



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

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RPRC DETERMINATION LETTER

Project Description: In-ground pool 20'x40' with in-pool concrete spa approx 64 sq ft
Street Location: 6 SPRUCE HILL RD
Zoning District: R-1.5A Tax ID: 101.04-2-32 Application No.: 2020-2559
RPRC DECISION: RPRC - Submit to Building Department
Date: 05/19/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The site plan should be revised to state that tree removal is not proposed.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
- The bottom, top and invert in of the infiltration chambers should be included on the site plan.
- The TR-55 runoff depth for the existing conditions (CN-75) should be revised based on Table 2-1 of TR-55. The runoff depth appears to be 3.63". The calculations shall be updated accordingly.
- The increase in the 25-year runoff volume should be compared to a 6" pool drawdown in the design calculations. The larger volume shall be mitigated.
- The infiltration calculations are based on the Cultec 903HD chamber; however, the notes and details reflect the Cultec 330 chamber. Please revise as necessary.
- The sump of the pre-treatment structure should be measured from the invert of the lowest outlet pipe.
- The entire patio and trench drain rim is shown at Elevation 352.0. Positive pitch shall be provided from the patio to the collection system.
- The invert of the emergency overflow pipe should be included on the site plan.

- The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- A larger soil stockpile area should be shown, as well as the construction access to the pool site.

At this time you may coordinate directly with the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.

Adam R. Kaufman, AICP
Director of Planning