



4 Ledgewood  
Place LLC

121A Montgomery Ave  
Scarsdale, NY 10583

914-713-4693 Phone  
914-703-2378 Cell

March 3, 2020

To: Members of the planning board of the Town of North Castle, Adam Kaufman, Town Planner and Robert Melillo, Building Inspector.

RE: Work to be performed at 4 Ledgewood Rd, Armonk NY

To rebuild existing house in accordance with the plans submitted by Ken Okamoto, dated March 2, 2020.

Remove any and all debris where necessary. Remove any existing roof, siding, windows including but not limited to sheathing.

Reframe house as indicated. Install new windows, siding roofing and build new porch as designed and shown in elevations submitted.

Rewire all necessary electrical where necessary. All new rough plumbing where necessary. Install new HVAC system.

All new insulation according to R values as indicated in plans.

Sheetrock and finishes including new bathrooms, kitchen, staircase, flooring, doors and trim TBD by owner.

Removal of all stumps in disturbed areas as indicated in the site plan.

April 28, 2020

Adam Kaufman, AICP  
Director of Planning  
Town of North Castle

Re: Renovation/Alterations  
4 Ledgewood Place  
Armonk, NY 10504  
Tax ID: 107.02-2-46

**RPRC DETERMINATION LETTER 7/3/2019 RESPONSE**  
**RPRC DETERMINATION LETTER 11/6/2019 RESPONSE**  
**STAFF REPORT-TOWN OF NORTH CASTLE 3/20/2020 RESPONSE**

Dear Mr. Kaufman:

Following is a point by point response to comments on the project made via the above listed memos. The comments from the RPRC Determination Letter, dated July 3, 2019 and Nov. 6, 2019 have been copied into this letter. Responses follow each RPRC comment in blue for clarity:

From the RPRC Determination Letter Dated 7/3/2019

1. The depicted expansion of the accessory structure requires approval by the Planning Board and a variance from the ZBA. The plans shall be revised to remove any modification of the accessory structure to the satisfaction of the Building Department. [Modification to the accessory structure have been removed from the plans.](#)
2. The existing home is currently abandoned. It is recommended that a landscaping plan be submitted for review. In addition, the Applicant should clarify if any site improvements are proposed (patios, regrading, etc). If so, those improvements should be depicted on the site plan. [See Landscape Plan submitted by Yost Design \(under separate cover\).](#)
3. The submitted gross floor area and gross land coverage calculations worksheets shall be revised to remove GLC and GFA associated with garage modifications which are no longer part of the proposed action. [A revised gross land coverage calculation worksheet has been submitted.](#)
4. The Building Department shall determine whether GLC and GFA backup data would be required to be submitted for review. [GLC & GFA Backup is attached. See Drawing Z-100](#)

5. The Town-wetland consultant shall confirm the wetland delineation on the property. The proposed porch requires the issuance of an administrative wetlands permit. [Civil Engineer has submitted the application and drawings for a Wetland Permit.](#)
6. The submitted site plan shall depict the location of the existing well and septic system. [The site plan has been revised to include the location of the existing septic system.](#)
7. The Building Department should give consideration to requiring Health Department review of the adequacy of the existing septic system. [The Building Department has reviewed the submission and has determined that the project will be referred to the health department.](#)
8. The submitted Gross Land Coverage Calculations Worksheet indicates 912 square feet of gross land coverage for driveway being proposed; however, the submitted site plan does not depict any proposed driveway expansions. The Applicant should provide additional information. [A revised gross land coverage calculation worksheet has been submitted.](#)
9. The plans shall include a north arrow. [North arrows have been added to plans.](#)
10. The plan shall include a Bulk Zoning Compliance Table. [A Bulk Zoning Compliance Table has been added to the title page.](#)
11. The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required. [Same as point 7.](#)
12. The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction. The site plan has been revised to show the limits of disturbance. [The site plan has been revised to illustrate and quantify the limits of disturbance. Note re: field staking has been added to the site plan S-1.0.](#)
13. Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details. [Erosion control measures have been added to the plans.](#)
14. It appears that disturbances are proposed within the locally-regulated 100-foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made. [Wetland application and drawings has been submitted. 100 ft buffers are shown on the site plan S-1.0.](#)
15. The Wetland Mitigation Plan shall illustrate and quantifying the proposed disturbance areas to the wetland and/or wetland buffer. The plan shall include a summary table that quantifies the total wetland and wetland buffer area on site, total disturbance areas within each, and total pervious and impervious cover pre and post development.

Mitigation shall be provided at a ratio of 2:1 minimum. UES has provided updated information on revised drawing to show table and limit of disturbances.

16. An Existing Conditions Plans should be submitted to help clarify the comparison between existing and proposed improvements. Existing conditions plans have been added to the drawing set.
17. The plans note design alternatives throughout. The alternatives shall be removed and a final set of drawings should be submitted for review. Design alternatives have been removed from the drawing set.
18. The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing. Testing was completed on November 26, 2019 with the Town Consulting Engineer and shown on drawings already.
19. Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system. Storm water mitigation and design calculations and details have been added to the drawing set.

As per RPRC Determination Letter November 6, 2019 the following have been addressed:

1. Limit of Disturbance shall be expanded to include tree removal. Revised drawing shows updated Limit of disturbance of tree removal.
2. The plan proposed disturbances within the locally-regulated 100-foot wetland buffer. A local Wetland Permit is required. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field so that a determination regarding the need for a Wetland Permit can be made. Wetland application and drawings has been submitted. 100 ft buffers have been shown on drawings. We show note on drawings to stake out in field prior to construction.
3. All previous comments issued in the July 3, 2019 RPRC Determination Letter shall be addressed prior to final approval. Please see comments above and Revised drawings.
4. The Applicant should submit a restoration/Landscape plan for review. See Landscape Plan submitted by Yost Design (under separate cover).
5. The Applicant should submit a tree survey showing trees designated for removal, other trees within 50 ft of trees proposed for removal and the location of trees removed within the past 12 months. The survey should indicate size, species and any special condition of the tree. Where other activities are proposed in conjunction with this application, all trees within and adjacent (50 feet) to the proposed work should be shown. Revised site plan shows tree removal list.
6. A detailed statement of the proposed action includes a description of the trees proposed to be removed, an explanation of why the trees must be removed, an evaluation of

alternatives for relocating improvements in an effort to reduce tree removal and an explanation of the relationship of the tree removal to neighboring properties.  
[Submitted under separate cover.](#)

**Per Staff Report-dated 3/20/2020**

[Item #5- Gross Land Cover Worksheet and Backup information is attached. See Drawing Z-100](#)

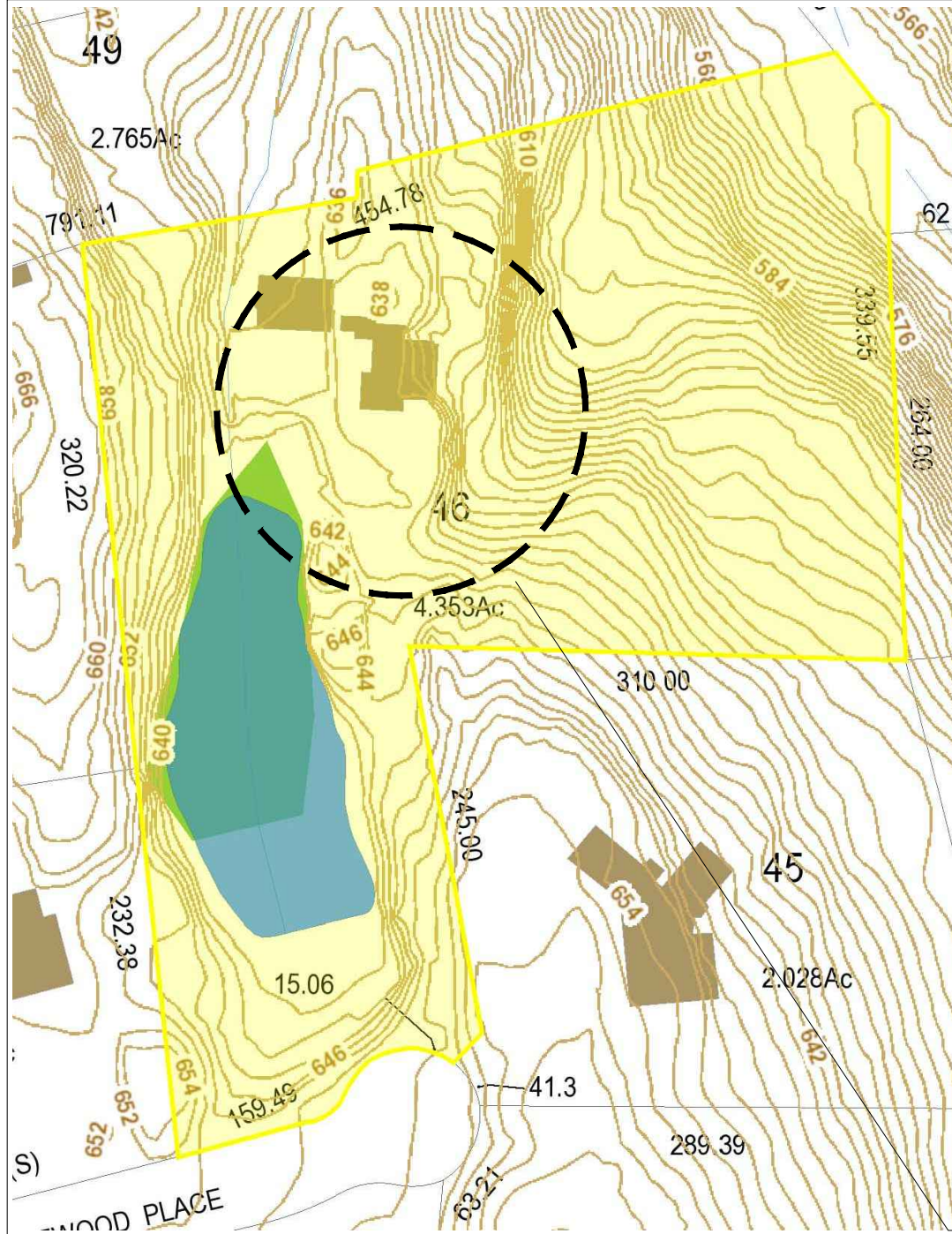
[Item #6- Gross Floor Area Calculation Worksheet and Back up Data is attached. See Drawing Z-100](#)

[Item #7- Building Height Exhibit is attached. See Drawing Z-101](#)

[Item #8- Maximum Exterior Wall Height Exhibit is attached. See Drawing Z-101](#)

[Item #9- Same as point 7 on the RPRC determination letter.](#)





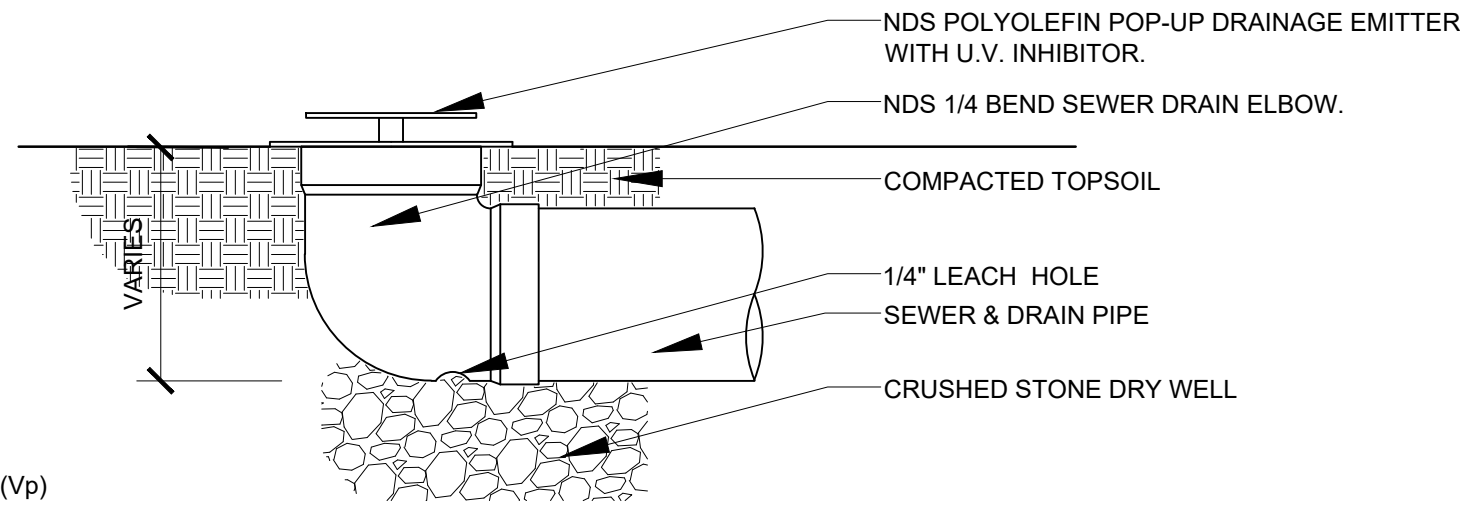
PLANTING REMOVAL SCHEDULE					
NO.	SIZE & SPECIES	REMARKS	NO.	SIZE & SPECIES	REMARKS
1	22" maple	REMOVED	20	24" pine	REMOVED
2	45" oak	REMOVED	21	23" pine	REMOVED
3	35" oak	REMOVED	22	30" cedar	REMOVED
4	31" cedar	REMOVED	23	25" cedar	REMOVED
5	33" maple	REMOVED	24	21" pine	REMOVED
6	57" oak	REMOVED	25	18" pine	REMOVED
7	20" pine	REMOVED	26	21" maple	REMOVED
8	27" maple	REMOVED	27	18" maple	REMOVED
9	16" maple	REMOVED	28	16" maple	REMOVED
10	16" pine	REMOVED	29	15" maple	REMOVED
11	15" pine	REMOVED	30	18" maple	REMOVED
12	24" pine	REMOVED	31	36" oak	REMOVED
13	36" pine	REMOVED	32	18" pine	REMOVED
14	24" maple	REMOVED	33	22" pine	REMOVED
15	31" oak	REMOVED	34	16" pine	REMOVED
16	32" maple	REMOVED	35	14" pine	REMOVED
17	35" pine	REMOVED	36	18" pine	REMOVED
18	31" pine	REMOVED	37	31" maple	REMOVED
19	18" pine	REMOVED	38	20" maple	REMOVED
		REMOVED	39	19" pine	REMOVED

SITE LOCATION

## STORM WATER DRAINAGE CALCULATONS

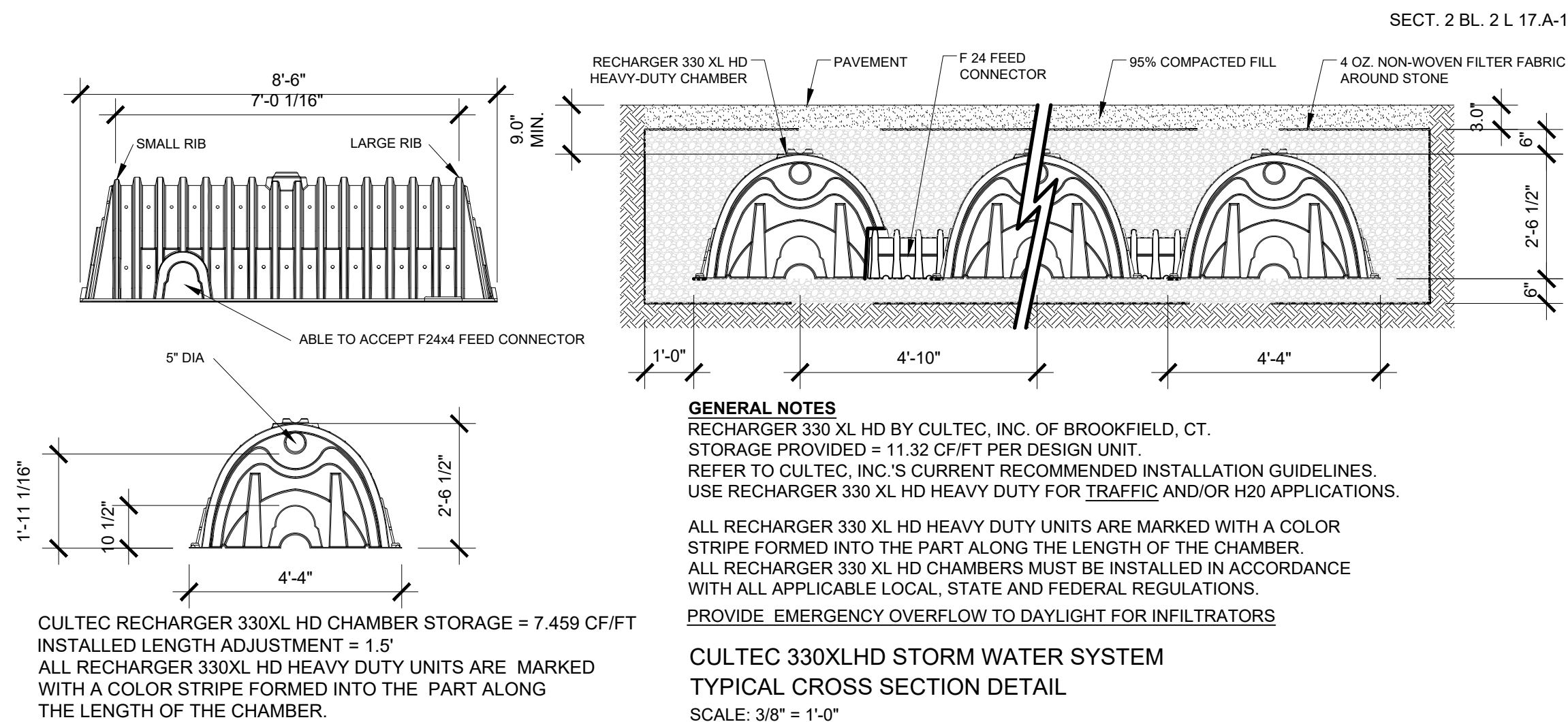
Information to comply with the following: Stormwater Management Westchester County, New York Best Management Practices Manual Series	<b>IMPERVIOUS LOT COVERAGE:</b> PRINCIPAL BUILDING: 1962 S.F. DETACHED GARAGE: 1188 S.F. FRONT PLATFORMS STONE WALKS: 750 S.F.  PROPOSED PORCH: 576 S.F.  TOTAL IMPERVIOUS SURFACES AREA= 4476 sf
<ul style="list-style-type: none"><li>Address: 4 LEDGEWOOD ARMONK, N.Y.</li><li>Deep hole test verified November 27, 2019</li><li>Test holes were presoaked on November 26, 2019</li><li>Percolation test was performed on November 26, 2019</li><li>Test holes @ 12"Ø @ 24" deep</li><li>Weather: clear (no rain)</li><li>Temperature: 70°</li><li>Ground condition: Dry</li></ul>	Given: 1. 12" Ø hole 2. Drop AVG. IN 8 MIN = 3" 3. Perc Rate: 8/3= 2.6 mpi 4. Davg: 8 min.  MINUTES PER INCH: Divide the time interval by the drop in water level to determine the percolation rate in minutes per inch (MPI).
<b>Perc Test #1</b> start time: 11:53 end time: 11:59 total drop of 1" in: 6 min.	<b>Perc Test #2</b> start time: 12:00 end time: 12:06 total drop of 1" in: 6 min.
<b>Perc Test #3</b> start time: 12:10 end time: 12:16 total drop of 1" in: 6 min.	Average drop is 1" in 6 min.

- Select Design Storm:  
Design Storm system: 25 year storm, 24 hour
- Select type of subsurface disposal system:  
Infiltration System:  
Recharger 330 xl hd by cultec, inc. of brookfield, ct. storage provided = 79.26 cft per design unit.  
Recharger 900 xl hd by cultec, inc. of brookfield, ct. storage provided = 190.73 cft per design unit.
- Determine soil percolation rate:  
a. Area of percolation (Ap):  
(1) Area of cylinder (Ac)  
 $Ac = \pi D (hole \varnothing)$   
 $Ac = 3.14 (67)(1)$   
 $Ac = 2.09 ft^2$   
(2) Bottom Area (Ab)  
 $Ab = \pi R^2$   
 $Ab = (3.14)(0.5)^2$   
 $Ab = 0.785 ft^2$   
Therefore:  
Perc Area (Ap)  
 $Ap = Ac + Ab$   
 $Ap = 2.09 + 0.785$   
 $Ap = 2.875 ft^2$   
b. Volume of Percolation (Vp):  
 $Vp = Ab \times Davg$   
 $Vp = 0.785 \times (1/12 \text{ in/ft})$   
 $Vp = 0.785 \times 0.08 ft$   
 $Vp = 0.065 ft^3$   
c. Soil Perc Rate (Sr)  
 $Sr = Vp / Ap / Time$   
 $Sr = 0.065 / 2.875 / 6 \text{ min.}$   
 $Sr = 0.0037 ft^3 / ft^2 / min.$   
 $Sr = 0.0037 \times 60 \text{ min/hr} \times 24 \text{ hr/day}$   
 $Sr = 5.43 ft^3/day$   
 $Sr = \text{Reduce by 25\% (clogging factor):}$   
 $Sr = 5.43 - 25\%$   
 $Sr = 4.07 ft^3/day$
- Calculate volume per drywell:  
 $Vw = \pi R^2 \times \pi D$   
Given: Volume of 330xlhd (Cultec chamber):  
 $Vc = 79.26 ft^3/unit$   
Perc Volume per Chamber (Pv)  
 $Vp = (Vc) \times (Sr \times 25\%)$   
 $Vp = 79.26 ft^3 \times 4.07 ft^3/day$   
 $Vp = 322.58 ft^3$
- Calculate the total 24-hour volume per drywell (Vt)  
 $Vt = \text{Volume of drywell (Vw)} + \text{Percolation Volume (Pv)}$   
 $Vt = 79.26 ft^3 + 322.58 ft^3$   
 $Vt = 401.84 ft^3$
- Determine number of drywells required (DWr)  
 $DWr = \frac{\text{required volume of storage (Vs)}}{\text{total volume per drywell (Vt)}}$   
 $DWr = \frac{1142 ft^3}{401.84 ft^3}$   
Use: 3 units



## TYPICAL POP-UP DRAINAGE EMITTER

SCALE: 3" = 1'-0"

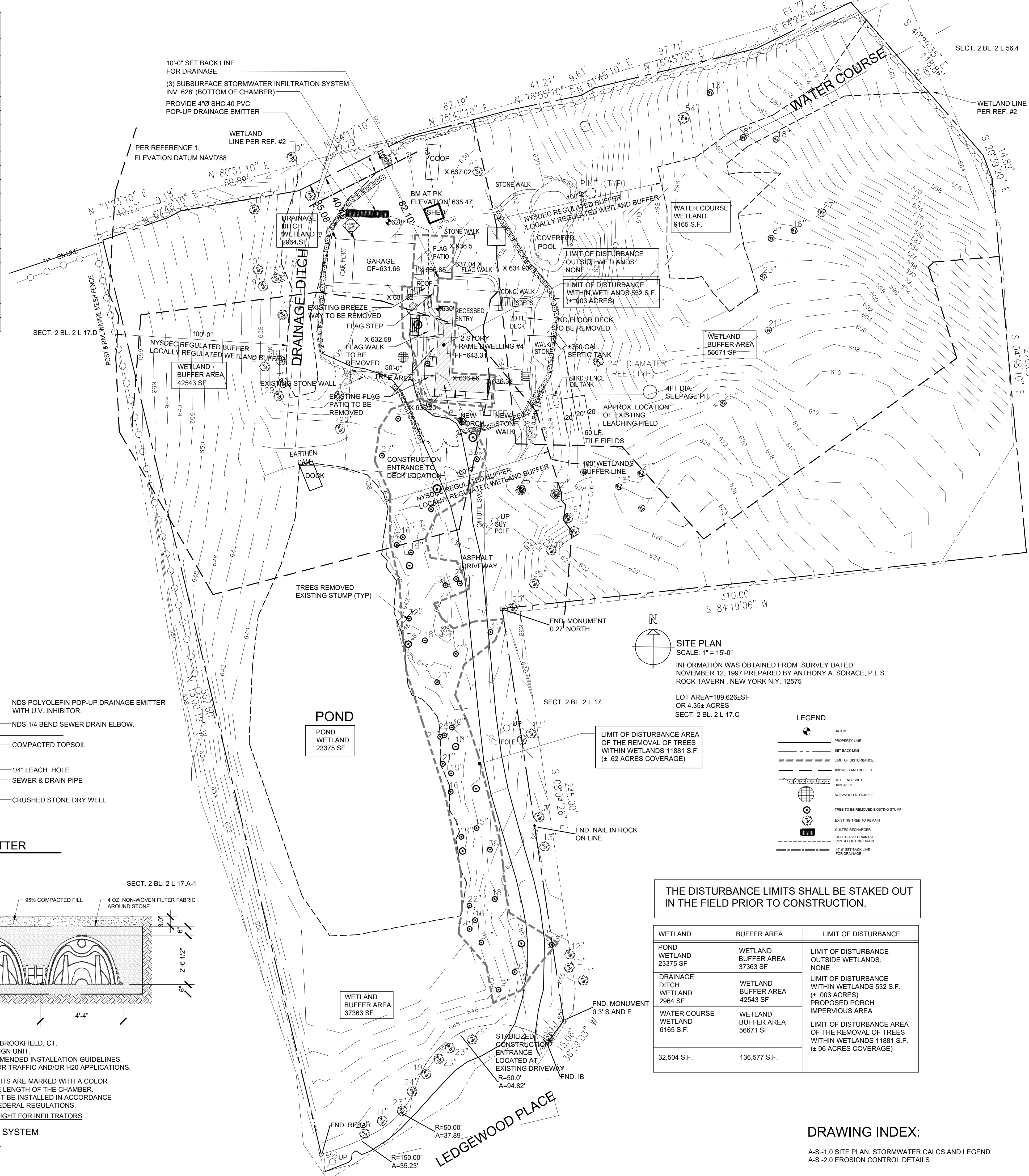


**GENERAL NOTES**  
RECHARGER 330 XL HD BY CULTEC, INC. OF BROOKFIELD, CT.  
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.  
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
USE RECHARGER 330 XL HD HEAVY DUTY FOR TRAFFIC AND/OR H2O APPLICATIONS.

ALL RECHARGER 330 XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.  
ALL RECHARGER 330 XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

PROVIDE EMERGENCY OVERFLOW TO DAYLIGHT FOR INFILTRATORS

CULTEC 330XLHD STORM WATER SYSTEM  
TYPICAL CROSS SECTION DETAIL  
SCALE: 3/8" = 1'-0"



THE DISTURBANCE LIMITS SHALL BE STAKED OUT IN THE FIELD PRIOR TO CONSTRUCTION.

WETLAND	BUFFER AREA	LIMIT OF DISTURBANCE
POND WETLAND 23375 SF	WETLAND BUFFER AREA 37363 SF	LIMIT OF DISTURBANCE OUTSIDE WETLANDS: NONE
DRAINAGE DITCH WETLAND 2964 SF	WETLAND BUFFER AREA 42543 SF	LIMIT OF DISTURBANCE WITHIN WETLANDS 532 S.F. (± .003 ACRES) PROPOSED PORCH IMPERVIOUS AREA
WATER COURSE WETLAND 6165 S.F.	WETLAND BUFFER AREA 56671 SF	LIMIT OF DISTURBANCE AREA OF THE REMOVAL OF TREES WITHIN WETLANDS 11881 S.F. (± .06 ACRES COVERAGE)
32,504 S.F.	136,577 S.F.	

## DRAWING INDEX:

A-S-1.0 SITE PLAN, STORMWATER CALCS AND LEGEND  
A-S-2.0 EROSION CONTROL DETAILS

UNIVERSAL ENGINEERING SERVICES, P.C.

ENGINEERING GREEN DESIGN CONSTRUCTION MANAGEMENT

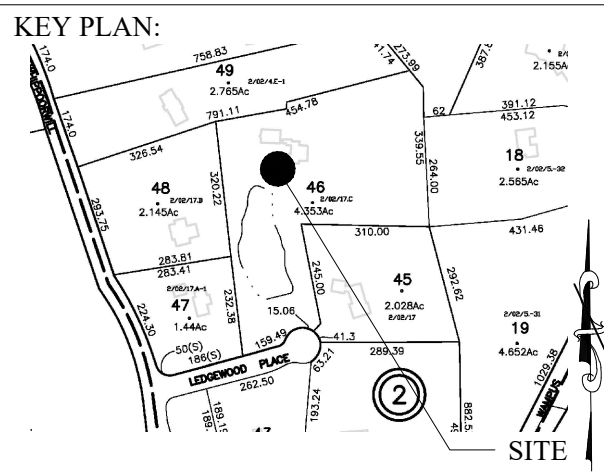
403 Main Street, Suite 871  
Armonk, New York 10504  
TEL: (212) 586-5192  
FAX: (914) 470-1133  
E-MAIL: JPATERNO@UESPC.COM

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**MUNICIPALITY:**  
TOWN OF NORTH CASTLE  
**PROPERTY INDEX:**  
SECTION: 107.02  
BLOCK: 02  
LOT: 46  
ZONE: R-2A

NO.	ISSUED FOR	DATE
2	D.O.B. REVIEW	03/18/20
1	D.O.B. REVIEW	12/24/19

## REVISIONS



**SCOPE OF WORK:**  
WETLANDS SITE PLAN AND TREE REMOVAL FOR THE PROPOSED ALTERATIONS AND COVERED PORCH TO THE EXISTING ONE FAMILY DWELLING

PROJECT LOCATION:

4 LEDGEWOOD PLACE  
ARMONK, NEW YORK

TOTAL AREA: AS NOTED

SHEET TITLE:

SITE PLAN  
STORM WATER CALCULATIONS,  
AND LEGEND

PROJECT #: 19-000000

SCALE: AS NOTED

DATE: 03/18/20

DRAWN BY: JOSEPH PATERNO, LEED AP

REVIEWED BY: MICHAEL GIANATASIO, P.E.

SEAL:

SHEET NO.:

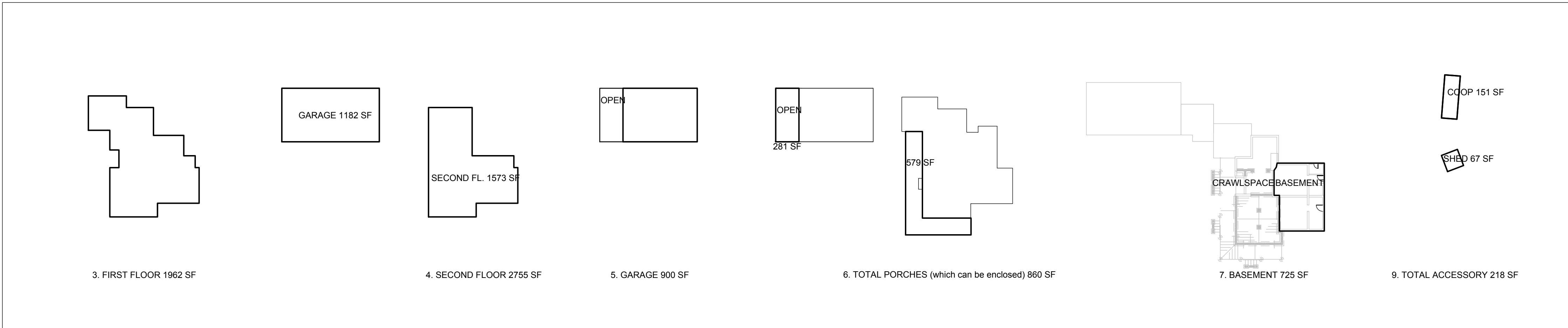
S-1.0

SHEET: 1 OF 2

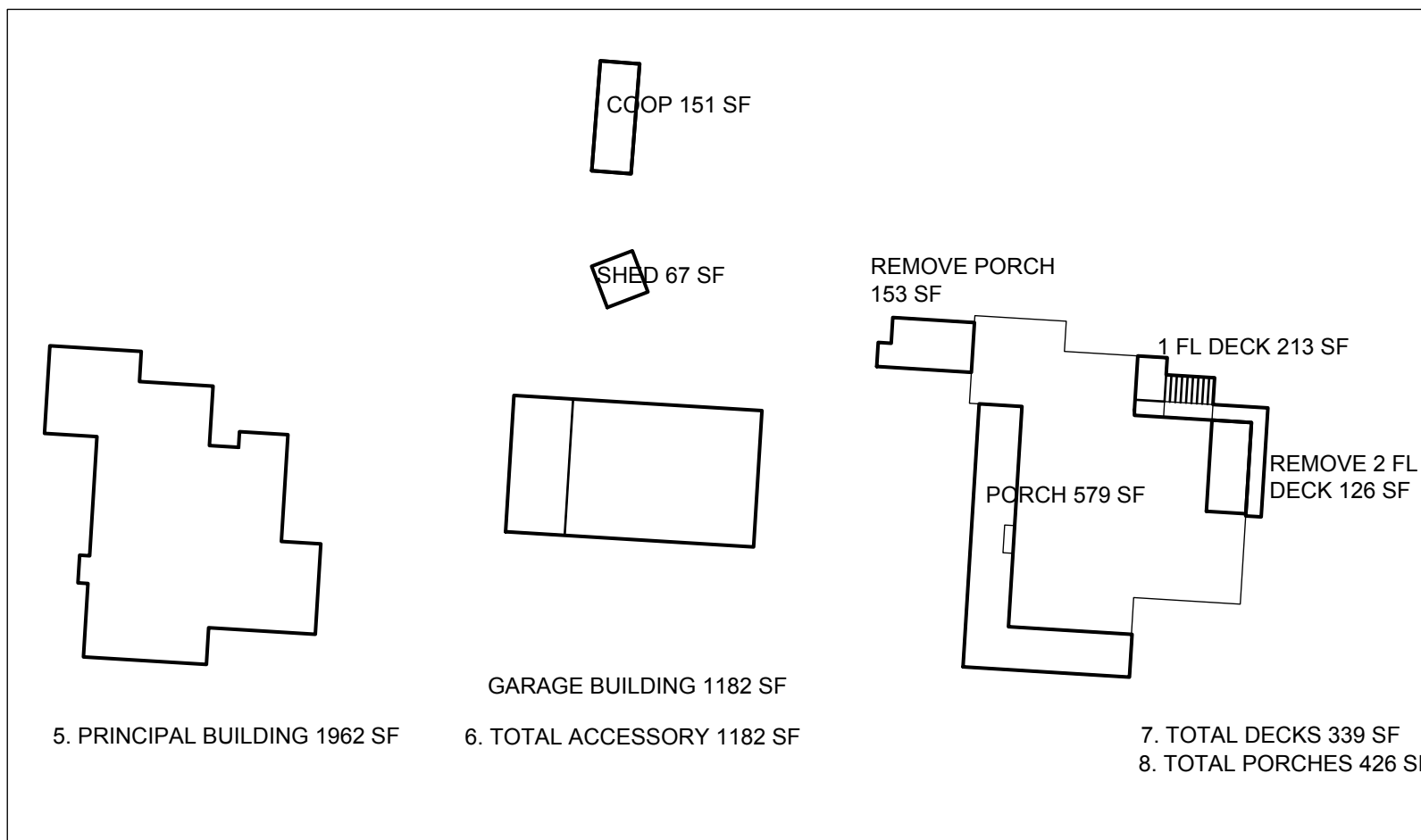




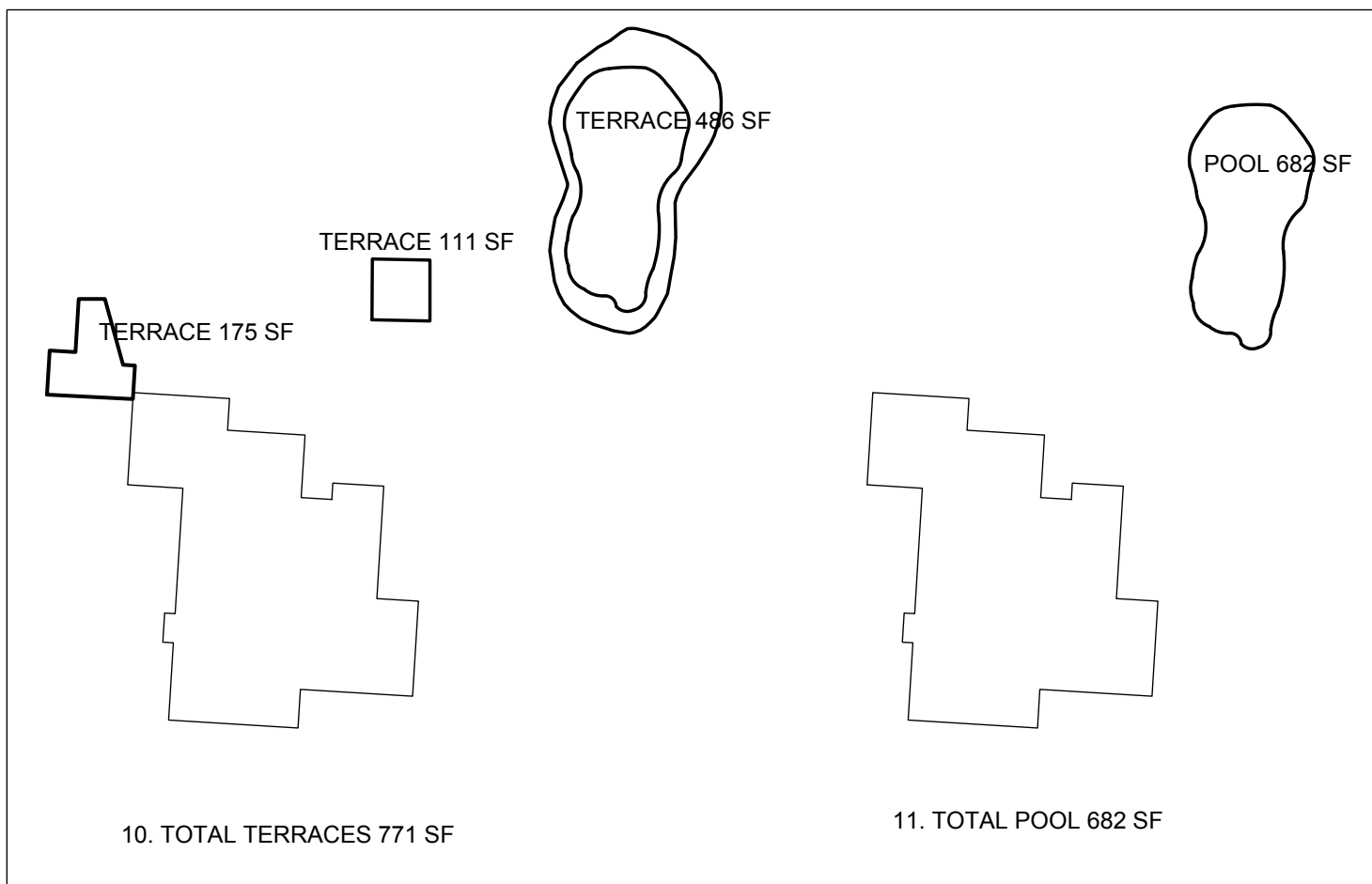




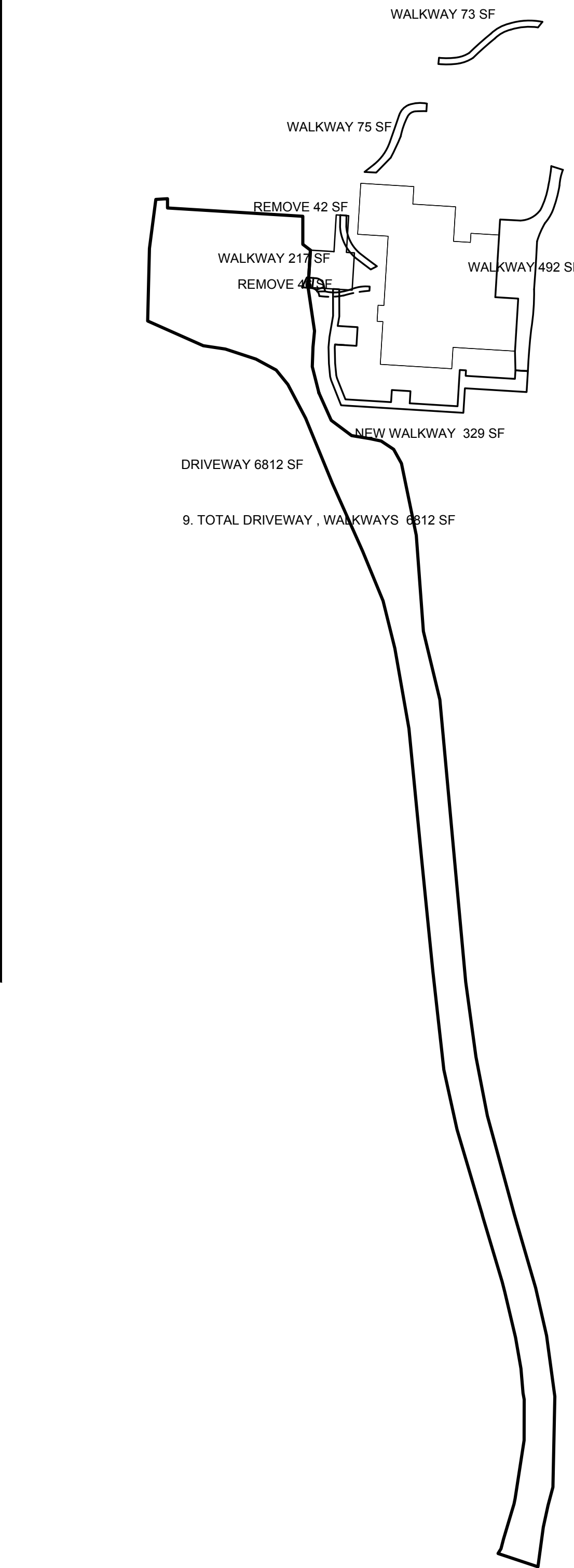
4 BUILDING COVERAGE: DIAGRAMS  
SCALE: 1/32"=1'-0"



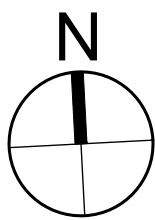
2 LOT COVERAGE DIAGRAMS: BUILDINGS, PORCHES, AND DECKS  
SCALE: 1/32"=1'-0"



3 LOT COVERAGE DIAGRAMS: TERRACES & POOLS  
SCALE: 1/32"=1'-0"



1 LOT COVERAGE: DRIVEWAY AND WALKWAYS  
SCALE: 1/32"=1'-0"



REVISIONS:		
NO.	DATE	DESCRIPTION
1	03/16/2020	BLDG DEPT REVIEW #2

TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE,  
THE PLANS AND SPECIFICATIONS COMPLY WITH THE  
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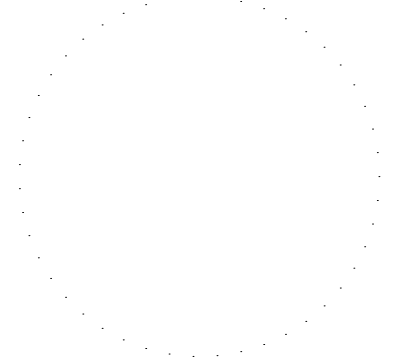
PROJECT:

4 LEDGEWOOD PLACE  
ARMONK, NY 10504

LOT & BUILDING  
COVERAGE DIAGRAMS

ORIGINAL DRAWING IS 24"X36". SCALE ENTITIES ACCORDINGLY  
IF REDUCED.

SEAL AND SIGNATURE:



ISSUE: PERMIT  
DATE: 03/2/2020  
PROJECT NO.: 008-001 N2K  
DRAWN/CHK BY: NC  
SCALE: AS NOTED  
DWG NO.:

Z-100

Z:101

PLACE B-SCAN STICKER HERE



REVISIONS:		
NO.	DATE	DESCRIPTION
1	03/16/2020	BLDG DEPT REVIEW#2

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PROJECT:

4 LEDGEWOOD PLACE

ARMONK, NY 10504

AVERAGE GRADE

ORIGINAL DRAWING IS 24"X36". SCALE ENTITIES ACCORDINGLY IF REDUCED.

SEAL AND SIGNATURE:

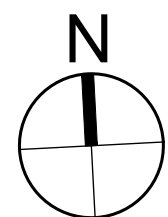
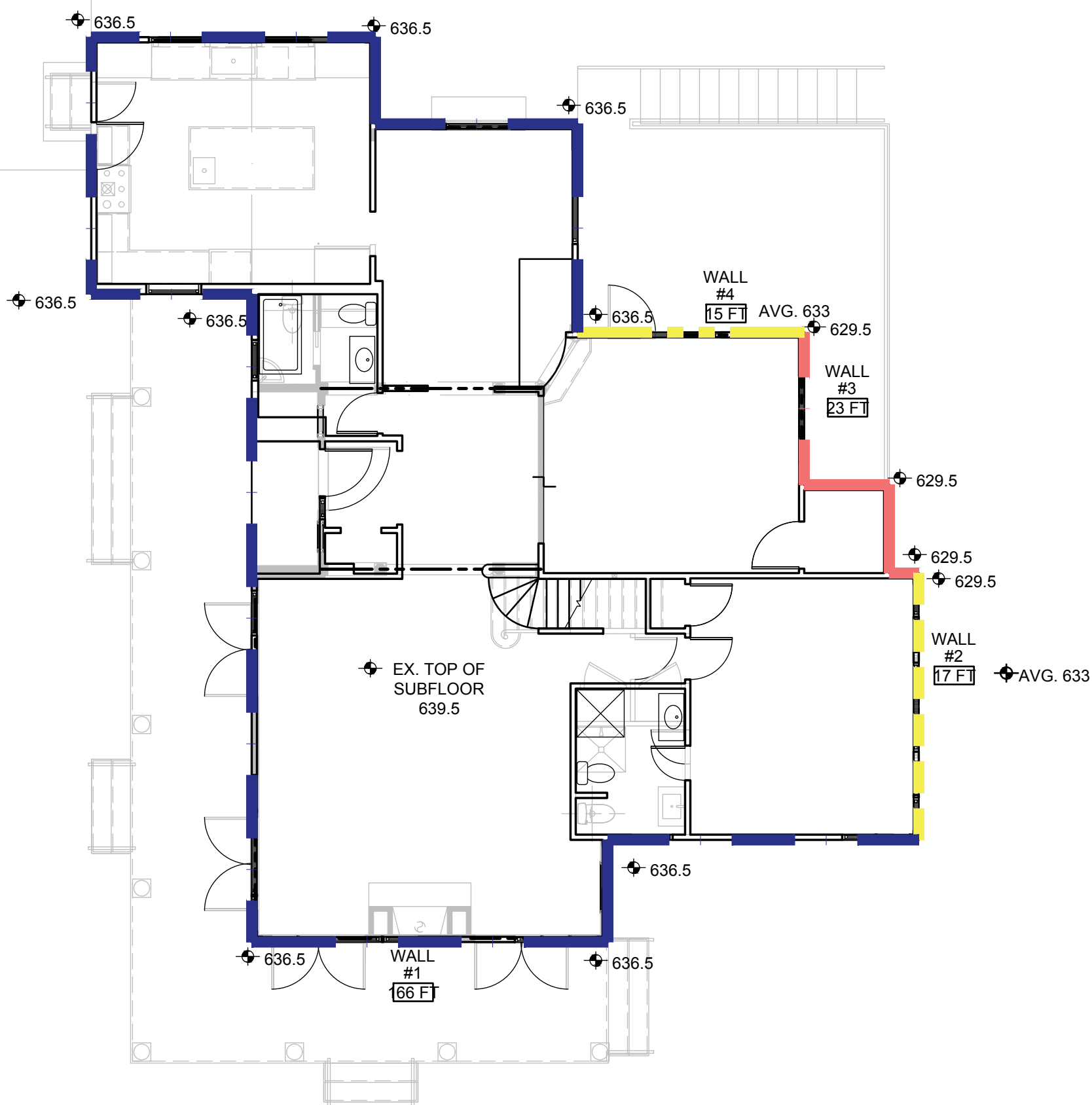
ISSUE: PERMIT  
DATE: 03/2/2020  
PROJECT NO.: 008-001 N2K  
DRAWN/CHK BY: NC  
SCALE: AS NOTED  
DWG NO.:

Z-101

Z-101

PLACE B-SCAN STICKER HERE

WEIGHTED AVERAGE GRADE= 635.25					
WALL	LENGTH	GRADE	WEIGHT		
#1	166	636.5	105659		
#2	17	633	10761		
#3	23	629.5	14478		
#4	15	633	9495		
TOTAL	221	635.2500	140390		



1 BUILDING HEIGHT WEST ELEVATION  
SCALE: 1/8"=1'-0"

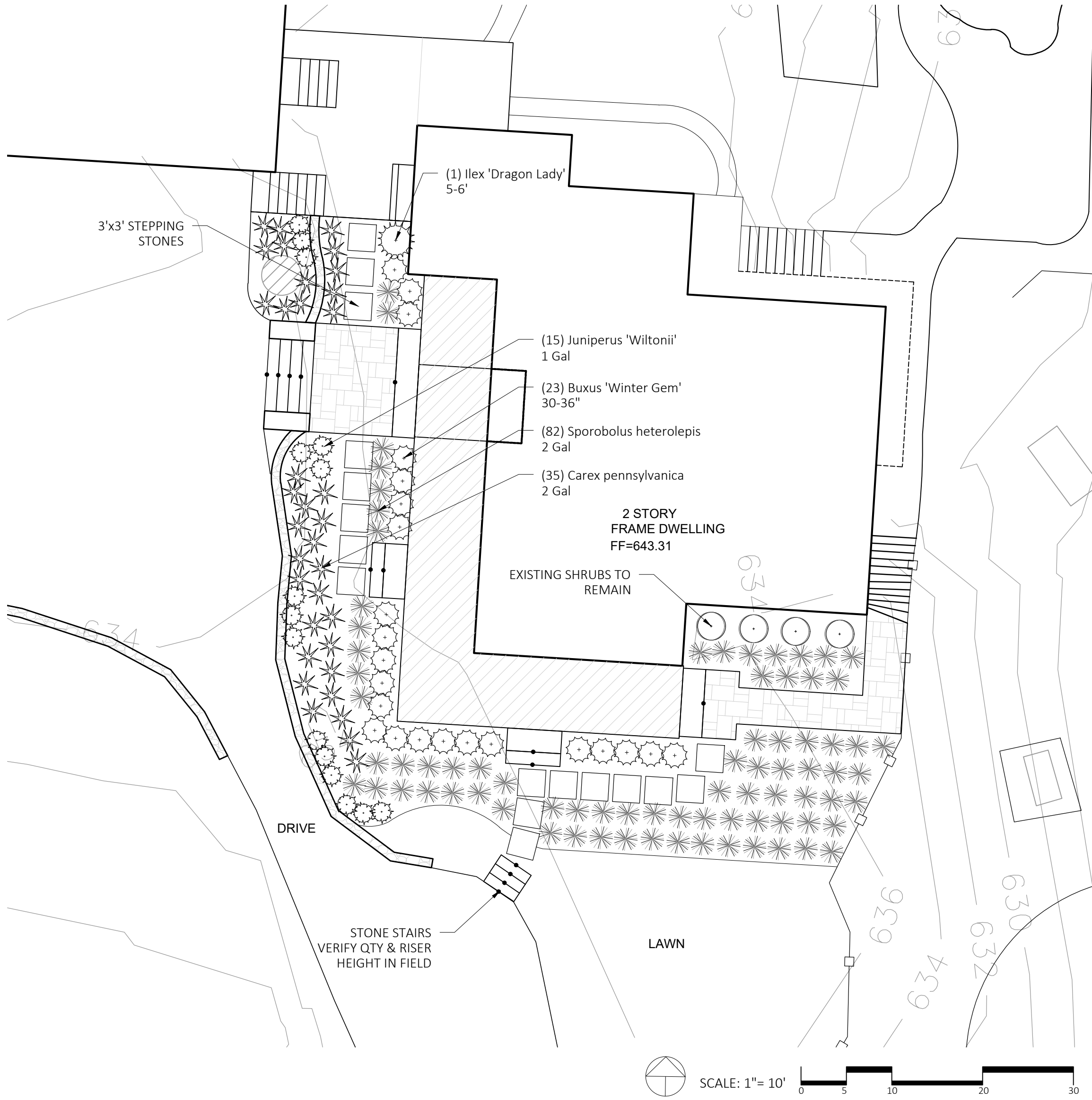
2 BUILDING HEIGHT SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

5 AVERAGE GRADE WORKSHEET  
SCALE: 1/8"=1'-0"

3 BUILDING HEIGHT EAST ELEVATION  
SCALE: 1/8"=1'-0"

4 BUILDING HEIGHT NORTH ELEVATION  
SCALE: 1/8"=1'-0"





PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
7	Acer rubrum 'October Glory'	October Glory Red Maple	2.5-3" Cal	
SHRUBS				
23	Buxus 'Winter Gem'	Winter Gem Boxwood	30-36"	
1	Ilex aquiperny 'Dragon Lady'	Dragon Lady Holly	5-6'	
GRASSES				
35	Carex pennsylvanica	Pennsylvania Sedge	2 Gal	
76	Sporobolus heterolepis	Northern Prairie Drop Seed	2 Gal	
GROUND COVER				
15	Juniperus horizontalis 'Wiltonii'	Creeping Juniper	1 Gal	
SEED MIX				
6 LBs	12,000 SF of ERNMX-128 by Ernst Seeds	Seasonally Flooded Wildlife Food Mix	1 LB Bag per 2,000SF	

PLANT IMAGES



Acer rubrum 'October Glory'



Ilex 'Dragon Lady'



Buxus 'Winter Gem'



Carex pennsylvanica



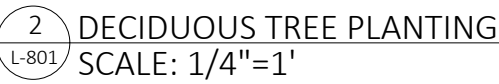
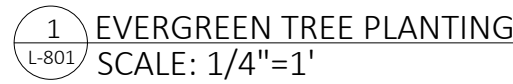
Sporobolus heterolepis



Juniperus horizontalis 'Wiltonii'

4 LEDGEWOOD PLACE  
ARMONK NY, 10504

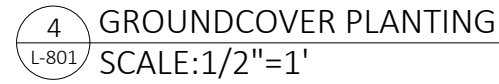




1. SET TREE PLUMB.
2. DO NOT STAKE UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT
3. REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
4. REMOVE WIRE BASKET COMPLETELY IF ROOTBALL WILL BARE. OTHERWISE, CLIP AND PEEL BACK WIRE BASKET AT LEAST ONE THIRD OF THE WAY FROM THE TOP OF THE ROOTBALL.
5. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
6. DO NOT ADD ANY SOIL AMENDMENTS OTHER THAN COMPOST UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
7. DO NOT ADD ANY SOIL OR MULCH AGAINST TRUNK OF TREE. IF ROOT FLARE IS NOT EXPOSED, REMOVE SOIL AND EXPOSE.



1. FOR B & B PLANT MATERIAL, REMOVE ALL TWINE AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
2. FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER, TO HELP PREVENT LOOSENING OF SOIL AND SCARIFY BALL TO HELP PREVENT GIRDLING ROOTS.
3. SATURATE SOIL WITHIN SIX (6) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION INSTALLED.
4. NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANT'S TRUNK.



1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO YEARS FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INsofar AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES, PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH.
17. ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDS IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.

SURVEYOR:

4 LEDGEWOOD PLACE  
ARMONK NY, 10504

DATE: APRIL 23, 2020  
DRAWN BY: AVM  
JOB NO: 042420  
SCALE: VARIES  
FILENAME: 2020\_0427 4 Ledgewood

REVISIONS:

Blythe M Yost ASLA | Registered Landscape Architect

# DETAILS SHEET

SHEET NO.

# L-801





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

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

January 29, 2019  
Telephone: (914) 273-3542  
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[www.northcastleny.com](http://www.northcastleny.com)

## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 4 LEDGEWOOD PLACE Date: 4-29-20

Tax Map Designation or Proposed Lot No.: 107.02-2-46

### Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): 189,614 SF.
2. **Maximum** permitted floor area (per Section 355-26.B(4)): 13,607 + 461 SF
3. Amount of floor area contained within first floor:  
1962 existing + 0 proposed = 1962 SF
4. Amount of floor area contained within second floor:  
1573 existing + 0 proposed = GARAGE 1182 SF 2755 SF
5. Amount of floor area contained within garage:  
900 existing + 0 proposed = 900 SF
6. Amount of floor area contained within porches capable of being enclosed:  
434 existing + 426 proposed = 860 SF
7. Amount of floor area contained within basement (if applicable – see definition):  
725 existing + 0 proposed = 725 SF
8. Amount of floor area contained within attic (if applicable – see definition):  
0 existing + 0 proposed = 0
9. Amount of floor area contained within all accessory buildings:  
218 existing + 0 proposed = 7420
10. Proposed **floor area**: Total of Lines 3 – 9 = \_\_\_\_\_

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

Signature and Seal of Professional Designing Worksheet



Date 4-29-20