

1258 EAST BOSTON POST ROAD, VILLAGE OF MAMARONECK

		NEW ISSUE	REVISED ISSUE	NO CHANGES
DWG. NO.	DRAWING TITLE	ISSUES & REMARKS		
T-100	PROPOSED SITE DEVELOPMENT	●	○	○
A-101	PROPOSED PLAN & ELEVATION	○	○	○
C-101	LAYOUT PLAN	○	●	○
C-102	GRADING AND UTILITIES	○	○	●
C-103	EROSION & SEDIMENT CONTROL	○	○	○
C-111	CONSTRUCTION DETAILS	○	○	○
C-112	CONSTRUCTION DETAILS	○	○	○
C-113	CONSTRUCTION DETAILS	○	○	○
C-114	CONSTRUCTION DETAILS	○	○	○

	REQUIRED	EXISTING	PROPOSED
LOT AREA	N/A	20230 SF	20230 SF
WIDTH	50'	235'	235'
ALLOWED FAR (.08)	.8	16,184SF	+/-750SF
EXISTING FAR	-	0 sf	
REMAINING FAR	-	16,184 sf	
SPEC. DISTANCE	100' (wetland)	-	+/-750SF
FRONT S.B.	10'	-	10'-0"
REAR S.B.	45'	-	63'-0"
SHORT SIDE S.B.	N/R	-	-
BOTH SIDE S.B.	N/R	-	-
HEIGHT	40' / 3 ST.	-	15' / 1 STORY

## BUFFER CALCULATIONS

The site plan illustrates the proposed development for 342-16 C.2.b. It features a large parking area with a total of 38 stalls, including 10 spots in the rear and 25 spots in the main area. A new single-story building with a 28.5' FFE is located in the foreground, with a 10-foot setback from the front property line. The plan also shows the remains of existing asphalt and curbing to be removed, and the existing stone wall to remain. The site is bounded by East Boston Post Road to the south and Sunnyside Avenue to the east. A parking buffer of 342-16 C.2.b is indicated by a solid black line, and parking stall outlines are shown with dashed blue lines. The plan includes various dimensions, bearings, and angles, as well as a north arrow and a scale bar.

**LEGEND:**

- PARKING BUFFER 342-16 C.2.b
- PARKING STALL OUTLINE

**NOTES:**

- SITE PLAN PREPARED BASED ON INFORMATION PREPARED BY TC HERRITTS LAND SURVEYORS AND ALP ENGINEERING & LANDSCAPING

PROPOSED SITE DEVELOPMENT  
SCALE 1:5



AERIAL


914-769-8003

DATE	REVISION #	REMARKS
11.15.2021		FOR PLANNING
10.01.21	1	REVISED (#1) FOR PLANNING
11.16.21	2	REVISED #2

1258 E. BOSTON POST RD  
VILLAGE OF MAMARONECK

DRAWING TITLE

PROPOSED  
SITE / LIGHTING  
PLAN

PROJECT ARCHITECT REX B. GEDNEY	PROJECT # 3937-1
	SCALE: AS NOTED
	DATE: 7/31/2020
	DRAWN: DJD
	CHECKED: R.B.G.
(GAD FILE)  X-REF:	SHEET NUMBER  T-100



CONSULTANTS

ALP ENGINEERING &  
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P.O. BOX 843  
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475-215-5343

TC MERRITS LAND  
SURVEYORS, PC  
394 BEDFORD ROAD  
PLEASANTVILLE, NY 10570

914-769-8003

DATE	REVISION #	REMARKS
1.5.2021		FOR PLANNING
10.07.21	1	REVISED #1 FOR PLANNING
11.16.21	2	REVISED #2

PROJECT


CAR SALES OFFICE FOR:

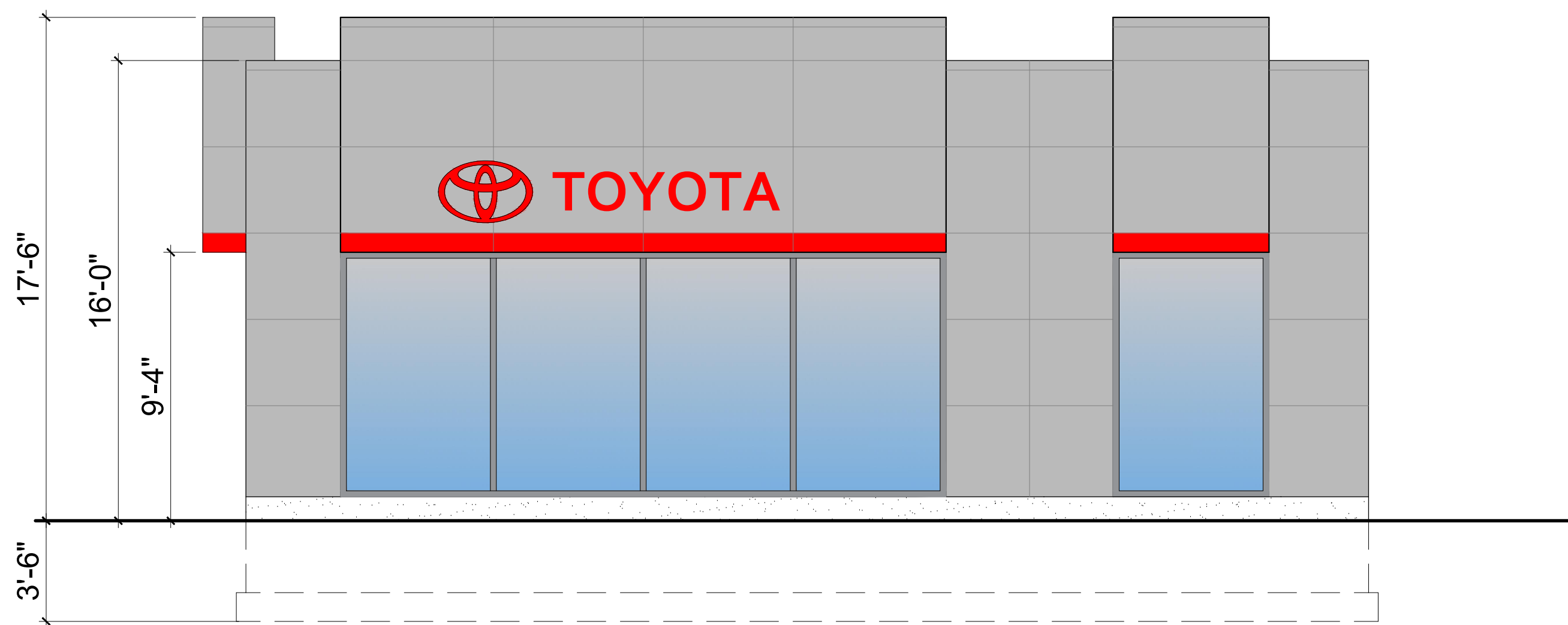
TOYOTA CITY

1258 E. BOSTON POST RD  
VILLAGE OF MAMARONECK

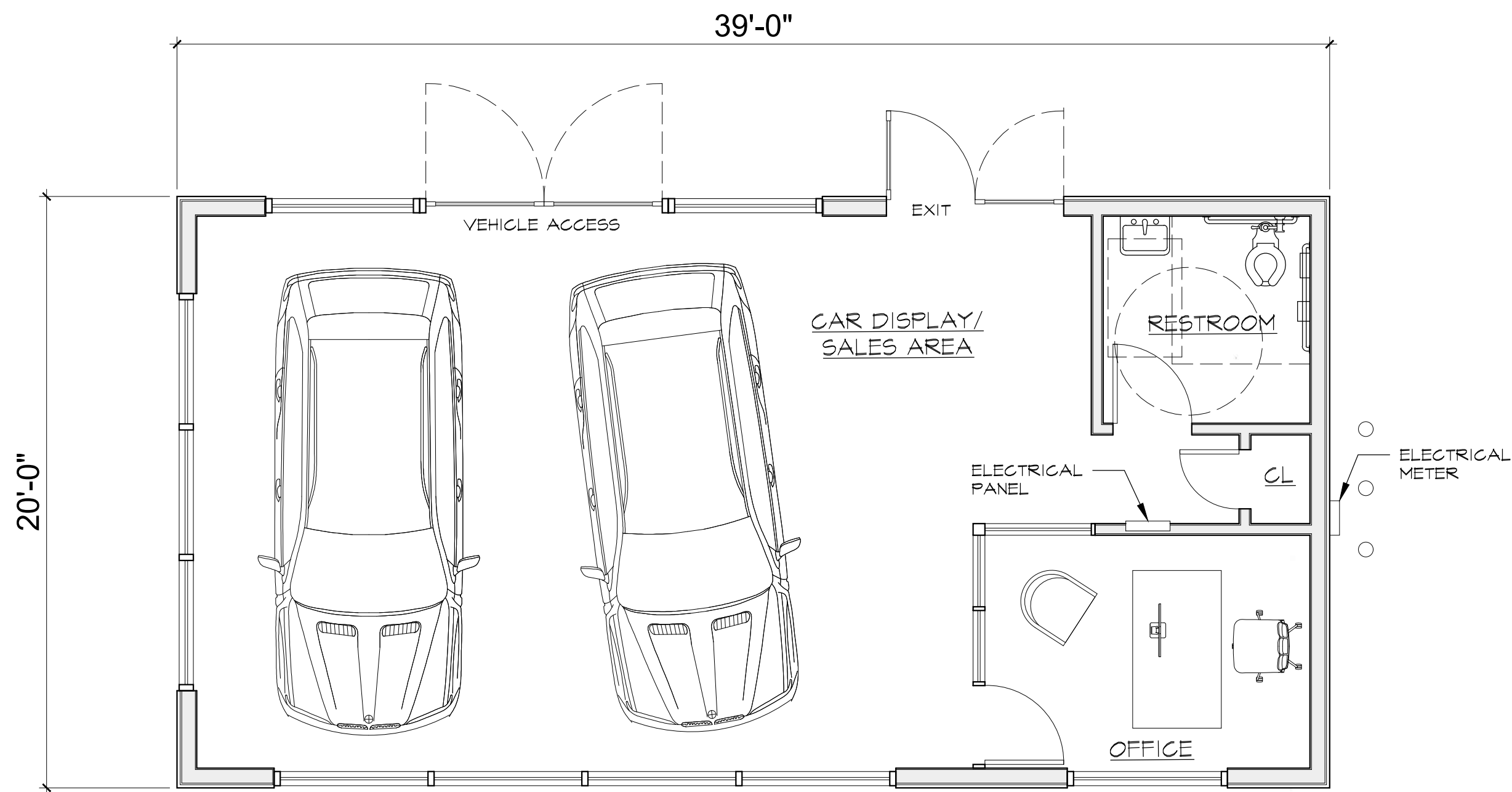
DRAWING TITLE

PLAN &  
ELEVATION

PROJECT ARCHITECT REX B. GEDNEY	PROJECT # 3937-1
	SCALE: AS NOTED
	DATE: 7/31/2020
	DRAWN: DJD
	CHECKED: R.B.G.
SHEET NUMBER	A-101



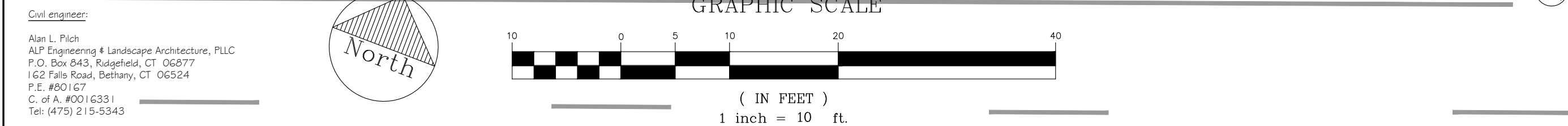
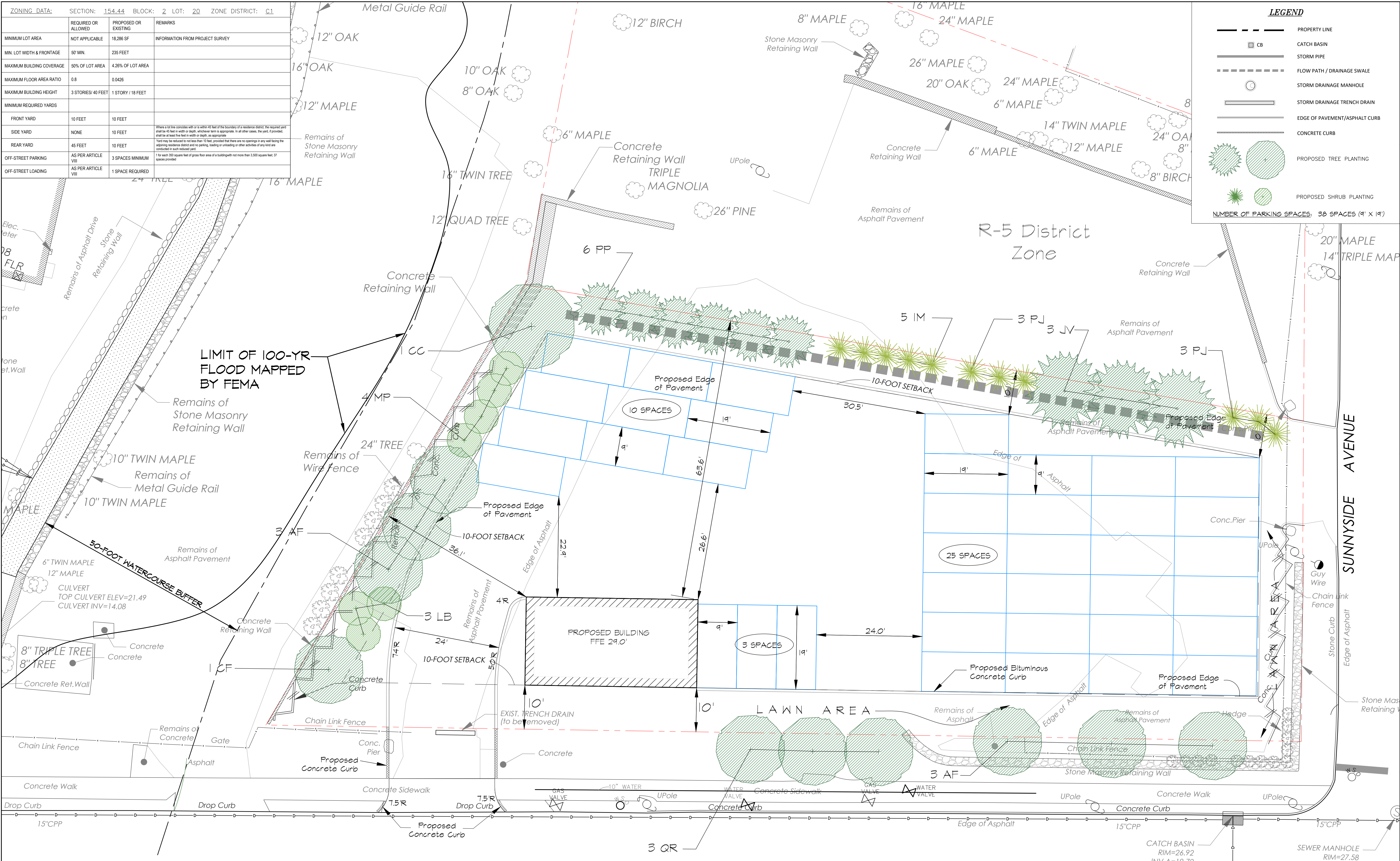
2 FRONT (SOUTH) ELEVATION  
SCALE: 1/4"=1'-0"



1 FLOOR PLAN  
SCALE: 1/4"=1'-0"



TABLE OF LAND USE/BULK REGULATIONS			
ZONING DATA:	SECTION: 154.44	BLOCK: 2	LOT: 20
REQUIRED OR ALLOWED	PROPOSED OR EXISTING	REMARKS	
MINIMUM LOT AREA	NOT APPLICABLE	18,296 SF	INFORMATION FROM PROJECT SURVEY
MIN. LOT WIDTH & FRONTAGE	50 MIN.	235 FEET	
MAXIMUM BUILDING COVERAGE	50% OF LOT AREA	4.28% OF LOT AREA	
MAXIMUM FLOOR AREA RATIO	0.8	0.0426	
MAXIMUM BUILDING HEIGHT	3 STORIES/40 FEET	1 STORY/18 FEET	
MINIMUM REQUIRED YARDS			
FRONT YARD	10 FEET	10 FEET	
SIDE YARD	NONE	10 FEET	Where a lot line coincides with or is within 40 feet of the boundary of a residence district, the required yard shall be 40 feet in width or depth, whichever term is appropriate. In all other cases, the yard, if provided, shall be at least five feet in width or depth, as appropriate.
REAR YARD	45 FEET	10 FEET	Yard may be reduced to not less than 10 feet, provided that there are no openings in any wall facing the adjoining residence district and no parking, loading or unloading or other activities of any kind are conducted in such reduced yard.
OFF-STREET PARKING	AS PER ARTICLE VIII	3 SPACES MINIMUM	1 for each 500 square feet of gross floor area of a building not more than 3,500 square feet; 20 spaces provided.
OFF-STREET LOADING	AS PER ARTICLE VIII	1 SPACE REQUIRED	



PLANT LIST					
TREES AND SHRUBS					
Code	Quantity	Botanical Name	Common Name	Size at Planting	Spacing at Planting
AF	6	Acer x freemanii 'Armstrong'	Freeman Maple	2"-2.5" cal., B&B	12' O.C.
CC	1	Cercis canadensis	Eastern Redbud	1.75"-2" cal., B&B	
CF	1	Cornus florida 'Cherokee Chief'	Flowering Dogwood	1.75"-2" cal., B&B	
PJ	6	Pieris japonica	Japanese Andromeda	#6 container	6' O.C.
IM	5	Ilex x meserveae 'Blue Prince'	Blue Prince Holly	#5 container	6' O.C.
JV	3	Juniperus virginiana	Eastern Redcedar	6'-7' height, B&B	12' O.C.
LB	3	Lindera benzoin	Spicebush	#2 container	6.5' O.C.
MP	4	Myrica pensylvanica	Northern Bayberry	#3 container	6' O.C.
PP	6	Picea pungens	Blue Spruce	6'-7' height, B&B	9' O.C.
QR	3	Quercus robur 'Crimson Spire'	Crimson Spire Red Oak	6'-7' height, B&B	15' O.C.

CONSULTANTS:

ARCHITECT:

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Fax: (914) 967-6071

SURVEYOR:

TC Merritts Land Surveyors, PC  
394 Bedford Rd  
Pleasantville, NY 10570  
Tel: (914) 769-8003

ISSUED:

Submission to Village 01/15/2021

Submission to Village 06/18/2021

Rev. to Plant Selection / Curbing labeled 10/07/2021

OWNERSHIP AND USE OF DOCUMENTS

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SEAL:

STATE OF NEW YORK  
JULIAN A. PETER  
No. 080167  
LICENSED PROFESSIONAL ENGINEER

PROJECT NAME:

**TOYOTA CITY**  
1258 East Boston Post Road  
Village of Mamaroneck, New York

ENGINEER & LANDSCAPE ARCHITECT:

**ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC**

P.O. Box 843 Ridgefield, CT 06877  
Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:

**Layout / Landscape Plan**

Date: December 17, 2020

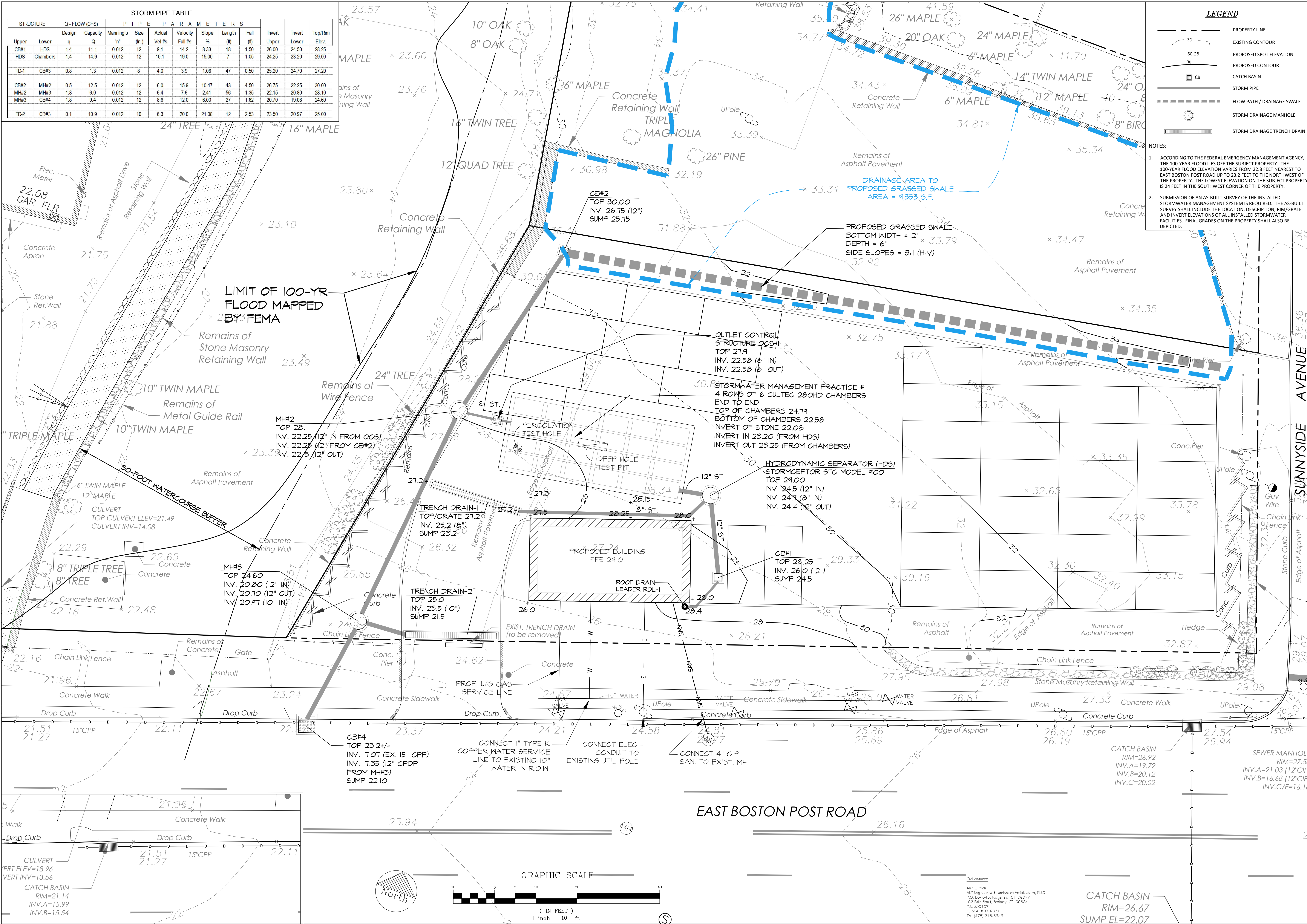
Dwn. by: alp



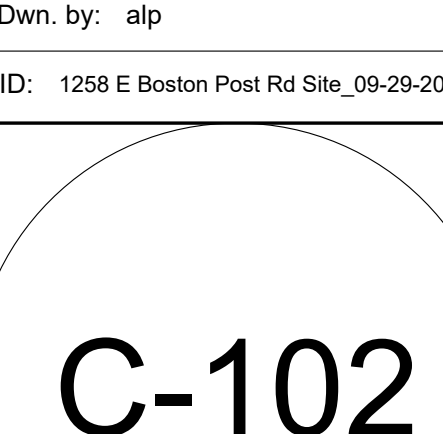
ID: 1258 E Boston Post Rd Site\_09-29-2021

**C-101**

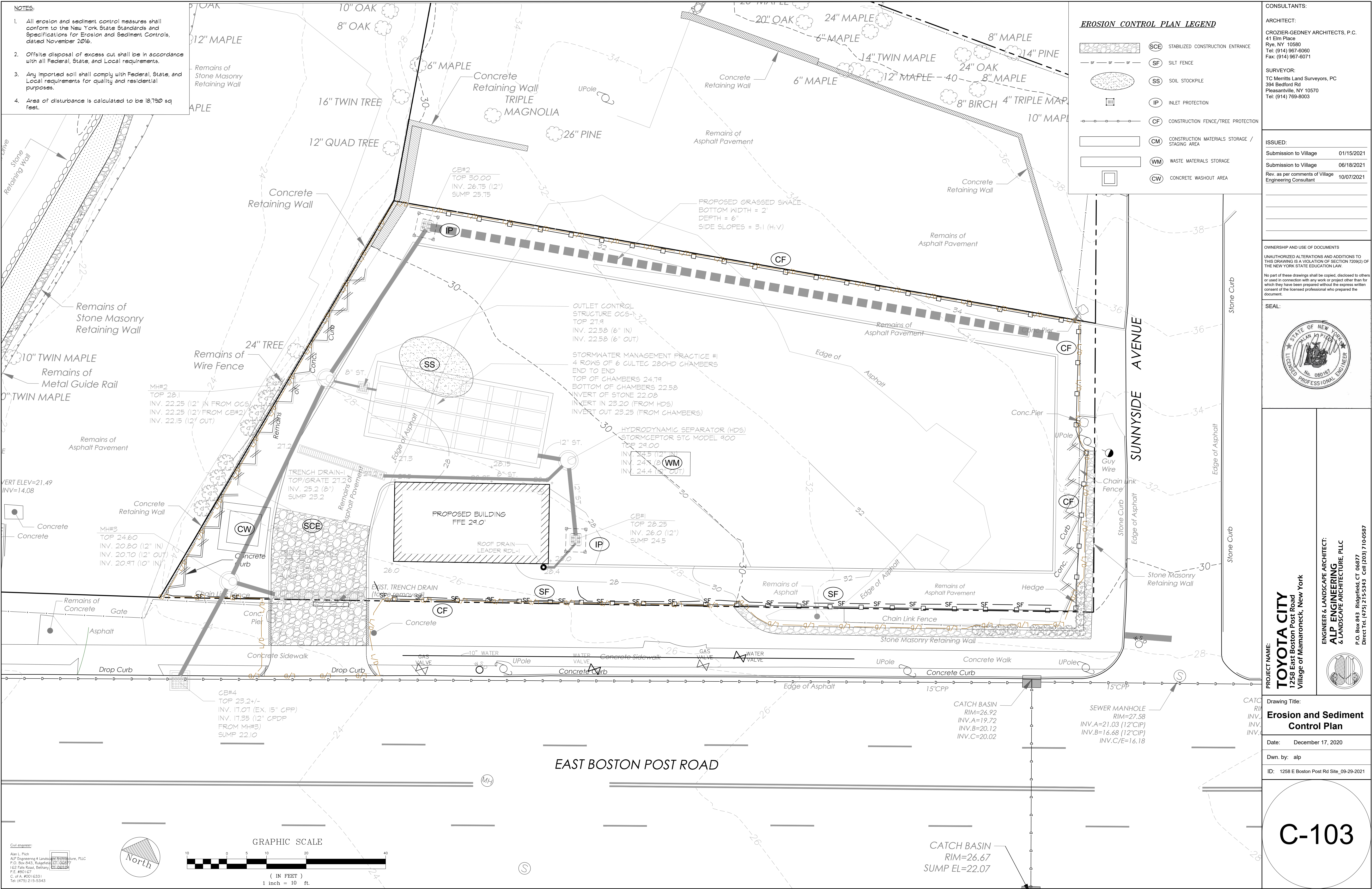


STORM PIPE TABLE														
STRUCTURE		Q - FLOW (CFS)		P I P E P A R A M E T E R S								Invert Upper	Invert Lower	Top/Rim Elev.
Upper	Lower	Design q	Capacity Q	Manning's "n"	Size (In.)	Actual Vel f/s	Velocity Full f/s	Slope %	Length (ft)	Fall (ft)				
CB#1	HDS	1.4	11.1	0.012	12	9.1	14.2	8.33	18	1.50	26.00	24.50	28.25	
HDS	Chambers	1.4	14.9	0.012	12	10.1	19.0	15.00	7	1.05	24.25	23.20	29.00	
TD-1	CB#3	0.8	1.3	0.012	8	4.0	3.9	1.06	47	0.50	25.20	24.70	27.20	
CB#2	MH#2	0.5	12.5	0.012	12	6.0	15.9	10.47	43	4.50	26.75	22.25	30.00	
MH#2	MH#3	1.8	6.0	0.012	12	6.4	7.6	2.41	56	1.35	22.15	20.80	28.10	
MH#3	CB#4	1.8	9.4	0.012	12	8.6	12.0	6.00	27	1.62	20.70	19.08	24.60	
TD-2	CB#3	0.1	10.9	0.012	10	6.3	20.0	21.08	12	2.53	23.50	20.97	25.00	



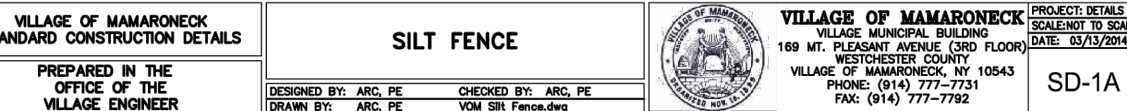
<b>CONSULTANTS:</b>	
<b>ARCHITECT:</b>	
CROZIER-GEDNEY ARCHITECTS, P.C. 41 Elm Place Rye, NY 10580 Tel: (914) 967-6060 Fax: (914) 967-6071	
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TC Merritts Land Surveyors, PC 394 Bedford Rd Pleasantville, NY 10570 Tel: (914) 769-8003	
<b>ISSUED:</b>	
Submission to Village	01/15/2021
Submission to Village	06/18/2021
Rev. as per comments of Village Engineering Consultant	10/07/2021
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<b>SEAL:</b>	
	
<b>PROJECT NAME:</b>	<b>ENGINEER &amp; LANDSCAPE ARCHITECT:</b>
<b>TOYOTA CITY</b> 1258 East Boston Post Road Village of Mamaroneck, New York	<b>ALP ENGINEERING &amp; LANDSCAPE ARCHITECTURE, PLLC</b> 
P.O. Box 943, Ridgefield, CT 06877 Direct Tel: (475) 215-5343 Cell (203) 710-0587	
<b>Drawing Title:</b>	
<b>Grading and Utilities Plan</b>	
<b>Date:</b>	December 17, 2020
<b>Dwn. by:</b>	alp
<b>ID:</b>	1258 E Boston Post Rd Site_09-29-2021
	







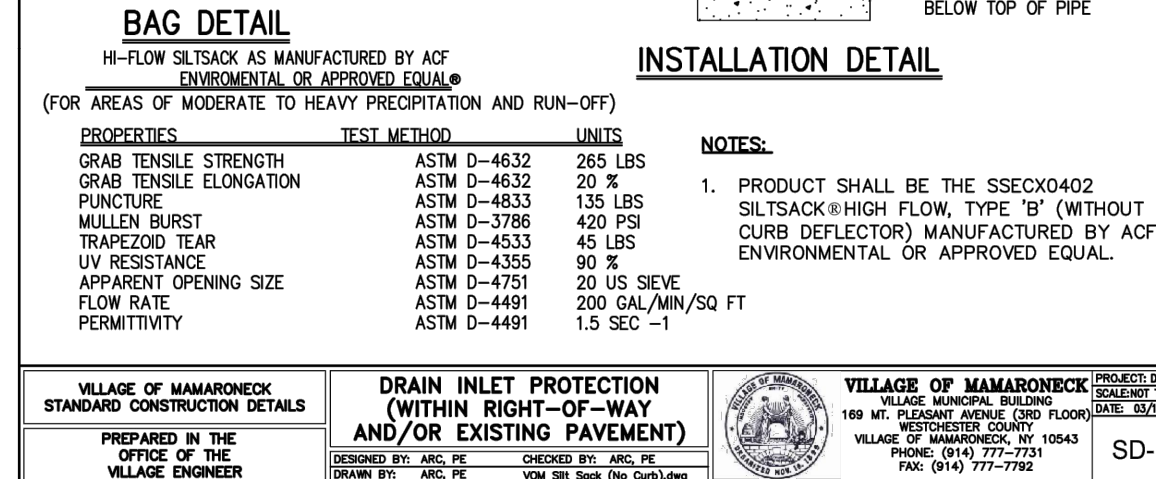
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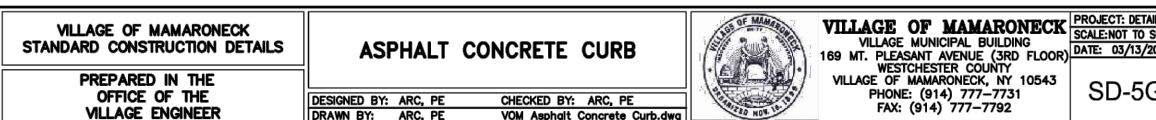
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2

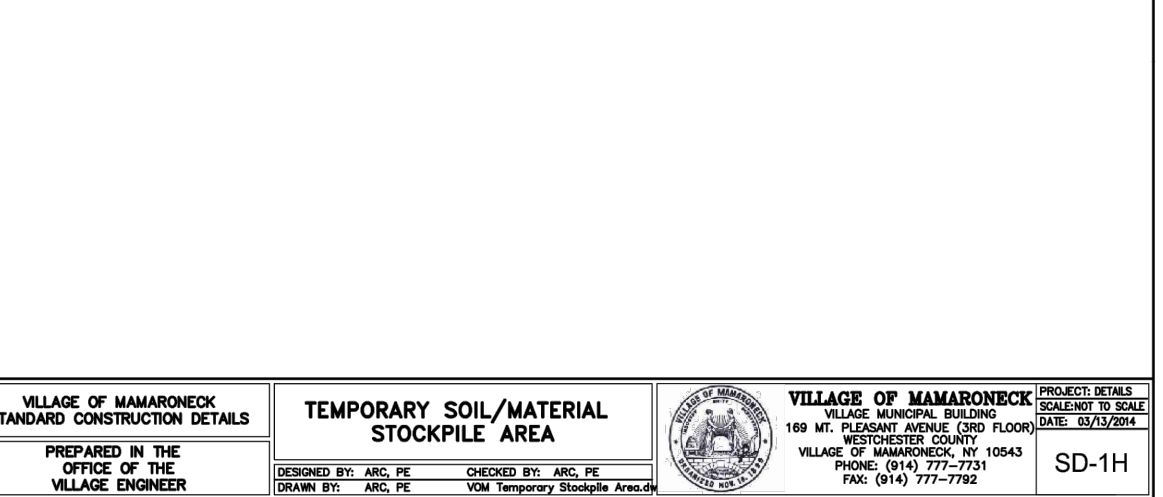


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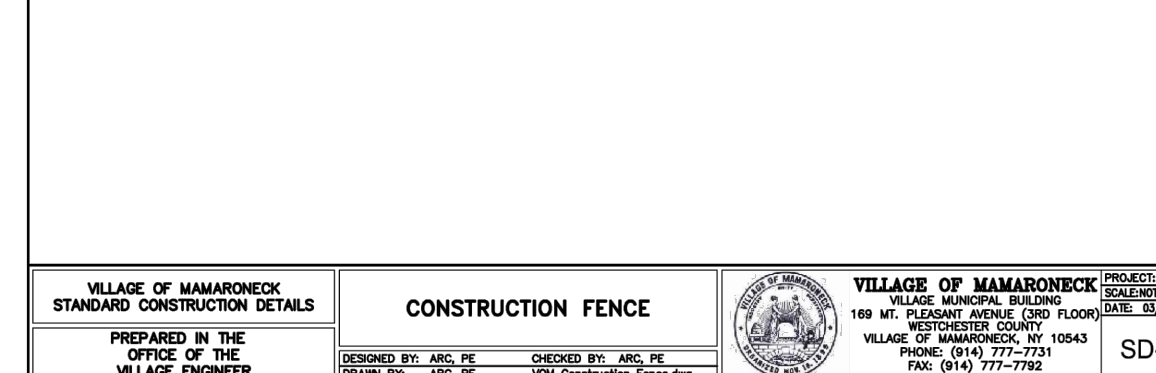


2

## 6



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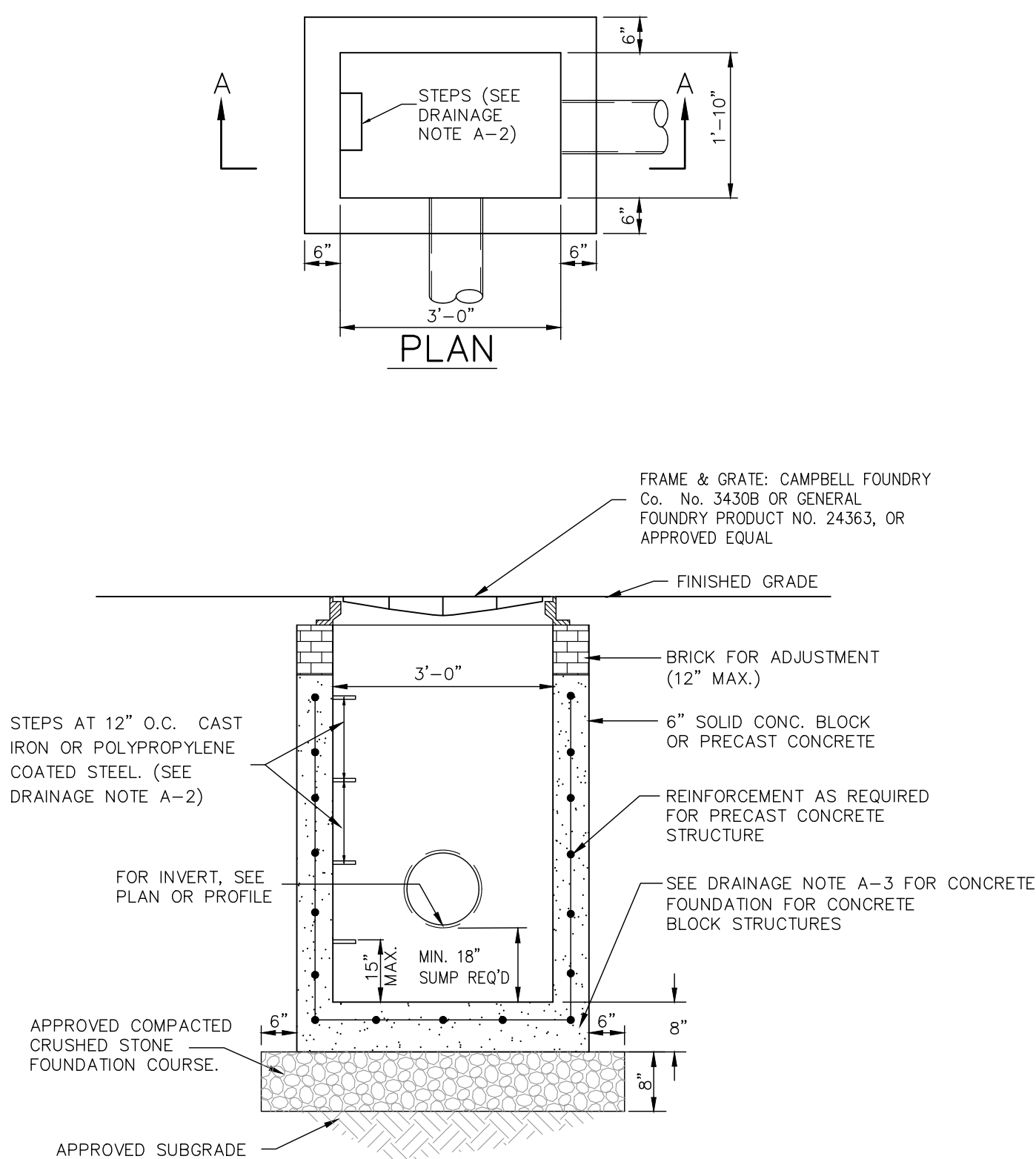
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C-111



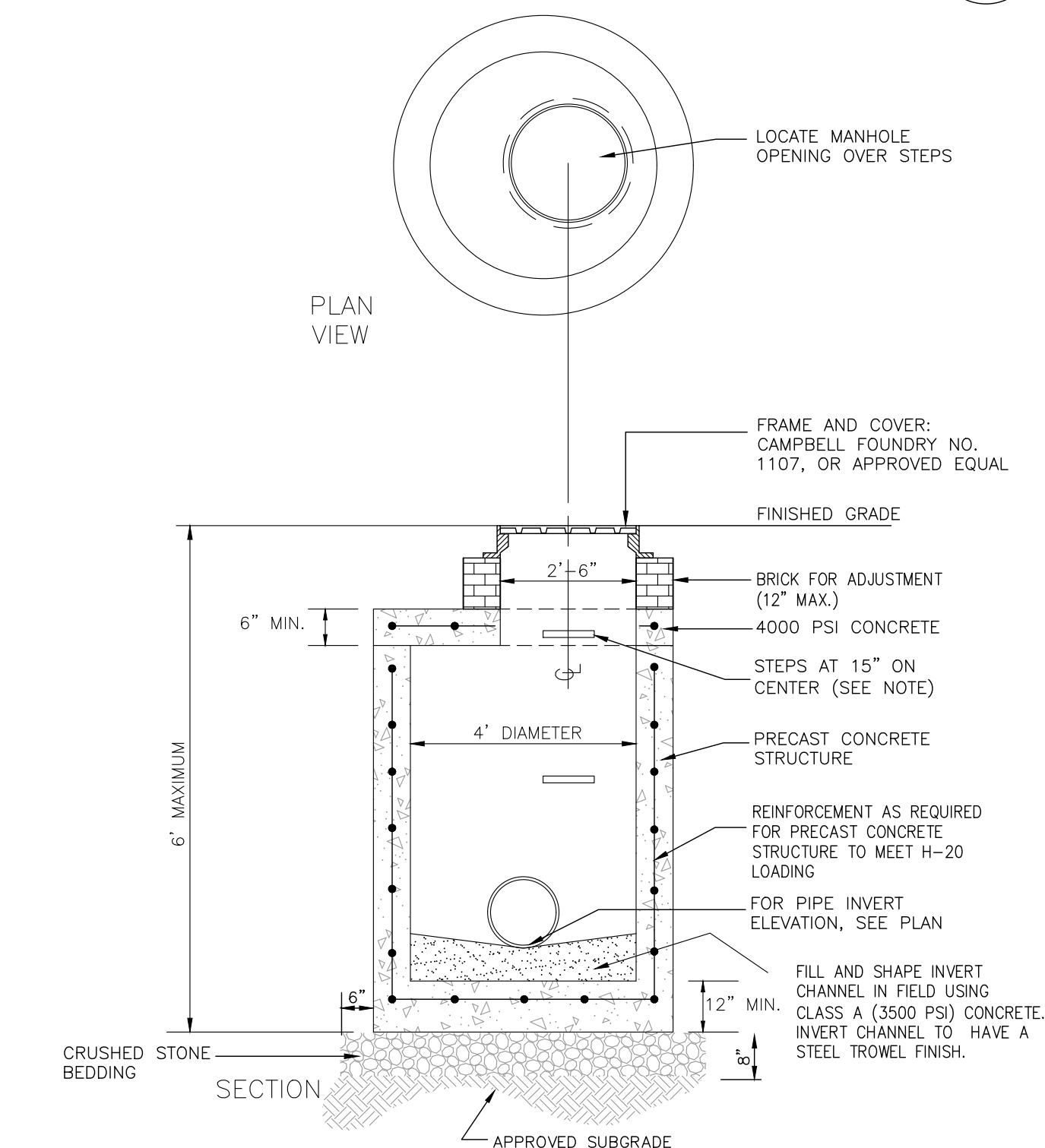
## Catch Basin

1



## Manhole Structure

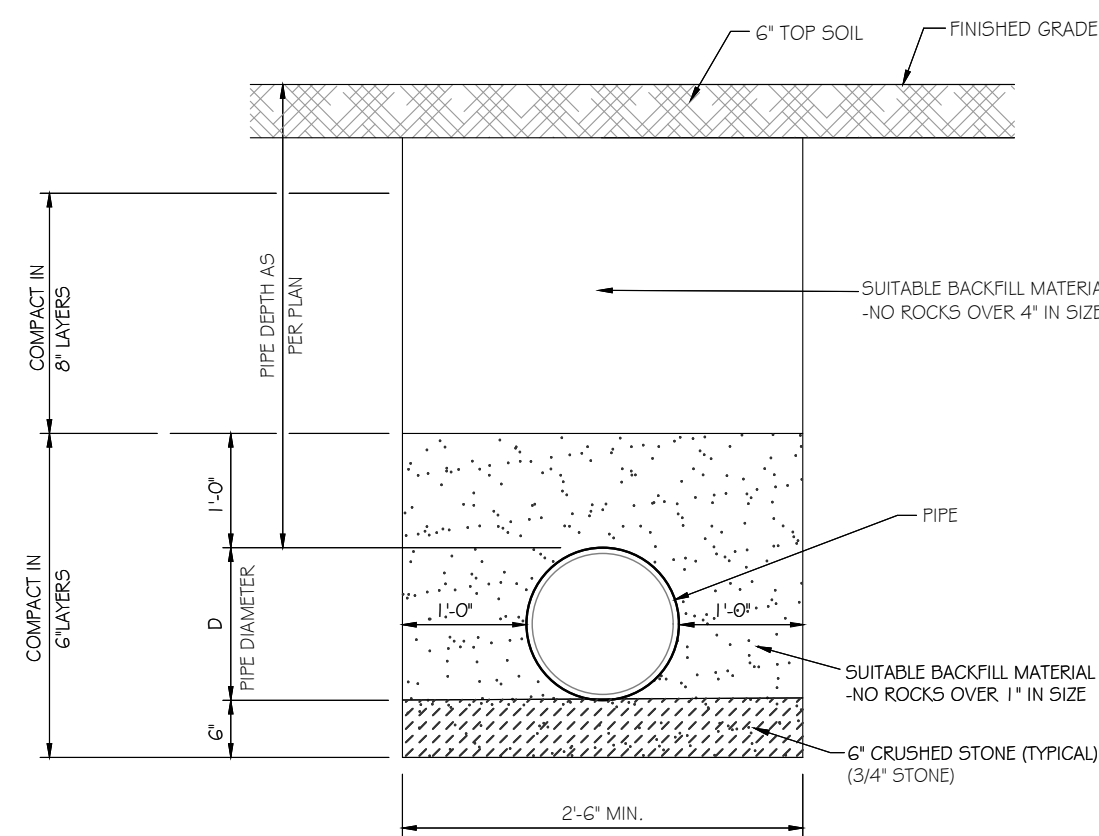
6



- NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EACH STRUCTURE.
  2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C913.
  3. STRUCTURE SHALL BE DESIGNED FOR ASHTO H-20 LOADING.
  4. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4 FEET FROM FINISHED GRADE TO BOTTOM OF STRUCTURE.

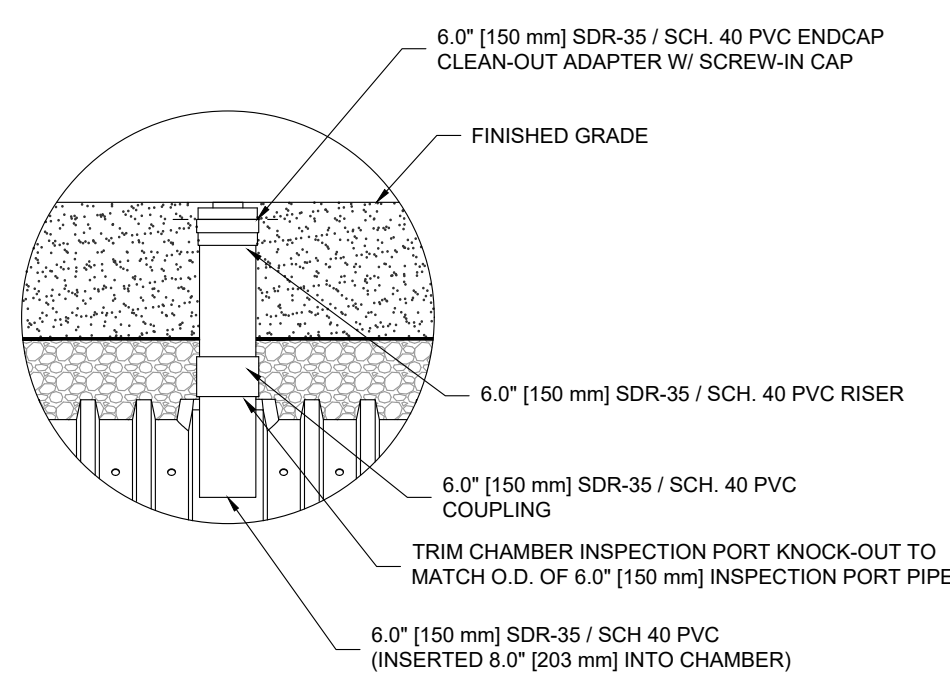
## Pipe Trench

2



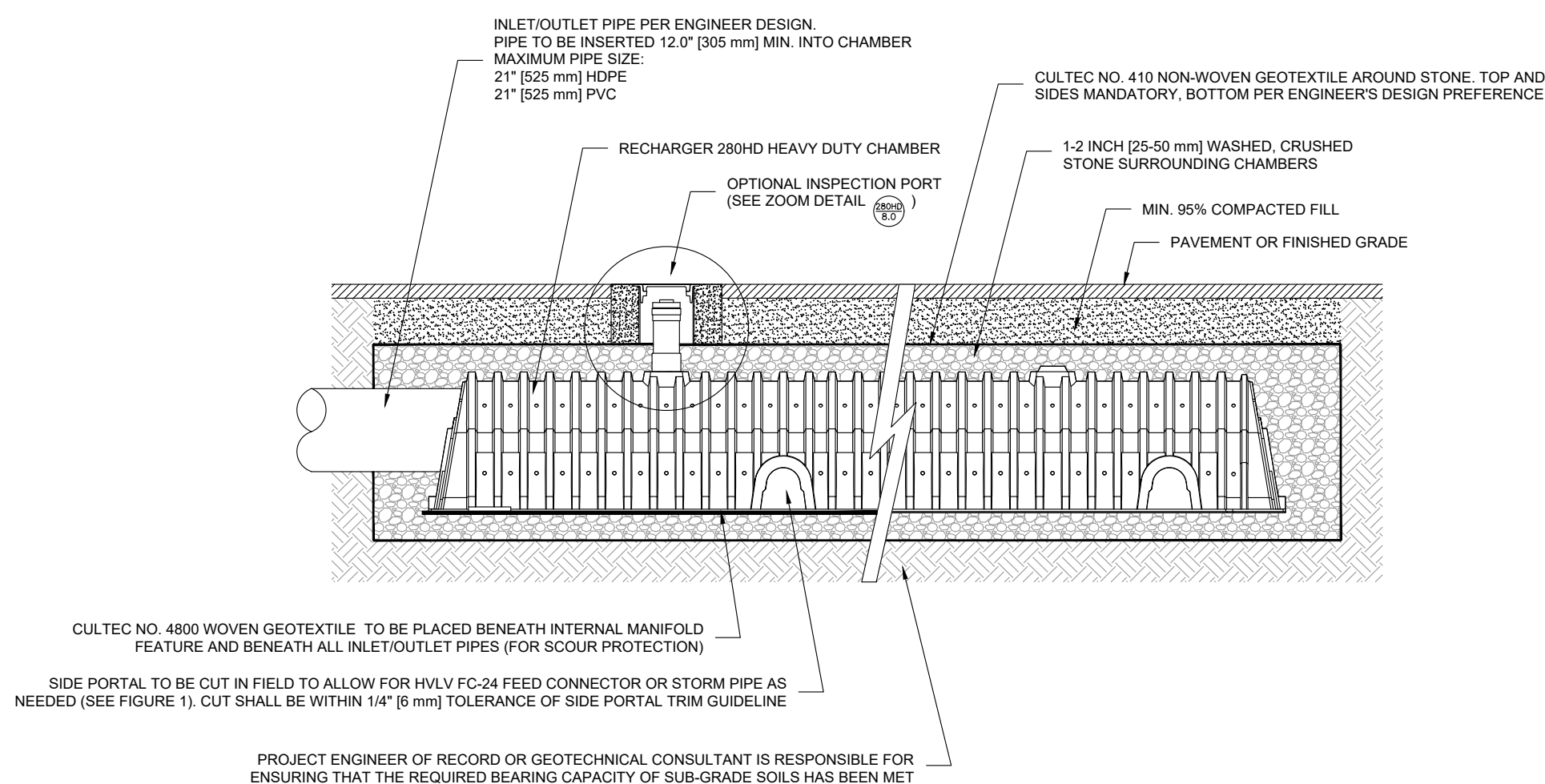
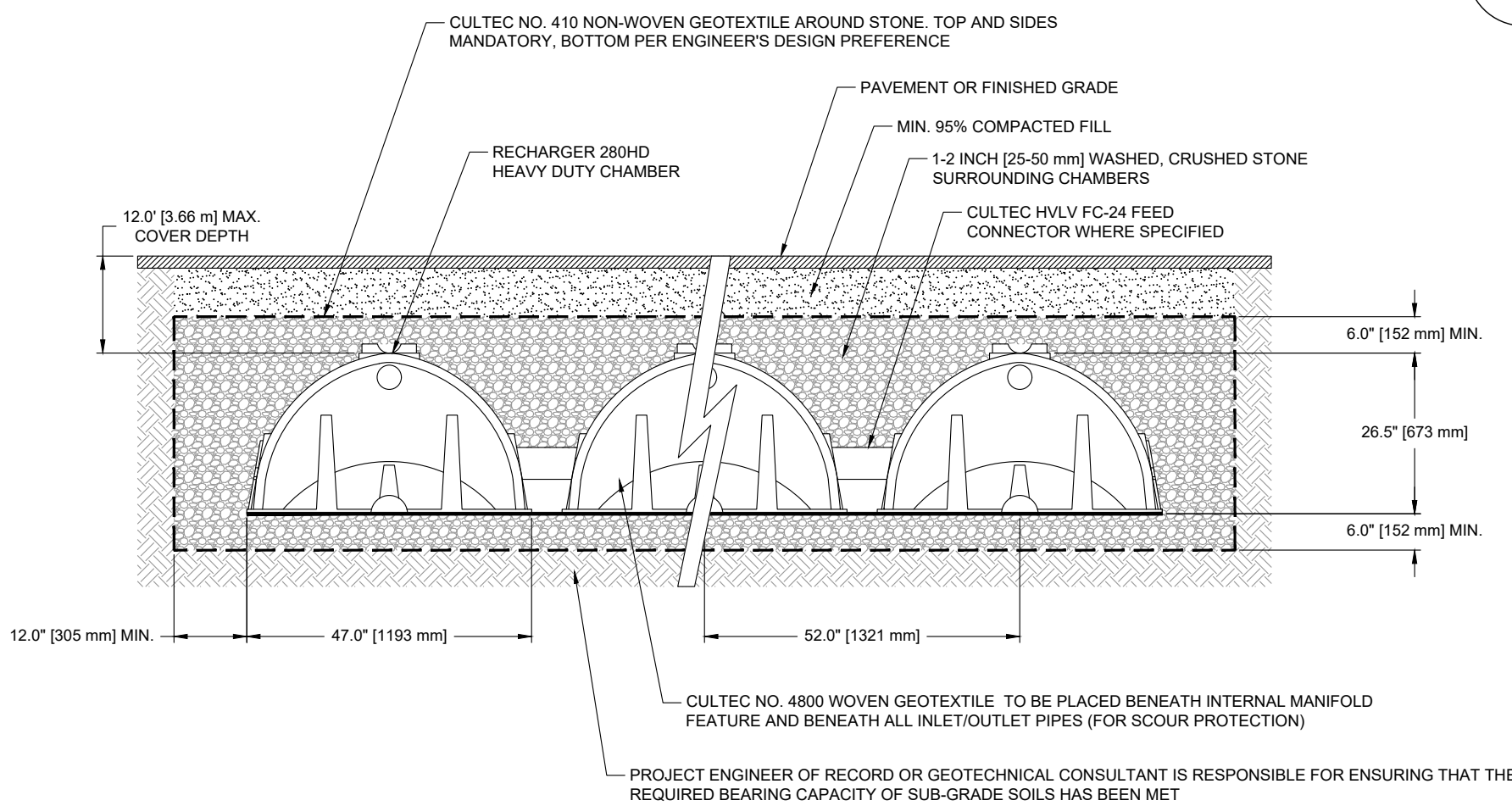
## Chamber Inspection Port

5



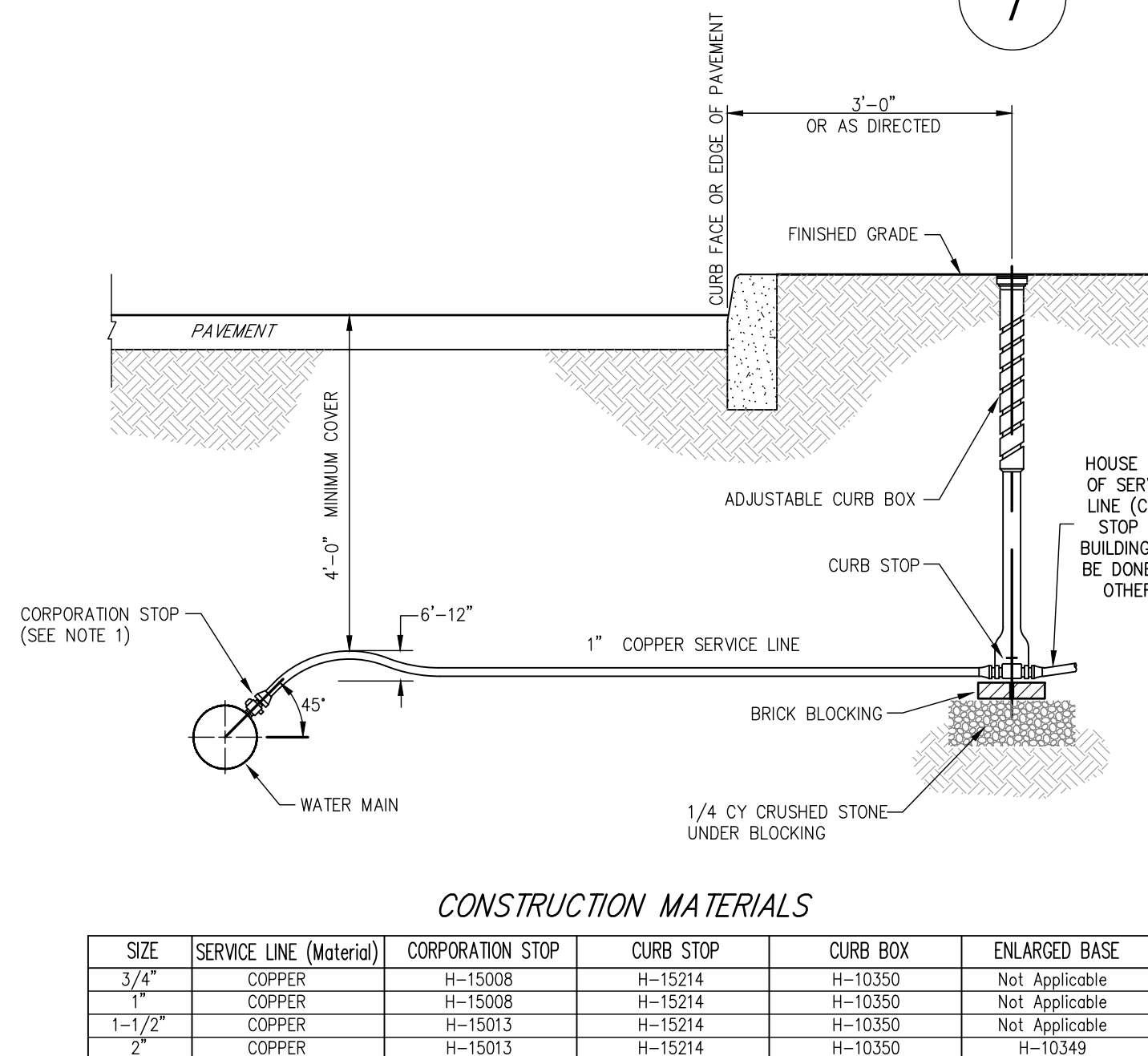
## Cultec 280HD Chamber Installation

3



## Water Service Connection

7



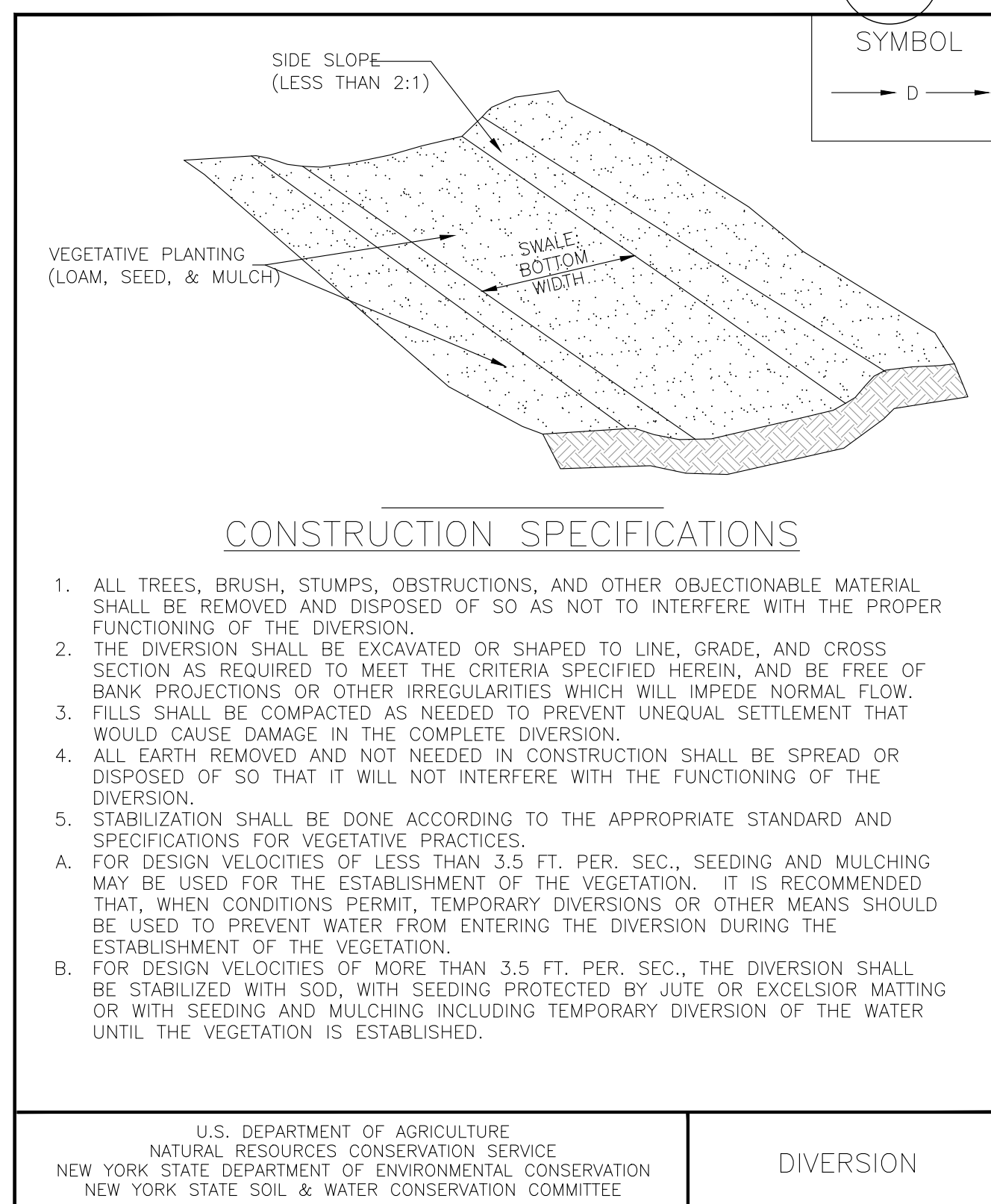
CORPORATION STOP, CURB STOP, CURB BOX AND ENLARGED BASE FOR CURB BOX SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.

## NOTES:

1. INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB STOP.

## Diversion Swale

8

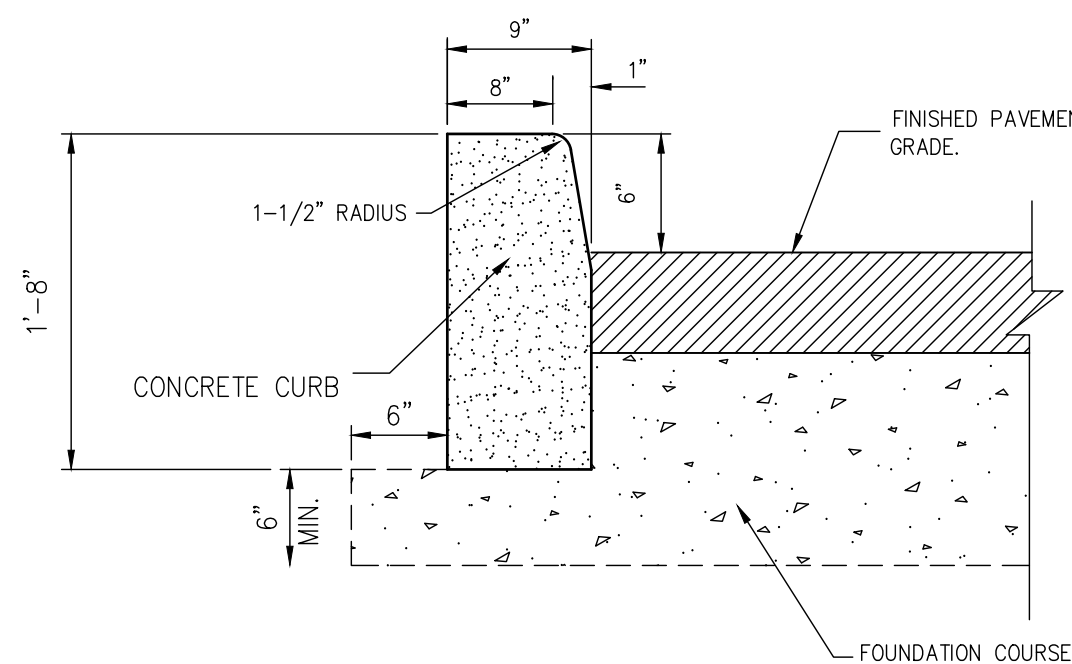


U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

DIVERSION

## NYSDOT Type BB Concrete Curb

4



## NOTES PERTAINING TO DRAIN INLETS, MANHOLES AND SUBSURFACE STORMWATER DETENTION FACILITIES

1. ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD. ALL SUBSURFACE STORMWATER DETENTION FACILITIES SHALL ALSO MEET AN H-20 LOADING.

## NOTES PERTAINING TO DRAIN INLETS

1. STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH.
2. WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".
3. FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A" (3,500 PSI) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
5. ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKKA-SET AS MANUFACTURED BY THE SIKKA CHEMICAL CORP.
6. FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED POROUS MATERIAL HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.
7. ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.
8. PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.
9. FOR MASONRY STRUCTURES GREATER THAN TWELVE (12) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

## NOTES PERTAINING TO MANHOLES

1. PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.
2. FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.
3. FOR MANHOLES 12 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.
4. TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.
5. INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.
6. NOTES A-1, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

## Civil engineer:

Alan L. Plish  
ALP Engineering & Landscape Architecture, PLLC  
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162 Falls Road, Bethany, CT 06524  
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C. of A. #0016331  
Tel: (475) 215-5343

## CONSULTANTS:

## ARCHITECT:

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## SURVEYOR:

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Pleasantville, NY 10570  
Tel: (914) 769-8003

## ISSUED:

Submission to Village 06/18/2021  
Rev. as per comments of Village Engineering Consultant 10/07/2021

## OWNERSHIP AND USE OF DOCUMENTS

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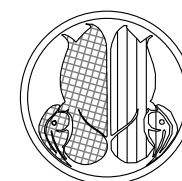
## SEAL:



## PROJECT NAME:

**TOYOTA CITY**  
1258 East Boston Post Road  
Village of Mamaroneck, New York

ENGINEER & LANDSCAPE ARCHITECT:  
**ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC**



## Drawing Title:

**Construction Details**

Date: January 15, 2021

Dwn. by: alp

ID: 1258 E Boston Post Rd Site\_09-29-2021

**C-112**



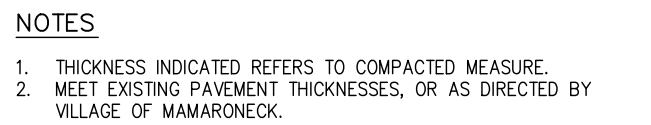
## 1



## 3

NOT TO SCALE  
(SEE NOTE 2)

## 2



## 4



## 5



5) Construct the Building - Construct the new building in accordance with the architect's

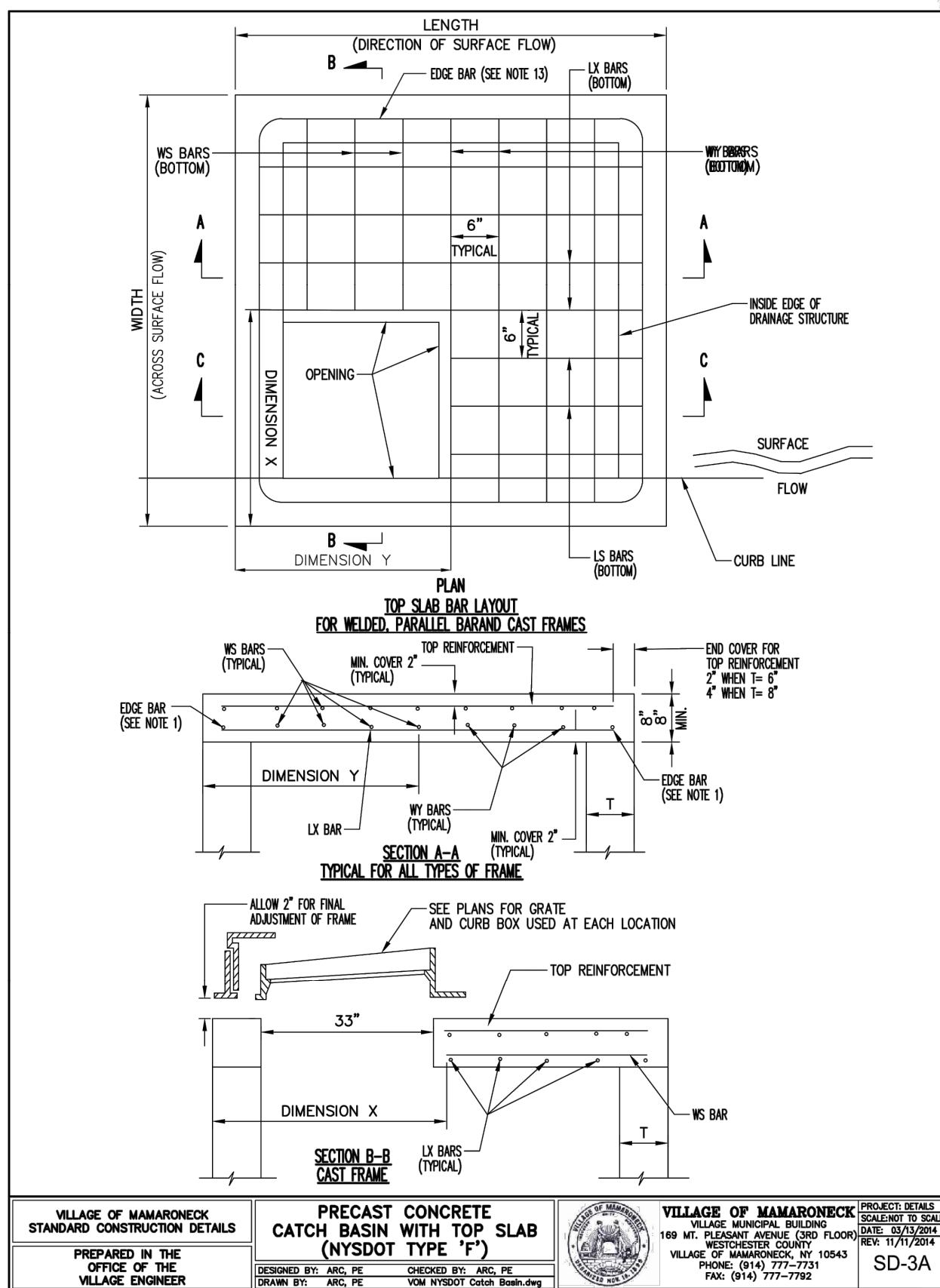
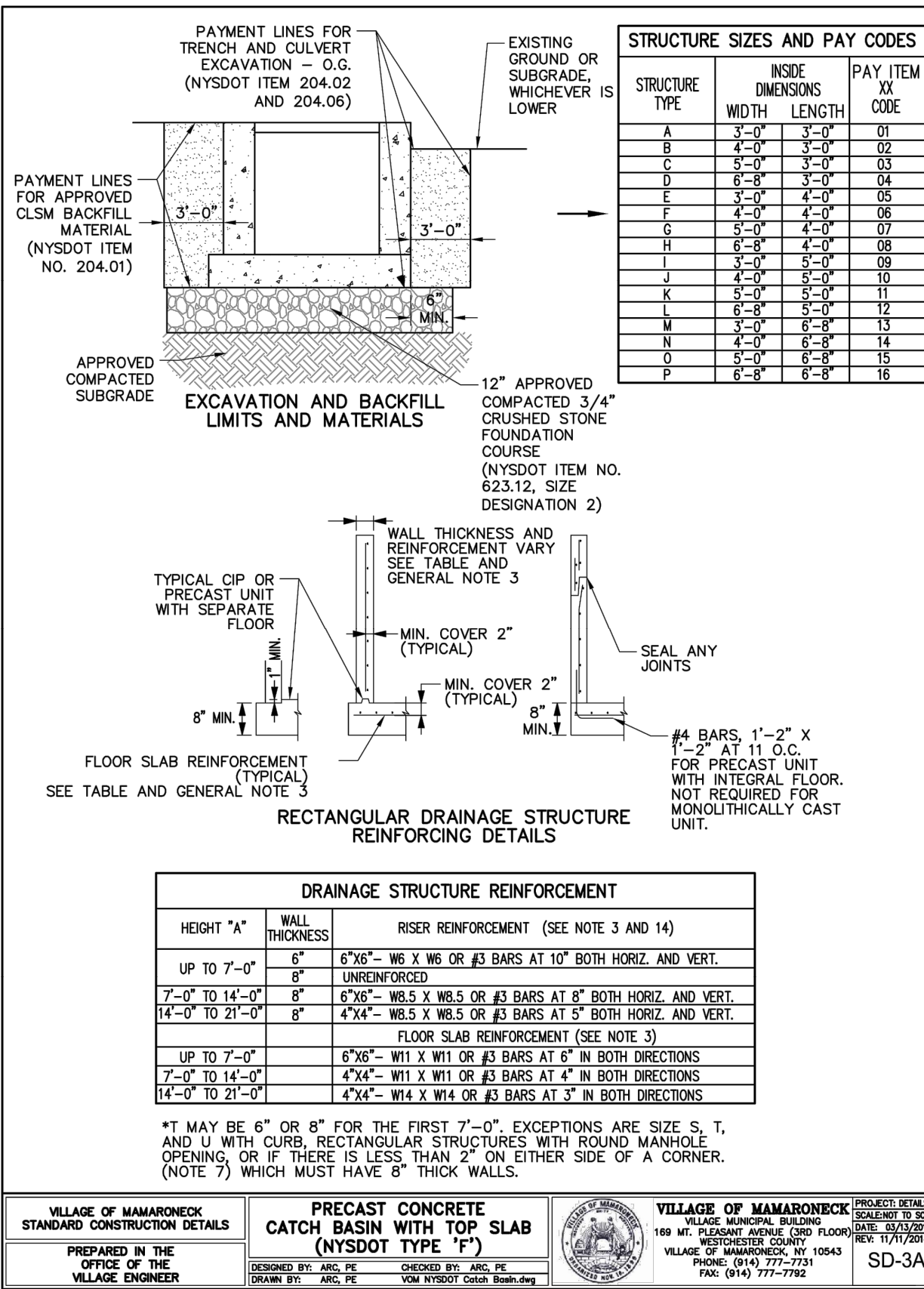
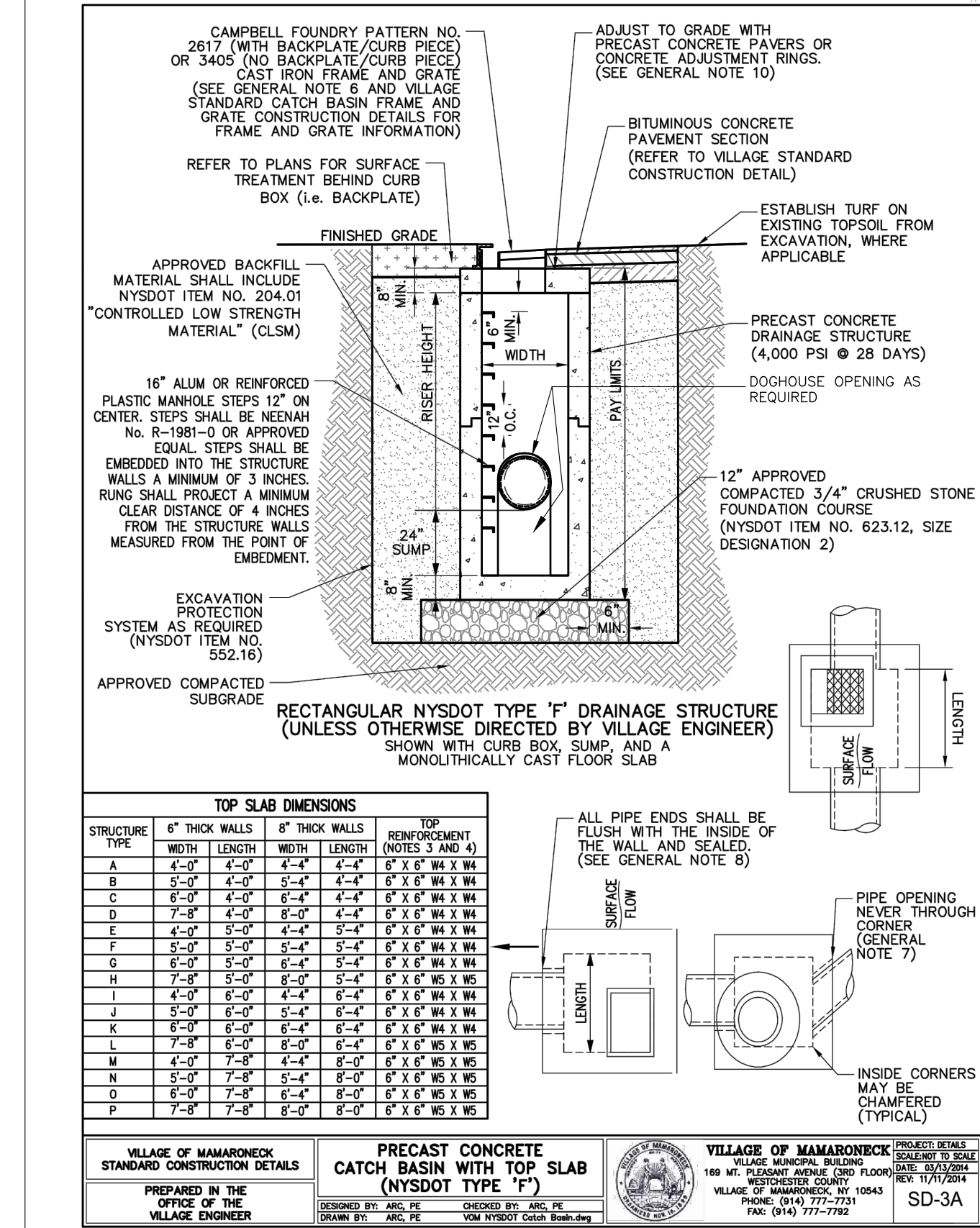
Construction fence: Check on at least a weekly basis that the construction fence and gate has not been damaged by construction activities.

P.O. Box 843 Ridgefield, CT 06877  
Direct Tel (475) 215-5343 Cell (203) 710-0587

ID: 1258 E Boston Post Rd Site\_09-29-202

C-113





CONSULTANTS:

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SURVEYOR:  
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394 Bedford Rd  
Pleasantville, NY 10570  
Tel: (914) 769-8003

ISSUED:  
Submission to Village 10/07/2021

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PROJECT NAME:  
**TOYOTA CITY**  
1258 East Boston Post Road  
Village of Mamaroneck, New York

Drawing Title:  
**Construction Details**

Date: June 18, 2021  
Dwn. by: alp  
ID: 1258 E Boston Post Rd Site\_09-29-2021

