LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER:	NEW WAVERLY AVENUE ASSOCIATES, LLC and 306 FAYETTE AVENUE REALTY 500 WESTCHESTER AVENUE RYE BROOK, NY 10573
PROJECT LOCATION:	441, 442, 524 & 532 WAVERLY AVENUE MAMARONECK, NY 10543
EXISTING TOWN ZONING:	M-1, MANUFACTURING
PROPOSED USE:	M-1, MANUFACTURING
TOWN TAX MAP DATA:	441 WAVERLY AVE: SECTION 8, BLOCK 101, LOT 19 442 WAVERLY AVE: SECTION 8, BLOCK 111, LOT 15 524 WAVERLY AVE: SECTION 8, BLOCK 111, LOT 35 532 WAVERLY AVE: SECTION 8, BLOCK 111, LOT 2
SITE AREA :	LOT A (INCLUSIVE OF LOTS 1, 11 & 33) = 1.58 ACRES (68,675 SF) LOT B (INCLUSIVE OF LOT 278)= 0.28 ACRES (12,500 SF)
SEWAGE FACILITIES:	PUBLIC SEWERS
WATER FACILITIES:	PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT:	M-1, MANUFACTURING		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED LOT A	PROVIDED LOT B
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA: MINIMUM LOT WIDTH AND FRONTAGE:	10,000 SF. 50 FT.	68,675 SF. 512.50 FT.	12,500 SF. 125 FT.
MINIMUM YARD DIMENSIONS:			
FRONT YARD SETBACK: REAR YARD SETBACK: SIDE YARD SETBACK:	NONE NONE NONE	NONE NONE 100.5 FT.	N/A N/A N/A
MAXIMUM % OF LOT TO BE OCCUPIED: BUILDING COVERAGE:	50% OF LOT AREA	9.7 % OF LOT AREA	N/A
MAXIMUM HEIGHT: FEET: STORIES: FLOOR AREA RATIO:	45 FEET 3 1.0	EXISTING BUILDING - NO CHANGE	N/A N/A N/A

Cat Class: 203-0300
750CFM 150psi Diesel Air Compressor

- Heavy duty dependability
- Automatic features
- Cool-flow design
- Pressure of 150 PSI
- Dimensions 147L x 87W x 87H

Cat Class: 203-0300
185CFM 125psi Diesel Air Compressor

- Tier 4 Final compliant Deutz engine
- Small footprint, portable, maneuverable, and easy to tow
- Dimensions 147L x 87W x 107H
- Weight 2,525 lbs

Cat Class: 139-0229
15 Ton A/C w/Heat & Dehumidifier 480V 3PH

- Convenient single unit design
- Equipped with remote thermostats for precise temperature control
- 480V 3PH
- Includes electric heat mode and dehumidifying mode

Cat Class: 309-0105
120kW Diesel Generator

- Tandem-axle trailers equipped with surge brakes, designed for easy towing at highway speeds
- Large fuel tanks provide extended run times at full load
- Auxiliary fuel tanks are available for longer run times without refueling Environmental package with complete fluid containment is available for most models

Cat Class: 309-0030
20kW Diesel Generator

- Tandem-axle trailers equipped with surge brakes, designed for easy towing at highway speeds
- Large fuel tanks provide extended run times at full load
- Auxiliary fuel tanks are available for longer run times without refueling
- Environmental package with complete fluid containment is available for most models

EXAMPLES OF EQUIPMENT TO BE STORED

OFFICE / WAREHOUSE / WHOLESALE BUILDING PARKING SCHEDULE

REQUIRED WAREHOUSE / WHOLESALE PARKING (1ST FLOOR):	1 SPACE PER 750 SF OF GROSS BUILDING AREA
REQUIRED OFFICE PARKING (2ND FLOOR):	1 SPACE PER 250 SF OF GROSS BUILDING AREA
WAREHOUSE / WHOLESALE PARKING:	6,700 S.F. @ 1 SPACE / 750 S.F. = 9 SPACES
OFFICE PARKING:	6,700 S.F. @ 1 SPACE / 250 S.F. = 27 SPACES
TOTAL REQUIRED PARKING:	36 SPACES
PROVIDED PARKING:	34 STANDARD 2 HANDICAP
TOTAL PROVIDED PARKING:	36 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

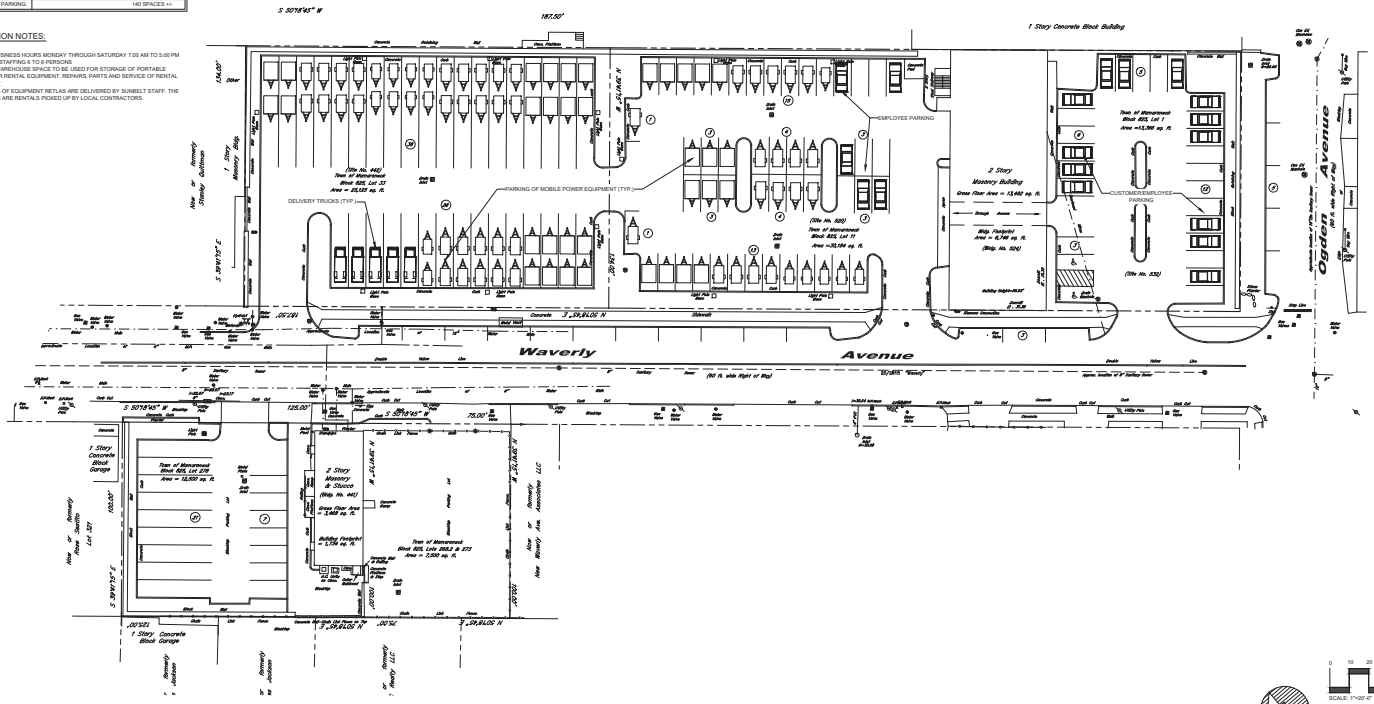
NOTE:
1. The 19 parallel parking spaces provided in the Village R.O.W is not included in the total space count provided above.

POWER EQUIPMENT FACILITY PARKING

442 WAVERLY AVENUE	DELIVERY TRUCKS, TRAILER MOUNTED GENERATORS & AIR COMPRESSORS, AIR CONDITIONERS/HEATERS/ DEHUMIDIFIERS - 54 SPACES
524 WAVERLY AVENUE	TRAILER MOUNTED GENERATORS - 50 SPACES
532 WAVERLY AVENUE	CUSTOMER & EMPLOYEE PARKING - 36 SPACES
TOTAL PROVIDED PARKING:	140 SPACES +/-

SITE OPERATION NOTES:

1. NORMAL BUSINESS HOURS MONDAY THROUGH SATURDAY 7:00 AM TO 5:00 PM
2. TYPICALLY STAFFING 6 TO 8 PERSONS
3. INTERIOR WAREHOUSE SPACE TO BE USED FOR STORAGE OF PORTABLE GENERATOR RENTAL EQUIPMENT, REPAIRS, PARTS AND SERVICE OF RENTAL EQUIPMENT.
4. 80% TO 90% OF EQUIPMENT RETLAS ARE DELIVERED BY SUNBELT STAFF. THE REMAINDER ARE RENTALS PICKED UP BY LOCAL CONTRACTORS.



NOTE:
1. 2023 IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM AMBLETT SURVEY MAP PREPARED BY WARD CARPENTER ENGINEERS INC., DATED 03/15/2012. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. THE APPROXIMATE 100-YEAR FLOOD PLAIN LIMITS HAS BEEN SHOWN ON THIS PLAN HAS BEEN TAKEN FROM AVAILABLE WESTCHESTER COUNTY GIS MAPS AND FEMA FIRM MAP NUMBER 3601903333F, PANEL 393, DATED 9/28/07. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

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Joseph C. Biro, P.E.
NYS Lic. No. 084444

DRAWN: Scott Wolf
CHECKED: Joseph Biro

SCALE: 1" = 20'
DATE: 8/28/23
REVISIONS: 8/28
JOB NO: 17-023

SITE PLAN

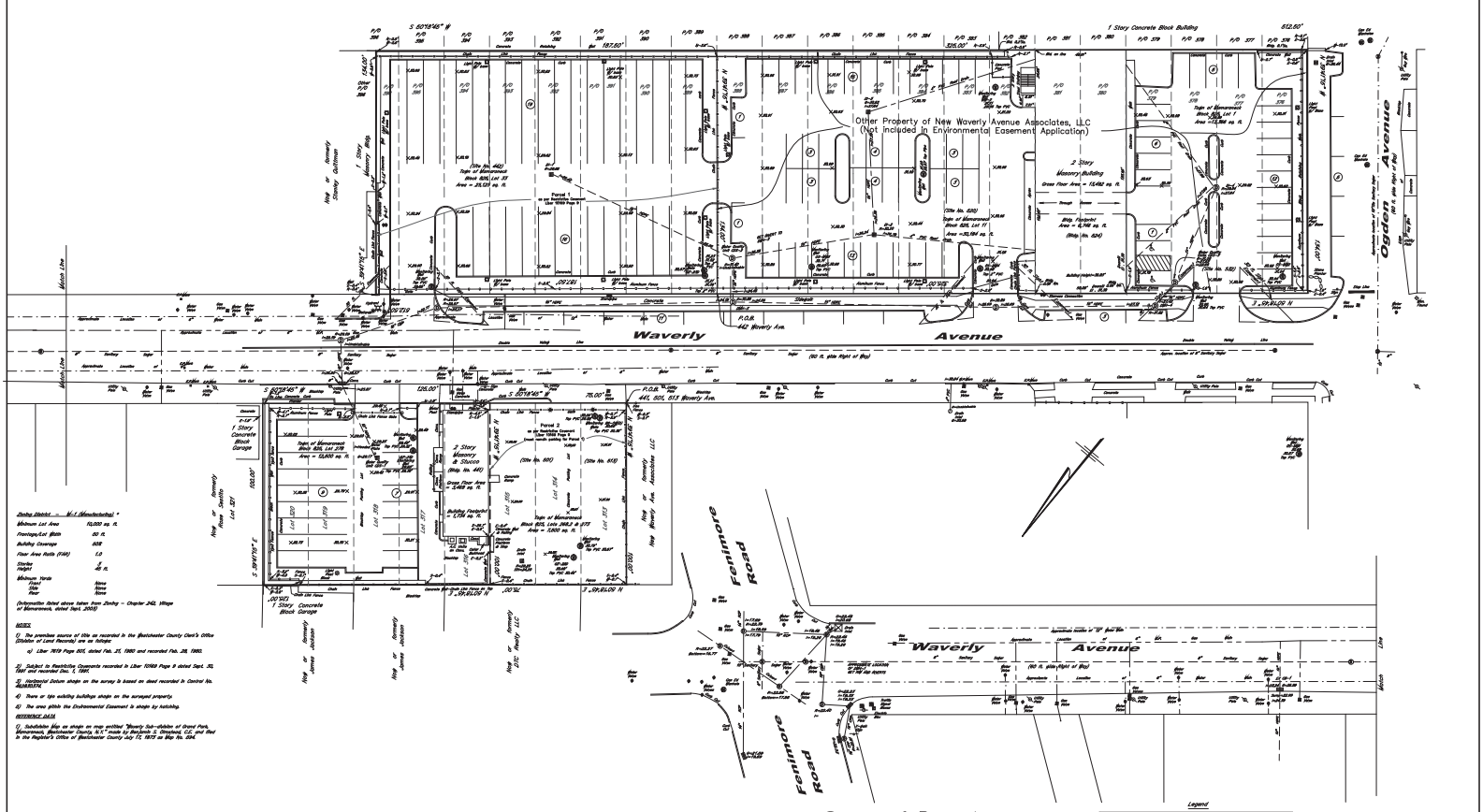
PROPOSED IMPROVEMENT PLAN
PREPARED FOR:
New Waverly Avenue Associates, LLC
and 306 Fayette Avenue Realty
441, 442, 524 & 532 WAVERLY AVENUE
Mamaroneck Co. New York
Village of Mamaroneck

SCALE: 1"=20'-0"

SAFE DIG
Before You Dig, Drill or Blast
Call Dig Safely. Help Protect Lives & Property
Call 811 at least two working days prior to digging, drilling or blasting to have underground utilities marked. Failure to do so may result in serious injury or death.

C - 101

Title No. BTA68366



Zoning District – M-1 (Manufacturing) *

Minimum Lot Area	10,000 sq. ft.
Frontage/Lot Width	50 ft.
Building Coverage	60%
Floor Area Ratio (FAR)	1.0
Stories Height	3 35 ft.
Minimum Yards	
Front	None
Side	None
Rear	None

(Information listed above taken from Zoning – Chapter 342, Village of Mamaroneck, dated Sept. 2003)

NOTES:

1) The premises source of title as recorded in the Westchester County Clerk's Office (Division of Land Records) are as follows:

a) Liber 7819 Page 301, dated Feb. 21, 1980 and recorded Feb. 28, 1980.

2) Subject to Restrictive Covenants recorded in Liber 10168 Page 9 dated Sept. 30, 1987 and recorded Dec. 1, 1987.

3) Vertical Datum shown on the survey is based on deed recorded in Control No. 6408.014.

4) There or tpin existing buildings shown on the surveyed property.

5) The area within the Environmental Easement is shown by hatching.

REFERENCE MAP

1) Subdivision Map on image on map entitled "Waverly Sub-division of Grand Park, Mamaroneck, Westchester County, N.Y." made by Benjamin S. Greyland, C.E. and filed in the Register's Office of Westchester County July 12, 1872 as Map No. 594.

Survey of Property
prepared for
New Waverly Avenue Associates, LLC
in the Village & Town of
Mamaroneck
Westchester County, N.Y.
Scale 1"=20' June 8, 2011

Revised per comments "A" 07.22.2011.
Revised per comments "B" 10.03 & rev. 11.24.2010.
Revised per Environmental comments dated Nov. 17, 2010.
Survey brought to date May 08, 2014

The premises being partitions of Lots 378 through Lot 386 and Lot 393 through Lot 320 as shown on a map entitled "Waverly Subdivision of Grand Park" filed July 12, 1872 as County Clerk Map No. 594. Also known as Lots 1, 11, 12, 2&3, 2-2A & 2-2B, Block 601, Section 9 as shown on the official Tax Assessment Maps of the Town of Mamaroneck.

Certified to: Chicago Title Insurance Company, Benchmark Title Agency LLC, New Waverly Avenue Associates, LLC and to The People of the State of New York acting through their Commissioner of the Department of Environmental Conservation.

Legend

Utility Pole		Gas Line	
Catchbasin		Water Line	
Hydrant		Sewer Line	
Sewer Manhole		Drain Line	
Drain Manhole		Property Line	
Gas Cut Shutoff		Building Line	
Gas Valve			
Water Valve			
Drain Inlet			
Light Pole			
Handicap Parking Space			

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Vertical Datum = NAVD88

Subsurface structures and their encroachments, if any exist, are not shown hereon.

Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

"Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Title Surveys jointly established and adopted by ALTA and NSPS. Professional Land Surveyor to Sign certificate only and has in his possession the drawn line survey to prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and on his behalf to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS".

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(914) 949-8200

Job # 47617–48079–48222–48950–49252–50632

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