[illegible]

APPLICANT:

ARCHER PROPERTY
MANAGEMENT
105 CALVERT STREET
HARRISON NY 10528



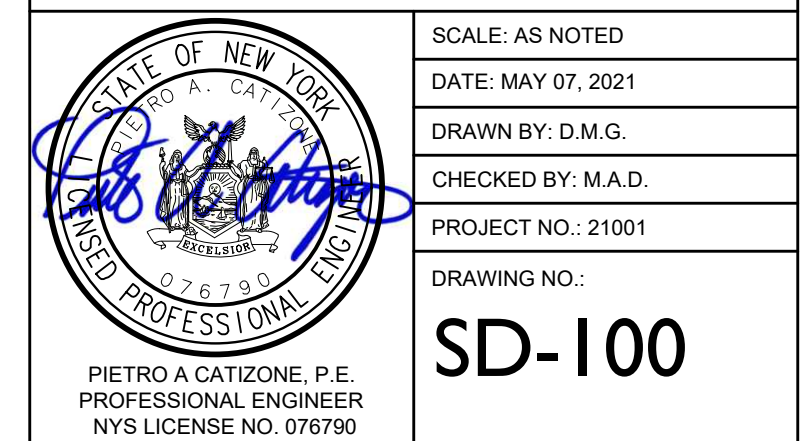
ENGINEER:

CATIZONE
ENGINEERING, P.C.
Civil Engineering Consultants

One West Avenue, Suite 219, Larchmont, NY 10538
Tel.: (914) 269-8358 • www.catizoneengineering.com

BBQ/PATIO AREA IMPROVEMENTS
412 MUNRO AVENUE
VILLAGE OF MAMARONECK
COUNTY OF WESTCHESTER
TAX ID: 9-15-282

TITLE: ADJOINER MAP






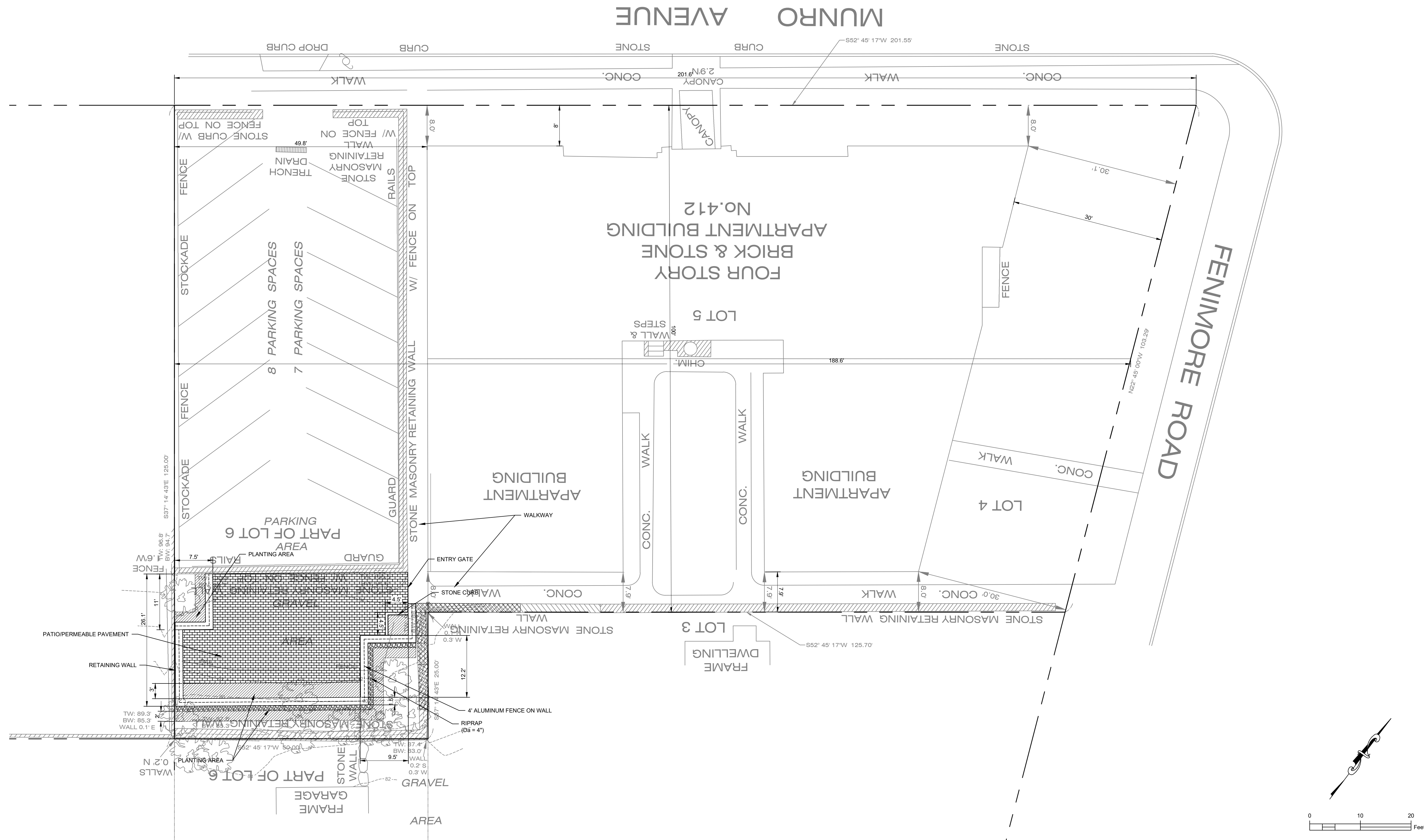
1. BASE INFORMATION WAS TAKEN FROM A SURVEY ENTITLED "VISUAL INSPECTION SURVEY", PREPARED BY LAND SURVEYOR ARISTOTLE BOURNAZOS, P.C. DATED SEPTEMBER 1, 2015. ADDITIONAL INFORMATION TAKEN FROM A DRAWING TITLED "BREATH OF SPRING LANDSCAPING", PREPARED BY MARY CONWAY DATED SEPTEMBER 9, 2020.
2. STORMWATER MANAGEMENT SIZING IS BASED OFF OF ASSUMED PERCOLATION RATES. PERCOLATION AND DEEP TEST PITS ARE REQUIRED TO BE CONDUCTED AND CERTIFIED BY A PROFESSIONAL ENGINEER.

1. THE CONTRACTOR SHALL SECURE ALL APPLICABLE PERMITS.
2. THE CONTRACTOR SHALL CONTACT UPON AT 1-800-962-7962 TO ORDER A UTILITIES MARK-OUT AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. IT MAY BE NECESSARY TO CONTRACT A PRIVATE UTILITY MARK-OUT COMPANY FOR MARK-OUT OF UTILITIES ON PRIVATE PROPERTY.
3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SITE ROADWAYS FREE OF DEBRIS AND SEDIMENT.
4. THE CONTRACTOR SHALL INSTALL AND MAINTAIN REQUIRED SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH NYSDC STANDARDS AND PROVIDE AN INSPECTION OF SUCH MEASURES ON A WEEKLY BASIS AND FOLLOWING ANY RAIN STORM GENERATING 0.5 INCHES OF RAINFALL OR GREATER.
5. PRIOR TO CONSTRUCTION, THE DEPTHS, SIZES, MATERIAL TYPES AND CONDITION OF EXISTING UTILITIES SHALL BE VERIFIED AND DISCREPANCIES REPORTED TO THE OWNER, IN WRITING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ON-SITE OR OFF-SITE DAMAGES TO PROPERTY OR VEGETATION CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER OR AGENCY HAVING JURISDICTION.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TOWARDS EXISTING DRAINAGE INLETS AND/OR DRAINAGE CHANNELS IN ACCORDANCE WITH THE PLANS.
8. CONTRACTOR SHALL INSTALL PAVEMENT MARKING AS SHOWN ON PLANS UTILIZING SHERMAN WILLIAMS WATER BORNE PAVEMENT MARKING PAINT.
9. PARKING STRIPING SHALL BE 4" WIDE SINGLE WHITE LINE.
10. THE CONTRACTOR SHALL NOTIFY THE OWNER, IN WRITING, OF ANY CONDITIONS THAT DIFFER FROM THE PLANS.


11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ON-SITE OR OFF-SITE DAMAGES TO PROPERTY OR VEGETATION CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER OR AGENCY HAVING JURISDICTION.
12. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS AT AN APPROVED FACILITY.
13. CONTAMINATED OR HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ENVIRONMENTAL PLANS AND/OR IN ACCORDANCE WITH REQUIREMENTS OF AGENCIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER, IN WRITING, OF ANY NON IDENTIFIED ENVIRONMENTAL CONDITIONS THAT ARE ENCOUNTERED.
14. STORMWATER PIPING SHALL BE HDPE N-12 DOUBLE WALL PIPE.
15. INLETS, FRAMES, AND GRATES SHALL BE RATED FOR N-20 VEHICLE LOADING.

BULK ZONING REQUIREMENTS VILLAGE OF MAMARONECK				
ITEM	UNITS	REQUIRED	EXISTING	PROVIDED
ZONING DISTRICT		R-7.5	R-7.5	R-7.5
MINIMUM LOT AREA	SQFT	7500	20112.65	20112.65
MINIMUM LOT WIDTH AND FRONTAGE	FT	75	188.6/201.6	188.6/201.6
MINIMUM LOT DEPTH	FT	100	100	100
YARD - FRONT (1)	FT	25	8	8
YARD - LESSER SIDE	FT	8	30	30
YARD - 2 SIDES COMBINED	FT	20	79.8	79.8
YARD-REAR (1)	FT	30	7.9	7.9
MAXIMUM BUILDING STORIES	STORIES	2 1/2	4	4
MAXIMUM BUILDING HEIGHT	FT	35	-	-
MAXIMUM BUILDING COVERAGE (1)	%	35	38	38
MAXIMUM FLOOR AREA RATIO (1)		0.27	1.52	1.52

HATCH LEGEND	
EXISTING STRUCTURE	
PATIO/PERMEABLE PAVEMENT	
PLANTING AREA	

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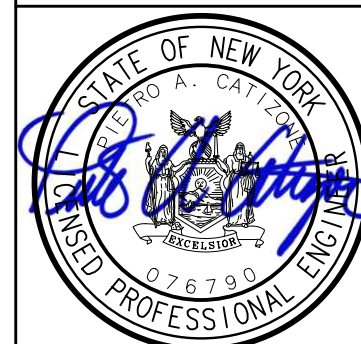


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VILLAGE OF MAMARONECK
COUNTY OF WESTCHESTER
TAX ID: 9-15-282

OVERALL LAYOUT PLAN



PIETRO A CATIZONE, P.E.
PROFESSIONAL ENGINEER
NYS LICENSE NO. 076790

SCALE: 1"=10'
DATE: MAY 07, 2021
DRAWN BY: D.M.G.
CHECKED BY: M.A.D.
PROJECT NO.: 21001
DRAWING NO.:

SD-201

1. SEDIMENT AND EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
2. ANY POTENTIALLY ERODIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
3. DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
4. DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOILS AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
5. THE VILLAGE OF MAMARONECK SHALL BE NOTIFIED NOT LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
6. THE VILLAGE OF MAMARONECK MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES TO DETERMINE THEIR EFFECTIVENESS AND MAY REQUIRE ADDITIONAL MEASURES, AS DEEMED NECESSARY.
7. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR FOR CONFORMANCE WITH NYSDC STANDARDS. SEDIMENT SHALL BE REMOVED WHEN THE ACCUMULATION REACHES 50% OF THE EFFECTIVE DEPTH.
8. DUE TO THE LIMITED DISTURBANCE AREA AND THE FACT THAT THE SITE WILL REMAIN ACTIVE DURING CONSTRUCTION IT IS ASSUMED THAT EXCAVATED SOILS WILL BE IMMEDIATELY LOADED AND REMOVED FROM THE SITE. IT IS ALSO ASSUMED THAT STOCKPILED MATERIALS WILL CONSIST OF CLEAN STONE OR BASE

IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL EMPLOY DEWATERING AND SEDIMENT REMOVAL TECHNIQUES IN ACCORDANCE WITH "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".

1. VERIFY ADA PARKING SIGNS AND RELOCATE OR ADD AS REQUIRED

INSTALL OF TEMPORARY ESC MEASURES, PERIMETER FENCING

REMOVE TREES AND STUMPS.

INSTALL RETAINING WALL.

REMOVE TOPSOIL AND GRADE PATIO.

INSTALL PERMEABLE PAVERS.

INSTALL LANDSCAPING.

REMOVAL OF TEMPORARY ESC MEASURES.

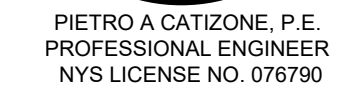
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ENGINEER:

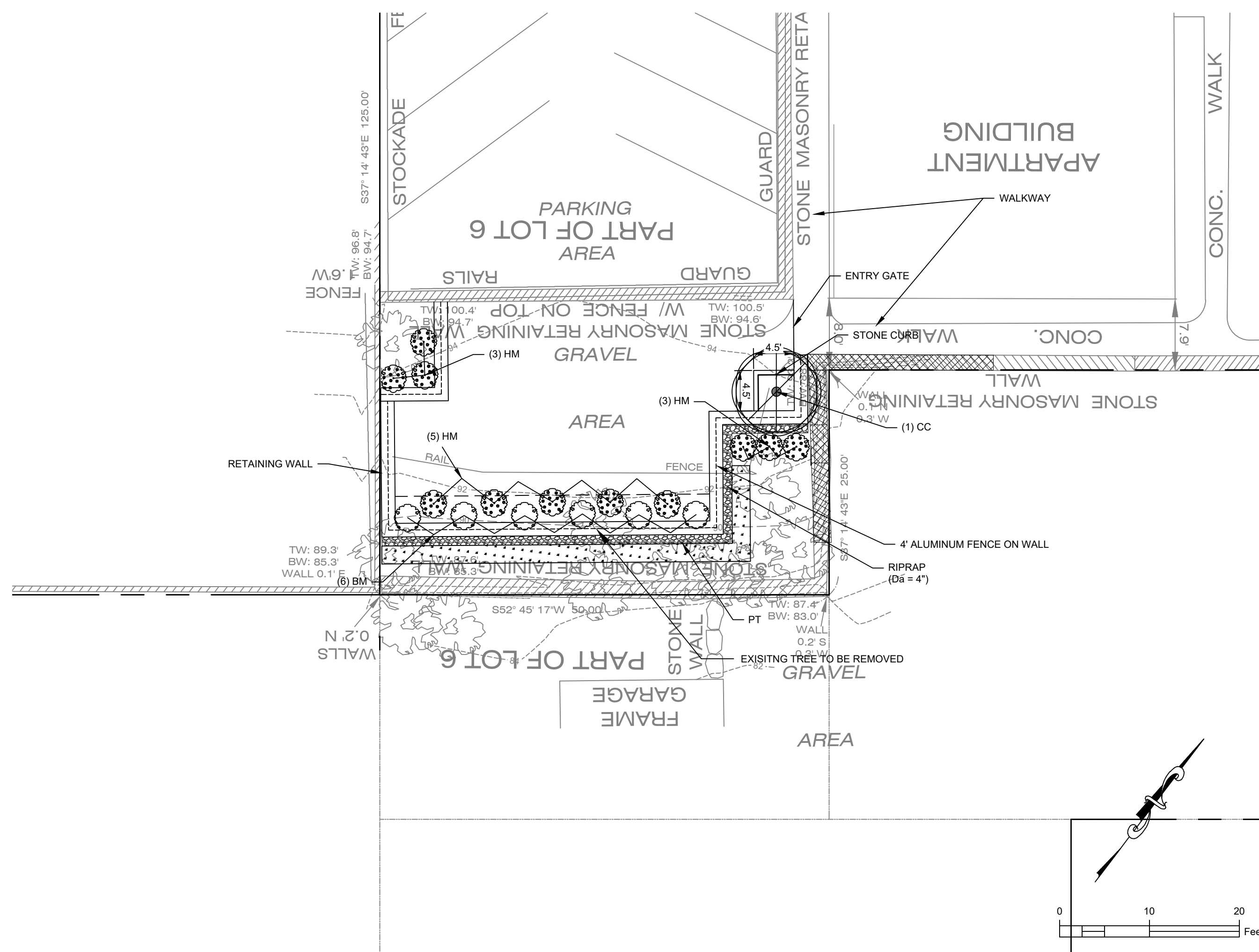
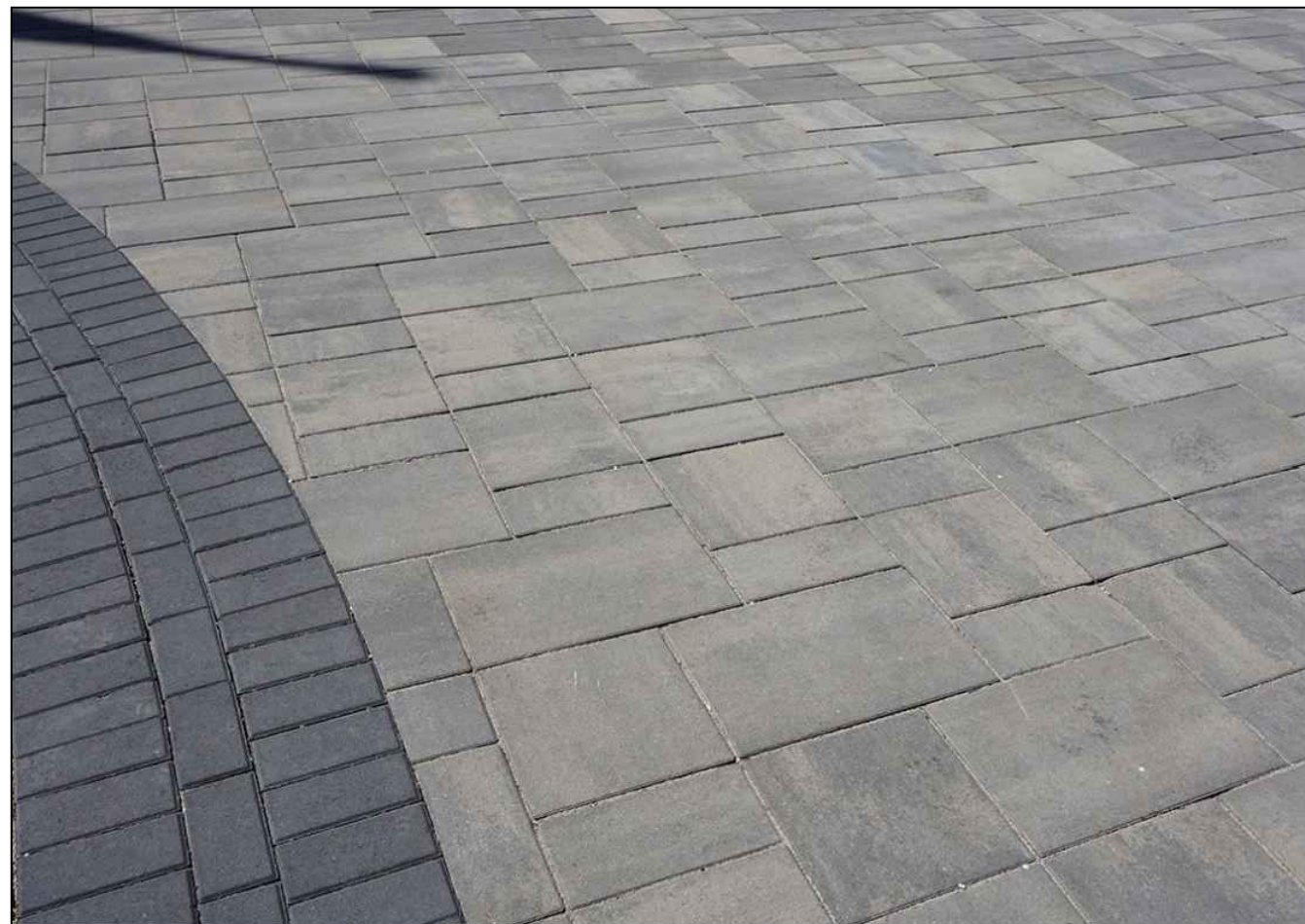
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TITLE: EXISTING CONDITIONS
 GRADING & DRAINAGE PLAN
 EROSION & SEDIMENT CONTROL PLAN



SD-202



PLANT SCHEDULE					
TREES					
SYMBOL	QUANTITY	SIZE	SPACING	NAME	LATIN NAME
CC	1	B&B 1 1/2-3"	15'-0"	EASTERN REDBUD	CERCIS CANADENSIS
SHRUBS					
SYMBOL	QUANTITY	SIZE	SPACING	NAME	LATIN NAME
HM	11	3 GAL	3'-0"	MOPHEAD HYDRANGEA	HYDRANGEA MACROPHYLLA
BM	6	3 GAL	3'-0"	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA
PT	95 SF	2 QT.	3'-0"	JAPANESE SPURGE	PACHYRANDRA TERMINALIS

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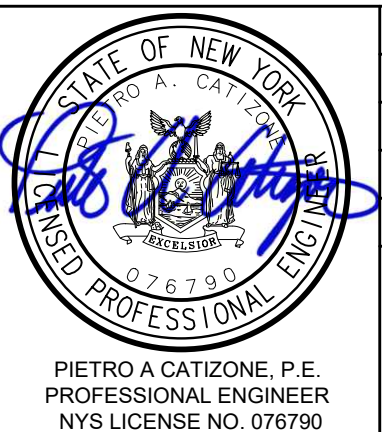
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COUNTY OF WESTCHESTER
TAX ID: 9-15-282

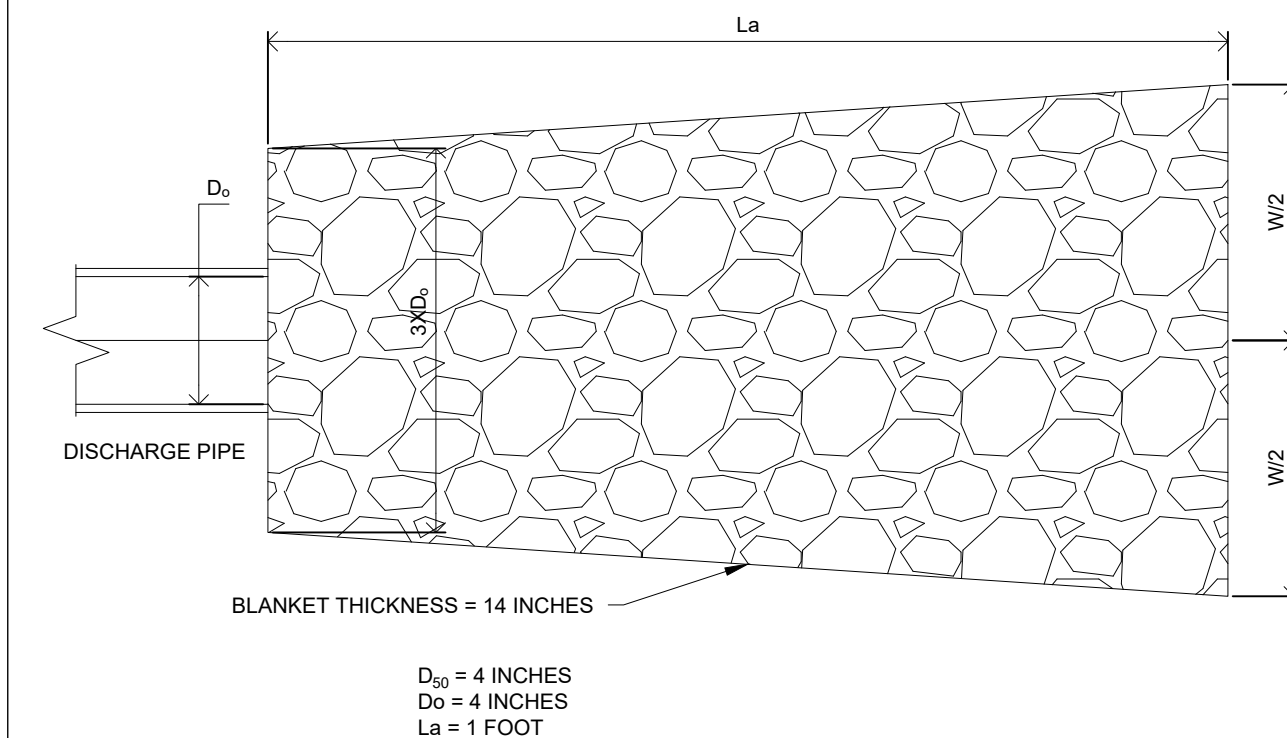
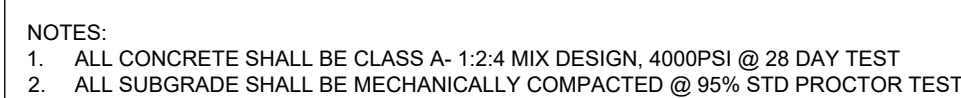
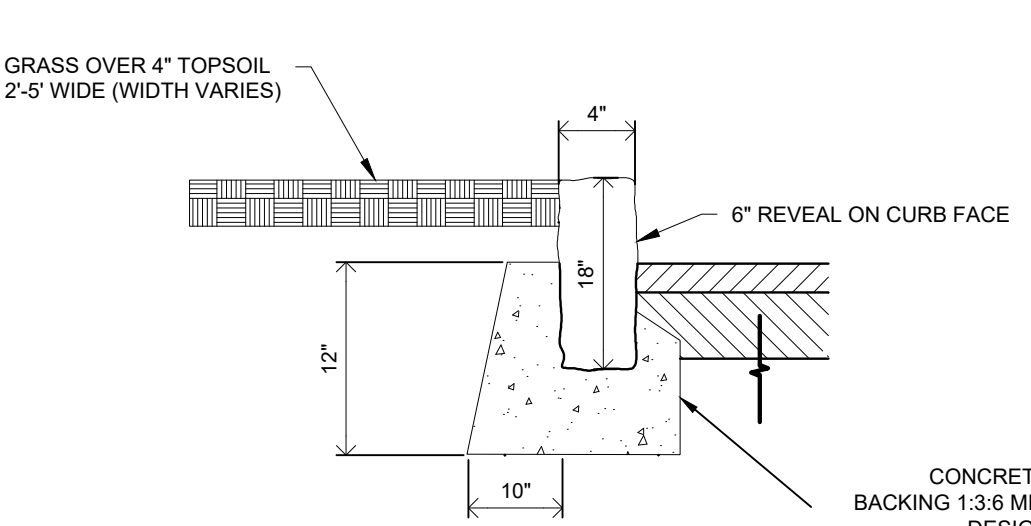
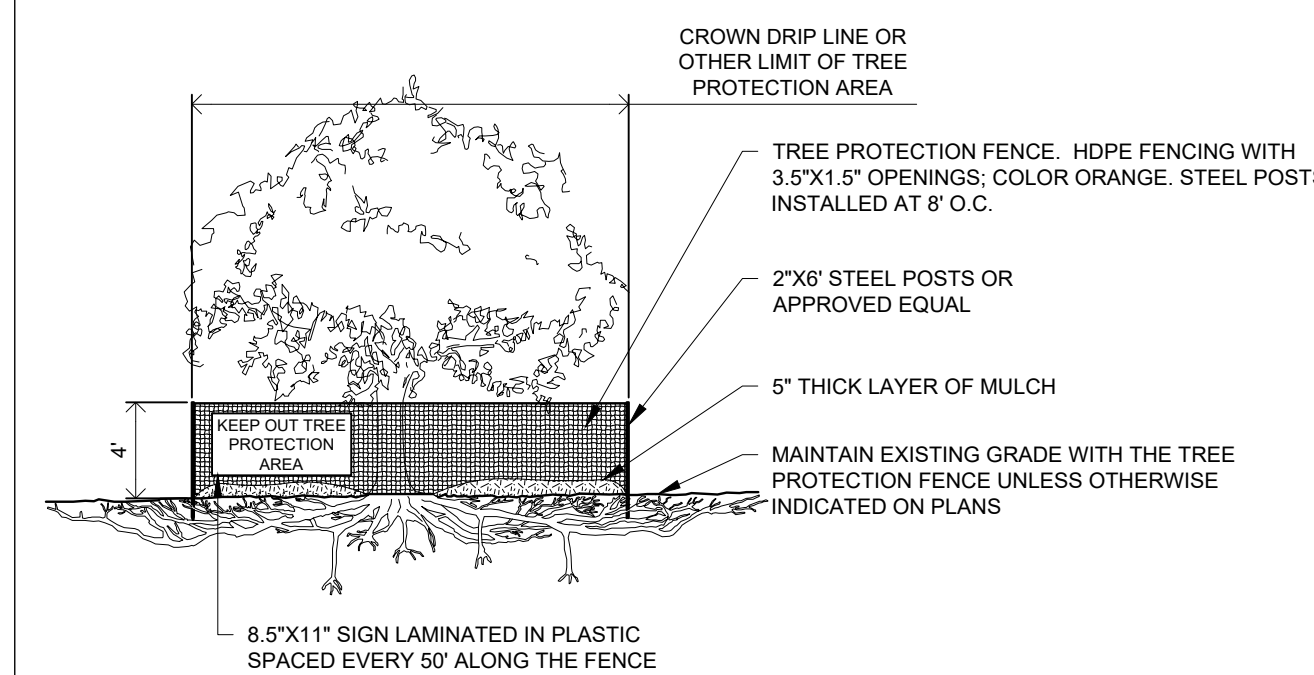
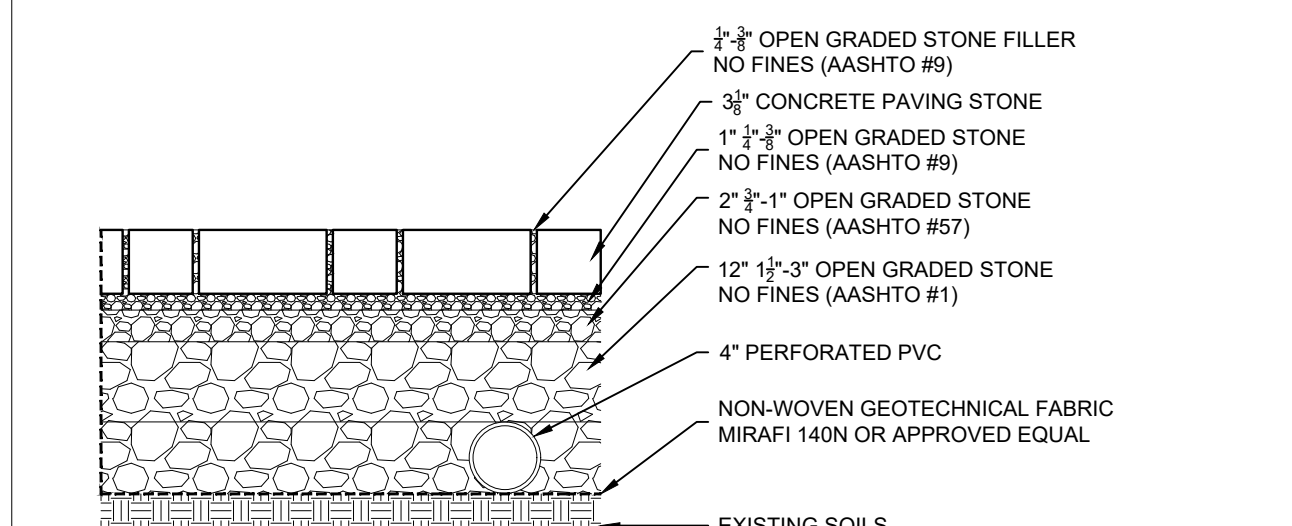
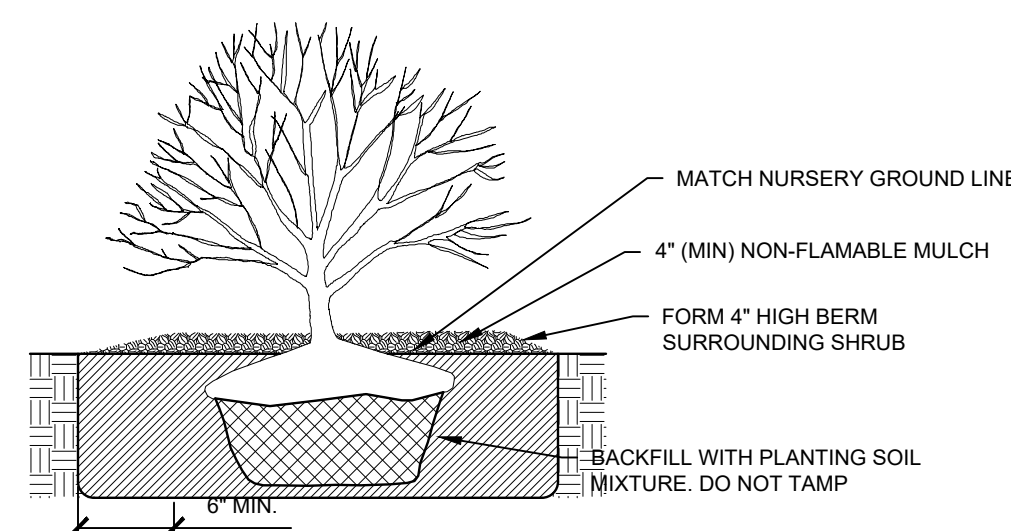
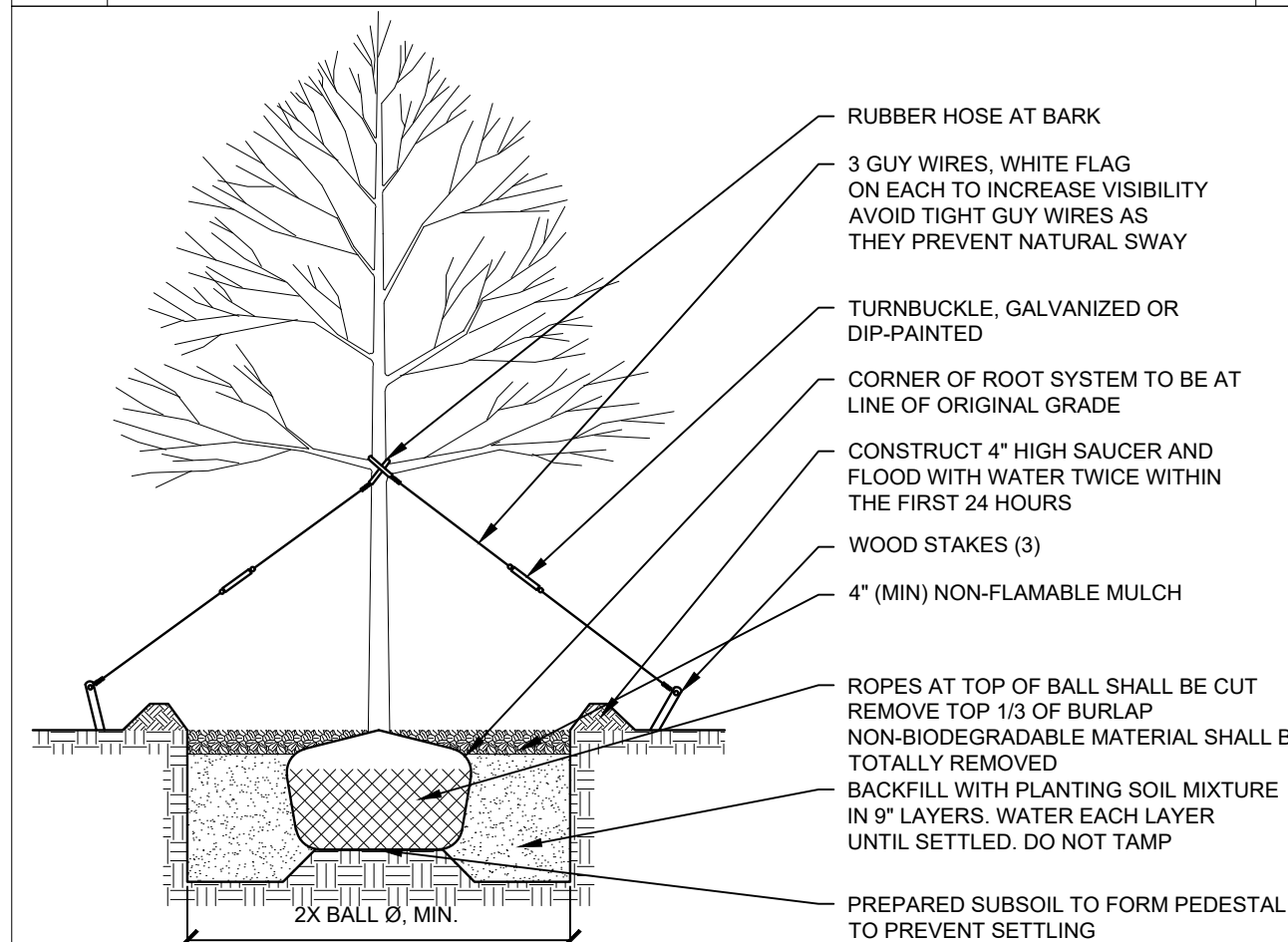
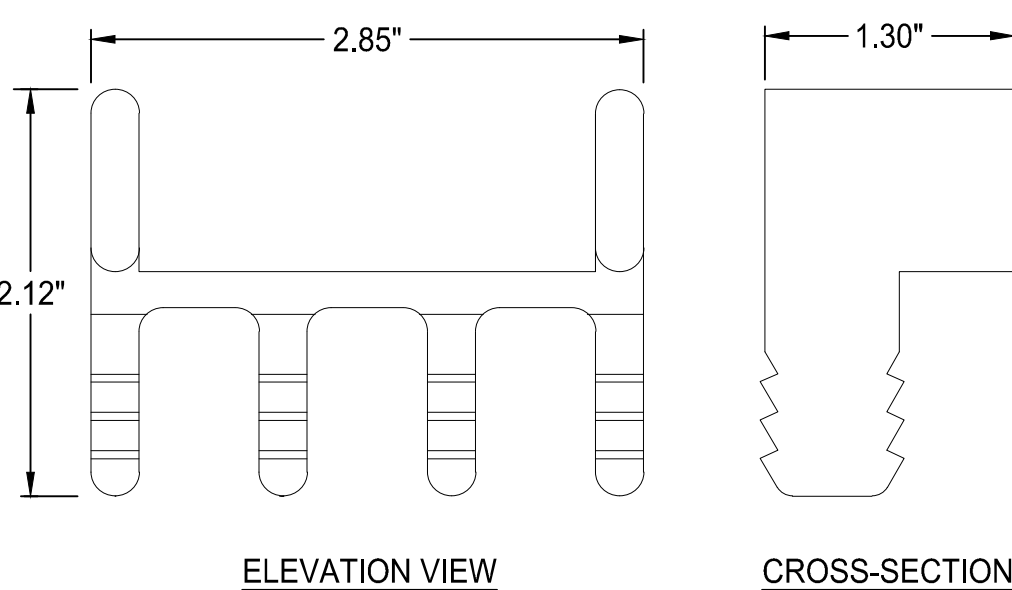
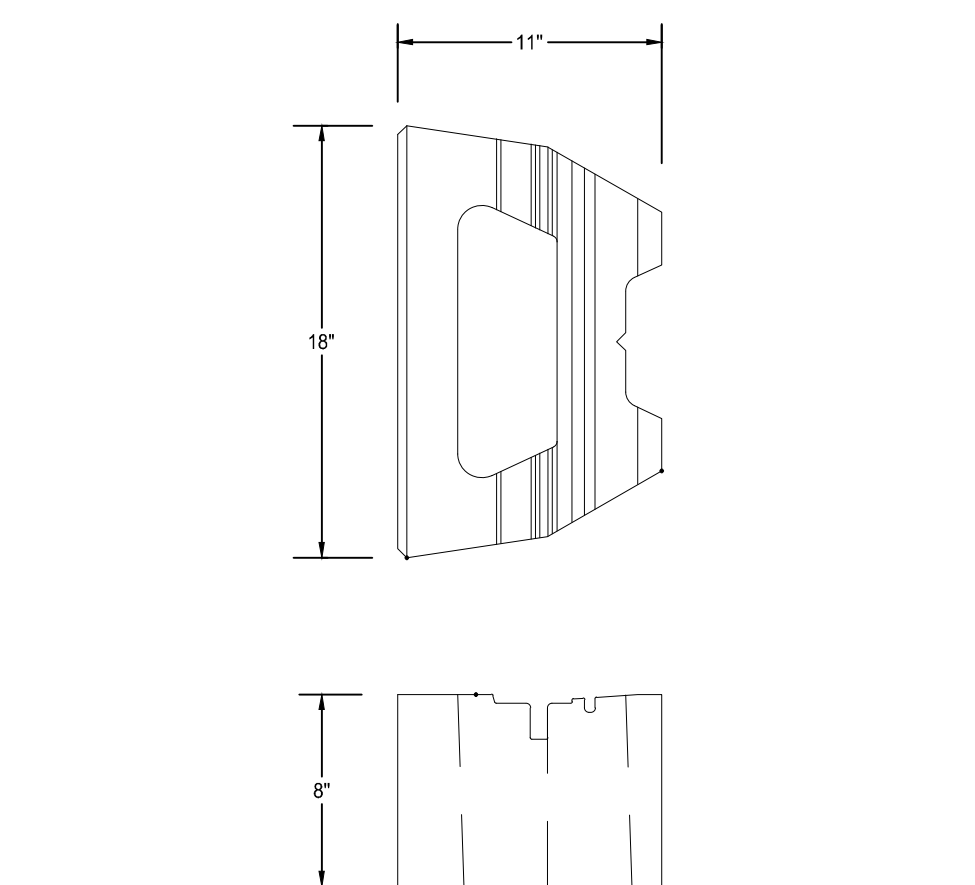
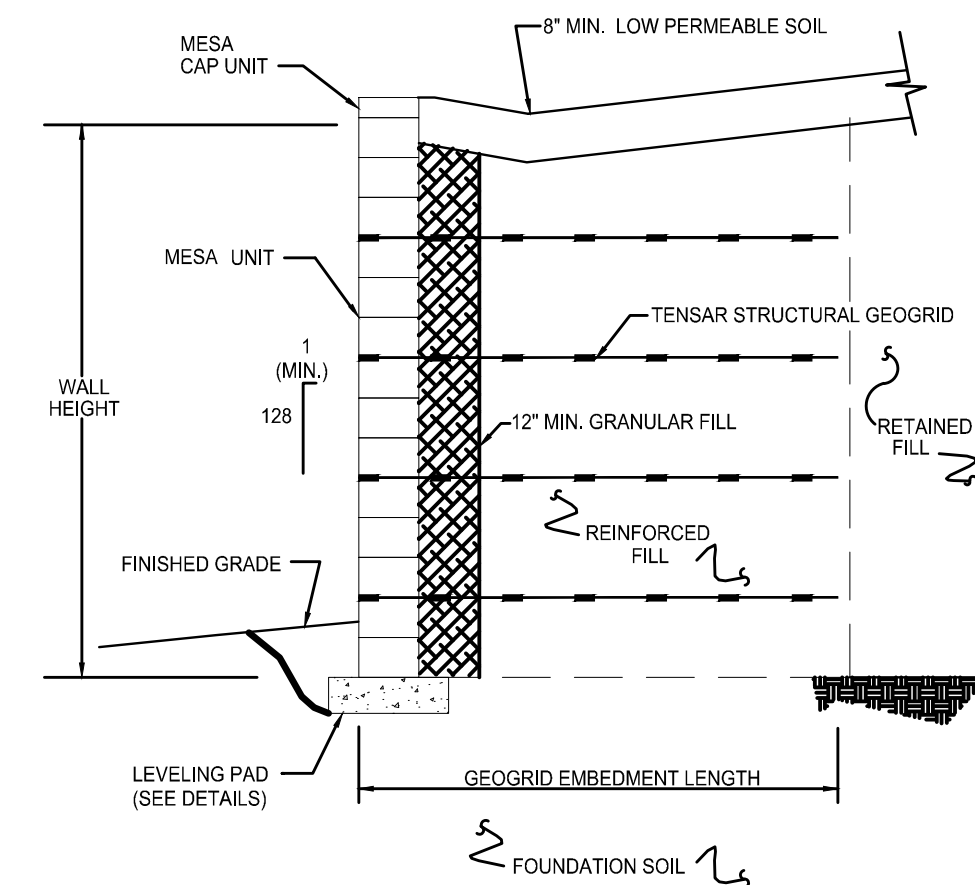
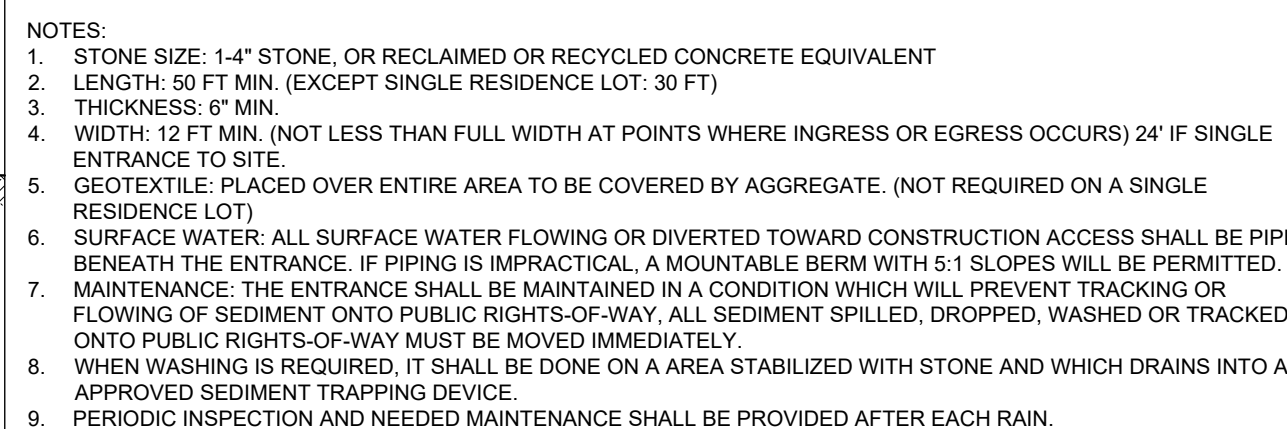
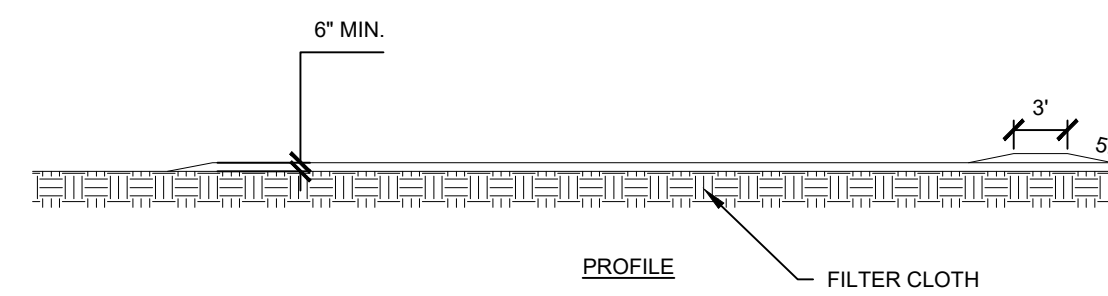
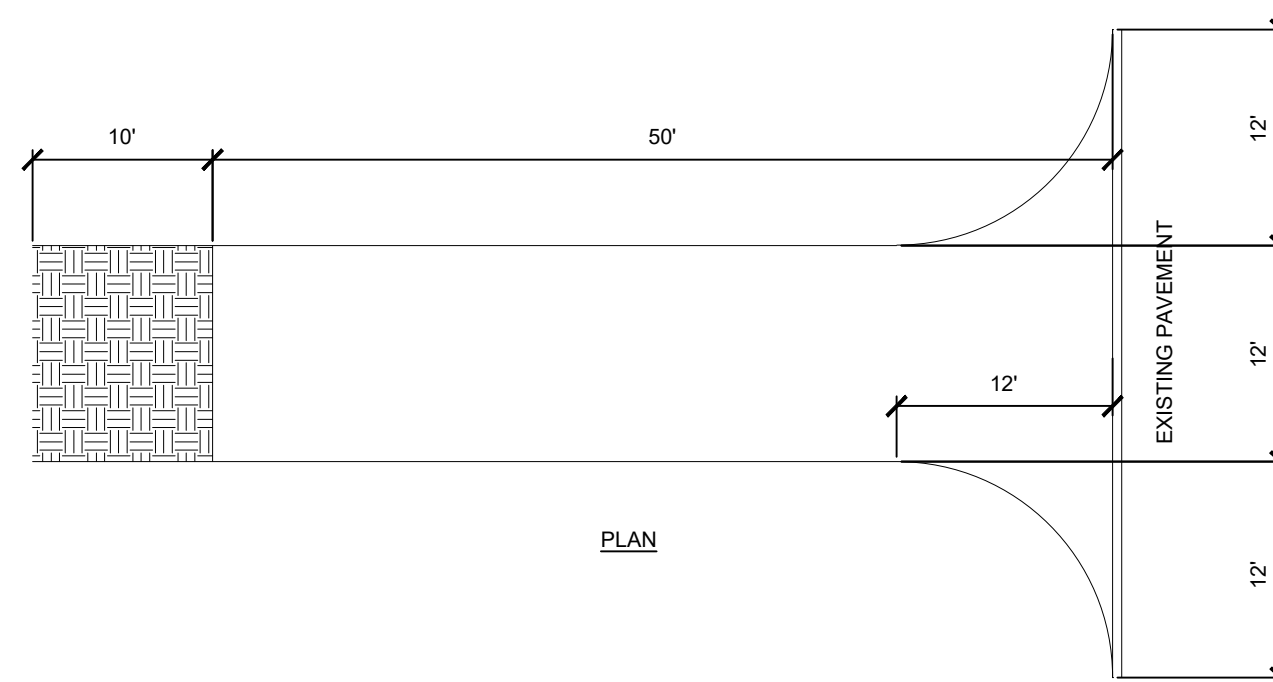
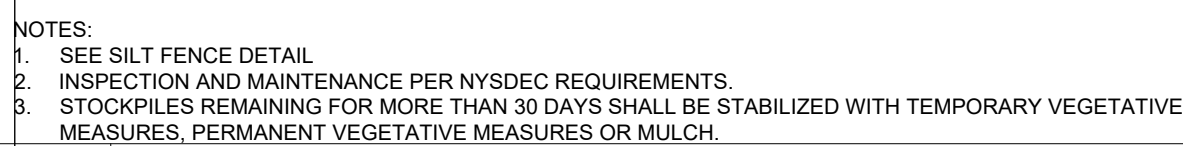
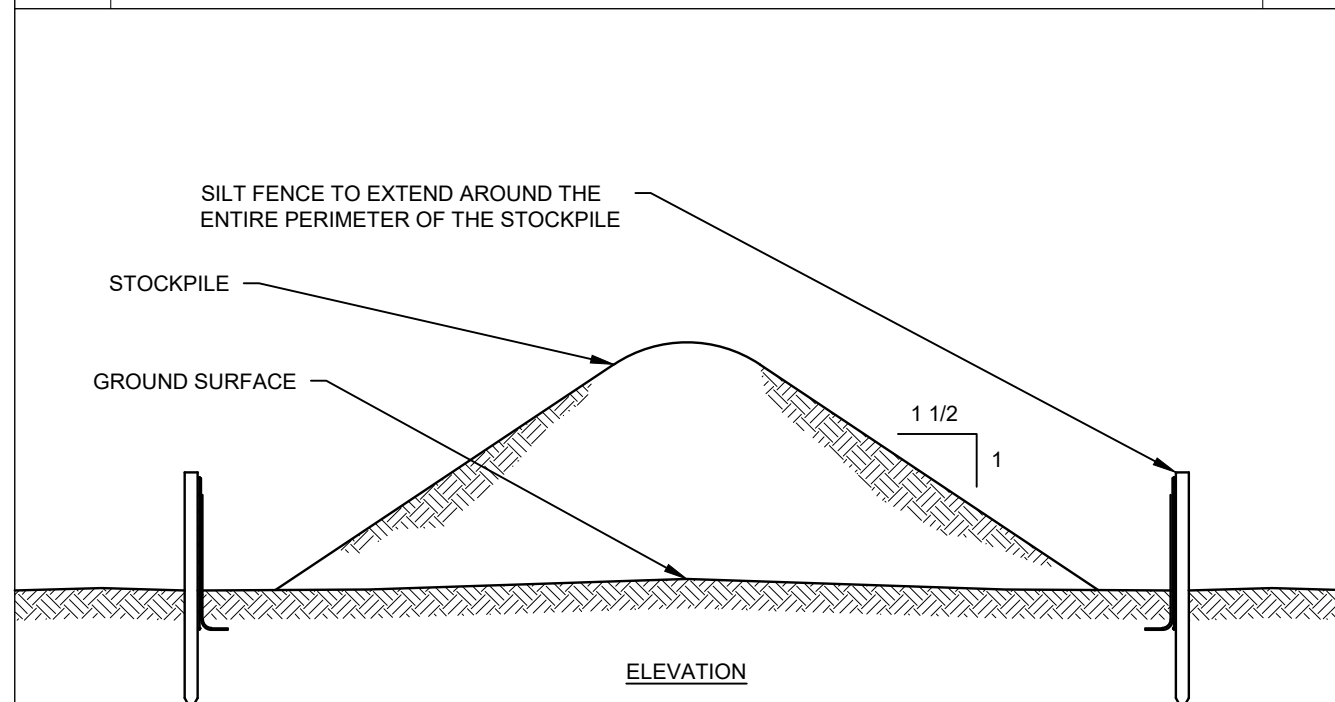
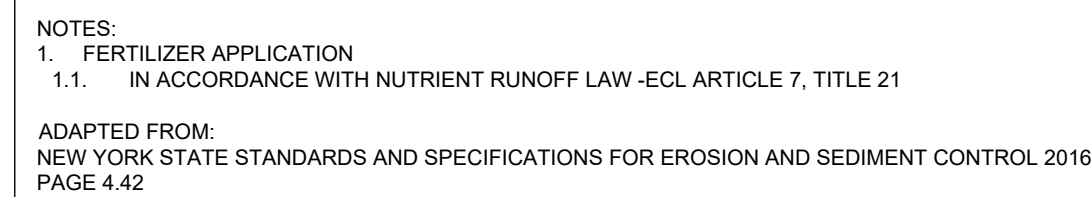
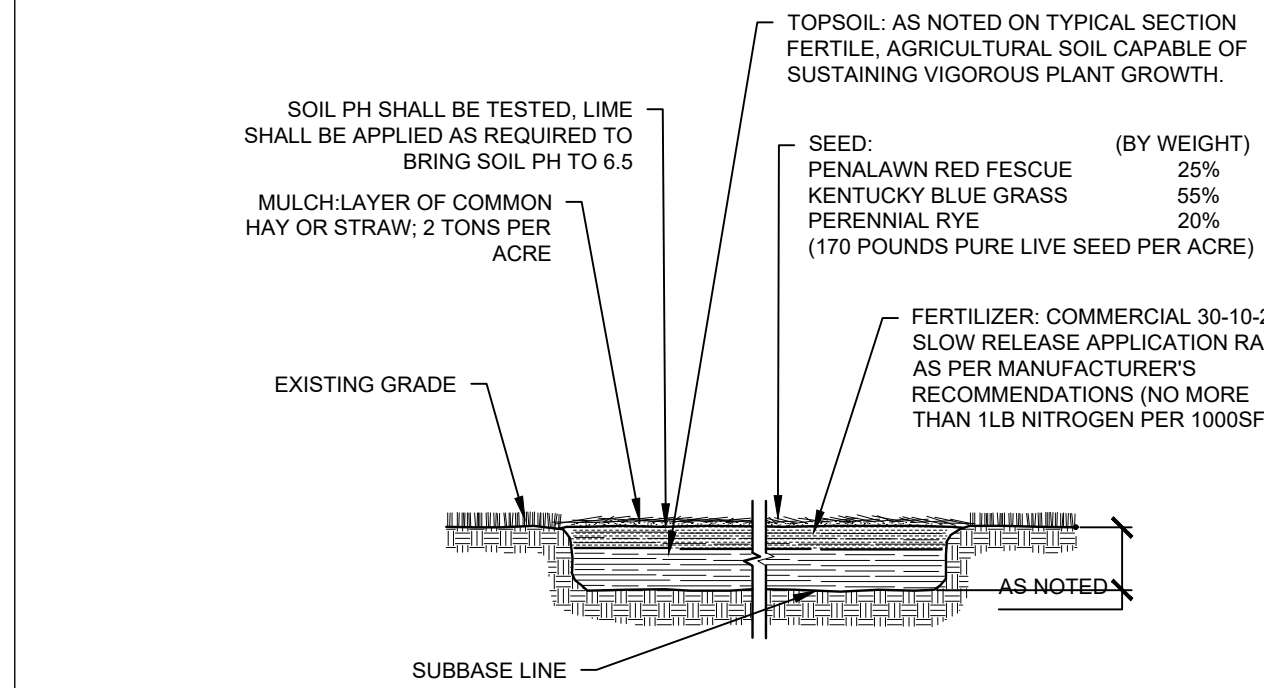
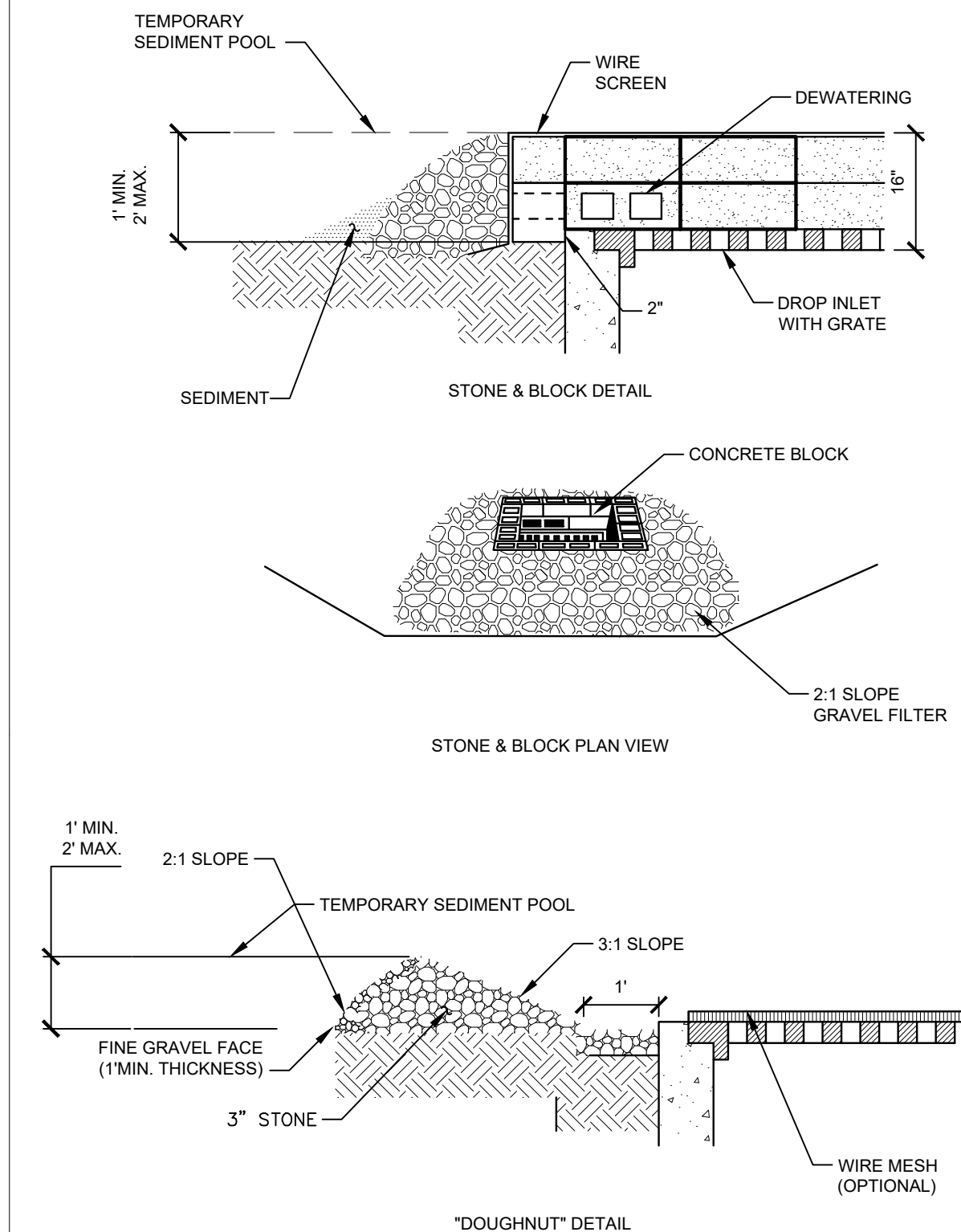
TITLE:

LANDSCAPE PLAN



SCALE: 1"=10'
DATE: MAY 07, 2021
DRAWN BY: D.M.G.
CHECKED BY: M.A.D.
PROJECT NO.: 21001
DRAWING NO.:

SD-203

[illegible]

APPLICANT:

ARCHER PROPERTY
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105 CALVERT STREET
HARRISON NY 10528

ENGINEER:


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VILLAGE OF MAMARONECK
COUNTY OF WESTCHESTER
TAX ID: 9-15-282

TITLE:

DETAILS

	SCALE: AS NOTED
	DATE: MAY 07, 2021
	DRAWN BY: D.M.G.
	CHECKED BY: M.A.D.
	PROJECT NO.: 21001
	DRAWING NO.:

SD-40I

PIETRO A CATIZONE, P.E.
PROFESSIONAL ENGINEER
LICENSE NO. 076790