LOCATION MAP
NOT TO SCALE

SITE DATA:

OWNER / DEVELOPER:	NEW WAVERLY AVENUE ASSOCIATES, LLC and 306 FAYETTE AVENUE REALTY 566 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 5B 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: WATER FACILITIES:	PUBLIC SEWERS 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:	10,000 SF.	68,675 SF.	12,500 SF.
MINIMUM LOT WIDTH AND FRONTAGE:	50 FT.	512.50 FT.	125 FT.
MINIMUM YARD DIMENSIONS:			
FRONT YARD SETBACK:	NONE	NONE	N/A
REAR YARD SETBACK:	NONE	NONE	N/A
SIDE YARD SETBACK:	NONE	100.5 FT.	N/A
MAXIMUM % OF LOT TO BE OCCUPIED:			
BUILDING COVERAGE:	50% OF LOT AREA	9.7 % OF LOT AREA	N/A
MAXIMUM HEIGHT:			
FEET:	45 FEET	EXISTING BUILDING - NO CHANGE	N/A
STORIES:	3		N/A
FLOOR AREA RATIO:	1.0		N/A

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.

Cat Class: 001-0090
750CFM 150psi Diesel Air Compressor

- Heavy duty dependability
- Automatic features
- Cool-box design
- Pressure of 150 PSI
- Dimensions 16"L x 86"W x 89"H

Cat Class: 001-0030
185CFM 125psi Diesel Air Compressor

- Tier 4 Final-compliant Deutz engine
- Small footprint, portable, maneuverable, and easy to tow
- Dimensions 141"L x 69"W x 62"H
- Weight 2,325 lbs.

Cat Class: 108-0209
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

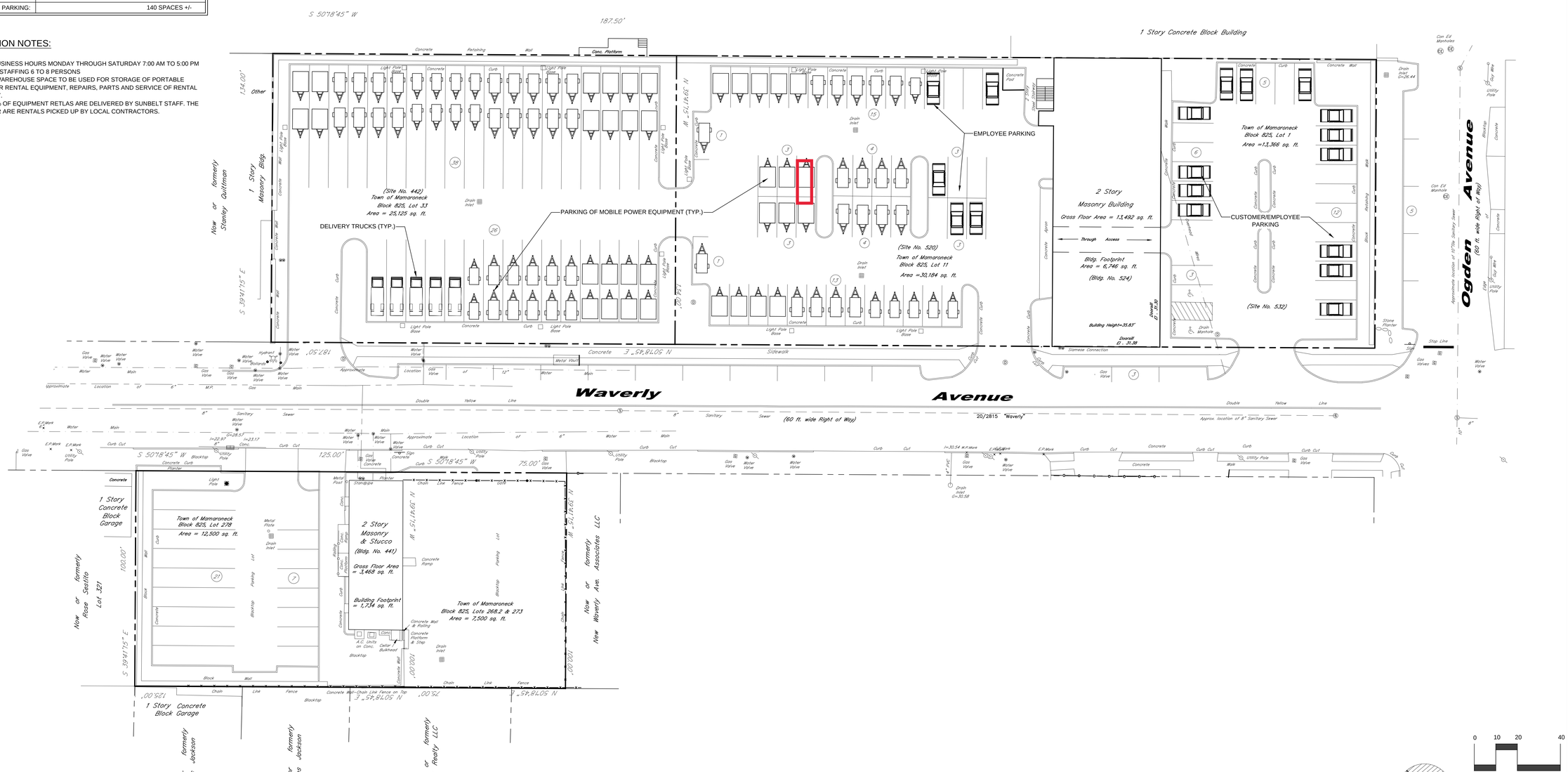
Cat Class: 009-0105
120kW Diesel Generator

- 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: 009-0030
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



NOTE:
1. *THIS IS NOT A SURVEY.* ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM ASBUILT SURVEY MAP PREPARED BY WARD CARPENTER ENGINEERS INC., DATED 03/17/2012. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. THE APPROXIMATE 100-YEAR FLOOD PLANE BOUNDARY AS SHOWN ON THIS PLAN HAS BEEN TAKEN FROM AVAILABLE WESTCHESTER COUNTY GIS MAPS AND FEMA FIRM MAP NUMBER 36119C0353F, PANEL 353, 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 (2) OF THE NEW YORK STATE EDUCATION LAW.

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Revisions:

No.	Date:	Comments:

SCALE:	DRAWN BY:	DATE:
1" = 20'	JCR	7/12/21

SITE PLAN

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

0 10 20 40
SCALE: 1"=20'-0"

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