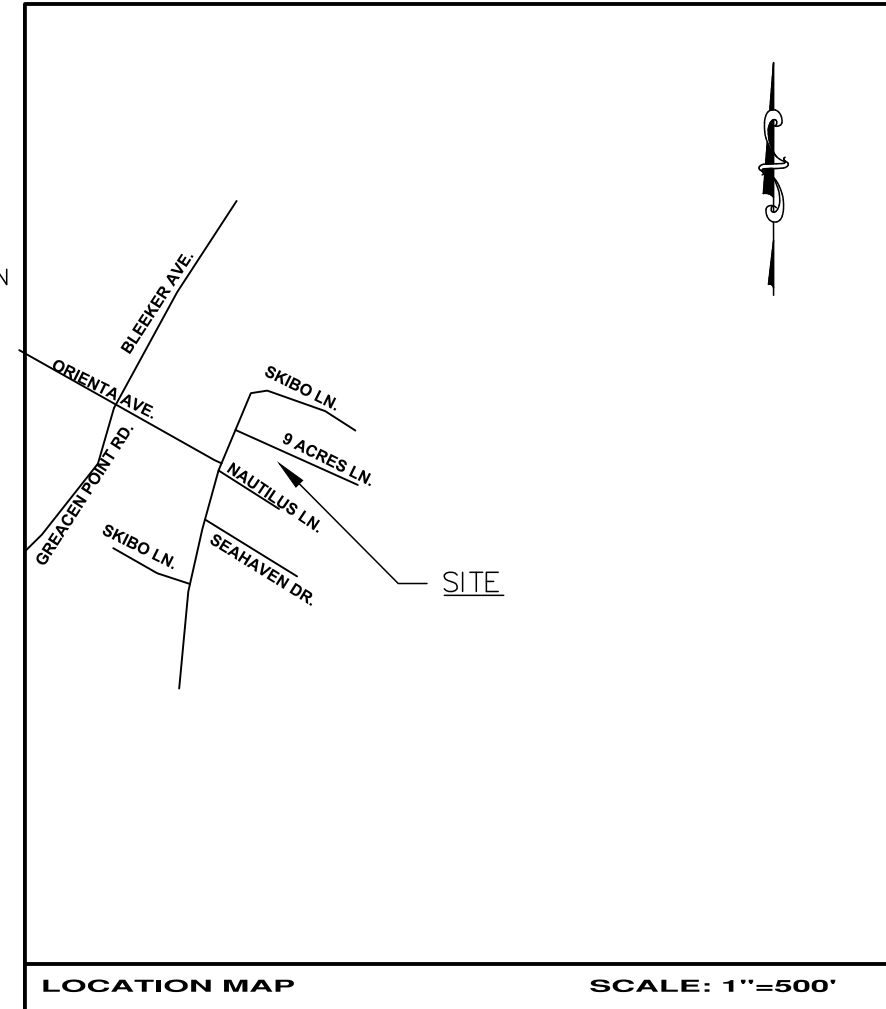


1. THE TOWN ENGINEER AND BUILDING INSPECTOR MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
2. AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE TOWN ENGINEER AND BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
3. PROPOSED SOIL SLOPES EXCEEDING 1 ON 2 SHALL REQUIRE APPROVAL OF THE BUILDING INSPECTOR.
4. ALL TREE STUMPS SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF AS SOON AS POSSIBLE. THERE SHALL BE NO BURYING OF REFUSE OR DEBRIS ON-SITE.
5. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE STORMWATER PRACTICES MUST BE IDENTIFIED. EACH OF THE CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED MUST INCLUDE AT LEAST ONE "TRAINED INDIVIDUAL" THAT WILL BE ONSITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED.
6. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED SHALL SIGN NOTE "X".
7. ANY EXISTING IMPERVIOUS AREAS (DRIVEWAY, HOUSE, ETC.) THAT WILL BE RE-VEGETATED, OR AREAS USED BY CONSTRUCTION EQUIPMENT AND/OR FOR CONTRACTOR PARKING MUST HAVE SOIL TILLED 12 TO 16 INCHES, AMENDED WITH SMALL AMOUNTS OF ORGANIC MATERIAL, AND TOP-DRESSED WITH GRASS SEED.
8. SURFACE GRADING MUST BE RESTORED TO MATCH EXISTING CONDITIONS AT THE COMPLETION OF CONSTRUCTION.
9. ALL CONSTRUCTION FUELS AND CHEMICALS SHALL BE TRANSPORTED IN APPROVED SEALED CONTAINERS AND SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR DAILY.
10. ALL IMPORTED FILL MATERIALS (IF REQUIRED) SHALL BE FREE OF CONSTRUCTION AND DEMOLITION DEBRIS AND MEET THE NYSDEC DER-10 SOIL CONSTITUENT CONCENTRATIONS IDENTIFIED FOR "UNRESTRICTED USE".

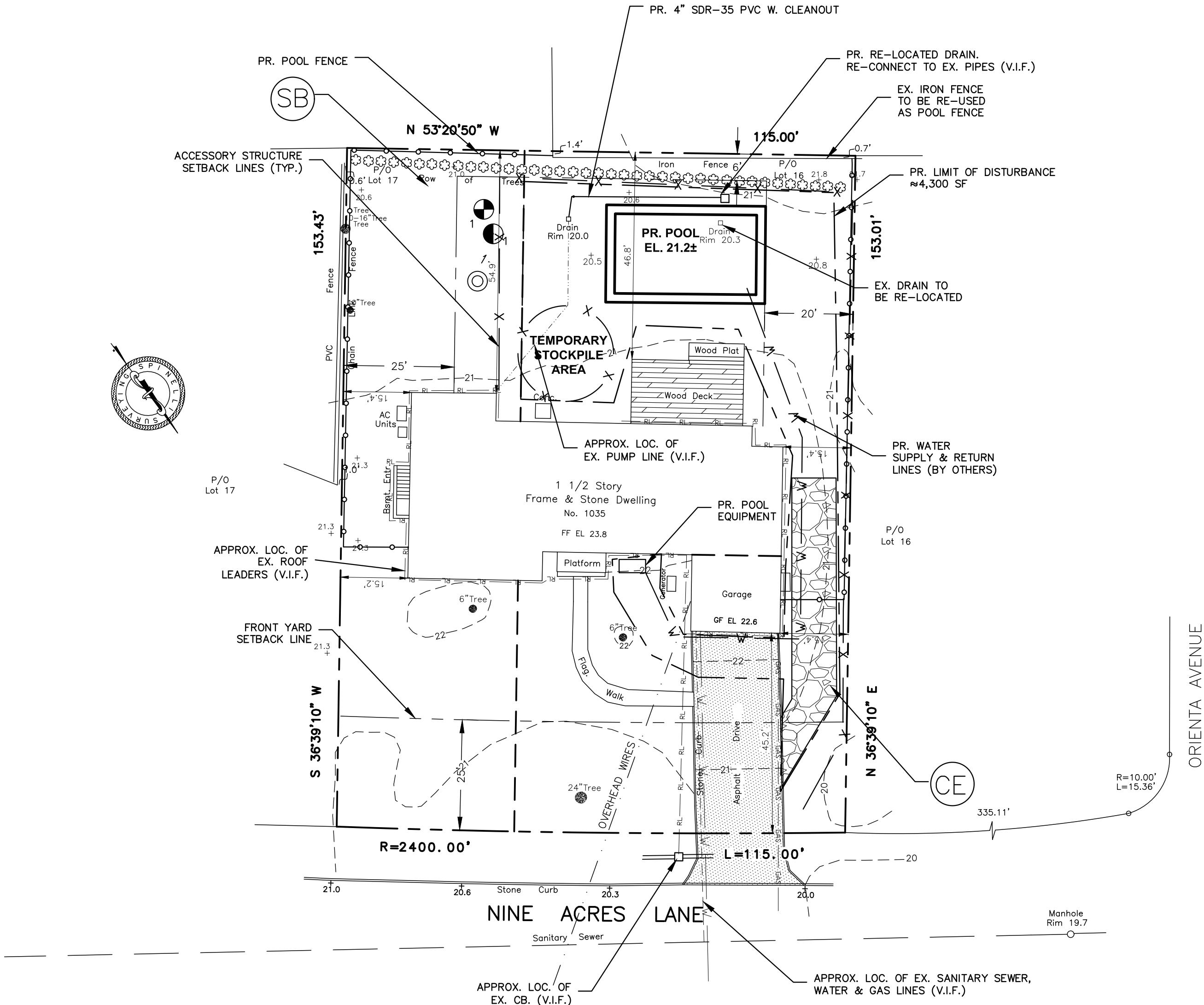
1. ALL PR. DRAIN PIPES SHALL BE 4" SDR-35 PVC ASTM D3034 WITH MINIMUM 1% PITCH UNLESS OTHERWISE NOTED.
2. POSITIVE PITCH SHALL BE MAINTAINED AWAY FROM THE HOUSE AND POOL AT ALL TIMES.
3. EX. DRAINAGE PATTERNS SHALL BE MAINTAINED AT ALL TIMES.
4. EXISTING HOUSE TO REMAIN.
5. SOIL STOCKPILE AREAS SHOULD NOT BE PLACED OVER PR. CULTEC SYSTEM.
6. EXCAVATOR SHALL BE TRACK-MOUNTED TO AVOID CRUSHING EX. UTILITIES.
7. LIMIT OF DISTURBANCE = 5,250± SF (0.12 ACRES±). PROPOSED INCREASE IN IMPERVIOUS AREA = 1,012± SF.
8. PRIOR TO CONSTRUCTION, SURVEYOR SHALL SET A STABLE BENCHMARK NEAR THE PROPOSED POOL.
9. SUBSURFACE STORMWATER DETENTION FACILITY AND DRAINS TO BE SET 10' MINIMUM FROM ALL PROPERTY LINES.
10. ENGINEER TO BE GIVEN MIN. 48 HOURS NOTICE PRIOR TO INSTALLATION OF REQUIRED STORM WATER DETENTION SYSTEM.
11. A STREET OPENING/DRIVEWAY PERMIT FROM THE DEPT. OF PUBLIC WORKS IS REQUIRED FOR WATER & SEWER CONNECTIONS PER TOWN ENGINEER.
12. FOR WINTER DRAWDOWN OF POOL WATER LEVEL, A PUMP TRUCK SHALL BE USED TO REMOVE THE NECESSARY AMOUNT OF WATER TO WINTERIZE THE POOL AND THE WATER SHALL BE TRANSPORTED OFF-SITE. NO WATER SHALL BE DISCHARGED OVER THE GROUND.



LEGEND:-

A/C AIR CONDITIONER
APPROX. APPROXIMATE
B.C. BOTTOM OF CURB
BOT. BOTTOM
F.L. FLOW LINE
EL. ELEVATION
EX. EXISTING
LOC. LOCATION
T.B.R. TO BE REMOVED
PR. PROPOSED
S.M.H. SEWER MAN HOLE
TYP. TYPICAL
DMH DRAIN MANHOLE
V.I.F. VERIFY IN FIELD

RL ROOF LEADER
FD FOOTING DRAIN
STONE WALL
EX. CONTOUR LINE
PR. CONTOUR LINE
SPOT ELEVATION
TREE
TREE T.B.R.
SEDIMENT BARRIER
CONSTRUCTION FENCE
INFILTRATION TEST
DEEP TEST
PERCOLATION TEST



ZONING ANALYSIS			
SECTION: 9 BLOCK: 113 LOT: 16B			
1035 NINE ACRES LANE	REQUIRED	EXISTING	PROPOSED
ZONE: R-20			
LOT SIZE: 17,932 SQ. FT.			
FRONT YARD:	25'	45.2'	NO CHANGE
ONE SIDE:	20'	15.2'	NO CHANGE
SIDE ON CORNER:			
BOTH SIDE:	45'	30.6'	NO CHANGE
REAR:	30'	46.8'	NO CHANGE
ACCESSORY REAR:	6'	N/A	11.7'
ACCESSORY SIDE:	20' & 25'	N/A	20' & 59'
LOT COVERAGE BUILDING:			
TOTAL BUILDING COVERAGE:	6,276 SF	3,657 SF	4,449 SF

TABLE OF IMPERVIOUS AREAS			
SURFACE	EXISTING (SF)	PROPOSED (SF)	DIFFERENCE (SF)
HOUSE	3,208.8	3,208.8	0.0
DRIVEWAY	909.4	909.4	0.0
WALKS	180.2	180.2	0.0
PADS	30.1	48.1	18.0
POOL	0.0	792.0	792.0
DECK	418.1	418.1	0.0
TOTALS	4,746.6	5,556.6	810.0

NOTE "X" (CONTRACTOR COMPLIANCE):

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND AGREE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN. I ALSO UNDERSTAND THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS."

NAME	TITLE	FIRM NAME	ADDRESS	PHONE #	SIGNATURE	DATE

EX. UNDERGROUND UTILITY LOCATIONS BASED ON GROUND MARKINGS OBSERVED IN FIELD.

THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED DRAINAGE SYSTEM FOR THE POOL IN ORDER TO OBTAIN A BUILDING PERMIT FROM THE VILLAGE OF MAMARONECK. IT IS NOT A SURVEY, NOR IS IT INTENDED TO BE USED FOR ANY OTHER PURPOSE. FRANGIONE ENGINEERING, LLC TAKES NO RESPONSIBILITY IF THIS DRAWING IS USED FOR ANY PURPOSE OTHER THAN THAT WHICH WAS INTENDED.

ORIGINAL TOP INFORMATION OBTAINED FROM SURVEY PREPARED BY RICHARD A. SPINELLI, 650 HALSTEAD AVENUE, MAMARONECK, NY 10523 PREPARED FOR THE SUBJECT PARCEL ENTITLED "SURVEY OF PART OF LOTS 16 & 17 AS SHOWN ON 'SUBDIVISION MAP FOR NINE ACRES LANE IN THE VILLAGE AND TOWN OF MAMARONECK, WESTCHESTER COUNTY, NEW YORK' FILED ON JUNE 24, 1955 AS MAP NO. 9993". LAST REVISED JULY 6, 2020. FRANGIONE ENGINEERING, LLC TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE ORIGINAL TOPOGRAPHIC SURVEY.

UTILITY NOTE:

Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "DIG SAFELY NEW YORK" at 800-962-7962 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.

ZONE IS R-20
TOTAL AREA=17,932 SQ. FT.

OWNER/APPLICANT:

BARAK KLARFELD
1035 NINE ACRES LANE
MAMARONECK, NY 10543

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK EDUCATION LAW.

2	2/8/21	POOL DRAWDOWN NOTE; LIMIT OF DISTURBANCE	R.M.F.
1	2/4/21	REMOVED PATIO & DRAINAGE	R.M.F.
No	DATE	DESCRIPTION	DWG
REVISIONS			
PROJECT			
PROPOSED STORMWATER MANAGEMENT PLAN PREPARED FOR BARAK KLARFELD			
1035 NINE ACRES LANE NEW YORK			
DRAWING NAME			
OVERALL SITE PLAN			
SCALE	1" = 20'	MUNICIPALITY	MAMARONECK
DATE	AUGUST 6, 2020	SHEET	1 OF 2
DRAWN	R.M.F.	SEC.	9, BLOCK 113
		LOT	16B
FILE NAME:	C:\MAMARONECK, NY\KLARFELD 1035 NINE ACRES\KLARFELD 1035 NINE ACRES SITE 82.DWG		
FRANGIONE ENGINEERING, LLC		FRANGIONE ENGINEERING, LLC	
CIVIL ENGINEERING		STRUCTURAL ENGINEERING	
LAND DEVELOPMENT		15 SNOWBERRY LANE	
		NEW CANAAN, CT 06840	
		(203) 554-9551 (PHONE)	
		(203) 966-6957 (FAX)	
F		E	

Soil Data	DEEP TEST INFILTRATION TEST	Hole #
Soil Type		1
TOPSOIL		0 - 8"
DARK BROWN SILTY LOAM		8" - 21"
MOTTLED GRAY HARD PAN		21" - 52"
MOTTLES		21"
AGW		-
LEDGE		-
ROOTS		21"
INFILTRATION RATE		3.37 in./hr.
1035 NINE ACRES LANE		

Frangione Engineering LLC
15 Snowberry Lane
New Canaan, Connecticut 06840

DESIGN DATA SHEET - SEPARATE SEWAGE DISPOSAL.

Property Location: Klarfeld
1035 Nine Acres Lane

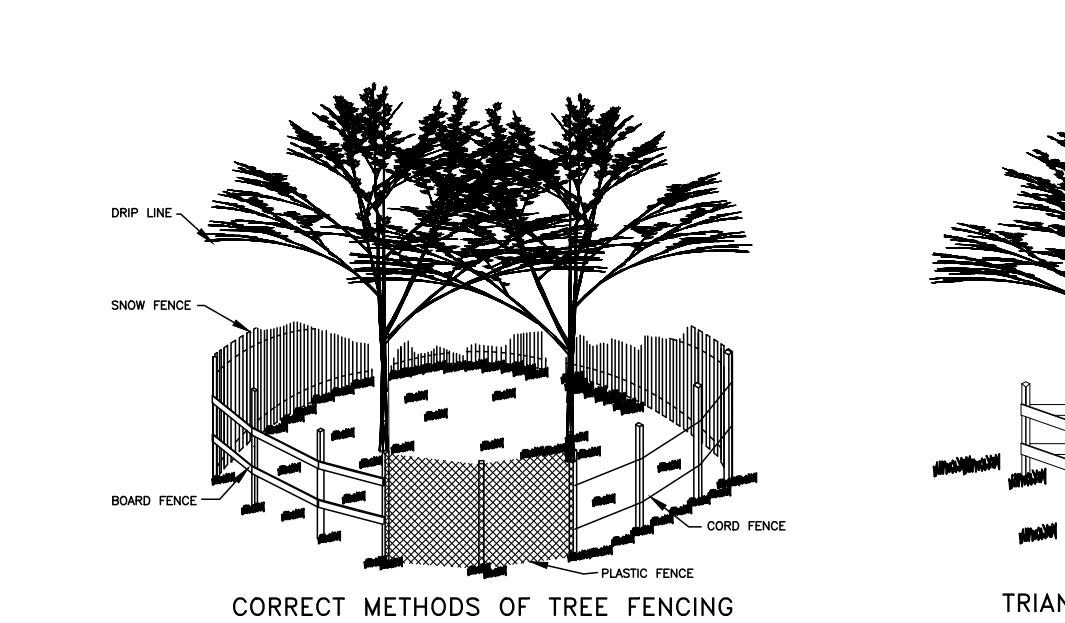
Municipality: Village of Mamaroneck

Pre-Soak Time: 24 hours

Sanitarian: Date: 7/27/20

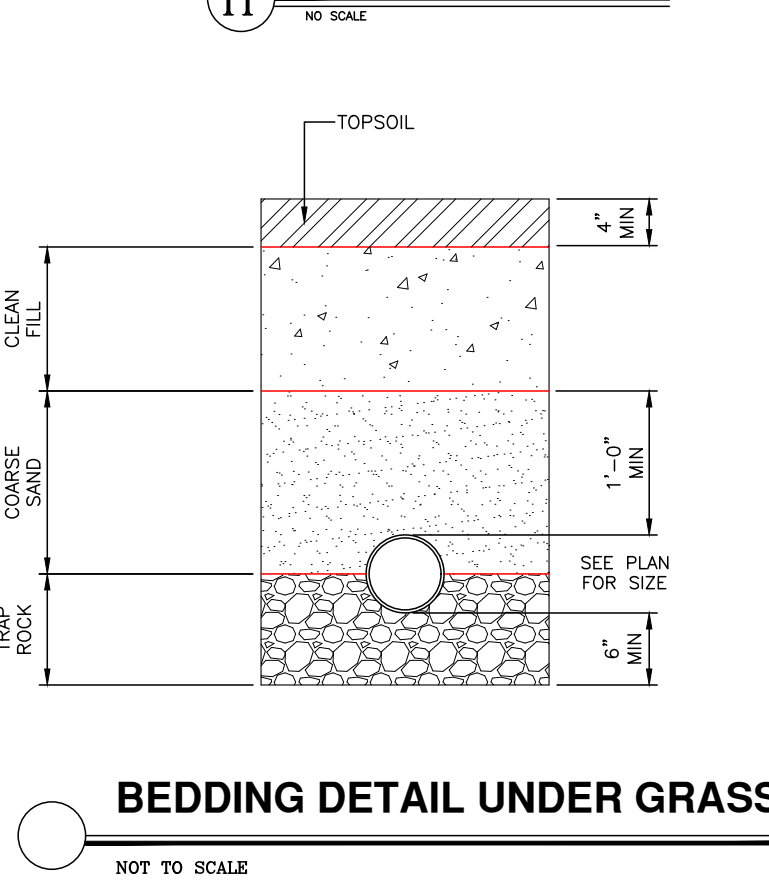
SOIL PERCOLATION TEST DATA REQUIRED TO BE SUBMITTED WITH APPLICATION

Hole Number	Clock Time		Elapsed Time	Percolation Depth to Water from Ground Surface		Percolation Water Level	
	Start	Stop		Start (Inches)	Stop (Inches)	Drop (Inches)	Soil Rate
Perc. 1	12:20	1:06	46	21	24	3	
	1:07	1:55	48	21	24	3	
	1:56	2:44	48	21	24	3	
							1" in 16 min.

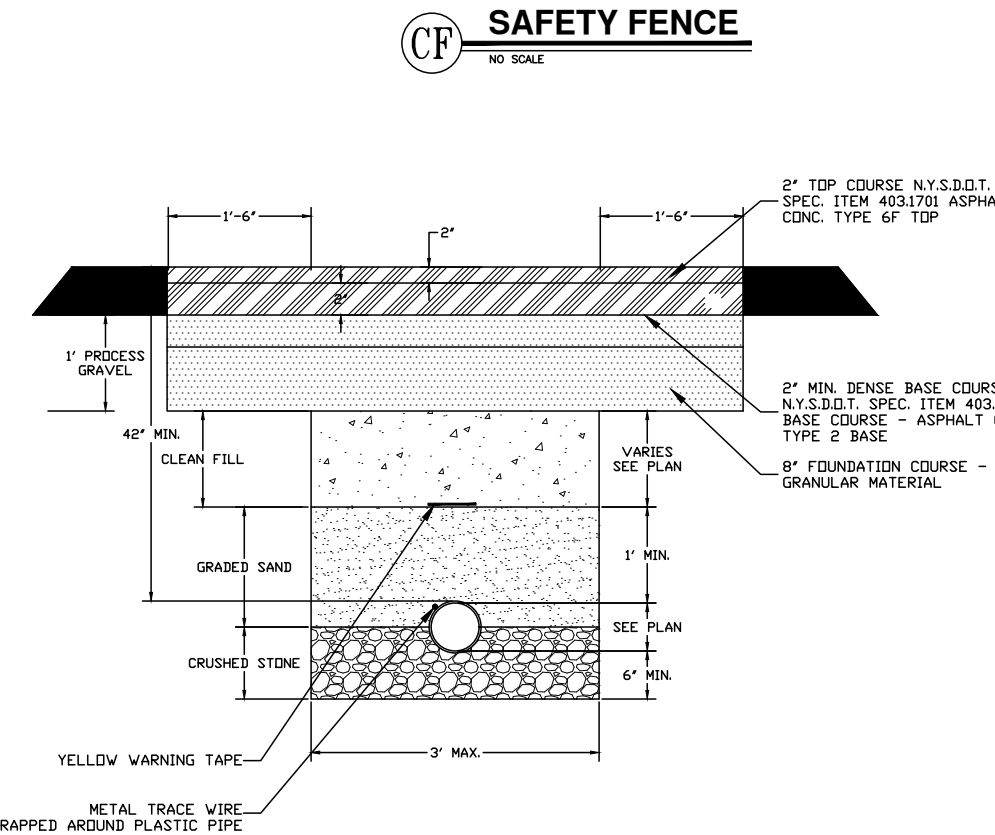


TRIANGULAR BOARD FENCE

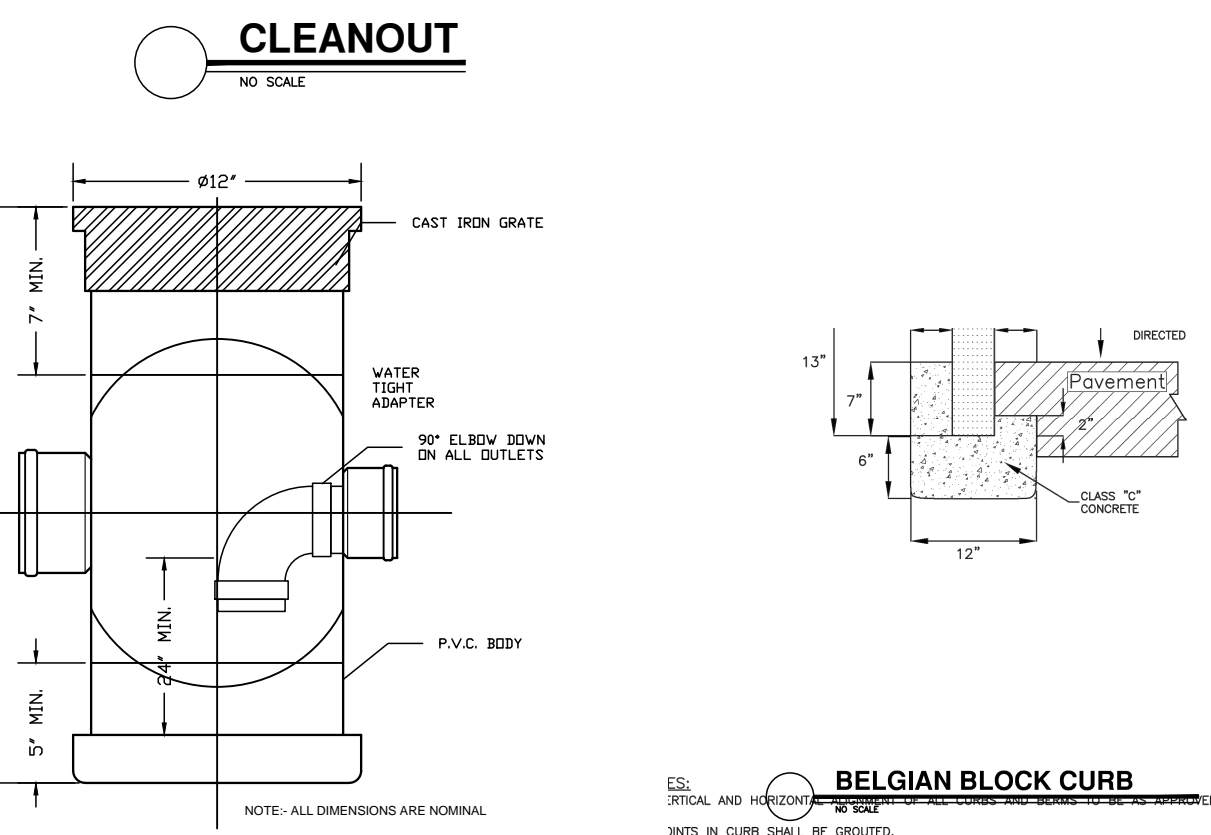
TREE PROTECTION



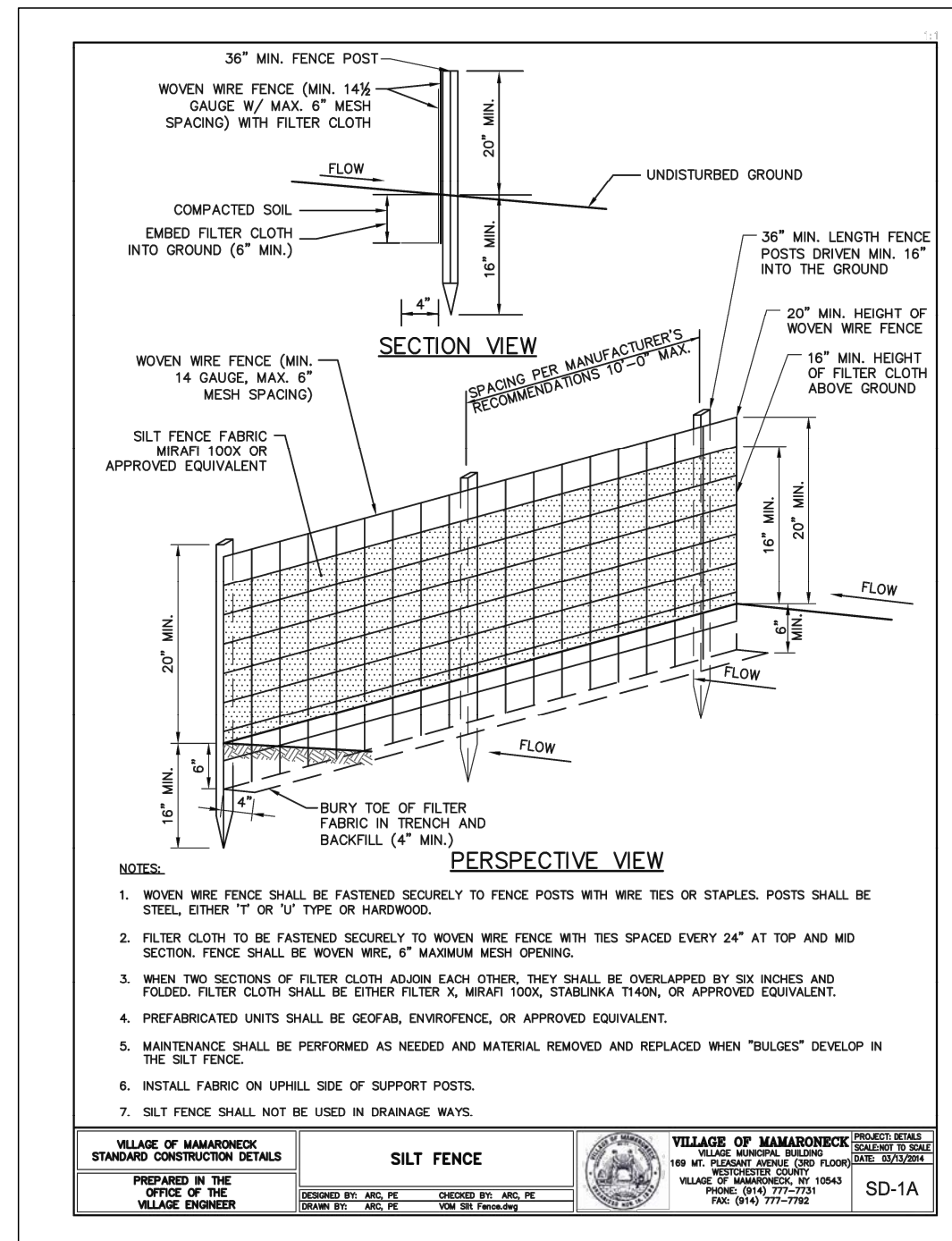
BEDDING DETAIL UNDER GRASS



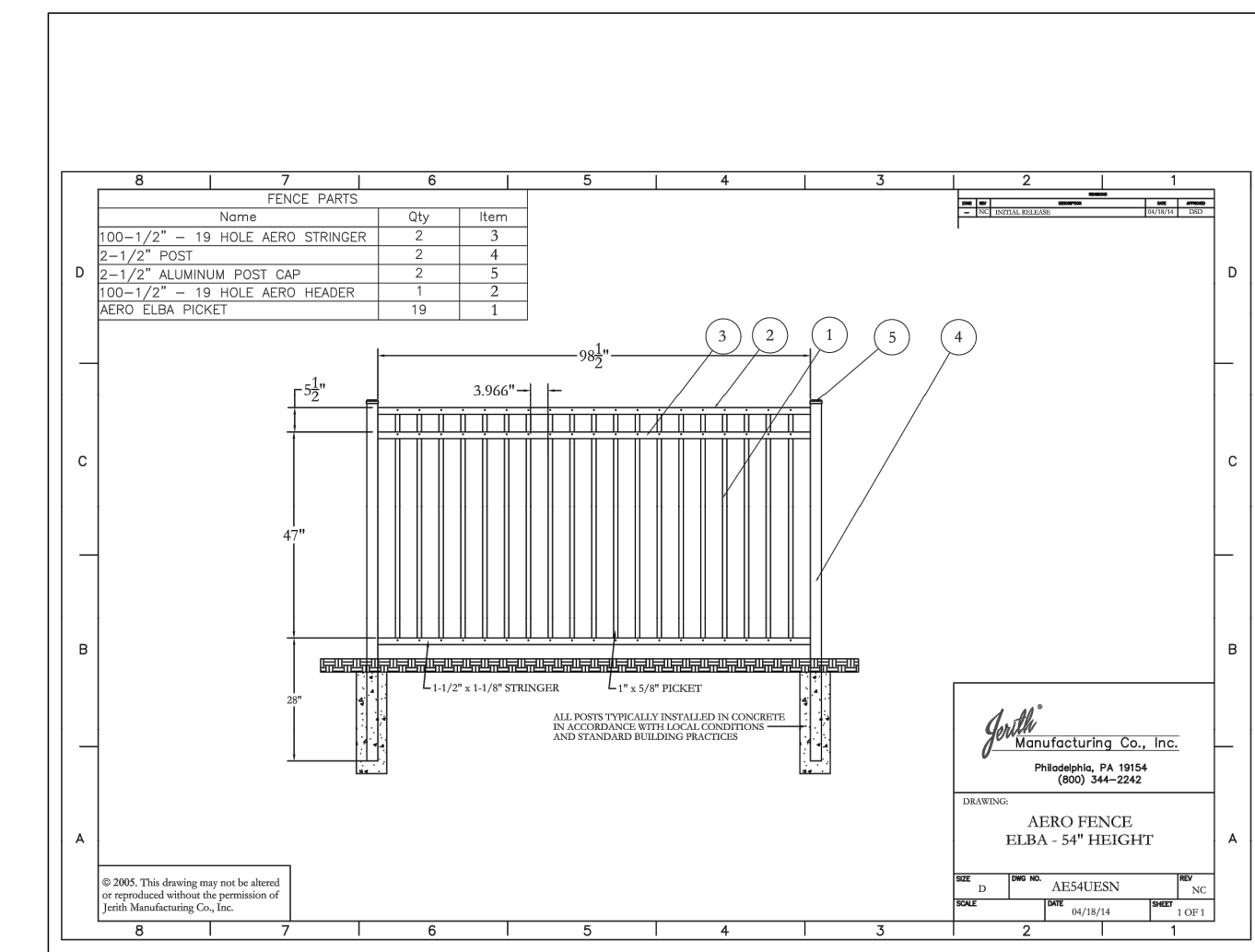
BEDDING DETAIL (UNDER PAVEMENT) (& PAVEMENT REPAIR)



12\"/>



CATCH BASIN PROTECTION (CONSTRUCTION PHASE)



POST-CONSTRUCTION DRAINAGE SYSTEM INSPECTION & MAINTENANCE REQUIREMENTS

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on current conditions, pollutant loading, and ongoing due to debris. As a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter sanding operations begin and once sanding operations have been completed and spring sweeping/maintenance operations are complete. The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Storm Drainage Piping and Manholes/Junction Boxes:

- All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
- Manhole/Junction Boxes shall be inspected and repaired on an annual basis.
- Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur every five years.
- Any accumulated debris shall be removed and any repairs made to the outfalls as required.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

- All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
- For the first year, outfalls shall be inspected on a quarterly basis.
- Any accumulated debris shall be removed and any repairs made to the outfalls as required.
- From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after full cleanup of leaves has occurred.
- Accumulated debris shall be removed and repairs made as required.
- Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Driveways and Infiltration Systems:

- All driveways/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
- For the first year, the driveways/infiltrators shall be inspected on a quarterly basis.
- Any accumulated debris within the driveways/infiltrators shall be removed and any repairs made to the units as required.
- From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after full cleanup of leaves has occurred.
- Accumulated debris within the units shall be removed and repairs made as required.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Road Gutters:

- Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

POST-CONSTRUCTION DRAINAGE SYSTEM INSPECTION & MAINTENANCE CHECKLIST

Storm Drainage Piping and Manholes/Junction Boxes:

• Has accumulated debris been removed?	Yes	No	N/A
• Do any manholes require additional repair? (Identify below)	Yes	No	N/A
• Is there any evidence of stormwater ponding?	Yes	No	N/A
• Has a comprehensive video inspection been completed?	Yes	No	N/A

Notes:

Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

• Have all drainage outlets been cleaned of debris?	Yes	No	N/A
• Have all outlet protections been inspected/repaired?	Yes	No	N/A
• Have all erosion issues been repaired?	Yes	No	N/A

Notes:

Driveways and Infiltration Systems:

• Have units been cleaned of debris/sediments?	Yes	No	N/A
• Do units require additional repair? (Identify below)	Yes	No	N/A
• Have drainage times of system been verified?	Yes	No	N/A

Notes:

Road Gutters:

• Have accumulated debris been removed from gutters?	Yes	No	N/A
• Do any gutters require additional repair? (Identify below)	Yes	No	N/A

Notes:

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK EDUCATION LAW.

2	2/8/21	ADDITIONAL DETAILS	R.M.F.
1	2/4/21	ADDED & REMOVED DETAILS	R.M.F.
No	DATE	DESCRIPTION	DWG
REVISIONS			

PROJECT
PROPOSED STORMWATER MANAGEMENT
PLAN PREPARED FOR
BARAK KLARFELD
1035 NINE ACRES LANE
MAMARONECK NEW YORK

DRAWING NAME
DETAILS & NOTES

SCALE	AS NOTED	MUNICIPALITY	MAMARONECK	SHEET No	
DATE	AUGUST 6, 2020			SHEET 2 OF 2	
DRAWN	R.M.F.	SEC. 9, BLOCK 113			
		LOT 16B			

FILE NAME:
C:\MAMARONECK\1035 NINE ACRES\1035 NINE ACRES SITE PLING

FRANGIONE ENGINEERING, LLC
CIVIL ENGINEERING
STRUCTURAL ENGINEERING
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