






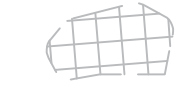

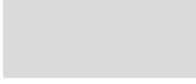


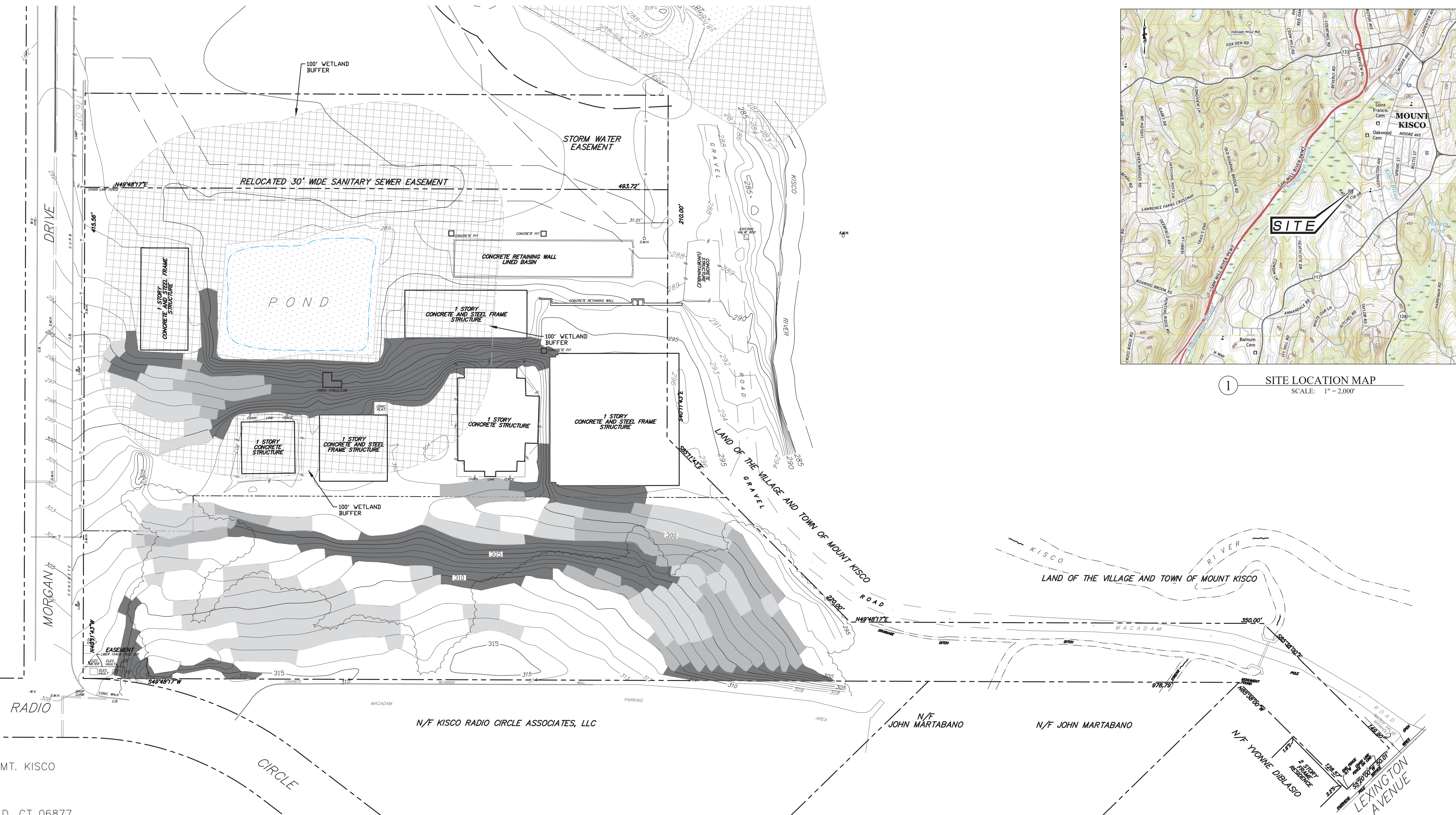




LEGEND:

- | | |
|--|-------------------------------|
|  | PROPERTY LINE
(EXISTING) |
|  | ZONING DISTRICT
BOUNDARY |
|  | PROPOSED LOT
LINE |
|  | PROPERTY LINE
SETBACK |
|  | MAJOR CONTOUR
(EXISTING) |
|  | MINOR CONTOUR
(EXISTING) |
|  | TREELINE |
|  | WETLAND 100'
ADJACENT AREA |
|  | WETLAND |
|  | SLOPES 15-20% |
|  | SLOPES 20-25% |
|  | SLOPES >25% |



LOT S.B.L. 80.55-1-2.1/4
2 MORGAN DRIVE, TOWN OF MT. KISCO

OWNER:
RADIO CITY VENTURES, LLC
90 GROVE STREET, RIDGEFIELD, CT 06877

RDX BULK ZONING REQUIREMENTS

<i>ADX Bulk Zoning Requirements</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed Parcel A</i>	<i>Proposed Parcel B</i>
<i>Min. Net Lot Area</i>	<i>40,000 s.f.</i>	<i>218,299 s.f.</i>	<i>105,166 s.f.</i>	<i>113,133 s.f.</i>
<i>Max. Building Coverage</i>	<i>35%</i>	<i>14%</i>	<i>35%</i>	<i>-</i>
<i>Max. Development Coverage</i>	<i>70%</i>	<i>14%</i>	<i>48%</i>	<i>-</i>
<i>Min. Lot Width</i>	<i>100 feet</i>	<i>415.56'</i>	<i>125'</i>	<i>260.56'</i>
<i>Min. Lot Depth</i>	<i>100 feet</i>	<i>493.72'</i>	<i>634.28'</i>	<i>493.72'</i>
<i>Setback - Abutting Nonresidential Zoning District</i>				
<i>Building Setback Front</i>	<i>30 feet</i>	<i>47.7'</i>	<i>Vacant</i>	<i>47.7'</i>
<i>Building Setback Rear</i>	<i>20 feet</i>	<i>-9.9'</i>	<i>Vacant</i>	<i>-9.9'</i>
<i>Building Setback Side</i>	<i>20 feet</i>	<i>50.8'</i>	<i>Vacant</i>	<i>50.8'</i>

NET LOT AREA CALCULATION

		Existing	Parcel A	Parcel B
A	Gross Lot Area	5,716 Ac. 249,000 s.f.	2,670 Ac. 116,300 s.f.	3,046 Ac. 132,700 s.f.
B	Area Containing Steep Slopes >25%	28,178 s.f.	13,567 s.f.	14,611 s.f.
C	Area Containing Slopes >20<-25%	14,556 s.f.	11,781 s.f.	2,775 s.f.
D	50% of Line B	14,089 s.f.	6,784 s.f.	7,306 s.f.
E	25% of Line C	3,639 s.f.	2,945 s.f.	694 s.f.
F	Area Containing Wetlands	1,474 s.f.	0 s.f.	1,474 s.f.
G	Area Containing Lakes, ponds, streams or other surface water	12,236 s.f.	1,405 s.f.	10,831 s.f.
H	50% of Line F	737 s.f.	0 s.f.	737 s.f.
I	100% of Line G	12,236 s.f.	1,405 s.f.	10,831 s.f.
J	Net Lot Area (Line A minus Lines B, E, H and I)	218,299 s.f.	105,166 s.f.	113,133 s.f.


MAP REFERENCE: BASE SURVEY BY H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C. JAN 2014.
WETLAND DELINEATION BY TIM MILLER AND ASSOCIATES, AUGUST 23, 2019. SURVEYED BY H.
STANLEY JOHNSON AND COMPANY APRIL 23, 2020
AREA BULK TABLES FROM H. STANLEY JOHNSON SUBDIVISION PLAT PLAN, REVISED 4-24-2020.



UNAUTHORIZED ALTERATION OR ADDITION
TO THIS DRAWING IS A VIOLATION OF
SECTION 7209, SUBDIVISION 2 OF THE
NEW YORK STATE EDUCATION LAW.

[illegible]

PROJECT	
PROJ. ENGR.: MPM	
PROJ. NO.: 2018-39	
PREPARED BY: TAS	
DRAFTED BY: TAS	
CHECKED BY:	
APPROVED BY:	
DATUM: NAD83	
CONTOUR INTERVAL =	1' FEET



2 MORGAN DRIVE SUBDIVISION
EXISTING CONDITIONS PLAN
RADIO CITY VENTURES, LLC
2 MORGAN DRIVE
VILLAGE OF MT. KISCO WESTCHESTER CO., NEW YORK

STERLING

Sterling Environmental Engineering, P.C.
24 Wade Road • Latham, New York 12110

DATE: 03/03/2020 SCALE: 1" = 40' DWG. NO. 2018-39005 SHEET 1 OF 5

LOT S.B.L. 80.55-1-2.1/4
2 MORGAN DRIVE, TOWN OF MT. KISCO

OWNER:
RADIO CITY VENTURES, LLC
90 GROVE STREET, RIDGEFIELD, CT 06877

**RDX BULK ZONING
REQUIREMENTS**

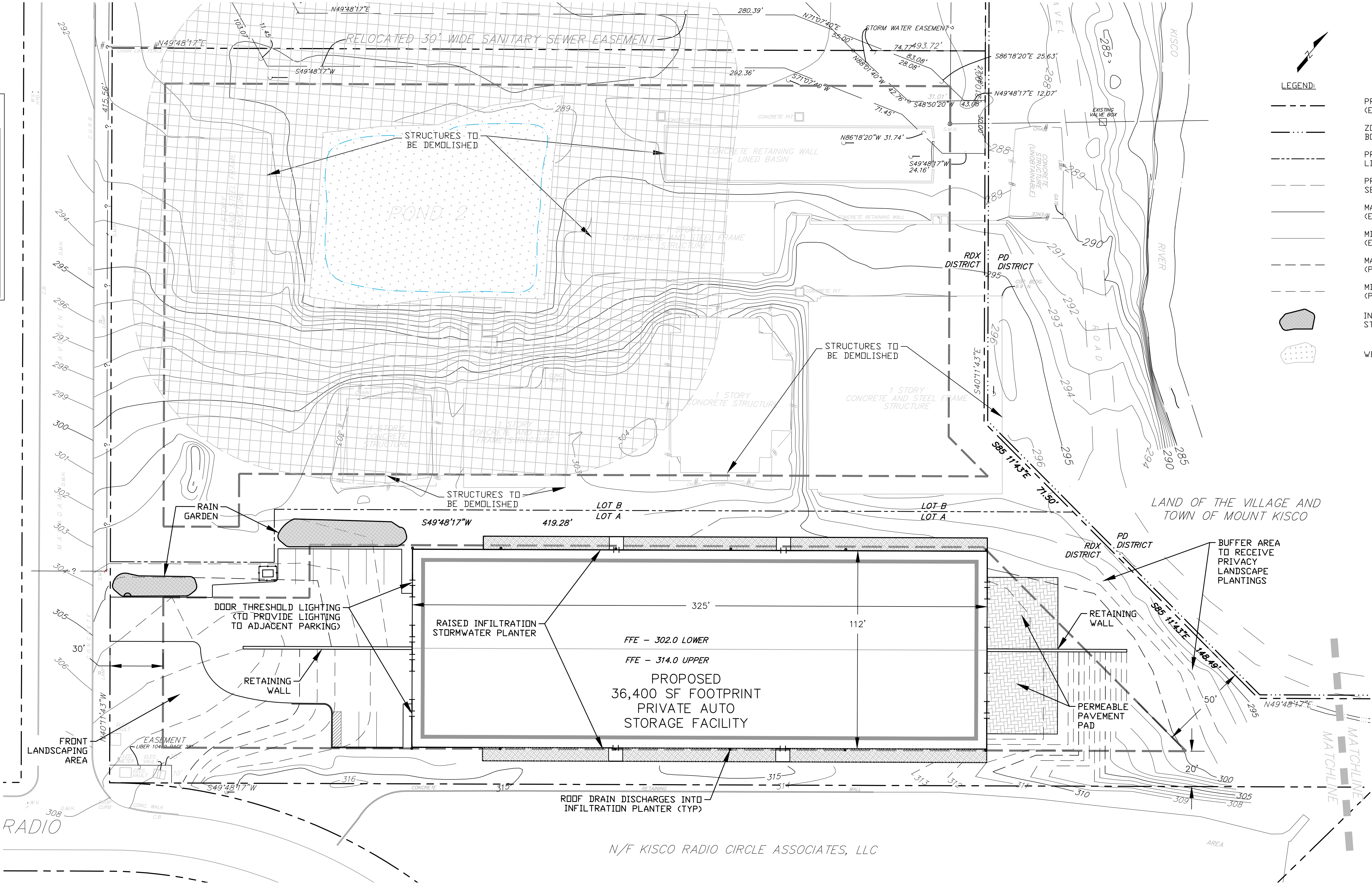
RDX Bulk Zoning Requirements	Required	Existing	Proposed Parcel A	Proposed Parcel B
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Max. Building Coverage	35%	14%	35%	-
Max. Development Coverage	70%	14%	48%	-
Min. Lot Width	100 feet	415.56'	125'	260.56'
Min. Lot Depth	100 feet	493.72'	634.28'	493.72'
Setback - Abutting Nonresidential Zoning District				
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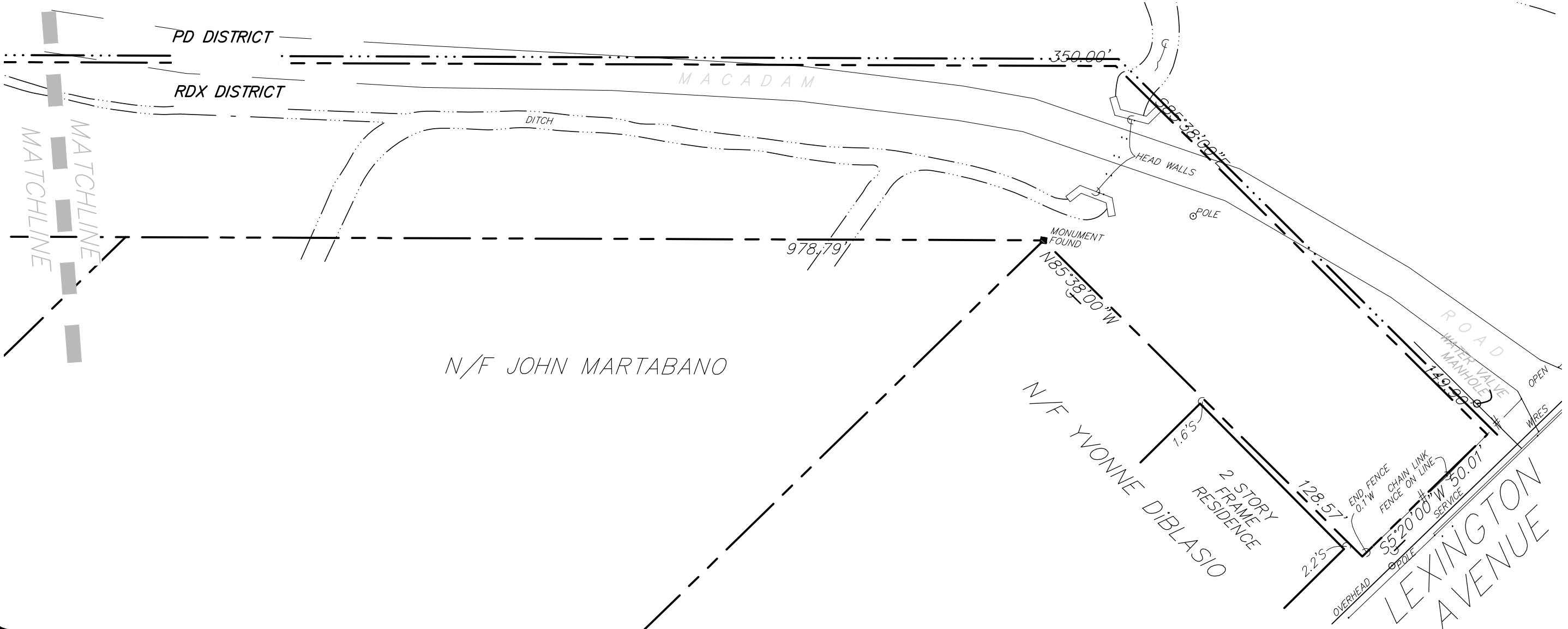
- NOTES:
- LOT B IS TO BE SOLD TO THE NYCDP TO FACILITATE THE REMEDIATION. THE PARCEL WILL BE ADDED TO THE NYCDP LAND ACQUISITION PROGRAM FOR NYC WATERSHED PROTECTION.
 - REQUIRED PARKING - LOT A WILL BE DEVELOPED AS AN INDOOR AUTO STORAGE FACILITY, AN APPROVED USE IN THE RDX ZONE. INDOOR AUTO STORAGE IS NOT SPECIFIED IN ATTACHMENT 110-2 MINIMUM OFF-STREET PARKING REGULATIONS. THE PLANNING BOARD WILL DETERMINE THE APPROPRIATE PARKING STANDARDS FOR THIS SITE IN ACCORDANCE WITH TOWN CODE SECTION 110-28-K(2).

- LIGHTING NOTES:
- LIMITED EXTERIOR LIGHTING WILL BE INSTALLED.
 - PARKING AND PATHWAYS WILL BE LIGHTED VIA BUILDING MOUNTED WALL PACKS.
 - LOWER LEVEL WALL PACK TO BE 60W FORWARD THROWING WALL PACK MOUNTED 20- FEET ABOVE GRADE.
 - UPPER LEVEL WALL PACK TO BE 20W FORWARD THROWING WALL PACK MOUNTED 10- FEET ABOVE GRADE.



LEGEND:

- PROPERTY LINE (EXISTING)
- ZONING DISTRICT BOUNDARY
- PROPOSED LOT LINE
- PROPERTY LINE SETBACK
- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- MAJOR CONTOUR (PROPOSED)
- MINOR CONTOUR (PROPOSED)
- INFILTRATION STRUCTURE
- WETLAND



MAP REFERENCE: BASE SURVEY BY H. STANLEY JOHNSON AND COMPANY LAND SURVEYORS, P.C. JAN 2014.
WETLAND DELINEATION BY TIM MILLER AND ASSOCIATES, AUGUST 23, 2019. SURVEYED BY H. STANLEY JOHNSON AND COMPANY APRIL 23, 2020
AREA BULK TABLES FROM H. STANLEY JOHNSON SUBDIVISION PLAT PLAN, REVISED 4-24-2020.



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NO.	DATE	RECORD OF WORK	DRN	CKD	APPR
1	5/16/2019	REVISIONS PER TOWN ENGINEER COMMENTS	TAS	MPM	MPM
2	2/07/2020	REVISED LOT LINE BASED ON MARCUM SURVEY	TAS	MPM	MPM
3	4/21/2020	REVISIONS PER VILLAGE PLANNER COMMENTS	TAS	MPM	MPM
4	4/24/2020	REVISED WETLANDS BOUNDARY	TAS	MPM	MPM

PROJECT	
PROJ. ENGR.:	MPM
PROJ. NO.:	2018-39
PREPARED BY:	TAS
DRAFTED BY:	TAS
CHECKED BY:	
APPROVED BY:	
DATUM:	NAD83
CONTOUR INTERVAL =	1' FEET
0 7.5' 15' 30' 60'	
1" = 30'	

2 MORGAN DRIVE SUBDIVISION
PROPOSED SITE PLAN - LOT A
RADIO CITY VENTURES, LLC
2 MORGAN DRIVE
VILLAGE OF MOUNT KISCO WESTCHESTER CO., NEW YORK

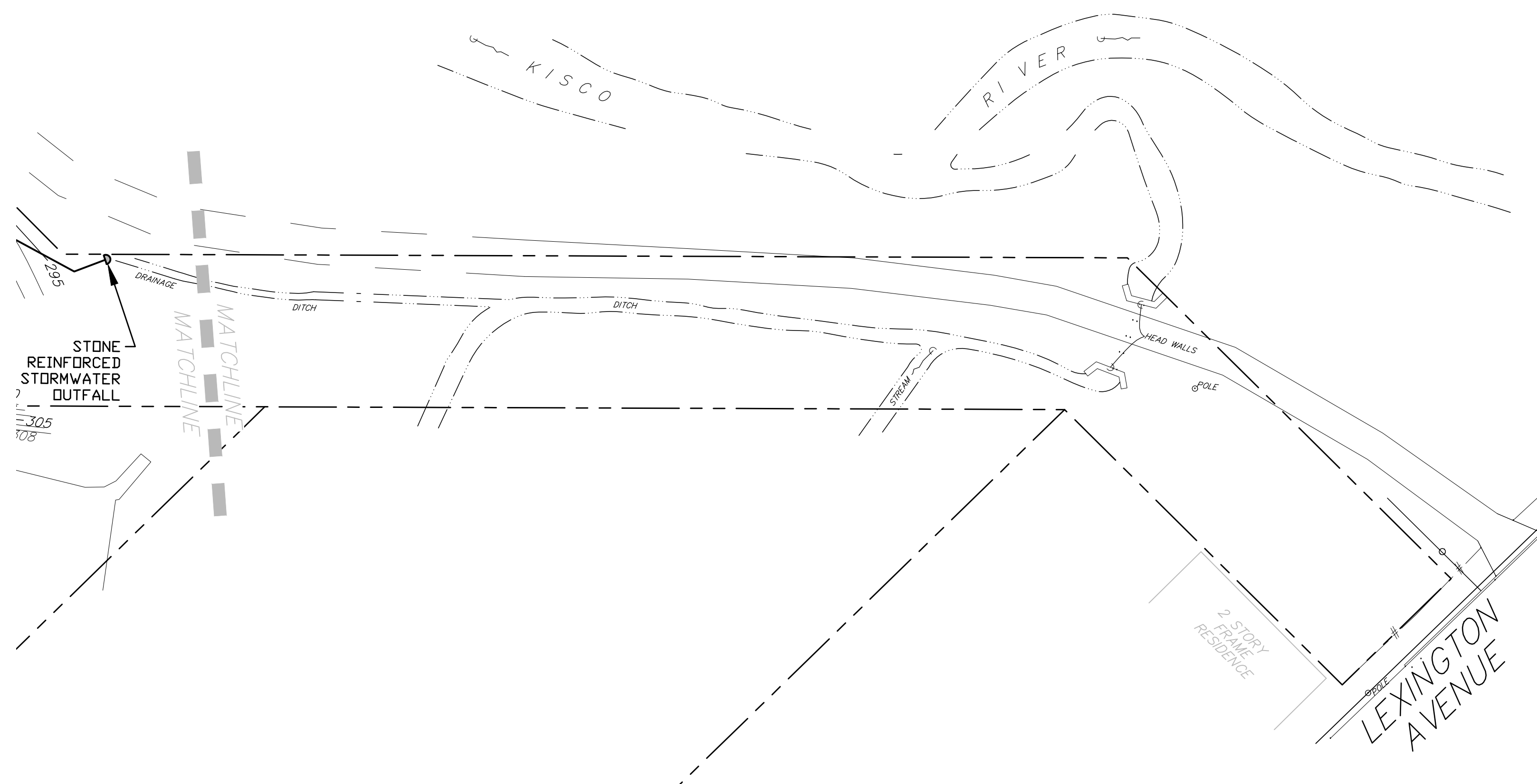
STERLING
Sterling Environmental Engineering, P.C.
24 Wade Road • Latham, New York 12110

DATE: 02/15/2019 SCALE: 1" = 30' DWG. NO. 2018-39006 SHEET 2 OF 5



The site plan illustrates the stormwater management system for the 10000 Radio Circle project. Key features include:

- Building and Surroundings:** The building is centrally located, with a parking lot to its left and a driveway to its right. The site is bounded by Radio Circle to the south and Lot A/B to the north.
- Stormwater Management System:**
 - Roof Drain Discharges:** Two locations where roof drains discharge into stormwater planters (TYP).
 - Stormwater Planter:** A large rectangular planter located to the right of the building, with an overflow to the underground chamber system.
 - Underground Infiltration Chamber System:** Consists of three main sections:
 - Southwest Portion:** Overflow to underground infiltration chambers.
 - Central Section:** Overflow to underground infiltration chambers.
 - East Section:** Overflow to underground infiltration chambers.
 - Underground Infiltration Chamber System (78 Chambers):** Cultec Recharger 280HD.
 - Underground Infiltration Chamber System (56 Chambers):** Cultec Recharger 280HD.
 - Underground Infiltration Chamber System (54 Chambers):** Cultec Recharger 280HD.
 - Underground Chamber System Overflow:** Discharge pipe.
 - Stone Reinforced Stormwater Outfall:** Located at the bottom right of the plan.
 - Matchline:** Indicated on the right side of the plan.
- Other Features:**
 - Rain Garden:** Located to the left of the building.
 - Concrete Walkway:** Located along the bottom edge of the plan.
 - Grass Area:** Located to the left of the building.
 - Driveway:** Located to the right of the building.
 - Lot A/B:** Located to the north of the building.
 - Radio Circle:** Located to the south of the building.



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[illegible]

PROJECT	
PROJ. ENGR.:	MPM
PROJ. NO.:	2018-39
PREPARED BY:	TAS
DRAFTED BY:	TAS
CHECKED BY:	
APPROVED BY:	
DATUM:	NAD83
CONTOUR INTERVAL = 1' FEET	

2 MORGAN DRIVE SUBDIVISION
PROPOSED STORMWATER PLAN - LOT A
RADIO CITY VENTURES, LLC
2 MORGAN DRIVE
VILLAGE OF MOUNT KISCO WESTCHESTER CO., NEW YORK

STERLING
Sterling Environmental Engineering, P.C.
24 Wade Road • Latham, New York 12110

DATE: 03/02/2020	SCALE: 1" = 30'	DWG. NO. 2018-39009	SHEET 3 OF 5
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Technical drawing of a 12' wide, 6' high concrete curb and channel. The drawing includes a profile view and a plan view.

Profile View:

- Top width: 50" MIN.
- Curb height: 6' MIN.
- Curb top width: 3'
- Slope: 51'
- Labels: EXISTING PAVEMENT, MOUNTABLE BERM (OPTIONAL), PROFILE, FILTER CLOTH, EXISTING GROUND.

Plan View:

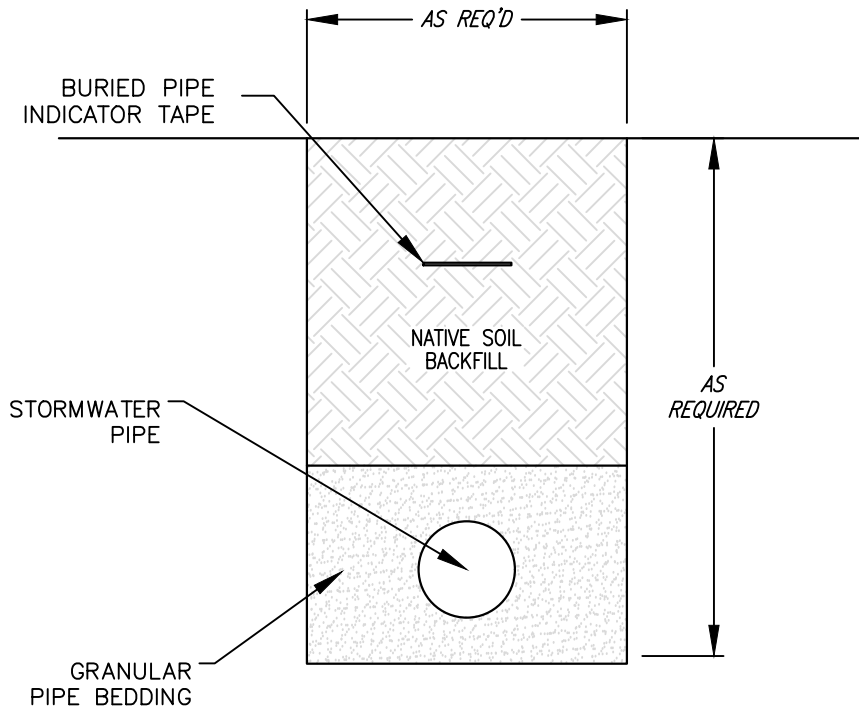
- Overall width: 12' MIN.
- Corner radii: 10' MIN.
- Labels: EXISTING PAVEMENT, PLAN VIEW, EXISTING GROUND.

SYMBOL:

Symbol for a curb and channel: A rectangle with a small circle inside.

1. STONE SIZE - USE 4-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE LAPPED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION AREA SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

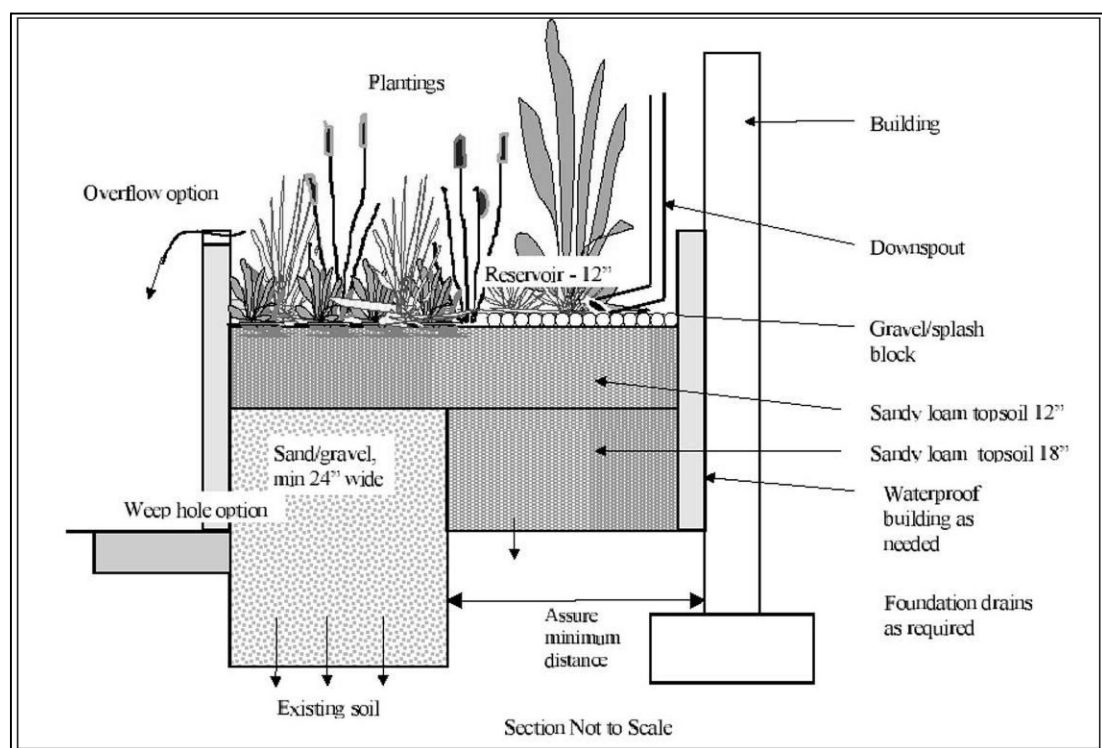
STABILIZED
CONSTRUCTION
ACCESS



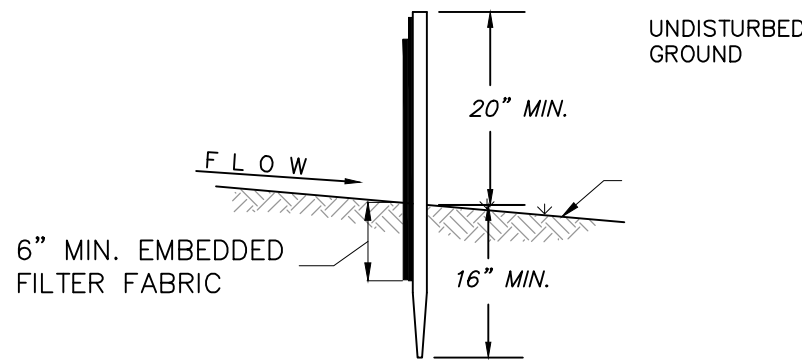
NOT TO SCALE

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THE SLOPES ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
3. VERTICES REQUIRED FOR THE ESTABLISHMENT OF SEDIMENT CONTROL SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES.
5. AREAS TO BE FILLED SHALL BE CLEARED OF ALL OBJECTABLE MATERIALS.
6. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SACRIFICED TO A MINIMUM DEPTH OF FOUR (4) INCHES PRIOR TO PLACEMENT OF TOPSOIL.
7. AREAS WHICH ARE TO BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS: FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REGULATIONS OR CODES.
8. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED NINE (9) INCHES IN THICKNESS.
9. AREAS OF EXPOSED OR SPRUNG EARTH SHALL BE PROTECTED BY FROZEN PARTICLES, BRUSH, ROOTS, STOPS, OR OTHER FOREIGN OR OTHER OBJECTABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
10. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
11. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
12. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DRAIN ALL PHASES OF DEVELOPMENT.
13. DEEPS OR SPRINGS DRAINING DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHODS.
14. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
15. ALL EROSION AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. CONTROL MEASURES WILL BE IMPLEMENTED ACROSS AREAS OF SITE DISTURBANCE.
3. TEMPORARY STABILIZATION (SEEDING, MULCHING) WILL BE EMPLOYED IF CONSTRUCTION AREAS ARE TO BE LEFT OPEN FOR LONG PERIODS OF TIME.
4. CONTROL MEASURES WILL BE MAINTAINED THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. CONTROL CONTROL MEASURES MAY INCLUDE:
 - a. WATER SPRAY SURFACE OF DISTURBED AREAS UNTIL THE SURFACE IS WET. THIS PRACTICE IS ESPECIALLY EFFECTIVE ON MULCH.
 - b. MULCH MATERIAL INCLUDING WOOD CHIPS AND GRAVEL CAN BE USED ON AREAS WHERE A FAST EFFECTIVE MEANS TO CONTROL SOIL IS NEEDED. THIS CAN ALSO ALLOW ROLLED EROSION CONTROL BLANKETS.
 - c. TEMPORARY SEEDING MAY BE EMPLOYED IN DISTURBED AREAS NOT SUBJECT TO TRAFFIC.
 - d. SPRAY ADHESIVES GENERALLY COMPOSED OF POLYMERS IN A LIQUID OR SOLID FORM THAT ARE MIXED WITH A CEMENT FORM OR EMULSION THAT IS SPRAYED ON THE SOIL SURFACE WITH TYPICAL HOSE-ENDED EQUIPMENT. THE MIXING RATIOS AND APPLICATION RATES WILL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC SOILS ON THE SITE. IN NO CASE SHOULD THE APPLICATION OF THESE ADHESIVES BE MADE ON WET SOILS OR IF THERE IS A PROBABILITY OF PRECIPITATION WITHIN 48 HOURS OF THE APPLICATION. THE USE OF SAFETY DATA SHEETS ARE TO BE PROVIDED TO ALL APPLICATORS AND OTHER WORKING WITH THE MATERIAL.



NOT TO SCALE



36" MINIMUM FENCE STAKE
DRIVEN TO A MINIMUM
DEPTH OF 16"

10' O.C. MAXIMUM

16" MINIMUM
HEIGHT OF FILTER

8" MINIMUM

WOVEN WIRE FENCE
(MINIMUM 14-1/2 GAUGE,
MAXIMUM 6" MESH SPACING)

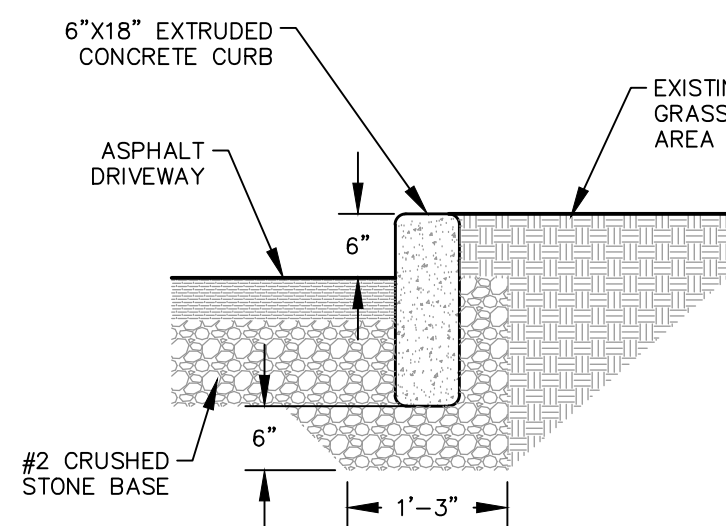
FLOW

FLOW

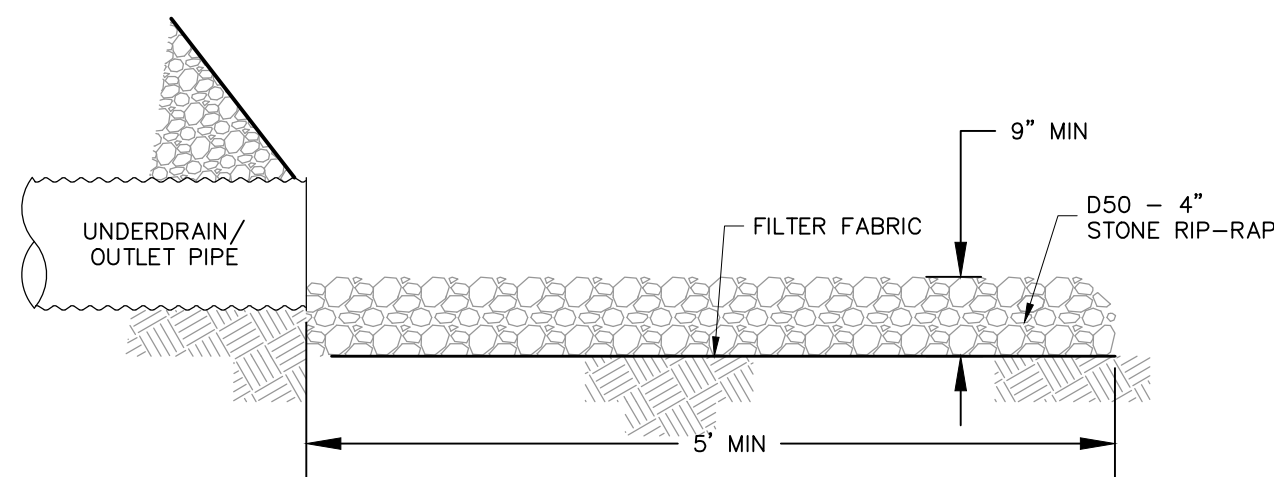
SILT FENCE

1. PREFABRICATED SILT FENCE OR APPLICABLE
2. WOVEN WIRE FENCE

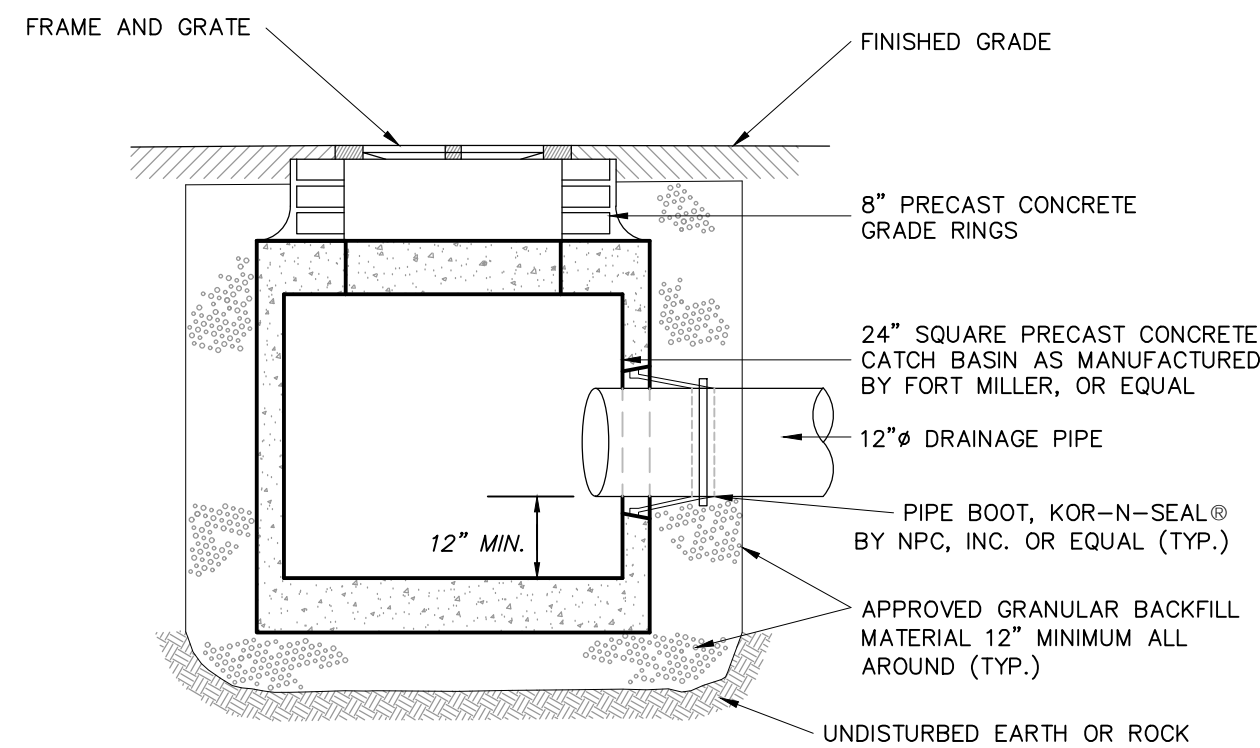
NOT TO SCALE



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NOT TO SCALE

[illegible]

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PREPARED BY:	TAS
DRAFTED BY:	TAS
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DATUM:	NAD83
CONTOUR INTERVAL = - FEET	
 AS NOTED	



STERLING

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24 Wade Road • Latham, New York 12110

DATE: 02/15/2019	SCALE: AS NOTED	DWG. NO. 2018-39011	SHEET 4 OF 5
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