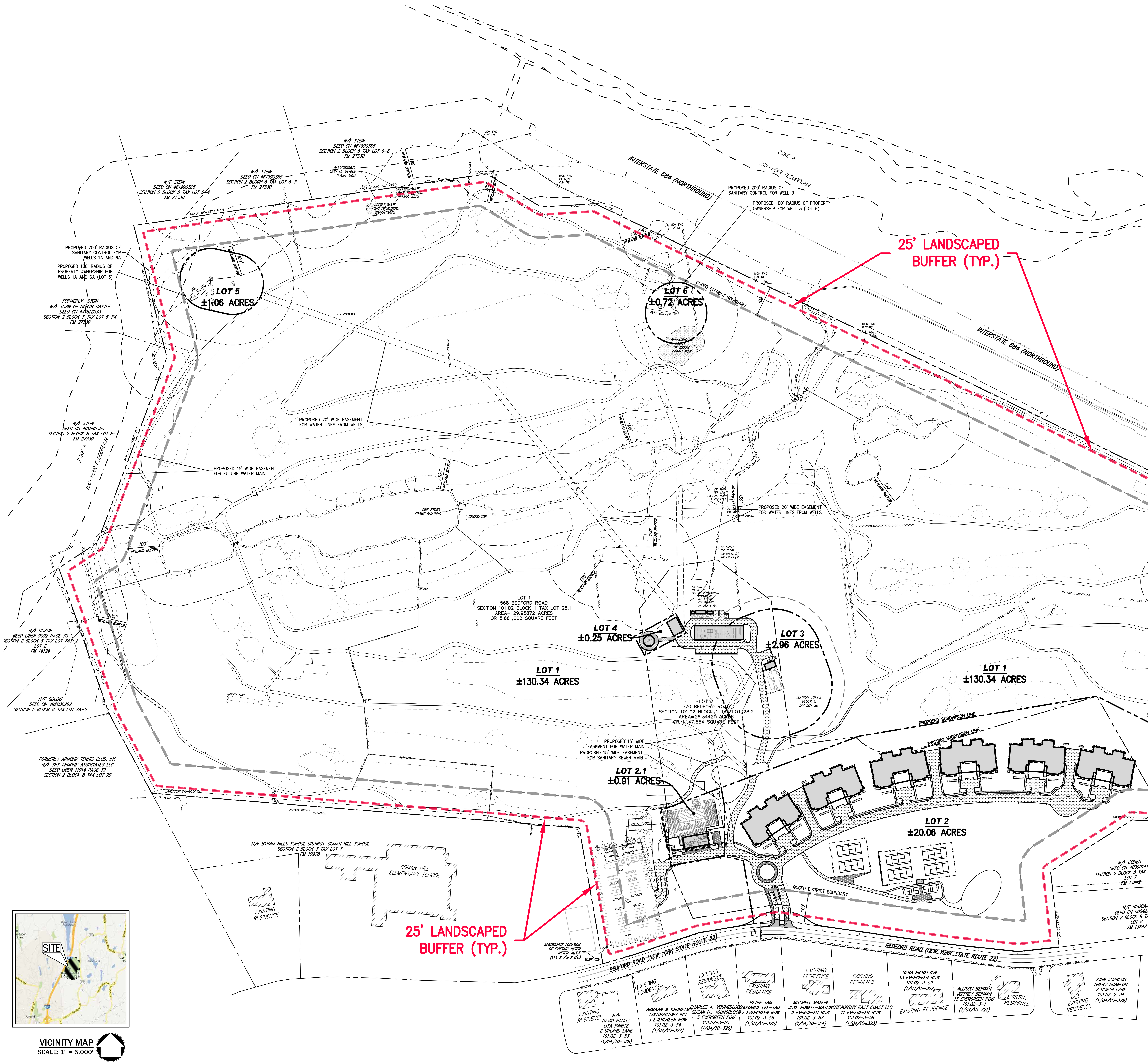
ARCHITECT:
GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830

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

CONSTRUCTION DETAILS

THE SUMMIT CLUB AT ARMONK
(GOLF COURSE PHASE-MAINTENANCE BUILDING)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn:	NC
Approved:	AG
Scale:	NOT TO SCALE
Date:	03/11/2024
Project No:	20101
20101-DETAILSDET-2 MAINTENANCE	-
Drawing No:	C-901M



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING WETLAND LINE AND DELINEATION
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING GREEN-WASTE DEBRIS PILE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 02/28/2013, SUPPLEMENTED WITH AN UPDATED SURVEY LAST REVISED 01/17/2022. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

No.	Revision	Date	By

Previous Editions Obsolete

APPLICANT/OWNER:

SUMMIT CLUB PARTNERS, LLC
568 BEDFORD ROAD (NY-22)
ARMONK, NY 10504

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

THE SUMMIT CLUB AT ARMONK
(RESIDENTIAL PHASE)
568 & 570 BEDFORD ROAD (NY-22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: DK Approved: AG
Scale: 1" = 100'
Date: 03/26/2024
Project No: 20101
20101-SUBDIVISION.S BUFFER EXHIBITEXIST-SUB.scr
Drawing No: BE-1

General Notes:.

- yellow dashed line is the revised area of disturbance with new proposed golf course improvements.
- new revised golf course work can be completed in 90-120 days, based on normal weather conditions.
- plan is showing harvesting the existing turf from the current chipping green and Hole #10 (those areas are being impacted with the future development and club improvements).

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/03/2020

DATE:

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

No.	Revision	Date	By
1.	ISSUED FOR FINAL SIGNATURE / BUILDING PERMIT	08/03/2020	JE

Previous Editions Obsolete

APPLICANT/OWNER:
BRYNWOOD PARTNERS, LLC
568 BEDFORD ROAD
ARMONK, NY 10504

GOLF COURSE ARCHITECT:
REES JONES, INC.
55 SOUTH PARK STREET
MONTCLAIR, NJ 07042

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JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
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OVERALL SITE LAYOUT PLAN

BRYNWOOD GOLF & COUNTRY CLUB
568 BEDFORD ROAD (NY 22)
TOWN OF NORTH CASTLE, NEW YORK

STATE OF NEW YORK • DAVID P. LOMBARDI • 071001 • LICENSED PROFESSIONAL ENGINEER

Drawn: JE		Approved: AG	
Scale:	1" = 100'		
Date:	03/23/2020		
Project No:	10126		
SIRE AMENDED GOLF COURSE	AERIAL	SITE.LS	
Drawing No:	GCSP-4.0A		

THE SUMMIT CLUB AT ARMONK

NORTH CASTLE, NY

GENERAL NOTES:

1. CONTACT THE PROJECT LANDSCAPE ARCHITECT AT:
GRANOFF ARCHITECTS P.C.
330 RAILROAD AVE
GREENWICH, CT 06830
(203) 625-9460
2. THE TERM "CONTRACTOR" SHALL DEFINED AS THE GENERAL CONTRACTOR AND SUB-CONTRACTORS; THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING ALL SUBCONTRACTORS HEREON. ALL DRAWINGS AND NOTES APPLY TO ALL CONTRACTORS AND HIS/HER SUBCONTRACTORS.
3. CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO ANY ROUTINE FIELD OBSERVATION REQUIRED.
4. CONSTRUCTION SHALL FOLLOW THE CONDITIONS OF THE PLANS AND SPECIFICATIONS. IN ANY CASE OF DISCREPANCY BETWEEN SITE CONDITIONS AND THE DRAWINGS AND THE SPECIFICATIONS OR BETWEEN DRAWINGS AND SPECIFICATIONS NOTIFY THE LANDSCAPE ARCHITECT AS SOON AS THE DISCREPANCY IS APPARENT.
5. VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
6. CONTACT "CALL DIG SAFELY NEW YORK" AT 1-800-962-7962 PRIOR TO ANY SITE WORK ACTIVITY. THE CONTRACTOR SHALL BE AWARE OF ALL SUBSURFACE DRAINAGE AND ALL UTILITIES AS SHOWN ON PLANS AND AS MARKED OUT ON SITE. PROTECT EXPOSED LINES FROM DAMAGE AND DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE THE WORK. ALL BONDS AND INSURANCE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INFORM ALL CONTRACTORS, SUBCONTRACTORS, AND EMPLOYEES OF ALL CONDITIONS ASSOCIATED WITH ANY PERMITS ISSUED.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE AND DISTURBANCE WHICH MAY OCCUR AS A RESULT OF HIS WORK.
10. BLEND NEW WORK SMOOTHLY WITH EXISTING GRADES AND MATERIALS TO REMAIN. AVOID SHARP BREAKS IN GRADE; ROUND OVER TOP AND BOTTOMS OF SLOPES.
11. FINAL GRADE IN ALL CASES SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT (2%) AND ALL PAVED AREAS SHALL HAVE A MINIMUM PITCH OF AT LEAST 1/8" PER FOOT (1%).
12. ALL TREES OR VEGETATION TO BE REMOVED OR TRANSPLANTED ARE TAGGED ON SITE WITH FLAGGING TAPE. REFER TO TREE PROTECTION PLANS, NOTES AND DETAILS.
13. THE CONTRACTOR SHALL PROTECT ALL CATCH BASINS WITH FILTER FABRIC OR STAKED HAY BALES AND SHALL EMPLOY ALL OTHER NECESSARY MEANS TO CONTROL AND PREVENT EROSION THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL AREAS STABILIZED. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED AREA EXPOSED AT ANY ONE TIME AND STABILIZE THE AREA AS SOON AS PRACTICAL. REFER TO EROSION CONTROL DRAWINGS, NOTES AND DETAILS. ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF ANY ACCUMULATED DEBRIS AT THE END OF PROJECT CONSTRUCTION. SEE TREE PROTECTION & EROSION CONTROL DETAILS SHEET.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS AND EGRESS TO THE SITE AT ALL TIMES DURING CONSTRUCTION. NOTIFY OWNER 24 HOURS IN ADVANCE OF ANY DISRUPTION IN ACCESS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL DEVICES, WARNING SIGNS, BARRICADES, FLASHERS, FLAG MEN, ETC.) IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, USDOT, FHA 1988 PT. VI, TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS AS MAY BE AMENDED TO DATE, FOR THE MAINTENANCE AND PROTECTION OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
15. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ON BEDFORD RD. THE STREET SHALL NOT BE CLOSED TO TRAFFIC, NOR SHALL ANY TRAFFIC BE DETOURED TO OTHER STREETS WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE TRAFFIC ENGINEER.
16. WORKING HOURS AND ALL NOISE PRODUCING ACTIVITIES MUST CONFORM TO THE TOWN OF NORTH CASTLE REGULATED WORKING HOURS.
17. REMOVAL AND DISPOSAL OF ALL MATERIALS TO COMPLY WITH ANY AND ALL STATE AND LOCAL CODES AND REGULATIONS.
18. THE CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION ALL DISTURBED AREAS CAUSED BY THE ACTIVITIES OF THE PROJECT.
19. THE CONTRACTOR IS RESPONSIBLE TO SUPERVISE THE ASSEMBLY OF ALL MATERIALS.
20. THE CONTRACTOR SHALL DETERMINE THE METHODS, MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES OF IMPLEMENTING THE PROJECT.
21. THE CONTRACTOR SHALL COMPLETE ALL WORK REQUIRED TO PRODUCE A COMPLETE JOB IN ACCORDANCE WITH THE BEST APPLICABLE STANDARDS. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK. IF THE CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER.
22. CONTRACTOR SHALL REFER TO ADDITIONAL NOTES FOUND THROUGHOUT THE CONTRACT DRAWINGS.

OUTDOOR LIGHTING NOTES:

1. ALL LIGHTING WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE AND IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE TOWN OF NORTH CASTLE, INCLUDING PERMITS AND REQUIRED INSPECTIONS
2. ALL FIXTURES SHALL BE FULL CUTOFF; SHALL BE COMPLIANT WITH DARK SKY RECOMMENDATIONS; OR FITTED WITH SHROUDS TO SHIELD THE LIGHT SOURCE.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, OUTLETS AND SWITCHES LISTED AND SHOWN ON PLANS. SIZE AND PROVIDE ALL TRANSFORMERS AND JUNCTION BOXES NECESSARY TO COMPLETE THE WORK, INCLUDING CONDUIT, WIRE, FITTINGS, EXCAVATION, BACKFILL, ETC. REQUIRED TO MAKE A COMPLETE FUNCTIONING SYSTEM. ALL FIXTURES SHALL BE SUPPLIED WITH LAMPS. THE LEAST WATT LAMP SHALL BE SUPPLIED , SUBJECT TO THE OWNERS'S APPROVAL. RE-LAMPING WITH MAXIMUM WATT LAMPS MAY BE REQUIRED.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS NECESSARY FOR A COMPLETE INSTALLATION. THIS INCLUDES SIZING GALVANIZED STEEL AND PVC WITH ALL ASSOCIATED FITTINGS, COUPLINGS AND BUSHINGS. ALL LINE VOLTAGE SHALL BE IN CONDUIT WITH A MINIMUM COVER OF 24 INCHES AND A MINIMUM OF 12 INCHES OF COMPACTED SAND AROUND IT AND AS PER CODE. METALLIC CAUTION TAPE SHALL BE PLACED 6 INCHES BELOW FINISHED GRADE.
5. ALL WIRING AND TRENCHING TO TREE TRUNKS BENEATH TREE CANOPIES TO BE RADIAL TO TREE TRUNK AND APPROVED BY L.A. PRIOR TO GROUND DISTURBANCE. TRENCHING WITHIN THE TREE CANOPY SHALL BE EXCAVATED WITH AN AIR SPADE TOOL TO MINIMIZE ROOT DAMAGE. CARE IS TO BE TAKEN TO PREVENT EXPOSED TREE ROOTS FROM DRYING.
6. FINAL SWITCH LOCATIONS TO BE APPROVED BY OWNER. CONTRACTOR SHALL VERIFY AND COORDINATE NEW SWITCHES WITH EXISTING INTERIOR LIGHTING. DRAWING SHOWS PROPOSED LANDSCAPE LIGHTING AND DOES NOT SHOW EXISTING ARCHITECTURAL LIGHTING
7. FINAL FIXTURE PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT & OWNER AFTER NIGHTTIME DEMONSTRATION OF INITIAL PLACEMENT.
8. ALL PATH LIGHTS TO BE LOCATED 12" BACK FROM EDGE OF PAVING UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
9. LOCATIONS OF TRANSFORMERS, JUNCTION BOXES, FIXTURES AND OUTLETS ARE A GRAPHIC REPRESENTATION AND MAY NOT SHOW PRECISE LOCATION. FINAL LOCATIONS TO BE APPROVED BY L.A. PRIOR TO INSTALLATION. ACTUAL WIRING ROUTES ARE NOT SHOWN ON THIS PLAN. WIRING ROUTES INDICATED ARE A GRAPHIC REPRESENTATION OF CONNECTIONS AND GROUPINGS OF LIGHTS FOR SWITCHING. L.A. TO APPROVE WIRING ROUTES PRIOR TO GROUND DISTURBANCE. ALL LINE VOLTAGE RUNS IN CONDUIT MINIMUM 18 INCHES DEEP OR AS PER LOCAL CODE..
10. STAKE MOUNTED UPLIGHTS TO BE MOVABLE WITHIN A SIX (6) FOOT RADIUS OF INSTALLED LOCATION.
11. TRANSFORMERS FOR LOW VOLTAGE LIGHTING AND JUNCTION BOXES NOT SHOWN. CONTRACTOR TO DETERMINE NUMBER REQUIRED AND COORDINATE THEIR LOCATION WITH THE LANDSCAPE ARCHITECT.
12. WIRING SIZES ARE TO BE DETERMINED BY ELECTRICIAN TO INSURE FULLY FUNCTIONAL SYSTEM WITH NO MORE THAN A 5% VOLTAGE DROP FROM EACH TRANSFORMER TO FARTHEST FIXTURE ON LINE FROM THAT TRANSFORMER..
13. ALL WIRE CONNECTIONS TO BE THOROUGHLY SEALED WITH SILICONE SEALANT & WILL BE LOCATED WITHIN FIXTURE STEMS, TREE MOUNTS, OR JUNCTION BOXES WHEREVER POSSIBLE. DIRECT BURIAL OF LOW VOLTAGE CONNECTIONS WILL BE MINIMIZED. DIRECT BURIAL CONNECTIONS FOR LINE VOLTAGE WILL NOT BE PERMITTED.
14. REVIEW EXISTING CONDITIONS AND PROPOSED PLANTING PLANS. ELECTRICIAN TO BE RESPONSIBLE FOR RESTORING ANY SITE OR UTILITY DAMAGE CAUSED BY HIS INSTALLATION WORK.
15. SEE LIGHTING PLAN FOR LIGHT FIXTURE TYPE AND SPECIFICATIONS.

TREE PROTECTION AND EROSION CONTROL NOTES:

1. ALL TREE PROTECTION AND REMOVALS SHALL BE IN ACCORDANCE WITH THE DRAWINGS, DETAILS AND NOTES HEREON. REFER TO TREE PROTECTION DRAWINGS AND DETAILS FOR ADDITIONAL INFORMATION
2. PRIOR TO ANY OTHER WORK, THE CONTRACTOR SHALL STAKE OUT THE LIMITS OF "TREE PROTECTION AREAS" WITHIN THE WORK ZONE AS SHOWN ON THE PLANS FOR APPROVAL BY THE LANDSCAPE ARCHITECT. IF NO TREE/LANDSCAPE PROTECTION AREA LIMITS ARE SPECIFICALLY SHOWN ON THE PLANS AND WORK WILL OCCUR IN OR NEAR TREES OR VEGETATED AREAS, THE LANDSCAPE ARCHITECT WILL DIRECT THE CONTRACTOR. THE INTENT OF THE LIMITS ARE TO PROTECT THE ROOT ZONE OF INDIVIDUAL TREES AND GROUPINGS OF TREES (USING THE "DRIPLINE" - THE VERTICAL PROJECTION TO THE GROUND OF THE TREES' CANOPY - AS A GUIDE), LAWNS AND OTHER VALUABLE VEGETATION TO THE MAXIMUM EXTENT FEASIBLE WHILE ALLOWING THE CONTRACTOR SUFFICIENT ROOM TO OPERATE. THEREFORE, THE CONTRACTOR MUST ASSESS THE ADEQUACY OF THE ALLOWED SPACE FOR ALL CONCEIVABLE ACTIVITIES INCLUDING THE PARKING OF PERSONAL VEHICLES. IT IS UNDERSTOOD THAT WORK MAY NEED TO OCCUR IN THE ROOT ZONE OF TREES. IN SUCH CASES, THE CONTRACTOR MAY PROPOSE ADJUSTMENTS TO THE STAKEOUT OF PROTECTION LIMITS TO SUIT FIELD CONDITIONS AND SUCH OPERATIONS. ANY SUCH ADJUSTMENTS SHALL BE SHOWN ON A PLAN AND/OR APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL, PARK ANY VEHICLE, OR DRIVE ANY VEHICLE WITHIN THE DRIP LINE OF EXISTING TREES. IT IS UNDERSTOOD THAT LOCALIZED STAGING/STORAGE AREAS MAY BE NECESSARY IN ADDITION TO ANY MAIN AREAS SHOWN ON PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT FOR ANY AREAS OUTSIDE TREE/LANDSCAPE PROTECTION FOR AREAS APPROPRIATE FOR STORAGE OF MATERIALS, AND EQUIPMENT AS WELL AS PARKING OF CONTRACTOR'S VEHICLES AND ACCESS ROUTES THROUGH THE ACTIVE WORK ZONE. THESE AREAS MUST BE DEFINED BY APPROPRIATE FENCING AND MUST MEET ALL TREE PROTECTION SPECIFICATIONS.
4. ONCE PROTECTION FENCING IS IN PLACE, THE CONTRACTOR SHALL NOT ENTER OR DAMAGE OR DIMINISH THE LANDSCAPE OR ANY PORTION THERE OF WITHIN THE DEFINED TREE/LANDSCAPE PROTECTION AREAS. AT ALL TIMES DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL AVOID SOIL COMPACTION, POLLUTION, EROSION AND IMPACTS TO EXISTING VEGETATION UNLESS REMOVAL, SELECTIVE THINNING OR CLEARING ARE SPECIFIED IN THE DRAWINGS.
5. WHERE WORK AREAS MUST ENCROACH ON TREE ROOT ZONES , THE CONTRACTOR, IF ORDERED BY LANDSCAPE ARCHITECT OR AS NOTED ON THE PLANS, SHALL FURNISH APPROXIMATELY 12-INCH LAYER OF WOOD CHIPS OR ACCESS MAT WITHIN THE DRIP LINE AREA TO REDUCE SOIL COMPACTION ON UNPAVED AREAS TO MINIMIZE SOIL COMPACTION AND PREVENT CONTAMINATION OF EXISTING SOIL. UNDER NO CIRCUMSTANCES MAY PETROLEUM PRODUCTS, CONCRETE WASH WATER, PAINT, OR OTHER POLLUTANTS BE ALLOWED TO SEEP INTO THE LANDSCAPE.
6. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED WHENEVER TRENCHING OCCURS WITHIN THE DRIPLINE FOR ANY TREE. ALL EXCAVATION WITHIN THE DRIP LINE OF A TREE OR NEAR THE DRIP LINE SHALL BE PERFORMED WITH AN AIR SPADE. THERE WILL BE NO SEPARATE PAYMENT FOR ANY REQUIRED AIR SPADE EXCAVATION. SEE ROOT PRUNING AND TRENCHING DETAILS.
7. NO TREE PRUNING MAY BE PERFORMED EXCEPT BY (OR UNDER THE SUPERVISION OF) A QUALIFIED TREE-CARE PROFESSIONAL APPROVED BY THE LANDSCAPE ARCHITECT.
8. "UNAUTHORIZED" TREE REMOVALS: IF THE CONTRACTOR REMOVES TREES NOT IDENTIFIED ON THE DRAWINGS OR REMOVES TREES NOT APPROVED BY LANDSCAPE ARCHITECT, OR SO SEVERELY DAMAGES TREES AS A RESULT OF CONSTRUCTION ACTIVITY THAT IN THE JUDGMENT OF LANDSCAPE ARCHITECT THEY MUST BE REMOVED, THE CONTRACTOR SHALL PROVIDE REPLACEMENT TREES AT HIS/HER OWN EXPENSE SUCH THAT FOR EACH TREE REMOVED EQUALS ONE SIX INCH CALIPER TREE AS APPROVED BY THE LANDSCAPE ARCHITECT. THE FINAL LOCATION OF REPLACEMENT TREES SHALL BE WITHIN THE PROJECT LIMITS AND WILL BE LOCATED IN THE FIELD BY THE LANDSCAPE ARCHITECT. IF PLANTING WITHIN THE LIMITS IS NOT POSSIBLE THE LANDSCAPE ARCHITECT, OWNER, AND CONTRACTOR SHALL AGREE ON APPROPRIATE MITIGATION. ANY REPLACEMENT TREES PLANTED AS MITIGATION MUST BE WATERED, MAINTAINED AND GUARANTEED PER PLANTING SPECIFICATIONS IN THE DRAWINGS AND AT NO ADDITIONAL COST.
9. LANDSCAPE MAINTENANCE DURING CONSTRUCTION: DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL MAINTAIN THE APPEARANCE OF THE PROJECT SITE BY REMOVING LITTER, DEBRIS AND EXCESS MATERIALS, AS A RESULT OF THE CONSTRUCTION OPERATIONS, FROM THE WORK SITE ON A REGULAR BASIS AND SHALL STORE ALL CONSTRUCTION EQUIPMENT AND CONSTRUCTION MATERIAL IN AN ORGANIZED MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
10. IN CASE OF A TREE REMOVAL, ALL REMNANTS INCLUDING, BUT NOT LIMITED TO, STUMPS, TRUNKS, LIMBS, BRANCHES, AND FOLIAGE SHALL BE DISPOSED OF AS EXPEDITIOUSLY AS POSSIBLE.
11. RESTORATION OF LANDSCAPE: ALL EXCESS MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REMOVED BY THE CONTRACTOR, AS PART OF SITE RESTORATION. ALL SOIL DIMINISHED AND/OR CONTAMINATED WITH EXCESS MATERIAL AND DEBRIS SHALL ALSO BE REMOVED AND REPLACED WITH TOPSOIL ACCEPTABLE TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR, AS DIRECTED BY LANDSCAPE ARCHITECT, SHALL RESTORE A MINIMUM OF 6" OF NEW TOPSOIL ON ALL AREAS WHERE THE TOPSOIL LAYER HAS BEEN DIMINISHED OR LOST DUE TO HIS/HER OPERATIONS. OUTSIDE THE DRIP LINE OF TREES, IF IT IS DETERMINED BY THE LANDSCAPE ARCHITECT THAT THE SOIL HAS BEEN COMPACTED DURING THE COURSE OF THE PROJECT, IT WILL BE UNCOMPACTED AND LOOSENED (BY USE OF AN AIR SPADE WITHIN AND NEAR THE DRIPLINES OF TREES) TO THE DEPTH OF 12 INCHES PRIOR TO FINAL GRADING OR PLANTING. UNDER NO CIRCUMSTANCES MAY HEAVY EQUIPMENT (I.E. PAYLOADERS) BE USED TO ACCOMPLISH SITE RESTORATION WITHIN THE DRIP LINE OF TREES. IN ALL ROOT-SENSITIVE AREAS, WORK MUST BE DONE USING ONLY AN AIR SPADE.
12. ALL UTILITY CONFLICTS WITH PROPOSED TREES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL REFER TO TO THE DEMOLITION/EROSION CONTROL PLAN FOR MORE INFORMATION

PLANTING NOTES:

1. SEE DEMOLITION AND EROSION CONTROL DRAWING FOR EXISTING PLANTS TO BE STOCKPILED AND MAINTAINED FOR TRANSPLANTING. ADDITIONAL PLANTINGS MAY BE REQUIRED FOR TOP OF WALL BARRIER PLANTING AND WILL BE REQUESTED UPON OWNER'S APPROVAL. ADDITIONAL PLANTING PHASES TO BE COMPLETED IN SEPARATE CONTRACT (SPRING SEASON).
2. TOPSOIL FOR PLANTING:
A. MATERIAL: TOPSOIL SHALL CONSIST OF NATURAL LOAM, FREE FROM SUBSOIL, OBTAINED FROM AN AREA THAT HAS NEVER BEEN PREVIOUSLY STRIPPED. MANUFACTURED OR AMENDED SOILS ARE NOT ACCEPTABLE UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
B. QUALITY: TOPSOIL SHALL BE OF UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PLAN, SODS, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR ANY OTHER UNDESIRABLE MATERIAL.
C. NO TOPSOIL SHALL BE DELIVERED, MANIPULATED OR HANDLED IN A FROZEN OR MUDDY CONDITION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT, ON OR AFTER DELIVERY, OF ANY MATERIAL THAT DOES NOT, IN THEIR OPINION, MEET THESE SPECIFICATIONS.:
3. IRRIGATION SYSTEM (SEPARATE PRICE):
A. THE EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND SHALL BE A FULLY OPERATIONAL AND COMPLETE IN-GROUND IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- ALL EXCAVATION, TRENCHING, PUMPS, FILTERS, VALVES, BOXES, TIMERS, CONNECTIONS, WIRING, PIPING, DRIP TUBE, HEADS AND EMITTERS AS NECESSARY.
B. CONTRACTOR IS REQUIRED TO COORDINATE WORK WITH IRRIGATION CONTRACTOR. CONTRACTOR SHALL PROVIDE SLEEVES AS INDICATED ON THE DRAWINGS OR AS REQUIRED BY THE IRRIGATION INSTALLER
4. NEW SEED (INCLUDING FINE GRADING) WHERE REQUIRED
A. INSTALLATION OF SEED SHALL INCLUDE FINE GRADING, PREPARATION OF SOIL BED, INCORPORATION OF FERTILIZER AND LIME, PROTECTION (BEFORE AND AFTER INSTALLATION) AND MAINTENANCE UNTIL FINAL ACCEPTANCE.
B. SEED MIX SHALL BE LOW MAINTENANCE, NATIVE, AND DROUGHT TOLERANT MIX WITH ANNUAL RYE. SEED MIX APPROPRIATE FOR TIME OF PLANTING. SEED MIX TO BE APPROVED BY THE LANDSCAPE ARCHITECT. SEEDING RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
C. FERTILIZER FOR LAWNS: FERTILIZE LAWN AREAS EVENLY USING MECHANICAL METHODS ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND AS DIRECTED. FERTILIZER TO BE "SCOTTS ORGANIC CHOICE LAWN FOOD" BY THE SCOTTS MIRACLE-GRO COMPAN 14111 SCOTTSLAWN ROAD MARYSVILLE, OH 43041, OR AS RECOMMENDED BY THE SOD GROWER, OR APPROVED EQUAL.
D. ACCEPTANCE (OF SEED): THE LANDSCAPE ARCHITECT SHALL REJECT ANY AREAS OF SEED WHICH IN THEIR OPINION HAS NOT PROPERLY GERMINATED TO FORM AN EVEN AND VIGOROUS GROWING BED. REJECTED SEED BEDS SHALL BE PREPARED AND RE-SEEDED AT NO COST TO THE OWNER. SEED LAWNS SHALL BE READY FOR ACCEPTANCE AFTER A MINIMUM OF A 60 DAY ACTIVE GROWING PERIOD, UNTIL A UNIFORM STAND OF $2\frac{1}{2}$ INCHES IS OBTAINED, WITH A MINIMUM OF 95% COVERAGE. UNACCEPTED SEED LAWNS SHALL BE RE-SEEDED AS SPECIFIED.
5. MAINTENANCE OF SEED:
-THE CONTRACTOR SHALL PROPERLY WATER AS OFTEN AS REQUIRED TO MAINTAIN OPTIMUM GROWING CONDITIONS UNTIL FINAL ACCEPTANCE. THE CONTRACTOR SHALL MAINTAIN LAWN AT ONE AND A HALF TO THREE INCHES (1-1/2 TO 3") IN HEIGHT, FOR TWO MOWINGS OR UNTIL ACCEPTANCE. CONTRACTOR SHALL MONITOR IRRIGATION SYSTEM TO ENSURE NEW SOD AND SEED LAWNS RECEIVE PROPER AMOUNTS OF WATER.
-MAINTAIN ALL LAWNS THROUGHOUT AND IMMEDIATELY FOLLOWING PLANTING OPERATIONS UNTIL PROJECT IS CERTIFIED SUBSTANTIALLY COMPLETE.
- MAINTAIN SURFACES AND SUPPLY ADDITIONAL TOPSOIL WHERE NECESSARY, INCLUDING AREAS AFFECTED BY EROSION.
REPLANT DAMAGED LAWN AREAS SHOWING GROWTH FAILURE, DETERIORATION, BARE OR THIN SPOTS AND ERODED AREAS.
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DRAWING LIST:

REFER TO GRANOFF ARCHITECTS ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING INFORMATION

REFER TO JMC CIVIL PLANS FOR ADDITIONAL SITE INFORMATION

REFER TO DRAKELEY INDUSTRIES PLANS FOR ADDITIONAL POOL INFORMATION

ABBREVIATIONS:

B.P.	BOTTOM PIER	MANUF.	MANUFACTURER
B.S.	BOTTOM STEP	MAX.	MAXIMUM
B.W.	BOTTOM WALL	MFR.	MANUFACTURER
BL	BASE LINE	MIN.	MINIMUM
BC	BOTTOM OF CURB	MH	MAN HOLE
BLDG.	BUILDING	NEC.	NECESSARY
CL	CENTER LINE	N.I.C	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	N.T.S	NOT TO SCALE
CONC.	CONCRETE	NO./#	NUMBER
CONT.	CONTINUOUS	OC	ON CENTER
DI	DRAIN INLET	PL	PROPERTY LINE
DIA.	DIAMETER	R	RISER
DN.	DOWN	REQ'D	REQUIRED
EA.	EACH	R.O.W.	RIGHT OF WAY
EJ	EXPANSION JOINT	SPEC.	SPECIFICATION
EL.	ELEVATION	SQ.	SQUARE
ELEV.	ELEVATION	T	TREAD
EQ.	EQUAL	TC	TOP OF CURB
E.W.	EACH WAY	T.P	TOP PIER
EX.JT.	EXPANSION JOINT	T.S.	TOP STAIR
EXP.JT.	EXPANSION JOINT	T.W.	TOP WALL
EX	EXISTING	TBD	TO BE DETERMINED
EXIST.	EXISTING	TYP.	TYPICAL
FL	FLOW LINE	UW	UNDER WATER
FLR.	FLOOR	UG	UNDERGROUND
FLWR	FLOWER	VIF	VERIFY IN FIELD
FTG.	FOOTING	W.L.	WATER LINE
G	GRATE ELEVATION/RIM ELEV.	W/	WITH
H.B.	HOSE BIB	W/O	WITHOUT
JNT.	JOINT	WT	WATERTABLE

REFER TO OTHER DRAWINGS FOR LEGENDS AND KEYS

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

____________ DATE: ____________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

____________ DATE: ____________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

LOCATION MAP:

LOCAL MAP (N.T.S.)

North

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
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CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RICHARD STUART GRANOFF 020375 STATE OF NEW YORK

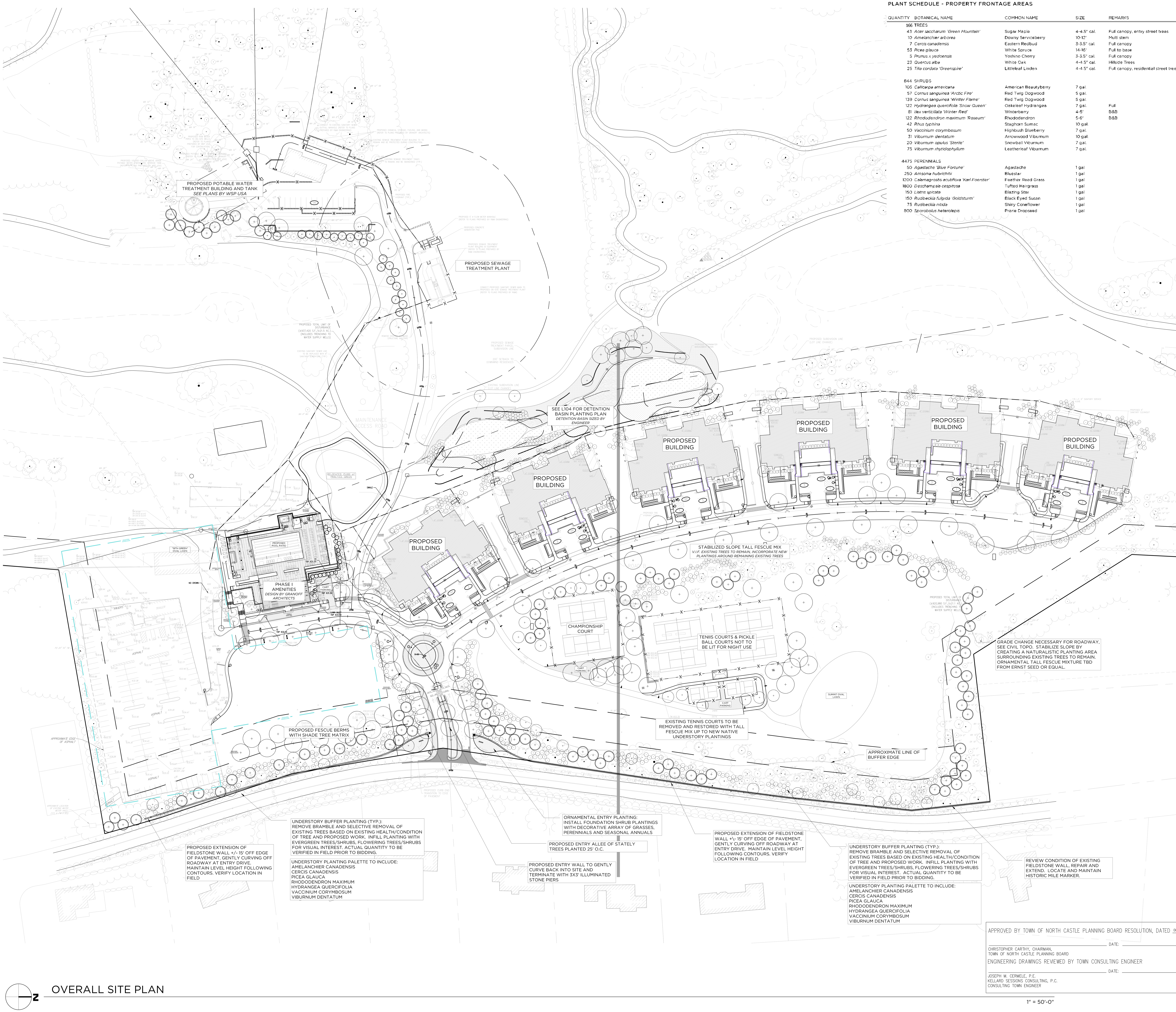
PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
COVER - LANDSCAPE

DRAWING NO.
LC


PROPOSED POTABLE WATER TREATMENT BUILDING AND TANK
SEE PLANS BY WSP USA
PROPOSED SEWAGE TREATMENT PLANT
SEE L104 FOR DETENTION BASIN PLANTING PLAN
DETENTION BASIN SIZED BY ENGINEER
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED BUILDING
PHASE I AMENITIES
DESIGN BY GRANOFF ARCHITECTS
STABILIZED SLOPE TALL FESCUE MIX
V.I.F. EXISTING TREES TO REMAIN, INCORPORATE NEW PLANTINGS AROUND REMAINING EXISTING TREES
CHAMPIONSHIP COURT
TENIIS COURTS & PICKLE BALL COURTS NOT TO BE LIT FOR NIGHT USE
GRADE CHANGE NECESSARY FOR ROADWAY, SEE CIVIL TOPO. STABILIZE SLOPE BY CREATING A NATURALISTIC PLANTING AREA SURROUNDING EXISTING TREES TO REMAIN. ORNAMENTAL TALL FESCUE MIXTURE TBD FROM ERNST SEED OR EQUAL.
PROPOSED FESCUE BERMS WITH SHADE TREE MATRIX
EXISTING TENNIS COURTS TO BE REMOVED AND RESTORED WITH TALL FESCUE MIX UP TO NEW NATIVE UNDERSTORY PLANTINGS
APPROXIMATE LINE OF BUFFER EDGE
PROPOSED EXTENSION OF FIELDSTONE WALL +/- 15' OFF EDGE OF PAVEMENT, GENTLY CURVING OFF ROADWAY AT ENTRY DRIVE. MAINTAIN LEVEL HEIGHT FOLLOWING CONTOURS. VERIFY LOCATION IN FIELD
UNDERSTORY BUFFER PLANTING (TYP.): REMOVE BRAMBLE AND SELECTIVE REMOVAL OF EXISTING TREES BASED ON EXISTING HEALTH/CONDITION OF TREE AND PROPOSED WORK. INFILL PLANTING WITH EVERGREEN TREES/SHRUBS, FLOWERING TREES/SHRUBS FOR VISUAL INTEREST. ACTUAL QUANTITY TO BE VERIFIED IN FIELD PRIOR TO BIDDING.
UNDERSTORY PLANTING PALETTE TO INCLUDE: AMELANCHIER CANADENSIS, CERCIS CANADENSIS, PICEA GLAUCA, RHODODENDRON MAXIMUM, HYDRANGEA QUERCIFOLIA, VACCINIUM CORYMBOSUM, VIBURNUM DENTATUM
ORNAMENTAL ENTRY PLANTING: INSTALL FOUNDATION SHRUB PLANTINGS WITH DECORATIVE ARRAY OF GRASSES, PERENNIALS AND SEASONAL ANNUALS
PROPOSED ENTRY ALLEE OF STATELY TREES PLANTED 25' O.C.
PROPOSED ENTRY WALL TO GENTLY CURVE BACK INTO SITE AND TERMINATE WITH 3X3' ILLUMINATED STONE PIERS
PROPOSED EXTENSION OF FIELDSTONE WALL +\- 15' OFF EDGE OF PAVEMENT, GENTLY CURVING OFF ROADWAY AT ENTRY DRIVE. MAINTAIN LEVEL HEIGHT FOLLOWING CONTOURS. VERIFY LOCATION IN FIELD
UNDERSTORY BUFFER PLANTING (TYP.): REMOVE BRAMBLE AND SELECTIVE REMOVAL OF EXISTING TREES BASED ON EXISTING HEALTH/CONDITION OF TREE AND PROPOSED WORK. INFILL PLANTING WITH EVERGREEN TREES/SHRUBS, FLOWERING TREES/SHRUBS FOR VISUAL INTEREST. ACTUAL QUANTITY TO BE VERIFIED IN FIELD PRIOR TO BIDDING.
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REVIEW CONDITION OF EXISTING FIELDSTONE WALL, REPAIR AND EXTEND. LOCATE AND MAINTAIN HISTORIC MILE MARKER.

OVERALL SITE PLAN

1" = 50'-0"

PLANT SCHEDULE - PROPERTY FRONTAGE AREAS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
166	TREES			
43	*Acer saccharum 'Green Mountain'*	Sugar Maple	4-4.5" cal.	Full canopy, entry street trees
10	*Amelanchier arborea*	Downy Serviceberry	10-12'	Multi stem
7	*Cercis canadensis*	Eastern Redbud	3-3.5" cal.	Full canopy
53	*Picea glauca*	White Spruce	14-16'	Full to base
5	*Prunus x yedoensis*	Yoshino Cherry	3-3.5" cal.	Full canopy
23	*Quercus alba*	White Oak	4-4.5" cal.	Hillside Trees
25	*Tilia cordata 'Greenspire'*	Littleleaf Linden	4-4.5" cal.	Full canopy, residential street trees
844	SHRUBS			
105	*Callicarpa americana*	American Beautyberry	7 gal.	
57	*Cornus sanguinea 'Arctic Fire'*	Red Twig Dogwood	5 gal.	
139	*Cornus sanguinea 'Winter Flame'*	Red Twig Dogwood	5 gal.	
122	*Hydrangea quercifolia 'Snow Queen'*	Oakeleaf Hydrangea	7 gal.	Full
81	*Ilex verticillata 'Winter Red'*	Winterberry	4-5'	B&B
122	*Rhododendron maximum 'Roseum'*	Rhododendron	5-6'	B&B
42	*Rhus typhina*	Staghorn Sumac	10 gal.	
50	*Vaccinium corymbosum*	Highbush Blueberry	7 gal.	
31	*Viburnum dentatum*	Arrowwood Viburnum	10 gal.	
20	*Viburnum opulus 'Sterile'*	Snowball Viburnum	7 gal.	
75	*Viburnum rhytidophyllum*	Leatherleaf Viburnum	7 gal.	
4475	PERENNIALS			
50	*Agastache 'Blue Fortune'*	Agastache	1 gal	
250	*Amsonia hubrichtii*	Bluestar	1 gal	
1200	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	
1800	*Deschampsia cespitosa*	Tufted Hairgrass	1 gal	
150	*Liatris spicata*	Blazing Star	1 gal	
150	*Rudbeckia fulgida 'Goldsturm'*	Black Eyed Susan	1 gal	
75	*Rudbeckia nitida*	Shiny Coneflower	1 gal	
800	*Sporobolus heterolepis*	Prarie Dropseed	1 gal	

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

_______________ DATE: _______________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

_______________ DATE: _______________
JOSEPH M. CERMELE, P.E.
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3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RICHARD STUART GRANOFF 020375 STATE OF NEW YORK

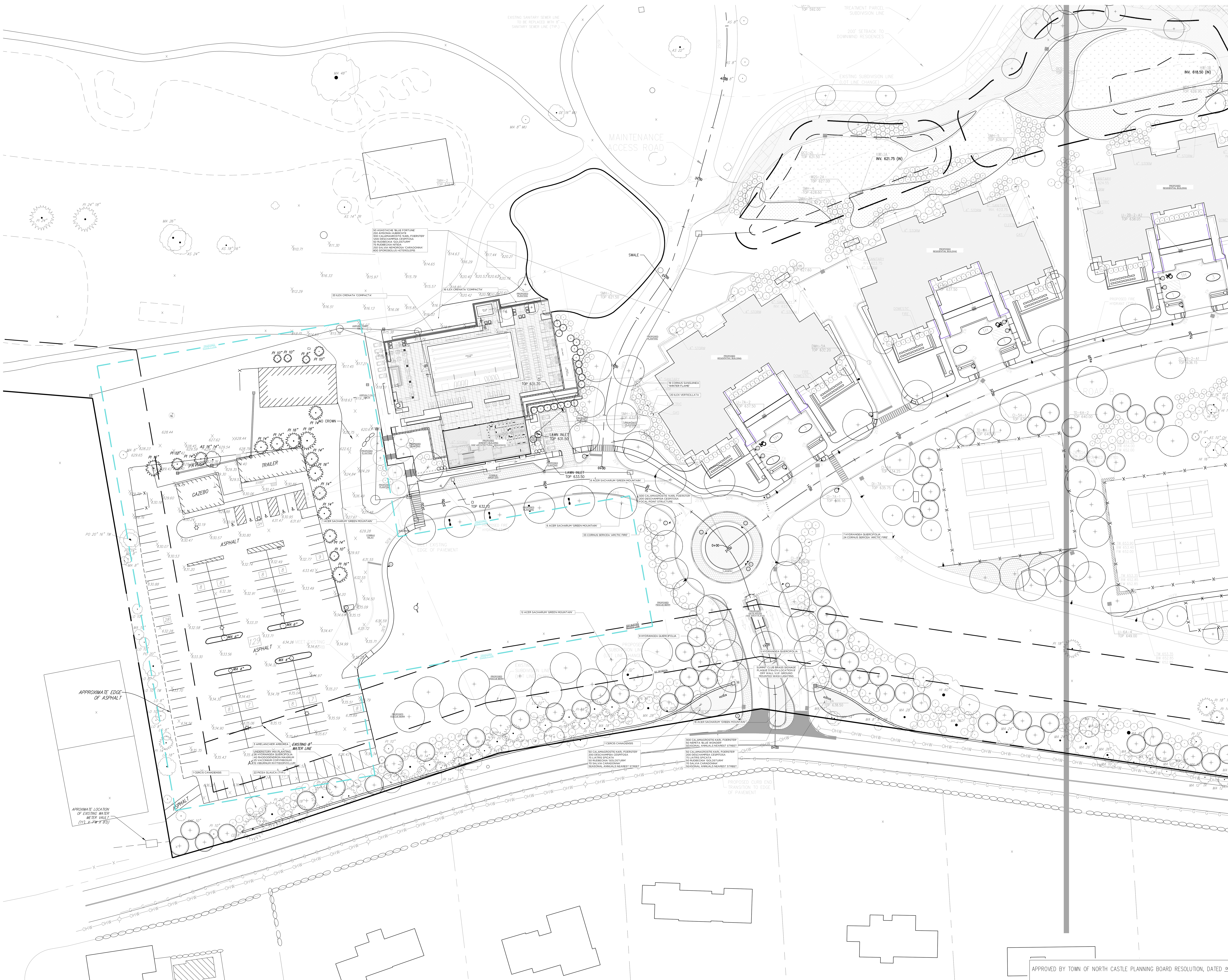
PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
OVERALL SITE PLAN - PHASE I

DRAWING NO.
LS 100.0



OVERALL SITE PLAN - SOUTHERN DEVELOPMENT

1" = 30'-0"

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

_________________________ DATE: _____________

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

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PHASE
PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RICHARD STUART GRANOFF 020375 STATE OF NEW YORK

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
PHASE I SITE PLAN - SOUTHERN DEVELOPMENT

DRAWING NO.
LS 100.1A


HYDROSEEDED AREA OF
TALL FESCUE MIX
APPROX. 30,000 SF
SMALL REAR BUILDING FOUNDATION MIX:
75 CALLICARPA AMERICANA
75 CORNUS SANGUINEA 'WINTER FLAME'
25 HYDRANGEA QUERCIFOLIA
25 ILEX VERTICILLATA
LARGE REAR BUILDING FOUNDATION MIX:
25 RHODODENDRON MAXIMUM
25 RHUS TYPHINA
21 VIBURNUM DENTATUM
40 VIBURNUM RHYTIDOPHYLLUM
HYDROSEEDED AREA OF
TALL FESCUE MIX
APPROX. 16,000 SF
PROPOSED BUILDING
SEE L104 FOR TYPICAL BUILDING LANDSCAPE
NOTE:
VERIFY EXISTING TREES TO REMAIN BASED ON ROADWAY GRADING. INCORPORATE NEW PLANTINGS SEAMLESSLY INTO EXISTING TREES TO REMAIN
STABILIZED SLOPE
TALL FESCUE MIX
APPROX. 30,000 SF
30 CALLICARPA AMERICANA
45 CORNUS SANGUINEA 'WINTER FLAME'
36 ILEX VERTICILLATA
34 PICEA ABIES
5 PRUNUS 'YOSHINO'
17 RHUS TYPHINA
25 HYDRANGEA QUERCIFOLIA
10 VIBURNUM DENTATUM
3 QUERCUS ALBA
15 PICEA ABIES
HYDROSEEDED AREA OF
TALL FESCUE MIX
APPROX. 190,000 SF
10' HEIGHT FENCE
6' HEIGHT FENCE
FUTURE TENNIS COURTS NOT TO BE LIT FOR NIGHT USE (TYP.)
CART PARKING
FUTURE PICKLEBALL COURTS (TYP.)
SUMMIT OVAL LAWN
TALL FESCUE MIX
20 VIBURNUM OPULUS
5 CERCIS CANADENSIS
31 PICEA GLAUCA (TYP.)
UNDERSTORY MIX PLANTING:
20 HYDRANGEA QUERCIFOLIA
57 RHODODENDRON MAXIMUM
25 VACCINIUM CORYMBOSUM
20 VIBURNUM RHYTIDOPHYLLUM
1 AMELANCHIER ARBOREA
APPROXIMATE LINE OF BUFFER EDGE
6 AMELANCHIER ARBOREA
EXISTING STONE WALLS ALONG BEDFORD ROAD SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION (TYP.)
PROPOSED TOTAL LIMIT OF DISTURBANCE
PROPOSED NYSDOT FULL DEPTH PAVEMENT (TYP.)
PROPOSED SAWCUT LINE (TYP.)
PROPOSED GRANITE COBBLESTONE PAVER (TYP.)

OVERALL SITE PLAN - NORTHERN DEVELOPMENT

1" = 30'-0"

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

DATE:

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

CONSULTANTS

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:
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2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE

PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RICHARD STUART GRANOFF 020375 STATE OF NEW YORK

PROJECT NAME

SUMMIT CLUB

ARMONK, NY

JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

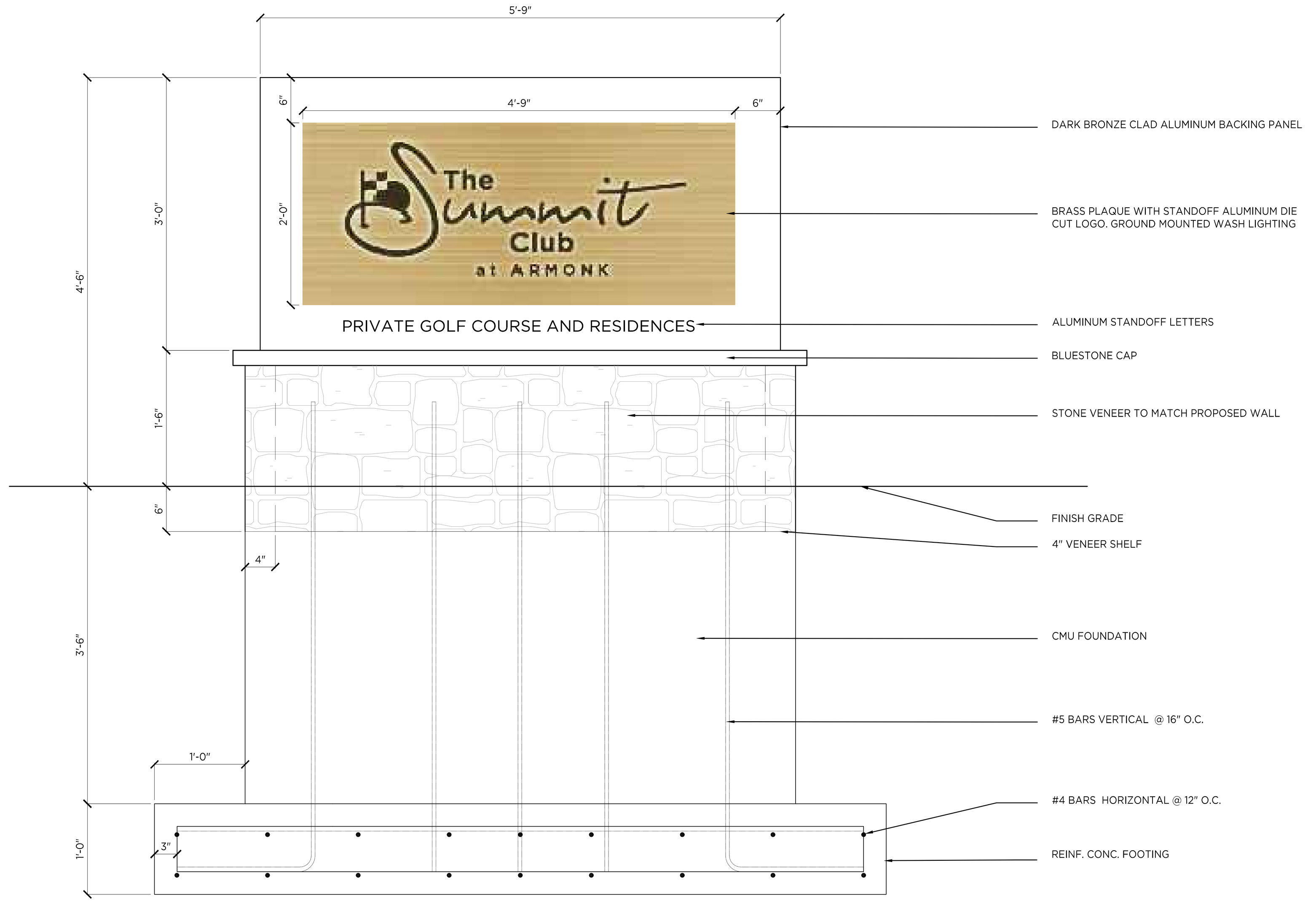
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE

PHASE I SITE PLAN - NORTHERN DEVELOPMENT

DRAWING NO.

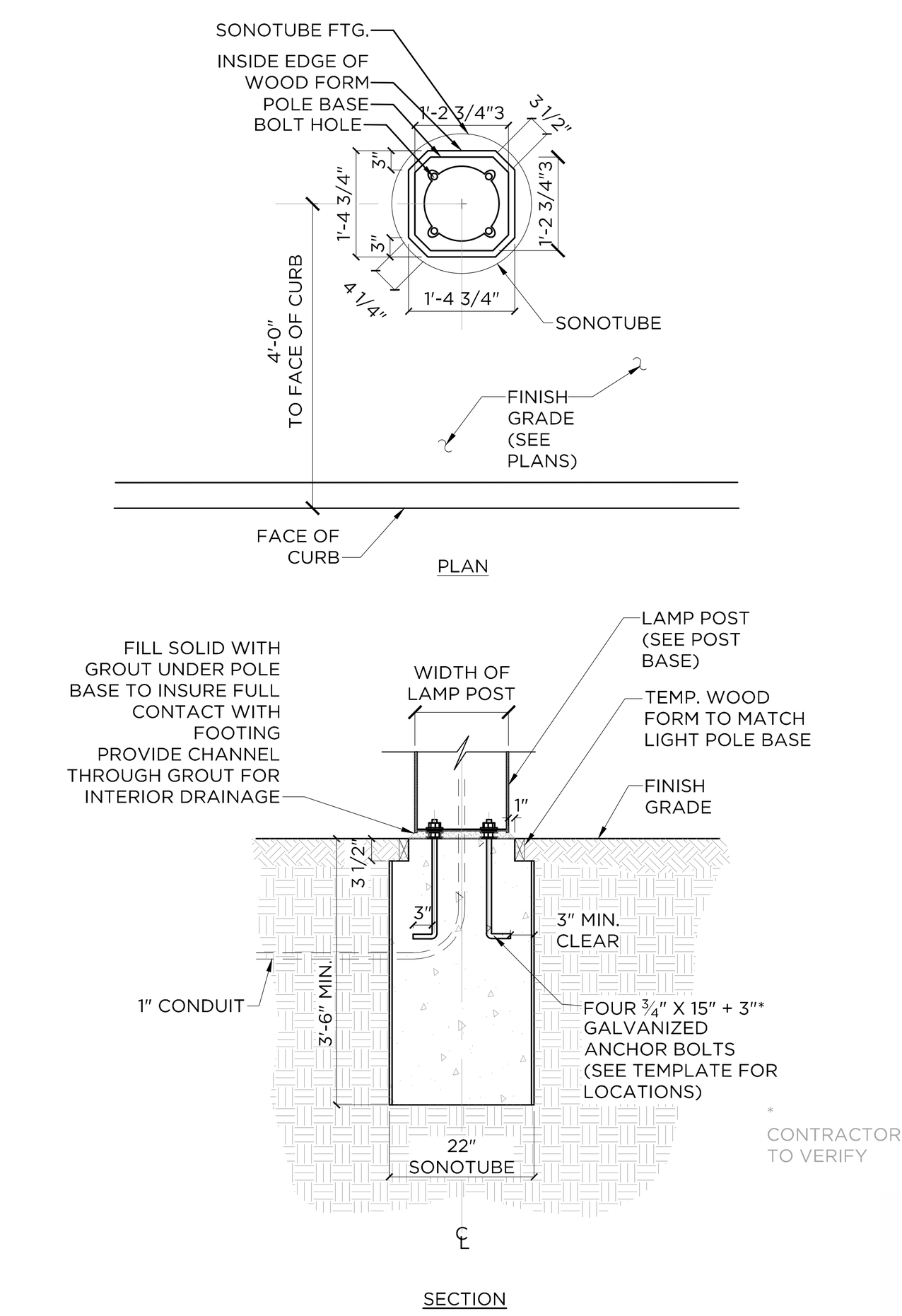
LS 100.1B



NOTES:
- PROVIDE SHOP DRAWINGS FOR APPROVAL
- FINAL LOCATION TO BE DETERMINED IN FIELD

1 ENTRY MONUMENT SIGNAGE

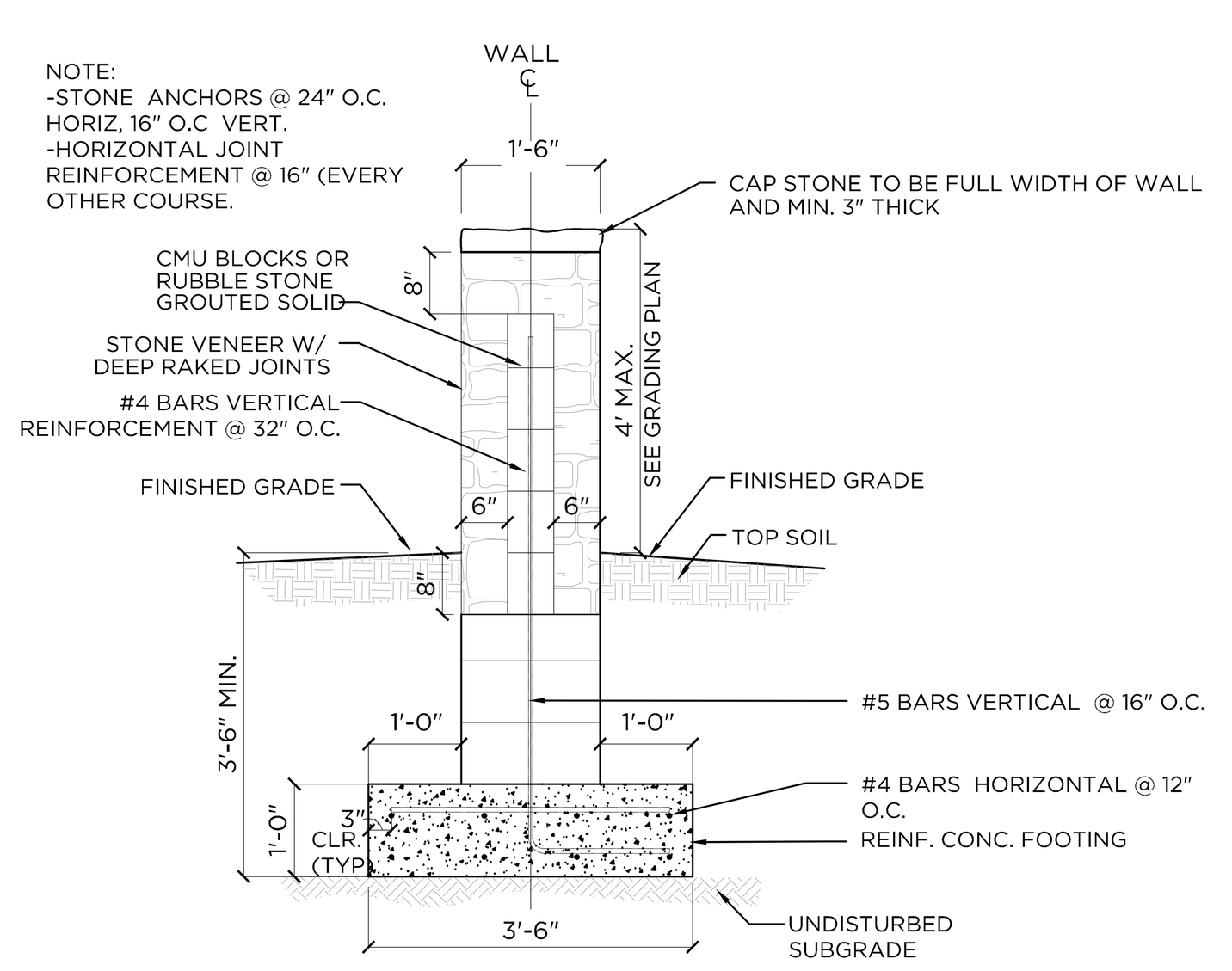
1"=1'-0"



NOTES:
- SEE PLAN FOR LOCATIONS.
- EXISTING FOOTINGS TO REMAIN AND BE REUSED FOR NEW LIGHT POLES IF DETERMINED TO BE STRUCTURALLY SUITABLE
- LIGHTING SPEC - USA LIGHTING RZR - 18' MOUNTING HEIGHT
  SEE APEX LIGHTING PLAN FOR FULL SPEC

4 CONCRETE LIGHT POST FOOTING DETAIL

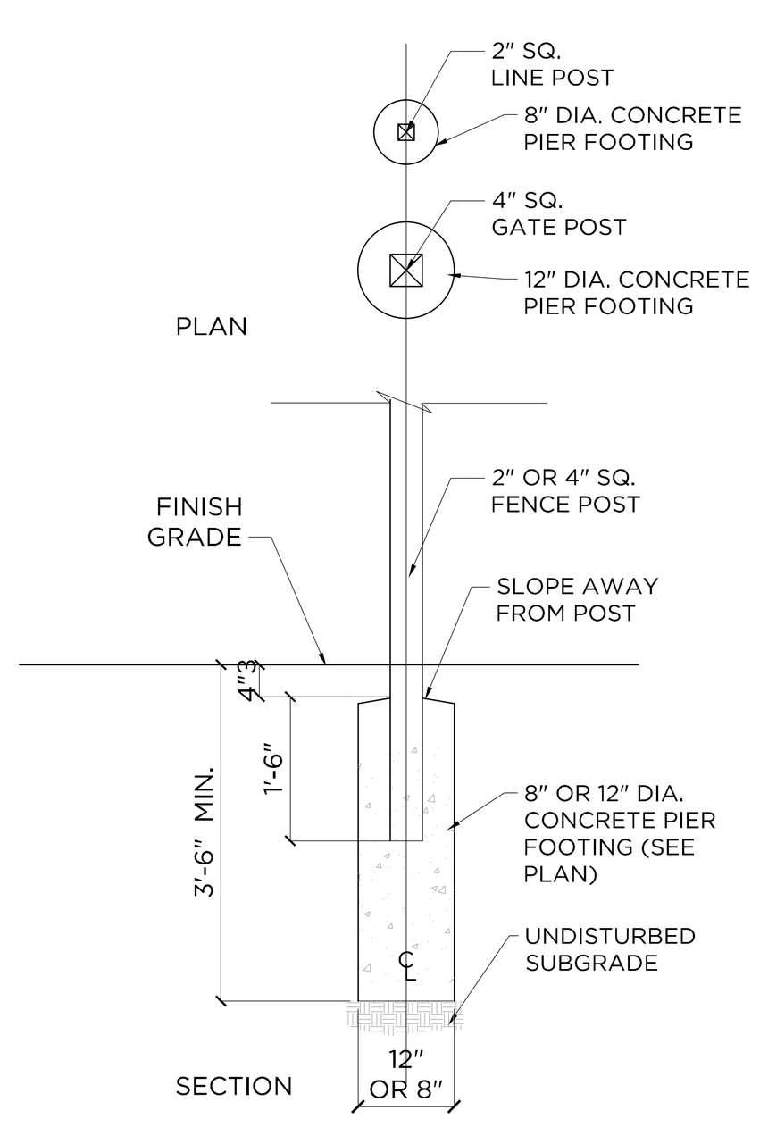
1/2"=1'-0"



STONE VENEER INTENT

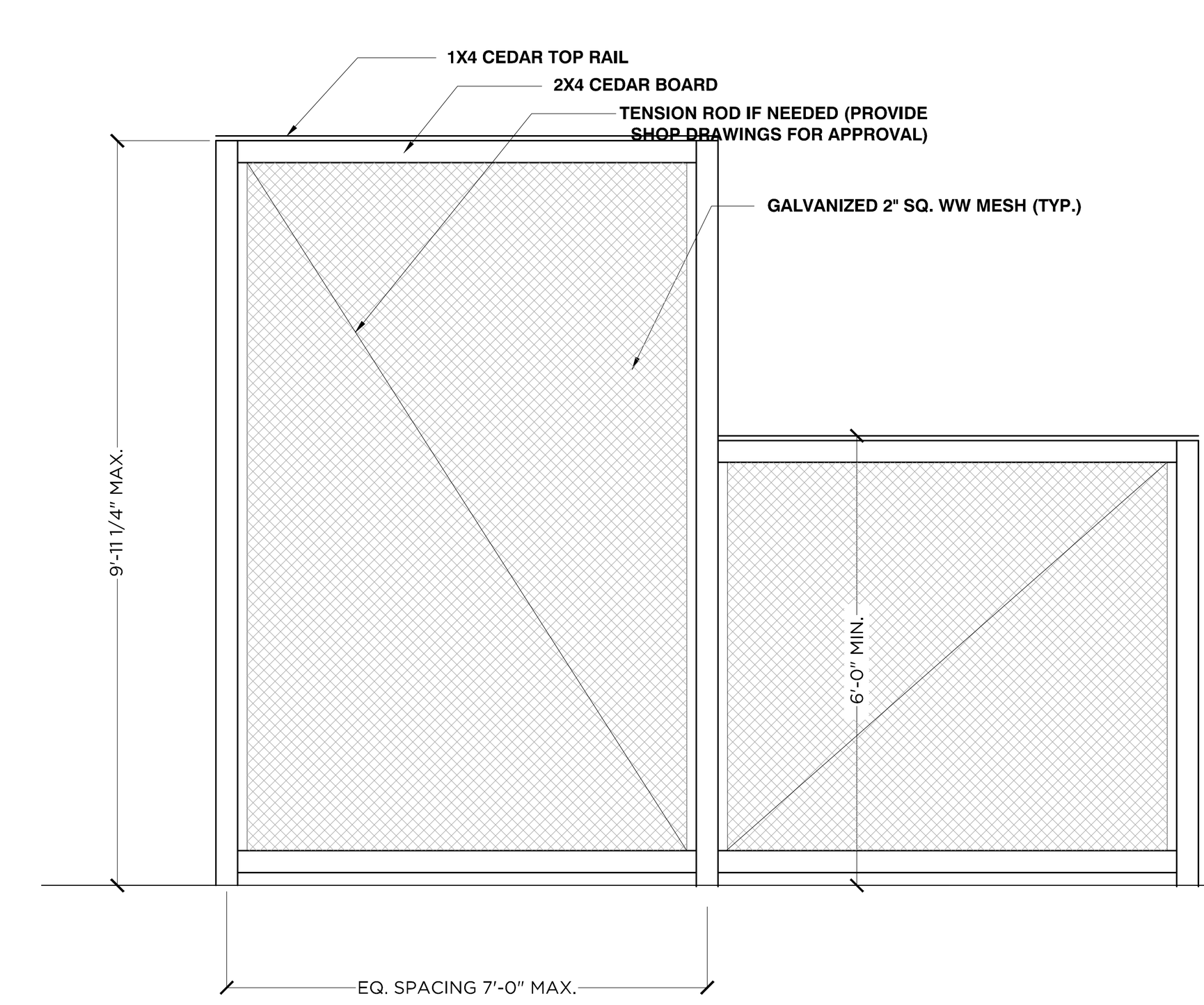
2 FREE STANDING STONE WALL W/ CONCRETE FOOTING DETAIL

1/2"=1'-0"



5 TENNIS COURT FENCING POST DETAIL

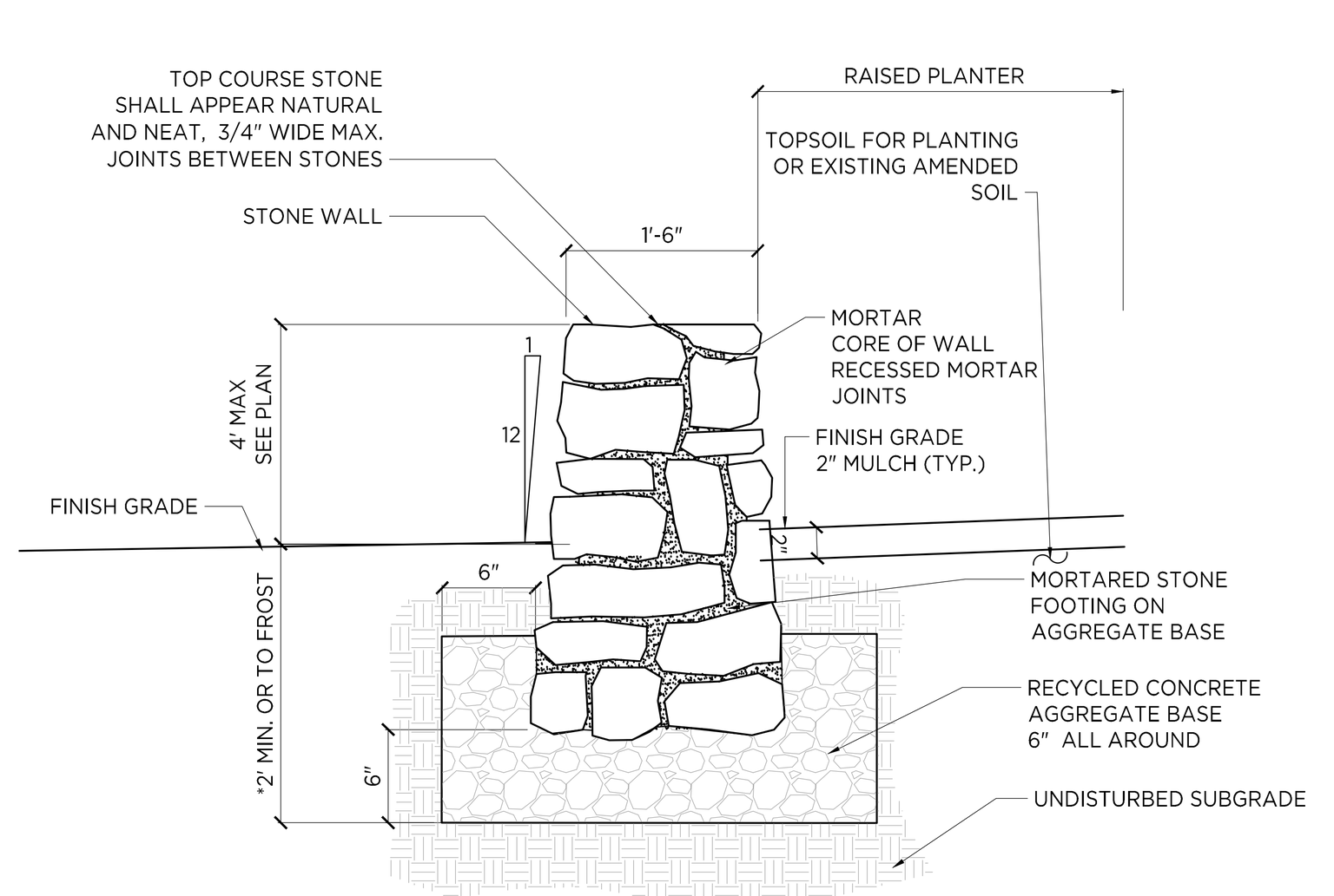
1/2"=1'-0"



6 TENNIS COURT FENCING PANEL DETAIL

1/2"=1'-0"

MASONRY WALL INTENT - WILL DEPEND ON STONE FOUND FROM SITE EXAVATION



NOTES:

1. STONE TYPE FOR WALL SHALL MATCH EXISTING STONE WALL. ALL EXISTING STONE TO BE RE-USED WHEREVER POSSIBLE.
2. SEE PLANS FOR LOCATION AND HEIGHT OF STONE WALL - HEIGHT MEASURED FROM AT-GRADE TO APPROX. 48 INCHES (SEE PLANS & VERIFY IN FIELD W. LANDSCAPE ARCHITECT)
3. INTERIOR CORE TO BE MORTARED TO THE TOP OF THE WALL, JOINTS SHALL BE RECESSED.
4. EXTERIOR FACE OF WALL TO LOOK DRY-LAID. WALL SHALL HAVE NATURAL RANDOM PATTERN TO MATCH EXISTING WALL.
5. IF FOOTING DEPTH CANNOT BE ACHIEVED, COORDINATE WITH THE LANDSCAPE ARCHITECT.

3 FREE STANDING STONE WALL ALTERNATIVE DETAIL

1"=1'-0"

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

DATE:

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
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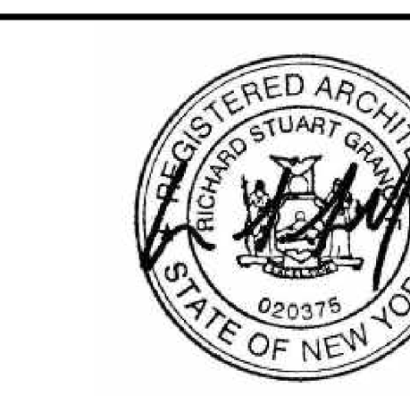
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION



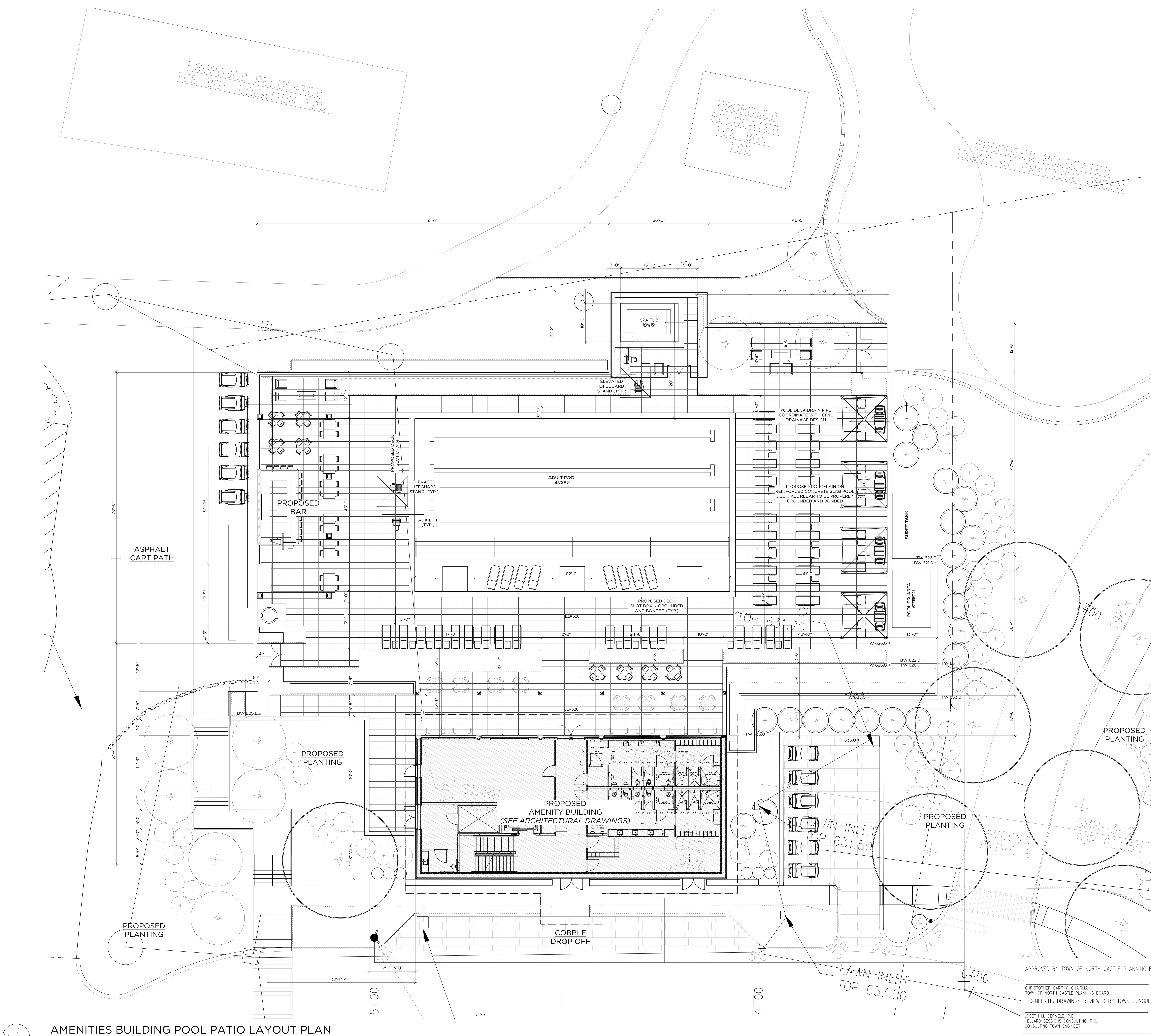
PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
SITE DETAILS

DRAWING NO.
LS 100.2



AMENITIES BUILDING POOL PATIO LAYOUT PLAN

1/8" = 1'-0"

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

_______________ DATE: _______________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

_______________ DATE: _______________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

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330 RAILROAD AVENUE
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4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RICHARD STUART GRANOFF 020375 STATE OF NEW YORK

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
AMENITIES BUILDING - MASONRY LAYOUT PLAN

DRAWING NO.
LS 101.0

PLANT SCHEDULE - AMENITIES BUILDING

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
34	TREES			
3	*Amelanchier grandiflora 'Autumn Brilliance'*	Serviceberry	10-12'	Multi stem
6	*Prunus x yedoensis*	Yoshino Cherry	3-3.5" cal.	Full canopy
25	*Thuja 'Green Giant'*	Arborvitae	10-12'	Full to base
179	SHRUBS			
32	*Buxus 'Wintergreen'*	Boxwood	30-36"	Full Shape
12	*Hydrangea quercifolia 'Snow Queen'*	Oakeleaf Hydrangea	7 gal.	Full
49	*Ilex crenata 'Chesapeake'*	Upright Holly	4-5'	Full Shape
22	*Ilex crenata 'Steeds'*	Upright Holly	3-4'	Full Shape
6	*Ilex crenata 'Steeds'*	Upright Holly	4-5'	Full Shape
52	*Ilex crenata 'Steeds'*	Upright Holly	5-6'	Full Shape
6	*Viburnum opulus 'Sterile'*	Snowball Viburnum	7 gal.	
2555	PERENNIALS			
40	*Agastache 'Blue Fortune'*	Agastache	1 gal	
715	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	
225	*Deschampsia cespitosa*	Tufted Hairgrass	1 gal	
850	*Carex pennsylvanica*	Sedge	1 gal	
108	*Muhlenbergia capillaris*	Pink Muhly Grass	1 gal	
170	*Pennisetum alopecuroides 'Hameln'*	Fountain Grass	1 gal	
135	*Salvia 'Caradonna'*	Meadow Sage	1 gal	
107	*Perovskia 'Little Spire'*	Russian Sage	1 gal	
205	*Leucanthemum superbum*	Shasta Daisy	1 gal	

PROPOSED RELOCATED TEE BOX. LOCATION TBD.

PROPOSED RELOCATED TEE BOX. TBD

(3) AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'

(25) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(50) PENNISETUM ALOP. 'HAMELN'
(5) PEROVSKIA 'LITTLE SPIRE'
(15) SALVIA CARADONNA
(15) LEUCANTHEMUM SUPERBUM

SPA TUB 10'x15'

ADULT POOL 45'X82'

(50) DESCHAMPSIA CESPITOSA
(100) PENNISETUM ALOP. 'HAMELN'
(25) SALVIA CARADONNA
(25) LEUCANTHEMUM SUPERBUM

(30) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(5) PEROVSKIA 'LITTLE SPIRE'

ASPHALT CART PATH

(40) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(4) MUHLENBERGIA CAPILLARIS

(50) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(20) PENNISETUM ALOP. 'HAMELN'
(4) MUHLENBERGIA CAPILLARIS

SURGE TANK

POOL EQ. AREA OPTION

SMH-3
TOP 621.50

TOP 631.70 CI

1+00

198'R

(50) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(10) MUHLENBERGIA CAPILLARIS
(20) SALVIA CARADONNA
(25) PEROVSKIA 'LITTLE SPIRE'
(25) LEUCANTHEMUM SUPERBUM

(26) ILEX CRENATA 'STEEDS' 5-6'

(26) ILEX CRENATA 'STEEDS' 5-6'

(10) THUJA 'GREEN GIANT' 8-10'

(20) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(5) MUHLENBERGIA CAPILLARIS

(100) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(10) MUHLENBERGIA CAPILLARIS
(20) PEROVSKIA 'LITTLE SPIRE'
(40) LEUCANTHEMUM SUPERBUM

(11) ILEX CRENATA 'STEEDS' 36-48"

(11) ILEX CRENATA 'STEEDS' 36-48"

(6) PRUNUS x 'YOSHINO' 3.5-4"

(6) HYDRANGEA QUERCIFOLIA

(250) CAREX PENSYLVANICA
(150) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(75) DESCHAMPSIA CESPITOSA
(25) MUHLENBERGIA CAPILLARIS
(20) AGASTACHE 'BLUE FORTUNE'
(50) SALVIA CARADONNA
(25) PEROVSKIA 'LITTLE SPIRE'
(50) LEUCANTHEMUM SUPERBUM

(6) HYDRANGEA QUERCIFOLIA

(600) CAREX PENSYLVANICA
(250) CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
(100) DESCHAMPSIA CESPITOSA
(50) MUHLENBERGIA CAPILLARIS
(20) AGASTACHE 'BLUE FORTUNE'
(50) PEROVSKIA 'LITTLE SPIRE'
(50) LEUCANTHEMUM SUPERBUM

8" SANITARY INV. 617.58

6" STORM INV. XXXX

PROPOSED AMENITY BUILDING
(SEE ARCHITECTURAL DRAWINGS)

GAS
ELEC.
DOM.

CART PARKING

INLET TOP 631.50

ACCESS DRIVE 2

SMH-3-1 TOP 632.00

SMH-3-2 TOP 631.50

(16) BUXUS 'WINGERGREEN' 30-36"

(3) VIBURNUM OPULUS ROSEUM

(3) ILEX CRENATA 'STEEDS' 4-5'

(1) ACER SACHARUM 'GREEN MOUNTAIN'
(INCLUDED ON LS 100.0)

(10) BUXUS 'WINGERGREEN' 30-36"

COBBLE DROP OFF

(3) VIBURNUM OPULUS ROSEUM

(3) ILEX CRENATA 'STEEDS' 4-5'

(6) BUXUS 'WINGERGREEN' 30-36"

5'R

5'R

5'R

20'R

LAWN INLET TOP 633.50

0+00

5+20

5+00

4+00

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

DATE: _____

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE: _____

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

AMENITIES BUILDING PLANTING PLAN

1/8" = 1'-0"

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT. 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

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3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE

PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RICHARD STUART GRANOFF 020315 STATE OF NEW YORK

PROJECT NAME

SUMMIT CLUB

ARMONK, NY

JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE

AMENITIES BUILDING - PLANTING PLAN

DRAWING NO.

LS 101.1

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT. 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM
CONSULTANTS

PROPOSED RELOCATED TEE BOX. LOCATION TBD.

PROPOSED RELOCATED TEE BOX. TBD

PROPOSED RELOCATED 15,000 sf PRACTICE GREEN

"MA 12 MU"

91'-7" | 24'-10" | 40'-0"

SPA TUB 10'x15'

21'-2"

13'-5"

10'-10"

3'-5"

6'-0"

12'-5"

PROPOSED POOL CODE GLASS FENCING

ELEVATED LIFEGUARD STAND (TYP.)

POOL DECK DRAIN PIPE CONNECTED TO M.E.P. DRAINAGE DESIGN

3'-0"

PROPOSED DECK SLOT DRAIN

ADULT POOL 45'X82'

ELEVATED LIFEGUARD STAND (TYP.)

ADA LIFT (TYP.)

PROPOSED BAR

24'-7"

19'-8"

5'-0"

16'-5"

2'-8"

6'-0"

4'-2"

ASPHALT CART PATH

PROPOSED DECK SLOT DRAIN GROUNDED AND BONDED (TYP.)

5'-0"

5'-0"

TOP 631.70 CI

SURGE TANK

POOL EQ. AREA OPTION

36'-2"

10'-11"

0+00

198'R

PROPOSED PLANTING

15'-8"

34'-4"

PROPOSED PLANTING

8" SANITARY INV. 617.58

DE 20" 16" 6" STORM INV. XXXX

PROPOSED AMENITY BUILDING (SEE ARCHITECTURAL DRAWINGS)

GAS ELEC. DOM.

PROPOSED POOL CODE BLACK VYNIL COATED W.W. MESH FENCE

7'-10"

49'-7"

LAWN INLET TOP 631.50

PROPOSED PLANTING

ACCESS DRIVE 2

SMH-3-2 TOP 631.50

PROPOSED PLANTING

COBBLE DROP OFF

5'R | 5'R | 5'R | 20'R

LAWN INLET TOP 633.50

5+00

4+00

0+00

AMENITIES BUILDING POOL PATIO LAYOUT PLAN

1/8" = 1'-0"

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

DATE: _____

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

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KELLARD SESSIONS CONSULTING, P.C.
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4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RONALD STUART GRANOFF 026015 STATE OF NEW YORK

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

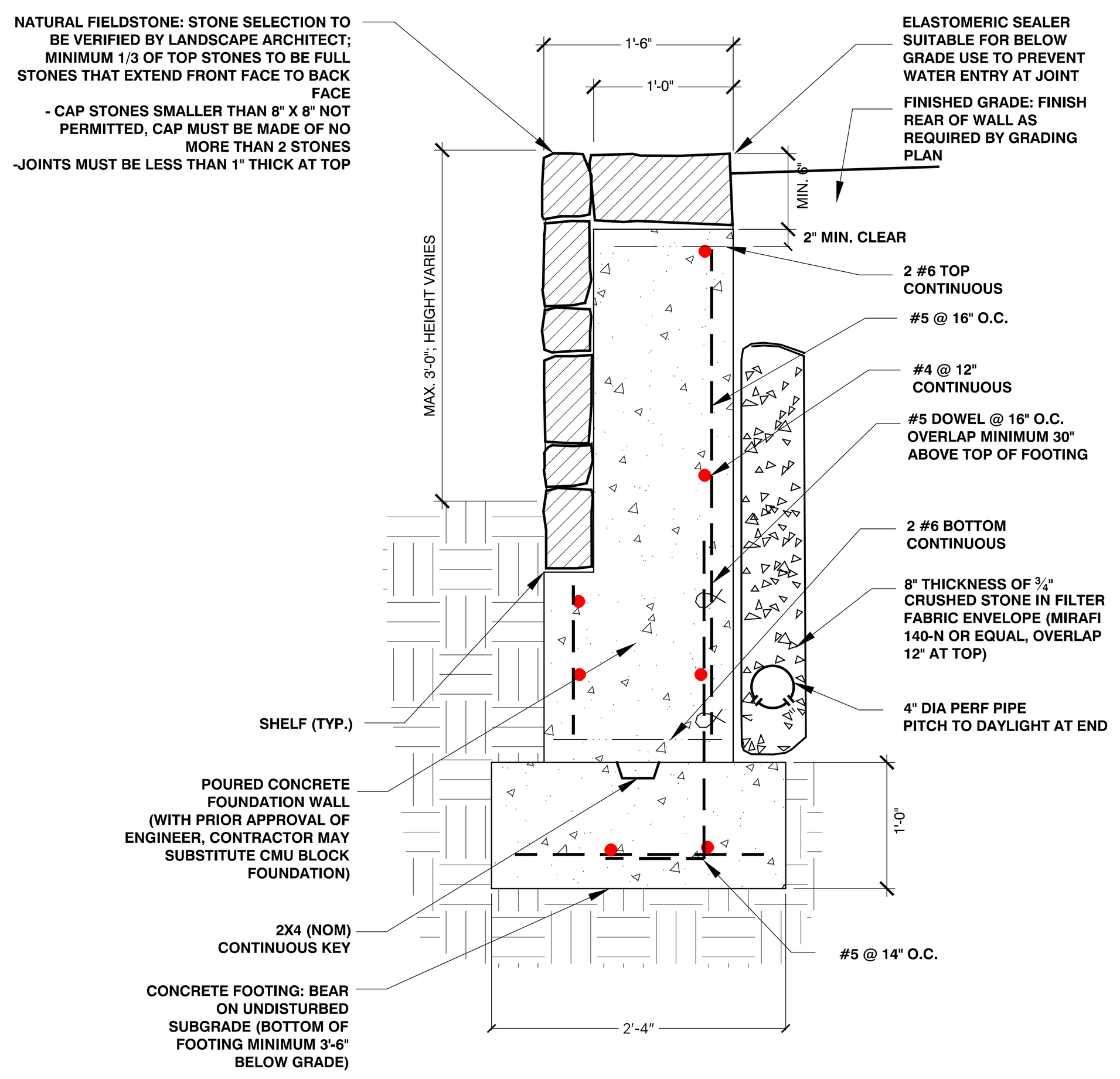
JOB NO.: ----

DRAWN BY: JS | PROJ. MANAGER: KA

DATE: 01/30/2023 | SCALE: AS NOTED

DRAWING TITLE
AMENITIES BUILDING - POOL FENCING PLAN

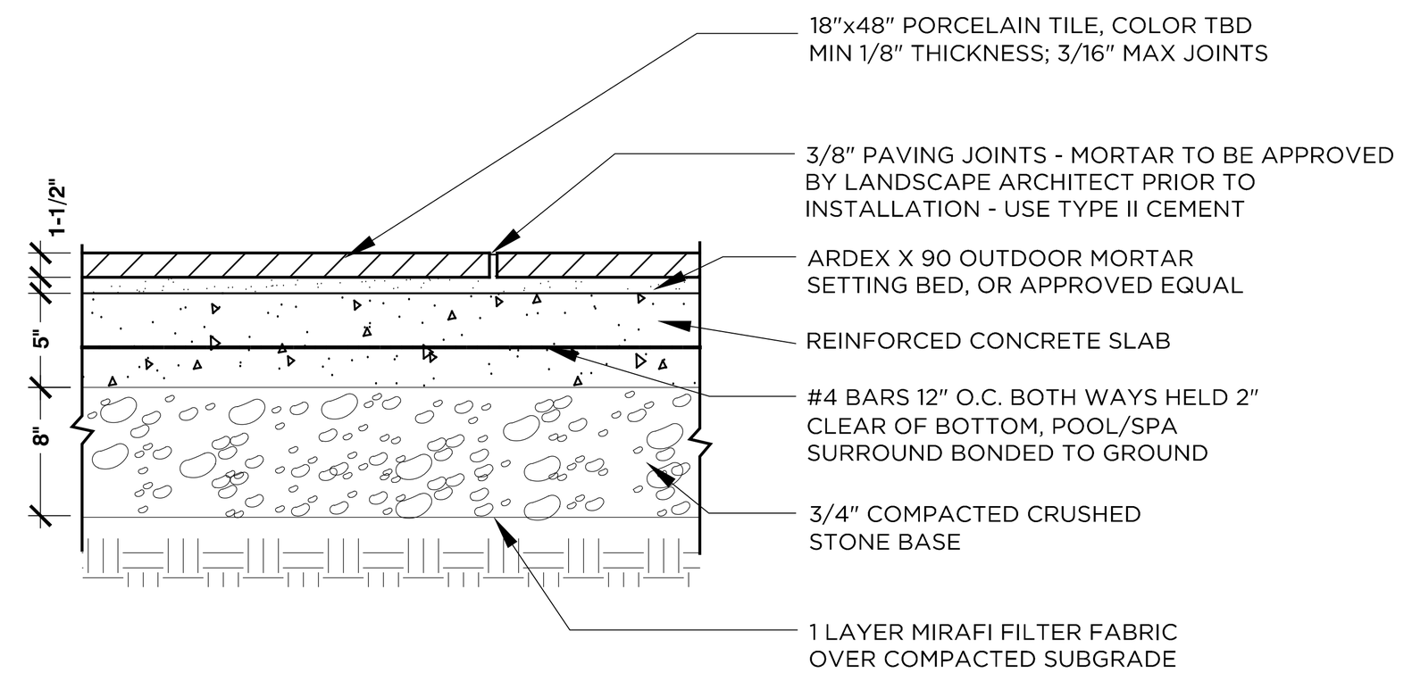
DRAWING NO.
LS 101.2



1 STONE VENEER RETAINING WALL 0' - 3' DETAIL

1"=1'-0"

PORCELAIN TILE
INTENT - COLOR TBD

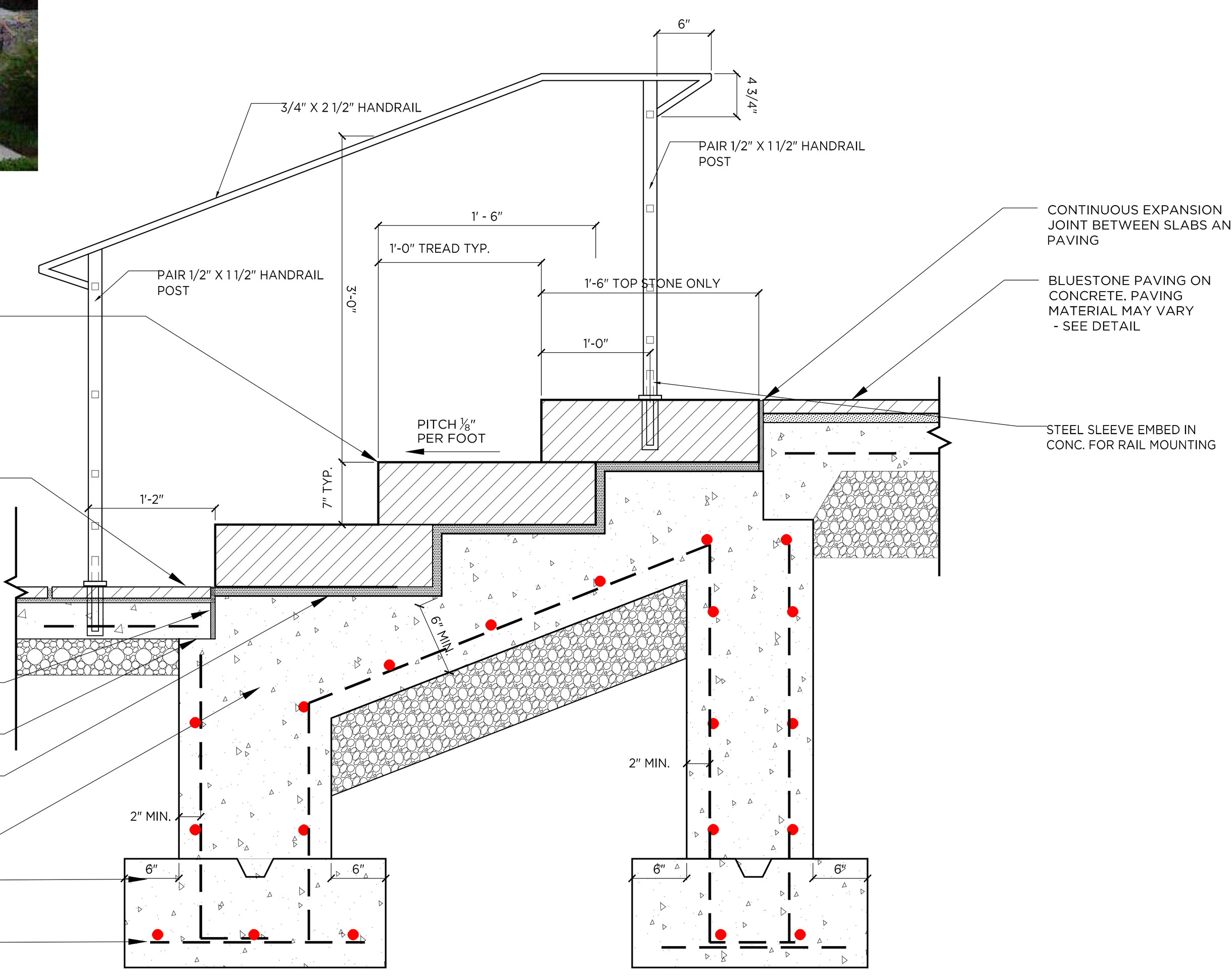


NOTES:
1. ALL CONCRETE SLABS MUST BE SUPPORTED ON HAUNCHES FROM ADJOINING WALLS AND SWIMMING POOL AND/OR PIERS TO UNDISTURBED DUE TO PRESENCE OF LOOSE FILL ON SITE
2. CONTRACTOR SHALL SUBMIT STONE SAMPLE FOR APPROVAL BY L.A. PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL FURNISH 6' X 6' MOCK-UP OF PAVING ON SAND TO ILLUSTRATE PATTERN FOR APPROVAL BY L.A.
4. REFER TO DRAWINGS FOR LOCATION OF PAVEMENT TYPES.
5. ALL STONE SURFACES TO BE SEALED WITH APPROPRIATE STONE SEALER MANUFACTURED BY PROSOCO AND APPLIED AS PER MANUFACTURERS INSTRUCTIONS.
6. POOL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS BY PE SHOWING INTEGRATION OF POOL REINFORCING AND BONDING.

4 PORCELAIN TILE ON REINFORCED CONCRETE SLAB DETAIL

1"=1'-0"

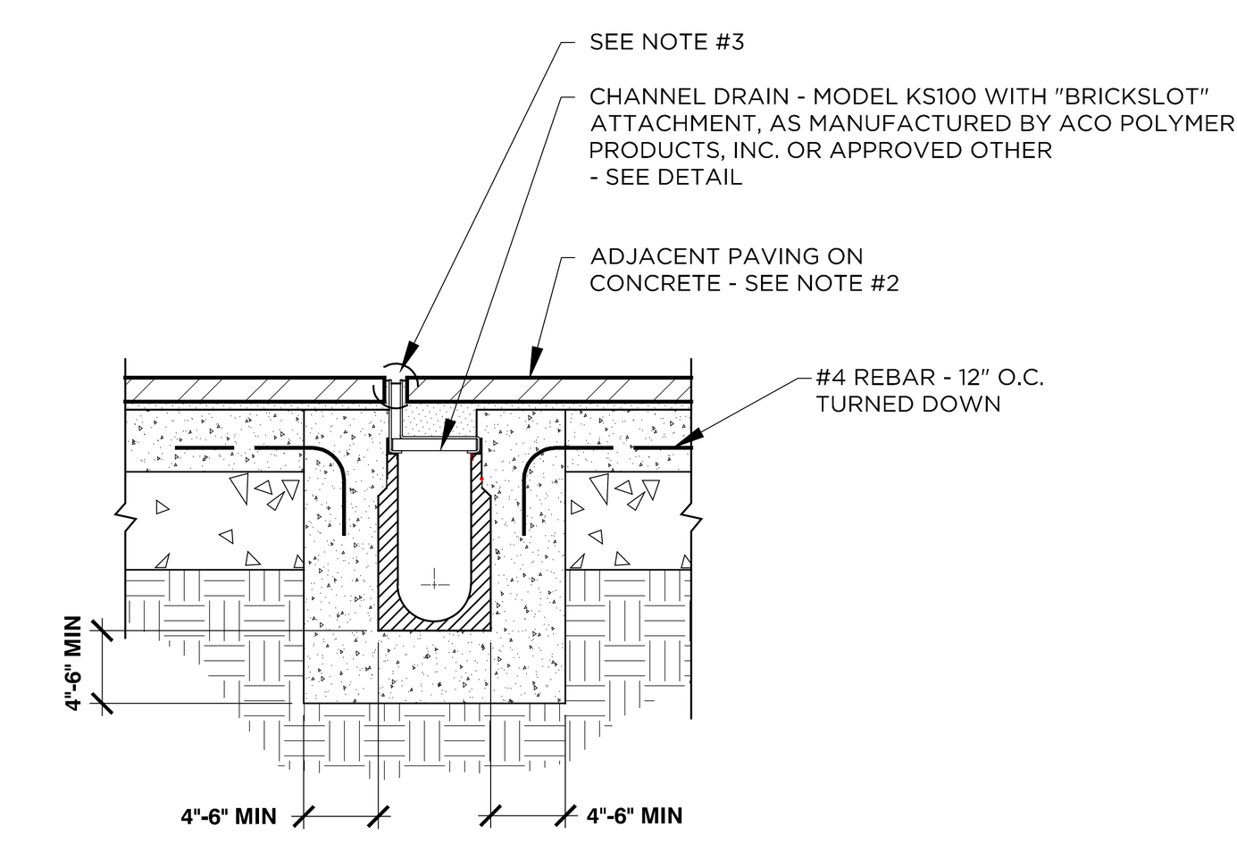
SLAB STEP
INTENT



NOTES:
1. REINFORCING SHOWN IS SCHEMATIC. CONSTRUCT STEP FOUNDATIONS/REINFORCING CONTINUOUS WITH ANY ADJACENT PROPOSED WALL FOUNDATIONS/REINFORCING (NOT SHOWN). SUBMIT PHOTOS OF STONE SLABS PRIOR TO PROCUREMENT
2. ALL STONE SLABS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
3. WITH PRIOR APPROVAL OF STRUCTURAL ENGINEER, CONTRACTOR MAY SUBSTITUTE REINFORCED CONCRETE BLOCK FOUNDATION CONSTRUCTION
5. EXPANSION JOINT:
   -INSTALL POLYETHYLENE FOAM EXP. JOINT FILLER: HARRISTRIP-OFF OR EQUAL
   -SEAL JOINTS TO WITHIN 1/8" OF TOP WITH FLEXIBLE WEATHERPROOF SILICOME SEALANT
   -TOPDRESS SEALANT WITH SILICA SAND COATING. COLOR SHALL MATCH MORTAR JOINTS; SAMPLE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

8 MONOLITHIC STONE STEPS ON REINFORCED CONCRETE

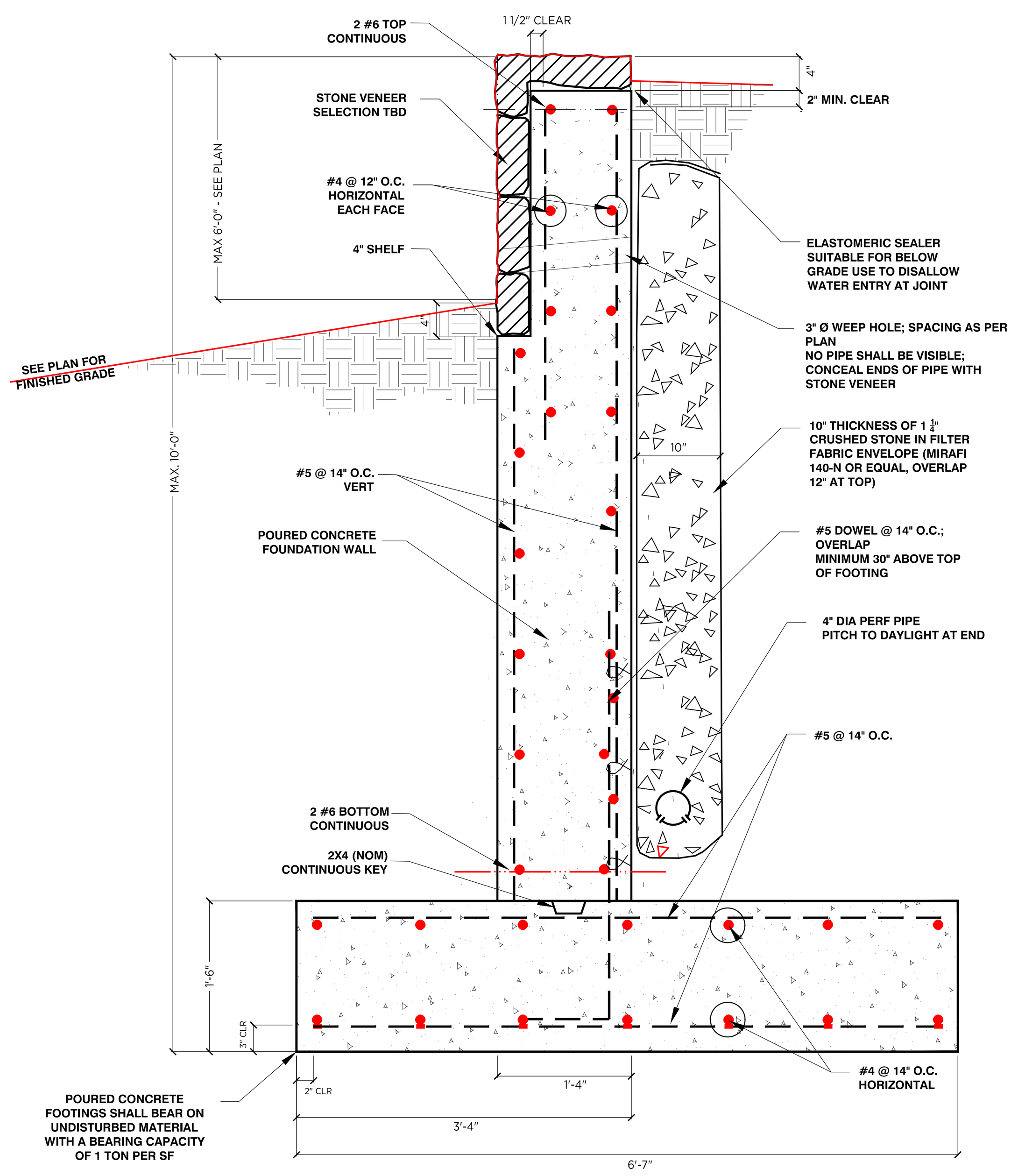
NTS



NOTES:
1. CONCRETE SHALL BE A MINIMUM STRENGTH OF 3000 PSI AND SHALL BE VIBRATED TO ELIMINATE AIR POCKETS.
2. THE PAVER COURSE ADJACENT TO THE CHANNEL EDGE MUST BE FULLY BONDED TO THE CONCRETE SURROUND.
3. THE FINISHED LEVEL OF THE PAVEMENT SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
4. REFER TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS FOR FURTHER INSTALLATION DETAILS.
5. REVIEW FINAL PART AND COMPONENT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
6. FINAL PLACEMENT TO BE DETERMINED BY PAVING PATTERN. CONFIRM PLACEMENT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 POOL PERIMIETER OVERFLOW DRAIN DETAIL

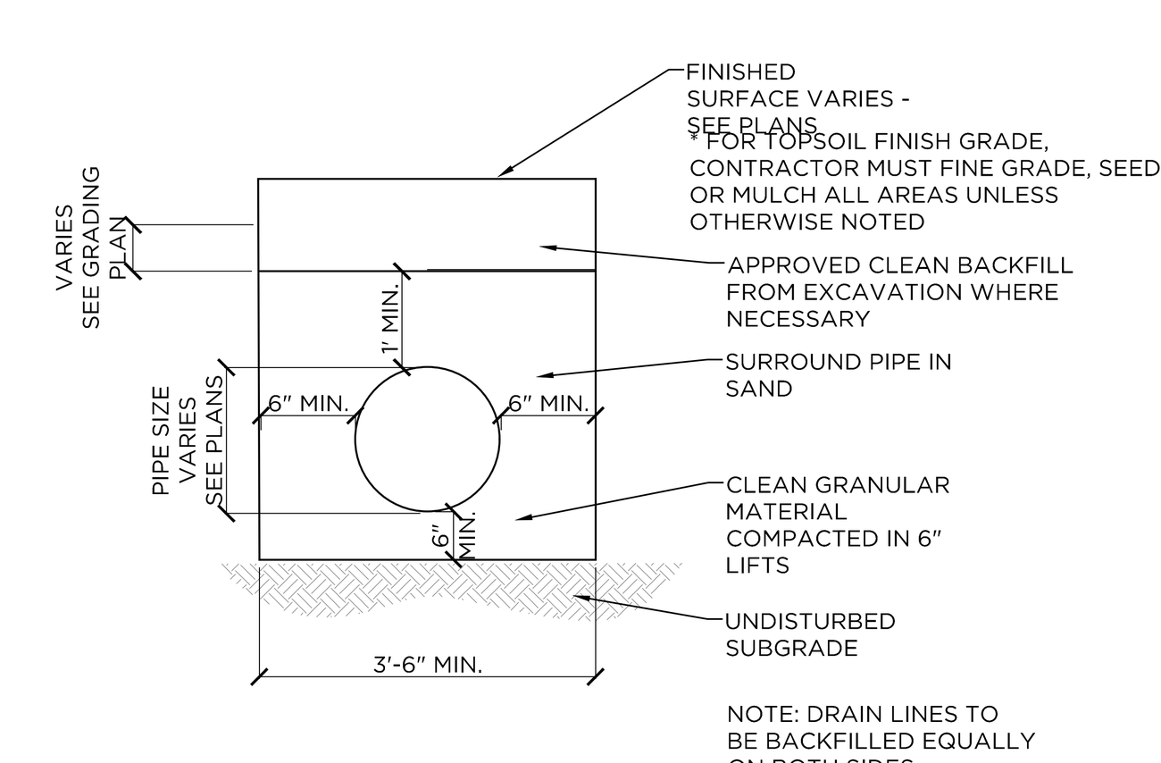
1"=1'-0"



STONE VENEER
INTENT

2 STONE VENEER RETAINING WALL 3' - 6' DETAIL

1"=1'-0"



6 TYPICAL DRAINAGE LINE DETAIL

1"=1'-0"

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

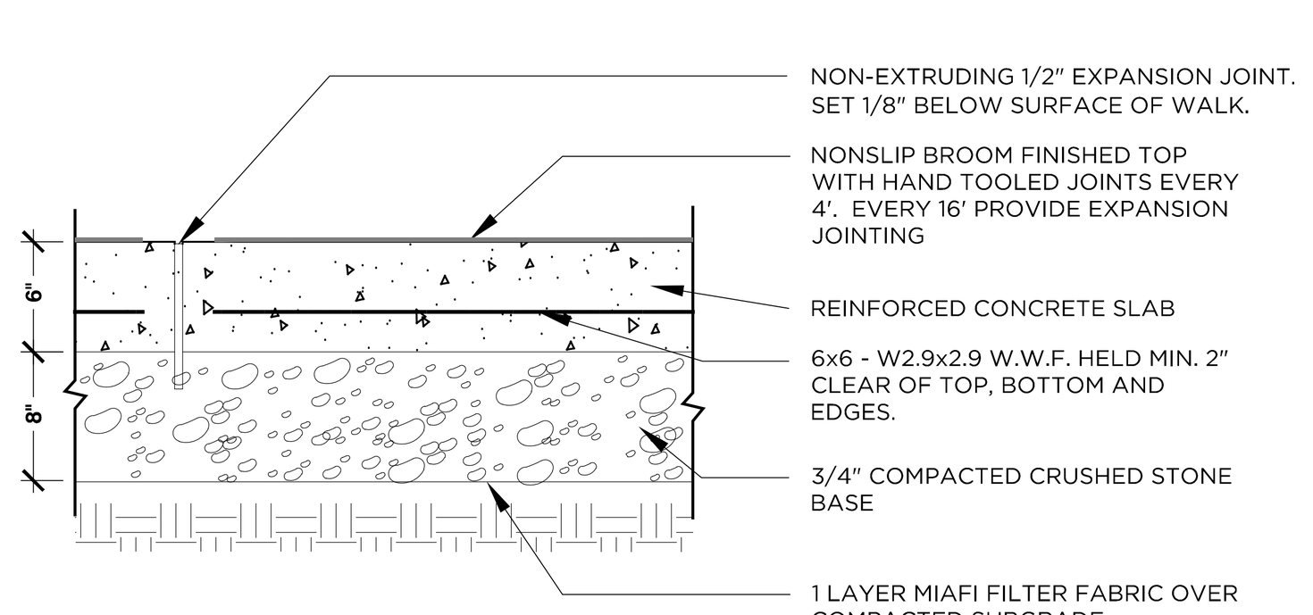
DATE:

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE:

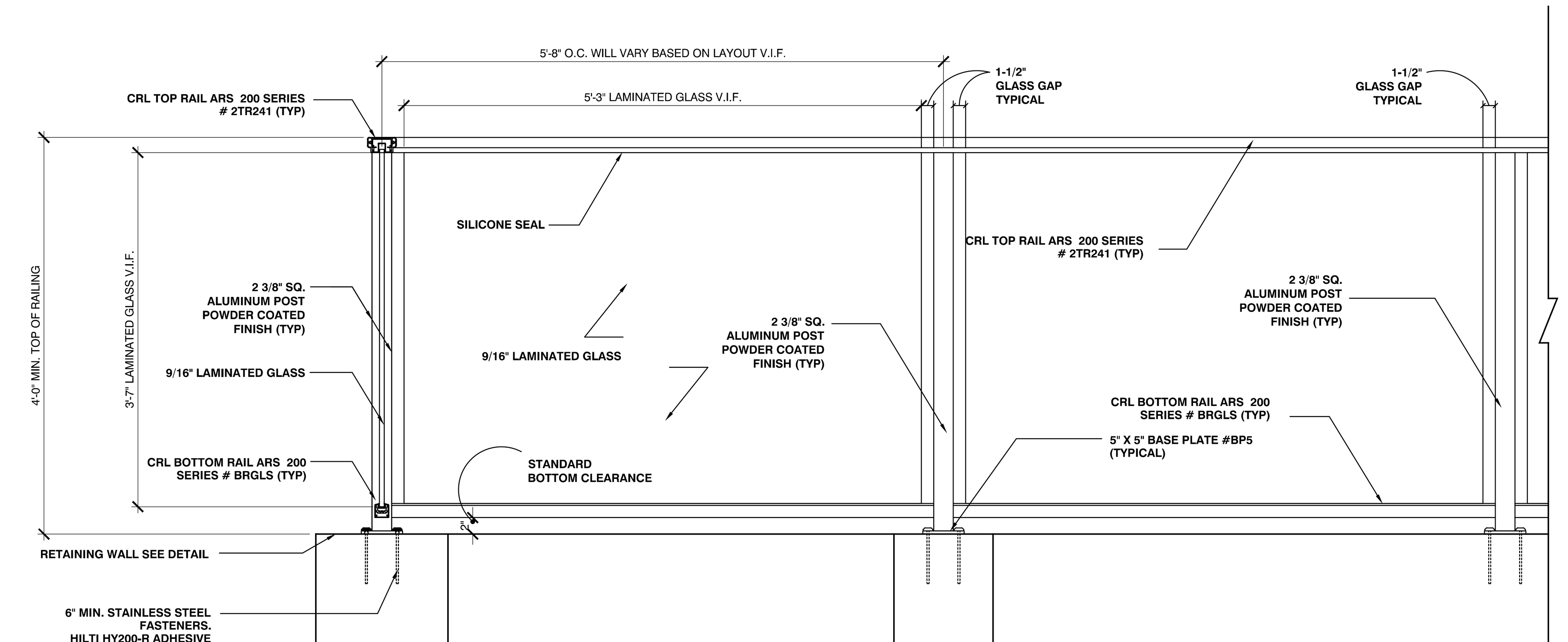
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

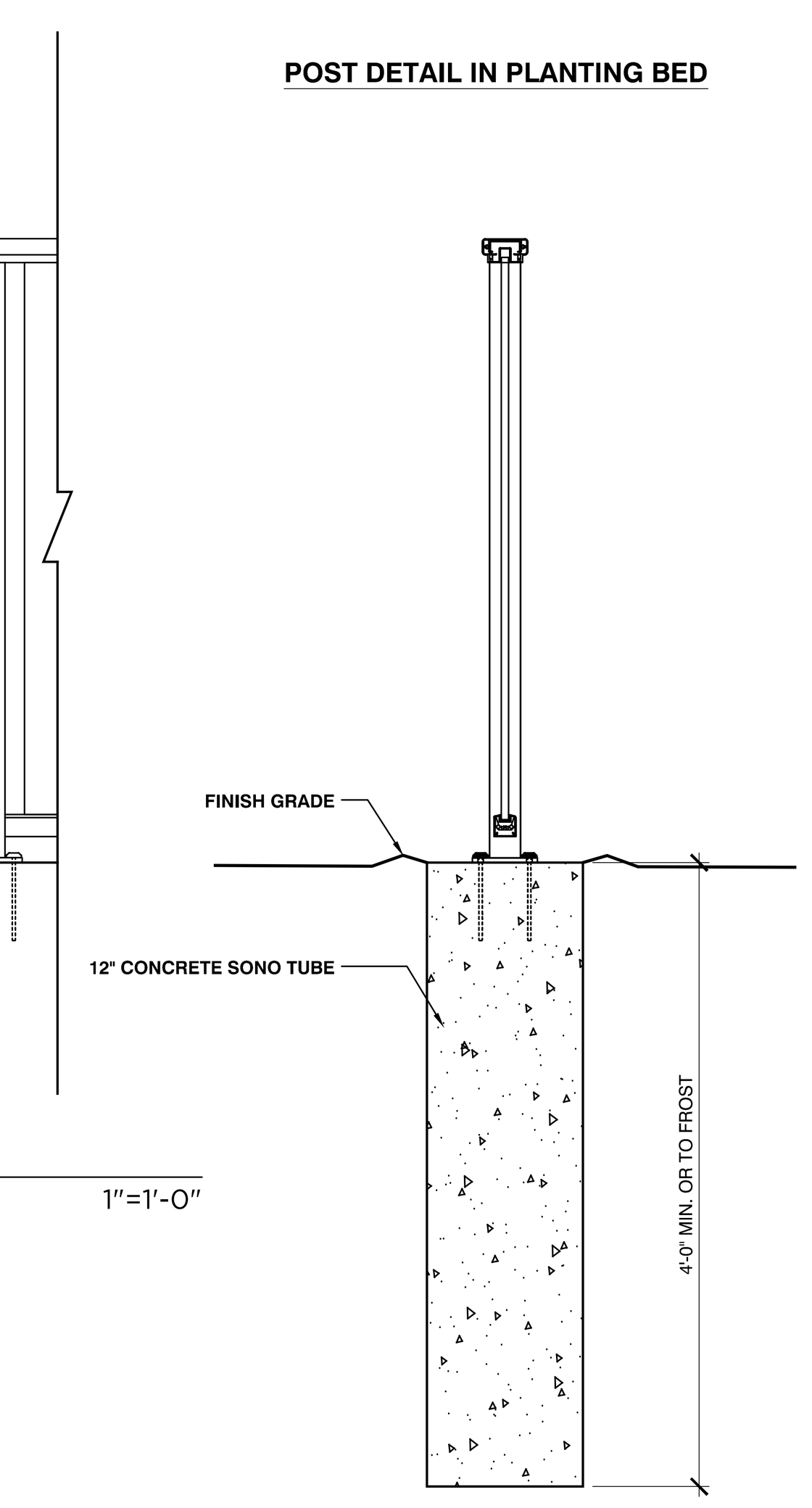


NOTES:
1. ALL CONCRETE WALKWAYS SHALL BE CONSISTENT
2. CONCRETE SHALL HAVE A SPECIFIED MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
3. CONTRACTOR TO ENSURE ALL CURBING AND SIDEWALKS ARE BLENDED SEAMLESSLY INTO EXISTING SURROUNDS. ENSURE NO TRIP HAZARDS.
4. JOINTING TO BE HAND TOOLED EVERY 4'. EVERY 16' PROVIDE 1/2" PREFORMED NON-EXTRUDING EXPANSION JOINT. SET 1/8" BELOW SURFACE OF WALK.
5. BLEND ALL NEW WORK FLUSH INTO EXISTING GRADES.

3 CONCRETE SIDEWALK DETAIL

1"=1'-0"





7 POOL FENCING DETAIL

1"=1'-0"

NOTES:
1. ALL POOL FENCING, GATES AND HARDWARE SHALL BE IN COMPLIANCE WITH POOL CODE FOR COMMERCIAL APPLICATIONS.
2. DETAIL IS BASED ON C.R. LAURENCE FENCING SYSTEM COMPONENTS. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. PRIOR TO ORDERING GLASS, CONTRACTOR SHALL LAY OUT FENCING LOCATION AND MARK POST LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT. POSTS SHOULD BE LAID OUT WITH A TYPICAL DIMENSION, SOME PANELS WILL VARY BASED ON LAYOUT.

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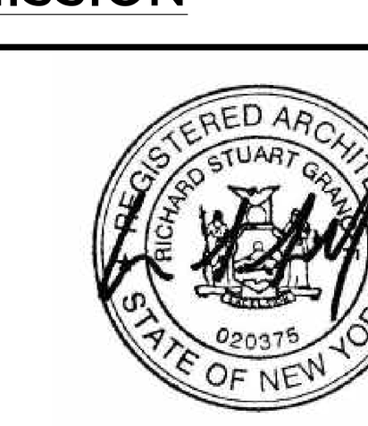
#	DATE	REVISION DESCRIPTION	BY:
1	10/24/2022	PLANNING BOARD SUBMISSION	KA
2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION



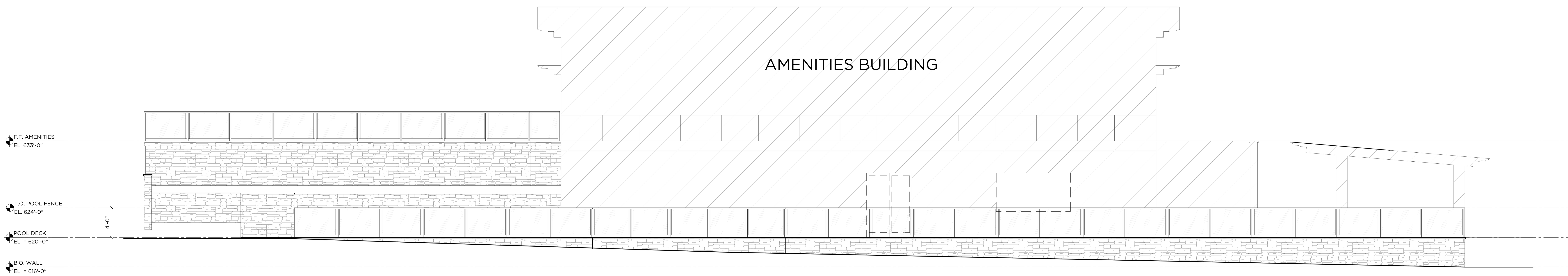
PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS   PROJ. MANAGER: KA
DATE: 01/30/2023   SCALE: AS NOTED

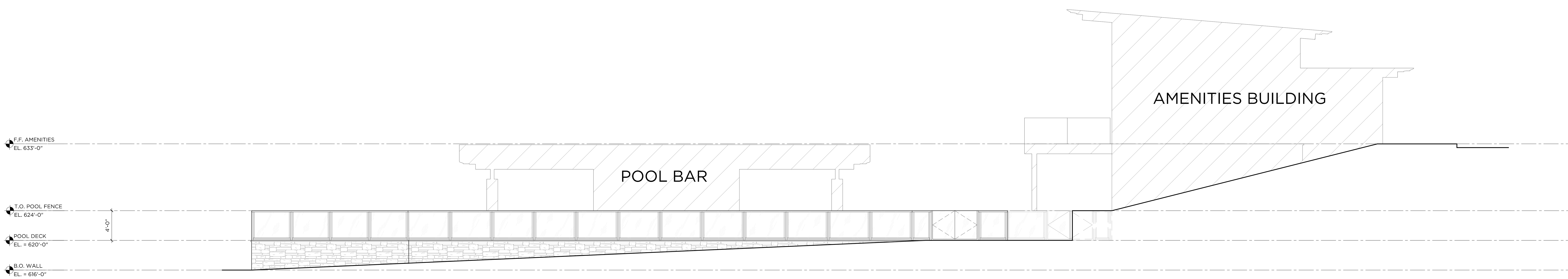
DRAWING TITLE
AMENITIES BUILDING - DETAILS

DRAWING NO.
LS 101.3



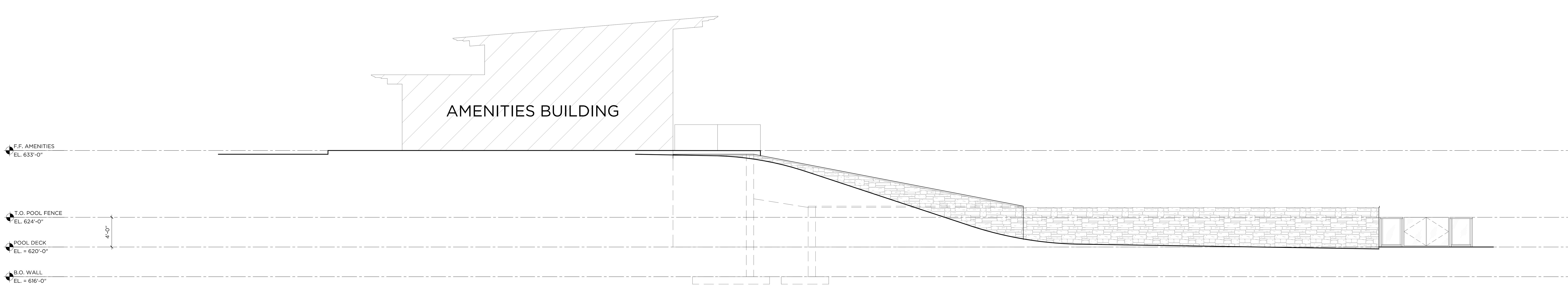
NOTES:
SEE LS 101.4 FOR MORE INFORMATION.

1 WEST ELEVATION - POOL TERRACE
3/16"=1'-0"



NOTES:
SEE LS 101.4 FOR MORE INFORMATION.

2 SOUTH ELEVATION - POOL TERRACE
3/16"=1'-0"



NOTES:
SEE LS 101.4 FOR MORE INFORMATION.

3 NORTH ELEVATION - POOL TERRACE
3/16"=1'-0"

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

_______________ DATE: _______________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

_______________ DATE: _______________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
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3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RICHARD STUART GRANOFF 020375 STATE OF NEW YORK

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
AMENITIES BUILDING - POOL DECK ELEVATIONS

DRAWING NO.
LS 101.4

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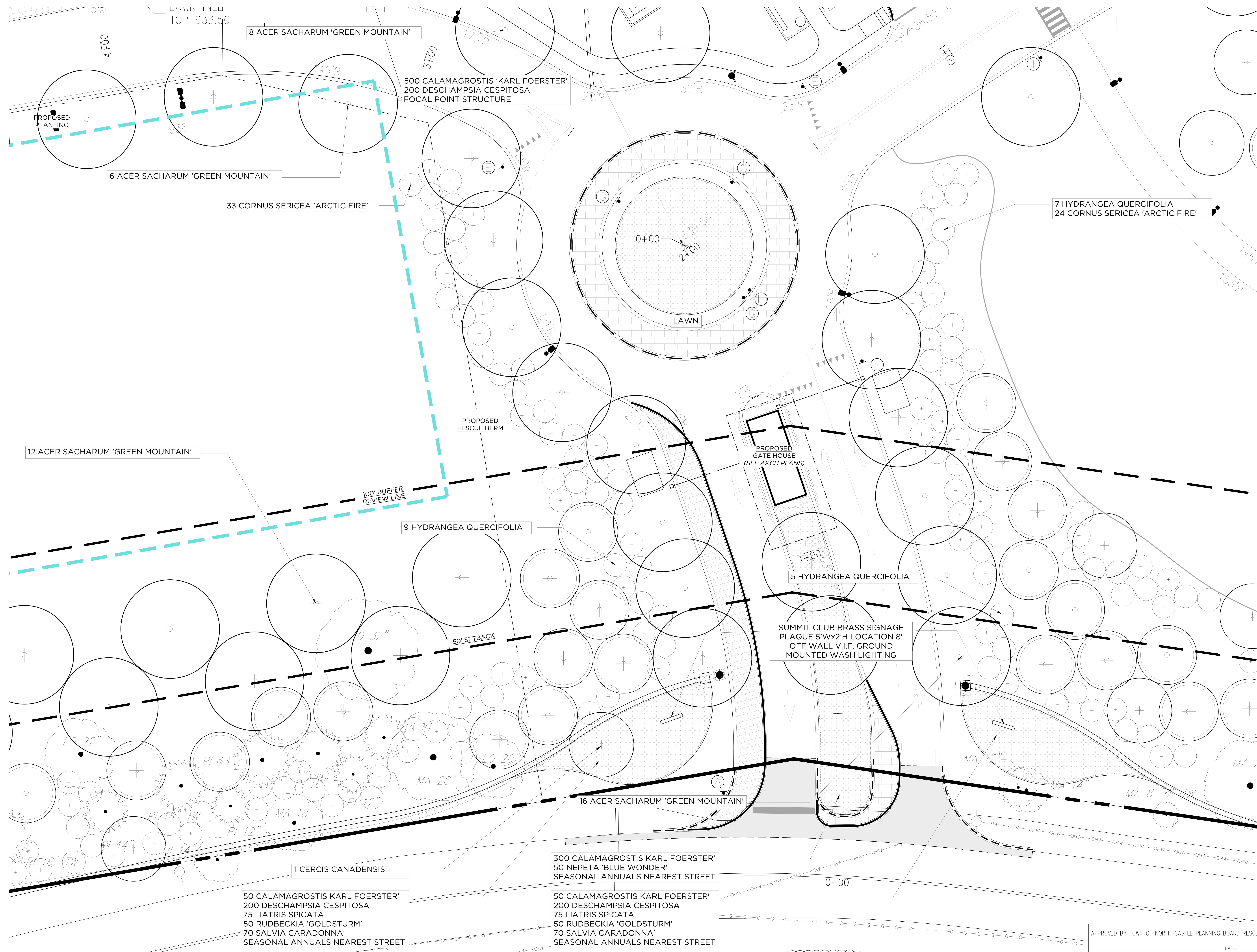

MAIN ENTRY PLANTING PLAN

1" = 10'-0"

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

DATE:

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

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4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

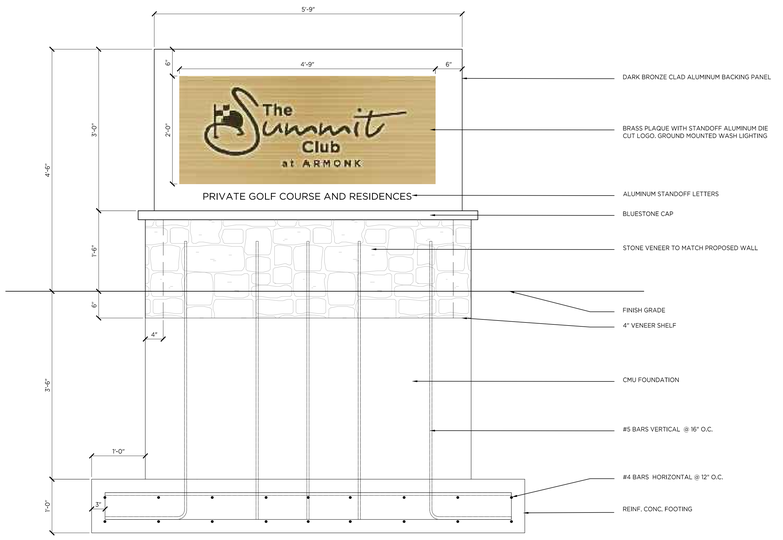
PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
MAIN ENTRY - PLANTING PLAN

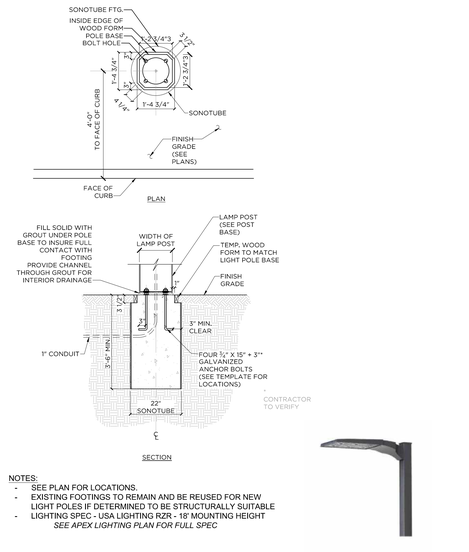
DRAWING NO.
LS 102



NOTES:
- PROVIDE SHOP DRAWINGS FOR APPROVAL
- FINAL LOCATION TO BE DETERMINED IN FIELD

1 ENTRY MONUMENT SIGNAGE

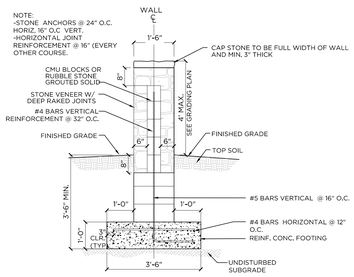
1"=1'-0"



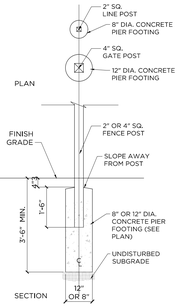
NOTES:
- SEE PLAN FOR LOCATIONS.
- EXISTING FOOTINGS TO REMAIN AND BE REUSED FOR NEW LIGHT POLES IF DETERMINED TO BE STRUCTURALLY SUITABLE
- LIGHTING SPEC - USA LIGHTING RZR - 18' MOUNTING HEIGHT
  SEE APEX LIGHTING PLAN FOR FULL SPEC

4 CONCRETE LIGHT POST FOOTING DETAIL

1/2"=1'-0"

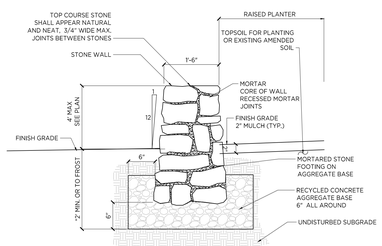


STONE VENEER INTENT



2 FREE STANDING STONE WALL W/ CONCRETE FOOTING DETAIL

1/2"=1'-0"



MASONRY WALL INTENT - WILL DEPEND ON STONE FOUND FROM SITE EXAVATION

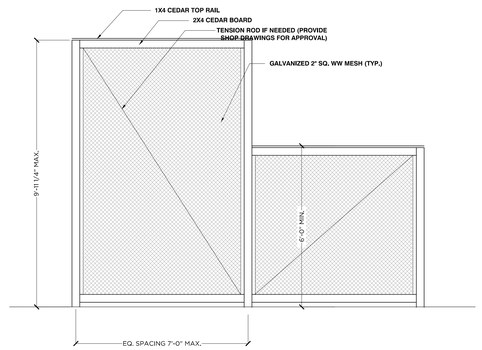
NOTES:
1. STONE TYPE FOR WALL SHALL MATCH EXISTING STONE WALL. ALL EXISTING STONE TO BE RE-USED WHEREVER POSSIBLE.
2. SEE PLANS FOR LOCATION AND HEIGHT OF STONE WALL - HEIGHT MEASURED FROM AT-GRADE TO APPROX. 48 INCHES (SEE PLANS & VERIFY IN FIELD W. LANDSCAPE ARCHITECT)
3. INTERIOR CORE TO BE MORTARED TO THE TOP OF THE WALL, JOINTS SHALL BE RECESSED.
4. EXTERIOR FACE OF WALL TO LOOK DRY-LAID. WALL SHALL HAVE NATURAL RANDOM PATTERN TO MATCH EXISTING WALL.
5. IF FOOTING DEPTH CANNOT BE ACHIEVED, COORDINATE WITH THE LANDSCAPE ARCHITECT.

3 FREE STANDING STONE WALL ALTERNATIVE DETAIL

1"=1'-0"

5 TENNIS COURT FENCING POST DETAIL

1/2"=1'-0"



6 TENNIS COURT FENCING PANEL DETAIL

1/2"=1'-0"

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

_____ DATE: _____

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

_____ DATE: _____

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

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2	11/02/2022	ARB SUBMISSION	KA
3	01/30/2023	PLANNING BOARD SUBMISSION	KA
4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE

PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RICHARD STUART GRANOFF 020575 STATE OF NEW YORK

PROJECT NAME

SUMMIT CLUB

---- ARMONK, NY

JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

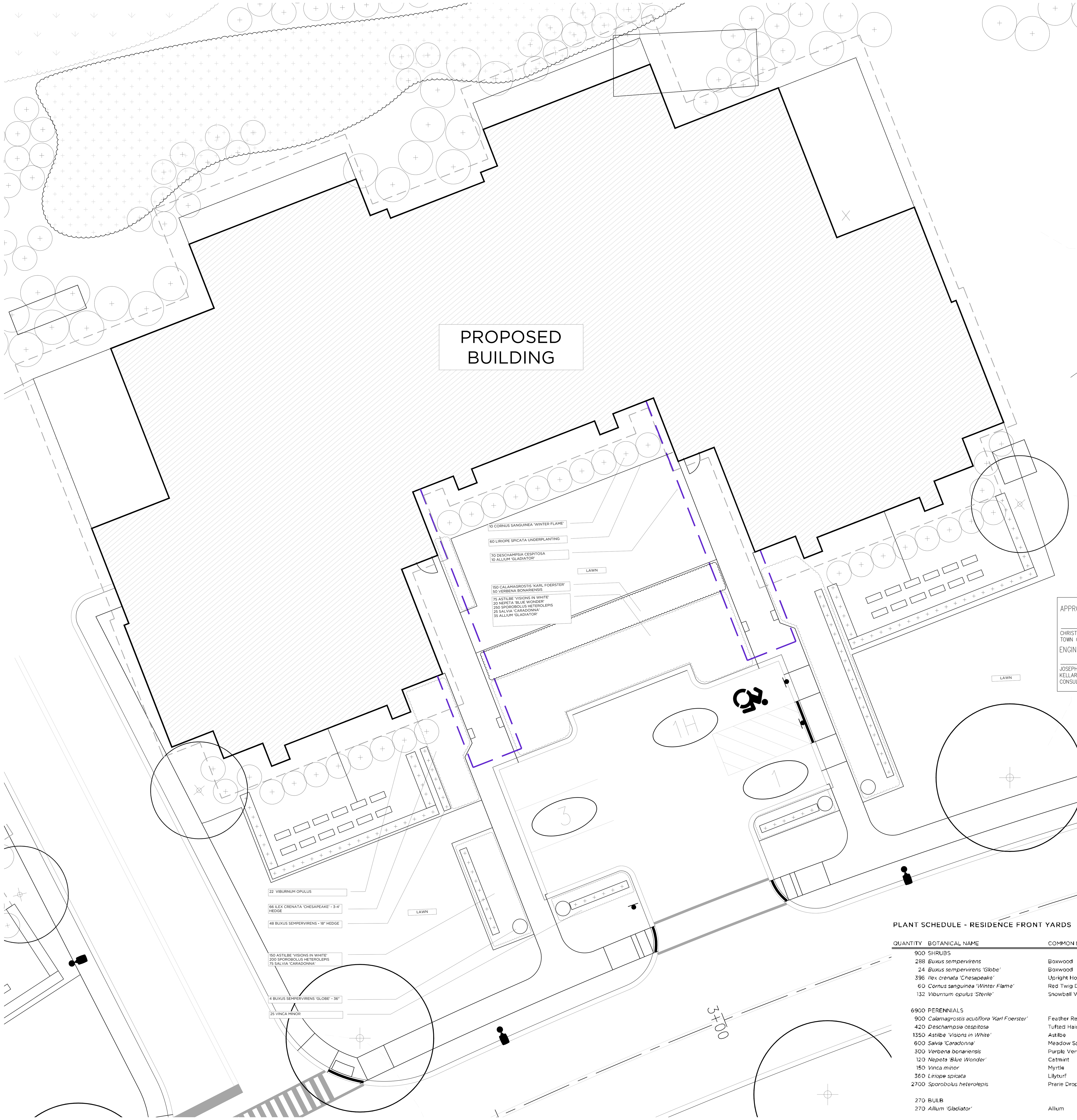
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE

ENTRY SIGNAGE

DRAWING NO.

LS 102.1



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

______________________ DATE: ______________

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

______________________ DATE: ______________

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
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PLANT SCHEDULE - RESIDENCE FRONT YARDS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
900	SHRUBS			
288	*Buxus sempervirens*	Boxwood	18"	Hedge quality
24	*Buxus sempervirens 'Globe'*	Boxwood	36"	Full round
396	*Ilex crenata 'Chesapeake'*	Upright Holly	3-4'	Full Shape
60	*Cornus sanguinea 'Winter Flame'*	Red Twig Dogwood	5 gal.	Full Shape
132	*Viburnum opulus 'Sterile'*	Snowball Viburnum	7 gal.	
6900	PERENNIALS			
900	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	
420	*Deschampsia cespitosa*	Tufted Hairgrass	1 gal	
1350	*Astilbe 'Visions in White'*	Astilbe	1 gal	
600	*Salvia 'Caradonna'*	Meadow Sage	1 gal	
300	*Verbena bonariensis*	Purple Vervain	1 gal	
120	*Nepeta 'Blue Wonder'*	Catmint	1 gal	
150	*Vinca minor*	Myrtle	1 gal	
360	*Liriope spicata*	Lilyturf	1 gal	
2700	*Sporobolus heterolepis*	Prarie Dropseed	1 gal	
270	BULB			
270	*Allium 'Gladiator'*	Allium	Bulb	

NOTE: Qty shown for 6 total buildings. To get plant qty allocated for 1 building divide by 6.

RESIDENTIAL BUILDING TYPICAL PLANTING PLAN

1" = 10'-0"

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4	07/24/2023	CIVIL BACKGROUND UPDATE	KA

PHASE
PLANNING BOARD SUBMISSION

REGISTERED ARCHITECT RICHARD STUART GRANOFF 020375 STATE OF NEW YORK

PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----
DRAWN BY: JS PROJ. MANAGER: KA
DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
RESIDENTIAL BUILDING - TYPICAL PLANTING PLAN

DRAWING NO.
LS 103.1

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__________ DATE: __________

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

__________ DATE: __________

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

PLANT SCHEDULE - DETENTION BASIN

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
18	TREES			
13	*Amelanchier canadensis*	Serviceberry	10-12'	Multi stem
5	*Quercus palustris*	Pin Oak	4-4.5" cal.	Upland Slope
143	SHRUBS			
42	*Ilex verticillata 'Winter Red'*	Winterberry	4-5'	B&B
35	*Lindera benzoin*	Northern Spicebush	4-5'	
66	*Viburnum dentatum*	Arrowwood Viburnum	10 gal.	
8975	PERENNIALS			
1075	*Andropogon gerardii*	Big Bluestem	2 gal	
550	*Echinacea purpurea 'White Swan'*	Coneflower	1 gal	
300	*Nepeta 'Blue Wonder'*	Catmint	1 gal	
1650	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass	1 gal	
3450	*Deschampsia cespitosa*	Tufted Hairgrass	1 gal	
200	*Perovskia 'Little Spire'*	Russian Sage	1 gal	
350	*Lobelia cardinalis*	Cardinal Flower	1 gal	
1400	*Panicum virgatum*	Switchgrass	2 gal	
300	*Salvia 'Caradonna'*	Meadow Sage	1 gal	
16,000 SF	SEED MIX			
70%	*Carex pennsylvanica*	Sedge	seed	Detention Basin
30%	*Juncus effusus*	Soft Rush	seed	Detention Basin

DETENTION BASIN PLANTING PLAN

1" = 20'-0"

REVISIONS

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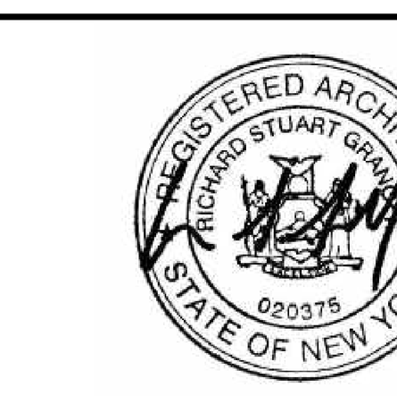
PHASE
PLANNING BOARD SUBMISSION



PROJECT NAME
SUMMIT CLUB

ARMONK, NY

JOB NO.: ----

DRAWN BY: JS PROJ. MANAGER: KA

DATE: 01/30/2023 SCALE: AS NOTED

DRAWING TITLE
DETENTION BASIN PLANTING PLAN

DRAWING NO.
LS 104

JOB NAME: SUMMIT CLUB
APEX LIGHTING SOLUTIONS
REFLECTANCES: N/A
WORKPLANE/CALC PLANE: @ GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: LED
SALES: TM

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL2	SINGLE	11518	86.8	0.850	B2-U0-G2	USA RZR-PLED-II-40LED-700MA-WW-VOLT-FINISH MOUNTED TO 18FT POLE @ 18FT AFG TO BOF
7	SL2B	Single	6281	42.7	0.850	B2-U0-G1	USA RZR-PTY-PLED-II-40LED-350mA-WW-VOLT-FINISH MOUNTED TO 12FT POLE WITH OPTICAL HT @ 13.89FT
1	SL3	SINGLE	10880	86.8	0.850	B2-U0-G3	USA RZR-PLED-III-W-40LED-700MA-WW-VOLT-FINISH MOUNTED TO 18FT POLE @ 18FT AFG TO BOF
3	SL4	SINGLE	10595	86.8	0.850	B2-U0-G3	USA RZR-PLED-IV-FT-W-40LED-700MA-WW-VOLT-FINISH MOUNTED TO 18FT POLE @ 18FT AFG TO BOF
21	SL5	SINGLE	11920	86.8	0.850	B4-U0-G2	USA RZR-PLED-VSQ-M-40LED-700MA-WW-VOLT-FINISH MOUNTED TO 18FT POLE @ 18FT AFG TO BOF

Calculation Summary

Label	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.27	5.1	0.0	N.A.	N.A.
PATHWAY		2.12	5.1	0.0	N.A.	N.A.
PHASE 1		1.48	4.6	0.0	N.A.	N.A.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

__________ DATE: __________
CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

__________ DATE: __________
JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
THE POINT WHERE ALL ASCENDING LINES CONVERGE
20-30 BEAVER ROAD
WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766
FACSIMILIE 860.632.8236
www.apexltg.com

PROJECT TITLE:
SUMMIT CLUB

DRAWING TITLE:
EXTERIOR LIGHTING
PHOTOMETRIC CALCULATION
PHASE 1

FILE NAME: SL-1A SUMMIT CLUB - PHASE 1 10-19-2022 LED.dwg

SCALE : 1"=40'-0"
DATE: 10/19/22
DRAWN BY: LED
SHEET:
SL-1A

SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

S P E C I F I C A T I O N S

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.

PROJECT NAME: _____

PROJECT TYPE: _____

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

_____ DATE: _____

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

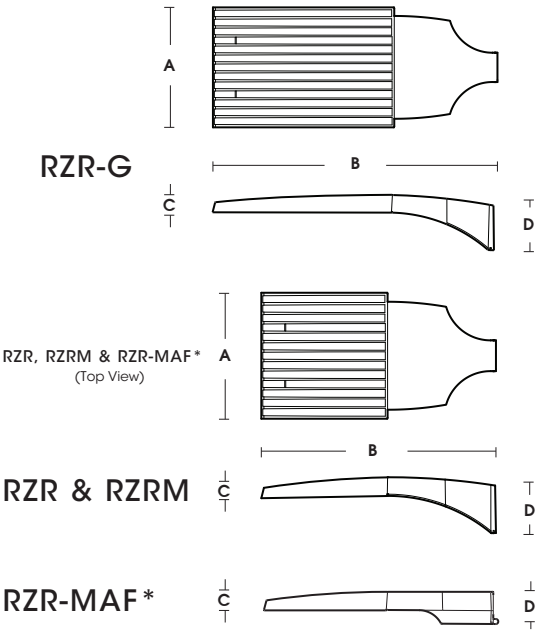
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

_____ DATE: _____

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) PATENT PENDING



FIXTURE	A	B	C	D
RZR-G	15" 381mm	36.5" 927mm	3" 76mm	7" 187mm
RZR	14.75" 375mm	28.25" 718mm	2.75" 70mm	6.5" 165mm
RZRM	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
RZR-MAF	15" 381mm	28.25" 724mm	2.5" 64mm	4" 102mm

*DLC PENDING AS OF 7/19

c UL us LISTED

MADE IN THE USA

2020248

U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
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U.S. ARCHITECTURAL LIGHTING

RAZAR SERIES-LED

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

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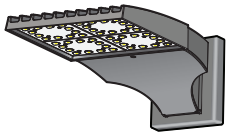
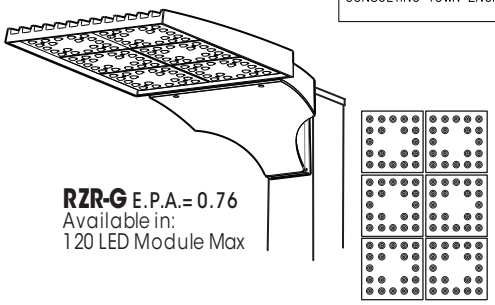
CONSULTING TOWN ENGINEER

S P E C I F I

WALLMOUNT

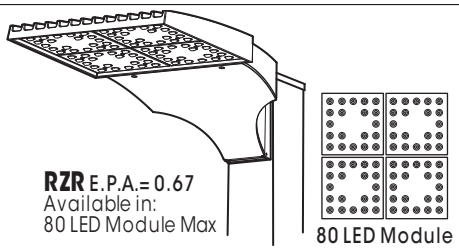


CAST ALUMINUM ARM AND WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.



RZR-G E.P.A.= 0.76
Available in:
120 LED Module Max

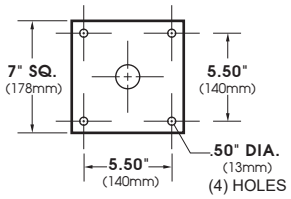
120 LED Module



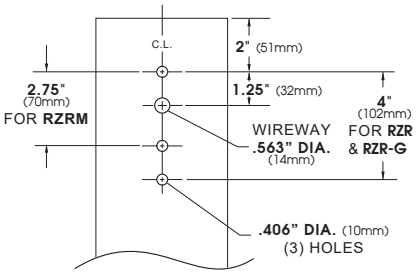
RZR E.P.A.= 0.67
Available in:
80 LED Module Max

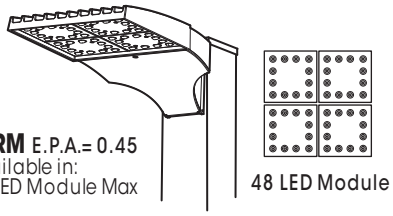
80 LED Module

WALL PLATE



POLE DRILLING TEMPLATE





RZRM E.P.A.= 0.45
Available in:
48 LED Module Max

48 LED Module

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

S P E C / O R D E R I N G I N F O R M A T I O N

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS

MODEL

- ☐ RZR-G
- ☐ RZR
- ☐ RZR-MAF[1]
- ☐ RZRM

NOTES:
1 - DLC PENDING AS OF 7/19

OPTICS

- ☐ TYPE II **PLED-II** . . . . . .
- ☐ TYPE II FRONT ROW **PLED-II-FR** . . . . .
- ☐ TYPE II MEDIAN ILLUMINATOR **PLED-II-ML** . . . . .
- ☐ TYPE III MED. **PLED-III-M** . . . . .
- ☐ TYPE III WIDE **PLED-III-W** . . . .
- ☐ TYPE IV **PLED-IV** . . . . . .
- ☐ TYPE IV **PLED-IV-FT** . . . . .
- ☐ TYPE V NARROW **PLED-VSQ-N** . . . .
- ☐ TYPE V MED. **PLED-V-SQ-M** . .
- ☐ TYPE V WIDE **PLED-V-SQ-W** . .

LED MODE

NO. LEDs

RZR-G
- ☐ 120LED
- ☐ 80LED

RZR
- ☐ 80LED
- ☐ 40LED

RZRM
- ☐ 48LED
- ☐ 24LED

DRIVE CURRENT
- ☐ 350mA
- ☐ 525mA
- ☐ 700mA[2]
- ☐ 1050mA[2]

COLOR TEMP - CCT
- ☐ NW (4000K)* *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

CONSULT FACTORY FOR OTHER LED COLORS

AMBER[3]
- ☐ PHOSPHOR CONVERTED AMBER **PCA**
- ☐ TRUE AMBER[4] **TRA**

NOTES:
2 - 700mA and 1050mA NOT FOR USE WITH TRA LED'S
3 - NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT
4 - AVAILABLE IN 350mA & 525mA DRIVE CURRENTS ONLY

VOLTAGE

- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

FINISH

STANDARD TEXTURED FINISH
- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)

CONSULT FACTORY FOR CUSTOM COLORS

OPTIONS

- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ INTERNAL HOUSE SIDE SHIELD . . . **HS-PLED**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . **PC+V**
- ☐ TWIST LOCK RECEPTACLE ONLY . . . **TPR**
- ☐ 7-PIN TWIST LOCK RECEPTACLE ONLY . . . **TPR7**
- ☐ SINGLE FUSE (120V, 277V, 347V) . . **SF**
- ☐ DOUBLE FUSE (208V, 240V, 480V) . . **DF**
- ☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) **MS-F211**
- ☐ REMOTE MOTION SENSOR CONFIGURATOR **MS-FC10**

RAZAR SERIES-LED

LED/ELE

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

DATE:

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

DATE:

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

Approximate Average Lumens – 4000K

(Lumens median of all distributions)

	350mA			525mA			700mA			1050mA		
	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.
24	28	3541	50	41	5058	70-100	53	6567	100	81	8773	150-175
40	45	5997	70-100	66	8653	100-150	87	10995	175	134	14647	200-250
48	55	7046	100	81	10018	150-175	105	12600	200	160	17566	250
80	87	11622	175-200	131	16736	200-250	174	21235	400	266	28190	450-575
120	127	17405	250	195	24860	450	260	31592	575-750	396	43323	750-1000

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
24	LED	24 PLED® Optical Module - 350mA	3,298 - 3,784	3,133 - 3,595	3,463 - 3,973	60,000+	-20°F	29	120 277	0.24 0.10
24	LED	24 PLED® Optical Module - 525mA	4,711 - 5,405	4,475 - 5,135	4,947 - 5,675	60,000+	-20°F	42	120 277	0.34 0.15
24	LED	24 PLED® Optical Module - 700mA	6,023 - 6,911	5,722 - 6,565	6,324 - 7,256	60,000+	-20°F	56	120 277	0.45 0.20
24	LED	24 PLED® Optical Module - 1050mA	8,171 - 9,375	7,762 - 8,906	8,580 - 9,844	60,000+	-20°F	82	120 277	0.68 0.30
40	LED	40 PLED Optical Module - 350mA	5,585 - 6,408	5,306 - 6,088	5,864 - 6,729	60,000+	-20°F	43	120 277	0.38 0.17
40	LED	40 PLED® Optical Module - 525mA	8,059 - 9,246	7,656 - 8,784	8,462 - 9,709	60,000+	-20°F	65	120 277	0.55 0.24
40	LED	40 PLED® Optical Module - 700mA	10,240 - 11,749	9,728 - 11,162	10,752 - 12,337	60,000+	-20°F	87	120 277	0.73 0.32
40	LED	40 PLED® Optical Module - 1050mA	13,642 - 15,652	12,960 - 14,870	14,324 - 16,435	60,000+	-20°F	128	120 277	1.12 0.49
48	LED	48 PLED® Optical Module - 350mA	6,562 - 7,529	6,234 - 7,153	6,890 - 7,909	60,000+	-20°F	53	120 277	0.46 0.20
48	LED	48 PLED® Optical Module - 525mA	9,330 - 10,705	8,864 - 10,170	9,797 - 11,240	60,000+	-20°F	79	120 277	0.68 0.29
48	LED	48 PLED® Optical Module - 700mA	11,735 - 13,464	11,148 - 12,791	12,322 - 14,137	60,000+	-20°F	106	120 277	0.88 0.38
48	LED	48 PLED® Optical Module - 1050mA	16,360 - 18,771	15,542 - 17,832	17,178 - 19,709	60,000+	-20°F	160	120 277	1.33 0.58
RZR										
80	LED	80 PLED® Optical Module - 350mA	10,824 - 12,419	10,283 - 11,798	11,365 - 13,040	60,000+	-20°F	86	120 277	0.75 0.33
80	LED	80 PLED® Optical Module - 525mA	15,587 - 17,884	14,808 - 16,990	16,366 - 18,778	60,000+	-20°F	130	120 277	1.10 0.48
80	LED	80 PLED® Optical Module - 700mA	19,767 - 22,680	18,779 - 21,546	20,755 - 23,814	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 PLED® Optical Module - 1050mA	26,255 - 30,124	24,942 - 28,618	27,568 - 31,630	60,000+	-20°F	257	120 277	2.22 0.96
RZR-G										
80	LED	80 PLED® Optical Module - 350mA	10,950 - 12,564	10,403 - 11,936	11,498 - 13,192	60,000+	-20°F	87	120 277	0.75 0.33
80	LED	80 PLED® Optical Module - 525mA	15,735 - 18,054	14,948 - 17,151	16,522 - 18,957	60,000+	-20°F	129	120 277	1.10 0.48
80	LED	80 PLED® Optical Module - 700mA	20,074 - 23,032	19,071 - 21,881	21,078 - 24,184	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 PLED® Optical Module - 1050mA	27,651 - 31,725	26,268 - 30,139	29,033 - 33,311	60,000+	-20°F	266	120 277	2.22 0.96

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RAZAR SERIES-LED

LED/ELECTRICAL GUIDE (pg. 2)

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
120	LED	120 PLED® Optical Module - 350mA	16,211 - 18,599	15,400 - 17,669	17,021 - 19,529	60,000+	-20°F	130	120 277	1.06 0.46
120	LED	120 PLED® Optical Module - 525mA	23,154 - 26,566	21996 - 25,238	24,312 - 27,894	60,000+	-20°F	192	120 277	1.63 0.70
120	LED	120 PLED® Optical Module - 700mA	29,424 - 33,760	27,953 - 32,072	30,895 - 35,448	60,000+	-20°F	260	120 277	2.17 0.94
120	LED	120 PLED® Optical Module - 1050mA	40,350 - 46,296	38,333 - 43,981	42,368 - 48,611	60,000+	-20°F	398	120 277	3.33 1.43

NOTES:
1. Max Input Amps is the highest of starting, operating, or open circuit currents.
2. Lumen values for LED Modules vary according to the distribution type. 80LED array appears in both the RZR and RZR-G models.
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use surge suppressor supplied with luminaire. **Note: Surge suppressors are considered a perishable device.**
5. L70(10K) – TM-21 6x rule applied.

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 08/07/2023

_____ DATE: _____

CHRISTOPHER CARTHY, CHAIRMAN,
TOWN OF NORTH CASTLE PLANNING BOARD

ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

_____ DATE: _____

JOSEPH M. CERMELE, P.E.
KELLARD SESSIONS CONSULTING, P.C.
CONSULTING TOWN ENGINEER

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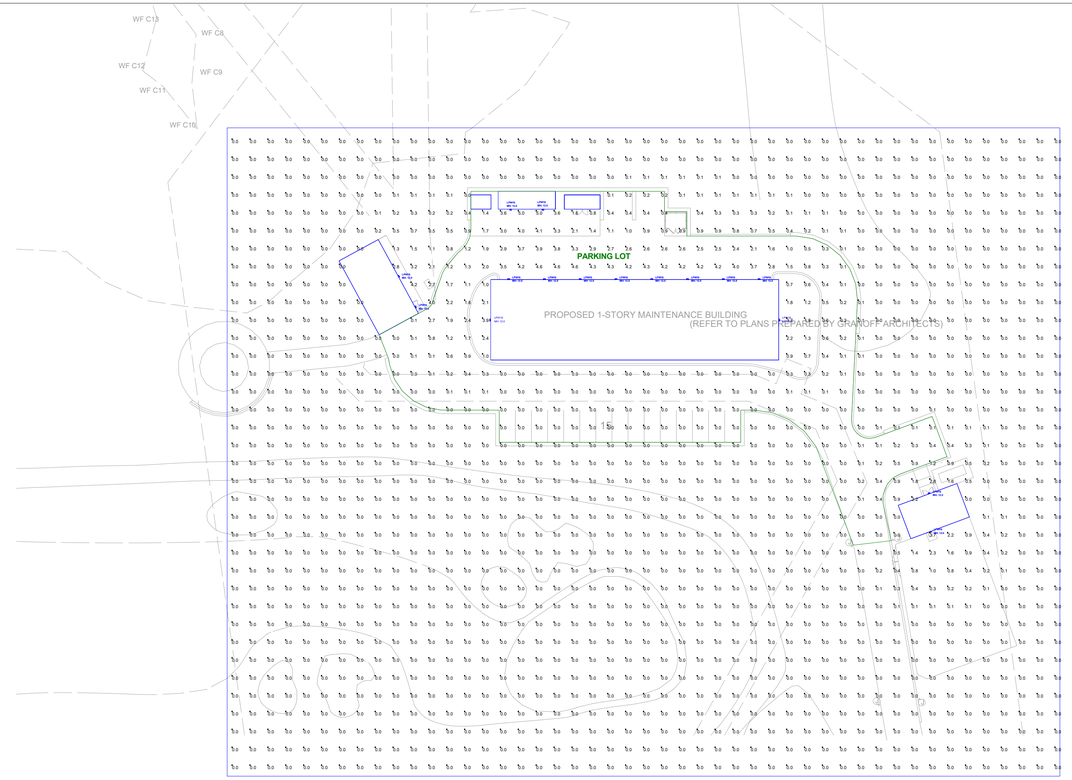

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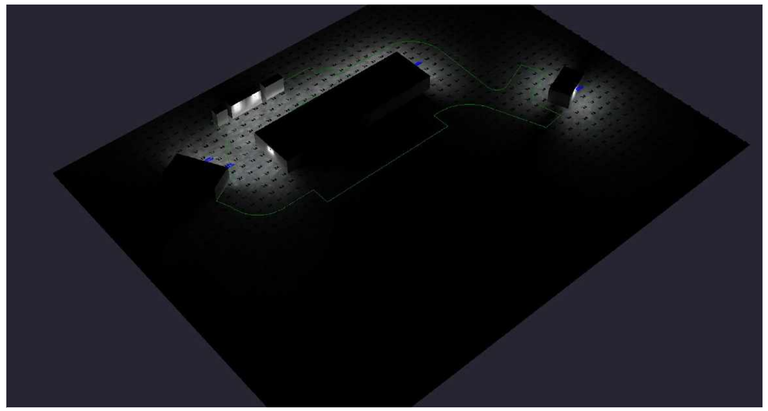
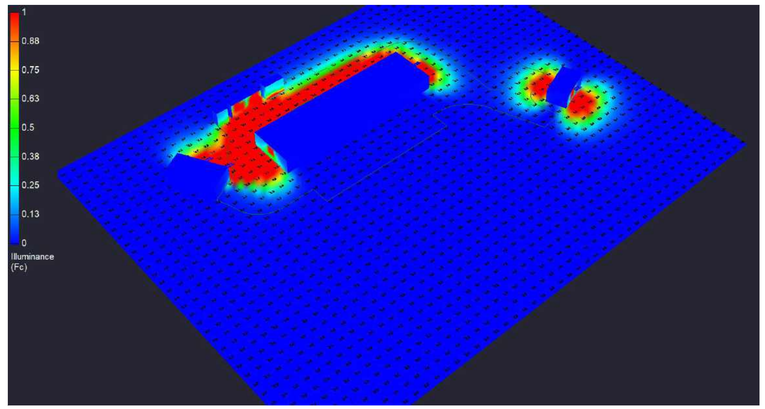




LIGHTING DETAILS

Luminaire Schedule								
Symbol	**[MANUFAC]**	**Qty**	**Label**	**LLF**	**Description**	**Arr. Watts**	**Arr. Lum. Lumens**	**Mounting Height**
	STONCO	16	LPW16	0.900	LPW-16-20-NW-G3-4-2021	22.3	2632	12

Calculation Summary								
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Grid Z**
GROUND_Planar	Illuminance	Fc	0.19	5.0	0.0	N.A.	N.A.	0
PARKING LOT	Illuminance	Fc	0.97	5.0	0.0	N.A.	N.A.	

DESIGN NOTES:
MOUNTING HEIGHT NEXT TO EACH FIXTURE
CALCS EVERY 10' ON GROUND
MEASUREMENTS TAKEN @ 0" AFF

Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.
There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party.
NB: Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

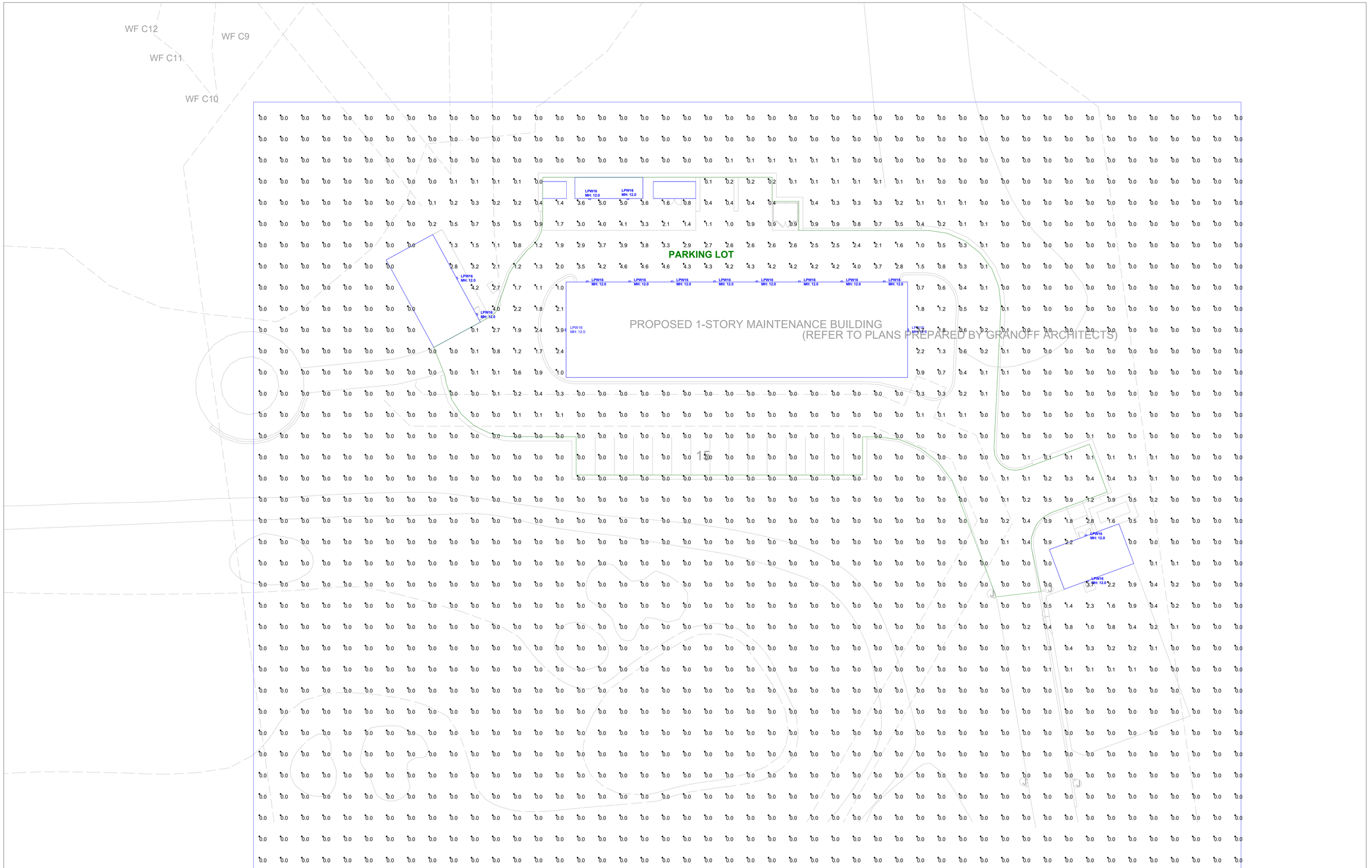
APEX LIGHTING + BUILDING SOLUTIONS

SUMMIT CLUB MAINTENANCE BUILDING

Date:4/23/2024

Drawn By: SBM

Revision #: 1



Scale: 1 inch= 20 Ft.

APEX LIGHTING + BUILDING SOLUTIONS

SUMMIT CLUB MAINTENANCE BUILDING

Date:4/23/2024

Drawn By: SBM

Revision #: 1

CARBTROL

ADVANCED WASHWATER RECYCLE SYSTEMS

(MODELS GCW-3 GCW-4)

Engineered systems provide:

**** Best Available Technology***
****Closed Loop Recycling***
****High Reliability and Low Maintenance***

Typical Applications:

**** Golf Course Maintenance***
**** Vehicle Washing***
**** Equipment Cleaning***

Carbtrol Corporation
200 Benton St
Stratford, CT 06607
800.242.1150 - www.carbtrol.com

CARBTROL

ADVANCED WASHWATER RECYCLE SYSTEM

PRIMARY COLLECTION SUMP

Dirty wash water collects in the primary sump. At water high level, the pump engages. During pumping, the water is vigorously agitated to ensure that grass, and dirt, do not accumulate in the sump.

HYDRO SCREEN AND GRASS CART

Dirty water is pumped from primary sump to the solids separation screen. Grass and dirt are filtered by the screen and collected in a grass cart. Filtered water passes through the screen and flows into a transfer sump.

CLARIFIER & WATER STORAGE

Screened wash water is pumped from transfer sump to the clarifier where additional solids are removed by quiescent settling. The clarified water then flows to a storage tank, prior to final treatment and reuse.

TREATMENT AND RECYCLE PACKAGE

Clarified washwater is pumped to the treatment system which includes sand filtration and activated carbon adsorption. Oxidation using ozone and hydrogen peroxide provides final polishing. Water is available on demand.

Integrated Chemical Management™
For
Turf Maintenance Facilities

Austin R. Shepherd, P.E.
CARBTROL Corporation, Stratford, CT

In an innovative concept for turf maintenance operations; chemical mixing, chemical storage, vehicle washing,and fueling operations are combined in one integrated system for collection, recycle and treatment of all potential environmental discharges. Using Best Available Treatment (BAT) Technology complete containment of pollutants can be achieved.

SUMMARY

There is a growing awareness of the potential environmental impacts and liabilities related to vehicle washing, chemical handling and storage and vehicle refueling operations. Therefore, the design of a turf maintenance facility should minimize these impacts while simplifying maintenance operations. These issues are regularly addressed during the siting of new turf operations or during the expansion or renovation of existing facilities.

An innovative concept for turf maintenance facility design places the chemical mixing, chemical storage, equipment washing and fueling operations within one environmental containment envelope. The containment area is supported by state-of-the-art chemical mix equipment and an advanced wastewater recycle system
.

THE INTEGRATED APPROACH

Recently Carbtrol Corp. and PlantStar, Inc. have joined to develop a process to integrate the environmental management operations at turf facilities. The cornerstone of this process is a state-of-the-art PlantStar chemical mixing and handling system coupled with a Carbtrol advanced washwater treatment and recycle system. Together these systems provide the technology necessary to eliminate all pollutant discharges.

Implementation of the integrated chemical management™ concept involves the arrangement of the physical plant (buildings, pads, etc.) in a manner so as to provide a containment envelope for all wash, chemical handling and fueling processes. Any chemicals, sprayer solutions, fuels, or wash waters released within the containment envelope are captured, segregated, and either recycled or treated so as to prevent release to the environment.

In a preferred layout (see attached), separate areas are provided for chemical storage, chemical mixing, sprayer storage, vehicle wash, and fueling operations. Each of these areas is diked or sloped such that any spills, leaks, or wash waters drain to appropriate collection sumps for further processing.

CHEMICAL STORAGE, MIXING AND HANDLING

Chemical storage, mixing and handling operations are supported by a state-of-the-art PlantStar Chemical Mixing System. This includes equipment for the preparation of the various turf chemical batches, and for transfer of the chemical solutions from the mix area to individual sprayer application tanks. A chemical mix tank, a chemical batch storage tank(s), and a high-capacity self-priming pumping

station provides the capability to agitate chemical solutions and to rapidly fill sprayer tanks through the use of 2" flex hose fitted with quick-connect couplings.

The system is configured so as to minimize worker exposure while maximizing mixing and loading efficiency. Provision is made for mixing chemical batches with both cold potable, hot potable, or treated recycle water.

An associated sump collection and recycle system enables any spills in the chemical mixing, chemical storage, or sprayer storage areas to be pumped back to either of the chemical mix tanks for reuse. Water from wash down of the sprayer area or from sprayer nozzle calibration can also be directed back to the chemical mix tanks or to the Advanced Washwater Recycle System for treatment where appropriate.

VEHICLE WASHING AND FUELING

A Carbtrol activated carbon based Advanced Washwater Recycle System is provided to treat wastewater generated in vehicle washing and to process any spills or leaks from vehicle fueling or chemical mixing operations. Once treated, the water is recycled back for vehicle washing, thus effectively eliminating any pollutant discharge.

The Carbtrol washwater treatment system removes grass, sand, dirt, and other solids, as well as any petroleum hydrocarbons, pesticides, herbicides or other turf related chemicals from the wastewater. The system utilizes granular activated carbon adsorption technology together with an advanced chemical oxidation process to provide the highest level of water treatment available (Best Available Technology).

The Carbtrol treatment and recycle system is capable of providing a sustained and uninterrupted flow to the vehicle washing operation. The recycled water is provided on demand, and in sufficient quantity to meet the most aggressive wash requirements. Unlike most biological processes, the system is not affected by temperature swings, shock loads, or changes in pH or other water chemistry. The system will produce a uniform water quality despite variable conditions or unexpected spills. The objective of the Carbtrol system is to achieve zero discharge of pollutants.

Vehicle fueling and washing operations are accomplished on a pad where all wash water and any fueling spills and leaks drain to an agitated central collection sump. The wastewater is then processed by screening and clarification for solids removal prior to treatment in the carbon adsorption - advanced oxidation process. A compressed air pre-clean blow off station is provided to reduce the amount of grass and debris handled. An ozonation system is supplied to ensure that odors are adequately managed.

COSTS AND OPERATING CONSIDERATIONS

While the concept of integrated chemical management™ represents a change from the traditional approach to turf maintenance facility design, it can be viewed as a reorganization and consolidation of activities that would otherwise be separately provided. It has been shown in many cases that chemical management integration can be accomplished for the same or lower cost than traditional facility development.

An added benefit of the concept is a more efficient layout of the fueling, wash, and chemical handling operations. The integrated design promotes a smooth and timely vehicle and operating work flow, and can reduce equipment and personnel downtime and labor costs.

Labor savings in chemical handling and washing operations can often recoup the cost of the equipment over its useful life.

SUMMARY OF ADVANTAGES

Fast Track Permitting – Recycling of washwater reduces complications with permits for discharge.

Reduced Liability – Positive chemical containment and treatment eliminates the potential liability related to uncontrolled chemical release.

Reduced Personnel Exposure - State of the art chemical mix/handling system significantly reduces personnel exposure to toxic chemicals.

Best Available Technology – The use of granular activated carbon adsorption and advanced chemical oxidation represents the best available technology for treatment of toxic organic chemicals.

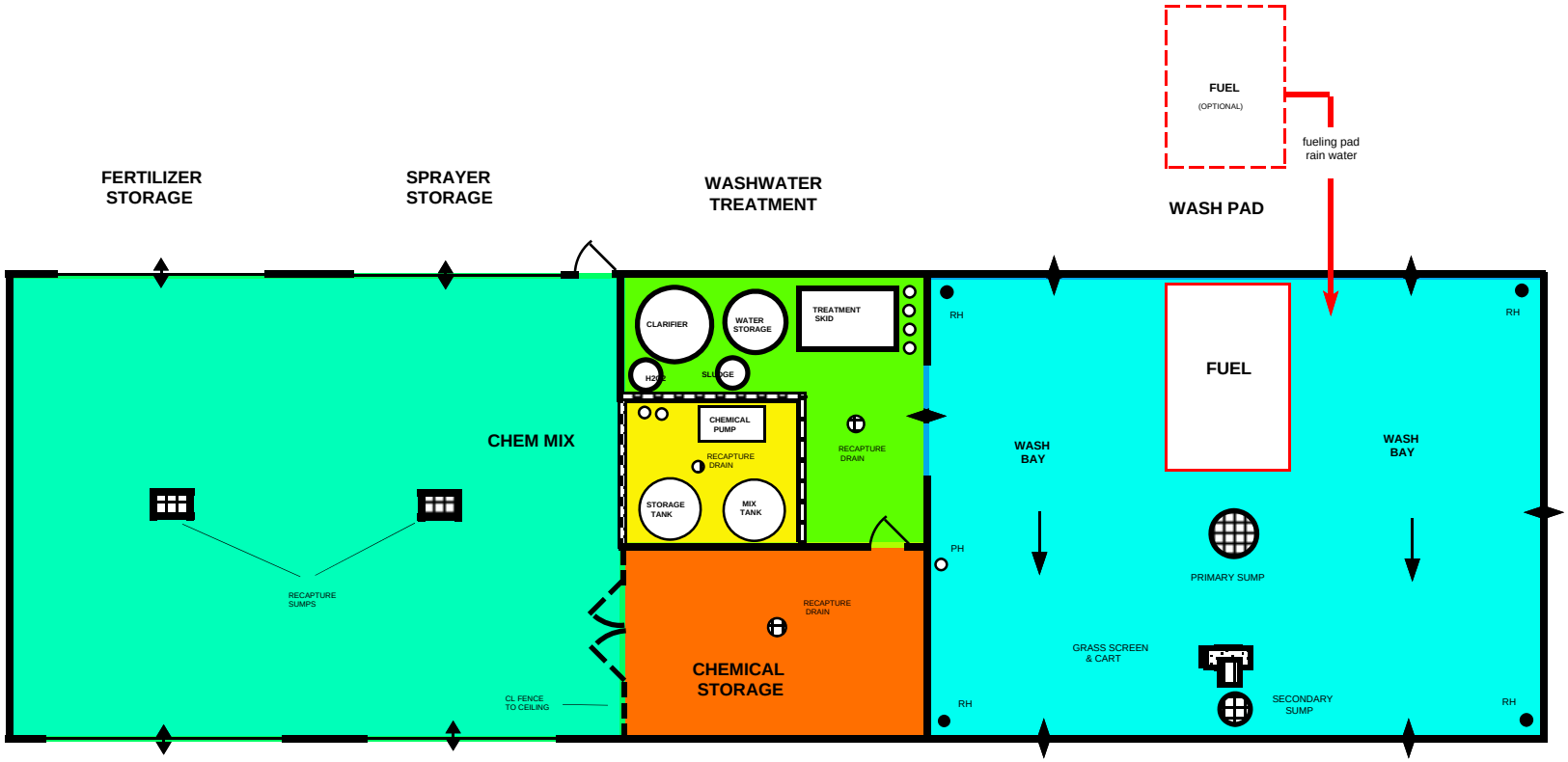
Low Maintenance – The PlantStar Chemical Mix System and the Carbtrol Advanced Washwater Recycle System are designed for simplicity of operation and ease of maintenance.

Secure Chemical and Sprayer Storage – Controlled access to chemical mix, chemical storage, and sprayer storage minimizes the potential for vandalism.

Austin R. Shepherd, P.E.
V.P. - Technical Director
Carbtrol Corporation

Carbtrol Corp. - Stratford, CT - 800.242.1150
PlantStar, Inc. - Watkinsville, GA - 706.769.9210

INTEGRATED CHEMICAL MANAGEMENT[a] SYSTEM



= PH - FRESH HYDRANT

= RH - RECYCLE HYDRANT

ARS -11..02.19

January 4, 2023

The Summit Club

BUDGET QUOTATION

Re: PlantStar Chemical Mix and Recapture System (Model # PS-CM-1)

The proposed PlantStar Chemical Mix & Recapture System is designed to provide controlled chemical formulation and mixing, and to facilitate closed-loop load handling of pesticides, herbicides, and soluble fertilizer materials. The system minimizes worker exposure and provides for rapid loading of motorized sprayers through the use of quick connect transfer hoses.

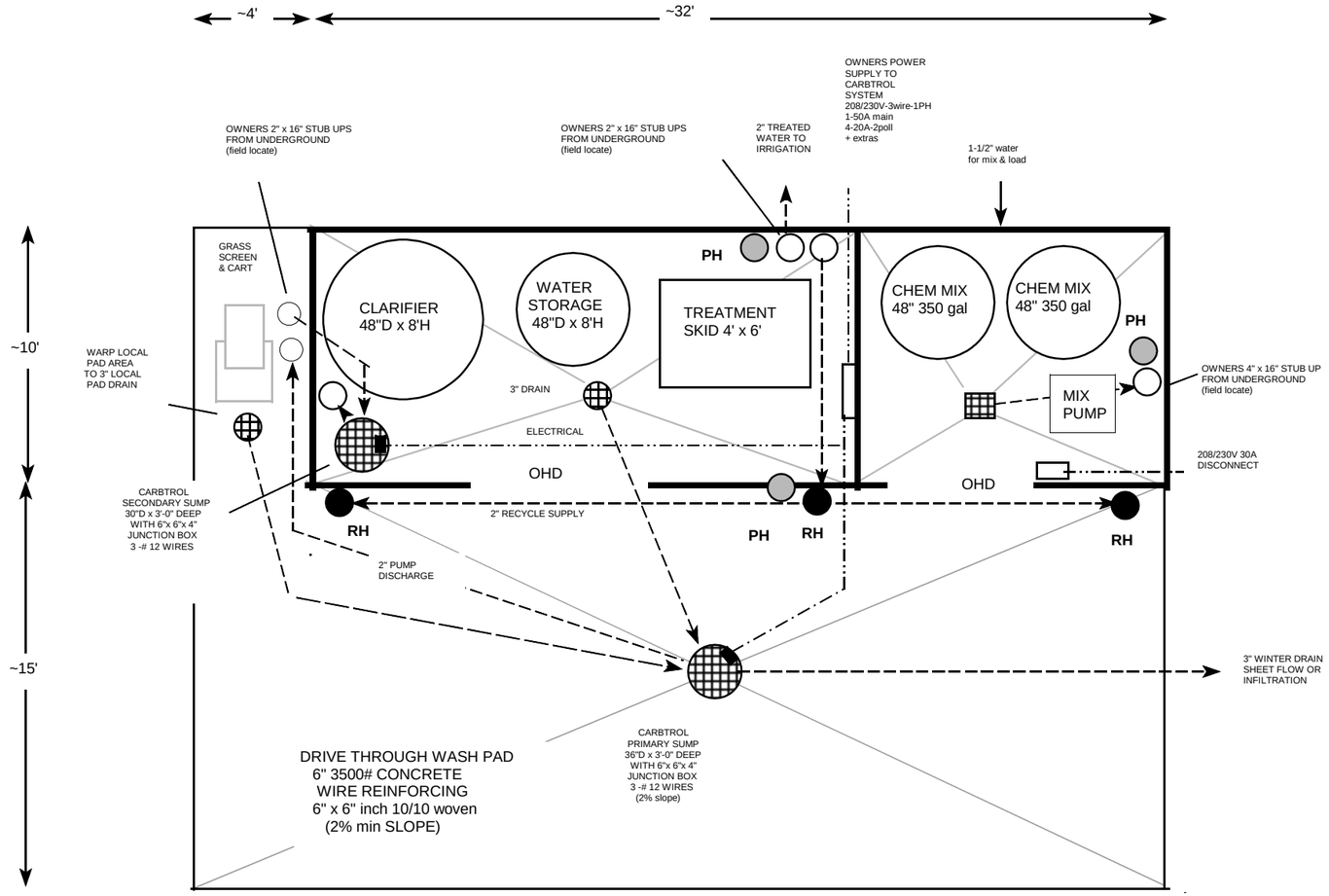
ITEM	DESCRIPTION
PS-CM-1	PlantStar Chemical Mix/Load System including the following components and services:

1. 350-gallon open-top mix tank with jet agitation. **(2) Tanks**
2. PlantStar FloMax Wet Seal heavy-duty transfer pump - 100gpm transfer rate
3. 3 HP, single-phase or three-phase electric motor w/ push button electric starter
4. Controls: (NEMA 4X enclosure)
5. Stainless Steel Heavy metal gauge mounting table for pump
6. PVC 80 & polypropylene components manifolded to intake and discharge
7. 2" high volume transfer hoses with quick connect fittings
8. 2' rapid fill quick connections for motorized sprayer tanks
9. Spill collection sump and grate
10. Technical drawings to ensure proper drainage and secondary containment
11. Installation, startup, and training.

TOTAL SYSTEM PRICE: $22,000.00

TERMS: 20% Eng; 20% prior to shipment; 55% on shipment 5% net 30 days.
FOB: Factory.Freight and Handling Prepaid & Added. **State Sales Tax not included.**
SHIPMENT: 20 weeks based on current backlog and subject to confirmation at time of order.
QUOTATION VALID FOR THRITY DAYS.

Accepted By: _____
Date: _____



NOTE: 1
FIBERGLASS sumps provided by CARBTROL & installed by owners contractor during slab construction

NOTE: 2
power service and under slab piping & electrical by by owners contractor

NOTE:3
water treatment equipment factory wired - final tie in by Carbtrol

● RH=80psi RECYCLE HYDRANT 3/4" by OWNER

● PH = 80psi POTABLE HYDRANT 3/4" by OWNER

CONCEPT DRAWING

CARBTROL
CORPORATION
955 CONNECTICUT AV
BRIDGEPORT CT 06607
203.337.4340

DRAWN BY - ARS
DATE - 01.04.23

SUMMIT

REV -
DATE -

WASHWATER RECYCLE SYSTEM LAYOUT

PlantStar

Chemical Mix/Load and Recapture Systems

PlantStar mix / load and recapture systems speed turf chemical processing, allow recovery/reuse or treatment of spills, and minimize personnel chemical exposure. Investment costs for most mix and load packages pay back in one to two years in reduced turf chemical labor costs.

360 gallon open top mix tank with jet agitation and 750 gallon storage tank for rinsate or second mix tank

High volume,heavy duty FlowMax pump provides unparalleled mixing and agitation.

High volume transfer line and sprayer connections allow fast, spill free fill rates of 100 GPM or greater.

System can be integrated with the Carbtrol wash water recycle system or installed as a stand-alone unit

PLANTSTAR

Chemical Mixing and Recapture System

Overview: The PlantStar Chemical Mixing & Recapture System combines the finest components of our chemical handling and couples them with a custom installation to easily mix and contain pesticides, herbicides and soluble fertilizer materials in a closed loop system. This system allows the operator to blend, agitate and pump any chemical solution directly into a sprayer or storage tank with no exposure to the chemicals.

The recapture system also allows for sprayer tanks to be pumped out, washed, drained and the rinsate material collected out of a floor sump and stored for later use in a storage tank. Two additional sumps in the containment area and chemical storage area ensure the total recapture and containment of any spills.

Components:

Liquid Storage: (All tanks have full recirculating ability and jet agitation)
- 1 360 gallon open top mix tank with jet agitation.
- 1 750 gallon upright storage tank for stock solutions and/or rinsate material

Pumps:
- 1 PlantStar-FloMax chemical/fertilizer heavy duty transfer pump with stainless steel impellor and wear plate

Controls: (All controls are installed and mounted in a NEMA 4X enclosure)
- 1 3 HP, single phase or three phase electric motor with push button electrical starter

Accessories:
- 1 Heavy gauge, stainless steel mounting table for pump.
- Custom discharge system for loading/filling of sprayer equipment
- PVC 80 and polypropylene 2" components manifolded to both tanks' intake and discharge.
- Metal sump grate frames
- All technical drawings to ensure proper drainage and secondary containment

Features:

1 Transfer pump allows for close loop recirculation and agitation. Full transfer capabilities from any tank to any other.
2 Transfer pump link to containment sump allows for total recapture and reuse of any spills or rinsate within one of three containment areas.
3 Jet agitation in Mix Tank provides the capability to dissolve and fully mix chemical products with water.
4 Chemicals can be put in solution in Mix Tank then discharged using transfer pump into Storage tank or spray equipment.
5 Two tanks allow for storage of stock solutions and more versatile blending.
6 Water injection allows for full back wash capabilities in all lines supply and return.
7 All discharge connections are quick connect cam locks.

Options:
- Additional Storage and/or mix tanks.
- Wash down storage tank with sump transfer hook up.
- Potable water and Hot water injection for improved mixing and blending.
- Floor grate covers and custom filtration baskets

Requirements:
- Concrete floor system with containment wall and sloping floor to sump pit.
- Underground pipe connecting sump drains to pump intake.
- Water supply with back flow prevention equipment.

Installation Time: Two days (includes hands-on training)

Warranty: System includes a one year parts and labor warranty

December 9, 2022

Ken Anderson
Granoff Architects
Greenwich, CT. 06830

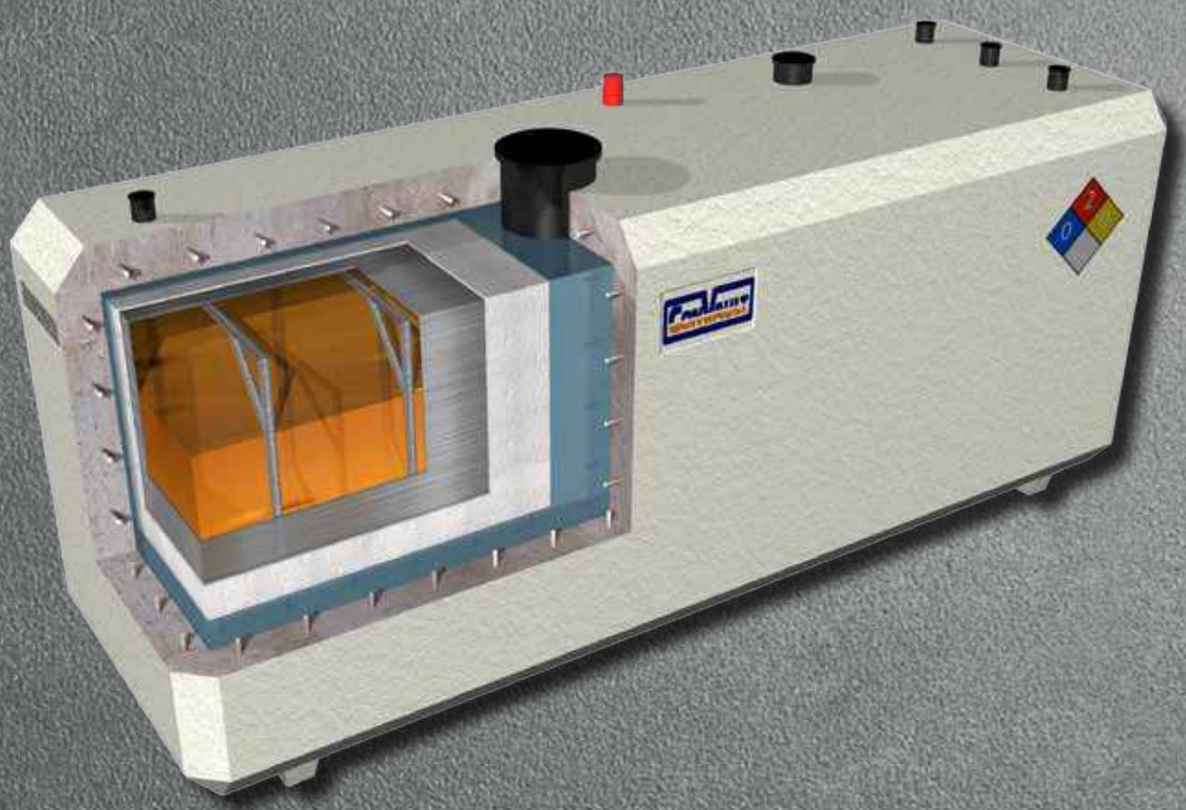
Dear Mr. Anderson,

As per our discussion, please find below a list of products used and stored at the Summit Club maintenance facility.

Brand Name	Chemical Name	EPA Registration #
Banner Maxx	Propiconazole	100-1326
Banol	Propamocarb	432-942
Chipco 26019	Iprodione	432-888
Daconil Action	Chlorthalonil	100-1364
Heritage TL	Azoxystrobin	100-1191
Interface	Iprodione/trifloxystrobin	432-1505
Medallion	Fludioxonil	100-1448
Secure Action	Fluazinam	100-1633
Signature Xtra	Aluminum Tris	432-1541
Tartan	Trifloxystrobin/Triadimefon	432-1446
3336	Thiophanate Methyl	1001-69
Acelepryn	Chlorantraniliprole	100-1489
Ference	Cyantraniliprole	100-1551
Merit	Imidicloprid	432-1318
Provaunt	Indoxacarb	100-1487
Scimitar	Lambda Cyhalothrin	100-1088
Acclaim	Fenoxaprop	432-950
Dimension 2EW	Dithiopyr	62719-542
Lontrel	Clopyralid	62719-305
Pro-Sedge	Halosulfuron Methyl	228-702
Q4	Quinclorac/Sulfentrazone/2,4-D/Dicamba	2217-930
Specticle	Indaziflam	432-1608
Primo Maxx	Trinexapac	100-937
Proxy	Ethephon	432-1230
Trimmit	Paclobutrazol	100-1014
Briskway	AzoxystrobinDifenoconazole	100-1433
Emerald	Boscalid	7969-196
Headway	Azoxystrobin/Propiconazole	100-1216
Subdue Maxx	Mefenoxam	100-796e

ConVault®

Above Ground Liquid Storage Solutions



Oldcastle Precast®

AVIATION

FARMS/FORRESTRY/MINING

FLEET/YARD OPERATION

MARINE

MILITARY/PUBLIC SAFETY

MISSION CRITICAL OPERATIONS

WATER TREATMENT

From Oldcastle Precast, the leading manufacturer of precast concrete products, comes ConVault, a superior line of above grade liquid storage vault solutions offering unsurpassed protection, versatility and reliability.

The ConVault line of products are ideal for Fuel & Lube Dispensing, Oil & Chemical Storage, as well as Generator & Boiler Set applications. ConVault above ground fuel storage tanks, (AST), are a patented system utilizing a primary steel tank, integral secondary containment, and an engineered concrete outer vault to provide a UL listed, impact resistant, time tested fluid storage solution.

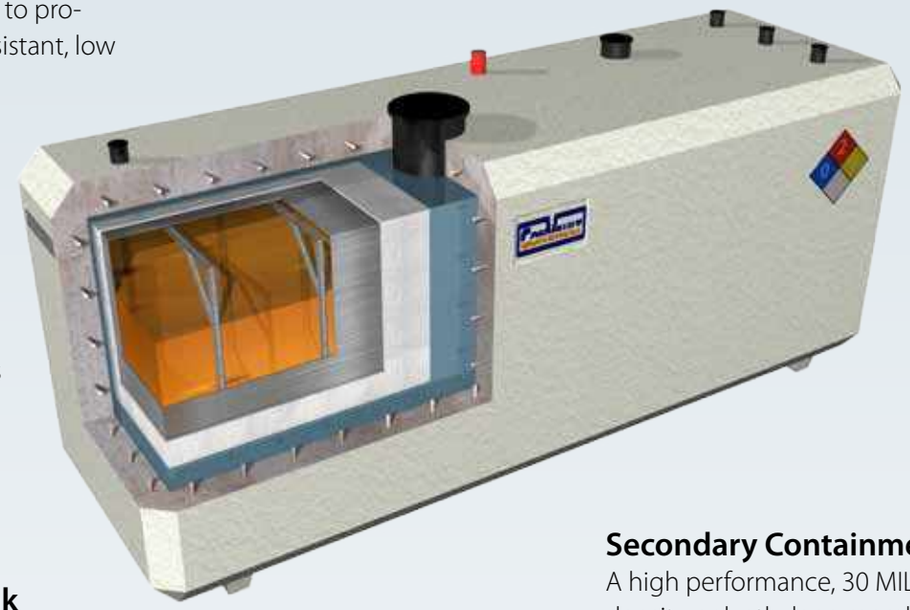
ConVault

Fire Protection
Seamless, six-inch reinforced concrete provides two-hour fire protection as per U. L. 2085 specification.

Versatility
ConVault can be manufactured and configured for a variety of uses in restricted spaces.

Engineered To Last
ConVault is Engineered to provide decades of rust resistant, low maintanence service.

EPA Compliant
ConVault is compliant with EPA regulations, Spill Prevention, Containment, and Countermeasures plans.



Impact Resistant
Vehicle impact, projectile, and blast resistance exceeds U. L. 2085 specification.

Multiple Size Options
ConVault provides versatile storage solutions with tank sizes ranging from 125 to 12,000 gallons.

Secondary Containment
A high performance, 30 MIL high density polyethylene membrane encloses the primary tank and provides secondary containment.

Primary Steel Tank
The steel tank is isolated from the concrete encasement to assure corrosion protection.

Thermal Protection
ConVault's monolithic concrete enclosure and insulation layers provide thermal protection.

ConVault Benefits

- **UL listed** - ConVault AST is listed in accordance with ULC 142.16, ULC 142.23 and UL Standard 2085 Insulated/Secondary Containment for Above ground Storage Tanks/Protected Type.
- **Meets Safety Regulations** - ConVault tanks meets all safety requirements for primary and secondary containment, leak monitoring, spill containment and overfill protection.
- **Manufactured** to the rigid standards of the Oldcastle quality control program at Oldcastle facilities around the country.
- **Engineering** - Every ConVault tank is designed and engineered to meet or exceed industry requirements for above ground fuel storage.
- **Environmentally Secure** - With multiple layers of containment surrounded by 6" of steel reinforced concrete, ConVault is designed to protect.
- **LEED** - Manufactured locally with recycled material.

PRIMARY USES

Generator & Boiler Sets

Generator & Boiler Sets are ideal for providing a reliable fuel supply for ***Mission Critical*** and ***Emergency Power*** applications such as emergency generator backup power for a wide range of critical facilities including:

- hospitals/medical centers
- water treatment plants
- data/computer centers
- telecommunications/internet service centers
- institutional boiler supply

Fuel & Lube Dispensing

Fuel & Lube Dispensing - ConVault fuel & lube dispensing systems are designed and engineered for the safe storage and dispensing of liquid fuels and lubricants such as:

- gasoline/diesel
- ethanol
- biodiesel
- kerosene
- lubricants

Oil & Chemical Storage

Oil & Chemical Storage - ConVault oil & chemical storage tanks provide safe and efficient storage of environmentally hazardous chemicals and petroleum products including:

- waste oil
- used oil
- vegetable/animal oils
- methanol/urea
- antifreeze
- hazardous waste oil

Sizes

Capacity	L	W	H
250 GAL	7′-8″	3′-9″	3′-3″
500 GAL	11′-0″	4′-6″	3′-4″
1000 GAL	11′-0″	5′-8″	4′-4″
2000 GAL	11′-3″	8′-0″	5′-6″
3000 GAL	12′-2″	8′-0″	6′-11″

Capacity	L	W	H
4000 GAL	12′-2″	8′-0″	8′-9″
6000 GAL	17′-7″	8′-0″	8′-9″
8000 GAL	23′-1″	8′-0″	8′-9″
10000 GAL	28′-7″	8′-0″	8′-9″
12000 GAL	34′-1″	8′-0″	8′-9″

• Sizes listed may not be available at all plants. Please check with your local Oldcastle Precast ConVault Sales Representative for size availability.
• ConVault is also offered with split tanks, which are available in many sizes. Please check with your local Oldcastle Precast ConVault Sales Representative for more information on split tanks.

APPLICATIONS

ConVault is designed and engineered for multiple uses and endless applications. Let us show you how we can provide a solution to meet your above ground liquid storage need.

AVIATION

ConVault is found in airports and military air operations nationwide because it's the safe above ground solution that can be flexibly configured to dispense aviation fuels in just about any footprint.

MARINE

A growing number of Coast Guard and Harbor Patrol operations and marinas are moving to ConVault due to its outstanding track record standing up to corrosion and increasingly intense marine storms.

MILITARY/PUBLIC SAFETY

ConVault proudly serves Air Force, Army, Coast Guard and Border Patrol operations as well as Police, Fire, and EMS stations across the USA.

FARMS/FORESTRY/MINING

ConVault provides versatile, rugged dependability to the US Forest Service, Parks Departments, large mining operations, farms, ranches, and other natural resource managers.

FLEET/YARD OPERATIONS

Impact and blast protection and low maintenance have made ConVault first choice for fleet and yard operations for decades.

MISSION CRITICAL OPERATIONS

The safety and value of ConVault are being proven every day in hospitals, schools, data centers, correctional facilities, command centers, and other mission critical operations.

WATER TREATMENT

ConVault serves double duty in wastewater treatment plants and lift stations by providing fuel for generator power and dispensing methanol used in processing.

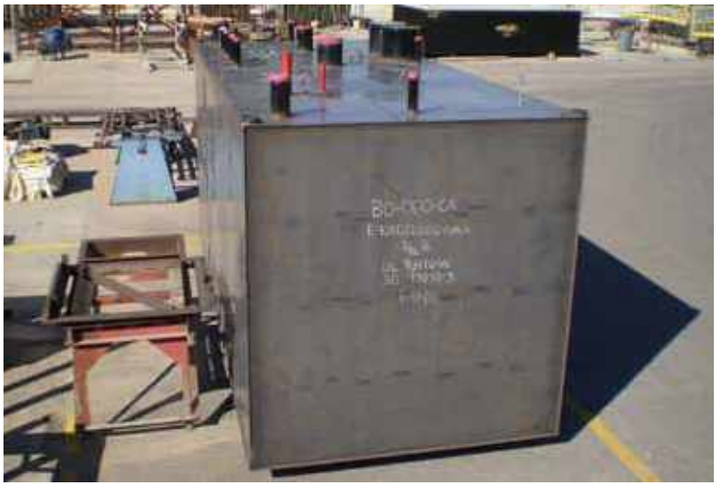
LOCAL MANUFACTURING

Manufacturing of ConVault takes place at Oldcastle Precast facilities around the country. Our national footprint allows us to service anywhere in the continental United States and Hawaii. Dealing directly with Oldcastle Precast means there are no third parties involved that may hinder fast service and delivery.

Our facilities use state of the art tooling to manufacture product of the highest quality. In addition, our plants are held to the rigid standards of the Oldcastle Precast quality control program, as well as industry certifications.

ENGINEERING

ConVault is supported by Oldcastle Precast's national engineering and sales staff. Using advanced design and engineering software, every ConVault is designed, engineered, and manufactured to the latest NFPA 30, 30A, and 31 fire safety standards.



UL Listed

ConVault AST is listed in accordance with:

- ULC 142.16
- ULC 142.23
- UL Standard 2085 Insulated/Secondary Containment for above ground Storage Tanks

Engineered for Ultimate Value

Every ConVault tank manufactured by Oldcastle Precast offers superior strength, performance, and durability. Some additional benefits include:

- EXTERIOR SHELL made of steel reinforced precast concrete increases in strength over time.
- Rust and corrosion resistant.
- Performs in even the most aggressive environments.
- Resistant to rain penetration, flood damage, and impact.
- Withstands multiple freeze-thaw cycles unlike other materials, which can deteriorate quickly with such regular exposure to expansion and contraction.
- Concrete vaulted tanks are designed to minimize the effects of creep and shrinkage.

Engineering Support

Oldcastle Precast provides design and engineering support for every ConVault tank we manufacture. The local Oldcastle Precast ConVault Representative is available for prefabrication conferences to discuss the ConVault solution and configuration that meets your needs. Contact our staff for quick tank layouts and quotes.

DELIVERY

In most geographic markets, ConVault is manufactured at the local Oldcastle Precast facility. Local manufacturing means less hassle with unexpected delivery delays.

VERSATILITY

ConVault above ground liquid storage tanks offer a versatile aesthetically pleasing solution for safe and efficient storage of a variety of liquids including, environmentally hazardous chemicals, petroleum products, fuels, and lubricants.

Easy to Configure

ConVault solutions can be manufactured and configured for a variety of uses and applications across multiple industries. Whether you need a fuel dispensing station for fleet vehicles, or a reliable fuel supply for mission critical and emergency power applications such as emergency generator backup power for critical facilities, every ConVault is designed to be configured for a specific application resulting in a liquid storage solution that can be counted on to perform as required while providing decades of low maintenance, rust free service.

Multi-Compartment Tanks

ConVault tanks can be partitioned, in either direction, into multiple separate storage tanks for solutions that require the storage or dispensing of different types of liquids such as gasoline and diesel, from a single tank. This solution allows for multiple liquids to be stored in a small footprint.

Multiple Size Options

To meet the various solution needs across industries, Oldcastle Precast ConVault provides versatile storage solutions with tank sizes ranging from 125 to 12,000 gallons. Multi-compartment tanks are available in a variety of configuration options.

Blast and Impact Resistant

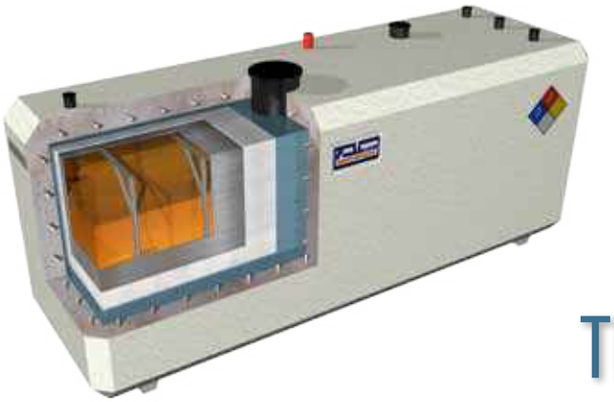
The strength and durability of the primary steel tank enclosed in steel reinforced concrete allows ConVault to provide unsurpassed protection against blast and impact damage. ConVault excels where other tanks fail when it comes to protecting the fuel containment steel tank from puncture due to impact or explosive blast. The exterior steel reinforced concrete is engineered to prevent puncture and withstand the impact from transportation related to facility operations such as forklifts and motor vehicles.

SUPPORT

Oldcastle Precast is the leading manufacturer of precast concrete, polymer concrete, and plastic products in the United States. With a nationwide network of facilities, our products are always close at hand. Our employees are committed to upholding core values of reliability, quality, and service in revolutionary ways. Our attention to detail exceeds the expectations of customers from small companies to some of the largest companies in the US across a spectrum of industries.

For Product Pricing or Technical Support
Please give us a call.

888-965-3227

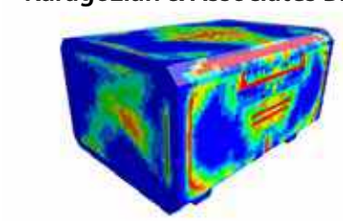


The Value of ConVault

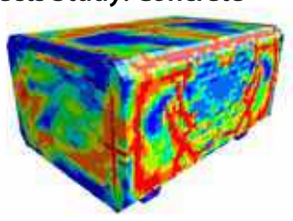
LOW COST OF MAINTENANCE
All fuel tanks require inspection and maintenance, as required by Federal and State regulation. Over time, steel that is exposed to natural elements such as rain, will rust and require constant maintainence. The entire exterior of steel tanks is exposed to the elements; the ONLY exposed steel on a Convault is the tank accessories and plumbing. Steel is also a better conductor of heat from the sun than concrete is, which causes outdoor steel tanks to transfer more heat from the outside of the tank to the fuel contained inside, resulting in more evaporative fuel loss. The insulative properties of the 6" concrete shell on Convault tanks can dramatically reduce evaporative fuel loss.

UNMATCHED PROTECTION OF THE PRIMARY TANK AND SECONDARY CONTAINMENT
Convault encases BOTH THE PRIMARY TANK AND THE SECONDARY CONTAINMENT in 6" of steel-reinforced concrete that outperforms stringent UL 2085 requirements for blast, fire, and ballistic impact protection. From coast to coast across the USA and around the world you will find countless examples of Convault tanks reliably performing through extreme weather and catastrophic events. That's one reason why Convault is the preferred tank at military, paramilitary, and public safety installations. A recent study by Karagozian and Associates demonstrated how the inertia and mass of Convault's steel reinforced, monolithic concrete entombment protects the tank from blast and impact.

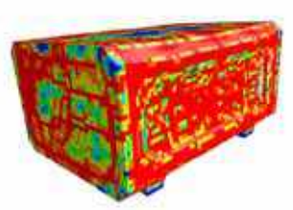
Karagozian & Associates Blast Effects Study: Concrete



500 lbs TNT 40'



50 lbs TNT 10'



500 lbs TNT 10'

Section through AST

CORROSION RESISTANT
Water is one of the most harmful elements to the integrity of any fuel storage system. Over time water can cause rust and corrosion on any exposed steel tanks or fittings. When rust is introduced into the fuel supply it can significantly damage your fuel system leading to further corrosion, clogged fuel filters, fuel injectors, and possibly even tank failure.

ConVault's non-metallic secondary containment is sealed "inside" the 6" thick, precast concrete exterior and is designed not to fail should the primary tank that holds the fuel ever fail. The concrete exterior also features a low maintenance exterior finish that is rust and corrosion resistant eliminating the need for tank cathodic protection. ConVault tanks can be used with confidence in very aggressive environments.

SOLVES SPACE CONSTRAINT
Convault is an ideal storage solution when space constraints such as property lines, and building envelopes restrict available footprint. Convault's rectangular, concrete encased AST tanks allow you to safely store more fuel in a smaller footprint. In addition, Oldcastle Precast offers ConVault AST split tanks enabling you to store and dispense gas and diesel fuel or fuel and lubricants in one cost saving, compliant, easy solution to deploy and maintain.

CONVAULT - 30 YEAR WARRANTY
ConVault offers an exclusive 30 year written Limited Warranty. ConVault, Inc. warrants each CONVAULT® tank against defects in material or workmanship to the original owner from the date of purchase, for a period of twenty (20) years or thirty (30) years depending on model number of the tank. ConVault agrees to repair or replace any defective unit without charge provided that the tank is operated and maintained in accordance with the manufacturers Owners Manual.

Expertise and experience that enables you to quickly meet ALL fuel storage regulations so you can focus on your business – today and for many years to come.

Oldcastle Precast®

www.oldcastleprecast.com/convault

888-965-3227

ESD Waste2Water, Inc.
Partnership for a Cleaner Tomorrow

Chemical Storage Buildings

Chemical Storage Buildings by ESD Waste2Water, Inc. are specifically designed for storing chemicals used in the turf care industry. The buildings are expressly intended for golf course maintenance, park maintenance, and grounds maintenance operations. Constructed of marine-grade aluminum, the buildings will not rust, and do not require routine painting. Each storage unit has the capacity of storing and containing hundreds of gallons of chemical, and is designed to allow for easy clean up, and to reduce the probability of cross-contamination of spilled chemicals. ESD offers the chemical storage units in a variety of sizes, and is able to customize buildings to fit your unique requirements. Portable by design, the buildings can be easily relocated for site flexibility. Coupled with other ESD products and designs, you can use ESD chemical buildings to develop an ideal chemical mix/load/storage area for your turf care maintenance facility.

Chemical Building Specifications:

Model	8x8	8x12	8x16	8x20
Exterior Dimension	8' D x 8' W x 8' H	8' D x 12' W x 8' H	8' W x 16' D x 8' H	8' D x 20' W x 8' H
Elictrical Requirements	115 V, 20 amps	115 V, 20 amps	115 V, 20 amps	115 V, 20 amps
With Heat or Air Conditioning	240 V, 1 ph, 30amps	240 V, 1 ph, 30amps	240 V, 1 ph, 30amps	240 V, 1 ph, 30amps
Sq. Ft. of Shelving	107	128	149	218
Maximum Chem. Spill Containment	279 gal.	419 gal.	558 gal.	698 gal.
Door(s)				
Number of Doors on Bldg.	Single Door	Double Doors	Double Doors	Double Doors
OA Door Opening	36 3/4" W x 77" H	75 3/8" W x 77" H	75 3/8" W x 77" H	75 3/8" W x 77" H
Approximate Shipping Weight	1700 lbs.	2300 lbs.	2700 lbs.	2900 lbs.
with optional insulation	1900 lbs.	2600 lbs.	3100 lbs.	3400 lbs.

Certified to UL-508A Standards

ESD Waste2Water,Inc.
Partnership for a Cleaner Tomorrow

Chemical Storage Building

A **Marine Grade Aluminum Construction.**
The ESD Chemical Storage Buildings are constructed of 5052 marine grade aluminum for maximum chemical resistance and absolute minimum maintenance.

B **Easy Placement.**
The Buildings can be placed on virtually any flat and level surface whether it is cement, asphalt, crushed rock or dirt. Forklift holes are located in two sides of the buildings for easy placement.

C **Easy Installation.**
Once placed, a simple electrical connection to the building's junction box renders the building completely operational and ready to use. Relocating the building to an alternative site can be done easily with a forklift and a screwdriver.

D **Containment Area.**
The diamond plate floor of the building is double welded for secure containment of potential spills. For ease of clean up and recapturing spilled chemicals, the floor does not have grating that needs to be removed before cleaning.

E **Shelving.**
The building includes 24" deep, 3-tier, diamond plate aluminum shelving around the available inside perimeter. Shelf space is maximized in each building and shelves are extremely sturdy and non-porous.

F **Exhaust Fan.**
All buildings are equipped with a 24/7 150 cfm exhaust fan to evacuate chemical fumes from inside the chemical storage area.

G **Lighting.**
The buildings include incandescent lighting with smash guards and moisture proof wiring.

H **Hazardous Material Placard.**
Each building is shipped with a NFPA 704M, hazardous material placard. The placard can be correctly labeled for the hazard level of the specific chemicals that are being stored in the building.

Chemical Building Options:

• Insulation • Heating • Air Conditioning • 24/7 Programmable Timer for Exhaust Fan

495 Oak Road
Ocala, Florida 34472
Tel: 800.277.3279 • Fax: 352-680-9278
www.waste2water.com

August 13, 2020

Mr. Joseph M. Cermele, P.E.
Kellard Sessions Consulting, P.C.
500 Main Street
Armonk, NY 10504

Via Electronic Transmission

RE: Requested Surface-Water and Groundwater Sampling Program
Brynwood Golf & Country Club
North Castle, New York

Dear Mr. Cermele:

WSP USA, Inc., and related company Hydrogeologic Architecture, Land Surveying, Landscape Architecture Services, P.C. (WSP), on behalf of the Brynwood Golf & Country Club (Brynwood), is reaching out to you regarding the surface-water and groundwater sampling program that the Town of North Castle has requested be implemented on the golf course. In 2016, Brynwood proposed renovation and modification work on approximately 95 acres of the existing golf course area. As a result of those planned modifications, the Town of North Castle requested that Brynwood prepare a surface-water and groundwater sampling program that would include the construction/grow-in phase and a post-construction period for the altered areas. Since 2016, the scope of the planned alterations to the Brynwood golf course have been significantly reduced. The current revised plan has a total disturbance of only 9.5 acres on the golf, which is a 90% reduction from the 2016 proposed plan. The current revised plan focuses on salvage and repair of the course at targeted locations to minimize disturbance and eliminates the construction/grow-in and post construction phases for most of the prior proposed disturbance areas, negating the original basis for the request to develop and implement a sampling program. A map from JMC showing the current overall plan for the course repair work is included in Appendix I.

The golf course on the Brynwood property has been in operation since the 1960s. Maintenance of the golf course is conducted using best management practices for fertilizer application and pest control. Surface water and groundwater sampling results from samples collected at the golf course between 2013 and 2016 reported no exceedances of New York State Department of Environmental Conservation (NYSDEC) TOGS or toxicity criteria for nitrate, nitrite, total phosphorous and pesticide parameters in analytical Methods S150 and L302. Tables of the results, which were previously provided to the Town in 2016, are included in Appendix II. These consistent data support that there are no negative impacts to groundwater or surface water related to the golf course's fertilizer application and pest control practices.

Based on the elimination of the majority of the proposed modifications to the Brynwood golf course, there appears to be no basis for requiring the implementation of a sampling program at the golf course at this time. This is further supported by historical water-quality data which document that the course adheres to best management practices and historically has had no effect on either groundwater or surface-water quality.

WSP USA
4 Research Drive, Suite 204
Shelton, CT 06484

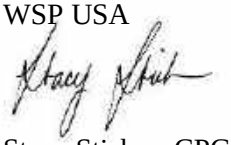
Phone: +1 (203) 929-8555
Fax: +1 (203) 926-9140
wsp.com

Should the Town of North Castle require further investigation into this matter, WSP requests that the Town provide a copy of any sampling plans that have been required to be implemented by other golf courses within the Town as a condition of their course operations or renovations. WSP will review those plans and determine what portions may be applicable for implementation at the Brynwood golf course.

Thank you for your time on this matter.

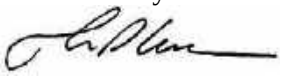
Kind regards,

WSP USA



Stacy Stieber, CPG, PG(NY)
Lead Hydrogeologist

Reviewed by:



Thomas P. Cusack, CPG, PG(NY)
Senior Supervising Hydrogeologist

SS:cmm
Enclosures
cc: Jeff Mendell
H:\Brynwood\2020\August 2020_Sampling Plan Follow Up.docx

APPENDIX I

Revised Date: March 11, 2020

Revised Master Plan and Area of Disturbance Plan

Brynwood Golf & Country Club

Golf Course Design by Rees Jones, Inc.

General Notes:.
- yellow dashed line is the revised area of disturbance with new proposed golf course improvements.
- new revised golf course work can be completed in 90-120 days, based on normal weather conditions.
- plan is showing harvesting the existing turf from the current chipping green and Hole #10 (those areas are being impacted with the future development and club improvements).

NOT FOR CONSTRUCTION

No.	Revision	Date	By

APPLICANT/OWNER:
BRYNWOOD PARTNERS, LLC
505 FIFTH AVENUE
NEW YORK, NY 10017

ARCHITECT:
REES JONES, INC.
55 SOUTH PARK STREET
MONTCLAIR, NJ 07042

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

OVERALL LAYOUT PLAN

BRYNWOOD GOLF & COUNTRY CLUB
568 BEDFORD ROAD (NY 22)
TOWN OF NORTH CASTLE, NEW YORK

Drawn: DG Approved: AG
Scale: 1" = 100'
Date:
Project No: 10126
10126-SITE-NEW GRADES AERIAL EXIST.scr
Drawing No:
GCSP-4.0-A

APPENDIX II

TABLE 2

BRYNWOOD GOLF & COUNTRY CLUB
NORTH CASTLE, NEW YORK

Summary of Historical Surface-Water Sample Results

Date	Nitrate (mg/L)	Nitrite (mg/L)	Phosphorous (mg/L)	Triadimenol (ug/L)	Myclobutanil (ug/L)	Propiconazole isomer a (ug/L)	Propiconazole isomer b (ug/L)	Methods L302 and S105 All Other Constituents (ug/L)
SW-1								
3/28/13	1.02	ND<0.05	ND<0.05	NA	NA	NA	NA	NA
4/12/13	0.688	ND<0.05	0.185	NA	NA	NA	NA	NA
5/9/13	1.45	ND<0.05	0.110	NA	NA	NA	NA	NA
6/11/13	0.768	0.111	0.080	NA	NA	NA	NA	NA
7/23/13	0.686	0.132	0.110	NA	NA	NA	NA	NA
8/23/13	0.405	ND<0.05	0.066	NA	NA	NA	NA	NA
10/8/13	0.746	ND<0.05	0.04	NA	NA	NA	NA	NA
6/27/14	ND<0.05	ND<0.05	0.111	NA	NA	NA	NA	NA
7/3/14	0.446	ND<0.05	0.073	NA	NA	NA	NA	NA
7/1/15	0.090	ND<0.05	0.135	NA	NA	NA	NA	NA
12/3/15	1.81	0.525	0.083	NA	NA	NA	NA	NA
3/15/16	0.5	0.01	ND<0.05	1.1	0.2	ND<0.1	0.1	ND
SW-2								
7/1/15	0.0568	ND<0.05	0.058	NA	NA	NA	NA	NA
12/3/15	0.663	ND<0.05	0.0990	NA	NA	NA	NA	NA
3/15/16	1.4	ND<0.01	ND<0.05	ND<0.5	ND<0.1	ND<0.1	ND<0.1	ND
SW-3								
3/15/16	0.4	ND<0.01	ND<0.05	ND<0.5	ND<0.1	0.7	1.2	ND
NYSDEC TOGS 1.1.1, Surface-Water and Groundwater Health Water Source (H(WS))	10	1	NE	NE	NE	NE	NE	NE
Long Term Human Toxicity (ug/L)	NE	NE	NE	26.6	175	9.1	9.1	See Table 1
Maximum Acceptable Toxicant Level Fish (ug/L)	NE	NE	NE	2,295	330	134	134	See Table 1

NE no standard established
ND not detected
NA not analyzed
ug/L micrograms per liter
mg/L milligrams per liter

H:\Brynwood\2016\Surface Water Sampling\Table 2 Historical WQ SW.docx

TABLE 3

BRYNWOOD GOLF & COUNTRY CLUB
NORTH CASTLE, NEW YORK

Summary of Historical Groundwater Sample Results

Sample Location ID	Date	Nitrate (mg/L)	Nitrite (mg/L)	Phosphorous (mg/L)	L302 All Constituents (ug/L)	S150 All Constituents (ug/L)
Well 1	5/22/13	0.33	ND<0.25	NA	NA	NA
	7/16/15	0.1	0.06	0.10	ND	ND
	3/15/16	0.2	0.06	ND<0.05	ND	ND
Well 5	5/22/13	1.01	ND<0.25	NA	NA	NA
	7/16/15	ND<0.01	0.02	0.08	ND	ND
	3/15/16	1.6	0.03	ND<0.05	ND	ND
IW-4	3/15/16	1.3	ND<0.01	ND<0.05	ND	ND
NYSDEC TOGS 1.1.1, Surface-Water and Groundwater Health Water Source (H(WS))		10	1	NE	NE	NE
Long Term Human Toxicity (ug/L)		NE	NE	NE	See Table 1	See Table 1
Maximum Acceptable Toxicant Level Fish (ug/L)		NE	NE	NE	See Table 1	See Table 1

NE no standard established
ND not detected
NA not analyzed
ug/L micrograms per liter
mg/L milligrams per liter

H:\Brynwood\2016\Surface Water Sampling\Table 3 Historical WQ GW.docx

MEMORANDUM

To: Joseph M. Cermele, PE
Kellard Sessions Consulting, P.C.
500 Main Street
Armonk, New York 10504

From: William A. Canavan, PG, LSRP
HydroEnvironmental Solutions, Inc.
One Deans Bridge Road
Somers, New York 10589

RE: Future Surface Water and Groundwater Sampling
Brynwood Golf & Country Club, North Castle, New York

Date: September 11, 2020

As requested, HydroEnvironmental Solutions, Inc. (HES) has reviewed the WSP Requested Surface Water and Groundwater Sampling Plan letter dated August 13, 2020 for the proposed Brynwood Country Club revised scope of planned renovations located in the Town of North Castle, New York. HES' review was focused on review of the recently submitted WSP letter, the proposed revised scope of planned renovations and historic surface water and groundwater data collected by the Applicant from 2013 to 2016. In this regard, HES's offers the following:

- Historic groundwater and surface water and groundwater samples that were collected from 2013 to 2016 did not contain any exceedances of New York State Department of Environmental Conservation (NYSDEC) Ambient Water Quality Standards (AWQS) or New York State Department of Health (NYSDOH) Drinking Water Standards (DWS) at any of the sampling locations.

- The proposed revised scope of planned renovations had been significantly reduced, and no longer includes alteration of ongoing herbicide and pesticide application at the golf course.

Therefore, based on the altered proposed plan for the golf course, HES concurs with the Applicant's hydrogeologic consultant, WSP, that at the present time, additional surface water and groundwater sampling is not required, and baseline levels for the subject site were already established from the 2013 to 2016 sampling program. However, should the proposed golf course renovation or pest and turf management plan be significantly altered (i.e. different pesticide and herbicide application procedures or compounds), then a review of the proposed new plan should ensue, and a

determination for the necessity of additional surface water and groundwater sampling should be conducted.

Please contact HES at (914) 276-2560 if you have any questions regarding this matter, or should you require any additional information.

THE SUMMIT CLUB AT ARMONK-NARRATIVE OUTLINE:

1. The club will be a private membership club where total membership will be limited to 500 members. All residents will be required to join the club and can choose to be either golf members or sport/social members. Non-resident members will also be admitted up to the membership cap. Notwithstanding the above, public play known as "high end daily fee" will be permitted during the construction period and ending, at the latest, upon issuance of the final Certificate of Occupancy for the last residential building.
2. Activities of the club will be limited to golf, swimming, tennis, pickleball, basketball, and other indoor activities such as a health club, exercise and fitness training, group classes along with spa services.
3. The golf course was renovated pursuant to the approved Reese Jones, Inc. plan in 2021 including upgrades to the practice range and practice putting green.
4. Golf carts, which are now electric, will be stored in the existing cart storage building.
5. No comfort stations, halfway houses, viewing pavilions or other permanent structures not identified on the site plan are not proposed at this time.
6. The facilities of the club may be used as a day camp for children of members limited to no more than 100 children at any one time.
7. A grill restaurant & pool bar will be built as part of the residential phase (Phase 1). The Pool House and shall close at 11pm on Sunday -Thursdays and at 1am on Fridays & Saturdays.
8. Seating capacity of the outdoor restaurant & bar at the Pool House shall be 123.
9. Golf outings will be held during the golf season typically Mondays-Wednesdays. The number of outings will be determined by market conditions and golf course capacity.
10. Social events will be held during the season for members & guests, typically Fridays-Sundays. The number of social events will be determined by member interest and may vary from year to year.
11. The swimming pool will be built as part of the Pool House and used during daylight hours only. Lifeguards will be provided in compliance with WCDOH regulations.
12. The restaurant & bar shall be generally operated for members and their guests and shall not be open to the public.
13. The Applicant is currently proposing to develop the residential phase (Phase 1) that was approved in 2023 and the construction of the maintenance facility that is currently before the Planning Board (Phase 2). The Applicant is not proposing to construct 10 guest cottages to be built on the property at this time, which, if constructed would contain a mix of five 2 bedroom & five 4-bedroom units for seasonal use by invited guests and guests of members. The construction of the guest cottages would be part of Phase 3 or 4 of the development depending on ownership. Said cottages may be leased, licensed, or sold as investments to members or third-party investors and will be managed by the club. They will not have full kitchens and cannot be used as permanent residential units. Any additional parking requirements for the guest cottages will be addressed during the site plan application for the guest cottages.
14. 6 tennis courts and 2 pickleball courts will be constructed on the residential parcel.
15. Locker and changing facilities shall be provided in the Pool House for both men & women.

16. Retail sales permitted on the premises shall be limited to that usual to a typical pro shop for the sale of appropriate clothing and sporting goods to members and guests.
17. The new maintenance building as depicted on the site plan will be built to replace the current maintenance building.
18. No employee housing is proposed at this time.
19. Similar to the guest cottages, the Applicant is not proposing the construction of a clubhouse at this time. A future clubhouse may be built in the area to the left (South) of the proposed amenities complex. If built, as Phase 3 or 4, it will replace the current temporary facilities and be a two-story structure containing men's and women's locker rooms, spa facilities, pro shop, golf cart parking and storage on the lower level. The upper level will include a kitchen, a bar and restaurant with seating for 200 (Granoff, is this number accurate?), along with a management office. If it is going to be built, a separate site plan application to the Planning Board will be submitted and any additional parking requirements associated with the clubhouse will be addressed at this time.
20. The ITPMP has been submitted to Planning and while the club may pursue a Certified Audubon Sanctuary designation, it has not been applied for at this time. (Has this process started? If so, we should revise accordingly)