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APPLICANT:

ARCHER PROPERTY  
MANAGEMENT  
105 CALVERT STREET  
HARRISON NY 10528

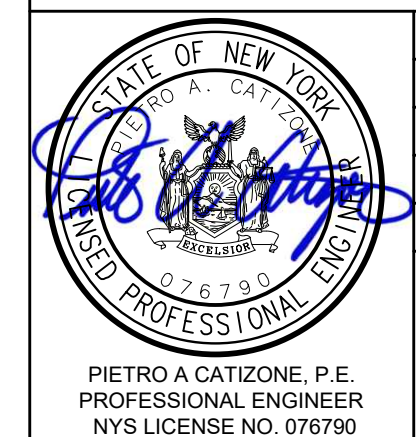
ENGINEER:

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**ENGINEERING, P.C.**  
*Civil Engineering Consultants*

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

TITLE: ADJOINER MAP



SCALE: AS NOTED
DATE: MAY 07, 2021
DRAWN BY: D.M.G.
CHECKED BY: M.A.D.
PROJECT NO.: 21001
DRAWING NO.: <b>SD-100</b>



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.

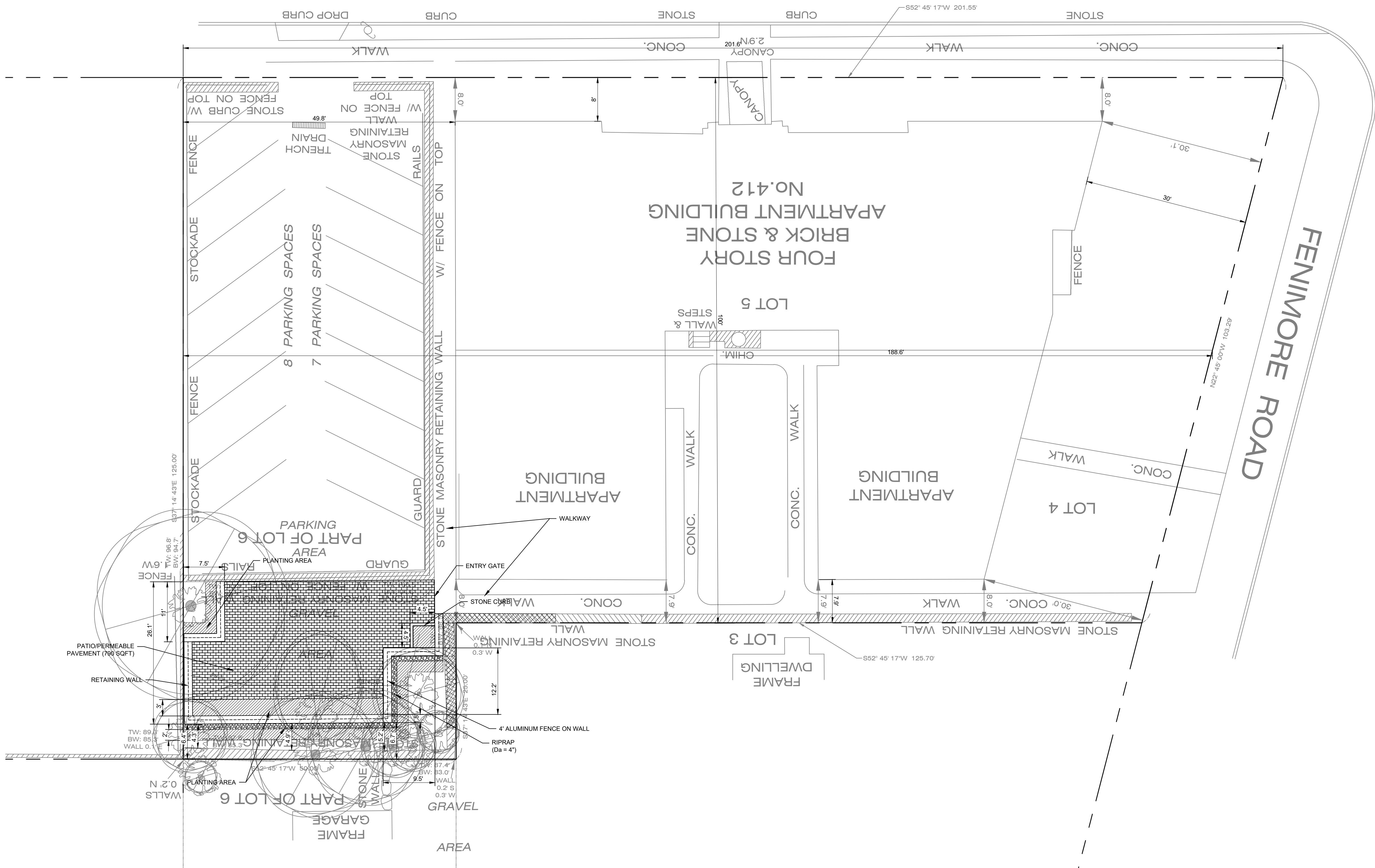
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12. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS AT AN APPROVED FACILITY.
13. CONTAMINATED OR HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ENVIRONMENTAL PLANS AND IN ACCORDANCE WITH REQUIREMENTS OF AGENCIES HAVING JURISDICTION. 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 HOPE N-12 DOUBLE WALL PIPE.
15. INLETS, FRAMES, AND GRATES SHALL BE RATED FOR N-20 VEHICLE LOADING.
16. ANY IMPORTED SOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND ENVIRONMENTAL PURPOSES.
17. THE APPLICANTS DESIGN PROFESSIONAL SHALL INSPECT AND PROVIDE CONSTRUCTION COMPLIANCE CERTIFICATION OF ALL RETAINING WALLS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION FOR THE PROJECT.

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	188.8/201.6	188.8/201.6
MINIMUM LOT DEPTH	FT	100	100	100
YARD - FRONT (1)	FT	25	8	8
YARD - LESSER SIDE (2)	FT	8	30	0
YARD - 2 SIDES COMBINED	FT	20	30	30
YARD-REAR (1)	FT	30	7.9	7.9
MAXIMUM BUILDING STORIES (1)	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


1. EXISTING NON-CONFORMITY
2. AREA VARIANCES HAVE BEEN GRANTED ON MARCH 24, 2023 WHICH ALLOWS THE APPLICANT TO:
  - 2.1. INCREASE THE EXISTING NONCONFORMING BUILDING COVERAGE OF 38% BY AN ADDITIONAL 3.8% TO 41.8% WHERE 35% IS PERMITTED.
  - 2.2. DECREASE THE SIDE YARD SETBACK TO 0 FEET WHERE 8 FEET IS REQUIRED.

MAXIMUM BUILDING COVERAGE (INCLUDING WALLS)				
ITEM	UNITS	REQUIRED	EXISTING	PROVIDED
MAXIMUM BUILDING COVERAGE	%	35	41.1	41.8
	SF (COVERAGE AREA/TOTAL AREA)	7039.43/20112.65	8267.03/20112.65	8411.90/20112.65

HATCH LEGEND	
EXISTING STRUCTURE	
PATIO/PERMEABLE PAVEMENT	
PLANTING AREA	

[illegible]

ARCHER PROPERTY  
MANAGEMENT  
105 CALVERT STREET  
HARRISON NY 10528

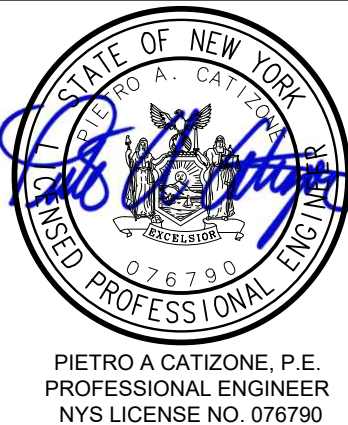


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**BBQ/PATIO AREA IMPROVEMENTS**  
412 MUNRO AVENUE  
VILLAGE OF MAMARONECK  
COUNTY OF WESTCHESTER  
TAX ID: 9-15-282

## OVERALL LAYOUT PLAN



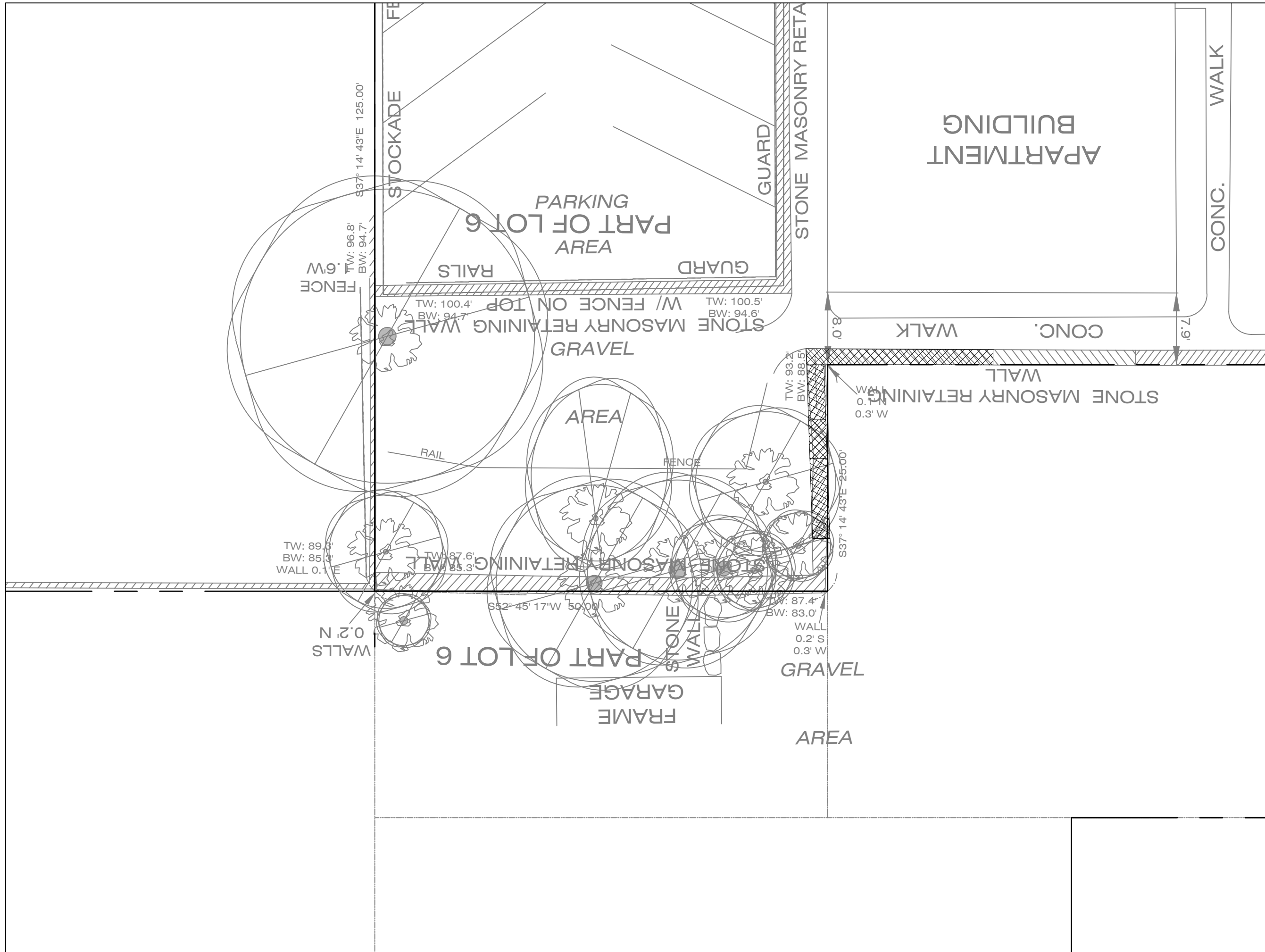
SCALE: 1"=10'
DATE: MAY 07, 2021
DRAWN BY: D.M.G.
CHECKED BY: M.A.D.
PROJECT NO.: 21001
DRAWING NO.:

SD-201

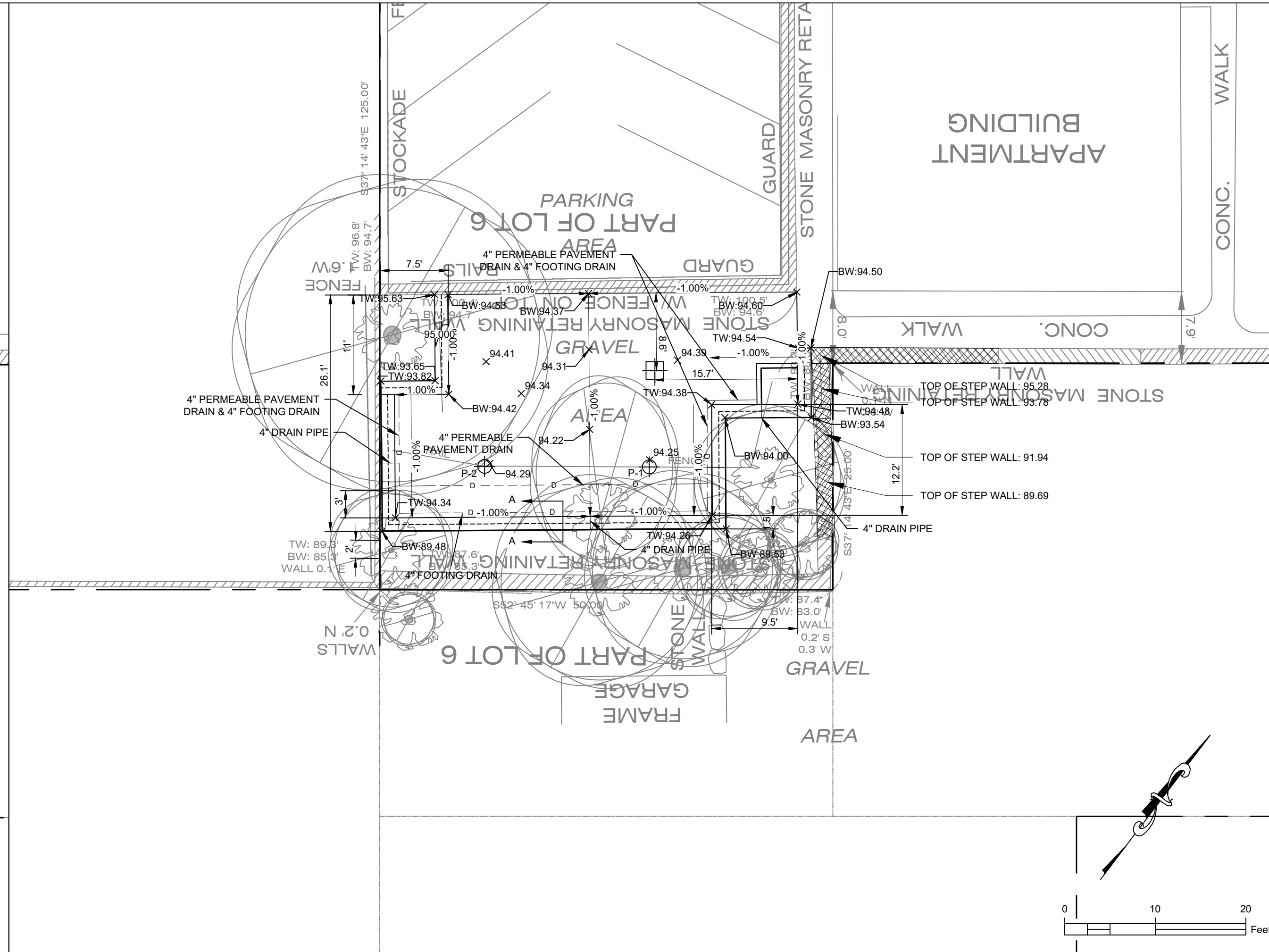


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[illegible]

## GRADING & DRAINAGE PLAN



ARCHER PROPERTY  
MANAGEMENT  
105 CALVERT STREET  
HARRISON NY 10528



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Tel.: (914) 269-8358 · [www.catizoneengineering.com](http://www.catizoneengineering.com)

TITLE: EXISTING CONDITIONS  
GRADING & DRAINAGE PLAN



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

SD-202



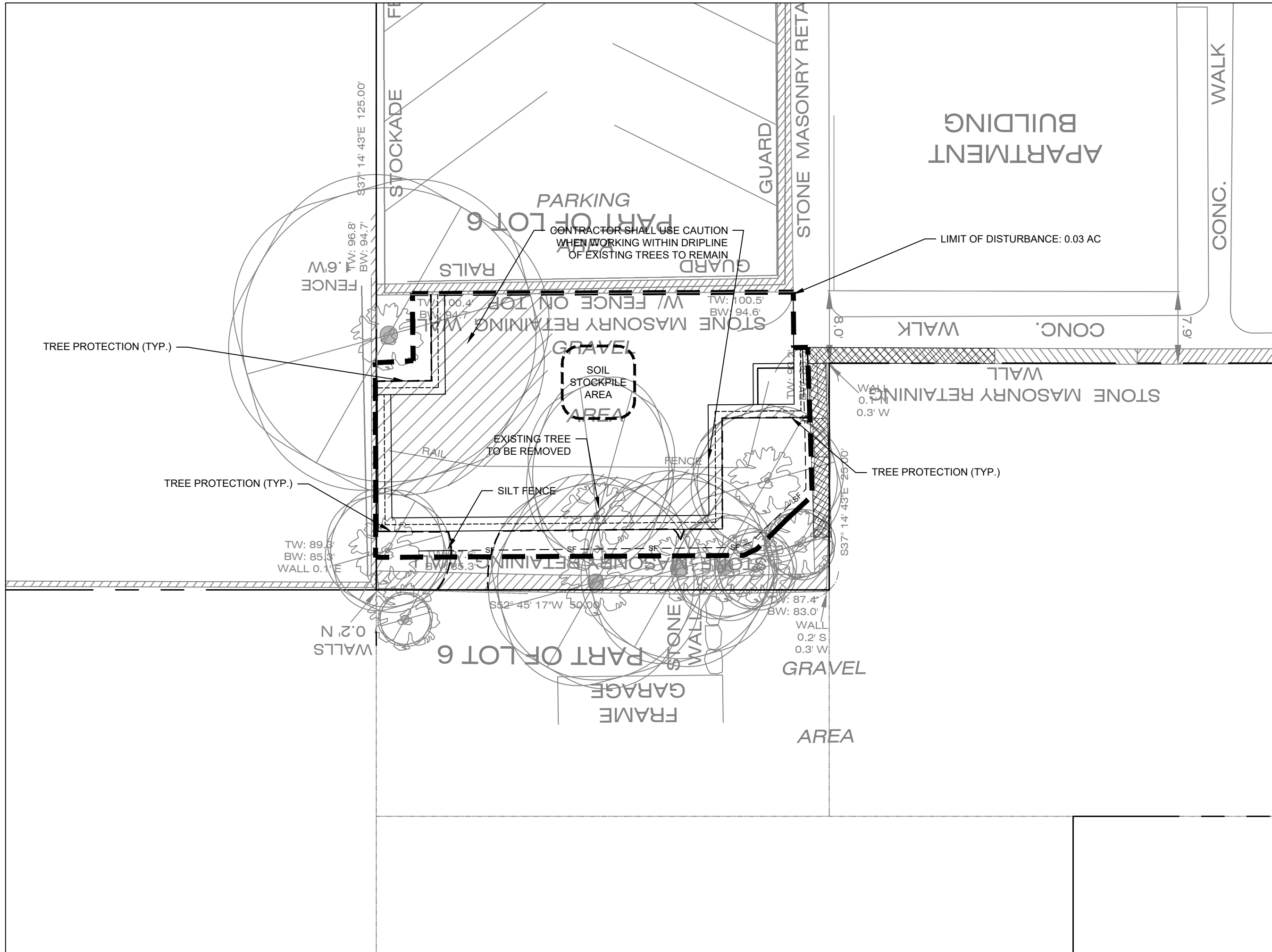
1. SEDIMENT AND EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
2. ANY POTENTIALLY ERODIBLE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN 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 NYSDEC 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

9. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL EMPLOY DETERMINED AND SEDIMENT REMOVAL TECHNIQUES IN ACCORDANCE WITH "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
10. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONCE THE DISTURBED AREAS HAVE BEEN STABILIZED.
11. VERIFY ADA PARKING SIGNS AND RELOCATE OR ADD AS REQUIRED.

1. INSTALL OF TEMPORARY ESC MEASURES, PERIMETER FENCING.
2. REMOVE TREES AND STUMPS.
3. INSTALL RETAINING WALL.
4. REMOVE TOPSOIL AND GRADE PATIO.
5. INSTALL PERMEABLE PAVERS.
6. INSTALL LANDSCAPING.
7. REMOVAL OF TEMPORARY ESC MEASURES.


NOTES:  
1. TREE NO. 2, 3, & 9 ARE UNREGULATED TREES.  
2. TREE NO. 10 (12" PINE TREE) TO REMAIN IS NOT ON THE PROPERTY.

TREE PLANTING REQUIREMENT (§ 318-8 G.1.a)		
FOR LOTS 14,500 SF AND ABOVE		
DBH OF TREE REMOVED (INCHES)	REPLANTING REQUIREMENT	# OF TREES TO BE REMOVED
UNDER 8 INCHES	NO REPLANTING NECESSARY	0
8 TO 12 INCHES	ONE 2 TO 2½ INCH DBH TREE	1
13 TO 25 INCHES	TWO 2 TO 2½ INCH DBH TREES	0
26 INCHES OR GREATER	THREE 2 TO 2½ INCH DBH TREES	0
TOTAL # OF TREES REQUIRED TO BE PLANTED		1

[illegible]

## TREE PROTECTION PLAN

ARCHER PROPERTY  
MANAGEMENT  
105 CALVERT STREET  
HARRISON NY 10528

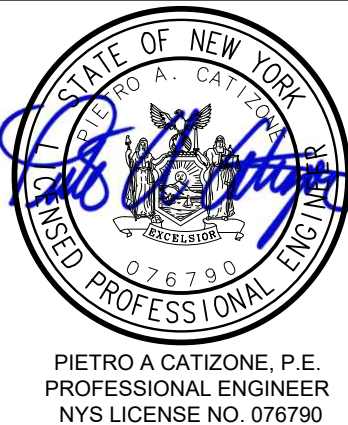


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412 MUNRO AVENUE  
VILLAGE OF MAMARONECK  
COUNTY OF WESTCHESTER  
TAX ID: 9-15-282

TITLE:  
EROSION & SEDIMENT CONTROL PLAN  
TREE PROTECTION PLAN

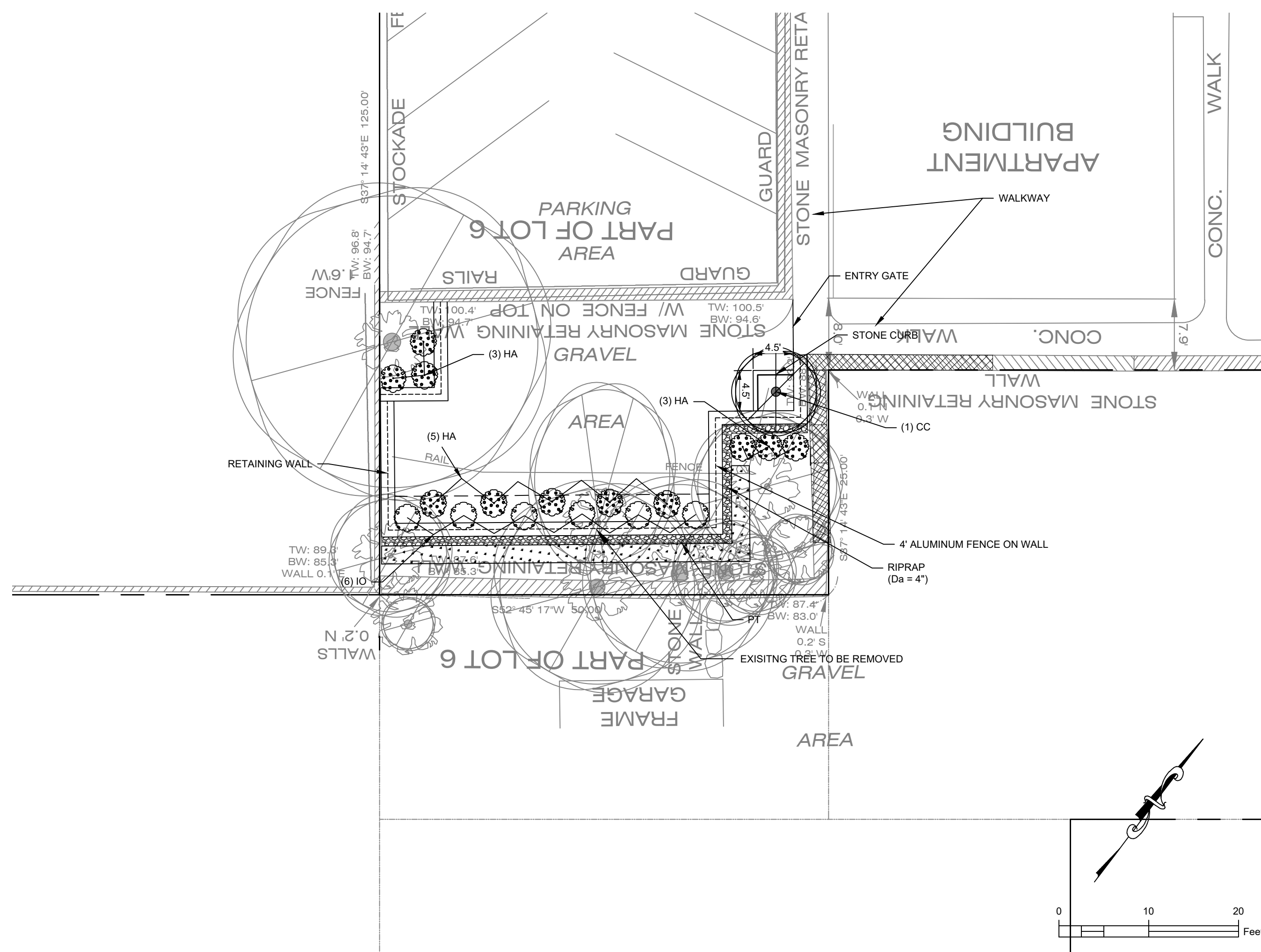
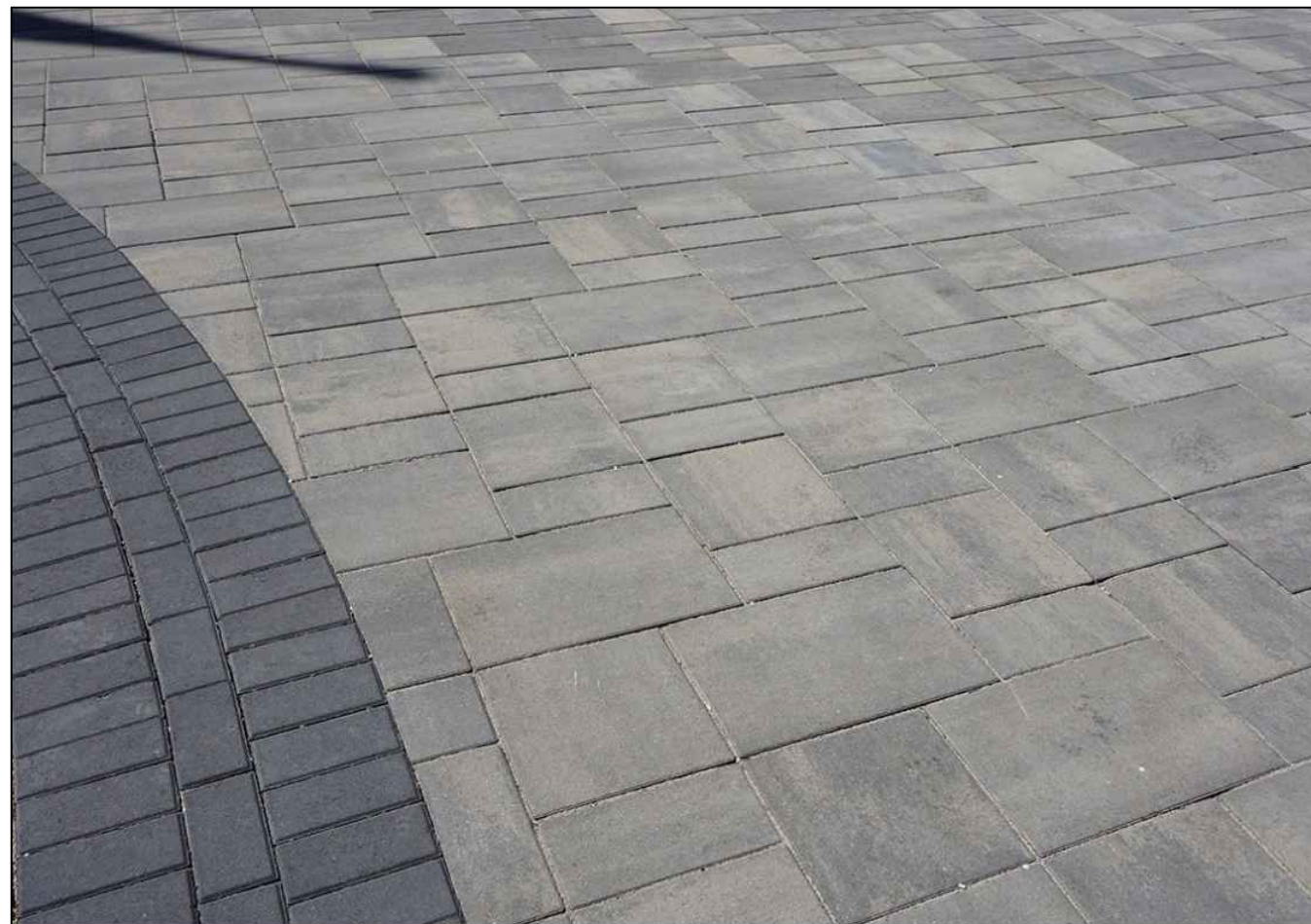


SCALE: 1"=10'
DATE: MAY 07, 2021
DRAWN BY: D.M.G.
CHECKED BY: M.A.D.
PROJECT NO.: 21001
DRAWING NO.:

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

SD-203





PLANT SCHEDULE					
TREES					
SYMBOL	QUANTITY	SIZE	SPACING	NAME	LATIN NAME
CC	1	B&B 2 1/2 - 3"	3'	AMERICAN HORNBEAM	CARPINUS CAROLINIANA
SHRUBS					
SYMBOL	QUANTITY	SIZE	SPACING	NAME	LATIN NAME
HA	11	3 GAL	3'-0"	CLIMBING HYDRANGEA	HYDRANGEA ANOMALA PETIOLARIS
IO	6	3 GAL	3'-0"	AMERICAN HOLLY	ILEX OPACA
PT	95 SF	2 QT.	3'-0"	JAPANESE SPURGE	PACHYSANDRA TERMINALIS

[illegible]

APPLICANT:

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MANAGEMENT  
105 CALVERT STREET  
HARRISON NY 10528**

ENGINEER:

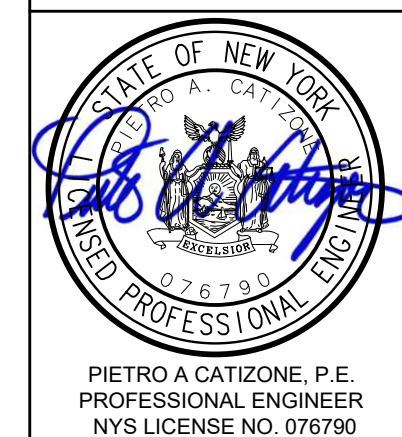
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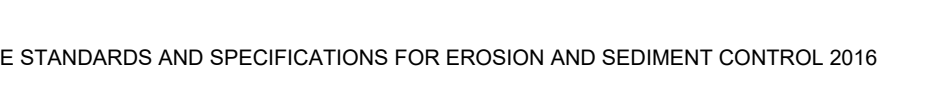
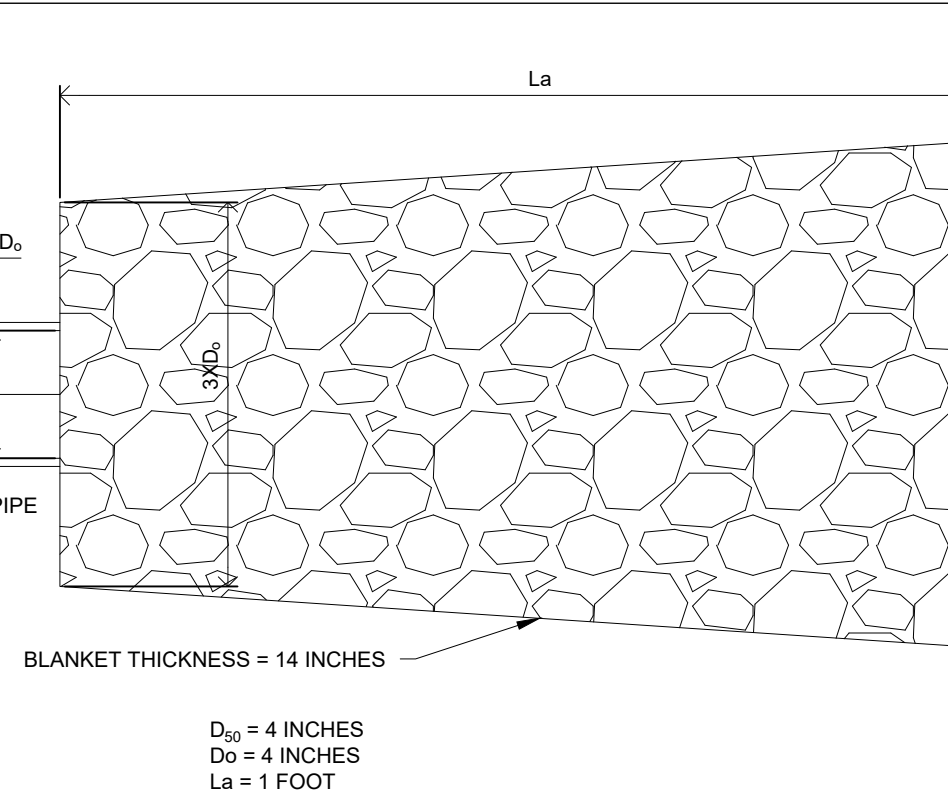
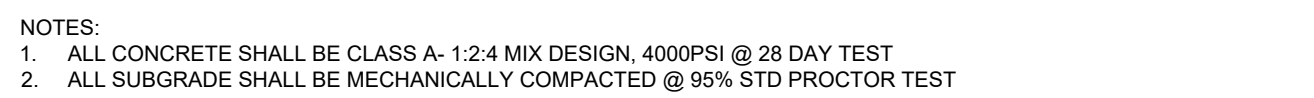
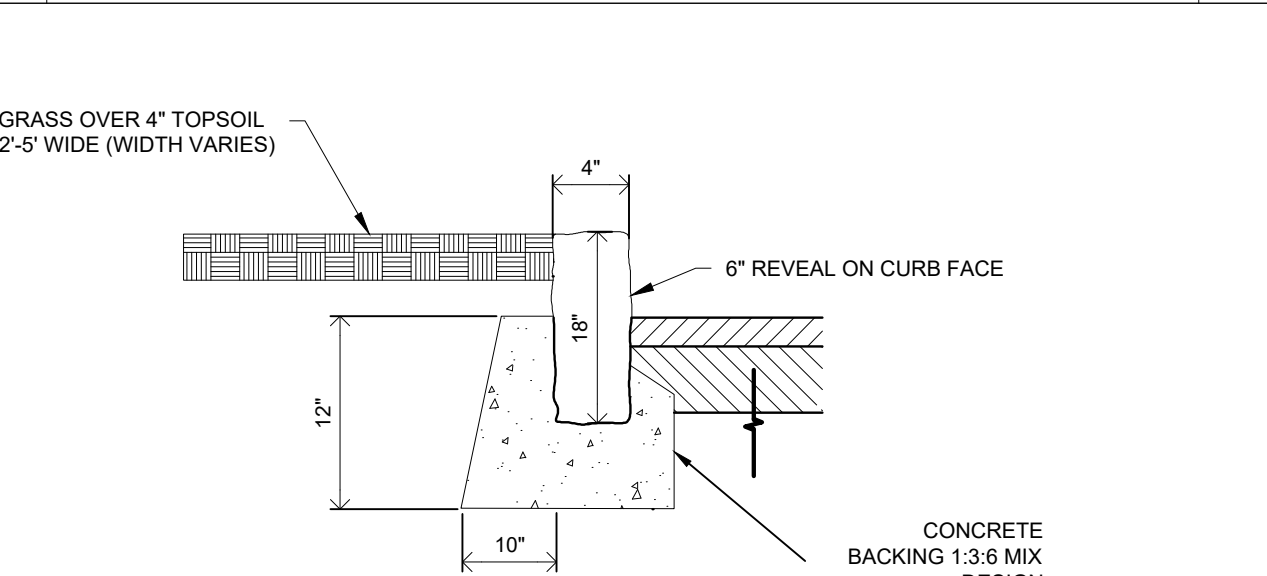
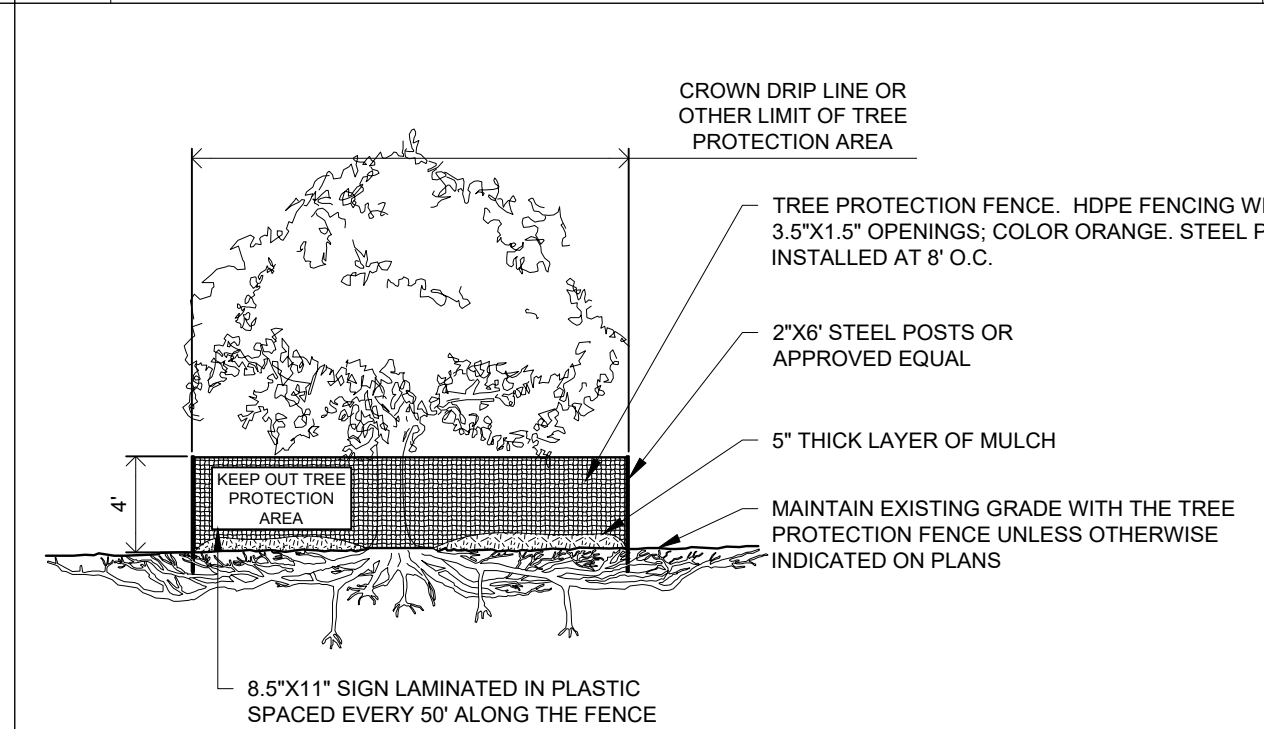
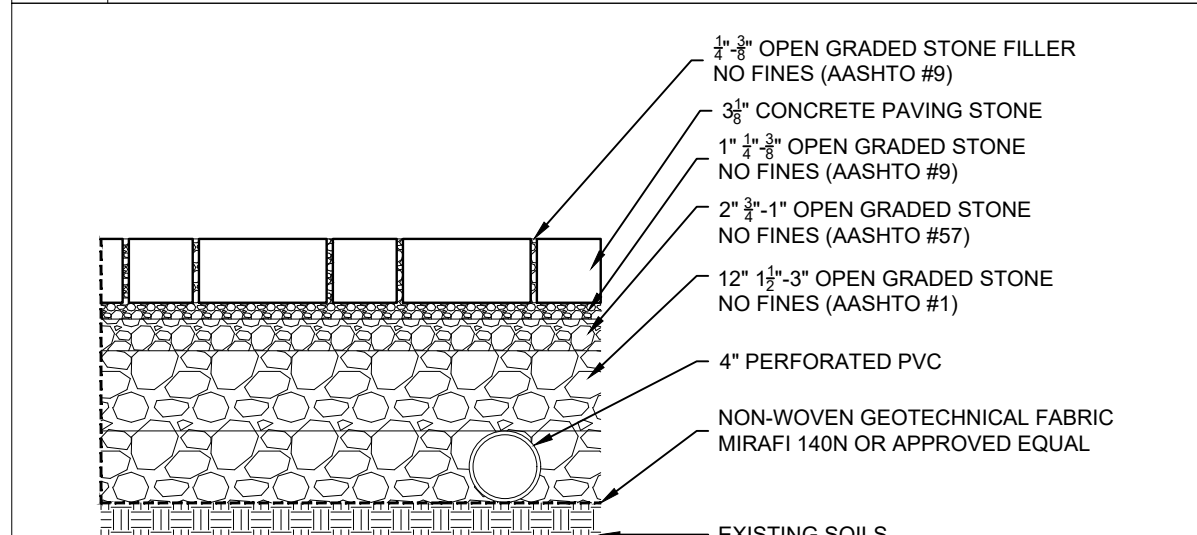
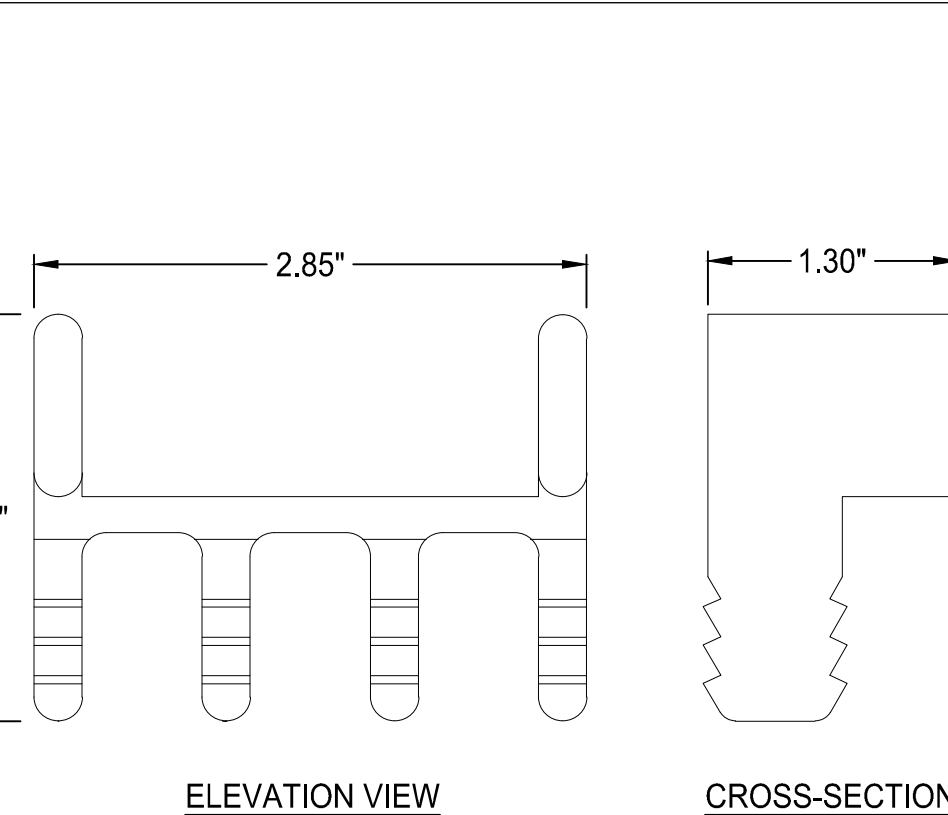
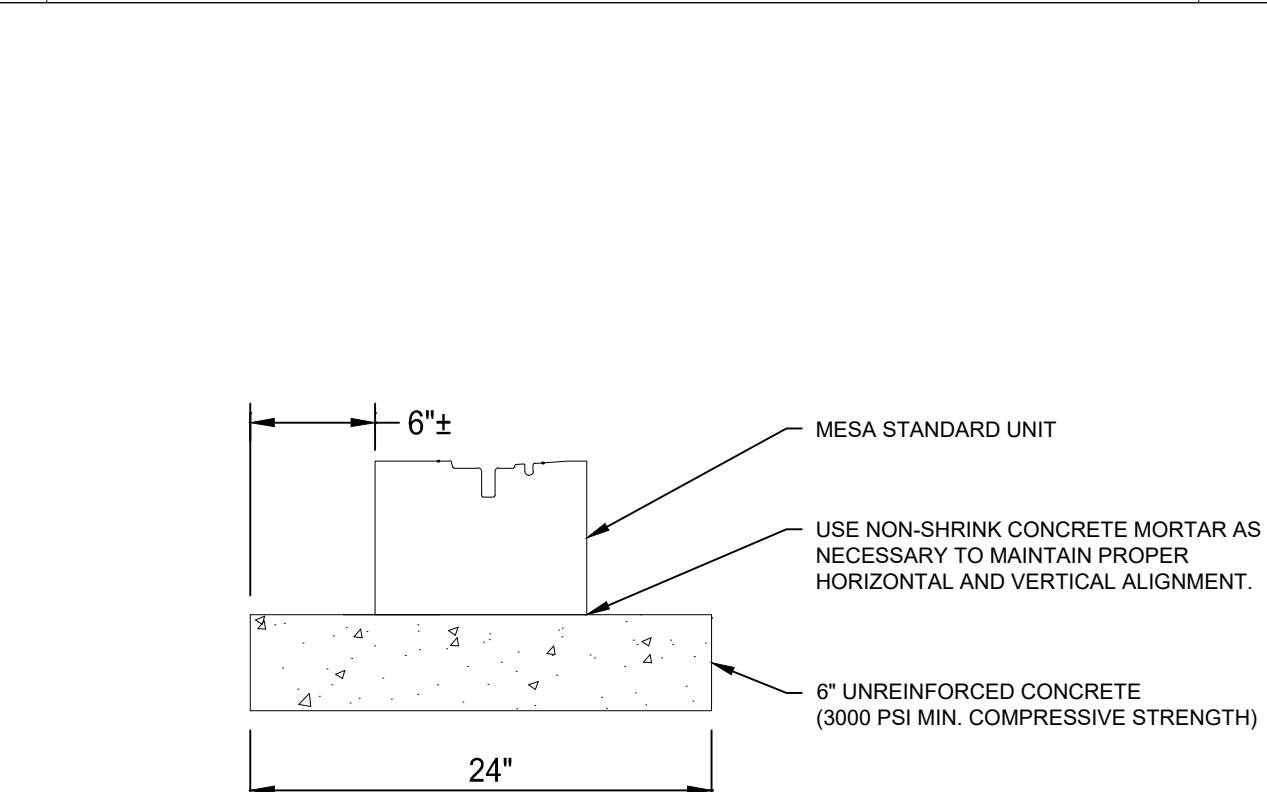
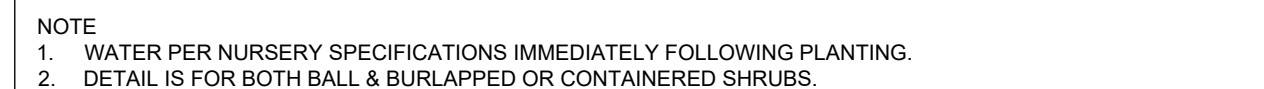
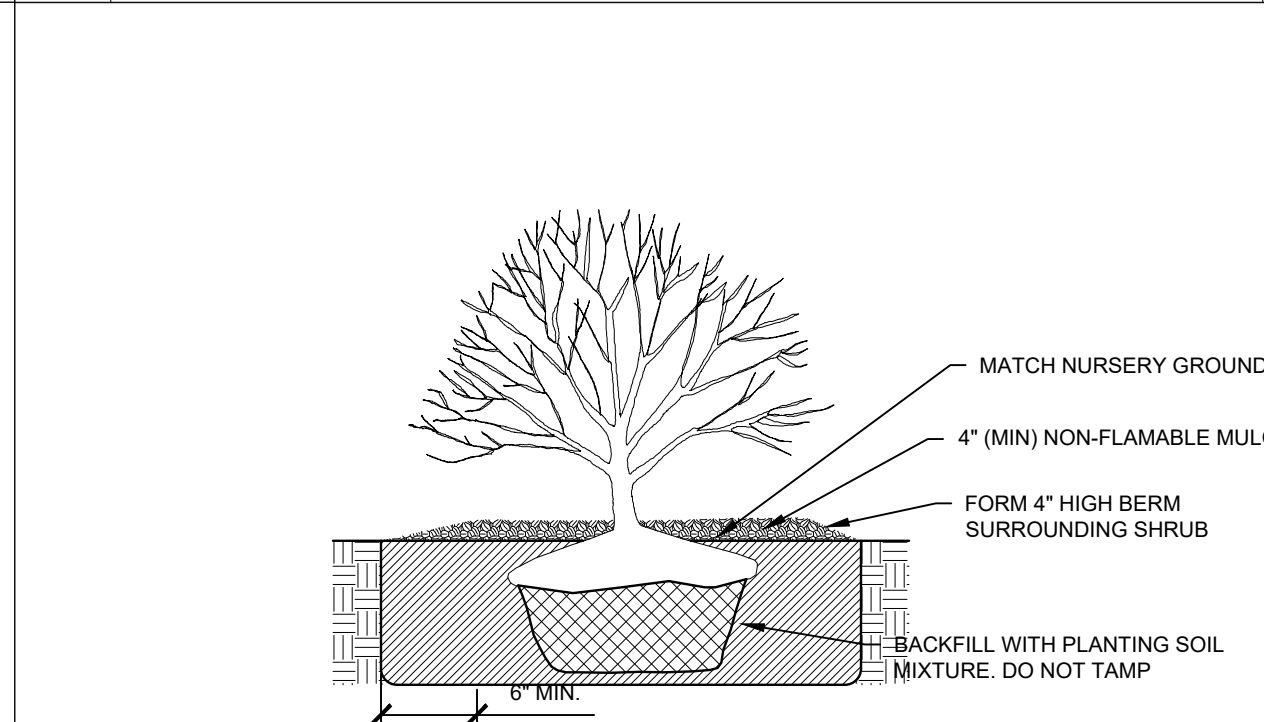
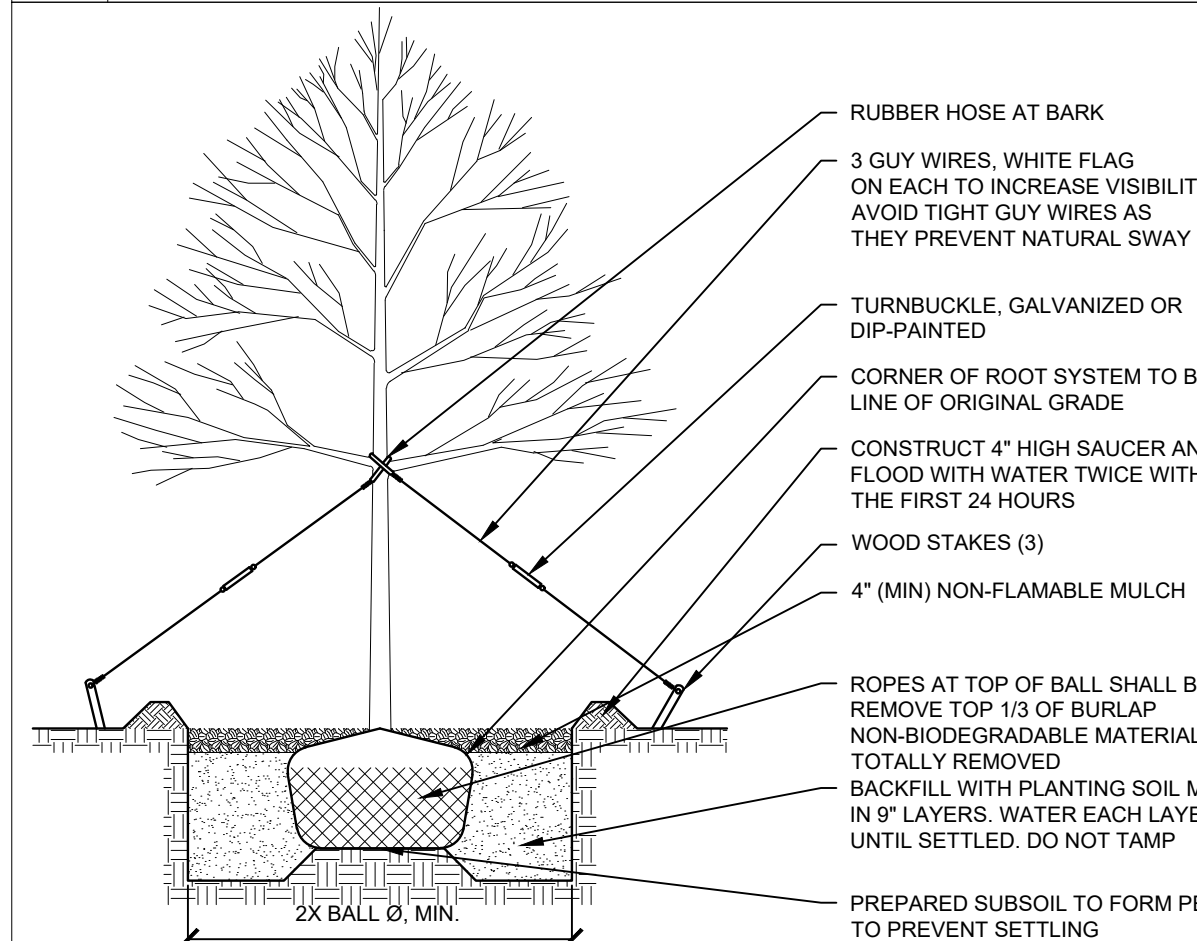
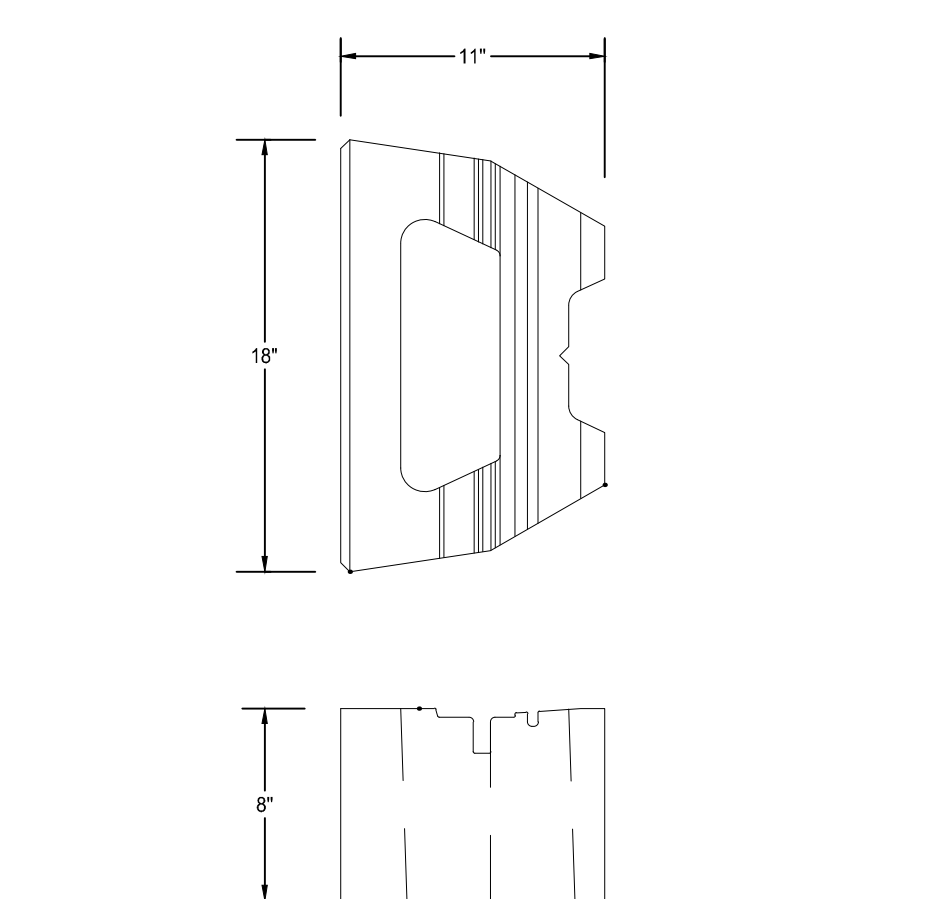
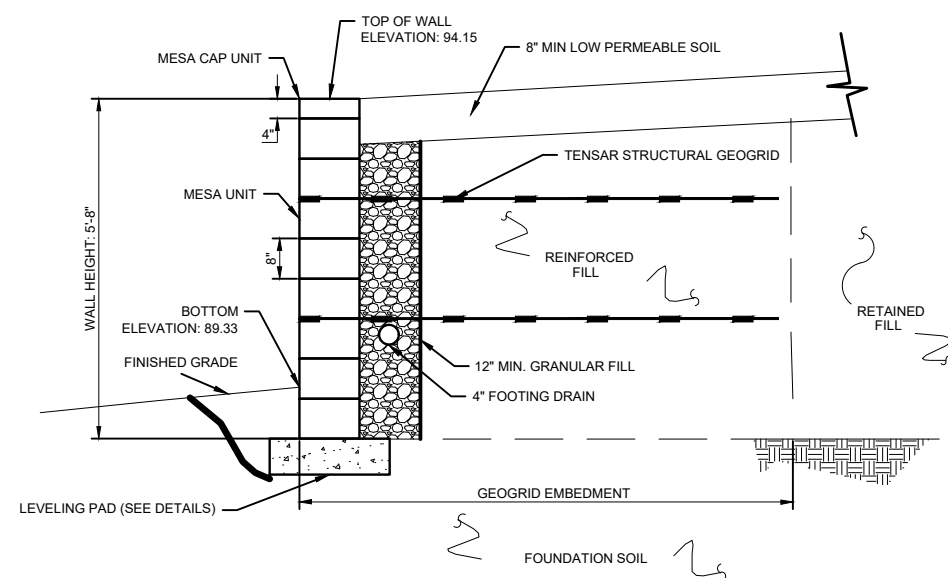
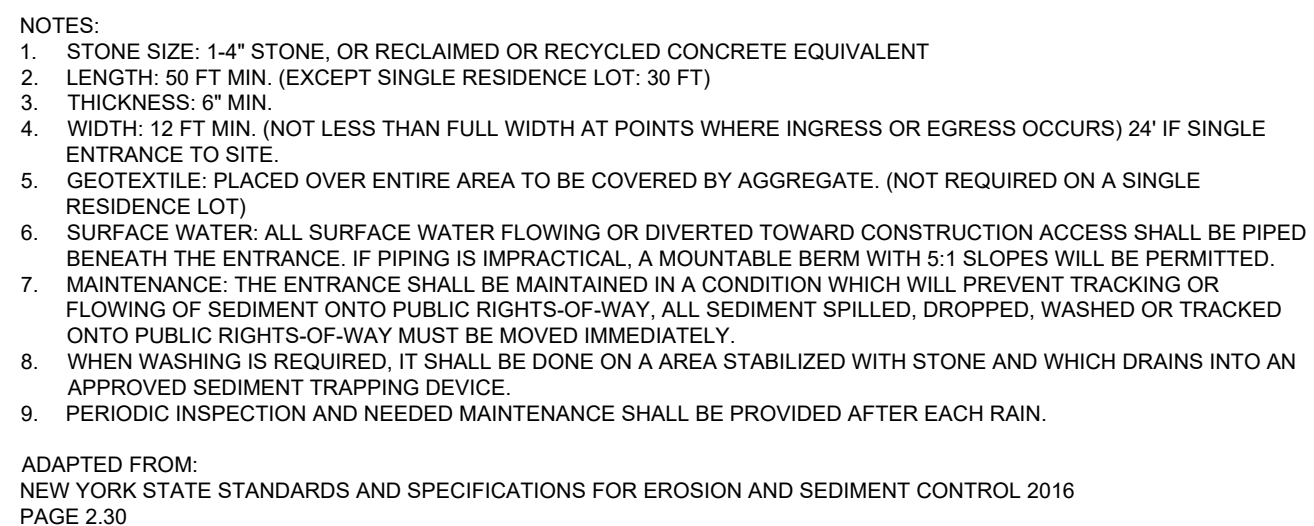
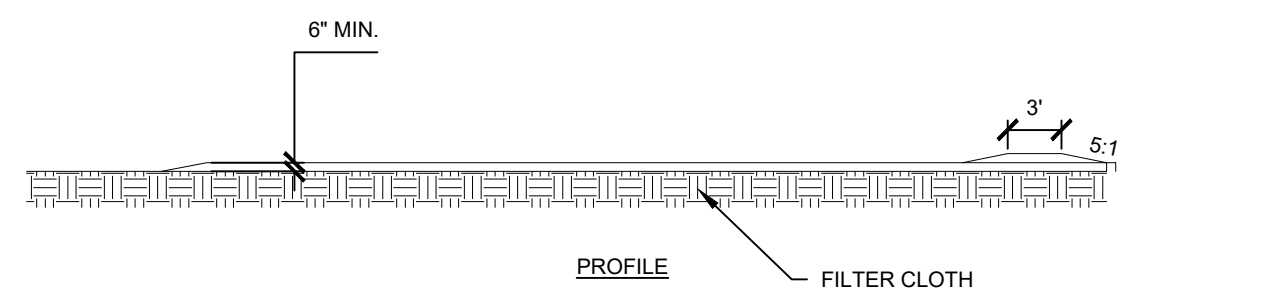
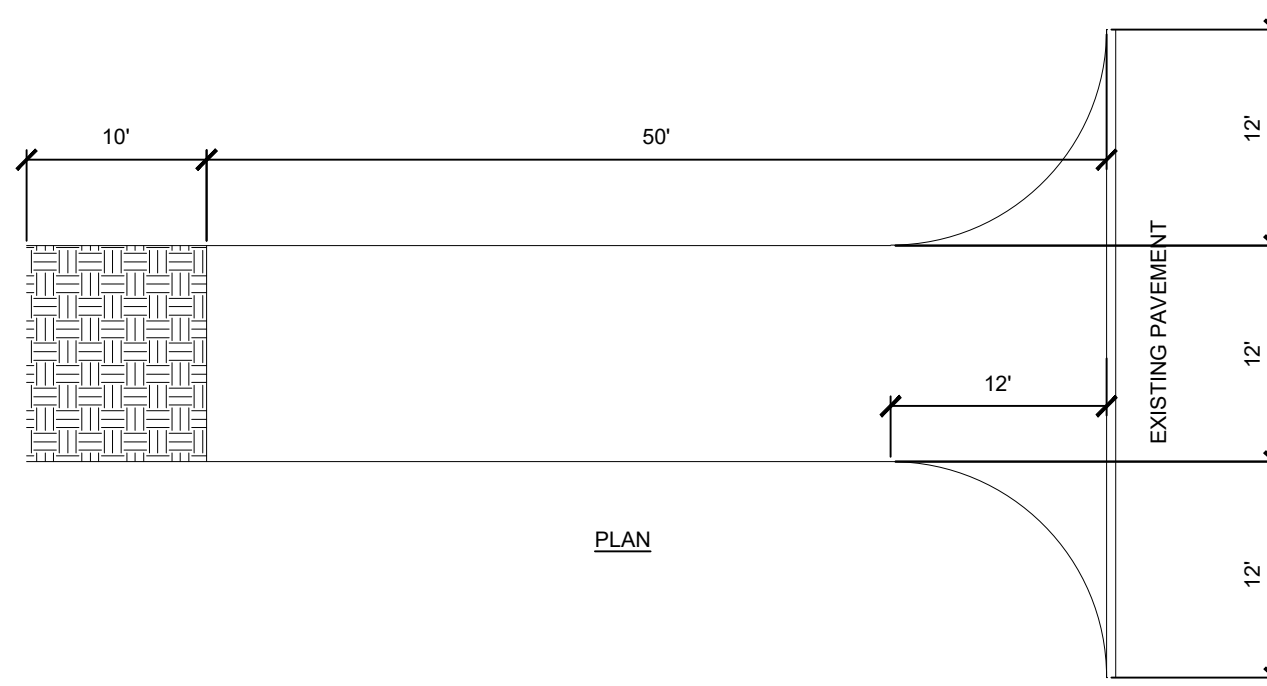
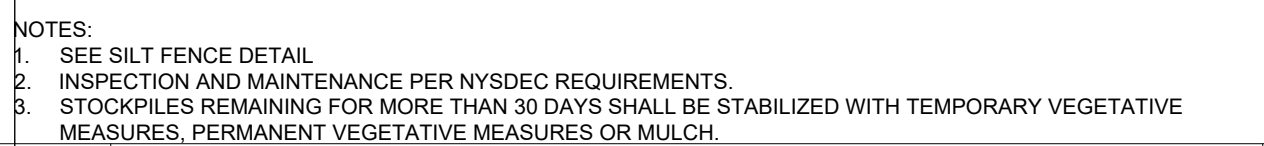
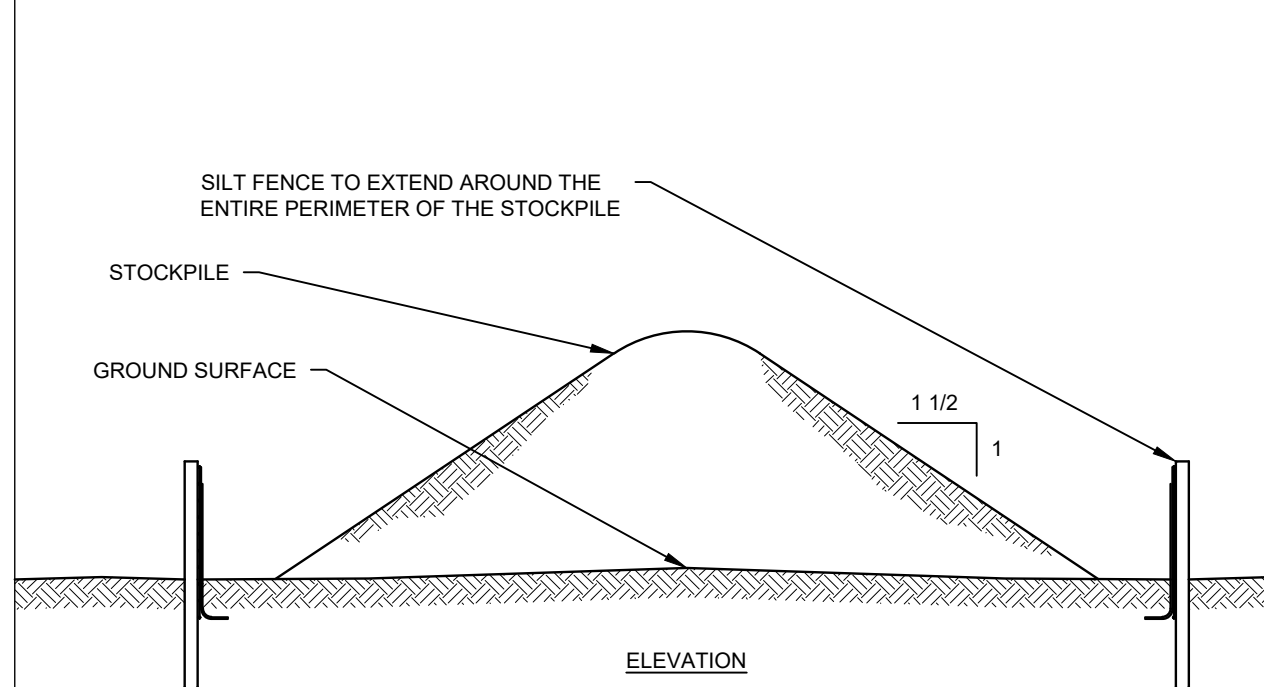
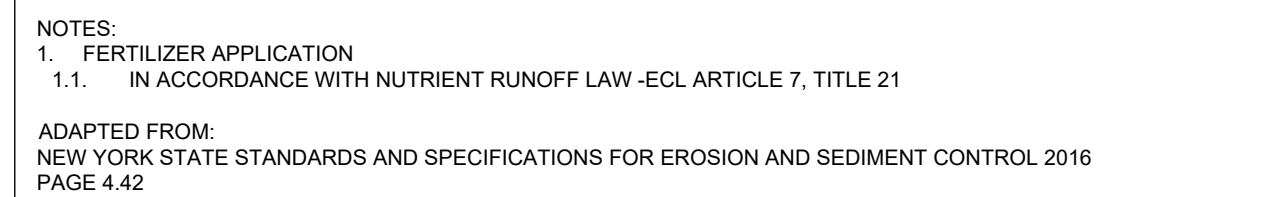
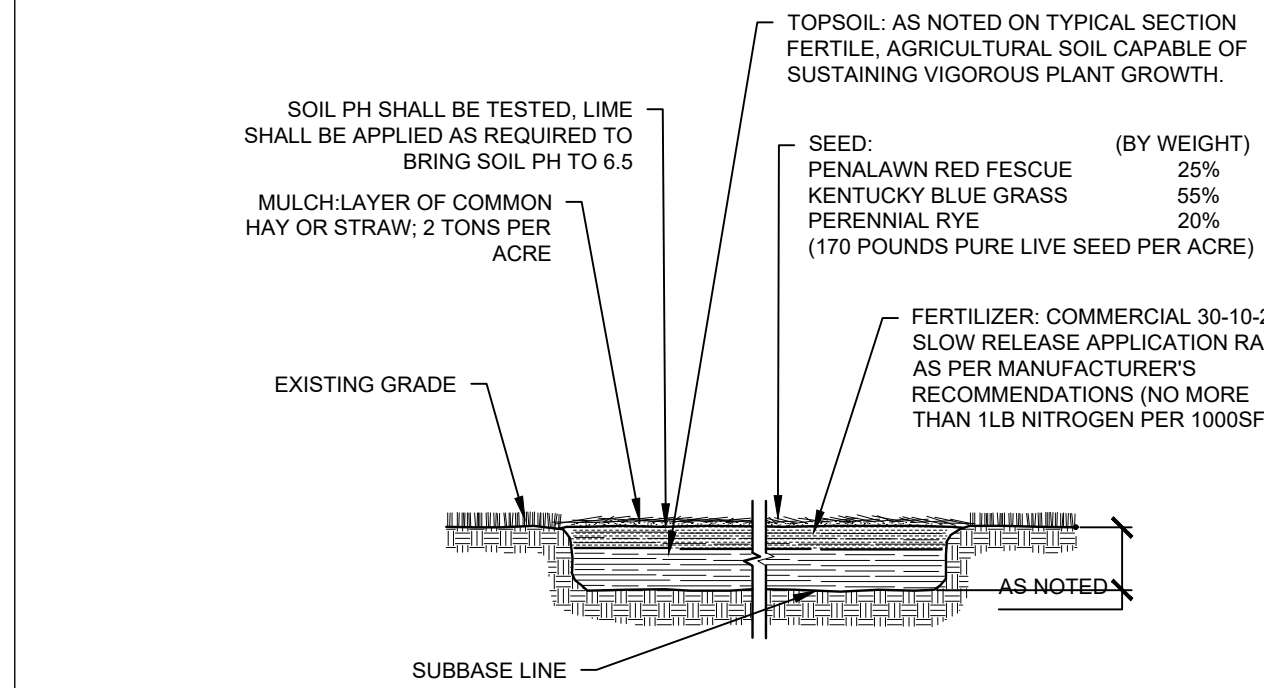
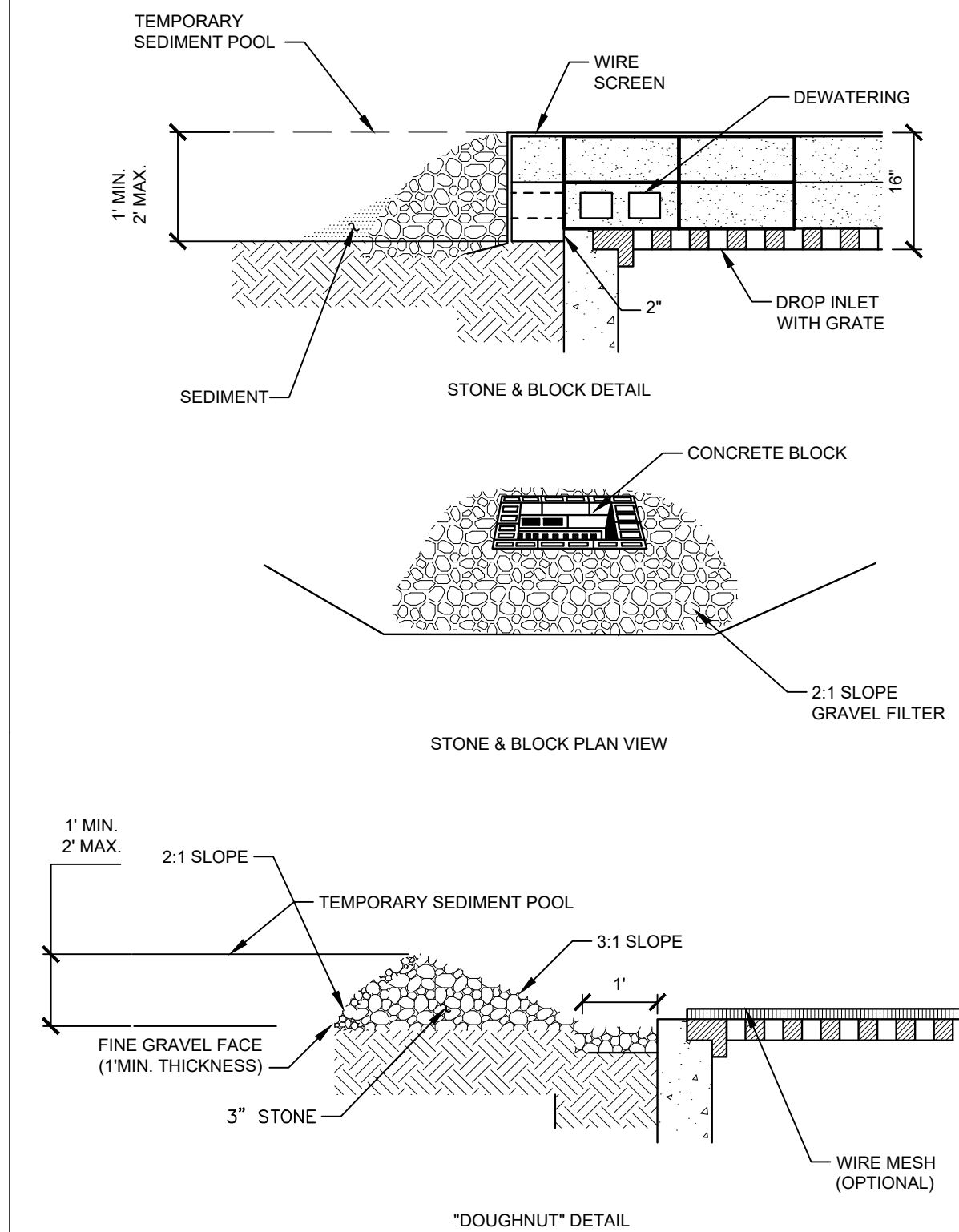
LANDSCAPE PLAN



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

SD-204



[illegible]

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COUNTY OF WESTCHESTER  
TAX ID: 9-15-282

TITLE:

DETAILS