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APPLICANT:

**ARCHER PROPERTY
MANAGEMENT
105 CALVERT STREET
HARRISON NY 10528**



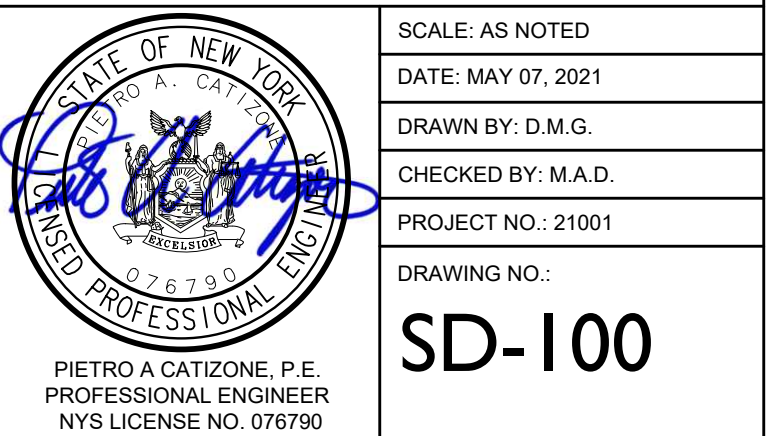
ENGINEER:

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

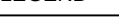


TITLE: ADJOINER MAP

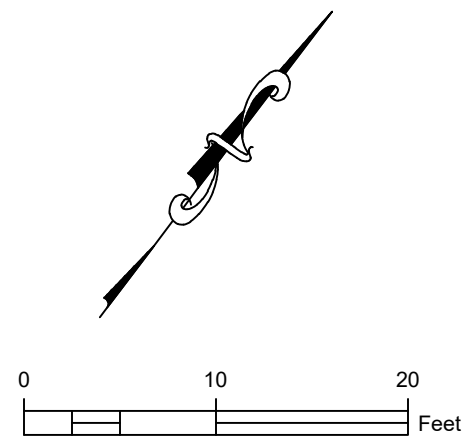


1. BASE INFORMATION WAS TAKEN FROM A SURVEY ENTITLED "VISUAL INSPECTION SURVEY", PREPARED BY LAND SURVEYOR ARISTOTLE BOURNAZOS, P.C. DATED SEPTEMBER 1, 2015. ADDITIONAL INFORMATION TAKEN FROM A DRAWING TITLED "BREATH OF SPRING LANDSCAPING", PREPARED BY MARY CONWAY DATED SEPTEMBER 9, 2020.
2. STORMWATER 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.

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, FAMES, 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 RESIDENTIAL PURPOSES.
17. THE APPLICANT'S 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.

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.

HATCH LEGEND	
EXISTING STRUCTURE	
PATIO/PERMEABLE PAVEMENT	
PLANTING AREA	



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ENGINEER:

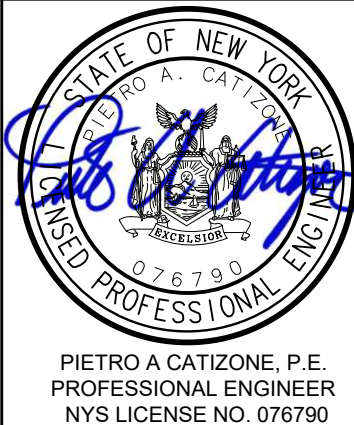
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VILLAGE OF MAMARONECK
COUNTY OF WESTCHESTER
TAX ID: 9-15-282

TITLE:

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

GENERAL NOTES:

1. BASE INFORMATION WAS TAKEN FROM A SURVEY ENTITLED "VISUAL INSPECTION SURVEY", PREPARED BY LAND SURVEYOR ARISTOTLE BOURNAZOS, P.C. AND 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.

CONSTRUCTION NOTES:

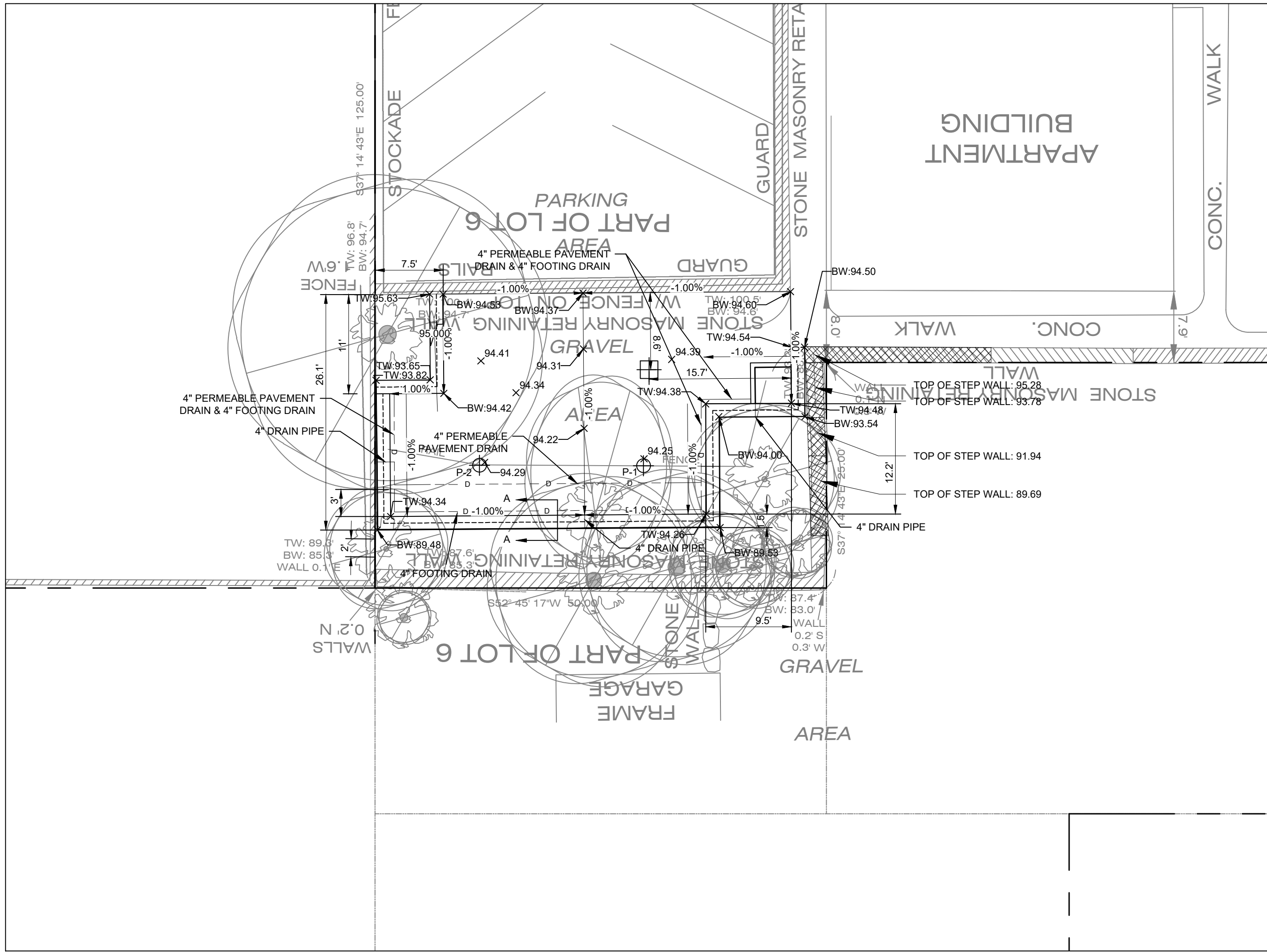
1. THE CONTRACTOR SHALL SECURE ALL APPLICABLE PERMITS.
2. THE CONTRACTOR SHALL CONTACT UFPO AT 1-800-962-7962 TO ORDER A UTILITIES MARK-OUT AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. IT MAY BE NECESSARY TO CONTRACT A PRIVATE UTILITY MARK-OUT COMPANY 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 NYSDEC 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.
16. ANY IMPORTED SOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND RESIDENTIAL 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.

EROSION AND SEDIMENT CONTROL NOTES:

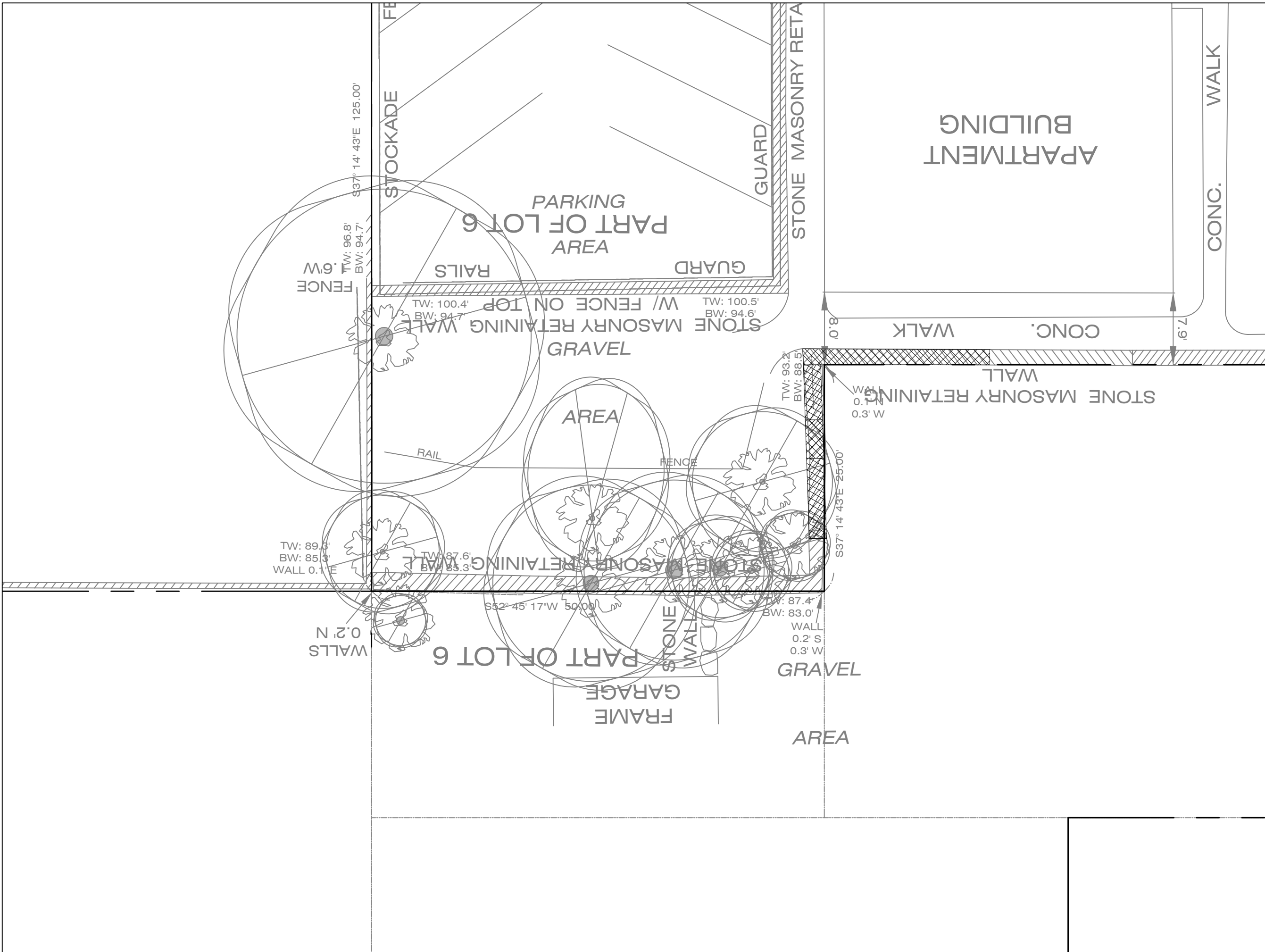
1. SEDIMENT AND EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
2. ANY POTENTIALLY EROSIIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN 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 SOIL 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 MATERIALS WITH LOW POTENTIAL FOR EROSION. ACCORDINGLY, A CONSTRUCTION ENTRANCE HAS NOT BEEN PROPOSED. IF IT DETERMINED THAT THE THE CONSTRUCTION IS INCONSISTENT WITH THE ABOVE ASSUMPTIONS THEN THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE, IN ACCORDANCE WITH NYSDEC STANDARDS, AT A LOCATION DETERMINED BY THE PROJECT ENGINEER OR BY VILLAGE OF MAMARONECK OFFICIALS.
9. 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".
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.

CONSTRUCTION PHASING:

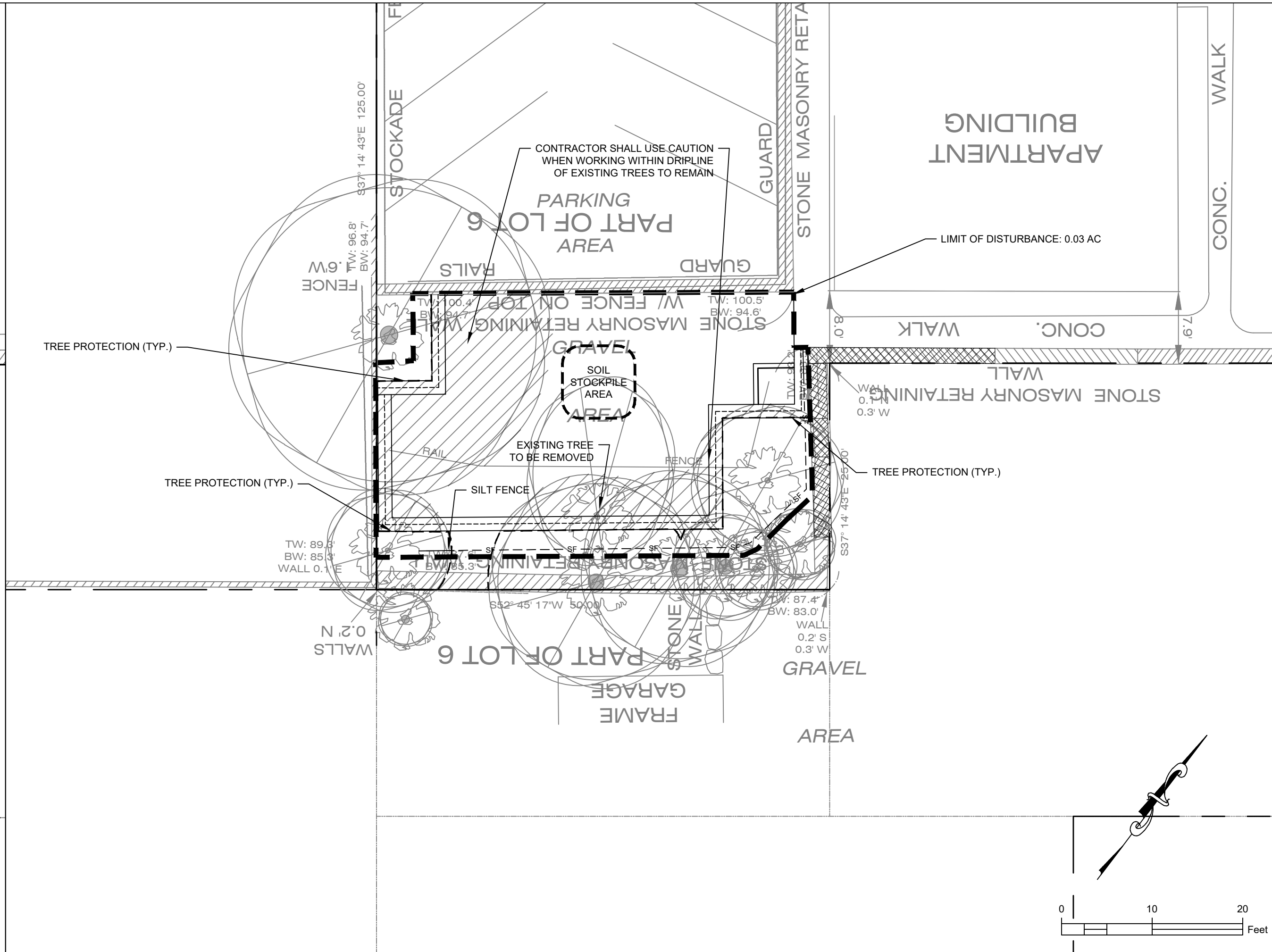
1. INSTALL OF TEMPORARY ESC MEASURES, PERIMETER FENCING.
2. REMOVE TREES AND STUMPS.
3. INSTALL RETAINING WALL.
4. REMOVE TOPSOIL AND GRADE PATIO.
5. INSTALL PERMEABLE PAVERS.
6. INSTALL LANDSCAPING.
7. REMOVAL OF TEMPORARY ESC MEASURES.



GRADING & DRAINAGE PLAN



EXISTING CONDITIONS



EROSION & SEDIMENT CONTROL PLAN

NO.	REVISION	DATE
1.	DETAIL REVISION	08.02.2021
2.	ZONING TABLE REVISED	05.16.2022
3.	ZONING TABLE REVISED	08.02.2022
4.	ADJOINER MAP INCLUDED	08.16.2022
5.	LANDSCAPE REVISION	08.19.2022
6.	BUILDING COVERAGE UPDATED	10.12.2022
7.	ADDITIONAL DIMENSIONS INCLUDED	11.04.2022
8.	PER VILLAGE ENGINEER COMMENTS	03.28.2023
9.	PER VILLAGE CONSULTANT COMMENTS	04.27.2023

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COUNTY OF WESTCHESTER
TAX ID: 9-15-282

TITLE:

EXISTING CONDITIONS
GRADING & DRAINAGE
EROSION & SEDIMENT CONTROL PLAN



PIETRO A CATIZONE, P.E.
PROFESSIONAL ENGINEER
NYS LICENSE NO. 076780

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. CONTRACTOR SHALL USE CAUTION WHEN WORKING WITHIN THE DRIP LINE OF ALL EXISTING TREES TO REMAIN.
2. IN THE EVENT THAT THE ROOTS WITHIN THE PROTECTED ROOT ZONE MUST BE PRUNED, ANSI A300 TREE CARE INDUSTRY STANDARDS MUST BE FOLLOWED.

1. TREE INSPECTION
 - 1.1. AN ARBORIST OR ARBORIST TRAINEE SHALL VISUALLY INSPECT EACH TREE BEFORE BEGINNING WORK.
 - 1.2. IF A CONDITION IS OBSERVED REQUIRING ATTENTION BEYOND THE ORIGINAL SCOPE OF THE WORK, THE CONDITION SHOULD BE REPORTED TO AN IMMEDIATE SUPERVISOR, THE OWNER, OR THE PERSON RESPONSIBLE FOR AUTHORIZING THE WORK.

- 2.1. EQUIPMENT AND WORK PRACTICES THAT DAMAGE LIVING TISSUE AND BARK BEYOND THE SCOPE OF THE WORK SHOULD BE AVOIDED.
- 2.2. CLIMBING SPURS SHALL NOT BE USED WHEN CLIMBING AND PRUNING TREES. EXCEPTIONS:
 - WHEN LIMBS ARE MORE THAN THROWLINE DISTANCE APART AND THERE IS NO OTHER MEANS OF CLIMBING THE TREE;
 - WHEN THE BARK IS THICK ENOUGH TO PREVENT DAMAGE TO THE CAMBIUM;
 - IN REMOTE OR RURAL UTILITY RIGHTS-OF-WAY.

- 3.1. PRUNING TOOLS USED IN MAKING PRUNING CUTS SHALL BE SHARP.
- 3.2. A PRUNING CUT THAT REMOVES A BRANCH AT ITS POINT OF ORIGIN SHALL BE MADE CLOSE TO THE TRUNK OR PARENT LIMB, WITHOUT CUTTING INTO THE BRANCH BARK RIDGE OR COLLAR, OR LEAVING A STUB.
- 3.3. A PRUNING CUT THAT REDUCES THE LENGTH OF A BRANCH OR PARENT STEM SHOULD BISECT THE ANGLE BETWEEN ITS BRANCH BARK RIDGE AND AN IMAGINARY LINE PERPENDICULAR TO THE BRANCH OR STEM.
- 3.4. THE FINAL CUT SHALL RESULT IN A FLAT SURFACE WITH ADJACENT BARK FIRMLY ATTACHED.
- 3.5. WHEN REMOVING A DEAD BRANCH, THE FINAL CUT SHALL BE MADE JUST OUTSIDE THE COLLAR OF LIVING TISSUE.
- 3.6. TREE BRANCHES SHALL BE REMOVED IN SUCH A MANNER SO AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE OR TO OTHER PLANTS OR PROPERTY. BRANCHES TOO LARGE TO SUPPORT WITH ONE HAND SHALL BE PRECUT TO AVOID SPLITTING OF THE WOOD OR TEARING OF THE BARK. WHERE NECESSARY, ROPES OR OTHER EQUIPMENT SHALL BE USED TO LOWER LARGE BRANCHES OR PORTIONS OF BRANCHES TO THE GROUND.
- 3.7. A FINAL CUT THAT REMOVED A BRANCH WITH A NARROW ANGLE OF ATTACHMENT SHOULD BE MADE FROM THE OUTSIDE OF THE BRANCH TO PREVENT DAMAGE TO THE PARENT LIMB.
- 3.8. SEVERED LIMBS SHALL BE REMOVED FROM THE CROWN UPON COMPLETION OF THE PRUNING, AT TIMES WHEN THE TREE WOULD BE LEFT UNATTENDED, OR AT THE END OF THE WORKDAY.

- 4.1. WOUND TREATMENTS SHOULD NOT BE USED TO COVER WOUNDS OR PRUNING CUTS, EXCEPT WHEN RECOMMENDED FOR DISEASE, INSECT, MISTLETOE, OR SPROUT CONTROL, OR FOR COSMETIC REASONS.
- 4.2. WOUND TREATMENTS THAT ARE DAMAGING TO TREE TISSUES SHALL NOT BE USED.
- 4.3. WHEN TRACING WOUNDS, ONLY LOOSE, DAMAGED TISSUE SHOULD BE REMOVED.

5.1. PRUNING OBJECTIVES SHALL BE ESTABLISHED PRIOR TO BEGINNING ANY PRUNING OPERATION. TO OBTAIN THE DEFINED OBJECTIVE, THE GROWTH CYCLES AND STRUCTURE OF INDIVIDUAL SPECIES AND THE TYPE OF PRUNING TO BE PERFORMED SHOULD BE CONSIDERED.

5.2. NOT MORE THAN 25 PERCENT OF THE FOLIAGE SHOULD BE REMOVED WITHIN AN ANNUAL GROWING SEASON. THE PERCENTAGE AND DISTRIBUTION OF FOLIAGE TO BE REMOVED SHALL BE ADJUSTED ACCORDING TO THE PLANT'S SPECIES, AGE, HEALTH, AND SITE.

- 5.3. NOT MORE THAN 25 PERCENT OF THE FOLIAGE OF A BRANCH OR LIMB SHOULD BE REMOVED WHEN IT IS CUT BACK TO A LATERAL. THAT LATERAL SHOULD BE LARGE ENOUGH TO ASSUME APICAL DOMINANCE.
- 5.4. HEADING SHOULD BE CONSIDERED AN ACCEPTABLE PRACTICE FOR SHRUB OR SPECIALTY PRUNING WHEN NEEDED TO REACH A DEFINED OBJECTIVE.

5.5. TOPPING AND LION'S TAILING SHALL BE CONSIDERED UNACCEPTABLE PRUNING PRACTICES FOR TREES.

6. PRUNING TYPES

SPECIFICATIONS FOR PRUNING SHALL CONSIST OF, BUT NOT LIMITED TO, ONE OR MORE OF THE FOLLOWING

TYPES:

6.1. CLEAN: CLEANING SHALL CONSIST OF SELECTIVE PRUNING TO REMOVE ONE OR MORE OF THE FOLLOWING PARTS: DEAD, DISEASED, AND/OR BROKEN BRANCHES.

6.1.1. LOCATION OF PARTS TO BE REMOVED SHALL BE SPECIFIED.

6.1.2. SIZE RANGE OF PARTS TO BE REMOVED SHALL BE SPECIFIED.

6.2. THIN: THINNING SHALL CONSIST OF SELECTIVE PRUNING TO REDUCE THE DENSITY OF LIVE BRANCHES.

6.2.1. THINNING SHOULD RESULT IN AN EVEN DISTRIBUTION OF BRANCHES ON INDIVIDUAL LIMBS AND THROUGHOUT THE CROWN.

6.2.2. NOT MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED WITHIN AN ANNUAL GROWING SEASON.

6.2.3. LOCATION OF PARTS TO BE REMOVED SHALL BE SPECIFIED.

6.2.4. PERCENTAGE OF FOLIAGE AND SIZE RANGE OF PARTS TO BE REMOVED SHALL BE SPECIFIED.

6.3.1.1 LOCATION AND SIZE RANGE OF PARTS TO BE REMOVED SHOULD BE SPECIFIED.

6.4. REDUCE: REDUCTION SHALL CONSIST OF SELECTIVE PRUNING TO DECREASE HEIGHT AND/OR SPREAD.

6.4.2. LOCATIONS OF PARTS TO BE REMOVED AND CLEARANCE SHOULD BE SPECIFIED.

6.4.3. SIZE RANGE OF PARTS SHOULD BE SPECIFIED.

7. SPECIALTY PRUNING

CONSIDERATION SHALL BE GIVEN TO THE ABILITY OF A SPECIES TO TOLERATE SPECIALTY PRUNING, USING ONE OR MORE PRUNING TYPES.

7.1.1. THE REASONS FOR YOUNG TREE PRUNING MAY INCLUDE, BUT ARE NOT LIMITED TO, REDUCING RISK,

MAINTAINING OR IMPROVING TREE HEALTH AND STRUCTURE, IMPROVING AESTHETICS, OR SATISFYING A SPECIFIC NEED.

7.1.2. YOUNG TREES THAT WILL NOT TOLERATE REPETITIVE PRUNING AND HAVE THE POTENTIAL TO OUTGROW THEIR SPACE SHOULD BE CONSIDERED FOR RELOCATION OR REMOVAL.

7.1.3.1 PRUNING SHOULD BE LIMITED TO CLEANING

7.1.3.2. BRANCHES SHOULD BE RETAINED ON THE LOWER TRUNK.

7.1.4.1. CLEANING SHOULD BE PERFORMED.

7.1.4.3. A CENTRAL LEADER OR LEADER(S) AS APPROPRIATE SHOULD BE DEVELOPED.

7.1.4.4. A STRONG, PROPERLY SPACED SCAFFOLD BRANCH STRUCTURE SHOULD BE SELECTED AND MAINTAINED.

7.2. ESPALIER

7.2.1. BRANCHES THAT EXTEND OUTSIDE THE DESIRED PLANE OF GROWTH SHALL BE PRUNED OR TIED BACK.

7.2.2. TIES SHOULD BE REPLACED AS NEEDED TO PREVENT GIRDLING THE BRANCHES AT THE ATTACHMENT SITE.

7.3. POLLARDING

7.3.1. CONSIDERATION SHALL BE GIVEN TO THE ABILITY OF THE INDIVIDUAL TREE TO RESPOND TO POLLARDING.

7.3.2. MANAGEMENT PLANS SHALL BE MADE PRIOR TO THE START OF THE POLLARDING PROCESS FOR ROUTINE REMOVAL OF WATERSPROUTS.

7.3.3. INTERNODAL CUTS SHALL BE MADE AT SPECIFIC LOCATIONS TO START THE POLLARDING PROCESS. AFTER THE INITIAL CUTS ARE MADE NO ADDITIONAL INTERNODAL CUT SHALL BE MADE

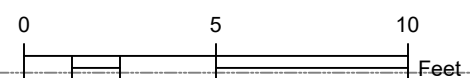
7.3.4. WATERSPROUTS GROWING FROM THE CUT ENDS OF BRANCHES (KNUCKLES) SHOULD BE REMOVED ANNUALLY DURING THE DORMANT SEASON.

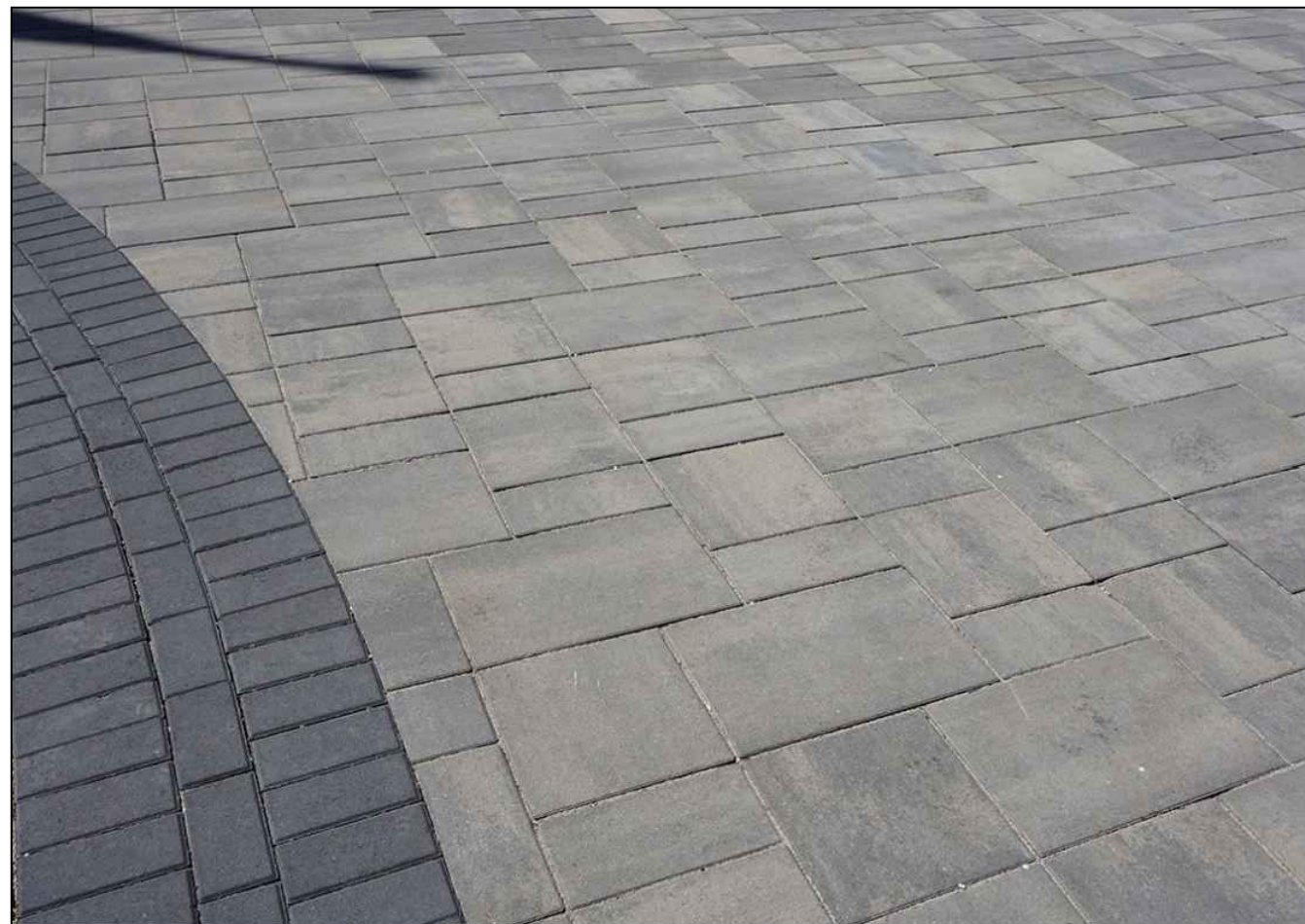
7.4. RESTORATION

7.4.1. RESTORATION SHALL CONSIST OF SELECTIVE PRUNING TO IMPROVE THE STRUCTURE, FORM, AND APPEARANCE OF TREES THAT HAVE BEEN SEVERELY HEADED, VANDALIZED, OR DAMAGED.

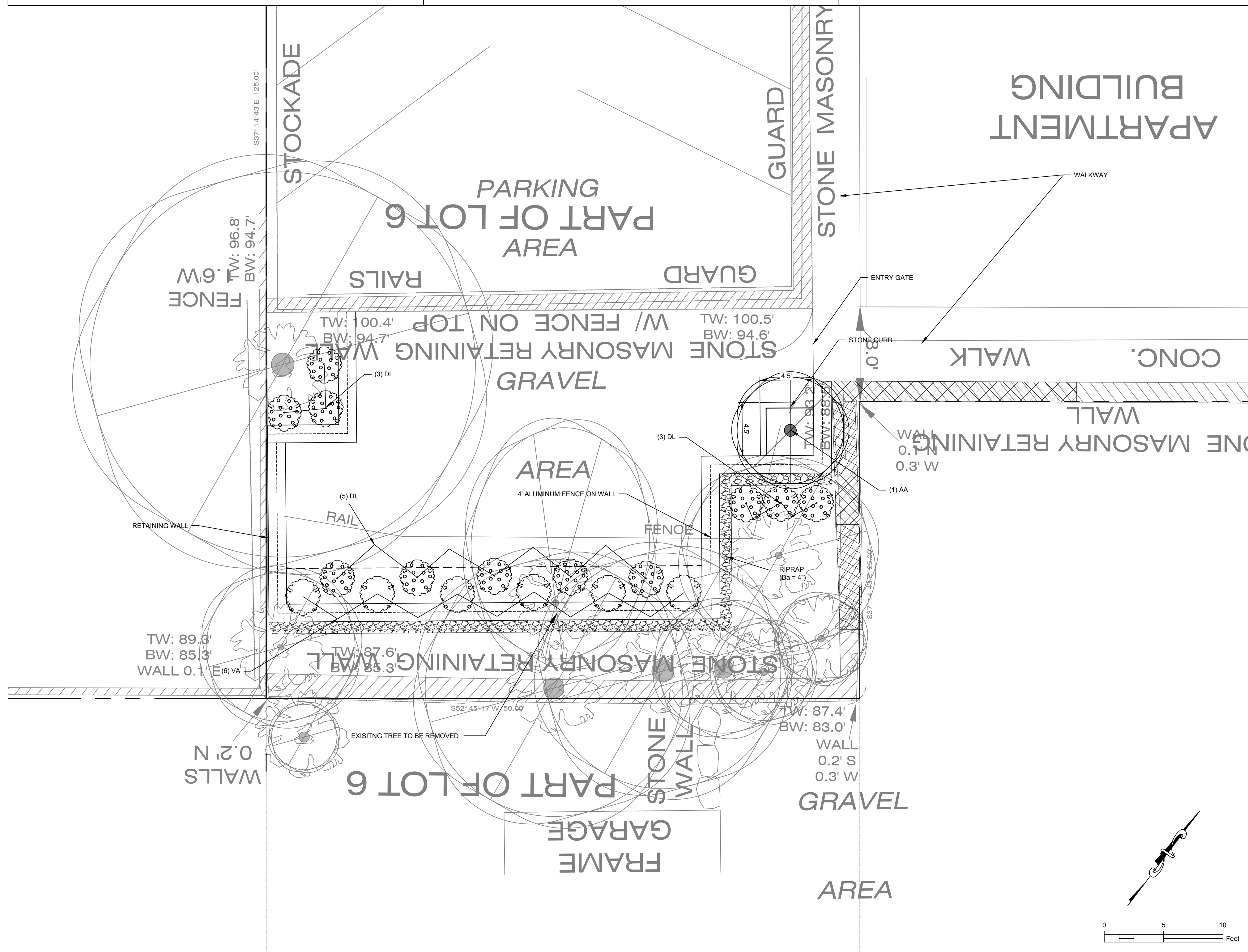
7.4.2. LOCATION IN TREE, SIZE RANGE OF PARTS, AND PERCENTAGE OF WATERSPROUTS TO BE REMOVED SHOULD BE SPECIFIED.

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





PLANT SCHEDULE					
TREES					
SYMBOL	QUANTITY	SIZE	SPACING	NAME	LATIN NAME
AA	1	B&B 2 1/2" - 3"	12'	SERVICEBERRY, SHADBUSH	AMELANCHIER ARBorea
SHRUBS					
SYMBOL	QUANTITY	SIZE	SPACING	NAME	LATIN NAME
DL	11	3 GAL	3'-0"	NORTHERN BUSH-HONEYSUCKLE	DIERVILLA LONICERA
VA	6	5 GAL	3'-0"	MAPLE-LEAVED VIBURNUM	VIBURNUM ACERIFOLIUM

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ENGINEER:

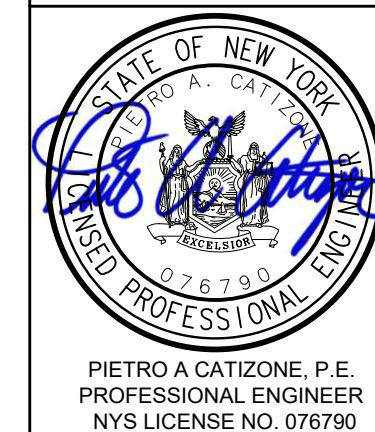
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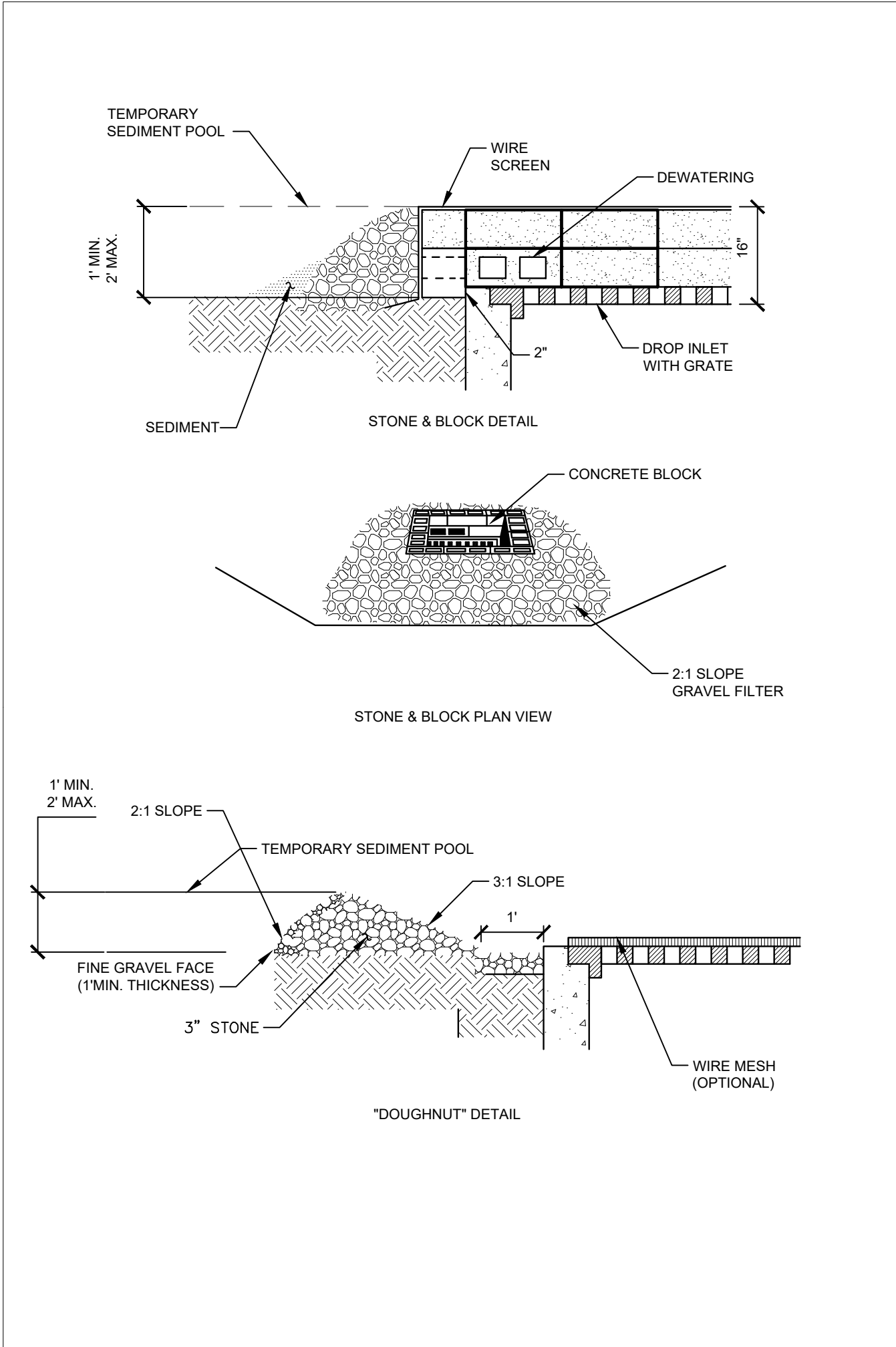
TITLE:

LANDSCAPE PLAN



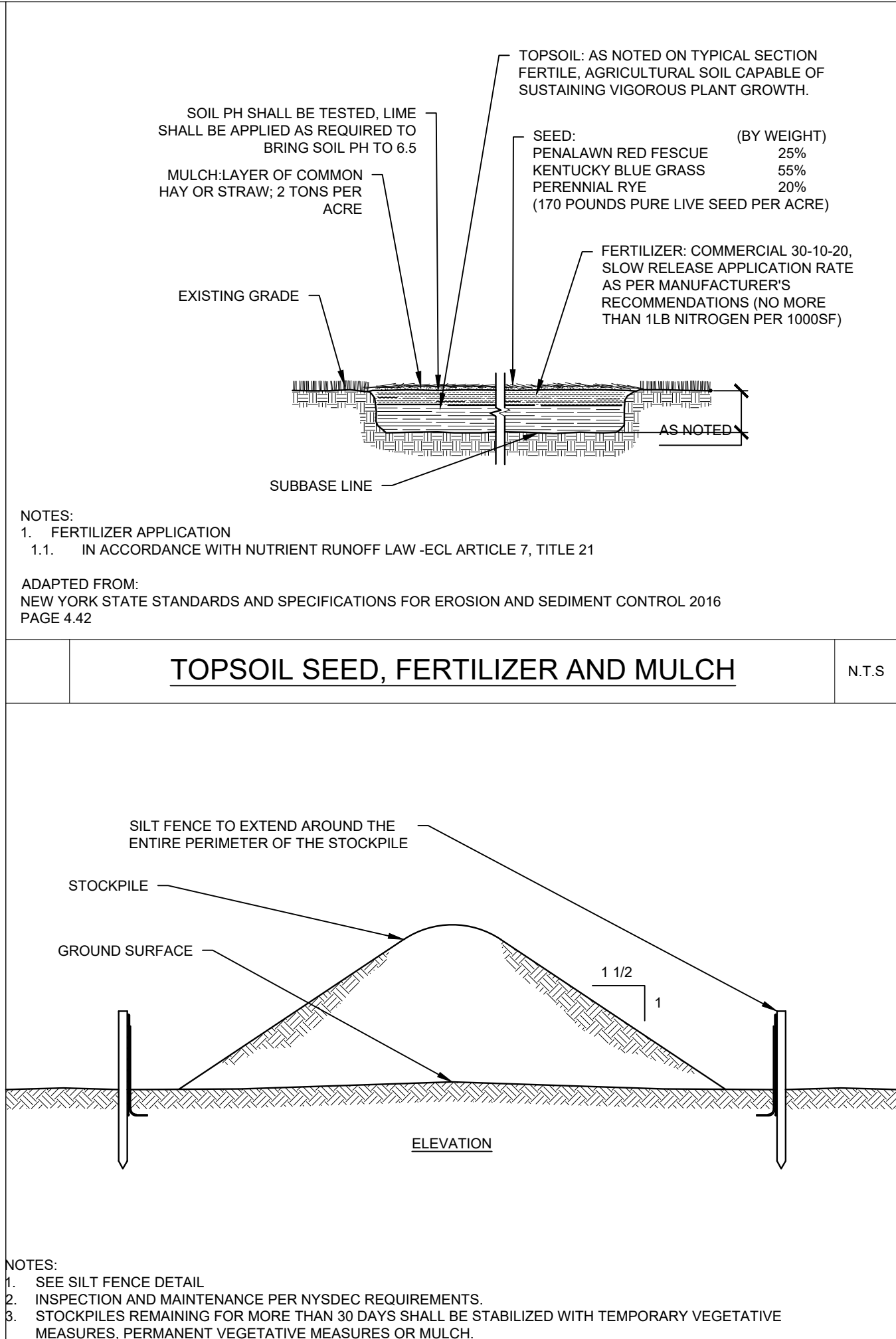
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SD-204



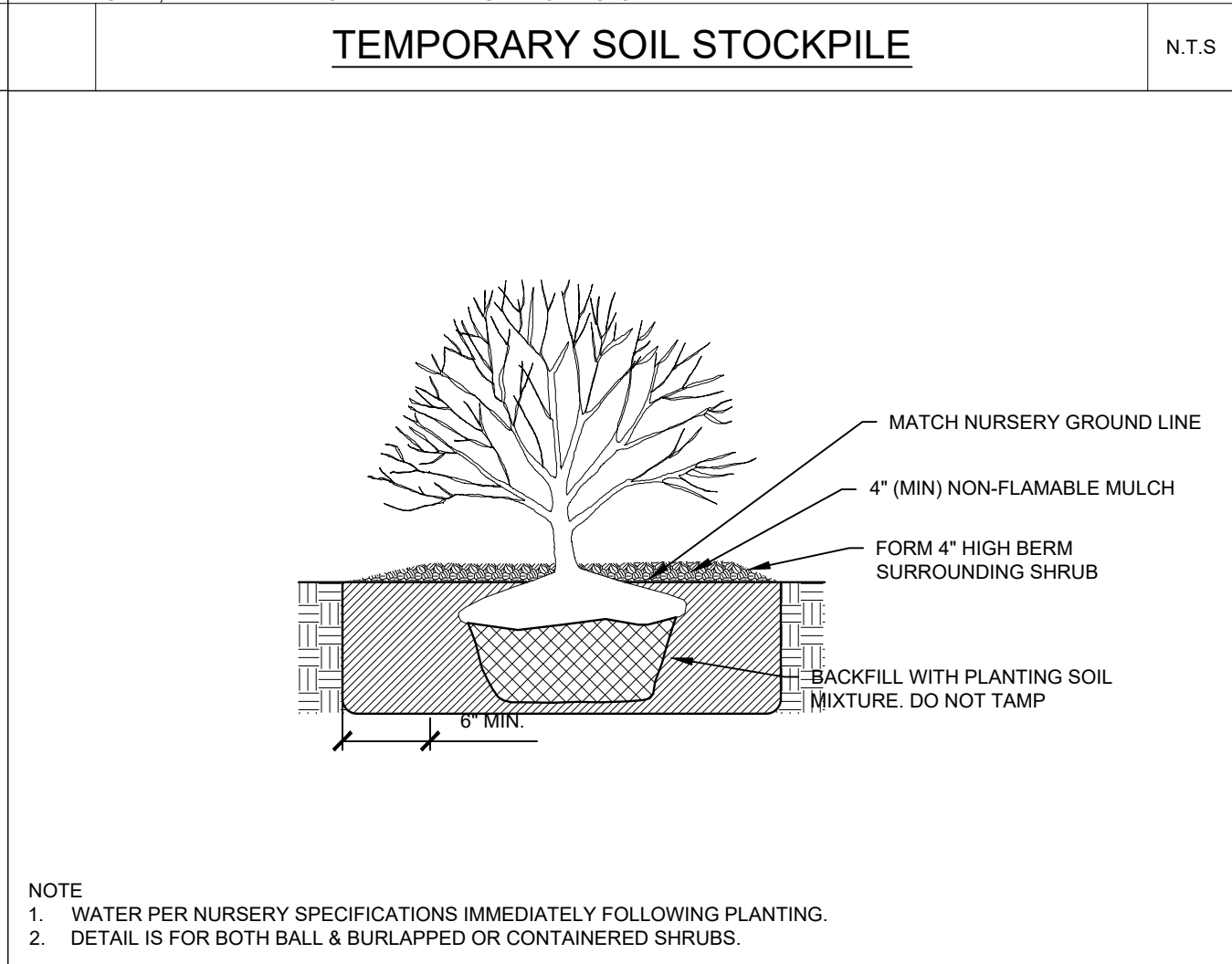
CATCH BASIN STONE INLET PROTECTION

N.T.S



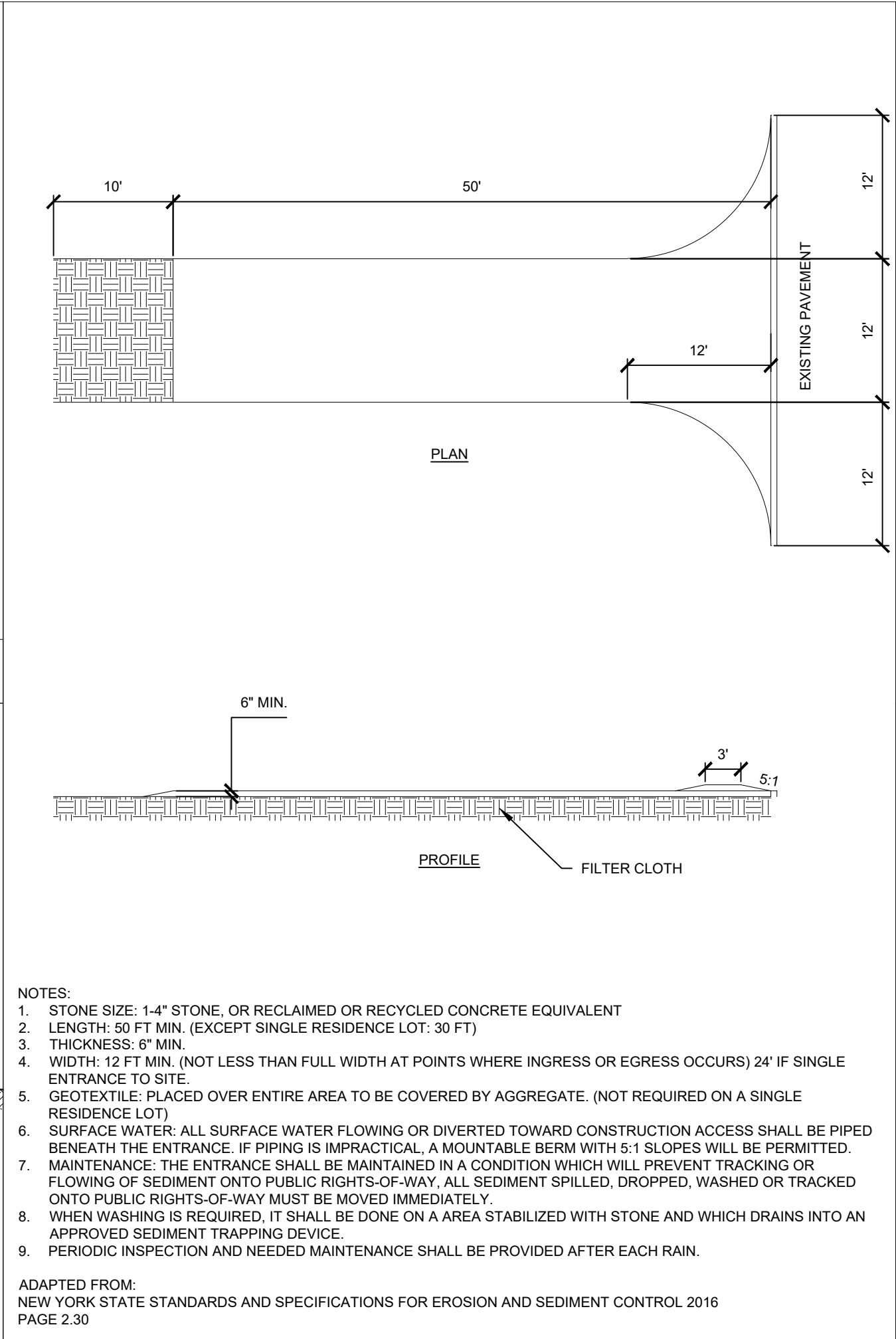
TOPSOIL SEED, FERTILIZER AND MULCH

N.T.S



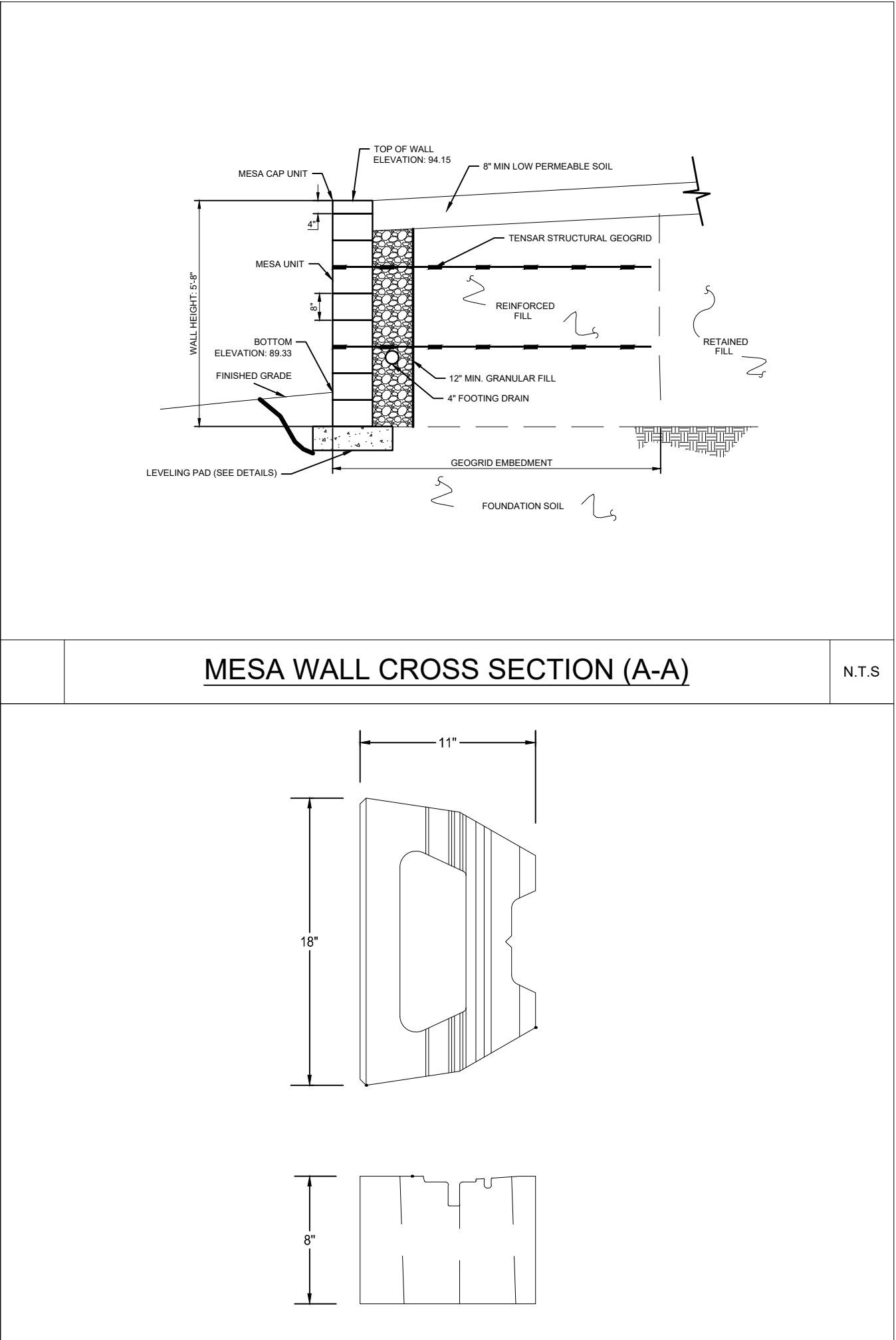
TEMPORARY SOIL STOCKPILE

N.T.S



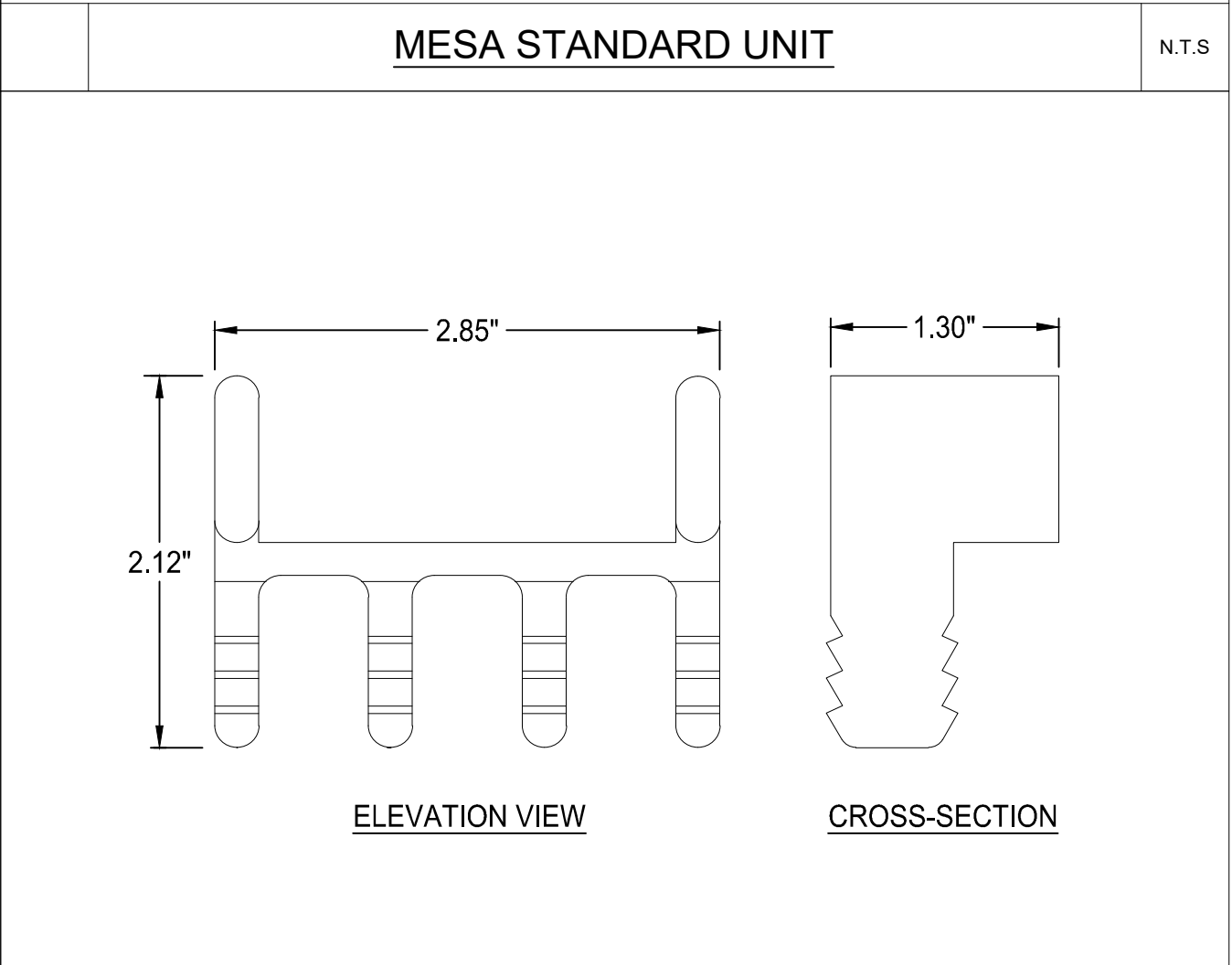
STABILIZED CONSTRUCTION ACCESS

3/8\"/>



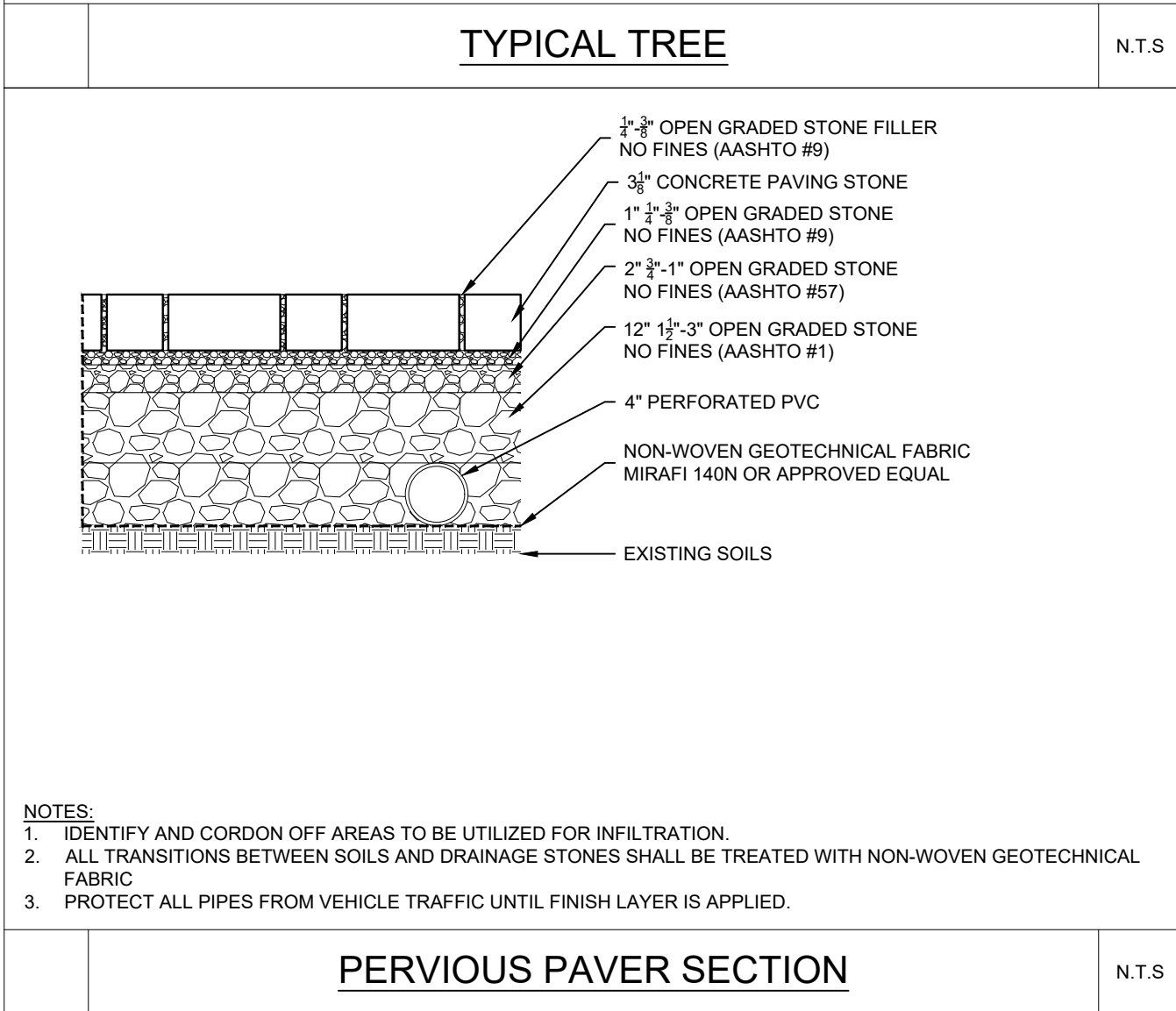
MESA WALL CROSS SECTION (A-A)

N.T.S



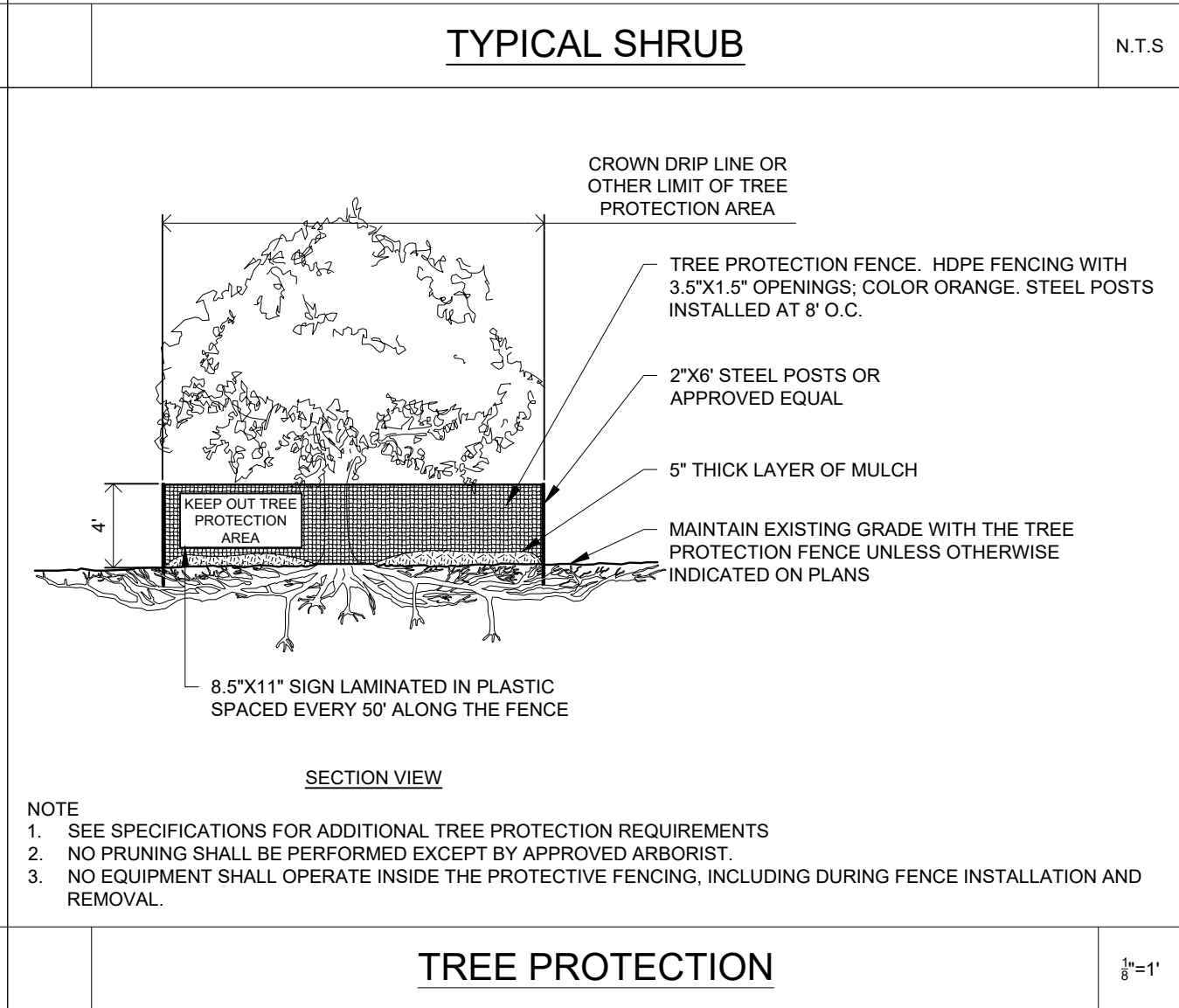
MESA STANDARD UNIT

N.T.S



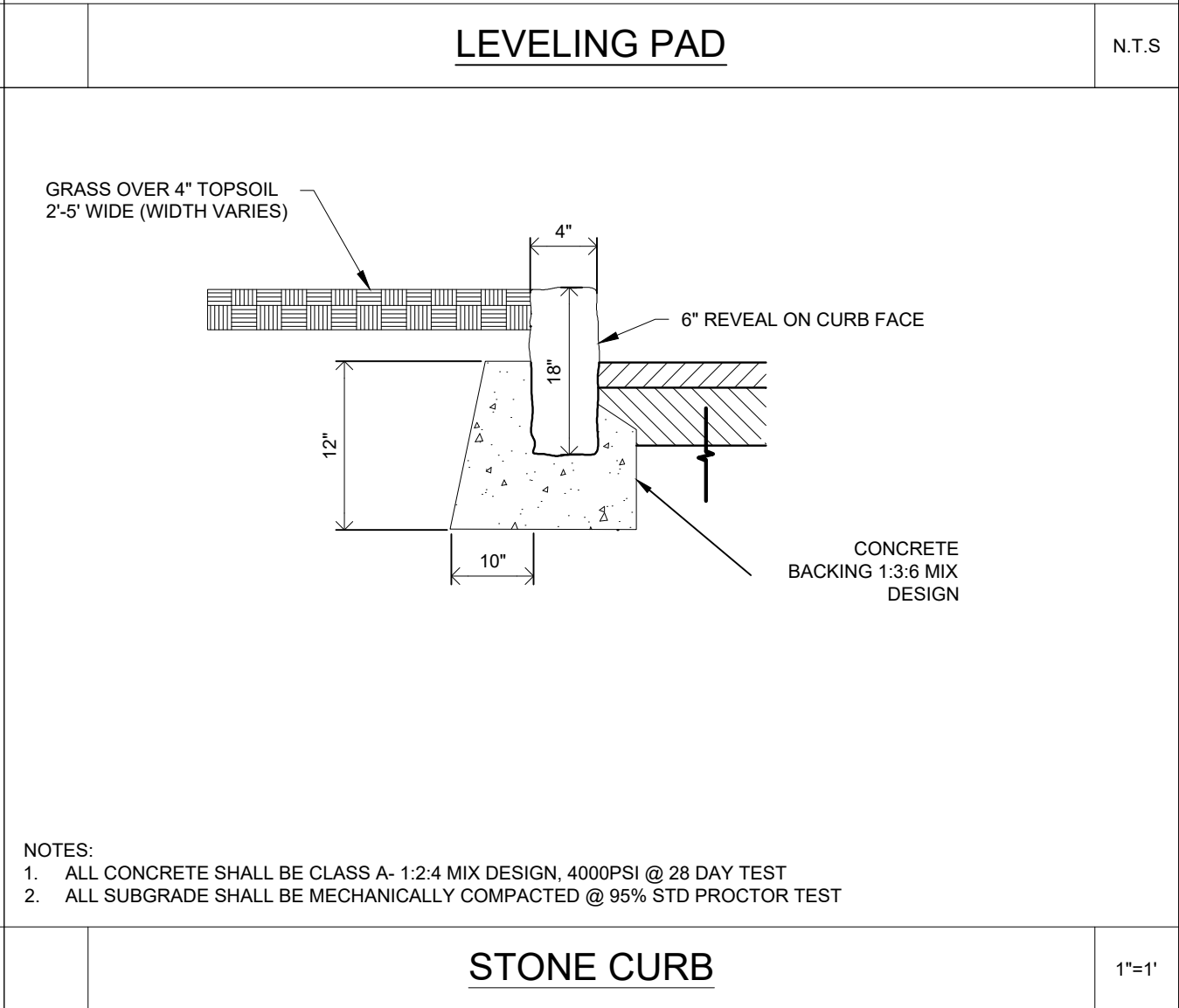
TYPICAL TREE

N.T.S



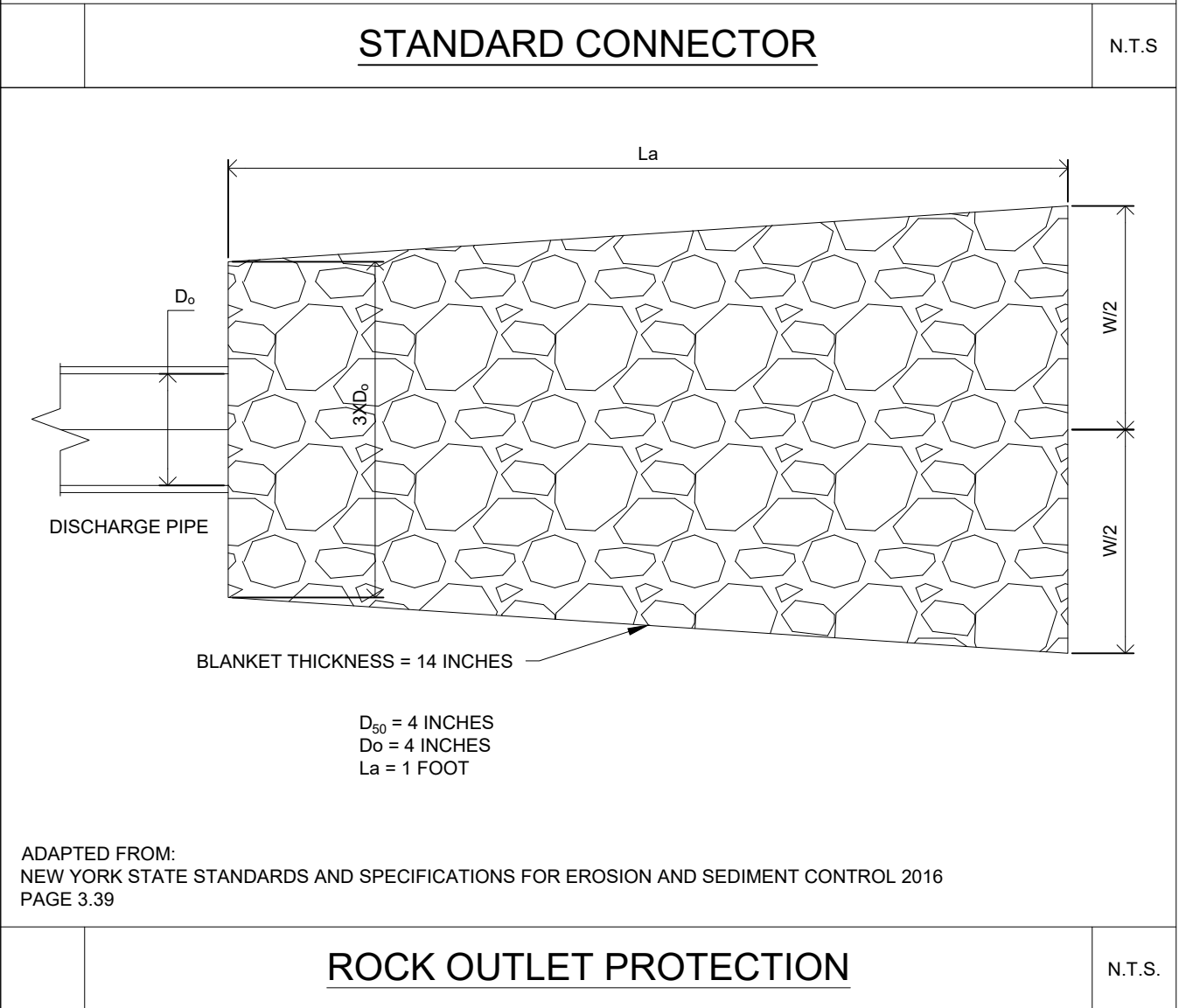
TYPICAL SHRUB

N.T.S



LEVELING PAD

N.T.S



STANDARD CONNECTOR

N.T.S



PERVIOUS PAVER SECTION

N.T.S



TREE PROTECTION

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STONE CURB

1\"/>



ROCK OUTLET PROTECTION

N.T.S

NO.	REVISION	DATE
1.	DETAIL REVISION	08.02.2021
2.	ZONING TABLE REVISED	05.16.2022
3.	ZONING TABLE REVISED	08.02.2022
4.	ADJOINER MAP INCLUDED	08.16.2022
5.	LANDSCAPE REVISION	08.19.2022
6.	BUILDING COVERAGE UPDATED	10.12.2022
7.	ADDITIONAL DIMENSIONS INCLUDED	11.04.2022
8.	PER VILLAGE ENGINEER COMMENTS	03.28.2023
9.	PER VILLAGE CONSULTANT COMMENTS	04.27.2023

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

DETAILS

PIETRO A CATIZONE, P.E.
PROFESSIONAL ENGINEER
NYS LICENSE NO. 076780

SCALE: AS NOTED
DATE: MAY 07, 2021
DRAWN BY: D.M.G.
CHECKED BY: M.A.D.
PROJECT NO.: 21001
DRAWING NO.:
SD-401