Land Use: 920
Copy, Print, and Express Ship Store

Description

A copy, print, and express ship store is a facility that offers a variety of copying, printing, binding, and shipping services. Retail sales of a limited range of office-related items including packing and shipping supplies are also commonly available. Technology services, such as computer rental and wireless Internet may also be provided. Copy, print, and express ship stores typically maintain long store hours 7 days a week. Some stores may be open 24 hours a day.

Additional Data

The weekday AM peak hour occurred between 10:30 and 11:30 a.m. The weekday PM peak hour occurred between 3:30 and 4:30 p.m.

The site was surveyed in the 2000s in Texas.

Source Number

608

Copy, Print, and Express Ship Store
(920)

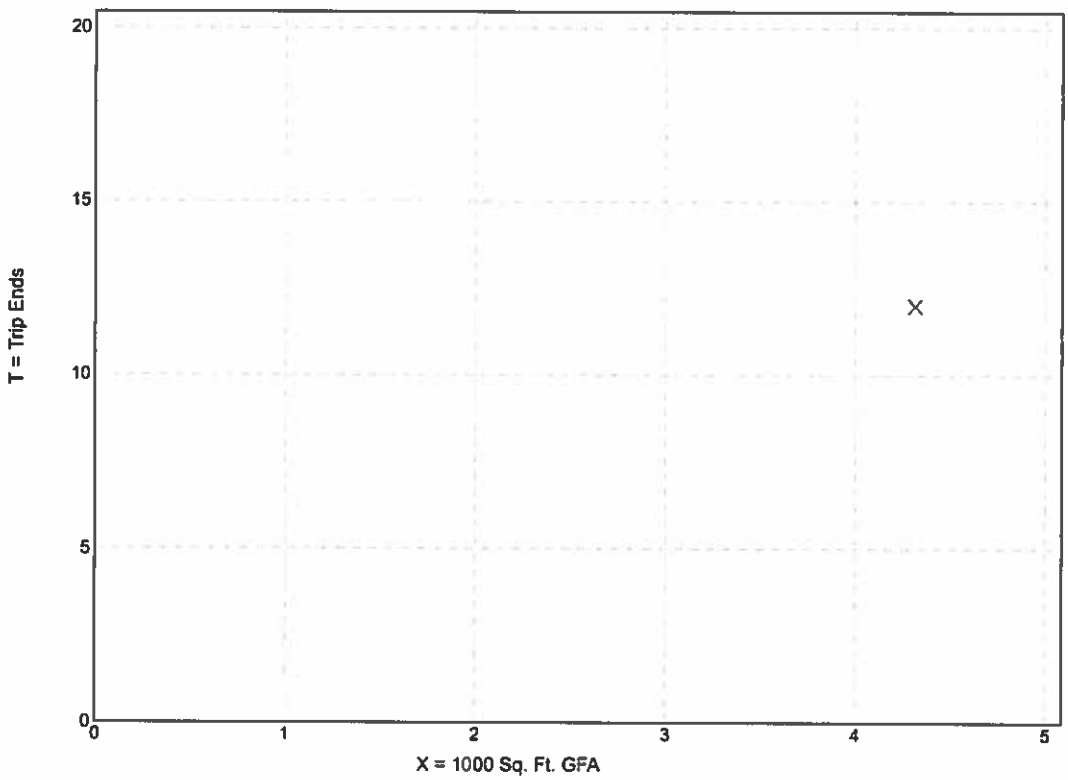
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	1
1000 Sq. Ft. GFA:	4
Directional Distribution:	75% entering, 25% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	2.78 - 2.78	*

Data Plot and Equation

Caution – Small Sample Size



× **Study Site** - - - - **Average Rate**

Fitted Curve Equation: Not Given **R^2= ******

Copy, Print, and Express Ship Store
(920)

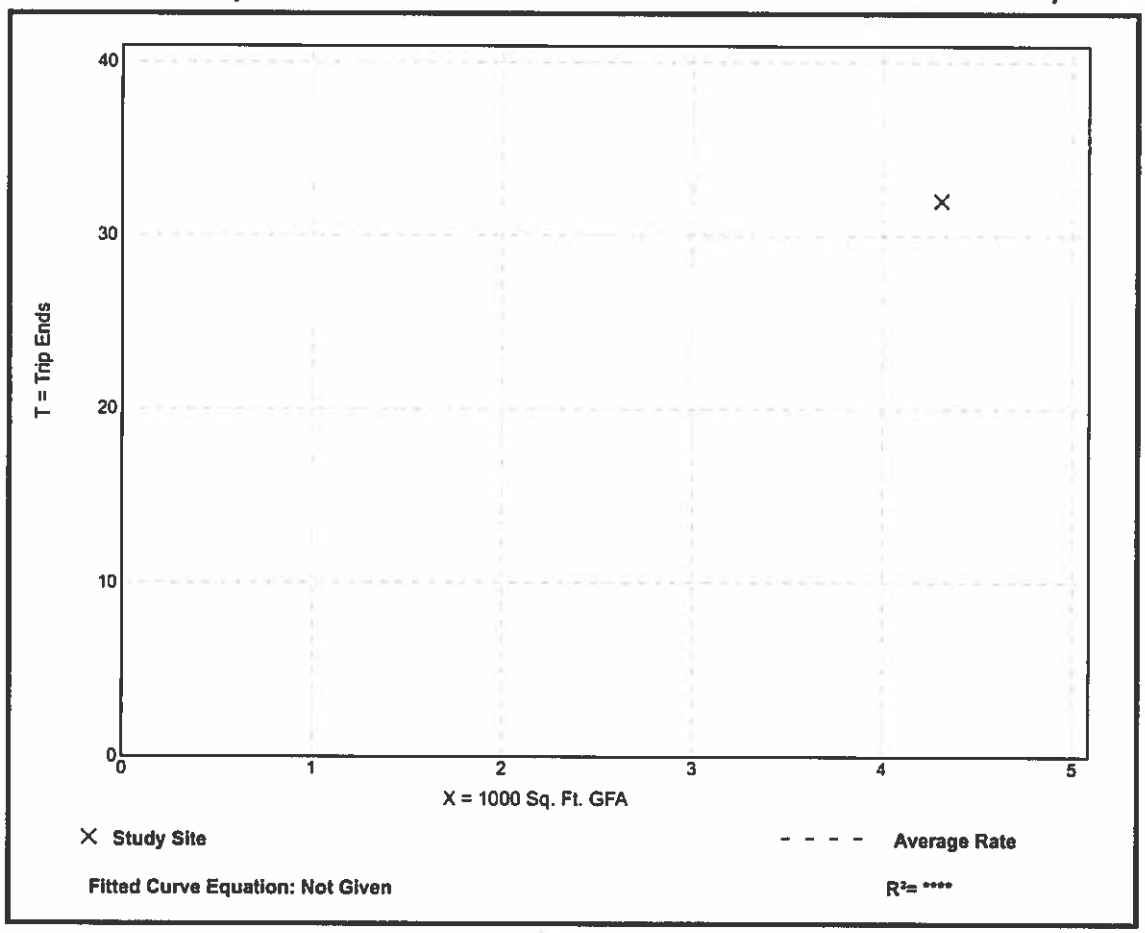
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	1
1000 Sq. Ft. GFA:	4
Directional Distribution:	44% entering, 56% exiting

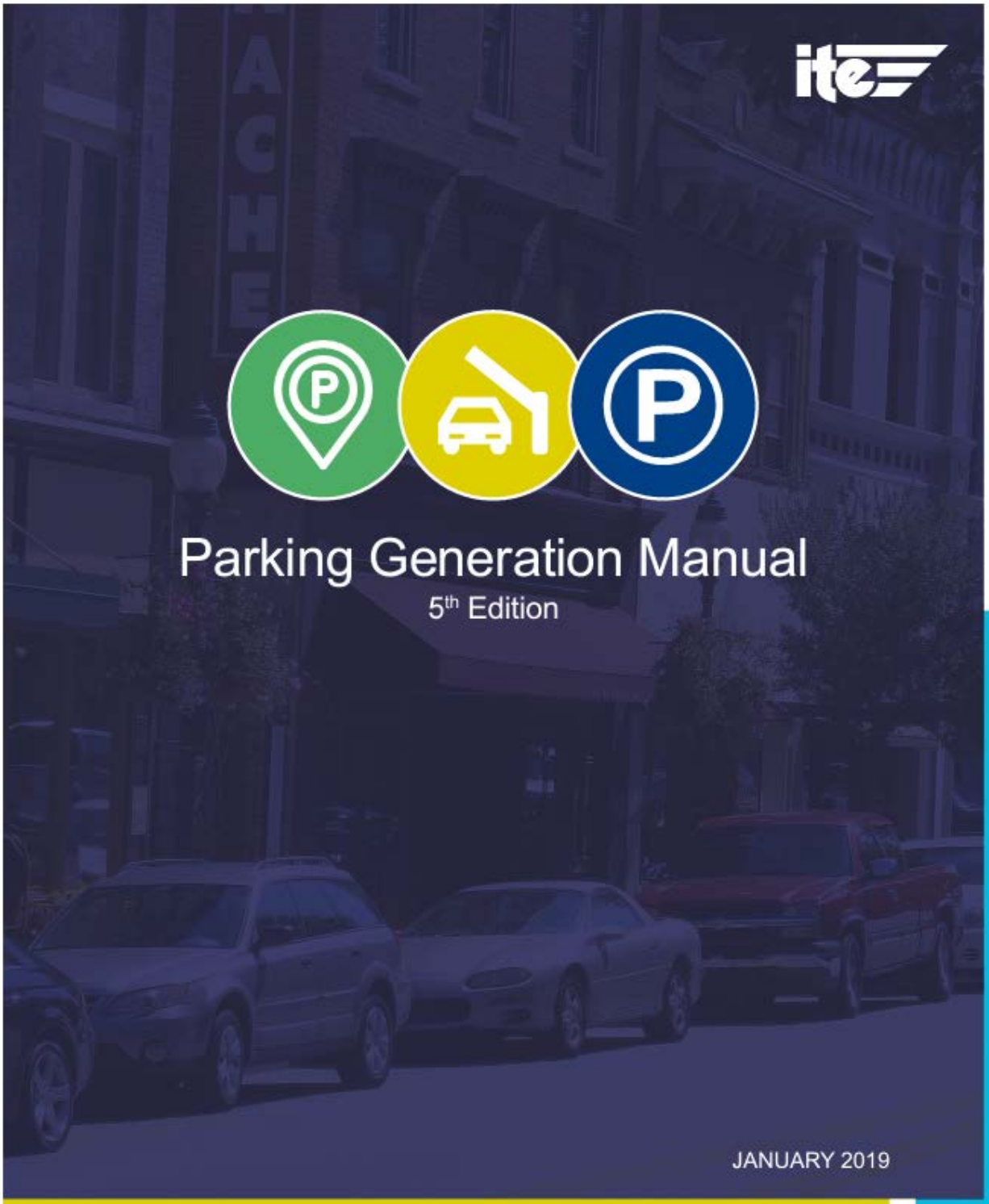
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.42	7.42 - 7.42	*

Data Plot and Equation

Caution – Small Sample Size





Parking Generation Manual

5th Edition

JANUARY 2019

INSTITUTE OF TRANSPORTATION ENGINEERS

Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites) and a Saturday (one study site) in a general urban/suburban setting.

	Percent of Peak Parking Demand	
Hour Beginning	**Weekday**	**Saturday**
12:00–4:00 a.m.	0	–
5:00 a.m.	0	–
6:00 a.m.	0	–
7:00 a.m.	0	–
8:00 a.m.	14	–
9:00 a.m.	71	–
10:00 a.m.	50	–
11:00 a.m.	79	–
12:00 p.m.	57	–
1:00 p.m.	64	91
2:00 p.m.	64	27
3:00 p.m.	79	55
4:00 p.m.	71	100
5:00 p.m.	100	91
6:00 p.m.	14	27
7:00 p.m.	0	0
8:00 p.m.	0	–
9:00 p.m.	0	–
10:00 p.m.	0	–
11:00 p.m.	0	–

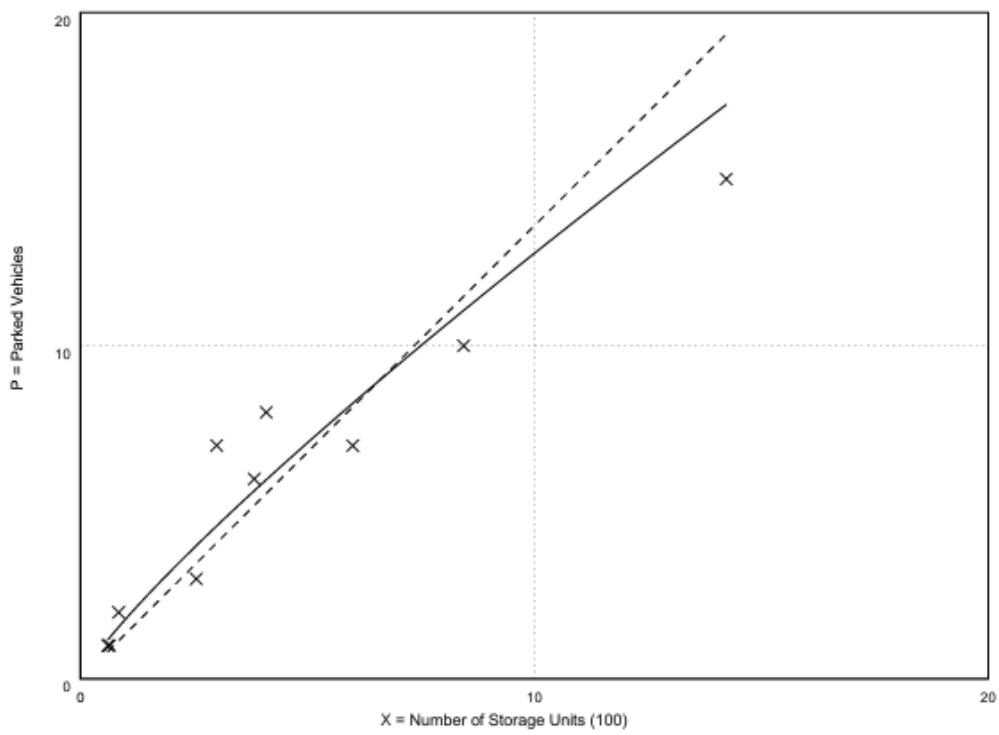
Mini-Warehouse
(151)

Peak Period Parking Demand vs: Storage Units (100)
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 4:00 - 6:00 p.m.
Number of Studies: 10
Avg. Num. of Storage Units (100): 4.4

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.36	1.05 - 2.38	1.18 / 2.35	***	0.43 (32%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.85 Ln(X) + 0.59

R^2= 0.93

HydroEnvironmental Solutions Excavation Work Plan

HydroEnvironmental
SOLUTIONS, INC.

January 15, 2019

Mr. Chris Murphy
Mr. Sean Murphy
East Coast North Properties LLC
416 Waverly Avenue
Mamaroneck, New York 10538

RE: Scope of Work for Proposed Foundation Excavation
416 Waverly Avenue
Mamaroneck, New York

Dear Messrs. Murphy:

In accordance with the New York State Department of Environmental Conservation (NYSDEC) Regulations pertaining to construction on environmentally impacted sites, HydroEnvironmental Solutions, Inc. (HES) has compiled the following Scope of Work detailing the methods and approach for excavation and removal of soils from the proposed building footprint that will be implemented at the subject Site (**Figure 1**). This Scope of Work is submitted for review and approval by the Village of Mamaroneck (VOM) Zoning Board of Appeals (ZBA) and will be adhered to if petroleum hydrocarbon impacted or other constituents of concern impacted soil is encountered during foundation excavation activities at the subject site. If impacted soils are not encountered, then this Excavation Work Plan (EWP) will not be required, only standard construction practices will need to be followed.

Work will not proceed without an approved permit in accordance with the Village of Mamaroneck's Building Code pertaining to the Site. It should be noted that this Scope of Work is specific to the Site excavation proposed on the attached Drawings for the proposed building expansion, (provided by the property owner and attached hereto {**Appendix 1**}, Drawings C-1 through C-7 and Foundation Detail {by BETCO}) as described herein.

Environmental Work in Support of the Proposed Foundation Excavation

The environmental work proposed in this Scope will comply with NYSDEC-Technical Guidance Document DER-10, Part 375 Regulations for conducting cleanups and the recommendations and technical approach discussed and included therein.

One Deans Bridge Road • Somers, New York 10589

(914) 276-2560 • FAX (914) 276-2664

All work outlined in this document, Excavation Work Plan, is to be performed during the excavation of the foundation and will be conducted in accordance with a Village approved work scope unless otherwise stated in this document. A Site-Specific Health and Safety Plan (HASP), the Earthwork contractor's HASP, OSHA HAZWOPER training certifications and documentation, a Quality Assurance Project Plan (QAPP) and a Community Air Monitoring Plan (CAMP) will be implemented during this work as required (i.e.: if contaminated soil is encountered). In accordance with DER-10, a CAMP will be implemented to monitor air quality during all on-Site intrusive work and soil moving, loading, truck cleaning, backfilling, and stockpiling activities associated with the proposed foundation excavation in contaminated areas only. The "Work Area", which is defined as a 20-30 foot area measured from the sidewalls of the excavations (where possible, depending on the property fence line location relative to the excavation area), will be monitored continuously during excavation activities by an on-Site geologist/environmental scientist using: (1) a calibrated four gas meter (%LEL, %O_2, H_2S and CO); (2) photoionization detector (PID), both of which will be immediately adjacent to the excavation edge while the work is ongoing; and (3) a total of three CAMP monitors, two of which will be placed downwind and one upwind of the Work Area. Water and polyethylene sheeting (6 millimeter) will be available on-Site should dust and/or VOC/odor control become necessary during this work.

All field work will be conducted in accordance with the requirements of the HASPs and all soil samples will be collected in accordance with the requirements of the QAPP. Prior to or at the start of this work, soil erosion and sediment controls and Site fencing/signage will be installed along the Site perimeter in accordance with the approved Site-wide Storm Water Pollution Prevention Plan (SWPPP). In the event that soil stockpiling is necessary, stockpile staging areas will be constructed prior to the start of excavation activities. Areas of the Site disturbed during the excavation work will be covered as necessary to control odors or fugitive dusts. Covers will be maintained in accordance with the SWPPP.

Excavation Work Plan – Proposed Foundation

The Excavation Work Plan (EWP) outlined herein will be followed during all excavation activities. Although no soil has been analytically pre-characterized before excavation, soil will be screened in accordance with industry accepted practices. The New York One Call procedures will be completed by the excavation contractor prior to excavation startup. Documentation of the proposed excavation activities will include, but not be limited to, photographs of the work area and activities; soil excavation logs; disposal records for soils and materials excavated and removed from the Site; an accounting of daily activities and personnel on and off-Site; end-point sample data from all impacted excavation areas; and air monitoring logs from the excavation Work Areas in addition to the CAMP data. Additionally, the dimensions, depth, and location of the excavation upon completion will be surveyed and documented, as well as the location of all end-point samples as this will be required by the NYSDEC. This information will be provided to the NYSDEC and the Village in a written technical report; however, a summary of the work will be provided to the Village.

It should be noted that the general practices will be enhanced for excavation close to property lines. The excavation, along with continuous work area monitoring at the sides of excavation areas, will start in areas furthest away from the property line (and effectively work towards the property line, keeping pace with observations and field monitors during all work). A temporary fence will be deployed and maintained to preserve a minimum of 20-foot clearance around the excavation limits during the excavation of impacted soils only within 20 feet of the property boundary. This may include cordoning off a portion of the right of way on Waverly Avenue (i.e.: parking spaces). Proper permits, if required, will be obtained from the Village as required. All approved CAMP and Work Zone monitoring will be strictly adhered to during all intrusive on-Site work in impacted areas only.

Excavation of the foundation may encounter bedrock surfaces. During construction, the contractor and construction manager will adhere to safe work practices to ensure safe slope stability. The construction manager and contractor do not expect the depth of the excavation to create a condition where the excavation construction will impose on the property boundary or require shoring to maintain safety guidelines for slope stability outlined in the trenching and excavation requirements of OSHA 29 CFR 1926.651 and 1926.652. Should the contractor and construction manager determine that the excavation does not meet these safety standards noted above then they will provide necessary action to maintain slope stability and will implement stepped grading or sheet piles to meet such requirements.

Only NYSDEC and Village pre-approved off-site fill will be used to backfill the excavation(s) from grade to depth of the foundation footings.

Stockpiling

Stockpiling of soil from the excavation is not anticipated as current plans are to direct load during excavation. However, stockpiling may be utilized under the following conditions if necessary. Stockpiling on-Site soil/fill with no evidence of contamination (i.e., no staining or elevated PID measurements) may take place in approved areas in approximately 50 cubic yard piles, until removed from the Site or used for backfill. If stockpiling is to take place, stockpiles will be placed, graded, shaped, and covered for proper drainage. Soil materials shall be located and retained away from the edge of excavations.

Stockpiling of on-Site soil/fill with evidence of contamination (staining and/or elevated PID measurements) may take place in approved areas in approximately 50 cubic yard piles, until sample analysis is completed. Stockpiles will be placed, graded, shaped, and covered for proper drainage. This will ensure effective weather proofing of potentially contaminated soil stockpiles. Materials shall be located and retained away from edge of excavations.

Stockpiles will be kept covered at all times with appropriately anchored polyethylene sheeting or tarps. All stockpiles will be routinely inspected, and damaged tarp covers will be promptly replaced. The stockpiled soil/fill will be placed on top of and completely covered by polyethylene sheeting. All polyethylene sheeting will be a minimum thickness of 6 millimeter

(mm) to reduce the infiltration of precipitation and to eliminate the formation of dust. The stockpile area shall be protected from stormwater runoff. Soil stockpiles will be continuously encircled with a silt fence. Non-soil weights (e.g. tires or rock) may be necessary to inhibit movement of the cover sheeting by wind. Stockpiles will be inspected, at a minimum, once each week and after every storm event, and in accordance with the Site SWPPP. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by the Village.

Soil Excavation and Direct Loading

As noted above, the plan for the proposed foundation excavation is to direct load the trucks unless one of the contingencies noted above occurs. A Roll-off container will be placed at the Site for disposal of any encountered/excavated debris. The roll-off container will be securely covered when not in use or when filled. A qualified environmental professional or person under their supervision will oversee all invasive work and the excavation and load-out of all excavated material in areas where impacted soils are encountered. The property owner and its contractor are solely responsible for safe execution of all invasive and other work performed under this Excavation Work Plan. The contractor will have an OSHA competent person (trained in accordance with 29 CFR 1926) on-Site and responsible for excavation safety. The excavation shall be completed in accordance with the following measures:

- Employ a transport vehicle tracking pad for vehicle loading operations to control and contain contaminated soil and debris spillage along with a truck cleaning station. The Site entrance and tracking pad detail and truck cleaning station description and detail are included at the end of this Scope ("**Appendix 2** – Alternative to Truck Washing Station"). The impacted excavation areas shall be an open excavation, which will comply with the trenching and excavation requirements of 29 CFR 1926.651 and 1926.652. During non-work hours – or when awaiting laboratory data from end-point samples – the excavations will be secured and covered with 6 mil polyethylene sheeting as required to control dust and vapor that could emanate from the open excavations. The excavations will be backfilled as soon as practicable (i.e., when sample results are received and reviewed with the Village, given there are no safety, odor, or other nuisance issues related to the excavation), or immediately (i.e., if odors or other nuisance issues are noted, or for any safety reasons) even if backfill material has to be removed to perform more sampling or excavation at a later time. A demarcation layer will be installed at completed excavations in case additional soil needs to be removed. The contractor will provide excavation protection system(s) required by ordinances, codes, laws and regulations to prevent injury to workers and to prevent damage to new and existing structures or utilities. Should the foundation excavation be required to remain open while awaiting and during construction of the foundation, the excavation will continue to comply with all environmental and safety protocols noted in this document. It is not anticipated that any on-Site staff will be required to enter excavation areas that are more than 4 feet deep.

Unless shown or specified otherwise, protection system(s) shall be utilized under the following conditions:

- Excavations Less Than 5 Feet Deep: Excavations in stable rock or in soil conditions where there is no potential for a cave-in may be made with vertical sides.
- During soil removal, all trucks will be direct loaded. Stockpiling is not planned for the excavation. During excavation, a covered Roll-off container will be staged on-Site for encountered/excavated debris (e.g. metal debris, tires, lumber, etc.). Materials contained in the roll-off will be disposed of off-Site in accordance with all applicable rules and regulations.
- Excavations More Than 5 Feet Deep: Excavations in stable rock may be made with vertical sides. Under all other conditions, the sidewalls of the excavations may be required to be sloped or shored to sufficiently provide for safe excavation, which may slightly expand the footprint. The OSHA excavation competent person overseeing the excavation activities will be responsible for the configuration of the excavation as it pertains to the trenching and excavation requirements of 29 CFR 1926.651 and 1926.652, and on decisions to backfill a source area that is completed. If the footprint is expanded, the material from outside of the proposed footprint shall be handled in the same manner as all material in this Scope of Work. It is anticipated that benching, shielding or shoring and bracing will be required. The excavation hole will be secured with a 6 millimeter (mm) polyethylene sheeting, as required, to control dust and vapor that could emanate from the open excavation as noted above or will be backfilled with material (from on-Site or off-Site sources) pre-approved by NYSDEC and the Village if material is imported from off-Site.
- Debris and Waste (non-soil) that are encountered: If debris and wastes (non-soil; wire, metal, scrap/metal) are encountered, a roll-off container will be available. All solid wastes, such as these, will be appropriately characterized and disposed of off-Site in accordance with all applicable local, State, and Federal rules and regulations. A roll-off for debris such as wire, metal, scrap/metal will be staged on-Site (see above comment) to address this potential waste stream

The excavation or disturbances will be temporarily covered with a tarp if odors are present until the end-point sample results have been received (as further described here) or backfilled with on-Site material for any nuisance condition or safety reasons. Backfill material which is sourced on Site shall be placed cautiously into the excavations to avoid generation of dust. Monitoring for dust and odors/emissions shall be performed per the CAMP. Excavation will proceed cautiously due to the possibility of previously unknown sources such as underground storage tanks that could be encountered. If such sources are encountered, they will be cautiously removed as further described below. Readings on the air monitors that are set up in

the excavation Work Areas will be constantly assessed so that the appropriate pace of work can be determined. Following OSHA excavation safety requirements, the excavations will be secured using orange snow fencing (at completion or at the end of each work day). If the excavation remains open prior to receiving backfill, it will be covered with 6 mil polyethylene sheeting as required based on Work Area monitoring to control dust and vapor that could emanate from the open excavation. The excavation may be kept open and secured, as described above, until end-point sample data is received.

- The excavation will ultimately be backfilled with approved material, as required and approved by the NYSDEC and the Village. Unless for safety reasons, the excavations will be secured in this manner until laboratory end-point soil samples are obtained.

- All loading and transportation activities will be conducted in accordance with all applicable Federal, State, and Local regulations, including but not limited to United States Department of Transportation (USDOT) and United States Environmental Protection Agency (USEPA) Regulations 40 CFR 172-179.

- The NYSDEC and the Village will be notified in writing when loading of contaminated soil/fill will occur and include the name and location of the disposal facility to be used.

- Loading and transport of contaminated soil and debris will not occur until receipt of approval from the disposal facility in which the contaminated soil and debris will be disposed.

- All loading activities will be conducted in a manner to minimize the formation of dust. Contaminated soil and debris transport containers will be covered to prevent release of dust and particulates and exposure of the contaminated soil and debris to precipitation.

- Confirmation sampling of the sidewalls per DER-10 Section 5.4(b) 5 will be used to determine that the excavation is complete. Any confirmation sampling results that demonstrate contaminated material is present (i.e., grossly contaminated soil) will require further excavation and sampling to a maximum depth of 15 feet below ground surface. In contaminated excavation areas, end-point samples will be collected for laboratory analysis and compared to the Commercial Soil Cleanup Objectives (CSCOs). Samples will be collected in areas biased towards visible contamination, odor and/or high VOC concentrations. If there are significant end-point exceedances of the CSCOs, the sidewall samples will be compared to existing data points from that area and applicable property boundary data to determine if further excavation is required. For example, the type of contaminant and whether it is volatile or not will be considered, and the location of the excavation in relation to other Site conditions and data will be considered. Observations made during excavations will also be considered to determine if the excavation is completed, or if further excavation is needed (e.g., debris or stained soil visible on sidewall).

- The documented contaminated excavation areas for the foundation will have end-point soil samples collected that will be analyzed for:
  - VOCs via EPA Method 8260
  - SVOCs via EPA Method 8270
  - TAL Metals
  - PCBs
  - Pesticides
- As required by the EWP, dust and odor suppression (water and polyethylene sheeting) will be available during all excavation work and documented.
- A truck cleaning and inspection station will be operated on-Site. The truck cleaning station will be used for all vehicles leaving the Site. Trucks will be brushed and/or scrubbed clean as required when exiting the Site and the Site truck exit areas will be inspected periodically. To the extent that any dirt has exited the Site, the exit ramp and street will be cleaned. If necessary, in order to prevent soil from collecting on truck tires and parts during loading, a polyethylene tarp will be constructed by attaching plastic to a large 2 x 8-inch board equivalent to the length of the triaxle bed that will be draped over the side of the dump trailer bed during loading. The tarp will protect the loading side of the truck from soil accumulation and dust during loading. All trucks transporting waste from the Site will adhere to the following load covering:
  - Solid vinyl or equivalent tops;
  - Trucks will be required to have gasketed or tightly fitting tail gates;
- Trucks transporting clean material on-Site (from off-Site sources or from on-Site borrow areas) will not be the same trucks removing contaminated material from the Site. The proposed truck cleaning and inspection station details for the project are included at the end of this document in **Appendix 2**.
- Egress points for truck and equipment transport from the Site will also be kept clean of dirt and other materials during Site remediation and development. Locations where vehicles enter or exit the Site will be inspected daily to ensure there is no off-Site soil tracking. Soil that has been tracked off-Site will be swept or cleaned as appropriate. The qualified environmental professional will be responsible for ensuring that all egress points for truck and equipment transport from the Site are clean of dirt and other materials derived from the Site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to Site-derived materials.

- Loaded transport vehicle tires and undercarriages will be inspected and cleaned to remove any adhering contaminated soil and debris prior to vehicle departure from the Site. Loaded vehicles leaving the Site will be appropriately tarped, securely covered, manifested (if needed), secured, and placarded in accordance with appropriate Federal, State, Local, and NYSDOT requirements (and all other applicable transportation requirements). Trucks used for transportation of contaminated soil and debris will travel on authorized roads in accordance with all Federal, State and Local regulations. Queuing of trucks will be performed on-Site in order to minimize off-Site disturbances around the Site entrance. Off-Site queuing will be prohibited.

- Planned truck transport routes are defined as follows:

  - Trucks coming from Interstate 95 will approach the Site from the west on Fenimore Road (northbound, Exit 18A). Trucks will then turn south (right) onto Waverly Avenue and enter the Site at a driveway along the western side of the property. Exiting trucks will travel north on Waverly Avenue, turn left (north) onto Mamaroneck Avenue and proceed to the Interstate 95 southbound entrance ramp ((see **Figure 2**). All trucks loaded with Site materials will enter and exit the vicinity of the Site using only these approved truck routes. This is the most appropriate route and takes into account: (a) limiting transport through residential areas and past sensitive Sites; (b) use of city mapped truck routes; (c) prohibiting off-Site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport. Trucks will be prohibited from stopping and idling in the neighborhood outside the Site. The planned truck route for the proposed excavation is included on **Figure 2.**

- All manifests will be signed by the on-Site contractor soil disposal representative on behalf of the Site owner and they will retain all disposal and waste characterization documentation, which shall be provided to HES and the Village.

Soil Disposal Off-Site

All soil/fill/solid waste excavated and removed from the Site will be treated as contaminated and regulated material and will be transported and disposed of in accordance with all Local, State (including 6 NYCRR Part 360) and Federal regulations. If disposal of soil/fill from this Site is proposed for unregulated off-Site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC. However, this is not anticipated at this time. Unregulated off-Site management of materials from this Site will not occur without formal NYSDEC approval.

Off-Site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, i.e. hazardous waste disposal facility, solid waste landfill, petroleum treatment

facility, C&D recycling facility, etc. Waste classification soil sampling will need to be completed for the excavation area.

Actual disposal quantities and associated documentation will be reported to the NYSDEC and the Village in the applicable report. This documentation will include: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts. Non-hazardous historic fill and contaminated soils taken off-Site will be handled, at minimum, as a Municipal Solid Waste per 6 NYCRR Part 360-1.2.

Contingency Plan

If underground storage tanks (USTs), drums, free product, or other previously unidentified contaminant sources are found during excavation, excavation activities will be suspended and the NYSDEC will immediately be notified. The excavation will be re-covered if necessary, based on “at hole” air monitoring data. If necessary, the area will be secured and covered until an agency-approved plan is in place to delineate, characterize, and remedy any new source area finding. Any drums and/or USTs or other source material encountered will be evaluated and a removal plan will be submitted for NYSDEC approval. Appropriately trained personnel will excavate and handle all source area materials in accordance with all applicable Federal, State, and Local regulations. Removed drums and tanks will be properly characterized and disposed of off-Site. The soil/fill surrounding the buried drums or underground storage tanks will be considered as potentially contaminated and will be direct-loaded for off-Site disposal (or, temporarily stockpiled and characterized, as needed).

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (TAL metals; TCL volatiles and semi-volatiles, TCL pesticides and PCBs), unless the Site history and previous sampling results provide a sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC for approval prior to sampling.

Identification of unknown or unexpected contaminated media by screening during invasive Site work will be promptly communicated by phone to the NYSDEC and Village representatives. Reportable quantities of petroleum product will also be reported to the NYSDEC Spills Hotline

Community Air Monitoring Plan

The number of CAMP monitoring stations in documented contaminated areas operating will be three (3). Considering the Work Area as defined above, there will be: two (2) stations in downwind locations and one (1) station in the upwind location of the Work Area. HES will monitor wind directions throughout the work day, and the CAMP stations will be re-positioned as necessary. It is noted that the locations and operations of the CAMP system are subject to

modification by the NYSDEC / NYSDOH and the Village, based on observations during work at the excavation and air results warranting such modification. As stated above, special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures.

Monitoring for VOCs will be performed at each of the CAMP station locations with a PID. Upwind concentrations will be measured at the start of each workday and periodically thereafter to establish background concentrations.

Additionally, a PID and 4-gas meter will be used within the Work Area immediately adjacent to the excavation perimeter edge to monitor for VOCs and gas concentrations at the excavation during soil removal activities. A PID will also be used to scan the soils at the end-point sampling locations.

For the CAMP stations, if the ambient air concentration of total organic vapors (PID) at the downwind perimeter of the work area exceeds 5 parts per million (ppm) above background for a 15-minute average, work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities will resume with continued monitoring. If total organic vapor levels at the downwind perimeter of the Work Area persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps bring the vapor levels below 5 ppm over background for the 15-minute average, work activities will resume provided that the total organic vapor level 200 feet downwind of the work area or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less, remains below 5 ppm over background for the 15-minute average. If the organic vapor level is above 25 ppm at the perimeter of the work area, activities will be shutdown and the area backfilled or otherwise covered with foam and polyethylene sheeting.

Particulate concentrations will be monitored at each of the CAMP station locations. If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques will be employed. Work will continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m3 above the upwind level and provided that no visible dust is migrating from the work area. If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m3 above the upwind level, work will be stopped and re-evaluation of activities will be initiated. Work will resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m3 of the upwind level and in preventing visible dust migration.

If the proposed work area is within 20-feet or less of the property boundary then a reduction of CAMP monitoring levels is required. Any work occurring within 20-feet of the property perimeter will require the action level for VOCs to be lowered from exceeding 5 ppm

above background during a 15-minute average to 5 ppm above background level during a 5-minute average. Additionally, the action level for particulate concentrations at the downwind PM-10 particulate level will be lowered from 100 mcg/m3 greater than background over a 15-minute period to a 5-minute period.

Odor Control Plan

Based on the primary constituents of concern, metals, VOCs and SVOCs, as well as the field experience that odors were observed on-Site during past utility excavation along Waverly Avenue, odors may be anticipated to be a possible issue or concern.

This odor control plan is capable of controlling the migration of nuisance odors off-Site. If nuisance odors are identified at the Site boundary work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events. The agencies will be notified of any other complaints from the community such as dust or noise that arise directly from the project activities. Implementation of all odor controls, including the halt of work, is the responsibility of the property owner's remediation environmental consultant.

All necessary means will be employed to prevent on- and off-Site nuisance odors. These measures may include: (a) limiting the area of open excavations and size of soil stockpiles; (b) shrouding open excavations with tarps and other cover systems; (c) direct load-out of soils to trucks for off-Site disposal; (d) use of staff to monitor wind conditions and odors at the immediate excavation area, property line and, if necessary, beyond property lines.

Clean Fill Imported to the Site for Backfill

As stated above, all materials proposed for import onto the Site will be approved by the qualified environmental professional and will be in compliance with provisions in this EWP prior to receipt at the Site. Information on potential / proposed clean fill materials (source, soil / stone type, laboratory analytical data) will be submitted to NYSDEC and the Village, which requires, at a minimum, sampling of the material and disclosure of the source.

Material from industrial sites, spill sites, or other environmental remediation sites or potentially contaminated sites will not be imported to the Site.

All imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d). Soils that meet "exempt" fill requirements under 6 NYCRR Part 360, but do not meet backfill or cover soil objectives for this Site, will not be imported onto the Site without prior approval by NYSDEC. Solid waste will not be imported onto the Site.

Trucks entering the Site with imported soils will be securely covered with tight fitting covers. Imported soils will be used immediately for backfill or stockpiled separately from excavated materials and covered to prevent dust releases.

Off-Site borrow soils will be documented as having originated from locations having no evidence of disposal or release of hazardous, toxic or radioactive substances, wastes or petroleum products. Off-Site borrow soils intended for use as Site backfill cannot otherwise be defined as a solid waste in accordance with 6 NYCRR Part 360-1.2(a).

If the contractor designates a source as "virgin" soil, it shall be further documented in writing to be native soil material from areas not having supported any known prior industrial or commercial development or agricultural use. Virgin soils should be subject to collection of one representative composite sample per source. The sample should be analyzed for TCL VOCs, SVOCs, pesticides, PCBs, and TAL metals. The soil will be acceptable for use as backfill provided that all parameters meet the Allowable Constituent Levels for Imported Fill or Soil, provided as Appendix 5 of DER-10 (May 2010) **Health and Safety Procedures for Intrusive Activities**.

Contractors engaged in subsurface excavation activities will be required to implement appropriate health and safety procedures. These procedures will involve, at a minimum, donning adequate personal protective equipment, performing appropriate air monitoring, and implementing other engineering controls, as necessary, to mitigate potential ingestion, inhalation and contact with residual constituents in the soils. A Site-specific, activity-specific Health and Safety Plan (HASP) will be prepared for the Site by the Construction Contractor (Contactor). All required on-Site construction and technical personnel who are required to be OSHA 40-hour HAZWOPER training and 10-hour OSHA Construction training will maintain up to date training. An OSHA Competent Person in accordance with 29CFR-1926 will be on-Site and responsible for excavation safety.

If you have any questions regarding the Scope of Work for the Proposed Foundation Excavation, please contact me at (914) 276-2560. We look forward to continuing to work with you on this project.

Very truly yours,
HydroEnvironmental Solutions, Inc.

Steven Verdibello, PG
Project Manager

William A. Canavan, PG, LSRP
President

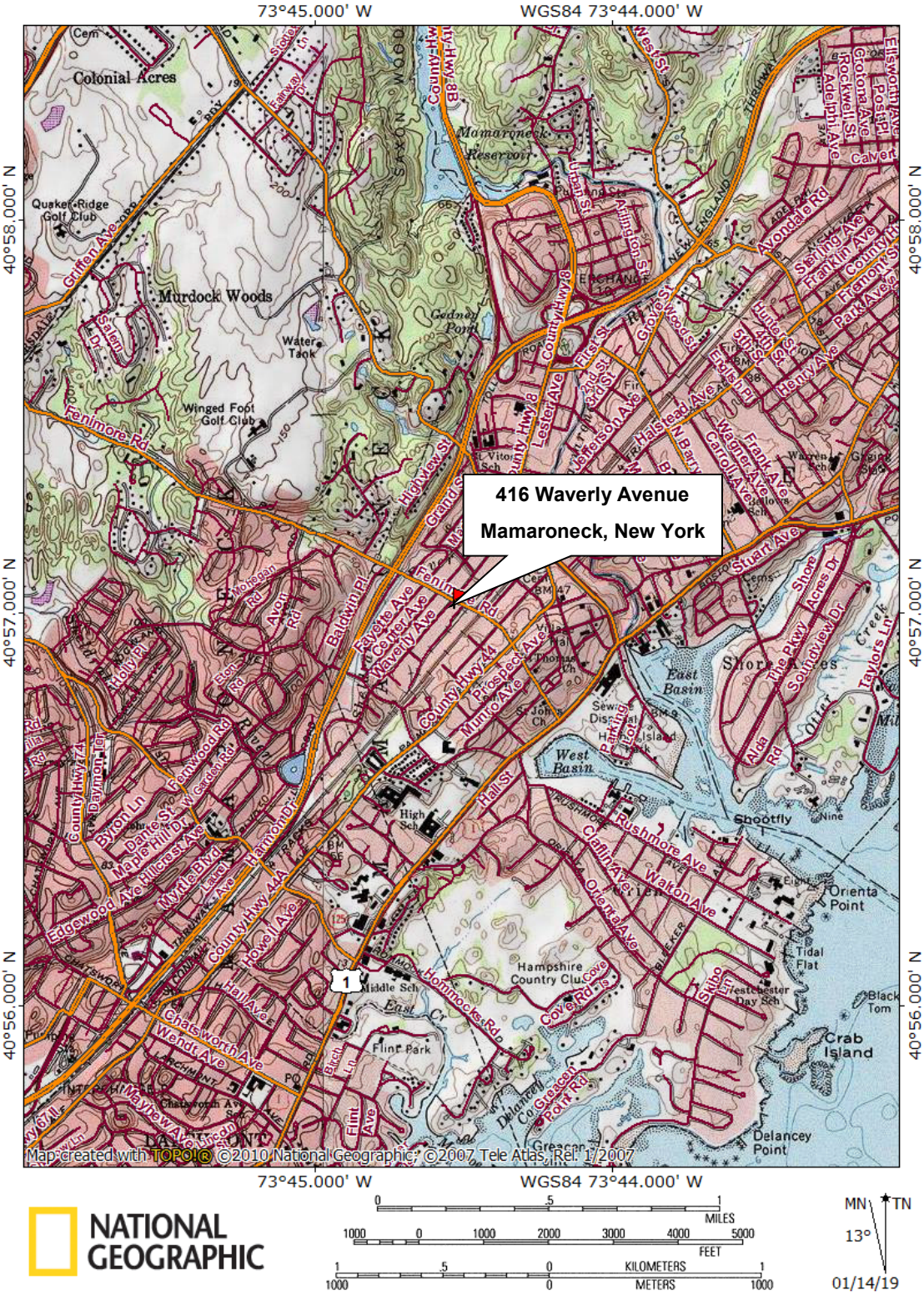
Enclosures

cc: Kristen Motel, Esq. – Cuddy & Feder
Village of Mamaroneck Building Inspector
File

FIGURES

FIGURE 1

Site Location Map



NATIONAL GEOGRAPHIC

0 .5 1 MILES
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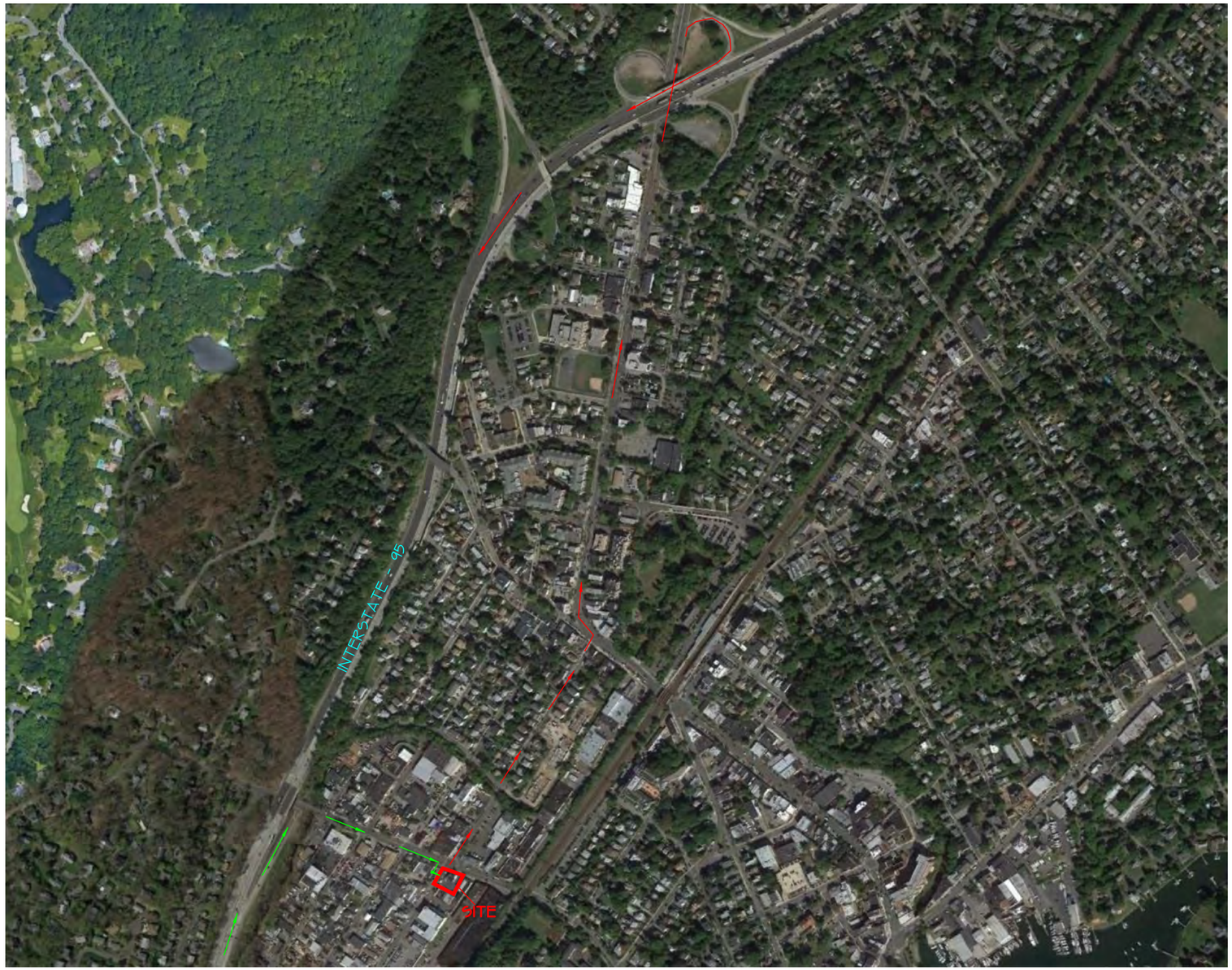
1 .5 0 KILOMETERS 1
1000 0 METERS 1000

MN TN
13°
01/14/19



LEGEND

ROUTE TO SITE

ROUTE FROM SITE

FIGURE 2

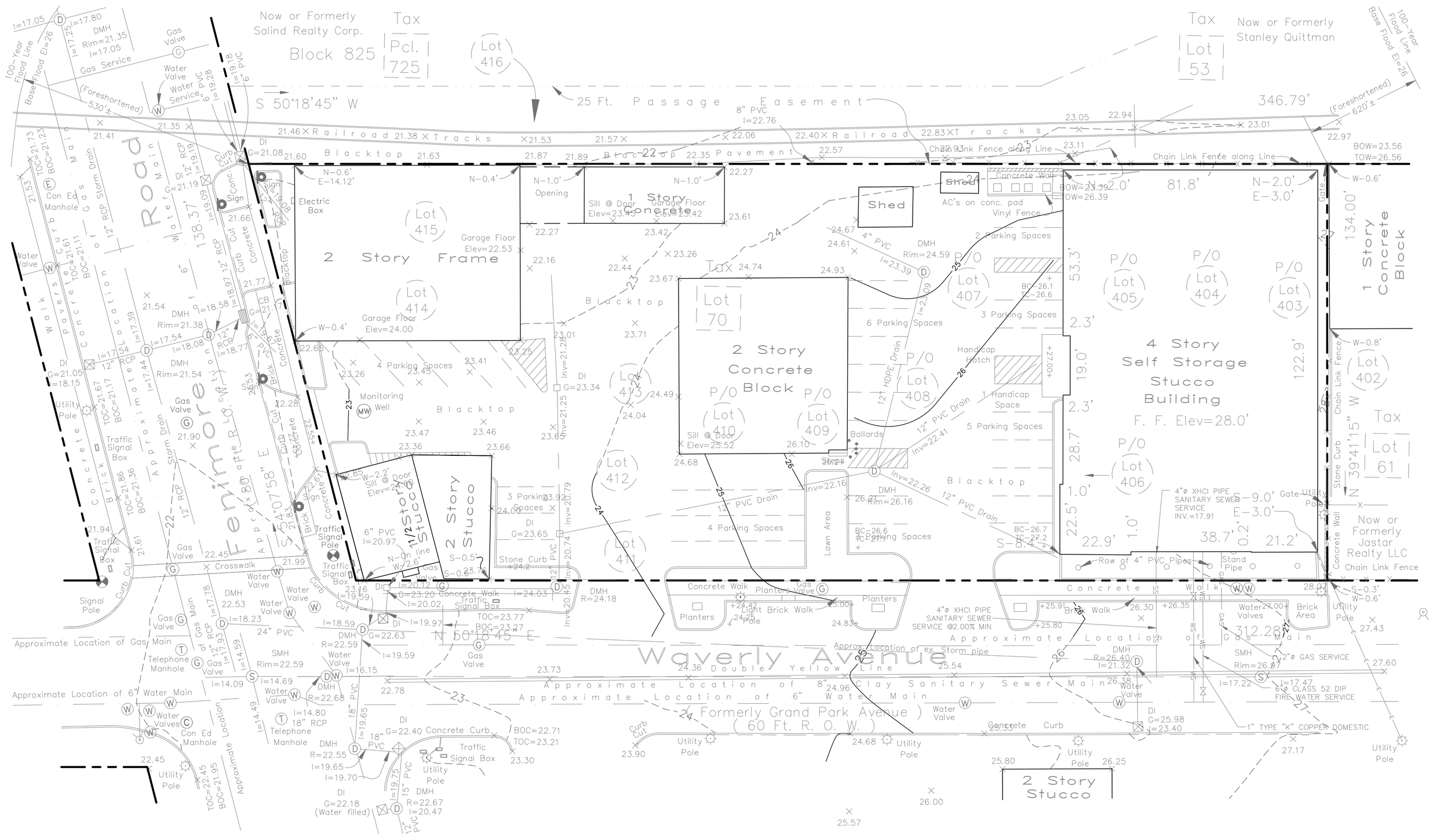
416 WAVERLY AVENUE MAMARONECK, NEW YORK	GENERALIZED SITE PLAN	NOT TO SCALE	JANUARY 2019
		TRUCK TRANSPORT ROUTE	

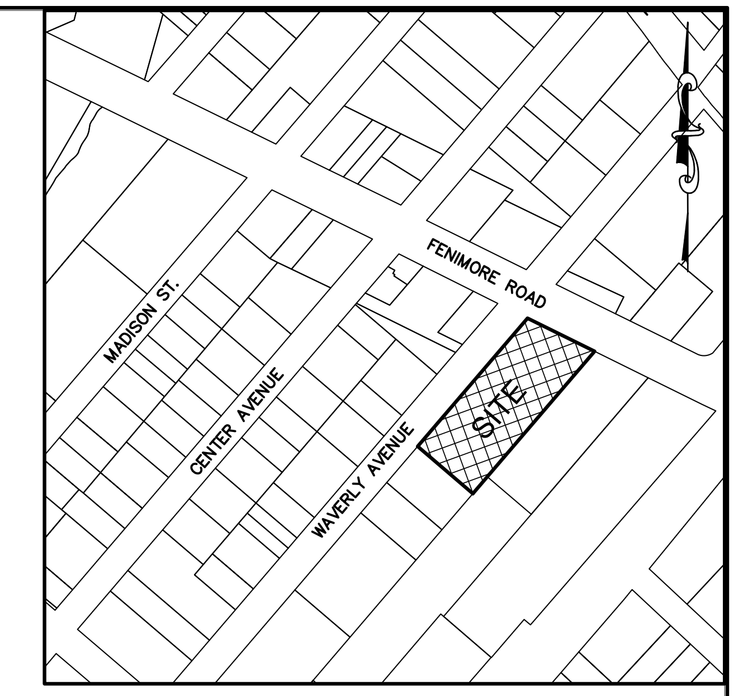
HydroEnvironmental
SOLUTIONS, INC.
One Deans Bridge Road
Somers, New York 10589

APPENDICES

APPENDIX 1

Construction Drawings and Foundation Detail





SITE LOCATION MAP
(SCALE: 1"=200')

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No.	Revisions Description	Date
1.	REVISED PER TOWN COMMENTS	9-27-18

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PROJECT:

SELF STORAGE BUILDING ADDITION
560 FENIMORE ROAD
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY – NEW YORK

EXISTING CONDITIONS MAP

STATE OF NEW YORK · MICHAEL F. STEIN · No. 80637 · LICENSED PROFESSIONAL ENGINEER

HEC

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45 Knollwood Road - Suite 201
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T: 914-909-0420
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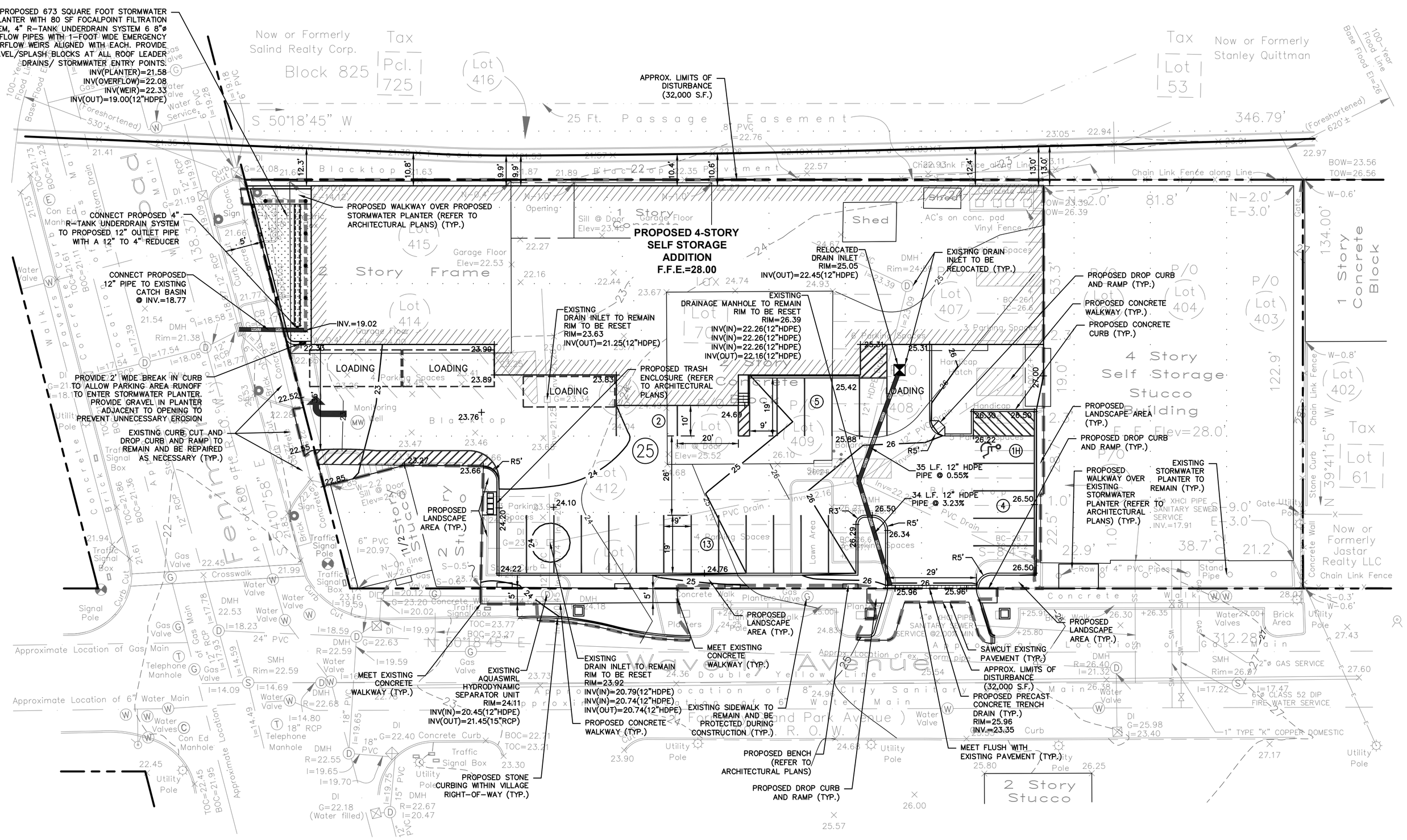
Date:	2/8/18
Scale:	1" = 20'
Designed By:	D.C.
Checked By:	M.S.
Sheet:	1 / 7
Sheet No.	C-1


PROPOSED 673 SQUARE FOOT STORMWATER PLANTER WITH 80 SF FOCALPOINT FILTRATION SYSTEM, 4" R-TANK UNDERDRAIN SYSTEM 6 8"ø OVERFLOW PIPES WITH 1-FOOT WIDE EMERGENCY OVERFLOW WEIRS ALIGNED WITH EACH. PROVIDE GRAVEL/SPLASH BLOCKS AT ALL ROOF LEADER DRAINS/ STORMWATER ENTRY POINTS: INV(PLANTER)=21.58 INV(OVERFLOW)=22.08 INV(WEIR)=22.33 INV(OUT)=19.00(12"HDPE)
CONNECT PROPOSED 4" R-TANK UNDERDRAIN SYSTEM TO PROPOSED 12" OUTLET PIPE WITH A 12" TO 4" REDUCER
CONNECT PROPOSED 12" PIPE TO EXISTING CATCH BASIN @ INV.=18.77
INV.=19.02
PROVIDE 2' WIDE BREAK IN CURB TO ALLOW PARKING AREA RUNOFF TO ENTER STORMWATER PLANTER. PROVIDE GRAVEL IN PLANTER ADJACENT TO OPENING TO PREVENT UNNECESSARY EROSION
EXISTING CURB CUT AND DROP CURB AND RAMP TO REMAIN AND BE REPAIRED AS NECESSARY (TYP.)
PROPOSED WALKWAY OVER PROPOSED STORMWATER PLANTER (REFER TO ARCHITECTURAL PLANS) (TYP.)
APPROX. LIMITS OF DISTURBANCE (32,000 S.F.)
PROPOSED 4-STORY SELF STORAGE ADDITION F.F.E.=28.00
EXISTING DRAINAGE MANHOLE TO REMAIN RIM TO BE RESET RIM=26.39 INV(IN)=22.26(12"HDPE) INV(IN)=22.26(12"HDPE) INV(IN)=22.26(12"HDPE) INV(OUT)=22.16(12"HDPE)
RELOCATED DRAIN INLET RIM=25.05 INV(OUT)=22.45(12"HDPE)
EXISTING DRAIN INLET TO BE RELOCATED (TYP.)
EXISTING DRAIN INLET TO REMAIN RIM TO BE RESET RIM=23.63 INV(OUT)=21.25(12"HDPE)
PROPOSED TRASH ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
PROPOSED DROP CURB AND RAMP (TYP.)
PROPOSED CONCRETE WALKWAY (TYP.)
PROPOSED CONCRETE CURB (TYP.)
PROPOSED LANDSCAPE AREA (TYP.)
PROPOSED DROP CURB AND RAMP (TYP.)
35 L.F. 12" HDPE PIPE @ 0.55%
34 L.F. 12" HDPE PIPE @ 3.23%
PROPOSED WALKWAY OVER EXISTING STORMWATER PLANTER (REFER TO ARCHITECTURAL PLANS) (TYP.)
EXISTING STORMWATER PLANTER TO REMAIN (TYP.)
PROPOSED LANDSCAPE AREA (TYP.)
PROPOSED LANDSCAPE AREA (TYP.)
MEET EXISTING CONCRETE WALKWAY (TYP.)
MEET EXISTING CONCRETE WALKWAY (TYP.)
EXISTING AQUASWRL HYDRODYNAMIC SEPARATOR UNIT RIM=24.11 INV(IN)=20.45(12"HDPE) INV(OUT)=21.45(15"RCP)
EXISTING DRAIN INLET TO REMAIN RIM TO BE RESET RIM=23.92 INV(IN)=20.79(12"HDPE) INV(IN)=20.74(12"HDPE) INV(OUT)=20.74(12"HDPE)
PROPOSED CONCRETE WALKWAY (TYP.)
EXISTING SIDEWALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION (TYP.)
PROPOSED BENCH (REFER TO ARCHITECTURAL PLANS)
PROPOSED DROP CURB AND RAMP (TYP.)
SAWCUT EXISTING PAVEMENT (TYP.)
APPROX. LIMITS OF DISTURBANCE (32,000 S.F.)
PROPOSED PRECAST CONCRETE TRENCH DRAIN (TYP.) RIM=25.96 INV.=23.35
MEET FLUSH WITH EXISTING PAVEMENT (TYP.)
PROPOSED STONE CURBING WITHIN VILLAGE RIGHT-OF-WAY (TYP.)
Now or Formerly Salind Realty Corp. Tax Pcl. 725 Block 825
Now or Formerly Stanley Quittman Tax Lot 53
Now or Formerly Jastar Realty LLC
25 Ft. Passage Easement
S 50°18'45" W
346.79'
1 Story Frame
4 Story Self Storage Building
1 Story Concrete Block
2 Story Stucco
Shed
LOADING
Chain Link Fence along Line
Approximate Location of Gas Main
Approximate Location of 6" Water Main
Approximate Location of ex. Corn. Main
Double Yellow Line
Clay Sanitary Main
Fordham Park Avenue (R.O.W.)
Appleyard Avenue
Concrete Walk
Concrete Curb
Utility Pole
Signal Box
Traffic Signal Pole
Water Valve
Gas Valve
Telephone Manhole
Con Ed Manhole
Crosswalk
Curb Cut
Stone Curb
Chain Link Fence
Brick Area
Lawn Area
Parking Spaces
Handicap Patch
Landings
Planters
Monitoring Well
Water Valves
GAS SERVICE
CLASS 52 DIP FIRE WATER SERVICE
1" TYPE "K" COPPER DOMESTIC
SANITARY SERVICE
XHCI PIPE INV.=17.91
Row of 4" PVC Pipes
Stand Pipe
100-Year Flood Line
Base Flood Elev.=26
Approx. Limits of Ex. Corn. Pipe
Water Line
Gate
Curb
Signal Box
Traffic Signal Box
Crosswalk
Water Valve
Gas Valve
Telephone Manhole
Con Ed Manhole
Utility Pole
Concrete Walk
Concrete

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 INSTALLATION.

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 SEEDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDED. 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

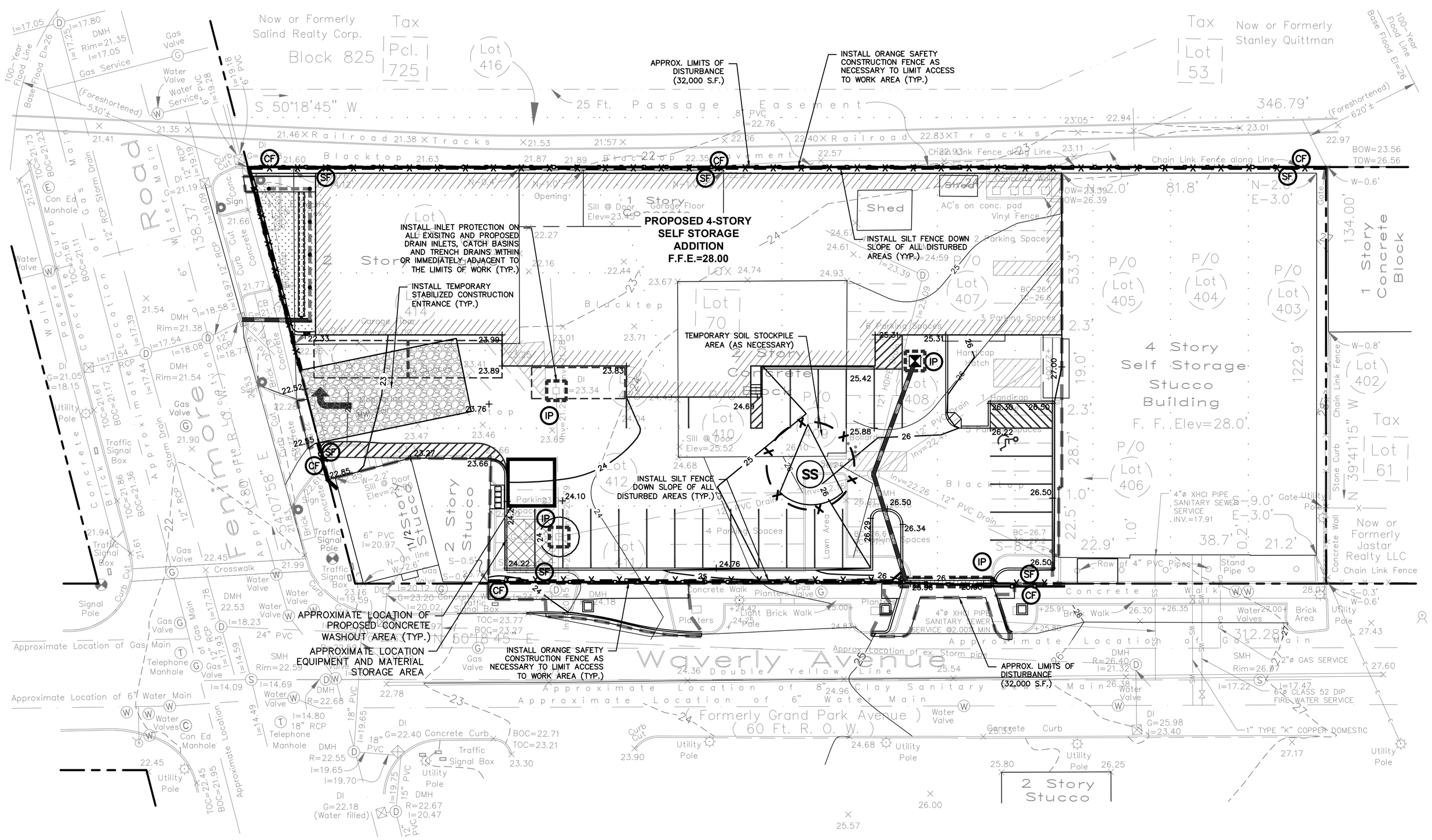
GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

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.

LEGEND

- TEMPORARY INLET PROTECTION — IP
- TEMPORARY SILT FENCE — SF
- TEMPORARY CONSTRUCTION FENCE — CF
- TEMPORARY SOIL STOCKPILE AREA — SS
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED LIMIT OF DISTURBANCE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No.	Revisions	Date
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PROJECT:
SELF STORAGE BUILDING ADDITION
560 FENIMORE ROAD
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY – NEW YORK

EROSION & SEDIMENT CONTROL PLAN

STATE OF NEW YORK · MICHAEL F. STEIN · No. 80637 · LICENSED PROFESSIONAL ENGINEER

HEC
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45 Knollwood Road - Suite 201
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T: 914-909-0420
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Date:	2/8/18
Scale:	1" = 20'
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Checked By:	M.S.
Sheet No.	3 / 7

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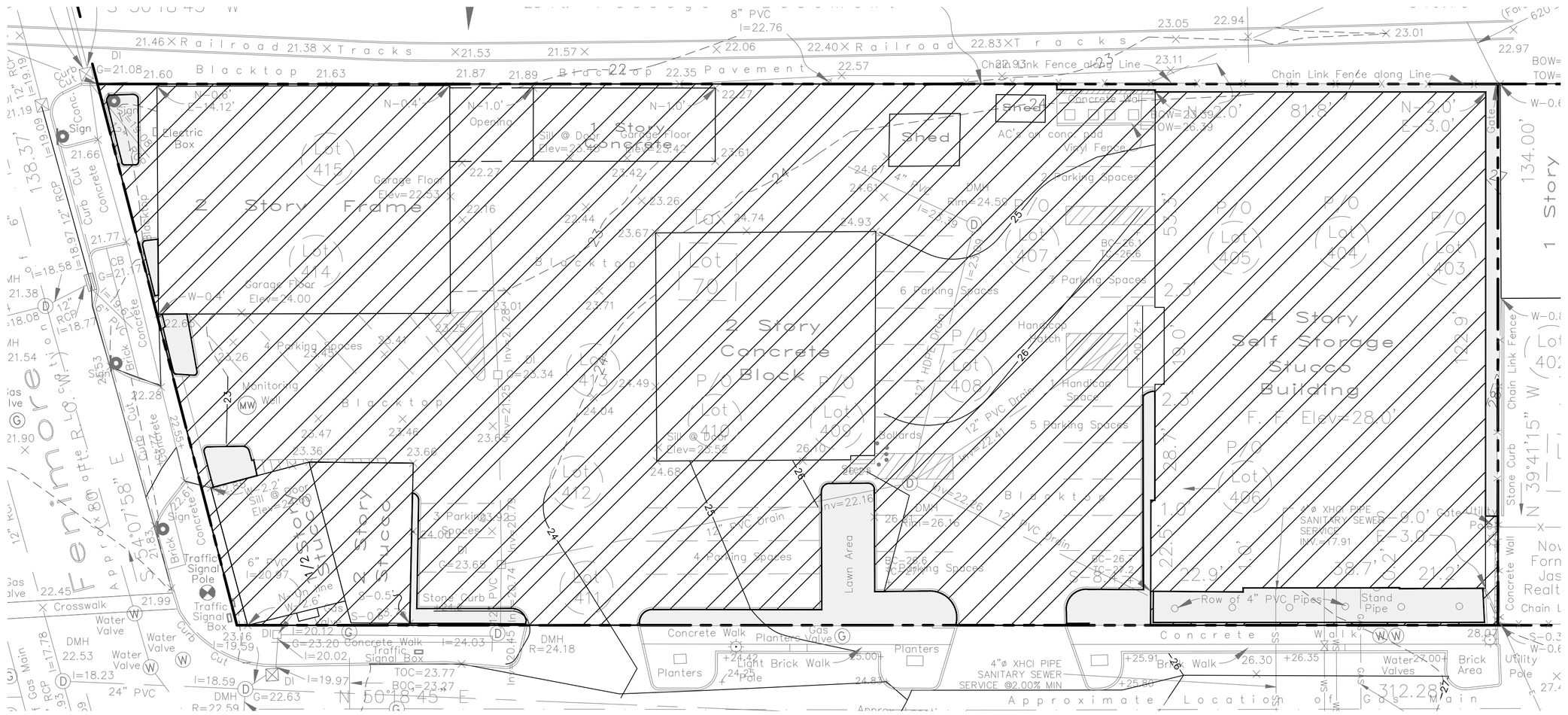
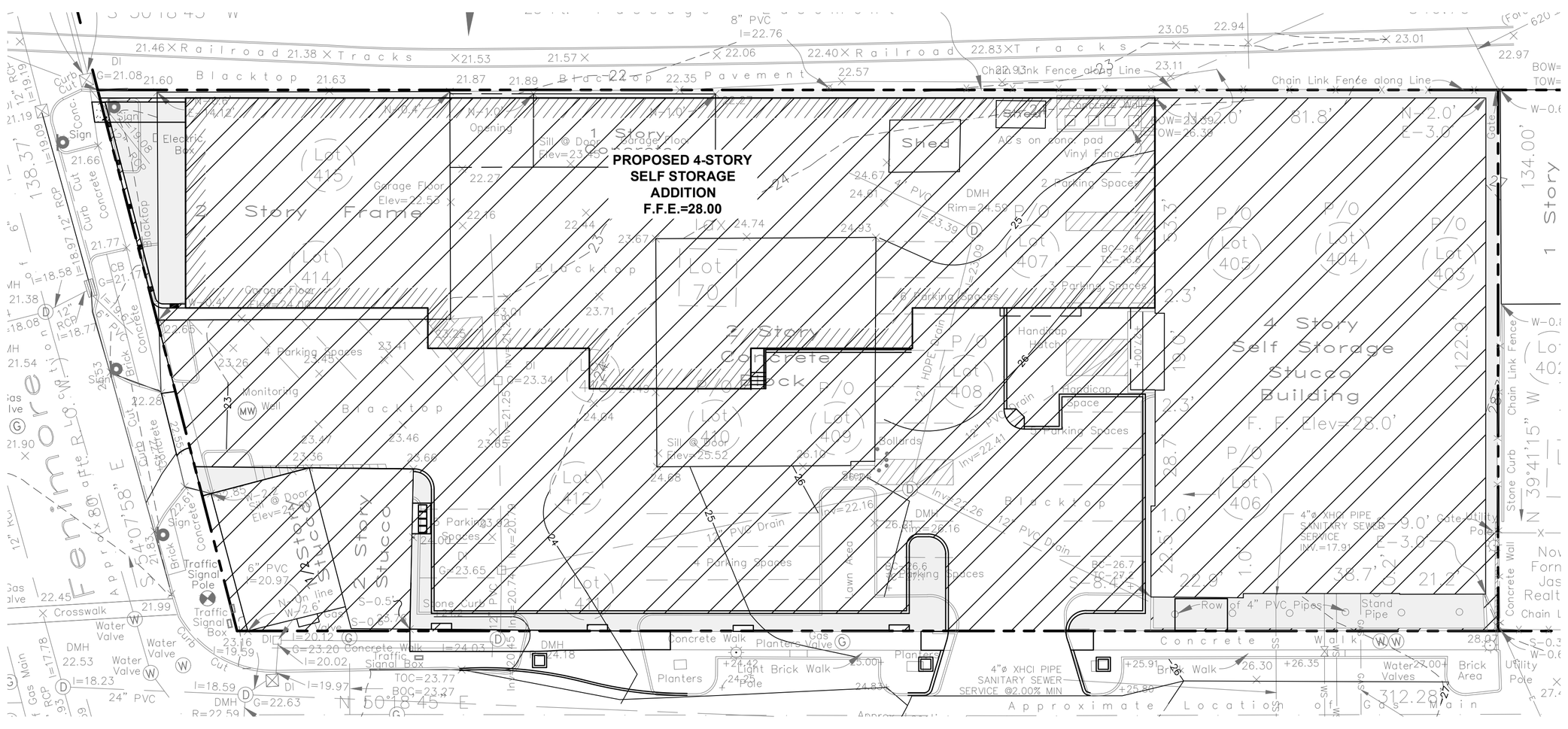


EXISTING SITE COVERAGE
SCALE: 1"=20'

Existing Site Coverage

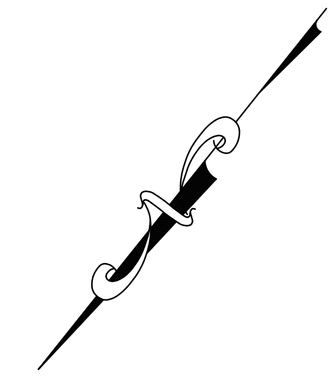
Impervious:	41,390 SF
Pervious:	2,766 SF



PROPOSED SITE COVERAGE
SCALE: 1"=20'

Proposed Site Coverage

Impervious:	40,675 SF
Pervious:	3,481 SF



LEGEND

IMPERVIOUS COVER

PERVIOUS COVER

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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No.	Revisions Description	Date
1.	REVISED PER TOWN COMMENTS	9-27-18

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PROJECT:

SELF STORAGE BUILDING ADDITION
560 FENIMORE ROAD
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY – NEW YORK

SITE COVERAGE PLAN

STATE OF NEW YORK · RICHARD A. STEIN · No. 80637 · LICENSED PROFESSIONAL ENGINEER

HEC

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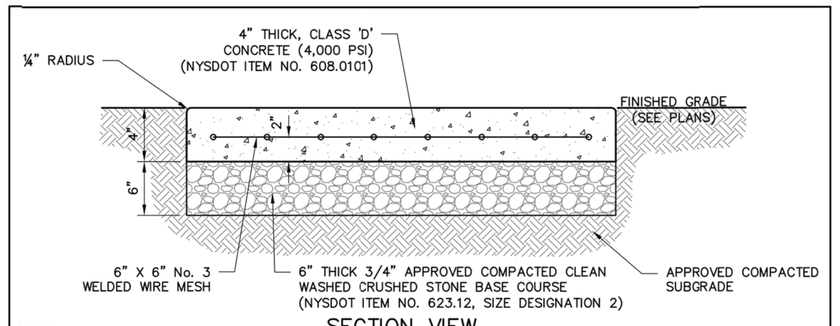
Sheet:	4 / 7

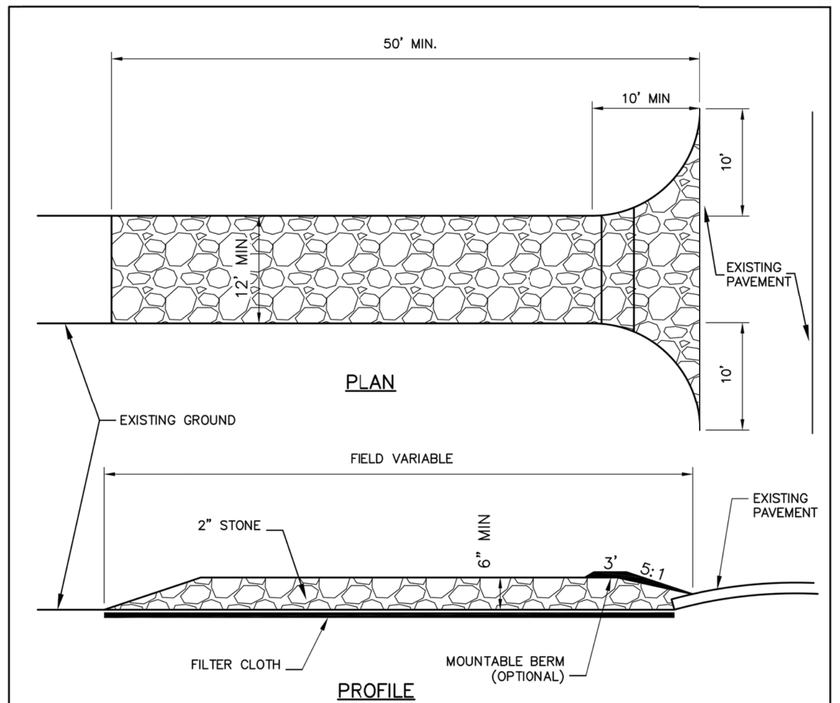


SECTION VIEW

NOTES:

1. WHEN SIDEWALK ABUTS A ROADWAY, CURB AND SIDEWALK SHALL BE MONOLITHICALLY CONSTRUCTED. REFER TO VILLAGE STANDARD MONOLITHIC CURB AND SIDEWALK CONSTRUCTION DETAIL.
2. UNLESS OTHERWISE NOTED, PORTLAND CEMENT CONCRETE SIDEWALKS SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 608 AND SUBSECTION 700 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED JANUARY 9, 2014 WITH LATEST REVISIONS.
3. THE GENERAL CONSTRUCTION DETAILS FOR MANUFACTURING AND TRANSPORTING CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 501, PORTLAND CEMENT CONCRETE– GENERAL.
4. WELDED WIRE FABRIC REINFORCEMENT SHALL BE MADE OF W2.9 OR W3 WIRE AT 6 INCH CENTERS TRANSVERSELY CONVENTIONALLY FORMED CONCRETE SHALL MEET THE REQUIREMENTS FOR CLASS D IN ACCORDANCE WITH SECTION 501 "PORTLAND CEMENT CONCRETE––GENERAL." CONCRETE SHALL CONTAIN A WATER–REDUCING ADMIXTURE MEETING THE REQUIREMENTS OF §711–08 IN SUCH A QUANTITY AS TO PROVIDE A MINIMUM 10% REDUCTION OF THE DESIGN WATER CONTENT BY USING A NORMAL RANGEWATER–REDUCER. WWF SHALL BE MANUFACTURED IN SHEETS AND PLACED WITH IN CONCRETE BY CHAIRING.
5. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
6. INSTALL A PREMOULDED RESILIENT JOINT FILLER, §705–07, AT ALL JOINTS BETWEEN SIDEWALK AND CURB, PAVEMENT, BUILDING, ETC. THE PREMOULDED RESILIENT JOINT FILLER SHALL CONFORM TO THE REQUIREMENTS OF ASTM D1751.
7. THE EXPANSION JOINTS SHALL BE LOCATED AT ALL IMMOVABLE OBJECTS (BRIDGE SUBSTRUCTURES, ETC.), WHERE SHOWN ON THE PLANS, AND/OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINTS SHALL NOT BE REQUIRED AT 20 FOOT INTERVALS.
8. PREMOULDED RESILIENT JOINT FILLER (§705–07). USE 3/8 – 5/8 INCH THICK FILLER IN TRANSVERSE EXPANSION JOINT ASSEMBLIES ONLY. INCLUDE A ONE–PIECEPREMOULDED RESILIENT JOINT FILLER IN THE ASSEMBLY THAT EXTENDS COMPLETELY ACROSS THE SLAB WIDTH. THE JOINT FILLER MUST EITHER EQUAL THE FULL DEPTH OF THE SLAB, OR EXTEND FROM THE BOTTOM OF THE SLAB TO WITHIN 1 1/2 – 2 INCHES OF THE TOP OF THE SLAB WITH A FINISHING CAP THAT EXTENDS TO THE TOP OF THE SLAB.
9. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONCRETE SURFACE SHALL BE SCORED AND TOOLED AT INTERVALS OF 5 FEET. SCORE THE CONCRETE A MINIMUM 1/8 INCH TO A MAXIMUM 1/4 INCH IN WIDTH AND TO A MINIMUM DEPTH OF ONE–THIRD THE TOTAL THICKNESS.
10. 3 FOOT WIDE SIDEWALKS SHALL RECEIVE CONTRACTION JOINTS EVERY 4 FEET. 4 AND 5 FOOT WIDE SIDEWALKS SHALL RECEIVE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE SIDEWALK. SIDEWALKS MAY BE CONVENTIONALLY FORMED OR MACHINE FORMED.
11. ONLY MAGNESIUM FLOATS AND TROWELS ARE ALLOWED. THE USE OF ALUMINUM OR STEEL FINISHING TROWELS AND TOOLS IS PROHIBITED. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH SURFACE AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE. THE EDGES AND SCORED JOINTS OF ALL SIDEWALK SLABS SHALL BE TOOLED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS.
12. ALL WORK SHALL BE IN ACCORDANCE WITH NYSDOT SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES AND GRADES SHOWN ON THE PLANS OR ESTABLISHED BY THE ENGINEER.
13. SIDEWALK SHALL BE PAID UNDER NYSDOT ITEM NO. 608.0101. CRUSHED STONE SHALL BE PAID UNDER NYSDOT ITEM NO. 623.12.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	CAST-IN-PLACE CONCRETE SIDEWALK	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014	SD-5D
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VGM PCC Sidewalk.dwg			



PROFILE

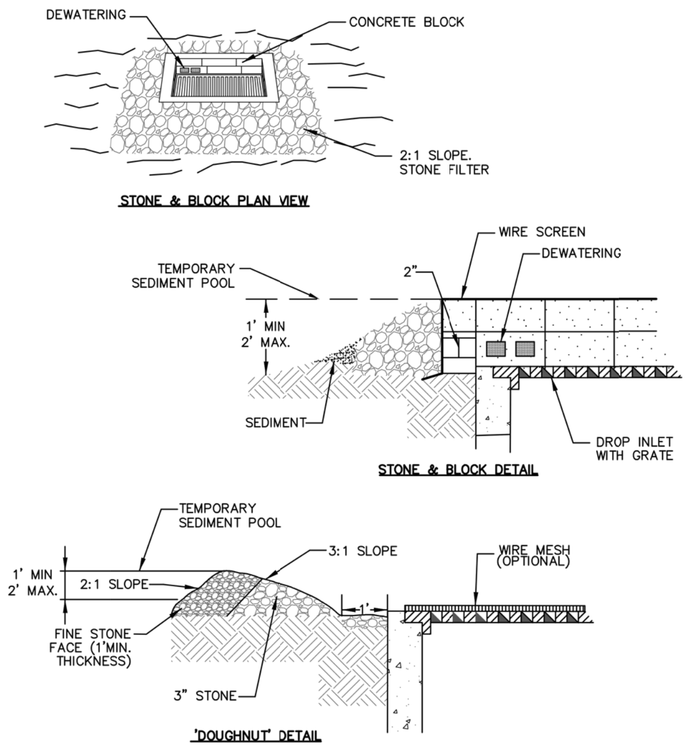
CONSTRUCTION SPECIFICATIONS:

1. USE 2" DIAMETER STONE OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT.
2. RECOMMENDED LENGTH GREATER THAN 50 FEET WHERE PRACTICAL.
3. THICKNESS NOT LESS THAN 6 INCHES.
4. 10 FOOT MINIMUM WIDTH, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
5. FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

CONSTRUCTION SPECIFICATIONS:

6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WILL BE PERMITTED.
7. ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR.
9. REMOVE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACEMENT OF BITUMINOUS CONCRETE PAVEMENT.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	STABILIZED CONSTRUCTION ENTRANCE	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014	SD-1C
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VGM Stabilized Construction Entra			

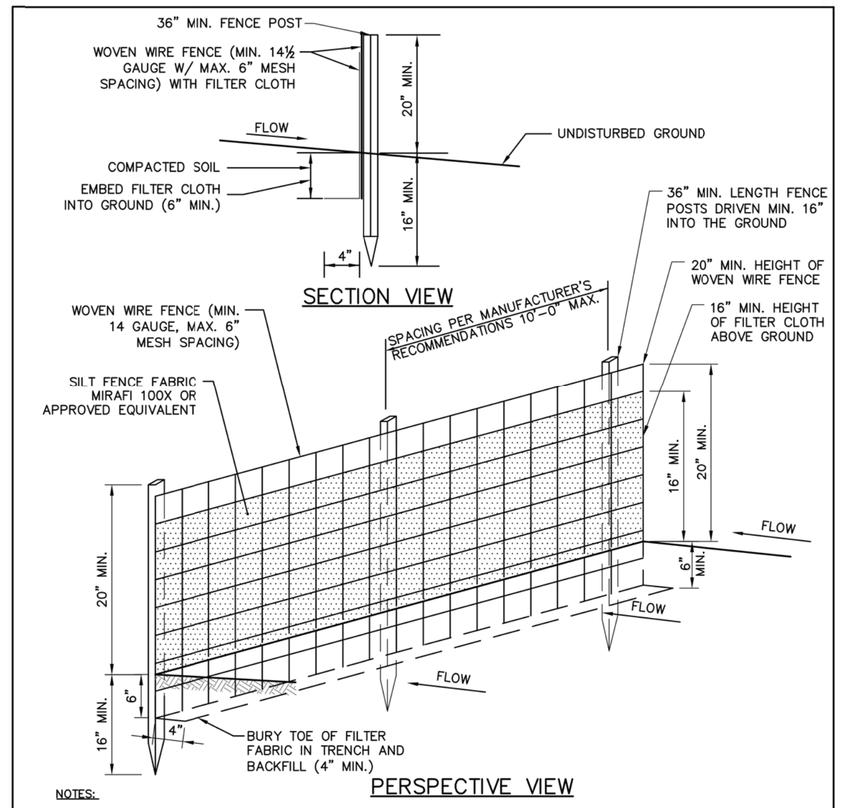


NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR ½" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL ½ TO ¾ INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY. A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	STONE AND BLOCK DRAIN INLET PROTECTION	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014	SD-1G
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VGM Stone & Block Inlet Protecti			

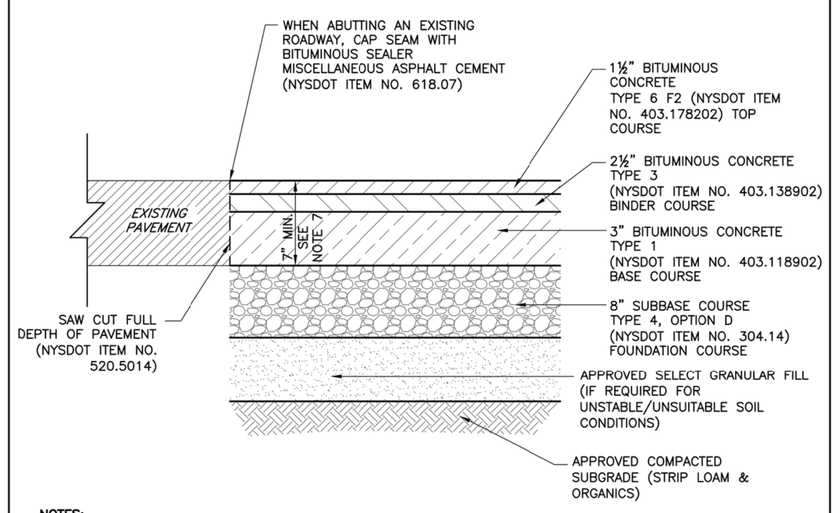


PERSPECTIVE VIEW

NOTES:

1. WOVEN WIRE FENCE SHALL 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, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS.
7. SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	SILT FENCE	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014	SD-1A
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VGM Silt Fence.dwg			



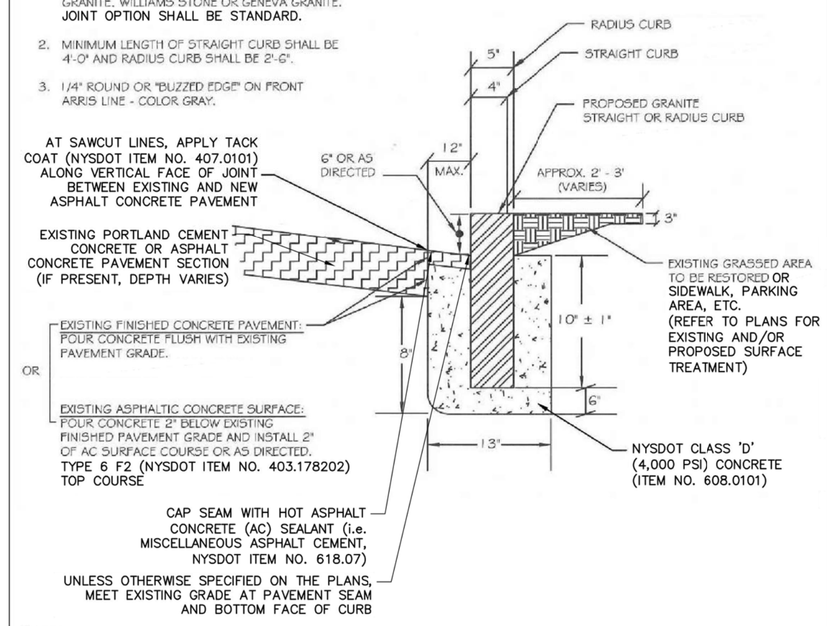
NOTES:

1. UNLESS OTHERWISE NOTED, BITUMINOUS CONCRETE SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 403 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED MAY 1, 2008 WITH LATEST REVISIONS. NOTE, THIS SECTION IS NO LONGER INCLUDED IN THE NYSDOT STANDARD SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, SUBBASE COURSE SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 300 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED MAY 1, 2008 WITH LATEST REVISIONS.
3. DETAIL DEPICTS COMPACTED PAVEMENT THICKNESS.
4. THIS DETAIL SHALL BE COORDINATED WITH THE VILLAGE STANDARD PIPE TRENCH AND ASPHALT PAVEMENT REPLACEMENT CONSTRUCTION DETAIL AND ALL OTHER PERTINENT VILLAGE STANDARD CONSTRUCTION DETAILS.
5. THIS ASPHALT CONCRETE PAVEMENT SECTION APPLIES ONLY TO LOCAL (i.e. VILLAGE) ROADS. PAVEMENT REPLACEMENT, REHABILITATION, CONSTRUCTION, ETC. FOR COUNTY AND STATE ROADWAYS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
6. IF 403 HOT MIX ASPHALT (HMA) ITEM NUMBERS ARE UNAVAILABLE FROM THE ASPHALT PLANT, NYSDOT SUPERPAVE HMA 70 OR 80 SERIES COMPACTION SHALL BE SUBSTITUTED UPON REVIEW AND APPROVAL BY THE VILLAGE ENGINEER.
7. HOT MIX ASPHALT (HMA) PAVEMENT SHALL BE 7" MIN. THICK, OR MATCH EXISTING HMA PAVEMENT THICKNESS, WHICHEVER IS GREATER. IF EXISTING HMA PAVEMENT IS GREATER THAN 7", THE HMA DIFFERENCE SHALL CONSIST OF HMA BASE COURSE (OR BINDER COURSE FOR SMALL QUANTITIES)
8. THE VILLAGE ENGINEER RESERVES THE RIGHT TO MODIFY (e.g. INCREASE THICKNESS) THE PAVEMENT SECTION DUE TO SITE CONDITIONS (e.g. UNSUITABLE/UNSTABLE SUBGRADE, HIGH GROUNDWATER, ETC.).

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	ASPHALT CONCRETE PAVEMENT (WITHIN RIGHT–OF–WAY)	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014 REV: 09/23/2014	SD-6A
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VGM Roadway Pavement Section			

NOTES:

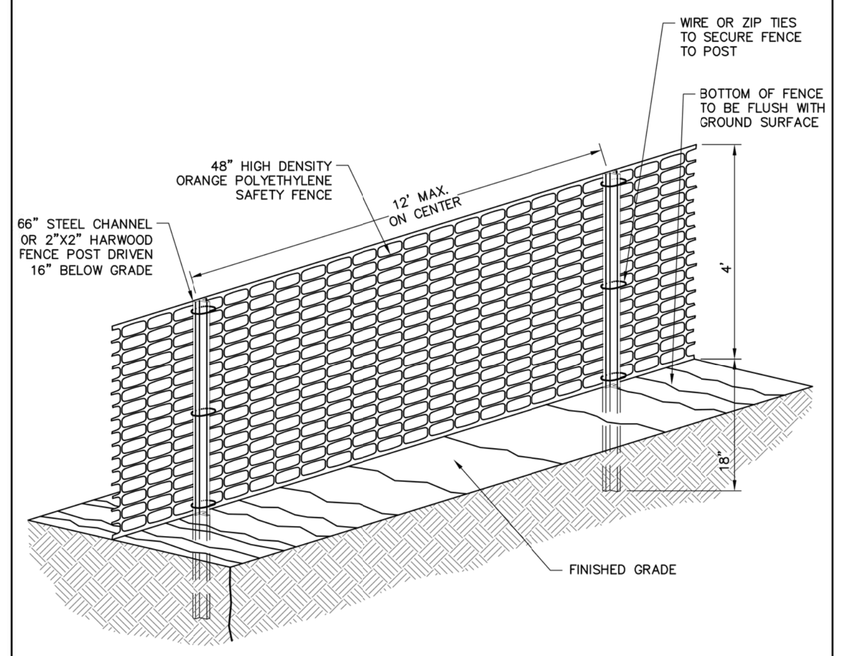
1. GRANITE CURB TO BE SPLIT FACE, SAWN TOP, EQUAL TO TYPE V4x16 FOR STRAIGHT CURB AND TYPE V5x16 FOR RADIUS CURB AS MANUFACTURED BY EITHER NORTH CAROLINA GRANITE, WILLIAMS STONE OR GENEVA GRANITE. JOINT OPTION SHALL BE STANDARD.
2. MINIMUM LENGTH OF STRAIGHT CURB SHALL BE 4'-0" AND RADIUS CURB SHALL BE 2'-0".
3. 1/4" ROUND OR "BUZZED EDGE" ON FRONT ARRIS LINE - COLOR GRAY.



NOTES:

1. UNLESS OTHERWISE NOTED, GRANITE CURB AND PORTLAND CEMENT CONCRETE CRADLE SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 501, 609 AND SUBSECTION 700 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED JANUARY 9, 2014 WITH LATEST REVISIONS.
2. CURB SHALL CONFORM TO NYSDOT ITEM NO. 609.0201.
3. THE GENERAL CONSTRUCTION DETAILS FOR MANUFACTURING AND TRANSPORTING CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 501, PORTLAND CEMENT CONCRETE– GENERAL.
4. THE VERTICAL FACE OF THE COLD BUTT JOINT BETWEEN EXISTING AND PROPOSED PAVEMENT SHALL BE SEALED WITH TACK COAT AND THE SEAM SHALL BE SEALED WITH HOT AC SEALANT AS SHOWN ABOVE.

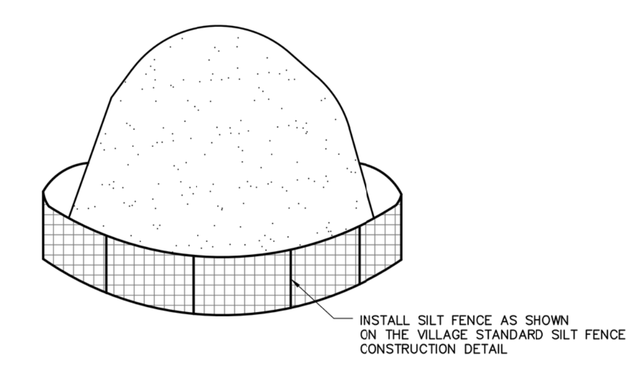
VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	GRANITE CURB	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014	SD-5B
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VGM Granite Curb.dwg			



NOTES:

1. MAINTAIN TENSION ACROSS FULL HEIGHT AND LENGTH OF FENCE.
2. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE.
3. FENCE SHALL BE HIGH DENSITY ORANGE POLYETHYLENE SAFETY FENCE AS MANUFACTURED BY EROSION RUNNER® OR APPROVED EQUAL.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	CONSTRUCTION FENCE	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014	SD-1B
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VGM Construction Fence.dwg			



NOTES:

1. ALL STOCKPILES SHALL BE SURROUNDED BY SILT FENCING.
2. STOCKPILES SHALL HAVE A MAXIMUM 2:1 (H:V) SIDE SLOPE.
3. REPAIR/OR REPLACE ANY SILT FENCING DAMAGED DUE TO CONSTRUCTION ACTIVITIES OR STOCKPILE MITIGATION.
4. STOCKPILE SHALL BE LOCATED IN AREAS AS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	TEMPORARY SOIL/MATERIAL STOCKPILE AREA	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014	SD-1H
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VGM Temporary Stockpile Area.dw			

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.

No.	Revisions	Date
1.	REVISED PER TOWN COMMENTS	9-27-18

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

PROJECT:

SELF STORAGE BUILDING ADDITION
560 FENIMORE ROAD
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY – NEW YORK

SITE DETAILS

STATE OF NEW YORK · MICHAEL F. SHAW · No. 80831 · LICENSED PROFESSIONAL ENGINEER

HEC

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

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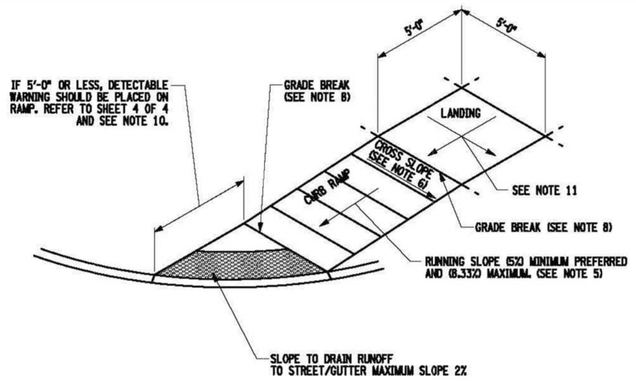
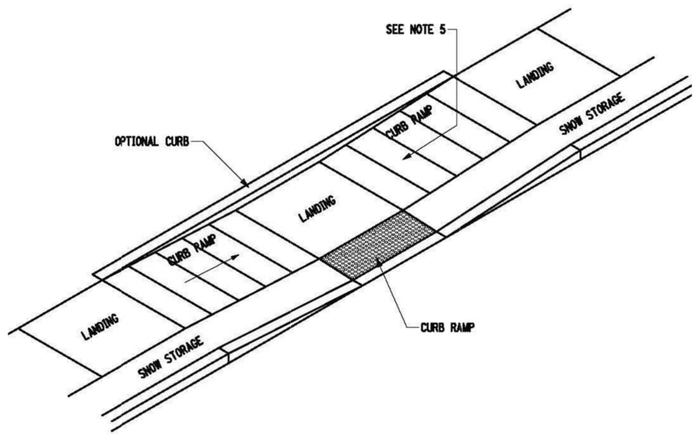
Date:	2/8/18
Scale:	1" = 20'
Designed By:	D.C.
Checked By:	M.S.
Sheet No.	C-5
Sheet:	5 of 7

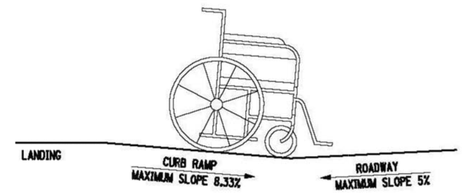


CURB RAMP WITHOUT SIDE FLARES
TYPICAL DIMENSIONING



MID-BLOCK CROSSING CURB RAMP
TYPICAL DIMENSIONING

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	SIDEWALK CURB RAMPS (SHEET 1 OF 8)	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT: DETAILS, SCALE:NOT TO SCALE, DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE; CHECKED BY: ARC, PE; DRAWN BY: ARC, PE; VOM NYSDOT Sidewalk Curb Ramp		SD-5H



NOTE: THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, LANDING, OR BLENDED TRANSITION SHALL BE 5% MAXIMUM

COUNTER SLOPE CONDITIONS

GENERAL NOTES:

1. THE DIMENSIONS AND SLOPES PRESENTED IN THE DETAILS ARE THE MINIMUM NECESSARY TO COMPLY WITH THE ADA AND DOT STANDARDS. ANY DEVIATION LESS THAN THE MINIMUM WIDTH OR GREATER THAN THE MAXIMUM SLOPE FROM THESE STANDARDS MUST BE DOCUMENTED WITH THE STANDARDS BEING MET TO THE GREATEST EXTENT PRACTICABLE AND CONSISTENT WITH THE MOST CURRENT ADAAG.
2. CURB RAMPS, LANDINGS AND BLENDED TRANSITIONS MAY REQUIRE THE USE OF DETECTABLE WARNINGS. DETECTABLE WARNINGS ON THIS SHEET ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE DETECTABLE WARNING DETAILS ON SHEET 4 OF 4 FOR DETAILS ON PLACEMENT, ORIENTATION & DIMENSIONS. REFER TO CHAPTER 18 OF THE HIGHWAY DESIGN MANUAL FOR MORE INFORMATION.

CURB RAMP NOTES:

3. THE MINIMUM WIDTH FOR SIDEWALK CURB RAMPS IS 5'-0".
4. THE RUNNING SLOPE OF A CURB RAMP SHALL BE 1:20 (5%) MINIMUM (PREFERRED) AND 1:12 (8.33%) MAXIMUM.
5. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 8.33% THE CURB RAMP LENGTH IS THE LENGTH NECESSARY TO MEET THE EXISTING SIDEWALK. IT IS NOT NECESSARY THAT THE RAMP LENGTH EXCEED 15'-0".
6. THE CROSS SLOPE OF CURB RAMPS SHOULD BE AS FLAT AS POSSIBLE, NOT TO EXCEED 1:50 (2%). THE CROSS SLOPE AT MIDBLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
7. THE VERTICAL ALIGNMENT OF A CURB RAMP, EXCLUDING THE FLARES, SHALL BE PLANAR. GRADE BREAKS SHALL BE FLUSH AND PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN.
8. RAMP TRANSITIONS BETWEEN WALKS, LANDINGS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX).
9. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED PARALLEL TO THE CURB LINE, SHALL BE PROVIDED.

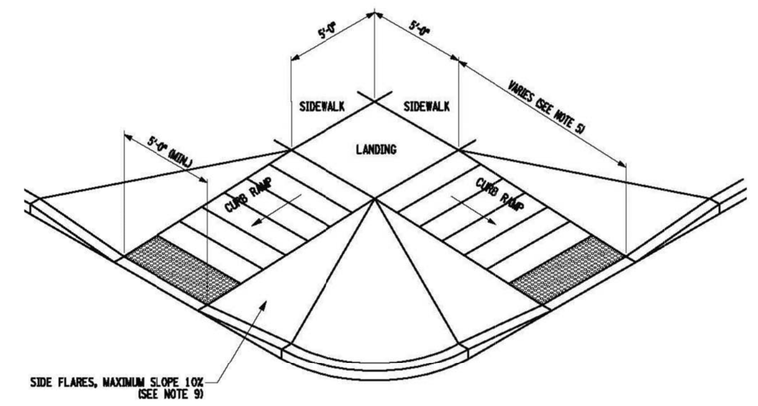
LANDING NOTES:

10. LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 5'-0" BY 5'-0" EXCEPT AT THE BOTTOM OF RAMPS TYPE 1 & 2 ON SHEET 2 OF 4.
11. THE RUNNING AND CROSS SLOPES ON LANDINGS AT INTERSECTIONS IS 1:50 (2%) MAXIMUM. THE RUNNING AND CROSS SLOPES AT MIDBLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.

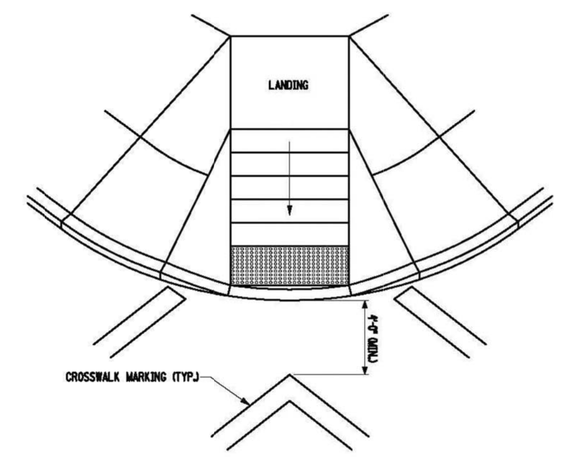
NOTES:

1. FOR DIMENSIONS & GEOMETRIC VALUES REFER TO SHEET 1 OF 4.
2. THE CONFIGURATIONS SHOWN GENERICALLY REPRESENT THE MOST COMMON SITUATIONS ENCOUNTERED ON NYSDOT PROJECTS. THEY ARE INTENDED TO PRESENT CURB RAMP DESIGN CONCEPTS. SITE CONDITIONS AT INDIVIDUAL LOCATIONS REQUIRE SPECIFIC DESIGNS. CURB RAMP DESIGNS MUST BE CONSISTENT WITH THE PROVISIONS OF SHEETS 1, 2, AND 3 OF 4. REFER TO REGIONAL LANDSCAPE ARCHITECT FOR ADDITIONAL DESIGN GUIDANCE.
3. COORDINATE TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD.
4. DETECTABLE WARNINGS SHOWN ON THIS SHEET ARE FOR ILLUSTRATION ONLY. FOR SPECIFIC PLACEMENT ORIENTATIONS AND DIMENSIONS REFER TO SHEET 4 OF 4. SEE NOTE 10.
5. THE CROSS SLOPE OF RAMPS AND/OR LANDINGS AT MID BLOCK CROSSINGS MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
6. USE TYPE 8 ONLY WHERE OTHER RAMPS ARE UNUSABLE. SINGLE DIAGONAL OR DEPRESSED CORNER CURB RAMPS SERVING TWO STREET CROSSING DIRECTIONS SHOULD BE AVOIDED IN NEW CONSTRUCTION AND SHOULD ONLY BE CONSIDERED WHERE CONDITIONS REQUIRE THEIR USE.
7. GRATES SHALL NOT BE LOCATED ON CURB RAMPS, BLENDED TRANSITIONS OR LANDINGS. ACCESS COVERS OF SIMILAR SURFACES SHALL COMPLY WITH APPLICABLE SURFACE REQUIREMENTS.
8. UTILITIES, SIGNS, AND OTHER FIXED OBJECTS MAY NOT BE PLACED ON A CURB, OR IN A MANNER THAT INTERFERES WITH THE USE OF THE CURB RAMP.
9. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
10. THERE SHALL BE A LANDING AT THE TOP OF EACH PERPENDICULAR CURB RAMP AND A LANDING AT THE BOTTOM OF RAMPS TYPE 1 & 2 ON SHEET 2 OF 4.
11. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING MAY SERVE MULTIPLE CURB RAMPS.
12. LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	SIDEWALK CURB RAMPS (SHEET 2 OF 8)	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT: DETAILS, SCALE:NOT TO SCALE, DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE; CHECKED BY: ARC, PE; DRAWN BY: ARC, PE; VOM NYSDOT Sidewalk Curb Ramp		SD-5H

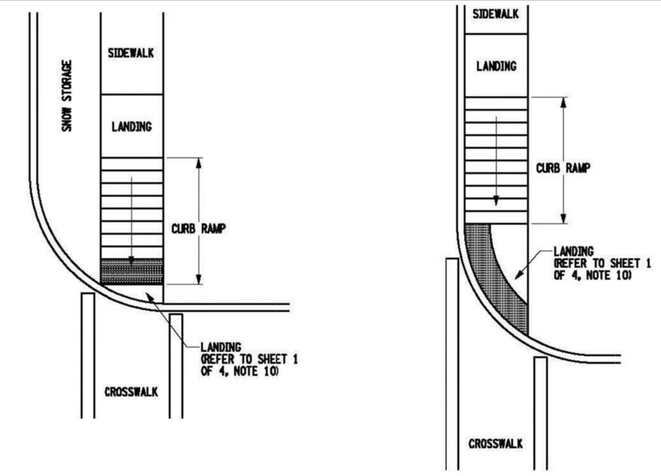


CURB RAMP WITH SIDE FLARES
TYPICAL DIMENSIONING



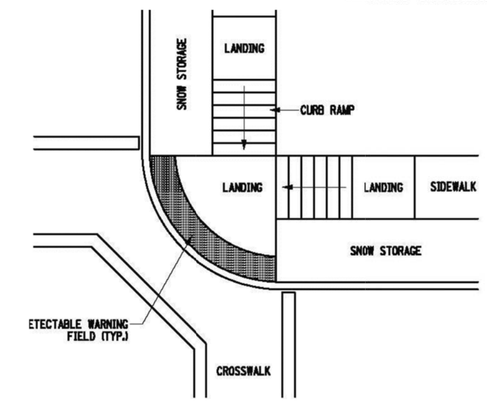
DIAGONAL SIDEWALK CURB RAMP

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	SIDEWALK CURB RAMPS (SHEET 3 OF 8)	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT: DETAILS, SCALE:NOT TO SCALE, DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE; CHECKED BY: ARC, PE; DRAWN BY: ARC, PE; VOM NYSDOT Sidewalk Curb Ramp		SD-5H



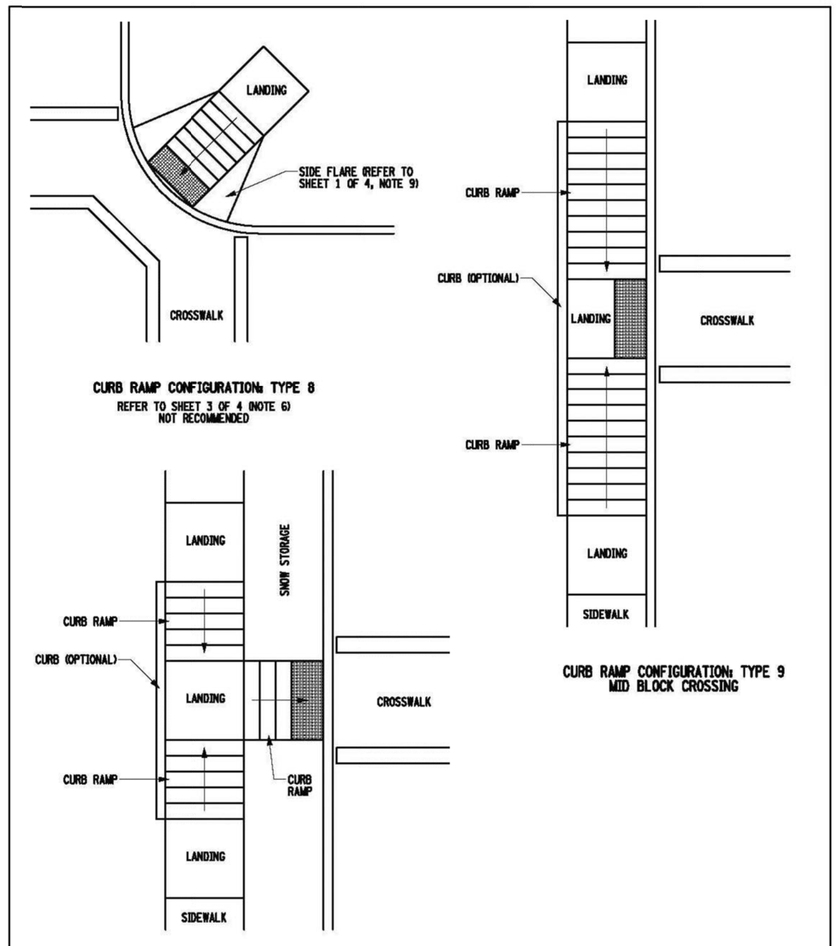
CURB RAMP CONFIGURATION: TYPE 1

CURB RAMP CONFIGURATION: TYPE 2



CURB RAMP CONFIGURATION: TYPE 3

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	SIDEWALK CURB RAMPS (SHEET 4 OF 8)	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT: DETAILS, SCALE:NOT TO SCALE, DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE; CHECKED BY: ARC, PE; DRAWN BY: ARC, PE; VOM NYSDOT Sidewalk Curb Ramp		SD-5H

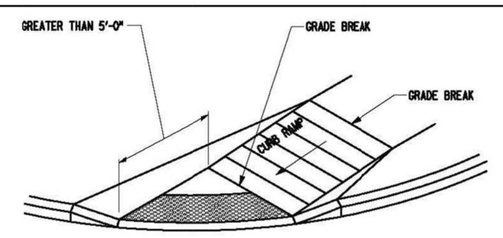


CURB RAMP CONFIGURATION: TYPE 8
REFER TO SHEET 3 OF 4 (NOTE 6)
NOT RECOMMENDED

CURB RAMP CONFIGURATION: TYPE 9
MID BLOCK CROSSING

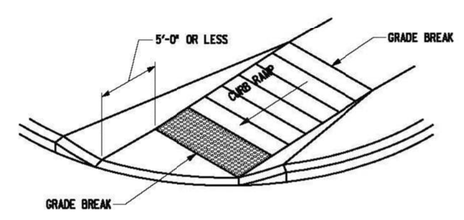
CURB RAMP CONFIGURATION: TYPE 10
MID BLOCK CROSSING

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	SIDEWALK CURB RAMPS (SHEET 7 OF 8)	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT: DETAILS, SCALE:NOT TO SCALE, DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE; CHECKED BY: ARC, PE; DRAWN BY: ARC, PE; VOM NYSDOT Sidewalk Curb Ramp		SD-5H



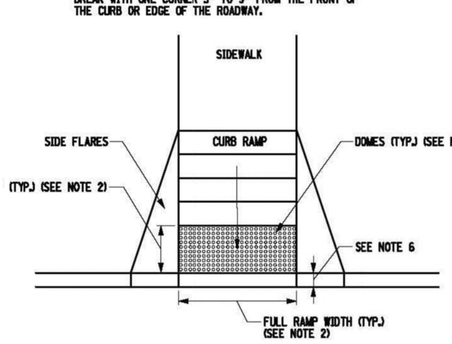
DETECTABLE WARNING PLACEMENT DETAIL 1

NOTE: IF THE DISTANCE FROM THE GRADE BREAK IS GREATER THAN OR EQUAL TO 5'-0", DETECTABLE WARNINGS SHOULD BE PLACED ALONG THE RADIUS OF THE CURVE AS SHOWN IN THE ABOVE DETAIL.



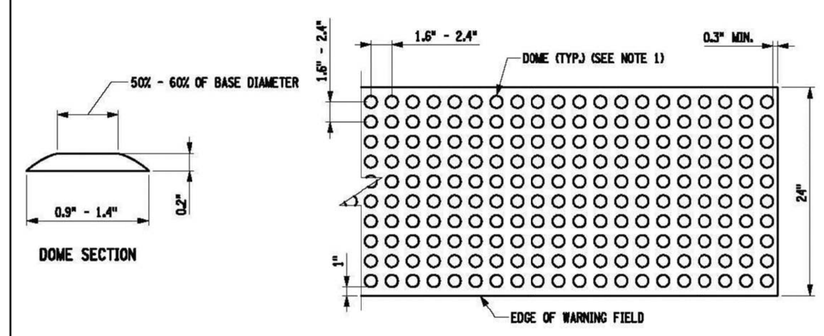
DETECTABLE WARNING PLACEMENT DETAIL 2

NOTE: IF THE DISTANCE FROM THE GRADE BREAK IS LESS THAN OR EQUAL TO 5'-0", DETECTABLE WARNINGS SHOULD BE PLACED ON THE CURB RAMP ALONG THE BOTTOM GRADE BREAK WITH ONE CORNER 5" TO 9" FROM THE FRONT OF THE CURB OR EDGE OF THE ROADWAY.



DETECTABLE WARNING AT CURB RAMP

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	DETECTABLE WARNING PLACEMENT (SHEET 1 OF 3)	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT: DETAILS, SCALE:NOT TO SCALE, DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE; CHECKED BY: ARC, PE; DRAWN BY: ARC, PE; VOM Detectable Warning Unit.dwg		SD-5I



NOTES:

1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.

DETECTABLE WARNING UNIT DIMENSIONS:

2. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.

DOME ALIGNMENT:

3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADIALLY THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.

COLOR REQUIREMENTS:

5. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

DETECTABLE WARNINGS LOCATIONS:

6. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
7. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.

NOTES:

1. DETECTABLE WARNINGS SHALL BE INSTALLED ON ALL CURB RAMPS. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES (23 mm), A HEIGHT OF NOMINAL 0.2 INCHES (5 mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60 mm) AND SHALL CONTRACT VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF JUSTICE 28 CFR PART 36 "EXCERPT FROM 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN" LAST REVISED JULY 1, 1994.
2. DETECTABLE WARNING SYSTEM SHALL BE CAST-IN-PLACE TRUNCATED DOMES PART NUMBER ATS-C-2x5 MANUFACTURED BY ADVANTAGE™ TACTILE SYSTEMS OR APPROVED EQUAL. THE COLOR OF THE DETECTABLE WARNING SYSTEM SHALL BE BRICK RED (FEDERAL COLOR NO. 22144).
3. DETECTABLE WARNING UNITS SHALL BE PAID UNDER NYSDOT ITEM NO. 608.21.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	DETECTABLE WARNING PLACEMENT (SHEET 3 OF 3)	VILLAGE OF MAMARONECK, VILLAGE MUNICIPAL BUILDING, 169 MT. PLEASANT AVENUE (3RD FLOOR), WESTCHESTER COUNTY, VILLAGE OF MAMARONECK, NY 10543, PHONE: (914) 777-7731, FAX: (914) 777-7792	PROJECT: DETAILS, SCALE:NOT TO SCALE, DATE: 03/13/2014
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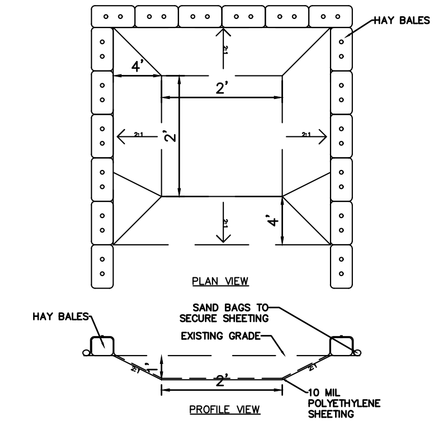

CLEANOUT WASHOUT AREA

CONCRETE WASHOUT AREA NOTES:

1. CONCRETE WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. CONCRETE WASHOUT AREA TO BE ENTIRELY SELF CONTAINED
2. HAY BALES SHALL BE PROVIDED AROUND THE PERIMETER OF CONCRETE WASHOUT AREA FOR CONTAINMENT.
3. 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
4. SIGNS SHALL BE PROVIDED AT THE CONSTRUCTION ENTRANCE AND CONCRETE AREAS INDICATING LOCATION OF WASHOUT AREA.
5. WASHOUT AREA TO BE ENCLOSED IN CONSTRUCTION FENCE.
6. 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 HEAVIER RAINS. DAMAGED OR LEAKING WASHOUT AREAS TO BE DEACTIVATED AND REPAIRED IMMEDIATELY.
7. 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.

No.	Revisions Description	Date
1.	REVISED PER TOWN COMMENTS	9-27-18

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

PROJECT:

SELF STORAGE BUILDING ADDITION
560 FENIMORE ROAD
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY – NEW YORK

SITE DETAILS

HEC
HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086
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STATE OF NEW YORK · MICHAEL S. STEIN · No. 80637 · LICENSED PROFESSIONAL ENGINEER

Date:	2/8/18
Scale:	1" = 20'
Designed By:	D.C.
Checked By:	M.S.
Sheet:	6 / 7
Sheet No.	C-6

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 PROGRAMWILL BE THE OWNER. THE NAME AND CONTACT INFORMATION WILL BE FILED WITH THE VILLAGE OF CARMEL AND THE NYSDEC AT THE TIME OF THE PRECONSTRUCTION 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, 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:

1. 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;
2. INDICATE ON A SITE MAP ALL AREAS OF THE SITE THAT HAVE UNDERGONE TEMPORARY OR PERMANENT STABILIZATION;
3. INDICATE ALL DISTURBED SITE AREAS THAT HAVE NOT UNDERGONE ACTIVE SITE WORK DURING THE PREVIOUS 14–DAY PERIOD;
4. INSPECT ALL SEDIMENT CONTROL PRACTICES AND RECORD APPROXIMATE DEGREE OF SEDIMENT ACCUMULATION AS A PERCENTAGE OF THE SEDIMENT STORAGE VOLUME;
5. 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.
6. 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 BRIARCLIFF MANOR 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.

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

CONSTRUCTION SEQUENCING:

THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

1. INSTALL CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
2. ESTABLISH CONSTRUCTION STAGING AREA.
3. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
4. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
5. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
6. REMOVE TREES WHERE NECESSARY (CLEAR & GRUB) FOR THE PROPOSED CONSTRUCTION.
7. 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 TARPAULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
8. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSE OF OFF–SITE.
9. ROUGH GRADE SITE.
10. INSTALL ADDITIONAL SILT FENCING AS NECESSARY.
11. ROUGH GRADE PARKING LOT AND INSTALL TRENCH DRAINS AND DRAIN INLETS, AS WELL AS ALL ASSOCIATED ONSITE PIPING.
12. OBTAIN STREET OPENING PERMIT FOR DRAINAGE CONNECTION TO EXISTING CATCH BASIN IN FENIMORE ROAD, AS WELL AS PROPOSED CURB CUT WIDENINGS.
13. INSTALL DRAINAGE WORK TRIBUTARY TO EXISTING MUNICIPAL CATCH BASIN IN FENIMORE ROAD UP TO LOCATION OF PROPOSED STORMWATER PLANTER18. EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW BUILDING.
14. CONSTRUCT STORMWATER PLANTER ADJACENT TO BUILDING ADDITION.
15. CONSTRUCT BUILDING. INSTALL AND CONNECT ALL ROOF DRAIN LEADERS TO PREVIOUSLY INSTALLED STORMWATER PLANTER.
16. INSTALL CURBING, AND SUB–BASE COURSES. FINE GRADE AND SEED ALL DISTURBED AREAS. SPREAD SALT HAY OVER SEEDED AREAS.
17. INSTALL BITUMINOUS CONCRETE TOP COURSE.
18. CLEAN PAVEMENT, DRAIN LINES, CATCH BASINS AND PRETREATMENT DEVICES. CLEAN EXFILTRATION/ATTENUATION GALLERIES.
19. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY TWO WEEKS AND PRIOR TO AND AFTER EVERY ½" OR GREATER RAINFALL EVENT.

CONSTRUCTION PRACTICES TO MINIMIZE STORMWATER CONTAMINATION:

GENERAL:

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. ALL DUMPSTERS AND CONTAINERS LEFT ON–SITE SHALL BE COVERED AND SURROUNDED WITH SILT FENCE IN ORDER TO PREVENT CONTAMINANTS FROM LEAVING THE SITE. SILT FENCING SHALL BE INSPECTED ON A WEEKLY BASIS.
- DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.
- THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE.
- PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED.
- ALL VEHICLES ON SITE WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAAGE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM SYSTEM WILL BE REPORTED TO THE NATIONAL RESPONSE CENTER AT 1–800–424–8802.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE TEMPORARY MATERIAL STORAGE TRAILER ONSITE. EQUIPMENT WILL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAW DUST, AND PLASTIC AND METAL TRASH CONTAINERS.
- ALL PAINT CONTAINERS AND CURING COMPOUNDS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SYSTEM, BUT WILL BE PROPERLY DISPOSED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS A MINIMUM OF TWO TIMES A WEEK TO AVOID OVERFILLING. ALL SANITARY WASTE UNITS SHALL BE SURROUNDED BY SILT FENCE TO PREVENT CONTAMINANTS FROM LEAVING THE SITE. SILT FENCING SHALL BE INSPECTED ON A WEEKLY BASIS.
- ANY ASPHALT SUBSTANCES USED ON–SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.
- FERTILIZERS WILL BE STORED IN A COVERED SHED AND PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS AND WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER AND WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
- NO DISTURBED AREA SHALL BE LEFT UN–STABILIZED FOR LONGER THAN 14 DAYS DURING THE GROWING SEASON.
- WHEN EROSION IS LIKELY TO BE A PROBLEM, GRUBBING OPERATIONS SHALL BE SCHEDULED AND PERFORMED SUCH THAT GRADING OPERATIONS AND PERMANENT EROSION CONTROL FEATURES CAN FOLLOW WITHIN 24 HOURS THEREAFTER.
- AS WORK PROGRESSES, PATCH SEEDING SHALL BE DONE AS REQUIRED ON AREAS PREVIOUSLY TREATED TO MAINTAIN OR ESTABLISH PROTECTIVE COVER.
- DRAINAGE PIPES AND SWALES/DITCHES SHALL GENERALLY BE CONSTRUCTED IN A SEQUENCE FROM OUTLET TO INLET IN ORDER TO STABILIZE OUTLET AREAS AND DITCHES BEFORE WATER IS DIRECTED TO THE NEW INSTALLATION OR ANY PORTION THEREOF, UNLESS CONDITIONS UNIQUE TO THE LOCATION WARRANT AN ALTERNATIVE METHOD.

SPILL CONTROL & SPILL RESPONSE:

- FOR ALL HAZARDOUS MATERIALS STORED ON SITE, THE MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN UP WILL BE CLEARLY POSTED. SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES, AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
- APPROPRIATE CLEANUP MATERIALS AND EQUIPMENT WILL BE MAINTAINED BY THE CONTRACTOR IN THE MATERIALS STORAGE AREA ON–SITE. AS APPROPRIATE, EQUIPMENT AND MATERIALS MAY INCLUDE ITEMS SUCH AS BOOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR CLEAN UP PURPOSES.
- ALL SPILLS WILL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND THE MATERIALS DISPOSED OF PROPERLY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- AFTER A SPILL, A REPORT WILL BE PREPARED DESCRIBING THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES TAKEN. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING, AS WELL AS CLEAN UP INSTRUCTIONS IN THE EVENT OF REOCCURRENCES.
- THE CONTRACTOR'S SITE SUPERINTENDENT, RESPONSIBLE FOR DAY–TO–DAY OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SITE SUPERINTENDENT HAS HAD APPROPRIATE TRAINING FOR HAZARDOUS MATERIALS HANDLING, SPILL MANAGEMENT, AND CLEANUP.
- THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE NOTIFIED IMMEDIATELY WHEN A SPILL OR THE THREAT OF A SPILL IS OBSERVED. THE SUPERINTENDENT WILL ASSESS THE SITUATION AND DETERMINE THE APPROPRIATE RESPONSE.
- IF SPILLS REPRESENT AN IMMINENT THREAT OF ESCAPING EROSION AND SEDIMENT CONTROLS AND ENTERING RECEIVING WATERS, PERSONNEL WILL BE DIRECTED TO RESPOND IMMEDIATELY TO CONTAIN THE RELEASE AND NOTIFY THE SUPERINTENDENT AFTER THE SITUATION HAS BEEN STABILIZED.

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- SPILL KITS CONTAINING APPROPRIATE MATERIALS AND EQUIPMENT FOR SPILL RESPONSE AND CLEANUP WILL BE MAINTAINED BY THE CONTRACTOR AT THE SITE.
- IF OIL SHEEN IS OBSERVED ON SURFACE WATER, ACTION WILL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR WILL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.
- IF A SPILL OCCURS THE SUPERINTENDENT OR THE SUPERINTENDENT'S DESIGNEE WILL BE RESPONSIBLE FOR COMPLETING THE SPILL REPORTING FORM AND FOR REPORTING THE SPILL TO THE CONTACTS LISTED BELOW.
- PERSONNEL WITH PRIMARY RESPONSIBILITY FOR SPILL RESPONSE AND CLEAN UP WILL RECEIVE TRAINING BY THE CONTRACTOR'S SITE SUPERINTENDENT OR DESIGNEE. THE TRAINING MUST INCLUDE IDENTIFYING THE LOCATION OF THE SPILL KITS AND OTHER SPILL RESPONSE EQUIPMENT AND THE USE OF SPILL RESPONSE MATERIALS.
- SPILL RESPONSE EQUIPMENT WILL BE INSPECTED AND MAINTAINED AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.

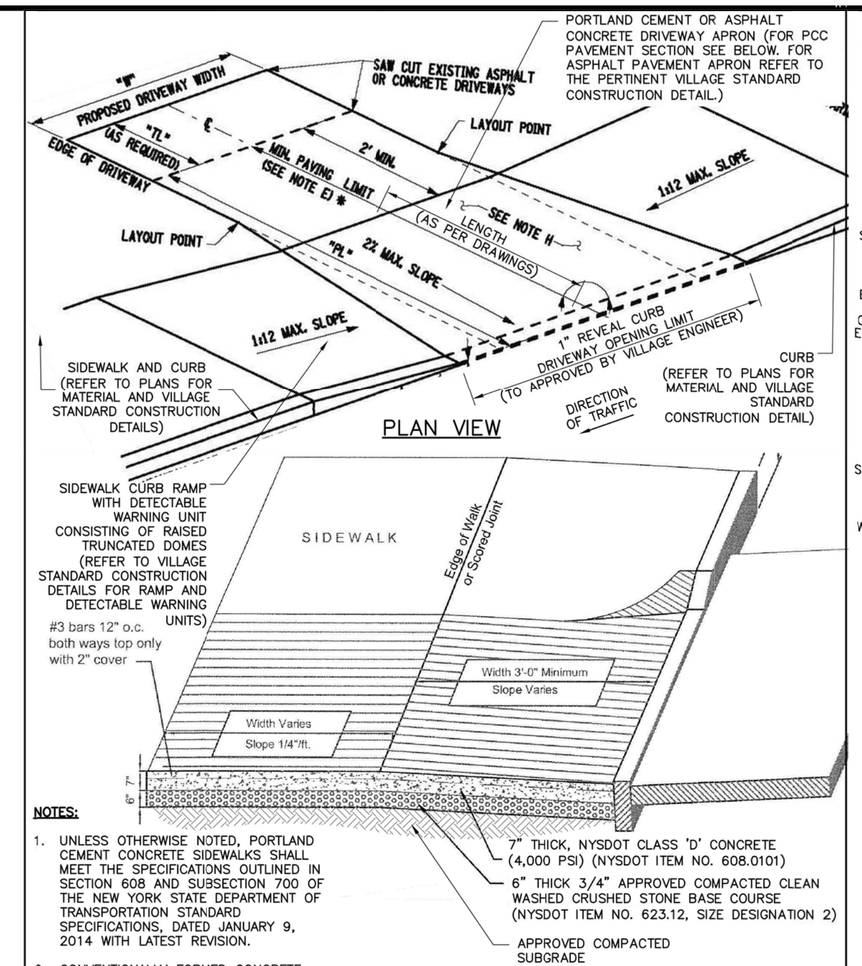
SPILL CONTROL NOTIFICATION:

- A REPORTABLE SPILL IS A QUANTITY OF FIVE (5) GALLONS OR MORE OR ANY SPILL OF OIL WHICH: (1) VIOLATES WATER QUALITY STANDARDS, (2) PRODUCES A 'SHEEN' ON A SURFACE WATER, OR (3) CAUSES A SLUDGE OR EMULSION. THIS SPILL MUST BE REPORTED IMMEDIATELY TO THE AGENCIES LISTED BELOW.
- ANY SPILL OF OIL OR HAZARDOUS SUBSTANCE TO WATERS OF THE STATE MUST BE REPORTED IMMEDIATELY BY TELEPHONE TO THE FOLLOWING AGENCIES:
  - 911 – POLICE, FIRE AND EMS
  - VILLAGE OF MAMARONECK ENGINEERING DEPARTMENT 169 MOUNT PLEASANT AVENUE MAMARONECK, NY 10543 PHONE: (914) 777–7731
  - VILLAGE OF MAMARONECK FIRE DEPARTMENT 123 MAMARONECK AVENUE MAMARONECK, NY 10543 PHONE: (914) 825–8777
  - NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) SPILL REPORTING HOTLINE (1800) 457–7362
  - NATIONAL RESPONSE CENTER: (1800) 424–8802
  - LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) WESTCHESTER COUNTY OFFICE OF EMERGENCY MANAGEMENT 200 BRADHURST AVENUE HAWTHORNE, NY 10532 (914) 864–5450
  - WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDOH) SPILL REPORING HOTLINE (914) 813–5000
  - U.S. ENVIRONMENTAL PROTECTION AGENCY (USEPA) EPCRA INFORMATION HOTLINE (1800) 535–0202
  - U.S. DEPARTMENT OF LABOR AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) TARRYTOWN, NY (914) 524–7510

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 INFILTRATION BASIN)	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 ON THE AREA TO BE STABILIZED. 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 DULY 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.
EXISTING HYDRODYNAMIC SEPARATOR	UPON COMPLETION OF CONSTRUCTION: –QUARTERLY FOR FIRST YEAR AFTER FIRST YEAR: –EVERY SIX (6) MONTHS THEREAFTER (SPRING & FALL)	THE HYDRODYNAMIC SEPARATOR DEVICE LOCATED IMMEDIATELY UPSTREAM OF THE OUTFALL SHALL BE MAINTAINED DURING DRY WEATHER CONDITIONS. ANY ACCUMULATED SEDIMENTS SHALL BE VACUUMED OUT WHEN SEDIMENT HAS REACHED 1/2 (ONE–HALF) THE CAPACITY OF THE ISOLATED SUMP, OR WHEN AN APPRECIABLE LEVEL OF HYDROCARBONS AND TRASH HAS ACCUMULATED, WHICHEVER OCCURS FIRST. WHEN THE SEDIMENT PILE IS WITHIN 30 TO 36 INCHES OF THE WATER SURFACE, THE SYSTEM SHOULD BE MAINTAINED. A VACUUM TRUCK SHALL BE USED TO REMOVE THE ACCUMULATED SEDIMENT AND DEBRIS. REFER TO MANUFACTURER'S LITERATURE FOR DETAILED MAINTENANCE INSTRUCTIONS.
STORMWATER PLANTER	UPON COMPLETION OF CONSTRUCTION: –TWICE IN THE FIRST SIX(6) MONTHS & AFTER EACH STORM EVENT GREATER THAN 0.5–INCHES AFTER FIRST YEAR: –EVERY FOUR (4) MONTHS THEREAFTER & AFTER STORM EVENTS GREATER THAN THE 1–YEAR STORM	ROUTINE MAINTENANCE ACTIVITIES INCLUDE PRUNING AND REPLACING DEAD OR DYING VEGETATION, PLANT THINNING, AND EROSION REPAIR. SINCE STORMWATER PLANTERS ARE NOT TYPICALLY PRECEDED BY PRE–TREATMENT PRACTICES, THE SOIL SURFACE SHOULD BE INSPECTED FOR EVIDENCE OF SEDIMENT BUILD–UP FROM THE CONNECTED IMPERVIOUS SURFACE AND FOR SURFACE PONDING. ATTENTION SHOULD BE PAID TO ADDITIONAL SEASONAL MAINTENANCE NEEDS AS WELL AS THE FIRST GROWING SEASON.

- DURING CONSTRUCTION, THE PARTY RESPONSIBLE FOR IMPLEMENTING THE TEMPORARY (DURING CONSTRUCTION) STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM WILL BE THE CONTRACTOR. THE NAME AND CONTACT INFORMATION WILL BE FILED WITH THE TOWN OF YORKTOWN AND THE NYSDEC AT THE TIME OF THE PRE–CONSTRUCTION MEETING. THE PERMANENT MAINTENANCE PROGRAM FOR ALL NEW STORMWATER MANAGEMENT FACILITIES WILL BE MANAGED BY THE INDIVIDUAL HOMEOWNERS UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF THE IMPROVEMENTS.



PLAN VIEW

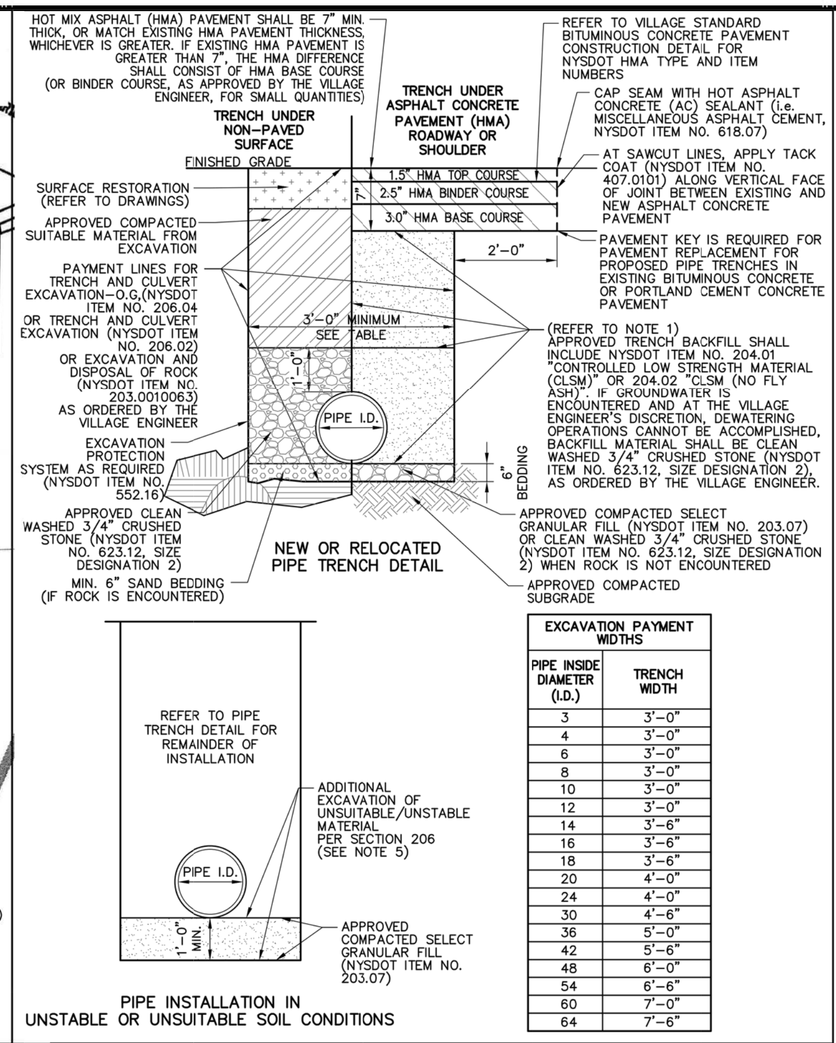
NOTES:

1. UNLESS OTHERWISE NOTED, PORTLAND CEMENT CONCRETE SIDEWALKS SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 608 AND SUBSECTION 700 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED JANUARY 9, 2014 WITH LATEST REVISION.
2. CONVENTIONALLY FORMED CONCRETE SHALL MEET THE REQUIREMENTS FOR CLASS D IN ACCORDANCE WITH SECTION 501 "PORTLAND CEMENT CONCRETE––GENERAL."

REINFORCED CONCRETE DRIVEWAY

TYPICAL SECTION

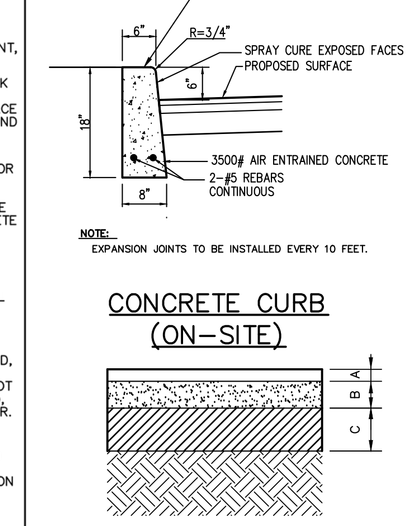
VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	PORTLAND CEMENT CONCRETE TAPERED DRIVEWAY APRON (SIDEWALK ABUTTING ROADWAY)	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT DETAILS SCALE:NOT TO SCALE DATE: 02/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE / CHECKED BY: ARC, PE / DRAWN BY: ARC, PE / VOM PCC Driveway.dwg		SD-5E



PIPE INSTALLATION IN UNSTABLE OR UNSUITABLE SOIL CONDITIONS

EXCAVATION PAYMENT WIDTHS	
PIPE INSIDE DIAMETER (I.D.)	TRENCH WIDTH
3	3'–0"
4	3'–0"
6	3'–0"
8	3'–0"
10	3'–0"
12	3'–0"
14	3'–6"
16	3'–6"
18	3'–6"
20	4'–0"
24	4'–0"
30	4'–6"
36	5'–0"
42	5'–6"
48	6'–0"
54	6'–6"
60	7'–0"
64	7'–6"

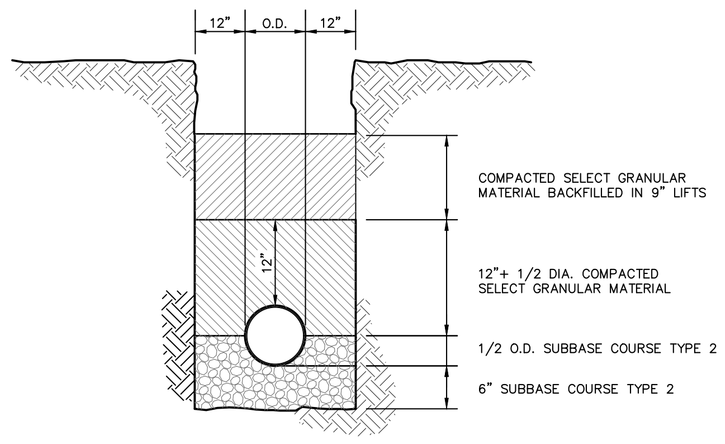
VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	PIPE TRENCH AND ASPHALT CONCRETE PAVEMENT RESTORATION	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777–7731 FAX: (914) 777–7792	PROJECT DETAILS SCALE:NOT TO SCALE DATE: 02/13/2014 REV: 10/16/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE / CHECKED BY: ARC, PE / DRAWN BY: ARC, PE / VOM Pipe Trench and Asphalt Res		SD-2A



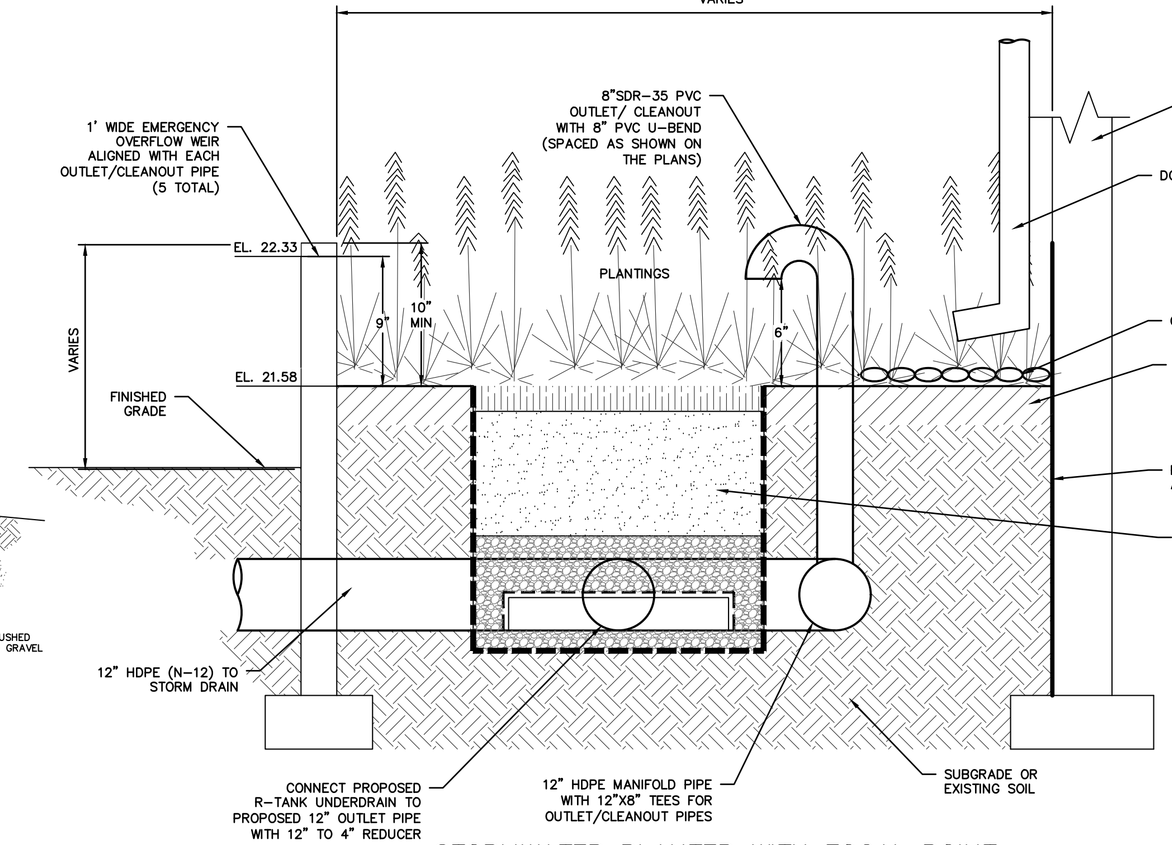
A– 2" TOP COURSE– N.Y.S.D.O.T. ITEM, 403.178202, TYPE 6 F2
B– 4" BINDER COURSE N.Y.S.D.O.T. ITEM, 403.13, TYPE 3
C– 6" SUBBASE COURSE– N.Y.S.D.O.T. ITEM, 304.12, TYPE 2

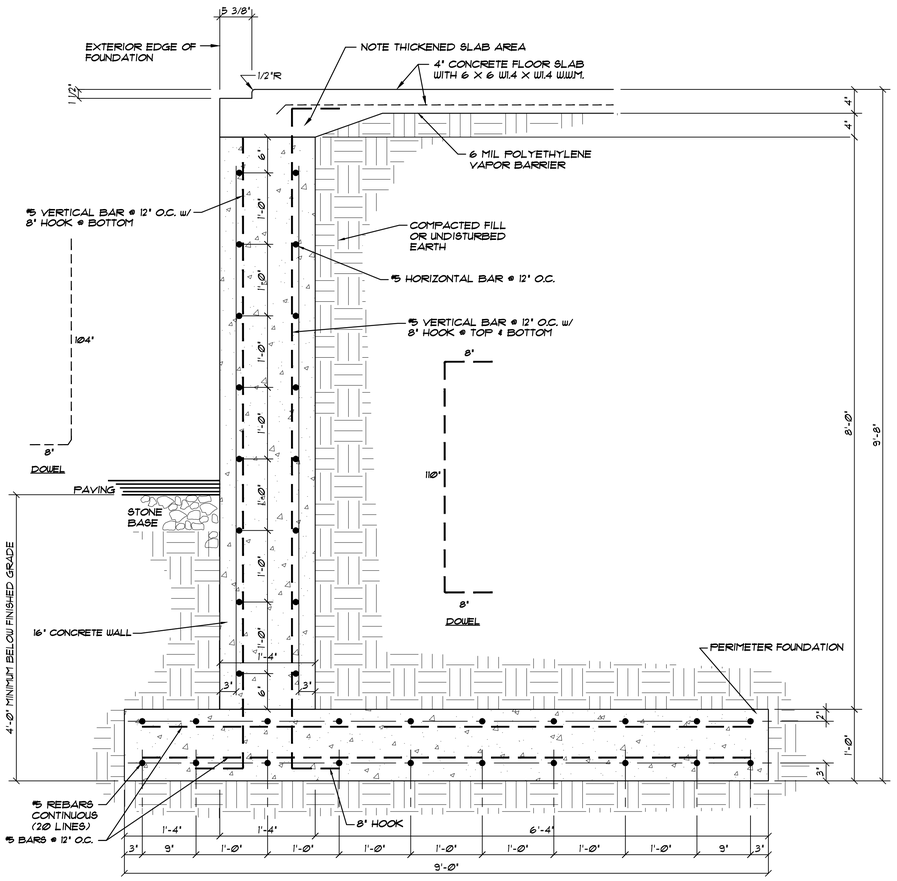
CONCRETE CURB (ON–SITE)

PAVEMENT SECTION (ON–SITE)

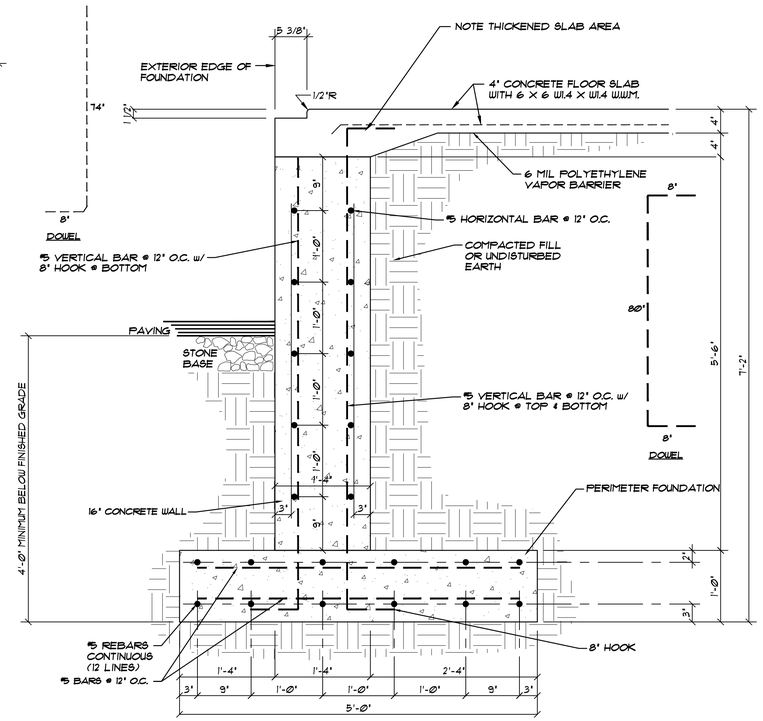


TRENCH BEDDING (ON–SITE)

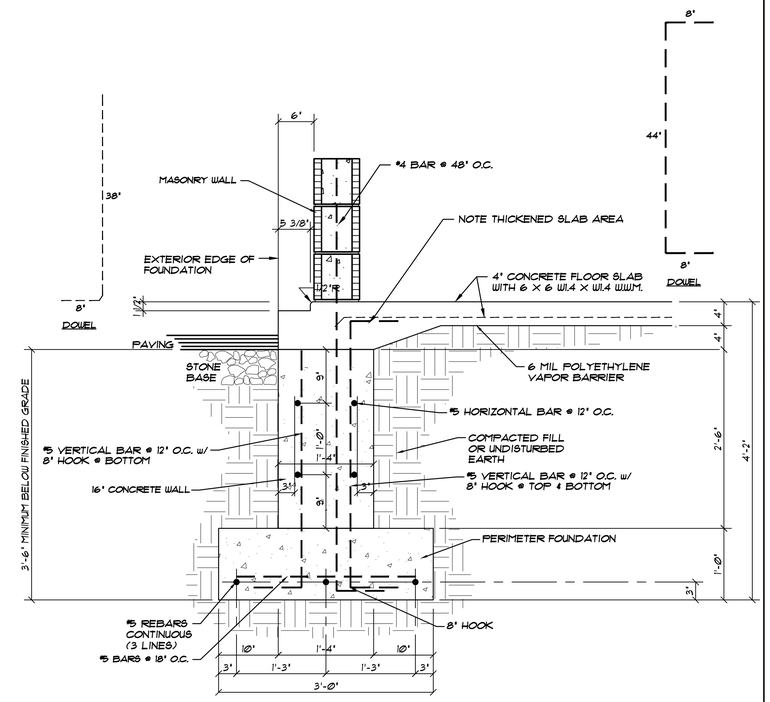

VARIES
BUILDING
8"SDR–35 PVC OUTLET/ CLEANOUT WITH 8" PVC U–BEND (SPACED AS SHOWN ON THE PLANS)
1' WIDE EMERGENCY OVERFLOW WEIR ALIGNED WITH EACH OUTLET/CLEANOUT PIPE (5 TOTAL)
DOWNSPOUT
EL. 22.33
PLANTINGS
9"
10" MIN.
6"
GRAVEL/SP



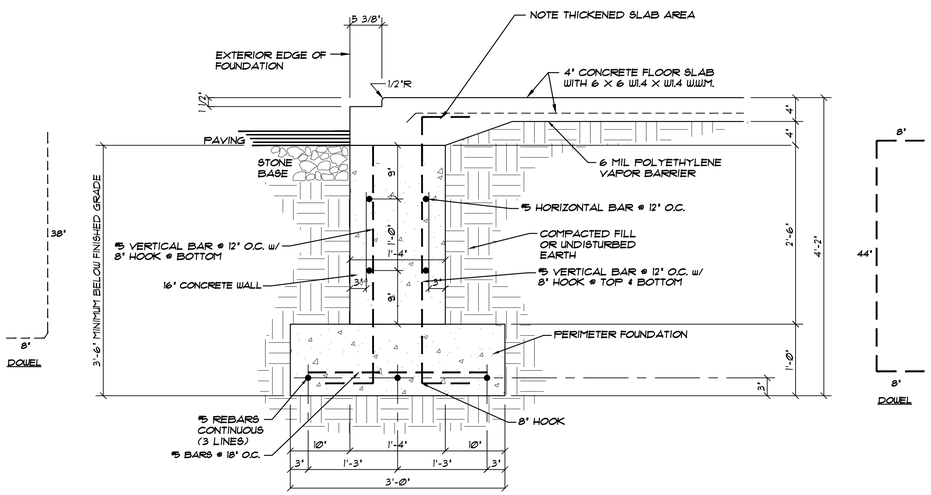
E / F5 PERIMETER FOUNDATION SECTION
NOT TO SCALE



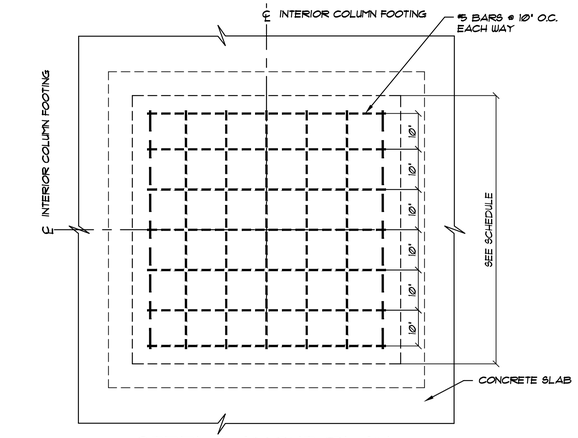
D / F5 PERIMETER FOUNDATION SECTION
NOT TO SCALE



C / F5 PERIMETER FOUNDATION SECTION
NOT TO SCALE

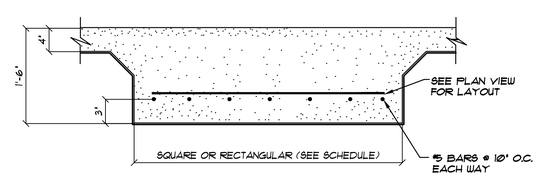


A / F5 PERIMETER FOUNDATION SECTION
NOT TO SCALE



B / F5 STEEL LAYOUT PLAN SQUARE/RECTANGULAR INTERIOR COLUMN FOOTING
NOT TO SCALE

FOOTING SCHEDULE	
ID	SIZE
F4	4'-0" x 4'-0"
F5	5'-0" x 5'-0"
F7	7'-0" x 7'-0"



SECTION @ FOOTING

REVISIONS	DATE	BY

DATE: 5/15/14
DRAWN BY: J. MORRISON
SCALE: AS NOTED
APPROVED BY:

BETCO
P.O. BOX 1650
STATESVILLE, NC 28687
(800)654-7813

PROJECT NAME: MAMARONECK SELF STORAGE
PROJECT ADDRESS: MAMARONECK, NEW YORK
OWNER: MAMARONECK SELF STORAGE, LLC.
PROJECT NO.: NY14056
SHEET TITLE: FOUNDATION DETAILS BUILDING "1"
DRAWING NUMBER: F5 OF 10

APPENDIX 2

Alternative to Truck Washing Station

APPENDIX 2

416 Waverly Avenue
Mamaroneck, New York

Excavation Work Plan
Truck Cleaning and Inspection Station

January 2019

The site excavation activities are planned following Town approval of the Application for the proposed building expansion. The following truck cleaning and maintenance plan is proposed during all Site excavation and cleanup activities as an alternative to a Truck Washing Station:

- Installation and maintenance of two stabilized construction entrances at the Site entry and exit points.

- Two truck access points will be installed on the west and north ends of the Site so that truck access will be feasible from two sides of the Site.

- Placement of a full-time gatekeeper at the Site to control truck entry and departure from the Site. The gatekeeper will be a competent person, OSHA HAZWOPER trained and experienced in construction, excavation and dump trailer operation. The gatekeeper will be responsible for ensuring that no truck leaves the Site with excavated soil from the Site on any part of the truck exterior.

- After each truck is loaded by the on-Site excavator, the gatekeeper will visually inspect the entire truck on the temporary access driveway or the stabilized construction entrance for the presence of fugitive soil before the truck leaves the Site. If soil is observed anywhere on the truck exterior, the material will be removed using a bristle broom or other hand tools to the satisfaction of the gatekeeper. The driveway and stabilized construction entrance will also be kept free of loose excavated material through maintenance with a shovel and broom. Polyethylene sheeting may be used to shroud the side of the truck that is being loaded. The sheeting will prevent fugitive soil from accumulating on the dump trailer exterior.

- Prior to departure and signing the soil manifests, the on-Site geologist or environmental scientist will visually observe each truck for the presence of

spillage on the truck exterior and, if present, will require that it be swept and removed.

- An on-Site water source will be maintained on standby at all times in case trucks need to be spot-washed to ensure that no soil from the Site leaves the designated loading and on-Site truck staging inspection area. Whenever required, a water and Alconox solution will be used to clean the trucks.

- If the above-outlined alternative truck cleaning plan is not effective at ensuring soil from the excavation area does not get tracked off-Site, then the Contractor shall be prepared to implement a full-blown truck washing station.

Site Remediation Database Search Results

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former EMCA Site
Site Code: 360025
Program: State Superfund Program
Classification: 04
EPA ID Number:

Location

DEC Region: 3
Address: 605 Center Avenue and 604 Fayette Avenue
City: Mamaroneck Zip: 10543
County: Westchester
Latitude: 40.94879459
Longitude: -73.74587053
Site Type: STRUCTURE
Estimated Size: 0.344 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: Altice - USA
Current Owner(s) Address: 1111 Stewart Avenue
Bethpage,NY, 11714-3581
Owner(s) during disposal: The Dow Chemical Company
Current On-Site Operator: EMCA
Stated Operator(s) Address: 605 Center Ave. & 604 Fayette Avenue
Mamaroneck,NY 10543
Current On-Site Operator: EMCA/SUB ROHM & HAAS/SUB THE DOW CHEM. CO.
Stated Operator(s) Address:
PHILADELPHIA,PA

Site Document Repository

Name: VILLAGE OF MAMARONECK
Address: 123 MAMARONECK AVENUE
MAMARONECK,NY 10543-0369
Name: MAMARONECK PUBLIC LIBRARY
Address: 136 PROSPECT AVENUE
MAMARONECK,NY 10543

Hazardous Waste Disposal Period

From: 1968 **To:** 1988

Site Description

Location: This site is located at 604 Fayette Avenue and 605 Center Avenue, Village of Mamaroneck, Westchester County, New York. This site originally consisted of four parcels: Section 8, Block 829, Lot 69 (Parcel I); Section 8, Block 829, Lot 92 (Parcel II); Section 8, Block 829, Lot 41 (Parcel III); and Section 8, Block 829, Lot 51 (Parcel IV). The site boundaries have since been modified to include Parcels I and IV only due to disposal history and current groundwater impacts. Parcels II and III have been excised from the site as no disposal occurred on those parcels, nor are they affected by Freon-113. The current site is approximately 0.34 acres in size. Site Features: The site consists of a two-story building and two parking areas. Current Zoning/Use: The site is located in an M-1 (manufacturing) zone in an industrial/commercial/residential area. Cablevision of Westchester currently uses the site as a cable television service center. Past Use of the Site: Prior to its current use, EMCA, a subsidiary of Rohm and Haas, owned and operated the site to manufacture electronic conducting paste from 1968 to 1988. The manufacturing activities were contained on the first floor of the building. The vacant lot which is now a parking area (604 Fayette) was used for waste storage and is a likely area of disposal. Other potential areas of disposal or spill are the material storage room, the ball milling room and powder room. Freon 113 was used in the ball milling operation. Site Geology and Hydrogeology: The shallow groundwater appears to flow from the south, east and west toward the center of the site and then flows off the site in a northerly direction towards the Sheldrake River. There is no domestic groundwater usage within one-half mile of the site. The area is served by public water supply. Geologic conditions at the site are characterized by unconsolidated deposits composed predominantly of stratified medium to fine sand with localized beds of coarse sand, gravel, silt, and clay. Bedrock is assumed at an approximate depth of 40 feet. Groundwater conditions consist of a water table aquifer encountered at a depth of approximately 6 feet below ground surface. Groundwater generally flows to the northwest towards the Sheldrake River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

FREON 113 (F002)
1,1,2-trichloro-1,2,2-triflouroethane

Site Environmental Assessment

Nature of Contamination: Remediation of the Site is complete. Prior to remediation, the primary contaminants of concern were Freon 113 and its breakdown products, particularly Freon 1113 in groundwater. Remaining contamination in the groundwater is being managed under a Site Management Plan.

Site Health Assessment

Contact with contaminated soils is not expected because the site is covered by buildings and pavement. Drinking contaminated groundwater is not likely since the area is supplied with public water.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former M. Argueso and Co., Inc-Off-Site
Site Code: C360108A
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 3
Address: 441-442 Waverly Avenue
City: Mamaroneck Zip: 10543
County: Westchester
Latitude: 40.949112
Longitude: -73.743346
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

Location: This site is the off-site component of the Former Argueso and Co., Inc. site (C360108) located on 441, 442, 501 and 513 Waverly Avenue, Mamaroneck, Westchester County. The off-site portion (C360108A) is the immediate surrounding properties located in an urban area adjacent to the main site. Site Features: The on-site properties are located on opposite sides of Waverly Avenue. The site features were two buildings and parking areas. The building at 442 Waverly was demolished in 2010. The off-site component is comprised of immediately-surrounding properties. Current Zoning and Uses: The surrounding properties are zoned for commercial use. The properties are used for parking lots, commercial establishments, and a residential lot. Past Use of the Site: The M. Argueso and Co., Inc. purchased the on-site properties sometime between 1930s and 1960s and were used for wax refining and manufacturing. Wax manufacturing ceased in 2005, and the site (all 4 properties) was purchased by New Waverly Avenue Associates in 2006. Site Geology and Hydrogeology: The soils at the site include urban fill overlying sands. The fill was observed from 3.5 to 9 feet in thickness.

Groundwater is between 2.3 feet and 9 feet below the ground surface and flows generally northeast to northwest.

Site Environmental Assessment

Based upon investigations conducted at the on-site area (C360108), the primary contaminants of concern are petroleum, volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs). On-Site Soil - Soil samples did not contain levels exceeding 6 NYCRR Part 375 commercial use soil cleanup objectives (SCOs) on either property, but slightly exceed the SCOs for groundwater protection for the VOCs butylbenzene (12 ppm), sec-butylbenzene (11 ppm), tert-butylbenzene (5.9 ppm), and propylbenzene (3.9 ppm) with maximum values of 81 ppm, 99 ppm, 16 ppm, 68 ppm, respectively. Metals concentrations were below the commercial use SCOs. On-Site Groundwater - Contaminants impacting the on-site groundwater are VOCs. The groundwater monitoring wells are screened in the shallow and deeper portion of the sand aquifer. The deep groundwater contains higher levels of VOCs with a significant fraction of chlorinated VOCs. The primary groundwater contaminants of concern with their maximum values are tetrachloroethene (9,700 ppb), trichlorothene (730 ppb), cis-1,2 dichloroethene (780 ppb), and n-propylbenzene (280 ppb). The chlorinated solvent source appears to be the former loading dock area near monitoring well MW GZ-23. There was a former stormwater catch basin at the loading dock which may have acted as a migration pathway into the groundwater from spills during loading and unloading at the facility (former 442 Waverly building). A Fish and Wildlife Impact Analysis (FWIA) was not performed on-site due to the surrounding urban area and lack of potential receptors at or near the site. Off-Site Groundwater - Contaminants impacting the off-site groundwater are VOCs. The off-site groundwater monitoring wells OSMW-3 and OSMW-4 are located immediately upgradient of the site at 524 Waverly Avenue. The off-site wells have been monitored since 2012. The primary groundwater contaminants of concern with their maximum values are tetrachloroethene (3,400 ppb), trichloroethene (1,000 ppb), cis-1,2 dichloroethene (220 ppb), trans-1,2 dichloroethene (28 ppb), 1,2-dichloroethane (4.7 ppb), and benzene (45 ppb).

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former M. Argueso and Co., Inc
Site Code: C360108
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 441, 442, 501, 513 Waverly Avenue
City: Mamaroneck Zip: 10543
County: Westchester
Latitude: 40.949176412
Longitude: -73.743379552
Site Type:
Estimated Size: 1.036 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Soil Management Plan
Cover System
Landuse Restriction
Monitoring Plan
Site Management Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: New Waverly Avenue Associates, LLC
Current Owner(s) Address: 566 Westchester Avenue
Rye Brook,NY, 10573

Site Document Repository

Name: Mamaroneck Public Library

Mamaroneck Self-Storage Proposed Expansion
Proposed Mitigation of Construction Impacts on the Village and Neighboring Properties

Murphy Brothers Contracting, Inc. ("MBC"), which is owned and operated by corporation principals, Chris and Sean Murphy, will be performing the construction of the proposed expansion. As a 40-year-old local construction firm that has developed an excellent reputation for building quality residential and non-residential buildings throughout the Westchester and Southern Fairfield regions, MBC understands the importance of being a "good neighbor" during the course of construction.

- On all MBC construction projects, it is our policy to notify the neighboring building owners or residents prior to commencement of construction, making sure they know who we are, who is the project manager and how they can contact him or her in the event of a perceived inconvenience related to the project. We will notify local Industrial Area business owners as well and keep them advised of any possible impacts on their properties.
- MBC also believes that a clean, organized jobsite is a safety-first jobsite, and we pride ourselves in maintaining an orderly and secure site at all time.
- We will conduct the Mamaroneck Self-Storage expansion construction in the same manner. We will be erecting construction fencing as dictated by the Village of Mamaroneck (VOM) building department rules. Work hours will also be in accordance to what is allowable by the VOM building department rules. We anticipate that construction will take 12 months.
- For each of MBC's projects, whether residential or non-residential, we establish written project timelines indicating the various milestones within the project, enabling us to properly manage the work flow, making sure that materials and subcontractors on on-site and ready to go in advance of their need.
- Prior to construction, we will hold a pre-construction kick-off meeting, inviting the neighboring building owners and business owners to see how we intend to proceed along the established timeline. At various project intervals, we will keep interested neighbors updated on our progress.
- MBC will obey all Village regulations regarding construction, construction safety, dust and noise control as well as safety to pedestrians and drivers alike. Construction workers will be parking their vehicles on the 416 Waverly Avenue property.
- MBC will follow and exceed NYS Building Code and Energy Codes as we did in the construction of the original facility, where we exceeded the energy standards by more than 50%. Since we are replicating the structure, insulation, mechanicals and indoor lighting, we anticipate that the entire building will have met and exceeded the NYS Building Code and Energy Codes.
- MBC abides by all OSHA safety standards during all construction projects and will continue to do so with respect to the proposed expansion.
- There will be no tractor trailer truck deliveries between the hours of 7:00am-9am and 4pm-6pm, Monday through Friday to facilitate traffic flow along Waverly & Fenimore. MBC

shall not permit deliveries to be made near the intersection of Fenimore and Railroad Way, as to avoid interference with the egress and ingress of motor vehicles and trucks onto Railroad Way.

- MBC will hire an engineering consultant prior to construction to verify exact parameters of all excavation and concrete work along the CSX tracks to preserve the current integrity of the tracks.
- MBC has contacted the CSX Regional Manager, Robb Fritz (see original letter) who has reviewed the proposed site plan and survey and has stated that according to CSX rules of construction along private sidetracks, MBC's plan conforms to CSX guidelines. The letter from the CSX dated July 9, 2018 is attached.
- CSX, MARVAL Industries and Spatz Properties will be notified prior to any construction activity in or about Railroad Way and the intersection of Fenimore Road and Railroad Way to make sure CSX, MARVAL Industries and Spatz Properties are aware of any construction activities.
- During the course of construction, MBC will not interfere with the egress and ingress of the tracks utilized by CSX and MARVAL.
- Should any work and/or labor require the partial closing and/or impeded access to Railroad Way from Fenimore Road, MBC will perform the aforementioned work in the evening hours between 6pm and 5am with prior consent and authority granted by the Municipality and in coordination with CSX train schedules.
- MBC will enter into access agreements and provide indemnity and hold harmless agreements to the Village and any neighboring property owners of adjacent properties that must be accessed during the course of construction.
- MBC has agreed to enhance the lighting with wall-mounted fixtures along Railroad Way to alleviate any "canyon effect" by the development on the MBC property.

MBC has a longstanding collaborative relationship with its immediate neighbors and successfully coordinated with all parties during the approximate 10 months of construction of the existing Mamaroneck Self-Storage building in 2014-2015. The CSX tracks are maintained by Marvel Industries. We understand and respect the responsibility that Spatz Properties and the Spatz family have in maintaining the CSX railroad right-of-way, located on the Spatz properties. East Coast North Properties will indemnify the Village of Mamaroneck, Marval Industries, and the Spatz Properties when performing construction near or about railroad way and within any village right-of-ways.

SHPO Determination

NEW YORK STATE OF OPPORTUNITY. | **Parks, Recreation, and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

October 15, 2018

Mr. Michael Murphy
Company Representative
East Coast North Properties
416 Waverly Avenue
Mamaroneck, NY 10543

Re: SEQRA
Mamaroneck Self Storage Addition
416 Waverly Avenue, Mamaroneck, NY 10543
18PR06551

Dear Mr. Murphy:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources.

If this project will involve state or federal permitting, funding or licensing, it may require additional review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

Based on the information provided, OPHRP has no concerns regarding the proposed project under SEQRA. Should the project design be changed, we recommend further consultation with this office.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov via email only

cc: Chris Murphy, East Coast Properties

Gmail

Bevin Falk <bevin@mamaroneckselfstorage.com>

from m.murphy: archeological sensitives on the 416 Waverly site

Perazio, Philip (PARKS) <Philip.Perazio@parks.ny.gov> Wed, Feb 6, 2019 at 11:25 AM
To: "michael@murphybrothers.com" <michael@murphybrothers.com>
Cc: Bevin Falk <bevin@mamaroneckselfstorage.com>, Sean Murphy <sean@murphybrothers.com>, Chris Murphy <chris@murphybrothers.com>

Dear Mr. Murphy:

Our letter encompasses both architectural and archaeological resources.

Please let me know if I can be of any further assistance.

Philip A. Perazio
Historic Preservation Program Analyst – Archaeologist

Division for Historic Preservation

New York State Parks, Recreation & Historic Preservation

Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189

518-268-2175

Philip.Perazio@parks.ny.gov

www.nysparks.com/shpo

From: Michael Murphy [mailto:michael@murphybrothers.com]
Sent: Wednesday, February 06, 2019 10:59 AM
To: Perazio, Philip (PARKS) <Philip.Perazio@parks.ny.gov>
Cc: Bevin Falk <bevin@mamaroneckselfstorage.com>; Sean Murphy <sean@murphybrothers.com>; Chris Murphy <chris@murphybrothers.com>
Subject: from m.murphy: archeological sensitives on the 416 Waverly site

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

[Quoted text hidden]

Gmail

Bevin Falk <bevin@mamaroneckselfstorage.com>

from m.murphy: archeological sensitives on the 416 Waverly site

Michael Murphy <michael@murphybrothers.com> Wed, Feb 6, 2019 at 10:59 AM
To: "Philip.Perazio@parks.ny.gov" <Philip.Perazio@parks.ny.gov>
Cc: Bevin Falk <bevin@mamaroneckselfstorage.com>, Sean Murphy <sean@murphybrothers.com>, Chris Murphy <chris@murphybrothers.com>

Dear Mr. Perazio, I'm writing this note because we are meeting again with our local Zoning Board of Appeals (ZBA) regarding our proposed extension project on our property at 416 Waverly Avenue, Mamaroneck, NY 10543. We'd like to clarify the SHPO Determination letter (attached) sent on Oct 15th, 2018 to us as a result of our inquiry into the possibility of ***archeological sites*** on our property.

Your letter does indicate that OPHRP has no concerns regarding our proposed project under SEQRA as it relates to ***Historic/Cultural*** resources. However, our concern is that the Village of Mamaroneck ZBA will ask for verification regarding the possibility (or not) of there being a "***archeological sensitive***" site on our property, since your letter mentions "historic" and "cultural" but not specifically "archeological". Does this require another type of proof, or are we simply splitting hairs here, that "Historic/Cultural" does include "archeological" as well.

BTW: in your email (see below) sent to Bevin Falk (our employee) on 9/25/2018, did state that "… Based on the amount of development in the immediate vicinity of your property, we probably would have no archaeological concerns. However, I cannot provide an official opinion without a formal review."… which I assume is what we did to trigger the SHPO Determination letter on 10/15/2018 (attached here)

Thanks for your time and clarification in this matter.

All the best

Michael J. Murphy

Murphy Brothers Contracting, Inc.

416 Waverly Avenue, Mamaroneck, NY 10543

(914) 777-5777

(914) 424-3422

michael@murphybrothers.com

www.murphybrothers.com

Instagram: murphy_buildingblocks

Celebrating Our 40th Anniversary Serving the Greater Westchester + Hudson Valley + Southern Fairfield Region!

On Tue, Sep 25, 2018 at 3:30 PM Perazio, Philip (PARKS) <Philip.Perazio@parks.ny.gov> wrote:

Hello Bevin,

There is a recorded Native American archaeological site located about a third of a mile to the southeast of your project area, and several more a bit farther away. This is the basis of the 'archaeologically sensitive' designation. Based on the amount of development in the immediate vicinity of your property, we probably would have no archaeological concerns. However, I cannot provide an official opinion without a formal review.

Philip.

Philip A. Perazio

Historic Preservation Program Analyst – Archaeologist

Division for Historic Preservation

New York State Parks, Recreation & Historic Preservation

Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189

518-268-2175

Philip.Perazio@parks.ny.gov

www.nysparks.com/shpo

11.a. SHPO Determination - 10_15_18.pdf
32K

Gmail

Bevin Falk <bevin@mamaroneckselfstorage.com>

archeological sensitives on the 416 Waverly site

Michael Murphy <michael@murphybrothers.com> Mon, Oct 8, 2018 at 1:24 PM
To: "egordon@kblaw.com" <egordon@kblaw.com>
Cc: Bevin Falk <bevin@mamaroneckselfstorage.com>, Chris Murphy <chris@murphybrothers.com>, Sean Murphy <sean@murphybrothers.com>, Michael Murphy <michael@murphybrothers.com>

On 9/25, we received the information below re. the presence of any archeological sensitives on the 416 Waverly site. According to their expert, based on the amount of development in the immediate vicinity of our property, there is probably no archaeological concerns. However, to be 100% certain, on 10/5, I submitted a request for a formal review. We are currently waiting results of their review.

-mm

On Tue, Sep 25, 2018 at 3:30 PM Perazio, Philip (PARKS) <Philip.Perazio@parks.ny.gov> wrote:

Hello Bevin,

There is a recorded Native American archaeological site located about a third of a mile to the southeast of your project area, and several more a bit farther away. This is the basis of the 'archaeologically sensitive' designation. Based on the amount of development in the immediate vicinity of your property, we probably would have no archaeological concerns. However, I cannot provide an official opinion without a formal review.

Philip.

Philip A. Perazio

Historic Preservation Program Analyst – Archaeologist

Division for Historic Preservation

New York State Parks, Recreation & Historic Preservation

Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189

518-268-2175

Philip.Perazio@parks.ny.gov

www.nysparks.com/shpo

Construction Management Plan

Mamaroneck Self-Storage Proposed Expansion
Proposed Mitigation of Construction Impacts on the Village and Neighboring Properties

Murphy Brothers Contracting, Inc. ("MBC"), which is owned and operated by corporation principals, Chris and Sean Murphy, will be performing the construction of the proposed expansion. As a 40-year-old local construction firm that has developed an excellent reputation for building quality residential and non-residential buildings throughout the Westchester and Southern Fairfield regions, MBC understands the importance of being a "good neighbor" during the course of construction.

- On all MBC construction projects, it is our policy to notify the neighboring building owners or residents prior to commencement of construction, making sure they know who we are, who is the project manager and how they can contact him or her in the event of a perceived inconvenience related to the project. We will notify local Industrial Area business owners as well and keep them advised of any possible impacts on their properties.
- MBC also believes that a clean, organized jobsite is a safety-first jobsite, and we pride ourselves in maintaining an orderly and secure site at all time.
- We will conduct the Mamaroneck Self-Storage expansion construction in the same manner. We will be erecting construction fencing as dictated by the Village of Mamaroneck (VOM) building department rules. Work hours will also be in accordance to what is allowable by the VOM building department rules. We anticipate that construction will take 12 months.
- For each of MBC's projects, whether residential or non-residential, we establish written project timelines indicating the various milestones within the project, enabling us to properly manage the work flow, making sure that materials and subcontractors on on-site and ready to go in advance of their need.
- Prior to construction, we will hold a pre-construction kick-off meeting, inviting the neighboring building owners and business owners to see how we intend to proceed along the established timeline. At various project intervals, we will keep interested neighbors updated on our progress.
- MBC will obey all Village regulations regarding construction, construction safety, dust and noise control as well as safety to pedestrians and drivers alike. Construction workers will be parking their vehicles on the 416 Waverly Avenue property.
- MBC will follow and exceed NYS Building Code and Energy Codes as we did in the construction of the original facility, where we exceeded the energy standards by more than 50%. Since we are replicating the structure, insulation, mechanicals and indoor lighting, we anticipate that the entire building will have met and exceeded the NYS Building Code and Energy Codes.
- MBC abides by all OSHA safety standards during all construction projects and will continue to do so with respect to the proposed expansion.
- There will be no tractor trailer truck deliveries between the hours of 7:00am-9am and 4pm-6pm, Monday through Friday to facilitate traffic flow along Waverly & Fenimore. MBC

shall not permit deliveries to be made near the intersection of Fenimore and Railroad Way, as to avoid interference with the egress and ingress of motor vehicles and trucks onto Railroad Way.

- MBC will hire an engineering consultant prior to construction to verify exact parameters of all excavation and concrete work along the CSX tracks to preserve the current integrity of the tracks.
- MBC has contacted the CSX Regional Manager, Robb Fritz (see original letter) who has reviewed the proposed site plan and survey and has stated that according to CSX rules of construction along private sidetracks, MBC's plan conforms to CSX guidelines. The letter from the CSX dated July 9, 2018 is attached.
- CSX, MARVAL Industries and Spatz Properties will be notified prior to any construction activity in or about Railroad Way and the intersection of Fenimore Road and Railroad Way to make sure CSX, MARVAL Industries and Spatz Properties are aware of any construction activities.
- During the course of construction, MBC will not interfere with the egress and ingress of the tracks utilized by CSX and MARVAL.
- Should any work and/or labor require the partial closing and/or impeded access to Railroad Way from Fenimore Road, MBC will perform the aforementioned work in the evening hours between 6pm and 5am with prior consent and authority granted by the Municipality and in coordination with CSX train schedules.
- MBC will enter into access agreements and provide indemnity and hold harmless agreements to the Village and any neighboring property owners of adjacent properties that must be accessed during the course of construction.
- MBC has agreed to enhance the lighting with wall-mounted fixtures along Railroad Way to alleviate any "canyon effect" by the development on the MBC property.

MBC has a longstanding collaborative relationship with its immediate neighbors and successfully coordinated with all parties during the approximate 10 months of construction of the existing Mamaroneck Self-Storage building in 2014-2015. The CSX tracks are maintained by Marvel Industries. We understand and respect the responsibility that Spatz Properties and the Spatz family have in maintaining the CSX railroad right-of-way, located on the Spatz properties. East Coast North Properties will indemnify the Village of Mamaroneck, Marval Industries, and the Spatz Properties when performing construction near or about railroad way and within any village right-of-ways.

CSX Correspondence

500 Meijer Drive, Suite 305
Florence, KY 41042
(859) 372-6121

Robb Fritz
Regional Manager – Site Design
Industrial Development

July 9th, 2018

RE: 560 Fenimore Rd. – Mamaroneck, NY

Mr. Murphy,

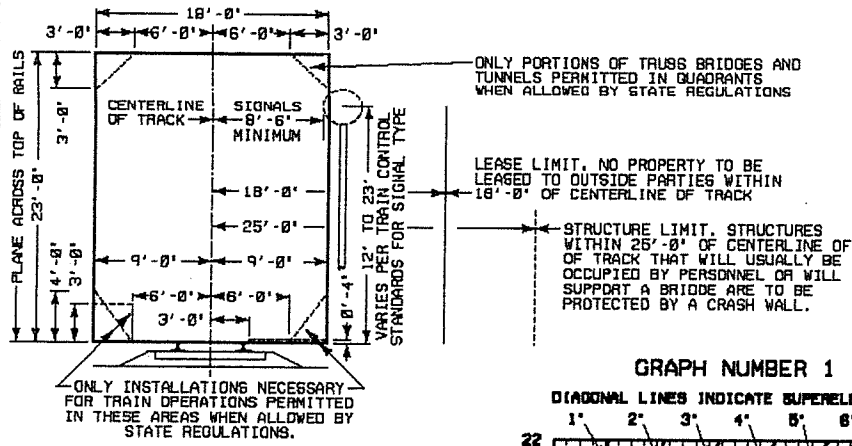
Per our conversation, you have plans to demo buildings near track that CSX provides service to. The closest obstruction as constructed today is 8'7". After the buildings are demolished and rebuilt, the closest clearance obstruction will actually be 2' further than what it is today (10'7"). CSX is OK with that proposal.

During construction, Murphy Brothers and its contractors must ensure that no impediments are placed in the required clearance envelope while CSX crews are operating on these tracks. Furthermore, contact must be made to the CSX Trainmaster prior to construction to ensure they make the crew(s) that work on this track aware of the planned construction activities.

Thank you,

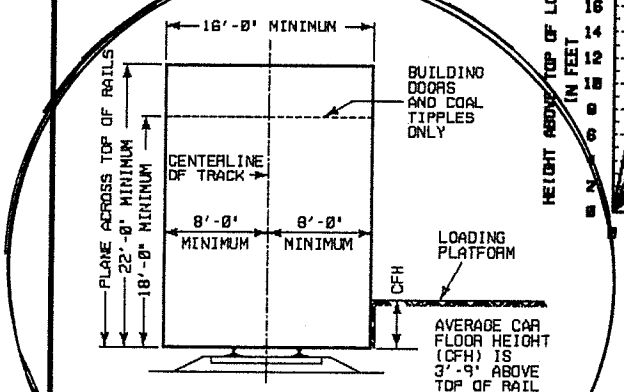
Robb Fritz
Regional Manager – Site Design
CSX Industrial Development

2604



GENERAL

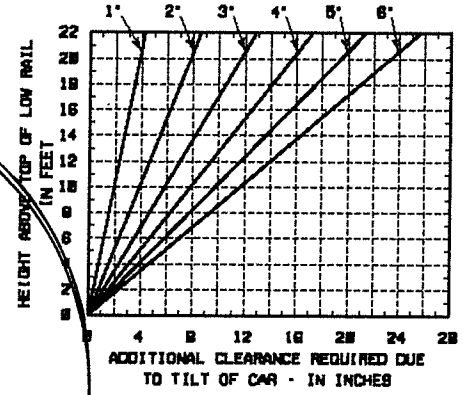
MAIN TRACKS, YARD TRACKS AND SIDINGS



INDUSTRIAL SIDE TRACKS

GRAPH NUMBER 1

DIAGONAL LINES INDICATE SUPERELEVATION



1. STANDARD CLEARANCES ARE TO BE USED FOR ALL NEW CONSTRUCTION WHERE THERE ARE NO LEGAL REQUIREMENTS THAT DICTATE GREATER CLEARANCES.

2. CLEARANCES FOR RECONSTRUCTION, REHABILITATION AND ALTERATION WORK ARE DEPENDENT ON EXISTING PHYSICAL CONDITIONS. WHERE POSSIBLE, THEY WILL BE IMPROVED TO COMPLY WITH THE STANDARD CLEARANCES.

3. STATE OR CANADIAN CLEARANCE LAWS MUST NOT BE VIOLATED. LEGAL REQUIRMENTS MAY BE MODIFIED ONLY BY THE GOVERNMENTAL BODY THAT ISSUED THEM.

4. STANDARD CLEARANCE MAY BE MODIFIED ONLY IF APPROVED BY THE CHIEF ENGINEER DESIGN, CONSTRUCTION, AND CAPACITY.

5. STANDARD CLEARANCE DIAGRAMS SHOWN ARE FOR TANGENT TRACK AND INCREASES MUST BE BE PROVIDED FOR THE EFFECTS OF CURVATURE AND SUPERELEVATION.

   A. ADDITIONAL CLEARANCE DUE TO CURVATURE:

   WHEN A FIXED OBSTRUCTION IS LOCATED ADJACENT TO A CURVED TRACK, THE HORIZONTAL CLEARANCE WILL BE INCREASED 1 ½ INCHES PER DEGREE OF CURVATURE ON BOTH SIDES OF THE TRACK CENTERLINE PER TABLE 1. EXCEPTION: FLORIDA REQUIRES 2 INCHES PER DEGREE.

   B. ADDITIONAL CLEARANCE DUE TO SUPERELEVATION:

   WHEN A FIXED OBSTRUCTION IS LOCATED ADJACENT TO A SUPERELEVATED TRACK, THE HORIZONTAL CLEARANCE ON THE LOW RAIL SIDE OF THE TRACK WILL BE INCREASED TO ALLOW FOR TILT. THE MINIMUM INCREASE IS SHOWN ON GRAPH NO. 1.

   C. ADDITIONAL CLEARANCE DUE TO CURVATURE AND SUPERELEVATION:

   WHEN A FIXED OBSTRUCTION IS LOCATED ADJACENT TO A CURVED AND SUPERELEVATED TRACK, THE HORIZONTAL CLEARANCE INCREASE WILL BE THE SUM OF THE INCREASES OBTAINED USING 5.A AND 5.B ABOVE. EXCEPTION: CANADA REQUIRES A MINIMUM OF 2 INCHES PER DEGREE.

   D. ADDITIONAL CLEARANCE ON TANGENT TRACKS:

   WHEN A FIXED OBSTRUCTION IS ADJACENT TO TANGENT TRACK BUT THE TRACK IS CURVED WITHIN 80 FEET OF THE OBSTRUCTION, THE HORIZONTAL CLEARANCE WILL BE INCREASED AS FOLLOWS:

DISTANCE FROM OBSTRUCTION TO CURVED TRACK - FEET	INCREASED HORIZONTAL CLEARANCE
0 TO 20	100% OF PARAGRAPH 5.C
21 TO 40	75% OF PARAGRAPH 5.C
41 TO 60	50% OF PARAGRAPH 5.C
61 TO 80	25% OF PARAGRAPH 5.C

6. VERTICAL CLEARANCE ON SUPERELEVATED TRACK IS MEASURED FROM THE TOP OF THE HIGH RAIL.

CSX TRANSPORTATION

CLEARANCE DIAGRAMS

APPROVED - CHIEF ENGINEER
DESIGN, CONSTRUCTION, & CAPACITY

APPROVED - VICE PRESIDENT
ENGINEERING

PREPARED BY:
D.C. CLARK

ISSUED: JULY 19, 1996
REVISED: SEPTEMBER 5, 2006

TABLE NUMBER 1

ADDITIONAL CLEARANCE REQUIRED DUE TO CURVATURE - IN INCHES

DEGREE OF CURVE	1	2	3	4	5	6	7	8	9	10	11	12
ALL LOCATIONS EXCEPT FLORIDA	1½	3	4½	6	7½	9	10½	12	13½	15	16½	18
IN THE STATE OF FLORIDA	2	4	6	8	10	12	14	16	18	20	22	24

Medico, Cynthia

From: Fritz, Robb <Robb_Fritz@csx.com>
Sent: Friday, June 29, 2018 1:51 PM
To: Chris Murphy
Cc: Michael Murphy
Subject: RE: 560 Fenimore Rd. Mamaroneck New York

Chris, Michael –

Per our conversation, you have plans to demo buildings near track that CSX provides service to. The closest obstruction as built today is 8'7". After the buildings are demolished and rebuilt, the closest clearance obstruction will actually be 2' further than what it is today (10'7"). CSX is OK with that proposal.

Before starting construction, please coordinate with the local trainmaster to ensure that the train crews are aware of the construction.

Thank you,

Robb Fritz
Regional Manager Site Design, Industrial Development
500 Meijer Dr Suite 305, Florence, KY 41042
Tel: 859.372.6121 | Mobile: 419.733.3126 | Fax: 904.245.2631

From: Chris Murphy [mailto:chris@murphybrothers.com]
Sent: Friday, June 29, 2018 1:26 PM
To: Fritz, Robb <Robb_Fritz@csx.com>
Cc: Michael Murphy <michael@murphybrothers.com>
Subject: 560 Fenimore Rd. Mamaroneck New York

Chris Murphy
Murphy Brothers Contracting Inc.
416 Waverly Ave
Mamaroneck NY 10543
O- 914-777-5777
O- 203-628-1291
C- 914-774-5247
www.Murphybrothers.com

Mamaroneck Self Storage, LLC.
426 Waverly Avenue
Mamaroneck, NY 10543
Tel: 914-777-1177
Fax: 914-777-1178
BLOCKEDMamaroneckSelfStorage[.]comBLOCKED

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Mamaroneck Self-Storage Community Solar Project

Mamaroneck Self-Storage Community Solar Project

MAMARONECK SELF STORAGE

From

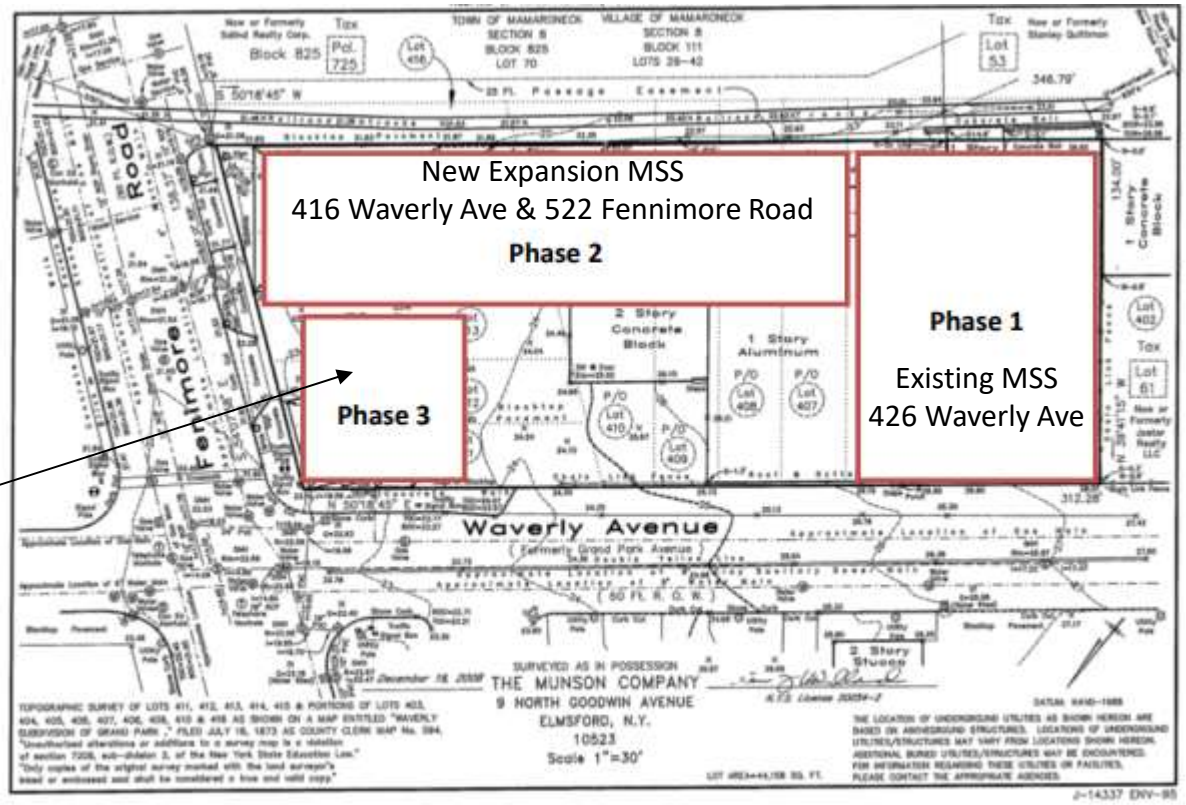
GES Community Solar Developers

© 2019 GES Developers

MBC/MSS will incorporate a Community Solar Project on its new and existing buildings to provide clean energy to local residents

This project will provide ~50 Mamaroneck residents (including apartment dwellers) with access to solar-generated clean electricity at a SAVINGS to ConEd

Existing MBC Offices 560 Fennimore Road



Buildings that will have solar

Figure 12. Three phase development plans on lot and block map

© 2019 GES Developers

Murphy Brothers Contracting has always believed in building "Green." Community Solar on MSS roofs will total 210-230 kiloWatts

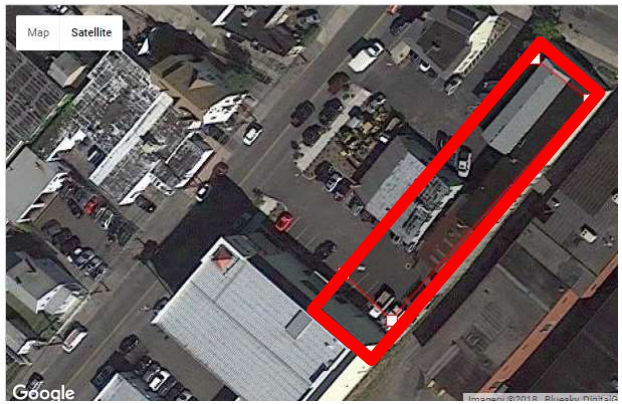
System Capacity: 60-80 kW

Phase 1 - Existing MSS
426 Waverly Ave

MAMARONECK SELF STORAGE

GES Community Solar Developers

System Capacity: 149.2 kWdc (995 m2)



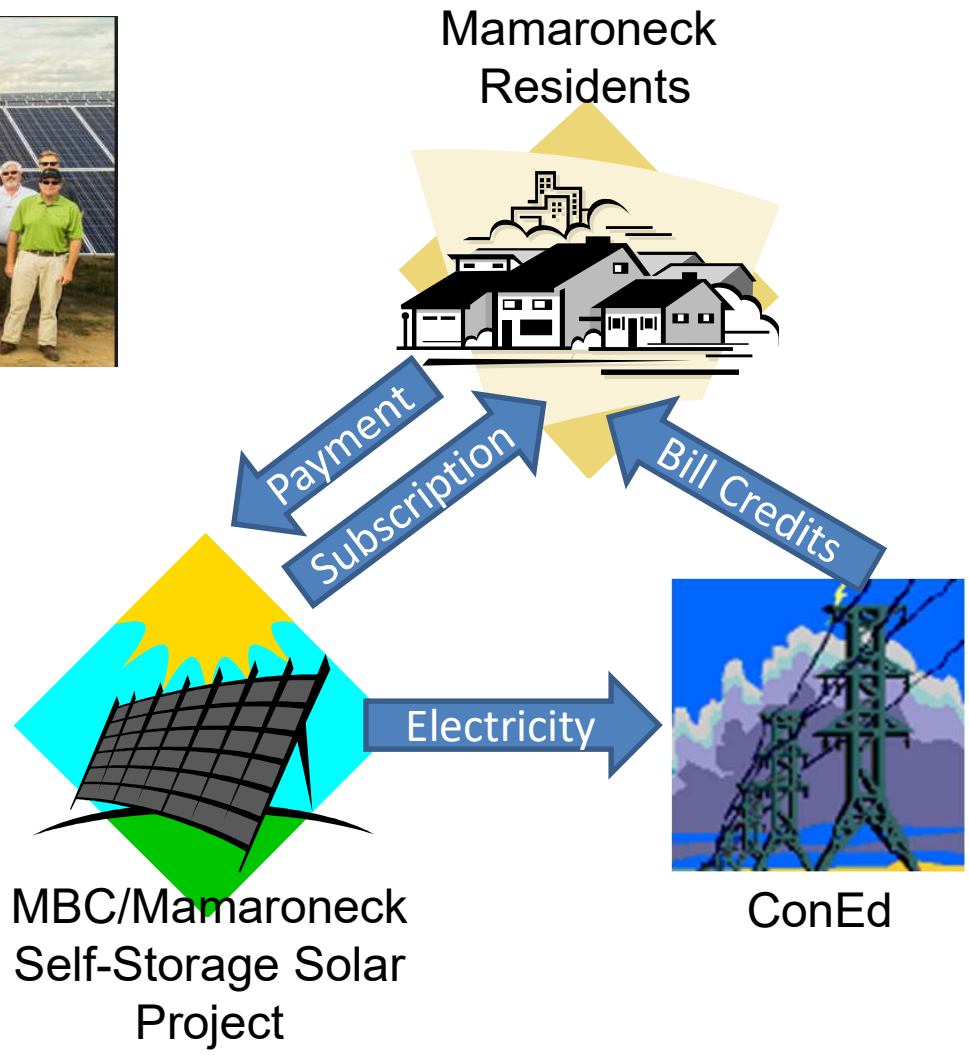
Phase 2 - New Expansion MSS
416 Waverly Ave & 522 Fennimore Road

Orientation
N

= Solar panel areas

© 2019 GES Developers

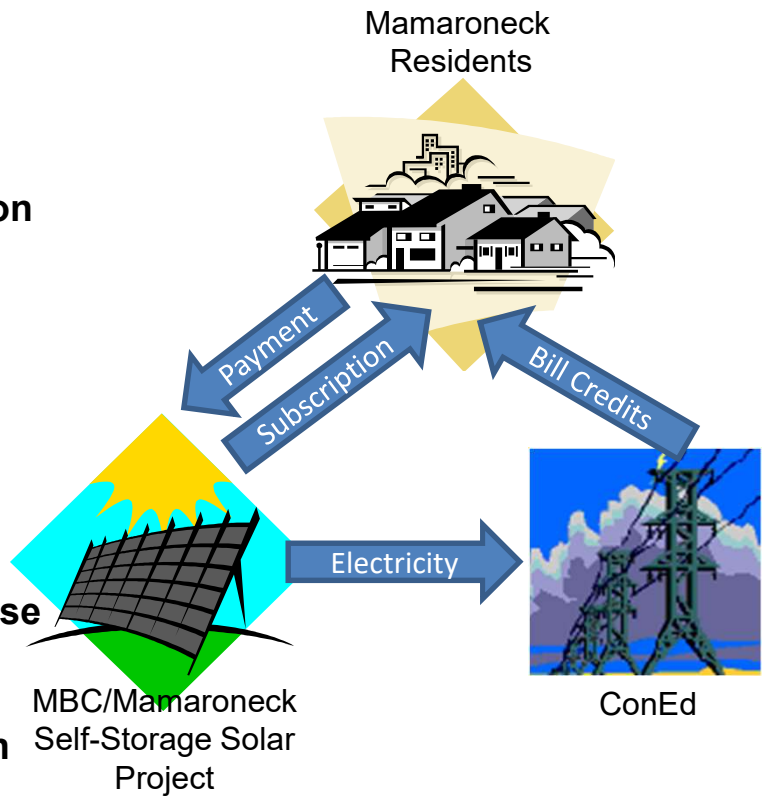
The MBC/MSS – Mamaroneck Community Solar Ecosystem



© 2019 GES Developers

MBC/MSS – Mamaroneck Community Solar Project
How it works and Benefits

- **New York State Public Service Commission ordered Community Solar to be established in 2015 (CASE 15-E-0082), refined in 2016**
- **Community Solar project is built on MBC/MSS roofs and connected to the grid via a separate service connection on MBC/MSS property, in front of their ConEd meter**
- **Electricity produced is sent directly to the ConEd grid. MSS offers Mamaroneck residents subscriptions to a portion of that electricity, requiring no money down, <u>at a savings to their ConEd billing rates</u>**
- **MSS democratizes solar! MSS <u>provides everyone* with access to clean energy</u>, even apartment dwellers and those who cannot put solar on their homes**
- **MSS informs ConEd which subscribers own what portion of the electricity. ConEd credits the bills of those subscribers for the electricity. MSS bills subscribers for their clean electricity at a savings**
- **MSS takes a big step towards the Mamaroneck Microgrid proposed in 2015**



*with qualifying credit rating

© 2019 GES Developers

Westchester-based GES Community Solar Developers will support MSS on its solar project

- **Principals of GES Community Solar Developers have developed, financed and built over 20,000 solar projects in last 10 years at SolarCity (Tesla NASDAQ listed), Sunrun (NASDAQ listed), Admirals Bank. GES finances through Institutional investors.**

- **GES is the Property Owner's Solar Department, providing end-to-end lifecycle services**

- Engineering

- Development
- Permitting
- Procurement

- Financing
- Ownership

- Construction

- Customer Acquisition
- Billing/Collections
- Customer Care
- Utility Relations

- Monitoring
- Operations & Maintenance
- Reporting

- **Customers have included: numerous self-storage owners, Shoprite, Marriott, Skanska Construction, warehouse and refrigeration companies, shopping center owners, public and private schools, multi-family housing, parking lot owners, industrial and farm land owners, municipals**

GES Community Solar Developers

© 2019 GES Developers

GES Community Solar Developers contact

Ed Steins
CEO
Phone 914-924-0051
Email: Ed.Steins@GESDevelopers.com

© 2019 GES Developers

Chiswell and Associates
Market Feasibility Study

Chiswell and Associates, LLC

525-K East Market Street #233 Leesburg, VA 20176 434-589-4446
www.selfstorageconsulting.com Chiswell@Earthlink.net

Self Storage Feasibility Addition Memorandum
Mamaroneck Self Storage
426 Waverly Avenue
Mamaroneck, New York

Prepared Exclusively for

Mr. Chris Murphy / Mr. Sean Murphy
Mamaroneck Self Storage
December, 2017

Self Storage Feasibility Addition Memorandum for Mamaroneck Self Storage 426 Waverly Avenue Mamaroneck, New York

Table of Contents

Section 1	Executive Summary
Section 2	Demographic – Customer Analysis
Section 3	Competition Evaluation
Section 4	Project Scope - Proposed Expansion
Section 5	Appendix

Section 1
Executive Summary

Section 1 - Executive Summary

This Memorandum is designed to review the proposed addition to the Mamaroneck Self Storage complex. Having prepared the initial Self Storage Feasibility Study and Report for the development of the facility, I am uniquely qualified to comment of the proposed addition. In preparing this Evaluation, I examined details of your current operations, the proposed design of the four story addition, proposed Unit Mix, analyzed a site specific demographic report based upon the primary zip codes of your customers, as well as a review of the competition within the target market area.

The current operations have already achieved a Unit Occupancy of 84.48% and a Square Footage Occupancy of 86.98%. In my professional opinion, the addition of the designed 38,950 net square footage, adding 350 more units, will be well received by the community and will quickly lease up.

Within the five primary zip codes that account for 76.02% of your customers, there are currently no existing competitive self storage facilities. This is entirely the result of restrictive zoning within the communities. The ability to once again take advantage of the existing zoning on your Waverly Avenue property without the need to seek any change in the allowed use is a significant advantage. Your design for the addition will result in almost no additional impact on either Waverly Avenue or Fenimore Road. Also, as is the nature of self storage operations, no negative impact is anticipated on either the water or sewer system as a result of the expansion.

Your corporate commitment to the environment, as evident from the various awards the existing building has received, will be duplicated with the new structure. The energy efficiency of your original design was 52% more energy efficient than required by the NYS building code. The same is anticipated in the new structure.

The profile of the residential composition, within the five primary zip codes that you are serving, reflects an Average Household Income of $192,157. Residents clearly have the disposable income to afford self storage rentals.

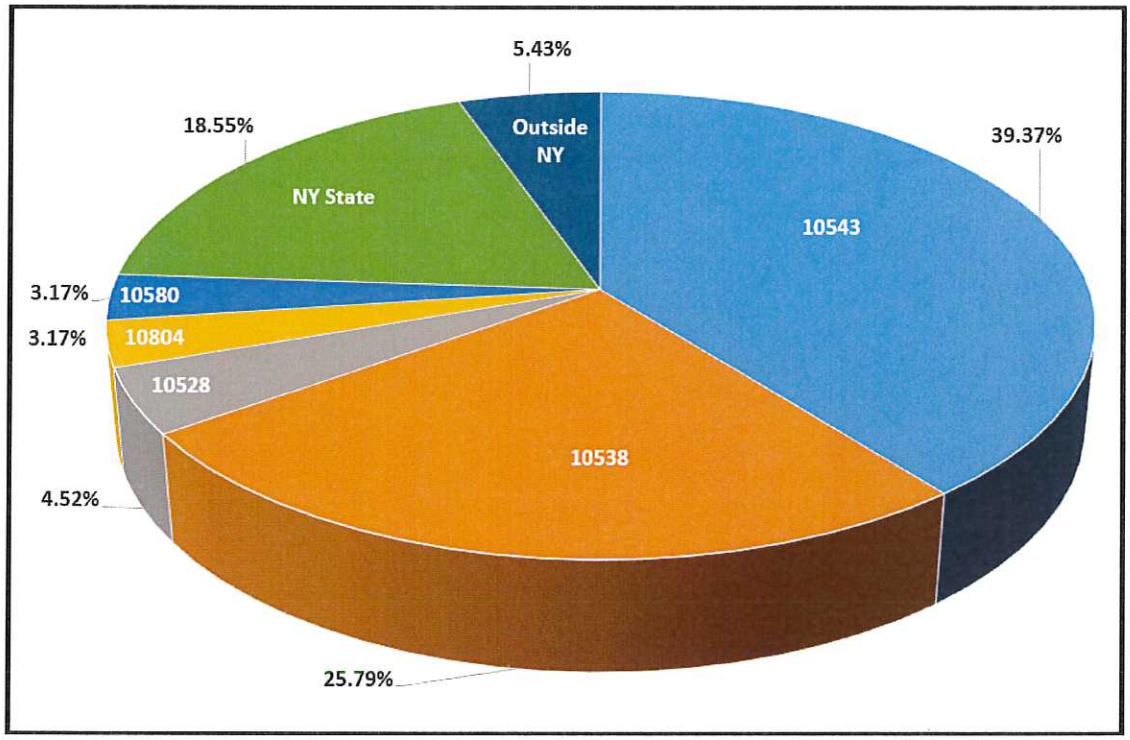
Based on all the information collected and reviewed, I feel the addition to Mamaroneck Self Storage will once again be positively received by the communities you are serving and should be developed.

Section 2
Demographic – Customer Analysis

Section 2 - Demographic – Customer Analysis

As I evaluated the feasibility of expanding the current Mamaroneck Self Storage complex, one the vital questions that I sought to answer was where the current customers are coming from that use the facility. The answer to this question provides the "Marketing Reach" of the business.

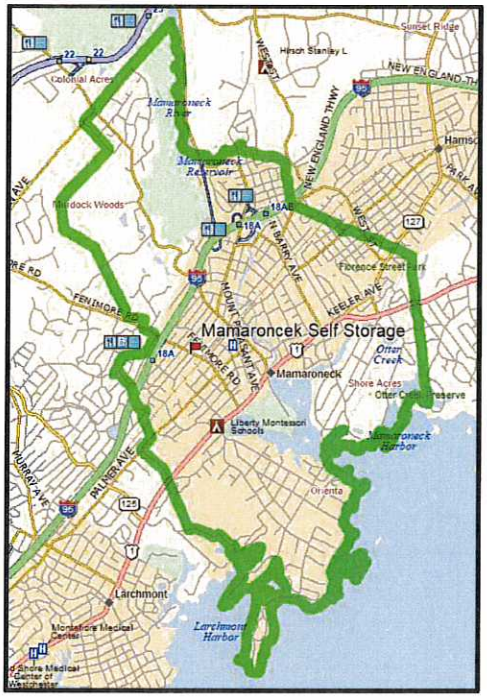
To obtain accurate results, I analyzed the zip code locations of all 221 customers. These customers are currently renting 245 storage units. Having conducted the initial Feasibility Study for the development of Phase 1 of the facility, I was honestly not surprised by the results shown on the chart below. A total of 76.02% of all current customers are coming from just five nearby zip codes including Mamaroneck - 10543, Larchmont – 10538, Harrison – 10528, Rye – 10580 and New Rochelle – 10804. The remaining customers are coming from other New York State zip codes and totals 18.55% and there are 5.43% of customers coming from outside New York.



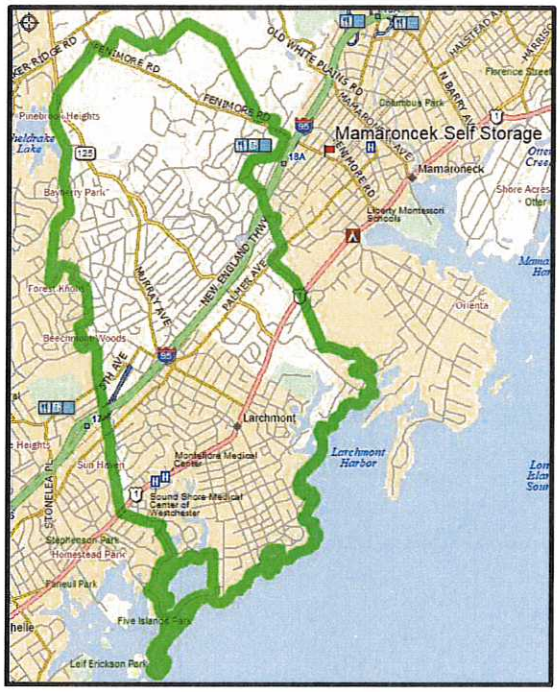
These zip code zones will remain the obvious target market area for the business as it expands. Using the resources of the Environics Analytics Corporation, I commissioned residential demographic reports detailing these five zip codes.

	Mamaroneck	Larchmont	Harrison	Rye	New Rochelle	Totals
Households	8,171	6,430	4,366	11,073	15,994	46,034
Population	21,111	17,208	12,305	30,558	44,541	125,723
Avg HoHld $	$148,847	$222,394	$169,335	$206,160	$214,047	$192,157

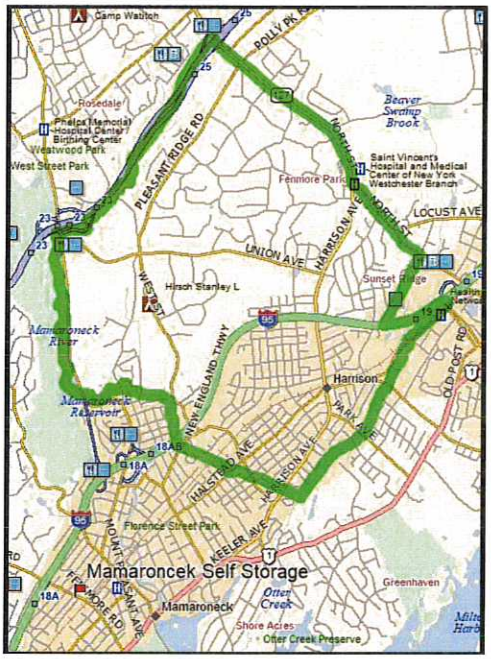
10543 – Mamaroneck



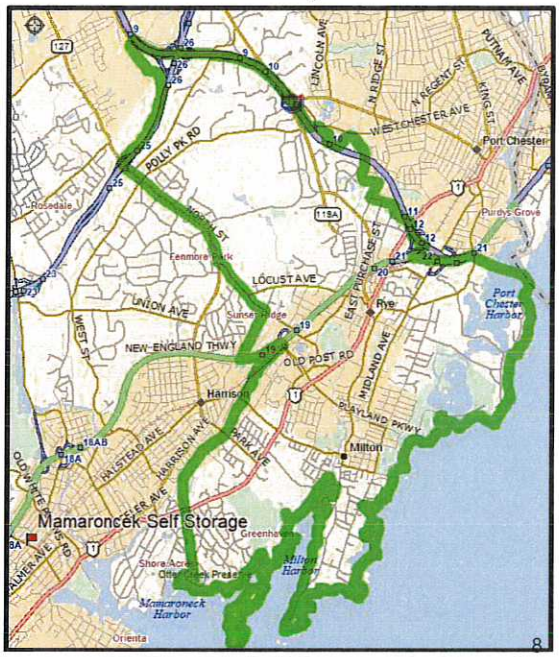
10538 - Larchmont



10528 – Harrison



10580 -Rye



10804 – New Rochelle

The 2017 national research report revealed that an average of 10% of the households in the United States currently use self storage. These customers are on average using storage at a rate of approximately 1.3 units per household and the average national unit size is projected to be 120 square feet. In a more urban setting, we have found that the average unit size is closer to 100 square foot average. While the national residential to commercial customer ratio is typically 80% residential 20% commercial, again in a more urban setting it is found to be 90% - 10%.

While the Association's research focused on households as the driver of Demand Potential, some people in the storage industry use a national Per Capita factor currently at 7.0 square feet per person. I have applied these two methodologies to create Demand Potential calculations for the combined five studied areas.

Total Households	46,034
% of Users	10%
Total Users	4,603
Units Per User	1.3
Total Units Used	5,984
Sq Ft of Unit	100
Total Residential Sq Ft = 90%	598,442
Total Business Sq Ft = 10%	66,494
Total Sq Ft Demand Potential	664,936
Population	125,723
7 Sq Ft Per Capita	7
Total Sq Ft Demand Potential	880,061

The Supply Demand ratio for the target market area is very apparent when there are no competitive facilities within the five zip code areas. Removing the current 29,100 sf of existing rentable square footage and the additional proposed 38,950 net rentable square footage of the addition from the national Demand Potential figures still leaves over 500,000 square feet of residential demand within the target market area.

The Average Household Income figures across the five zip code areas of $192,157 demonstrates that residents in these communities have the disposable income to provide for a monthly storage expense. It may seem counterintuitive, but the national research shows that the average residential storage customer has a garage (most with a two car garage), an attic and or a basement, but still use self storage.

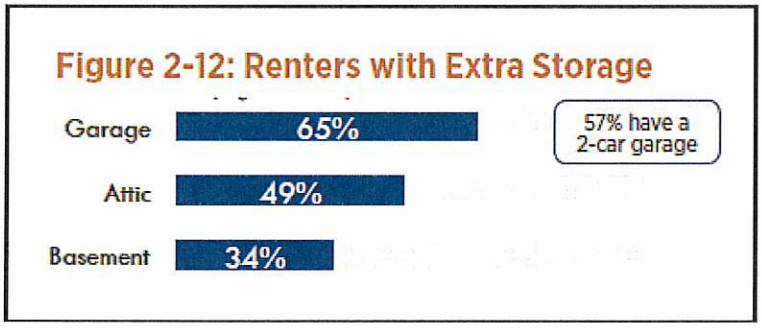


Figure 2-12, Page 17 <u>Self Storage Demand Study – 2017 Edition</u>

The analysis of the demographics of the primary zip code areas being served along with a review of current customers, show that there is no question an expansion of the existing Mamaroneck Self Storage facility will be successful.

Copies of the five demographic reports are included in the Appendix of this Memorandum.

Section 3
Competition Evaluation

Section 3 - Competition Evaluation

Across the United States, the Self Storage Industry has developed over the past forty years from a niche real estate play into a fully recognized asset class within the broader real estate market place. With 2017 total industry revenues expected to reach $32 billion, the business has established significant credentials.

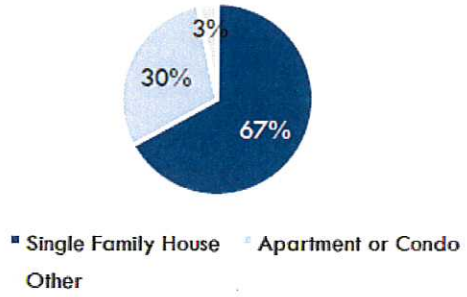
There is sufficient self storage structures across the Country, for example, to allow for every woman/man and children to stand under the roof of a storage building. By 2017 nearly 12 million households were using storage as shown on the chart from the national Self Storage Association research.

Figure 1-1: Total Households vs. Self Storage Renter Households

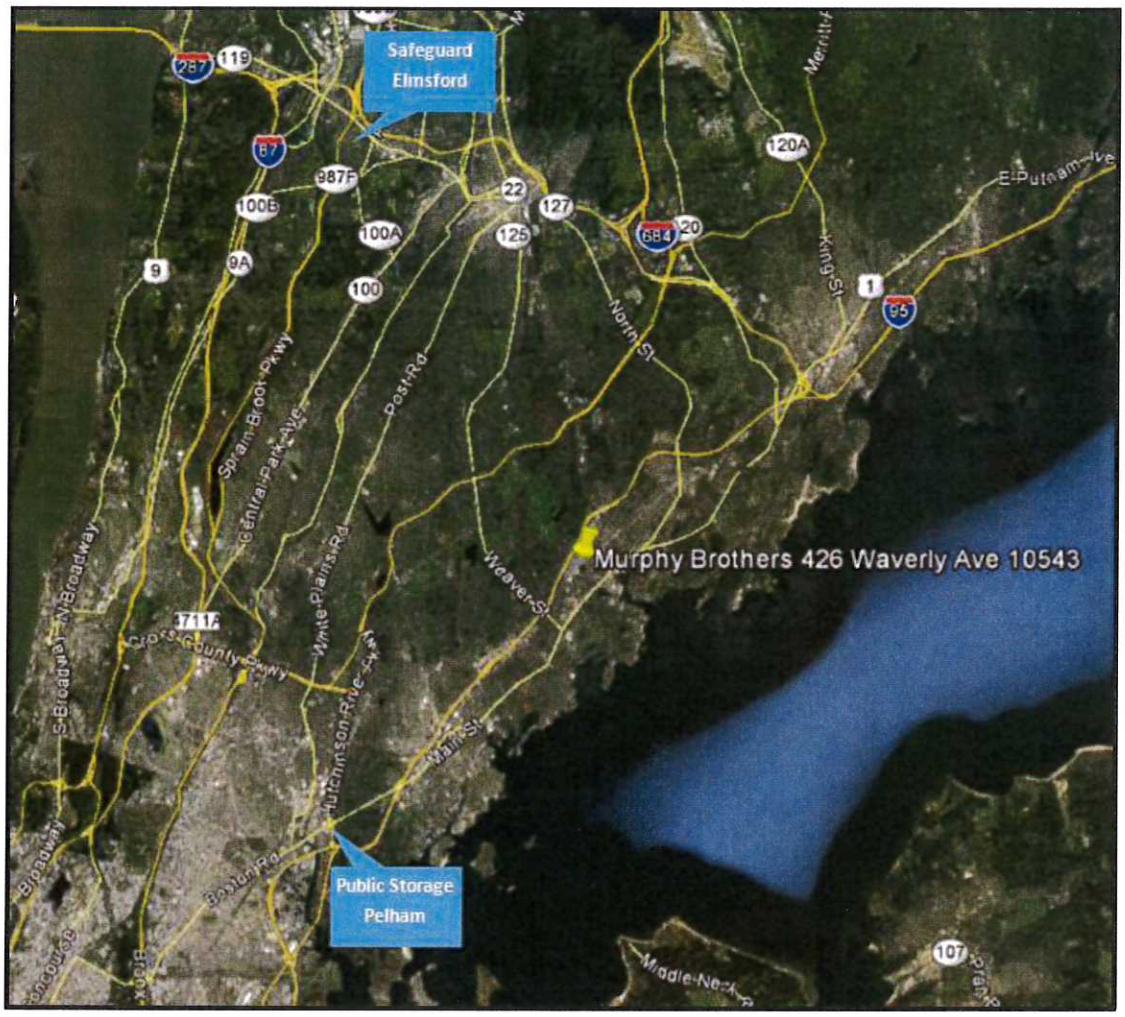
Figure 1-1, Page 4 Self Storage Demand Study – 2017 Edition

The vast majority of self storage customers come from single family residences.

Figure 2-11: Type of Residence



However, Mamaroneck Self Storage is the only facility of its kind from the north end of New Rochelle to the south end of Port Chester, and from Tuckahoe to the Long Island Sound, (as indicated in the attached map) touching all five zip codes that you are working with: 10543/Mamaroneck, 10538/Larchmont, 10580/Rye, 10528/Harrison, 10804/New Rochelle (as well as a large portion of 10583/Scarsdale).

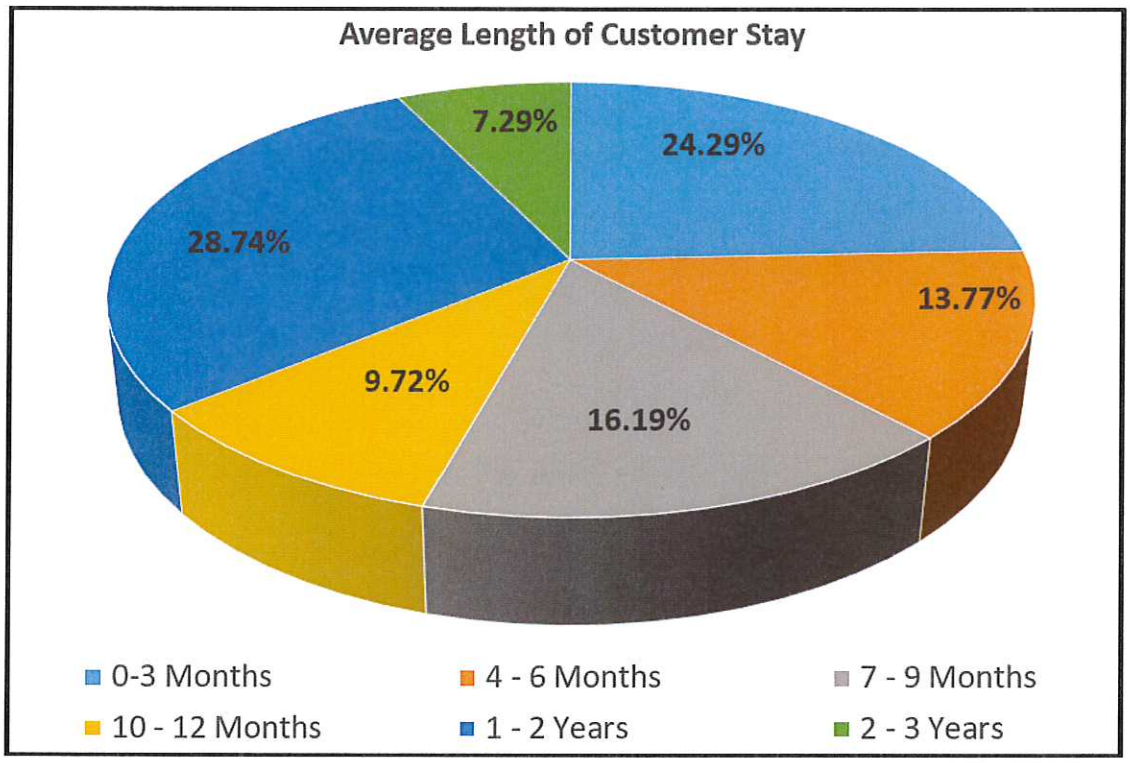


The prevailing zoning use restrictions coupled with the extremely high barriers to entry are significant deterrents to potential competitors who contemplate entering the area. Therefore, it is my professional opinion that competition will not be a negative factor to the future success of the expansion.

Section 4
Project Scope - Proposed Expansion

Section 4 - Project Scope - Proposed Expansion

The proposed addition of 35,150 net square feet of self storage is in direct response to the success that the initial development has enjoyed. This is not only evident from the 84.48% Unit Occupancy and 86.98% square footage occupancy that you currently enjoy, but also from the Average Length of Stay of your customers.



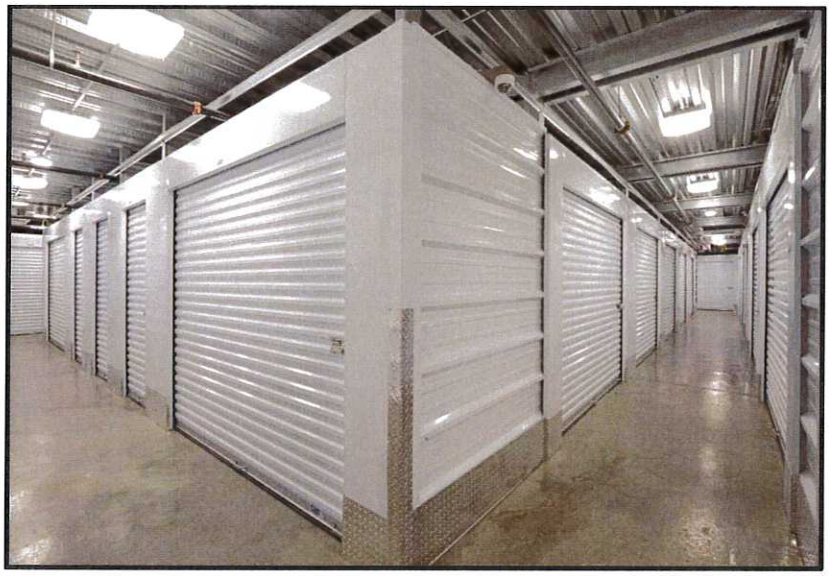
Customer records show that 61.94% of tenants have rented for 6 months or longer and 36.03% have stored for a full year or longer.

The proposed Unit Mix, with an Average Unit Size of 109.5 square feet, is just slightly larger than the original 92.2 square foot average in the current building.

Murphy Brothers Addition Unit Mix

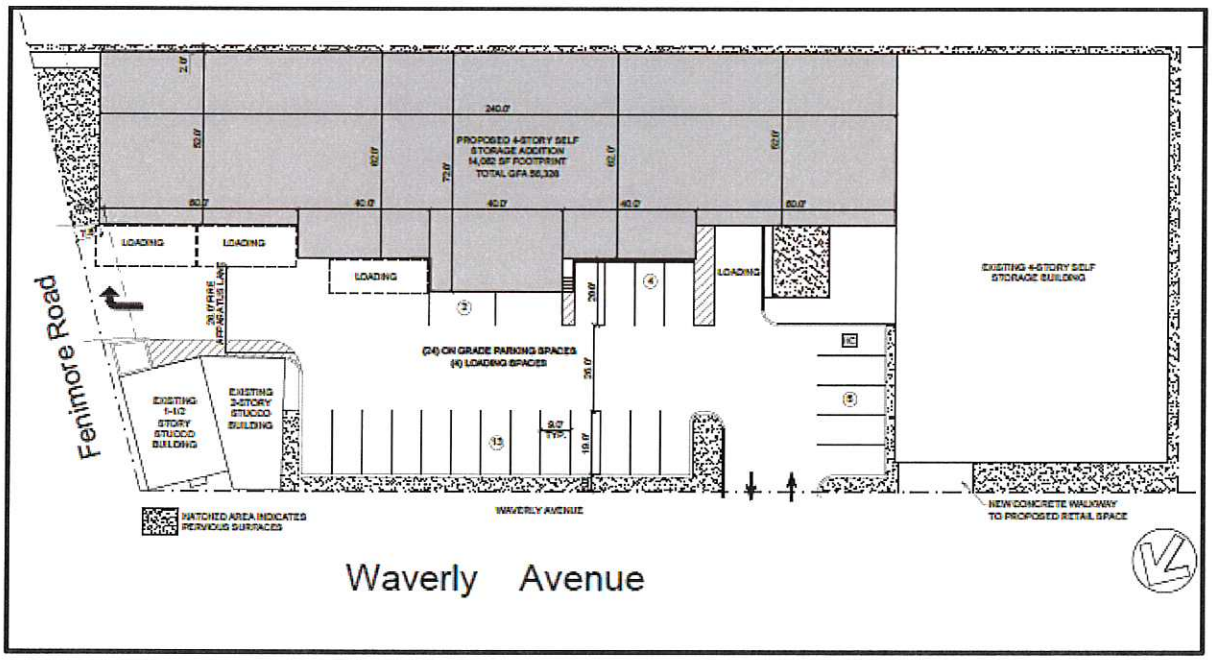
Size			Sq Ft	1st Fl	2nd Fl	3rd Fl	4th Fl	Total Units	Total Sq Ft
5	x	10	50	12	12	12	12	48	2,400
10	x	10	100	22	60	60	60	202	20,200
10	x	15	150		11	11	11	33	4,950
10	x	20	200	26	4	4	4	38	7,600
								321	35,150

The addition will complement the current structure both exteriorly and internally in its design and material composition.

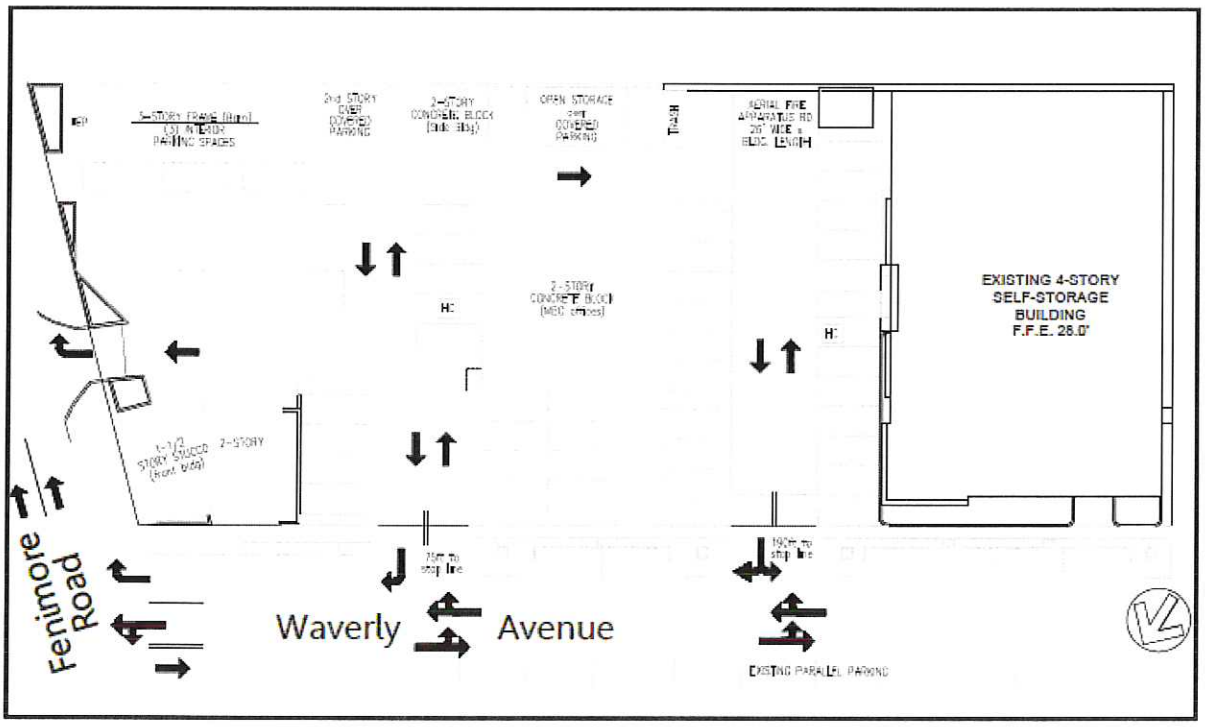


Since the opening of Mamaroneck Self Storage, the facility has received three major awards including: The Best of Building Owners and Managers' Association Westchester County's - Signature Award in the category of "Re-position / Re-purpose Award"; Westchester County 2017 Earth Day Award for the development of Mamaroneck Self Storage with energy-

efficient features built into the facility design and the 2016 HBRA-CT HOBI Award for "Best Green Commercial Project".



The addition will maximize the potential of the property while minimizing impacts on the surrounding community.



The addition will continue to limit any traffic impacts on both Waverly Avenue and Fenimore Road.

Murphy Brothers Contracting collaborated with local architect, Ms. Kim Martelli and nationally known energy consultants, Steven Winter Associates to construct the initial 40,000 square foot self-storage facility under NYSERDA's New Construction Program to rate better than 52% more energy efficient than required by the NYS building code. The results succeeded in averaging annual operating cost savings of over $30,000 while providing a NYSERDA rebate check totaling close to $60,000 for incorporating energy-efficient upgrades into the construction. Identical building techniques will be employed in the construction of the proposed addition.

The redundant security systems that provide a secure environment for customers will be duplicated in the addition. Your Management standard of requiring all customers to provide a Government Issued Photo Identification as a condition for rental has also contributed to the secure atmosphere.

It is evident to me after reviewing the proposed design, Unit Mix and the various customer factors from your current operations that the proposed addition to the existing Mamaroneck Self Storage will provide the community you serve with the additional self storage options that customers have been asking for during the past year, and will continue to need in the future.

Section 5
Appendix

Section 5 - Appendix

- The Environics Analytics Corporation Background
- Sydney James Chiswell's Self Storage Industry Background
- Five Primary Zip Code Demographic Reports

Environics Analytics Demographics Program Overview

The Environics Analytics Demographic Program traces its history to the industry's earliest years, and newly combined company completing its third decade in the hands of the industry's most experienced demographers. The demographers now with the Environics team did the industry's groundbreaking work in small area estimation, and continue to make contributions to the profession of applied demography.

Environics adapts standard demographic methods to use with the best data at each geographic level. For example, Environics tracks neighborhood-level growth and decline from the annual acquisition of current small-area data from across the nation. Sources include estimates from local governments, consumer database counts, and postal delivery statistics. Such sources allow a "bottom-up" methodology grounded in authoritative local sources. Environics also uses Census Bureau estimates and other federal data to produce highly accurate totals for larger areas such as cities, counties and states. These independent estimates are used as control totals for the small area estimates, thus providing the internal consistency of a "top-down" process. Environics has refined this approach over the past three decades and annually evaluates new data sources and techniques to ensure maximum accuracy.

The Environics Reports are based upon data prepared for the current year, and projections (sometimes called forecasts) are prepared for dates five years in the future. New data updates are produced each year for many geographic levels including national, state, county, place (city/town), MCD, census tract, and block group. Data are also available for commonly used areas such as metropolitan areas, ZIP Codes, and media areas such as DMAs. Because they are produced for small areas, the data can be easily aggregated to custom geographic areas specified by the user.

Pop-Facts starts with the estimation and projection of "base counts," such as total population, household population, group quarters population, households, family households, and housing units. Characteristics related to these base counts are then estimated. Population characteristics include age, sex, race, and Hispanic ethnicity; households are estimated by age of householder and income; family households are estimated by income; and owner-occupied housing units are estimated by value.

Sydney James Chiswell
Self Storage Industry Background

Mr. Chiswell has been involved in the self-storage industry for thirty-five years. For the past twenty-seven years, his consulting firm, Chiswell & Associates, has been involved full time in providing consulting services exclusively to the self storage industry. Countless engagements, across the United States, have involved the preparation of Project Feasibility Studies for clients seeking to build new projects and Acquisition Due Diligence Reports for clients who are buying existing self storage facilities.

Prior to starting the firm in 1990, he was Vice President of Acquisitions for Sovran Self Storage (now Life Storage) for six years. During his last two years with Sovran, Chiswell was also responsible for the Facility Management of Sovran's 2 million+ square foot, 34 property portfolio of self-storage facilities in 10 states. Life Storage is now a publicly traded Real Estate Investment Trust (REIT) and one of the top five self-storage companies in America with over 600 properties.

Mr. Chiswell's experience and reputation in the industry has provided him with the opportunity to author a number of articles for industry publications. He is a frequent contributing author for Inside Self Storage magazine and is a member of their Editorial Advisory Board. He is a principle speaker at self storage meetings for Inside Self Storage magazine and at both national and state Self Storage Association conferences and trade shows.

As part of his desire to help provide educational opportunities for self storage owners and managers, Jim is serving as an educational consultant to the Self Storage Training Institute (SSTI). He is a faculty member of SSTI's Qualified Storage Manager certification program. This is the first online certification program available within the self storage industry. Chiswell is also a Founding Moderator of the Self Storage Talk internet forum which has over 9,000 registered self storage owner and manager members from across the world.

Pop-Facts Demographics Snapshot | Summary

Trade Area: 10543 (Mamaroneck, NY)

	10543 (Mamaroneck, NY) Total	%
Population		
2000 Census	19,712	100.00
2010 Census	20,186	100.00
2017 Estimate	21,111	100.00
2022 Projection	21,766	100.00
Population Growth		
Percent Change: 2000 to 2010	–	2.40
Percent Change: 2010 to 2017	–	4.58
Percent Change: 2017 to 2022	–	3.10

	10543 (Mamaroneck, NY) Total	%
Households		
2000 Census	7,445	100.00
2010 Census	7,462	100.00
2017 Estimate	7,882	100.00
2022 Projection	8,171	100.00
Household Growth		
Percent Change: 2000 to 2010	–	0.23
Percent Change: 2010 to 2017	–	5.63
Percent Change: 2017 to 2022	–	3.67

	10543 (Mamaroneck, NY) Total	%
Family Households		
2000 Census	5,178	100.00
2010 Census	5,088	100.00
2017 Estimate	5,373	100.00
2022 Projection	5,565	100.00
Family Household Growth		
Percent Change: 2000 to 2010	–	-1.74
Percent Change: 2010 to 2017	–	5.60
Percent Change: 2017 to 2022	–	3.57

Benchmark: USA

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Pop-Facts Demographics Snapshot | Population & Race

Trade Area: 10543 (Mamaroneck, NY)

Total Population: 21,111
Total Households: 7,882

	10543 (Mamaroneck, NY) Count	%
2017 Est. Population by Single-Classification Race		
White Alone	15,219	72.09
Black/African American Alone	883	4.18
American Indian/Alaskan Native Alone	55	0.26
Asian Alone	1,315	6.23
Native Hawaiian/Pacific Islander Alone	14	0.07
Some Other Race Alone	2,877	13.63
Two or More Races	748	3.54
2017 Est. Population by Hispanic or Latino Origin		
Not Hispanic or Latino	15,466	73.26
Hispanic or Latino	5,645	26.74
Mexican	1,204	21.33
Puerto Rican	530	9.39
Cuban	105	1.86
All Other Hispanic or Latino	3,806	67.42
2017 Est. Pop by Race, Asian Alone, by Category		
Chinese, except Taiwanese	468	35.59
Filipino	83	6.31
Japanese	363	27.61
Asian Indian	150	11.41
Korean	206	15.66
Vietnamese	0	0.00
Cambodian	0	0.00
Hmong	0	0.00
Laotian	0	0.00
Thai	0	0.00
All Other Asian Races Including 2+ Category	45	3.42
2017 Est. Population by Ancestry		
Arab	134	0.64
Czech	33	0.16
Danish	17	0.08
Dutch	74	0.35
English	488	2.31
French (Excluding Basque)	532	2.52
French Canadian	78	0.37
German	845	4.00
Greek	277	1.31
Hungarian	96	0.46
Irish	1,776	8.41
Italian	4,533	21.47
Lithuanian	25	0.12
Norwegian	36	0.17
Polish	411	1.95
Portuguese	75	0.35
Russian	524	2.48
Scottish	47	0.22
Scotch-Irish	47	0.22
Slovak	0	0.00
Sub-Saharan African	116	0.55
Swedish	81	0.38
Swiss	18	0.09
Ukrainian	74	0.35
United States or American	1,666	7.89
Welsh	23	0.11
West Indian (except Hisp. groups)	298	1.41
Other ancestries	7,208	34.14
Ancestries Unclassified	1,579	7.48
2017 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	13,588	68.16
Speak Asian/Pacific Isl. Lang. at Home	866	4.34
Speak Indo-European Language at Home	2,378	11.93
Speak Spanish at Home	2,945	14.77
Speak Other Language at Home	160	0.80
2017 Est. Hisp. or Latino Pop by Single-Class. Race		
White Alone	2,358	41.77
Black/African American Alone	77	1.36
American Indian/Alaskan Native Alone	35	0.62
Asian Alone	5	0.09
Native Hawaiian/Pacific Islander Alone	7	0.12
Some Other Race Alone	2,790	49.42
Two or More Races	373	6.61

Benchmark:USA

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Pop-Facts Demographics Snapshot | Population & Race

Trade Area: 10543 (Mamaroneck, NY)

Total Population: 21,111
Total Households: 7,882

	10543 (Mamaroneck, NY) Count	%
2017 Est. Population by Sex		
Male	10,372	49.13
Female	10,739	50.87
2017 Est. Population by Age		
Age 0 - 4	1,174	5.56
Age 5 - 9	1,246	5.90
Age 10 - 14	1,393	6.60
Age 15 - 17	881	4.17
Age 18 - 20	792	3.75
Age 21 - 24	1,033	4.89
Age 25 - 34	2,370	11.23
Age 35 - 44	2,793	13.23
Age 45 - 54	3,299	15.63
Age 55 - 64	2,772	13.13
Age 65 - 74	1,686	7.99
Age 75 - 84	998	4.73
Age 85 and over	674	3.19
Age 16 and over	17,009	80.57
Age 18 and over	16,417	77.77
Age 21 and over	15,625	74.01
Age 65 and over	3,358	15.91
Median Age	–	41.17
Average Age	–	40.50
2017 Est. Pop Age 15+ by Marital Status		
Total, Never Married	5,347	30.91
Male, Never Married	2,908	16.81
Female, Never Married	2,439	14.10
Married, Spouse Present	8,772	50.71
Married, Spouse Absent	591	3.42
Widowed	1,155	6.68
Male, Widowed	254	1.47
Female, Widowed	901	5.21
Divorced	1,433	8.28
Male, Divorced	428	2.47
Female, Divorced	1,005	5.81
2017 Est. Male Population by Age		
Male: Age 0 - 4	597	5.76
Male: Age 5 - 9	664	6.40
Male: Age 10 - 14	734	7.08
Male: Age 15 - 17	454	4.38
Male: Age 18 - 20	413	3.98
Male: Age 21 - 24	542	5.23
Male: Age 25 - 34	1,257	12.12
Male: Age 35 - 44	1,402	13.52
Male: Age 45 - 54	1,589	15.32
Male: Age 55 - 64	1,319	12.72
Male: Age 65 - 74	777	7.49
Male: Age 75 - 84	402	3.88
Male: Age 85 and over	222	2.14
Median Age, Male	–	38.88
Average Age, Male	–	38.70
2017 Est. Female Population by Age		
Female: Age 0 - 4	577	5.37
Female: Age 5 - 9	582	5.42
Female: Age 10 - 14	659	6.14
Female: Age 15 - 17	427	3.98
Female: Age 18 - 20	379	3.53
Female: Age 21 - 24	491	4.57
Female: Age 25 - 34	1,113	10.36
Female: Age 35 - 44	1,391	12.95
Female: Age 45 - 54	1,710	15.92
Female: Age 55 - 64	1,453	13.53
Female: Age 65 - 74	909	8.46
Female: Age 75 - 84	596	5.55
Female: Age 85 and over	452	4.21
Median Age, Female	–	43.36
Average Age, Female	–	42.10

Benchmark: USA

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Pop-Facts Demographics Snapshot | Housing & Households

Trade Area: 10543 (Mamaroneck, NY)

Total Population: 21,111
Total Households: 7,882

	10543 (Mamaroneck, NY) Count	%
2017 Est. Households by Household Type		
Family Households	5,373	68.17
NonFamily Households	2,509	31.83
2017 Est. Group Quarters Population		
2017 Est. Group Quarters Population	332	1.57
2017 HHs By Ethnicity, Hispanic/Latino		
2017 HHs By Ethnicity, Hispanic/Latino	1,540	19.54
2017 Est. Family HH Type by Presence of Own Child.		
Married Couple Family, own children	2,131	39.66
Married Couple Family, no own children	2,113	39.33
Male Householder, own children	135	2.51
Male Householder, no own children	197	3.67
Female Householder, own children	421	7.83
Female Householder, no own children	376	7.00
2017 Est. Households by Household Size		
1-Person Household	2,171	27.54
2-Person Household	2,207	28.00
3-Person Household	1,315	16.68
4-Person Household	1,252	15.88
5-Person Household	614	7.79
6-Person Household	199	2.52
7-or-more-person	124	1.57
2017 Est. Average Household Size	–	2.64
2017 Est. Households by Number of Vehicles		
No Vehicles	854	10.84
1 Vehicle	2,810	35.65
2 Vehicles	2,780	35.27
3 Vehicles	1,040	13.20
4 Vehicles	333	4.22
5 or more Vehicles	65	0.82
2017 Est. Average Number of Vehicles	–	1.70
2017 Est. Occupied Housing Units by Tenure		
Housing Units, Owner-Occupied	4,733	60.05
Housing Units, Renter-Occupied	3,149	39.95
2017 Owner Occ. HUs: Avg. Length of Residence		
2017 Owner Occ. HUs: Avg. Length of Residence	–	19.60
2017 Renter Occ. HUs: Avg. Length of Residence		
2017 Renter Occ. HUs: Avg. Length of Residence	–	9.50
2017 Est. Owner-Occupied Housing Units by Value		
Value Less than $20,000	16	0.34
Value $20,000 - $39,999	34	0.72
Value $40,000 - $59,999	11	0.23
Value $60,000 - $79,999	17	0.36
Value $80,000 - $99,999	43	0.91
Value $100,000 - $149,999	98	2.07
Value $150,000 - $199,999	110	2.32
Value $200,000 - $299,999	404	8.54
Value $300,000 - $399,999	273	5.77
Value $400,000 - $499,999	411	8.68
Value $500,000 - $749,999	1,309	27.66
Value $750,000 - $999,999	902	19.06
Value $1,000,000 or more	1,105	23.35
2017 Est. Median All Owner-Occupied Housing Value	–	678,724.29

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Pop-Facts Demographics Snapshot | Housing & Households

Trade Area: 10543 (Mamaroneck, NY)

Total Population: 21,111
Total Households: 7,882

	10543 (Mamaroneck, NY) Count	%
2017 Est. Housing Units by Units in Structure		
1 Unit Attached	307	3.65
1 Unit Detached	3,809	45.25
2 Units	1,393	16.55
3 to 4 Units	692	8.22
5 to 19 Units	751	8.92
20 to 49 Units	756	8.98
50 or More Units	697	8.28
Mobile Home or Trailer	13	0.15
Boat, RV, Van, etc.	0	0.00
2017 Est. Housing Units by Year Structure Built		
Built 2010 or Later	477	5.67
Built 2000 to 2009	396	4.70
Built 1990 to 1999	284	3.37
Built 1980 to 1989	515	6.12
Built 1970 to 1979	382	4.54
Built 1960 to 1969	910	10.81
Built 1950 to 1959	1,677	19.92
Built 1940 to 1949	716	8.51
Built 1939 or Earlier	3,061	36.36
2017 Housing Units by Year Structure Built		
2017 Est. Median Year Structure Built	–	1,952.83
2017 Est. Households by Presence of People Under 18		
2017 Est. Households by Presence of People Under 18	2,838	36.01
Households with 1 or More People under Age 18		
Married Couple Family	2,182	76.89
Other Family, Male Householder	161	5.67
Other Family, Female Householder	474	16.70
NonFamily Household, Male Householder	13	0.46
NonFamily Household, Female Householder	8	0.28
Households with No People under Age 18		
Households with No People under Age 18	5,044	63.99
Married Couple Family	2,059	40.82
Other Family, Male Householder	171	3.39
Other Family, Female Householder	324	6.42
NonFamily, Male Householder	990	19.63
NonFamily, Female Householder	1,500	29.74

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Pop-Facts Demographics Snapshot | Affluence & Education

Trade Area: 10543 (Mamaroneck, NY)

Total Population: 21,111
Total Households: 7,882

	10543 (Mamaroneck, NY) Count	%
2017 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th Grade	811	5.56
Some High School, No Diploma	613	4.20
High School Graduate (or GED)	2,637	18.07
Some College, No Degree	2,111	14.47
Associate's Degree	549	3.76
Bachelor's Degree	3,912	26.81
Master's Degree	2,876	19.71
Professional Degree	795	5.45
Doctorate Degree	288	1.97
2017 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.		
High School Diploma	939	27.38
High School Graduate	889	25.92
Some College or Associate's Degree	880	25.66
Bachelor's Degree or Higher	722	21.05
2017 Est. Households by HH Income		
Income < $15,000	656	8.32
Income $15,000 - $24,999	456	5.79
Income $25,000 - $34,999	504	6.39
Income $35,000 - $49,999	603	7.65
Income $50,000 - $74,999	1,167	14.81
Income $75,000 - $99,999	680	8.63
Income $100,000 - $124,999	653	8.29
Income $125,000 - $149,999	571	7.24
Income $150,000 - $199,999	794	10.07
Income $200,000 - $249,999	434	5.51
Income $250,000 - $499,999	775	9.83
Income $500,000+	589	7.47
2017 Est. Average Household Income	–	148,847.00
2017 Est. Median Household Income	–	94,935.64
2017 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	–	100,580.69
Black or African American Alone	–	124,584.94
American Indian and Alaskan Native Alone	–	51,633.46
Asian Alone	–	126,590.32
Native Hawaiian and Other Pacific Islander Alone	–	100,000.00
Some Other Race Alone	–	61,064.87
Two or More Races	–	61,583.50
Hispanic or Latino	–	55,708.85
Not Hispanic or Latino	–	117,008.43
2017 Est. Families by Poverty Status		
2017 Families at or Above Poverty	5,048	93.95
2017 Families at or Above Poverty with children	2,404	44.74
2017 Families Below Poverty	325	6.05
2017 Families Below Poverty with children	190	3.54

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Pop-Facts Demographics Snapshot | Employment & Occupation

Trade Area: 10543 (Mamaroneck, NY)

Total Population: 21,111
Total Households: 7,882

	10543 (Mamaroneck, NY) Count	%
2017 Est. Employed Civilian Population 16+ by Occupation Classification		
White Collar	7,480	70.59
Blue Collar	1,447	13.65
Service and Farming	1,670	15.76
2017 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	2,393	24.32
15 - 29 Minutes	2,519	25.61
30 - 44 Minutes	1,922	19.54
45 - 59 Minutes	956	9.72
60 or more Minutes	2,048	20.82
2017 Est. Avg Travel Time to Work in Minutes	–	36.00
2017 Est. Workers Age 16+ by Transp. to Work		
2017 Est. Workers Age 16+ by Transp. to Work	10,380	100.00
Drove Alone	6,026	58.05
Carpooled	577	5.56
Public Transport	2,454	23.64
Walked	532	5.13
Bicycle	56	0.54
Other Means	212	2.04
Worked at Home	523	5.04
2017 Est. Civ. Employed Pop 16+ by Class of Worker		
2017 Est. Civ. Employed Pop 16+ by Class of Worker	10,597	100.00
For-Profit Private Workers	6,419	60.57
Non-Profit Private Workers	1,127	10.63
Local Government Workers	1,184	11.17
State Government Workers	183	1.73
Federal Government Workers	118	1.11
Self-Employed Workers	1,564	14.76
Unpaid Family Workers	2	0.02
2017 Est. Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	65	0.61
Arts/Design/Entertainment/Sports/Media	486	4.59
Building/Grounds Cleaning/Maintenance	544	5.13
Business/Financial Operations	873	8.24
Community/Social Services	176	1.66
Computer/Mathematical	307	2.90
Construction/Extraction	631	5.96
Education/Training/Library	836	7.89
Farming/Fishing/Forestry	1	0.01
Food Preparation/Serving Related	285	2.69
Healthcare Practitioner/Technician	610	5.76
Healthcare Support	98	0.93
Installation/Maintenance/Repair	219	2.07
Legal	258	2.44
Life/Physical/Social Science	128	1.21
Management	1,690	15.95
Office/Administrative Support	1,003	9.46
Production	228	2.15
Protective Services	293	2.77
Sales/Related	1,048	9.89
Personal Care/Service	449	4.24
Transportation/Material Moving	369	3.48
2017 Est. Pop Age 16+ by Employment Status		
In Armed Forces	0	0.00
Civilian - Employed	10,611	62.38
Civilian - Unemployed	891	5.24
Not in Labor Force	5,507	32.38

Benchmark: USA

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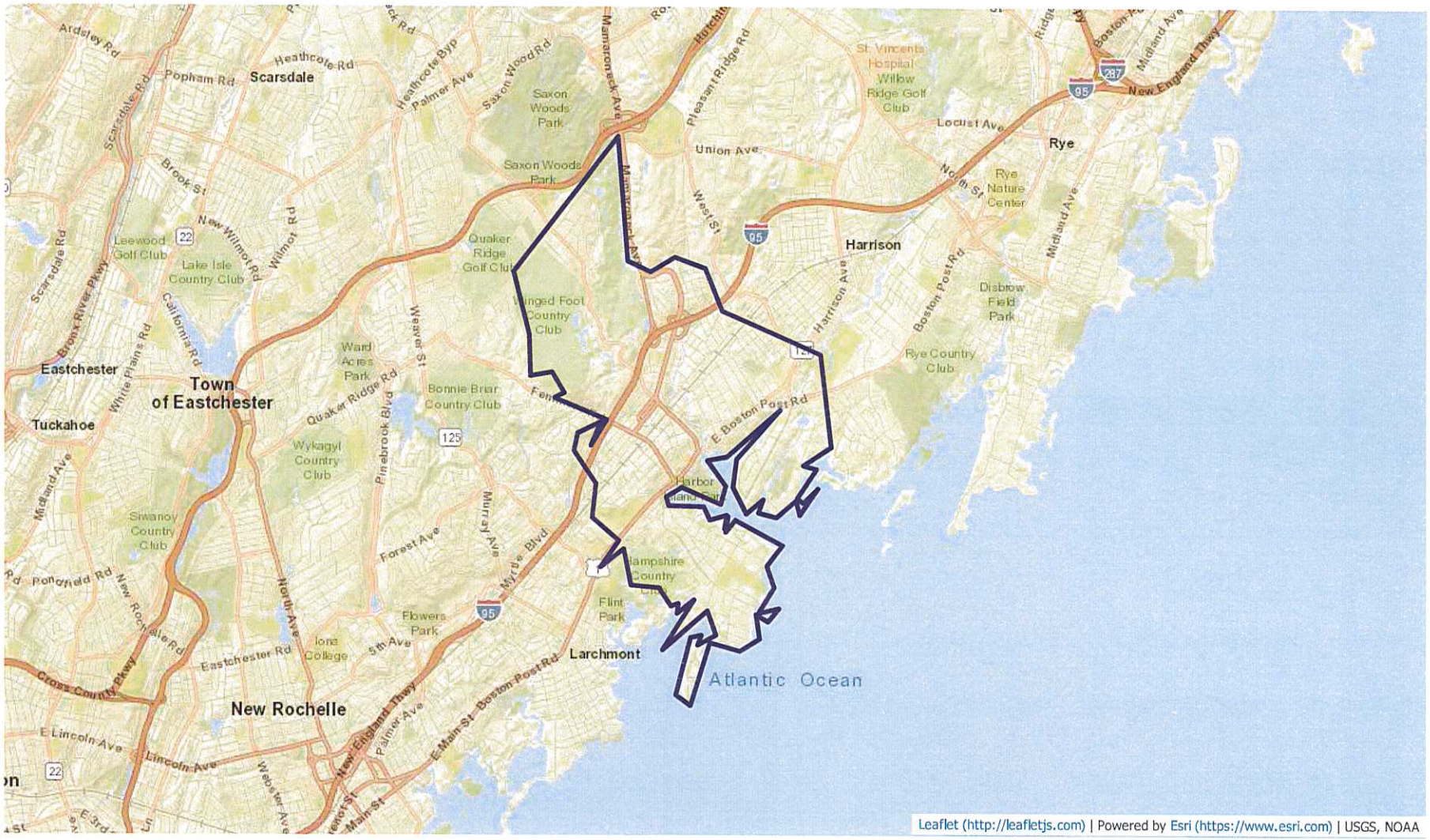
Pop-Facts Demographics Snapshot | Map

Trade Area: 10543 (Mamaroneck, NY)

Total Population: 21,111
Total Households: 7,882



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Pop-Facts Demographics Snapshot | Summary

ENVIRONICS ANALYTICS

Trade Area: 10538 (Larchmont, NY)

	10538 (Larchmont, NY) Total	%
Population		
2000 Census	16,902	100.00
2010 Census	16,819	100.00
2017 Estimate	17,208	100.00
2022 Projection	17,523	100.00
Population Growth		
Percent Change: 2000 to 2010	–	-0.49
Percent Change: 2010 to 2017	–	2.31
Percent Change: 2017 to 2022	–	1.83

	10538 (Larchmont, NY) Total	%
Households		
2000 Census	6,313	100.00
2010 Census	6,245	100.00
2017 Estimate	6,430	100.00
2022 Projection	6,570	100.00
Household Growth		
Percent Change: 2000 to 2010	–	-1.08
Percent Change: 2010 to 2017	–	2.96
Percent Change: 2017 to 2022	–	2.18

	10538 (Larchmont, NY) Total	%
Family Households		
2000 Census	4,648	100.00
2010 Census	4,557	100.00
2017 Estimate	4,676	100.00
2022 Projection	4,768	100.00
Family Household Growth		
Percent Change: 2000 to 2010	–	-1.96
Percent Change: 2010 to 2017	–	2.61
Percent Change: 2017 to 2022	–	1.97

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