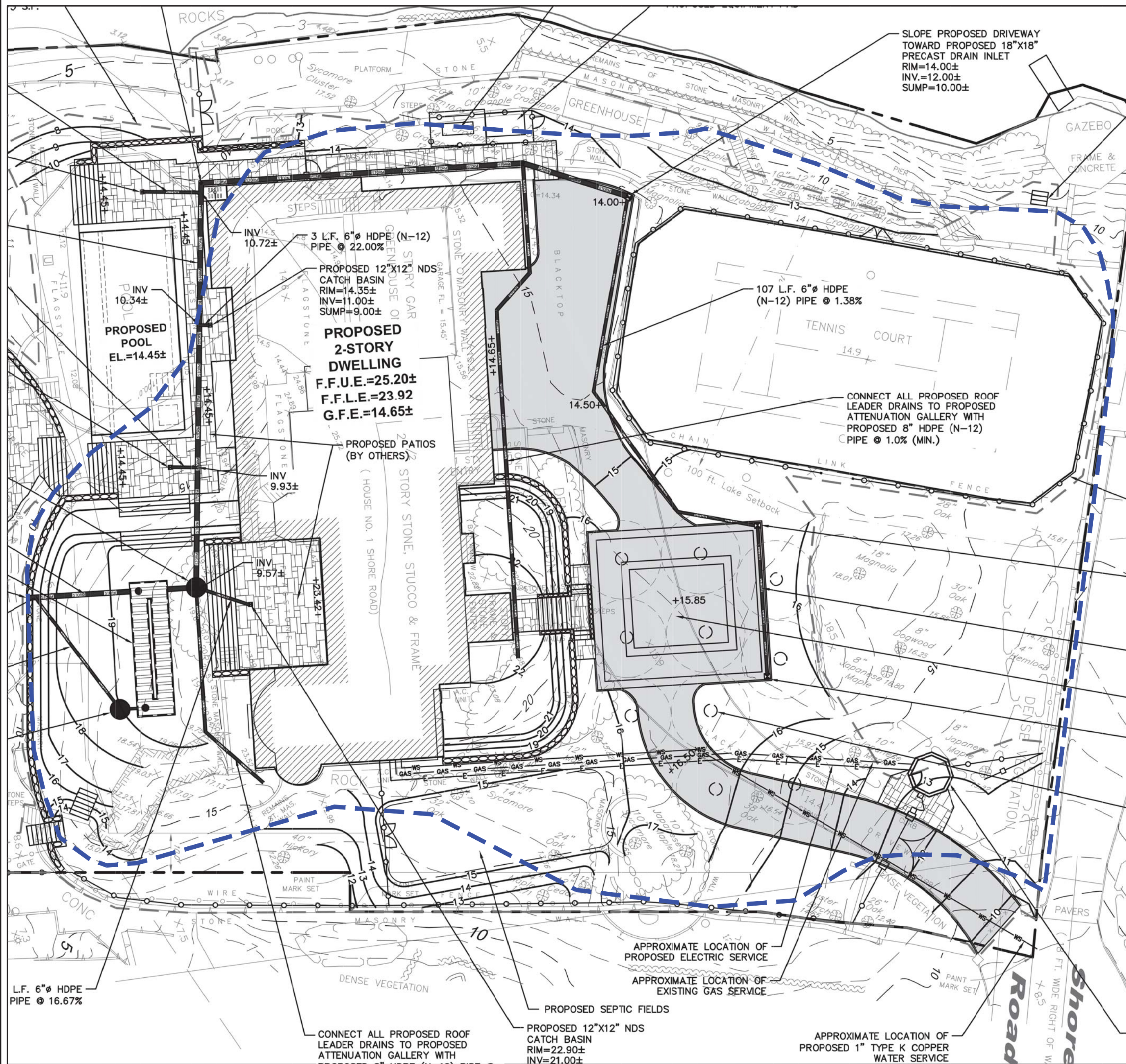
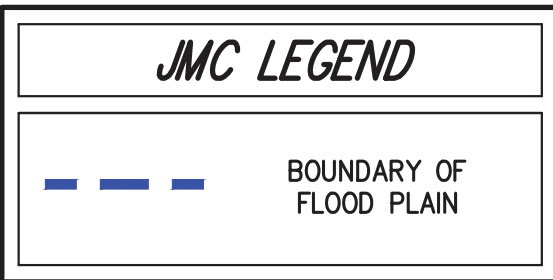
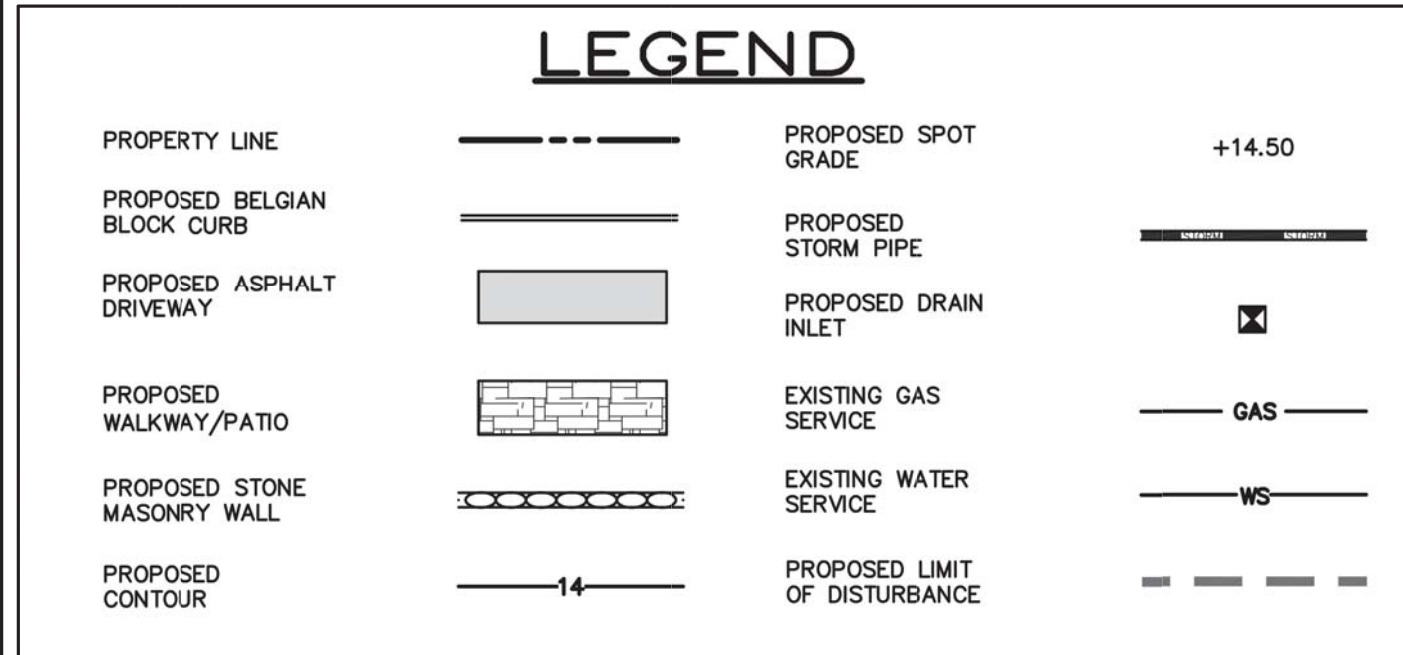


NOT FOR CONSTRUCTION

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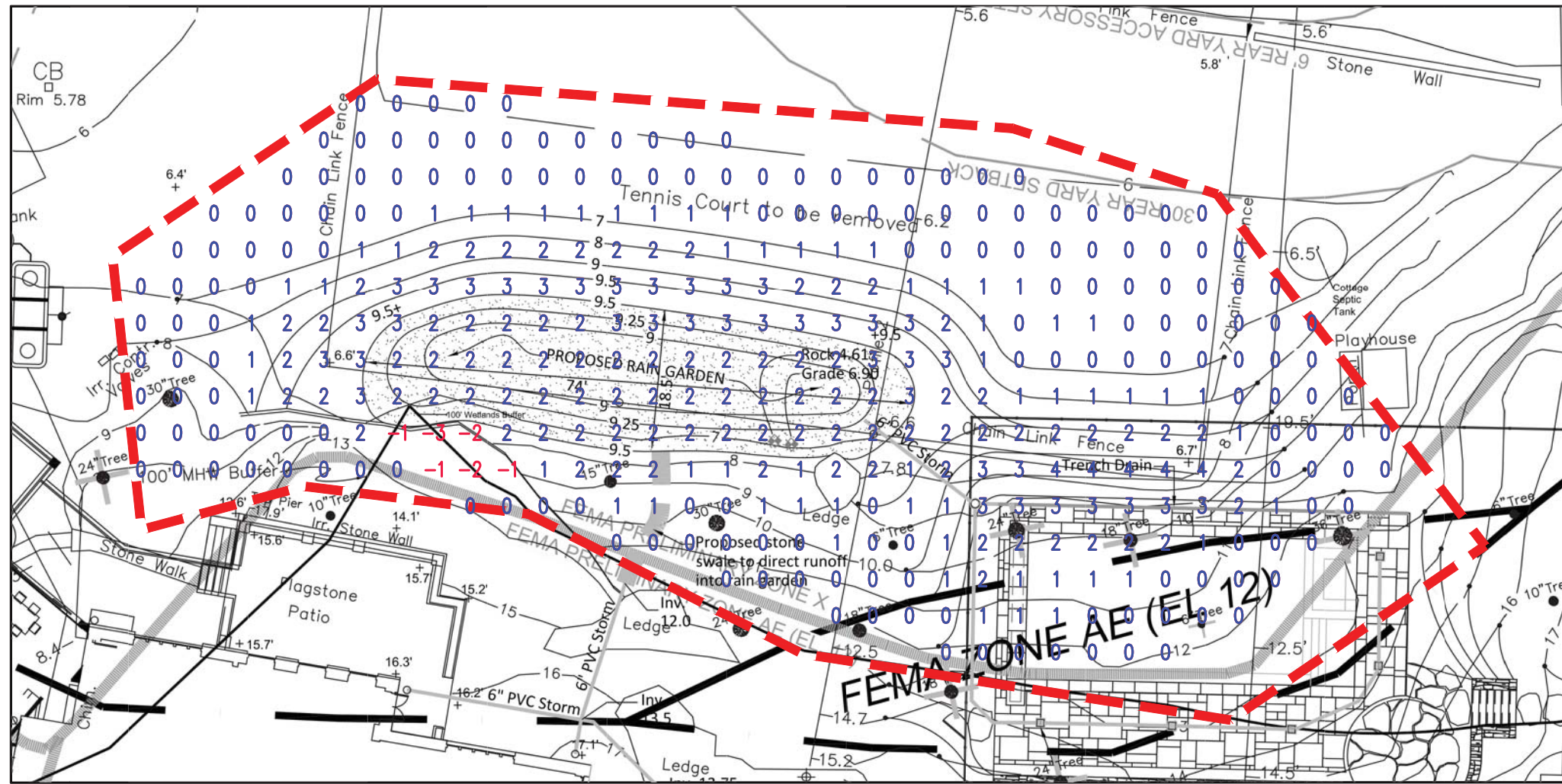


1 SHORE ROAD PREVIOUSLY APPROVED PROJECT

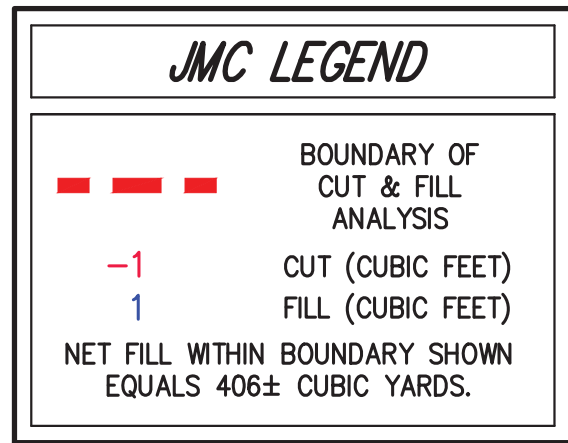


NOTES:

1. PLAN SHOWN IS TITLED "GRADING AND DRAINAGE PLAN" PREPARED BY HUDSON ENGINEERING AND CONSULTING, P.C., DATED 08/29/2019, AND IS FOR ILLUSTRATION PURPOSES ONLY.
2. A CUT & FILL ESTIMATION COULD NOT BE PROVIDED WITH THIS PLAN, HOWEVER ACCORDING TO A MEMO PROVIDED TO THE VILLAGE OF MAMARONECK PLANNING BOARD ON APRIL 21, 2020 FROM THE VILLAGE CONSULTING ENGINEER, A NET FILL OF 1,415 CUBIC YARDS WAS PROPOSED.



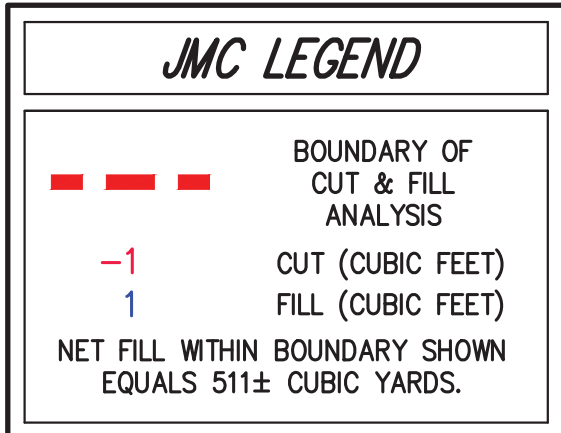
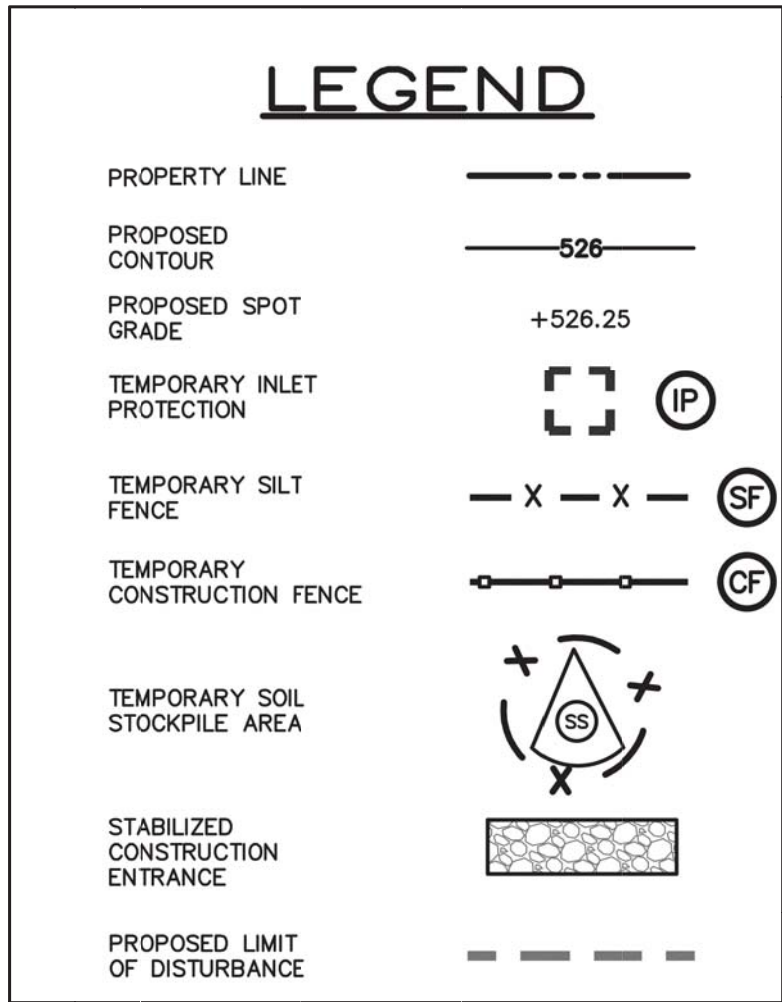
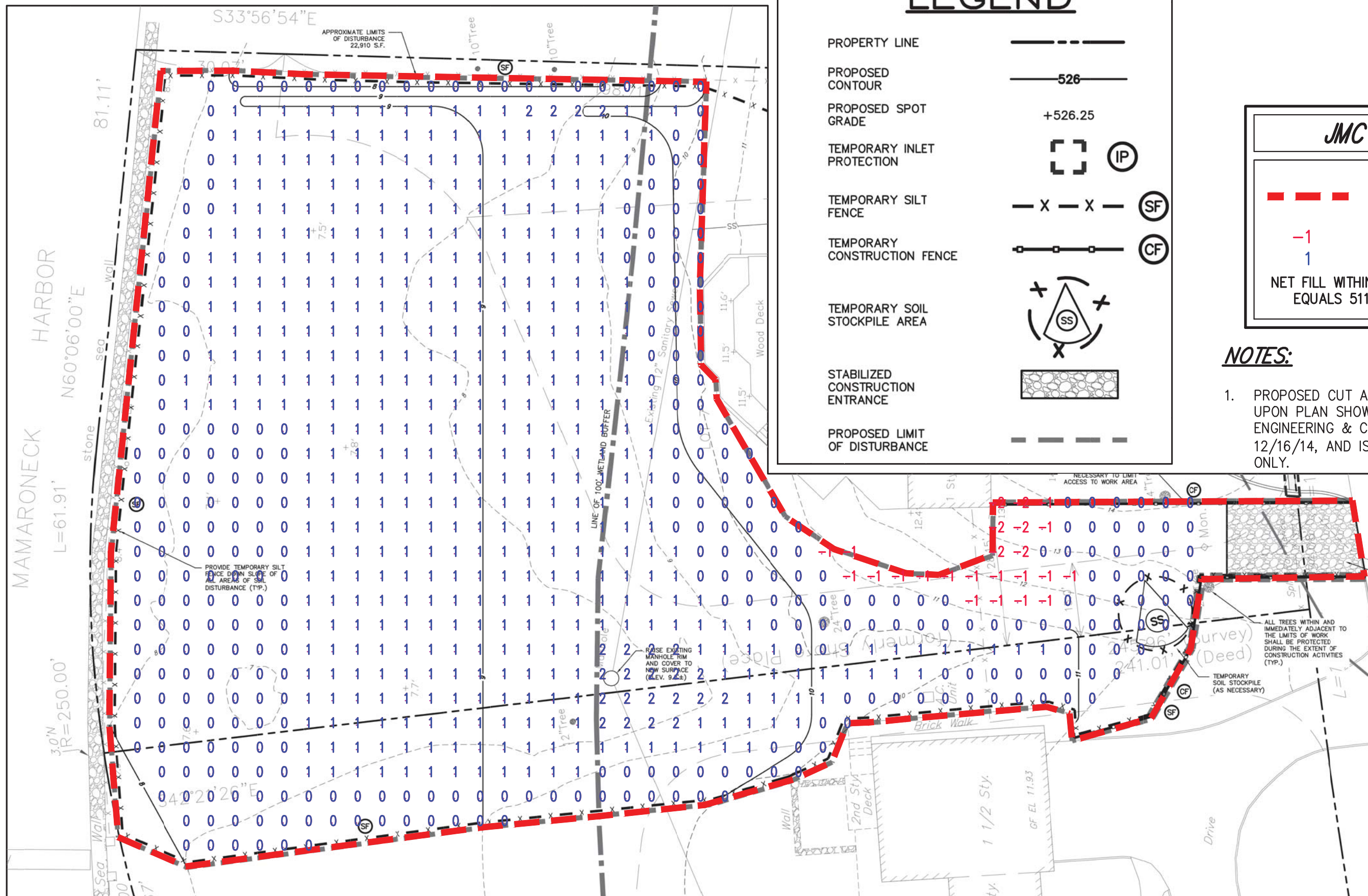
8 OAK LANE PREVIOUSLY APPROVED PROJECT



NOTES:

1. PROPOSED CUT AND FILL ESTIMATION BASED UPON PLAN SHOWN, TITLED "PROPOSED CONDITIONS" PREPARED BY MICHAEL J. QUADAGNO, P.E., DATED 02/01/2017, AND IS FOR ESTIMATION PURPOSES ONLY.

NEIGHBORING PROJECTS CUT & FILL SUMMARY TABLE			
	8 OAK LANE	648 SHORE ACRES DRIVE	1 SHORE DRIVE
APPROXIMATE NET FILL (CUBIC YARDS)	406±	511±	1,415±



NOTES:

1. PROPOSED CUT AND FILL ESTIMATION BASED UPON PLAN SHOWN, PREPARED BY HUDSON ENGINEERING & CONSULTING, P.C., DATED 12/16/14, AND IS FOR ESTIMATION PURPOSES ONLY.

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.

648 SHORE ACRES DRIVE PREVIOUSLY APPROVED PROJECT

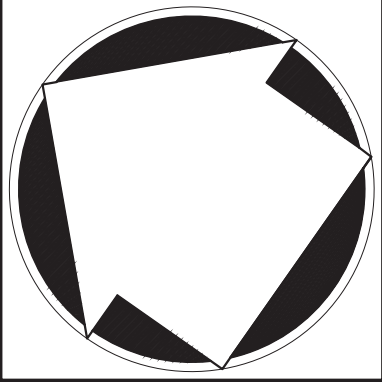
No.	Revision	Date	By
1.	RESUBMIT TO VILLAGE HCZMC	09/02/2020	RAR

PREVIOUSLY APPROVED
NEIGHBORING PROJECTS

RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

APPLICANT/OWNER: MR. WILLIAM FEDYNA & ELISABETH FEDYNA
219 W 81ST STREET, APT. 9D
NEW YORK, NY, 10024
ARCHITECT: ARCHI-TECTONICS
111 JOHN ST. #700
NEW YORK, NY 10038

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.jmcplc.com



Drawn: RAR Approved: JAR
Scale: 1" = N.T.S.
Date: 07/24/2018
Project No: 18100
1000-REDRAW CUT & FILL GRAD.scr
Drawing No: CF-100

1

**HARBOR & COASTAL ZONE MANAGEMENT COMMISSION
CONSISTENCY REVIEW (WETLANDS PERMIT & MARINE STRUCTURES
PERMIT)**

2020 MAY 22 P 3:45

VILLAGE OF MAMARONECK
NEW YORK

**1 SHORE ROAD
Adopted May 20, 2020**

WHEREAS, on June 27, 2019, Nauset LLC (the "applicant") met with Greg Cutler, Director of Planning, Dan Gray, Building Inspector, and Christy Mason, Deputy Village Attorney, to discuss a proposed emergency in-kind replacement and repair of the seawalls located at 1 Shore Road in the Village of Mamaroneck (the "premises"), which adjoin the Long Island Sound and Van Amringe Millpond; and

WHEREAS, during the meeting, the applicant stated that significant portions of the seawall had deteriorated and partially collapsed, resulting in a loss of property, due to advanced age and a series of significant storms in March 2019; and

WHEREAS, a partially collapsed section of the seawall was adjacent to the weir between the Long Island Sound and the Van Amringe Millpond, which, if not restored, could have caused a breach in Van Amringe Millpond; and

WHEREAS, an applicant is exempt from obtaining a wetlands permit from the Planning Board and a marine structure permit from the Harbor and Coastal Zone Management Commission (the "Commission") for a seawall repair if the repair constitutes an emergency under Village Code; and

WHEREAS, § 192-4(B)(5) of Village Code exempts an applicant from obtaining a wetlands permit for "[a]ny emergency activity which is immediately necessary for the protection of life, property or natural resources"; and

WHEREAS, § 240-21(C)(3) of Village Code exempts an applicant from obtaining a marine structures permit if "an existing marine structure is damaged by storm or other act of God..." and

WHEREAS, by letter dated August 23, 2019, the applicant submitted a formal request to the Building Department for a building permit to move forward, pursuant to § 192-4(B)(5) and § 240-21(C)(3) of Village Code, for the emergency in-kind replacement and repair of the seawalls at 1 Shore Road in order to avoid further loss of property and to help minimize the threat against Van Amringe Millpond; and

WHEREAS, by letter dated September 13, 2019, the applicant followed up on their request to the Building Department to issue a building permit in order to move forward with the emergency in-kind replacement and repair of the seawalls at 1 Shore Road; and

WHEREAS, by letter dated September 18, 2019, Mr. Robert Spolzino, Village Attorney, relayed to the applicant that Mr. Gray is permitted to grant a building permit to the applicant for an emergency in-kind replacement and repair only with respect to the portions of the seawalls that Hernane De Almeida, Village Engineer, determined required immediate repair and only for the remedial measures that Mr. De Almeida determined to be immediately necessary; and

WHEREAS, on September 18, 2019, Mr. De Almeida visited the premises and identified which portions of the seawalls required immediate in-kind replacement and repair; and

WHEREAS, at a meeting of the Commission on September 18, 2019, Mr. De Almeida, along with Mr. Cutler, presented his findings to the Commission as a courtesy to the Commission; and

WHEREAS, on September 24, 2019, Mr. Gray issued a building permit to the applicant in connection with the emergency in-kind replacement and repair of designated portions of the seawalls, specifically for record-keeping purposes; and

WHEREAS, in addition to the emergency in-kind replacement and repair of a portion of the seawalls, Nauset LLC applied to the Planning Board for wetlands permit approval and to the Commission for consistency review regarding the proposed addition to the single-family home with associated improvements within the wetland adjacent area and for the repair of the remaining portions of the seawall, the dock and the boatlift (the "project"), located at the premises; and

WHEREAS, on September 13, 2019, the applicants' attorney, Kristen Motel, Esq., of Cuddy & Feder, LLP ("Cuddy & Feder"), 445 Hamilton Avenue, 14th Floor, White Plains, New York, 10601 submitted the following documents in support of the application to the Planning Board and to the Commission:

- Building Permit application;
- Flood Plain Development Permit application;
- Wetlands Permit application;
- Marine Structure Permit application;
- Deed for 1 Shore Road;
- Property owner's map and list of property owners within 100 feet of 1 Shore Road;
- Coastal Assessment Form and narrative;
- Federal Emergency Management Agency ("FEMA") Letter of Map Revision;
- Wetland and Watercourse Assessment;
- Project plans;
- Photographs;
- Topographical survey;
- Stormwater Pollution Prevention Plan ("SWPPP") and drainage analysis;
- Onsite Wastewater Treatment System Remediation Plan;
- Short Environmental Assessment Form;

WHEREAS, by memorandum dated September 20, 2019, Woodard & Curran, the Village's consulting engineers, submitted to the Planning Board its comments after reviewing the applicants' documents submitted in support of its application to the Planning Board; and

WHEREAS, on September 25, 2019, the Planning Board referred the application to the Commission to review consistency with the Village of Mamaroneck's Local Waterfront Revitalization Program ("LWRP"), pursuant to Village Code §240-29; and

WHEREAS, on November 13, 2019, upon review of site plan, the Planning Board classified the project as a Type II action under the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, by letter dated December 4, 2019, Cuddy & Feder submitted, on behalf of the applicant, a revised Wetland and Watercourse Assessment, dated December 4, 2019; a letter from Hudson Engineering in response to the September 20, 2019 Woodard & Curran memorandum, dated December 4, 2019; a Boundary Line Agreement revised through December 3, 2019; a statement from Grandberg Associates & Architects, addressing the existing condition of the residence and the proposed renovations, dated December 3, 2019; a Resource Evaluation from the New York State Office of Parks, Recreation and Historic Preservation, dated October 20, 2017; relevant portions of the U.S. Secretary for the Interior's Standards for Treatment of Historic Properties, Standards for Preservation, and Rehabilitation and Restoration; updated project plans; a revised SWPPP and drainage analysis; and a visual analysis of the proposed dock and boat lift, dated November 25, 2019; and

WHEREAS, by letter dated February 5, 2020, Cuddy & Feder submitted, on behalf of the applicant, a revised Coastal Resource Assessment prepared by William Kenny Associates LLC, dated February 5, 2020; a letter from Hudson Engineering in response to the Kellard Sessions memorandum of December 13, 2019; an Engineering and Wetland statement, dated February 5, 2020; a supplemental architect's statement, dated February 4, 2020; correspondence sent to the New York State Department of Environmental Conservation ("NYS DEC"), dated January 20, 2020; response letter to the Harbor Master, dated January 21, 2020; response letter to the Commission's comments at their site visit on February 1, 2020; the meeting minutes and agenda for the Board of Architectural Review's November 15, 2018 meeting; the 1 Shore Road building permit; revised site simulations of the dock and boat lift, dated February 4, 2020, and updated civil engineering drawings prepared by Hudson Engineering & Consulting P.C., dated February 5, 2020; and

WHEREAS, by letter dated March 4, 2020, Cuddy & Feder submitted, on behalf of the applicant, Supplement Boat Lift Information and a HydroHoist boat lift brochure, dated March 4, 2020; email correspondence with the Army Corps of Engineers, dated March 3, 2020; photographs; and neighbors letter of support and correspondence; and

WHEREAS, on October 30, 2019, the applicant appeared before the Commission for conceptual review; and

WHEREAS, on December 18, 2019, February 25, 2020, and April 1, 2020, the applicant appeared before the Commission for a consistency review and for approval of the marine structures permit; and

WHEREAS, the applicant and the public had sufficient opportunity to be heard with respect to the portions of the application that do not require a marine structures permit at the October 30, 2019, December 18, 2019, February 25, 2020 and April 1, 2020 meetings of the Commission; and

WHEREAS, at their meeting on April 1, 2020, the Commission took the following action:

- Deemed the project a Type II action, requiring no further action under the State Environmental Quality Review Act ("SEQRA").
- Determined that they do not have the necessary information to vote on the marine structures portion of the application and resolved to split the wetlands portion of the application from the marine structures portion and only vote on consistency as it relates to the wetlands portion of application.
- Determined that any portions of the project that do not require a marine structures permit, are consistent, to the maximum extent practicable, with policies set forth in the LWRP and will not substantially hinder the achievement of any of those policies.

; and

WHEREAS, by letter dated May 6, 2020, Cuddy & Feder submitted, on behalf of the applicant, responses to the Village of Mamaroneck Harbor Management Plan Policies and Standards; an updated survey, metes and bounds description, and a markup of the survey; a letter from First Nationwide Title Agency, LLC, dated May 6, 2020; a letter from Grandberg & Associates Architects, dated May 6, 2020; a Response Letter to comments received at the April 1, 2020 Commission meeting, dated May 6, 2020; and a modified NYS DEC permit; and

WHEREAS, in addition to the meetings on December 18, 2019, February 25, 2020, April and 1, 2020, the applicant appeared before the Commission on May 20, 2020 for a consistency review for the remaining portions of the application and for approval of the marine structures permit; and

WHEREAS, on April 1, 2020, the Commission opened and closed the public hearing on the marine structure permit application; and

WHEREAS, the Commission has reviewed and considered the coastal assessment form, the application materials and the correspondence and memoranda as set forth in this resolution; and

WHEREAS, the applicant and the public have had sufficient opportunity to be heard with respect to the remaining portions of the application for consistency review and approval of the marine structures permit at the October 30, 2019, December 18, 2019, February 25, 2020, April 1, 2020 and May 20, 2020 meetings of the Commission,

NOW, THEREFORE, on motion of Member Hain, seconded by Vice Chairman Maggio, it is:

RESOLVED that, after completing its review and evaluation of the application, including the coastal assessment form and all of the other documents submitted, and after conferring with its consultants, this Commission determines that the remaining portions of the project are consistent, to the maximum extent practicable, with policies set forth in the LWRP and will not substantially hinder the achievement of any of those policies.

Vote Record Resolution re: 1 Shore Road May 20, 2020				
	Yes/Aye	No/Nay	Abstain	Absent
Chairperson Burt	X		<input type="checkbox"/>	<input type="checkbox"/>
Mr. Neufeld		X	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Hain	X		<input type="checkbox"/>	<input type="checkbox"/>
Ms. Roney		X	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Gelber		X	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Maggio	X		<input type="checkbox"/>	<input type="checkbox"/>
Mr. O'Rourke	X		<input type="checkbox"/>	<input type="checkbox"/>

AND BE IT FURTHER, on motion of Chairman Burt, seconded by Member O'Rourke, it is:

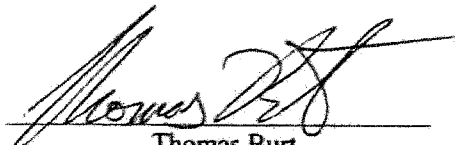
RESOLVED that the Commission has completed its review and evaluation of the marine structures permit application, has fully considered the factors set forth in Village Code §240-23, has determined the marine structure permit application will not be detrimental to the desirability or development of the harbor, and hereby approves a marine structure permit at the premises as set forth in the marine structure permit application, subject to the following conditions:

1. Receipt of the DEC permit for the kayak launch.
2. Permission from the holder of the underwater land rights for the kayak launch.
3. No changes to the plans for the kayak launch are permitted.

; and be it further

RESOLVED that the applicant shall obtain required permits and approvals from Village, state and federal agencies prior to the issuance of a building permit.

Vote Record Resolution re: 1 Shore Road May 20, 2020				
	Yes/Aye	No/Nay	Abstain	Absent
Chairperson Burt	X		<input type="checkbox"/>	<input type="checkbox"/>
Mr. Neufeld		X	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Hain	X		<input type="checkbox"/>	<input type="checkbox"/>
Ms. Roney		X	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Gelber		X	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Maggio	X		<input type="checkbox"/>	<input type="checkbox"/>
Mr. O'Rourke	X		<input type="checkbox"/>	<input type="checkbox"/>


 Thomas Burt
 Chairperson

Dated: May 20, 2020

RECEIVED

By Planning, Zoning, HCZMC at 9:53 am, Apr 20, 2020

MEMORANDUM

TO: Kathleen Savolt, Chairperson

CC: Village of Mamaroneck Planning Board
Betty-Ann Sherer, Village of Mamaroneck Land-Use Coordinator
Hernane De Almeida, P.E., Village Engineer
Greg Cutler, Village Planner
Frank Tivolacci, Acting Building Inspector

FROM: Brian Hildenbrand, P.E. *BH*
Village Consulting Professional

DATE: April 21, 2020

RE: Site Plan Approval
Nauset, LLC
1 Shore Road
Section 155.61, Block 1, Lot 9

PROJECT DESCRIPTION

At the request of the Village of Mamaroneck Engineering Department, Kellard Sessions Consulting has reviewed the site plan and supporting documents submitted in conjunction with the above-referenced application. The applicant is proposing the construction of an addition and alterations to the existing, single-family home, construction of a new garage, gatehouse and two (2) docks. The applicant also proposes to replace the existing pool, spa, patio areas, septic system and to reconstruct portions of the driveway. New stormwater management improvements and wetland buffer plantings will be installed. Seawall reconstruction and maintenance is also proposed. The property is located in the R-15 Zoning District. Our review was focused on general site engineering design and the associated Village Code requirements in accordance with the following:

- Village of Mamaroneck Code, Chapter 294 *Stormwater Management and Erosion and Sediment Control*, and other sections, as applicable.
- New York State Department of Environmental Conservation (NYSDEC) Stormwater Management Design Manual (SMDM); last revised January 2015.
- New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

Kathleen Savolt, Chairperson

April 21, 2020

Page 2 of 7

GENERAL COMMENTS:

The limits of disturbance for the proposed project activities has been quantified by the applicant to be approximately 44,773 s.f. Therefore, the applicant is required to provide erosion and sediment controls, stormwater quantity controls and stormwater quality controls. Due to the proximity of the project site to the Long Island Sound and Van Amringe Mill Pond, stormwater quantity controls for the project site have been satisfied. The project site is located within the 100 feet of the Floodplain and a portion of the work is proposed to occur within the 100-foot wetland setback area. It appears that a portion of the work will occur within the coastal erosion hazard area.

The following is a summary of our comments. The status of previously provided review comments is shown below in **bold** font. It should be noted that additional comments may be added upon receipt of additional information.

1. The applicant has indicated on the plans that the anticipated total project disturbance is 1.02 acres (44,773 s.f.).

- The applicant shall revise the limits of disturbance to be consistent with the delineation shown on the plans and the estimate provided in the SWPPP and in the application forms.

Addressed.

- Based on the Coastal Engineering Drawings provided by RACE Coastal Engineering, replacement of portions of the seawall and construction of a new dock are proposed. The applicant shall ensure that this work is also included in the limits of disturbance and that an erosion and sediment plan is provided for this work.

Addressed.

- Since the limits of disturbance will be in excess of one (1) acre, the applicant shall obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit. The applicant shall provide a draft Notice of Intent (NOI) and MS4 SWPPP Acceptance Form for review by the Consulting Village Engineer.

Not Addressed.

2. The Applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) for the proposed project. The following comments are related to the proposed SWPPP:

- In Section E "Runoff Volume & Water Quality Volume", the Applicant shall revise the impervious areas used in the calculations to be consistent with the area takeoffs noted on Sheet C-2 (i.e., redeveloped and newly developed impervious areas).

Addressed.

- In Section H "Erosion And Sediment Control Components", the Applicant shall revise the first publication to "New York State Standards and Specifications for Erosion and Sediment Controls".

Addressed.

- The applicant shall revise Section H of the SWPPP to include maintenance and inspection requirements for the proposed concrete washout area.

Addressed.

- In Section J "Stormwater Management Facilities Maintenance Program", the applicant refers to a hydrodynamic separator (HDS). The Applicant shall clarify if an HDS is proposed and shall update the plans to show the location of the HDS System.

Addressed.

3. The Applicant is required to provide stormwater quality controls, which include treatment of the Water Quality Volume (WQv) through runoff reduction. Therefore, the applicant is proposing to collect the stormwater runoff from some of the impervious surfaces in an attenuation gallery that discharges to a Bayfilter Manhole BF 60-2 with two (2) 545 filters (verified proprietary practice for new development). To handle the runoff reduction volume (RRv) requirements, the applicant is proposing to store the minimum required RRv within one (1) foot of the attenuation gallery for irrigation purposes. The following comments are related to the proposed stormwater management design:

- As stated above, the applicant is proposing to meet RRv requirements with use of an irrigation system. Prior to issuance of a Building Permit, the Applicant shall provide details for the proposed irrigation system and shall demonstrate that the demand meets or exceeds the available stored volume.

Addressed.

- The Applicant has provided HydroCAD models in the SWPPP to demonstrate how the entire WQv will be handled by the proposed system. The Applicant shall revise the following inputs:
- Based on the HydroCAD model, the inlet invert elevation for Reach BI is 7.67', based on the model but at Elevation 10.07', per the plans.

Kathleen Savolt, Chairperson

April 21, 2020

Page 4 of 7

- Based on the HydroCAD model, the rim elevation of the Bayfilter BF-60-2 is 19.00' and the outlet invert elevation is 7.66'. However, per the drawings, the rim elevation of the system is 16.00' and the outlet invert elevation is 10.07'.

Addressed.

- The Applicant shall revise the SWPPP to clarify the proposed pretreatment for the Bayfilter BF-60-2.

Addressed.

- In the Water Quality Calculations, an inflow of 0.21 cfs is anticipated at the Bayfilter BF-60-2. The Applicant shall revise the design accordingly to ensure that the peak capacity of the system is not exceeded.

Addressed.

4. The proposed outlet from the attenuation gallery and the bypass from the Bayfilter BF-60-2 is a 12-inch diameter HDPE pipe which will discharge through the reconstructed wall which appears to be part of the seawall. If a new outfall is being proposed at this location, then the applicant shall furnish all permits required for the construction of this new outfall (i.e., ACOE). Otherwise, if it is an existing outfall to be reused, the applicant shall depict the existing location of the outfall on the existing conditions plan.

Addressed. The applicant has demonstrated that an ACOE Permit is not required.

5. In addition to the proposed stormwater management infrastructure, the Applicant shall clarify if any other utilities (i.e., water, sewer, gas, electric, etc.) are proposed as part of the site improvements. If so, the applicant shall include the location of these proposed utilities on the plans. In addition, the applicant shall depict the locations of existing utilities (i.e., water, sewer, gas, electric, etc.) on the plans, if any.

Addressed.

- Based on the submittal documents, the applicant is proposing the relocation and replacement of the septic system because the existing system is failing. The applicant shall furnish Westchester County Department of Health (WCHD) approval of the relocated septic system which will serve the single-family dwelling,

Addressed.

Kathleen Savolt, Chairperson

April 21, 2020

Page 5 of 7

- The applicant shall revise the plans to show protective markers or construction fence surrounding the proposed septic absorption field limits to prevent over-compaction by equipment tracking during construction.

Addressed.

6. The applicant shall quantify in a table on the plans the proposed cut/fill volumes (quantified in cubic yards) for the proposed improvements. Note that cut/fill estimates shall be balanced, or an excess cut shall be proposed because the project site is located within the 100-year Floodplain and net filling is not allowed.

Addressed. The provided analysis demonstrated a 1,415 c.y. net fill. Therefore, the applicant is seeking a variance from the Planning Board. The Applicant has prepared a floodplain impact analysis (submitted February 2020) that demonstrates the floodwater levels will not be negatively impacted by this project.

7. The applicant has included a "Stormwater Management Facilities Maintenance Program" on the plans and the applicant has included the maintenance procedures for a pre-treatment device and infiltration basin. The applicant shall remove all references to proposed infiltration systems and shall clarify the location of the pre-treatment device.

Addressed.

8. The applicant shall submit a maintenance agreement for the proposed stormwater management features for review by the Village Engineer.

Not Addressed.

9. The applicant shall remove all references to Cultec chambers from Sheet C-5 of the plans.

Addressed.

10. It appears that stormwater runoff from the eastern portion of the proposed new driveway will not be conveyed to the proposed Bayfilter BF-60-2 for treatment. The applicant shall revise the plans to show how the stormwater runoff from that portion of the driveway will be conveyed for treatment.

Addressed.

Kathleen Savolt, Chairperson

April 21, 2020

Page 6 of 7

11. The applicant has provided a detail for an NDS Mini Channel Drain. The applicant shall show the proposed location on the plans.

Addressed.

12. The applicant has indicated on the plans that haybales will be installed. The Village does not accept the use of haybales as an erosion control device. The applicant shall consider an alternative sediment-trapping device in the areas where the haybales are proposed to be installed.

Addressed.

13. The Applicant shall revise the note on Sheet C-4 under "Installation & Maintenance of Erosion Control: inspection by Municipality" to indicate the following: "Install all erosion control measures prior to start of construction. Call for inspection form the appropriate municipal agency having jurisdiction at least 2 days prior to installation of erosion control measures."

Addressed.

14. The recent submission includes the construction of ten (10) geothermal wells. The Erosion Control Plan shall be updated to include areas of the drilling spoils and any anticipated erosion controls related to the drilling. The well installation should be included in the construction sequence.

Not Addressed. Updated Civil plans were not included in the latest submission.

In order to expedite the review of subsequent submissions, the applicant should provide annotated responses to each of the comments outlined herein.

PLANS REVIEWED, PREPARED BY ROSALIA SANNI DESIGN, LLC, DATED DECEMBER 3, 2019:

- Landscape Plan (L-1.3)
- Landscape Color Render (L-1.4)
- Landscape Preparation: Tree Removal and Protection (L-2.0)
- Landscape Prep: Hardscape Demo Plan with Existing Site Images (C-2.1)
- Planting Plan (L-6.0)

PLANS REVIEWED, PREPARED BY ROSALIA SANNI DESIGN, LLC, DATED FEBRUARY 4, 2020:

- Visual Analysis Proposed Dock (A-0.8a, A-0.8b, A-0.8c, A-0.9a, A-0.9b)
- 3D Rendering Dock & Boat Lift (D-1.0)
- Visual Analysis (A-0.10), dated March 3, 2020

Kathleen Savolt, Chairperson

April 21, 2020

Page 7 of 7

PLANS REVIEWED, PREPARED BY GRANDBERG & ASSOCIATES, DATED APRIL 6, 2020:

- Cover Sheet
- General Notes (A-001)
- Existing Conditions Photos (A-002)
- Foundation Layout Plan (A-100)
- Basement Floor Plan (A-101)
- First Floor Plan (A-102)
- Second Floor Plan (A-103)
- Attic Floor Plan (A-104)
- Roof Plan (A-105)
- North Elevation (A-201)
- South Elevation (A-202)
- East Elevation (A-203)
- West Elevation (A-204)
- Building Sections (A-301)
- HVAC Site Plan (Geothermal) (M-201.00)
- North & South Elevation Renderings

DOCUMENTS REVIEWED:

- Letter, prepared by Cuddy & Feder, LLP, dated April 7, 2020
- Letters, prepared by RACE Coastal Engineering, dated January 20, 2020; January 21, 2020; February 5, 2020; and March 4, 2020
- Email, from Jim Cannon, USACOE, dated March 3, 2020
- Site Photos
- Letters, prepared by Grandberg & Associates, dated December 3, 2019; February 4, 2020; and March 6, 2020
- Village of Mamaroneck Residential Building Permit
- Letter, prepared by Hudson Engineering & Consulting, P.C., dated February 5, 2020
- Letter of No Objection, Village of Mamaroneck HCZMC
- HCZMC Resolution, dated April 1, 2020

BH/dc

RECEIVED
CLERK'S OFFICE

RESOLUTION

2020 JUN -1 P 12:00 Village of Mamaroneck Planning Board
(Adopted May 27, 2020)

VILLAGE OF MAMARONECK RE: 1 Shore Road
NEW YORK Resolution of Flood Plain Variance

After due discussion and deliberation, on motion by C. Goldstein, seconded by J. Verni and carried, the following resolution was adopted:

WHEREAS, February 14, 2020, Nauset LLC, the "applicant," (all references to which shall include and be binding upon the applicant's successors and/or assigns) submitted to the Village of Mamaroneck Planning Board ("Planning Board"), an application for a flood plain variance to add approximately 240 cubic yards of fill to the Special Flood Hazard Area ("SFHA") to accommodate the proposed stormwater system and septic system, in accordance with Village Code §186-6; and

WHEREAS, the applicant's property is located at 1 Shore Road ("Property"), situated within the R-15 Residential District; and

WHEREAS, the property is approximately 66,869 sq. ft., located between Van Amringe Millpond and the Long Island Sound, partially within the Coastal Erosion Hazard Area, and the house with the new additions will be 16,316 sq. ft., which is below the allowable floor area of 18,055 sq. ft.; and

WHEREAS, as a result of a letter of map revision dated April 18, 2019, the home is located wholly outside of the regulatory 1% annual chance flood plain zone ("100-year flood plain"); and

WHEREAS, this proposal (the "project") is described and illustrated on the following set of plans and documents as submitted by the applicant and prepared by Grandberg & Associates, Hudson Engineer P.C., RACE Coastal Engineering, LLC, and Rosaliaa Sanni Design LLC:

1. C-1 - "Existing Conditions Plan" by Hudson Engineering PC, drawing date August 29, 2019, last revised May 6, 2020.
2. C-2 - "Redeveloped VS. New Developed Area Plan" by Hudson Engineering PC, drawing date August 29, 2019, last revised May 6, 2020.
3. C-3 - "Demolition Plan" by Hudson Engineering PC, drawing date August 29, 2019, last revised May 6, 2020.
4. C-4 - "Sediment and Erosion Control Plan" by Hudson Engineering PC, drawing date August 29, 2019, last revised May 6, 2020.
5. C-5 - "Grading and Drainage Plan" by Hudson Engineering PC, drawing date August 29, 2019, last revised last revised May 6, 2020.



6. C-6 – "Standard Details" by Hudson Engineering PC, drawing date August 29, 2019, last revised May 6, 2020.
7. C-7 – "Standard Details" by Hudson Engineering PC, drawing date August 29, 2019, last revised May 6, 2020.
8. "Stormwater Pollution Prevention Plan & Drainage Analysis" by Hudson Engineering PC, prepared August 29, 2019, last revised October 2, 2019.
9. A-001 – "General Notes" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
10. A-002 – "Existing Conditions Photos" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
11. A-100 – "Foundation Layout Plan" by Grandberg and Associates, prepared February 14, 2020, last revised April 6, 2020.
12. A-101 – "Basement Floor Plan" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
13. A-102 – "First Floor Plan" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
14. A-103 – "Second Floor Plan" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
15. A-104 – "Attic Floor Plan" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
16. A-105 – "Roof Plan" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
17. A-201 – "North Elevation" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
18. A-201 – "North Elevation" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
19. A-202 – "South Elevation" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
20. A-203 – "East Elevation" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
21. A-204 – "West Elevation" by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.



22. A-301 – “Building Sections” by Grandberg and Associates, prepared August 27, 2019, last revised April 6, 2020.
23. L-1.3 – “Landscape Plan” by Rosalia Sanni Design LLC, prepared September 10, 2019, last revised December 3, 2019.
24. L-1.4 – “Landscape Color Render” by Rosalia Sanni Design LLC, prepared September 10, 2019, last revised December 3, 2019.
25. L-2.0– “Landscape Preparation: Tree Removal and Protection” by Rosalia Sanni Design LLC, prepared September 10, 2019, last revised December 3, 2019.
26. L-2.1– “Landscape Preparation: Hardscape Demo Plan with Existing Site Images” by Rosalia Sanni Design LLC, prepared September 10, 2019, last revised December 3, 2019.
27. L-6.0– “Planting Plan” by Rosalia Sanni Design LLC, prepared September 10, 2019, last revised December 3, 2019.
28. “Title Sheet, Drawing List, and Vicinity Map” by Race Coastal Engineers, drawing date August 2, 2019, last revised May 4, 2020.
29. “Project Notes” by Race Coastal Engineers, drawing date August 2, 2019, last revised May 4, 2020.
30. “Existing Site and Repair Plan” by Race Coastal Engineers, drawing date August 2, 2019, last revised May 4, 2020.
31. “Partial Repair Plans and Sections” by Race Coastal Engineers, drawing date August 2, 2019, last revised May 4, 2020.

WHEREAS, the applicant appeared before the Planning Board in connection with the application for a flood plain variance on April 22, 2020, May 13, 2020 and May 27, 2020; and

WHEREAS, the Planning Board has carefully considered all technical evaluations and all relevant factors and standards specified in Village Code § 186-6 in relation to the flood plain variance application, including commentary in an April 21, 2020 memorandum from the Village’s Consulting Engineer, concurring that the applicant has demonstrated that the floodwater levels will not be negatively impacted by the project; and

WHEREAS, the Planning Board is familiar with the properties and all aspects of the application and is satisfied that the proposed project will conform to the requirements of Village Code,

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby grants a flood plain variance for the installation of approximately 240 cubic yards of fill in the SFHA, in accordance with the variance standards in Village Code §186-6.



Ayes: Savolt, Goldstein, Verni, Mendes, Litman
Nays: None
Abstained: None
Absent: None

PLANNING BOARD

Village of Mamaroneck

Kathleen G. Savolt,
Chairperson

Date: May 27, 2020

Vote Record Resolution re: 1 Shore Road May 27, 2020 Flood Plain Variance				
	Yes/Aye	No/Nay	Abstain	Absent
Chairperson Savolt	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mendes	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Litman	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Verni	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Goldstein	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECEIVED
CLERK'S OFFICE

2020 JUN -1 P 12:09

RESOLUTION

Village of Mamaroneck Planning Board

VILLAGE OF MAMARONECK (Adopted May 27, 2020)

NEW YORK

RE: 1 Shore Road

Resolution of Wetland Permit Approval

After due discussion and deliberation, on motion by C. Goldstein, seconded by J. Verni and carried, the following resolution was adopted:

WHEREAS, on September 13, 2019, Nauset LLC, the "applicant," (all references to which shall include and be binding upon the applicant's successors and/or assigns) submitted to the Village of Mamaroneck Planning Board ("Planning Board"), an application for a wetlands permit in accordance with Chapter 192 of the Code of the Village of Mamaroneck ("Village Code"), seeking to construct an addition and basement alterations, a new garage, a new gatehouse, a new seawall, a new kayak dock, a new dock with boat lift, and install new stormwater management facilities within or adjacent to the wetlands buffer; and

WHEREAS, the applicant's property is located at 1 Shore Road ("Property"), situated within the R-15 Residential District; and

WHEREAS, the property is approximately 66,869 sq. ft., located between Van Amringe Millpond and the Long Island Sound, partially within the Coastal Erosion Hazard Area, and the house with the new additions will be 16,316 sq. ft., which is below the allowable floor area of 18,055 sq. ft.; and

WHEREAS, as a result of a letter of map revision dated April 18, 2019, the home is located wholly outside of the regulatory 1% annual chance flood plain zone ("100-year flood plain"); and

WHEREAS, this proposal (the "project") is described and illustrated on the following set of plans and documents as submitted by the applicant and prepared by Grandberg & Associates, Hudson Engineer P.C., RACE Coastal Engineering, LLC, and Rosalia Sanni Design LLC:

1. C-1 – "Existing Conditions Plan" by Hudson Engineering PC, drawing date August 29, 2019, last revised May 6, 2020.
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31. “Partial Repair Plans and Sections” by Race Coastal Engineers, drawing date August 2, 2019, last revised May 4, 2020.

WHEREAS, due to the proximity of the site to the Long Island Sound, stormwater quantity controls are not required as the applicant is treating the required stormwater quality with a bayfilter and the Stormwater Pollution Prevention Plan (“SWPPP”) is in conformance with Chapter 294 of the Village Code, regarding stormwater management, erosion, and sediment control; and

WHEREAS, a duly-noticed public hearing was opened on the application for a wetlands permit on September 25, 2019 and continued on April 22, 2020, May 13, 2020, and May 27, 2020 and, thereupon, closed on May 27, 2020, at which time all those wishing to be heard with respect to the application were given an opportunity to be heard; and

WHEREAS, on November 13, 2019, the Planning Board determined that the project is a Type II action under the New York State Environmental Quality Review Act (“SEQRA”) pursuant to 6 NYCRR § 617.5(c)(11) and (12); and

WHEREAS, on April 1, 2020, the Harbor and Coastal Zone Management Commission (the “Commission”) determined that any portions of the project that do not require a marine



structures permit are consistent with the Village's Local Waterfront Revitalization Program ("LWRP") in accordance with Chapter 240 of the Village Code; and

WHEREAS, on May 20, 2020, the Commission determined that the remaining portions of the project are consistent with the Village's LWRP in accordance with Chapter 240 of the Village Code; and

WHEREAS, the Planning Board has carefully examined the application and received comments and recommendations from the Village's Environmental Consultant in a memorandum dated February 21, 2020; from the Village's Consulting Engineer in memoranda dated September 20, 2019, December 13, 2019, February 5, 2020, and April 21, 2020; and from the Village's Landscape Consultant in memoranda dated September 20, 2019 and February 25, 2020; and

WHEREAS, the Planning Board is familiar with the properties and all aspects of the application and is satisfied that the proposed project will conform to the requirements of Village Code,

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby grants wetlands permit approval for the application in accordance with Chapter 192 of the Village Code, subject to the following conditions:

- a) Applicant must obtain any required permits and approvals from local, state and federal agencies prior to issuance of a building permit.
- b) If the Building Inspector determines that, as a result of conditions in the field or concerns related to public health, safety, and welfare, minor changes are necessary to complete the work authorized by the approved plans, the Building Inspector may, allow such changes and amend the building permit(s) accordingly. The applicant must submit amended plans reflecting the approved field changes. If the Building Inspector determines that conditions in the field or concerns related to the public health, safety and welfare require a change in the approved plans but that change is not minor, any deviation from or change in the approved Plans must be approved by the Planning Board by amendment to this approval.
- c) Prior to the issuance of a building permit, a *Construction, Maintenance and Inspection Declaration* ("Declaration") for the stormwater management facilities to be installed related to the development of the property located at 1 Shore Road, in form satisfactory to the Village Engineer and Village counsel, must be fully executed and submitted to the Building Department with proof that the Declaration has been submitted for recording in the Westchester County Clerk's Office.
- d) Prior to the issuance of a building permit, the applicant must pay all outstanding professional and consultant review fees in connection with Planning Board review of this application.



Ayes: Savolt, Goldstein, Verni, Mendes, Litman
Nays: None
Abstained: None
Absent: None

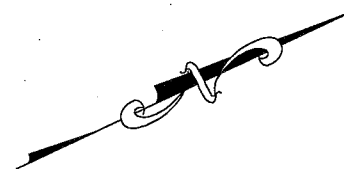
PLANNING BOARD

Village of Mamaroneck

Kathleen G. Savolt,
Chairperson

Date: May 27, 2020

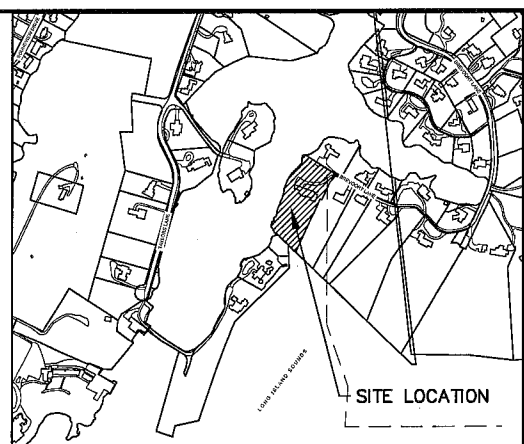
Vote Record Resolution re: 1 Shore Road May 27, 2020 Wetlands Permit Variance				
	Yes/Aye	No/Nay	Abstain	Absent
Chairperson Savolt	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mendes	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Litman	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Verni	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Goldstein	XX	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



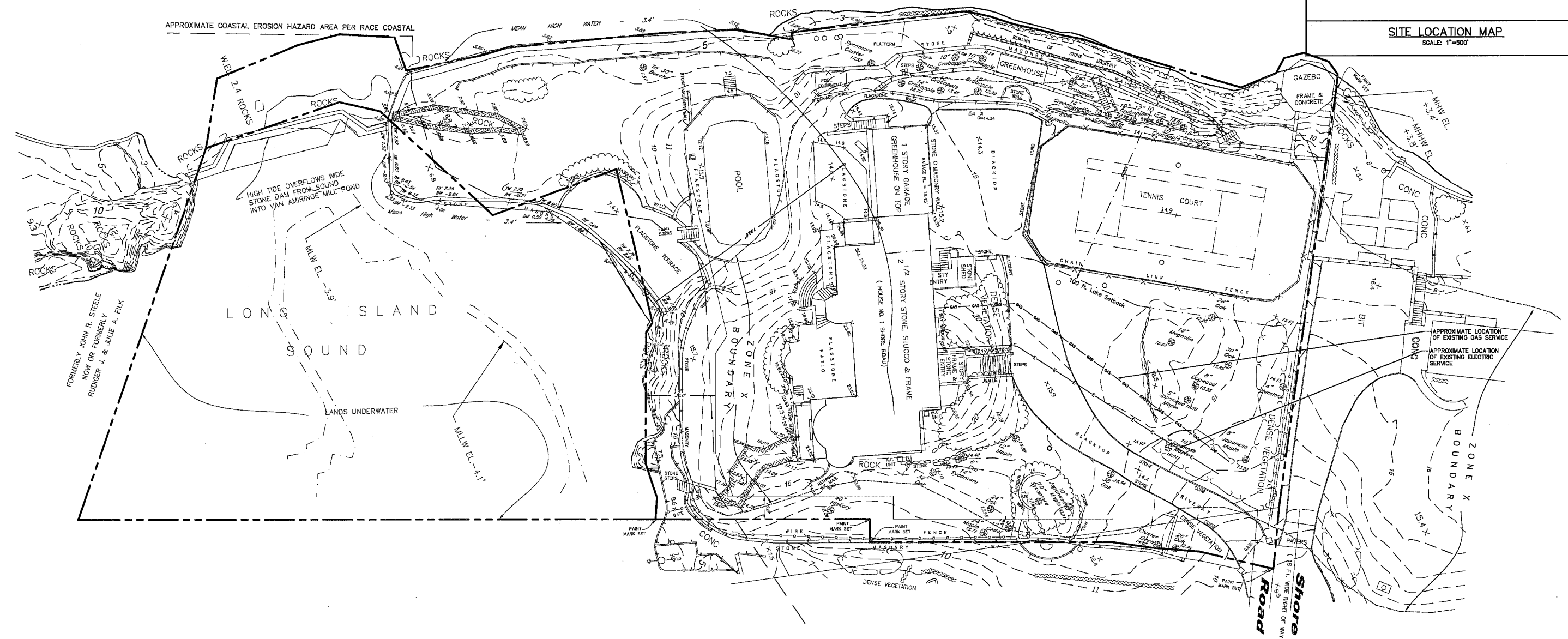
Van Amringe Lake
ZONE VE(15)

LEGEND

- PROPERTY LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS



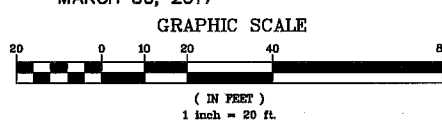
SITE LOCATION MAP
SCALE: 1"=500'



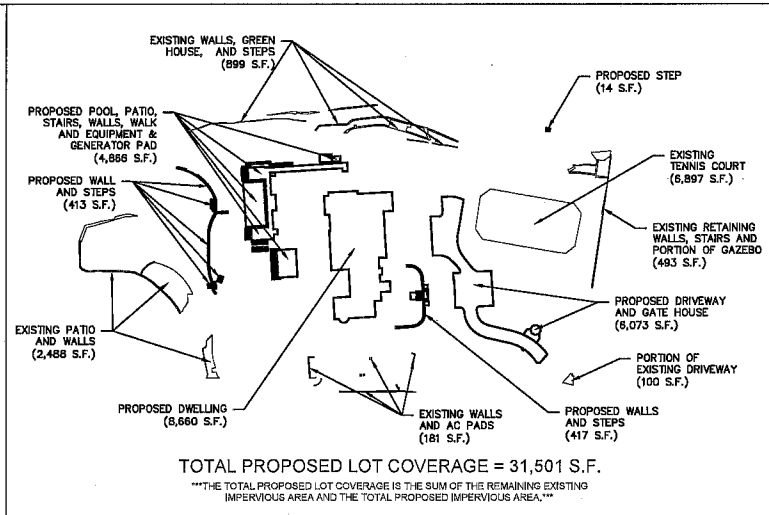
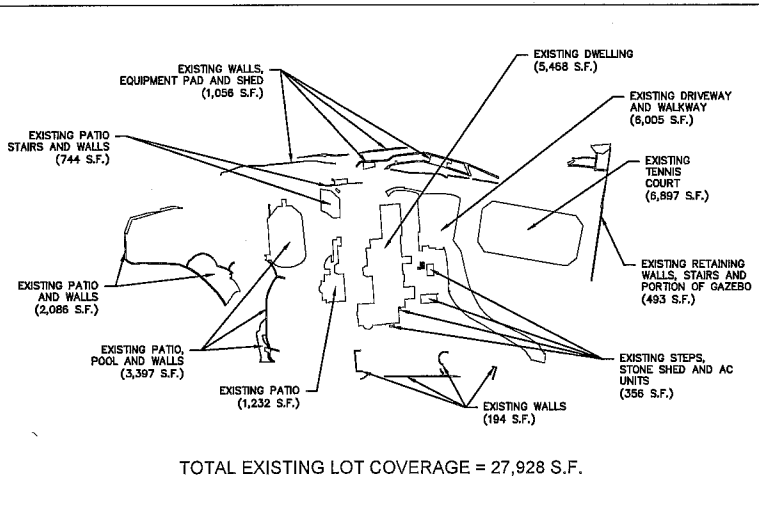
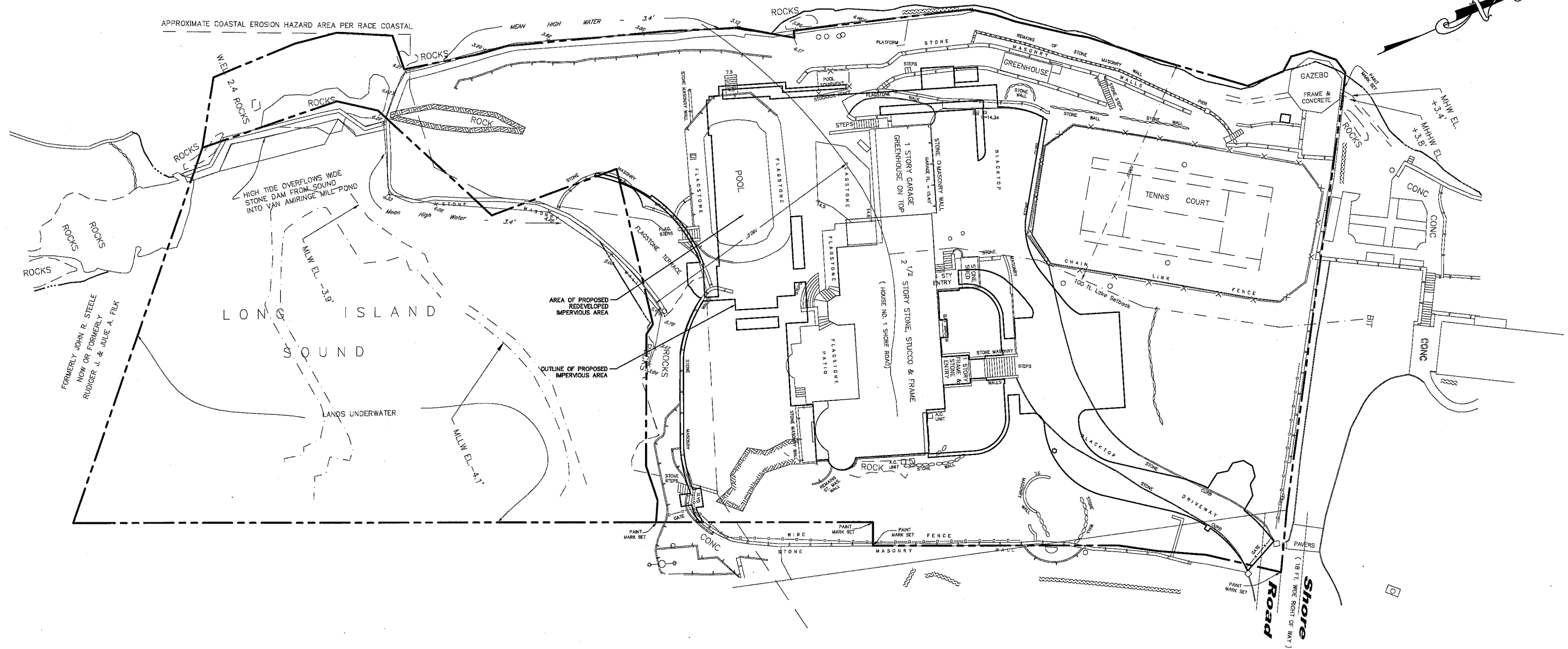
NOTES:
1. MEAN HIGHER HIGH WATER (MHHW EL. +3.6') AND MEAN HIGH WATER (MHW EL. +3.4') ARE ALONG THE SEA WALLS.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

1 SHORE ROAD EXISTING CONDITIONS
PLAN BASED UPON EXISTING
INFORMATION PROVIDED BY WARD
CARPENTER ENGINEERS INC., DATED
MARCH 30, 2017



PROJECT: PROPOSED ADDITIONS & ALTERATIONS 1 SHORE ROAD VILLAGE OF MAMARONECK WESTCHESTER COUNTY - NEW YORK	
EXISTING CONDITIONS PLAN	
HUDSON ENGINEERING CONSULTING P.C. 46 Knickerbocker Road - Suite 201 Elmsford, New York 10523 T: 914-935-0420 F: 914-935-0288 © 2020	
DATE: 08/29/19 DESIGNED BY: S.G. CHECKED BY: M.S. SHEET NO. 7	
C-1	

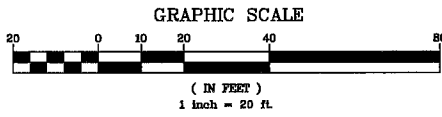


TOTAL PROPOSED REDEVELOPED IMPERVIOUS AREA = 15,151 S.F.
 TOTAL PROPOSED NEW DEVELOPED IMPERVIOUS AREA = 5,316 S.F.
 TOTAL PROPOSED DEVELOPED IMPERVIOUS AREA = 20,467 S.F.

IMPERVIOUS SURFACE COVERAGE WITHIN WETLAND SETBACK

- EXISTING COVERAGE: 22,490 S.F.
- PROPOSED COVERAGE: 24,684 S.F.

1 SHORE ROAD REDEVELOPED VS. NEW DEVELOPED AREA PLAN BASED UPON EXISTING INFORMATION PROVIDED BY WARD CARPENTER ENGINEERS INC., DATED MARCH 30, 2017



LEGEND

PROPERTY LINE ———

OUTLINE OF PROPOSED IMPERVIOUS AREA ———

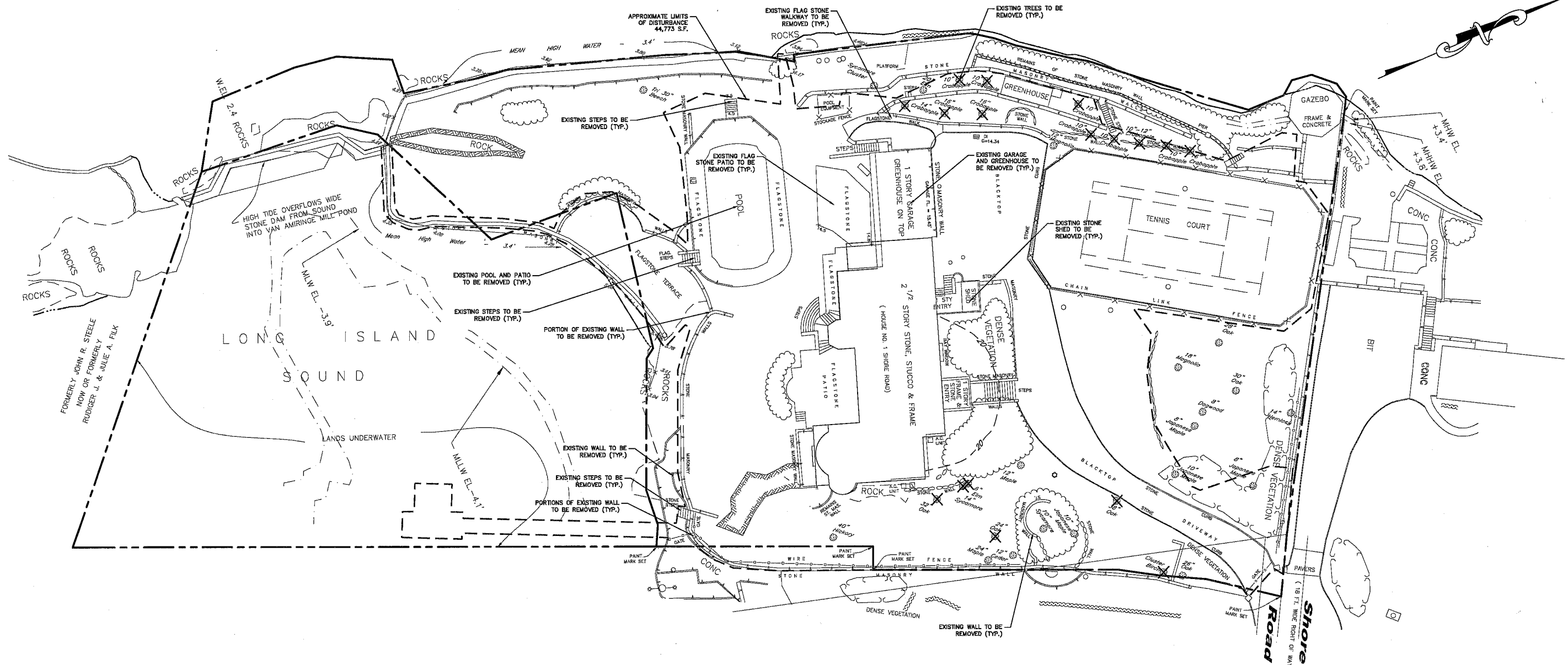
REDEVELOPED AREA [Hatched Box]

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

PROPOSED IMPERVIOUS AREA ———

EXISTING IMPERVIOUS AREA ———

PROJECT: PROPOSED ADDITIONS & ALTERATIONS 1 SHORE ROAD VILLAGE OF MAMARONECK WESTCHESTER COUNTY - NEW YORK		
REDEVELOPED VS. NEW DEVELOPED AREA PLAN		
HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T 914-939-0420 F 914-939-0288		Date: 08/29/19 Scale: 1" = 20' Designed By: S.G. Checked By: M.S. Sheet No. C-2



- 1. Sycamore 14"
- 2. Elm 6"
- 3. Oak 38"
- 4. Crabapple 16"
- 5. Crabapple 10"
- 6. Crabapple 10"-12"
- 7. Crabapple 10"
- 8. Crabapple 10"
- 9. Crabapple 9.1"
- 10. Crabapple 10"
- 11. Crabapple 10"
- 12. Crabapple 16"
- 13. Crabapple 16"
- 14. Crabapple 14"
- 15. Crabapple 14"
- 16. Crepe 16"
- 17. Oak 32"
- 18. Oak 24"

TREE REMOVAL LIST

LEGEND

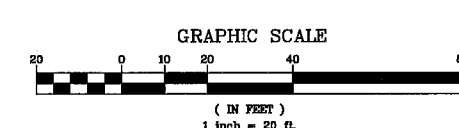
PROPERTY LINE ———

EXISTING MINOR CONTOURS —18—

EXISTING MAJOR CONTOURS —20—

PROPOSED LIMIT OF DISTURBANCE - - - -

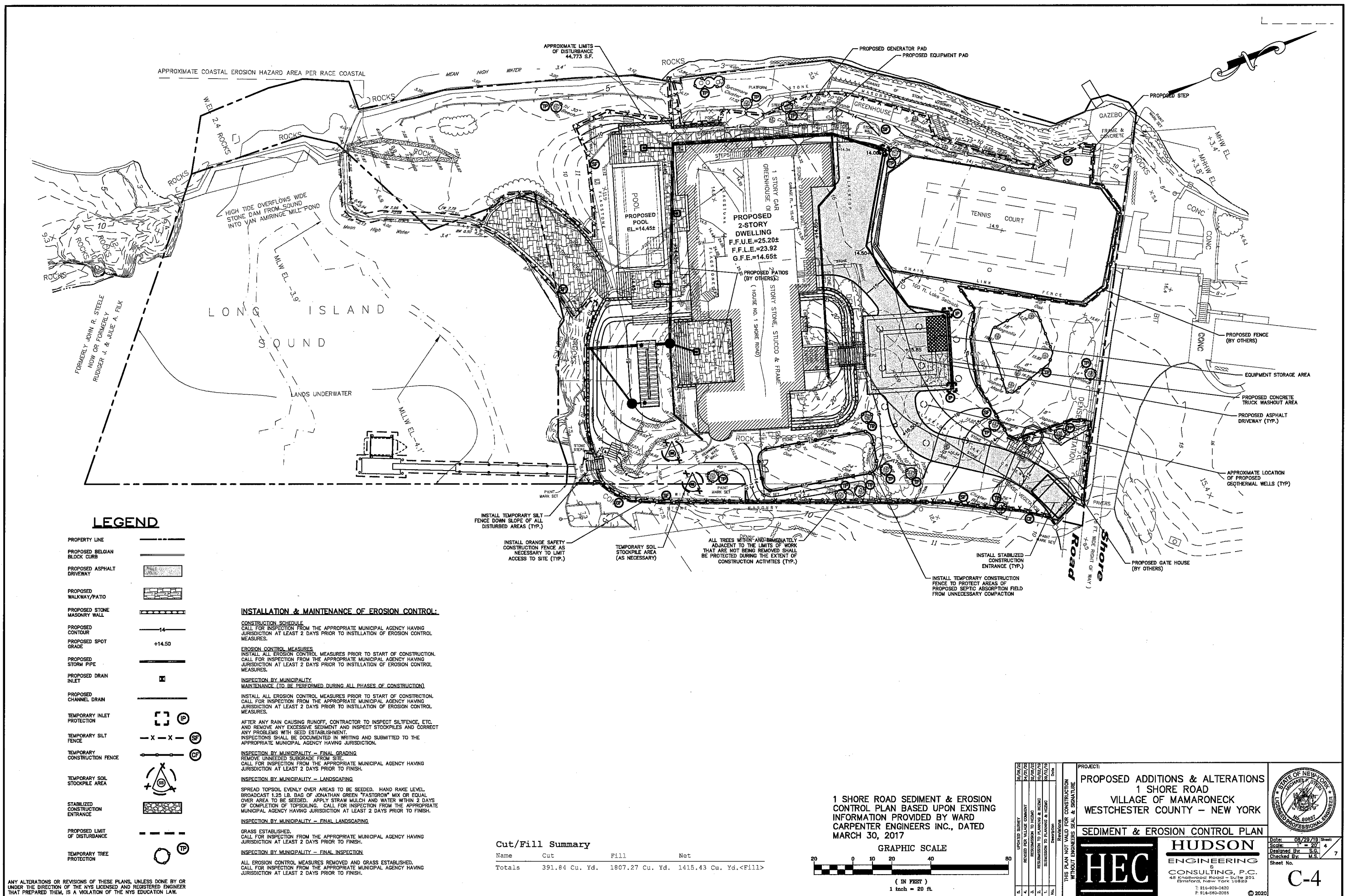
PROPOSED TREE REMOVAL X

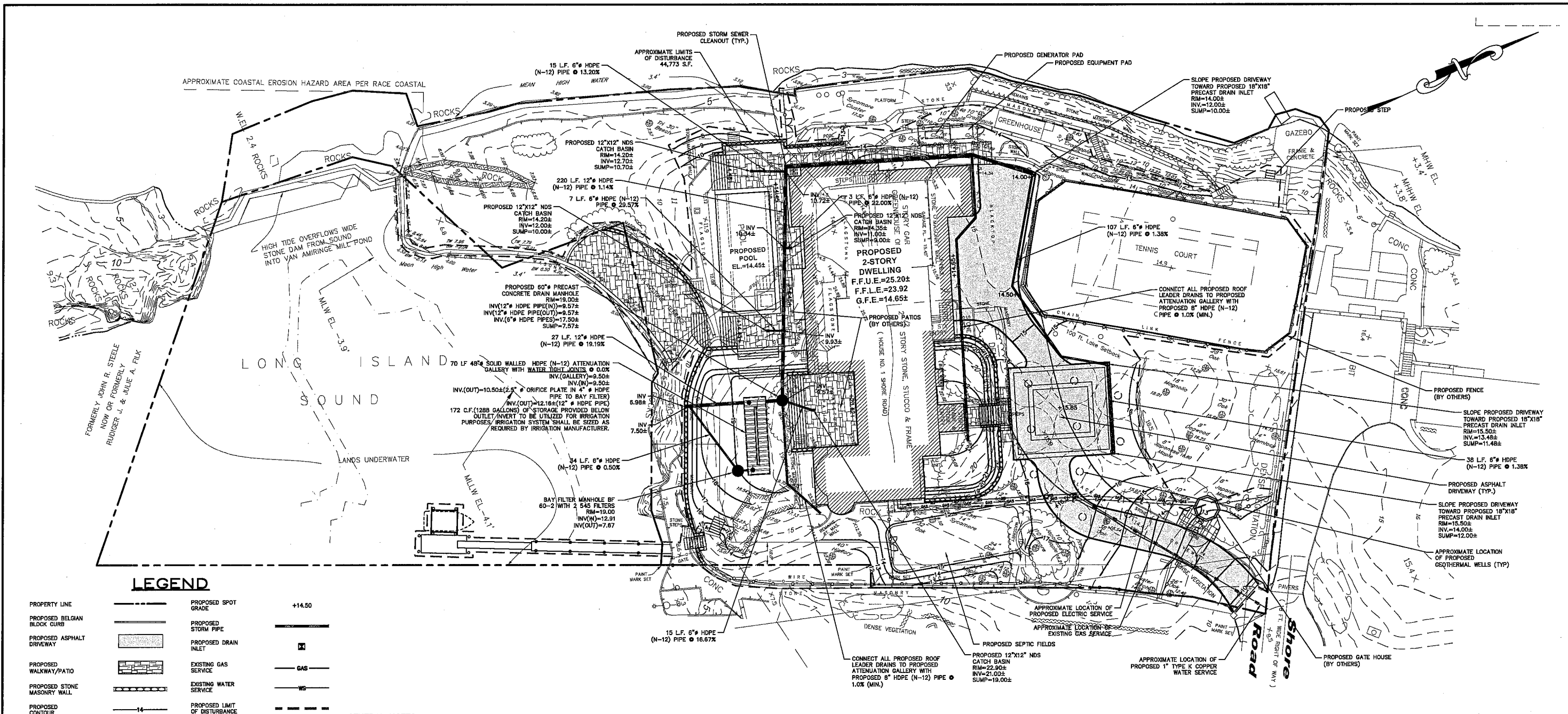


1 SHORE ROAD DEMOLITION PLAN BASED UPON EXISTING INFORMATION PROVIDED BY WARD CARPENTER ENGINEERS INC., DATED MARCH 30, 2017

REVISIONS		THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE	PROJECT: PROPOSED ADDITIONS & ALTERATIONS 1 SHORE ROAD VILLAGE OF MAMARONECK WESTCHESTER COUNTY - NEW YORK	
No.	Description			
1	UPDATED SURVEY			
2	REVISION TO PLANNING & DESIGN			
3	REVISION TO PLANNING & DESIGN		DEMOLITION PLAN	
HUDSON ENGINEERING & CONSULTING, P.C. 45 Knowlton Road - Suite 201 Elmsford, New York 10523 T: 914-609-0420 F: 914-609-2088 © 2020			HEC	
DATE: 06/28/19			SHEET: 3	
DESIGNED BY: S.G.			CHECKED BY: M.S.	
SHEET NO. C-3				

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.





CONSTRUCTION PHASE:

DURING THE CONSTRUCTION PHASE OF THE PROJECT, A SEDIMENT AND EROSION CONTROL PLAN SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S BEST MANAGEMENT PRACTICES (BMP). THE PRIMARY GOALS OF THE SEDIMENT AND EROSION CONTROL PLAN ARE TO PREVENT THE TRACKING OF DIRT AND MUD ONTO ADJACENT ROADS, TO PREVENT MUD AND SILT FROM ENTERING INTO EXISTING AND PROPOSED DRAINAGE FACILITIES, AND TO PROTECT THE RECEIVING WATERS FROM CONTAMINATION DURING THE CONSTRUCTION.

DURING CONSTRUCTION, THE PARTY RESPONSIBLE FOR IMPLEMENTING THE TEMPORARY (DURING CONSTRUCTION) STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM WILL BE THE OWNER. THE NAME AND CONTACT INFORMATION WILL BE FILED WITH THE VILLAGE OF CARMEL AND THE NYSED AT THE TIME OF THE RECONSTRUCTION MEETING.

A NEW YORK STATE PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (P.E. OR CPESC) SHALL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THE PLAN HAVE BEEN ADEQUATELY INSTALLED AND/OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR CONSTRUCTION. FOLLOWING THE COMMENCEMENT OF CONSTRUCTION, SITE INSPECTIONS SHALL BE CONDUCTED BY THE P.E. OR CPESC AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.

DURING EACH INSPECTION, THE REPRESENTATIVE SHALL RECORD THE FOLLOWING:

- ON A SITE MAP, INDICATE THE EXTENT OF ALL DISTURBED SITE AREAS AND DRAINAGE PATHWAYS. INDICATE SITE AREAS THAT ARE EXPECTED TO UNDERGO INITIAL DISTURBANCE OR SIGNIFICANT SITE WORK WITHIN THE NEXT 14-DAY PERIOD;
- INDICATE ON A SITE MAP ALL AREAS OF THE SITE THAT HAVE UNDERGONE TEMPORARY OR PERMANENT STABILIZATION;
- INDICATE ALL DISTURBED SITE AREAS THAT HAVE NOT UNDERGONE ACTIVE SITE WORK DURING THE PREVIOUS 14-DAY PERIOD;
- INSPECT ALL SEDIMENT CONTROL PRACTICES AND RECORD APPROXIMATE DEGREE OF SEDIMENT ACCUMULATION AS A PERCENTAGE OF THE SEDIMENT STORAGE VOLUME;
- INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES AND RECORD ALL MAINTENANCE REQUIREMENTS. IDENTIFY ANY EVIDENCE OF RILL OR GULLY EROSION OCCURRING ON SLOPES AND ANY LOSS OF STABILIZING VEGETATION OR SEEDING/MULCHING. DOCUMENT ANY EXCESSIVE DEPOSITION OF SEDIMENT OR PONDING WATER ALONG THE BARRIER. RECORD THE DEPTH OF SEDIMENT WITHIN CONTAINMENT STRUCTURES AND ANY EROSION NEAR OUTLET AND OVERFLOW STRUCTURES.
- ALL IDENTIFIED DEFICIENCIES.

THE P.E. OR CPESC SHALL MAINTAIN A RECORD OF ALL INSPECTION REPORTS IN A SITE LOGBOOK. THE SITE LOGBOOK SHALL BE MAINTAINED ON-SITE AND BE MADE AVAILABLE TO THE VILLAGE OF BRARCLIFF MANOR AND THE NYSED. A SUMMARY OF THE SITE INSPECTION ACTIVITIES SHALL BE POSTED ON A MONTHLY BASIS IN A PUBLICLY ACCESSIBLE LOCATION AT THE SITE.

THE PROJECTS ANTICIPATED START DATE IS SEPTEMBER 2017 AND THE ANTICIPATED COMPLETION DATE IS ESTIMATED TO OCCUR IN SEPTEMBER 2018.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

GENERAL NOTES:

- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
- NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I. AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
- ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
- ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
- FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
- OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
- INDUSTRIAL CODE RULE 253. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

CONSTRUCTION SEQUENCING:

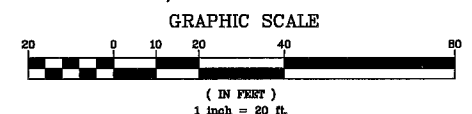
THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

- INSTALL CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
- ESTABLISH CONSTRUCTION STAGING AREA.
- INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
- SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
- INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
- REMOVE TREES WHERE NECESSARY (CLEAR & GRUB) FOR THE PROPOSED CONSTRUCTION.
- STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARP/PAVING) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
- DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS AND DISPOSE OF OFF-SITE.
- ROUGH GRADE SITE.
- INSTALL ADDITIONAL SILT FENCING AS NECESSARY.
- ROUGH GRADE DRIVEWAY AND INSTALL CATCH BASINS AS WELL AS ALL ASSOCIATED ON-SITE PIPING.
- EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW BUILDING.
- CONSTRUCT ATTENUATION GALLERY AND BAYFILTER.
- CONSTRUCT BUILDING, INSTALL AND CONNECT ALL ROOF DRAIN LEADERS TO PREVIOUSLY INSTALLED ATTENUATION GALLERY.
- INSTALL CURBING, AND SUB-BASE COURSES. FINE GRADE AND SEED ALL DISTURBED AREAS. SPREAD SALT HAY OVER SEEDED AREAS.
- INSTALL BITUMINOUS CONCRETE TOP COURSE.
- CLEAN PAVEMENT, DRAIN LINES, CATCH BASINS, ATTENUATION GALLERY AND TREATMENT DEVICES.
- REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.
- SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT.

NOTES:

- ALL SOIL STOCKPILES SHALL BE A MINIMUM OF 5' FROM ALL ADJACENT PROPERTIES.
- ALL DISTURBED AREAS SHALL BE RESTORED IN ACCORDANCE WITH CHAPTER 5 SOIL RESTORATION STANDARDS AS OUTLINED IN THE NYSED STORMWATER MANAGEMENT DESIGN MANUAL.
- ALL DISTURBED SOILS SHALL RECEIVE TEMPORARY STABILIZATION/FINAL RESTORATION WHEN NO FURTHER DISTURBANCE IS PLANNED WITHIN 14 DAYS.
- EXACT LOCATION OF ALL UTILITIES TO BE VERIFIED IN THE FIELD BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- EXISTING STRUCTURES INTENDED TO BE DEMOLISHED SHALL BE EVALUATED FOR THE PRESENCE OF HAZARDOUS MATERIALS HANDLING AND DISPOSAL OF REGULATED MATERIALS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES TO ENSURE THAT NO INTERFERENCE EXISTS DURING CONSTRUCTION ACTIVITIES.
- ANY IMPORTED SOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
- OFF-SITE DISPOSAL OF EXCESS CUT SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DATED NOVEMBER 2016.
- THE APPLICANT SHALL PROVIDE AN AS-BUILT PLAN OF THE STORMWATER MANAGEMENT SYSTEM (FOR ALL STORM FEATURES INCLUDING, BUT NOT LIMITED TO, LOCATIONS OF STORMWATER INFRASTRUCTURE, INVERT/RIM ELEVATIONS, PIPE LOCATIONS AND SIZES, FINAL GRADING, ETC.) CERTIFIED BY THE ENGINEER ON RECORD, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES CANNOT BE REMOVED UNTIL SITE STABILIZATION (80% UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH/STONE) HAS BEEN ACHIEVED.
- ALL EXISTING TREES SHALL BE PROTECTED WITH A MINIMUM OF 6-INCHES OF WOOD CHIPS OR MULCHING IN AREAS PRONE TO COMPACTION DUE TO CONSTRUCTION ACTIVITIES.

1 SHORE ROAD GRADING & DRAINAGE PLAN BASED UPON EXISTING INFORMATION PROVIDED BY WARD CARPENTER ENGINEERS INC., DATED MARCH 30, 2017



PROJECT:
**PROPOSED ADDITIONS & ALTERATIONS
1 SHORE ROAD
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY - NEW YORK**

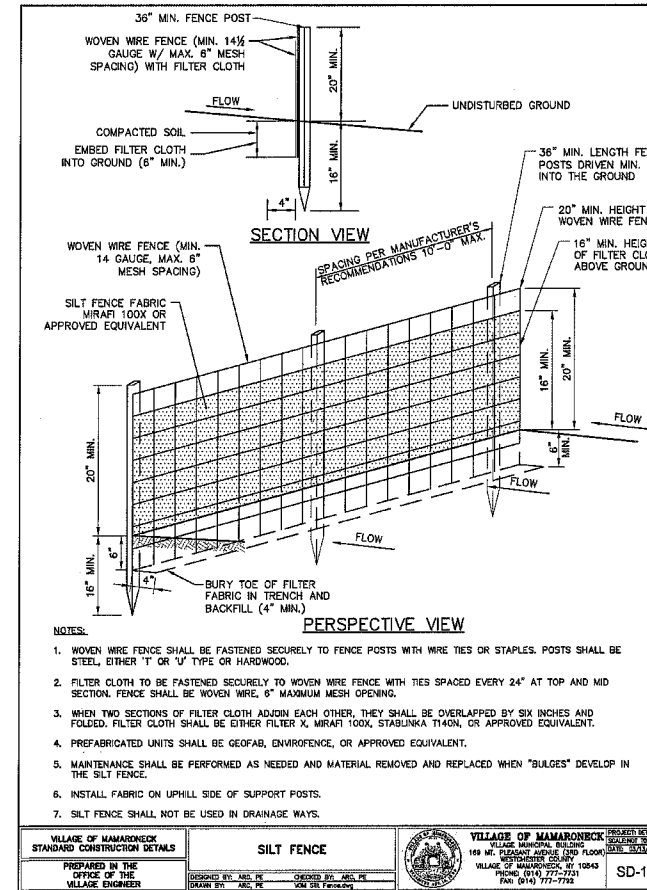
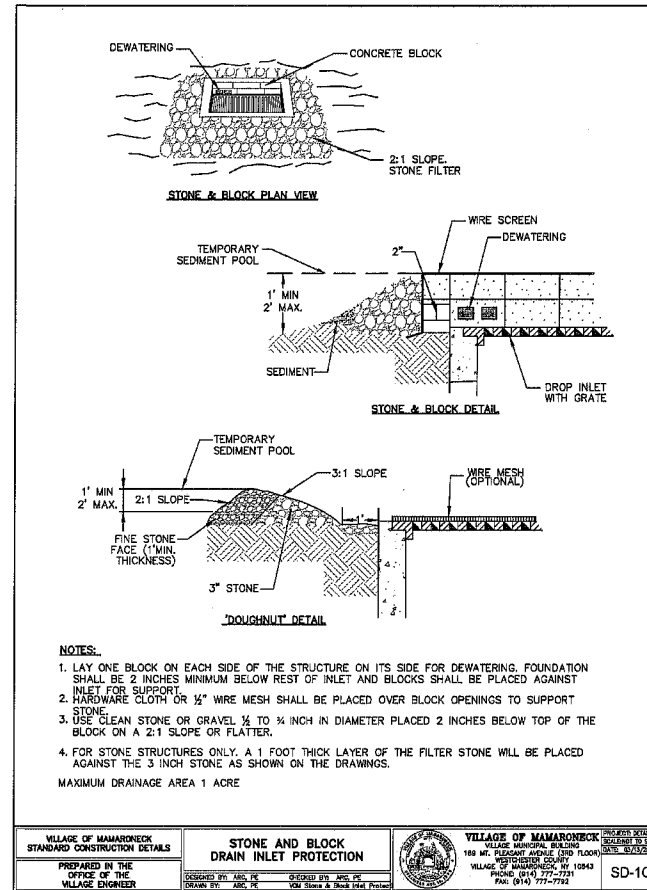
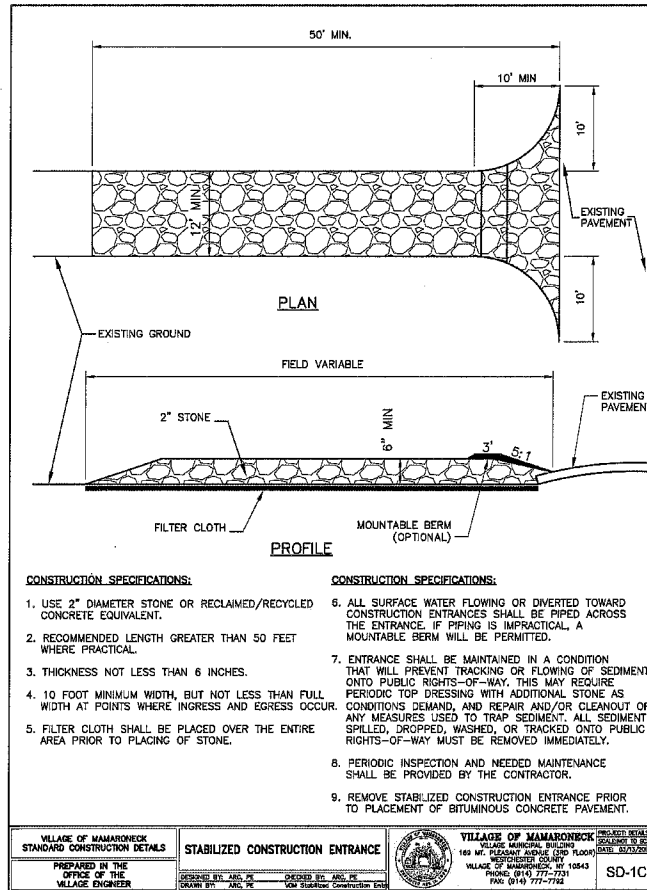
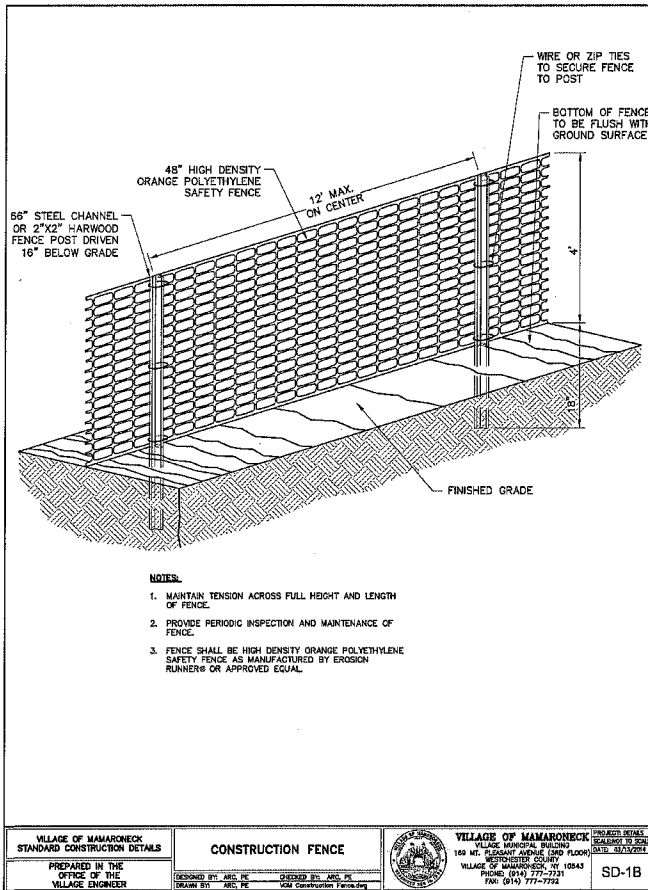
GRADING & DRAINAGE PLAN

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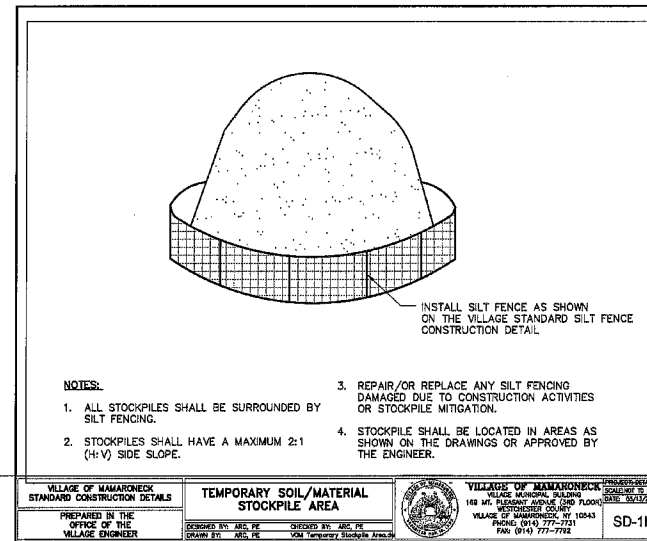
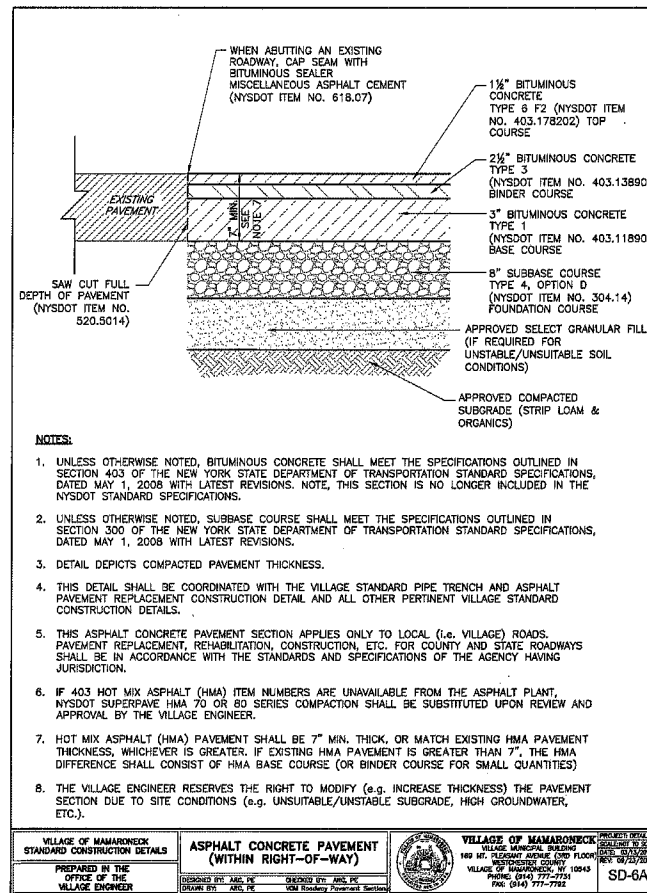
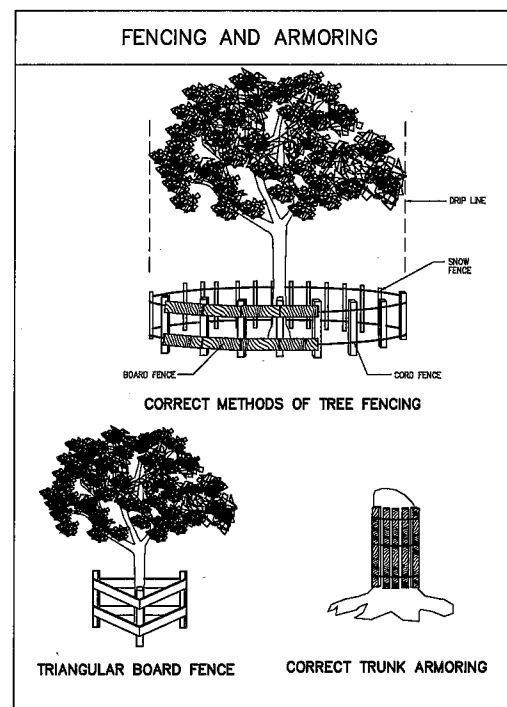
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C-5



STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

MEASURE	DATES FOR INSPECTION	TIMING, ACTIVITY, AND LOCATION
GENERAL MAINTENANCE (STORM SEWER, CATCH BASINS/ DRAIN INLETS, MANHOLES, PRE-TREATMENT DEVICE AND ATTENUATION GALLERY)	ALL	ALL STORMWATER FACILITIES SHALL BE INSPECTED IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION, AND THEN MONTHLY FOR THE FIRST THREE (3) MONTHS FOLLOWING THE COMPLETION OF THE PROJECT. WITHIN THE FIRST THREE (3) MONTHS, INSPECTIONS SHALL IMMEDIATELY BE PERFORMED FOLLOWING A LARGE STORM EVENT (I.E. PRODUCING 1/2" (ONE-HALF INCH) OF RAIN OR GREATER). THEREAFTER, THESE FACILITIES SHALL BE INSPECTED AS DESCRIBED AS FOLLOWS. UPON INSPECTION, FACILITIES SHALL BE IMMEDIATELY MAINTAINED AND/OR CLEANED AS MAY BE REQUIRED. ANY SITE AREAS EXHIBITING SOIL EROSION OF ANY KIND SHALL BE IMMEDIATELY RESTORED AND STABILIZED WITH VEGETATION, MULCH OR STONE, DEPENDING UPON EACH INSPECTION. ALL VISIBLE DEBRIS INCLUDING, BUT NOT LIMITED TO, TWIGS, LEAF AND FOREST LITTER SHALL BE REMOVED FROM THE BASIN, OVERFLOW DISCHARGE POINTS AND FRAMES AND GRATES OF DRAINAGE STRUCTURES.
SUMPS - CATCH BASIN/DRAIN INLETS AND DRAIN MANHOLES	UPON COMPLETION OF CONSTRUCTION: -ONCE A MONTH FOR THE FIRST THREE (3) MONTHS -AFTER FIRST THREE (3) MONTHS -EVERY FOUR (4) MONTHS THEREAFTER	ALL CATCH BASIN/DRAIN INLETS AND DRAIN MANHOLES WITH SUMPS HAVE BEEN DESIGNED TO TRAP SEDIMENT PRIOR TO ITS TRANSPORT TO THE INFILTRATION PRACTICE AND, ULTIMATELY, DOWNSTREAM. THESE SUMPS WILL REQUIRE PERIODIC INSPECTION AND MAINTENANCE TO ENSURE THAT ADEQUATE DEPTH IS MAINTAINED WITHIN THE SUMPS. THE OWNER, OR THEIR DAILY AUTHORIZED REPRESENTATIVE, SHALL TAKE MEASUREMENTS OF THE SUMP DEPTH. IF SEDIMENT HAS ACCUMULATED TO 1/2 (ONE-HALF) THE DEPTH OF THE SUMP, ALL SEDIMENT SHALL BE REMOVED FROM THE SUMP. SEDIMENTS CAN BE REMOVED WITH HAND-LABOR OR WITH A VACUUM TRUCK. THE USE OF ROAD SALT SHALL BE MINIMIZED FOR MAINTENANCE OF ROADWAY AND DRIVEWAY AREAS.
BAYFILTER	UPON COMPLETION OF CONSTRUCTION: -ONCE WITHIN THE FIRST SIX (6) MONTHS -AFTER FIRST SIX (6) MONTHS -EVERY TWO (2) YEARS THEREAFTER	THE BAYFILTER SYSTEM REQUIRES PERIODIC MAINTENANCE TO CONTINUE OPERATING AT ITS PEAK EFFICIENCY DESIGN. THE MAINTENANCE PROCESS COMPRISES THE REMOVAL AND REPLACEMENT OF EACH BAYFILTER CARTRIDGE AND THE CLEANING OF THE WALL OR MANHOLE WITH A VACUUM TRUCK. FOR BEST RESULTS, BAYFILTER MAINTENANCE SHOULD BE PERFORMED BY A CERTIFIED MAINTENANCE CONTRACTOR. A QUICK CALL TO AN ADS ENGINEER OR CUSTOMER SERVICE REPRESENTATIVE WILL PROVIDE YOU WITH A LIST OF RELIABLE CONTRACTORS IN YOUR AREA. WHEN BAYFILTER EXHIBITS FLOWS BELOW DESIGN LEVELS, THE SYSTEM SHOULD BE INSPECTED AND MAINTAINED AS SOON AS PRACTICAL. REPLACING A BAYFILTER CARTRIDGE SHOULD BE CONSIDERED AT OR ABOVE THE LEVEL OF THE MANHOLE.
SUBSURFACE ATTENUATION GALLERY	UPON COMPLETION OF CONSTRUCTION: -IMMEDIATELY AFTER CONSTRUCTION -EVERY SIX (6) MONTHS THEREAFTER (SPRING & FALL)	GALLERY SHALL BE INSPECTED FOR EXCESS SEDIMENT ACCUMULATION. DURING DRY WEATHER CONDITIONS, WHEN SEDIMENT HAS ACCUMULATED TO AN AVERAGE DEPTH EXCEEDING 3" (THREE INCHES), THE GALLERY SHALL BE WATER JETTED CLEAN, AND ALL ACCUMULATED SEDIMENTS SHALL BE VACUUMED OUT OR REMOVED MANUALLY. A STADIA ROD MAY BE INSERTED TO DETERMINE THE DEPTH OF THE SEDIMENT.



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

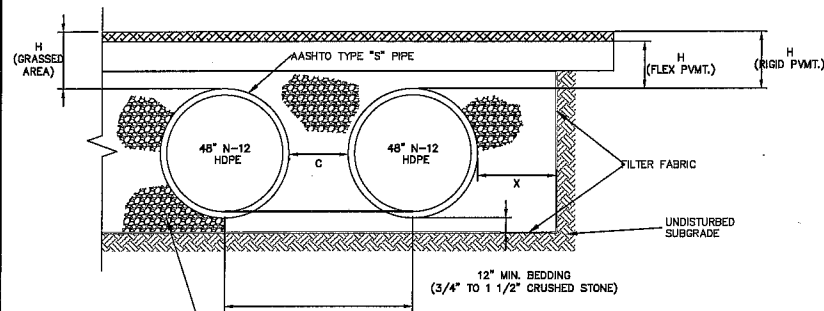
PROJECT: PROPOSED ADDITIONS & ALTERATIONS
 1 SHORE ROAD
 VILLAGE OF MAMARONECK
 WESTCHESTER COUNTY - NEW YORK

STANDARD DETAILS

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DATE: 08/20/19
 DESIGNED BY: JAL, PE
 CHECKED BY: JAL, PE
 SHEET NO. 6

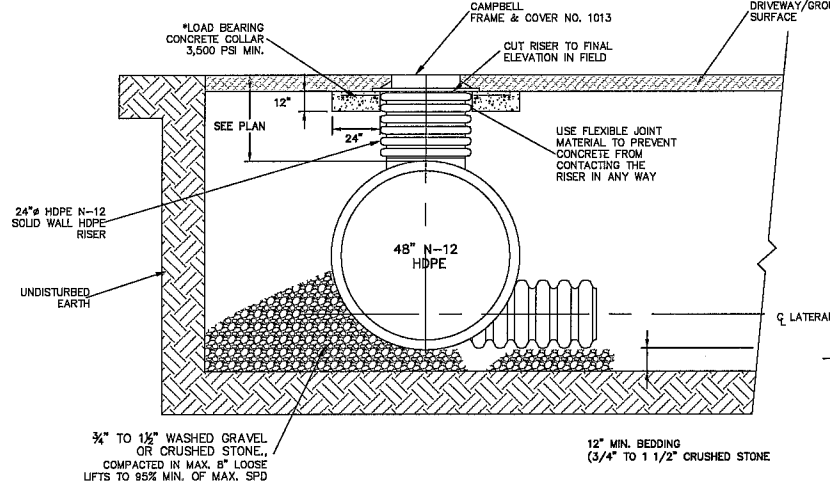
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ATTENUATION GALLERY SECTION

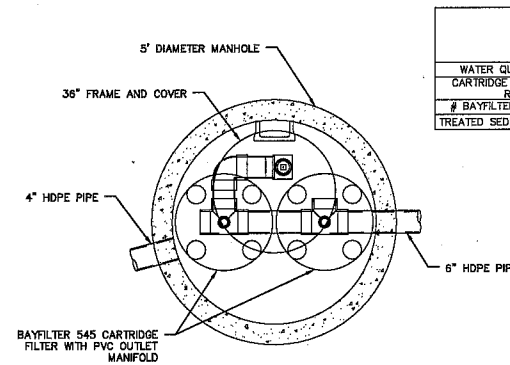
- NOTES:**
- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - THE ATTENUATION GALLERY SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
 - MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
 - FILTER FABRIC: A GEOTEXTILE FABRIC SHALL BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE 3/4" TO 1 1/2" WASHED GRAVEL OR CRUSHED STONE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 12" MINIMUM.
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE 3/4" TO 1 1/2" WASHED GRAVEL OR CRUSHED STONE. IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER OVER ALL ATTENUATION GALLERIES IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION, FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
 - ALL PIPE STUBS, ORIFICE PLATES, FITTINGS, BENDS, TEES, ETC. SHALL BE MANUFACTURED AT THE FACTORY.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "C"	TYPICAL SPACING "S"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12"	14.5"	11"	25.4"	8"	12"	12"
15"	18"	12"	28.9"	8"	12"	12"
18"	21"	17"	33.9"	9"	12"	12"
24"	28"	13"	40.7"	10"	12"	12"
30"	36"	18"	53.1"	18"	12"	12"
36"	42"	22"	63"	18"	12"	12"
42"	48"	24"	71.9"	18"	12"	24"
48"	54"	25"	78.5"	18"	12"	24"
60"	67"	24"	90"	18"	12"	24"



ACCESS MANHOLE STRUCTURE

- * LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.



BAYFILTER MANHOLE BF-60-2

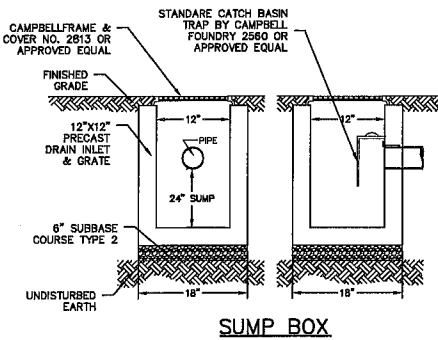
NOTES:

PRODUCTS

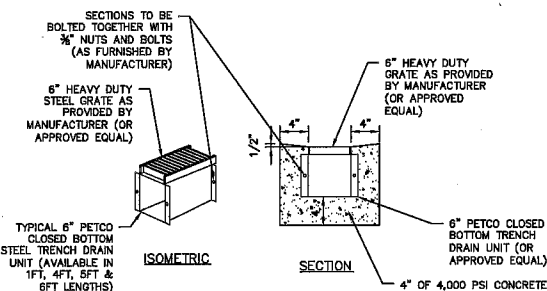
- INTERNAL COMPONENTS:** ALL COMPONENTS INCLUDING CONCRETE STRUCTURE(S), PVC MANIFOLD PIPING AND FILTER CARTRIDGES, SHALL BE PROVIDED BY BAYSAYER TECHNOLOGIES LLC, 1030 DEER HOLLOW DRIVE, MOUNT AIRY, MD (800.229.7283).
- PVC MANIFOLD PIPING:** ALL INTERNAL PVC PIPE AND FITTINGS SHALL MEET ASTM D1785. MANIFOLD PIPING SHALL BE PROVIDED TO THE CONTRACTOR PARTIALLY PRE-CUT AND PRE-ASSEMBLED.
- FILTER CARTRIDGES:** EXTERNAL SHELL OF THE FILTER CARTRIDGES SHALL BE SUBSTANTIALLY CONSTRUCTED OF POLYETHYLENE OR EQUIVALENT MATERIAL ACCEPTABLE TO THE MANUFACTURER. FILTRATION MEDIA SHALL BE ARRANGED IN A SPIRAL LAYERED FASHION TO MAXIMIZE AVAILABLE FILTRATION AREA. AN ORIFICE PLATE SHALL BE SUPPLIED WITH EACH CARTRIDGE TO RESTRICT THE FLOW RATE TO A MAXIMUM OF 45 GPM.
- FILTER MEDIA:** FILTER MEDIA SHALL BE BY BAYSAYER TECHNOLOGIES LLC AND SHALL CONSIST OF THE FOLLOWING MIX: A BLEND OF ZEOLITE, PERLITE AND ACTIVATED ALUMINA.
- PRECAST CONCRETE VAULT:** CONCRETE STRUCTURES SHALL BE PROVIDED ACCORDING TO ASTM C. THE MATERIALS AND STRUCTURAL DESIGN OF THE DEVICES SHALL BE PER ASTM C478, C857 AND C858. PRECAST CONCRETE SHALL BE PROVIDED BY BAYSAYER TECHNOLOGIES, LLC.

INSTALLATION

- SET STRUCTURE ON LEVEL SUBBASE AT ELEVATIONS SPECIFIED ON THE PLAN.
- IF ADDITIONAL SECTION(S) ARE REQUIRED, ADD A WATERTIGHT SEAL TO THE FIRST SECTION OF THE BAYFILTER VAULT. SET ADDITIONAL SECTION(S) OF THE VAULT, ADDING A WATERTIGHT SEAL TO EACH JOINT.
- INSTALL THE PVC INLET MANIFOLD.
- INSTALL THE PVC OUTLET PIPE IN BAYFILTER VAULT.
- INSTALL THE INLET PIPE TO THE BAYFILTER VAULT AT ELEVATION SPECIFIED ON PLANS.
- AFTER THE SITE IS STABILIZED, REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS FROM THE VAULT AND INSTALL THE FLOW DISKS, DRAINDOWN MODULES (IF APPLICABLE), AND THE BAYFILTER CARTRIDGES.
- PLACE FULL SET OF HOLD DOWN BARS AND BRACKETS INTO PLACE.



SUMP BOX

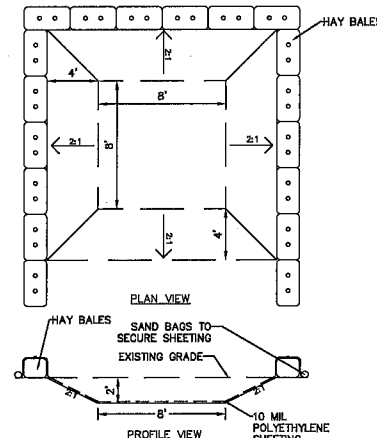


STEEL TRENCH DRAIN

- NOTES (STORM SEWER):**
- REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6" SCH. 40 @ 1.0% MINIMUM.
 - CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

SEWER CLEANOUT DETAIL (GRAVITY)

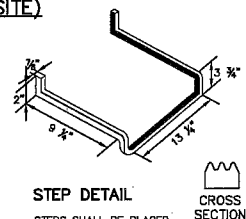
(STORM)



NOTES:

- CONCRETE WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. CONCRETE WASHOUT AREA TO BE ENTIRELY SELF CONTAINED.
- HAY BALES SHALL BE PROVIDED AROUND THE PERIMETER OF CONCRETE WASHOUT AREA FOR CONTAINMENT.
- WASHOUT AREA SHALL BE LINED WITH PLASTIC SHEETING NO THINNER THAN 10 MILS. SHEETING SHALL HAVE NO HOLES OR TEARS AND SHALL BE ANCHORED BY SAND BAGS ON ALL SIDES EXCEPT ACCESS SIDE. PLASTIC LINING TO BE REPLACED WITH EACH CLEANING.
- SIGNS SHALL BE PROVIDED AT THE CONSTRUCTION ENTRANCE AND CONCRETE AREAS INDICATING LOCATION OF WASHOUT AREA.
- WASHOUT AREA TO BE ENCLOSED IN CONSTRUCTION FENCE.
- WASHOUT AREAS TO BE INSPECTED DAILY TO ENSURE LINER IS INTACT AND ADEQUATE CAPACITY IS AVAILABLE AT ALL TIMES. WASHOUT AREAS SHALL BE INSPECTED IMMEDIATELY AFTER HEAVY RAINS, DAMAGED OR LEAKING WASHOUT AREAS TO BE DEACTIVATED AND REPAIRED IMMEDIATELY.
- CONCRETE WASTE SHALL BE REMOVED AND DISPOSED OF ONCE IT REACHES THREE-QUARTERS OF THE WASHOUT AREA'S HEIGHT. ALL WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS, REGULATIONS, AND GUIDELINES OF MUNICIPALITY.

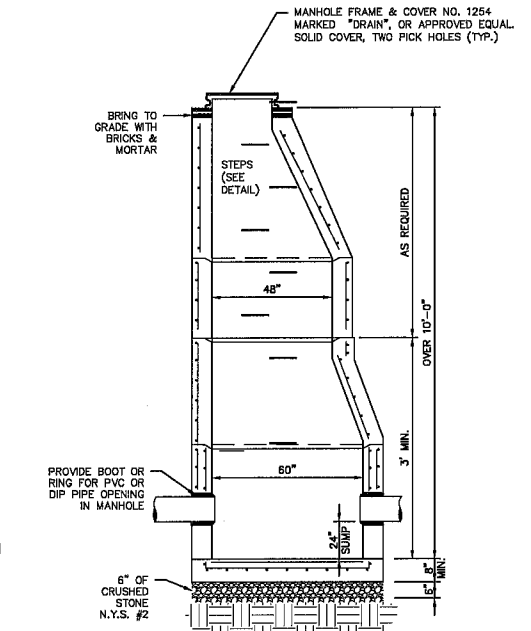
TRENCH BEDDING (ON-SITE)



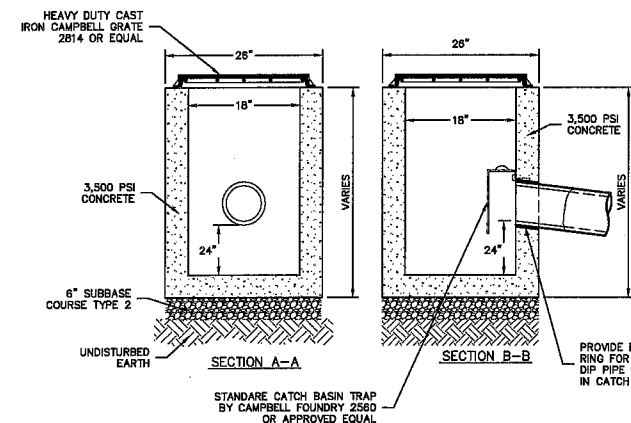
STEP DETAIL

STEPS SHALL BE PLACED APPROXIMATELY 12" ON CENTER FOR THE FULL DEPTH OF THE MANHOLE. NO STEPS WILL BE REQUIRED IN MANHOLES LESS THAN 4' DEEP.

CROSS SECTION

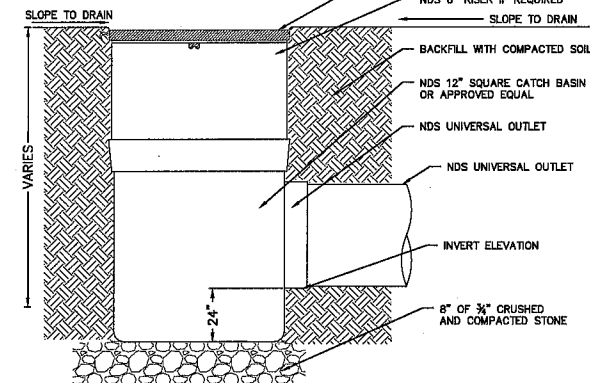


PRECAST CONCRETE DRAIN MANHOLE

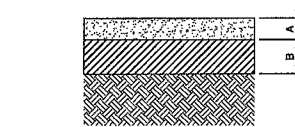


18"x18" PRECAST CONCRETE CATCH BASIN

- NOTES:**
- CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
 - DESIGN LOADING - AASHTO HS20-44
 - EARTH COVER - 0 TO 5 FEET
 - CONSTRUCTION JOINT - LAPPED



NDS SQUARE CATCH BASIN



DRIVEWAY PAVEMENT SECTION

A- 2" TOP COURSE- N.Y.S.D.O.T. ITEM, 403.178202, TYPE 6 F2
B- 4" SUBBASE COURSE- N.Y.S.D.O.T. ITEM, 304.12, TYPE 2

CONCRETE WASHOUT AREA

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

PROJECT: PROPOSED ADDITIONS & ALTERATIONS 1 SHORE ROAD VILLAGE OF MAMARONECK WESTCHESTER COUNTY - NEW YORK		
STANDARD DETAILS HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road - Suite 201 Birmahurst, New York 10523 T: 914-908-0420 F: 914-908-0388 © 2020		
Date: 08/28/19 Scale: N.Y.S. 7 Designed By: S.G. Checked By: M.S. Sheet No.	C-7	

2

RECEIVED
APR 21 2017

EXTRACT OF MINUTES OF A REGULAR MEETING OF THE HARBOR AND COASTAL ZONE
MANAGEMENT COMMISSION OF THE VILLAGE OF MAMARONECK HELD ON APRIL 19, 2017 AT
7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK

VSM Clerk
Treasurer

**HARBOR & COASTAL ZONE MANAGEMENT COMMISSION
CONSISTENCY RESOLUTION**

8 Oak Lane

WHEREAS, Jeffrey and Victoria Maggard ("Applicants") applied to the Planning Board for wetlands permit approval for construction of an addition to an existing home, installation of a new underground swimming pool, removal of a tennis court and related site work in a tidal wetlands buffer for property located at 8 Oak Lane in the Village of Mamaroneck ("Premises") with plans (i) SD-01, SD-02, SD-03 dated 2/1/17 by Michael Quadagno, PE, (ii) T-100, A-200, A-201 dated 7/14/16 and revised 2/1/17 by Rex Gedney, RA, (iii) S-1, S-2, S-3 dated 1/31/17 and revised on 2/1/17 by Sean Jancski and C-101, C-102, C-111, C-112 dated 1/30/17 by Alan L. Pilch, PE and with additional information and revised drawing sheets provided in a submission dated April 4, 2017 by Applicants' consultant Daniel S. Natchez, received on April 6, 2017 ("Project"); and

WHEREAS, after having classified the proposed home addition as a Type II action requiring no further action under the State Environmental Quality Review Act ("SEQRA"), the Planning Board referred the Applicants to the Commission to review consistency with the Village of Mamaroneck's Local Waterfront Revitalization Program ("LWRP") pursuant to Village Code §240-29; and

WHEREAS, the Applicants submitted an application for a consistency determination and supplemental documentation for the Project and appeared at hearings held at the March 15, 2017 and April 19, 2017 Commission meetings; and

WHEREAS, the Commission has reviewed and considered the Coastal Assessment Form, application materials, and correspondence and memoranda submitted to the Commission by its consultants, the Applicants and the public at the March 15, 2017 and April 19, 2017 meetings for the purpose of determining Project consistency with the LWRP; and

WHEREAS, the Commission, based upon review of the application, including the Environmental Assessment Form, and all other relevant materials confirms this Project is a Type II action requiring no further action under SEQRA.

On motion of Mr. LaFollette, seconded by Ms. Bienstock-Cohen:

THEREFORE BE IT RESOLVED that the Commission has completed its review and evaluation of said application, including the Coastal Assessment Form, and after conferring with its consultants has determined that the Project will not substantially advance any LWRP policies, but will not substantially hinder the achievement of any LWRP policies. Therefore there is no obstacle to a finding of consistency with the LWRP.

The motion passes:

Ayes: Mr. Glattstein, Ms. Goldstein, Mr. LaFollette, Mr. Neuringer, Ms. Bienstock-
Cohen
Nays: Ms. Roney
Abstain: None
Absent: Ms. Michels

April 19, 2017



Cindy Goldstein, Chairperson HCZMC



MEMORANDUM

RECEIVED

By Planning, Zoning, HCZMC [REDACTED], Feb 23, 2017

TO: Mr. Lee Wexler, Planning Board Chair
CC: Members of the Planning Board
Mr. Bob Galvin, AICP, Consulting Village Planner
Mr. Dan Gray, Village Building Inspector
FROM: Hugh J. Greechan, P.E., Consulting Village Engineer
DATE: February 23, 2017
RE: 8 Oak Lane
Site Plan Review for Wetlands Permit

The purpose of this memorandum is to provide the Planning Board with a summary of our review of the initial application documents received related to the proposed improvements at 8 Oak Lane, located in the Village of Mamaroneck, New York. The application proposes the removal of an existing asphalt tennis court, an addition to the existing house, a new in ground swimming pool, replacement of the existing septic tank, and associated site work and stormwater management improvements within the property. This review was focused on the engineering design and the associated Village Code requirements in accordance with the following:

- Village of Mamaroneck Code, Chapter 294 *Stormwater Management and Erosion and Sediment Control*, and other sections, as applicable.
- New York State Department of Environmental Conservation (NYSDEC) *Stormwater Management Design Manual*, last revised January 2015.
- *New York State Standards and Specifications for Erosion and Sediment Control*, dated August 2015.

DOCUMENTS REVIEWED

- Cover letter prepared by Daniel S. Natchez and Associates, Inc., dated February 2, 2017.
- Stormwater Pollution Prevention Plan (SWPPP) prepared by Alan Pilch, P.E. dated February 1, 2017.
- Site Civil Engineering Drawings by ALP Engineering, including:

Sheet Name	Last Dated	Sheet Name	Revision Date
Stormwater Management Plan C-101	1/30/17	Construction Details C-111	1/30/17
Erosion and Sediment Control Plan C-102	1/30/17	Construction Details C-112	1/30/17

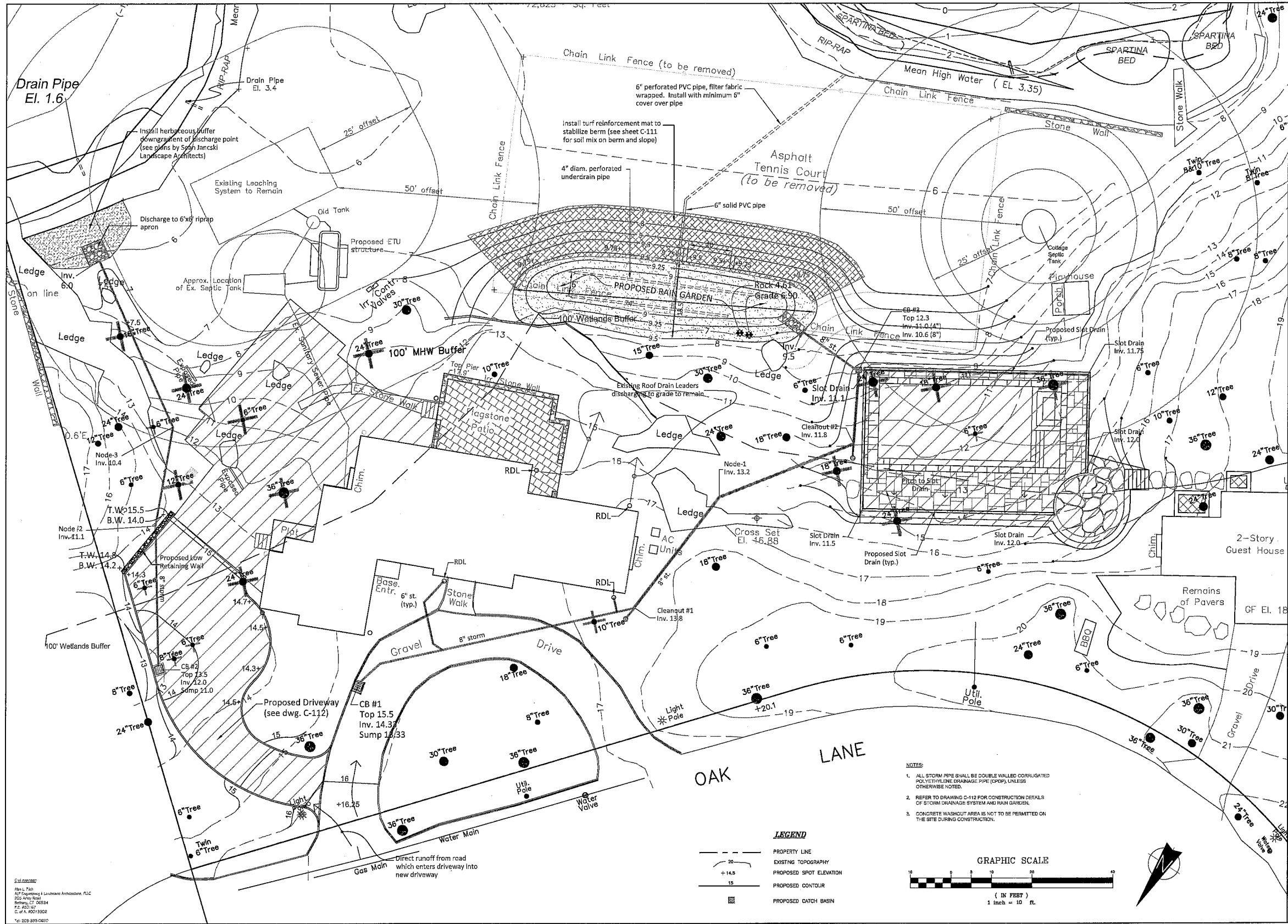
DISCUSSION

The proposed work is located within Flood Hazard Zone AE as designated by FEMA and most of the proposed work is located within the regulated 100-foot Freshwater Wetlands Buffer. The proposed work also involves filling within the regulated 100-foot Freshwater Wetlands Buffer and flood zone.



The following is a summary of our comments at this time. It should be noted that additional comments may be added upon receipt of further information:

1. The Applicant shall delineate the roof and other areas that are tributary to the proposed rain garden.
2. The Applicant shall clarify and indicate on the plans how stormwater runoff from existing and proposed roof areas will be routed and managed at the site.
3. The Applicant shall provide a cross sectional detail of the proposed driveway on the plans. The detail shall indicate proposed material(s), thicknesses, and required preparation.
4. The Applicant shall revise the grading on Sheet C-101 to show how the proposed swale leading to the proposed rain garden should be constructed. In addition, the Applicant shall include a detail of this swale on the plans and provide calculations demonstrating that it is designed to convey the anticipated peak flows from the 100-year storm without eroding or overflowing.
5. The proposed raingarden does not include an emergency spillway or underdrains. The Applicant shall include an armored overflow and provide design calculations demonstrating that the overflow and swales are capable of conveying design overflows. Alternatively, the Applicant may include underdrains leading to a discharge pad and provide design calculations demonstrating that the proposed raingarden will not overflow. If infiltration is claimed as means of overflow control, then percolation test results and calculations shall be provided to demonstrate that infiltration rates will prevent overflow of the proposed rain garden basin.
6. The Applicant shall include details of the proposed discharge stone pads on the plans. In addition, design calculations shall be provided demonstrating that the proposed stone pads are sized to dissipate peak flows without eroding. Design shall be completed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
7. The Applicant shall consider the installation of a drainage manhole or basin at the southwest corner of the existing property where the storm pipes are shown to intercept on Sheet C-101. The purpose of the manhole or basin is to facilitate the connection, cleaning and maintenance of the pipes.
8. The Applicant shall demonstrate that the proposed drainage pipes are adequately sized for conveyance of anticipated peak flows and that appropriate pipe cover is provided.
9. The letter by Daniel S. Natchez and Associates indicates that the proposed septic remediation work has been approved by the Westchester County Health Department. The Applicant shall furnish a copy of this approval.



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ENVIRONMENTAL CONSULTANT:
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Phone: (914) 684-0018
SEPTIC SYSTEM DESIGN:
SITES Remediation & Technologies, Inc.
P.O. Box 404
Stormville, NY 12582

ISSUED:
Rev. as per Village Engineer
comments 03/03/2017
Rev. as per 100' Wetlands
commissioner comments 03/12/2017

OWNERSHIP AND USE OF DOCUMENTS
UNAUTHORIZED ALTERATIONS AND ADDITIONS TO
THIS DRAWING IS A VIOLATION OF SECTION 2000 OF
THE NEW YORK STATE EDUCATION LAW.
No part of these drawings shall be copied, disclosed to others
or used in connection with any work or project other than for
which they have been prepared without the express written
consent of the Engineer who prepared the drawings.



PROJECT NAME:
MAGGARD PROPERTY
8 Oak Lane
Village of Mamaroneck, New York
ENGINEER:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
205 Aunity Road, Bethany, Connecticut 06524
Tel: (203) 393-0690 Fax: (203) 393-0196
email: evan.associates@alp-engineer.com

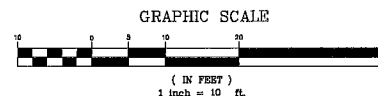
Drawing Title:
Stormwater Management Plan
Date: January 30, 2017
Dwn. by: alp
ID: Base Map_1_19_17_1-30-2017

C-101

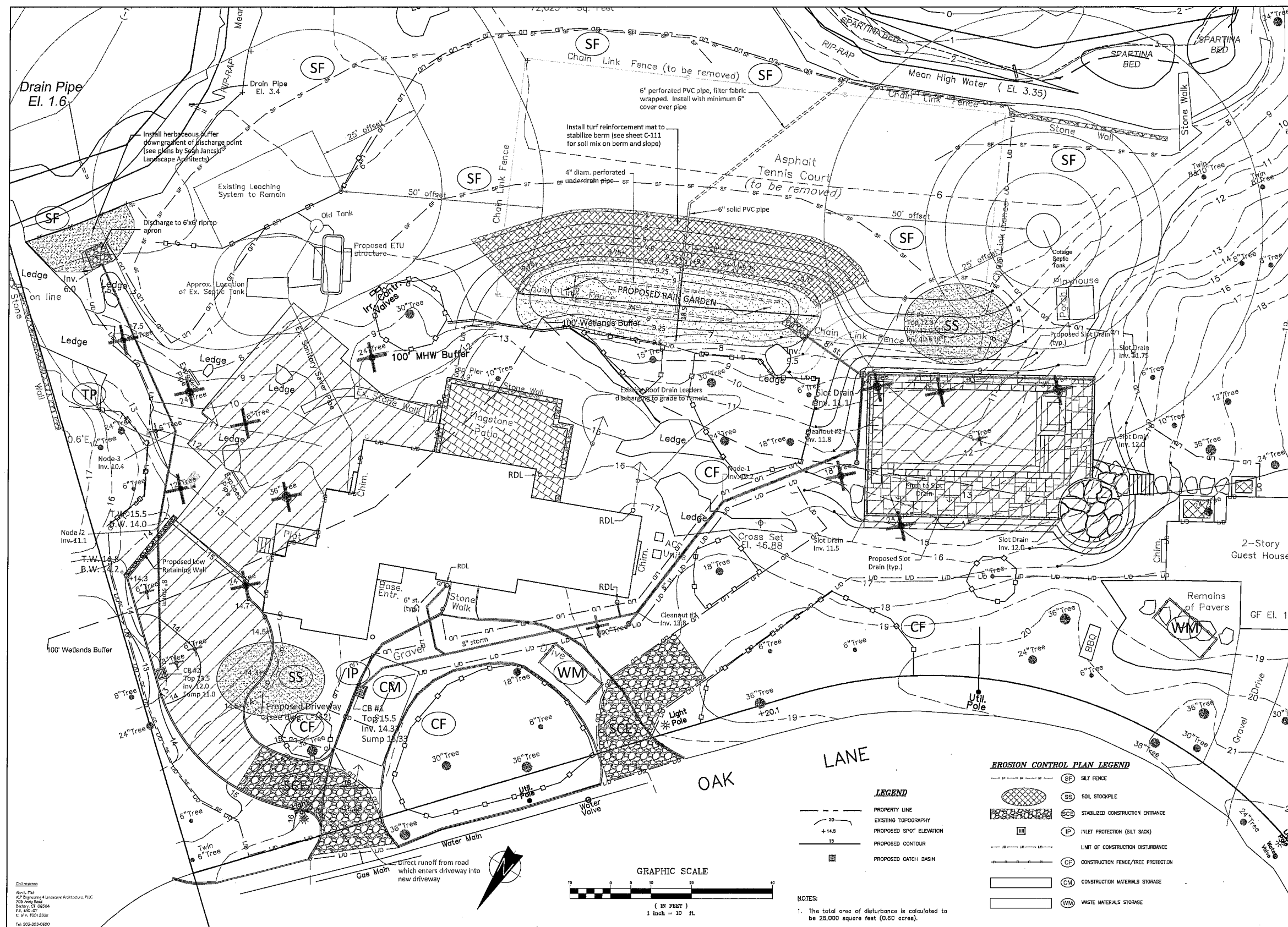
- NOTES:
1. ALL STORM PIPE SHALL BE DOUBLE WALL CORrugATED POLYETHYLENE DRAINAGE PIPE (CROP), UNLESS OTHERWISE NOTED.
 2. REFER TO DRAWING C-112 FOR CONSTRUCTION DETAILS OF STORM DRAINAGE SYSTEM AND RAIN GARDEN.
 3. CONCRETE WASHOUT AREA IS NOT TO BE PERMITTED ON THE SITE DURING CONSTRUCTION.

LEGEND

- PROPERTY LINE
- EXISTING TOPOGRAPHY
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED CATCH BASIN



Drawn by:
RPL: Tish
RPL Engineering & Landscape Architecture, PLLC
205 Aunity Road
Bethany, CT 06524
P.E. #201-07
C.E.A. #00119024
Tel: (203) 393-0690



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SEPTIC SYSTEM DESIGN:
STES Remediation & Technologies, Inc.
P.O. Box 404
Stormville, NY 12582

ISSUED:

Rev. as per dwp. C-101 03/03/2017

Rev. as per HCDM commission consultant comments 03/12/2017

OWNERSHIP AND USE OF DOCUMENTS

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SEAL:

PROJECT NAME:
MAGGARD PROPERTY
8 Oak Lane
Village of Mamaroneck, New York

ENGINEER:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
208 Amity Road, Bethany, Connecticut 06524
Tel: (203) 393-0600 Fax: (203) 393-0196
email: alan@alpengineering.com

Drawing Title:
Erosion & Sediment Control Plan

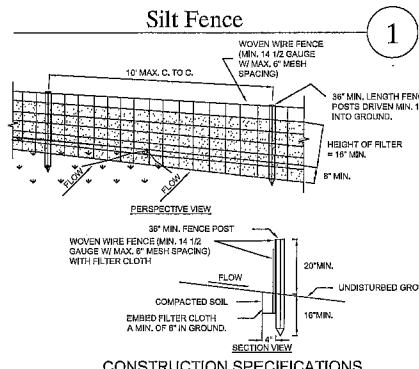
Date: January 30, 2017

Dwn. by: alp

ID: Base Map_1_19_17_1-30-2017

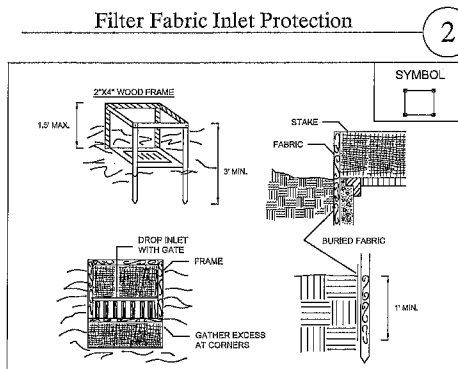
C-102

Collaborator:
Alan L. Pilon
ALP Engineering & Landscape Architecture, PLLC
208 Amity Road
Bethany, CT 06524
P.O. Box 427
C. of A. 02013-0027
Tel: 203-393-0200



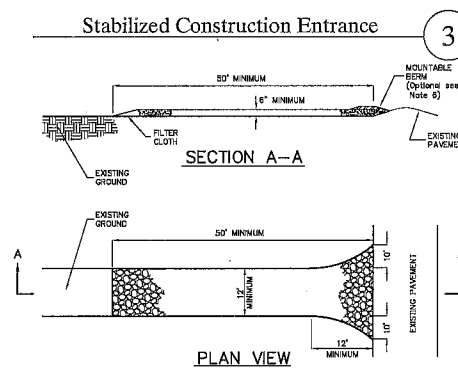
- CONSTRUCTION SPECIFICATIONS**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND BOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRA1 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATIONAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

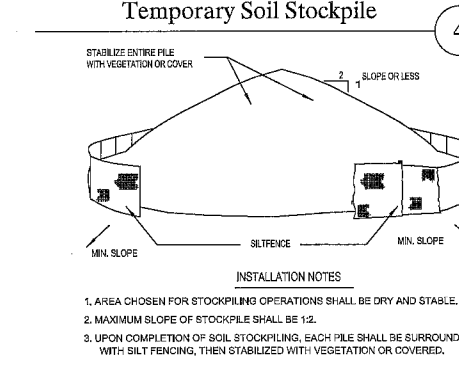


- CONSTRUCTION SPECIFICATIONS**
1. FILTER FABRIC SHALL HAVE AN EDGE OF 40-45% OVERLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT, METAL WITH A MINIMUM LENGTH OF 3 FEET.
 4. DRAINAGE STAKES TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION DISTANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DISPERSED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 7. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND MUCH DRAINAGE INTO AN APPROVED SEDIMENT TRAP DEVICE.
 8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE
NATIONAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



- NOTES:**
1. STONE SIZE - USE 1/2" - 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM 7' SINGLE ENTRANCE TO SITE.
 5. FILTER CLOTH - TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION DISTANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
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 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



- INSTALLATION NOTES**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

U.S. DEPARTMENT OF AGRICULTURE
NATIONAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

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ISSUED:

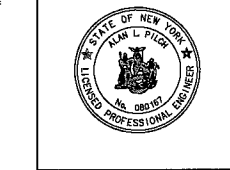
Resubmission to Village: 03/03/2017
Rev. as per HC2M commission consultant comments: 03/12/2017

OWNERSHIP AND USE OF DOCUMENTS

UNAUTHORIZED ALTERATIONS AND ADDITIONS TO THE DRAWINGS IS A VIOLATION OF SECTION 7206(2) OF THE NEW YORK STATE EDUCATION LAW.

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SEAL:



CONSTRUCTION SEQUENCE NARRATIVE

All erosion and sedimentation control measures and procedures shall comply with the New York State Department of Environmental Conservation's Erosion and Sedimentation Control Standards and Specifications for Erosion and Sediment Control, latest edition. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.

Land disturbance shall be kept to a minimum. Reestablishment shall be scheduled as soon as practicable.

Notify all appropriate authorities (i.e., Village of Mamaroneck Building Department - Telephone: (914) 777-7731) at least 48 hours prior to the commencement of site work.

Identify Disturbance Limits - Identify the limits of the areas to be disturbed within the property in accordance with the drawings. The limits of disturbance may be referenced on drawing C-102.

Call Dig Safe New York - Verify all existing underground and overhead utilities prior to any construction activity by calling Dig Safe New York and conducting ones own due diligence.

CONSTRUCTION SEQUENCE

1. Install the Erosion and Sediment Control Measures and Tree Protection Measures - In accordance with the plans, install the stabilized construction entrances as depicted on this drawing. Install silt fence as per the instructions of the manufacturer and as shown on the construction details.

Silt fence shall be installed, in general, parallel to the contour. Where one length of silt fence ends and another begins, provide a minimum 10 foot overlap. Additional silt fences may be placed in the field as the discretion of representatives of the approving authorities. Silt fence shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.

Install tree protection measures as delineated on the drawings to protect the existing vegetation to remain during construction.

All erosion control measures shall be installed prior to any construction activity, and periodically monitored throughout all phases of construction for proper function and structural integrity. Perform maintenance and repairs as necessary.

2. Tree Excavation and Heavy Equipment Construction Preparation - Prepare the building pad area for the house according to be constructed on the lot. This will include excavation for the construction of the footings and foundation, and the temporary stockpiling of soil excavated for the house. Stockpile topsoil and soil removed during excavation and protect the stockpile in the location(s) shown on the drawings and in accordance with the erosion and sediment control Plan and maintain the silt fence protection until all disturbed areas which drain to it is stabilized.

3. House Construction and Site Improvements Construction - Construct the house addition in accordance with the architect's plans. Install subbase aggregate for the driveway to limit the soil erosion potential during the construction period.

4. Excavate and Grade for Rain Garden - Excavate the area where the rain garden is proposed to be installed. Install the storm drainage system from the discharge point to the rain garden to the catch basin (C-14), and do not permit runoff to enter the rain garden until such time as the ground surface within the drainage area to the rain garden is stabilized. After the installation of catch basins, install the silt fence protection as delineated on the Erosion and Sediment Control Plan and maintain the silt fence protection until all disturbed areas which drain to it is stabilized.

5. Prepare the Disturbed Area for Final Stabilization and Planting - Clean up all residual site debris and filter and prepare all disturbed areas not to be landscaped for topsoiling and seeding and/or planting. All areas not planted as trees or shrubs are to be seeded with the permanent grass seed mix noted in the specifications prepared by the project landscape architect. The final paving of the driveway may also proceed at this time. Erosion control measures shall be installed and maintained until the disturbed areas are stabilized. Erosion control measures shall be installed and maintained until the disturbed areas are stabilized. Erosion control measures shall be installed and maintained until the disturbed areas are stabilized.

6. Clean Out Storm Drainage System - Clean out the storm drainage pipe and the catch basin which convey runoff to the rain garden. At the time, with the final stabilization of the site, the connection to the rain garden may be made.

7. Install Rain Garden Planting - Install the plant materials in the rain garden and rest of the property in accordance with the landscape plan and the construction details.

8. Remove the erosion control measures only after full vegetative stabilization occurs on the site.

MAINTENANCE SCHEDULE FOR PERMANENT MEASURES

Maintenance of stormwater management facilities is described below for each stormwater management practice and component of the stormwater collection and conveyance system.

CATCH BASINS AND STORM DRAINAGE PIPES

Catch basin maintenance shall be the responsibility of the Property Owner.

1. Description: Catch basins have sumps to allow sediment and debris to drop out before the water exits this drainage junction. Storm pipes normally need maintenance.

2. Maintenance Measures Include:

- (i) Clean out and dispose of sediment and debris from sump. If there is less than 12" between top of sediment and invert of pipe.
- (ii) Trees or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.

3. Inspection:

- (i) Annual visual check for sediment accumulation is usually sufficient.
- (ii) Recommend using tools to open cover, flashlight and dipstick for inspection of deep water quality catch basins.
- (iii) Check that the grate is sitting flush on the structure, and that there are no holes or cracks in the pavement or ground adjacent to the catch basin.

RAIN GARDEN

1. Description: Rain garden is a stormwater management practice intended to manage and treat small volumes of stormwater runoff from impervious surfaces using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression.

2. Maintenance:

- (i) Routine maintenance may include the occasional replacement of plants, mulching, weeding and pruning to maintain the desired appearance.
- (ii) Weeding and watering are essential the first year, and can be minimized with the use of a weed-free mulch layer. Re-mulch annually.
- (iii) Stormwater and landscape maintenance best practices regarding the purpose and maintenance requirements of the rain garden, such as the desirable aspects of ponded water are recognized and maintained.
- (iv) Keep plants pruned if they start to get "leggy" and floppy. Cut off old flower heads after a plant is done blooming.
- (v) Inspect for sediment accumulations or heavy organic matter when runoff enters the rain garden and remove as necessary. The top few inches of planting soil shall be removed and replaced when water ponds for more than 48 hours. Re-mulch following such removal.
- (vi) Check for erosion and repair in the berm on the downgradient side of the rain garden and repair any erosion as soon as possible. If this continues, a harder armoring of stone may be necessary.
- (vii) Make sure all appropriate elevations have been maintained, no settlement has occurred and no low spots have been created.

MAINTENANCE SCHEDULE FOR TEMPORARY EROSION CONTROL MEASURES

Silt Fence: Maintenance shall be performed as needed and material removed when bulges develop in the silt fence. Inspection for physical damage to the silt fence material shall be made during the weekly inspection. If silt fence shows signs of decomposing or is damaged, it shall be repaired immediately. Typically, this entails installing a new line of silt fence adjacent to the damaged line.

Inlet Protection: The barrier should be inspected after each rain event and repairs made where needed. Remove sediment as necessary to provide for accurate storage volume for subsequent rains. Upon stabilization of contributing drainage area, remove all materials and any variable soil and dispose of properly.

Stabilized Construction Entrance: The effective life of a stabilized construction entrance may be limited by excessive sediment deposition, unless additional aggregate is added periodically to remove the surface. Maintenance includes periodic top dressing with additional aggregate. All sediment spilled, dropped or washed into the public right-of-way must be removed immediately.

Periodic inspection of the stabilized construction entrance and nearby public rights-of-way shall be performed within 24 hours of the end of a storm event of 0.5 inches or greater and following periods of heavy rain.

Tree Protection Check on at least a weekly basis that the construction fence and/or tree protection has not been damaged by construction activities.

Soil Stockpiling: Perimeter sediment controls around each stockpile to consist of silt fence installed in accordance with the standards delineated above. The silt fence shall be maintained as noted above. Stockpiles and fill areas shall be inspected at least weekly for signs of erosion or problems with plant establishment.

SUMMARY OF MAINTENANCE TASKS

STORMWATER MANAGEMENT PRACTICE	MAINTENANCE ACTIVITY	FREQUENCY	RESPONSIBILITY
RAIN GARDEN	Inspect if side slopes areas of the facility are eroding	Inspect annually	Property Owner
	Apply mulch to bare or void areas	Inspect annually	Property Owner
	Removing mulch and applying a new layer to prevent weed growth	Inspect annually	Property Owner
	Remove invasive plants	Inspect annually; remove invasive plants promptly	Property Owner
	Sediment removal	Inspect annually; observe if runoff water is present above the surface for more than 24 hr after rain event	Property Owner
CATCH BASINS	Remove sediment from sump	Inspect annually	Property Owner
	Check integrity of structure	Inspect annually	Property Owner

NOTES ON CONCRETE WASHOUT:

IT IS THE PREFERENCE OF THE VILLAGE THAT THERE BE NO CONCRETE WASHOUT ON THE PROPERTY DURING CONSTRUCTION.

The New York State Standards and Specifications for Erosion and Sediment Control (July 2016) notes the following: Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and forms.

Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

Design Criteria: Capacity: The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the expansion of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 6 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Use: All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural aspenure except at the access point. If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be steel based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

Maintenance: All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be decontaminated and repaired or replaced immediately. Leaking material that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip. Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site. The disposal of the hardened material off-site in a construction/demolition landfill. On-site disposal shall not be permitted.

The plastic liner shall be replaced with each cleaning of the washout facility. Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

Soil Restoration (Disturbed Areas Stabilization Protocol)

As is noted above, soil restoration is a required practice applied across areas of a development site where soils have been disturbed and will be vegetated or otherwise stabilized. Soil restoration is applied in the cleanup, restoration, and landscaping phase of construction followed by the permanent establishment of an appropriate, deep-rooted groundcover to help maintain the restored soil structure.

According to the protocols of the 2010 Stormwater Management Design Manual, during periods of relatively low to moderate subsurface moisture, the disturbed species are returned to rough grade and the following Soil Restoration steps applied:

- 1) Apply 3 inches of compost over subsoil.
- 2) Till compost into subsoil to a depth of at least 12 inches using a cat-scraper ripper, tractor-mounted disc, or tillage, mixing, and cultivating air and compost into subsoil.
- 3) Top-spread until uniform straw/straw-mulch materials of four inches and larger size are cleaned off the site.
- 4) Apply topsoil to a depth of 6 inches.
- 5) Vegetate as required by approved plan.

At the end of the soil restoration procedure, an Inspector should be able to push a 3/8" metal bar 12 inches into the soil just with body weight.

Temporary Critical Area Plantings (Temporary Seeding)

When to Apply - Temporary seeding may be necessary on construction sites to protect an area, or section, where final grading is complete, when preparing for winter work shutdown, or to provide cover when permanent seedings are likely to fail due to mid-summer heat and drought. The intent is to provide temporary protection over spring temporary shutdown of construction and while waiting for optimal planting time.

Water management practices must be installed as appropriate for site conditions. The area must be rough graded and slopes physically stable. Large debris and rocks are usually removed. Seeded must be seeded within 24 hours of disturbance or modification of the soil surface will be necessary prior to seeding. Fertilizer and lime are not typically used for temporary seedings.

If it is spring, summer or early fall, then seed the area with ryegrass (annual or perennial) at 30 lb per acre (approximately 0.7 lb/1000 sq. ft. or use 1 lb/1000 sq. ft.).

If it is late fall or early winter, then seed with Certified "Arson-resistant" winter ryegrass (perennial type) at 100 lb per acre (2.0 lb/1000 sq. ft.).

Any seeding method may be used that will provide uniform application of seed to the area and result in relatively good seed to seed contact.

Mulch the seeded area with hay or straw at 2 tons/acre (approx. 60 lb/1000 sq. ft. or 2 bales). Quality of hay or straw mulch allowable will be determined based on long term use and visual concerns. Mulch anchoring will be required where wind or areas of concentrated water are of concern. Wood fiber (hydromulch) or other sprayable products approved for erosion control (rylen web or mesh) may be used if applied according to manufacturer's specification. Caution is advised when using nylon or other synthetic materials. They may be difficult to remove prior to final seeding.

PERMANENT LAWN AREAS

NOTE REGARDING USE OF FERTILIZER ON THE PROPERTY: In accordance with Article XXVI, Restrictions on the Application and Sale of Lawn Fertilizer within the County of Westchester, Section 262.10, no person shall apply any lawn fertilizer within the County that is labeled as containing more than 0% phosphorus or other compound containing phosphorus, such as phosphate, except for newly established turf or lawn areas during their first growing season. The lawn fertilizer application shall not contain an amount of phosphorus exceeding the amount and rate of application recommended in the soil test evaluation report. If the soil test evaluation report indicates any lawn fertilizer within the County that is labeled as containing more than 0% phosphorus or other compound containing phosphorus, such as phosphate, no person shall apply lawn fertilizer within the County between December 1st and April 1st, nor apply lawn fertilizer to any impervious surface. If such application occurs, the fertilizer must be immediately contained and either legally applied to turf or placed in an appropriate container. Finally, no person shall apply lawn fertilizer to any turf or lawn area within twenty (20) feet of any surface water, except that this restriction shall not apply where a continuous natural vegetative buffer, at least ten (10) feet wide, separates a turf or lawn area and surface water.

Time of Planting - Lawn plantings is preferred. Seed after August 15, in the spring, plant until May 15. If seeding is done between May 15 and August 15, irrigation may be necessary to ensure a successful seeding.

Site Preparation - Disturbed soil areas are to be restored to the procedures of the Soil Restoration (Disturbed Areas Stabilization Protocol) above.

of the Soil Restoration (Disturbed Areas Stabilization Protocol) above.

Lawn Planting and Installation - Use a multipurpose type seeder if possible. Seed to a depth of 1/4 to 1/2 inch. If seed is to be broadcast, mulch or roll after seeding. If hydroseeded, lime and fertilizer may be applied through the seeder, and rolling is not practical.

Mulching - Mulch all seedings in accordance with Standards and Specifications for Mulching. Small grain straw is the best material. The following are the recommended seed rates from Section 5, Vegetative Measures for Erosion and Sediment Control from the New York State Standards and Specifications for Erosion and Sediment Control, latest edition.

Seed Rates for Sunny sites (well, moderately well, and somewhat poorly drained soils)

a. Atlantic fields and similar areas	1 lb/1000 sq. ft.	1 lb/acre
50% Kentucky bluegrass blend	0.4-0.8	100-198
50% perennial ryegrass	0.8-0.8	50-97
	0.8-0.8	100-176

OR (for southern and eastern NY)

50% Kentucky bluegrass	1 lb/1000 sq. ft.	1 lb/acre
50% perennial ryegrass	0.4-0.8	60-88
	0.8-0.8	100-176

Shady dry sites (well to somewhat poorly drained soils)

50% Kentucky bluegrass	1 lb/1000 sq. ft.	1 lb/acre
50% perennial ryegrass	0.4-0.8	174-149
50% Kentucky bluegrass blend	0.8-0.7	26-53
	0.8-0.8	50-97
	0.8-0.8	174-220

OR

50% blend of shade-tolerant Kentucky bluegrass	2.4-0.2	100-100
50% perennial ryegrass	0.8-0.8	88-97
	0.8-0.8	150-176

OR

100% Tall Fescue, Turf-type, fine leaf	0.4-0.8	100-200
--	---------	---------

Fertilizer Application in the First Year - Apply fertilizer as indicated by test results. The approved hydro-seeding machine with fan-type nozzle (80-degree tip) whatever possible to achieve best seed coverage. Apply from opposite directions to assure 100% soil surface coverage. Some interruption devices or water diversion techniques are recommended according to the slope rates indicated in the table on the back. To ensure proper application rates, measure and strike area. For maximum performance, apply in a two-step process. 1. Apply specific grass seed and fertilizer separately along with 50% of seed with a small amount of 50% 50% 50% or 50% 50% for visual seeding. 2. Mix balance of seed and apply 50% 50% 50% or 50% 50% at a rate of 50 pounds per 100 gallons (see mixing section on the back for details) of water over freshly seeded surfaces. See loading chart on the back and confirm loading rates with manufacturer. Do not leave seeded surface unprotected, especially if precipitation is imminent. C. Fill 1/3 of seedbed with water. If the seedbed is not fully covered, add water and mix. Increase mixing time when applying in solid conditions. This is very important to ensure proper seed-to-soil contact and to ensure proper seed-to-soil contact. 1. Add fertilizer. 2. Shut off recirculation valve to minimize potential for air entrainment within the slurry. 3. Allow the mixture to start applying with a 50-degree fan tip nozzle. 4. Spray opposite directions for maximum seed coverage.

5. Rebound or site conditions. 50% 50% 50% or 50% 50% may be applied in a one-step process where all components may be mixed together in single tank loads. Consult with manufacturer for further details.

*Do not add toxicifiers or polymers.

PROJECT NAME:

MAGGARD PROPERTY
8 Oak Lane
Village of Mamaroneck, New York

ENGINEER:
ALAN L. PILON
A PROFESSIONAL ENGINEER
IN THE STATE OF NEW YORK
LICENSE NO. 080718

DATE: January 30, 2017

Dwn. by: alp

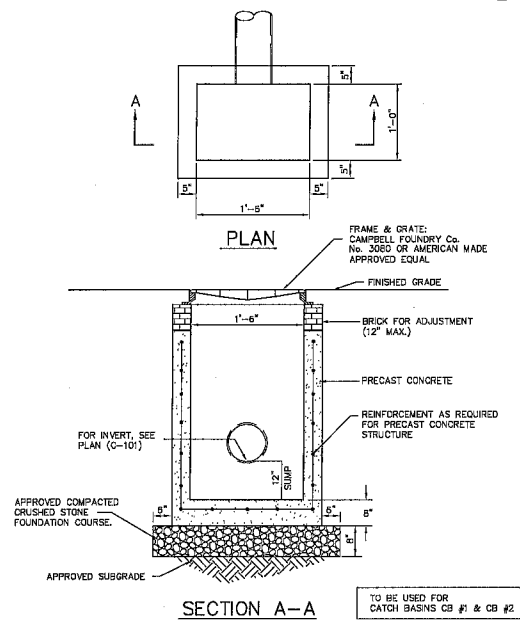
ID: Base Map 1_19_17...1-30-2017

CONSTRUCTION DETAILS

C-111

ALAN L. PILON
A PROFESSIONAL ENGINEER
IN THE STATE OF NEW YORK
LICENSE NO. 080718
205 Ambler Road, Bethany, Connecticut 06401
Tel: (203) 393-0690

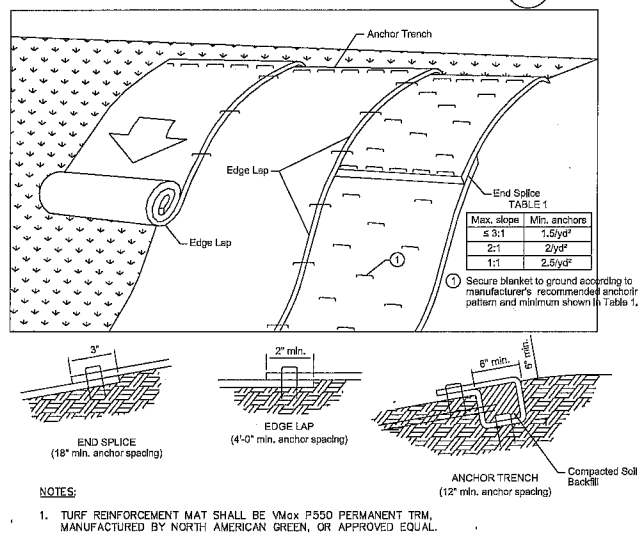
Catch Basin #1



DRAINAGE NOTES:

1. ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD. ALL SUBSURFACE STORMWATER DETENTION FACILITIES SHALL ALSO MEET AN H-20 LOADING.
2. 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.
3. WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-476, ARTICLE 13 ENTITLED 'MANHOLE STEPS & LADDERS'.
4. FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS 'A' (3,500 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.
5. 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.
6. ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO Sika-Set as manufactured by the Sika Chemical Corp.
7. FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED POROUS MATERIAL, HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.
8. ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.
9. PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.
10. FOR MASONRY STRUCTURES GREATER THAN TWELVE (12) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

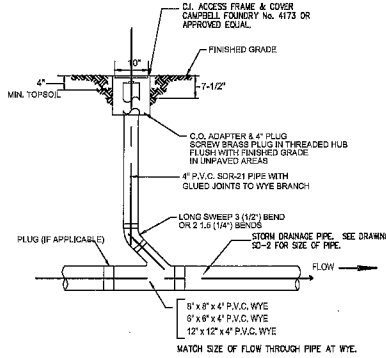
Typical Turf Reinforcement Mat Installation



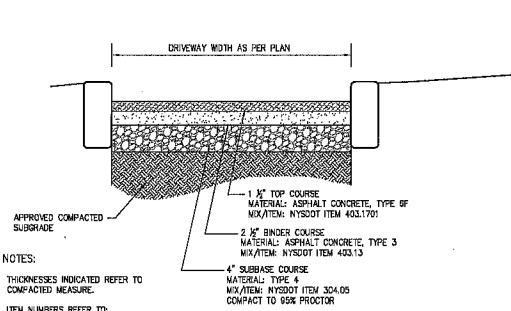
NOTES:

1. TURF REINFORCEMENT MAT SHALL BE Vmax P550 PERMANENT TRM, MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.

Storm Drainage Clean Out



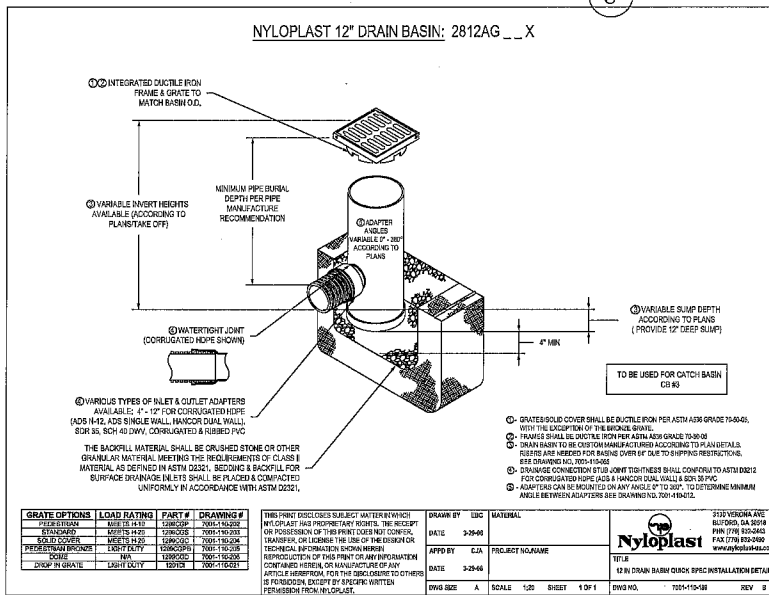
Driveway Pavement Section



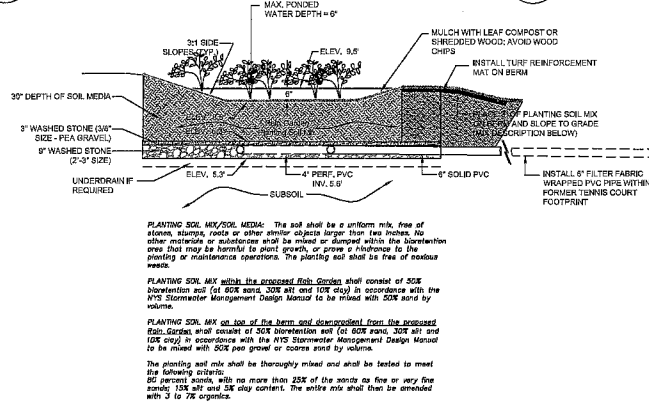
NOTES:

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. ITEM NUMBERS REFER TO: NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
3. SEE BELOW FOR NOTES ON PAVEMENT PREPARATION.

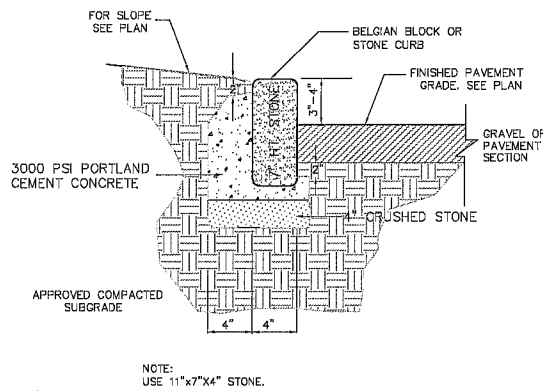
Catch Basin #2



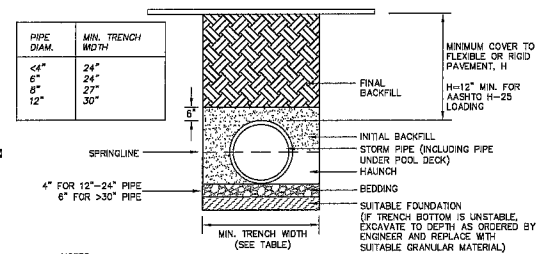
Rain Garden



Belgian Block Curb



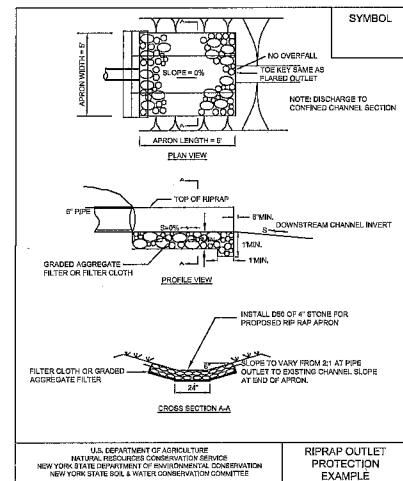
Storm Pipe Trench



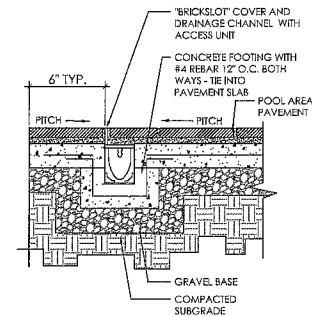
NOTES:

1. BEDDING & HAUNCH - SHALL CONSIST OF A BED OF PROPERLY COMPACTED GRANULAR BEDDING MATERIAL (SAND OR CRUSHED STONE AS SPECIFIED) HAVING A COMPACTED THICKNESS OF AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE OR CONDUIT AND EXTENDING AROUND THE PIPE OR CONDUIT FOR AT LEAST SIX (6) INCHES OF ITS DIAMETER OR RISE. THE LAYER OF BEDDING MATERIAL SHALL BE SHAPED TO FIT THE PIPE OR CONDUIT FOR AT LEAST 15% OF THE OUTSIDE DIAMETER OR RISE OF THE PIPE OR CONDUIT AND SHALL HAVE RECESSES SHAPED TO RECEIVE THE BELL OF BELL AND SPIGOT PIPE. SAND BEDDING SHALL BE CLEAN, WELL-GRADED SAND CONSISTING OF HARD, DURABLE PARTICLES FREE FROM LUMPS OF CLAY, LOAM AND ALL OTHER DELETERIOUS SUBSTANCES. CRUSHED STONE BEDDING SHALL BE WELL-GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.
2. INITIAL BACKFILL - SHALL CONSIST OF GRANULAR MATERIAL (SAND OR CRUSHED STONE AS SPECIFIED) AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND/OR SOILS ENGINEER. SAND SHALL CONSIST OF CLEAN, WELL-GRADED, HARD, DURABLE PARTICLES, FREE OF LUMPS OF CLAY, LOAM AND ALL OTHER DELETERIOUS SUBSTANCES. CRUSHED STONE SHALL CONSIST OF WELL-GRADED CRUSHED STONE CONFORMING TO ASTM DESIGNATION C-33, SIZE NO. 67.
3. 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 SHALL THEN BE PLACED AND COMPACTED IN MAXIMUM TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES.

Rip Rap Apron



Slot Drain for Pool Terrace



NOTES:

1. LONGITUDINAL SLOPE OF DRAIN SHALL BE SET AT MINIMUM 1/8" PER FOOT (0.0141 FEET PER FOOT).

CONSULTANTS:
ARCHITECT:
GRODNER-KEENE ARCHITECTS, P.C.
41 Elm Place
Ply. NY 10562
Tel: (514) 967-6080
Fax: (514) 967-8071
SURVEYOR:
Schnell Surveying
555 Hudson Avenue, Suite #104
Mamaroneck, NY 10543
Phone: (914) 381-2367
ENVIRONMENTAL CONSULTANT:
Daniel S. Natchez & Associates, Inc.
518 East Boston Road
Mamaroneck, NY 10543
Phone: (914) 695-9678
SEPTIC SYSTEM DESIGN:
SITES Remediation & Technology, Inc.
P.O. Box 404
Storrsville, NY 12582

ISSUED:
Rev. as per Village Engineer
comments
Rev. as per HCDM commission
consultant comments
03/03/2017
03/12/2017

OWNERSHIP AND USE OF DOCUMENTS
UNAUTHORIZED ALTERATIONS AND ADDITIONS TO
THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF
THE NEW YORK STATE EDUCATION LAW.
No part of these drawings shall be copied, duplicated or
used in connection with any work or project other than for
which they have been prepared without the express written
consent of the licensed professional who prepared the
document.

SEAL:



PROJECT NAME:
MAGGARD PROPERTY
8 Oak Lane
Village of Mamaroneck, New York

ENGINEER:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
205 Apple Road, Bethany, Connecticut 06524
Tel: (203) 393-6090 Fax: (203) 393-0196
email: e.vanitas@alp-engineer.com

Drawing Title:

Construction Details

Date: January 30, 2017

Dwn. by: alp

ID: Base Map_1_19_17...1-30-2017

C-112

3

EXTRACT OF MINUTES OF A REGULAR MEETING OF THE HARBOR AND COASTAL ZONE MANAGEMENT COMMISSION OF THE VILLAGE OF MAMARONECK HELD ON JUNE 15, 2016 AT 7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK

**HARBOR & COASTAL ZONE MANAGEMENT COMMISSION
CONSISTENCY AND PERMIT APPROVAL RESOLUTION**

648 Shore Acres Drive

WHEREAS, on March 10, 2016 Paul Ferrante ("Applicant") submitted an application for a marine structures permit to install a new docking facility with a new configuration at 648 Shore Acres Drive ("Premises") pursuant to Village Code Chapter 240 Article VI, with plans entitled (i) "Existing Conditions Site Plan Ferrante Dock Project, 648 Shore Acres Drive, Village of Mamaroneck", "Proposed Conditions Site Plan Ferrante Dock Project", "Project Elevations and Details" prepared by Coastline Consulting & Development (Nicoangelo Cuoco, PE) and dated February 11, 2016 and (ii) "Hydrographic Survey" for 648 Shore Acres Drive, prepared by Coastline Consulting & Development and dated December 8, 2014 ("Application"); and

WHEREAS, the public hearing for this Application opened at the April 20, 2016; and

WHEREAS, at the April 20, 2016 hearing the Applicant agreed to revise his proposal for the new docking facility by evaluating a new configuration to eliminate the fixed pier, reduce the number of proposed piles and to anchor to a footing and the Applicant also agreed to extend the time for the Commission to complete its consistency determination; and

WHEREAS, on May 31, 2016 the Applicant submitted a revised Application which included elimination of the fixed pier and installation of a 4 foot by 58 foot ramp attached to a concrete pad installed into the existing bulkhead with an L-shaped floating dock configuration to be supported by three piles with plans entitled "Existing Conditions Site Plan Ferrante Dock Project, 648 Shore Acres Drive, Village of Mamaroneck", "Proposed Conditions Site Plan Ferrante Dock Project", "Project Elevations and Details" prepared by Coastline Consulting & Development (Nicoangelo Cuoco, PE) dated February 11, 2016 and last revised on May 23, 2016 ("Revised Application"); and

WHEREAS, the Commission reviewed the Revised Application at its June 15, 2016 meeting, with the public hearing having been closed on that date; and

WHEREAS, the Commission has considered and evaluated the Revised Application, including consistency with the Village of Mamaroneck Local Waterfront Revitalization Program ("LWRP").

On motion of Ms. Roney, seconded by Ms. Pernick:

NOW THEREFORE BE IT RESOLVED that in accordance with Village Code Section 240-22, the Commission finds that good cause is shown to open and conduct a hearing at its April 20, 2016 meeting, notwithstanding other requirements of that section.

The motion passes:

Ayes: Mr. Glattstein, Ms. Pernick, Mr. Neuringer, Ms. Goldstein, Ms. Roney
Nays: None
Abstain: None
Absent: Mr. LaFollette, Ms. Michels

On motion of Ms. Pernick, seconded by Mr. Neuringer:

AND BE IT FURTHER RESOLVED that the Commission, based upon review of the Revised Application, including the Environmental Assessment Form, and all other relevant materials deems this a Type II action requiring no further action under the State Environmental Quality Review Act ("SEQRA").

The motion passes:

Ayes: Mr. Glattstein, Ms. Pernick, Mr. Neuringer, Ms. Goldstein, Ms. Roney
Nays: None
Abstain: None
Absent: Mr. LaFollette, Ms. Michels

On motion of Ms. Pernick, seconded by Mr. Neuringer:

AND BE IT FURTHER RESOLVED that the Commission has completed its review and evaluation of said Revised Application, including the Coastal Assessment Form, and after conferring with its consultants has determined that the Revised Application is consistent, to the maximum extent practicable, with the policies of the LWRP and will not substantially hinder the achievement of any of the policies set forth in the LWRP.

The motion passes:

Ayes: Mr. Glattstein, Ms. Pernick, Mr. Neuringer, Ms. Goldstein, Ms. Roney
Nays: None
Abstain: None
Absent: Mr. LaFollette, Ms. Michels

06 15 2016 648 Shore Acres Drive Consistency & Permit Approval

On motion of Ms. Pernick, seconded by Ms. Roney:

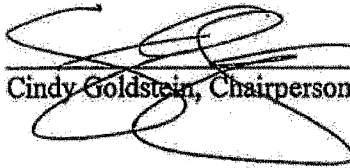
AND BE IT FURTHER RESOLVED that the Commission has completed its review and evaluation of said Revised Application, has fully considered the factors set forth in Village Code 240-23, has determined the Revised Application will not be detrimental to the desirability or development of the harbor, and hereby approves a marine structures permit to install a residential docking facility at the Premises as set forth in the Revised Application. The Applicant shall obtain required permits and approvals from Village, state and federal agencies prior to issuance of a building permit. This approval is subject to the following conditions: (i) within 30 days of the date of filing of this resolution, the Applicant shall amend its submissions to ACOE and NYSDEC for permits and applications to any other regulatory agencies to reflect the Revised Application dock configuration, (ii) Periodic inspections shall be performed during construction, (iii) Post construction survey and as built plans shall be submitted by Applicant to the Building Department and an inspection performed to verify compliance with approved plans, (iv) Building Inspector shall submit post construction survey and as built plans to ACOE and NYSDEC.

Ayes: Mr. Glattstein, Ms. Pernick, Mr. Neuringer, Ms. Goldstein, Ms. Roney

Nays: None

Abstain: None

Absent: Mr. LaFollette, Ms. Michels



Cindy Goldstein, Chairperson HCZMC

June 15, 2016



MEMORANDUM

RECEIVED

APR - 7 2016

BUILDING DEPT.

TO: Mr. Stewart Sterk, Planning Board Chair
CC: Members of the Planning Board
Mr. Bob Galvin, AICP, Consulting Village Planner
Mr. Dan Gray, Village Building Inspector
FROM: Hugh J. Greechan, P.E., Consulting Village Engineer
DATE: April 7, 2016
RE: 648 Shore Acres Drive
Dock Reconstruction Application

The purpose of this memorandum is to provide the Planning Board with a summary of our review of the latest application documents received related to the proposed improvements at 648 Shore Acres Drive. The application proposes to remove an existing floating dock with a new pier and floating dock. This review was focused on the engineering design and the associated Village Code requirements in accordance with the following:

- Village of Mamaroneck Code, Chapter 294 *Stormwater Management and Erosion and Sediment Control*, and other sections, as applicable.
- New York State Department of Environmental Conservation (NYSDEC) *Stormwater Management Design Manual*, last revised January 2015.
- *New York State Standards and Specifications for Erosion and Sediment Control*, dated August 2015.

DOCUMENTS REVIEWED

- *Tidal and Freshwater Wetlands Permit Application*, prepared by Coastline Consulting & Development, LLC, dated February 11, 2016.
- *Ferrante Dock Project* drawing sheets 1 through 3, prepared by Coastline Consulting & Development, LLC, dated February 11, 2016.

DISCUSSION

The Applicant has submitted documents related to the removal and replacement of an existing gangway and floating dock on the property located at 648 Shore Acres Drive. The application proposes a replacement fixed pier, gangway, and floating dock.

The proposed action is located in flood hazard zone AE, elevation 14, subject to moderate wave action, based on preliminary FIRM panel 36119C0353G.

1. The Applicant shall provide documentation of all approvals, and permits required, from appropriate Federal and State agencies, as well as the Village Building Department, prior to the start of construction.
2. The Applicant shall provide signed and sealed as-built drawings prepared by a licensed professional engineer for the proposed dock.



HUDSON
ENGINEERING
&
CONSULTING, P.C.

December 16, 2014

Mr. Anthony R. Carr, PE, CFM
Village Engineer
Village of Mamaroneck
Village Hall – Third Floor
169 Mount Pleasant Avenue
Mamaroneck, NY 10543

Re: 648 Shore Acres Drive
Mamaroneck, NY 10543
Proposed Rear Yard Re-grading

Dear Mr. Carr:

On behalf of the applicant, our office is providing this letter as certification of 'no impact' regarding filing within the floodplain for the 648 Shore Acres Drive project. As a registered professional engineer licensed to practice in the State of New York, I am duly qualified to present this certification.

The subject property runs adjacent to Mamaroneck Harbor with a stone bulkhead wall dividing the land from the water along the westerly boundary in the rear yard. The project proposes filling the rear yard of the property for the purpose of providing a more useable level surface to improve upon the currently uneven conditions. The proposed fill within the 100-year flood plain (locally up to the FEMA base flood elevation of 12.0 feet) amounts to approximately 600 cubic yards.

With careful consideration, we have determined that the proposed fill will not obstruct flood flows that would cause an increase in flood heights adjacent or upstream of the property.

Furthermore, we certify that the proposed fill at 648 Shore Acres Drive will not impact the published 100-year flood elevations or floodway elevation of 12.0 feet shown on FEMA FIRM No. 36119C0353F Dated Sept. 28, 2007.

Please contact me if any additional information is needed regarding this matter.

Thank you.

Sincerely,

Michael Stein, P.E.
Hudson Engineering and Consulting, P.C.



HUDSON
ENGINEERING
&
CONSULTING, P.C.

February 24, 2015

Mr. Stewart Sterk, Chairman
Members of the Planning Board
Village of Mamaroneck - Village Hall
169 Mount Pleasant Avenue
Mamaroneck, NY 10591

Re: Proposed Site Regrading
648 Shore Acres
Mamaroneck, New York

Dear Mr. Sterk and Members of the Planning Board:

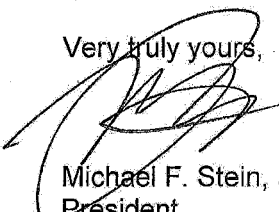
Regarding the above referenced planning board application, the scope of the project includes re-grading of the rear yard to eliminate low areas and provide a uniform slope from the rear of the existing dwelling to the top of the existing seawall. No changes are proposed to the height of the seawall.

It should be noted that the applicant owns the adjacent property to the south (640 Shore Acres). The proposed re-grading will slightly encroach onto the 640 Shore Acres property to provide a uniform lawn without tripping hazard.

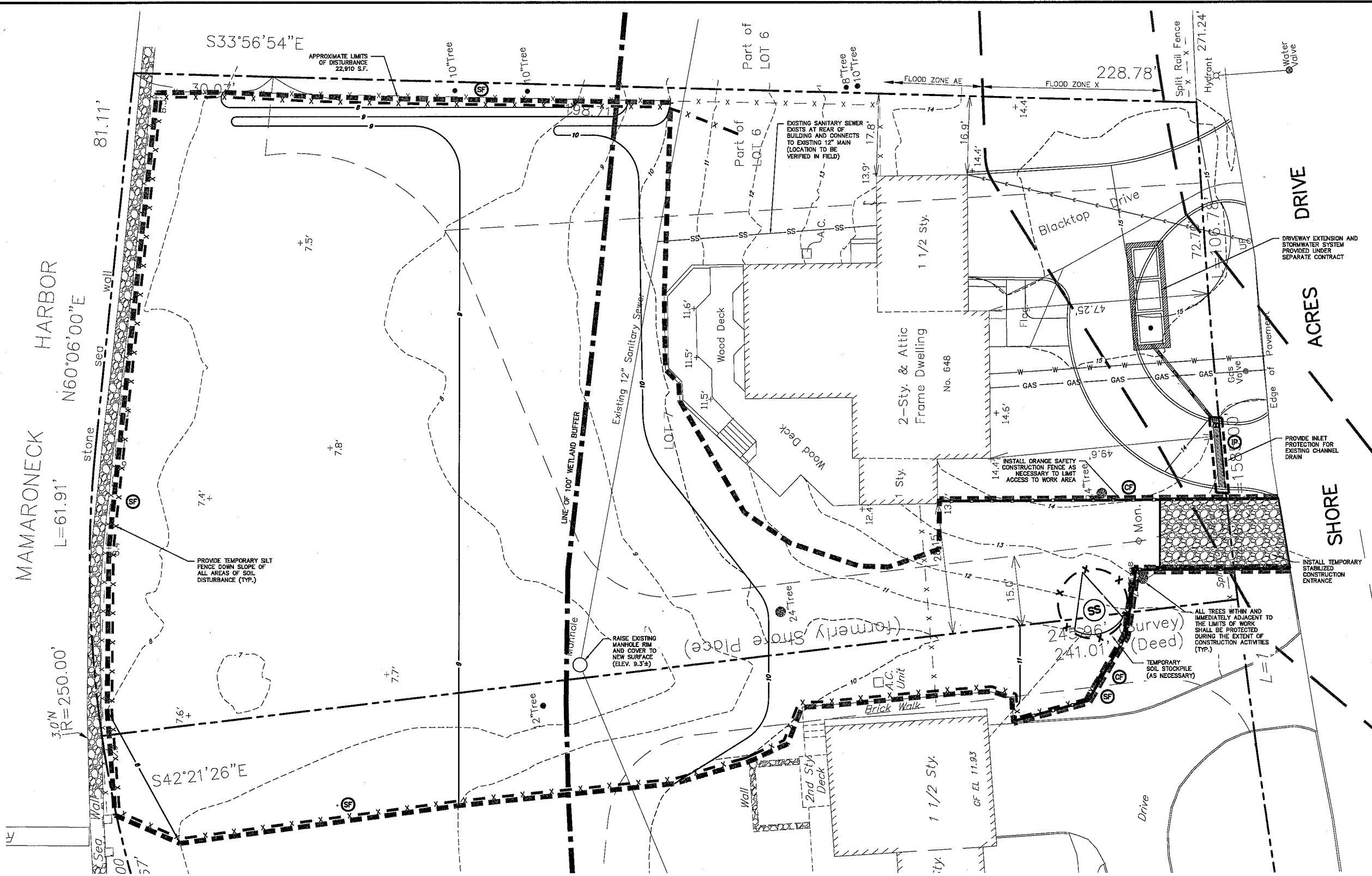
Approximately 620-cubic yards of material would be necessary to be imported to the site.

We look forward to presenting this project at the Planning Board meeting and address any questions the board may have.

Very truly yours,



Michael F. Stein, P.E.
President



LEGEND

- PROPERTY LINE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED LIMIT OF DISTURBANCE

INSTALLATION & MAINTENANCE OF EROSION CONTROL

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY
MAINTENANCE TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION.

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

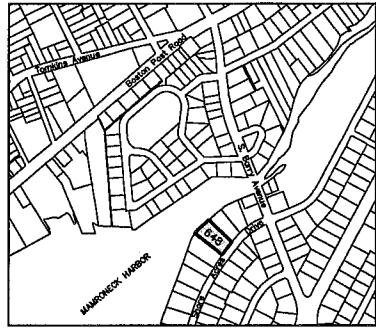
INSPECTION BY MUNICIPALITY - FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - LANDSCAPING
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL.
BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING
GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

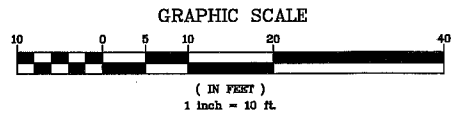
INSPECTION BY MUNICIPALITY - FINAL INSPECTION
ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

- NOTES:**
- ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN PROFESSIONAL. THE VILLAGE OF MAMARONECK, NY, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
 - THE FEMA FLOOD ZONE INFORMATION SHOWN ON THIS PLAN IS BASED ON NFIP FIRM MAP NO. 38119C0333F, DATED SEPTEMBER 28, 2007. ZONE BOUNDARIES ARE SUPERIMPOSED ONTO THIS PLAN AND ARE THEREFORE APPROXIMATE.



648 SHORE ACRES DRIVE STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED IN NAVD '88 BY RICHARD A. SPINELLI, DATED FEBRUARY 4, 2014

USDA SOILS DATA:
SOILS DESCRIPTION:
URBAN LAND - CHARLTON COMPLEX
2 TO 8 PERCENT SLOPE
SOIL TYPE - N/A



PROJECT:		PROPOSED ALTERATIONS 648 SHORE ACRES DRIVE VILLAGE OF MAMARONECK WESTCHESTER COUNTY - NEW YORK	
DATE:		12/16/14	
DRAWN BY:		M.S.	
CHECKED BY:		M.S.	
SHEET NO.:		2	
SCALE:		1" = 10'	
PROJECT:		GRADING	
DESIGNER:		HUDSON ENGINEERING & CONSULTING, P.C.	
DATE:		12/16/14	
DRAWN BY:		M.S.	
CHECKED BY:		M.S.	
SHEET NO.:		C-1	

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

CONSTRUCTION PHASE

During the construction phase of the project, a sediment and erosion control plan shall be implemented in accordance with the New York State Department of Environmental Conservation's Best Management Practices (BMP). The primary goals of the sediment and erosion control plan are to prevent the tracking of dirt and mud onto adjacent roads, to prevent mud and silt from entering into existing and proposed drainage facilities, and to protect the receiving waters from contamination during the construction.

During construction, the party responsible for implementing the temporary (during construction) Stormwater Management Facilities Maintenance Program will be the owner. Contact information will be filed with the Village.

A New York State Professional Engineer or Certified Professional in Erosion and Sediment Control (P.E. or CPESC) shall conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls shown on the plan have been adequately installed and/or implemented to ensure overall preparedness of the site for construction. Following the commencement of construction, site inspections shall be conducted by the P.E. or CPESC at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

During each inspection, the representative shall record the following:

- On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;
 - Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;
 - Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;
 - Inspect all sediment control practices and record approximate degree of sediment accumulation as a percentage of the sediment storage volume;
 - Inspect all erosion control practices and record approximate degree of sediment accumulation. Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along the barrier. Record the depth of sediment within containment structures and any erosion near outlet and overflow structures;
 - All identified deficiencies.
- The P.E. or CPESC shall maintain a record of all inspection reports in a site logbook. The site logbook shall be maintained on-site and be made available to the Village of Mamaroneck and the NYSDEC. A summary of the site inspection activities shall be posted on a monthly basis in a publicly accessible location at the site.

CONSTRUCTION SEQUENCING

The following erosion control schedule shall be utilized:

- Place orange construction fencing around limit of disturbance to limit access to site.
- Install a stabilized construction entrance at the access point(s) to the development area.
- Establish construction staging area.
- Install tree protection on trees as necessary.
- Install silt fence down slope of all areas to be disturbed as shown on the plan.
- Install inlet protection on all existing drainage structures.
- Remove trees where necessary (clear & grub) for the proposed construction.
- Strip topsoil as necessary and stockpile at the locations specified on the plans (up gradient of erosion control measures). Temporarily stabilize topsoil stockpiles (hydrosseed during May 1st through October 31st planting season or by covering with a tarpaulin(s) November 1st through April 30th. Install silt fence around toe of slope.
- Grade entire driveway area to sub-grade elevation.
- Install stormwater management system and tributary drainage system. Install inlet protection at all proposed drain inlets and existing drainage structures to remain.
- Install driveway pavement.
- Install 4"-6" topsoil, fine grade, seed the entire project site and install landscape plantings. Spread salt hay over seeded areas.
- Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation.
- Soil erosion and sediment control maintenance must occur weekly and prior to and after every 1/2" or greater rainfall event.

EROSION AND SEDIMENT CONTROL COMPONENTS

The primary aim of the soil and sediment control measures is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent sediment from reaching the off-site drainage structures and downstream properties. As outlined in the Construction Sequencing schedule, the Sediment and Erosion Control Components are an integral component of the construction sequencing and will be implemented to control sedimentation and re-establish vegetation.

Planned erosion and sedimentation control practices during construction include the installation, inspection and maintenance of the inlet protection, soil stockpile areas, diversion swales and silt fencing. General land grading practices, including land stabilization and construction sequencing are also integrated into the Sediment and Erosion Control Plan. Dust control is not expected to be a problem due to the relatively limited area of exposure, the undisturbed perimeter of trees around the project area and the relatively short time of exposure. Should excessive dust be generated, it will be controlled by sprinkling.

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York State standards and Specifications for Urban Erosion and Sediment Control, August 2005
- New York State General Permit for Stormwater Discharges, GP-0-10-001 (General permit)
- "Reducing the Impacts of Stormwater Runoff from New Development", as published by the New York State Department of Environmental Conservation (NYSDEC), second edition, April, 1993.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice have also been outlined below.

- SILT FENCE**

Silt fence (geo-textile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the toe of slopes or immediately within slopes where obvious channel concentration of stormwater is not present.

MAINTENANCE

Silt fencing shall be inspected at a minimum of once per week and prior to and within 24 hours following a rain event 1/4" or greater. Inspections shall include ensuring that the fence material is tightly secured to the woven wire and the wire is secured to the wood posts. In addition, overlapping filter fabric shall be secured and the fabric shall be maintained a minimum of six (6) inches below grade. In the event that any "bulges" develop in the fence, fence section of fence shall be replaced within 24 hours with new fence section. Any sediment build-up against the fence shall be removed within 24 hours and deposited on-site a minimum of 100 feet outside of any wetland or watercourse.

The installation of silt fencing will be maintained or replaced until the fencing is no longer necessary. Once the site is stabilized, all silt fences shall be removed. The immediate area occupied by the silt fence will be shaped to an acceptable grade and stabilized.

INLET PROTECTION

After catch basins and surface inlets have been installed, these drain inlets will receive stormwater from the roadways, driveways, and surrounding overland watersheds. In order to protect the receiving waters from sedimentation, the contractor shall install stone and block inlet protection as shown on the plans. Once installed, 1/2 inch stone aggregate shall be installed around the perimeter of all catch basins and surface inlets as illustrated on the approved plans. This barrier will allow stormwater to be filtered prior to reaching the basin inlet grate.

The stone barrier should have a minimum height of 1 foot and a maximum height of 2 feet. Do not use mortar. The height should be limited to prevent excess ponding and bypass flow. Recess the first course of blocks at least 2 inches below the crest opening of the storm drain for lateral support. Subsequent courses can be supported laterally if needed by placing a 2x4 inch wood stud through the block openings perpendicular to the course. The bottom row should have a few blocks oriented so flow can drain through the block to dewater the basin area. The stone should be placed just below the top of the blocks on slopes of 2:1 or flatter. Place hardware cloth of wire mesh with 1/2 inch openings over all block openings to hold stone in place. As an optional design, the concrete blocks may be omitted and the entire structure constructed of stone, ringing the outlet ("cage-out"). The stone should be kept at a 3:1 slope toward the inlet to keep it from being washed into the inlet.

A level area 1 foot wide and four inches below the crest will further prevent wash. Stone on the slope toward the inlet should be at least 3 inches in size for stability and 1 inch or smaller away from the inlet to control flow rate. The elevation of the top of the stone crest must be maintained 6 inches lower than the ground elevation down slope from the inlet to ensure that all storm flows pass over the stone into the storm drain and not past the structure.

The barrier should be inspected after each rain event and repairs made within 24 hours. Remove sediment as necessary to provide for accurate storage volume for subsequent rains. Upon stabilization of contributing drainage area, remove all materials and any unstable soil and dispose of properly. Bring the disturbed area to proper grade, smooth, compact and stabilized in a manner appropriate to the site.

MAINTENANCE

Stone aggregate shall be inspected weekly prior to and within 24 hours following a rain event 1/4" or greater. Care shall be taken to ensure that all stone aggregate are properly located and secure and do not become displaced. The stone aggregate shall be inspected for accumulated sediment and any accumulated sediment shall be removed from the device and deposited not less than 100 feet from wetland or watercourse.

TREE PROTECTION

All significant trees to be preserved located within the limits of disturbance and on the perimeter of the disturbance limits shall be protected from harm by erecting a 3' high (minimum) snow fence completely surrounding the tree. Snow fence should extend to the drip-line of the tree to be preserved. Trees designated to be protected shall be identified during the staking of the limits of disturbance for each construction phase.

MAINTENANCE

The snow fence shall be inspected daily to ensure that the perimeter of the fence remains at the drip-line of the tree to be preserved. Any damaged portions of the fence shall be repaired or replaced within 24 hours. Care shall also be taken to ensure that no construction equipment is driven or parked within the drip-line of the tree to be preserved.

SOIL/SHOT ROCK STOCKPILING

All soil and shot rock stripped from the construction area during grubbing and mass grading shall be stockpiled in locations shown on the plans, but in no case shall they be placed within 100' of a wetland or watercourse. The stockpiled soils shall be re-used during finish-grading to provide a suitable growing medium for plant establishment. Soil stockpiles shall be protected from erosion by vegetating the stockpile with rapidly germinating grass seed (during the May 1st - October 30th) planting season or covering the stockpile with tarpaulin the remainder of the year. Install silt fence around toe of slope.

MAINTENANCE

Sediment controls (silt fence) surrounding the stockpiles shall be inspected according to the recommended maintenance outline above. All stockpiles shall be inspected for signs of erosion or problems with seed establishment weekly or tarpaulin and prior to and within 24 hours following a rain event 1/4" or greater.

GENERAL LAND GRADING

The intent of the Erosion & Sediment Control Plan is to control disturbed areas such that soil erosion and sediment control practices by temporary methods are ultimately, by permanent vegetation. Where practicable, all cut and fill slopes shall be kept to a maximum slope of 2:1. In the event that a slope must exceed a 2:1 slope, it will be stabilized with stone riprap. On fill slopes, all material will be placed in layers not to exceed 12 inches in depth and adequately compacted. Diversion swales shall be constructed on the top of all fill embankments to divert any overland flows away from the fill slopes.

SURFACE STABILIZATION

All disturbed areas will be protected from erosion with the use of vegetative measures (i.e., grass seed mix, sod) hydromulch netting or hay. When activities temporarily cease during construction, soil stockpiles and exposed soil should be stabilized by seed, mulch or other appropriate measures within 7 days after construction activity has ceased, or 24 hours prior to a rain event 1/4" or greater.

All seeded areas will be re-seeded areas as necessary and mulched according to the site plan to maintain a vigorous, dense vegetative cover. Erosion control barriers consisting of silt fencing shall be placed around exposed areas during construction. Where exposed areas are immediately uphill from a wetland or watercourse, the erosion control barrier will consist of silt fence or double rows of silt fencing. Any areas stripped of vegetation during construction will be vegetated and/or mulched, but in no case more than 14 days after construction activity has ceased. And topsoil removed during construction will be temporarily stockpiled for future use in grading and landscaping.

As mentioned above, temporary vegetation will be established to protect exposed soil areas during construction. If growing conditions are not suitable for the temporary vegetation, mulch will be used to the satisfaction of the Village Engineer. Materials that may be used for mulching include straw, hay, salt hay, wood fiber, synthetic soil stabilizers, mulch netting, sod or hydromulch. In site areas where significant erosion potential exists (steep slopes) and where specifically directed by the Village's representative, Curlex Excelsior erosion control blankets (manufactured by American Excelsior, or approved equal) shall be installed. A permanent vegetative cover will be established upon completion of construction of those areas that have been brought to finish-grade and to remain undisturbed.

Temporary Stabilization (May 1st through October 31st planting season)

The following seeding application should be used depending on the time of year.

- Spring/summer or early fall, seed the area with regrass (annual or perennial) at 30 lbs. per acre (Approximately 0.7 lb/1000 sq. ft. or use 1 lb/1000 sq. ft.).
- Late fall or early winter, seed Certified "Aroostook" winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs/1000 sq. ft.).

Permanent Stabilization (May 1st through October 31st planting season)

- Provide minimum of four (4) inches topsoil for all new lawn areas. Top dress all existing disturbed lawn areas with two (2) inches of topsoil.
 - Grass seed shall be evenly sown by mechanical seeder at a rate of 3.0-4.0 pounds per 1,000 square feet.
 - Fine rake, roll and water to a depth of one inch all seeded areas.
 - Apply air-dried hay or straw mulch to provide 90% coverage of surface (approximately 20 lbs. per 1,000 sq. ft.). Use small grain straw where mulch is maintained for more than three months.
 - Contractor shall provide, at his own expense, protection against trespassing and other damage to lawn areas.
 - Lawn seed mix shall include:
 - General Recreation areas and lawns:
 - 65% Kentucky Bluegrass blend
 - 20% Perennial Rye
 - 15% Fine fescue
- Sod may be used as an alternate to seeding in select areas. Slow release fertilizers will be applied by hand to horticultural plantings as part of regular horticultural maintenance program and shall be limited to a single spring application.

CONSTRUCTION PRACTICES TO MINIMIZE STORMWATER CONTAMINATION

Adequate measures shall be taken to minimize contaminant particles arising from the discharge of solid materials, including building materials, grading operations, and the reclamation and placement of pavement, during project construction, including but not limited to:

- Building materials, garbage, and debris shall be cleaned up daily and deposited into dumpsters, which will be periodically removed from the site and appropriately disposed of.
- Dump trucks hauling material from the construction site will be covered with a tarpaulin.
- Driveway drainage inlets shall be cleaned/vacuum swept twice a year, at the conclusion of the landscape season in the fall and at the conclusion of the sand and de-icing season in the spring.
- In addition, the Owner shall inspect the system after each major storm event to ensure the small offices and inlets in the drainage system remain open. Specific attention should be paid to the following and repairs/maintenance shall be performed within 7 days.
 - Evidence of clogging drain inlets or piping.
 - Erosion of the flow path through graded swales.
 - Subsidence, erosion, cracking or dead landscaping within the retaining wall planting areas.
 - Accumulation of sediment.
- Remove sediment and correct erosion by re-seed eroded areas and gullies within 7 days.
- Remove dead or dying landscaping and replace during planting season. Install appropriate measures as discussed above during non-planting season.

CONSTRUCTION FENCE

The following maintenance plan has been developed to maintain the proper function of all drainage and erosion and sediment control facilities:

- Minimize the use of road salt and for maintenance of driveway and walkway areas.
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STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

On-Site:

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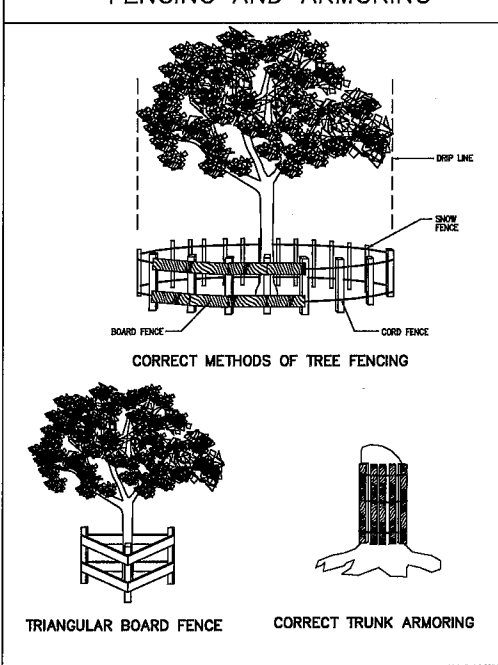
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FENCING AND ARMORING

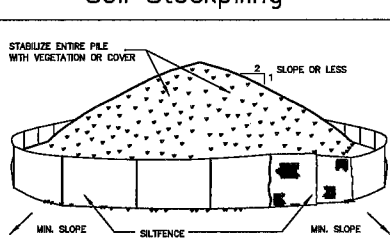


CORRECT METHODS OF TREE FENCING

TRIANGULAR BOARD FENCE

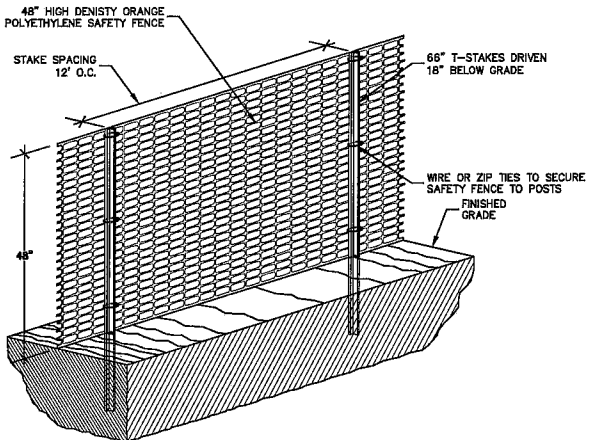
CORRECT TRUNK ARMORING

Soil Stockpiling



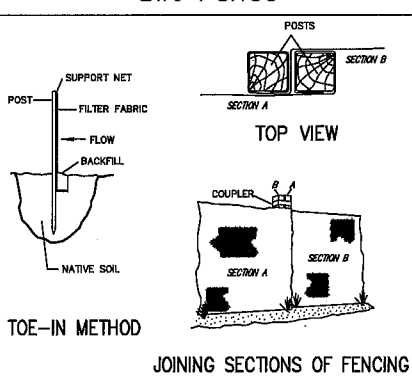
INSTALLATION NOTES

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- SOILS ON FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON SLOPES OF 2:1 OR FLATTER.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWMULCH, THEN STABILIZED WITH SEEDING OR COVERED.
- STOCKPILES REMAINING IN PLACE FOR MORE THAN 6 WEEKS SHOULD BE SEEDING AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
- SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.



CONSTRUCTION FENCE

Silt Fence



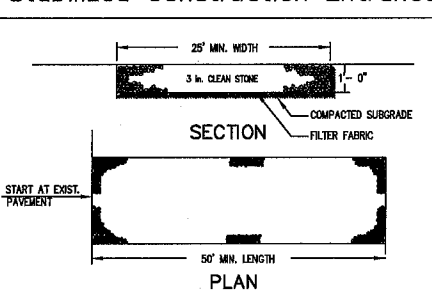
TOE-IN METHOD

JOINING SECTIONS OF FENCING

INSTALLATION NOTES:

- EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
- DRIVE THE POSTS INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
- JOIN SECTIONS AS SHOWN ABOVE.

Stabilized Construction Entrance



INSTALLATION NOTES:

- STONE SIZE - USE 3\"/>

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

PROJECT:

PROPOSED ALTERATIONS
648 SHORE ACRES DRIVE
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY - NEW YORK

DETAILS

HUDSON
ENGINEERING
CONSULTING, P.C.

8 South Broadway, Suite 200
Tarrytown, NY 10591

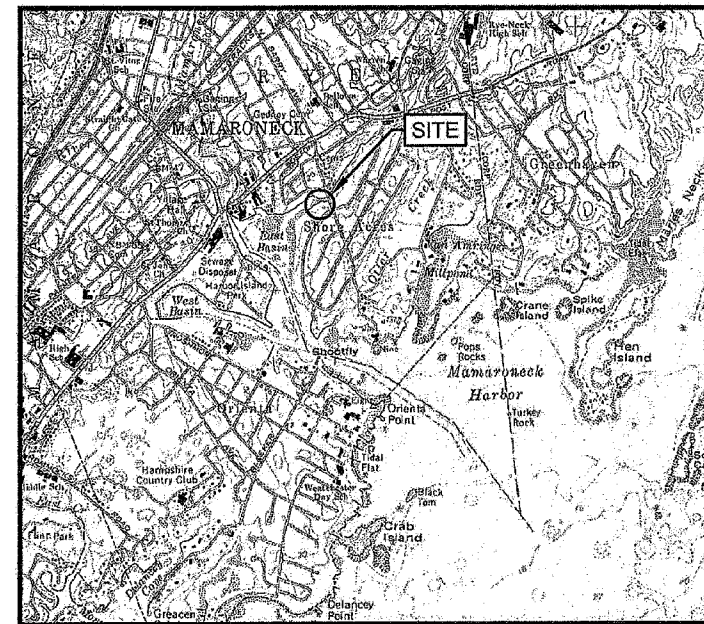
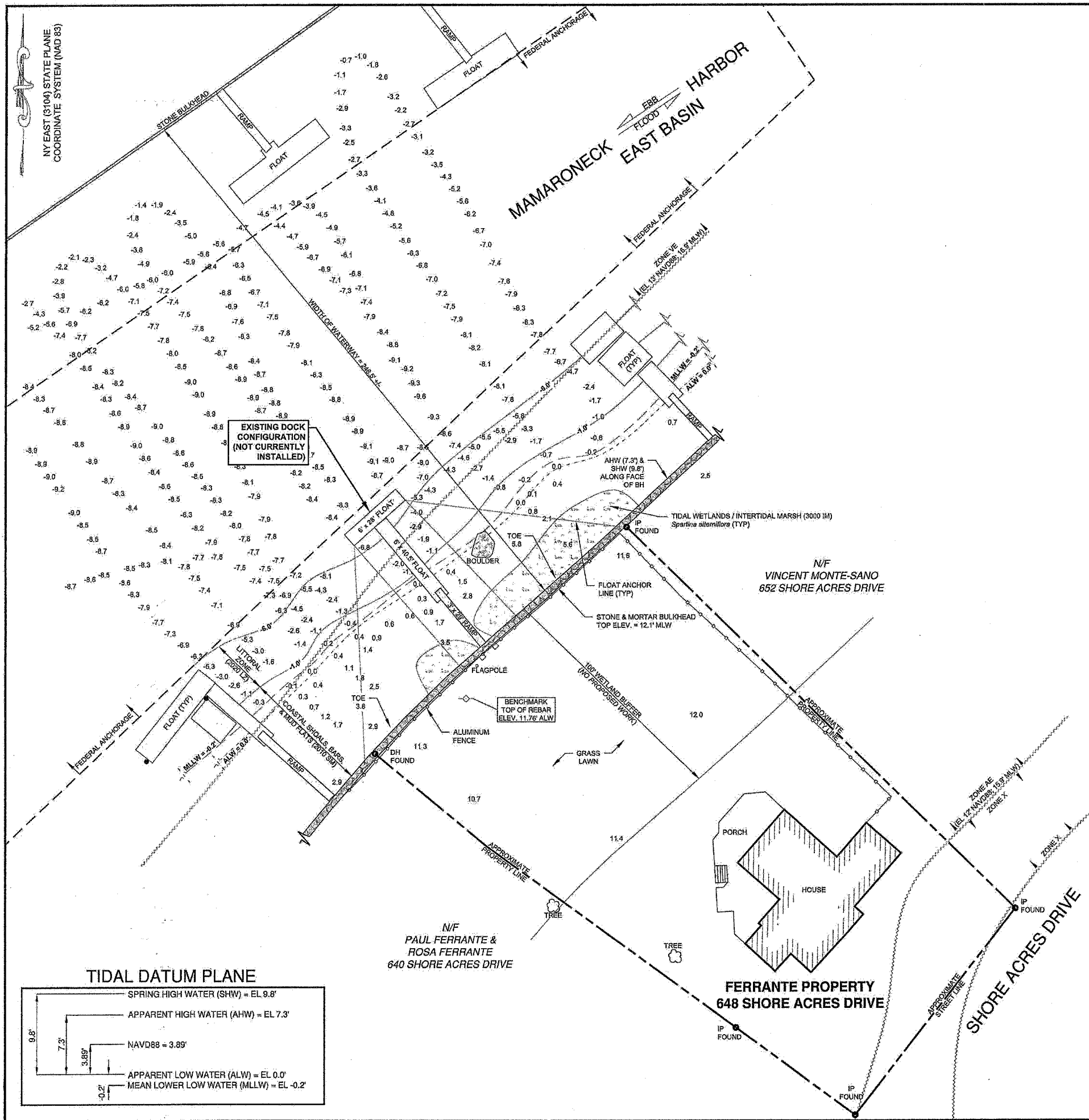
T: 914-909-0420
F: 914-960-2088

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THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

Date: 12/18/14
Scale: N.T.S.
Drawn By: C.C.
Checked By: M.S.
Sheet No. 2

C-2



SITE LOCATION MAP



GENERAL PLAN NOTES:

- THIS DRAWING WAS PREPARED FROM RECORDED RESEARCH, OTHER MAPS, FIELD OBSERVATIONS COLLECTED ON OCTOBER 29, 2014, AND OTHER SOURCES.
- THE HYDROGRAPHIC SOUNDINGS DEPICTED ON THE SURVEY REPRESENT THE RESULTS OF A HYDROGRAPHIC SURVEY PERFORMED BY COASTLINE CONSULTING & DEVELOPMENT, LLC (CERTIFIED HYDROGRAPHER TIMOTHY MCCARTHY, CERTIFICATE No. 299) ON 10/29/2014 AND CAN ONLY BE CONSIDERED TO INDICATE CONDITIONS EXISTING AT THAT TIME.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "SURVEY OF BLOCK 504, LOT 7 AND PART OF LOT 8 AS SHOWN ON 'PLAN OF LOTS CALLED SHORE ACRES' ALSO PARTS OF SHORE PLACE AND PARK ON ABOVE MAP", VILLAGE OF MAMARONECK, WESTCHESTER CO., SCALE 1" = 20', DATED MAY 5, 1998 & REVISED FEBRUARY 4, 2014, AND PREPARED BY RICHARD A. SPINELLI, N.Y.S. Lic. LAND SURVEYOR No. 49240.
 - "PROPOSED ADDITIONS/ALTERATIONS, 648 SHORE ACRES DRIVE, VILLAGE OF MAMARONECK, WESTCHESTER COUNTY, NEW YORK", DATED SEPTEMBER 15, 2014, SCALE 1" = 10' AND PREPARED BY HUDSON ENGINEERING & CONSULTING, P.C., TARRYTOWN, NEW YORK.
 - "MAMARONECK HARBOR, NEW YORK, CONDITIONS SURVEY (POST SANDY)", DATED JUNE 4, 2013, SCALE 1" = 50' AND PREPARED BY US ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT.
 - "FLOOD INSURANCE RATE MAP, WESTCHESTER COUNTY, NEW YORK, PANEL 353 OF 426, MAP SUFFIX F, MAP NUMBER 36119C0353F", EFFECTIVE DATE SEPTEMBER 28, 2007, AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- BENCHMARK, TIDE LINES, UPLAND ELEVATIONS, AND SOUNDINGS ARE IN FEET, AND REFERENCED TO THE APPARENT LOW WATER (ALW) TIDAL DATUM. A CONVERSION OF +3.89' WAS APPLIED TO DATA TO CONVERT FROM NAVD88 TO ALW DATUM.
- THESE PLANS ARE FOR PLANNING AND PERMITTING PURPOSES ONLY AND NOT FOR BID SPECIFICATIONS OR CONSTRUCTION.
- ANY PROPERTY LINES ARE DEPICTED GRAPHICALLY ONLY AND DO NOT REPRESENT ANY PROPERTY/BOUNDARY OPINION. NOT ALL IMPROVEMENTS AND FEATURES HAVE BEEN DEPICTED.
- SITE MAY BE SUBJECT TO AND/OR TOGETHER WITH CERTAIN LITTORAL, RIPARIAN, OR OTHER RIGHTS AS PER THE RECORD MAY APPEAR.
- ANY UNDERGROUND AND/OR UNDERWATER UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND/OR NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAPER TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO COASTLINE CONSULTING & DEVELOPMENT, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

LEGEND

MLLW	= MEAN LOWER LOW WATER
ALW	= APPARENT LOW WATER
AHW	= APPARENT HIGH WATER
SHW	= SPRING HIGH WATER
-1.1	= SOUNDING IN FEET
8.9	= UPLAND SPOT ELEVATION IN FEET
N/F	= NOW/FORMERLY
BH	= BULKHEAD
TYP	= TYPICAL
IP	= IRON PIPE/PIPE
DH	= DRILL HOLE
	= <i>Spartina alterniflora</i>

SOUNDING

NOTE: MEASURING POINT FOR INDIVIDUAL SOUNDINGS IS LOCATED AT THE DECIMAL POINT



Coastline Consulting & Development
57-B East Industrial Road, Branford, CT 06405
(203) 433-4486

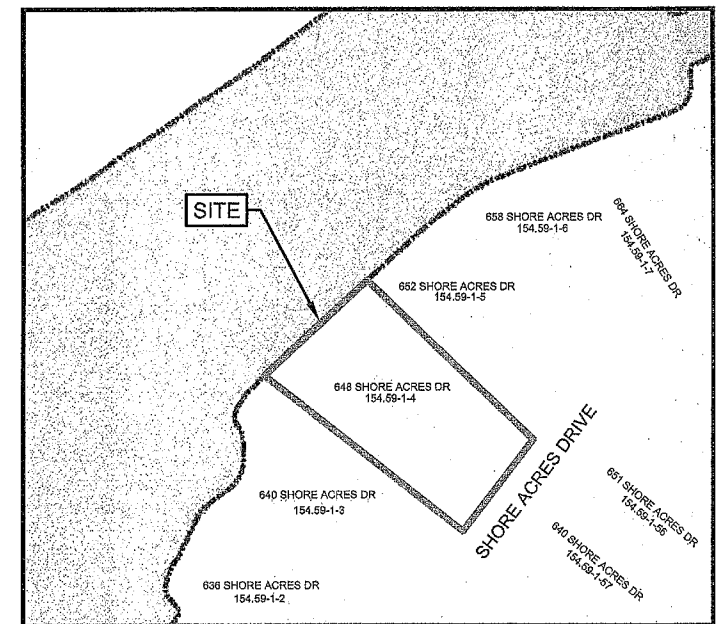
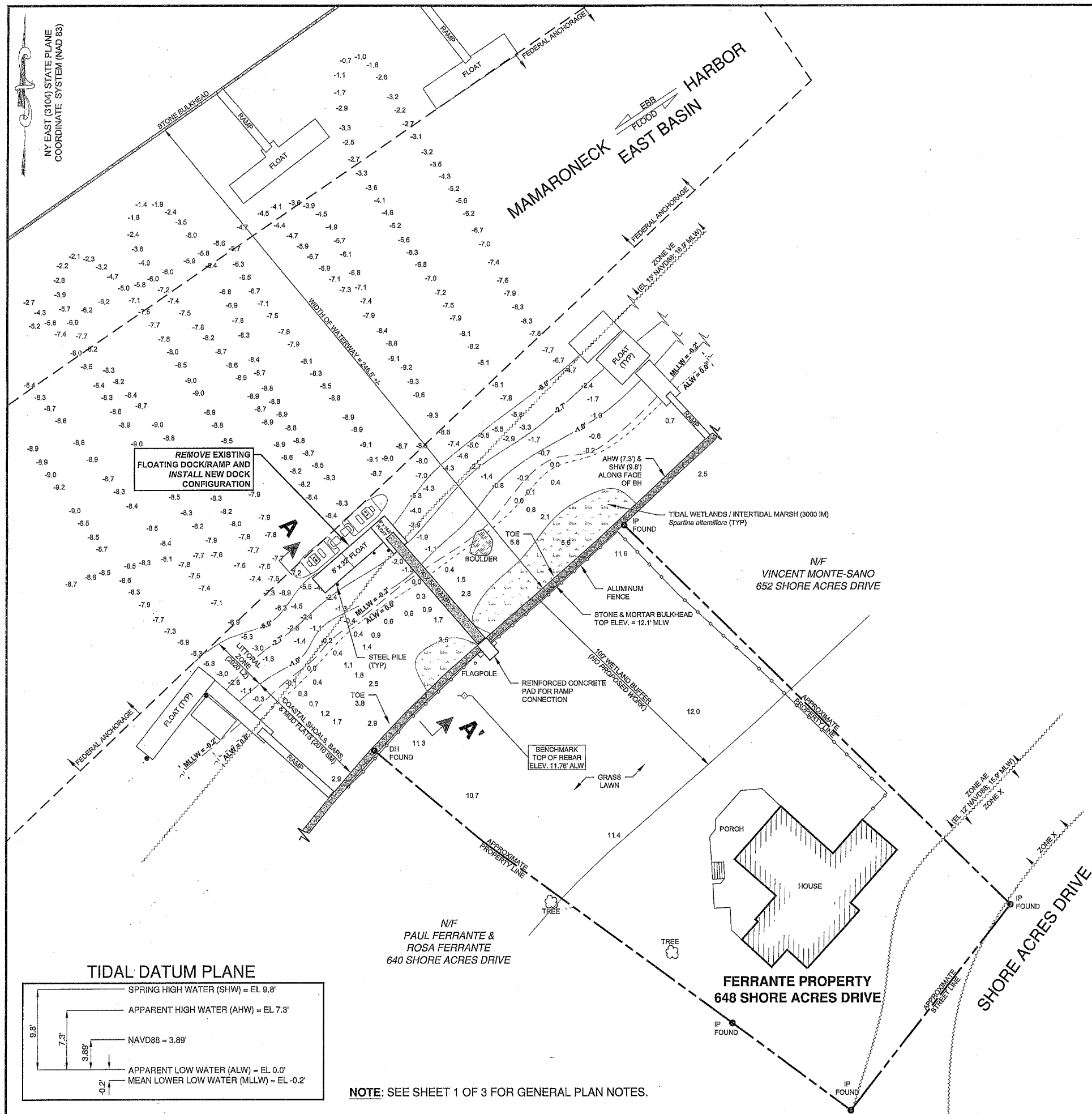
EXISTING CONDITIONS SITE PLAN
FERRANTE DOCK PROJECT

648 SHORE ACRES DRIVE
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY, NEW YORK

FEBRUARY 11, 2015
REV. MAY 23, 2016

SCALE 1" = 20'

SHEET 1 OF 3



GEOGRAPHIC INFORMATION SYSTEM MAP

PROJECT NOTES:

1. THE CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL PERMITS, AND MAINTAIN COPIES OF THE PERMITS AT THE WORK SITE.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED UPLAND AREAS TO PRE-CONSTRUCTION CONDITIONS.
3. THE CONTRACTOR SHALL ENSURE THAT THE PILE LAYOUT AND VERTICAL ALIGNMENT ALLOWS FOR FREE VERTICAL MOVEMENT OF THE FLOATS.
4. THE CONTRACTOR SHALL MAKE ALL THE NECESSARY STRUCTURAL PROVISIONS FOR THE SEASONAL REMOVAL OF THE DOCK AND GANGWAY.
5. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY, CONSTRUCTION METHODS / TECHNIQUES, SCHEDULING, AND COMPLIANCE WITH APPLICABLE BUILDING CODE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION/PURCHASE AND INSTALLATION OF THE FLOATS, RAMP, AND UPLAND REINFORCED CONCRETE CONNECTION PAD.
7. ALL MATERIAL SHALL BE NEW, INCLUDING: LUMBER, PILES, PILE HOOPS, ANGLE IRONS, LAG BOLTS, CARRIAGE BOLTS, NUTS, ETC. SIZES AND DIMENSIONS SHOWN ON PLANS ARE PROJECT SUGGESTIONS; FINAL MATERIAL SELECTION SHALL BE DETERMINED BY CONTRACTOR.
8. THE DIMENSIONS AND SPECIFICATIONS OF THE UPLAND REINFORCED CONCRETE CONNECTION PAD SHALL BE DETERMINED BY THE CONTRACTOR BASED ON SUBSURFACE CONDITIONS OF THE SEAWALL AND THE UPLAND IMMEDIATELY LANDWARD OF THE SEAWALL, AND SPECIFICATIONS OF THE SELECTED RAMP.
9. THE DEPTH TO REFUSAL BELOW SURFACE CONDITIONS IS UNKNOWN. EMBEDMENT DEPTH OF ALL PILES SHALL BE DETERMINED BY THE CONTRACTOR BASED ON SUBSURFACE CONDITIONS ENCOUNTERED DURING PILE DRIVING.

LEGEND

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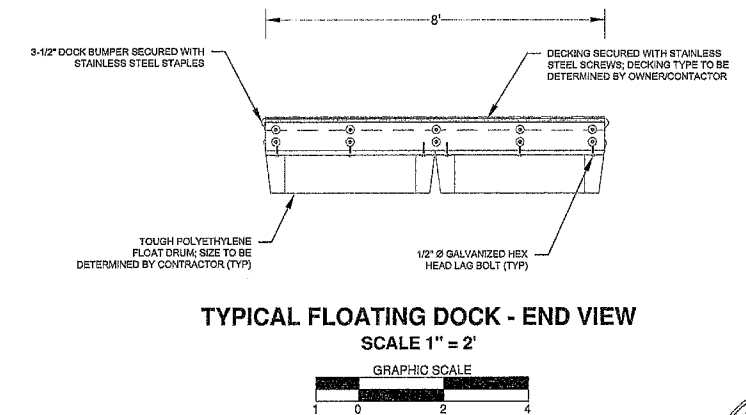
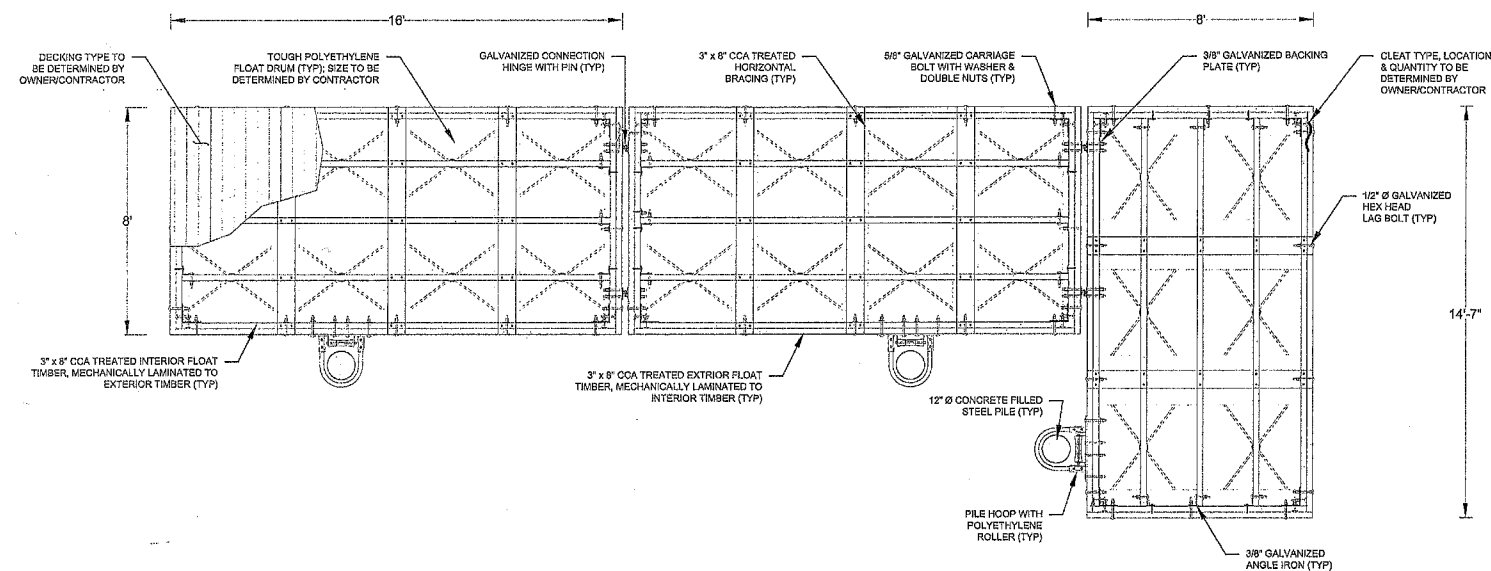
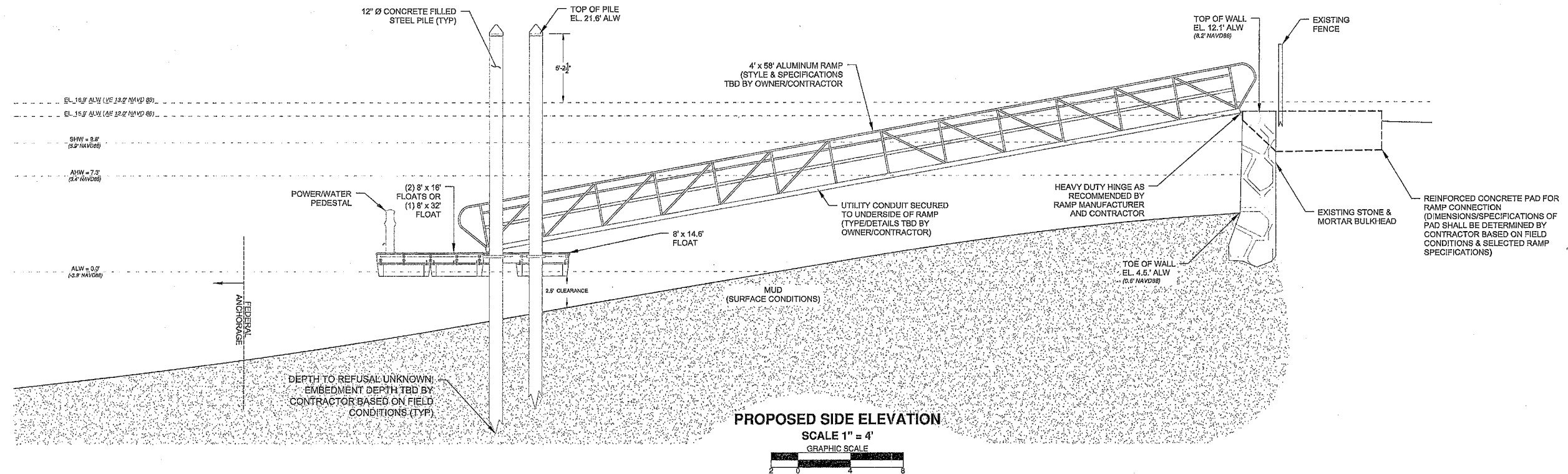
PROPOSED CONDITIONS SITE PLAN
FERRANTE DOCK PROJECT

648 SHORE ACRES DRIVE
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY, NEW YORK

FEBRUARY 11, 2016
REV. MAY 23, 2016

SCALE 1" = 20'

SHEET 2 OF 3



Coastline Consulting & Development
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PROJECT ELEVATIONS & DETAILS
FERRANTE DOCK PROJECT

648 SHORE ACRES DRIVE
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY, NEW YORK

FEBRUARY 11, 2016
REV. MAY 23, 2016

SCALE: AS NOTED

SHEET 3 OF 3

NOTE: SEE SHEETS 1 & 2 OF 3 FOR GENERAL PLAN AND PROJECT NOTES.