

AMENITIES BUILDING - MAIN LEVEL  
5,256 SF

CONSULTANTS

Structural:  
**Company Name**  
Street Address  
City, State Phone Number

Landscape Architect:  
**Company Name**  
Street Address  
City, State Phone Number

Civil:  
**Company Name**  
Street Address  
City, State Phone Number

Plumbing:  
**Company Name**  
Street Address  
City, State Phone Number

Mechanical:  
**Company Name**  
Street Address  
City, State Phone Number

Electrical:  
**Company Name**  
Street Address  
City, State Phone Number

REVISIONS			
#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA

PHASE  
**PRELIMINARY  
NOT FOR CONSTRUCTION**

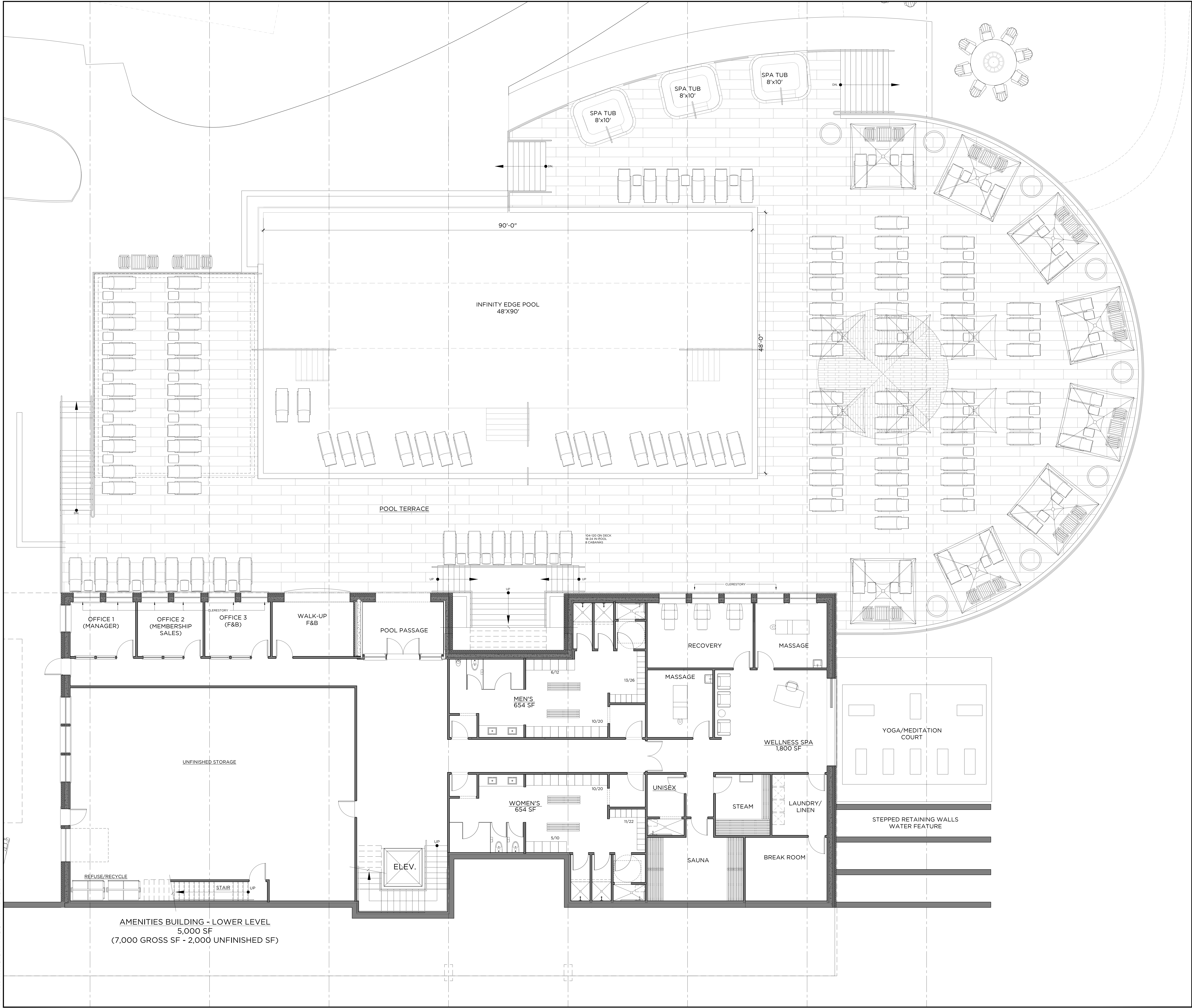
PROJECT NAME  
**SUMMIT CLUB  
PARTNERS LLC**

ARMONK, NY  
JOB NO.: 20035  
DRAWN BY: EF MM  
DATE: 11.23.20  
PROJ. MANAGER: KA  
SCALE: 3/8"=1'-0"

DRAWING TITLE  
**AMENITIES BUILDING  
MAIN LEVEL**

DRAWING NO.

**A201**



AMENITIES BUILDING - LOWER LEVEL  
5,000 SF  
(7,000 GROSS SF - 2,000 UNFINISHED SF)

CONSULTANTS

Structural:  
**Company Name**  
Street Address  
City, State Phone Number

Landscape Architect:  
**Company Name**  
Street Address  
City, State Phone Number

Civil:  
**Company Name**  
Street Address  
City, State Phone Number

Plumbing:  
**Company Name**  
Street Address  
City, State Phone Number

Mechanical:  
**Company Name**  
Street Address  
City, State Phone Number

Electrical:  
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PROJECT NAME  
**SUMMIT CLUB  
PARTNERS LLC**

ARMONK, NY

JOB NO.: **20035**

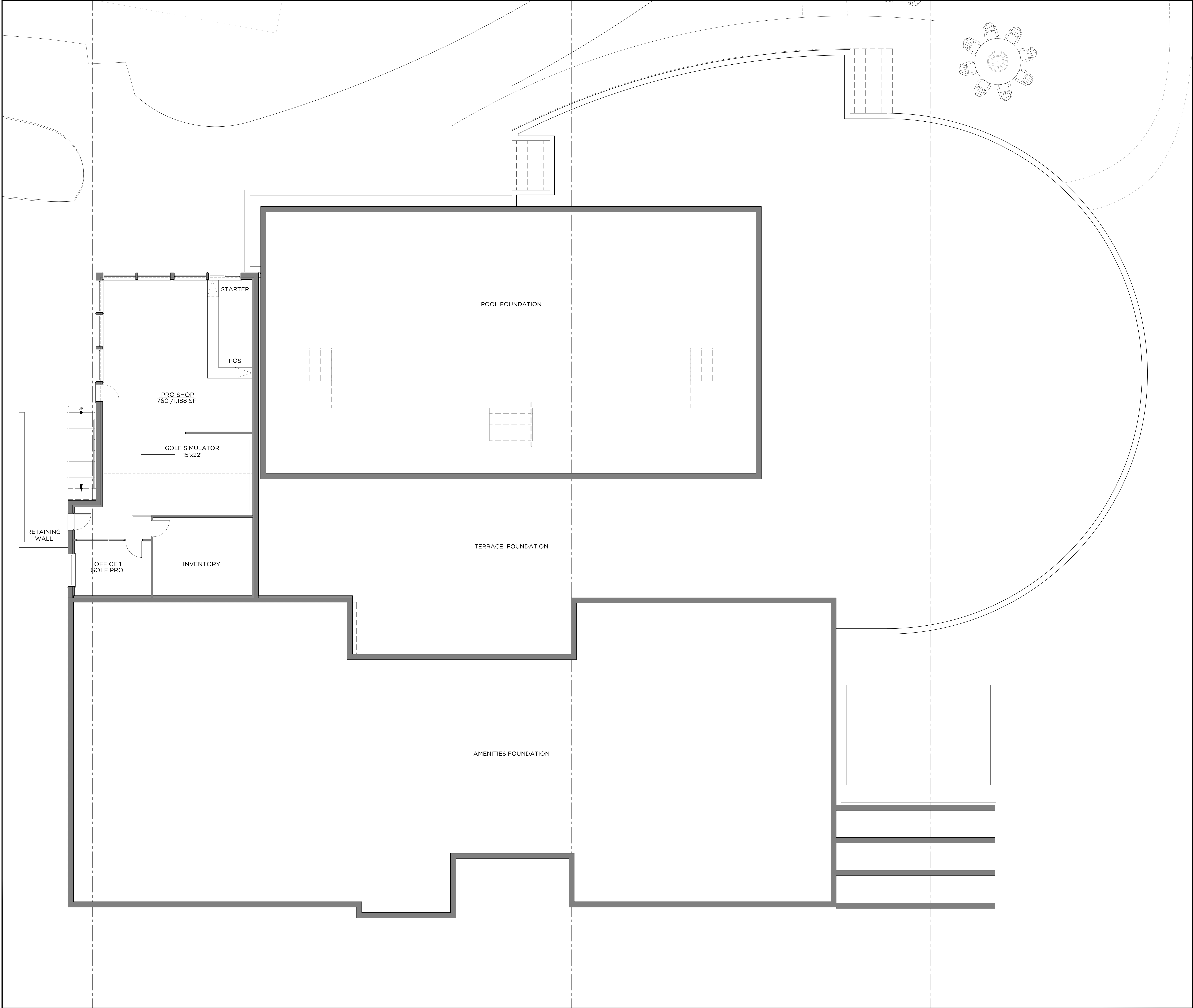
DRAWN BY: **EF MM** PROJ. MANAGER: **KA**

DATE: **11.23.20** SCALE: **3/8"=1'-0"**

DRAWING TITLE  
**AMENITIES BUILDING  
POOL LEVEL**

DRAWING NO.





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

CONSULTANTS

Structural:  
**Company Name**  
Street Address  
City, State Phone Number

Landscape Architect:  
**Company Name**  
Street Address  
City, State Phone Number

Civil:  
**Company Name**  
Street Address  
City, State Phone Number

Plumbing:  
**Company Name**  
Street Address  
City, State Phone Number

Mechanical:  
**Company Name**  
Street Address  
City, State Phone Number

Electrical:  
**Company Name**  
Street Address  
City, State Phone Number

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1	11.23.20	PLANNING BOARD SUBMISSION	KA

PHASE:  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PROJECT NAME:  
**SUMMIT CLUB**  
**PARTNERS LLC**

ARMONK, NY  
JOB NO.: **20035**  
DRAWN BY: **EF MM** PROJ. MANAGER: **KA**  
DATE: **11.23.20** SCALE: **3/8"=1'-0"**

DRAWING TITLE:  
**AMENITIES BUILDING**  
**PRO SHOP LOWER LEVEL**

DRAWING NO.:

**A200a**

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CONSULTANTS

Structural:  
Company Name  
Street Address  
City, State Phone Number

Landscape Architect:  
Company Name  
Street Address  
City, State Phone Number

Civil:  
Company Name  
Street Address  
City, State Phone Number

Plumbing:  
Company Name  
Street Address  
City, State Phone Number

Mechanical:  
Company Name  
Street Address  
City, State Phone Number

Electrical:  
Company Name  
Street Address  
City, State Phone Number



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1	11.23.20	PLANNING BOARD SUBMISSION	KA

PHASE  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PROJECT NAME  
**SUMMIT CLUB**  
**PARTNERS LLC**

ARMONK, NY  
JOB NO.: **20035**  
DRAWN BY: **EF MM** PROJ. MANAGER: **KA**  
DATE: **11.23.20** SCALE:

DRAWING TITLE  
**GARAGE FLOOR PLAN**

DRAWING NO.

**A100**



CONSULTANTS

Structural:  
Company Name  
Street Address  
City, State Phone Number

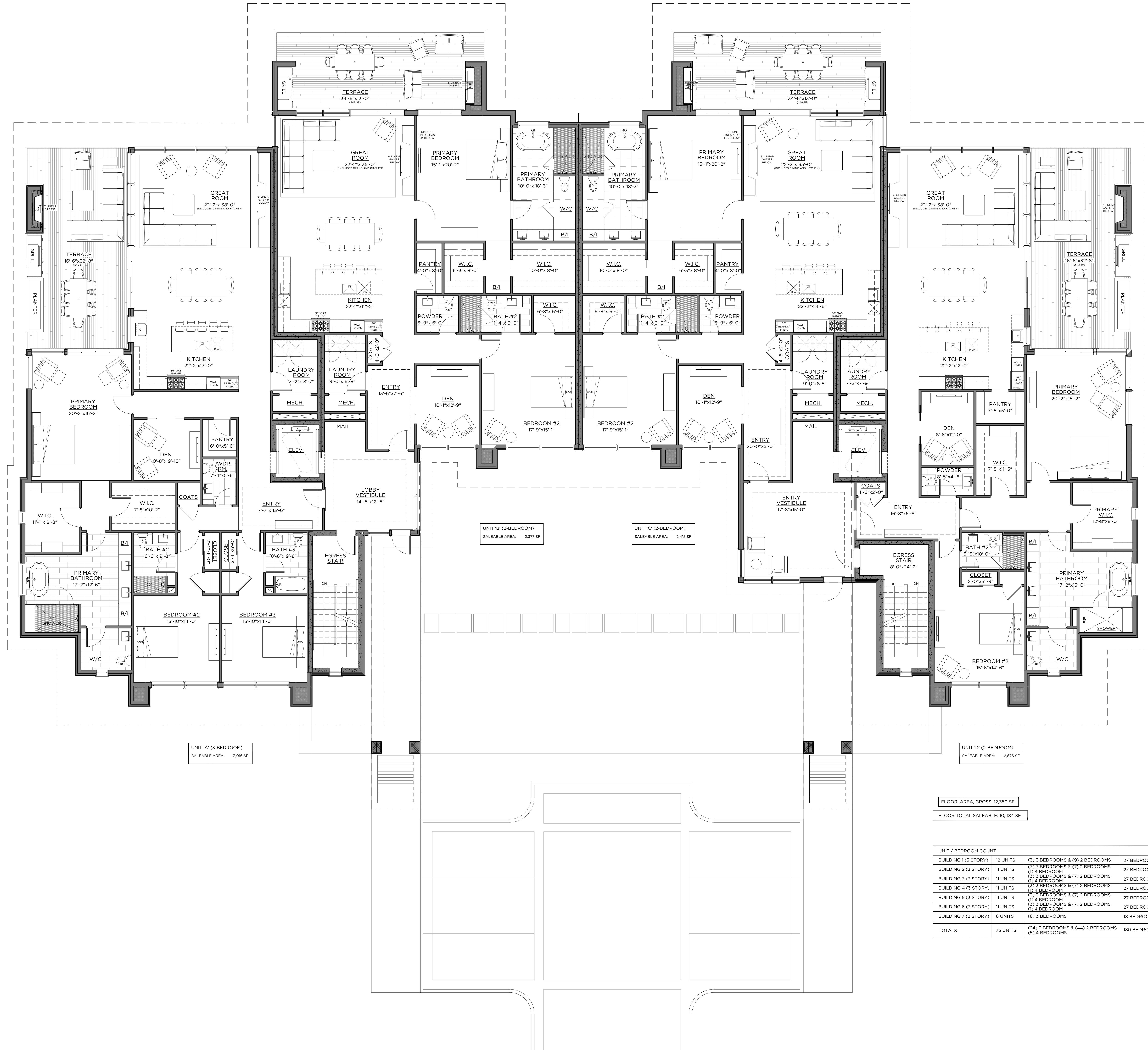
Landscape Architect:  
Company Name  
Street Address  
City, State Phone Number

Civil:  
Company Name  
Street Address  
City, State Phone Number

Plumbing:  
Company Name  
Street Address  
City, State Phone Number

Mechanical:  
Company Name  
Street Address  
City, State Phone Number

Electrical:  
Company Name  
Street Address  
City, State Phone Number



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**SUMMIT CLUB  
PARTNERS LLC**

ARMONK, NY  
JOB NO.: 20035  
DRAWN BY: EF MM  
DATE: 11.23.20  
PROJ. MANAGER: KA  
SCALE: 3/8"=1'-0"

DRAWING TITLE  
**FIRST FLOOR PLAN**

DRAWING NO.  
**A101**



CONSULTANTS

Structural:  
Company Name  
Street Address  
City, State Phone Number

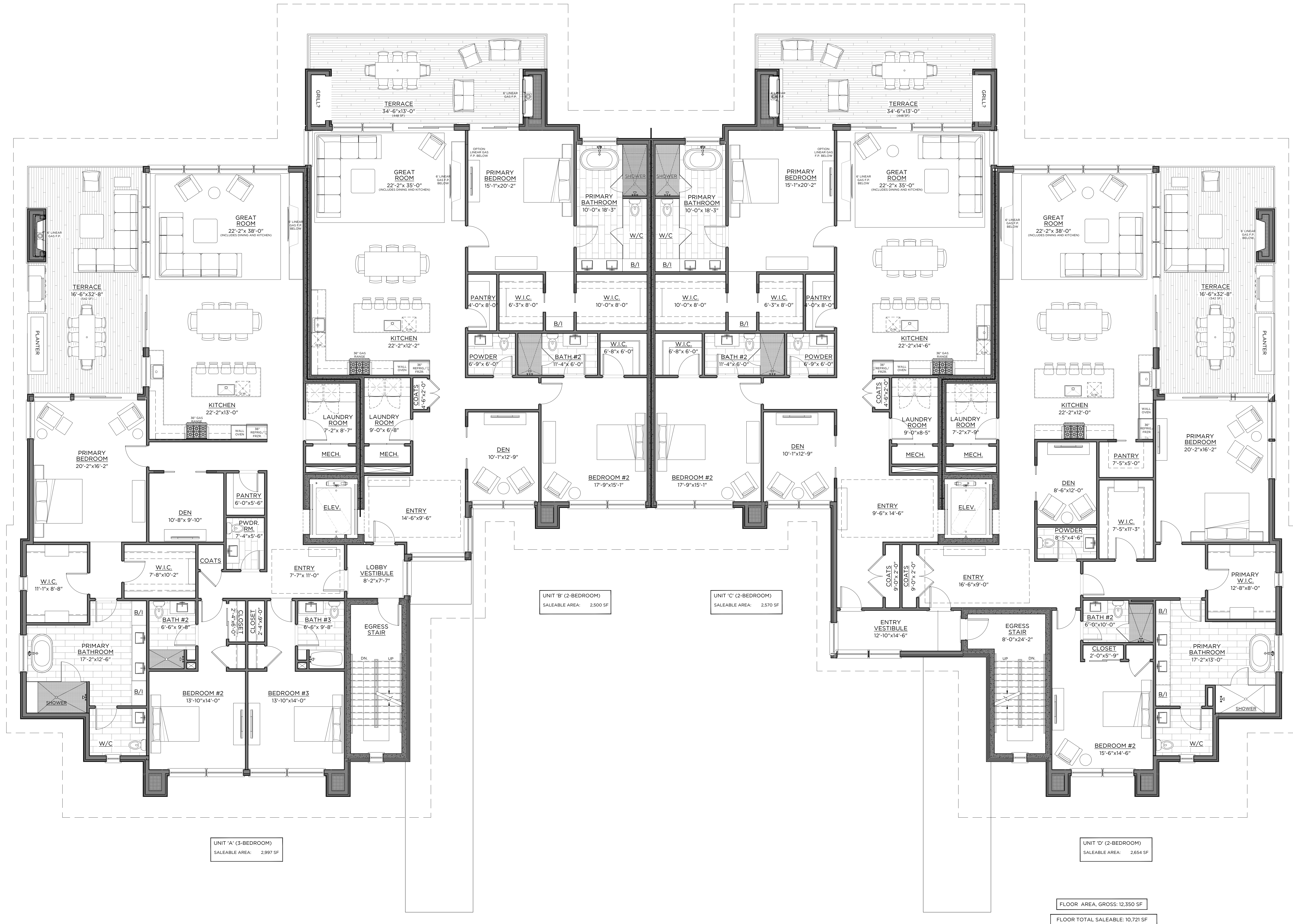
Landscape Architect:  
Company Name  
Street Address  
City, State Phone Number

Civil:  
Company Name  
Street Address  
City, State Phone Number

Plumbing:  
Company Name  
Street Address  
City, State Phone Number

Mechanical:  
Company Name  
Street Address  
City, State Phone Number

Electrical:  
Company Name  
Street Address  
City, State Phone Number



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1	11.23.20	PLANNING BOARD SUBMISSION	KA

PHASE:  
**PRELIMINARY**  
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PROJECT NAME:  
**SUMMIT CLUB  
PARTNERS LLC**

ARMONK, NY

JOB NO.: **20035**

DRAWN BY: **EF MM** PROJ. MANAGER: **KA**

DATE: **11.23.20** SCALE:  $\frac{3}{16}''=1'-0''$

DRAWING TITLE:  
**SECOND FLOOR PLAN**



CONSULTANTS

Structural:  
Company Name  
Street Address  
City, State Phone Number

Landscape Architect:  
Company Name  
Street Address  
City, State Phone Number

Civil:  
Company Name  
Street Address  
City, State Phone Number

Plumbing:  
Company Name  
Street Address  
City, State Phone Number

Mechanical:  
Company Name  
Street Address  
City, State Phone Number

Electrical:  
Company Name  
Street Address  
City, State Phone Number



UNIT 'A' (3-BEDROOM)  
SALEABLE AREA: 2,997 SF

UNIT 'B' (2-BEDROOM)  
SALEABLE AREA: 2,500 SF

UNIT 'C' (2-BEDROOM)  
SALEABLE AREA: 2,570 SF

UNIT 'D' (2-BEDROOM)  
SALEABLE AREA: 2,854 SF

FLOOR AREA, GROSS: 12,350 SF

FLOOR TOTAL SALEABLE: 10,721 SF

REVISIONS			
#	DATE	REVISION DESCRIPTION	BY:
1	11.23.20	PLANNING BOARD SUBMISSION	KA

PHASE:  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PROJECT NAME:  
**SUMMIT CLUB  
PARTNERS LLC**

ARMONK, NY  
JOB NO.: 20035  
DRAWN BY: EF MM  
DATE: 11.23.20  
PROJ. MANAGER: KA  
SCALE: 3/8"=1'-0"

DRAWING TITLE:  
**THIRD FLOOR PLAN**

DRAWING NO.:  
**A103**



CONSULTANTS

Structural:  
Company Name  
Street Address  
City, State Phone Number

Landscape Architect:  
Company Name  
Street Address  
City, State Phone Number

Civil:  
Company Name  
Street Address  
City, State Phone Number

Plumbing:  
Company Name  
Street Address  
City, State Phone Number

Mechanical:  
Company Name  
Street Address  
City, State Phone Number

Electrical:  
Company Name  
Street Address  
City, State Phone Number



REVISIONS			
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1	11.23.20	PLANNING BOARD SUBMISSION	KA

PHASE  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PROJECT NAME  
**SUMMIT CLUB**  
**PARTNERS LLC**

ARMONK, NY  
JOB NO.: 20035  
DRAWN BY: EF MM PROJ. MANAGER: KA  
DATE: 11.23.20 SCALE: 3/16"=1'-0"  
DRAWING TITLE  
**THIRD FLOOR PLAN-PH OPT.**

DRAWING NO.  
**A103** PH OPT.



CONSULTANTS

Structural:  
Company Name  
Street Address  
City, State Phone Number

Landscape Architect:  
Company Name  
Street Address  
City, State Phone Number

Civil:  
Company Name  
Street Address  
City, State Phone Number

Plumbing:  
Company Name  
Street Address  
City, State Phone Number

Mechanical:  
Company Name  
Street Address  
City, State Phone Number

Electrical:  
Company Name  
Street Address  
City, State Phone Number



1 EAST ELEVATION  
BUILDING #1

3/16" = 1'-0"



2 EAST ELEVATION - VIEW 1  
BUILDING #1

N.T.S.



3 EAST ELEVATION - VIEW 2  
BUILDING #1

N.T.S.

REVISIONS		
#	DATE	REVISION DESCRIPTION
1	11.23.20	PLANNING BOARD SUBMISSION

PHASE:  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PROJECT NAME  
**SUMMIT CLUB**  
**PARTNERS LLC**

ARMONK, NY  
JOB NO.: 20035  
DRAWN BY: EF MM  
DATE: 11.23.20  
SCALE:  
DRAWING TITLE  
**EAST ELEVATION**

DRAWING NO.

**A300**

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$$\overline{3/16'' = 1'-0''}$$


N.T.S.



N.T.S.

[illegible]

BASE  
PRELIMINARY  
NOT FOR CONSTRUCTION

PROJECT NAME  
**UMMIT CLUB**  
**ARTNERS LLC**

B MONK, NY	
OBJ NO.:	20035
DRAWN BY:	EF MM PROJ. MANAGER: KA
DATE:	11.23.20 SCALE:

# A301





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3/16" = 1'-0"



PHASE  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

DRAWING NO.

**A302**

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Electrical:  
**Company Name**  
 Street Address  
 City, State Phone Number



---


$$3/16'' = 1'-0''$$


N.T.S.



N.T.S.

PHASE  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

DRAWING NO.

# A303

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SITE PLAN APPROVAL DRAWINGS

# THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)

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

568 & 570 BEDFORD ROAD (NY-22)



ARMONK, NY 10504



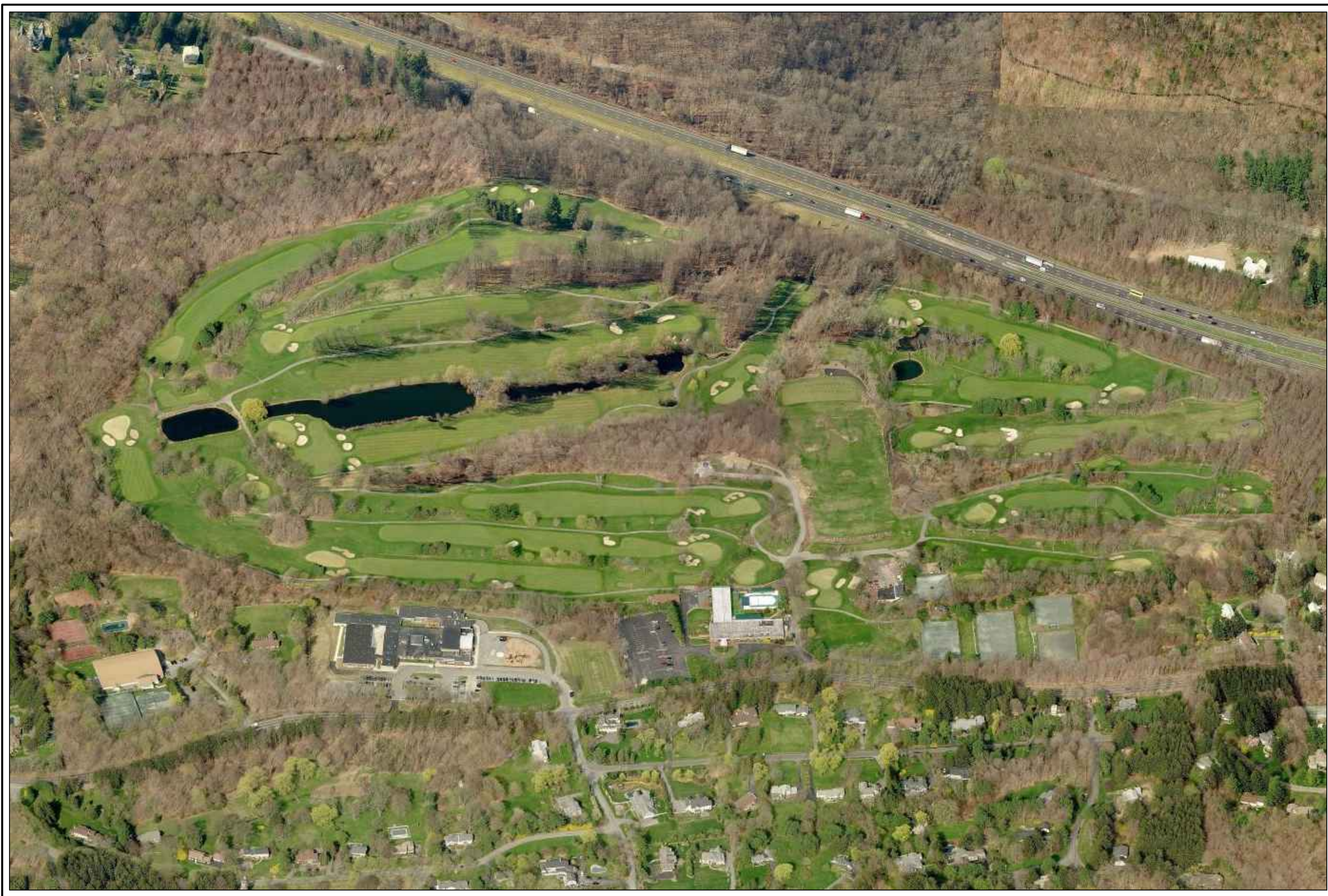
**Applicant/Owner:**  
**SUMMIT CLUB PARTNERS, LLC**  
568 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504  
(914) 391-2900



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



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



## PROPOSED BUILDING AREA SUMMARY (GROSS FLOOR AREA):

**AMENITIES BUILDING:**  
FIRST FLOOR: 5,256 SF  
LOWER LEVEL: 7,000 SF (5,000 SF FINISHED + 2,000 SF UNFINISHED)  
PRO SHOP: 1,188 SF  
TOTAL FOR AMENITIES BUILDING: 13,444 SF

**RESIDENTIAL BUILDINGS (#1-#6):**  
EACH CONDO FLOOR: 10,350 SF (3 STORIES TOTAL)  
EACH GARAGE PARKING LEVEL: 15,883 SF  
TOTAL PER BUILDING (#1-#6): 36,583 SF  
TOTAL PER BUILDING (#1-#6): 46,833 SF

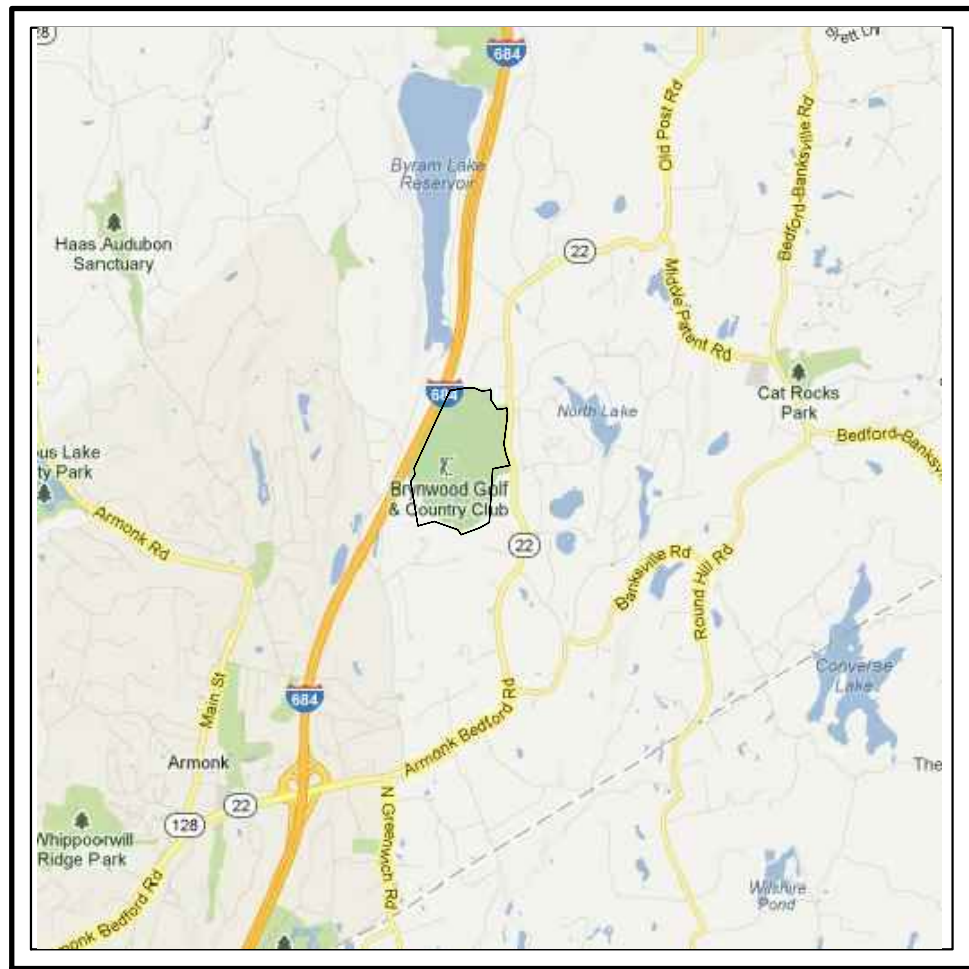
**RESIDENTIAL BUILDING (#7):**  
EACH CONDO FLOOR: 10,350 SF (2 STORIES TOTAL)  
EACH GARAGE PARKING LEVEL: 15,883 SF  
TOTAL PER BUILDING (#1-#7): 36,583 SF  
BUILDING 7 IS ONLY 2 FLOORS OF RESIDENTIAL

**TOTAL FOR ALL RESIDENTIAL BUILDINGS (#1-#7): 318,181 SF**

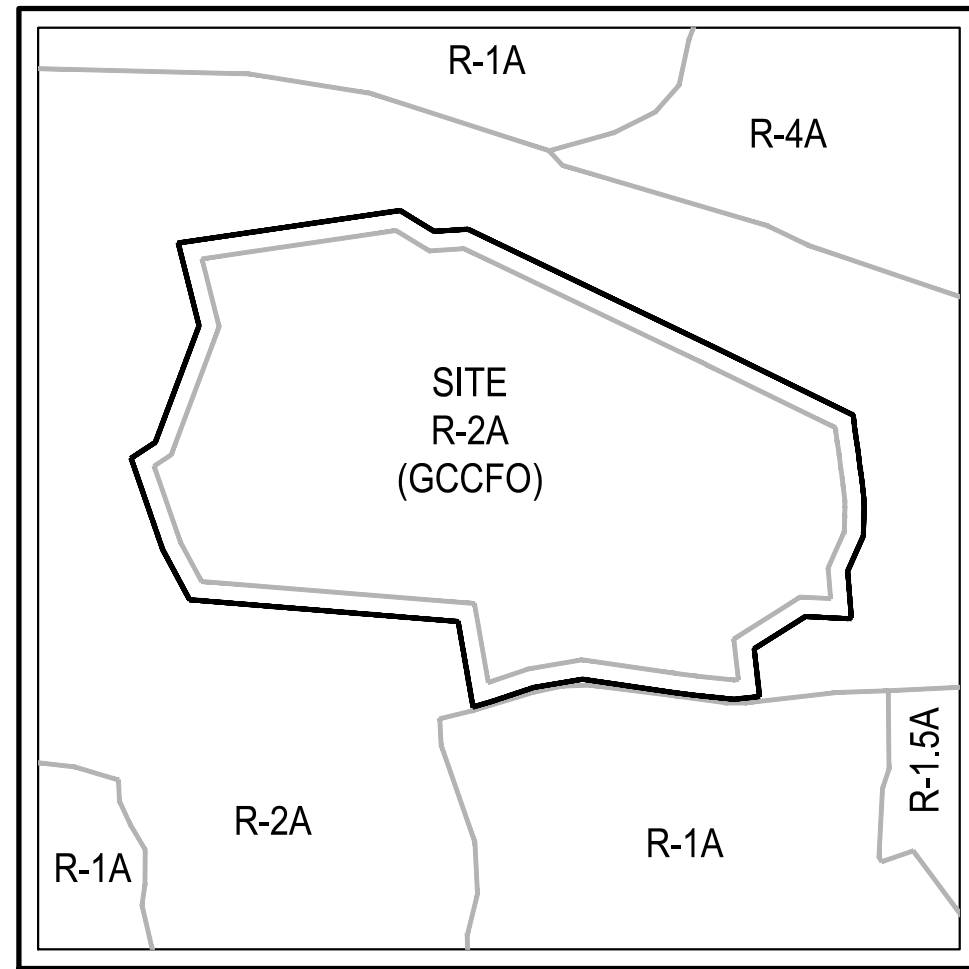
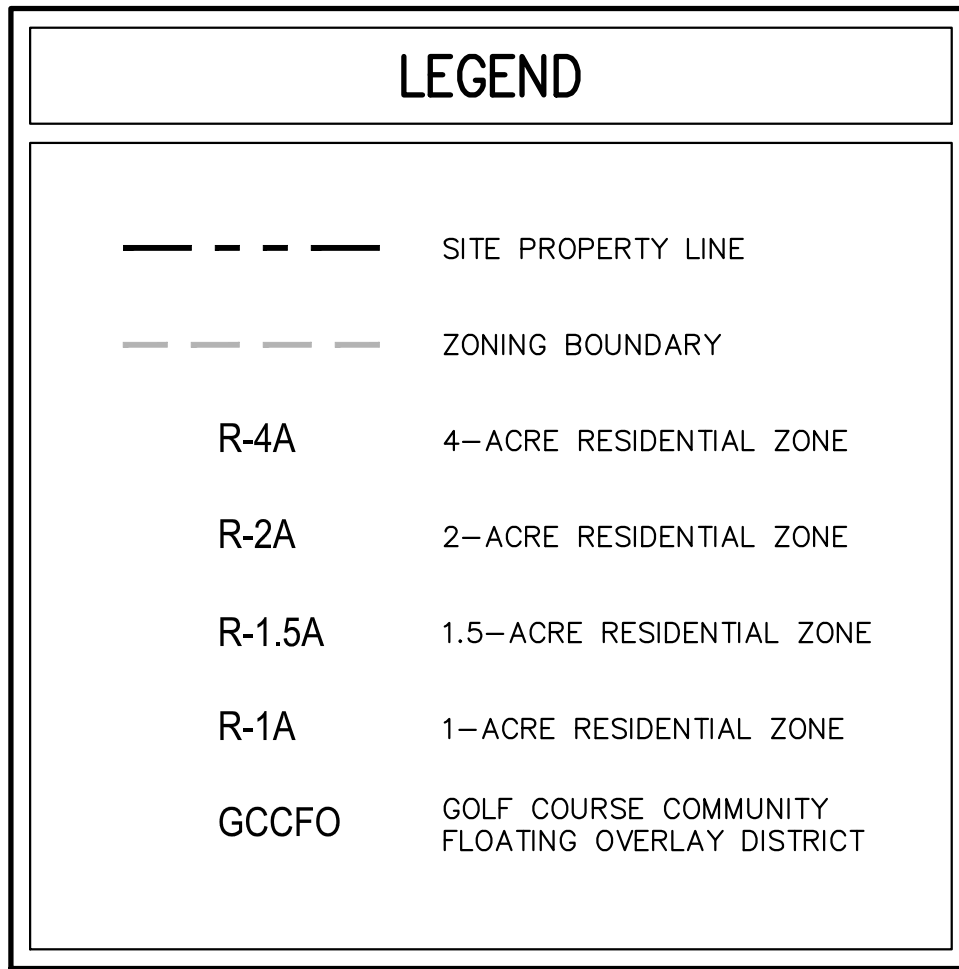
**TEMPORARY CLUBHOUSE TRAILER & MOBILE RESTROOM: 1,344 SF + 72 SF = 1,416 SF**

## GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

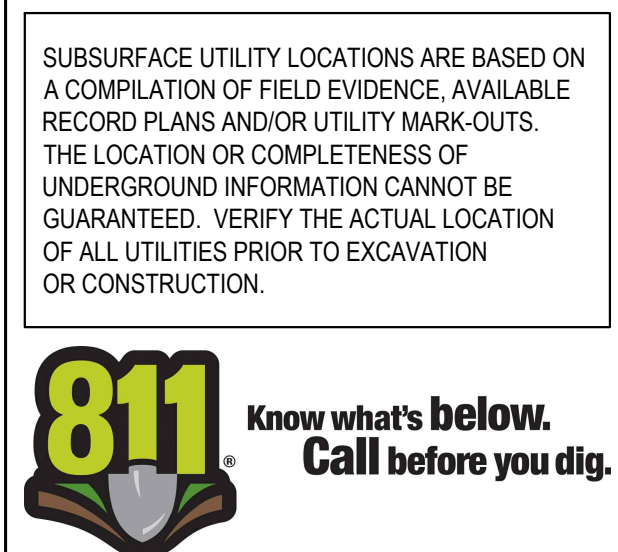
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. 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 UNDEE INTERRUPTION OF UTILITY SERVICE.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- 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 NYSOOT 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.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S 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.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.



**ZONING MAP**  
SCALE: 1" = 1,000'  
SOURCE: TITLE / YEAR



**ZONING MAP**  
SCALE: 1" = 5,000'  
SOURCE: TITLE / YEAR



## JMC Drawing List:

- C-000 COVER SHEET
- C-010 OVERALL EXISTING CONDITIONS MAP
- C-011 EXISTING CONDITIONS MAP (SOUTH)
- C-012 EXISTING CONDITIONS MAP (NORTH)
- C-100 SITE LAYOUT PLAN (SOUTH)
- C-101 SITE LAYOUT PLAN (NORTH)
- C-200 SITE GRADING PLAN (SOUTH)
- C-201 SITE GRADING PLAN (NORTH)
- C-300 SITE PRELIMINARY UTILITIES PLAN (SOUTH)
- C-301 SITE PRELIMINARY UTILITIES PLAN (NORTH)
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- C-903 CONSTRUCTION DETAILS

## Granoff Architects Drawing List:

- AMENITIES BUILDING DRAWING LIST:**
- A200 POOL LEVEL
  - A200A PRO SHOP LOWER LEVEL
  - A201 MAIN LEVEL

- RESIDENCES DRAWING LIST:**
- A100 GARAGE FLOOR PLAN
  - A101 FIRST FLOOR PLAN
  - A102 SECOND FLOOR PLAN
  - A103 THIRD FLOOR PLAN
  - A103 PH. OPT. THIRD FLOOR PLAN (PENTHOUSE OPTION)
  - A300 EAST ELEVATION & RENDERINGS
  - A301 NORTH ELEVATION & RENDERINGS
  - A302 WEST ELEVATION & RENDERINGS
  - A303 SOUTH ELEVATION & RENDERINGS

## TABLE OF LAND USE

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 (SPDES PERMIT)

DESCRIPTION	REQUIRED/ PERMITTED (R-2A)	REQUIRED/ PERMITTED (GCCFO)	EXISTING	PROPOSED/ PROVIDED (LOT 1)	PROPOSED/ PROVIDED (LOT 2)
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30	±127.37	±28.93
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	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)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50 (1)	SEE NOTE 1	±123.1	±294.00 (1)	±267.61 (1)
SIDE	30 (1)	SEE NOTE 1	±267.8	±104.41 (1)	±104.83 (1)
REAR	50 (1)	SEE NOTE 1	±1645.5	±1733.58 (1)	±881.30 (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72	1.65 (1)	1.65 (1)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5
PARKING SPACES					
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	—	116	200
ACCESSIBLE PARKING SPACES	N/A	—	—	4	16
TOTAL PARKING SPACES	2 PER DWELLING UNIT	—	180	120 (4)	216
LOADING SPACES	N/A	SEE NOTE 4	—	1	1

## NOTES:

- 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 COMPOSE 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.
- 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.
- FOR MULTI-FAMILY DWELLING UNITS: 2 FOR EACH DWELLING UNIT, PLUS 3 FOR EACH BEDROOM, PLUS 10% VISITOR PARKING. PARKING PROVIDED FOR MULTI-FAMILY RESIDENTIAL USE AS FOLLOWS:  
73 UNITS (2 SPACES X 73 UNITS = 146 SPACES)  
24 3-BEDROOM UNITS (3 SPACE X 24 UNITS) = 12 SPACES  
5 4-BEDROOM UNITS (1 SPACE X 5 UNITS) = 5 SPACES  
TOTAL REQUIRED SPACES FOR MULTI-FAMILY DEVELOPMENT: 180 SPACES  
THE EXISTING PARKING LOT (ON LOT 1) WAS JUST RE-STRIPPED AS A RESULT OF THE TEMPORARY CLUBHOUSE PHASE.
- 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.

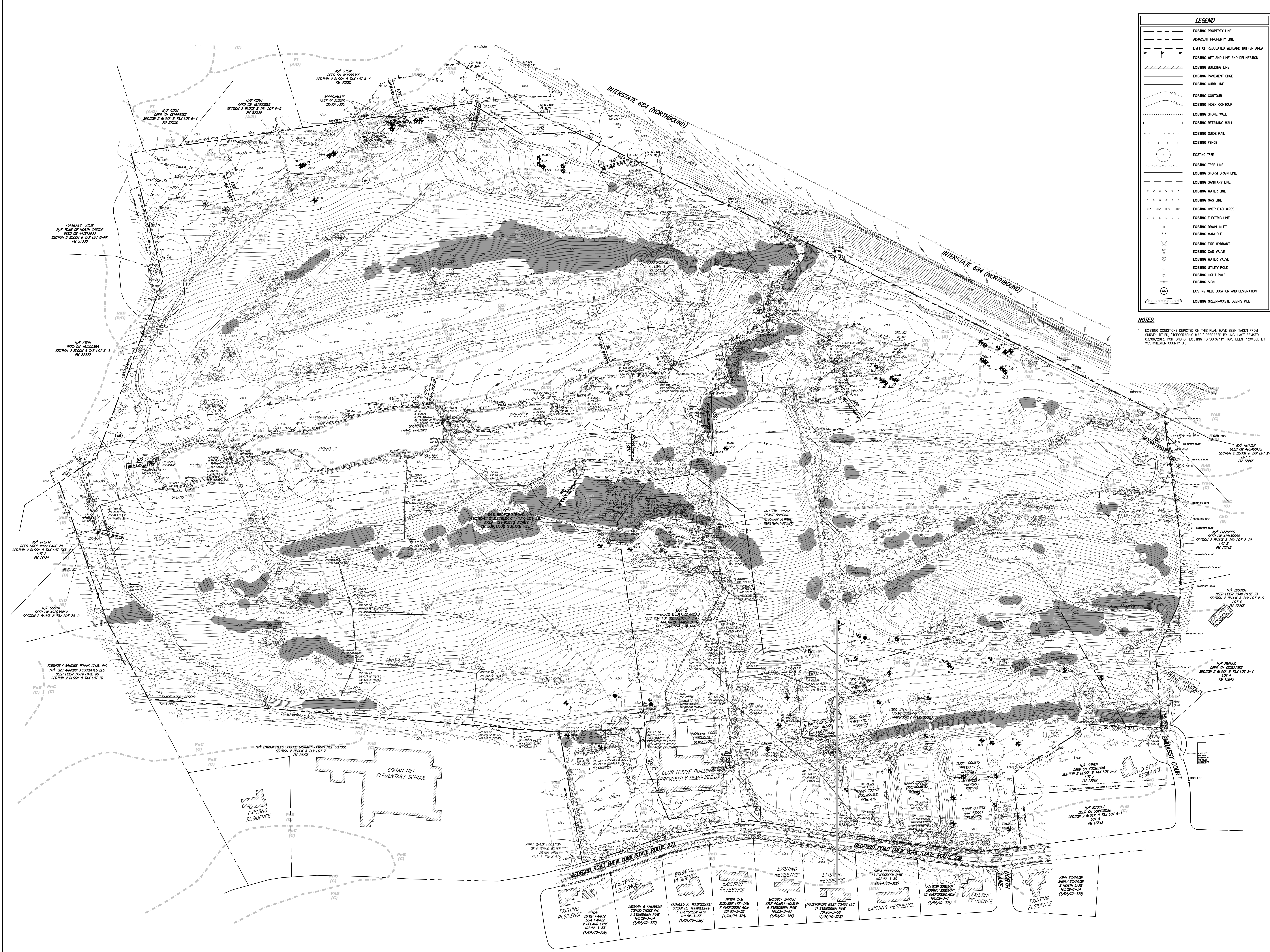
APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_  
CHRISTOPHER CARTHY, CHAIRMAN,  
TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER  
DATE: \_\_\_\_\_  
JOSEPH M. GEMBLE, P.E.  
KELLAM SESSIONS CONSULTING, P.C.  
CONSULTING TOWN ENGINEER

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 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

Drawn: NC Approved: AG  
Scale: NOT TO SCALE  
Date: 11/23/2020  
Project No: 20101  
Drawing No: 000  
C-000

JMC Planning, Engineering, Landscape  
Architects & 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.jmcpilc.com





LEGEND	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	LIMIT OF REGULATED WETLAND BUFFER AREA
[Symbol]	EXISTING WETLAND LINE AND DELINEATION
[Symbol]	EXISTING BUILDING LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING CURB LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	EXISTING STONE WALL
[Symbol]	EXISTING RETAINING WALL
[Symbol]	EXISTING GULCH RAIL
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING STORM DRAIN LINE
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING DRAIN INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING WELL LOCATION AND DESIGNATION
[Symbol]	EXISTING GREEN-WASTE DEBRIS PILE

**NOTES:**  
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHIC MAP" PREPARED BY JMC, LAST REVISED 03/09/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

APPLICANT/OWNER: **SUMMIT CLUB PARTNERS, 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  
John Meyer Consulting, Inc.

1420 BEDFORD ROAD • ARMONK, NY 10504  
PHONE: 914.333.2222 • FAX: 914.233.2102  
WWW.JMCPCLLC.COM

**OVERALL EXISTING CONDITIONS MAP**  
**THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)**  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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 03/07/2016

JOHN P. DELAND, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

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

Drawn: NC Approved: AG  
Scale: 1" = 100'  
Date: 11/23/2020  
Project No: 20101  
200-ORIG: C-010 DWT:ar  
Drawing No:

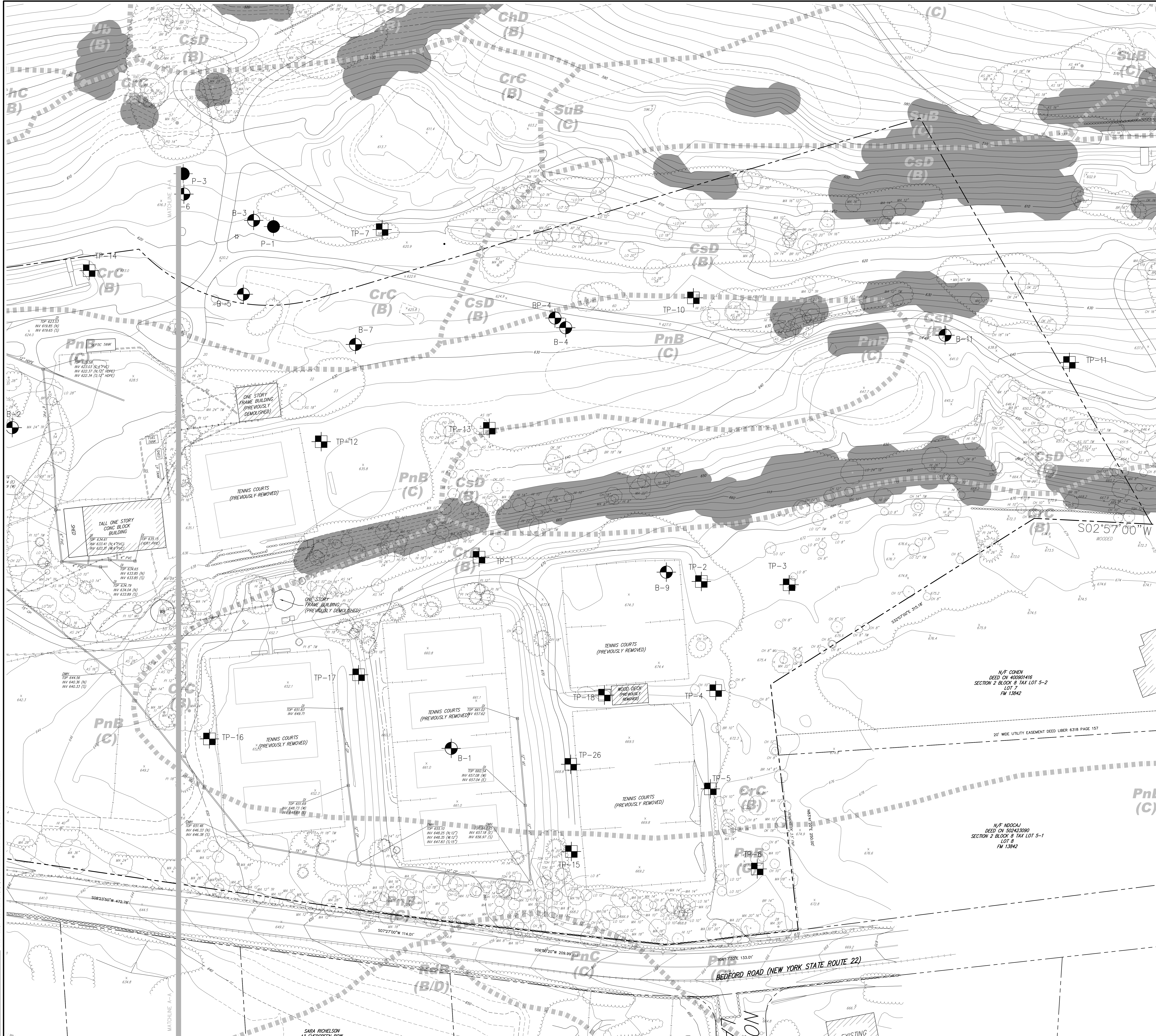
**C-010**







NOT FOR CONSTRUCTION



**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMIT OF REGULATED WETLAND BUFFER AREA
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GROUND RAIL
- EXISTING FENCE
- 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 GREEN-WASTE DEBRIS PILE

**NOTES**

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/16/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

**EXISTING CONDITIONS MAP (NORTH)**

**THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)**  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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

**ARCHITECT:** GRANOFF ARCHITECTS  
330 RAILROAD AVENUE  
GREENWICH, CT 06850

**JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC**  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
1420 BEDFORD ROAD • ARMONK, NY 10504  
PHONE: 914.333.2222 • FAX: 914.233.2102  
www.jmccpllc.com

**Drawn:** NC **Approved:** AG  
**Scale:** 1" = 30'  
**Date:** 11/23/2020  
**Project No:** 20101  
**200-0000:** C-012 **010000:**  
**Drawing No:** C-012



T 2  
ORD ROAD  
XCK 1 TAX LOT 28.2  
4421 ACRES  
SQUARE FEET

**LOT 2**  
±28.93  
ACRES

**LOT 1**  
±127.37  
ACRES

PROPOSED RESIDENTIAL AMENITIES  
BUILDING  
(REFER TO PLANS PREPARED BY  
GRANOFF ARCHITECTS)

PROPOSED BUILDING NO. 1  
(REFER TO PLANS PREPARED BY  
GRANOFF ARCHITECTS)

PROPOSED BUILDING NO. 2  
(REFER TO PLANS PREPARED BY  
GRANOFF ARCHITECTS)

PROPOSED BUILDING NO. 3  
(REFER TO PLANS PREPARED BY  
GRANOFF ARCHITECTS)

PROPOSED SWIMMING  
POOL AND TERRACE  
(DESIGN BY OTHERS)

PROPOSED CART  
PATH ACCESS

RELOCATED  
PRACTICE GREEN

PROPOSED CART  
PATH RELOCATION

CART SHED  
(TO REMAIN)

LOADING SPACE  
45'

PROPOSED TEMPORARY  
(24'X50') CLUBHOUSE  
TRAILER (SET ON EXISTING  
PAVEMENT)

PROPOSED TEMPORARY  
(15'X100') DECORATIVE  
BRICK PAVEMENT AREA  
(SET ON EXISTING  
PAVEMENT)

PROPOSED TEMPORARY  
(20'X40') TENT (SET ON  
EXISTING PAVEMENT)

PROPOSED TEMPORARY  
FOOD PREP TRUCK (SET  
ON EXISTING PAVEMENT)

EXISTING EXTERIOR  
LIGHT TO REMAIN  
(TYP.)

PROPOSED TEMPORARY  
(6'X12') MOBILE RESTROOM  
TRAILER (SET ON EXISTING  
PAVEMENT)

PROPOSED TEMPORARY  
CLUBHOUSE AREA  
AND RE-STRIPE  
EXISTING PARKING  
AREA

PROPOSED TENNIS  
PAVILION (DESIGN BY  
OTHERS)

PROPOSED HEAVY  
DUTY PAVEMENT  
(TYP.)

PROPOSED TENNIS COURTS  
(DESIGN BY OTHERS)

PROPOSED STOP  
BAR (TYP.)

PROPOSED RETAINING WALL  
(DESIGN BY OTHERS)  
(TYP.)

PROPOSED PEDESTRIAN  
CROSSING (TYP.)

PROPOSED GATE  
HOUSE (DESIGN BY  
OTHERS)

PROPOSED HEAVY  
DUTY PAVEMENT  
(TYP.)

PROPOSED TENNIS COURTS  
(DESIGN BY OTHERS)

PROPOSED TENNIS COURTS  
(DESIGN BY OTHERS)

PROPOSED TENNIS COURTS  
(DESIGN BY OTHERS)

PROPOSED TENNIS COURTS  
(DESIGN BY OTHERS)

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PROPOSED TENNIS COURTS  
(DESIGN BY OTHERS)

PROPOSED TENNIS COURTS  
(DESIGN BY OTHERS)

PROPOSED TENNIS COURTS  
(DESIGN BY OTHERS)

BEDFORD ROAD (NEW YORK STATE ROUTE 22)

NOT FOR CONSTRUCTION

APPLICANT/TOWNER  
**SUMMIT CLUB PARTNERS, 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  
John Meyer Consulting, Inc.  
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www.jmcpa.com

**JMC**

SITE LAYOUT  
PLAN (SOUTH)

THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

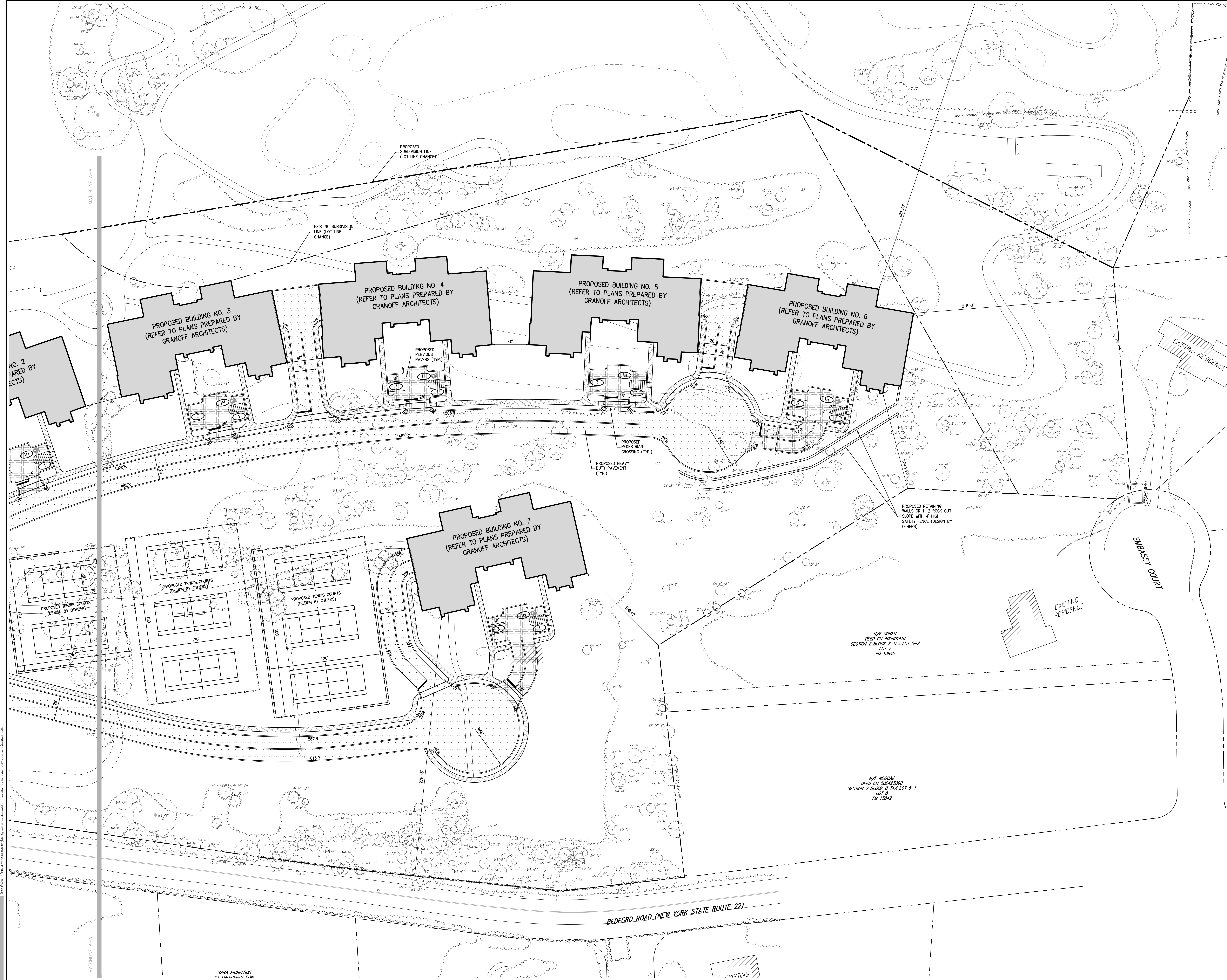
ANY ALTERATION OF PLANS,  
SPECIFICATIONS, PLATS AND  
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OF A LICENSED PROFESSIONAL  
ENGINEER OR LICENSED LAND  
SURVEYOR IS A VIOLATION OF  
SECTION 7209 OF THE NEW  
YORK STATE EDUCATION LAW,  
EXCEPT AS PROVIDED FOR BY  
SECTION 7209, SUBSECTION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

Drawn: NC Approved: AG  
Scale: 1" = 30'  
Date: 11/23/2020  
Project No: 20101  
2000-4001 C-100 LAF  
Drawing No:

**C-100**



NOT FOR CONSTRUCTION



SARA RICHMOND  
11/23/2020

APPLICANT/OWNER	
Summit Club Partners, LLC	568 Bedford Road (NY-22) Armonk, NY 10604

ARCHITECT	
Granoff Architects	330 Railroad Avenue Greenwich, CT 06830

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC	
John Meyer Consulting, Inc.	120 Bedford Road • Armonk, NY 10604 Phone: 845.332.2222 • Fax: 845.233.2122 www.jmcpic.com

SITE LAYOUT PLAN (NORTH)	
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE) 568 & 570 BEDFORD ROAD (NY-22) ARMONK, NY 10604	

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.	
Drawn: NC	Approved: AG
Scale: 1" = 30'	
Date: 11/23/2020	
Project No: 20101	
2000-4001 C-101 LAYOUT	

C-101



DT-2  
FORD ROAD  
LOOK-1 TAX LOT 28.2  
34421 ACRES  
± SQUARE FEET



APPROXIMATE LOCATION  
OF EXISTING WATER  
METER VAULT  
(11'L X 7'W X 8'D)

NOT FOR CONSTRUCTION

JMC	
Drawn	NC
Scale	1" = 30'
Date	11/23/2020
Project No.	20101
200-ANNE	040 001H 01401
Drawn By	NC
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.	
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE) 568 & 570 BEDFORD ROAD (NY-22) ARMONK, NY 10504	
GRADING PLAN SOUTH	
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC JMC Site Development Consultants, LLC John Meyer Consulting, Inc. 120 BEDFORD ROAD • ARMONK, NY 10504 voice 914.333.2222 • fax 914.233.2102 www.jmccpllc.com	
APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC 568 BEDFORD ROAD (NY-22) ARMONK, NY 10504	
ARCHITECT: GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06850	
Revision	
No.	
Date	
By	

SABA RICHMOND  
11 BEDFORD RD NY



NOT FOR CONSTRUCTION



APPLICANT/OWNER	
Summit Club Partners, LLC	568 Bedford Road (NY-22)
Armonk, NY 10504	

ARCHITECT	
Granoff Architects	330 Railroad Avenue
Greenwich, CT 06830	

JMC	
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC	John Meyer Consulting, Inc.
120 Bedford Road • Armonk, NY 10504	120 Bedford Road • Armonk, NY 10504
Phone: 914.333.2323 • Fax: 914.233.2102	www.jmcpnc.com

GRADING PLAN NORTH	
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)	
568 & 570 BEDFORD ROAD (NY-22)	
ARMONK, NY 10504	

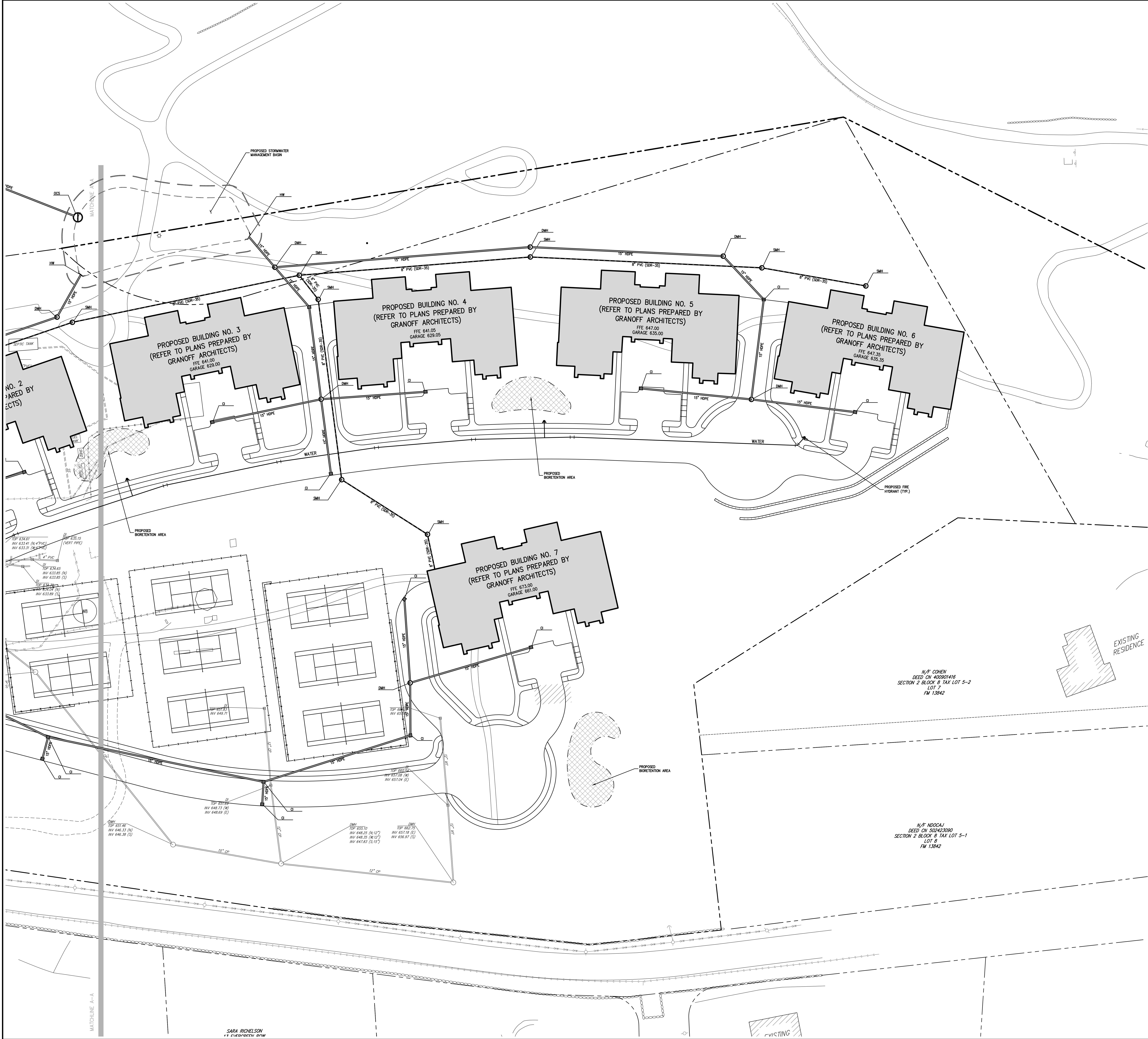
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Drawn: NC	Approved: AG
Scale: 1" = 30'	Date: 11/23/2020
Project No: 20101	200-0000: 000 NORTH: 000000
Drawing No: C-201	



Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
2004-UTILITIES	C-300	UTL.s	
Drawing No:			
<b>C-300</b>			



NOT FOR CONSTRUCTION



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE C DRAIN INLET
	PROPOSED HEADWALL
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED CLEANOUT
	PROPOSED HYDRANT
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC/TELEPHONE/CABLE
	PROPOSED WATER VALVE
	PROPOSED GAS VALVE
	PROPOSED RETAINING WALL (DECISION BY OTHERS)

- NOTES:**
- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC/PLC, LAST REVISED 03/06/2013.
  - 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.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2948. JOINTS SHALL BE WATER-TIGHT IN ACCORDANCE WITH ASTM D-3212.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE COINVENT-LEAD DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-154 AND C-111.
  - 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.

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

ARCHITECT: **GRANOFF ARCHITECTS**  
330 RAILROAD AVENUE  
GREENWICH, CT 06830

APPLICANT/OWNER: **JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC**  
JMC Site Development Consultants, LLC  
John Meyer Consulting, LLC  
1420 BEDFORD ROAD • ARMONK, NY 10504  
PHONE: 914.333.3232 • FAX: 914.233.2102  
www.jmcpllc.com

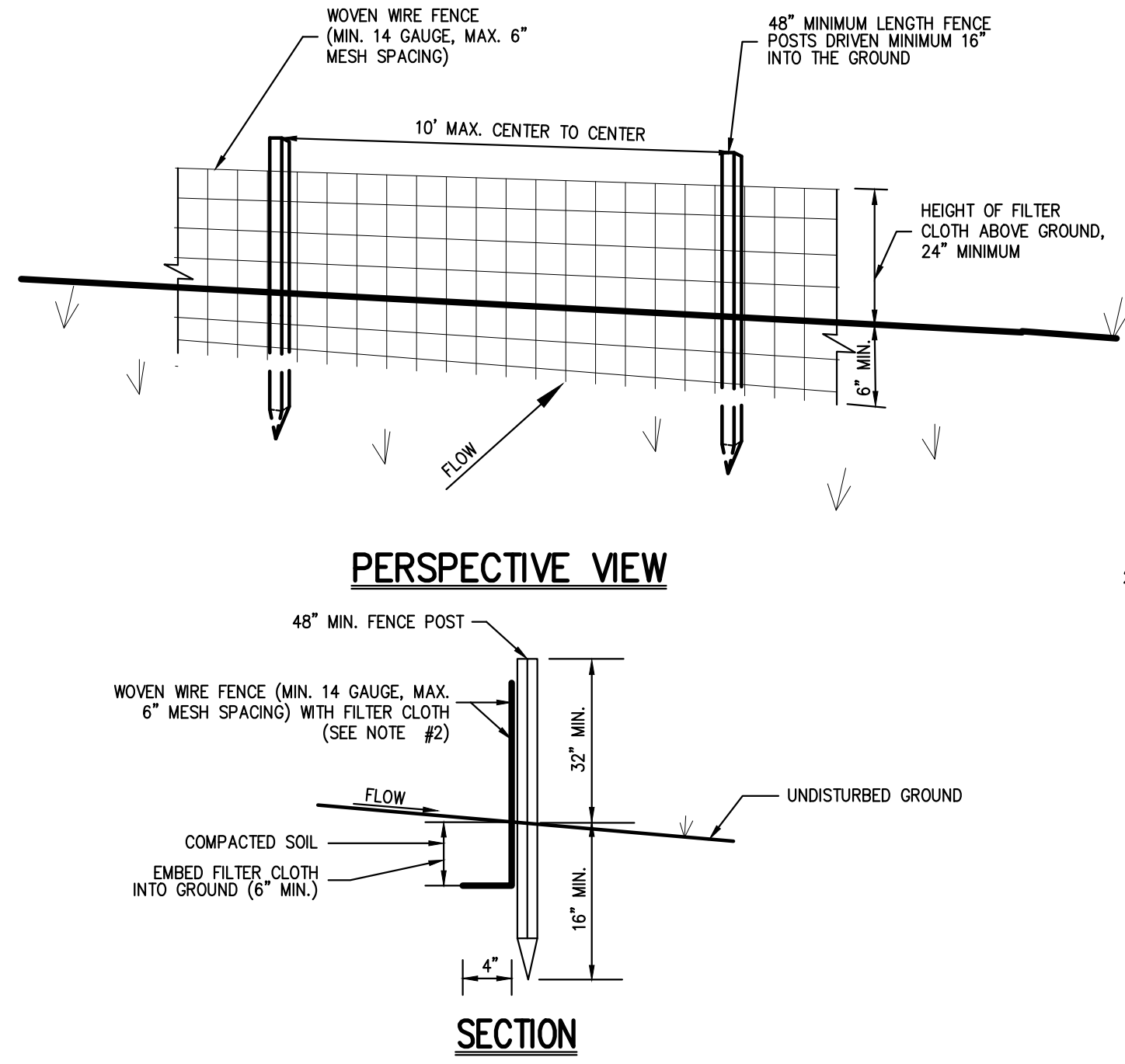
**JMC**

**SITE PRELIMINARY UTILITIES PLAN (NORTH)**  
**THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)**  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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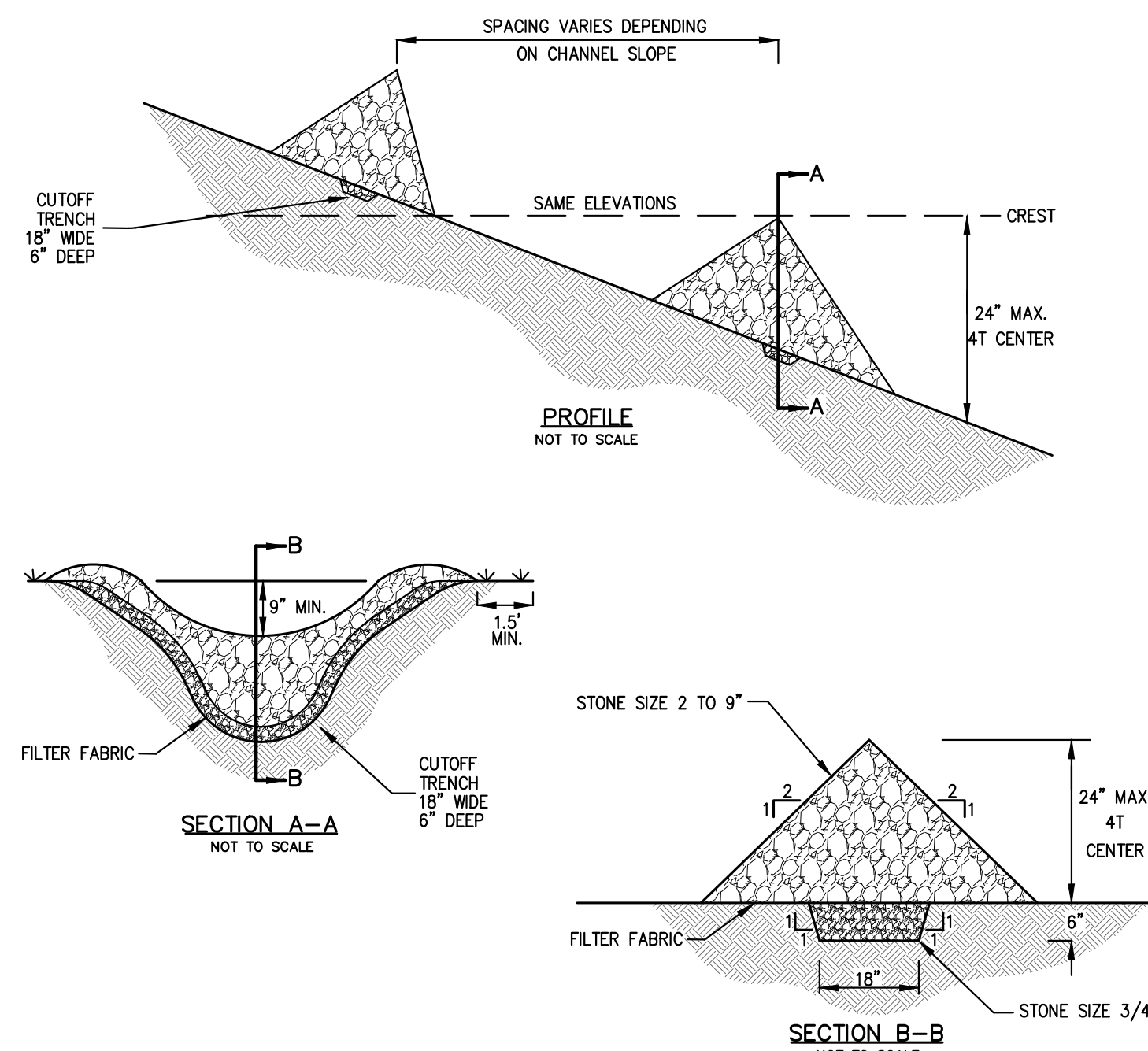
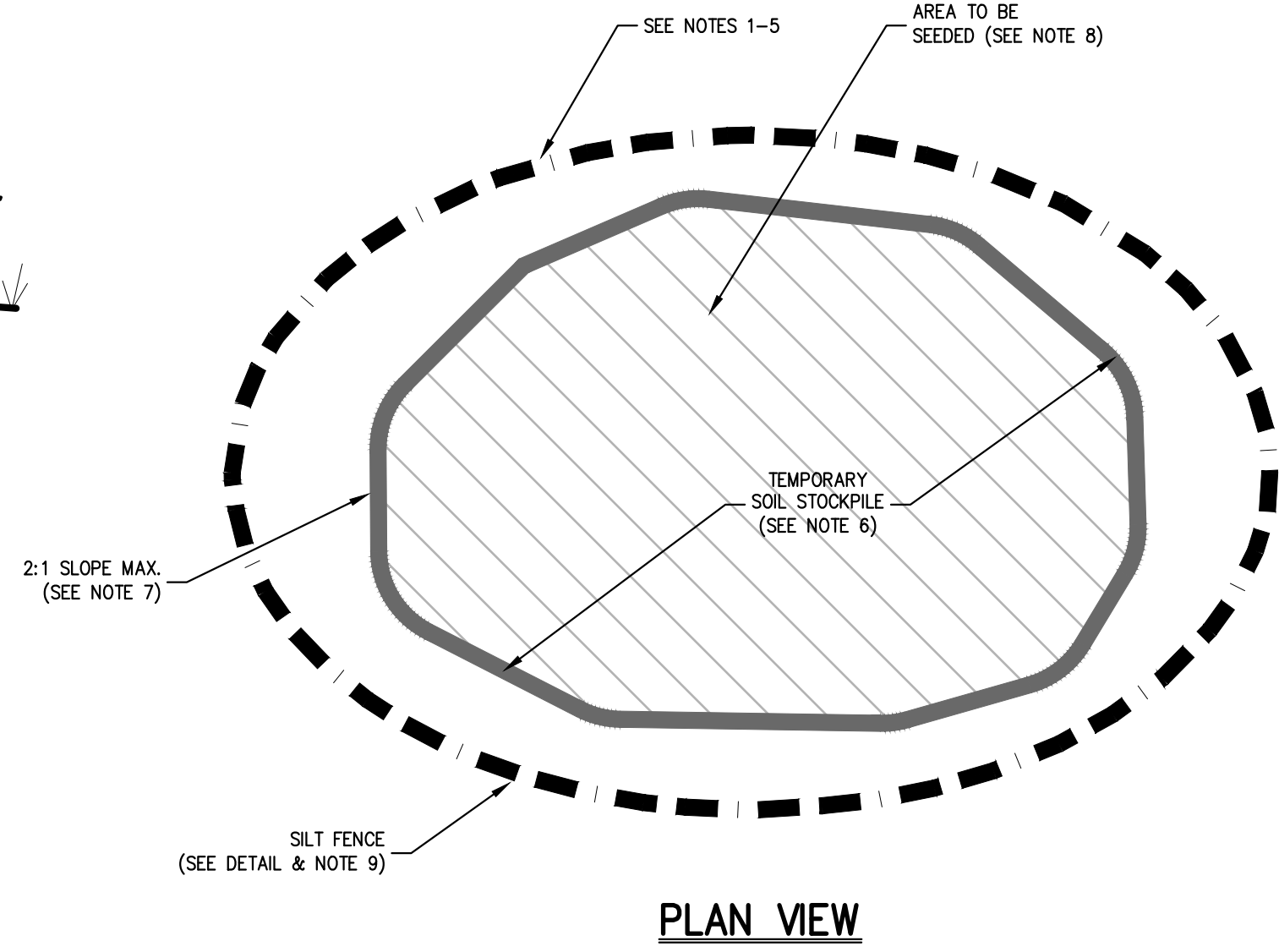
Drawn: **NC** Approved: **AG**  
Scale: **1" = 30'**  
Date: **11/23/2020**  
Project No: **20101**  
2019-2020: **C-301** **VILLAS**  
Drawing No: **C-301**





#### NOTES:

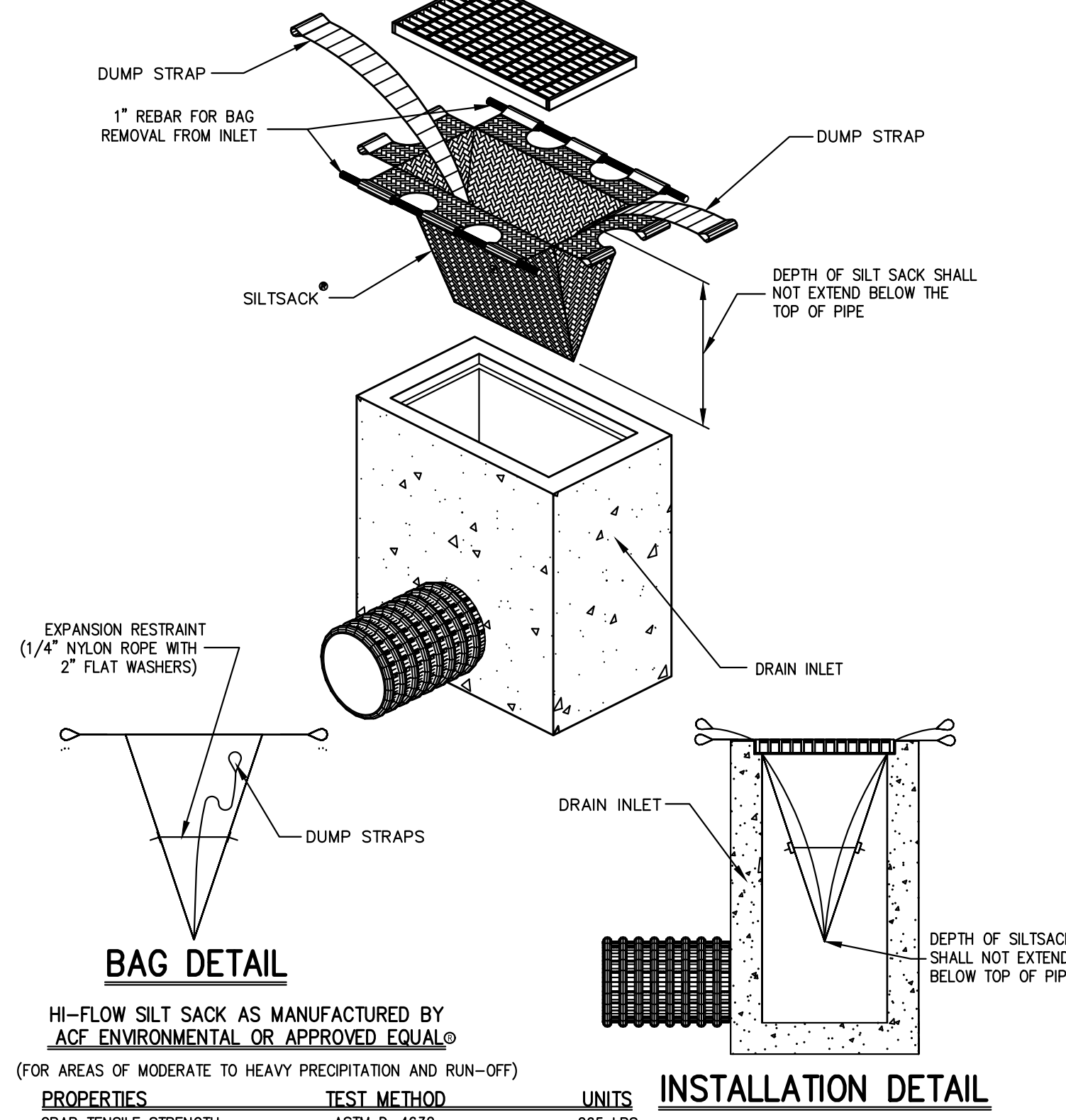
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER I OR U TYPE OR HARDWOOD.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- 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, MANTA TOOL, STABMANA TIAON, OR APPROVED EQUAL.
- PREPARATED UNITS SHALL BE DESAL, CHNOFENCE, OR APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
- ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEED WITH 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.
- ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.



#### CONSTRUCTION SPECIFICATIONS:

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADINGS AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANK TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BEHIND CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

MAXIMUM DRAINAGE AREA 2 ACRES.

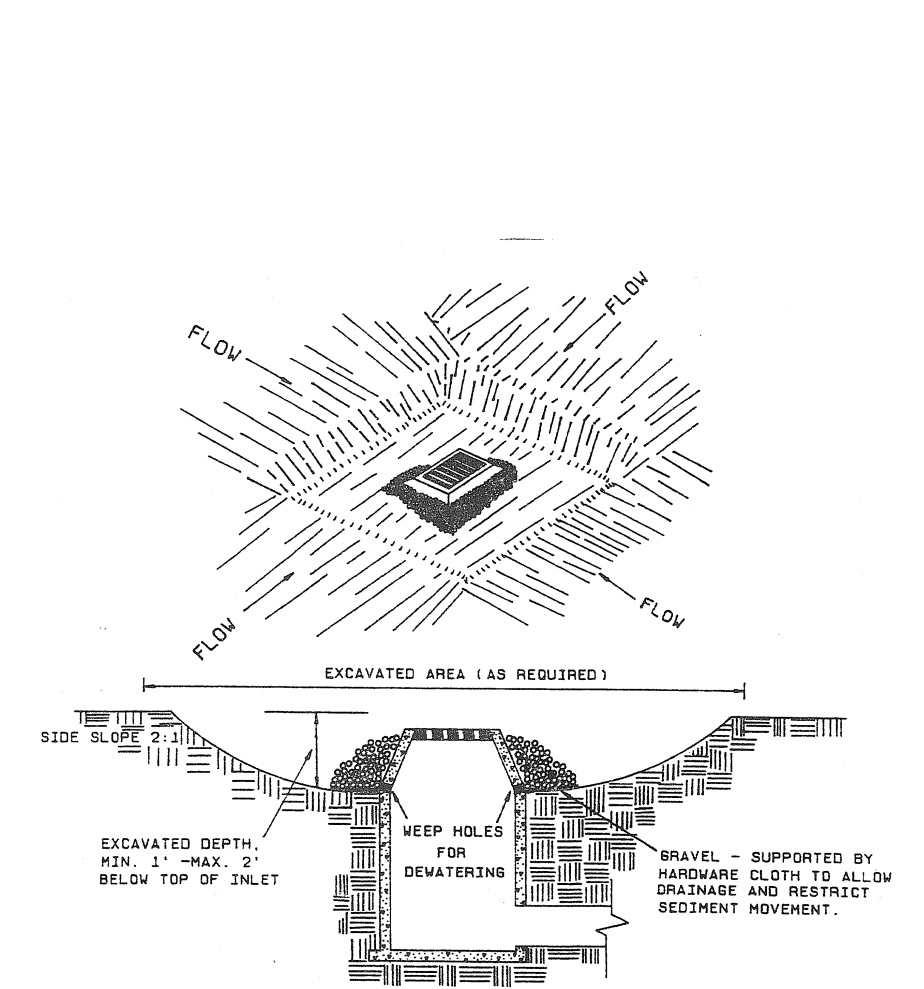


#### HI-FLOW SILT SACK AS MANUFACTURED BY A.E. ENVIRONMENTAL OR APPROVED EQUAL

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	10"
PUNCTURE	ASTM D-4833	135 LBS
MILLEN BURST	ASTM D-4833	400 PSI
TRAPEZOID TEAR	ASTM D-4833	45 LBS
UV RESISTANCE	ASTM D-4833	60%
APPROXIMATE OPENING SIZE	ASTM D-4751	20 US SEIVE
FLOW RATE	ASTM D-4461	200 GAL/MIN/100 FT
PERMITTIVITY	ASTM D-4461	1.5 SEC -1

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



- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
- WEED HOLES SHALL BE PROTECTED BY STONE.
- PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR OR REPLACE INLET PROTECTION TO MAINTAIN EFFECTIVENESS OF THE INSTALLATION.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEED HOLES WITH STABLE SOIL TO FINAL GRADE. COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

### TEMPORARY SOIL STOCKPILE WITH SILT FENCE

1

### STONE CHECK DAM

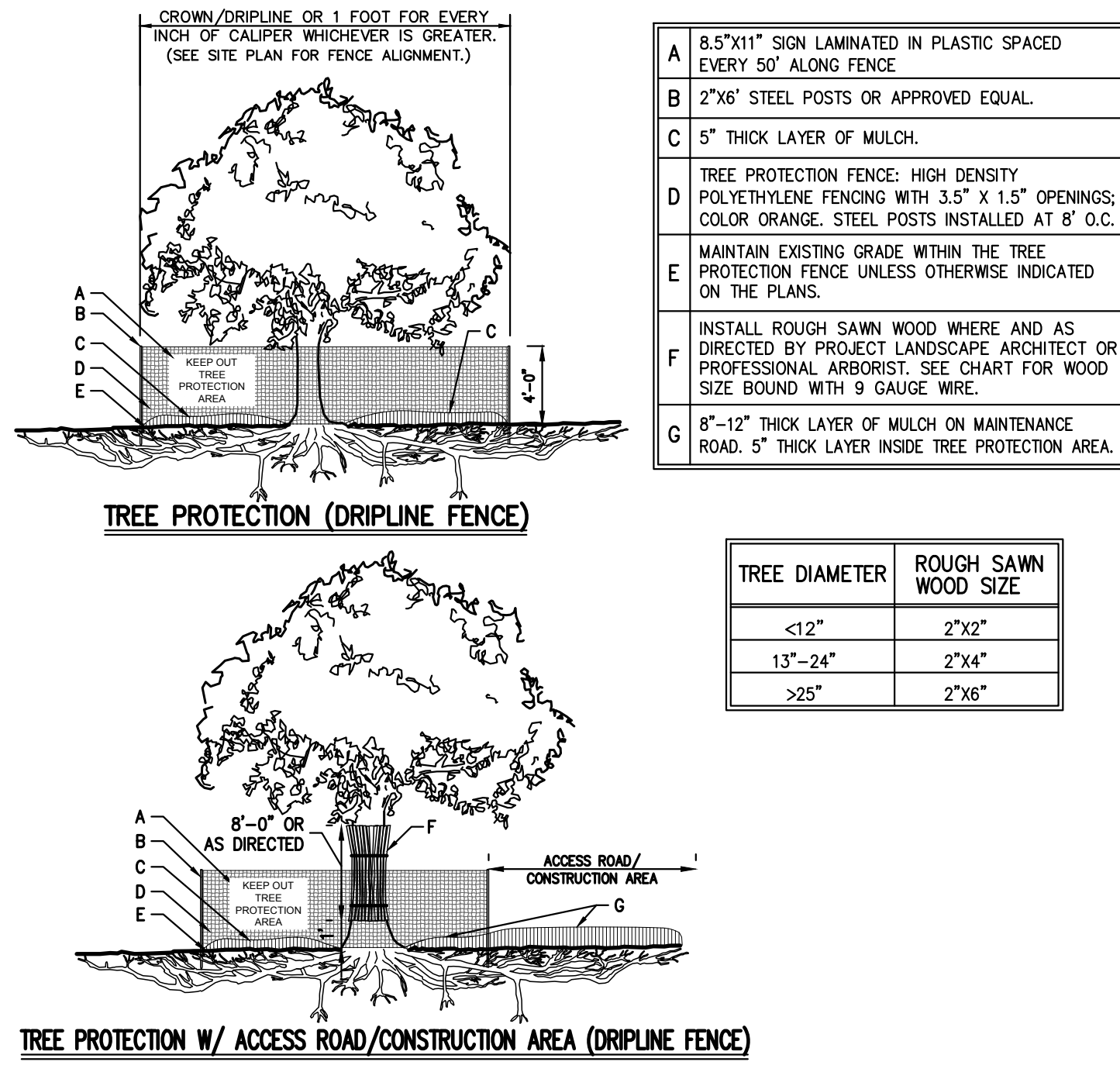
2

### MANUFACTURED INSERT INLET PROTECTION

3

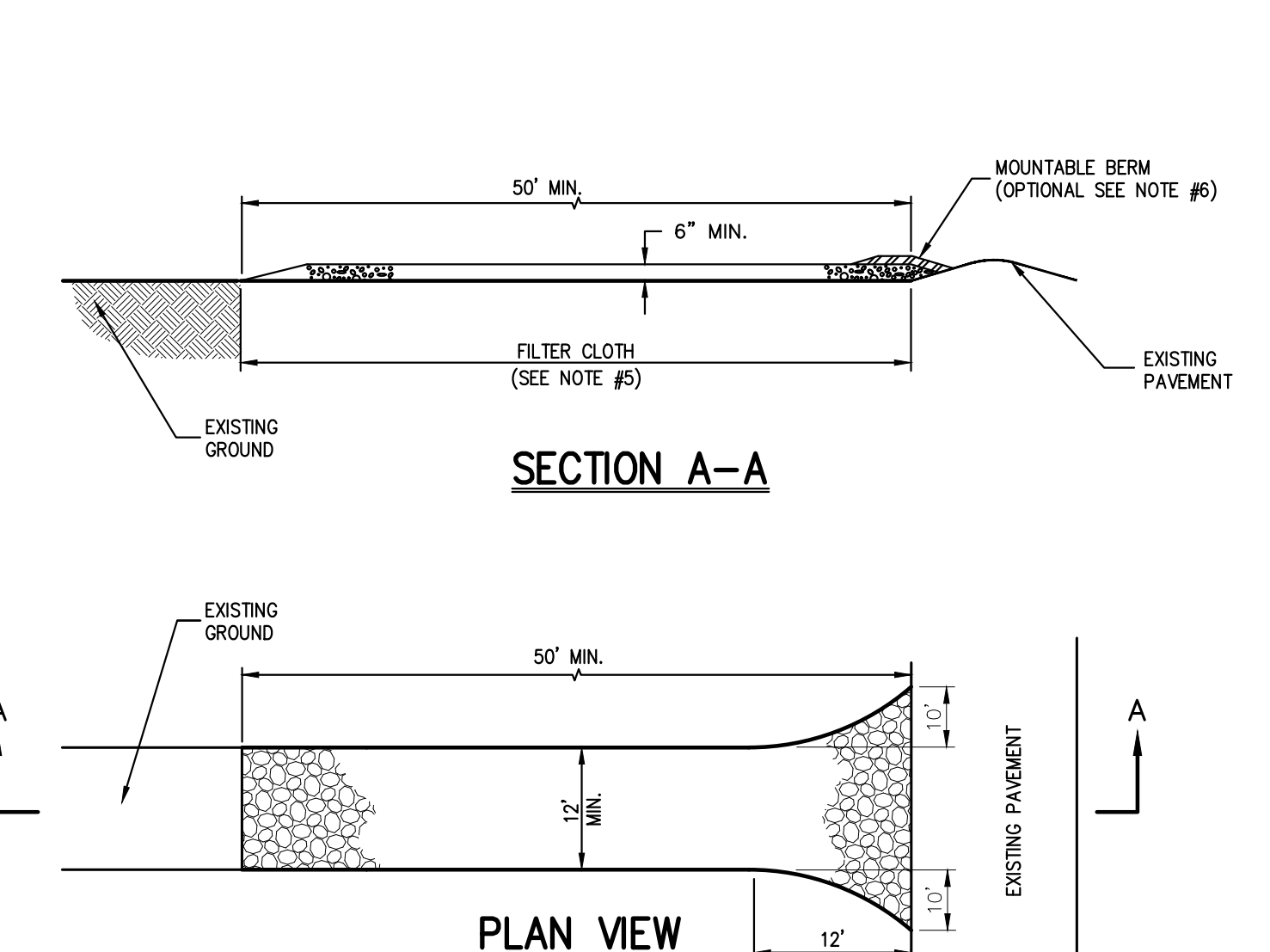
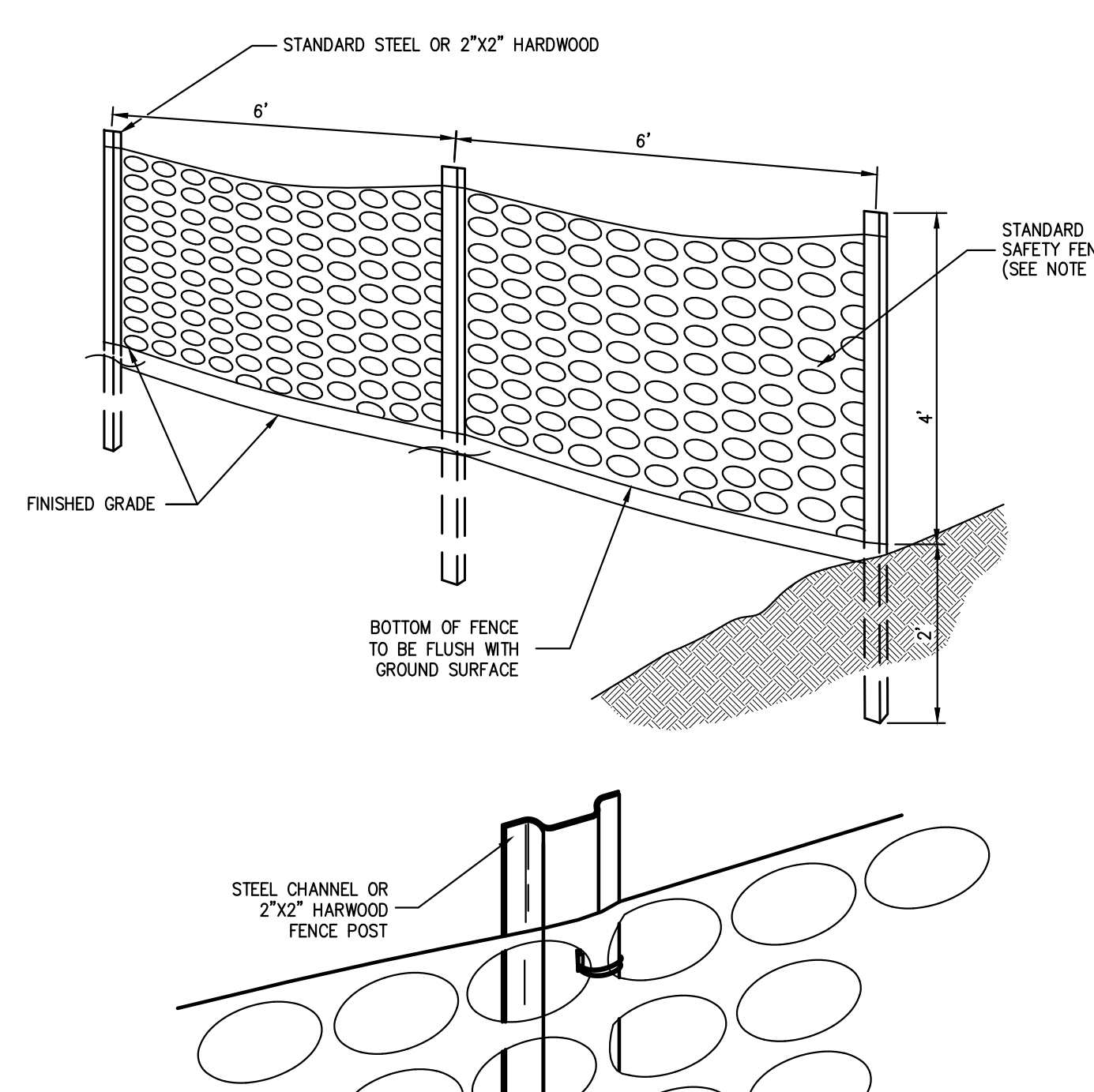
### EXCAVATED DROP INLET PROTECTION

4



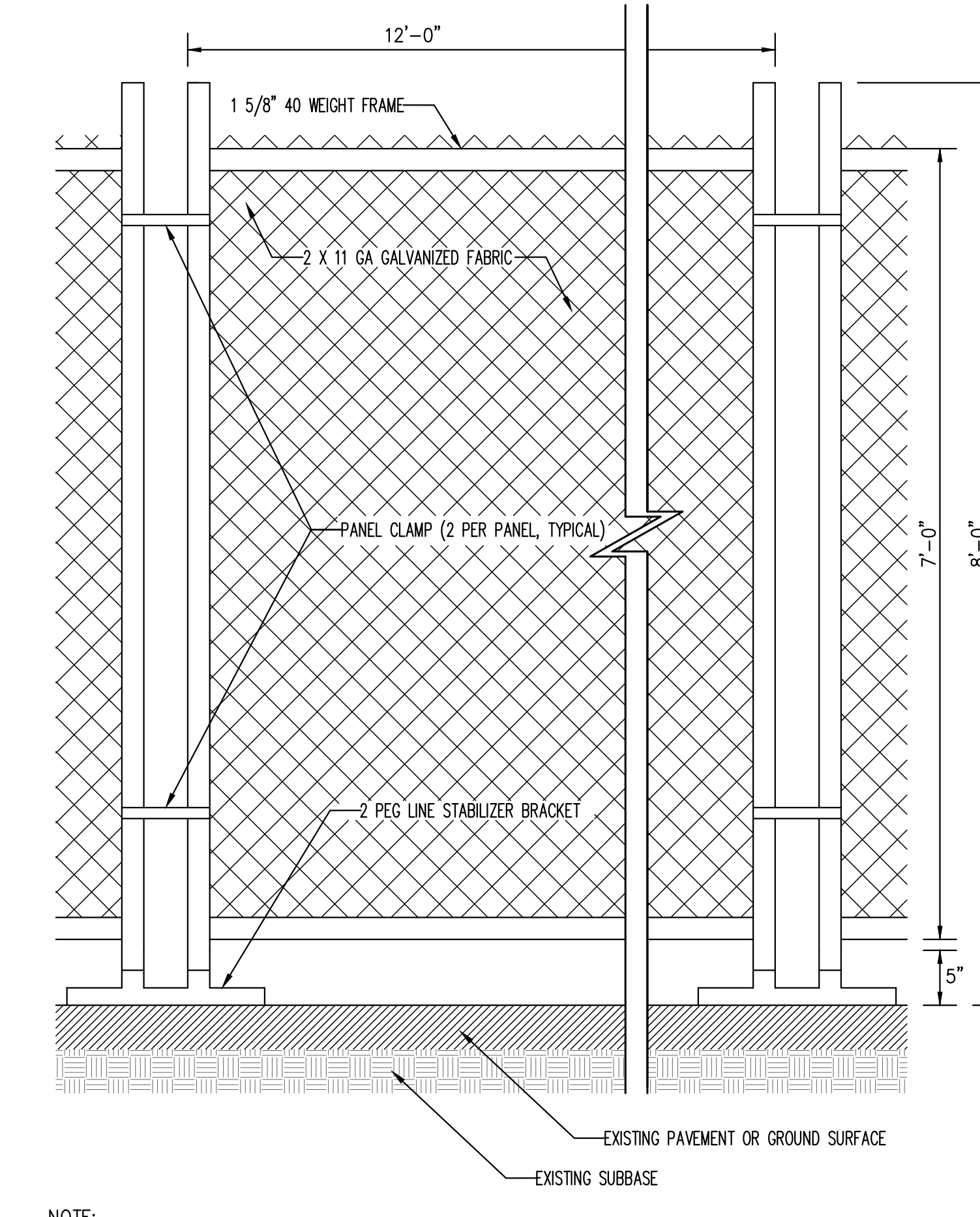
A	8"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE
B	2"X6" STEEL POSTS OR APPROVED EQUAL
C	5" THICK LAYER OF MULCH
D	TREE PROTECTION FENCE, HIGH DENSITY POLYETHYLENE FENCING WITH 1.5" X 1.5" OPENINGS, COLOR ORANGE, STEEL POSTS INSTALLED AT 6' O.C.
E	MAINTAIN EXISTING GRADE WITHIN THE TREE 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 BASED 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"
12"-24"	2"x4"
>24"	2"x6"



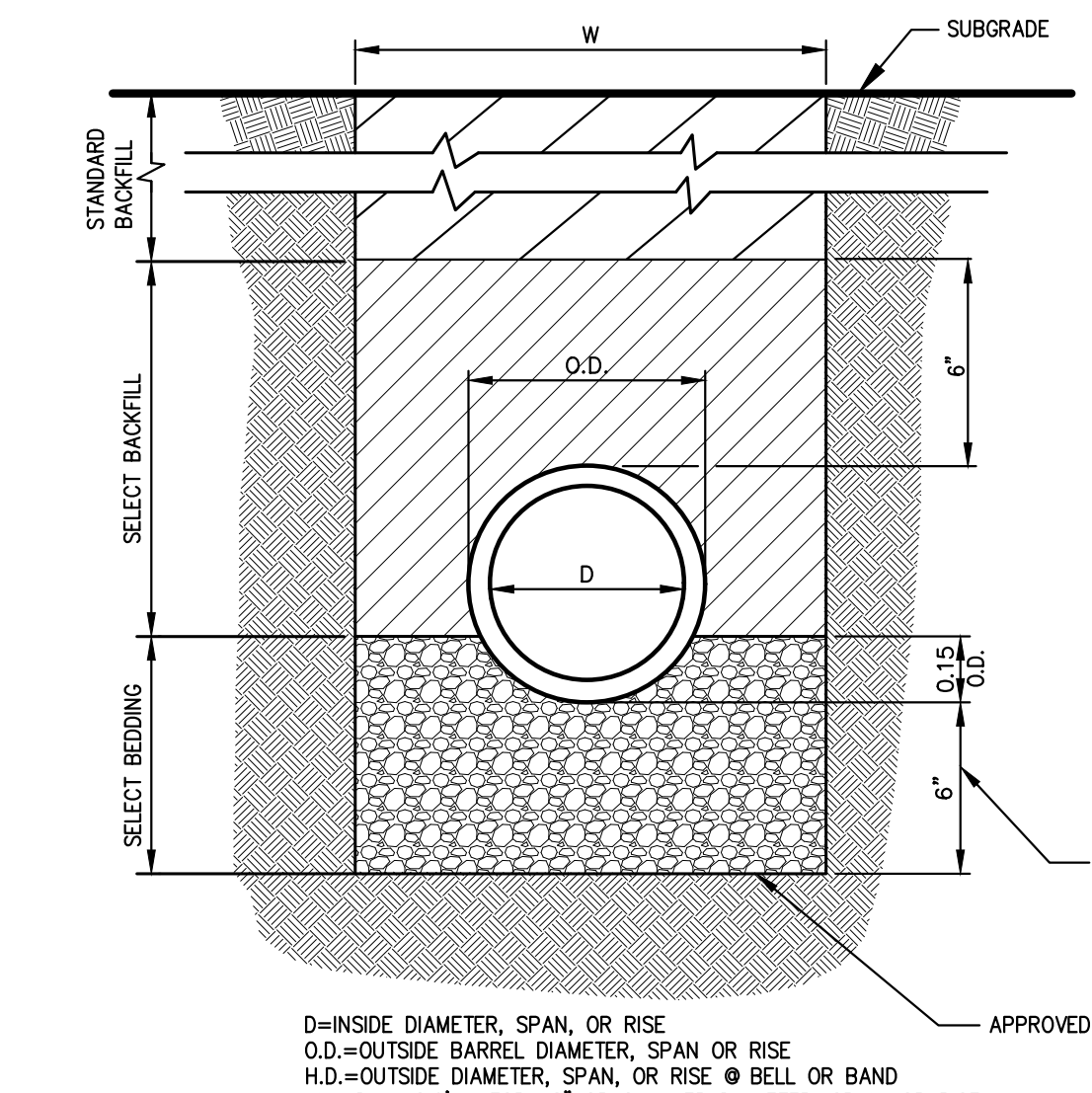
#### NOTES:

- STONE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE HEDGES OR CORNERS OCCUR. 24 FEET MINIMUM IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
- 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 2:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS-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 ROADS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADS-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.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



#### NOTE:

STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.



#### NOTES:

- 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.
- 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 HANGROPS 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.
- FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELLY) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
- 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.

### TREE PROTECTION

5

### CONSTRUCTION FENCE

6

### STABILIZED CONSTRUCTION ENTRANCE

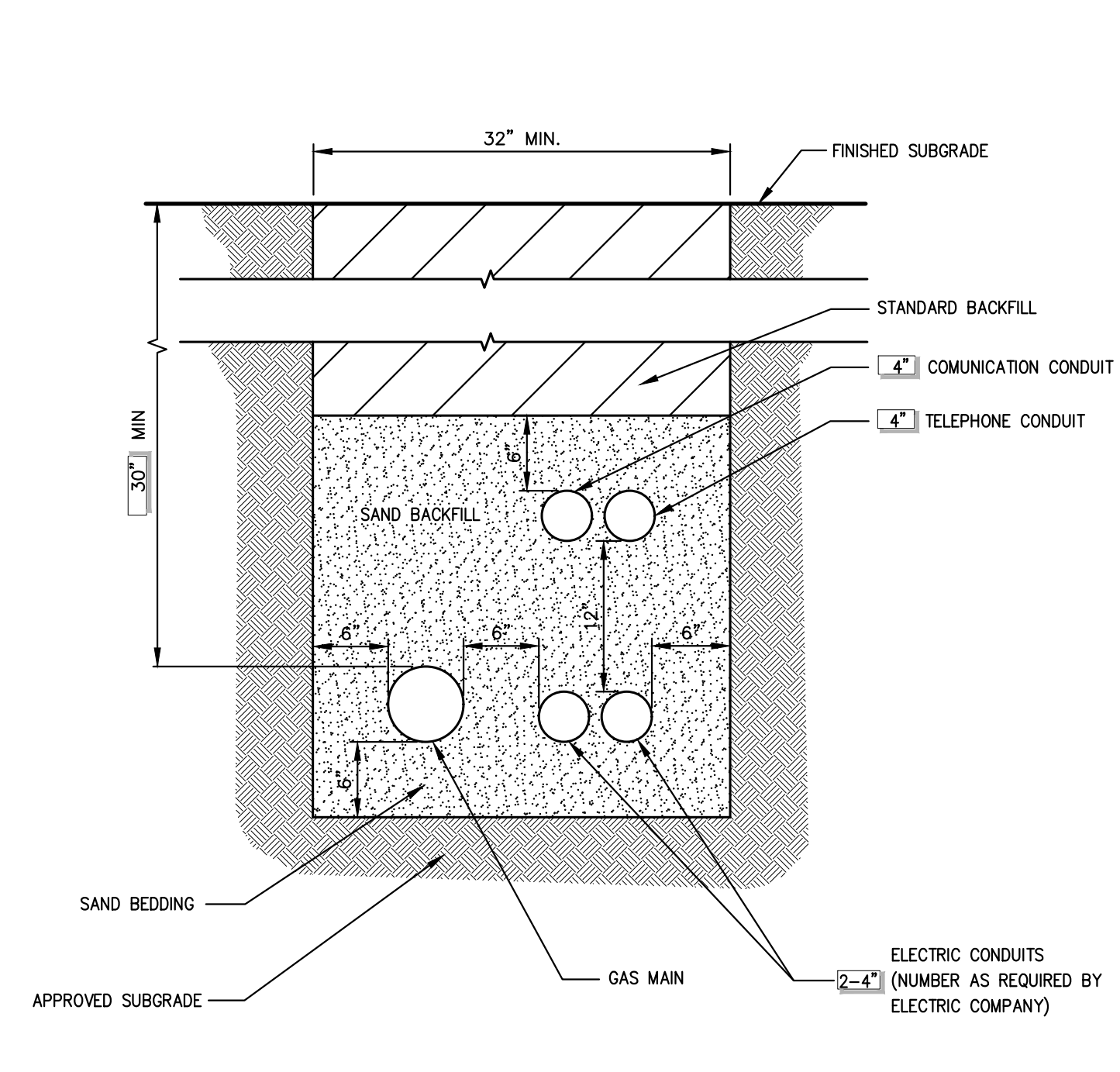
7

### TEMPORARY CHAIN LINK CONSTRUCTION FENCE

8

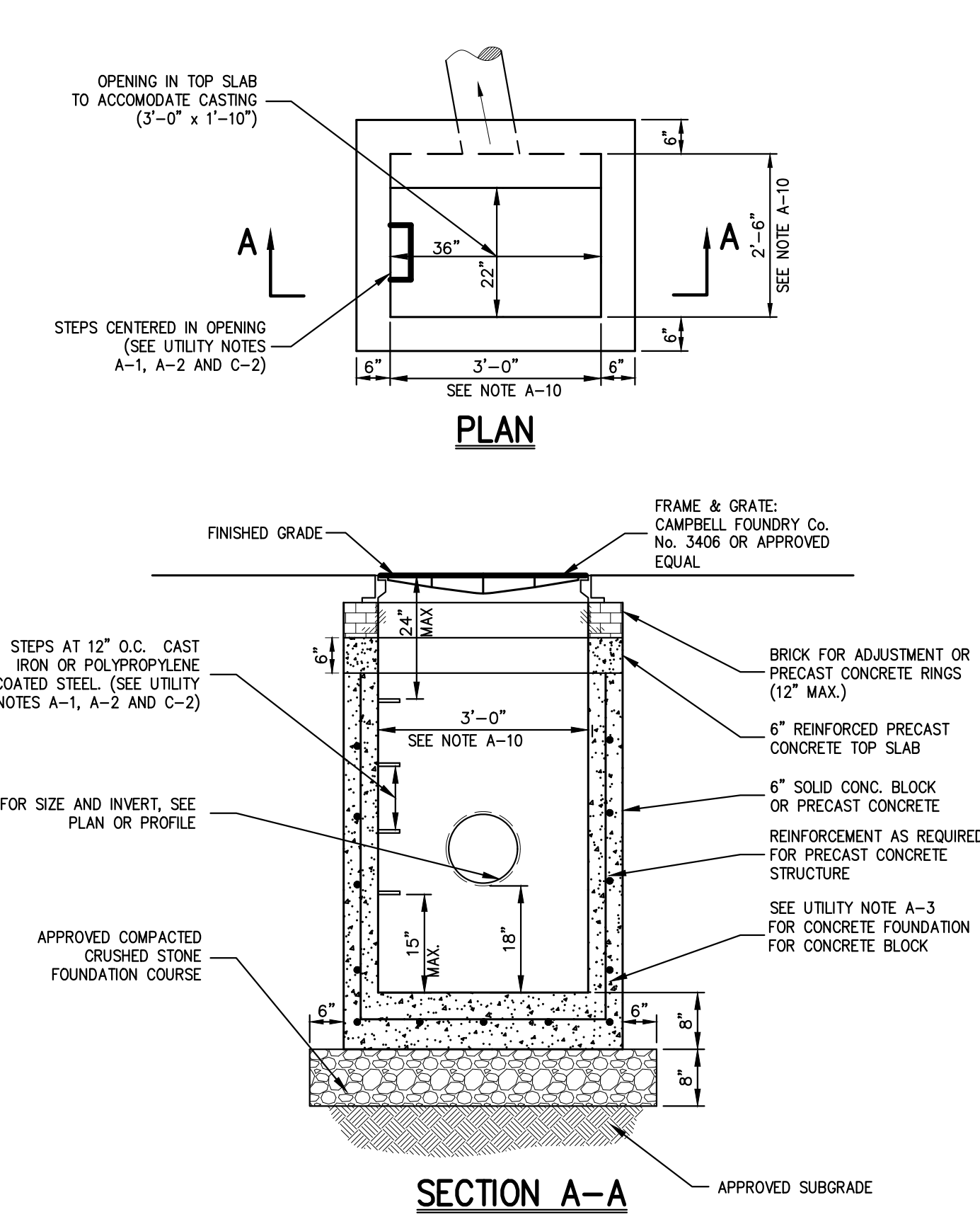
### TYPE II TRENCH

9



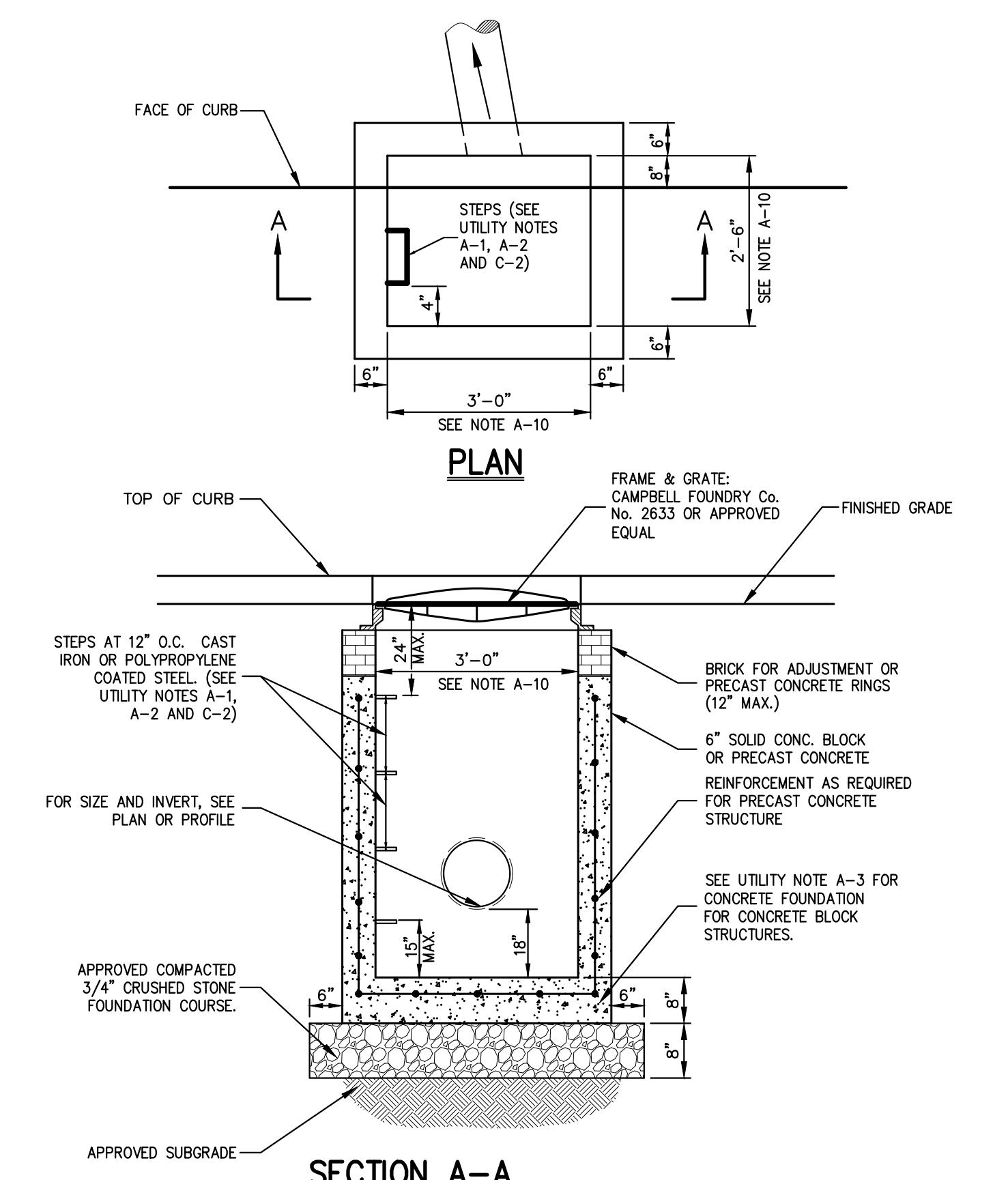
#### NOTES:

- UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
- 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.



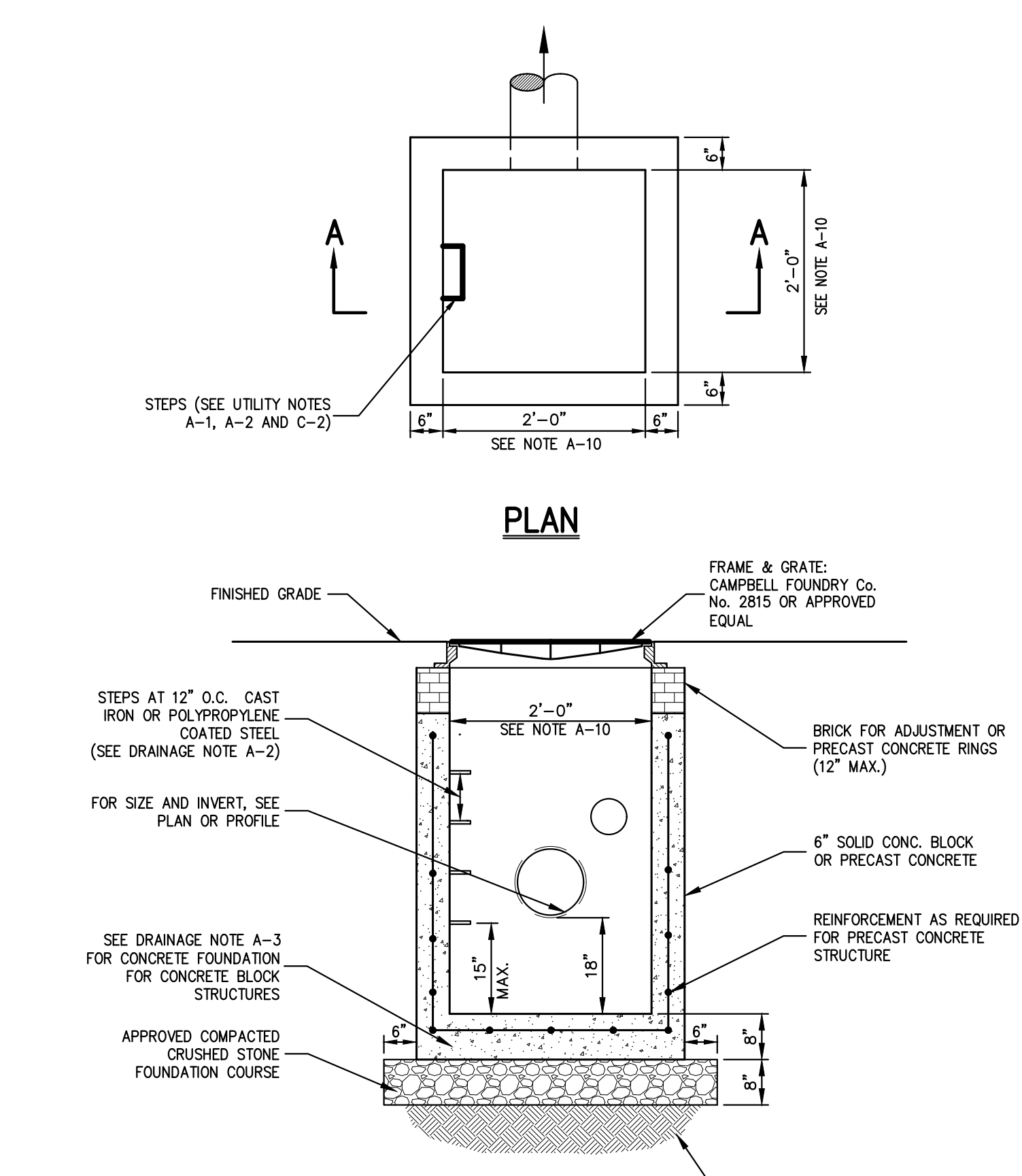
#### NOTE:

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



#### NOTE:

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



#### NOTE:

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

#### NOTES PERTAINING TO DRAIN INLETS

- 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 SLUMP AS APPLICABLE).
- WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".
- FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE SET "AT LEAST 14" (14000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.
- 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.
- ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPANIED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SRA-SET AS MANUFACTURED BY THE SRA CHEMICAL CORP.
- 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.
- ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.
- PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.
- FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.
- FOR ALL STRUCTURES GREATER THAN TEN FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

#### NOTES PERTAINING TO MANHOLES

- PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478, MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.
- 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.
- FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.
- TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.
- INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.
- 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

- ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
- STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

### UTILITY TRENCH DETAIL

10

### DRAIN INLET (TYPE DI)

(WITH SUMP-W/O FINGER UNDERDRAINS)

11

### DRAIN INLET (TYPE CI)

(WITH SUMP-W/O FINGER UNDERDRAINS)

12

### LAWN INLET (TYPE LI)

(WITH SUMP)

13

### UTILITY NOTES

14

NOT FOR CONSTRUCTION

Drawn: NC Approved: AG  
Scale: NOT TO SCALE  
Date: 11/23/2020  
Project No: 20101  
200-04M1: MODEL: -  
Drawing No: C-900

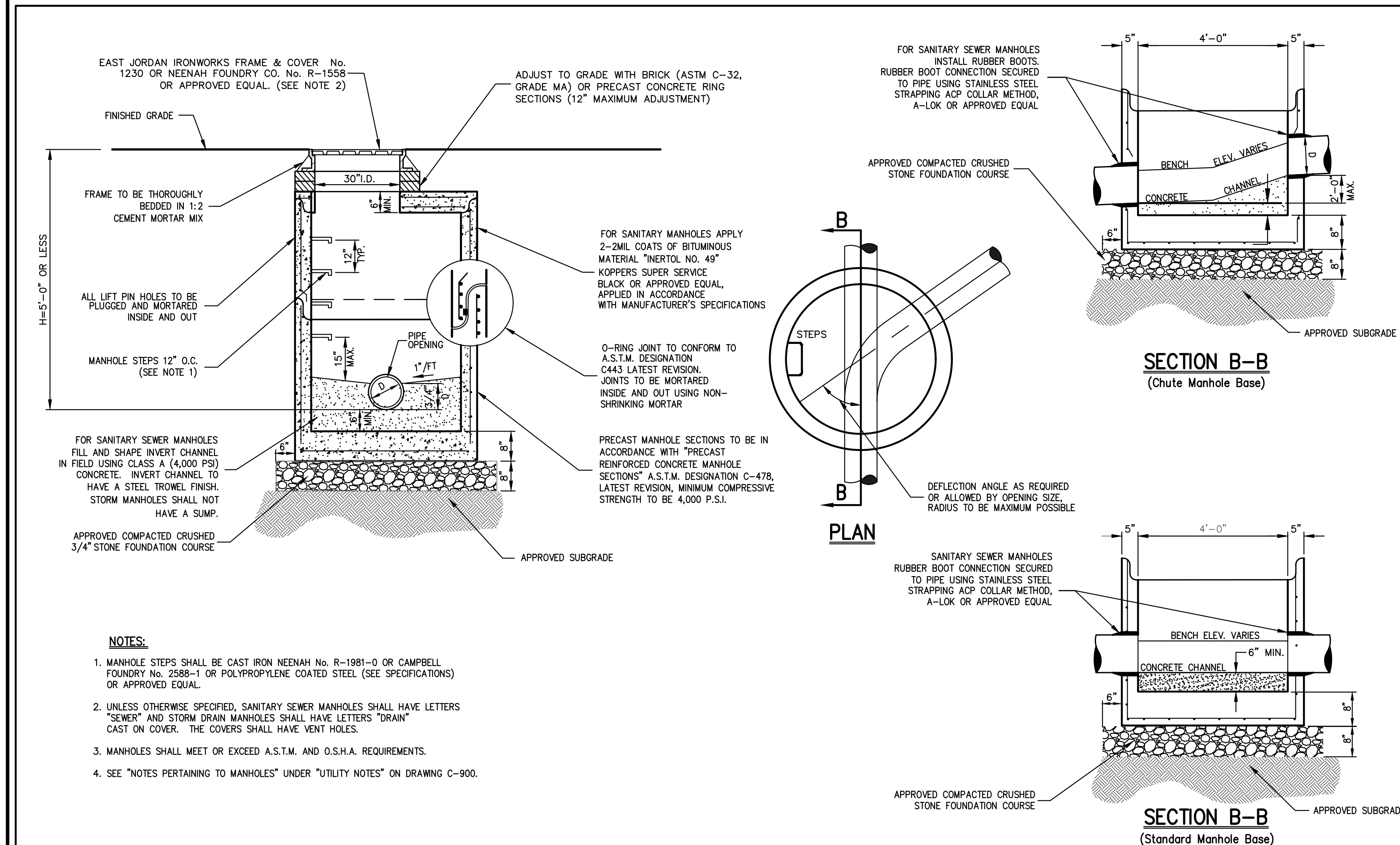
APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC  
566 BEDFORD ROAD (NY 22)  
ARMONK, NY 10504  
ARCHITECT: GRANOFF ARCHITECTS  
330 RAILROAD AVENUE  
GREENWICH, CT 06850

JMC Planning, Engineering, Landscape  
Architects & Land Surveyors, LLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
1209690909 ROAD - ARMONK, NY 10504  
PHONE 914.273.5235 - FAX 914.273.2702  
www.jmcinc.com

CONSTRUCTION DETAILS  
THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
566 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

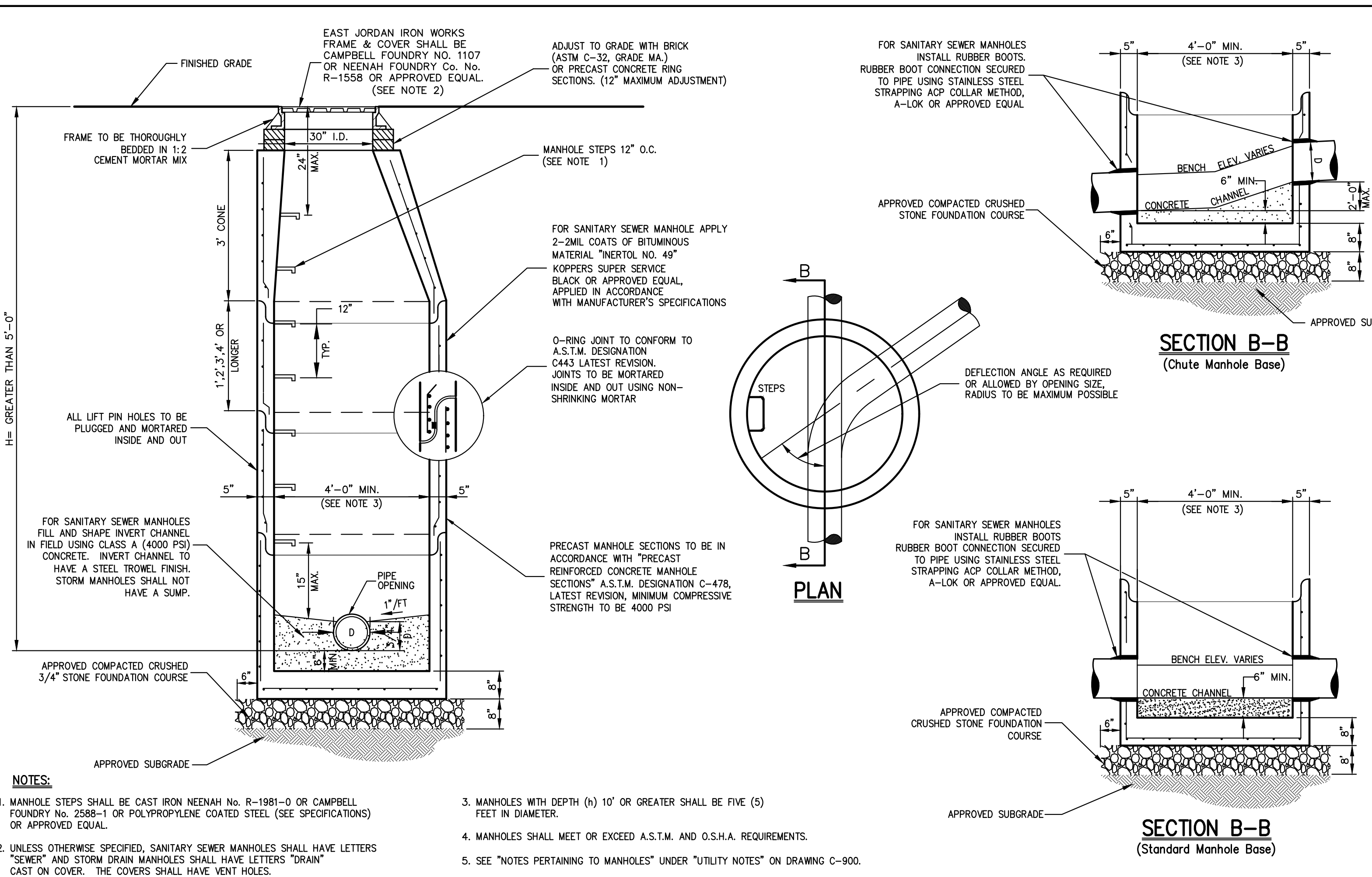
ANY ALTERATION OF PLANS,  
SPECIFICATIONS, PLATS AND  
REPORTS BEARING THE SEAL  
OF A LICENSED PROFESSIONAL  
ENGINEER OR LICENSED LAND  
SURVEYOR IS A VIOLATION OF  
SECTION 7209 OF THE NEW  
YORK STATE EDUCATION LAW  
EXCEPT AS PROVIDED FOR BY  
SECTION 7209, SUBDIVISION 2.





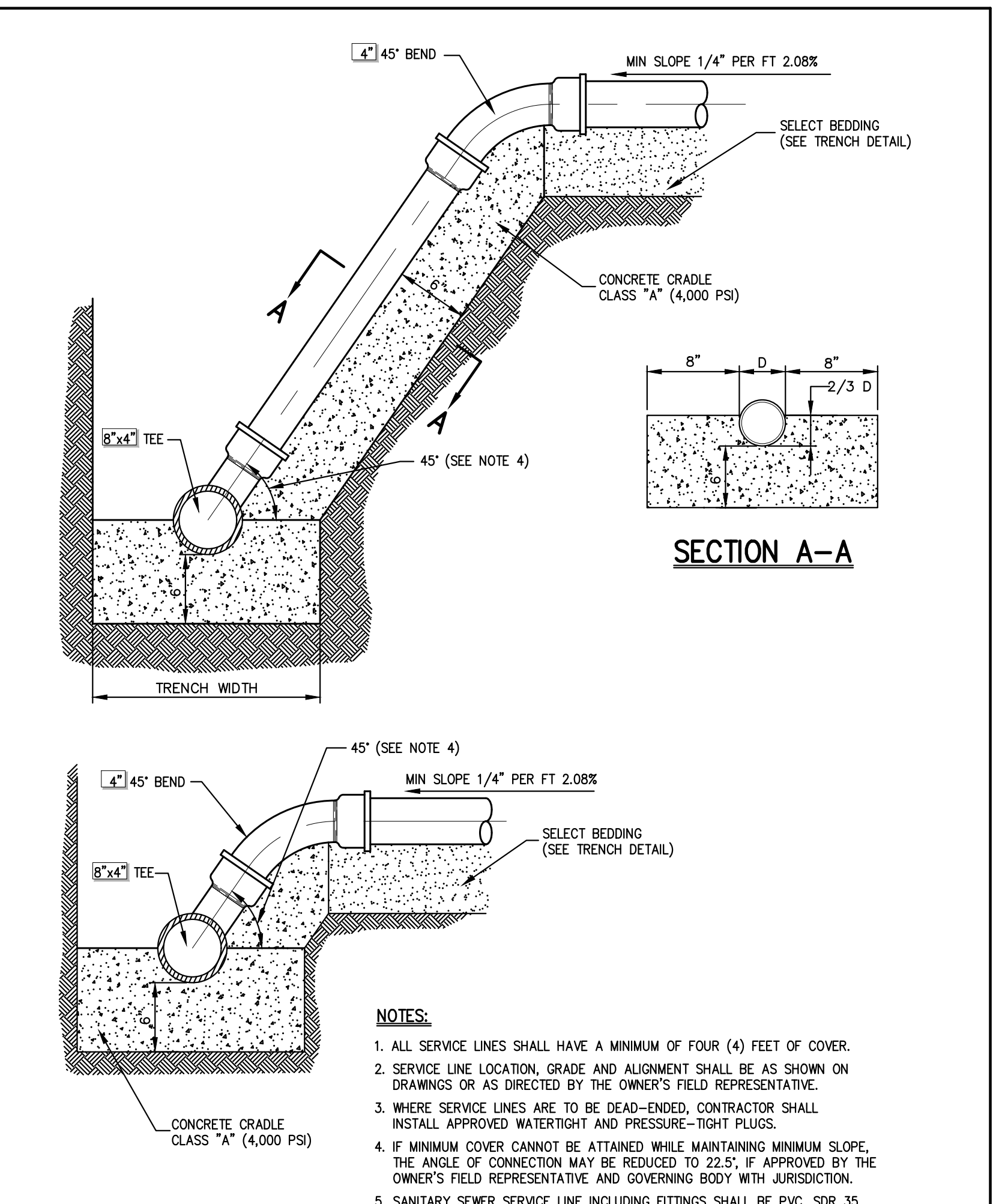
MANHOLE (TYPE A)  
(H < 5'-0")

15



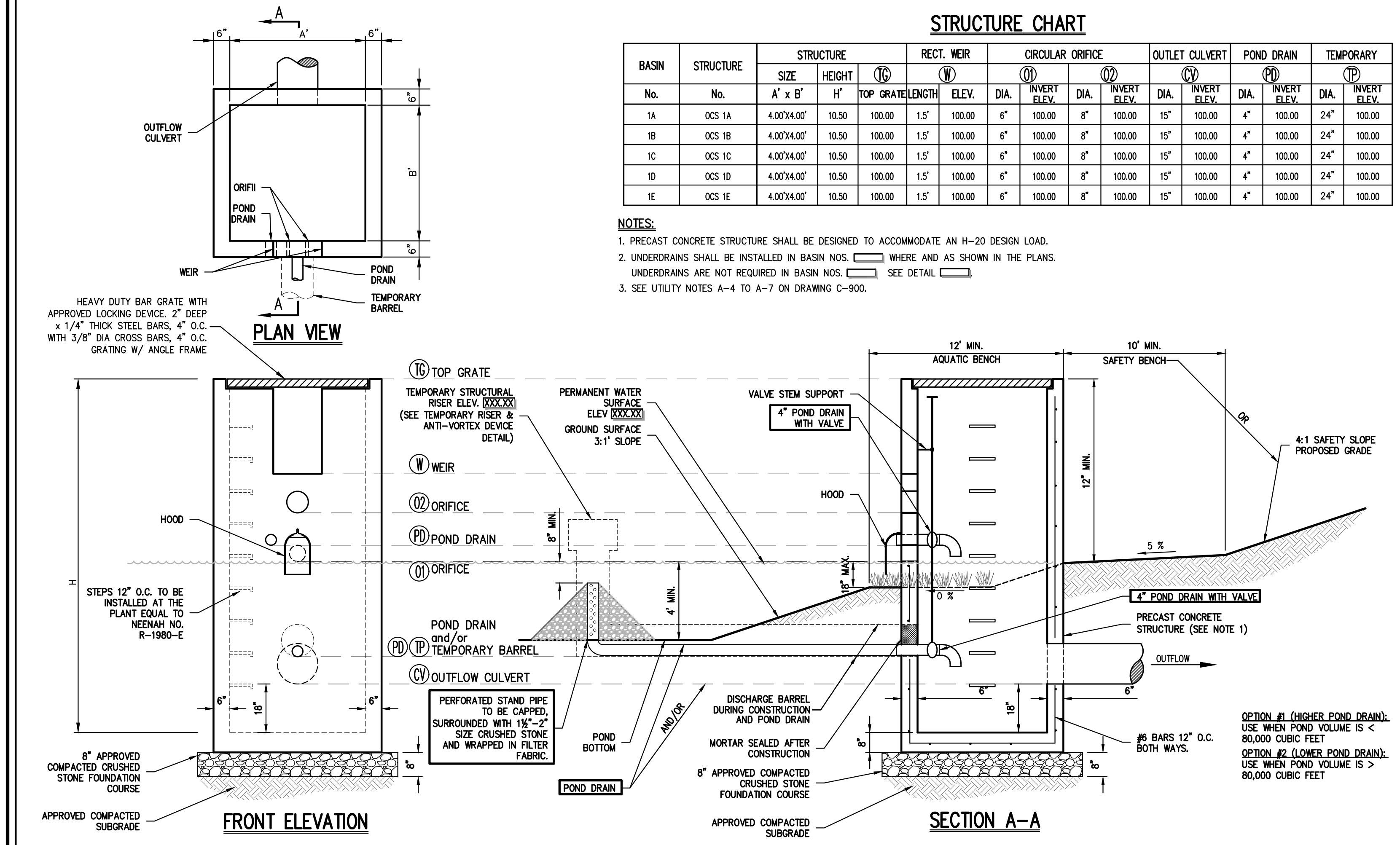
MANHOLE (TYPE B)  
(H > 5'-0")

16



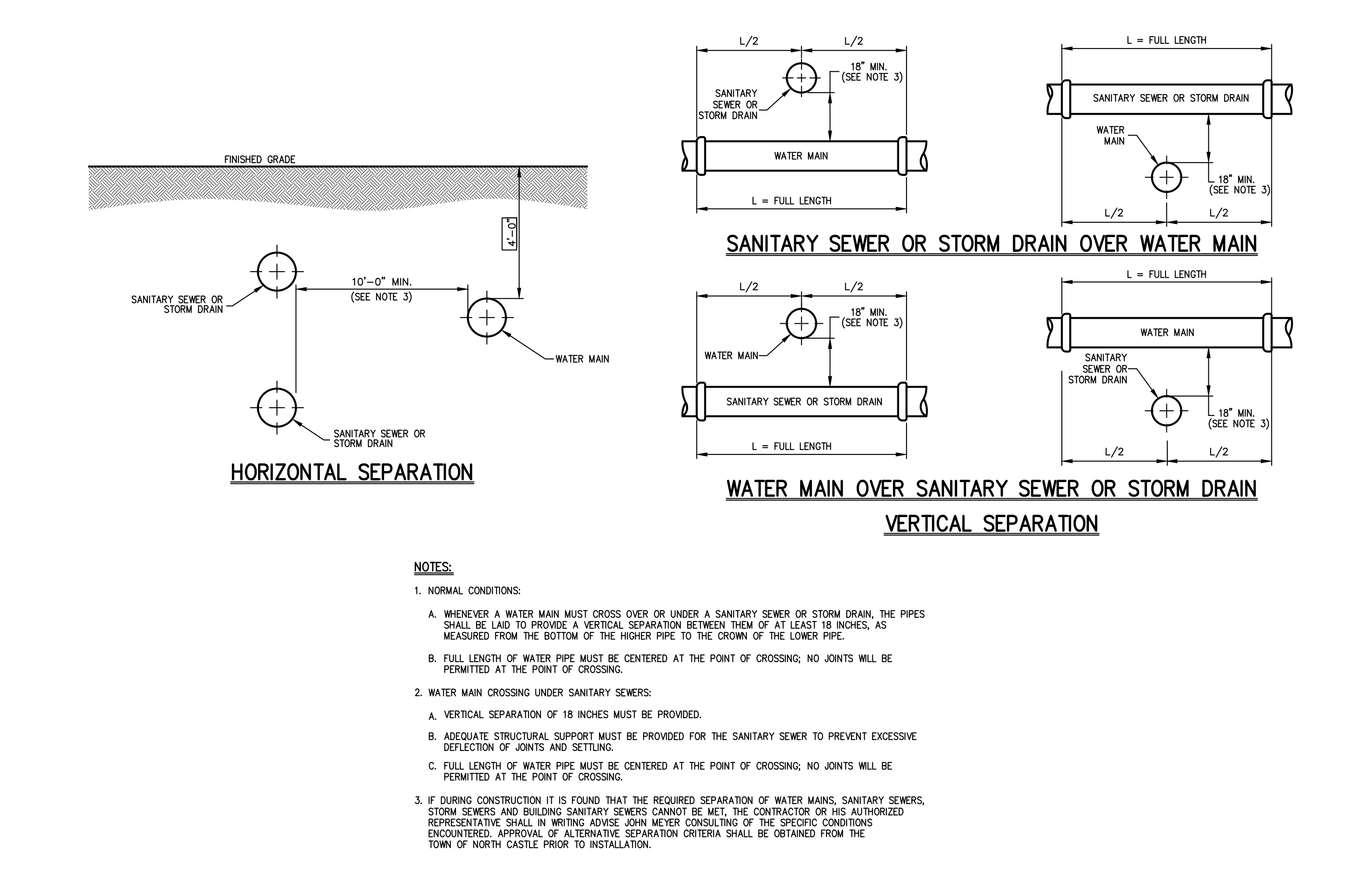
SANITARY SEWER SERVICE CONNECTION

17



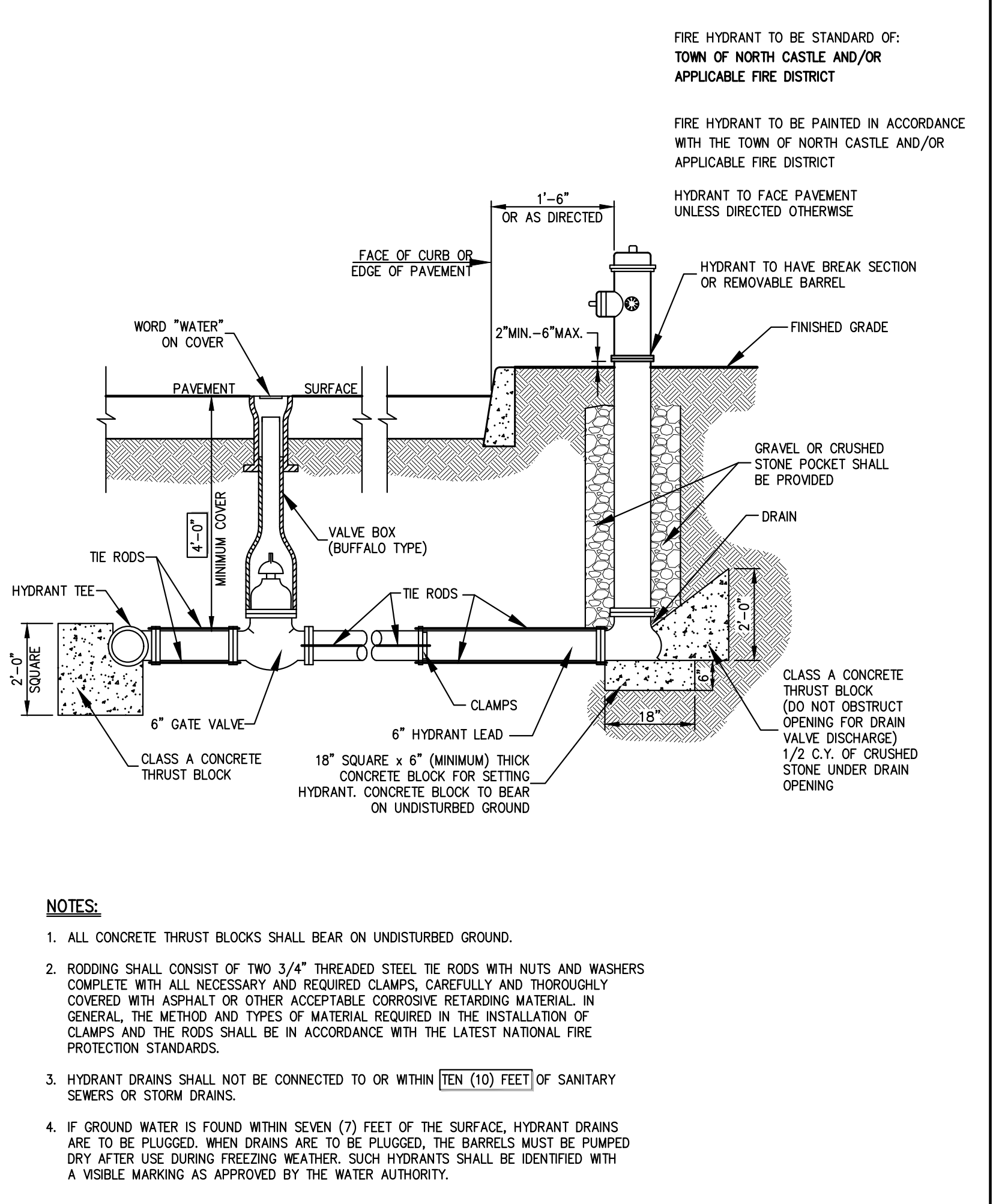
OUTLET CONTROL STRUCTURE

18



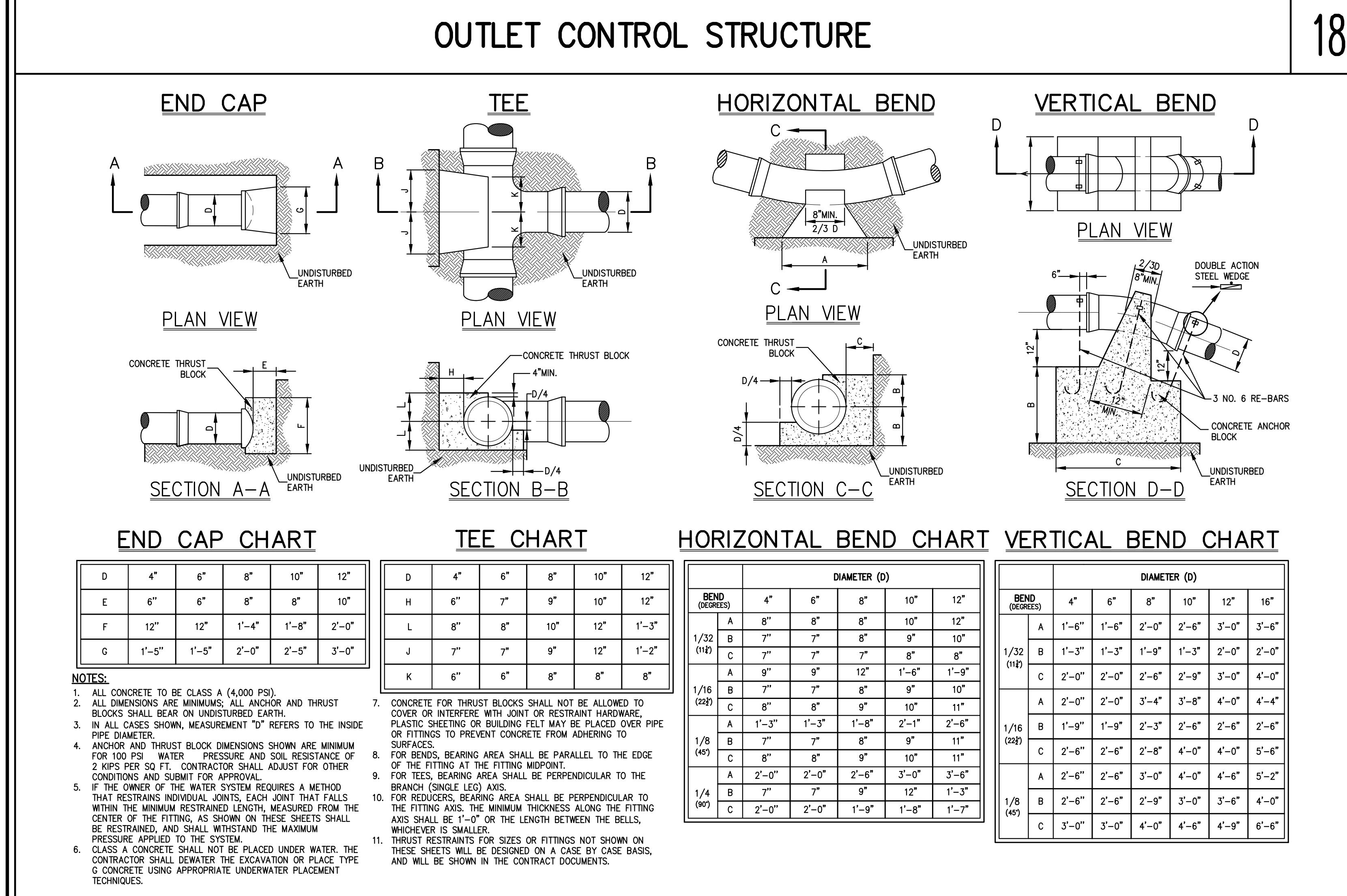
SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES

19



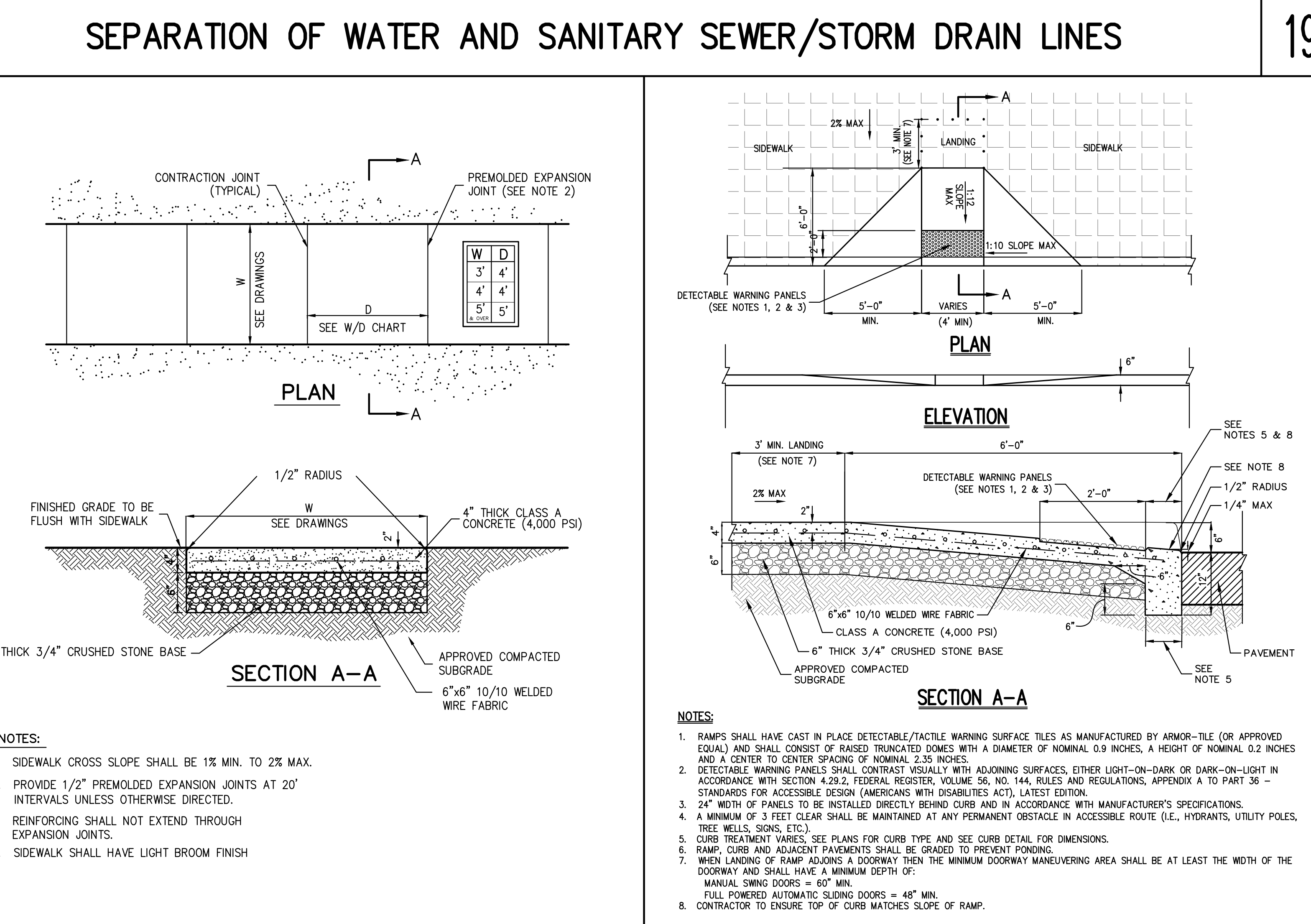
HYDRANT INSTALLATION

20



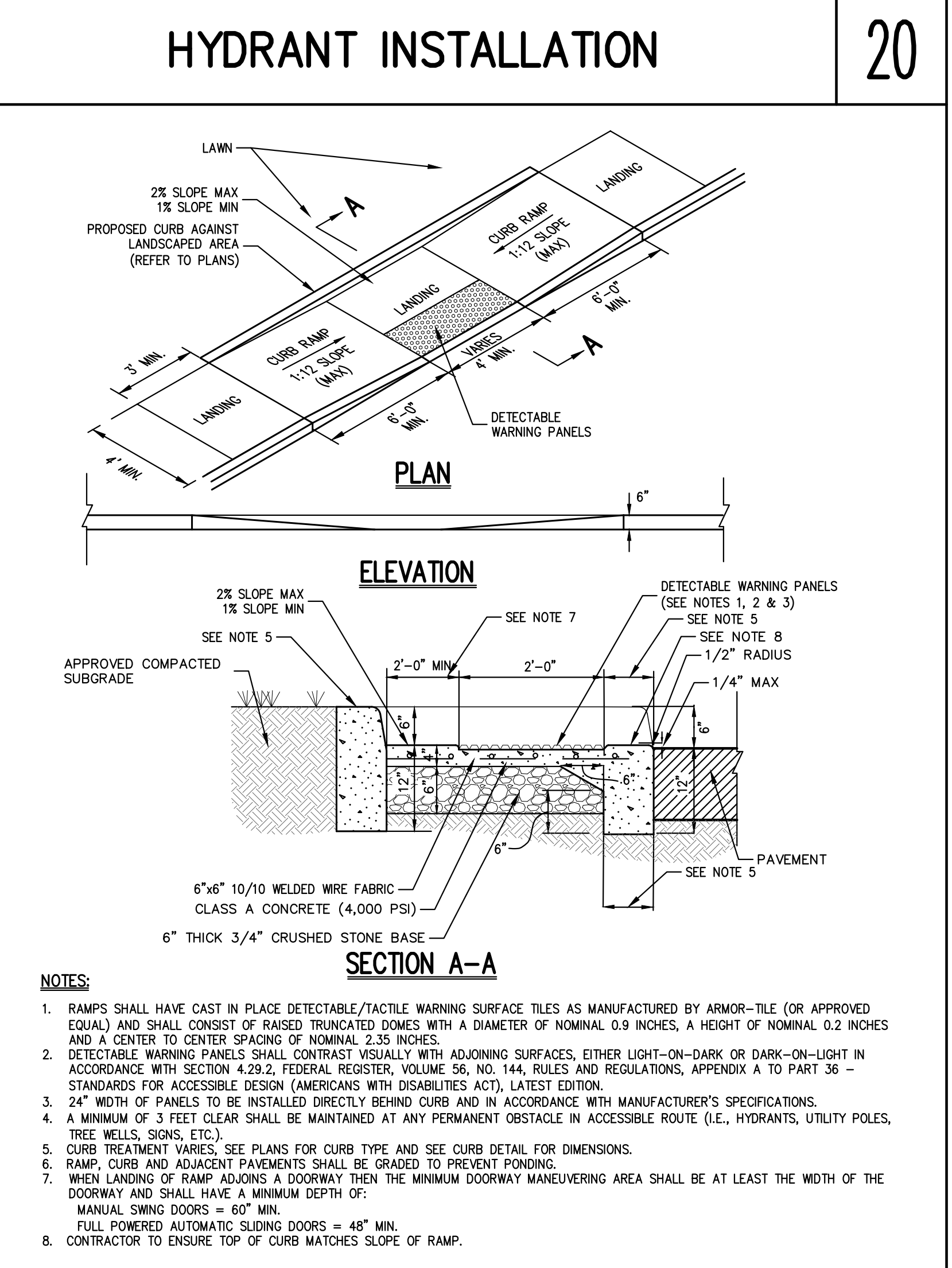
ANCHOR AND THRUST BLOCKS

21



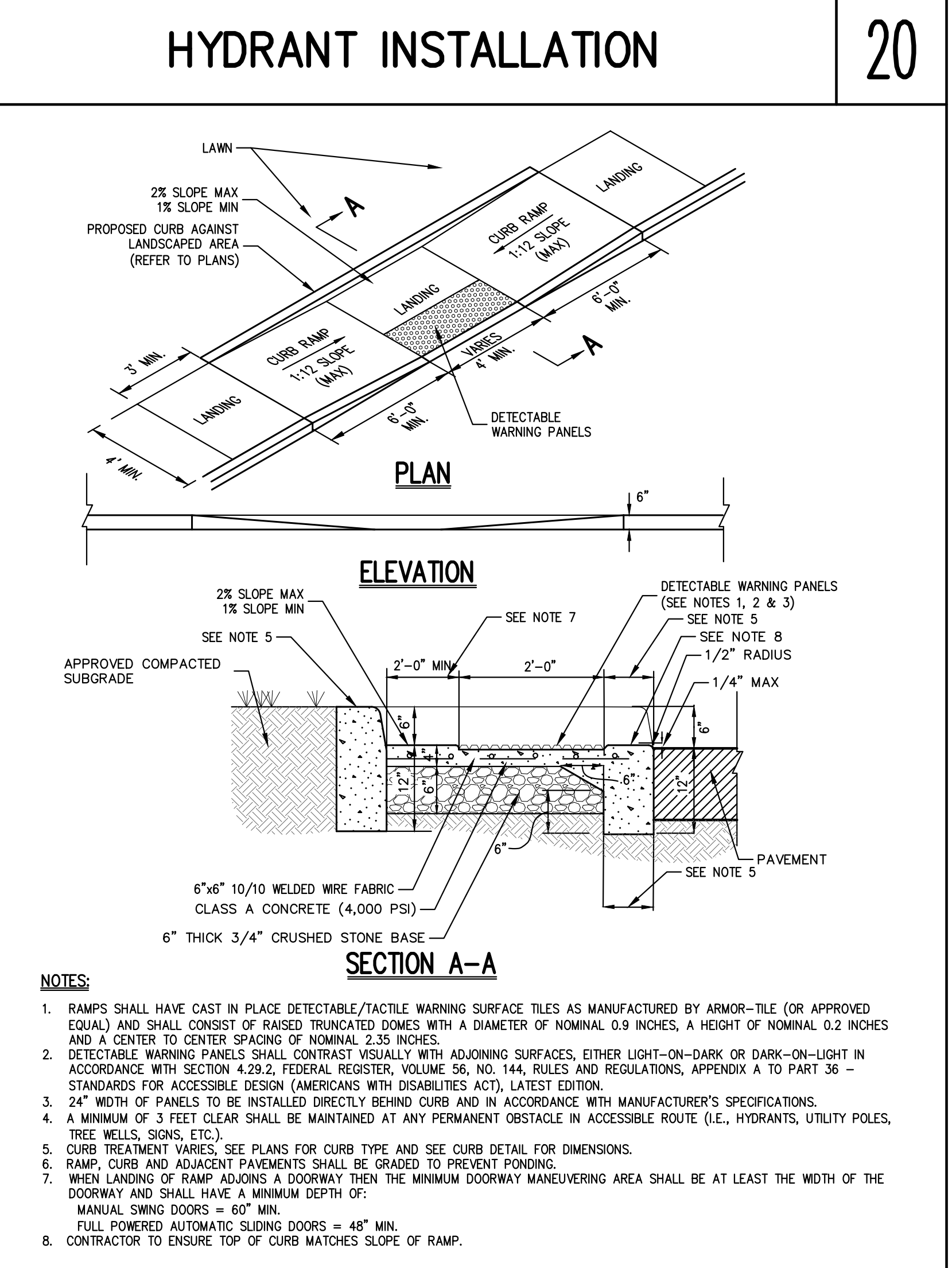
CONCRETE SIDEWALK

22



DROP CURB & RAMP (TYPE A)

23



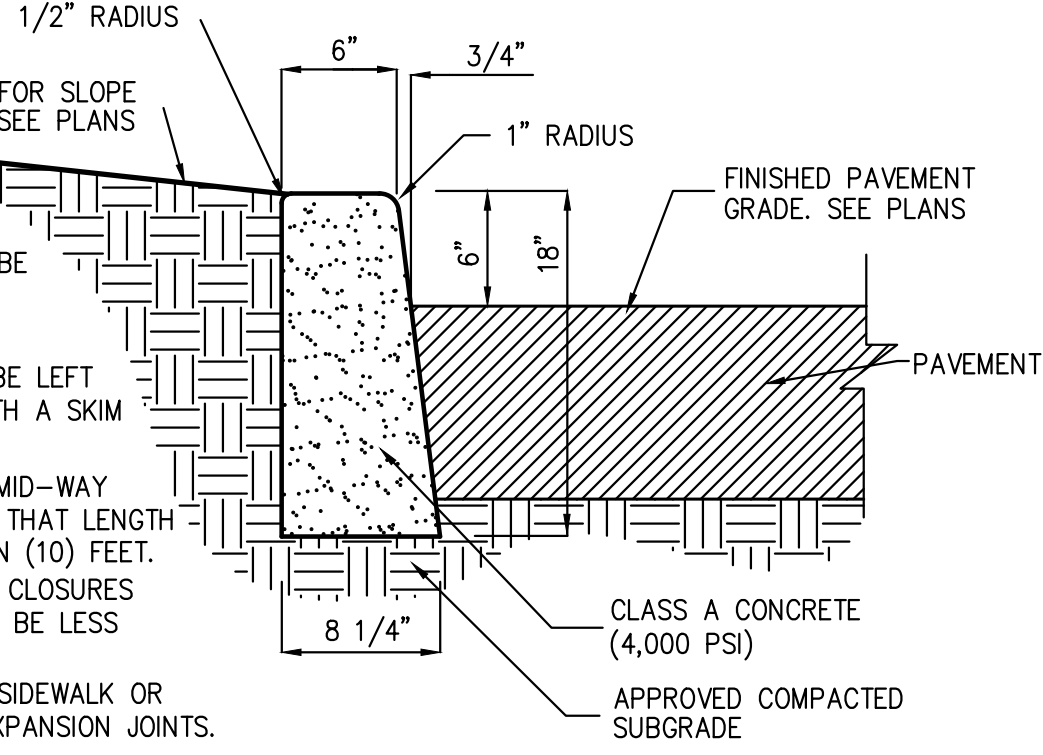
DROP CURB & RAMP (TYPE B)

24

Summit Club Partners, LLC  
568 Bedford Road, Armonk, NY 10504  
Granoft Architects  
330 Railroad Avenue, Greenwich, CT 06830  
Construction Details  
The Summit Club at Armonk (Residential Phase)  
568 & 570 Bedford Road, Armonk, NY 10504  
C-901

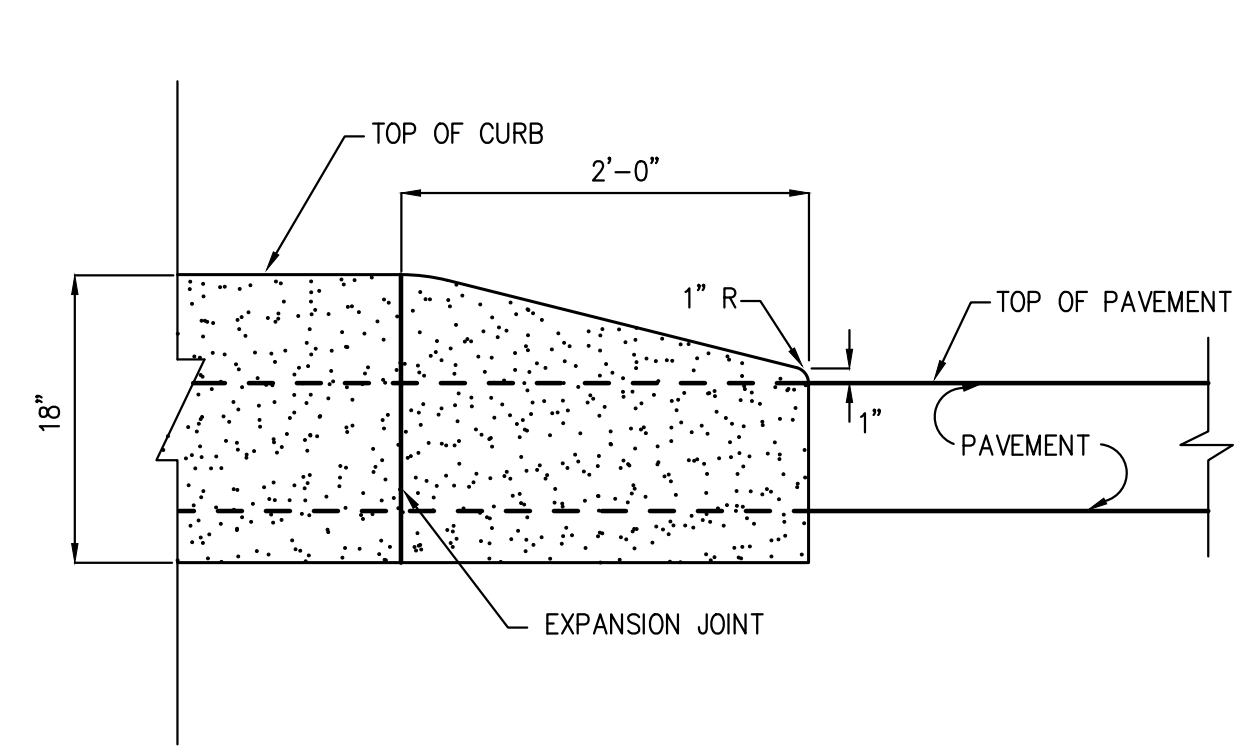


- NOTES:
1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
  2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURVE.
  3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
  4. INSTALL CONSTRUCTION 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.



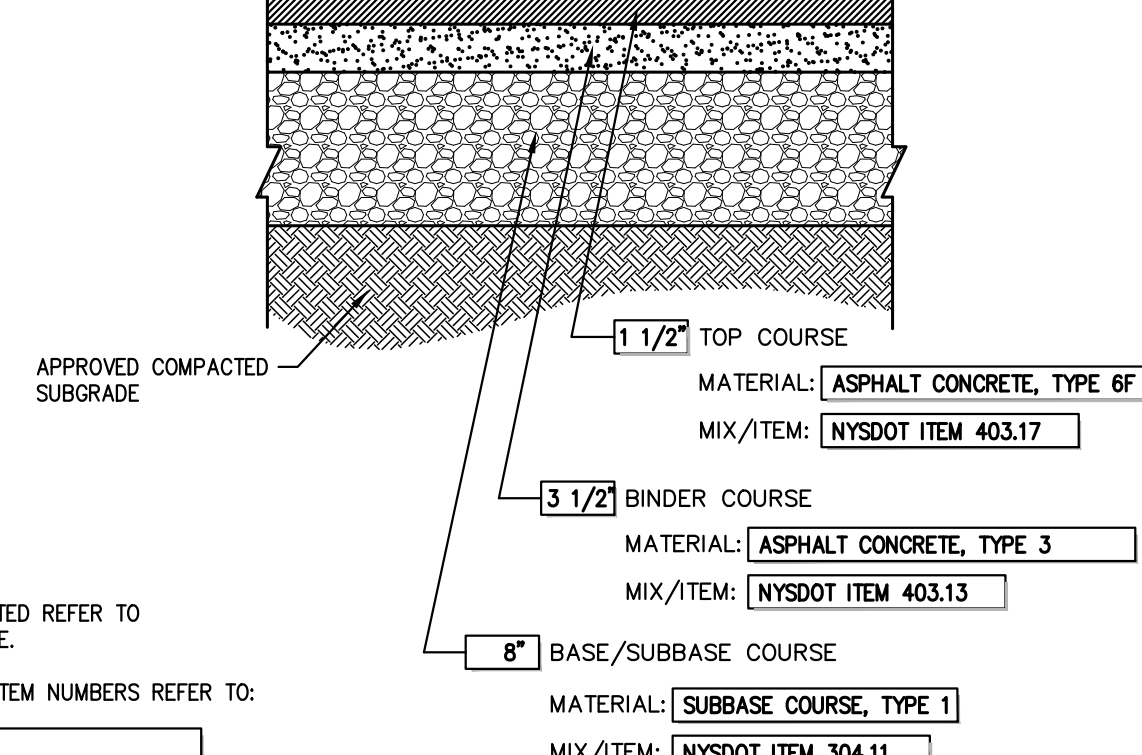
## CAST-IN-PLACE CONCRETE CURB

25



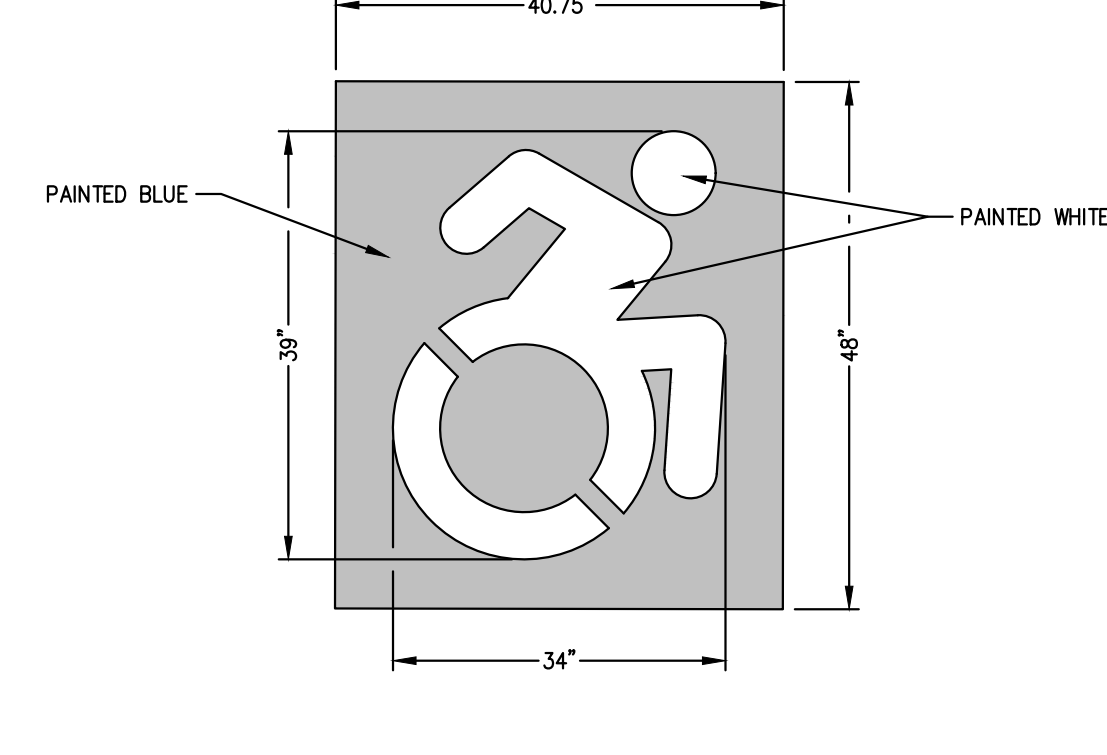
## CONCRETE CURB ENDING

26



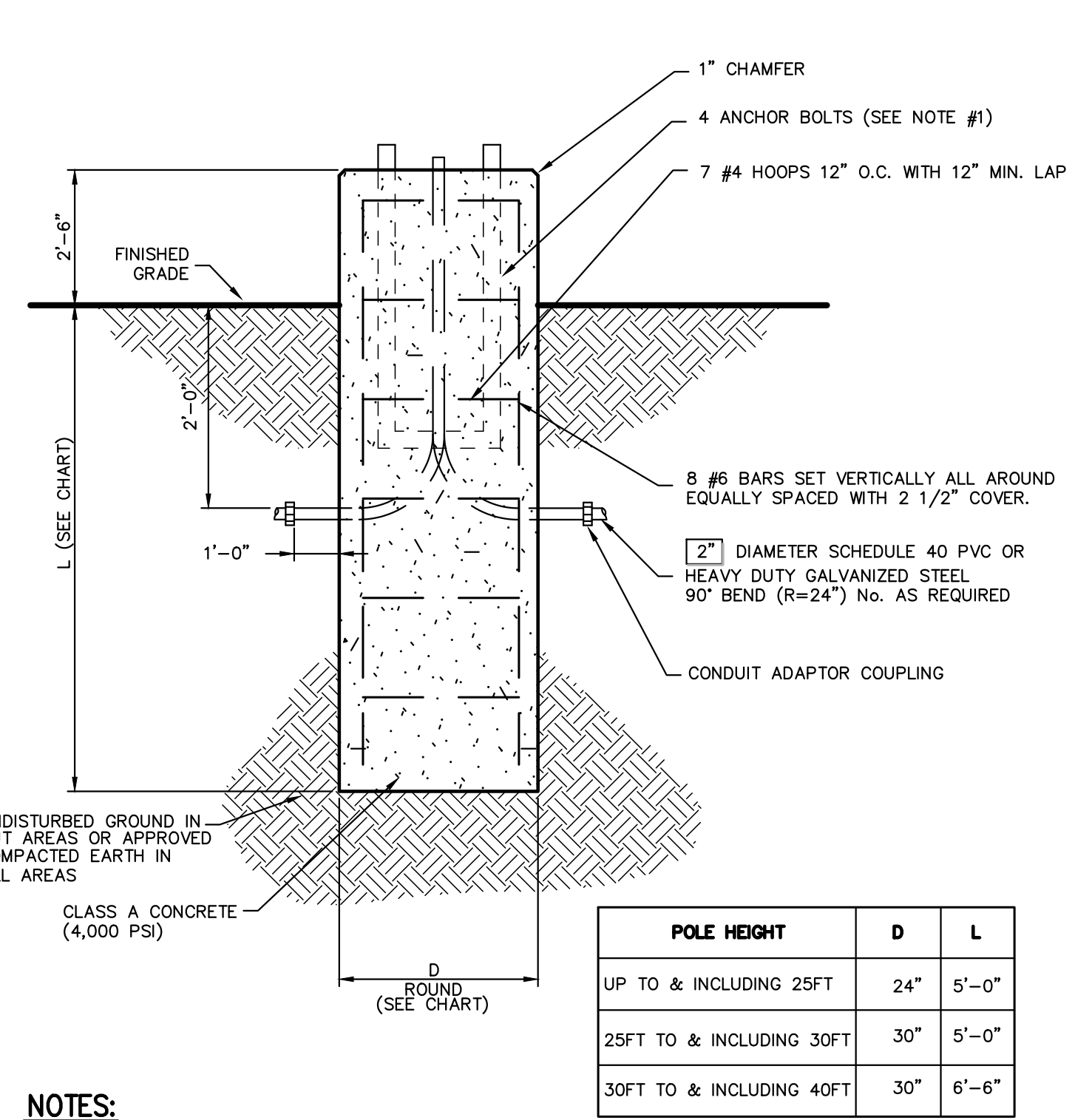
## SITE PAVEMENT (HEAVY DUTY)

27



## PAINTED ACCESSIBLE SYMBOL

28



- NOTES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
  2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
  3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (N BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
  4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

## BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK

29

## MONOLITHIC CONCRETE CURB AND SIDEWALK

30

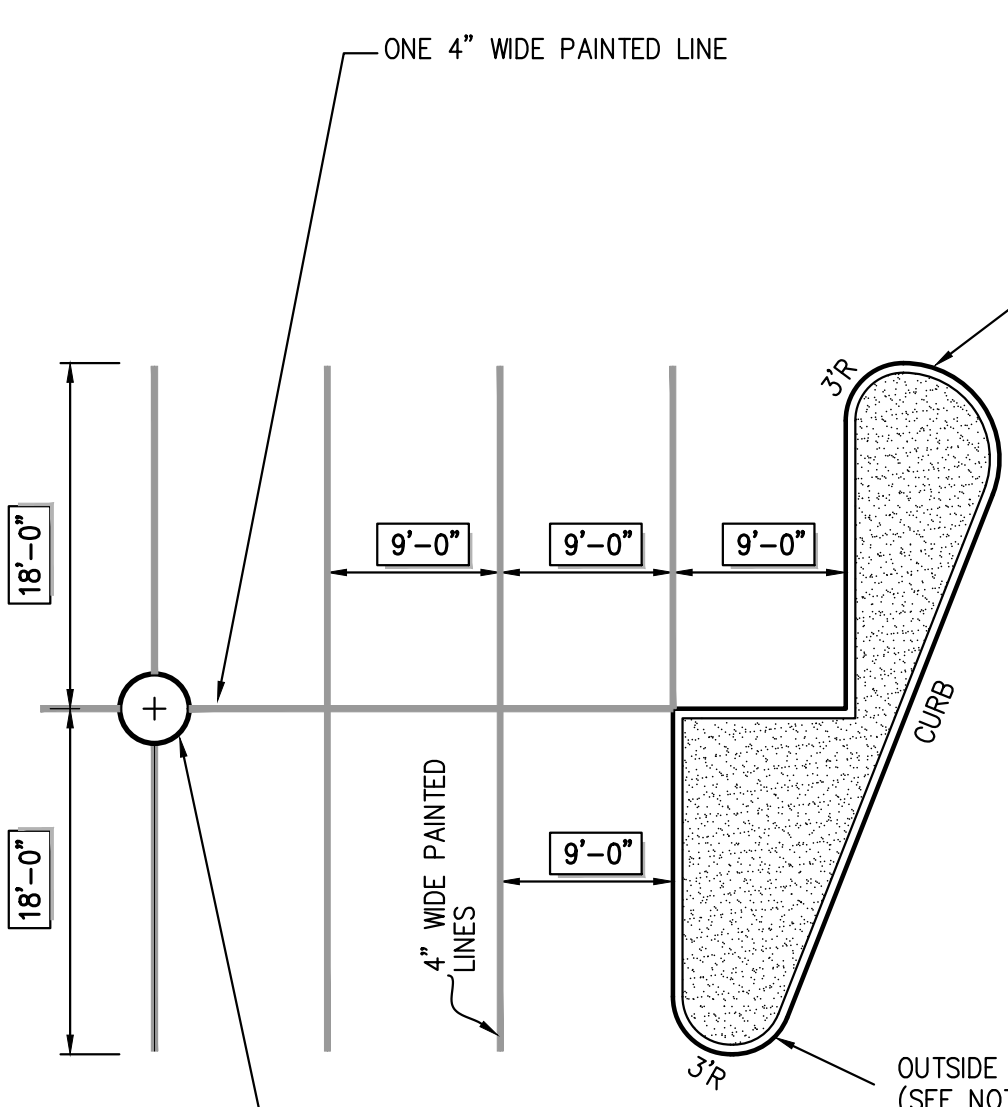
## SITE PAVEMENT (LIGHT DUTY)

31

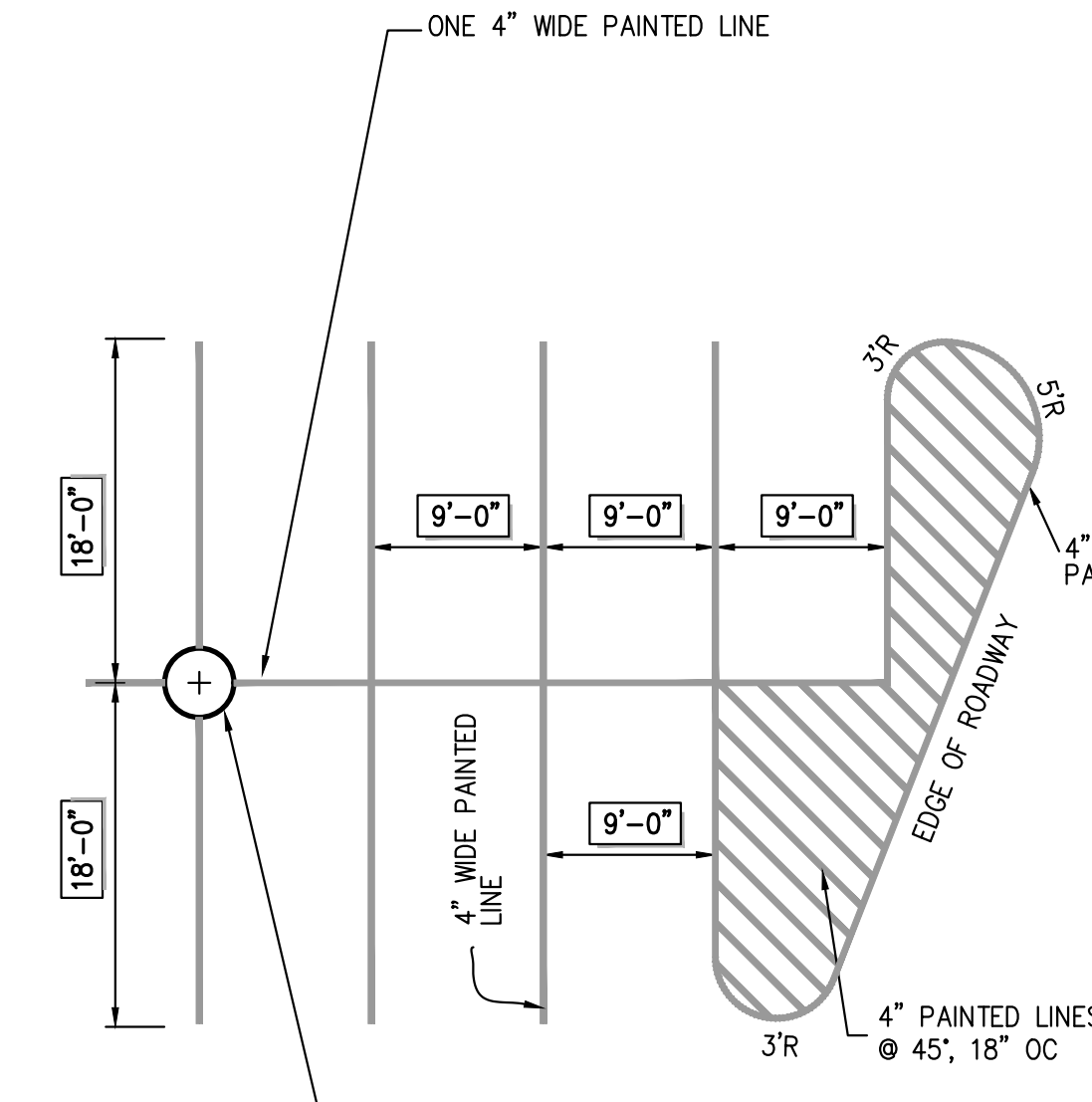
## ELECTRICAL PULL BOX

## LIGHTING STANDARD FOUNDATION (ROUND)

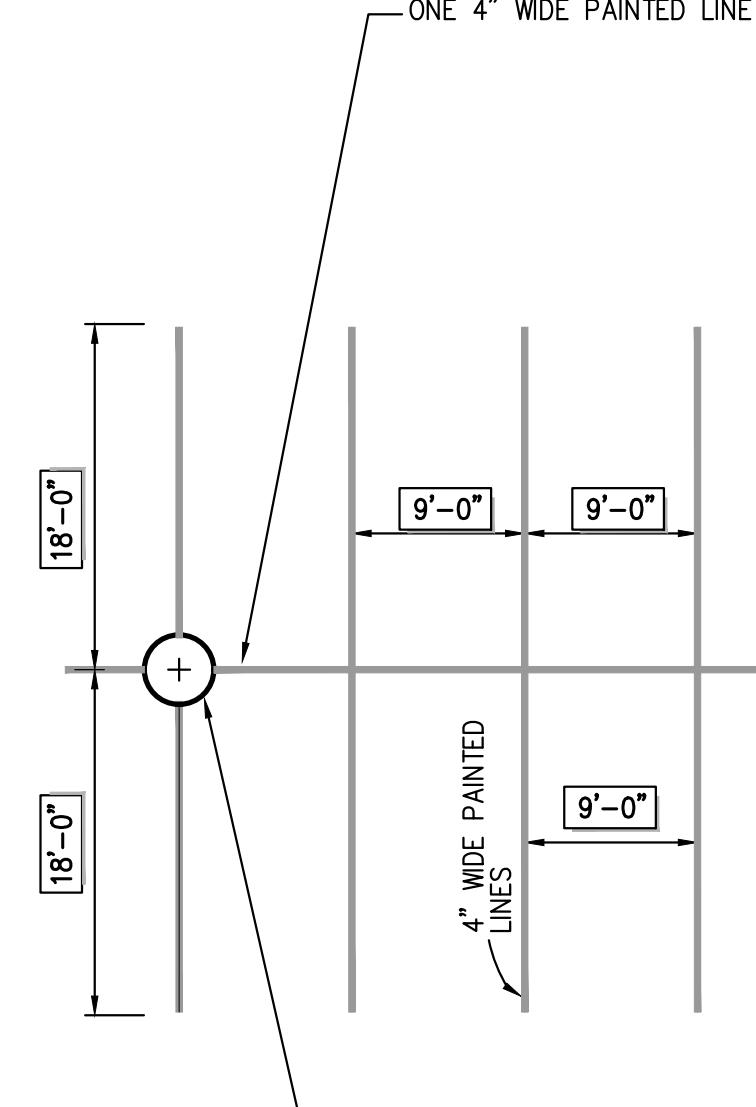
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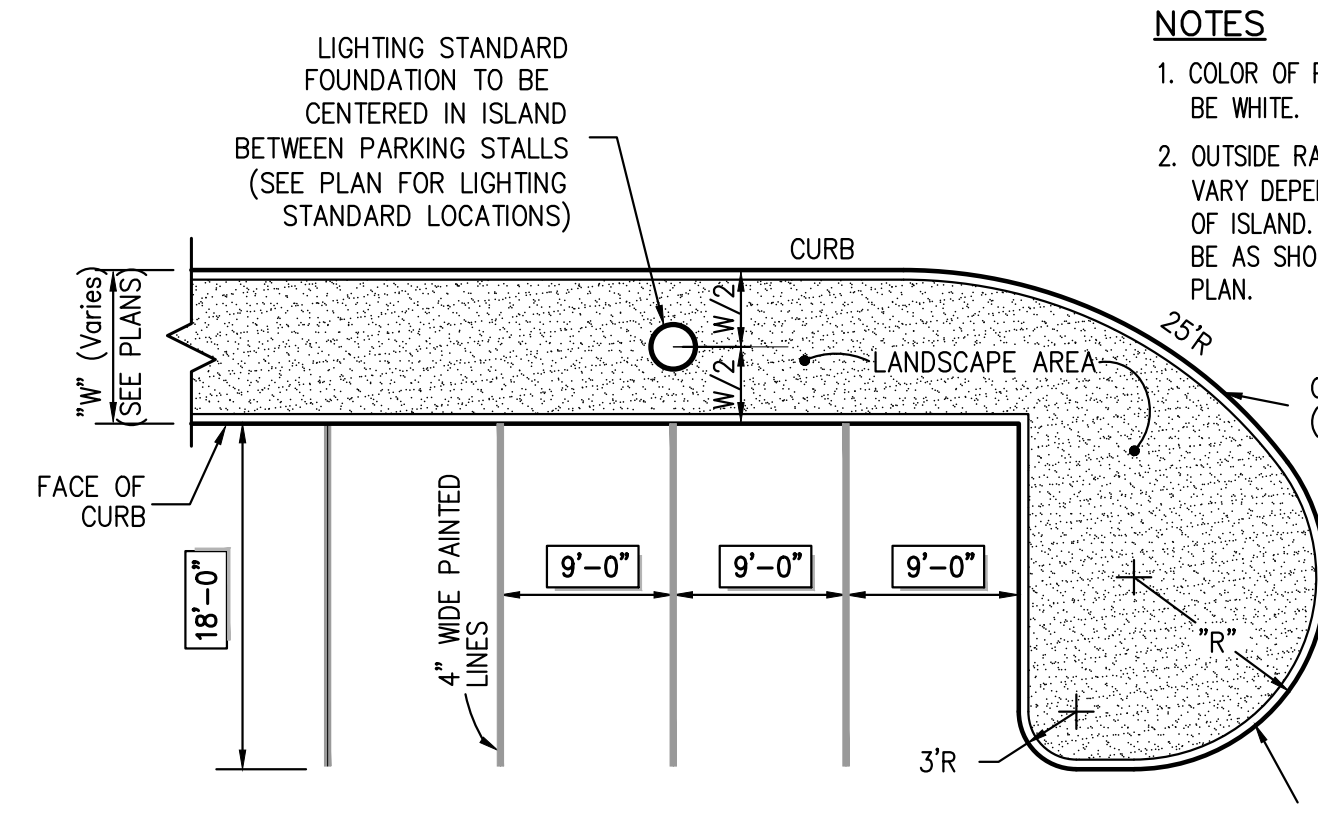
- NOTES:
1. COLOR OF PAINT SHALL BE WHITE.
  2. OUTSIDE RADIUS MAY VARY DEPENDING ON SHAPE OF ISLAND. RADIUS SHALL BE AS SHOWN ON LAYOUT PLAN.



- NOTE:
1. COLOR OF PAINT SHALL BE WHITE.

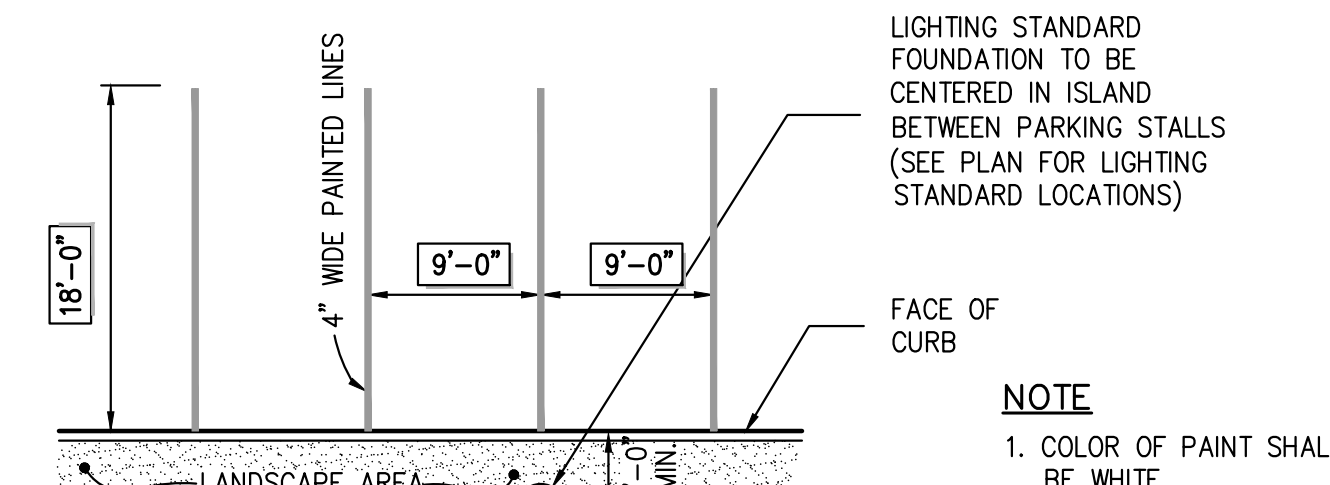


- NOTE:
1. COLOR OF PAINT SHALL BE WHITE.

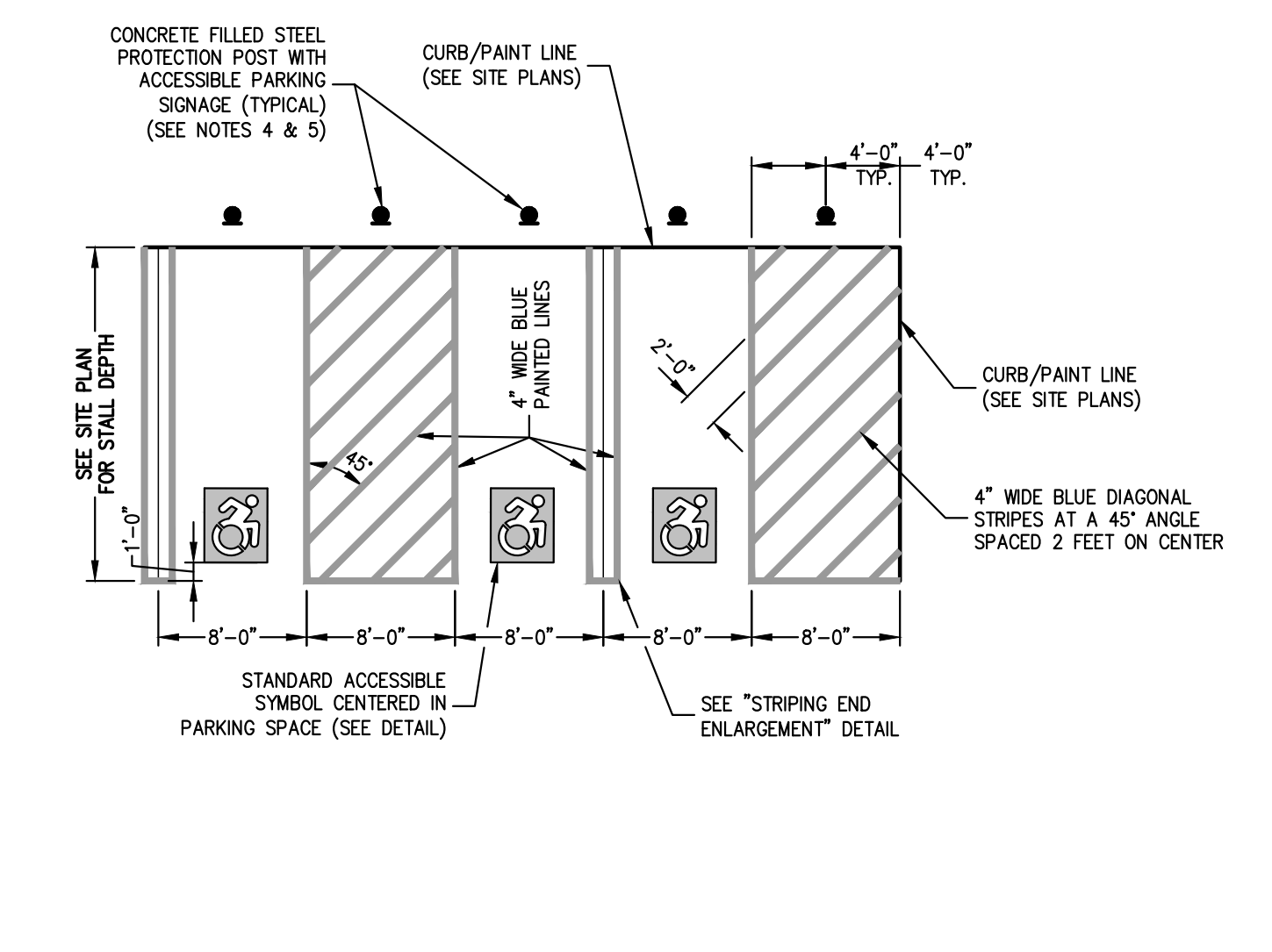


## 90° PARKING (SINGLE STRIPING - CURBED ISLAND AND CURBED END)

37



- NOTE:
1. COLOR OF PAINT SHALL BE WHITE.



- NOTES:
1. WIDTH MEASUREMENTS OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES (CROSS HATCHED AREA ADJACENT TO ACCESSIBLE PARKING SPACE) SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
  2. SLOPES IN ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION MEASURED WITH A 2' FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONS IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
  3. GROUND SURFACES FOR ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE ACCESSIBLE PARKING SPACES THEY SERVE.
  4. SEE SITE PLANS/SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.
  5. SEE ACCESSIBLE PARKING SIGN DETAIL FOR CONCRETE FILLED STEEL PROTECTION POST WITH ACCESSIBLE PARKING SIGNAGE AS APPLICABLE.

## 90° PARKING (SINGLE STRIPING - CURBED END)

34

## 90° PARKING (SINGLE STRIPING - PAINTED END)

35

## 90° PARKING (SINGLE STRIPING - W/O CURBED ISLAND)

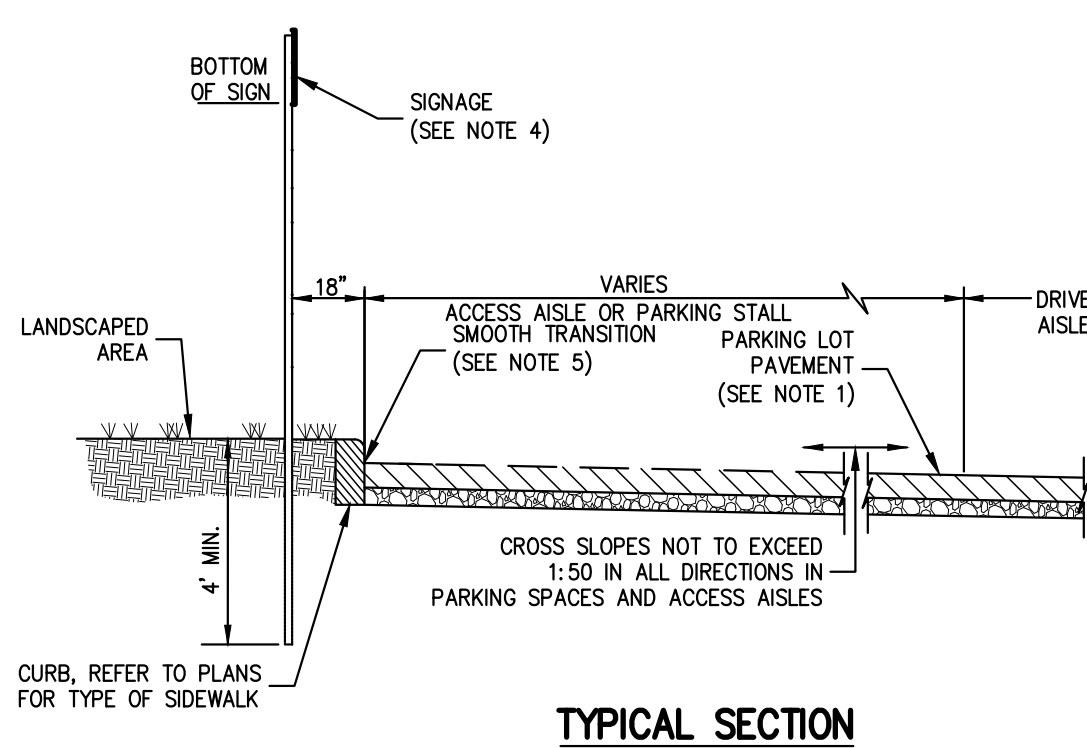
36

## 90° PARKING (SINGLE STRIPING - CURBED PERIMETER)

38

## ACCESSIBLE PARKING (DOUBLE STRIPING - NEW YORK)

39

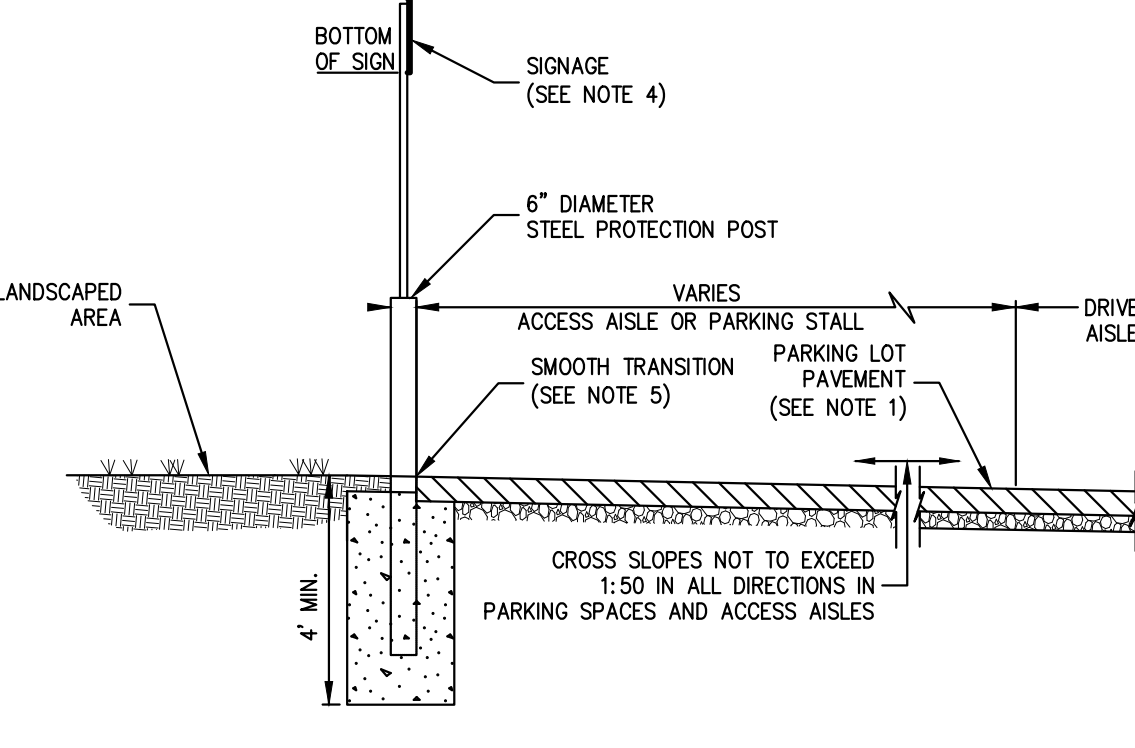


TYPICAL SECTION

- NOTES:
1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES, THE SIDEWALK, CURBING, AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
  2. LOCATION - PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
  3. SURFACE SLOPES - SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
  4. SIGNAGE - EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESSIBLE SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POST INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7" ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF THE SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7" ABOVE THE ADJACENT PAVEMENT SURFACE.
  5. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.
  6. VEHICLE SIDE FACE OF CONCRETE BUMPER BLOCKS SHALL BE SET 2" BACK FROM FACE OF PARKING STALL. CONCRETE BLOCKS SHALL NOT BE INSTALLED WITHIN ACCESSIBLE AREAS.

## TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE A)

40

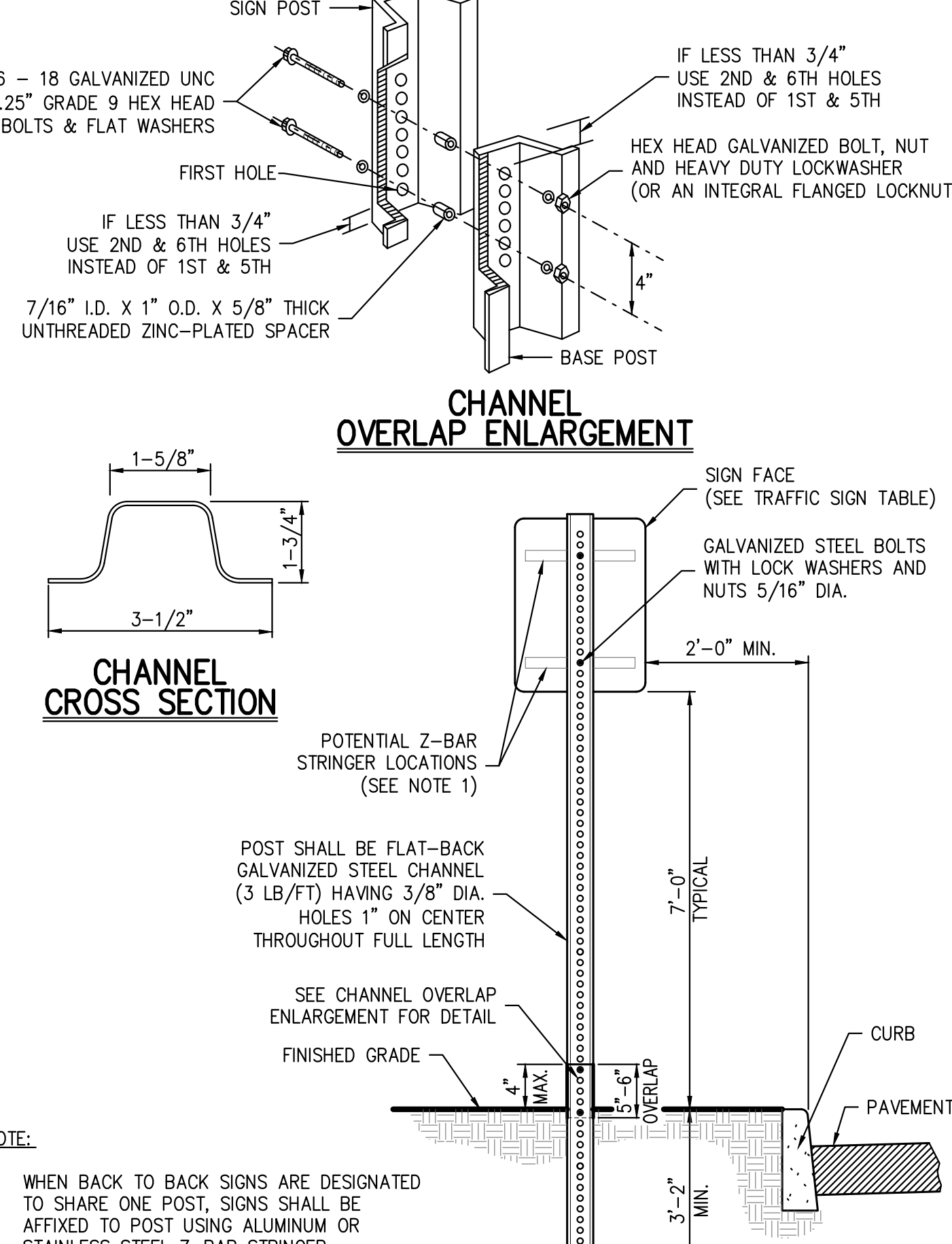


TYPICAL SECTION

- NOTES:
1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES, THE SIDEWALK, CURBING, AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
  2. LOCATION - PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
  3. SURFACE SLOPES - SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
  4. SIGNAGE - EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESSIBLE SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POST INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7" ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF THE SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7" ABOVE THE ADJACENT PAVEMENT SURFACE.
  5. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.

## TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE C)

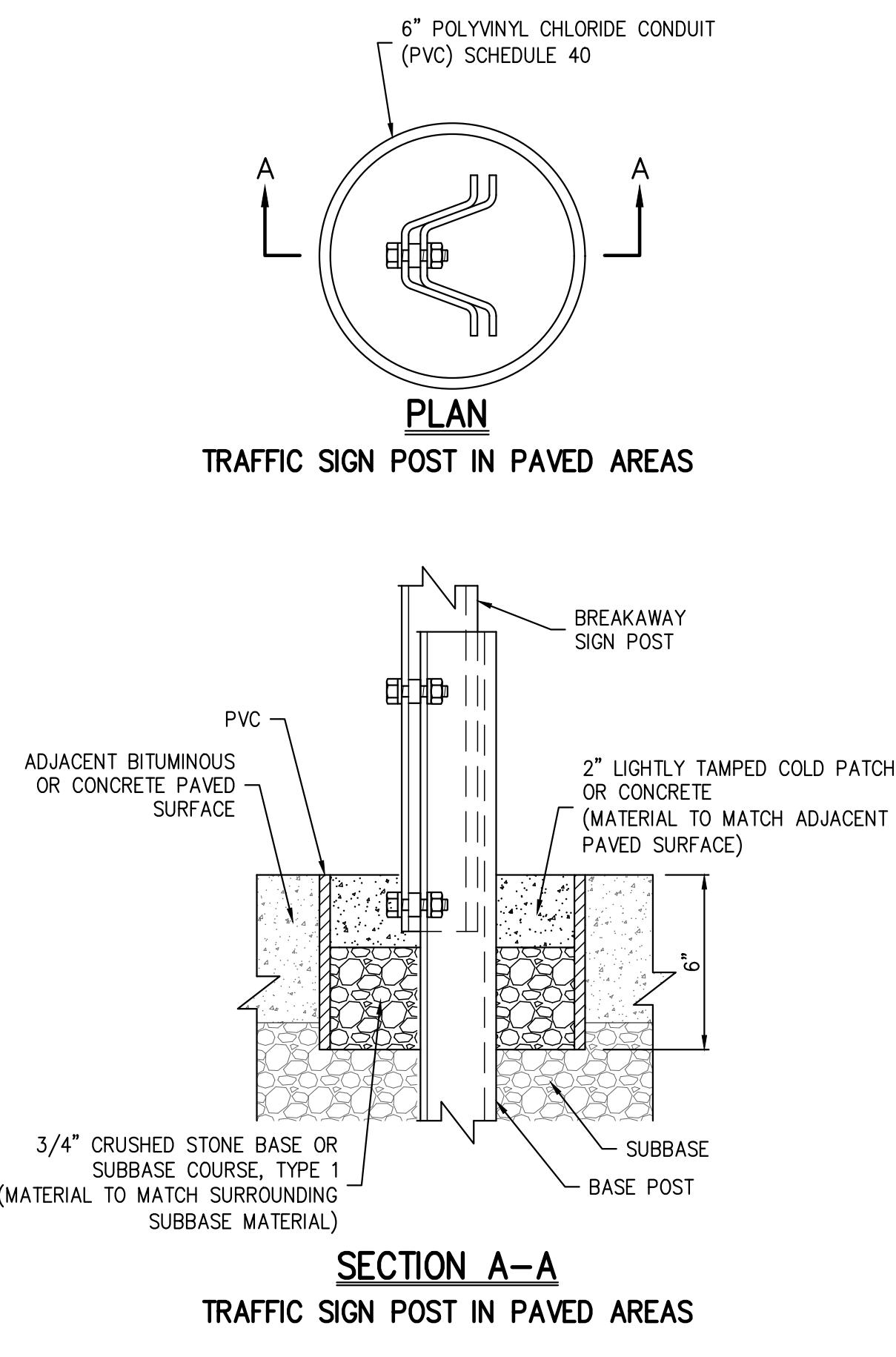
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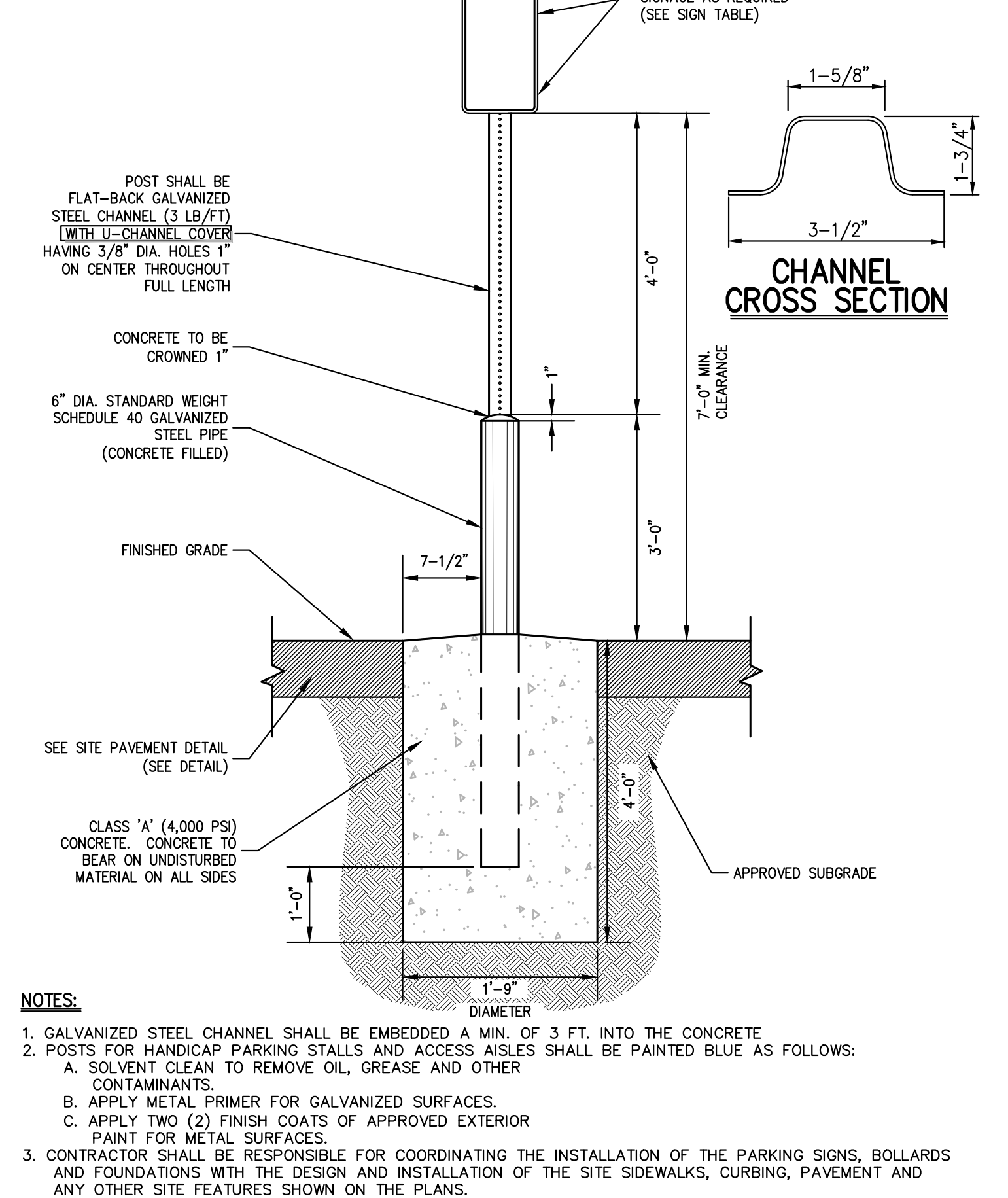
- NOTE:
1. WHEN BACK TO BACK SIGNS ARE DESIGNATED TO SHARE ONE POST, SIGNS SHALL BE AFFIXED TO POST USING ALUMINUM OR STAINLESS STEEL Z-BAR STRINGER.

## TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)

42



## SECTION A-A TRAFFIC SIGN POST IN PAVED AREAS



- NOTES:
1. GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE.
  2. POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:
    - A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
    - B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
    - C. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SIDEWALKS, CURBING, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
    - D. FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.).
    - E. U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

## ACCESSIBLE PARKING SIGN DETAIL

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APPLICANT/OWNER: SUMMIT CLUB PARTNERS, LLC  
566 BEDFORD ROAD (NY 22)  
ARMONK, NY 10504

ARCHITECT: GRANOFF ARCHITECTS  
330 RAILROAD AVENUE  
GREENWICH, CT 06830

JMC Planning, Engineering, Landscape Architects & Land Surveyors, LLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD - 8TH FLOOR, NY 10504  
VOICE 914 273 5255 • FAX 914 273 2702  
www.jmcpac.com

JMC

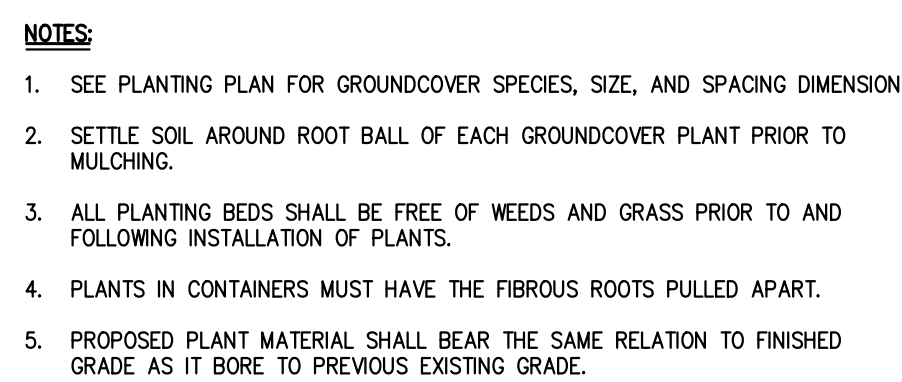
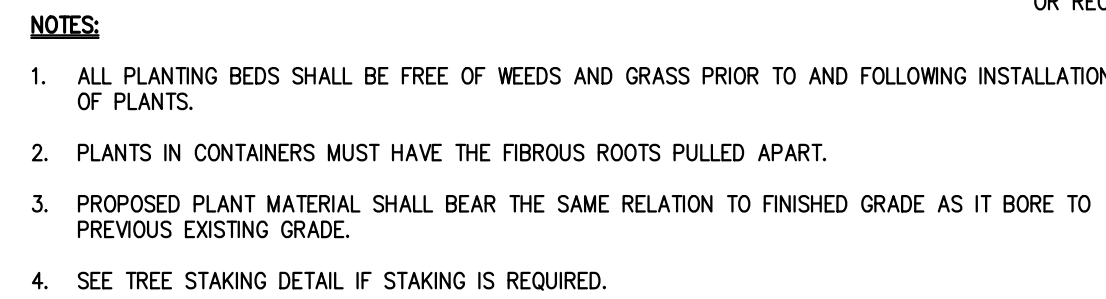
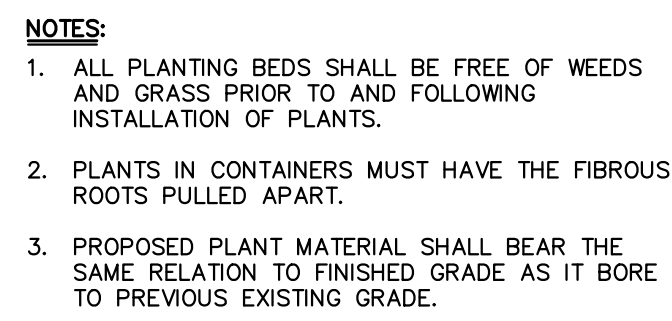
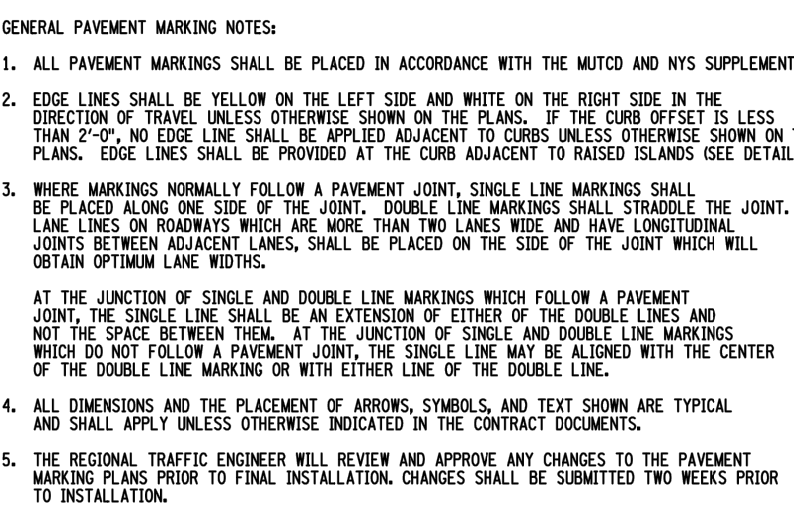
CONSTRUCTION DETAILS  
THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
566 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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.

Drawn: NC Approved: AG  
Scale: NOT TO SCALE  
Date: 11/23/2020  
Project No: 20101  
200-0001: MODEL  
Drawing No:

C-902

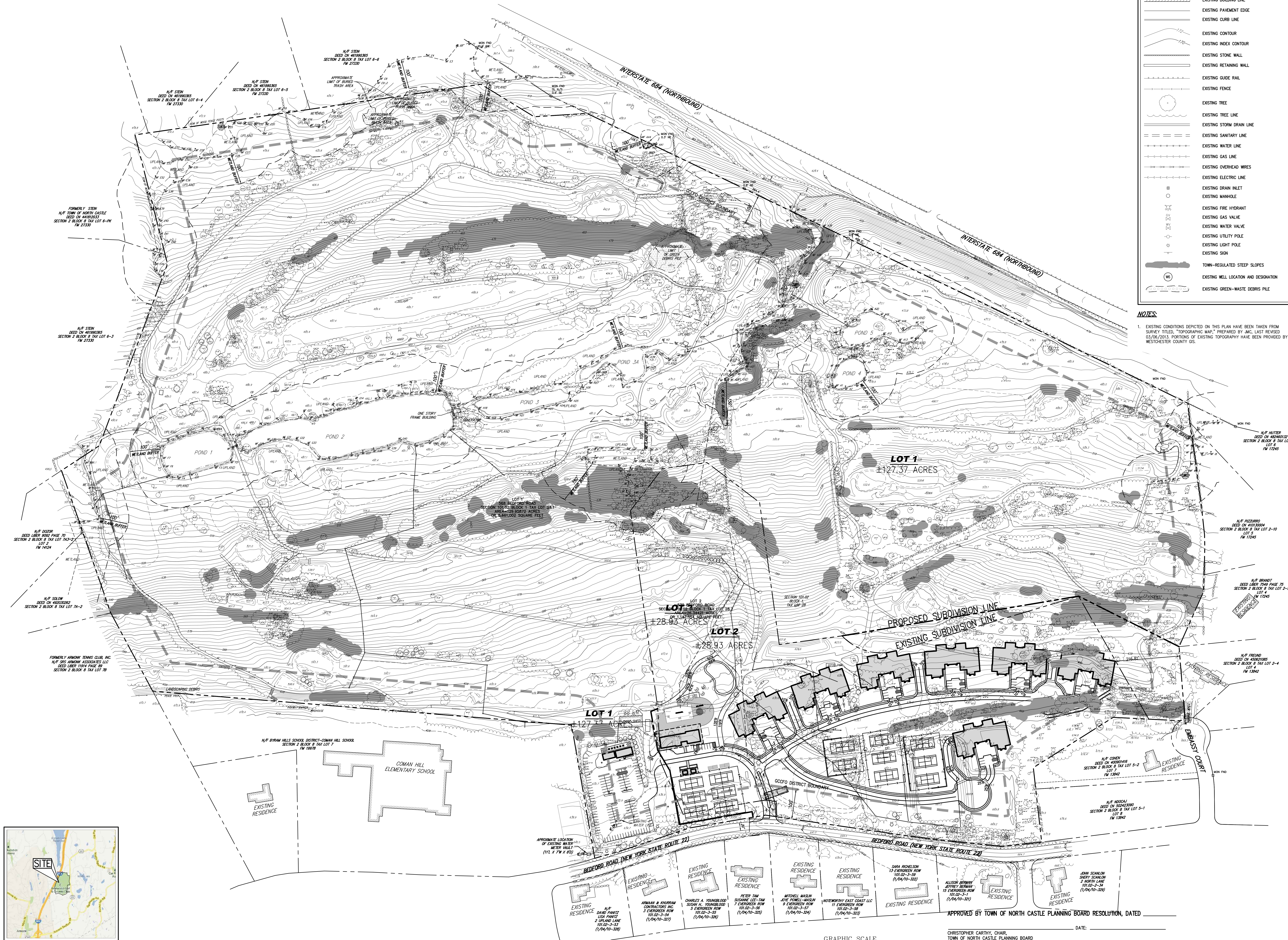
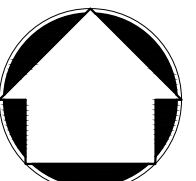








VICINITY MAP  
SCALE: 1" = 5,000'

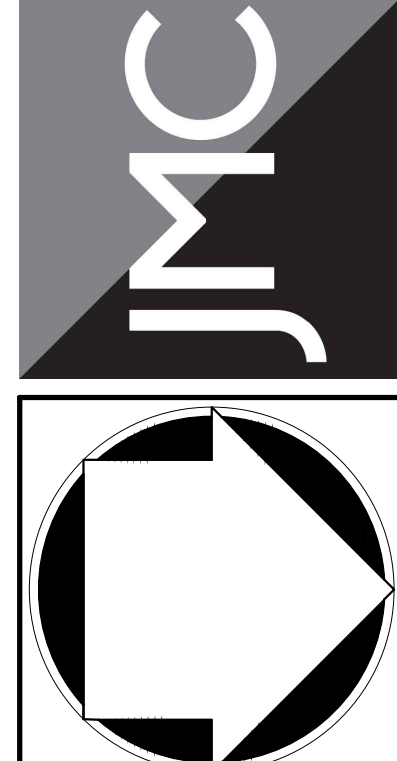


LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF REGULATED WETLAND BUFFER AREA
	EXISTING WETLAND LINE AND DELINEATION
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING TREE
	EXISTING TREE 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
	TOWN-REGULATED STEEP SLOPES
	EXISTING WELL LOCATION AND DESIGNATION
	EXISTING GREEN-WASTE DEBRIS PILE

**NOTES:**  
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/09/2014. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD • ARMONK, NY 10504  
PHONE: 914.233.2222 • FAX: 914.233.2102  
WWW.JMCPINC.COM



INTEGRATED PLOT PLAN  
(NO JURISDICTION SUBDIVISION)  
THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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.

Drawn: J.E. Approved: AG  
Scale: 1" = 100'  
Date: 11/23/2020  
Project No: 20101  
2010-SUBMITTER: JPP-1 EXIST-SUBMITTER  
Drawing No: IPP-1

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED: \_\_\_\_\_  
CHRISTOPHER CATHY, CHAIR  
TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER  
JOSEPH M. CERMELE, P.E.  
KELLARD SESSIONS CONSULTING, P.C.  
CONSULTING TOWN ENGINEER

NOT FOR CONSTRUCTION







SITE PLAN APPROVAL DRAWINGS

# THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)

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

568 & 570 BEDFORD ROAD (NY-22)



ARMONK, NY 10504



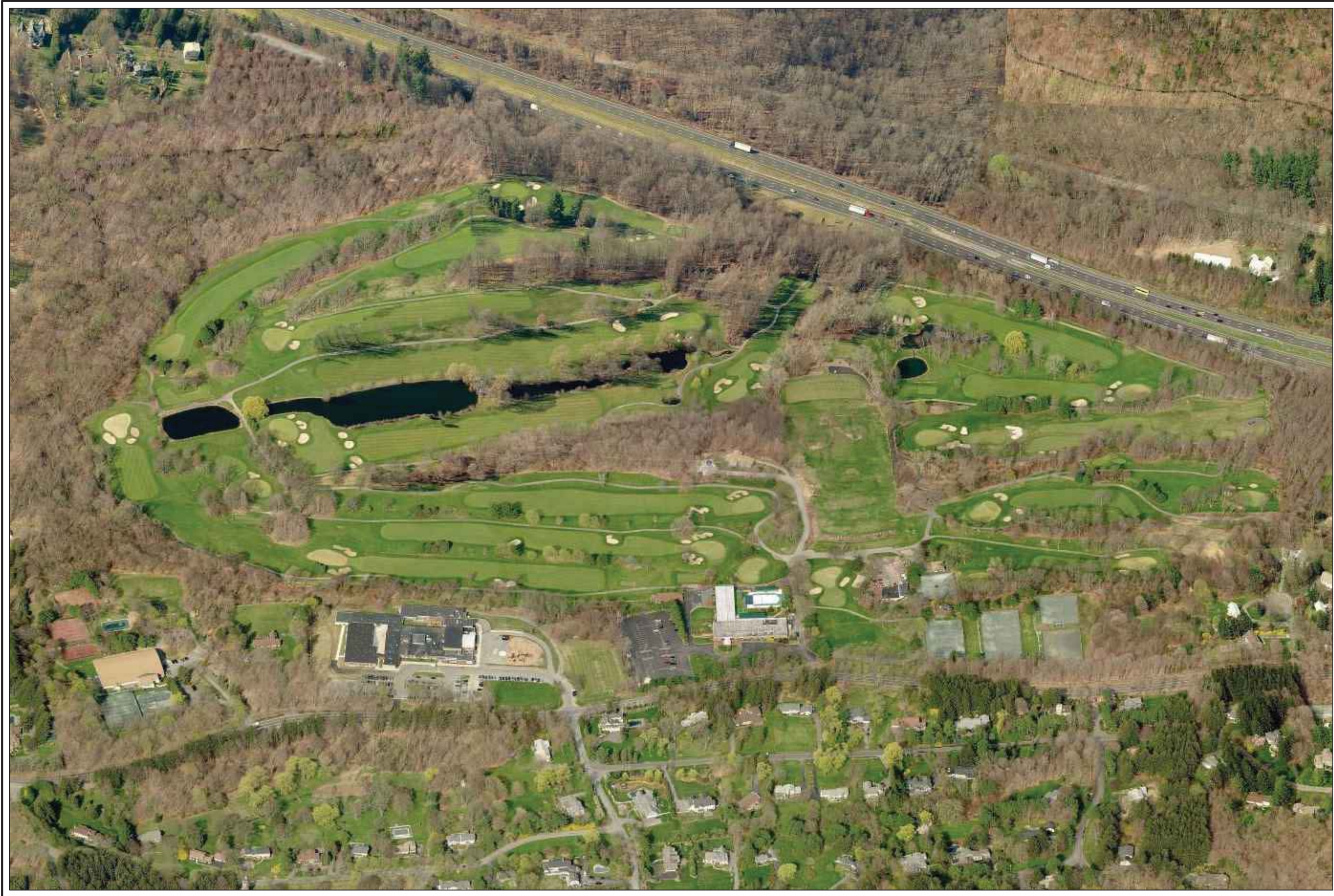
**Applicant/Owner:**  
**SUMMIT CLUB PARTNERS, LLC**  
568 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504  
(914) 391-2900



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



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



**JMC Drawing List:**

C-000 COVER SHEET  
C-010 OVERALL EXISTING CONDITIONS MAP  
C-011 EXISTING CONDITIONS MAP (SOUTH)  
C-012 EXISTING CONDITIONS MAP (NORTH)  
C-100 SITE LAYOUT PLAN (SOUTH)  
C-101 SITE LAYOUT PLAN (NORTH)  
C-200 SITE GRADING PLAN (SOUTH)  
C-201 SITE GRADING PLAN (NORTH)  
C-300 SITE PRELIMINARY UTILITIES PLAN (SOUTH)  
C-301 SITE PRELIMINARY UTILITIES PLAN (NORTH)  
C-900 CONSTRUCTION DETAILS  
C-901 CONSTRUCTION DETAILS  
C-902 CONSTRUCTION DETAILS  
C-903 CONSTRUCTION DETAILS

**Granoff Architects Drawing List:**

**AMENITIES BUILDING DRAWING LIST:**  
A200 POOL LEVEL  
A200A PRO SHOP LOWER LEVEL  
A201 MAIN LEVEL

**RESIDENCES DRAWING LIST:**  
A100 GARAGE FLOOR PLAN  
A101 FIRST FLOOR PLAN  
A102 SECOND FLOOR PLAN  
A103 THIRD FLOOR PLAN  
A103 PH. OPT. THIRD FLOOR PLAN (PENTHOUSE OPTION)  
A300 EAST ELEVATION & RENDERINGS  
A301 NORTH ELEVATION & RENDERINGS  
A302 WEST ELEVATION & RENDERINGS  
A303 SOUTH ELEVATION & RENDERINGS

**TABLE OF LAND USE**

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 (SPDES PERMIT)

DESCRIPTION	REQUIRED/ PERMITTED (R-2A)	REQUIRED/ PERMITTED (GCCFO)	EXISTING	PROPOSED/ PROVIDED (LOT 1)	PROPOSED/ PROVIDED (LOT 2)
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30	±127.37	±28.93
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	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)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50 (1)	SEE NOTE 1	±123.1	±294.00 (1)	±267.61 (1)
SIDE	30 (1)	SEE NOTE 1	±267.8	±104.41 (1)	±104.93 (1)
REAR	50 (1)	SEE NOTE 1	±1645.5	±1733.58 (1)	±881.30 (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72	1.65 (1)	1.65 (1)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5
PARKING SPACES					
STANDARD PARKING SPACES	2 PER DWELLING UNIT	SEE NOTE 3	—	116	200
ACCESSIBLE PARKING SPACES	N/A	—	—	4	16
TOTAL PARKING SPACES	2 PER DWELLING UNIT	—	180	120 (4)	216
LOADING SPACES	N/A	SEE NOTE 4	—	1	1

**NOTES:**

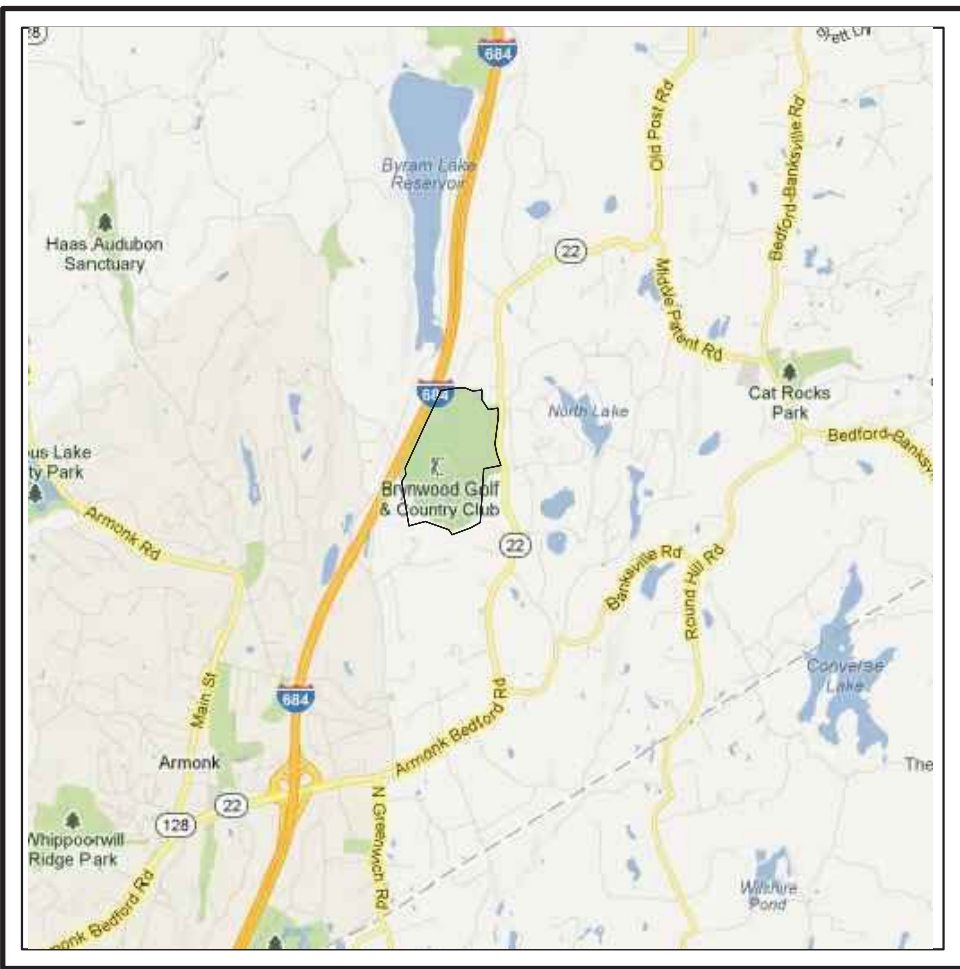
- IN THE GCCFO DISTRICT, THE LOT, DIMENSIONAL, AND PARKING REQUIREMENTS FOR A GOLF COURSE COMMUNITY IN THIS SECTION SHALL SUPERSEDE THE SCHEDULE OF RESIDENCE DISTRICT REGULATIONS (§ 355-21 OF THIS CHAPTER). LOT SIZE, LOT CONFIGURATION AND OTHER LOT DIMENSIONAL REQUIREMENTS WITHIN A GCCFO DISTRICT SHALL 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 ADJACENT 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 ADJONES 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.
- 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.
- FOR MULTI-FAMILY DWELLING UNITS: 2 FOR EACH DWELLING UNIT, PLUS 1 FOR EACH BEDROOM, PLUS 10% VISITOR PARKING. PARKING PROVIDED FOR MULTI-FAMILY RESIDENTIAL USE AS FOLLOWS:  
73 UNITS (2 SPACES X 73 UNITS = 146 SPACES)  
24 3-BEDROOM UNITS (3 SPACE X 24 UNITS) = 12 SPACES  
5 4-BEDROOM UNITS (1 SPACE X 5 UNITS) = 5 SPACES  
TOTAL REQUIRED SPACES FOR MULTI-FAMILY DEVELOPMENT: 180 SPACES  
THE EXISTING PARKING LOT (ON LOT 1) WAS JUST RE-STRIPPED AS A RESULT OF THE TEMPORARY CLUBHOUSE PHASE.
- 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.

**PROPOSED BUILDING AREA SUMMARY (GROSS FLOOR AREA):**

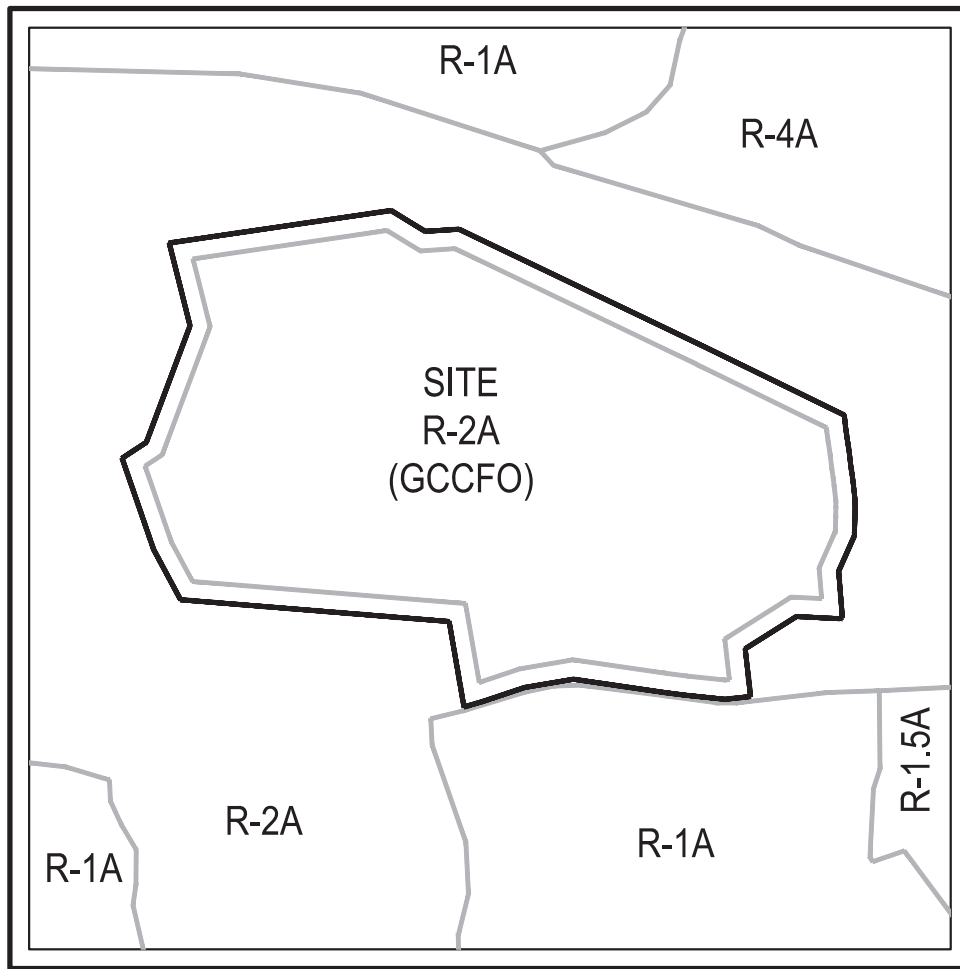
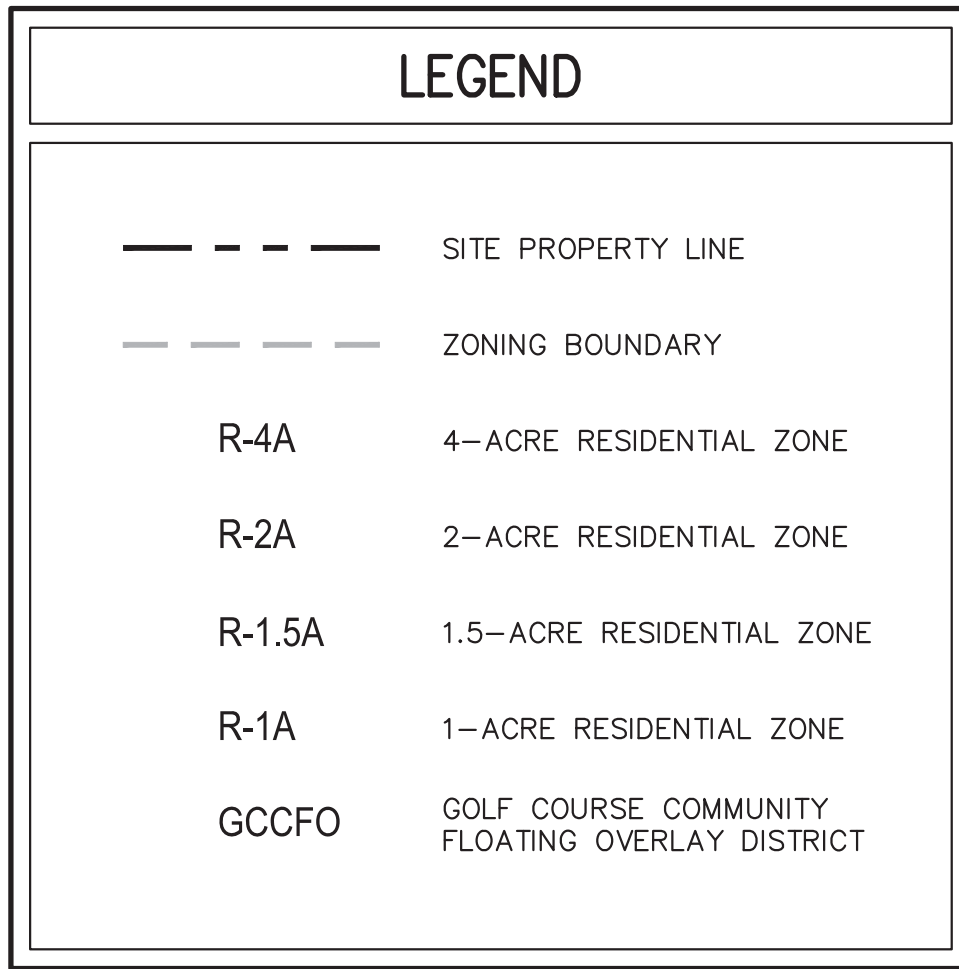
**AMENITIES BUILDING:**  
FIRST FLOOR: 5,256 SF  
LOWER LEVEL: 7,000 SF (5,000 SF FINISHED + 2,000 SF UNFINISHED)  
PRO SHOP: 1,188 SF  
TOTAL FOR AMENITIES BUILDING: 13,444 SF  
**RESIDENTIAL BUILDINGS (#1-#6):**  
EACH CONDO FLOOR: 10,350 SF (3 STORIES TOTAL)  
EACH GARAGE PARKING LEVEL: 15,883 SF  
TOTAL PER BUILDING (#1-#6): 46,833 SF  
**RESIDENTIAL BUILDING (#7):**  
EACH CONDO FLOOR: 10,350 SF (2 STORIES TOTAL)  
EACH GARAGE PARKING LEVEL: 15,883 SF  
TOTAL PER BUILDING (#1-#7): 36,583 SF  
BUILDING 7 IS ONLY 2 FLOORS OF RESIDENTIAL  
TOTAL FOR ALL RESIDENTIAL BUILDINGS (#1-#7): 318,181 SF  
**TEMPORARY CLUBHOUSE, TRAILER & MOBILE RESTROOM: 1,344 SF + 72 SF = 1,416 SF**

**GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**

- 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 UNDE UNINTERRUPTED UTILITY SERVICE.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- 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 NYSOOT 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.
- 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.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.



**ZONING MAP**  
SCALE: 1" = 1,000'  
SOURCE: TITLE / YEAR



**ZONING MAP**  
SCALE: 1" = 5,000'

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILED 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.



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_  
CHRISTOPHER CARTHY, CHAIRMAN, TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER  
JOSEPH M. GEMBLE, P.E. KELLAM SESSIONS CONSULTING, P.C. CONSULTING TOWN ENGINEER

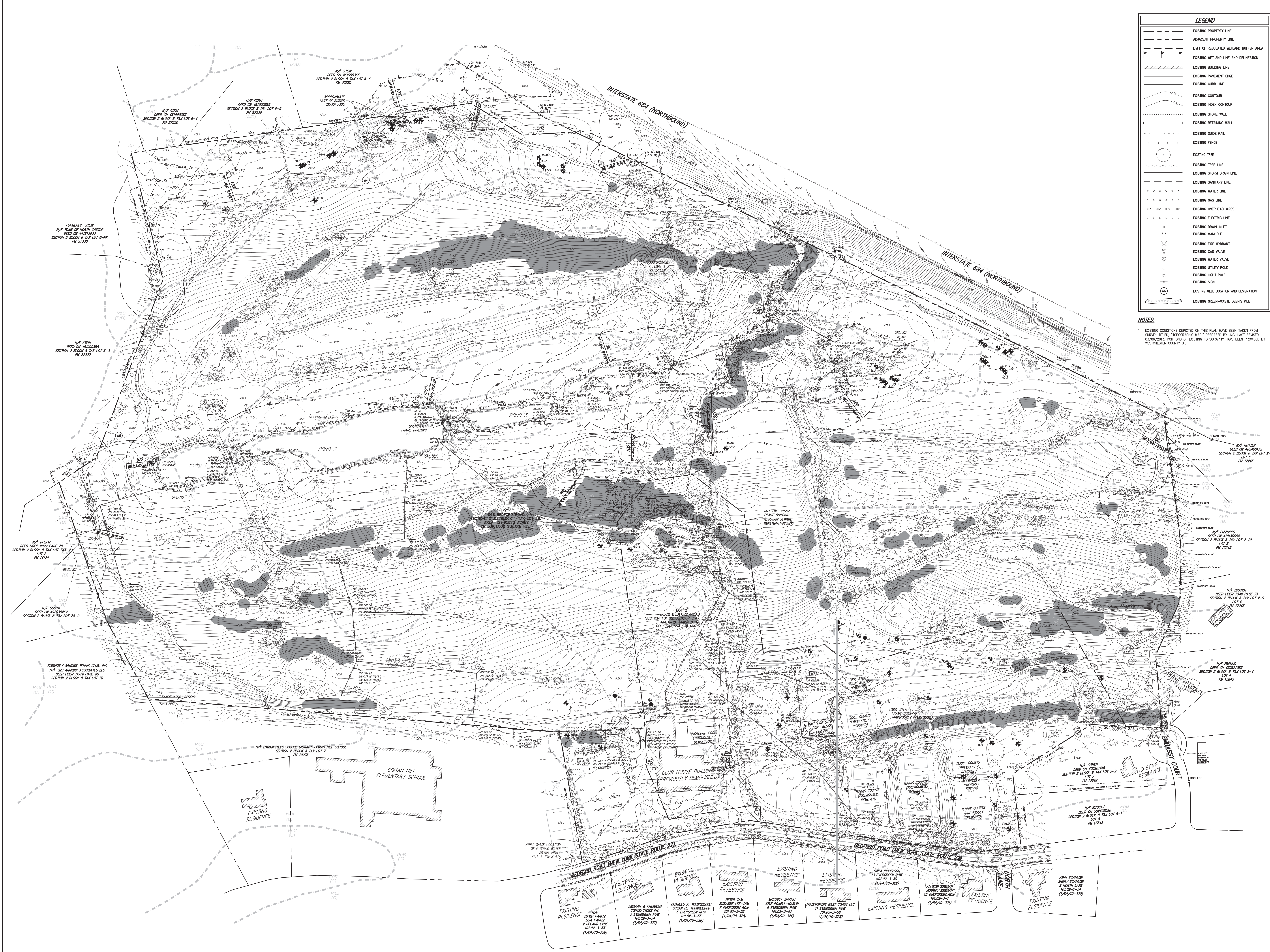
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

Drawn: NC Approved: AG  
Scale: NOT TO SCALE  
Date: 11/23/2020  
Project No: 20101  
Drawing No: 000  
C-000

JMC Planning, Engineering, Landscape  
Architectures & 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

NOT FOR CONSTRUCTION





APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED 03/07/2016

JOHN P. DELAND, CHAIRMAN  
TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

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

DATE: 11/23/2020  
Project No: 20101  
200-0000: C-010  
Drawing No: C-010

APPLICANT/TOWNER: **SUMMIT CLUB PARTNERS, 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  
John Meyer Consulting, Inc.

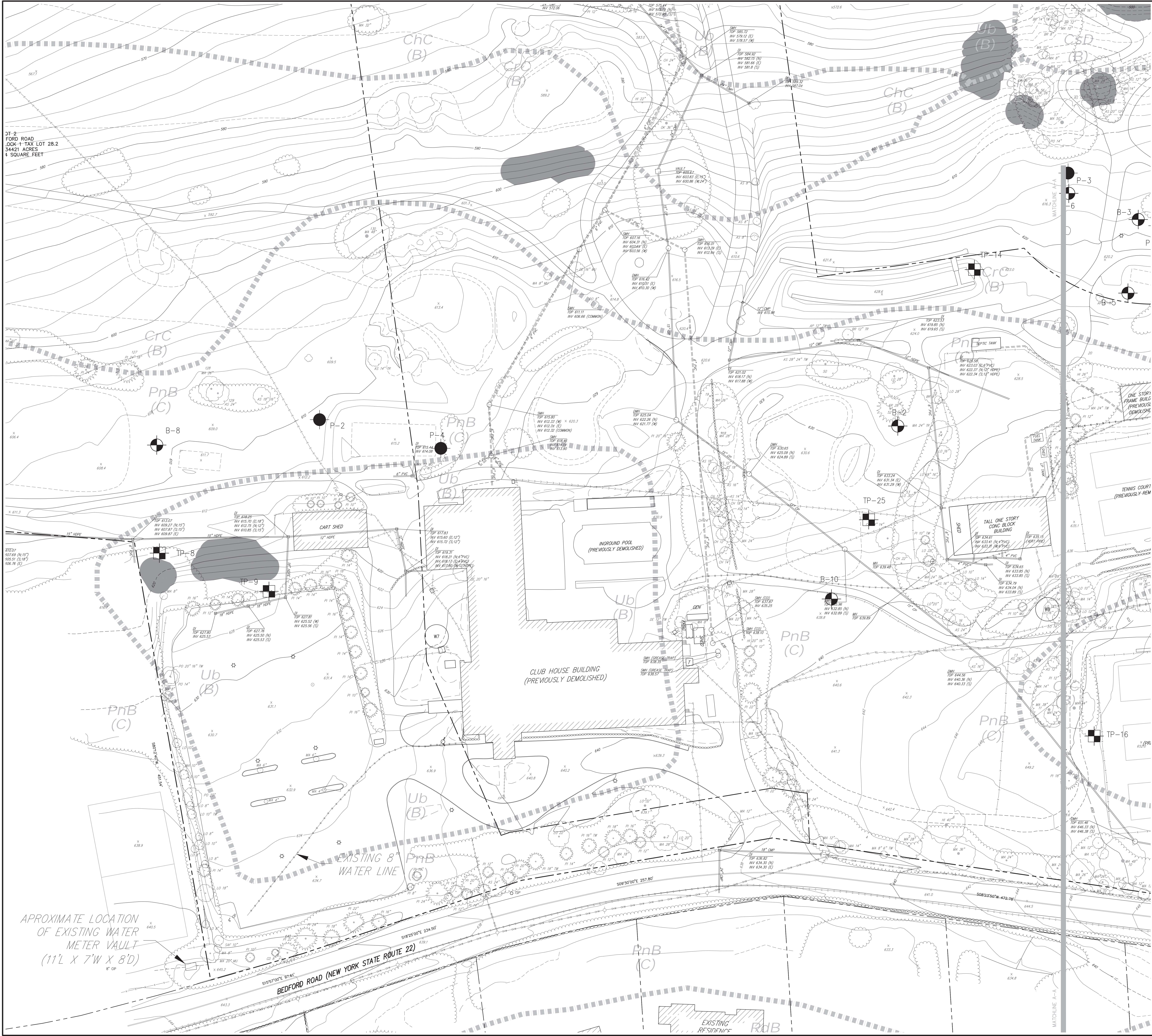
1420 BEDFORD ROAD • ARMONK, NY 10504  
PHONE: 914.333.2222 • FAX: 914.233.2102  
www.jmcpnc.com

OVERALL EXISTING CONDITIONS MAP  
THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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.



DT-2  
FORD ROAD  
LOOK-1 TAX LOT 28.2  
34421 ACRES  
± SQUARE FEET



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 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 GREEN-WASTE DEBRIS PILE

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.

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

ARCHITECT: GRANOFF ARCHITECTS  
330 RAILROAD AVENUE  
GREENWICH, CT 06850

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD • ARMONK, NY 10504  
voice 914.333.2222 • fax 914.233.2102  
www.jmcpnc.com

EXISTING CONDITIONS MAP (SOUTH)  
THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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.

Drawn: NC Approved: AG  
Scale: 1" = 30'  
Date: 11/23/2020  
Project No: 20101  
200-C006: C-011 09/04/21  
Drawing No: C-011

NOT FOR CONSTRUCTION



	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 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 GREEN-WASTE DEBRIS PILE

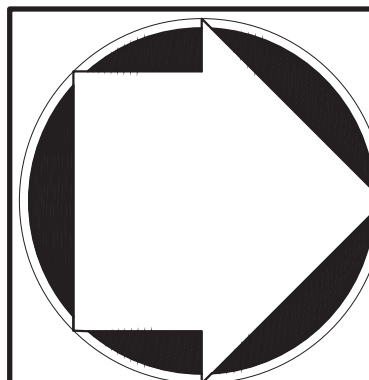
**NOTES:**

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JWC, LAST REVISED 03/06/2013. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS

[illegible]

<p>APPLICANT/OWNER:</p> <p><b>SUMMIT CLUB PARTNERS, LLC</b>          568 BEDFORD ROAD (NY-22)          ARMONK, NY 10504</p>	<p>ARCHITECT:</p> <p><b>GRANOFF ARCHITECTS</b>          330 RAILROAD AVENUE          GREENWICH, CT 06830</p>
---	--

**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.jmcpcllc.com](http://www.jmcpcllc.com)



EXISTING CONDITIONS MAP  
(NORTH)

THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)

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.

Drawing: NC      Approved: AG	
Scale: 1" = 30'	
Date: 11/23/2020	
Project No: 20101	
2010-ENGINE	C-012      GRAD/sur
Drawing No:	
<h1>C-012</h1>	



LOT 2  
±28.93  
ACRES

LOT 1  
±127.37  
ACRES

PROPOSED BUILDING NO. 2  
(REFER TO PLANS PREPARED BY  
GRANOFF ARCHITECTS)

PROPOSED BUILDING NO. 3  
(REFER TO PLANS PREPARED BY  
CRANOFF ARCHITECTS)

PROPOSED BUILDING NO. 1  
(REFER TO PLANS PREPARED BY  
GRANOFF ARCHITECTS)

PROPOSED RESIDENTIAL  
BUILDING  
(REFER TO PLANS PREPARED  
BY SPANOFF ARCHITECTS)

[illegible]

<p>APPLICANT/TOWNER:</p> <p><b>SUMMIT CLUB PARTNERS, LLC</b>  568 BEDFORD ROAD (NY-22)  ARMONK, NY 10504</p>	<p>ARCHITECT:</p> <p><b>GRANOFF ARCHITECTS</b>  330 RAILROAD AVENUE</p>
--	---

**JMC Planning, Engineering, Landscape  
Architecture & Land Surveying, PLLC**  
**JMC Site Development Consultants, LLC**  
John Meyer Consulting, Inc.  
220 BEDFORD ROAD • ARMONK, NY 10504  
voice 914.273.5225 • fax 914.273.2100  
[www.jmcpllc.com](http://www.jmcpllc.com)



THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)

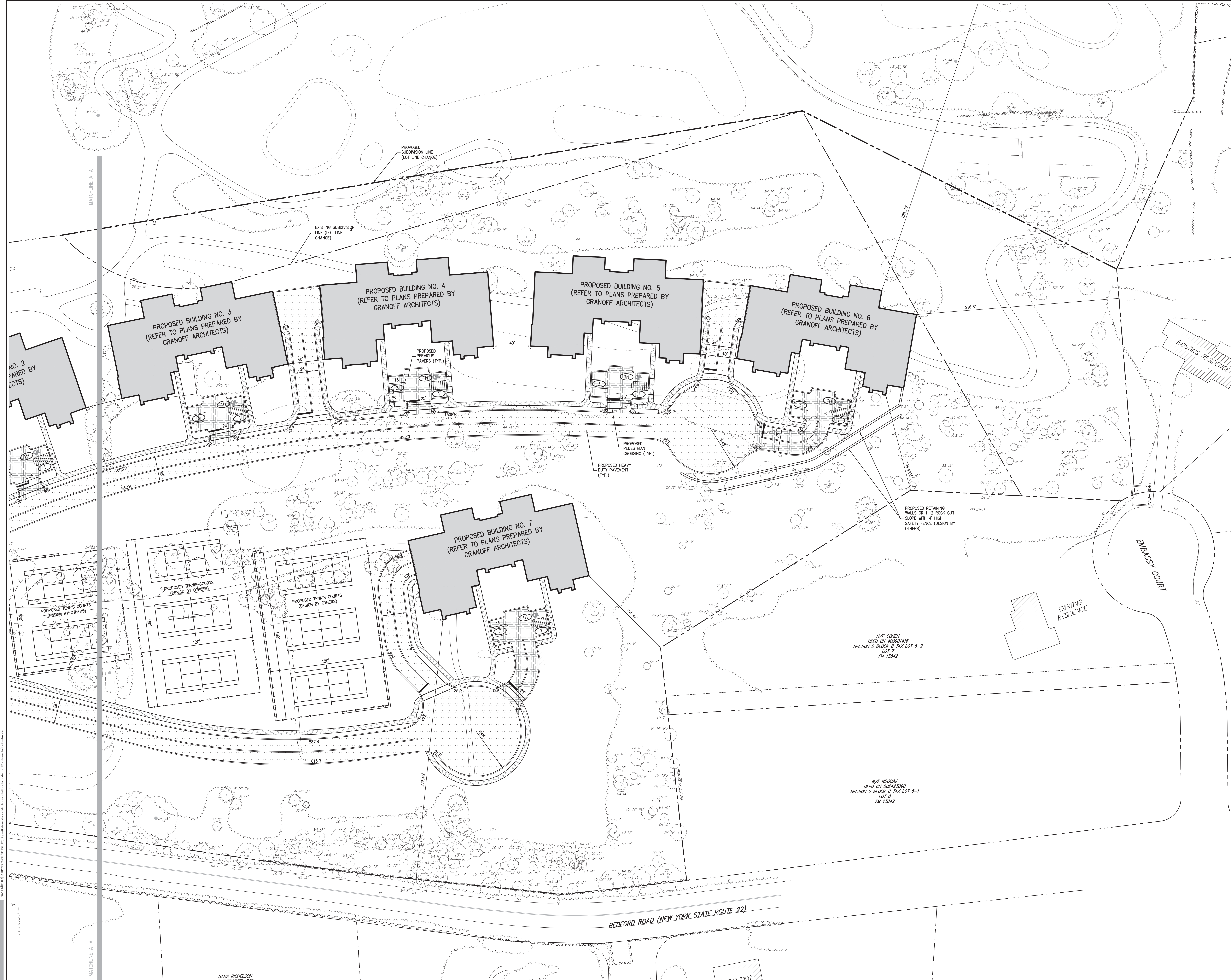
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawn:	NC	Approved:	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
2010-LAYOUT	C-100	LAY.scr	
Drawing No:			
C-100			

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



APPLICANT/TOWNER		SUMMIT CLUB PARTNERS, LLC 568 BEDFORD ROAD (NY-22) ARMONK, NY 10604	
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 10604 TEL: 914.332.2222 • FAX: 914.232.2122 www.jmcpnc.com		JMC	
SITE LAYOUT PLAN (NORTH)		THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE) 568 & 570 BEDFORD ROAD (NY-22) ARMONK, NY 10604	
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.			
Drawn	NC	Approved	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
2000-LAND	C-101	LAT	
Drawing No:			
C-101			



DT-2  
FORD ROAD  
LOOK-1 TAX LOT 28.2  
34421 ACRES  
± SQUARE FEET



NOT FOR CONSTRUCTION

APPROXIMATE LOCATION  
OF EXISTING WATER  
METER VAULT  
(11' L X 7' W X 8' D)

BEDFORD ROAD (NEW YORK STATE ROUTE 22)

EXISTING  
RESIDENCE

SABA RICHMOND  
11/23/2020

APPLICANT/OWNER

SUMMIT CLUB PARTNERS, LLC  
568 BEDFORD ROAD (NY-22)  
ARMONK, NY 10604

ARCHITECT

GRANOFF ARCHITECTS  
330 RAILROAD AVENUE  
GREENWICH, CT 06850

JMC Planning, Engineering, Landscape  
Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, Inc.

120 BEDFORD ROAD • ARMONK, NY 10604  
PHONE: 914.332.2222 • FAX: 914.233.2102  
WWW.JMCPCLLC.COM

GRADING PLAN  
SOUTH

THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10604

Drawn: NC Approved: AG

Scale: 1" = 30'

Date: 11/23/2020

Project No: 20101

200-ANNE GRAD SOUTH 09/01/20

C-200



NOT FOR CONSTRUCTION



No.	Rev.	Date	By

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

ARCHITECT: GRANOFF ARCHITECTS  
330 RAILROAD AVENUE  
GREENWICH, CT 06850

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, LLC  
120 BEDFORD ROAD • ARMONK, NY 10504  
voice 914.333.2222 • fax 914.233.2102  
www.jmccpllc.com

**JMC**

GRADING PLAN  
NORTH

THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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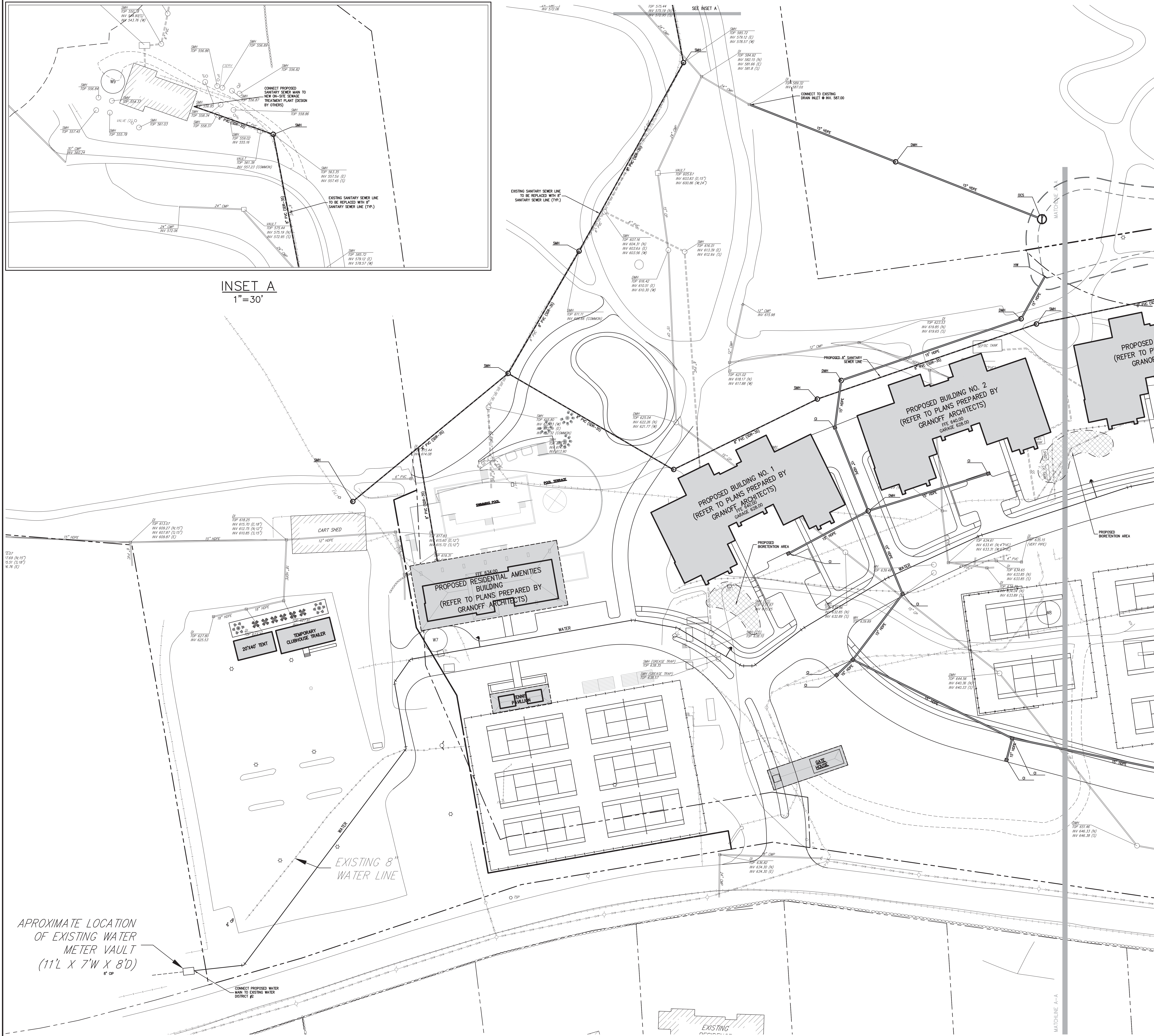
Drawn	NC	Approved	AG
Scale:	1" = 30'		
Date:	11/23/2020		
Project No:	20101		
200-NAME	GRAD NORTH	0100.00	
Drawing No:			

C-201



NOT FOR CONSTRUCTION

APPROXIMATE LOCATION  
OF EXISTING WATER  
METER VAULT  
(11' L X 7' W X 8' D)



INSET A  
1"=30'

**LEGEND**

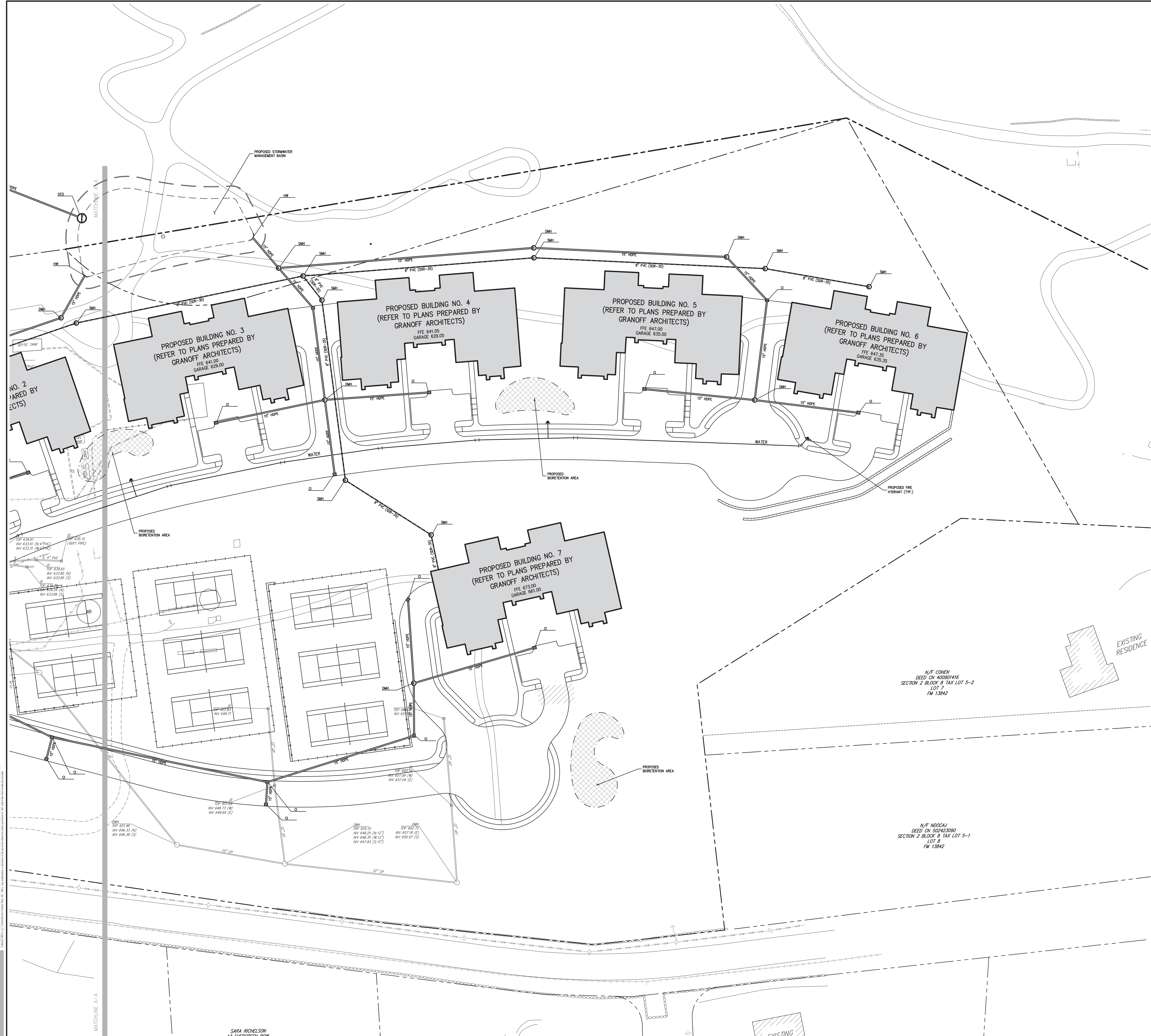
---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING BUILDING OVERHANG
---	EXISTING BUILDING LINE
---	EXISTING PAVEMENT EDGE
---	EXISTING CURB LINE
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	EXISTING STONE WALL
---	EXISTING RETAINING WALL
---	EXISTING GUIDE RAIL
---	EXISTING FENCE
---	EXISTING STORM DRAIN LINE AND SIZE
---	EXISTING SANITARY LINE AND SIZE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING DRAIN INLET
---	EXISTING MANHOLE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS VALVE
---	EXISTING WATER VALVE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	PROPOSED BUILDING LINE
---	PROPOSED CONCRETE CURB
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED DROP CURB AND RAMP
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED TYPE C DRAIN INLET
---	PROPOSED TYPE D DRAIN INLET
---	PROPOSED HEADWALL
---	PROPOSED WATER QUALITY STRUCTURE
---	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
---	PROPOSED OUTLET CONTROL STRUCTURE
---	PROPOSED CLEANOUT
---	PROPOSED HYDRANT
---	PROPOSED STORM DRAIN LINE & SIZE
---	PROPOSED SANITARY SEWER LINE & SIZE
---	PROPOSED WATER LINE & SIZE
---	PROPOSED GAS LINE
---	PROPOSED ELECTRIC/TELEPHONE/CABLE
---	PROPOSED WATER VALVE
---	PROPOSED GAS VALVE
---	PROPOSED RETAINING WALL (DESIGN BY OTHERS)

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/06/2013.
  - 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 FEASIBLE. 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.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2948. JOINTS SHALL BE WATER-TIGHT IN ACCORDANCE WITH ASTM C-552.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM C-304 AND C-302.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE COINVENT-LEAD DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ANSA C-150, C-151, C-154 AND C-111.
  - 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.

<b>APPLICANT/OWNER:</b> SUMMIT CLUB PARTNERS, LLC 568 BEDFORD ROAD (NY-22) ARMONK, NY 10504	
<b>ARCHITECT:</b> GRANOFF ARCHITECTS 330 RAILROAD AVENUE GREENWICH, CT 06830	
<b>JMC Planning, Engineering, Landscape Architecture &amp; Land Surveying, PLLC</b> John Meyer Consulting, Inc. 120 BEDFORD ROAD • ARMONK, NY 10504 PHONE: 914.333.2222 • FAX: 914.233.2102 www.jmcpllc.com	
<b>SITE PRELIMINARY UTILITIES PLAN (SOUTH)</b> <b>THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)</b> 568 & 570 BEDFORD ROAD (NY-22) ARMONK, NY 10504	
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Drawn: NC	Approved: AG
Scale: 1" = 30'	Date: 11/23/2020
Project No: 20101	Sheet No: C-300
200-HOURS	UTL
<b>C-300</b>	



NOT FOR CONSTRUCTION



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE C DRAIN INLET
	PROPOSED HEADWALL
	PROPOSED WATER QUALITY STRUCTURE
	PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
	PROPOSED OUTLET CONTROL STRUCTURE
	PROPOSED CLEANOUT
	PROPOSED HYDRANT
	PROPOSED STORM DRAIN LINE & SIZE
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC/TELEPHONE/CABLE
	PROPOSED WATER VALVE
	PROPOSED GAS VALVE
	PROPOSED RETAINING WALL (SECTION BY OTHERS)

- NOTES**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC/PLC, LAST REVISED 03/06/2013.
  - 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 FEASIBLE. 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.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2948. JOINTS SHALL BE WATER-TIGHT IN ACCORDANCE WITH ASTM C-304 AND C-302.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM C-304 AND C-302.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE COINVENT-LEAD DUCTILE IRON PIPE (DIP), CLASS 52, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ANSII A-150, C-155, C-156 AND C-111.
  - 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.

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

ARCHITECT: **GRANOFF ARCHITECTS**  
330 RAILROAD AVENUE  
GREENWICH, CT 06830

**JMC**  
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
JMC Site Development Consultants, LLC  
John Meyer Consulting, LLC  
1420 BEDFORD ROAD • ARMONK, NY 10504  
914.233.2323 • 914.233.2102  
www.jmccpllc.com

**SITE PRELIMINARY UTILITIES PLAN (NORTH)**  
**THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)**  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

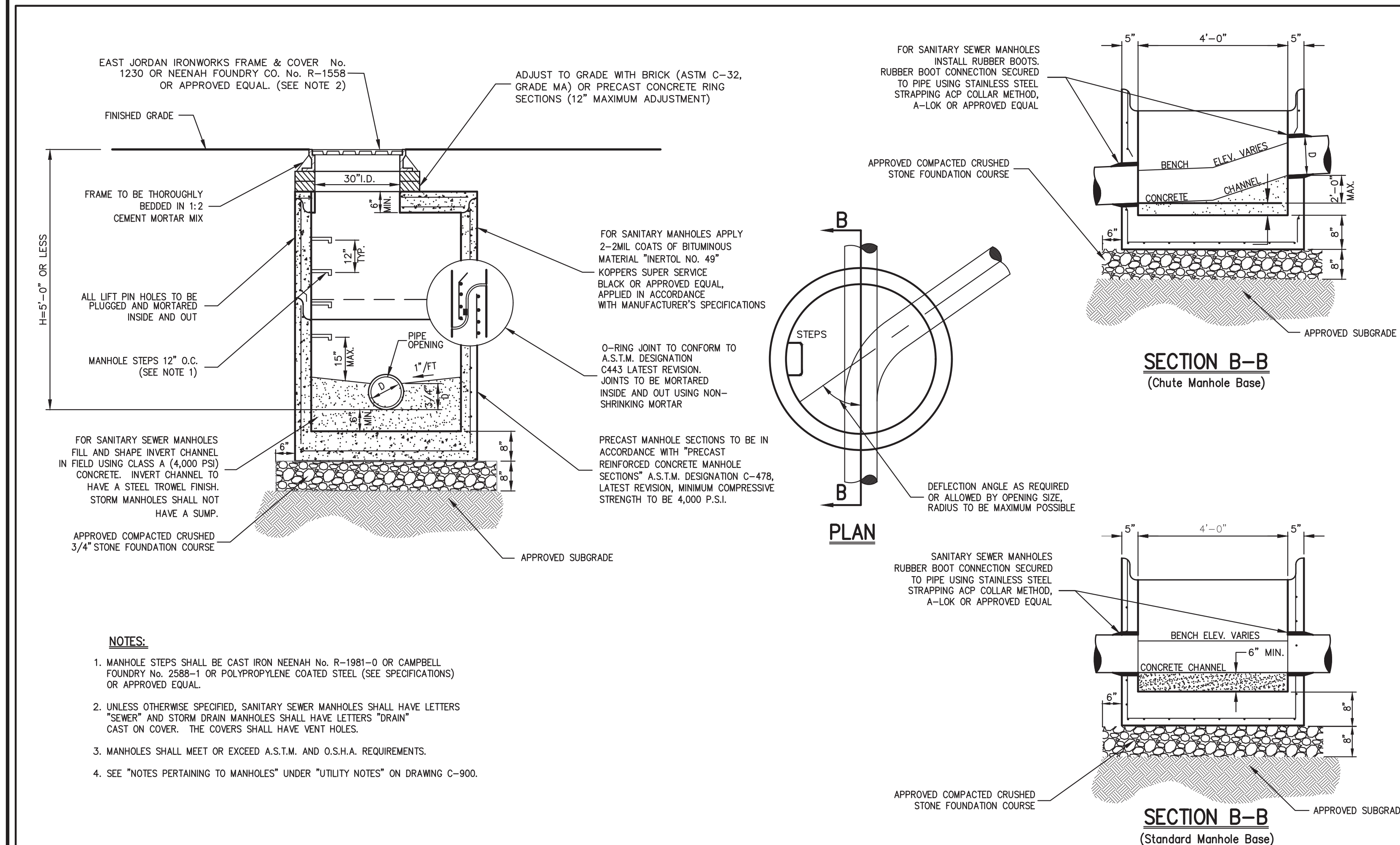
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209 SUBSECTION 2.

Drawn: **NC** Approved: **AG**  
Scale: **1" = 30'**  
Date: **11/23/2020**  
Project No: **20101**  
200-HOURS: **C-20** **U/L**  
Drawing No: **C-301**



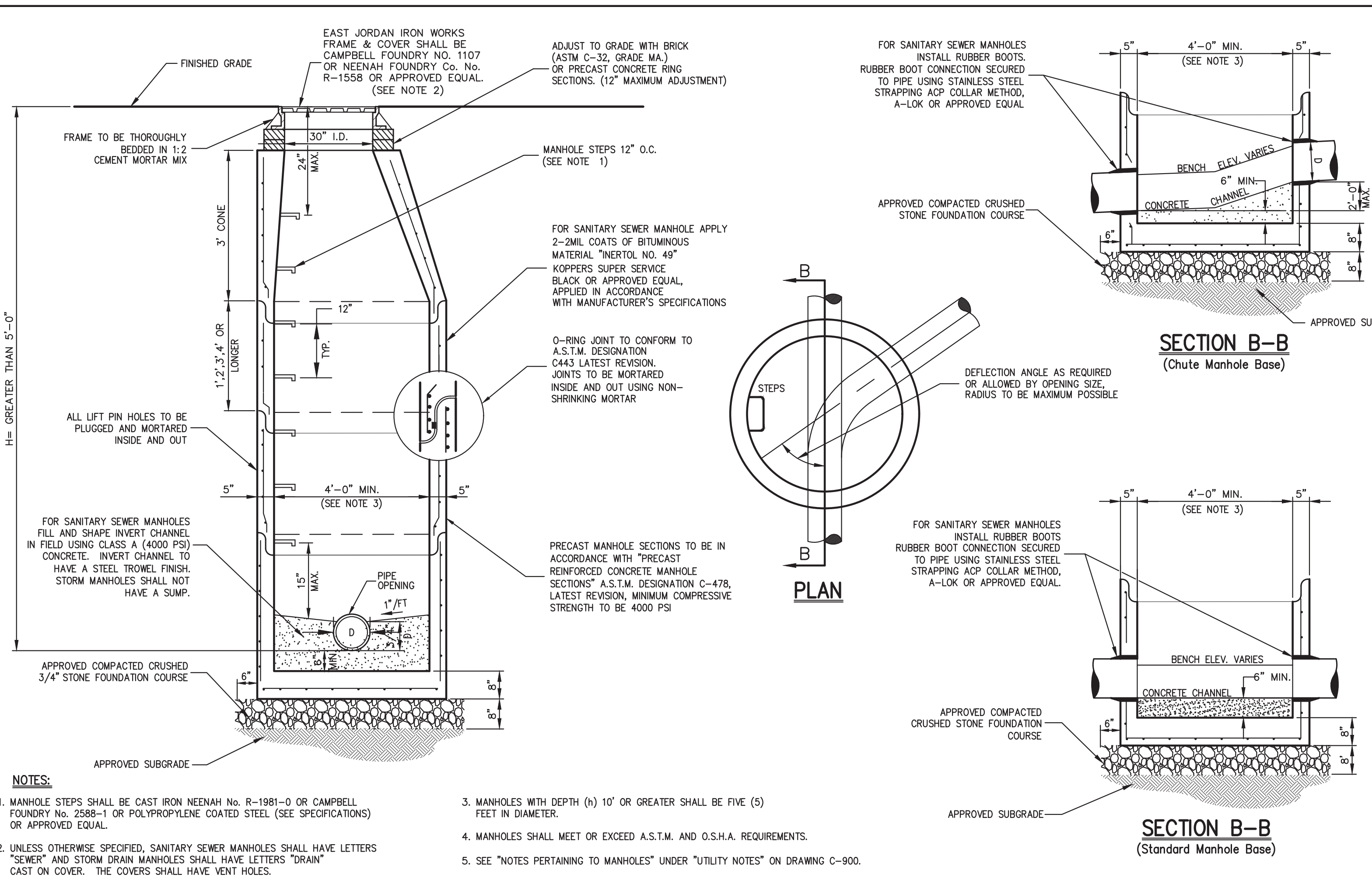






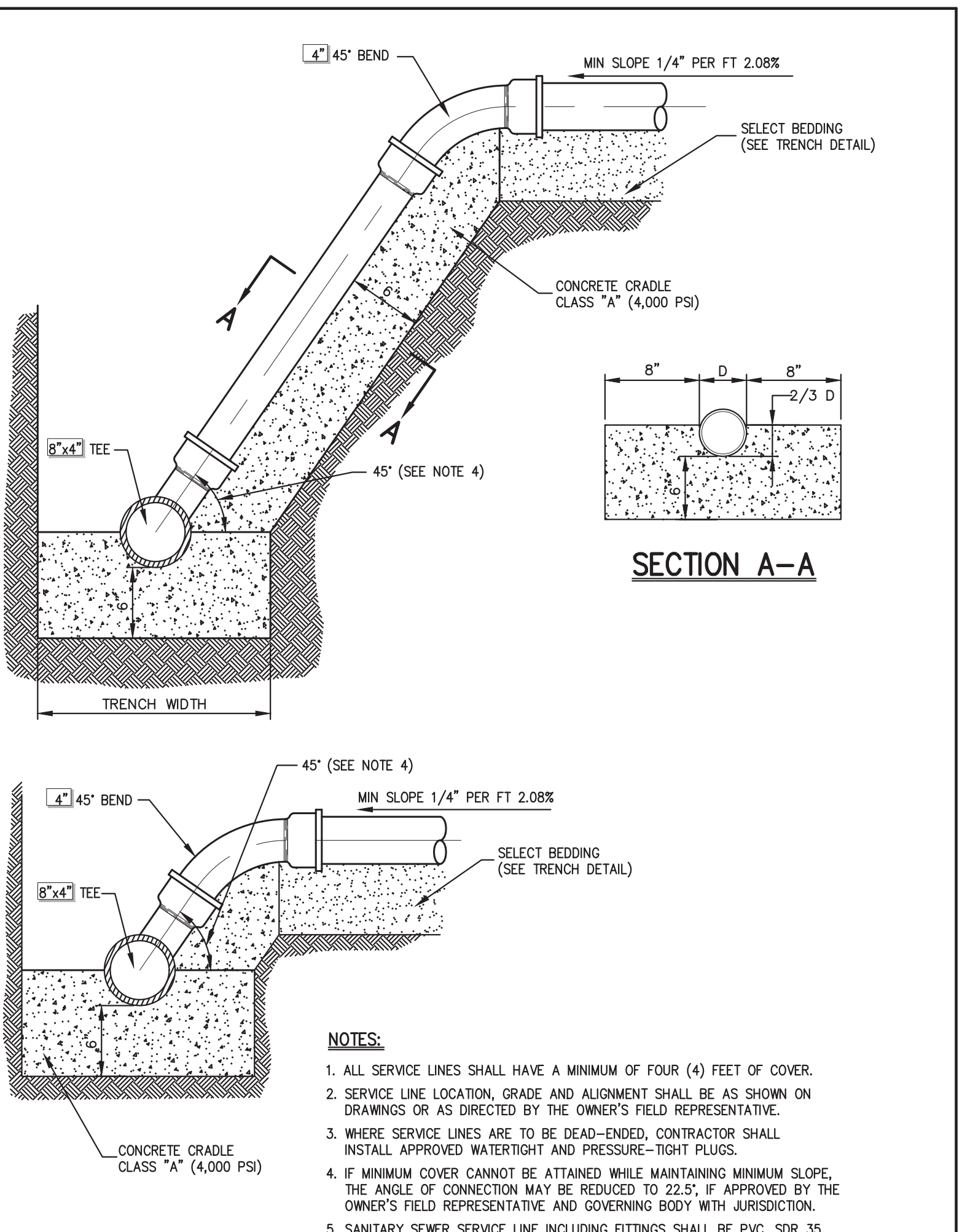
MANHOLE (TYPE A)  
(H < 5'-0")

15



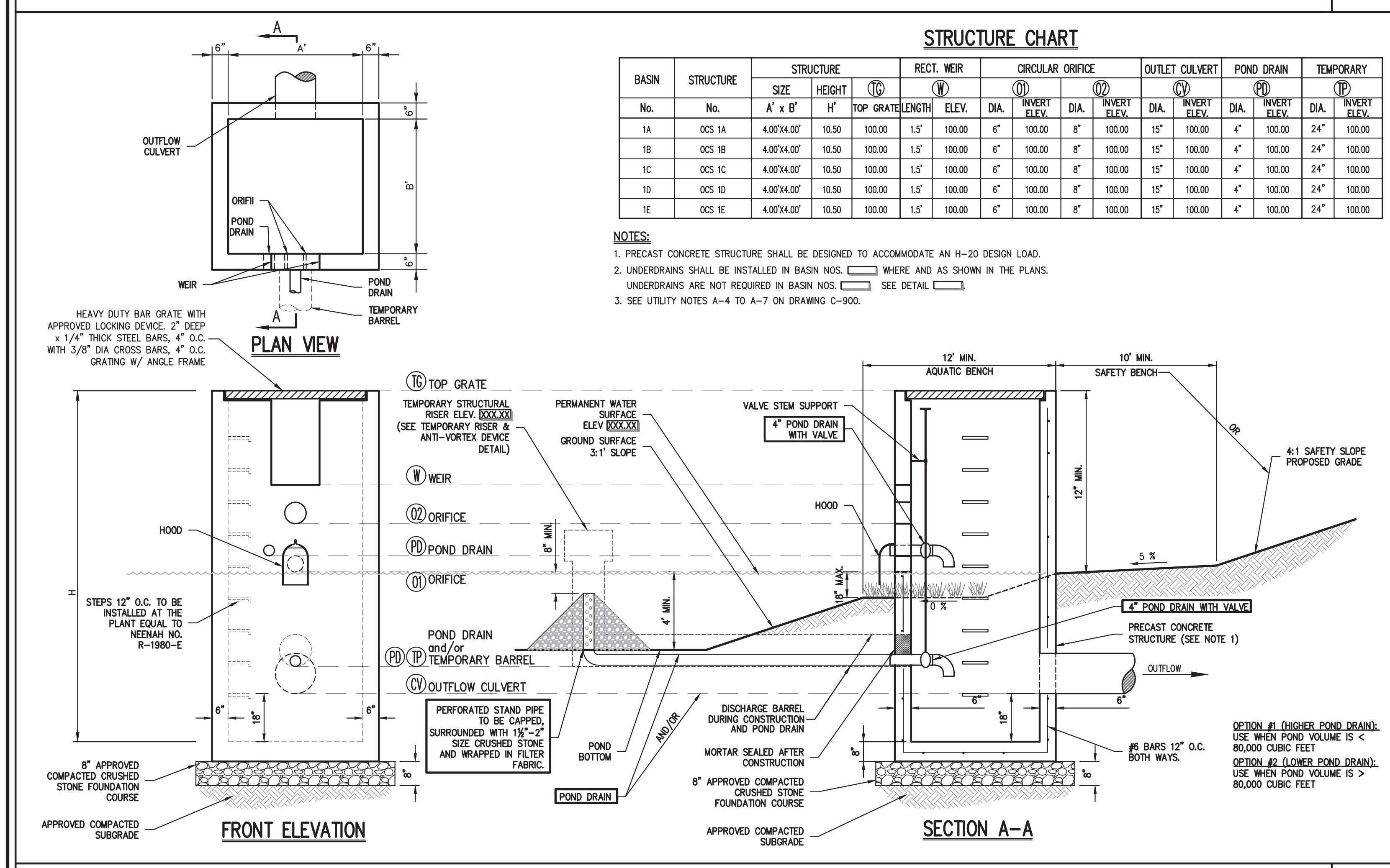
MANHOLE (TYPE B)  
(H > 5'-0" < 10'-0")

16



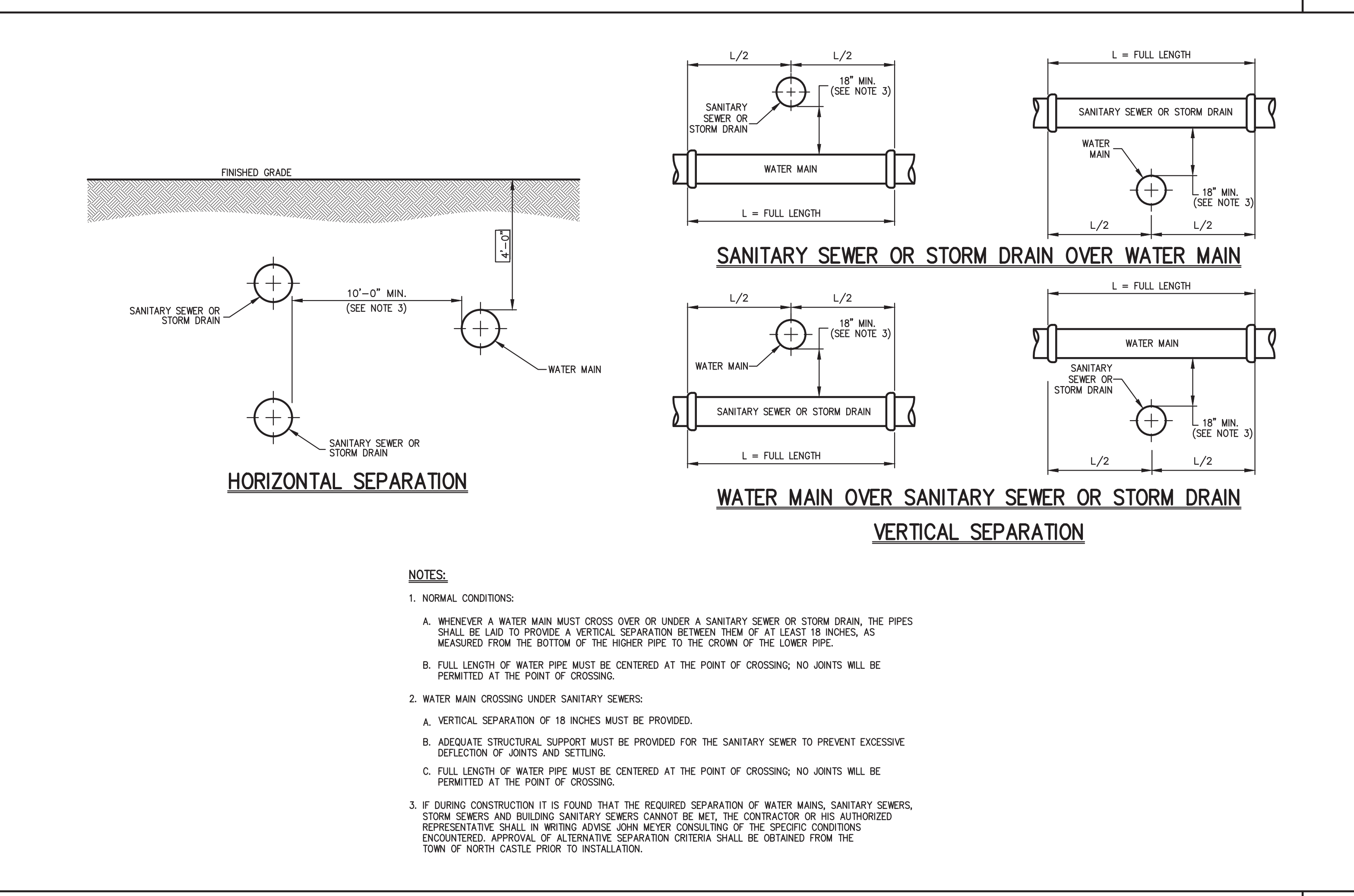
SANITARY SEWER SERVICE CONNECTION

17



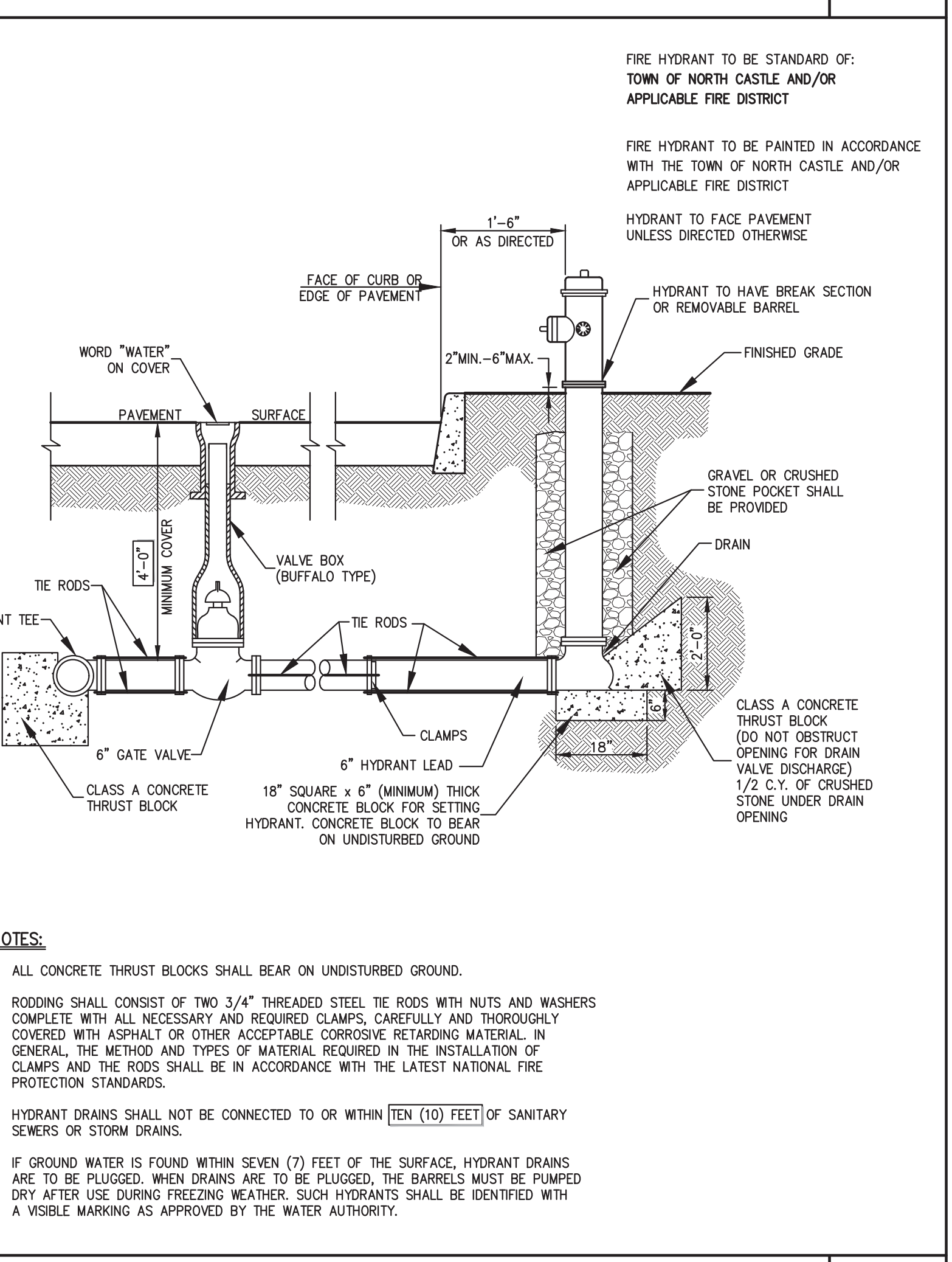
OUTLET CONTROL STRUCTURE

18



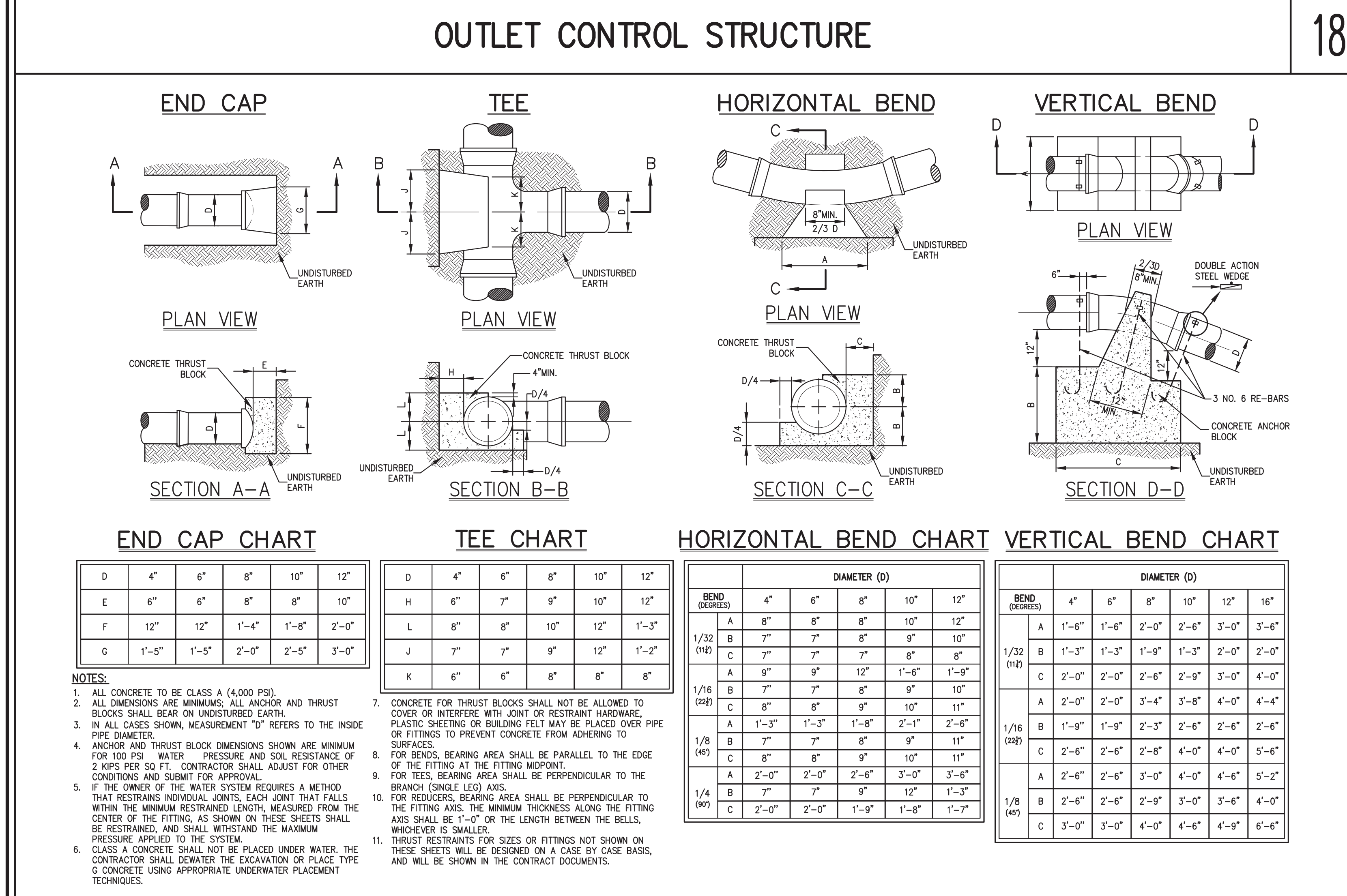
SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES

19



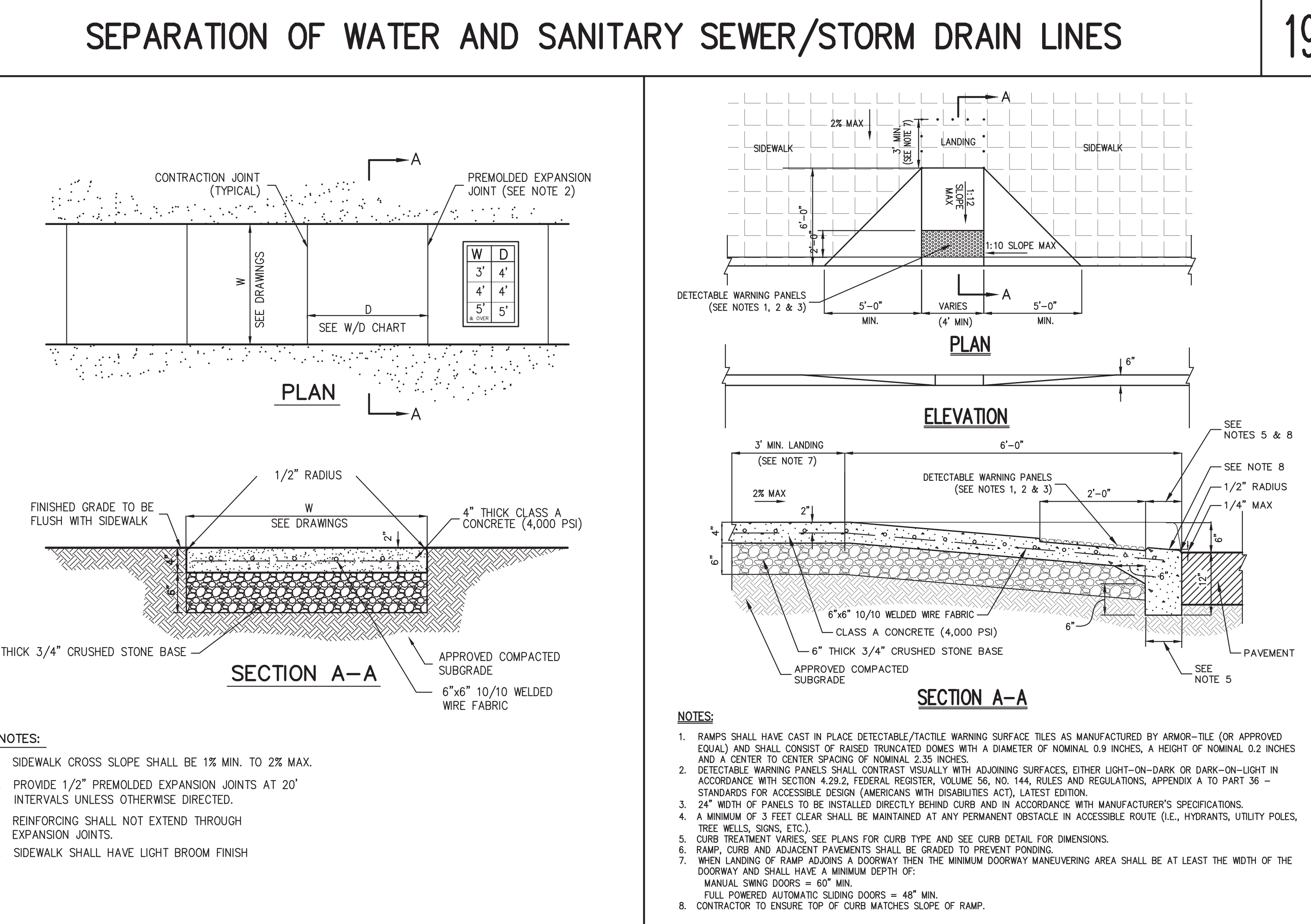
HYDRANT INSTALLATION

20



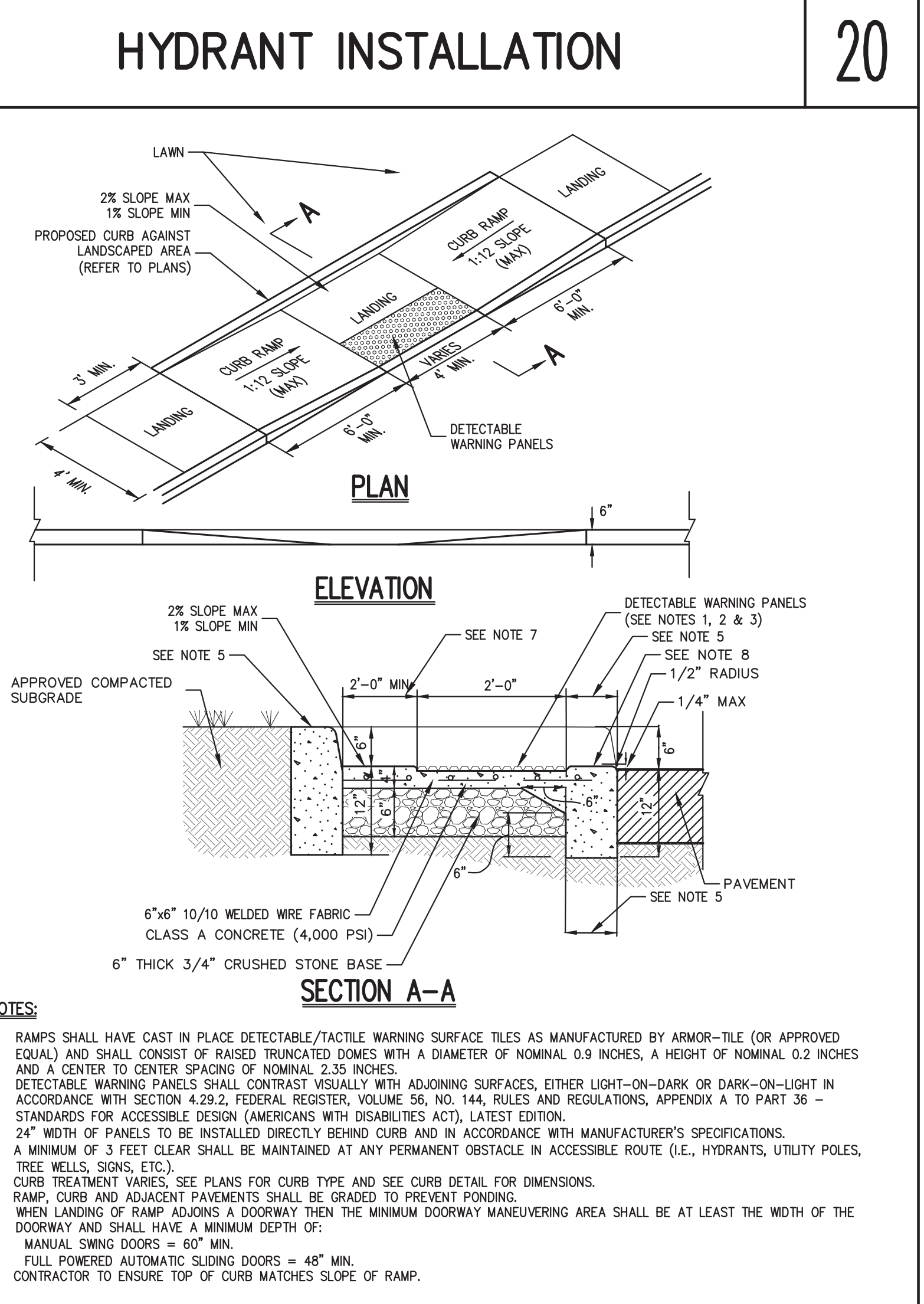
ANCHOR AND THRUST BLOCKS

21



CONCRETE SIDEWALK

22



DROP CURB & RAMP (TYPE A)  
(WITH DETECTABLE WARNING)

23



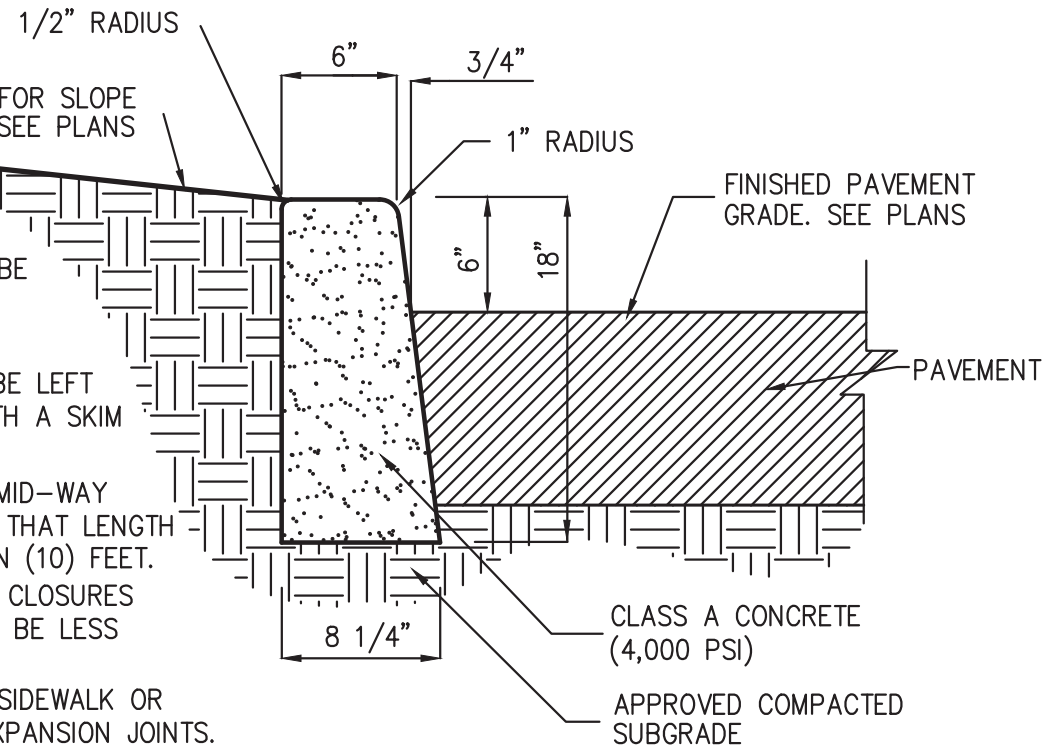
DROP CURB & RAMP (TYPE B)  
(WITH DETECTABLE WARNING)

24

Summit Club Partners, LLC  
568 Bedford Road, Armonk, NY 10504  
Granoft Architects  
330 Railroad Avenue, Greenwich, CT 06830  
JMC Planning, Engineering, Landscape Architecture & Land Surveying, LLC  
120 Bedford Road, Armonk, NY 10504  
www.jmcpe.com

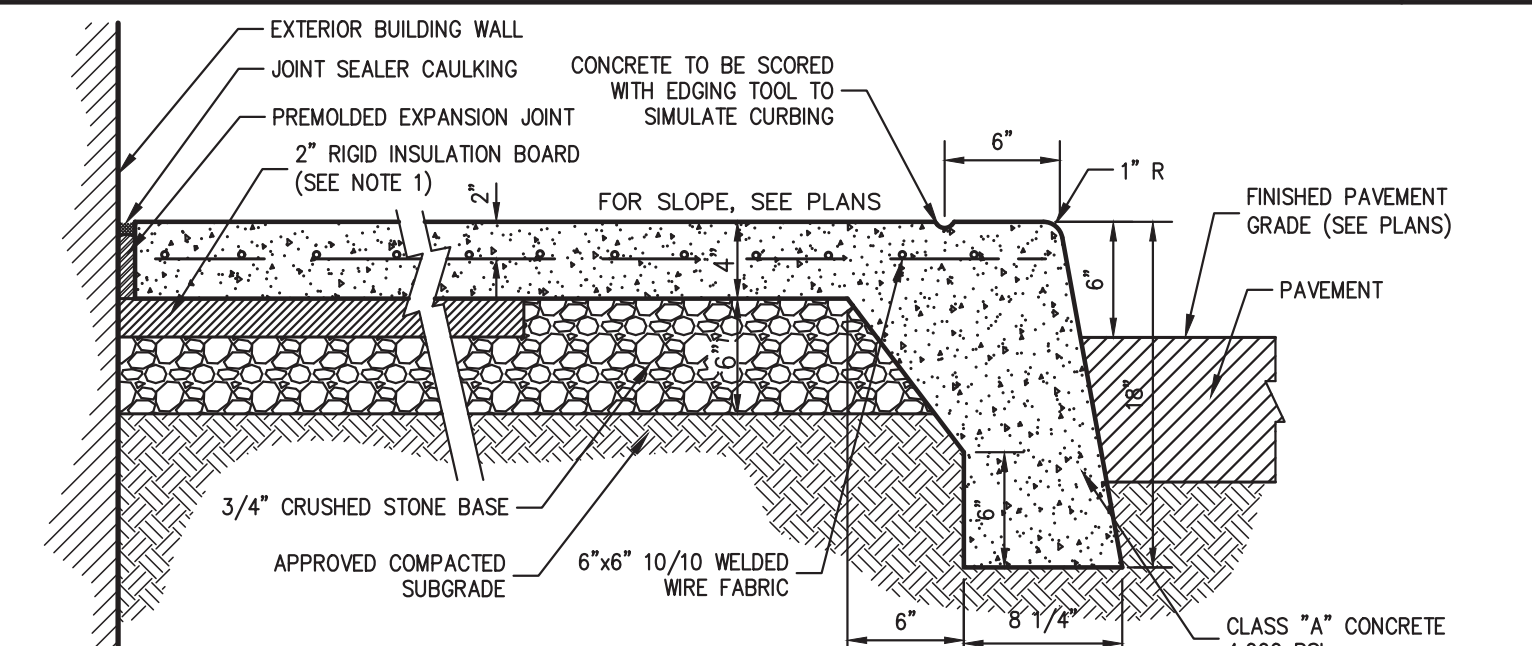


- NOTES:
1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
  2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURVE.
  3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
  4. INSTALL CONSTRUCTION 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

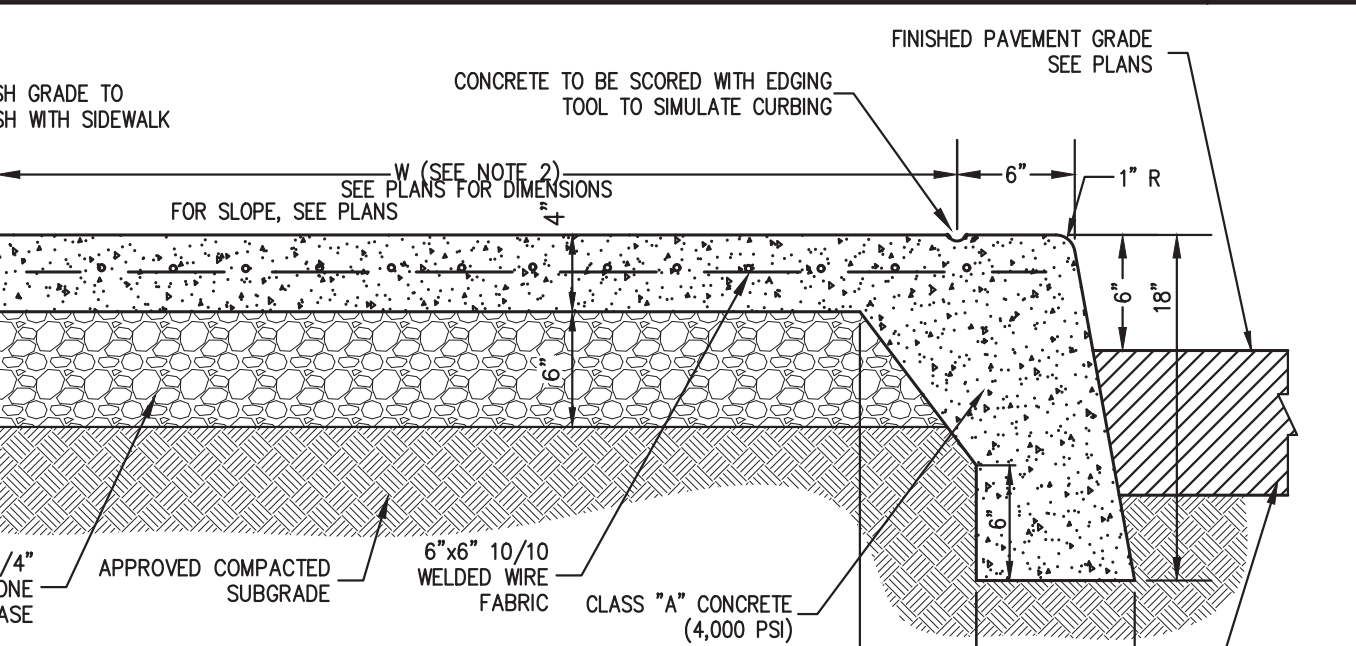
25



- NOTES:
1. PROVIDE 2" RIGID INSULATION BOARD AT ALL DOORWAY OPENINGS AND EXTEND 8" MIN. IN ALL DIRECTIONS OR TO CONSTRUCTION/CONTRACT JOINT, WHICHEVER IS GREATER.
  2. JOINT SEALER CALICULING SHALL BE PSI-641 LOW MODULUS SILICONE SEALANT, BY POLYMER SYSTEMS INC. OR APPROVED EQUAL. PREMOLDED EXPANSION JOINT SHALL BE FLEXIBLE OR APPROVED EQUAL.
  3. PROVIDE JOINT SEALER & PREMOLDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.).
  4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
  5. SIDEWALK CROSS SLOPE SHALL BE THE MIN. 2% MAX.
  6. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE FLEXIBLE OR APPROVED EQUAL.

## CONCRETE CURB ENDING

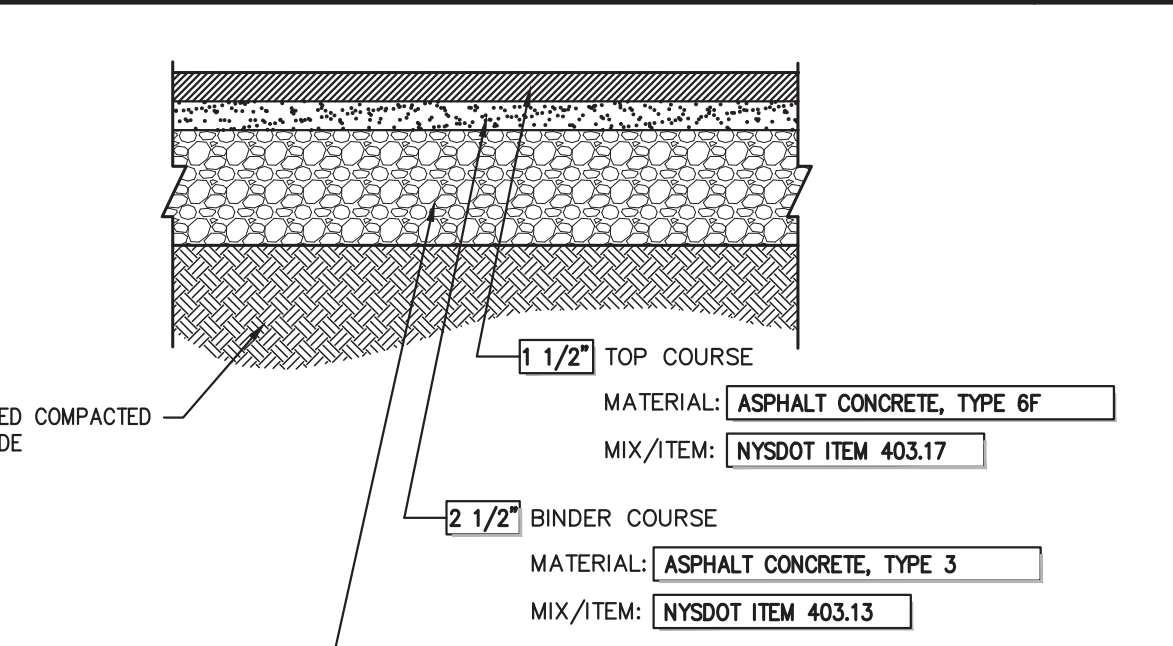
26



- NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
  2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3" MIN. WIDTH CLEAR FROM BACK OF CURBING.
  3. PROVIDE JOINT SEALER & PREMOLDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.).
  4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
  5. PROVIDE 1/2" PREMOLDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.).
  6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.

## SITE PAVEMENT (HEAVY DUTY)

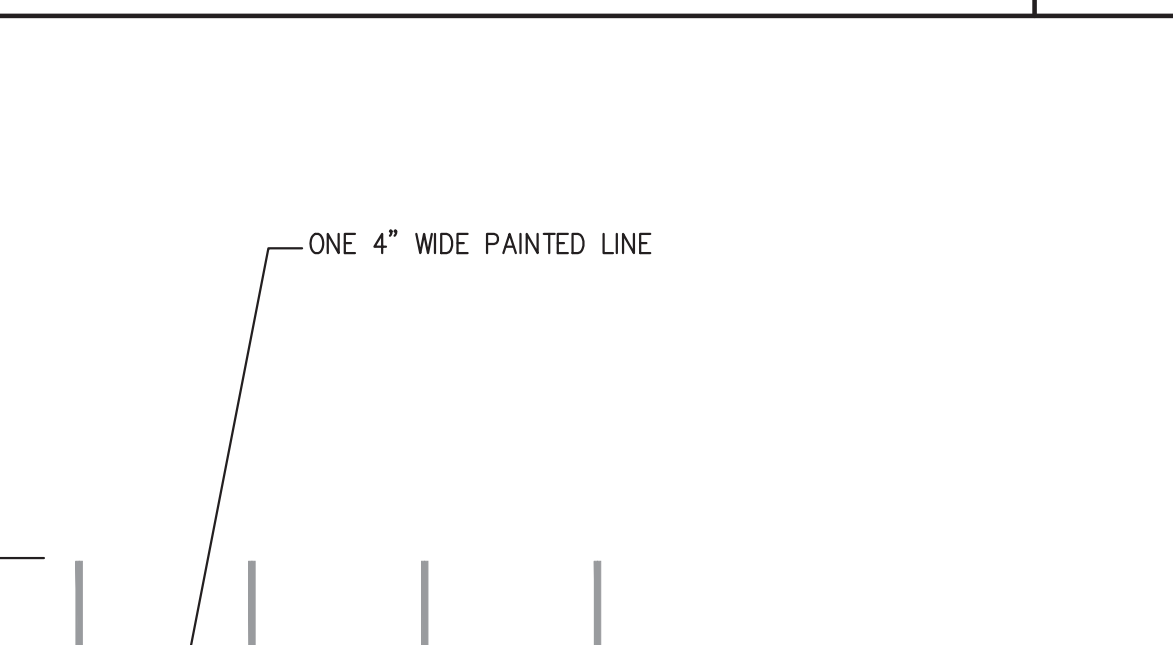
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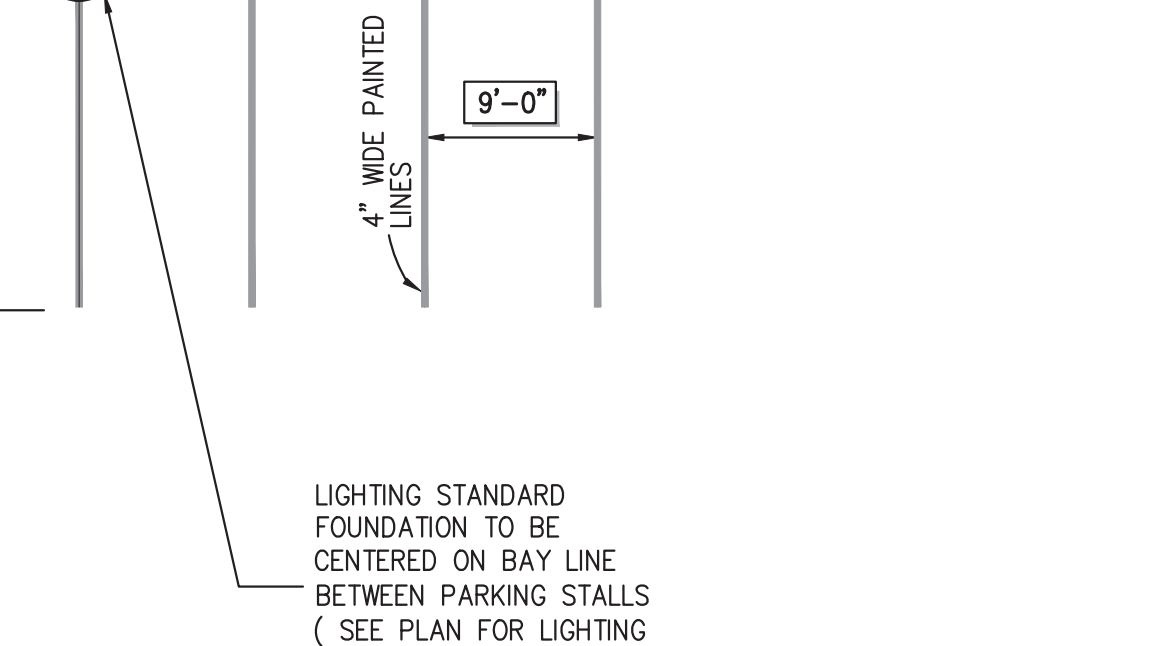
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## SITE PAVEMENT (LIGHT DUTY)

31



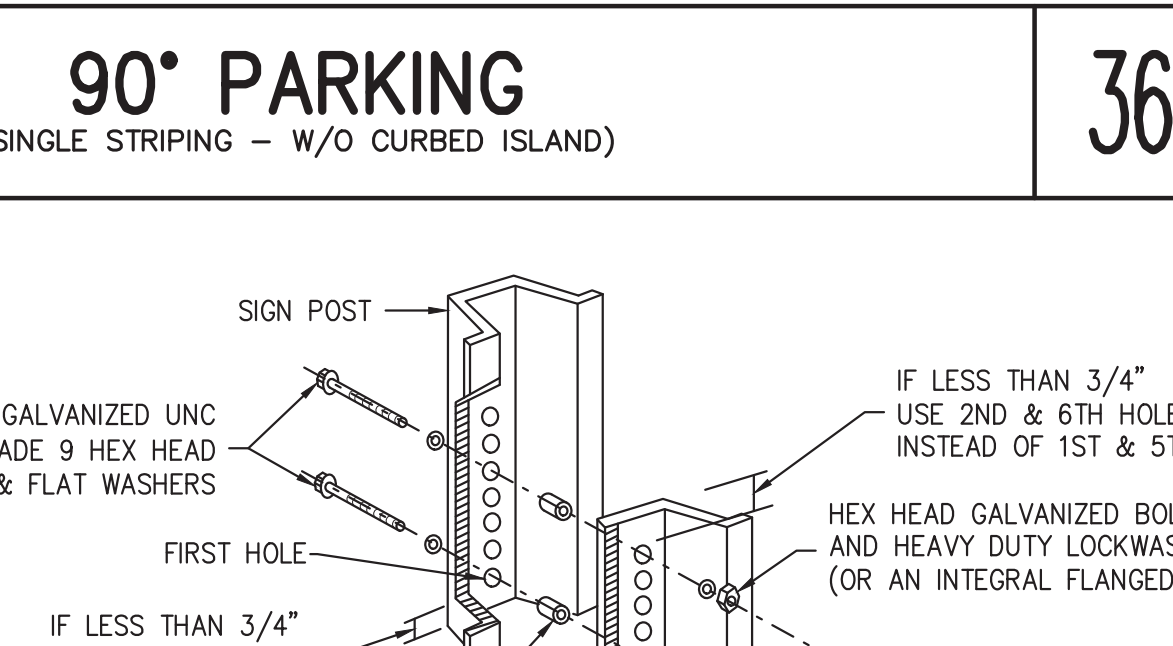
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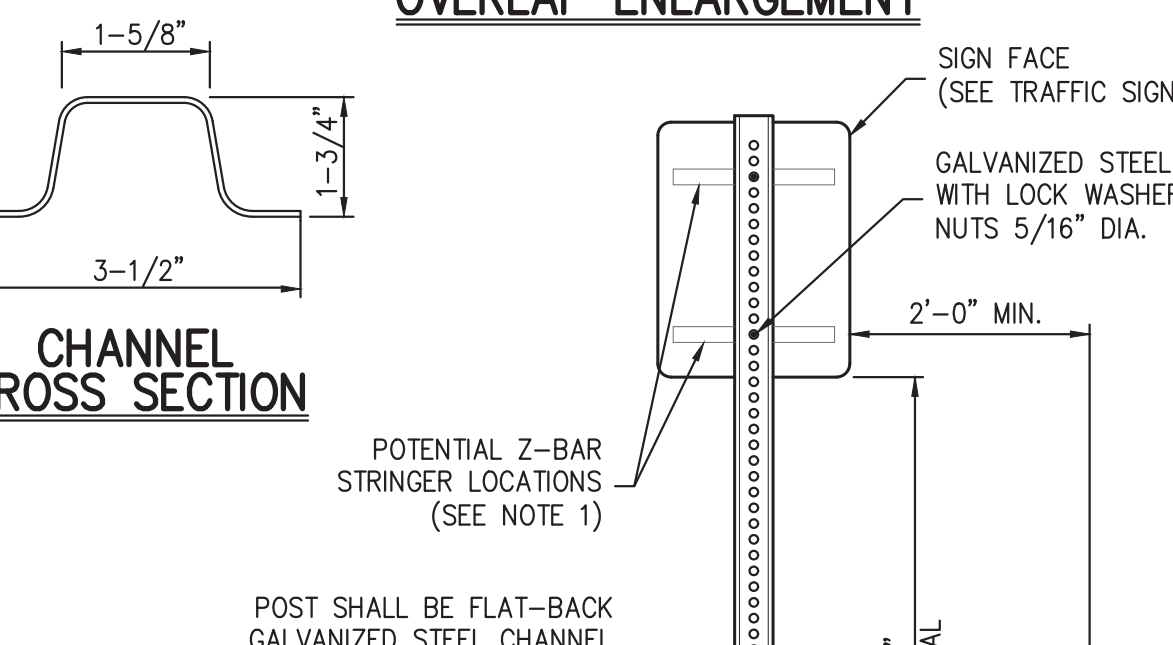
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## SITE PAVEMENT (LIGHT DUTY)

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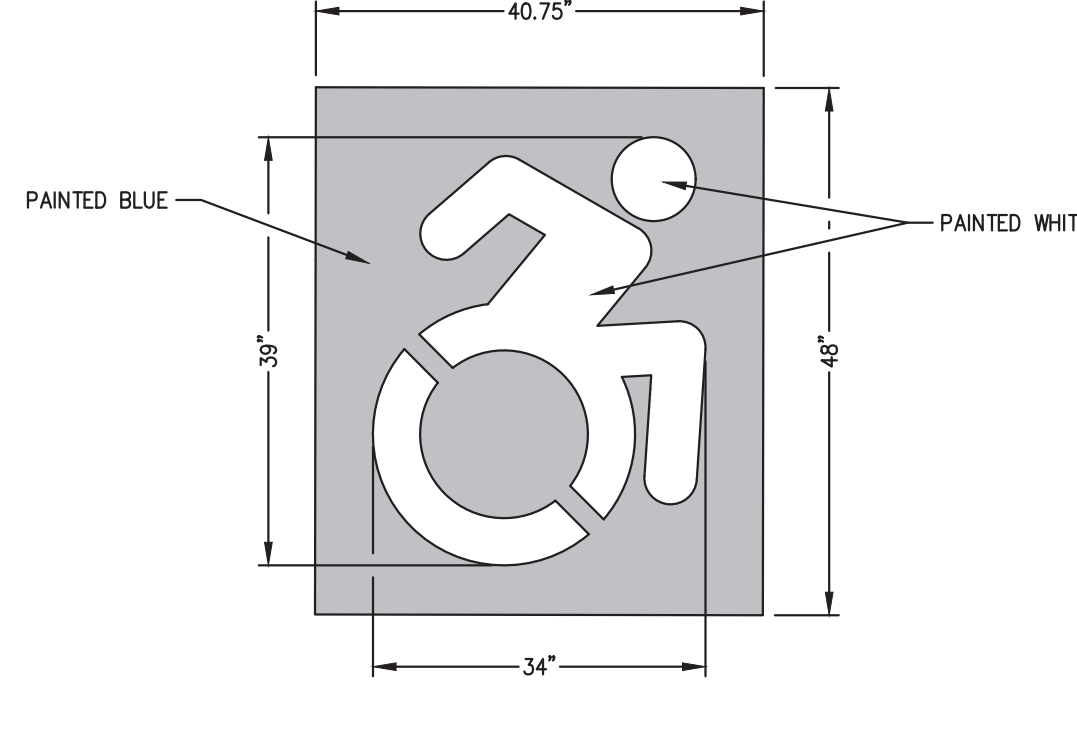
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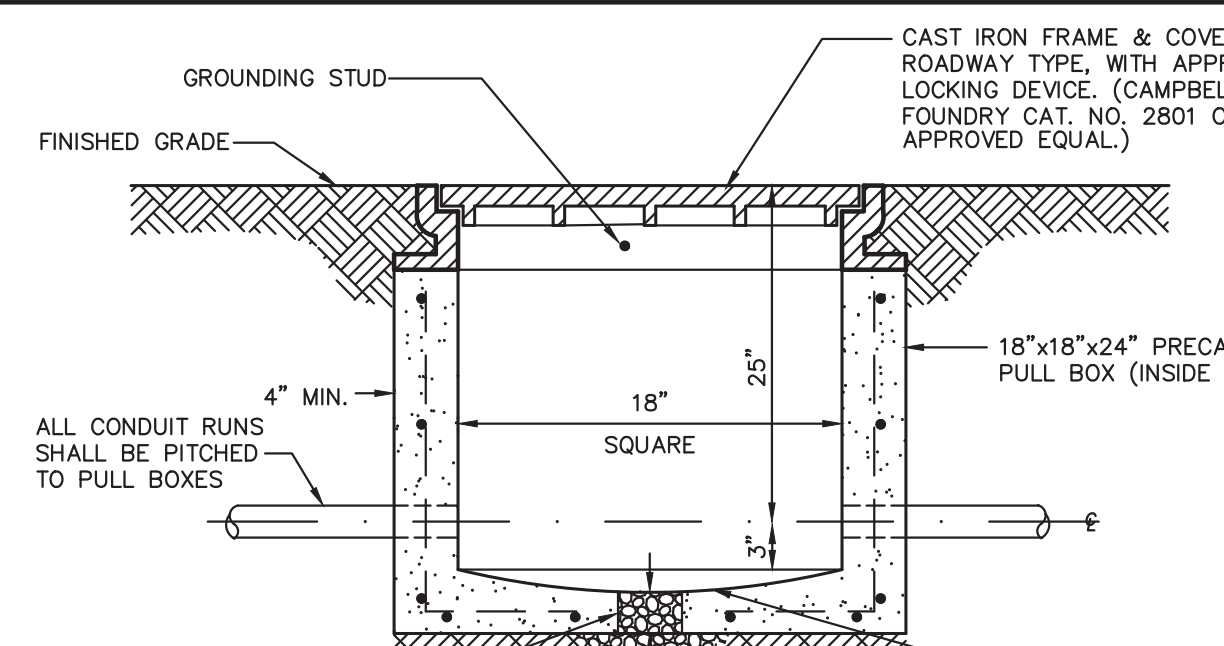
## SITE PAVEMENT (LIGHT DUTY)

31



## PAINTED ACCESSIBLE SYMBOL

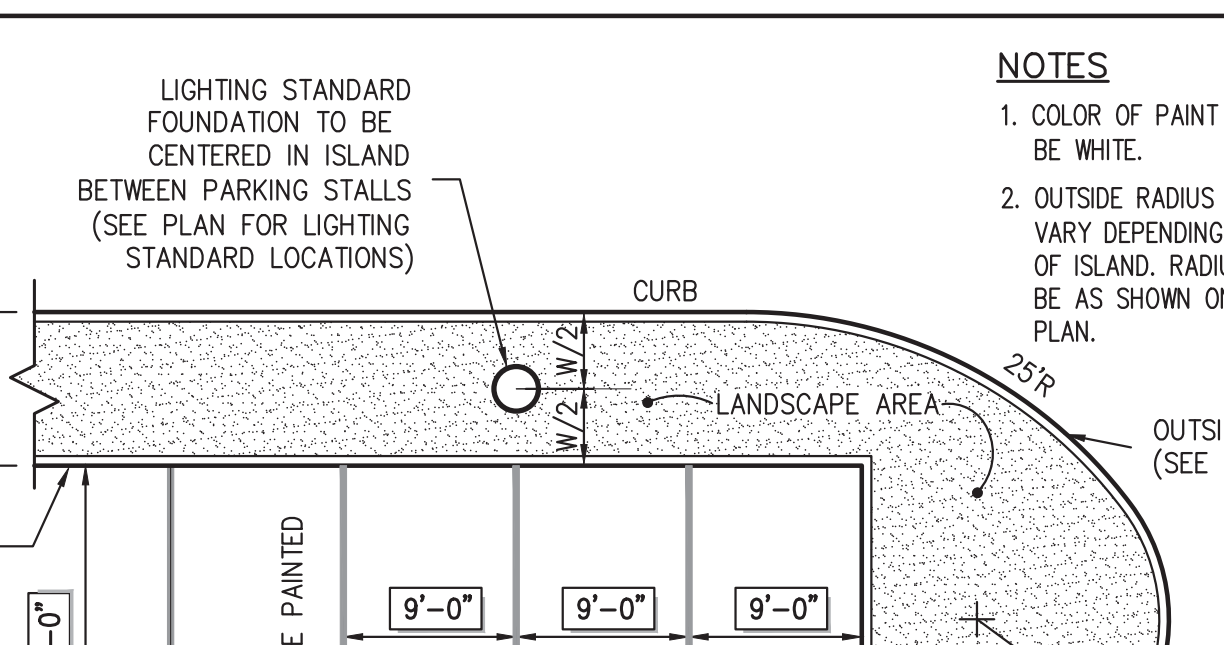
28



- NOTES:
1. SYMBOL SHALL BE THERMOPLASTIC TYPE OR PAINTED WITH STENCIL.

## ELECTRICAL PULL BOX

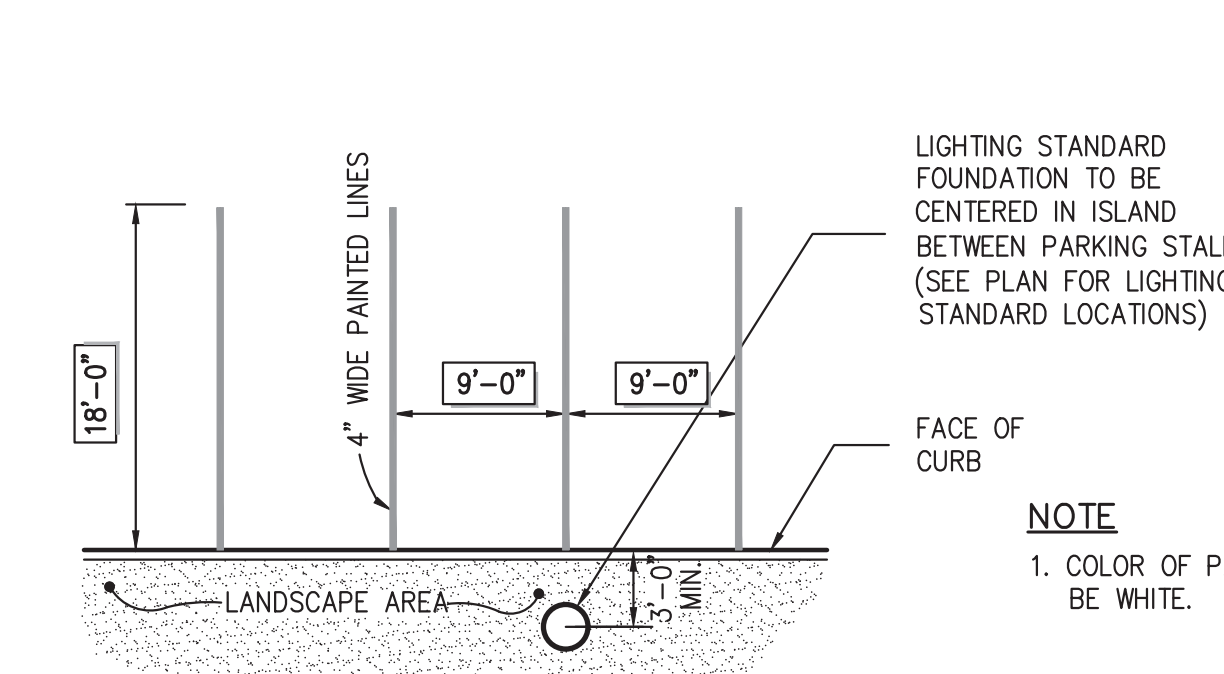
32



- NOTES:
1. COLOR OF PAINT SHALL BE WHITE.
  2. OUTSIDE RADIUS MAY VARY DEPENDING ON SHAPE OF ISLAND. RADIUS SHALL BE AS SHOWN ON LAYOUT PLAN.

## 90° PARKING (SINGLE STRIPING - CURBED ISLAND AND CURBED END)

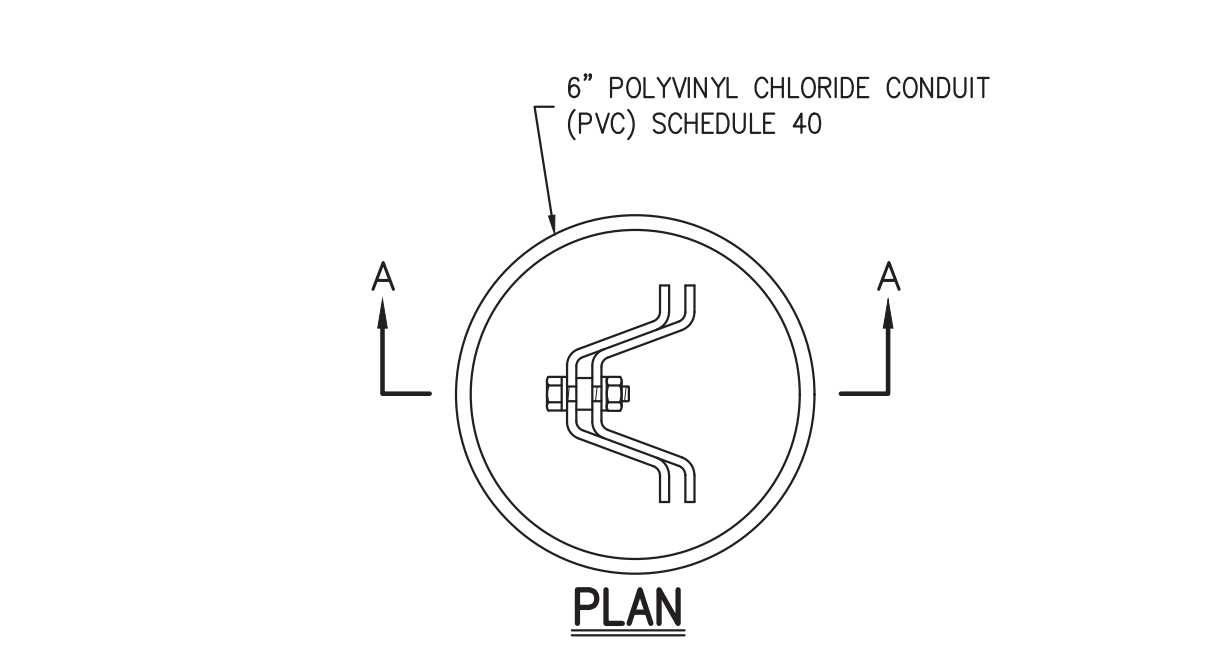
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## 90° PARKING (SINGLE STRIPING - CURBED PERIMETER)

38



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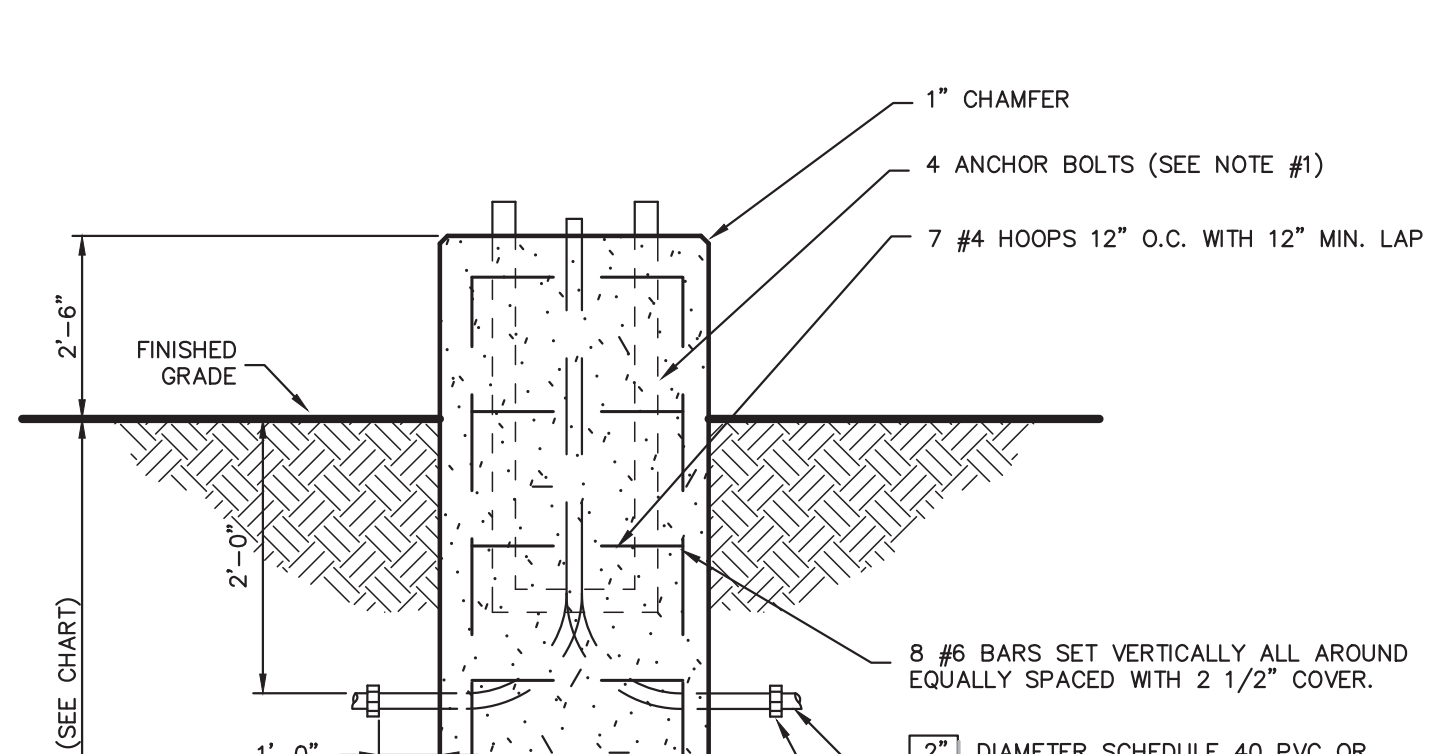
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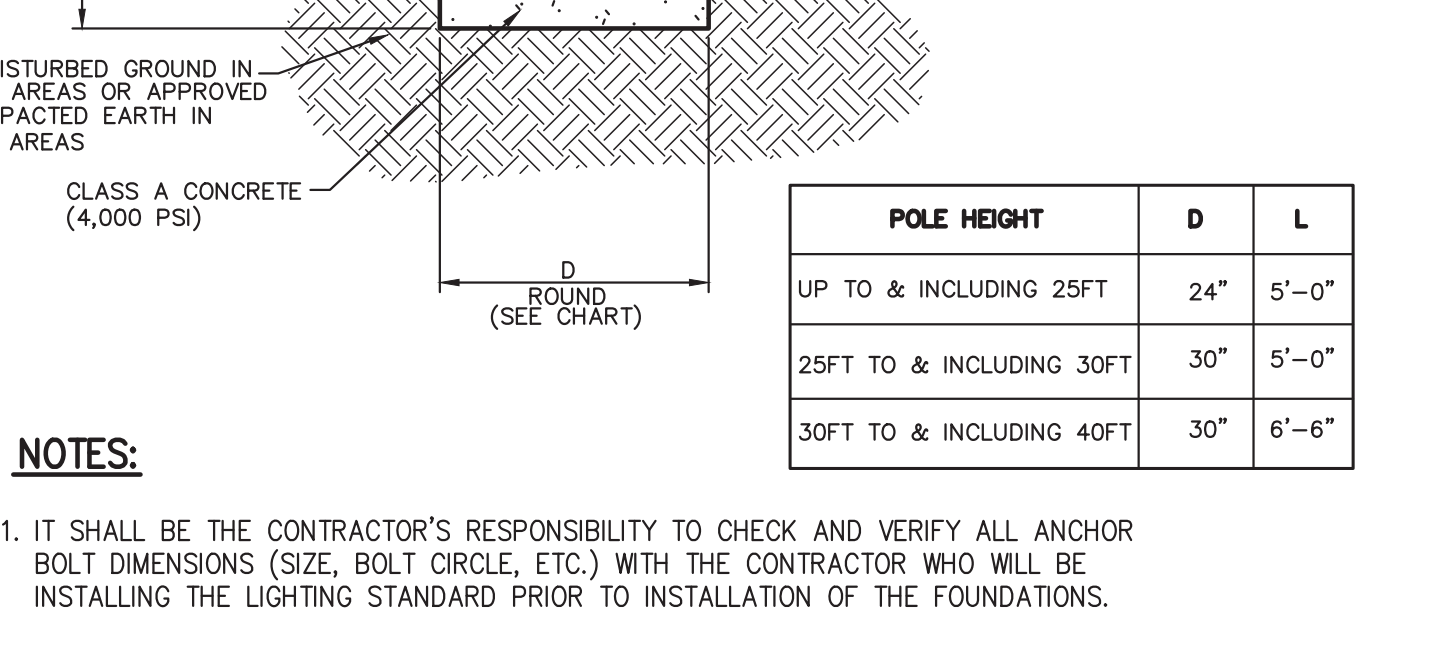
## 90° PARKING (SINGLE STRIPING - CURBED PERIMETER)

38



## LIGHTING STANDARD FOUNDATION (ROUND)

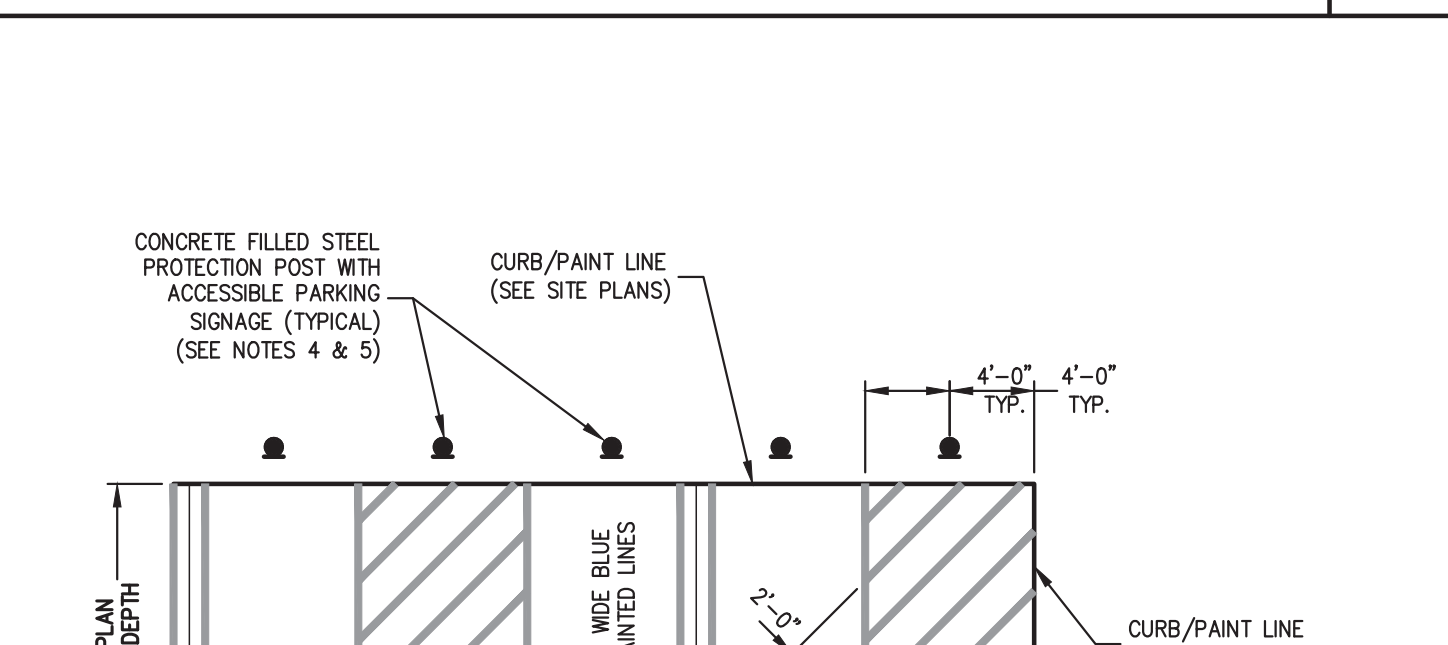
33



- NOTES:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
  2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
  3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (N BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
  4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

## LIGHTING STANDARD FOUNDATION (ROUND)

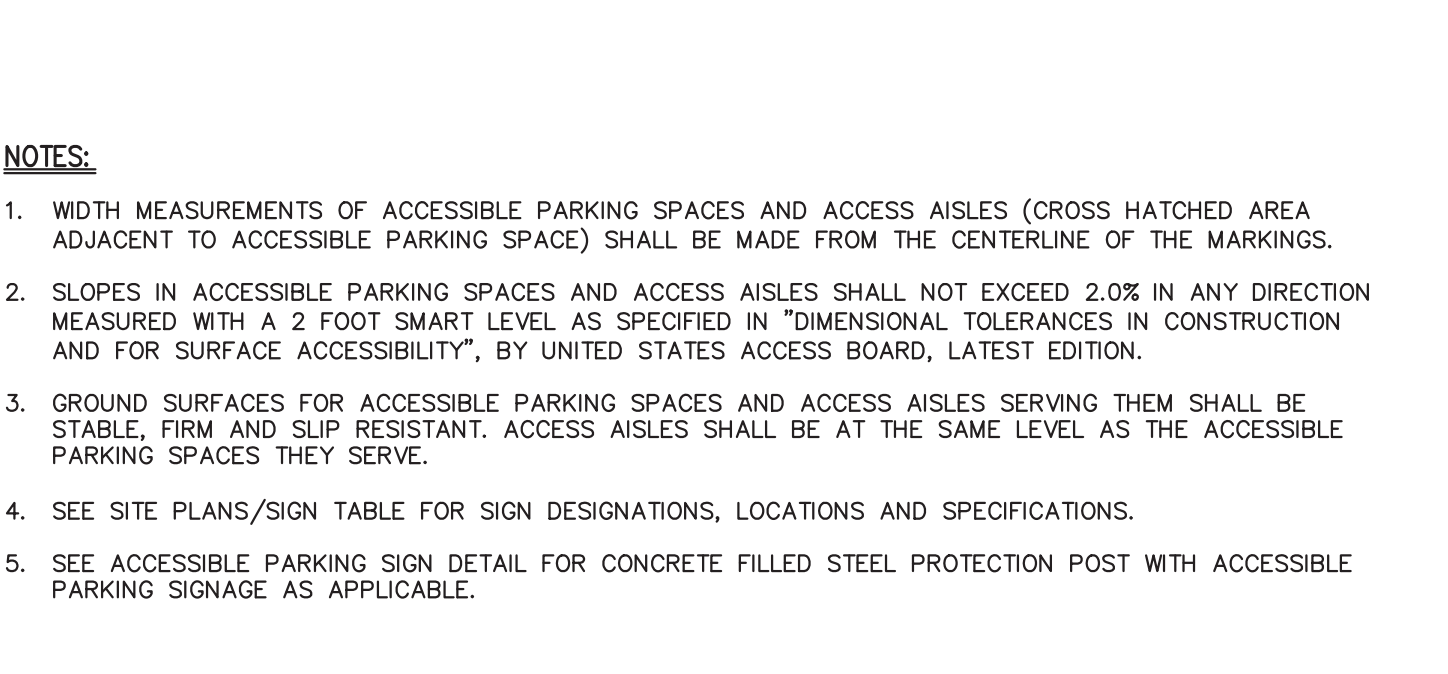
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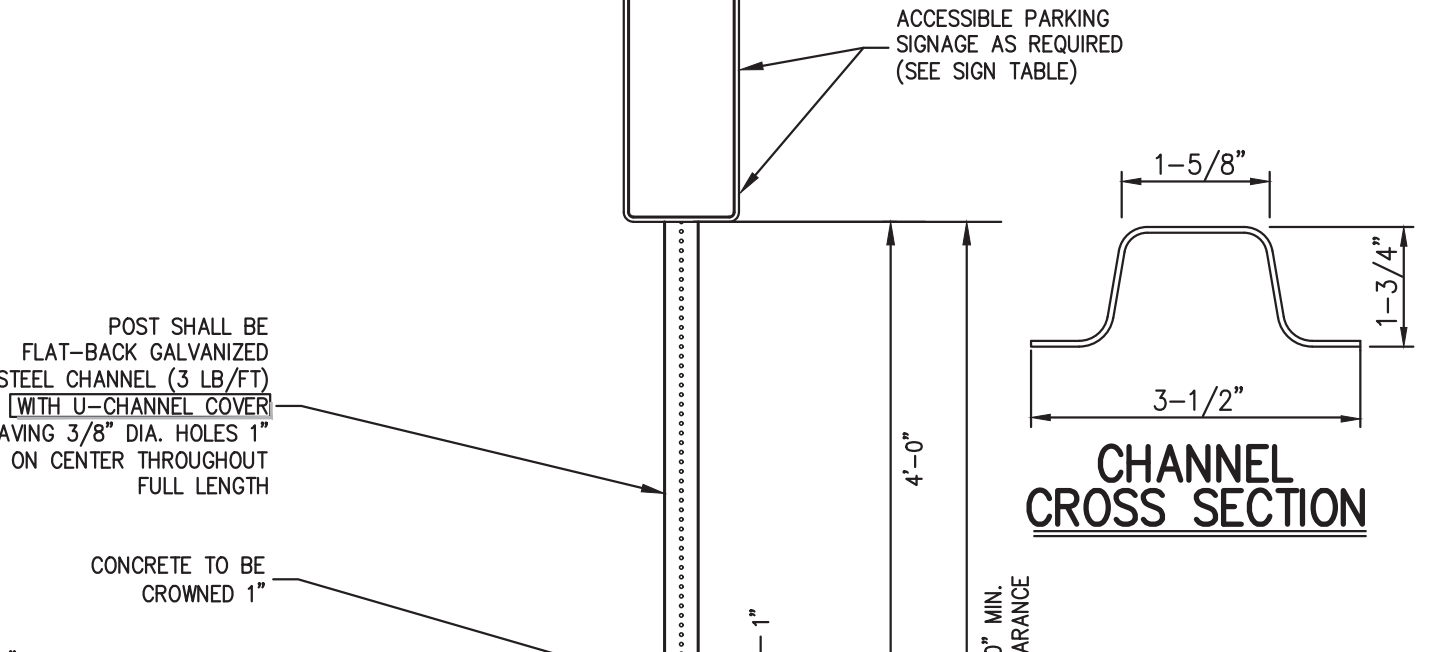
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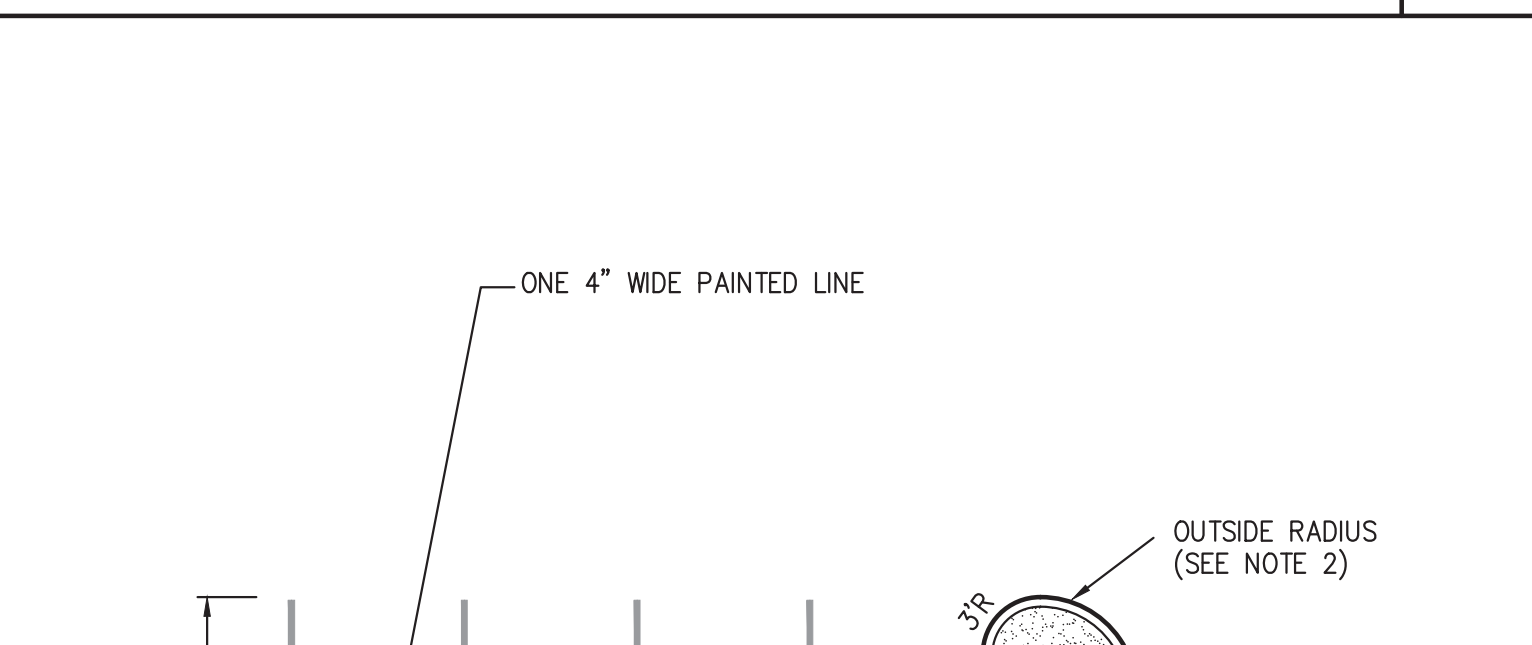
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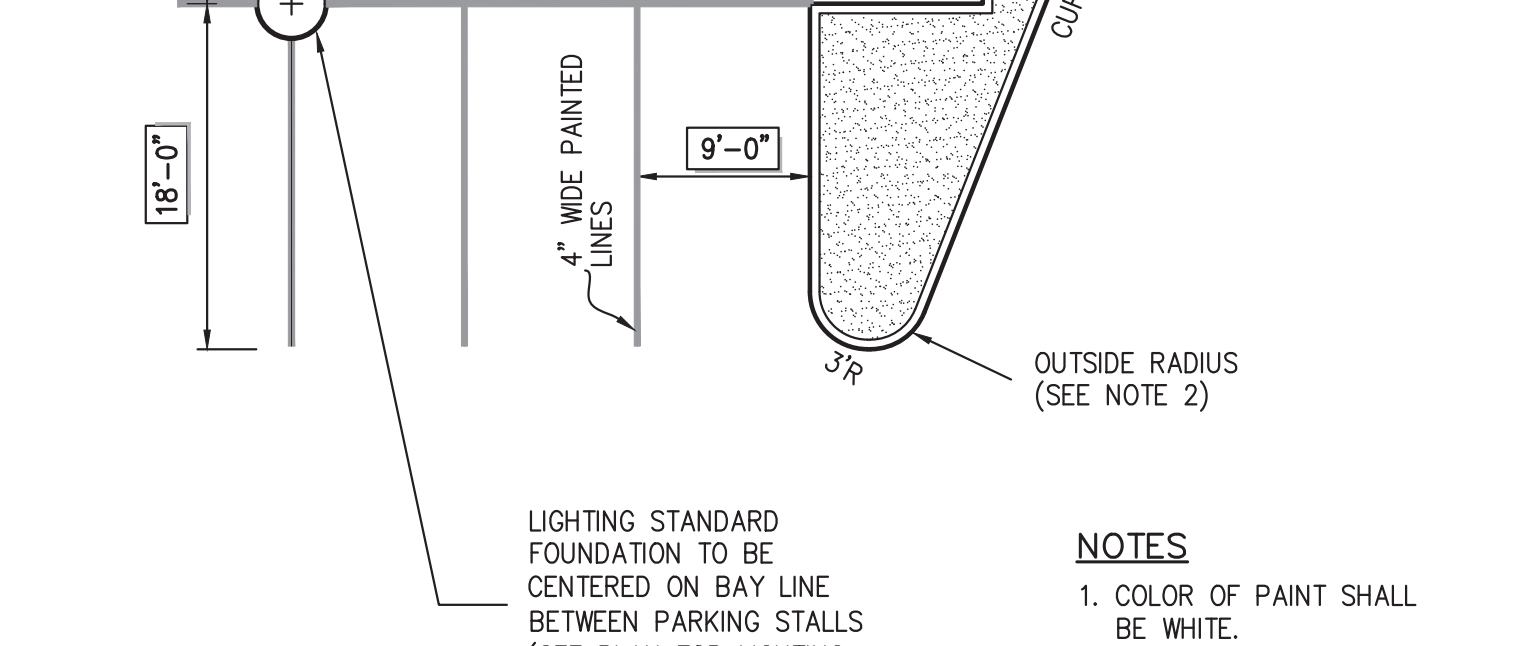
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## BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK

29



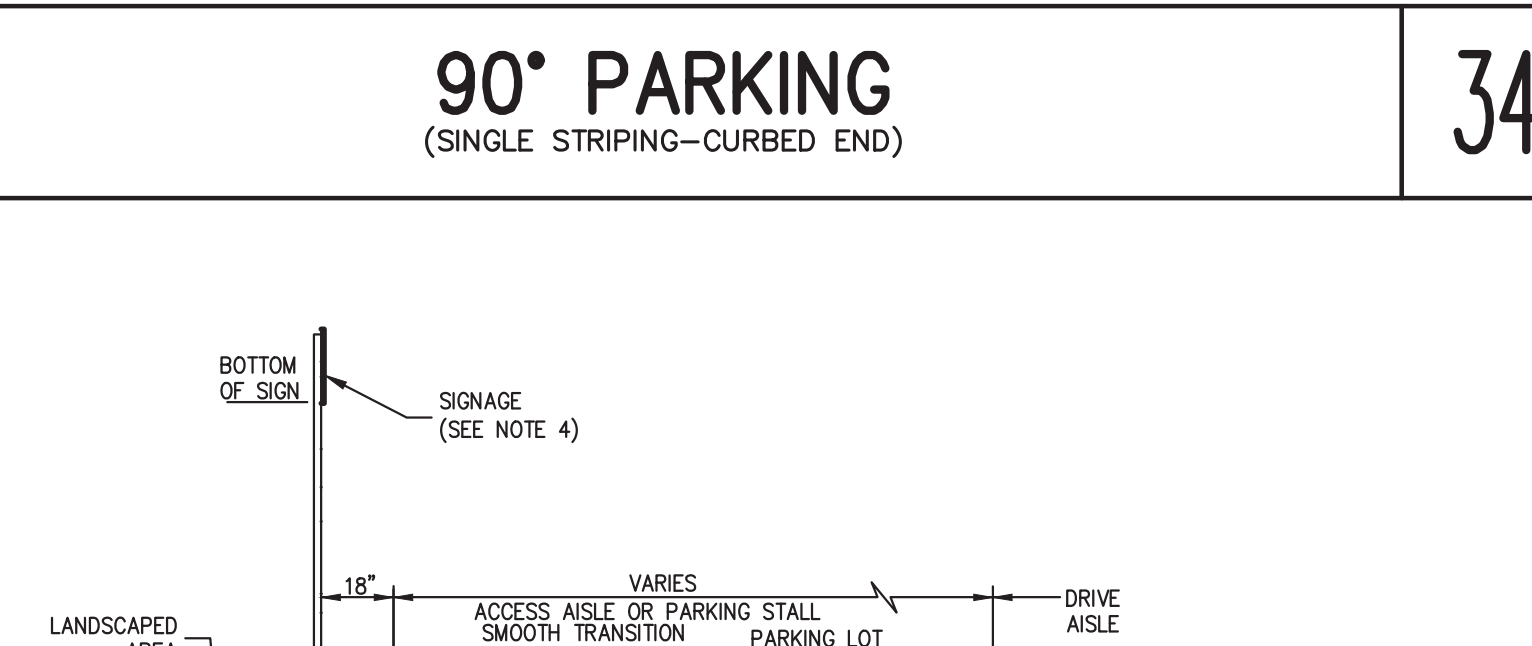
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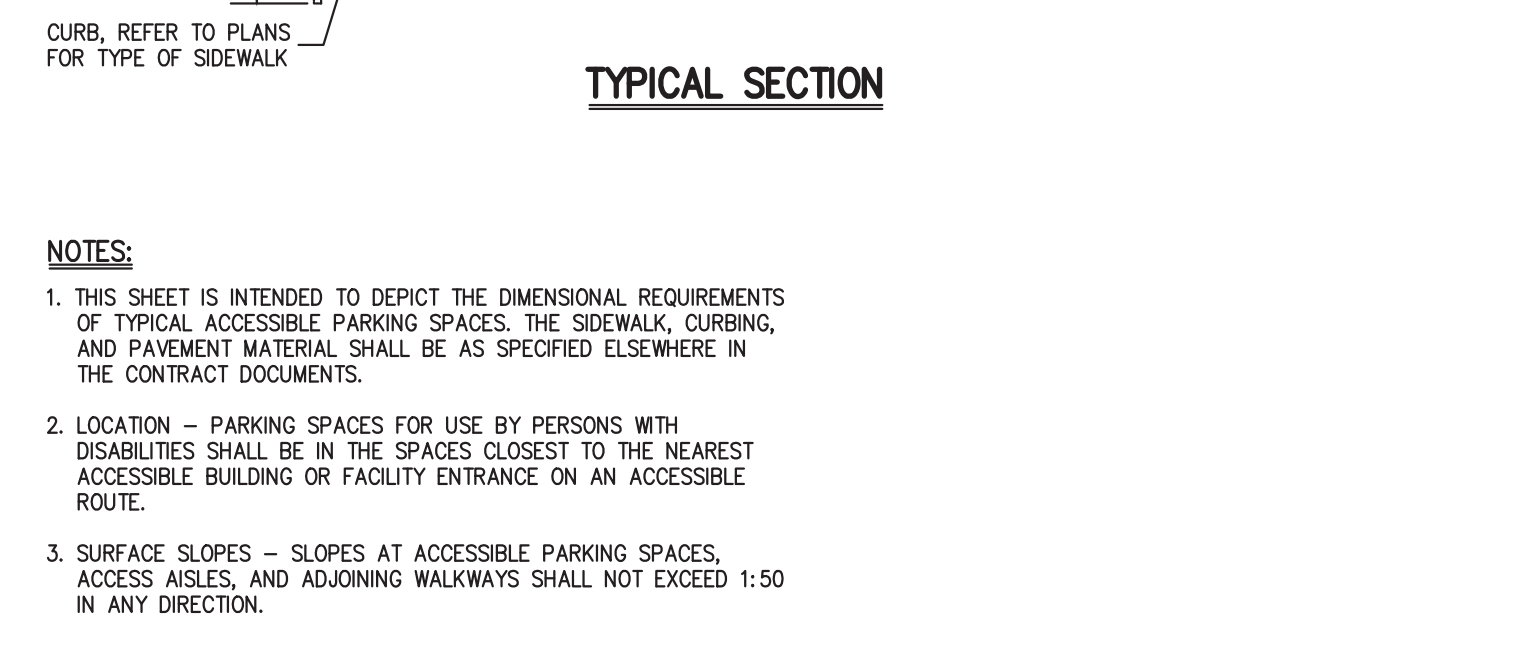
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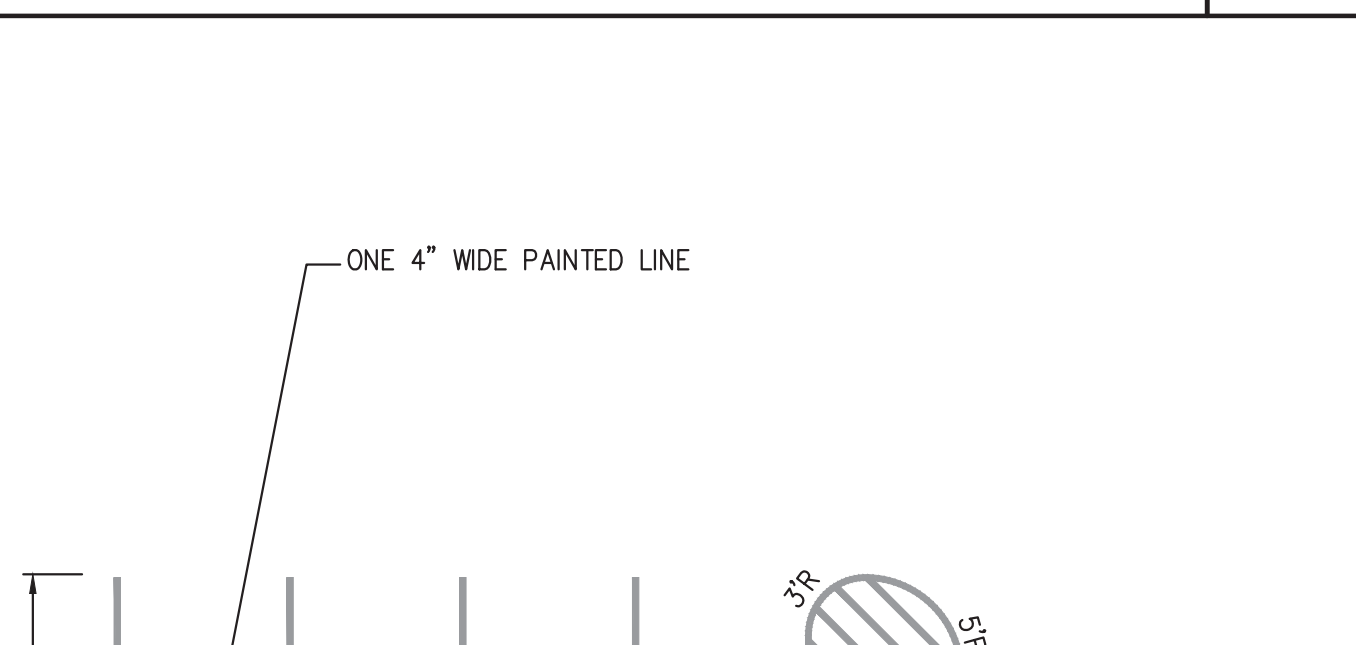
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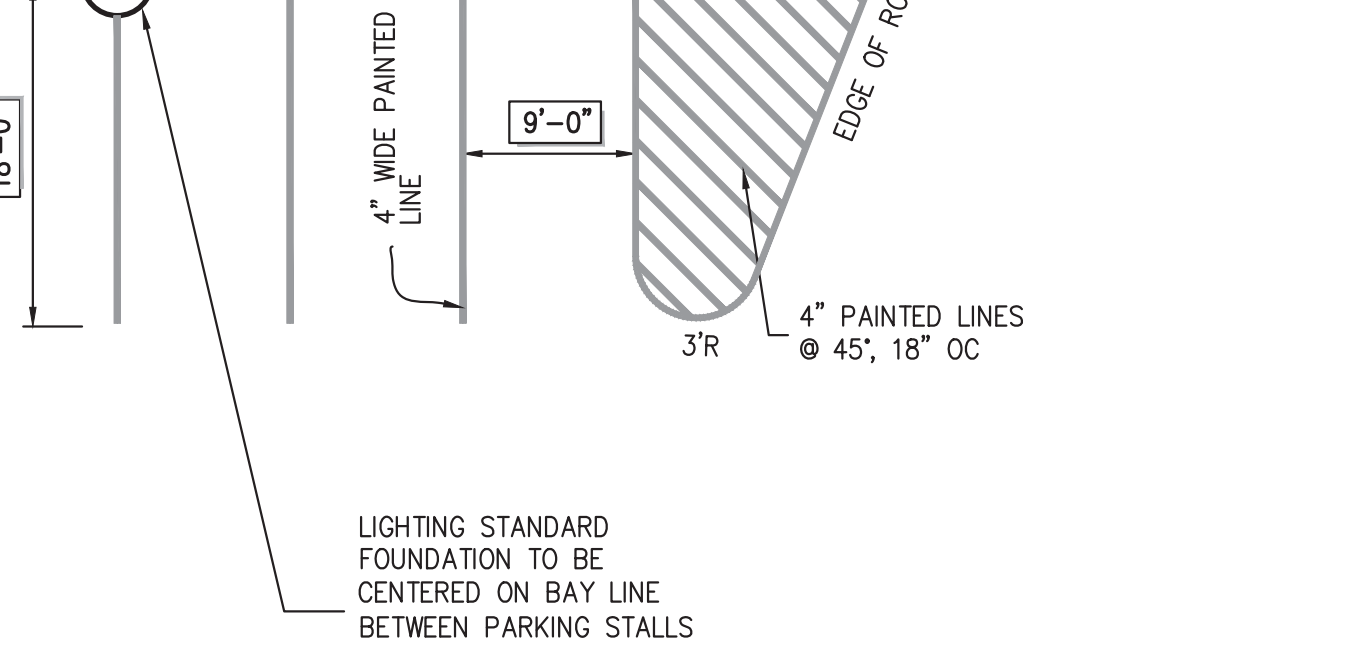
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## MONOLITHIC CONCRETE CURB AND SIDEWALK

30



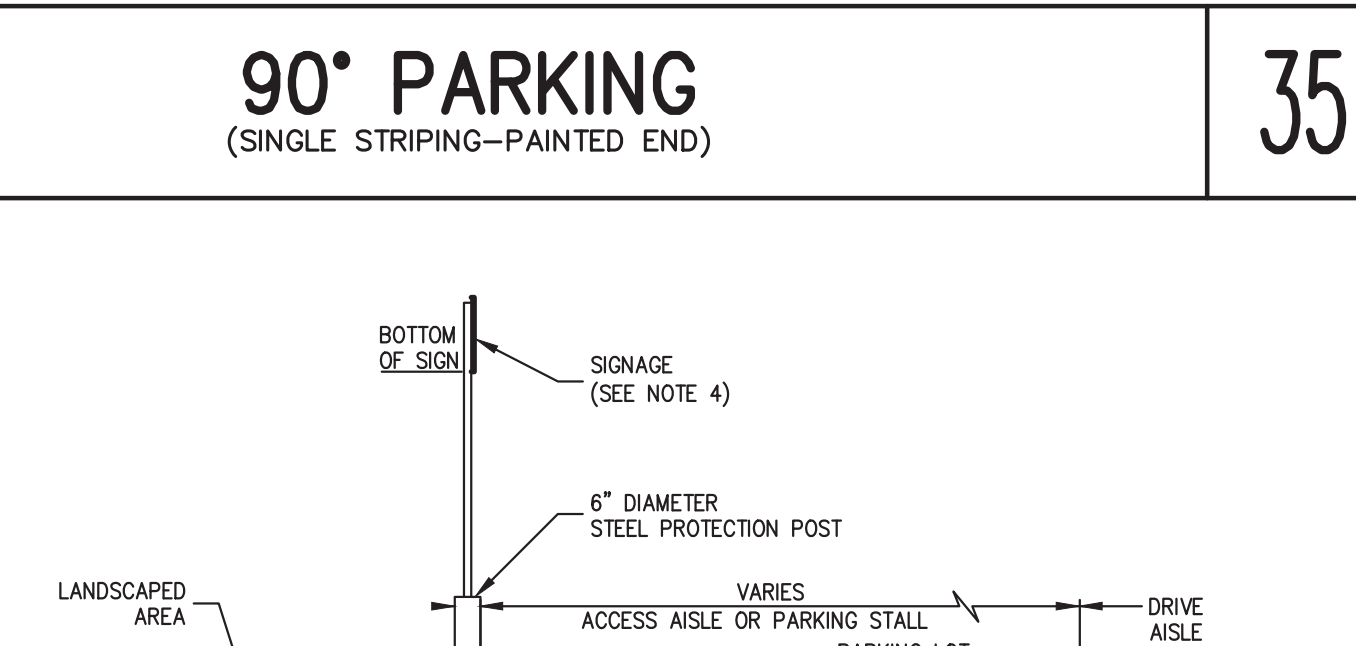
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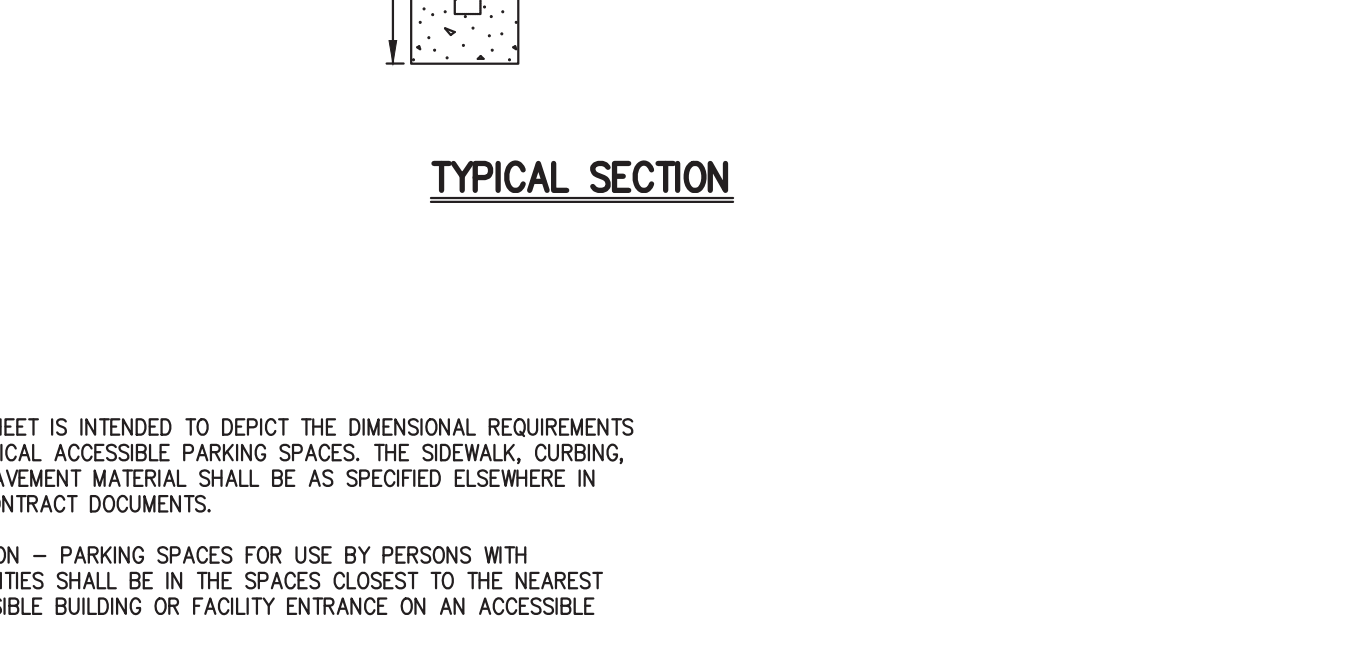
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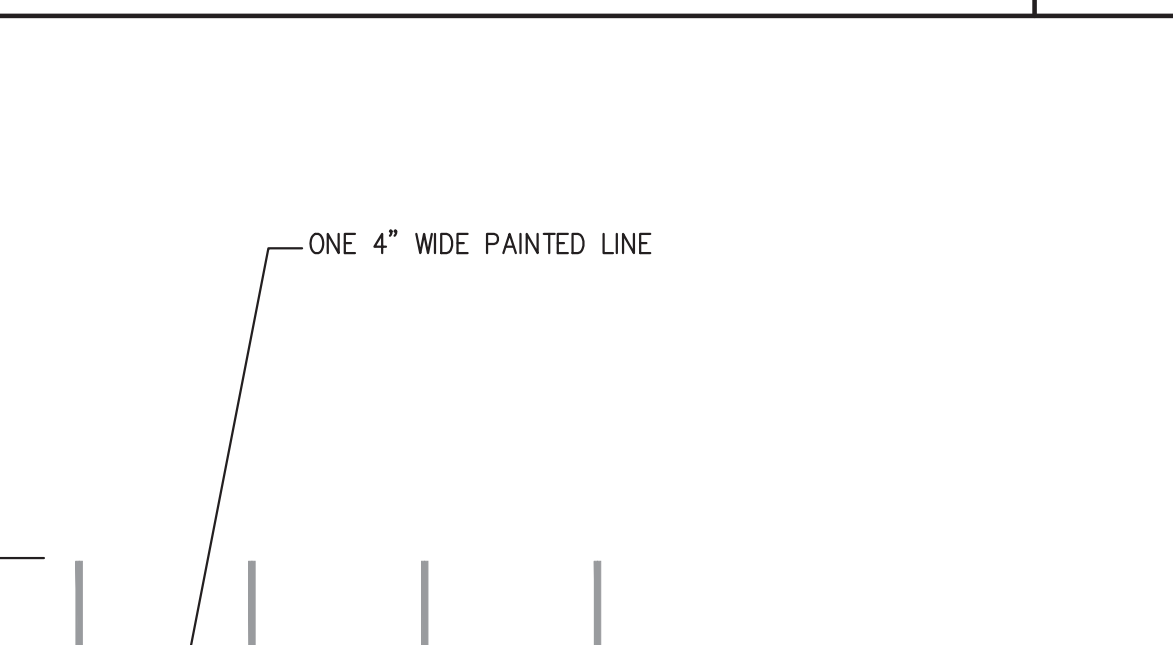
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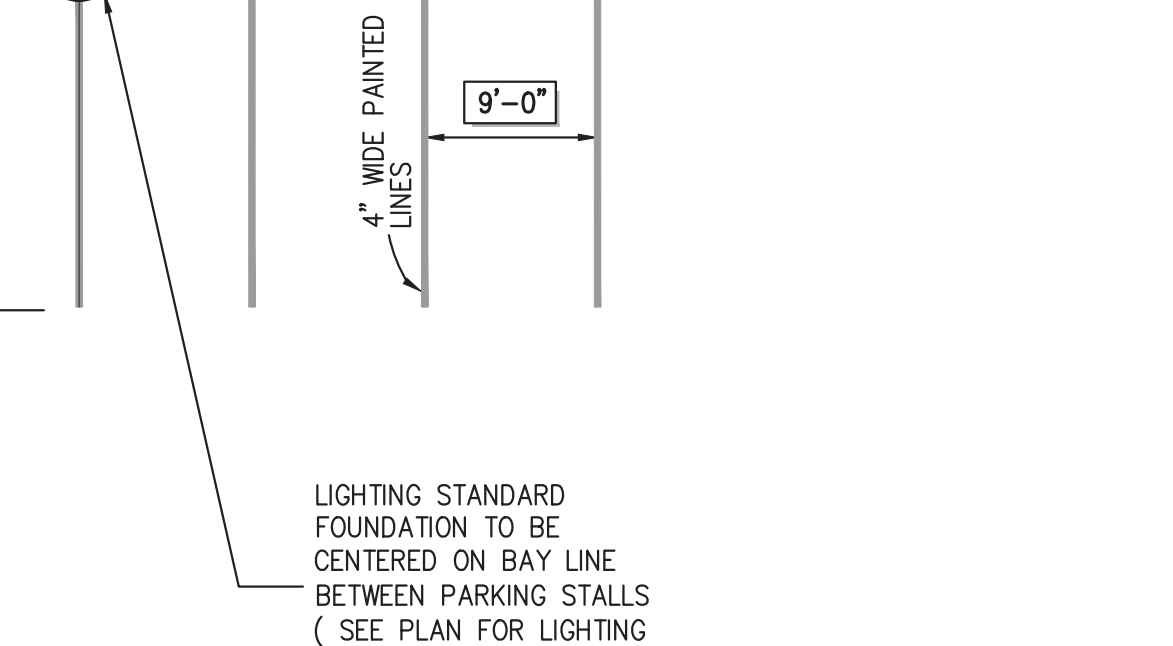
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## SITE PAVEMENT (LIGHT DUTY)

31



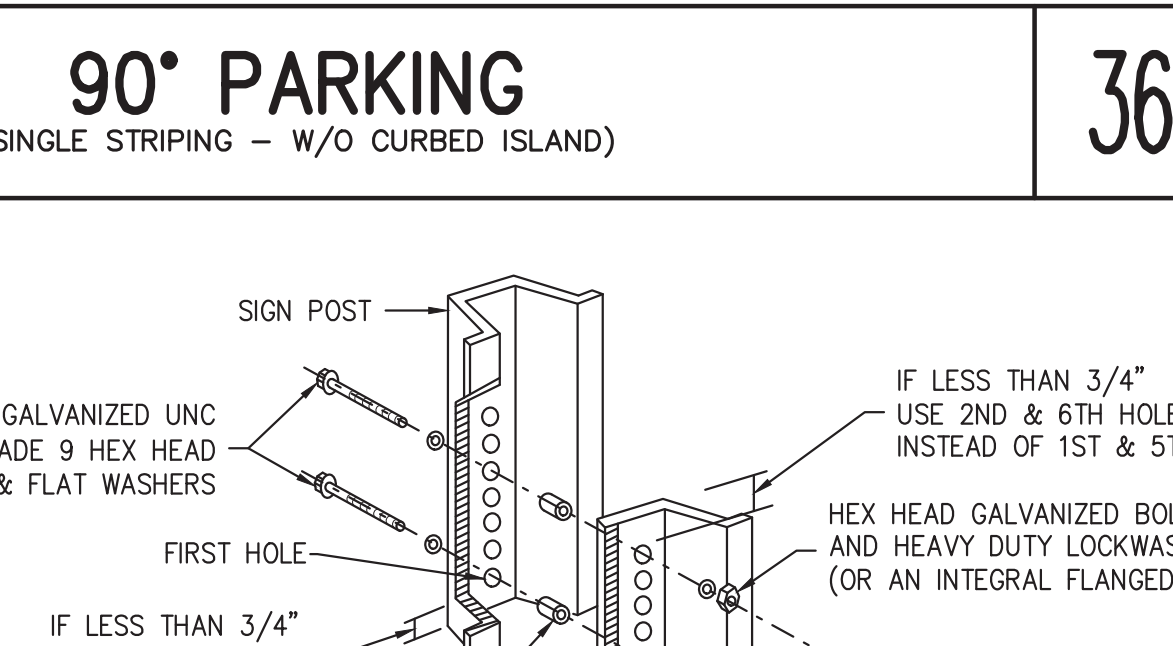
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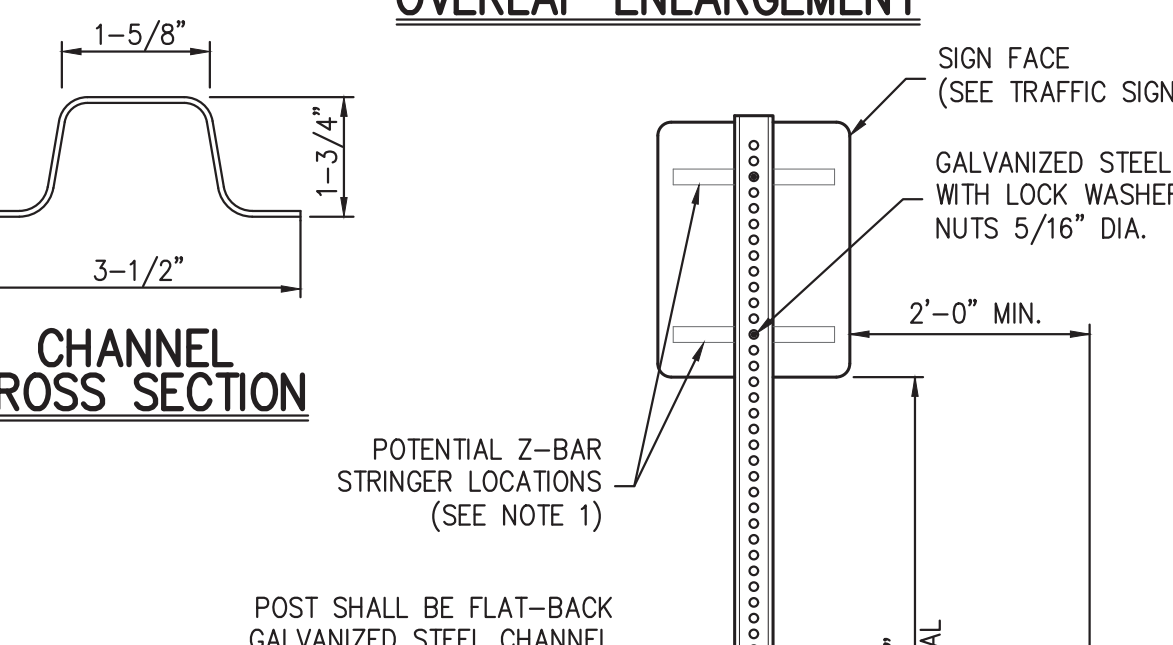
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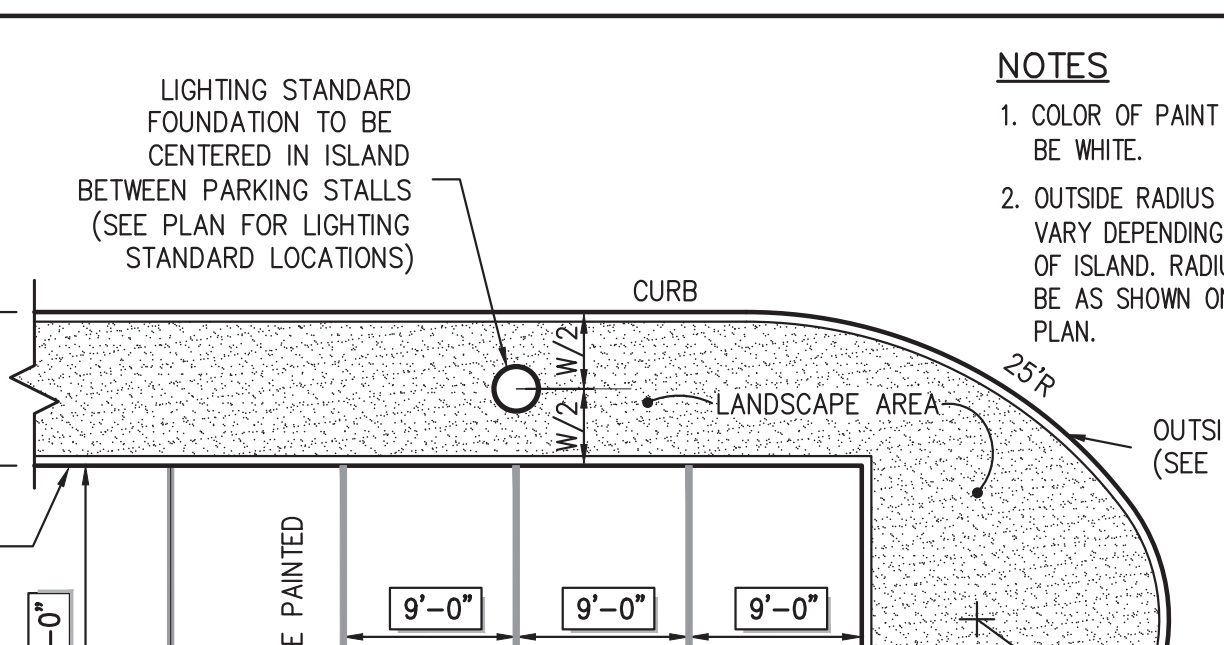
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## SITE PAVEMENT (LIGHT DUTY)

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## ELECTRICAL PULL BOX

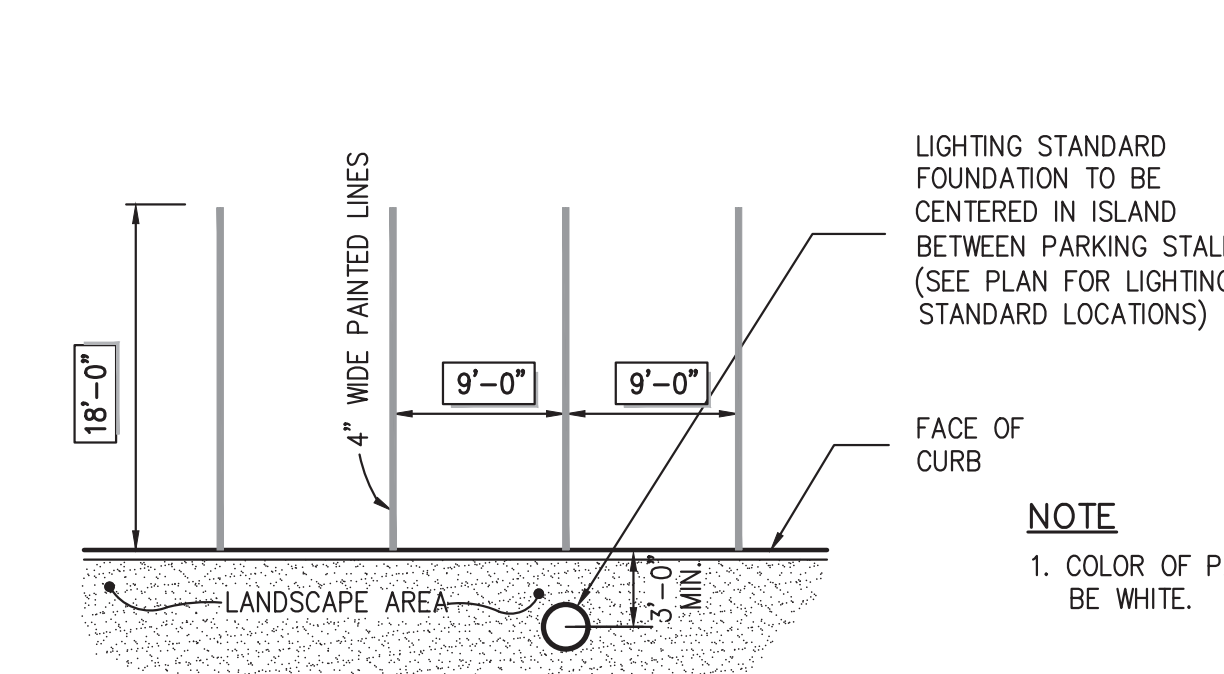
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## 90° PARKING (SINGLE STRIPING - CURBED ISLAND AND CURBED END)

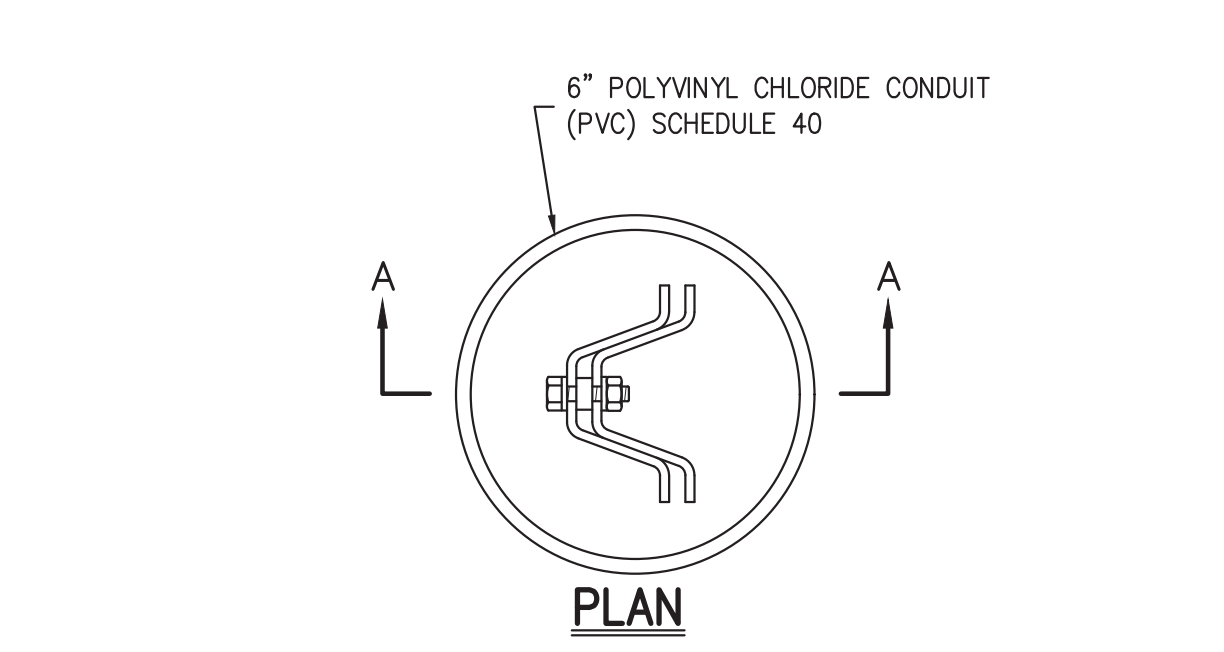
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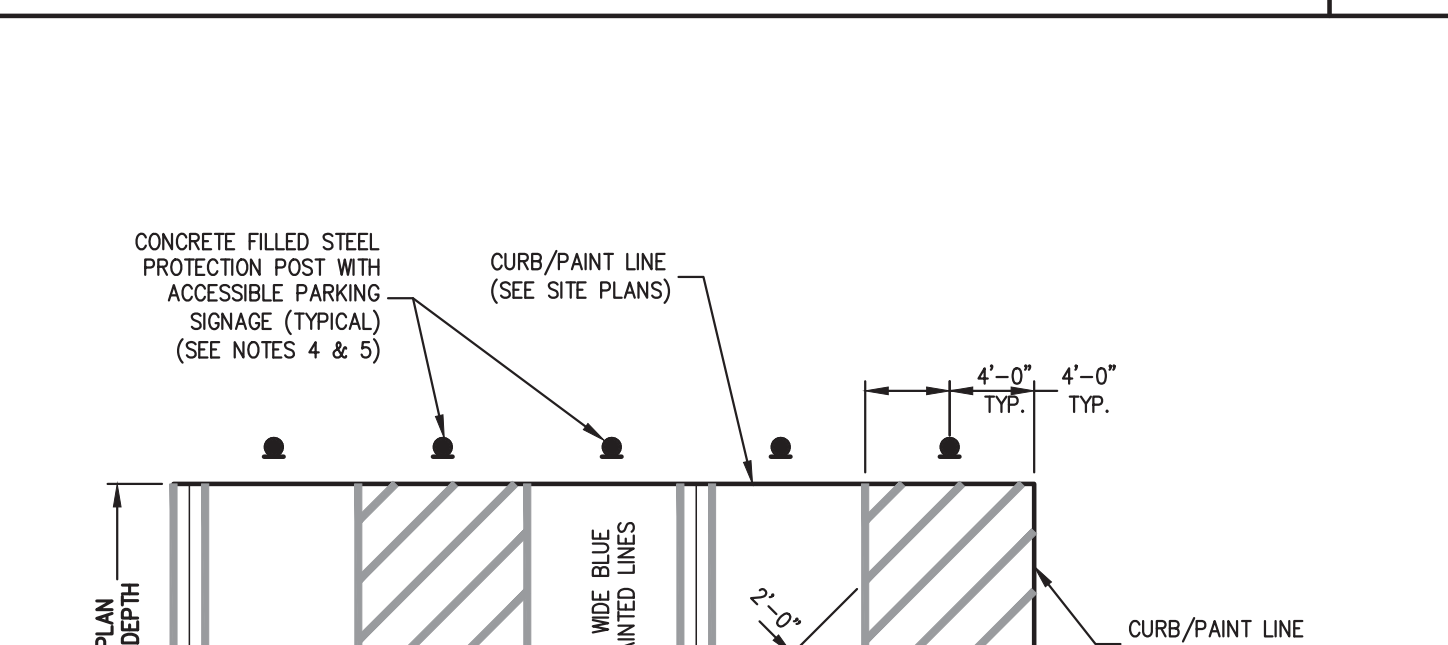
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## 90° PARKING (SINGLE STRIPING - CURBED PERIMETER)

38

## LIGHTING STANDARD FOUNDATION (ROUND)

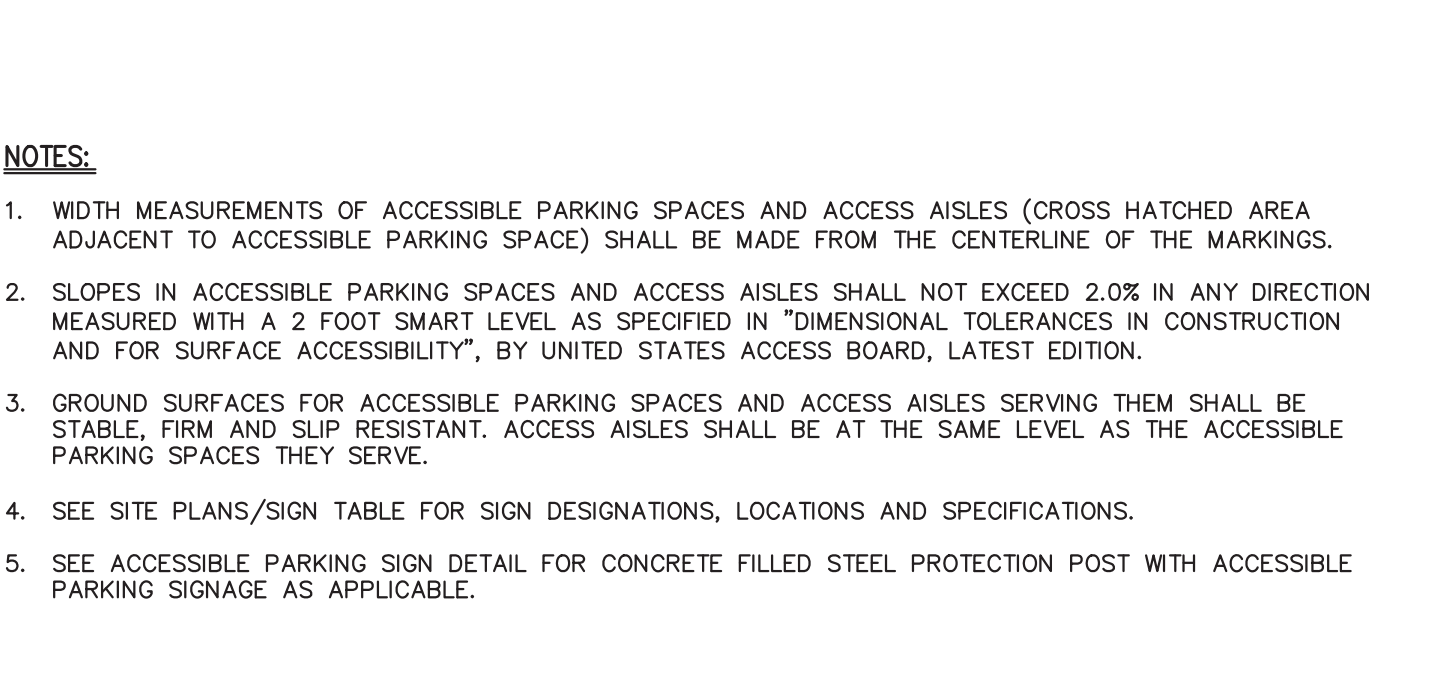
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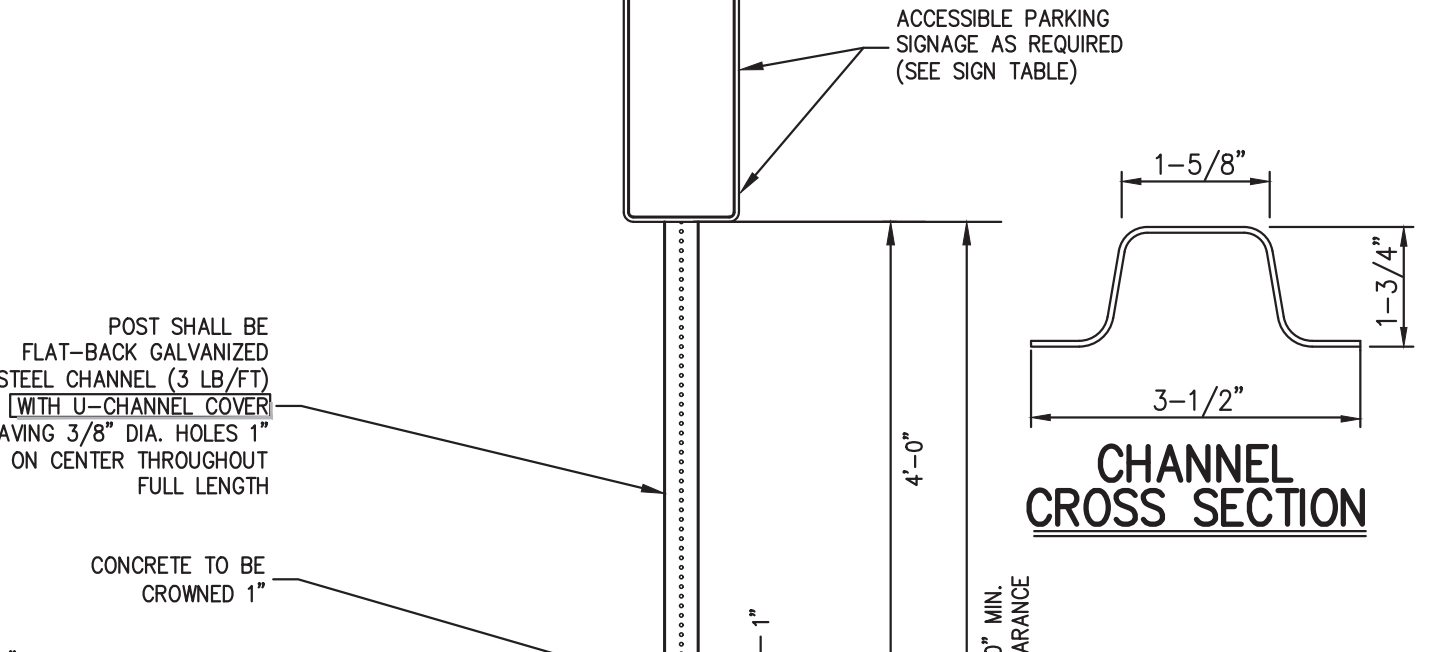
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## 90° PARKING (SINGLE STRIPING - CURBED PERIMETER)

38



- NOTES:
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## 90° PARKING (SINGLE STRIPING - CURBED PERIMETER)

38

## 90° PARKING (SINGLE STRIPING - CURBED PERIMETER)

38

## TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE A)

40

## TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE A)

40

## TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE C)

41

## TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE C)

41

## TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)

42

## TRAFFIC SIGN POST (BREAKAWAY STEEL CHANNEL)

42

## ACCESSIBLE PARKING SIGN DETAIL

43

## ACCESSIBLE PARKING SIGN DETAIL

43

NOT FOR CONSTRUCTION

Summit Club Partners, LLC  
566 Bedford Road (NY 22)  
Armonk, NY 10504

Granoft Architects  
330 Railroad Avenue  
Greenwich, CT 06830

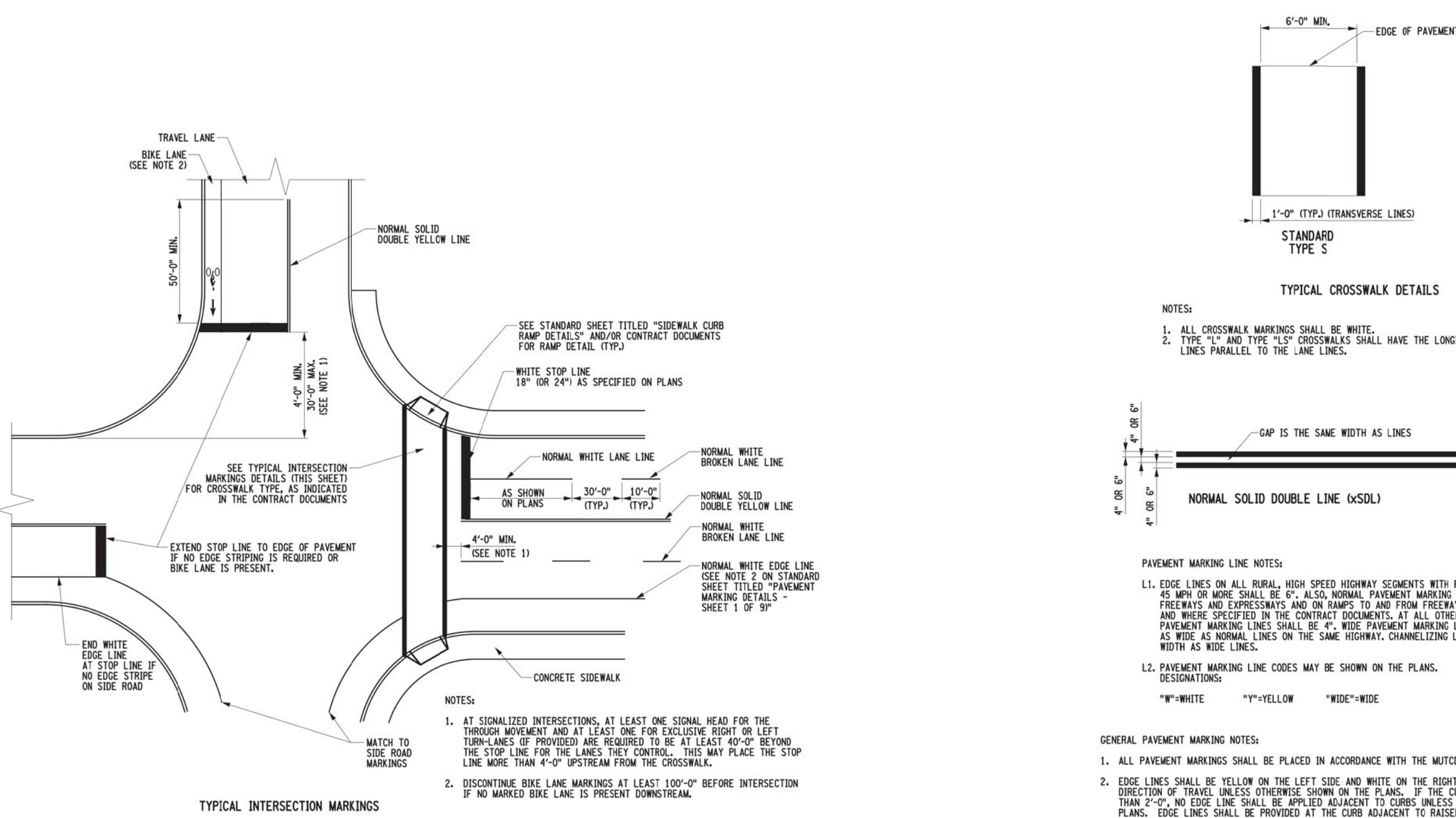
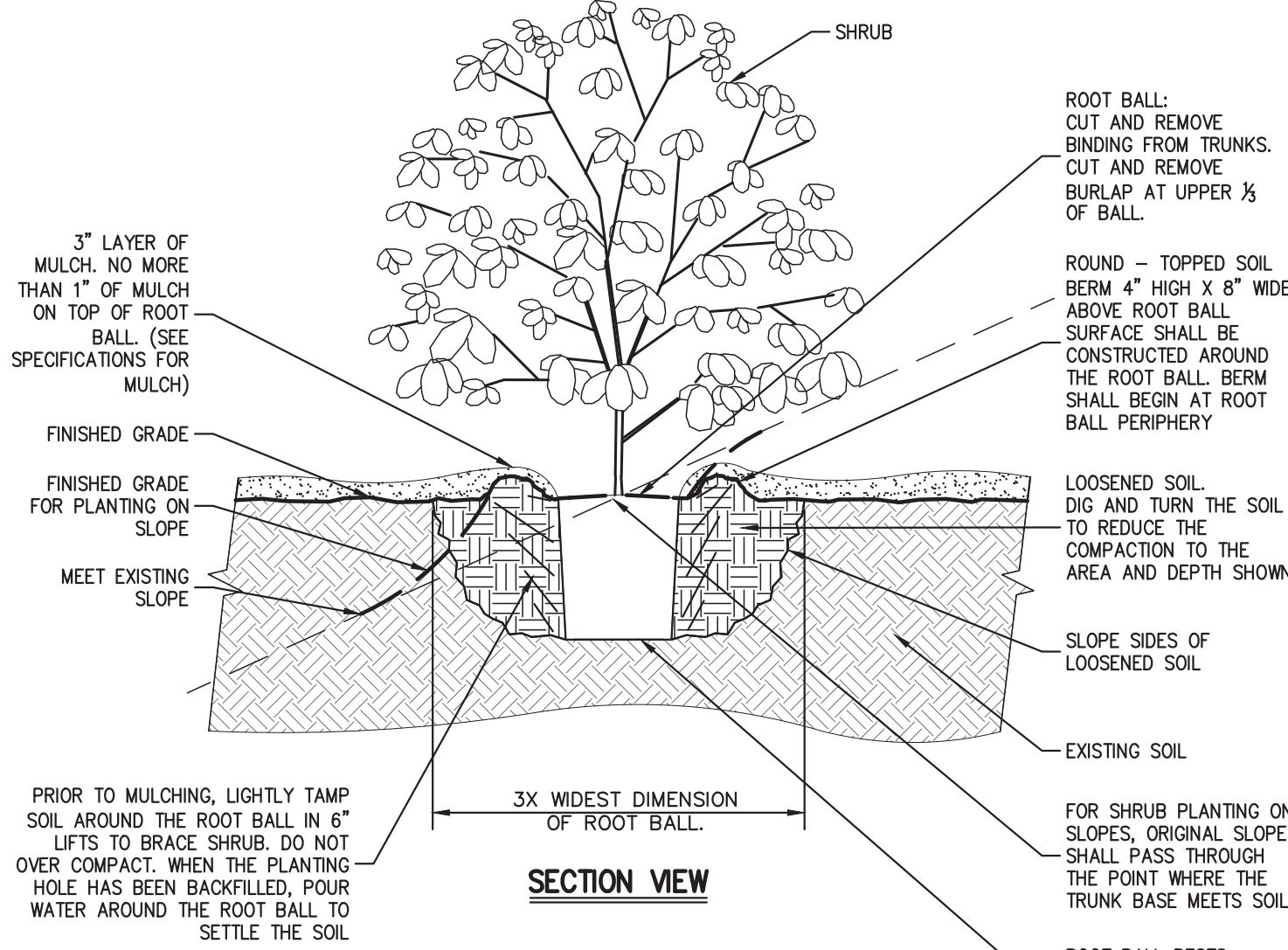
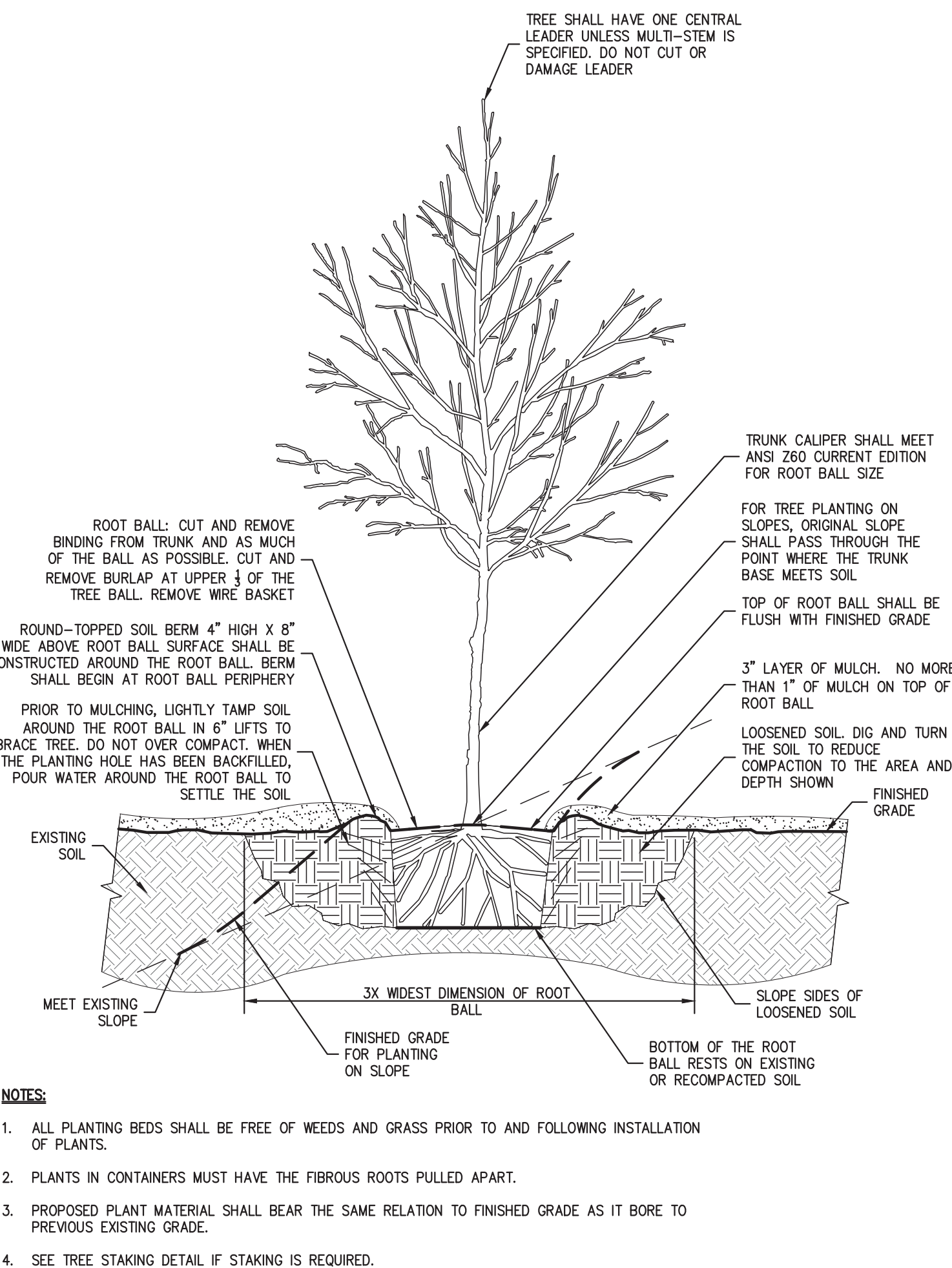
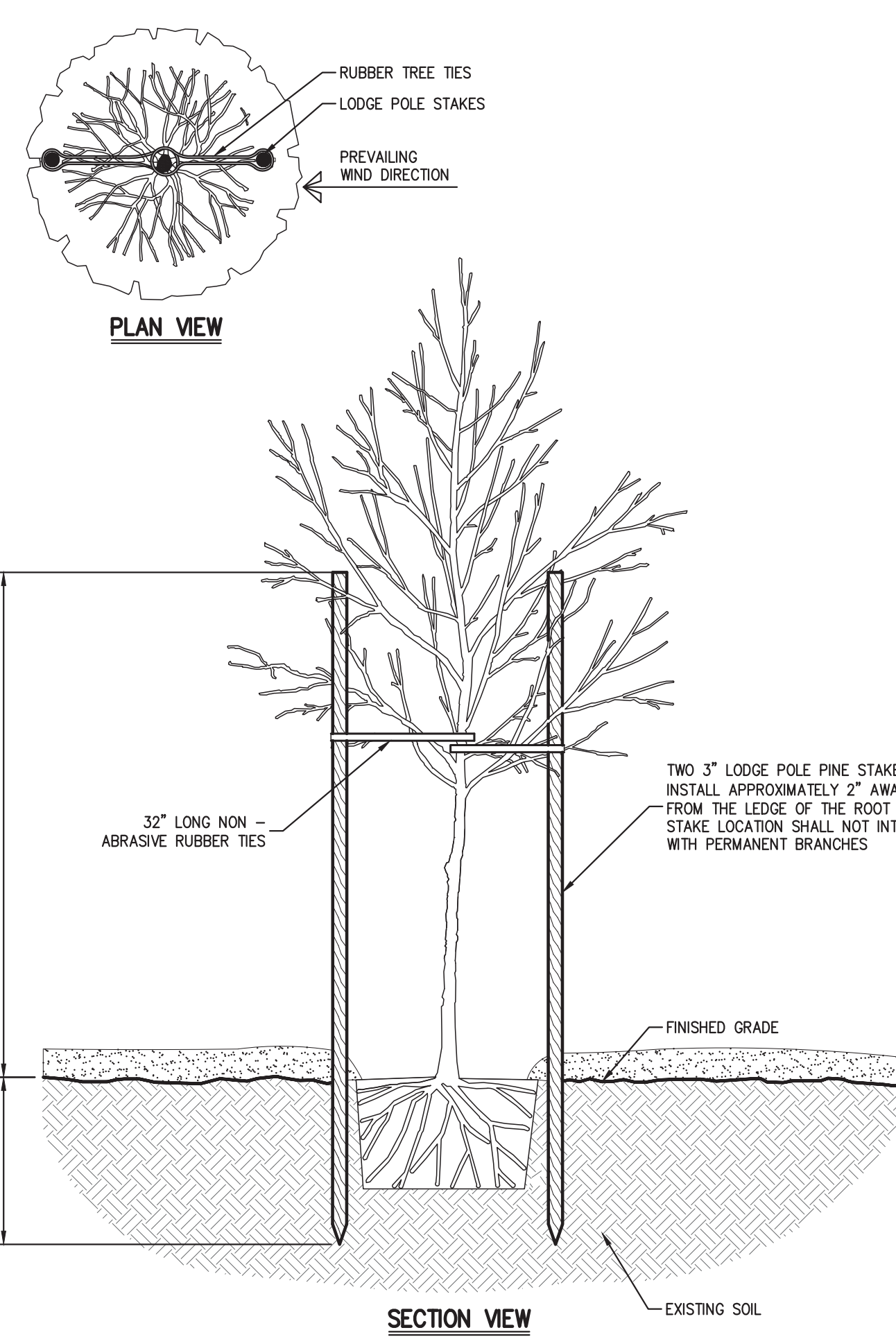
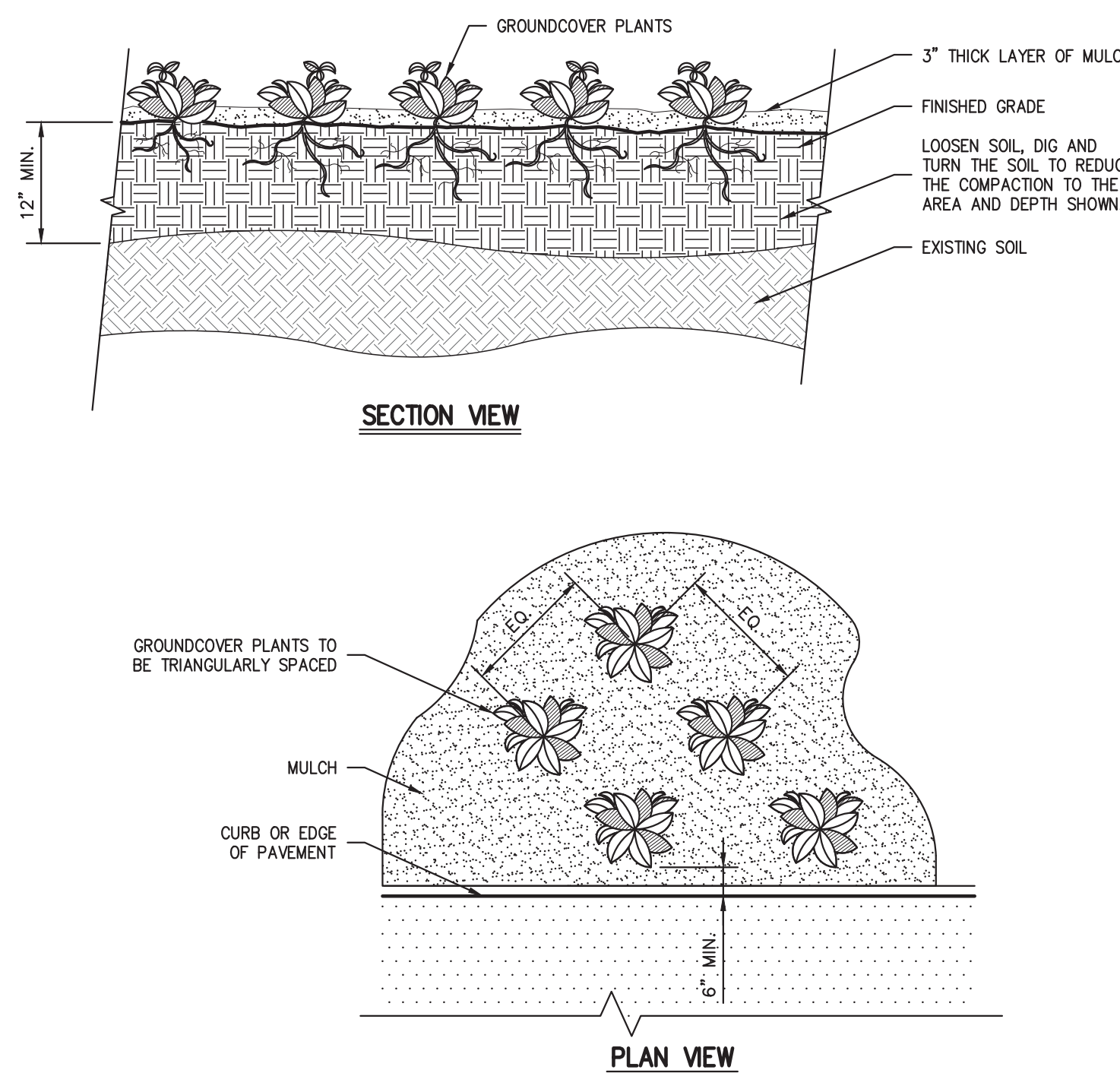
JMC Planning, Engineering, Landscape Architects & Land Surveying, LLC  
John Meyer Consulting, Inc.  
120 Bedford Road - Armonk, NY 10504  
voice 914.273.5255 fax 914.273.2702  
www.jmcc.com

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.

Drawn: NC Approved: AG  
Scale: NOT TO SCALE  
Date: 11/23/2020  
Project No: 20101  
200-0001 MODEL -  
Drawing No:

C-902

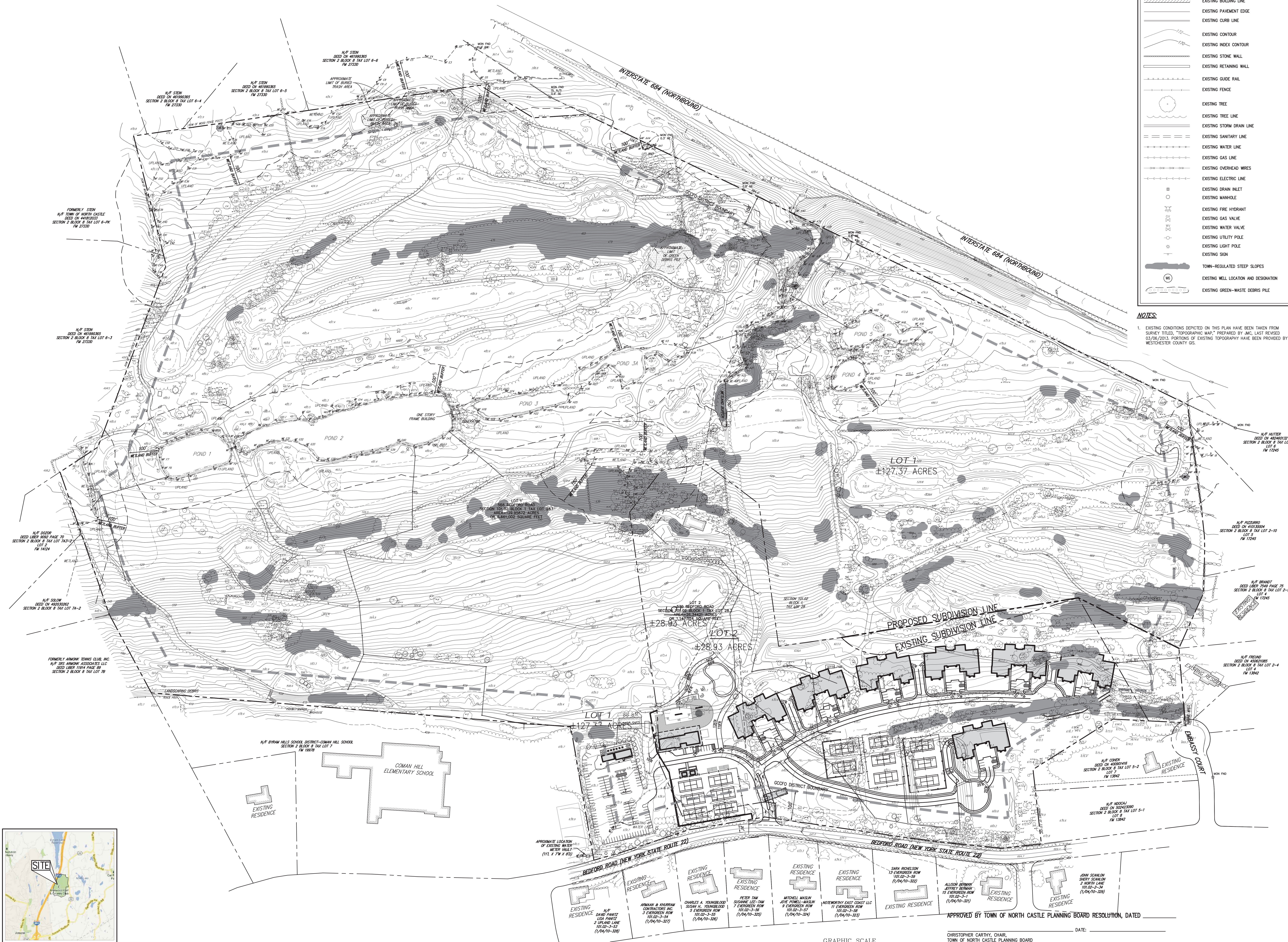


<div></div>		44	<div></div>		45	<div></div>		46	<div></div>		47
<div></div>		48									
<div><p>PAVEMENT MARKINGS</p><p>NOTES:</p><p>1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.</p><p>2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.</p><p>3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.</p></div>			<div><p>SHRUB PLANTING</p><p>NOTES:</p><p>1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.</p><p>2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.</p><p>3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.</p></div>			<div><p>TREE PLANTING</p><p>NOTES:</p><p>1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.</p><p>2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.</p><p>3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.</p></div>			<div><p>TREE STAKING</p><p>NOTES:</p><p>1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.</p><p>2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.</p><p>3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.</p></div>		
<div><p>CONSTRUCTION DETAILS</p><p>THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)</p><p>568 &amp; 570 BEDFORD ROAD (NY-22) ARMONK, NY 10504</p></div>			<div><p>CONSTRUCTION DETAILS</p><p>THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)</p><p>568 &amp; 570 BEDFORD ROAD (NY-22) ARMONK, NY 10504</p></div>			<div><p>CONSTRUCTION DETAILS</p><p>THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)</p><p>568 &amp; 570 BEDFORD ROAD (NY-22) ARMONK, NY 10504</p></div>			<div><p>CONSTRUCTION DETAILS</p><p>THE SUMMIT CLUB AT ARMONK (RESIDENTIAL PHASE)</p><p>568 &amp; 570 BEDFORD ROAD (NY-22) ARMONK, NY 10504</p></div>		
<div><p>Drawn: NC Approved: AG</p><p>Scale: NOT TO SCALE</p><p>Date: 11/23/2020</p><p>Project No: 20101</p><p>Revised No: 0001</p></div>			<div><p>Drawn: NC Approved: AG</p><p>Scale: NOT TO SCALE</p><p>Date: 11/23/2020</p><p>Project No: 20101</p><p>Revised No: 0001</p></div>			<div><p>Drawn: NC Approved: AG</p><p>Scale: NOT TO SCALE</p><p>Date: 11/23/2020</p><p>Project No: 20101</p><p>Revised No: 0001</p></div>			<div><p>Drawn: NC Approved: AG</p><p>Scale: NOT TO SCALE</p><p>Date: 11/23/2020</p><p>Project No: 20101</p><p>Revised No: 0001</p></div>		
<div><p>C-903</p></div>			<div><p>C-903</p></div>			<div><p>C-903</p></div>			<div><p>C-903</p></div>		





VICINITY MAP  
SCALE: 1" = 5,000'



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 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
	TOWN-REGULATED STEEP SLOPES
	EXISTING WELL LOCATION AND DESIGNATION
	EXISTING GREEN-WASTE DEBRIS PILE

**NOTES:**  
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC MAP," PREPARED BY JMC, LAST REVISED 03/09/2014. PORTIONS OF EXISTING TOPOGRAPHY HAVE BEEN PROVIDED BY WESTCHESTER COUNTY GIS.

APPLICANT/TOWNSHIP

By: \_\_\_\_\_ Date: \_\_\_\_\_

Revised: \_\_\_\_\_

No. \_\_\_\_\_

**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  
PHONE 914.233.2222 • FAX 914.233.2102  
www.jmcpic.com

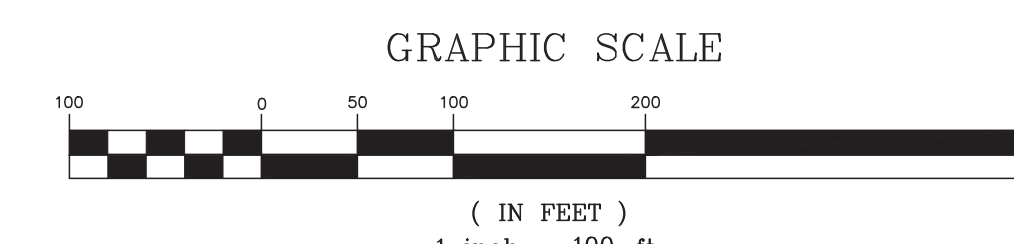
**JMC**

**INTEGRATED PLOT PLAN**  
(NO JURISDICTION SUBDIVISION)  
THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

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Drawn: **JE** Approved: **AG**  
Scale: 1" = 100'  
Date: 11/23/2020  
Project No: 20101  
2010-SUBMITTER: **PP-1** EXIST-SUBMITTER  
Drawing Title: **IPP-1**

APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_  
CHRISTOPHER CATHY, CHAIR  
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



NOT FOR CONSTRUCTION



# NOTES

- IN THE GOLF 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 GOLF 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 GOLF DISTRICT SHALL BE BASED UPON THE PLANNING BOARD'S CONSIDERATION OF THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE GOLF DISTRICT WILL BE LOCATED; THE GOLF DISTRICT'S RELATIONSHIP TO ADJOINING DISTRICTS; PROPERTIES AND LAND USES; THE GOLF DISTRICT'S TOPOGRAPHY; AND SUCH OTHER FACTORS THE PLANNING BOARD MAY DETERMINE TO BE APPROPRIATE. THE LOTS AND/OR PARCELS THAT TOGETHER COMPOSE A GOLF COURSE COMMUNITY SITE ARE NOT REQUIRED TO BE CONTIGUOUS, PROVIDED THAT EACH SUCH LOT AND/OR PARCEL 4. 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 GOLF DISTRICT AS A WHOLE. NOTWITHSTANDING THAT THE GOLF COURSE COMMUNITY SITE MAY BE COMPOSED 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 GOLF 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 COMPOSED OF MORE THAN ONE LOT AND/OR PARCEL.
- 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.
- FOR MULTI-FAMILY DWELLING UNITS, 2 FOR EACH DWELLING UNIT, PLUS 1 FOR EACH BEDROOM, PLUS 10% VISITOR PARKING. PARKING PROVIDED FOR MULTI-FAMILY RESIDENTIAL USE AS FOLLOWS:  
73 UNITS (2 SPACES X 73 UNITS = 146 SPACES)  
24 3-BEDROOM UNITS (2 SPACE X 24 UNITS) = 12 SPACES  
5 4-BEDROOM UNITS (1 SPACE X 5 UNITS) = 5 SPACES  
TOTAL REQUIRED SPACES FOR MULTI-FAMILY RESIDENTIAL USE: 163 SPACES

THE EXISTING PARKING LOT (ON LOT 1) WAS JUST RE-STRIPE AS RESULT OF THE TEMPORARY CLUBHOUSE PHASE.

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.

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

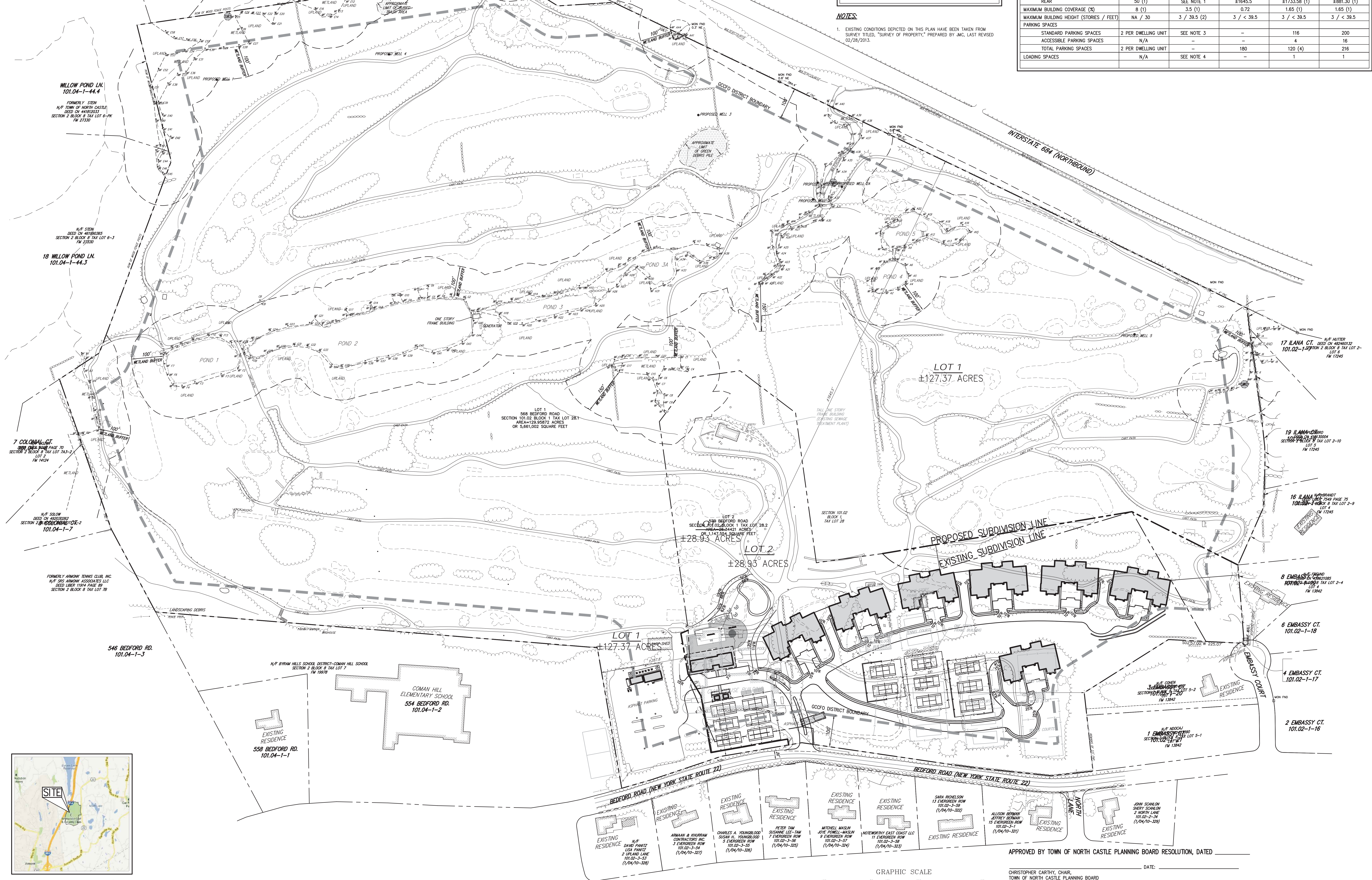
# NOTES

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY," PREPARED BY JMC, LAST REVISED 02/28/2013.

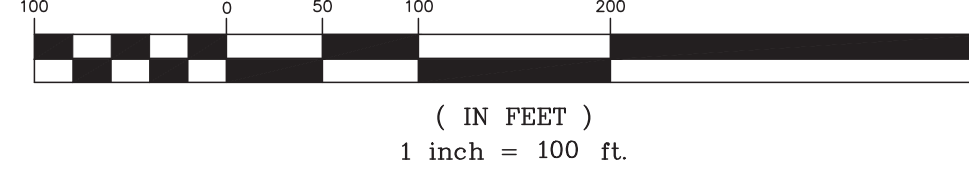
# TABLE OF LAND USE

SECTION 101.02, BLOCK 1, LOT 28.1 & 28.2 (2/08/7.61A)  
ZONES "R-2A" - "ONE FAMILY RESIDENCE DISTRICT (2 ACRES)"  
"GOLF" - "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 (SPDES PERMIT)

DESCRIPTION	REQUIRED/ PERMITTED (R-2A)	REQUIRED/ PERMITTED (GOLF)	EXISTING	PROPOSED/ PROVIDED/ (LOT 1)	PROPOSED/ PROVIDED/ (LOT 2)
LOT AREA (ACRES)	2.0 MIN. (1)	SEE NOTE 1	±156.30	±127.37	±28.93
LOT STREET FRONTAGE (FEET)	150 MIN. (1)	SEE NOTE 1	1,519.70	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)
LOT DEPTH (FEET)	150 MIN. (1)	SEE NOTE 1	±1,805	±1,805 (1)	±1,805 (1)
PRINCIPAL BUILDING MINIMUM YARDS (FEET)					
FRONT	50 (1)	SEE NOTE 1	±123.1	±294.00 (1)	±267.61 (1)
SIDE	30 (1)	SEE NOTE 1	±287.8	±84.41 (1)	±104.93 (1)
REAR	50 (1)	SEE NOTE 1	±1645.5	±1733.58 (1)	±881.30 (1)
MAXIMUM BUILDING COVERAGE (%)	8 (1)	3.5 (1)	0.72	1.65 (1)	1.65 (1)
MAXIMUM BUILDING HEIGHT (STORIES / FEET)	NA / 30	3 / 39.5 (2)	3 / < 39.5	3 / < 39.5	3 / < 39.5
PARKING SPACES	STANDARD PARKING SPACES	SEE NOTE 3	-	116	200
	ACCESSIBLE PARKING SPACES	-	-	4	16
	TOTAL PARKING SPACES	-	180	120 (4)	216
LOADING SPACES	N/A	SEE NOTE 4	-	1	1



# GRAPHIC SCALE



APPROVED BY TOWN OF NORTH CASTLE PLANNING BOARD RESOLUTION, DATED \_\_\_\_\_ DATE: \_\_\_\_\_

CHRISTOPHER CATHY, CHAIR,  
TOWN OF NORTH CASTLE PLANNING BOARD  
ENGINEERING DRAWINGS REVIEWED BY TOWN CONSULTING ENGINEER

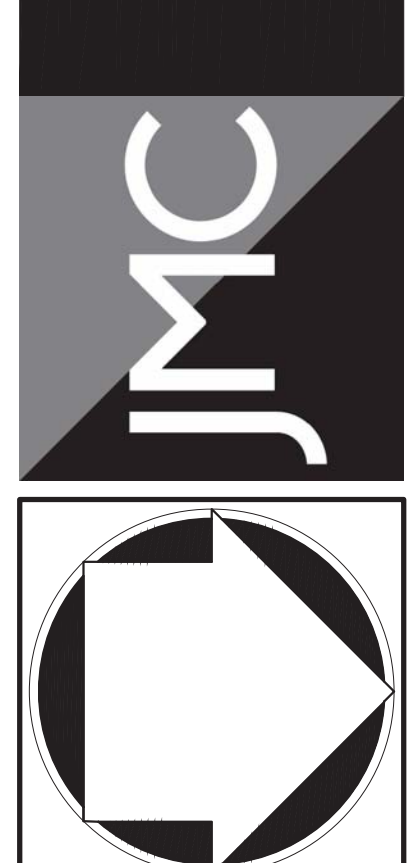
JOSEPH M. CERMELE, P.E.  
KELLAND SESSIONS CONSULTING, P.C.  
CONSULTING TOWN ENGINEER

NOT FOR CONSTRUCTION

Drawn	DK	Approved	AG
Date:	11/23/2020		
Project No:	20101		
Sheet Number:	PSP-1		
Sheet Title:	PSP-1		

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

JMC Planning, Engineering, Landscape  
Architecture & Land Surveying, PLLC  
John Meyer Consulting, Inc.  
120 BEDFORD ROAD • ARMONK, NY 10504  
Phone: 914.233.2222 • Fax: 914.233.2102  
www.jmcpllc.com



PRELIMINARY SUBDIVISION PLAT  
(NO JURISDICTION SUBDIVISION)  
THE SUMMIT CLUB AT ARMONK  
(RESIDENTIAL PHASE)  
568 & 570 BEDFORD ROAD (NY-22)  
ARMONK, NY 10504

ANY ALTERATION OF PLANS,  
SPECIFICATIONS, PLATS AND  
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OF A LICENSED PROFESSIONAL  
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SECTION 7209 SUBSECTION 2.

Drawn	DK	Approved	AG
Date:	11/23/2020		
Project No:	20101		
Sheet Number:	PSP-1		
Sheet Title:	PSP-1		

PSP-1





## Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

### PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM

*This form represents the standard requirements for a completeness review for all preliminary site plans. Failure to provide all of the information requested will result in a determination that the site plan application is incomplete. The review of the site plan for completeness will be based on the requirements of the Town of North Castle Town Code.*

Project Name on Plan:

**The Summit Club at Armonk (Residential Phase)**

☒ Initial Submittal ☐ Revised Preliminary

Street Location:

**568 & 570 Bedford Road (NY-22)**

Zoning District: **R-2A/GCCF0** Property Acreage: **156 Acres** Tax Map Parcel ID: **101.02-1-28.1 & 28.2**

Date: **11/23/2020**

#### DEPARTMENTAL USE ONLY

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

##### Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- ☐ 1. A complete application for site development plan approval form
- ☐ 2. Plan prepared by a registered architect or professional engineer
- ☐ 3. Map showing the applicant's entire property and adjacent properties and streets
- ☐ 4. A locator map at a convenient scale
- ☐ 5. The proposed location, use and design of all buildings and structures
- ☐ 6. Proposed division of buildings into units of separate occupancy, detailed breakdowns of all proposed floor space by type of use and floor level
- ☐ 7. Existing topography and proposed grade elevations
- ☐ 8. Location of drives



**PRELIMINARY SITE PLAN COMPLETENESS REVIEW FORM**

Page 2

- ☐ 9. Location of any outdoor storage
- ☐ 10. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences
- ☐ 11. Description of method of water supply and sewage disposal and location of such facilities
- ☐ 12. Location, design and size of all signs
- ☐ 13. Location and design of lighting, power and communication facilities
- ☐ 14. In an industrial district, specific uses proposed, number of employees for which buildings are designed, type of power to be used for any manufacturing process, type of wastes or by-products to be produced by any manufacturing process and proposed method of disposal of such wastes or by-products
- ☐ 15. In a multifamily district, floor plans of each dwelling unit shall be shown, and elevations and cross sections also may be required
- ☐ 16. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work.
- ☐ 17. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- ☐ 18. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- ☐ 19. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

\_\_\_\_\_ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 – Project and Sponsor Information</b>			
<small>"An Environmental Impact Statement (EIS) was prepared for the project and the Planning Board issued their New York State Environmental Quality Review Act (SEQRA) Findings Statement on April 22, 2015</small>			
Name of Action or Project: <b>The Summit Club at Armonk</b>			
Project Location (describe, and attach a location map): <b>568 &amp; 570 Bedford Road (NY-22), Armonk, NY 10504</b>			
Brief Description of Proposed Action: <b>Proposed golf course community development that includes 73 dwelling units (in 7 buildings), residential amenities complex &amp; pool and temporary clubhouse improvements associated with The Summit Golf &amp; Country Club (formerly Brynwood Golf &amp; Country Club).</b>			
Name of Applicant or Sponsor: <b>Summit Club Partners, LLC (Mr. Jeffery Mendell)</b>		Telephone: <b>(914) 391-2900</b>	
		E-Mail: <b>jbmendell@gmail.com</b>	
Address: <b>568 Bedford Road</b>			
City/PO: <b>Armonk</b>		State: <b>NY</b>	Zip Code: <b>10504</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="display: flex; justify-content: space-between;"> <span><u>±156*</u> acres</span> <span><u>±19.00</u> acres</span> <span><u>±156*</u> acres</span> </div> <div style="margin-top: 5px;"> <b>*The proposed golf course lot is approximately 127.37 acres and the proposed residential lot is approximately 28.93 acres.</b> </div>	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): <b>Golf Course &amp; Community/Institutional (School)</b>			
<input type="checkbox"/> Parkland			

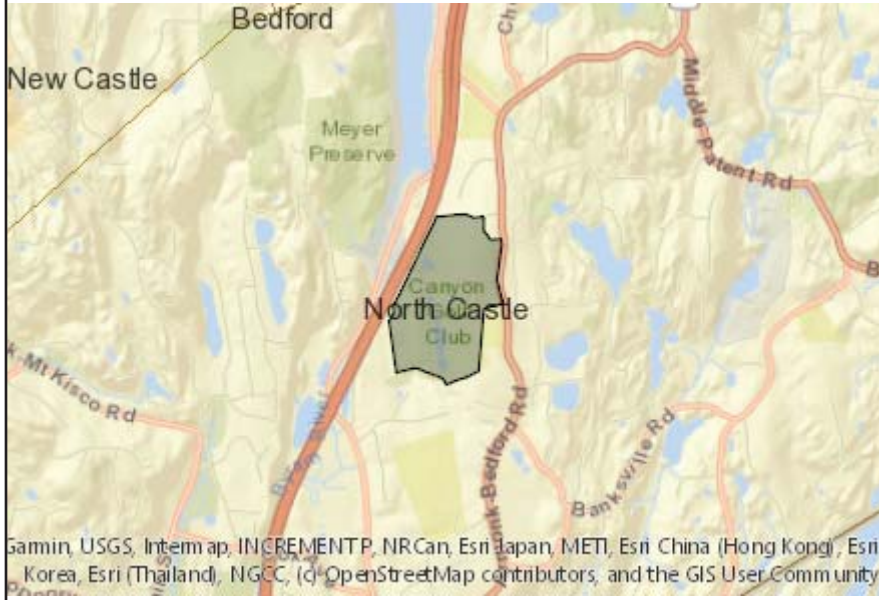


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Connection to a new on-site sewage treatment plant with associated NYSDEC SPEDES Permit. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? (Archeology Survey prepared for EIS - No Significant Findings)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;">           a. Will storm water discharges flow to adjacent properties?             b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Stormwater runoff will be conveyed into existing stormwater infrastructure or continue to flow overland on the golf course.</b> <hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ Proposed stormwater management facilities _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>JMC, PLLC (Paul R. Sysak, RLA) (As owner's/applicant's agent)</u> Date: <u>11/23/2020</u>  Signature: <u>Paul Sysak</u> Title: <u>Project Manager</u>		





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No




### Applicant Acknowledgement

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

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

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

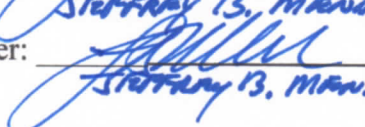
Signature of Applicant: \_\_\_\_\_

  
JEFFREY B. MANDALL, Manager

Date: \_\_\_\_\_

11/23/20

Signature of Property Owner: \_\_\_\_\_

  
JEFFREY B. MANDALL, Manager

Date: \_\_\_\_\_

11/23/20

MUST HAVE BOTH SIGNATURES





## Town of North Castle Planning Department

17 Bedford Road Armonk, New York 10504

(914) 273-3542 (914) 273-3554 (fax)

### PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

*This form represents the standard requirements for a completeness review for all preliminary subdivision plans. Failure to provide all of the information requested will result in a determination that the preliminary subdivision application is incomplete. The review of the subdivision plat for completeness will be based on the requirements of the Town of North Castle Town Code.*

Project Name on Plan:

**The Summit Club at Armonk (Residential Phase)**

☒ Initial Submittal ☐ Revised Preliminary

Street Location:

**568 & 570 Bedford Road (NY-22)**

Zoning District: **R-2A/GCCFO** Property Acreage: **156 Acres** Tax Map Parcel ID: **101.02-1-28.1 & 28.2**

Date: **11/23/2020**

#### DEPARTMENTAL USE ONLY

Date Filed: \_\_\_\_\_ Staff Name: \_\_\_\_\_

##### Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- ☐ 1. Proposed subdivision name or identifying title
- ☐ 2. Name and address of the property owner and subdivider (if other than owner)
- ☐ 3. The name and address of the surveyor and/or engineer preparing the plan
- ☐ 4. Scale
- ☐ 5. The approximate true North point
- ☐ 6. Date
- ☐ 7. Signature and seal of a licensed professional engineer or licensed land surveyor



## PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM

Page 2

- ☐ 8. Approximate location and dimensions of all property lines
- ☐ 9. Total acreage of the proposed subdivision
- ☐ 10. Location of any zoning, special district or municipal boundary lines affecting the subdivision
- ☐ 11. Names of owners of record or properties adjoining and directly across the street from the proposed subdivision
- ☐ 12. Location of all existing structures and pertinent features, including railroads, water bodies, watercourses, wetlands, substantial rock outcroppings, wooded areas and stone walls, that may influence the design of the subdivision
- ☐ 13. Accurate topography at a vertical contour interval of not more than two feet
- ☐ 14. The location and status of existing streets, easements and rights-of-way (if any), proposals for the layout of new streets, including widths and approximate curve radii, and any proposed easements, rights-of-way and/or reservations
- ☐ 15. The names of existing streets
- ☐ 16. The proposed arrangement of lots, including identifying section, lot and block numbers and approximate area and dimensions of each
- ☐ 17. The location, size and nature of any area proposed to be reserved for park purposes
- ☐ 18. A site location sketch, at a scale of one inch equals 800 feet, showing the general situation of the applicant's property with respect to surrounding properties and streets
- ☐ 19. Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than 10 feet, plus any other information determined necessary by the Planning Board
- ☐ 20. A block for the preliminary approval signature of the Planning Board Chairman, for purposes of accurate records of approval
- ☐ 21. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- ☐ 22. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.



**PRELIMINARY SUBDIVISION COMPLETENESS REVIEW FORM**

Page 3

- ☐ 23. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com>

\_\_\_\_\_ On this date, all items necessary for a technical review of the proposed preliminary subdivision plat have been submitted and constitute a COMPLETE APPLICATION.





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

**PLANNING DEPARTMENT**  
Adam R. Kaufman, AICP  
Director of Planning

Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## Application for Preliminary Subdivision Approval

Application Name

**The Summit Club at Armonk (Residential Phase)**





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**APPLICATIONS REQUIRING PLANNING BOARD APPROVAL**  
**SCHEDULE OF APPLICATION FEES**

<b><u>Type of Application</u></b>	<b><u>Application Fee</u></b>
Site Development Plan	\$200.00
Each proposed Parking Space	\$10
Special Use Permit (each)	\$200 (each)
Preliminary Subdivision Plat	\$300 1 <sup>st</sup> Lot \$200 (each additional lot)
Final Subdivision Plat	\$250 1 <sup>st</sup> Lot \$100 (each additional lot)
Tree Removal Permit	\$75
Wetlands Permit	\$50 (each)
Short Environmental Assessment Form	\$50
Long Environmental Assessment Form	\$100
Recreation Fee	\$10,000 Each Additional Lot
Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

\*Any amendment to previously approved applications requires new application forms and Fes\*





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**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

<b><u>Type of Application</u></b> <b><u>Deposit*</u></b>	<b><u>Amount of Initial Escrow Account</u></b>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
<b>Site Development Plan for:</b>	
<b>Multifamily Developments</b>	<b>\$3,000.00 plus \$100.00 per proposed dwelling unit</b>
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
<b>Subdivision:</b>	
<b>Lot Line Change resulting in no new lots</b>	<b>\$1,500.00</b>
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

- \* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

---

Applicant Signature

Date:



## I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: <b>Summit Club Partners, LLC (Mr. Jeffery Mendell)</b>	
Mailing Address: <b>568 Bedford Road, Armonk, NY 10504</b>	
Telephone: <b>(914) 391-2900</b>	Fax: _____ e-mail <b>jbmendell@gmail.com</b>
Name of Applicant (if different): <b>Same as Owner</b>	
Address of Applicant: _____	
Telephone: _____	Fax: _____ e-mail _____
Interest of Applicant, if other than Property Owner: _____	
Is the Applicant (if different from the property owner) a Contract Vendee?  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please submit affidavit stating such. If no, application cannot be reviewed by Planning Board	
Name of Professional Preparing Site Plan: <b>JMC Planning Engineering Landscape Architecture &amp; Land Surveying PLLC, (David P. Lombardi, PE)</b>	
Address: <b>120 Bedford Road, Armonk, NY 10504</b>	
Telephone: <b>(914) 273-5225</b>	Fax: <b>(914) 273-2102</b> e-mail <b>dlombardi@jmcpllc.com</b>
Name of Other Professional: <b>Granoff Architects (Kenneth S. Andersen, AIA)</b>	
Address: <b>330 Railroad Avenue, Greenwich, CT 06830</b>	
Telephone: <b>(203) 625-9460</b>	Fax: _____ e-mail <b>ka@granoffarchitects.com</b>
Name of Attorney (if any): <b>DelBello Donnellan Weingarten Wise &amp; Wiederkehr LLP (Peter J. Wise, Esq.)</b>	
Address: <b>1 North Lexington Avenue, Floor 11, White Plains, NY 10601</b>	
Telephone: <b>(914) 681-0200</b>	Fax: <b>(914) 684-0288</b> e-mail <b>pjw@ddw-law.com</b>



### Applicant Acknowledgement

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

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

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


Signature of Applicant: \_\_\_\_\_

  
JEFFREY B. MANDALL, Manager

Date: \_\_\_\_\_

11/23/20

Signature of Property Owner: \_\_\_\_\_

  
JEFFREY B. MANDALL, Manager

Date: \_\_\_\_\_

11/23/20

MUST HAVE BOTH SIGNATURES



## II. IDENTIFICATION OF SUBJECT PROPERTY

Property Street Address: 568 & 570 Bedford Road (NY-22)

Location (in relation to nearest intersecting street):

±250 feet (north) south, east or west) of Upland Lane

Abutting Street(s): Bedford Road (NYS Route 22)

Tax Map Designation (NEW): Section 101.02 Block 1 Lot 28.1 & 28.2

Tax Map Designation (OLD): Section 2 Block 8 Lot 7.C1A

Zoning District: R-2A/GCCFO Total Land Area Approx. 156 Acres

Land Area in North Castle Only (if different) \_\_\_\_\_

Fire District(s) Armonk School District(s) Byram Hills Central

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

The boundary of any city, town or village?

No ☒ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

If yes, please identify name(s): \_\_\_\_\_

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

No ☒ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No \_\_\_\_\_ Yes (adjacent) ☒ Yes (within 500 feet) \_\_\_\_\_  
(Interstate 684)

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

No \_\_\_\_\_ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) ☒

(Byram River - located across I-684)

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

No ☒ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No ☒ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No ☒ Yes \_\_\_\_\_

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

\_\_\_\_\_



### III. DESCRIPTION OF PROPOSED DEVELOPMENT

Type of Subdivision proposed: Conventional **X** Conservation \_\_\_\_\_

Total Number of Lots Proposed on Preliminary Subdivision Plat: **2**

Total Number of Lots Proposed in North Castle Only (if different): \_\_\_\_\_

Are any new streets proposed? No \_\_\_\_\_ Yes **X**

Has the center line of each proposed street been staked? No **X** Yes \_\_\_\_\_

If no, please indicate the date by which such center lines will be staked: **N/A**

Have the corners of each proposed lot been identified with appropriate stakes? No **X** Yes \_\_\_\_\_

If no, please indicate the date by which such lot corners will be staked: **TBD**

Are any waivers from the provisions of Chapter 355 (Zoning) or Chapter 275 (Subdivision of Land) of the North Castle Town Code requested? No **X** Yes \_\_\_\_\_

If yes, please specify type: \_\_\_\_\_

Earthwork Balance: Cut **TBD** C.Y. Fill **TBD** C.Y.

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

Areas of special flood hazard? No **X** Yes \_\_\_\_\_

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No \_\_\_\_\_ Yes **X**

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No **X** Yes \_\_\_\_\_

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No **X** Yes \_\_\_\_\_

(If yes, application for a State Wetlands Permit may also be required.)



#### IV. SUBMISSION REQUIREMENTS

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

- One (1) set of the preliminary subdivision application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary subdivision checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the preliminary subdivision application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both checks made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)



## V. INFORMATION TO BE INCLUDED ON PRELIMINARY SUBDIVISION PLAT

The following checklist is provided to enable the Applicant to determine if he/she has provided enough information on the preliminary subdivision plat and preliminary construction plans for the Planning Board to review his/her proposal. Applicants are advised to review Chapter 275 of the North Castle Town Code for a complete enumeration of pertinent requirements and standards prior to making application for preliminary subdivision plat approval.

The information required to be shown on the preliminary subdivision plat and the preliminary construction plans may be combined and shown on one plan to be identified as the Integrated Plot Plan. Whether this information is presented on one or two different plans, the application for preliminary subdivision plat approval will not be accepted for Planning Board review unless all items identified below are supplied and **so indicated with a check mark in the blank line provided**. If a particular item is not relevant to the subject property or the development proposal, **the letters "NA" should be entered instead**.

The information to be included on an Integrated Plot Plan shall include:

- ☒ Name of the proposed subdivision or other identifying title and signature block.
- ☒ Name and address of the Property Owner and the Applicant (if different).
- ☒ Name, address and telephone number of the surveyor, engineer or other legally qualified professional and the seal of the professional who prepared the plan.
- ☒ Names and locations of all owners of record of properties abutting and directly across any and all adjoining streets from the subject property, including the tax map designation of the subject property and abutting and adjoining properties, as shown on the latest tax records.
- ☒ Existing zoning, fire district, school district, special district and municipal boundaries.
- ☒ Names of existing streets
- ☒ Total acreage of the property to be developed, as well as property boundaries showing dimensions and bearings as determined by a current survey; name and width of existing streets; and lines of existing rights-of-way, reservations, easements and areas dedicated to public uses.
- ☒ Reference to the location and conditions of any covenants, easements or deed restrictions that cover all or any part of the property, as well as identification of the document where such covenants, easements or deed restrictions are legally established .
- ☒ Schedule of minimum zoning requirements, as well as the proposed lots' compliance with those requirements, including lot area, frontage, lot width, lot depth, building coverage, yards and other pertinent requirements.
- ☒ Site location map, at a scale of one (1) inch equals eight hundred (800) feet, showing the Applicant's entire property in relation to surrounding properties, streets, etc. within five hundred (500) feet of the site.
- ☒ North arrow, written and graphic scales, and the date of the original plan and all revisions, with notations identifying the revisions.
- ☒ Existing topographical contours with a vertical interval of two (2) feet or less.



- ☒ Location of existing floodplains, wetlands, slopes of 15% or greater, wooded areas, landscaped areas, single trees with a DBH of 8" or greater, rock outcrops, stone walls and any other significant existing natural or cultural features.
- TBD** Location of temporary stakes in the field to enable the Planning Board to find and appraise features of the preliminary plat.
- ☒ Location of existing use and design of buildings and other structures.
- ☒ Location of all other existing site improvements, including pavement, walks, curbing, retaining wall and fences.
- ☒ Location and sizes of existing water supply, sanitary sewage disposal, storm water drainage and other utility lines and structures within and nearby the proposed subdivision.
- ☒ Location of all existing monuments.
- ☒ Proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.
- ☒ Proposed layout of new streets, including sight distance at all proposed road intersections, widths and approximate curve radii, and any proposed rights-of-way, easements, deed restrictions, covenants and/or reservations.
- N/A** Location, size and nature of any area proposed to be reserved for park purposes.
- ☒ Proposed system for the provision of water supply and fire protection facilities, sanitary sewage disposal facilities, storm water drainage facilities and other utility services.
- ☒ Proposed street profiles and cross-sections showing the approximate grade of proposed streets, the relationship of existing grades to proposed grades and the proposed vertical curvature along the center line of all new streets.
- TBD** Proposed names for new streets.
- TBD** Location of proposed monuments.
- N/A** Where the preliminary plat includes only a portion of the Applicant's contiguous holding, the Applicant shall also indicate on a sketch, at a scale of not less than one (1) inch equals two hundred (200) feet, the probable future street system, lot arrangement, and location of park and other reservations for the remaining portion of the tract and topographic data with vertical contour interval of not more than ten (10) feet.
- N/A** For all proposed subdivision plans containing land within an area of special flood hazard, the data required to ensure compliance with Chapter 177 of the North Castle Town Code.
- ☒ For all proposed subdivision plans involving clearing or removal of trees with a DBH of 8" or greater, the data required to ensure compliance with Chapter 308 of the North Castle Town Code.
- N/A** For all proposed subdivision plans involving disturbance to Town-regulated wetlands, the data required to ensure compliance with Chapter 340 of the North Castle Town Code.

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**WESTCHESTER COUNTY**  
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Director of Planning

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## Application for Site Development Plan Approval

Application Name

**The Summit Club at Armonk (Residential Phase)**





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**APPLICATIONS REQUIRING PLANNING BOARD APPROVAL  
SCHEDULE OF APPLICATION FEES**

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Discussion Fee	\$200.00
Prior to submission of a sketch or preliminary subdivision Plat, an applicant or an applicant's representative wishes to discuss a subdivision proposal to the Planning Board, a discussion fee of \$200.00 shall be submitted for each informal appearance before the board.	

\*Any amendment to previously approved applications requires new application forms and Fes\*





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

**PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning**

**Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)**

**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

<b><u>Type of Application Deposit*</u></b>	<b><u>Amount of Initial Escrow Account</u></b>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
<b>Site Development Plan for:</b>	
<b>Multifamily Developments</b>	<b>\$3,000.00 plus \$100.00 per proposed dwelling unit</b>
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
<b>Subdivision:</b>	
<b>Lot Line Change resulting in no new lots</b>	<b>\$1,500.00</b>
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

- \* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

---

Applicant Signature

Date:



## I. IDENTIFICATION OF PROPERTY OWNER, APPLICANT AND PROFESSIONAL REPRESENTATIVES

Name of Property Owner: **Summit Club Partners, LLC (Mr. Jeffrey B. Mendell)**

Mailing Address: **568 Bedford Road, Armonk, NY 10504**

Telephone: **(914) 391-2900**

Fax: \_\_\_\_\_

e-mail **jbmendell@gmail.com**

Name of Applicant (if different): **Same as Owner**

Address of Applicant: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-mail \_\_\_\_\_

Interest of Applicant, if other than Property Owner:  
\_\_\_\_\_

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

Yes

☐

No

☒

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

Name of Professional Preparing Site Plan:

**JMC Planning Engineering Landscape Architecture & Land Surveying PLLC (David P. Lombardi, PE)**

Address: **120 Bedford Road, Armonk, NY 10504**

Telephone: **(914) 273-5225**

Fax: **(914) 273-2102**

e-mail **dlombardi@jmcpllc.com**

Name of Other Professional: **Granoff Architects (Kenneth S. Andersen, AIA)**

Address: **330 Railroad Avenue, Greenwich, CT 06830**

Telephone: **(203) 625-9460**

Fax: \_\_\_\_\_

e-mail **ka@granoffarchitects.com**

Name of Attorney (if any): **DelBello Donnellan Weingarten Wise & Wiederkehr, LLP (Peter J. Wise, Esq.)**

Address: **1 North Lexington Avenue, Floor 11, White Plains, NY 10601**

Telephone: **(914) 681-0200**

Fax: **(914) 684-0288**

e-mail **pjw@ddw-law.com**



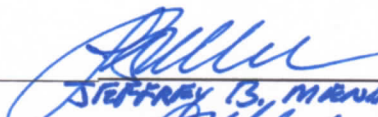
### Applicant Acknowledgement

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

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

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

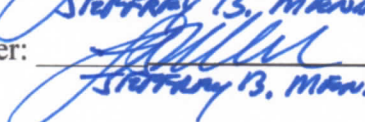
Signature of Applicant: \_\_\_\_\_

  
JEFFREY B. MANDALL, Manager

Date: \_\_\_\_\_

11/23/20

Signature of Property Owner: \_\_\_\_\_

  
JEFFREY B. MANDALL, Manager

Date: \_\_\_\_\_

11/23/20

MUST HAVE BOTH SIGNATURES



## II. IDENTIFICATION OF SUBJECT PROPERTY

Street Address: 568 & 570 Bedford Road (NY-22)

Location (in relation to nearest intersecting street):

±250 feet (north) south, east or west) of Upland Lane

Abutting Street(s): Bedford Road (NY-22)

Tax Map Designation (NEW): Section 101.02 Block 1 Lot 28.1 & 28.2

Tax Map Designation (OLD): Section 2 Block 8 Lot 7.C1A

Zoning District: R-2A/GCCFO Total Land Area Approx. 156 Acres

Land Area in North Castle Only (if different) \_\_\_\_\_

Fire District(s) Armonk School District(s) Byram Hills Central

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

The boundary of any city, town or village?

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

If yes, please identify name(s): \_\_\_\_\_

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

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No \_\_\_\_\_ Yes (adjacent) X Yes (within 500 feet) \_\_\_\_\_

**(Interstate 684)**

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

No \_\_\_\_\_ Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) X

**(Byram River - located across I-684)**

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

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No X Yes (adjacent) \_\_\_\_\_ Yes (within 500 feet) \_\_\_\_\_

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

No X Yes \_\_\_\_\_

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

\_\_\_\_\_



### III. DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Use: **Golf Course Community**

Gross Floor Area: Existing **5,370\*** S.F. Proposed **333,041\*** S.F.

Proposed Floor Area Breakdown:

Retail - S.F.; Office - S.F.;

Industrial - S.F.; Institutional - S.F.;

Other Nonresidential **14,860\*** S.F.; Residential **318,181\*** S.F.;

Number of Dwelling Units: **73 (refer to architectural drawings)**

**216 (excludes re-striping of existing parking lot with 120 spaces)**

Number of Parking Spaces: Existing **180** Required **180** Proposed **216**

Number of Loading Spaces: Existing **N/A** Required **1** Proposed **1**

Earthwork Balance: Cut **TBD** C.Y. Fill **TBD** C.Y.

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

Areas of special flood hazard? No **X** Yes       

(If yes, application for a Development Permit pursuant to Chapter 177 of the North Castle Town Code may also be required)

Trees with a diameter at breast height (DBH) of 8" or greater?

No        Yes **X**

(If yes, application for a Tree Removal Permit pursuant to Chapter 308 of the North Castle Town Code may also be required.)

Town-regulated wetlands? No **X** Yes       

(If yes, application for a Town Wetlands Permit pursuant to Chapter 340 of the North Castle Town Code may also be required.)

State-regulated wetlands? No **X** Yes       

(If yes, application for a State Wetlands Permit may also be required.)

**\*PROPOSED BUILDING AREA SUMMARY (GROSS FLOOR AREA):**

**AMENITIES BUILDING:**

**FIRST FLOOR: 5,256 SF**

**LOWER LEVEL: 7,000 SF (5,000 SF FINISHED + 2,000 SF UNFINISHED)**

**PRO SHOP: 1,188 SF**

**TOTAL FOR AMENITIES BUILDING: 13,444 SF**

**RESIDENTIAL BUILDINGS (#1-#6):**

**EACH CONDO FLOOR: 10,350 SF (3 STORIES TOTAL)**

**EACH GARAGE PARKING LEVEL: 15,883 SF**

**TOTAL PER BUILDING (#1-#6): 46,933 SF**

**RESIDENTIAL BUILDING (#7):**

**EACH CONDO FLOOR: 10,350 SF (2 RESIDENTIAL STORIES TOTAL)**

**EACH GARAGE PARKING LEVEL: 15,883 SF**

**TOTAL FOR BUILDING (#7): 36,583 SF**

**TOTAL FOR ALL RESIDENTIAL BUILDINGS (#1-#7): 318,181 SF**

**TEMPORARY CLUBHOUSE TRAILER & MOBILE RESTROOM: 1,344 SF + 72 SF = 1,416 SF**

**EXISTING CART SHED TO REMAIN: 2,865 SF**

**EXISTING SEWAGE TREATMENT PLANT: 2,505 SF**



#### IV. SUBMISSION REQUIREMENTS

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

- One (1) set of the site development plan application package (for distribution to the Town Planner for preliminary review purposes).
- Once a completed preliminary site plan checklist has been received from the Planning Department, eight (8) additional sets of the site development plan application package (for distribution to Planning Board, Town Engineer, Town Attorney, Town Planner, Planning Board Secretary, police, fire department and ambulance corps).
- One (1) additional reduced sized set (11" x 17") of the site development plan application package if any portion of the subject property abuts or is located within five hundred (500) feet of the features identified in Section II of this application form (for distribution to Westchester County Planning Board).
- A check for the required application fee and a check for the required Escrow Account, both made payable to "Town of North Castle" in the amount specified on the "Schedule of Application Fees."

(continued next page)



## V. INFORMATION TO BE INCLUDED ON SITE DEVELOPMENT PLAN

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

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

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

### **Legal Data:**

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



### **Existing Conditions Data:**

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

### **Proposed Development Data:**

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



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

F:\PLAN6.0\Application Forms\2016 Full Set\Part B - Site Devel 2016.doc





**Brynwood Partners, LLC**  
568 Bedford Rd  
Armonk, NY 10504-2103

jp morgan chase  
1-2/210

001061

11/22/2020

PAY TO THE  
ORDER OF

Town of North Castle

\$ \*\*11,800.00

Eleven Thousand Eight Hundred and 00/100 \*\*\*\*\* DOLLARS

Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

MEMO

escrow fees

⑈001061⑈ ⑆021000021⑆

75897871⑈

MP



**Brynwood Partners, LLC**  
568 Bedford Rd  
Armonk, NY 10504-2103

jp morgan chase  
1-2/210

001060

11/22/2020

PAY TO THE  
ORDER OF

Town of North Castle

\$ \*\*2,985.00

Two Thousand Nine Hundred Eighty-Five and 00/100 \*\*\*\*\* DOLLARS

Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

MEMO

application fees

⑈001060⑈ ⑆021000021⑆

75897871⑈

MP





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

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

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

**PLANNING BOARD SCHEDULE OF ESCROW ACCOUNT DEPOSITS**

<b><u>Type of Application Deposit*</u></b>	<b><u>Amount of Initial Escrow Account</u></b>
Concept Study	\$500.00
Site Plan Waiver for Change of Use	\$500.00
Site Development Plan for:	
Multifamily Developments	\$3,000.00 plus \$100.00 per proposed dwelling unit
Commercial Developments	\$3,000.00 plus \$50.00 for each required parking space
1 or 2 Family Projects	\$2,000.00
Special Use Permit	\$2,000.00 plus \$50.00 for each required parking space
Subdivision:	
Lot Line Change resulting in no new lots	\$1,500.00
All Others	\$3,000.00 plus \$200.00 per proposed new lot in excess of two (2)
Preparation or Review of Environmental Impact Statement	\$15,000.00

\* If a proposed action involves multiple approvals, a single escrow account will be established. The total amount of the initial deposit shall be the sum of the individual amounts indicated. When the balance in such escrow account is reduced to one-third (1/3) of its initial amount, the applicant shall deposit additional funds into such account to restore its balance to the amount of the initial deposit.

Applicant Signature

Date:

11/22/20



**DELBELLO DONNELLAN WEINGARTEN  
WISE & WIEDERKEHR, LLP**

COUNSELLORS AT LAW  
THE GATEWAY BUILDING  
ONE NORTH LEXINGTON AVENUE  
WHITE PLAINS, NEW YORK 10601  
(914) 681-0200  
FACSIMILE (914) 684-0288

Connecticut Office  
1111 SUMMER STREET  
STAMFORD, CT 06905  
(203) 298-0000

November 23, 2020

**By Hand Delivery**

Chairman Christopher Carthy  
Members of the Planning Board  
Town of North Castle  
17 Bedford Road  
Armonk, New York 10504

**Re: Application of Summit Club Partners, LLC for Site Plan  
Approval: 568 and 570 Bedford Road (Section 101.02, Block 1,  
Lots 28.1 and 28.2)**

Dear Chairman Carthy and Members of the Planning Board:

We represent Summit Club Partners, LLC (the "Applicant"), the successor to Brynwood Partners LLC, and the owner of the property known as 568 and 570 Bedford Road, and designated on the Town tax map as Section 101.02, Block 1, Lots 28.1 and 28.2 (the "Property"). The Property was most recently known as "Brynwood Golf & Country Club," but is now known as "The Summit Club." On behalf of the Applicant, we are pleased to submit the enclosed application for site plan approval of: (i) the residential condominium component of The Summit Club; (ii) the amenities building (with outdoor pool and related facilities) of The Summit Club; and (iii) certain temporary facilities for the golf course of The Summit Club.

**PROJECT APPROVAL HISTORY**

In June, 2011, the Applicant submitted a petition to the Town Board for certain amendments to the Zoning Code of the Town of North Castle (the "Zoning Code") intended to accommodate the development on the Property of a "golf course community" with residences, a golf course, clubhouse, and other facilities and amenities. The petition was subsequently amended in August and September 2012, after which the Town Board, as lead agency, conducted a thorough and rigorous review of the project under the State Environmental Quality Review Act ("SEQRA"), culminating in acceptance of a Final Environmental Impact Statement in April,



2015, and issuance by the Town Board in June, 2015, of its Statement of Environmental Findings under SEQRA (the “Town Board Findings Statement”).

On June 10, 2015, the Town Board adopted amendments to the Zoning Code creating a new Golf Course Community Floating Overlay District (“GCCFO District”), and permitting the Property to be developed with a residential community (the “Community”) having up to seventy-three (73) dwelling units, of which either (x) sixty-six (66) units would be market-rate for-sale residences, and seven (7) units would be fair and affordable for-sale or rental residences meeting the requirements of the settlement between Westchester County and HUD and applicable provisions of the Town Code of the Town of North Castle (Local Law No. 1 of 2014) (the “Affordable Units”), or (y) if the seven (7) Affordable Units are located off-site, all seventy-three (73) units at the Property would be market-rate for-sale residences. On June 24, 2015, the Town Board amended the Zoning Map of the Town to map the GCCFO District on the Property.

The Planning Board issued its involved agency Statement of Environmental Findings in March, 2016 (the “Planning Board Findings Statement,” and collectively with the Town Board Findings Statement, the “Findings Statements”), and on March 7, 2016, granted site plan approval and wetlands, steep slopes, and tree removal permits for certain improvements to the existing golf course at the property.

On September 25, 2017, the Planning Board adopted a resolution granting final approval of the subdivision of the Property into two (2) lots: one (1) approximately 129.96 acre lot for the golf course (now designated as tax lot 28.1) (the “Golf Course Lot”), and one (1) approximately 26.34 acre lot encompassing the remainder of the Property (now designated as tax lot 28.2) (the “Development Lot”), as shown on a certain map titled “Final Subdivision Plat Prepared for Brynwood Partners LLC,” prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, last dated October 26, 2017, and filed in the Westchester County Clerk’s Office on January 31, 2018, as Map No. 29130.

On or about January 4, 2019, Declarant submitted a petition to the Town Board requesting that the Town Board again amend the Zoning Code, this time to delete Section 355-32D(1) thereof, thereby eliminating the fee-simple requirement for ownership of residences in the GCCFO District, and permitting the for-sale residences of the Community to be condominiums (the “Amendment”). At its meeting on March 27, 2019, the Town Board, acting as lead agency for review of the proposed Amendment under SEQRA, concluded that the Amendment and related actions would not result in any significant adverse environmental impacts and therefore adopted a Negative Declaration pursuant to SEQRA, and granted the petition and adopted the Amendment as Local Law 2-2019.

On August 3, 2020, the Planning Board granted amended site plan approval, and amended wetlands, steep slope permit, and tree removal permits for improvements to the golf course. The work covered by these approvals, is on-going, and includes renovation of all bunkers, construction of three (3) new holes and reshaping of other holes, construction of new tee boxes, and improvements to the driving range and irrigation system.



In conjunction with the approvals granted to date by the Town Board and Planning Board: (i) the Applicant and the Town entered into a certain Community Benefits Agreement, dated as of October 7, 2015, and an in November, 2019, entered into an Amended and Restated Community Benefits Agreement; (ii) the Applicant and the Town entered into a certain Water District Contribution Agreement, dated as of April 13, 2016 (the "Water District Agreement")<sup>1</sup>; (iii) in January, 2018, the Applicant recorded a Declaration, pursuant to which the Golf Course Lot can be used only as a golf course and related facilities, or as open space, and a Declaration of access, water and sewer easements required for the future development of the Community on the Development Lot.

In December, 2019, in consideration of the adoption by the Town of the Amendment, the Applicant recorded a Declaration pursuant to which the Applicant may, subject to site plan approval, construct on the Development Lot a first phase of the Community ("Phase 1"), which may consist of up to thirty-six (36) residences, which may be fee-simple homes and/or condominium units without limitation regarding form of ownership of the residences, and a second phase of the Community ("Phase 2"), which may consist of up to thirty-seven (37) residences, which may be fee-simple homes and/or condominium units without limitation regarding form of ownership of the residences; provided that unless the aggregate average of the gross sales prices of the market-rate Phase 1 condominium units is \$700.00 per square foot or more, the Phase 2 condominium residences are required to be "55 and older" age-restricted housing as permitted under applicable federal law and regulations. The Declaration also requires Phase 1 to include four (4) on-site affordable units, and Phase 2 to include three (3) on-site affordable units. However, the Applicant is permitted to at any time elect to relocate all or a portion of the affordable units off-site within areas in the Armonk Hamlet that are served by public sewer and water, and thereby reduce the on-site affordable units and substitute market-rate units therefor on a one-to-one basis, provided that in no event shall the total number of residential units on the Property exceed seventy-three (73).

Finally, we note that although the Applicant, in collaboration with the Town, made good faith efforts pursuant to the Water District Agreement to develop additional water supply for Water District No. 2 at the Town's existing well-field on Long Pond Road, it was unable to do so. However, the Applicant and the Town are currently investigating whether additional supply can be developed at Town-owned properties located on Willow Pond Lane. The Water District Agreement will need to be amended to reflect this alternative source of supply or, if it proves infeasible, either (a) connection of the Applicant's on-site wells to Water District No. 2 (the "District"), and supply to The Summit Club from the District, or (b) water service for The Summit Club by a duly formed water works corporation, supplied from on-site wells.

### THE APPLICATION

The Applicant requests site plan approval for:

- Consistent with the Findings Statements, the construction on the Development Lot of both phases of the Community, consisting of a total of seven (7) buildings containing a total of seventy-three (73) condominium residences, including seven (7) affordable

---

<sup>1</sup> On April 13, 2016, the Town Board extended Water District No. 2 to the Property.



units (subject to the right to relocate the units off-site, as discussed above), of which forty-eight (48) units will be two-bedroom residences, twenty (20) units will be three-bedroom residences, and five (5) units will be four-bedroom units. A total of two hundred-sixteen (216) parking spaces is proposed to serve the Community, of which one hundred seventy-five (175) spaces will be in building garages;

- the construction on the Development Lot of the amenities building, outdoor pool and hot tubs, and related facilities of The Summit Club, for use by residents and other members of The Summit Club.<sup>2</sup> The amenities building will contain a fitness center, wellness spa, a bar & grill, with kitchen facilities, a pro-shop, locker rooms, and administrative office space; and
- in anticipation of opening for play in April, 2021, the placement on the Golf Course Lot of the following temporary facilities: a trailer with golf course offices and a pro-shop, a kitchen trailer, a bathroom trailer, a tented food and beverage facility, and a patio with fire pits. It is anticipated that in the future a clubhouse facility will be constructed on the Golf Course Lot, but that facility will be subject to a separate application for site plan approval.

In support of the application and in accordance with the Town's requirements, we respectfully submit eight (8) copies of the following:

1. A completed site plan application form and checklist, dated November 23, 2020;
2. A completed Short Environmental Assessment Form, dated November 23, 2020;
3. The following plans and drawings:

<b>DRAWING No.</b>	<b>TITLE</b>	<b>PREPARED BY</b>	<b>DATED OR LAST REVISED</b>
A100	Garage Floor Plan	Granoff Architects	11/23/20
A101	First Floor Plan	Granoff Architects	11/23/20
A102	Second Floor Plan	Granoff Architects	11/23/20
A103	Third Floor Plan	Granoff Architects	11/23/20
A103 PH Opt.	Third Floor Plan (Penthouse Option)	Granoff Architects	11/23/20
A200	Poll Level	Granoff Architects	11/23/20
A200a	Pro Shop Lower Level	Granoff Architects	11/23/20
A201	Main Level	Granoff Architects	11/23/20
A300	East Elevation & Renderings	Granoff Architects	11/23/20
A301	North Elevation & Renderings	Granoff Architects	11/23/20
A302	West Elevation & Renderings	Granoff Architects	11/23/20
A303	South Elevation & Renderings	Granoff Architects	11/23/20

<sup>2</sup> The golf course and amenities will be operated as a for-profit membership club, and, as required by GCCFO District regulations, Community residents will be members. Shortly after submitting this application, the Applicant will submit an application to the Town Board for membership club special permit approval.



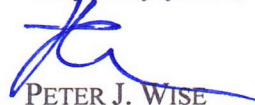
C-000	Cover Sheet	JMC, PLLC	11/23/20
C-010	Overall Existing Conditions Map	JMC, PLLC	11/23/20
C-011	Existing Conditions Map (South)	JMC, PLLC	11/23/20
C-012	Existing Conditions Map (North)	JMC, PLLC	11/23/20
C-100	Site Layout Plan (South)	JMC, PLLC	11/23/20
C-101	Site Layout Plan (North)	JMC, PLLC	11/23/20
C-200	Site Grading Plan (South)	JMC, PLLC	11/23/20
C-201	Site Grading Plan (North)	JMC, PLLC	11/23/20
C-300	Site Preliminary Utilities Plan (South)	JMC, PLLC	11/23/20
C-301	Site Preliminary Utilities Plan (North)	JMC, PLLC	11/23/20
C-900	Construction Details	JMC, PLLC	11/23/20
C-901	Construction Details	JMC, PLLC	11/23/20
C-902	Construction Details	JMC, PLLC	11/23/20
C-903	Construction Details	JMC, PLLC	11/23/20
PSP-1	Preliminary Subdivision Plat	JMC, PLLC	11/23/20
IPP-1	Integrated Plot Plan	JMC, PLLC	11/23/20

4. A check made payable to the Town of North Castle in the amount of \$2,985.00, for the site plan application fee.

We respectfully request that the application be placed on the December 14, 2020 agenda of the Planning Board for commencement of review.

Thank you for your consideration. We look forward to meeting with the Board in December.

Very truly yours,



PETER J. WISE

Enclosures

cc: Adam R. Kaufman, AICP  
Roland Baroni, Esq.  
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Mark P. Weingarten, Esq.  
Kenneth S. Andersen, AIA  
Paul Sysak, RLA  
Anthony Guccione, Jr., RLA