08/20/2020

To: Town of North Castle Residential Project Review Committee & Planning Dept

Re: 45 Byram Ridge Rd – Section 101.03 Block 3 Lot 24

Dear Members of the RPRC and Planning Board,

Below are responses to the questions/comments received 08/14/2020:

Residential Project Review Committee Comments

- The location of the property line should be clarified. There appears to be two similar lines offset with dimension pulled to each.
  - Property line location corrected.
- The site plan shall illustrate the entire property limits.
  - Site plan now illustrates the entire property limits.
- Provide an Existing Conditions Plan illustrating all features and those to be removed, including but not limited to, the residence, drive, walks, well, septic, overhead utilities, etc.
  - See "Topographic Map and Existing Conditions/Removals Plan"
- Illustrate existing topography.
  - See "Topographic Map and Existing Conditions/Removals Plan"
- The improvements within the Town right-of-way will require a Street Opening Permit from the Highway Department. All proposed improvements shall be detailed, per the Town Highway Department standards.
  - The existing curb cut is being used and the home is using well and septic on the property. We have included a trench restoration detail.
- The plan shall demonstrate that the minimum required Westchester County Department of Health (WCHD) setbacks to the infiltration system/domestic well/proposed improvements are met. The proposed storm connection for the slot drain is not shown on the plan. Assuming it will discharge to the infiltration system, we note that the WCHD requires a separation of 100 feet to a drilled well for infiltration systems collecting runoff from paved surfaces (drives). The plan shall be revised accordingly.
  - All dimensions corresponding to WCHD requirements have been labeled.
- The Slot Drain Detail does not seem appropriate for use in the drive. Please replace the structure with one suitable for H-20 loading.
  - See new driveway structure.
- Provide a copy of the WCHD Approval for the proposed modifications/replacement of the on-site wastewater treatment system and drilled well.
  - Will provide on receipt
The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to construction.
- Note added and limits identified.

The plan shall illustrate the areas of the proposed septic field and infiltration area to be cordoned off from construction traffic during construction.
- Fence shown.

As shown, it appears that at least two (2) additional trees will require removal in the vicinity of the infiltration system and associated grading, as well as 3-4 trees for the proposed septic field and grading. This should be reviewed and revised, as needed. The plan shall also clearly illustrate all existing trees to be protected.
- Additional trees shown to be removed and tree protection shown

Provide a Landscape Plan.
- Landscape Plan Provided

The proposed finished floor elevation is shown to only be six (6) inches above adjacent surrounding grade. Please verify and revise as needed.
- First floor elevation revised

Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event. Rainfall data shall be taken from the NRCS Extreme Precipitation Data.
- Plan has been revised for a 100 year storm.

The plan should locate the proposed footing drain discharge, as well as the area drain for the exterior basement window wells.
- Additional cultec provided for the footing drain discharge. Window well drain to be tied into footing drains.

All proposed drain pipes, including the roof drain piping, should have a minimum of one (1) foot of soil cover.
- All piping now has 1 ft of cover.

Provide construction details for the proposed pipe trenching, pavement, curbing and roof leaders.
- Curbing and trench details are on the plan sheet

The Trench Drain Detail indicates a four (4) inch total height. However, six (6) inch diameter piping is proposed. The trench drain should be revised to accommodate the six (6) inch pipe and adequate cover.
- Detail has been revised

An emergency overflow control must be provided for the infiltration system.
- Emergency overflow has been added

Planning Dept Comments

The property is a corner lot. Pursuant to Section 355-15.I of the Town Code, on any corner lot, except in an R-5 District, there shall be provided a side yard on the side street equal in depth to the required front yard on said lot; therefore, the Byram Ridge Road side yard is required to have a 50 foot setback. The site plan will need to be revised.
- Setback has been revised

The site plan should be revised to include a zoning conformance table.
- Zoning table has been added.
8 trees are proposed to be removed. It is recommended that the Applicant provide a landscaping plan for review.
- Landscape plan provided.

The maximum exterior wall height calculation on the left side is not correct. Max Exterior Wall Height should be measured from the bottom of the proposed well to the midpoint of the roof.
- Architect revised

It is not clear whether the existing curbcut is going to be preserved. The site plan should be revised to depict that adequate sight distance is provided at the driveway. If a new curbcut/driveway is proposed, the Applicant will need to obtain a curbcut permit from the Highway Department.
- Existing curb cut will be re-used.

The gross land coverage calculations worksheet has a GLC of 5,883 square feet while the backup data depicts a GLC of 5,800. The discrepancy should be addressed.
- The correct GLC calculations are submitted with this response

The gross floor area calculations worksheet has a GFA of 6,369 square feet while the backup data depicts a GFA of 6,341 square feet. The discrepancy should be addressed.
- The correct GFA calculations are submitted with this response

Given that the site plan has to be revised to relocate the house and a landscaping plan has not been submitted it is recommended that the Applicant return to the RPRC for an additional review.

If you need any further clarification, please contact me.

Sincerely,

Eliot Senor P.E.
GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 45 Byram Ridge Rd  
Tax Map Designation or Proposed Lot No.: 101.03 - 3 - 24  
Date: 08/26/2020

Gross Lot Coverage

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Calculation</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Total lot Area (Net Lot Area for Lots Created After 12/13/06):</td>
<td></td>
<td>48,029 SF</td>
</tr>
<tr>
<td>2.</td>
<td>Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):</td>
<td></td>
<td>9,752.2 SF</td>
</tr>
<tr>
<td>3.</td>
<td>BONUS maximum gross land cover (per Section 355-26.C(1)(b)):</td>
<td>Distance principal home is beyond minimum front yard setback</td>
<td>1 SF</td>
</tr>
<tr>
<td>4.</td>
<td>TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3</td>
<td></td>
<td>9,753.2 SF</td>
</tr>
<tr>
<td>5.</td>
<td>Amount of lot area covered by principal building:</td>
<td>existing + proposed</td>
<td>3,205 SF</td>
</tr>
<tr>
<td>6.</td>
<td>Amount of lot area covered by accessory buildings:</td>
<td>existing + proposed</td>
<td>0 SF</td>
</tr>
<tr>
<td>7.</td>
<td>Amount of lot area covered by decks:</td>
<td>existing + proposed</td>
<td>0 SF</td>
</tr>
<tr>
<td>8.</td>
<td>Amount of lot area covered by porches:</td>
<td>existing + proposed</td>
<td>75 SF</td>
</tr>
<tr>
<td>9.</td>
<td>Amount of lot area covered by driveway, parking areas and walkways:</td>
<td>existing + proposed</td>
<td>2,612 SF</td>
</tr>
<tr>
<td>10.</td>
<td>Amount of lot area covered by terraces:</td>
<td>existing + proposed</td>
<td>316 SF</td>
</tr>
<tr>
<td>11.</td>
<td>Amount of lot area covered by tennis court, pool and mechanical equip:</td>
<td>existing + proposed</td>
<td>8 SF</td>
</tr>
<tr>
<td>12.</td>
<td>Amount of lot area covered by all other structures:</td>
<td>existing + proposed</td>
<td>0 SF</td>
</tr>
<tr>
<td>13.</td>
<td>Proposed gross land coverage: Total of Lines 5 – 12 =</td>
<td></td>
<td>6,216 SF</td>
</tr>
</tbody>
</table>

If Line 13 is less than or equal to Line 4, your proposal complies with the Town’s maximum gross land coverage regulations and the project may proceed to the Residential Planning Board Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town’s regulations.

Signature and Seal of Professional Planning Engineer: [Signature]  
Date: 8/28/2020
GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.

2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.

3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.

4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.

5. A schematic illustration of the format is shown below

![Diagram of a site plan with labeled areas 1A, 2A, and drives.](https://example.com/diagram.png)
LOT AREA. NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots¹ (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 5,000 square feet</td>
<td>50% of the lot area</td>
</tr>
<tr>
<td>5,000 to 9,999 square feet</td>
<td>2,500 plus 30% of the lot area in excess of 5,000 square feet</td>
</tr>
<tr>
<td>10,000 to 14,999 square feet</td>
<td>4,000 plus 24% of the lot area in excess of 10,000 square feet</td>
</tr>
<tr>
<td>15,000 square feet to 0.499 acres</td>
<td>5,200 plus 18% of the lot area in excess of 15,000 square feet</td>
</tr>
<tr>
<td>0.5 to 0.749 acres</td>
<td>6,420 plus 15% of the lot area in excess of 0.5 acres</td>
</tr>
<tr>
<td>0.75 to 0.999 acres</td>
<td>8,050 plus 12% of the lot area in excess of 0.75 acres</td>
</tr>
<tr>
<td>1.0 to 1.999 acres</td>
<td>9,350 plus 9% of the lot area in excess of 1.0 acres</td>
</tr>
<tr>
<td>2.0 acres or more</td>
<td>13,270 plus 7.5% of the lot area in excess of 2.0 acres</td>
</tr>
</tbody>
</table>

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.
**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: 45 Byram Ridge Road  
Date: 4/27/2020

Tax Map Designation or Proposed Lot No.: SBL: 101.03-3-24  

<table>
<thead>
<tr>
<th>Floor Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06):</td>
<td>48,029</td>
</tr>
<tr>
<td>2. Maximum permitted floor area (per Section 355-26.B(4)):</td>
<td>7,995</td>
</tr>
<tr>
<td>3. Amount of floor area contained within first floor:</td>
<td></td>
</tr>
<tr>
<td>existing + proposed =</td>
<td>2,288</td>
</tr>
<tr>
<td>4. Amount of floor area contained within second floor:</td>
<td></td>
</tr>
<tr>
<td>existing + proposed =</td>
<td>2,998</td>
</tr>
<tr>
<td>5. Amount of floor area contained within garage:</td>
<td></td>
</tr>
<tr>
<td>existing + proposed =</td>
<td>1,000</td>
</tr>
<tr>
<td>6. Amount of floor area contained within porches capable of being enclosed:</td>
<td></td>
</tr>
<tr>
<td>existing + proposed =</td>
<td>55</td>
</tr>
<tr>
<td>7. Amount of floor area contained within basement (if applicable – see definition):</td>
<td></td>
</tr>
<tr>
<td>existing + proposed =</td>
<td>0</td>
</tr>
<tr>
<td>8. Amount of floor area contained within attic (if applicable – see definition):</td>
<td></td>
</tr>
<tr>
<td>existing + proposed =</td>
<td>0</td>
</tr>
<tr>
<td>9. Amount of floor area contained within all accessory buildings:</td>
<td></td>
</tr>
<tr>
<td>existing + proposed =</td>
<td>0</td>
</tr>
<tr>
<td>10. Proposed floor area: Total of Lines 3 – 9 =</td>
<td>6,341</td>
</tr>
</tbody>
</table>

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

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Signature and Seal of Professional Preparing Worksheet  
Date: 4/27/2020
GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.

2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.

3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.

4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.

5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.

6. A schematic illustration of the format is shown below (or schematic illustration with areas calculated with CAD).

```
a
b  a x b = 1A

1A=

1B=

--------

1st Floor Total=

BASEMENT =

1st FLOOR =

2nd FLOOR =

GROSS FLOOR AREA
```
LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 340, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

A. Where the finished surface of the floor above the basement is more than six feet above average grade.

B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.

C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.
<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings (^1) (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 5,000 square feet</td>
<td>1,875 or 50% of the lot area, whichever is greater</td>
</tr>
<tr>
<td>5,000 to 9,999 square feet</td>
<td>2,500 plus 25% of the lot area in excess of 5,000 square feet</td>
</tr>
<tr>
<td>10,000 to 14,999 square feet</td>
<td>3,750 plus 20% of the lot area in excess of 10,000 square feet</td>
</tr>
<tr>
<td>15,000 square feet to 0.499 acres</td>
<td>4,750 plus 15% of the lot area in excess of 15,000 square feet</td>
</tr>
<tr>
<td>0.5 to 0.749 acres</td>
<td>5,768 plus 10% of the lot area in excess of 0.5 acres</td>
</tr>
<tr>
<td>0.75 to 0.999 acres</td>
<td>6,856 plus 8% of the lot area in excess of 0.75 acres</td>
</tr>
<tr>
<td>1.0 to 1.499 acres</td>
<td>7,727 plus 6% of the lot area in excess of 1.0 acres</td>
</tr>
<tr>
<td>1.5 to 1.999 acres</td>
<td>9,034 plus 5% of the lot area in excess of 1.5 acres</td>
</tr>
<tr>
<td>2.0 to 3.999 acres</td>
<td>10,122 plus 4% of the lot area in excess of 2.0 acres</td>
</tr>
<tr>
<td>4.0 acres or more</td>
<td>13,607 plus 3% of the lot area in excess of 4.0 acres</td>
</tr>
</tbody>
</table>

*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.*

F:\PLAN6.0\Application Forms\2016 Full Set\FLOOR AREA CALCULATIONS WORKSHEET_2016.doc
GENERAL NOTES

1. The property is subject to local zoning, building, and land use regulations.
2. The property is subject to state and federal environmental regulations.
3. The property is subject to local tax laws and other financial regulations.
4. The property is subject to local health and safety regulations.
5. The property is subject to local fire regulations.
6. The property is subject to local traffic regulations.
7. The property is subject to local noise regulations.
8. The property is subject to local utility regulations.
9. The property is subject to local energy regulations.
10. The property is subject to local water regulations.

CUL-TEC CHAMBERS

1. The CUL-TEC chambers are designed to treat and dispose of stormwater.
2. The CUL-TEC chambers are designed to meet local and federal standards.
3. The CUL-TEC chambers are designed to be easily accessible for maintenance.
4. The CUL-TEC chambers are designed to be durable and long-lasting.
5. The CUL-TEC chambers are designed to be resistant to corrosion.

DRAINAGE CALCULATION

1. The drainage calculation is based on local and federal standards.
2. The drainage calculation is designed to prevent flooding.
3. The drainage calculation is designed to meet local and federal standards.
4. The drainage calculation is designed to be easily accessible for maintenance.
5. The drainage calculation is designed to be durable and long-lasting.

EROSION CONTROL NOTES

1. The erosion control measures are designed to prevent soil erosion.
2. The erosion control measures are designed to meet local and federal standards.
3. The erosion control measures are designed to be easily accessible for maintenance.
4. The erosion control measures are designed to be durable and long-lasting.
5. The erosion control measures are designed to be resistant to corrosion.

POST CONSTRUCTION MAINTENANCE

1. The post-construction maintenance plan is designed to maintain the property.
2. The post-construction maintenance plan is designed to meet local and federal standards.
3. The post-construction maintenance plan is designed to be easily accessible for maintenance.
4. The post-construction maintenance plan is designed to be durable and long-lasting.
5. The post-construction maintenance plan is designed to be resistant to corrosion.

STORMWATER POLLUTION PREVENTION

1. The stormwater pollution prevention plan is designed to prevent pollution.
2. The stormwater pollution prevention plan is designed to meet local and federal standards.
3. The stormwater pollution prevention plan is designed to be easily accessible for maintenance.
4. The stormwater pollution prevention plan is designed to be durable and long-lasting.
5. The stormwater pollution prevention plan is designed to be resistant to corrosion.

CURISS WIRE OR STIRRUP HOSE

1. The CURISS wire or stirrup hose is designed to be easily accessible for maintenance.
2. The CURISS wire or stirrup hose is designed to be durable and long-lasting.
3. The CURISS wire or stirrup hose is designed to be resistant to corrosion.

SILT FENCE (SF)

1. The silt fence is designed to prevent soil erosion.
2. The silt fence is designed to meet local and federal standards.
3. The silt fence is designed to be easily accessible for maintenance.
4. The silt fence is designed to be durable and long-lasting.
5. The silt fence is designed to be resistant to corrosion.

SOIL STOCKPILING (SS)

1. The soil stockpiling is designed to prevent soil erosion.
2. The soil stockpiling is designed to meet local and federal standards.
3. The soil stockpiling is designed to be easily accessible for maintenance.
4. The soil stockpiling is designed to be durable and long-lasting.
5. The soil stockpiling is designed to be resistant to corrosion.

CABRILLO E. SENOR, P.C.

1. Cabrillo E. Senor, P.C. is a licensed and insured architect.
2. Cabrillo E. Senor, P.C. is a member of the American Institute of Architects.
3. Cabrillo E. Senor, P.C. is a member of the New York State Bar Association.
4. Cabrillo E. Senor, P.C. is a member of the New York State Society of Professional Engineers.
5. Cabrillo E. Senor, P.C. is a member of the New York State Bar Foundation.

STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLAN

PREPARED FOR: JOE DANIELS

STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLAN

STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLAN

STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLAN

STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLAN

STORMWATER POLLUTION PREVENTION AND EROSION CONTROL PLAN
First Floor

Scale: 1/4" = 1'-0"

Note: Lines Shown are Computer Polyline Entities
Second Floor

Scale: 1/4" = 1'-0"

Note: Lines Shown are Computer Polyline Entities
Plant List
45 Byram Ridge Road, Armonk, NY

<table>
<thead>
<tr>
<th>Abb. Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Quan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deciduous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AC</td>
<td>Amelanchier canadensis Red Horse Chestnut</td>
<td>14'-16' ht.</td>
<td>2</td>
</tr>
<tr>
<td>LT</td>
<td>Liriodendron tulipifera Tulip Tree</td>
<td>14'-16' ht.</td>
<td>4</td>
</tr>
<tr>
<td>Evergreen Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IO</td>
<td>Ilex opaca</td>
<td>American Holly</td>
<td>8'-10' ht.</td>
</tr>
<tr>
<td>Pp</td>
<td>Pinus albicaulis pendula</td>
<td>Weeping Norway Spruce</td>
<td>7'-8' ft.</td>
</tr>
<tr>
<td>Minor Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CK</td>
<td>Cornus kousa</td>
<td>Kousa Dogwood</td>
<td>7'-8' ft.</td>
</tr>
<tr>
<td>PC</td>
<td>Prunus cerasifera</td>
<td>Thundercloud Plum</td>
<td>8'-10' ft.</td>
</tr>
<tr>
<td>PK</td>
<td>Prunus kwanzan</td>
<td>Kwanzan Cherry</td>
<td>8'-10' ft.</td>
</tr>
<tr>
<td>PF</td>
<td>Prunus yedoensis</td>
<td>Yoshino Cherry</td>
<td>8'-10' ft.</td>
</tr>
<tr>
<td>Shrubs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BM</td>
<td>Buxus microphylla</td>
<td>Green Mountain Boxwood</td>
<td>3.5'-4' ft.</td>
</tr>
<tr>
<td>HQ</td>
<td>Hydrangea serrulata</td>
<td>Oak Leaf Hydrangea</td>
<td>4.5'-5' ft.</td>
</tr>
<tr>
<td>HM</td>
<td>Hydrangea macrophylla</td>
<td>Nikko Blue Hydrangea</td>
<td>3.5'-4' ft.</td>
</tr>
<tr>
<td>JH</td>
<td>Juniperus horizontalis</td>
<td>Bar Harbor Juniper</td>
<td>2.5'-3' sp.</td>
</tr>
<tr>
<td>KL</td>
<td>Kalmia latifolia</td>
<td>Mountain Laurel</td>
<td>4.5'-6' ft.</td>
</tr>
<tr>
<td>LF</td>
<td>Leucanthemum fontanerum</td>
<td>Drooping Leucanthemum</td>
<td>2.5'-3' sp.</td>
</tr>
<tr>
<td>LO</td>
<td>Ligustrum ovalifolium</td>
<td>California Privet</td>
<td>5'-6' ft.</td>
</tr>
<tr>
<td>PL</td>
<td>Prunus laurocerasus</td>
<td>Otto Luyken Laurel</td>
<td>3.5'-4.5' ft.</td>
</tr>
<tr>
<td>SB</td>
<td>Spirea x bumalidae</td>
<td>A. Waterer Spirea</td>
<td>2.5'-3' ft.</td>
</tr>
<tr>
<td>VD</td>
<td>Viburnum dentatum</td>
<td>Arrowwood</td>
<td>4.5'-5' ft.</td>
</tr>
</tbody>
</table>

Grasses/Perennials

| MS                  | Hemerocallis Stella D'Oro | Stella D'Oro Daylily | 5 gal. cont. | 5    |
| LA                  | Lavandula angustifolia    | Wenglisch Lavendar | 5 gal. cont. | 12   |
| MS                  | Miscantus silberfluehneli | Silver Arrow Miscanthus | 5 gal. cont. | 2    |

Notes:
1. All plants to be healthy, full and of a form typical of the species at planting, and warranted in the same condition for 2 full growing seasons.
2. All trees to have 18" of topsoil around the roots, shrubs 12", perennials 6".
3. All plants and plant beds to be mulched with 2" of brown shredded cedar.
4. Edge beds with edging tool.
5. Water all plants thoroughly at planting, and weekly during the first 2 growing seasons as necessary.

Stephen Lopez, AICP, RLA
254 Bedford Road, Pleasantville, NY 10570

Landscape Plan
45 Byram Ridge Road
Armonk, NY

Date: August 27, 2020
Scale: As Shown

Notations:
1. The drawing is for general landscape design only. All plans shall be by others.
2. No representation or warranty is expressed or implied on the accuracy of same.
3. Contractor is responsible for making, contractors shall be held harmless of all improvements, satisfactory offering in responsible for maintain a site rate.
4. All environmental conditions subject to local, state and/or Federal prohibitions must be reviewed by appropriate agencies.