



01 MUNRO AVENUE PARKING LOT (SE)



14 MUNRO AVENUE PARKING LOT (SE)



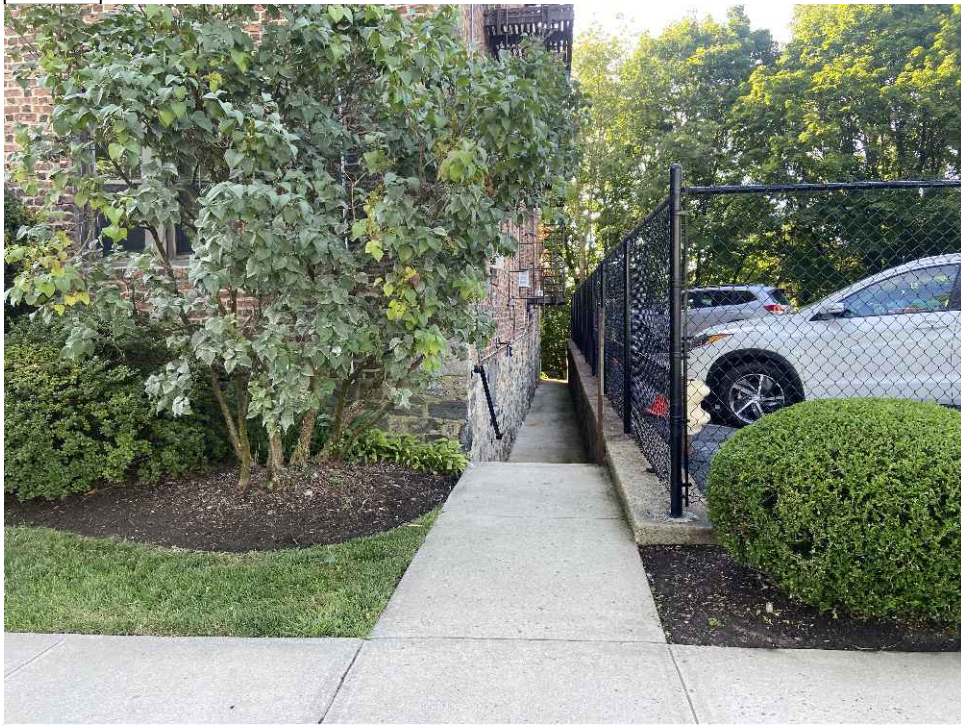
13 FENIMORE RD (NW)



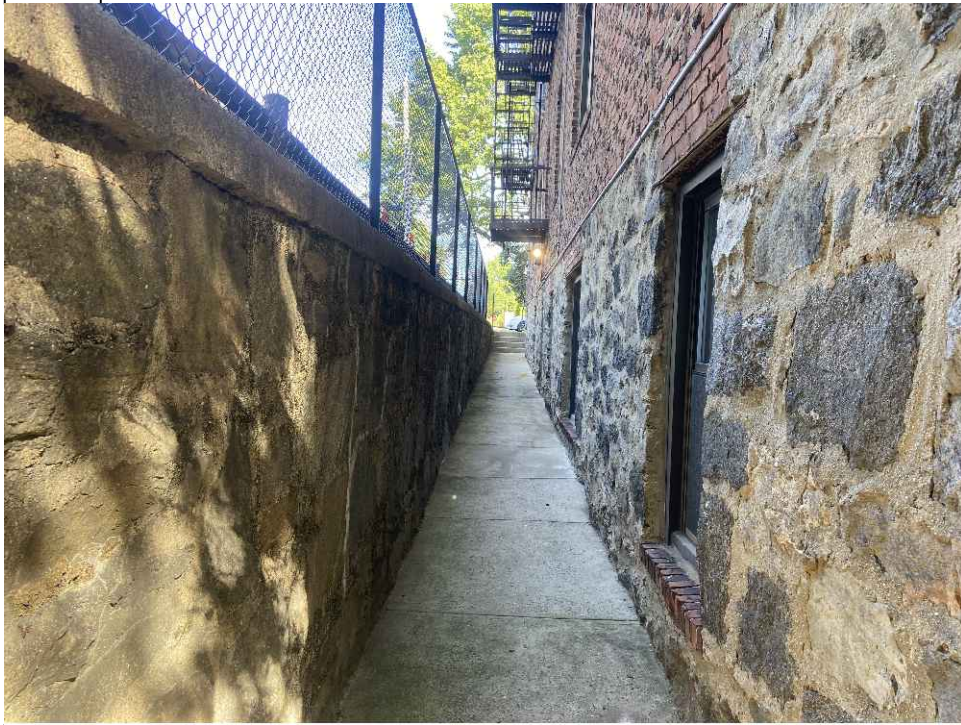
12 WALKWAY TOWARDS FENIMORE RD (NW)



02 MUNRO AVENUE (E)



03 WALKWAY BY PARKING LOT (SE)



04 WALKWAY BY PARKING LOT (NW)



05 WALKWAY BY PATIO (NE)



11 PATIO AREA (E)



10 PATIO AREA (S)



09 PATIO AREA (NE)



07 PATIO AREA (SW)



08 PATIO AREA (NW)



06 PATIO AREA (SW)

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
10.	PER VILLAGE CONSULTANT COMMENTS	05.01.2023

APPLICANT:

ARCHER PROPERTY
MANAGEMENT
105 CALVERT STREET
HARRISON NY 10528


ENGINEER:

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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



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-100

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.

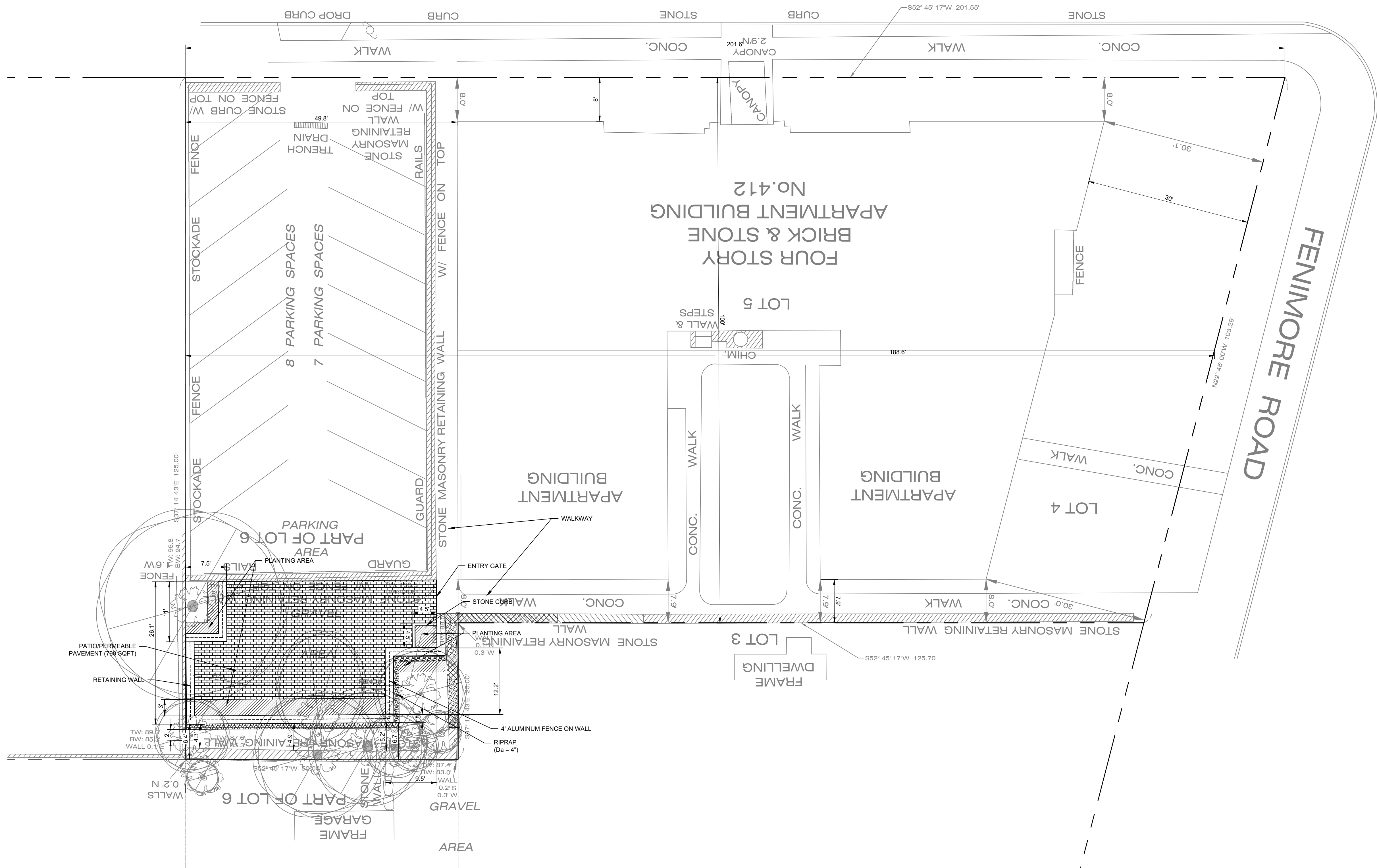
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ON-SITE OR OFF-SITE DAMAGES TO PROPERTY OR VEGETATION CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER OR AGENCY HAVING JURISDICTION.
12. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS AT AN APPROVED FACILITY.
13. CONTAMINATED OR HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ENVIRONMENTAL PLANS AND 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]

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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

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.

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 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 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 IS DETERMINED THAT 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.

ANSI A300 TREE CARE INDUSTRY STANDARDS:

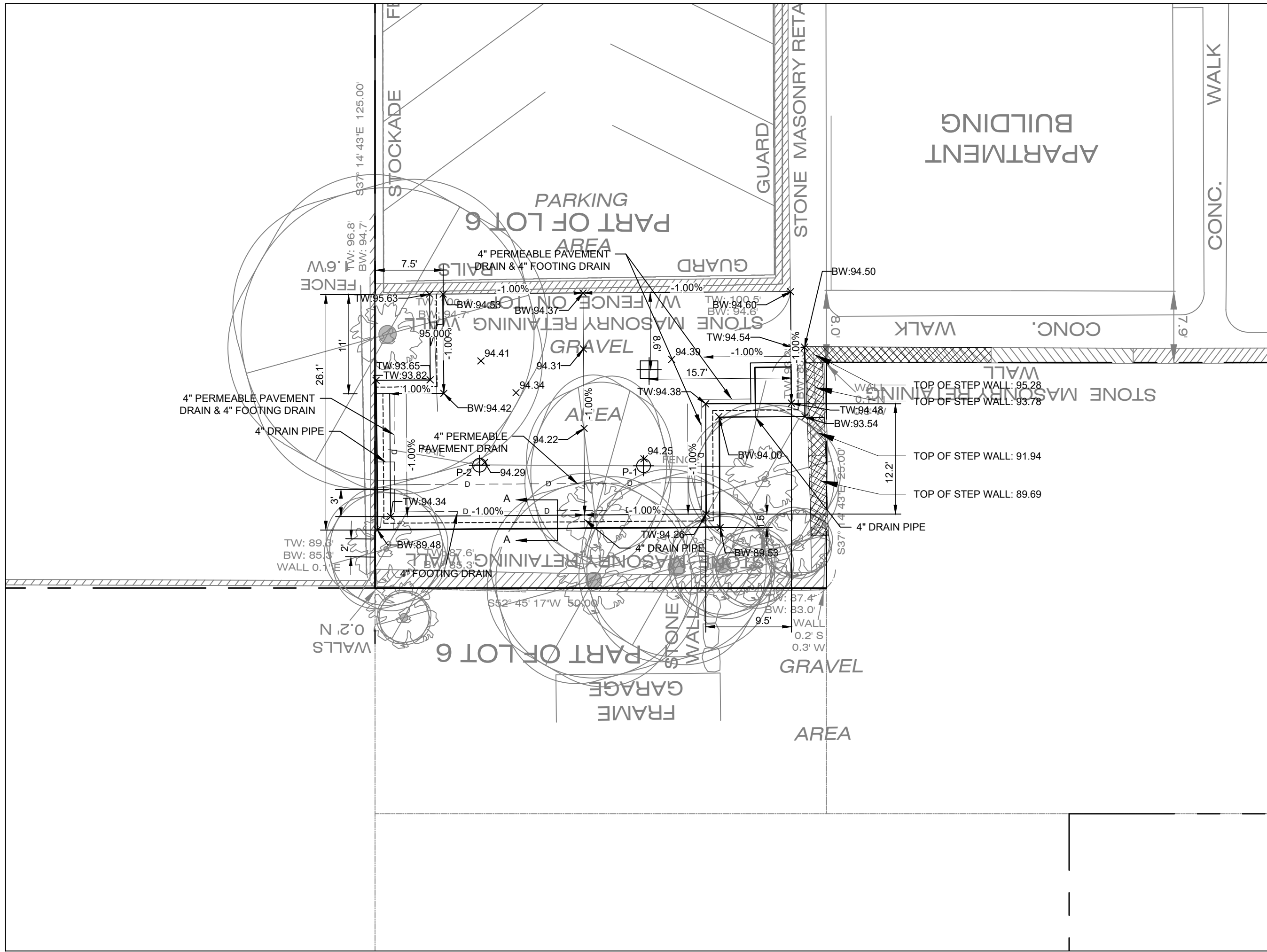
1. ADVANCE PLANNING:
 - ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY OTHER DISTURBANCE ON THE SITE.
2. PREPARATION:
 - CONTACT AN ISA CERTIFIED ARBORIST AND ARRANGE A SITE VISIT TO DISCUSS LOGISTICS AND TO CONFIRM EXACT LOCATION OF ROOT PRUNING.
 - DECIDE WHERE ROOT PRUNING TRENCH WILL BE LOCATED AND MARK IT ON THE GROUND BETWEEN THE DISTURBANCE AND TREE, TYPICALLY 6" CLOSER TO THE TREE THAN EDGE OF DISTURBANCE.
3. DIGGING PROCESS:
 - PRUNING TRENCH SHOULD BE CLEARED USING ONLY HAND TOOLS OR AN AIR KNIFE. THIS ACTION WILL EXPOSE THE ROOTS WHILE LEAVING THEM INTACT.
 - DO NOT USE AN EXCAVATOR TO CLEAR, SINCE THIS WILL SHRED THE ROOTS AND CAN DAMAGE THE TREE TRUNK.
 - ROOT PRUNING SHOULD BE AS SHALLOW AS POSSIBLE TO ENSURE THAT CUTS ARE MADE ONLY ON ROOTS AFFECTED BY THE DISTURBANCE.

PRUNING PROCESS:

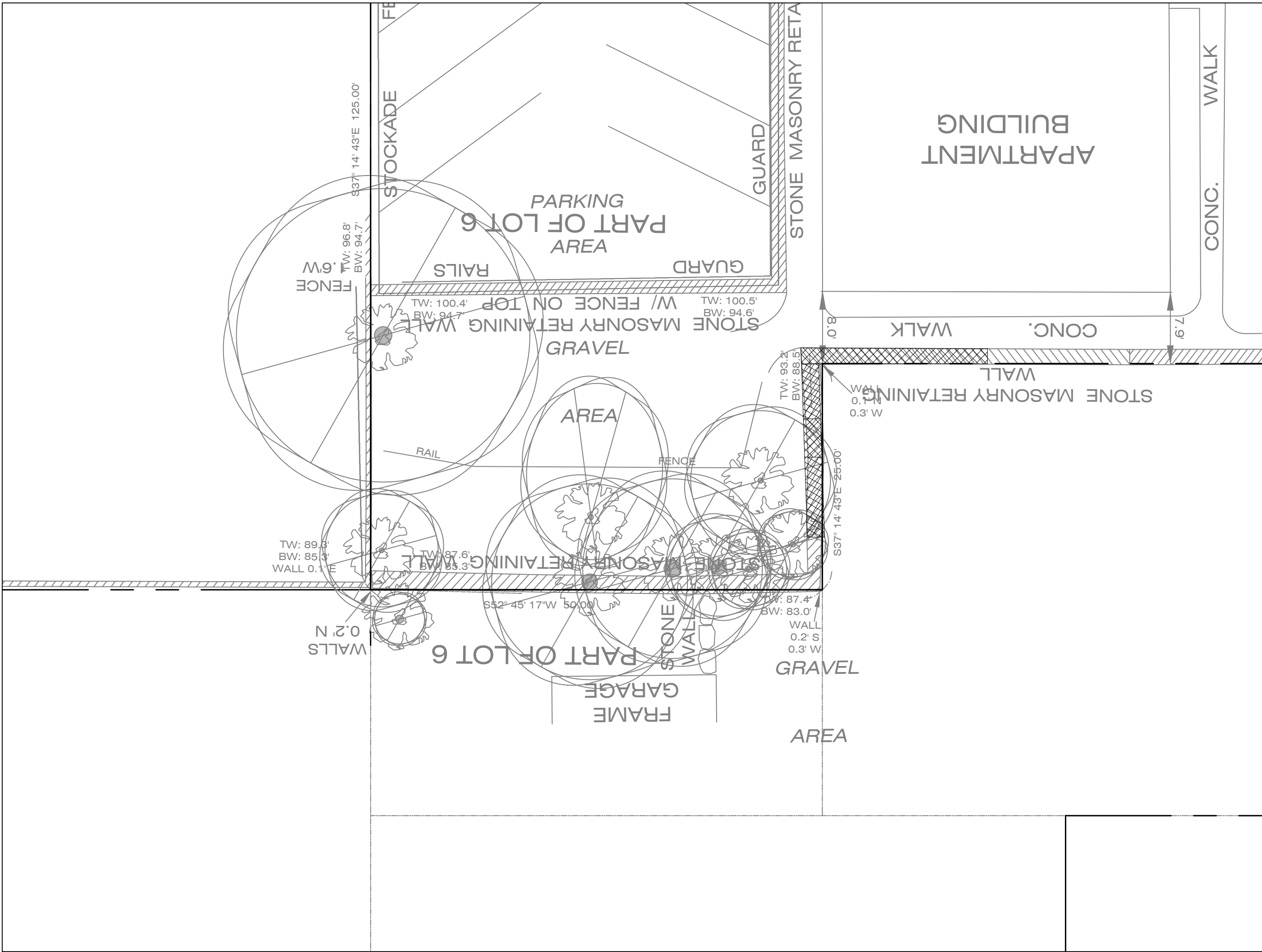
- THE CERTIFIED ARBORIST MUST PERFORM OR SUPERVISE ALL ROOT CUTS AND REMAIN ON SITE DURING ALL PRUNING.
- ONCE ROOTS ARE EXPOSED, USE A SHARPENED TOOL TO CLEANLY CUT ONLY THE NECESSARY ROOTS. PROPER TOOLS INCLUDE A HANDSAW, ROOT PRUNER, OR ANY OTHER SHARP TOOL THAT LEAVES A CLEAN CUT.
- DO NOT USE A CHAINSAW OR EXCAVATOR TO SEVER ROOTS.
- ALL ROOTS SHALL BE LEFT WITH A CLEAN, PERPENDICULAR CUT WITH SMOOTH ENDS AND NO RAGGED EDGES.
- 5. POST PRUNING:
 - TREE ROOT CUTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE CUT ROOT ENDS AND THE DUG HOLE WITH MOIST BURLAP.
 - FILL HOLE WITH QUALITY TOP SOIL AND MULCH AREA WITH TRIPLE SHREDDED HARDWOOD TO DEPTH OF 3".
 - WATER WELL UNTIL ENTIRE AREA AROUND TREE IS THOROUGHLY SOAKED.

CONSTRUCTION PHASING:

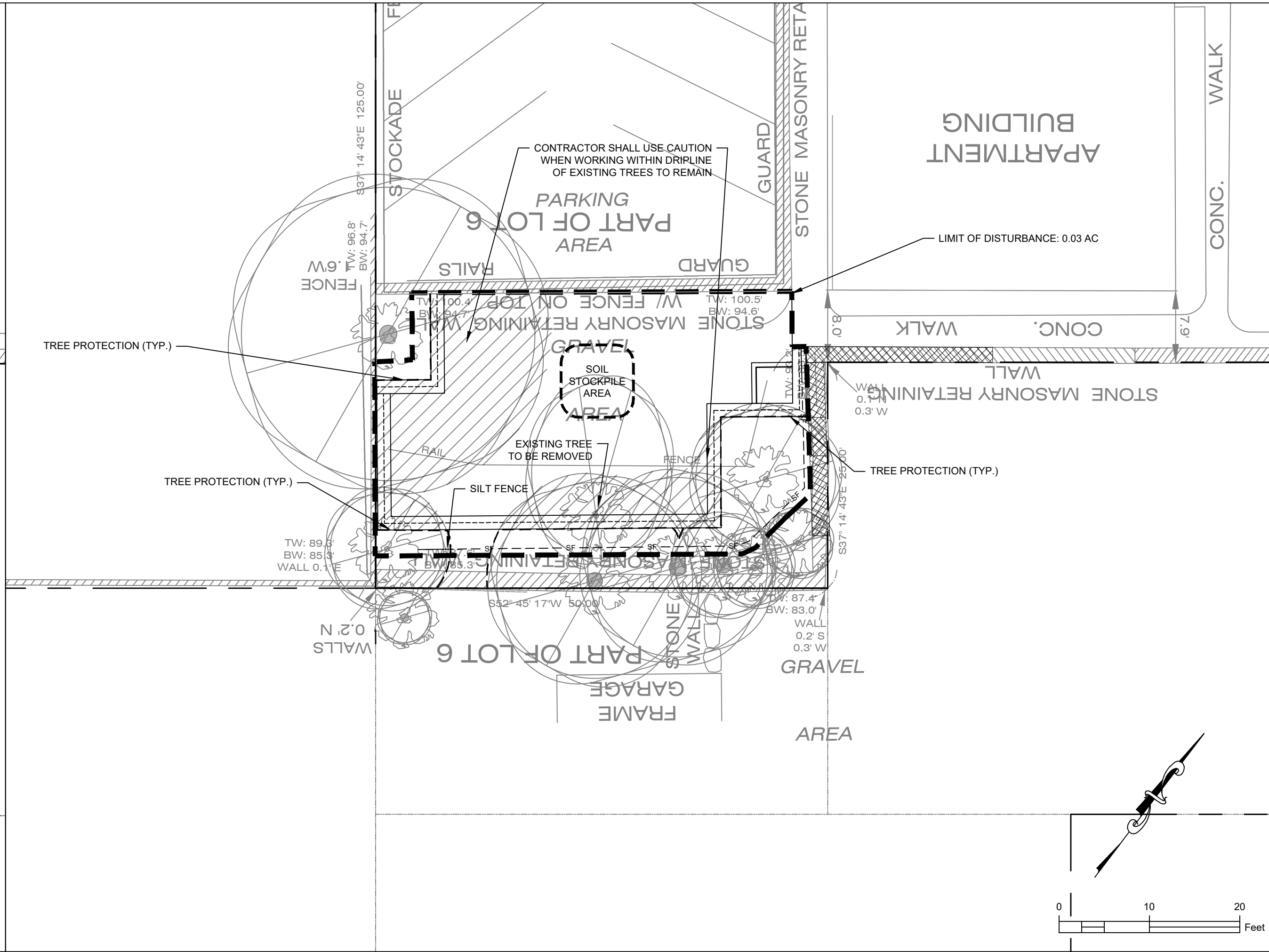
1. INSTALL OF TEMPORARY ESC MEASURES, PERIMETER FENCING.
2. REMOVE TREES AND STUMPS.
3. INSTALL RETAINING WALL.
4. REMOVE TOPSOIL AND GRADE PATIO.
5. INSTALL PERMEABLE PAVERS.
6. INSTALL LANDSCAPING.
7. REMOVAL OF TEMPORARY ESC MEASURES.



GRADING & DRAINAGE PLAN



EXISTING CONDITIONS



EROSION & SEDIMENT CONTROL PLAN

NO.	REVISION	DATE
1.	DETAIL REVISION	08.02.2021
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TAX ID: 9-15-282

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

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.

ANSI A300 TREE CARE INDUSTRY STANDARDS:

1. ADVANCE PLANNING:
 - ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY OTHER DISTURBANCE ON THE SITE.
2. PREPARATION:
 - CONTACT AN ISA CERTIFIED ARBORIST AND ARRANGE A SITE VISIT TO DISCUSS LOGISTICS AND TO CONFIRM EXACT LOCATION OF ROOT PRUNING.
 - DECIDE WHERE ROOT PRUNING TRENCH WILL BE LOCATED AND MARK IT ON THE GROUND BETWEEN THE DISTURBANCE AND TREE, TYPICALLY 6' CLOSER TO THE TREE THAN EDGE OF DISTURBANCE.
3. DIGGING PROCESS:
 - PRUNING TRENCH SHOULD BE CLEARED USING ONLY HAND TOOLS OR AN AIR KNIFE. THIS ACTION WILL EXPOSE THE ROOTS WHILE LEAVING THEM INTACT.
 - DO NOT USE AN EXCAVATOR TO CLEAR, SINCE THIS WILL SHRED THE ROOTS AND CAN DAMAGE THE TREE TRUNK.
 - ROOT PRUNING SHOULD BE AS SHALLOW AS POSSIBLE TO ENSURE THAT CUTS ARE MADE ONLY ON ROOTS AFFECTED BY THE DISTURBANCE.
4. PRUNING PROCESS:
 - THE CERTIFIED ARBORIST MUST PERFORM OR SUPERVISE ALL ROOT CUTS AND REMAIN ON SITE DURING ALL PRUNING.
 - ONCE ROOTS ARE EXPOSED, USE A SHARPENED TOOL TO CLEANLY CUT ONLY THE NECESSARY ROOTS. PROPER TOOLS INCLUDE A HANDSAW, ROOT PRUNER, OR ANY OTHER SHARP TOOL THAT LEAVES A CLEAN CUT.
 - DO NOT USE A CHAINSAW OR EXCAVATOR TO SEVER ROOTS.
 - ALL ROOTS SHALL BE LEFT WITH A CLEAN, PERPENDICULAR CUT WITH SMOOTH ENDS AND NO RAGGED EDGES.
5. POST PRUNING:
 - TREE ROOT CUTS MUST BE KEPT MOIST. IF ROOTS ENDS MUST BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE CUT ROOT ENDS AND THE DUG HOLE WITH MOIST BURLAP.
 - FILL HOLE WITH QUALITY TOP SOIL AND MULCH AREA WITH TRIPLE SHREDDED HARDWOOD TO DEPTH OF 3". WATER WELL UNTIL ENTIRE AREA AROUND TREE IS THOROUGHLY SOAKED.

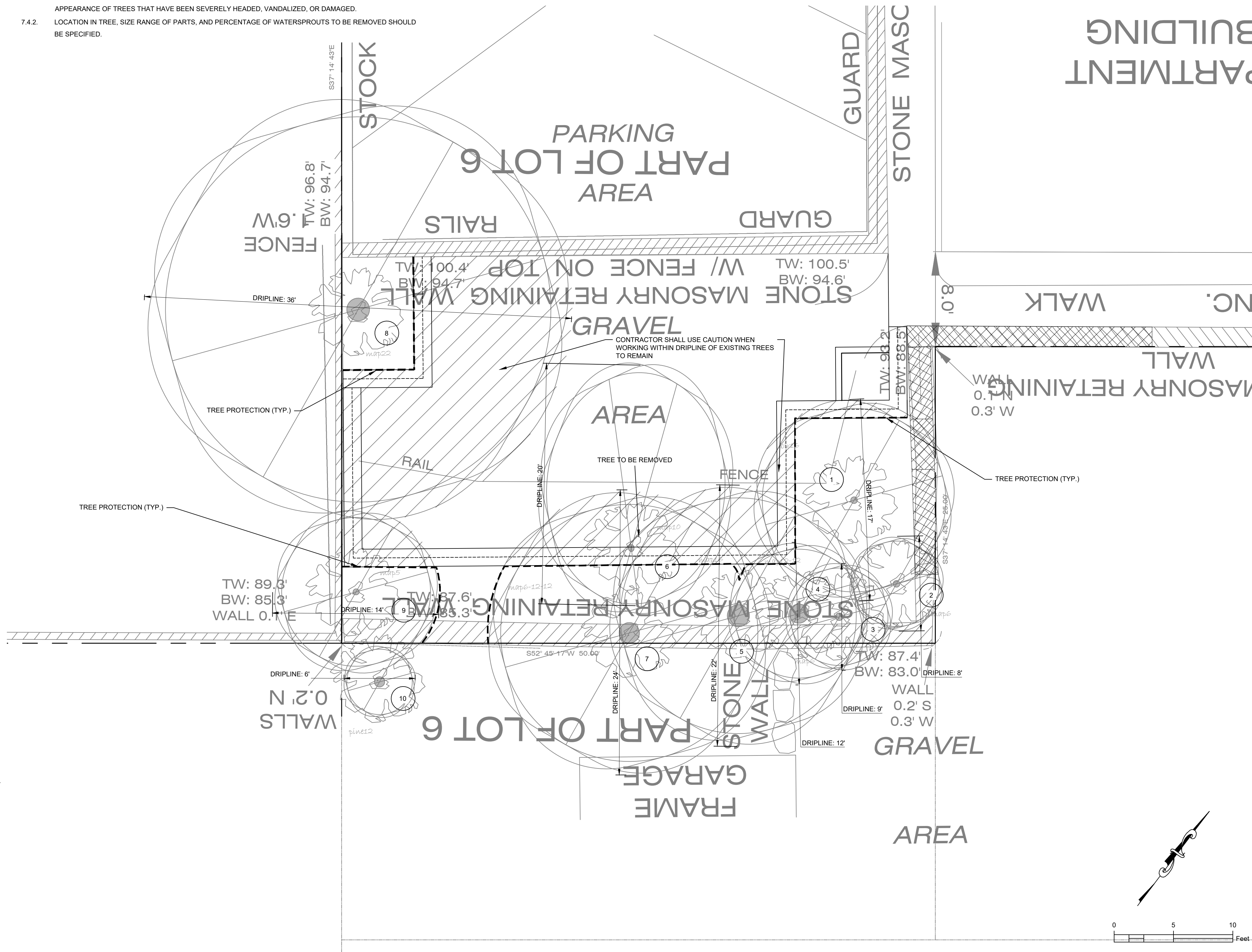
ANSI A300 STANDARDS PRUNING PRACTICES:

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 ACTION 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. TOOLS AND EQUIPMENT
 - 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. PRUNING CUTS
 - 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. WOUND TREATMENT
 - 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. PRUNING OBJECTIVES
 - 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 LIONS 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 LIVING 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. RAISE: RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
 - 6.3.1. VERTICAL CLEARANCE SHOULD BE SPECIFIED.
 - 6.3.2. 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.
 - 6.4.1. CONSIDERATION SHALL BE GIVEN TO THE ABILITY OF A SPECIES TO TOLERATE THIS TYPE OF PRUNING.
 - 6.4.2. LOCATIONS OF PARTS TO BE REMOVED AND CLEARANCE SHOULD BE SPECIFIED.
 - 6.4.3. SIZE RANGE OF PARTS SHOULD BE SPECIFIED.

- 7.1.2. 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. AT PLANTING
 - 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. ONCE ESTABLISHED
 - 7.1.4.1. CLEANING SHOULD BE PERFORMED.
 - 7.1.4.2. RUBBING AND POORLY ATTACHED BRANCHES SHOULD BE REMOVED.
 - 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.
 - 7.1.4.5. INTERFERING BRANCHES SHOULD BE REDUCED OR REMOVED.
- 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 SHOULD 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.

TAG NO.	EXISTING TREES						TREE PLANTING REQUIREMENT (§ 318-8 G.1.a)		
	LATIN NAME	COMMON NAME	DBH (IN)	DRIPLINE (FT)	CONDITION	REMOVE/REMAIN	FOR LOTS 14,500 SF AND ABOVE		
1	BETULA	BIRCH	16	17	FAIR	REMAIN	DBH OF TREE REMOVED (INCHES)	REPLANTING REQUIREMENT	# OF TREES TO BE REMOVED
2	(1) ACER PLATANOIDES	NORWAY MAPLE	6	8	POOR	REMAIN	UNDER 8 INCHES	NO REPLANTING NECESSARY	0
3	(1) ACER PLATANOIDES	NORWAY MAPLE	6	9	FAIR	REMAIN	8 TO 12 INCHES	ONE 2 TO 2 ½ INCH DBH TREE	1
4	ACER PLATANOIDES	NORWAY MAPLE	17	12	FAIR	REMAIN	13 TO 25 INCHES	TWO 2 TO ½ INCH DBH TREES	0
5	ACER PLATANOIDES	NORWAY MAPLE	16	22	FAIR	REMAIN	26 INCHES OR GREATER	THREE 2 TO ½ INCH DBH TREES	0
6	ACER PLATANOIDES	NORWAY MAPLE	10	20	FAIR	REMOVE	TOTAL # OF TREES REQUIRED TO BE PLANTED		1
7	ACER PLATANOIDES	NORWAY MAPLE	18	24	FAIR	REMAIN			
8	ACER PLATANOIDES	NORWAY MAPLE	22	36	FAIR	REMAIN			
9	(1) ACER PLATANOIDES	NORWAY MAPLE	5	14	FAIR	REMAIN			
10	(2) PINUS	PINE	12	6	POOR	REMAIN			

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 PROTECTION PLAN

[illegible]

APPLICANT:

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

ENGINEER:

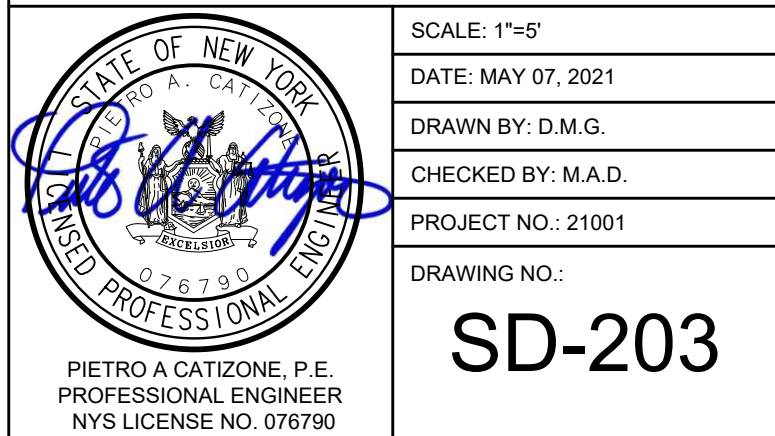
 **CATIZONE**
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Civil Engineering Consultants

One West Avenue, Suite 219, Larchmont, NY 10538
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BBQ/PATIO AREA IMPROVEMENTS
412 MUNRO AVENUE
VILLAGE OF MAMARONECK
COUNTY OF WESTCHESTER
TAX ID: 9-15-282

TITLE:

TREE PROTECTION PLAN





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

[illegible]

APPLICANT:

ARCHER PROPERTY
MANAGEMENT
105 CALVERT STREET
HARRISON NY 10528



ENGINEER:

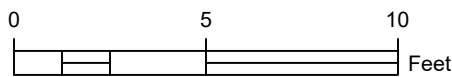
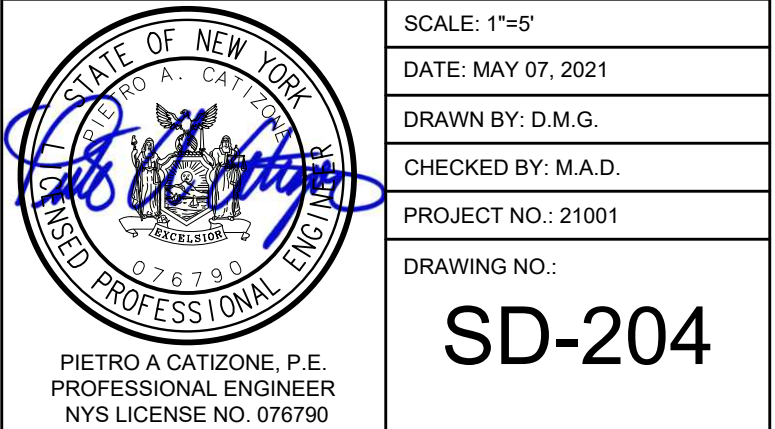
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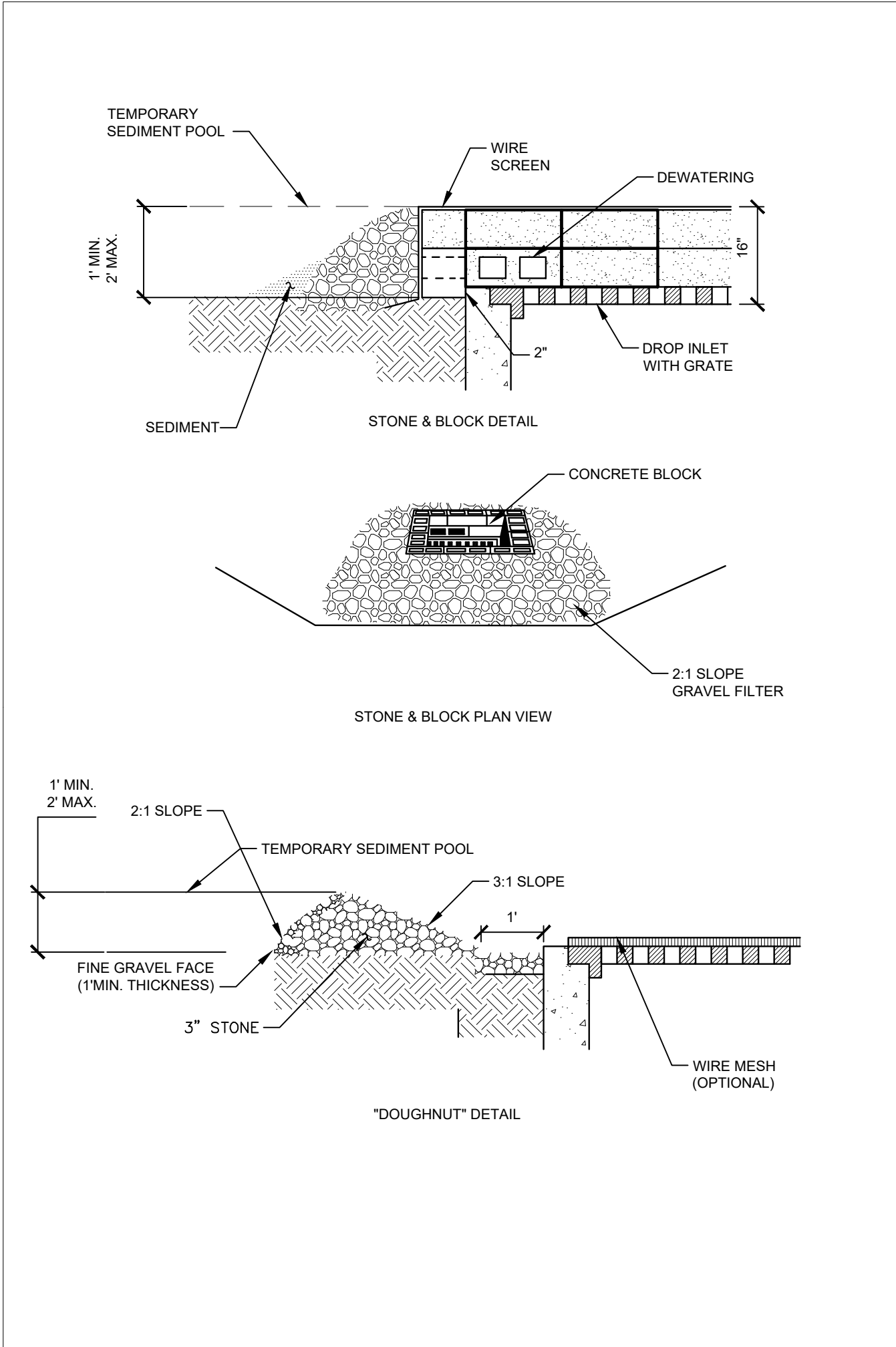
BBQ/PATIO AREA IMPROVEMENTS
412 MUNRO AVENUE
VILLAGE OF MAMARONECK
COUNTY OF WESTCHESTER
TAX ID: 9-15-282

TITLE:

LANDSCAPE PLAN

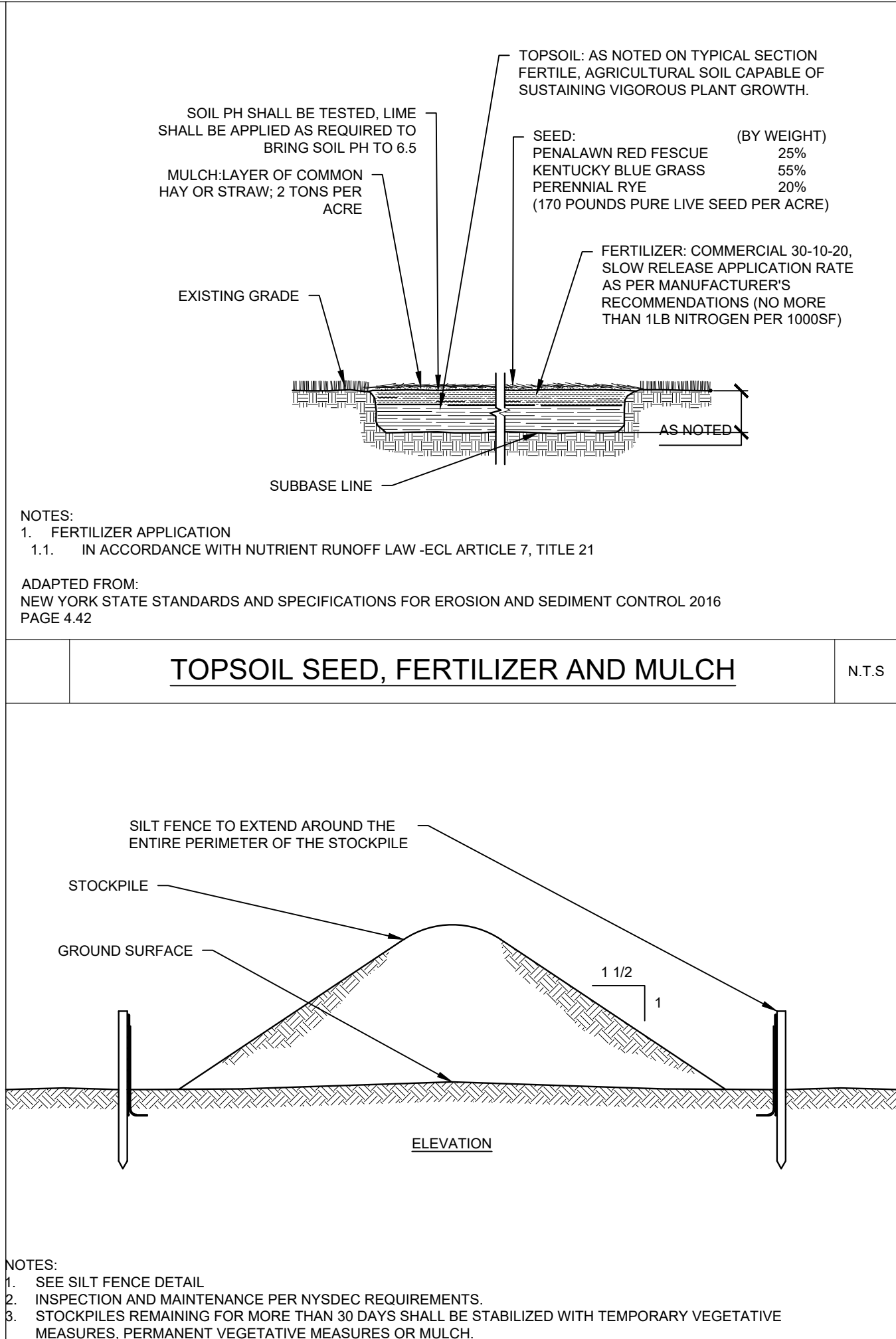


LANDSCAPE PLAN



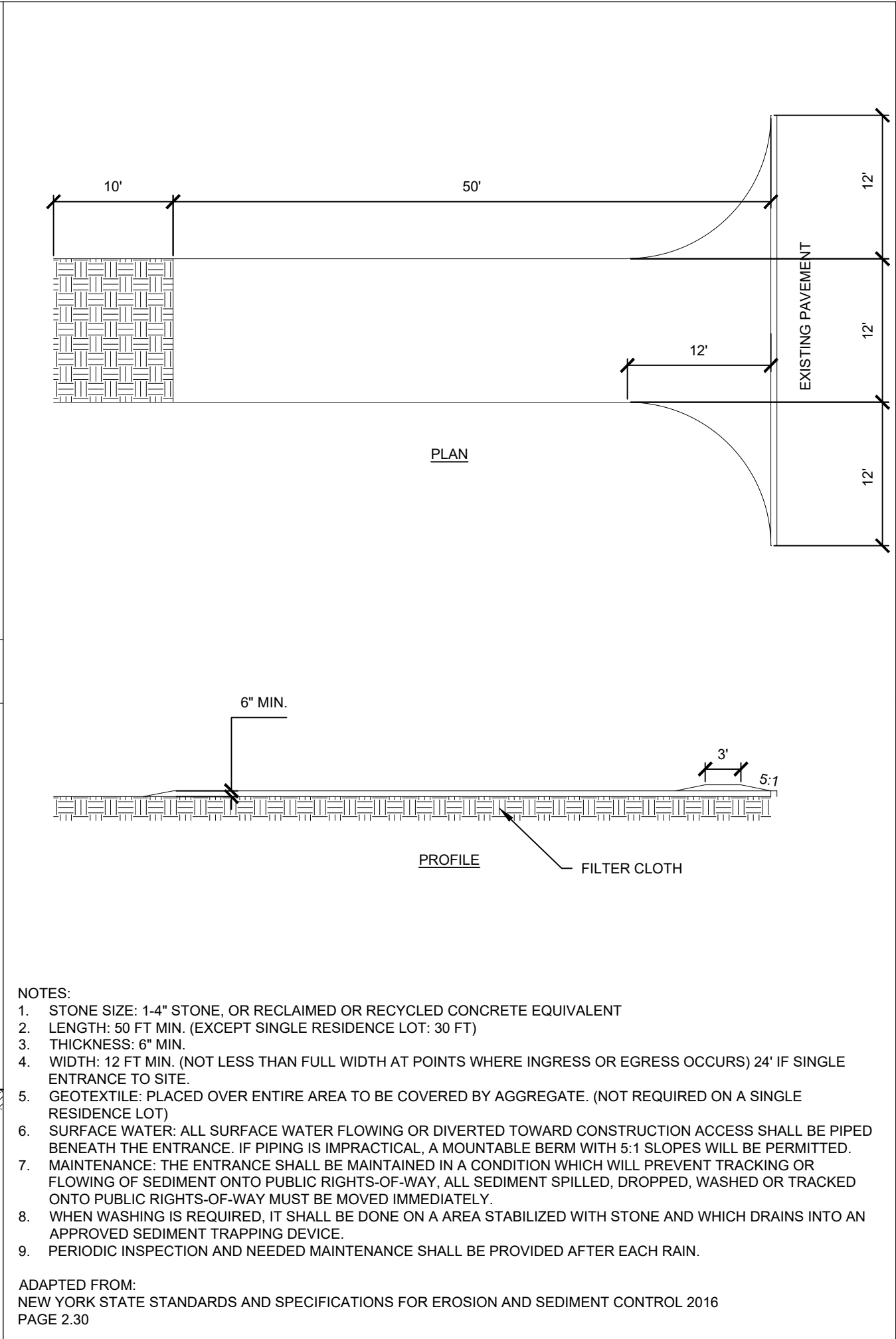
CATCH BASIN STONE INLET PROTECTION

N.T.S



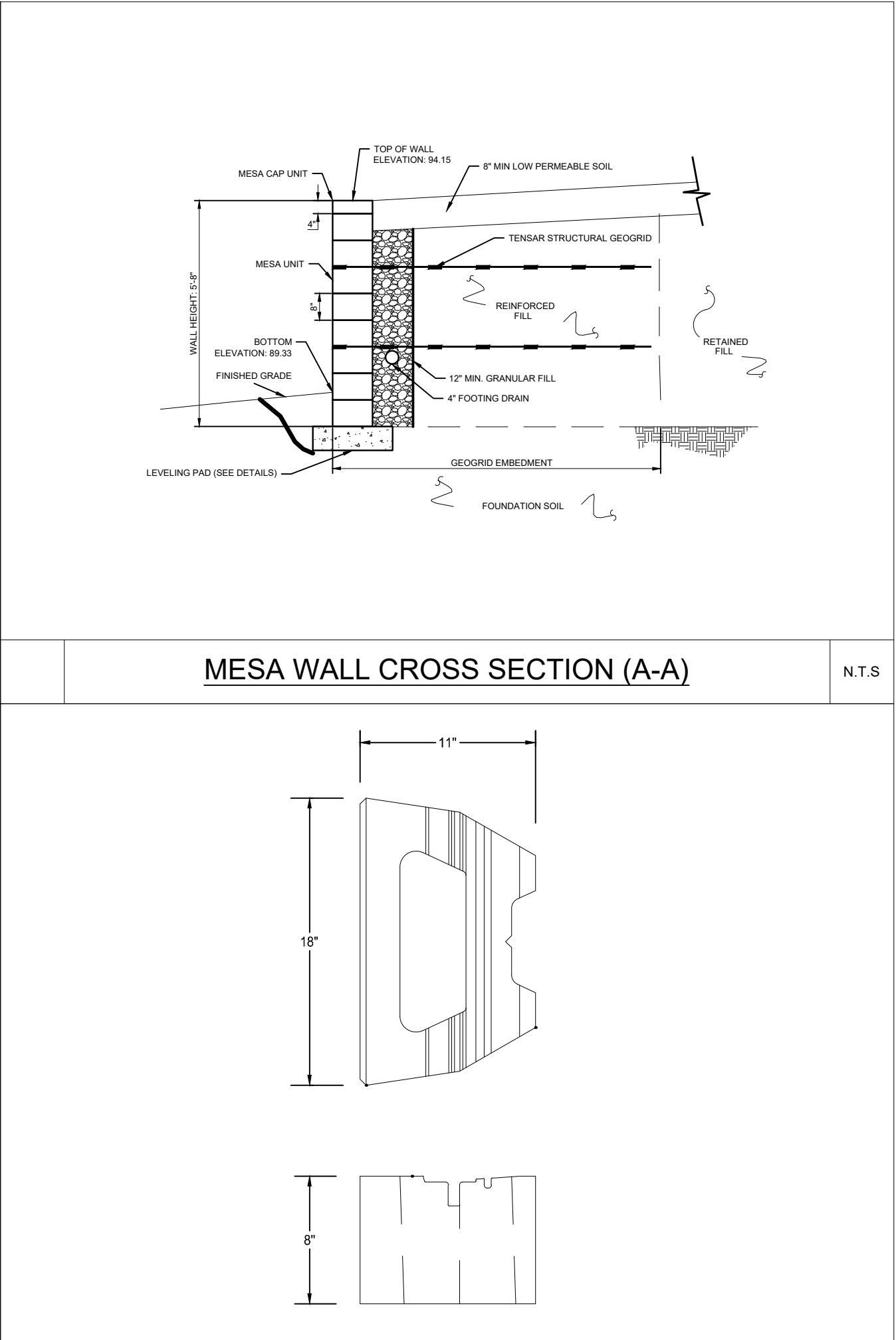
TOPSOIL SEED, FERTILIZER AND MULCH

N.T.S



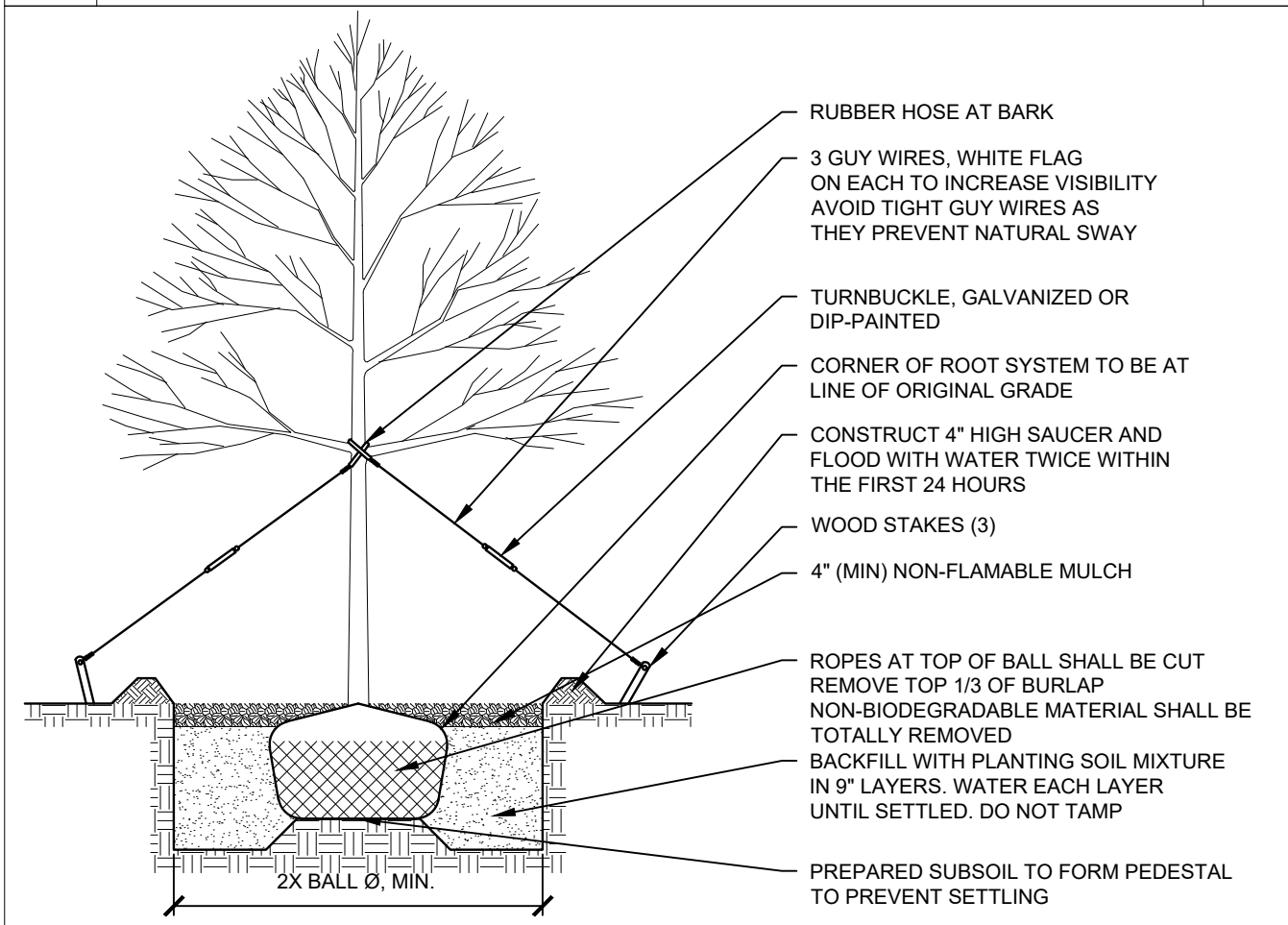
STABILIZED CONSTRUCTION ACCESS

3/8"=1'



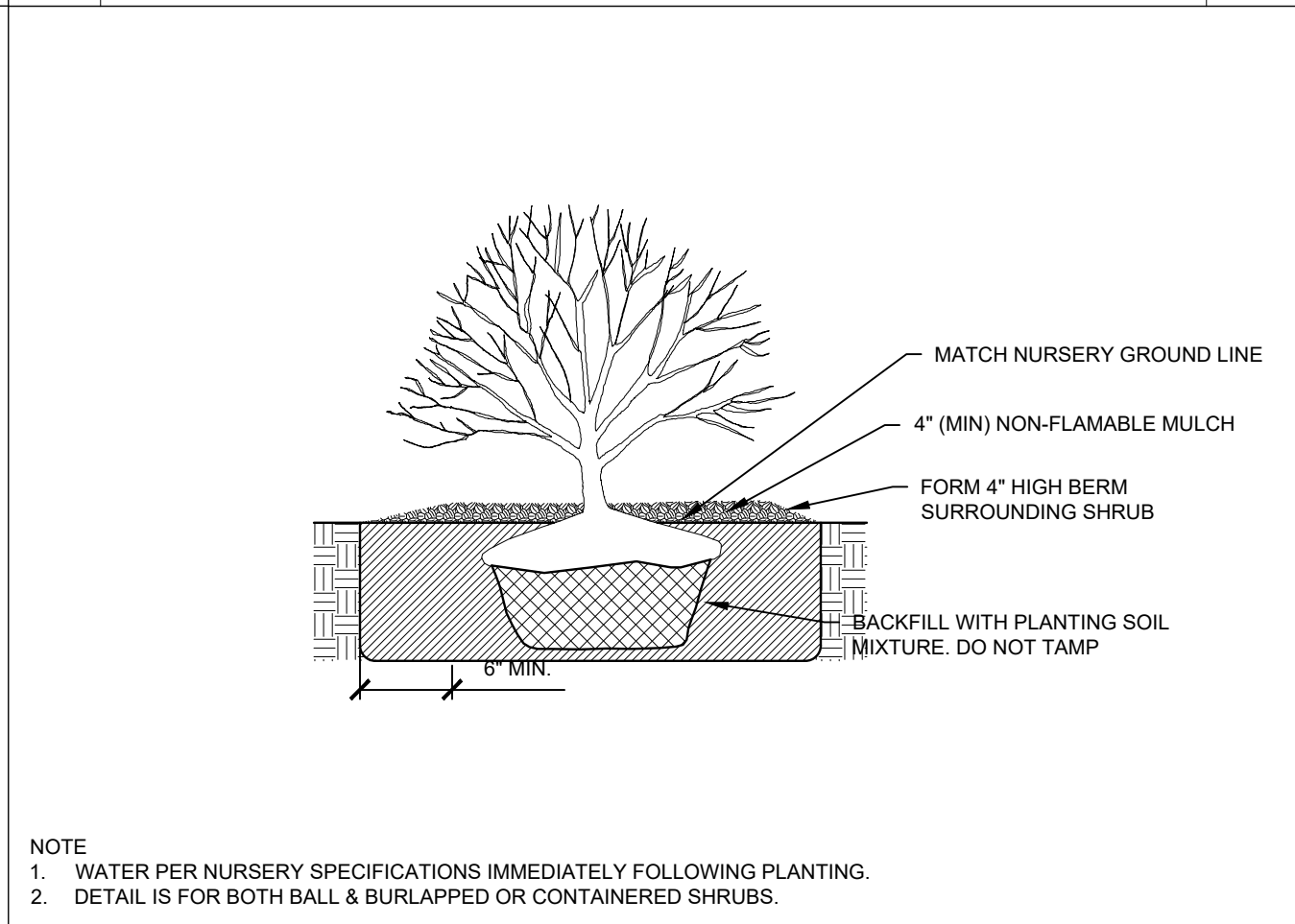
MESA WALL CROSS SECTION (A-A)

N.T.S



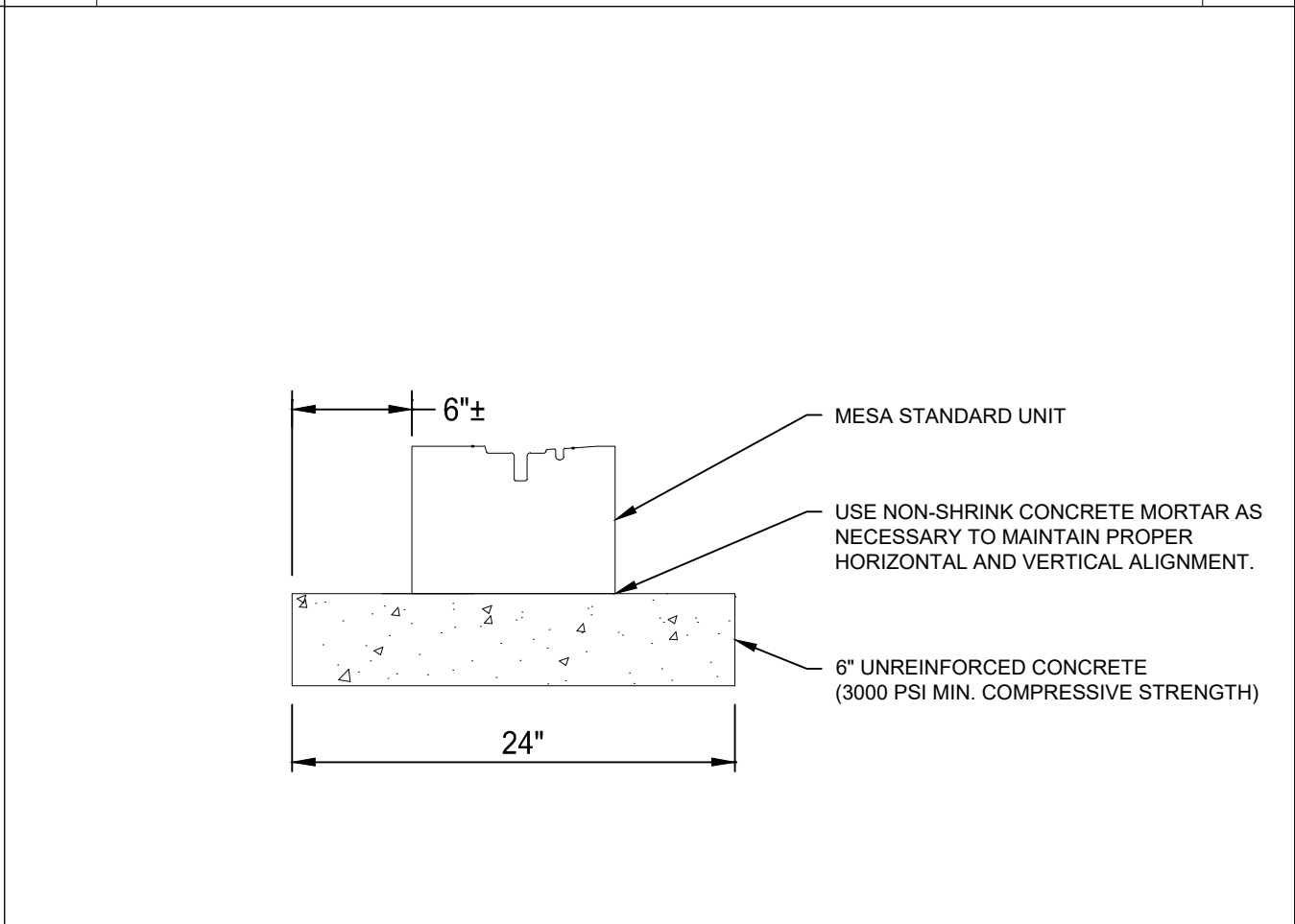
TYPICAL TREE

N.T.S



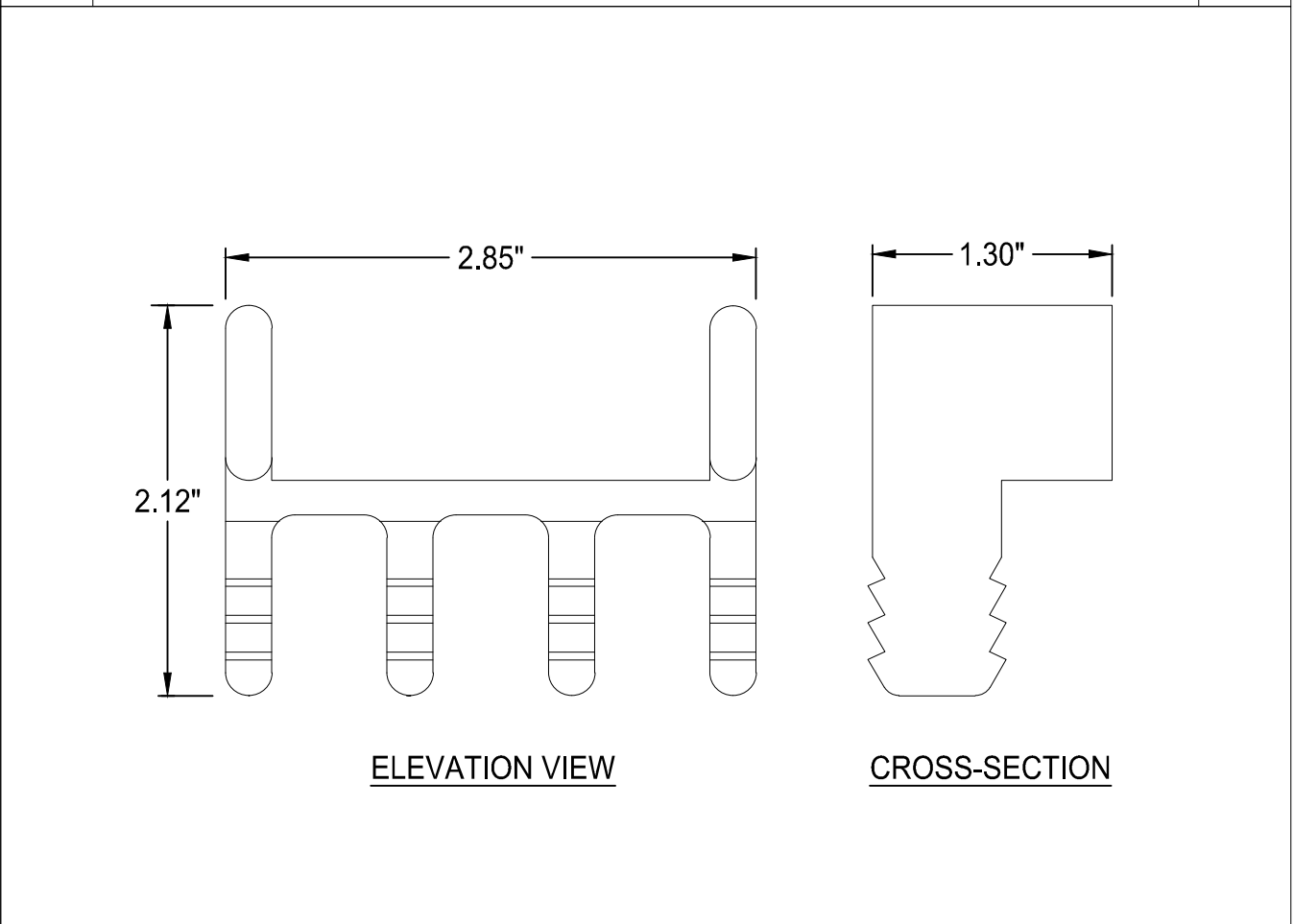
TYPICAL SHRUB

N.T.S



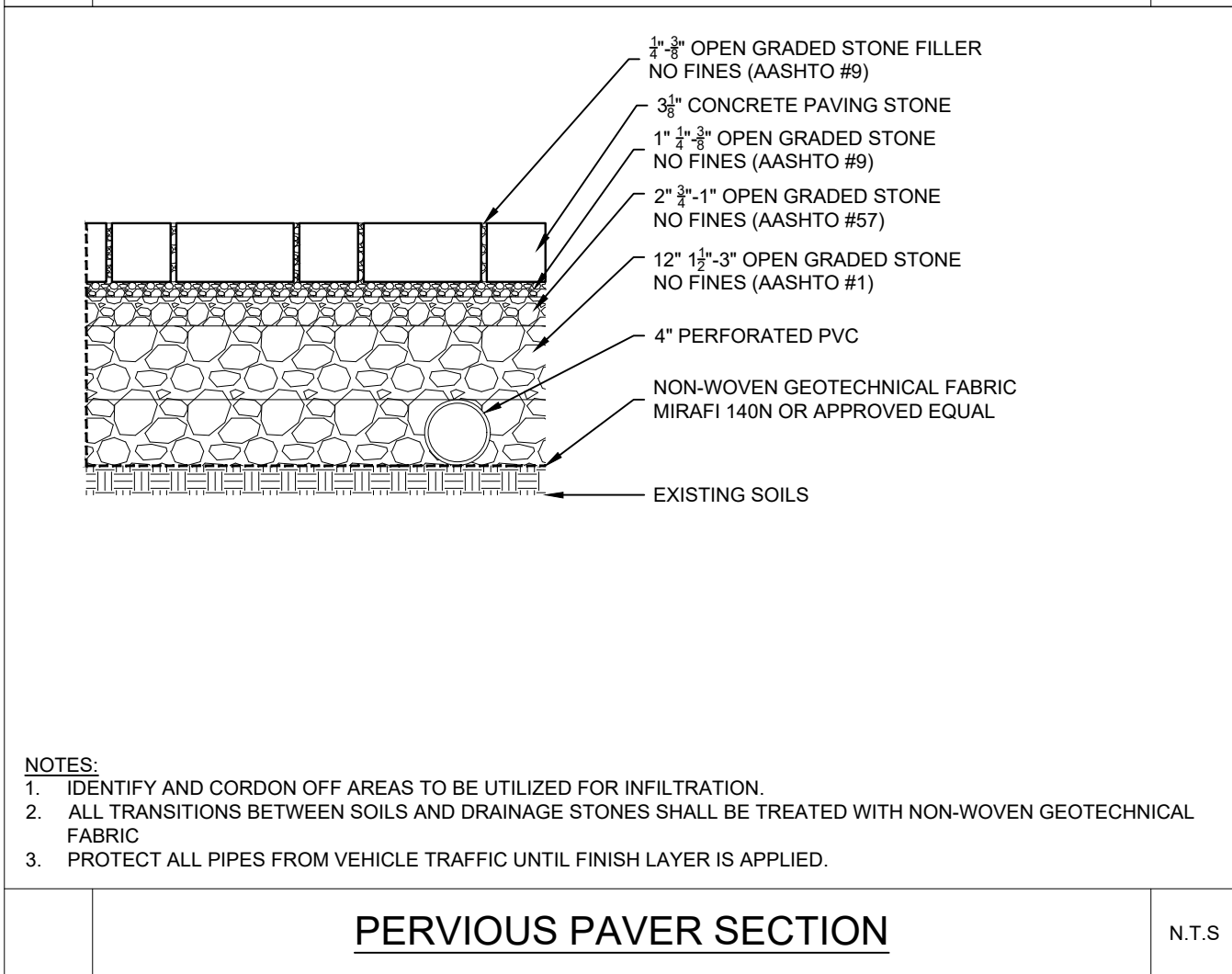
LEVELING PAD

N.T.S



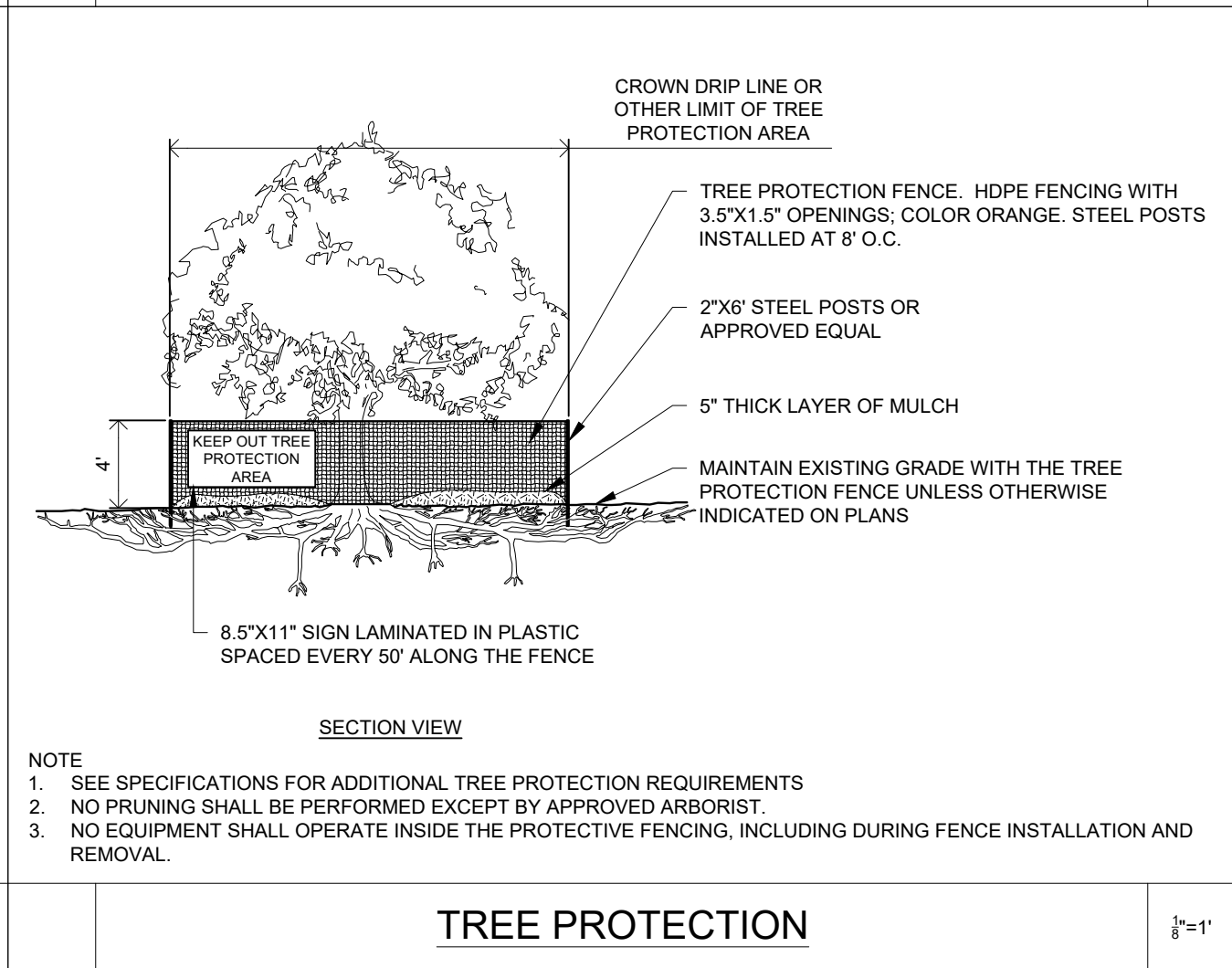
STANDARD CONNECTOR

N.T.S



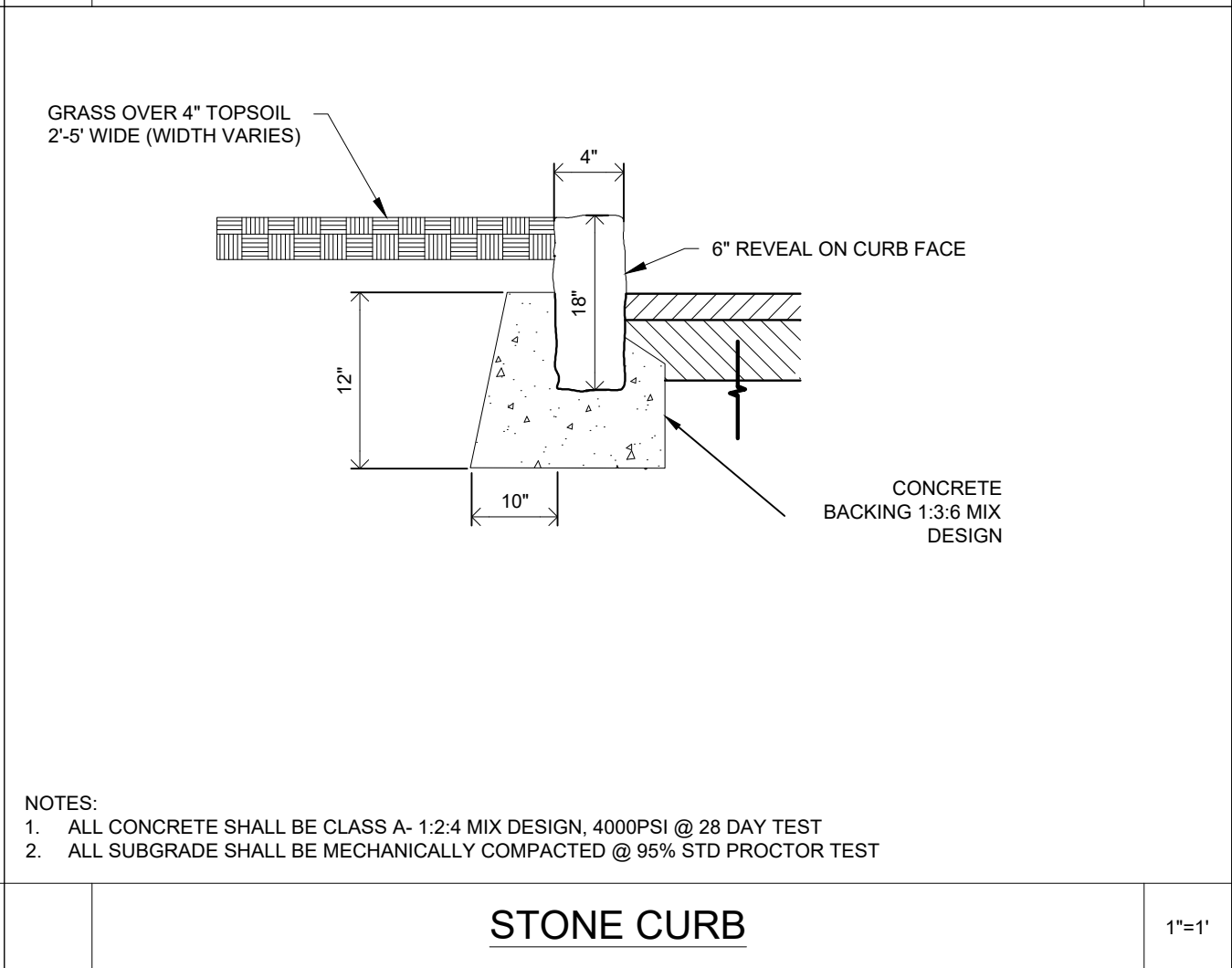
PERVIOUS PAVER SECTION

N.T.S



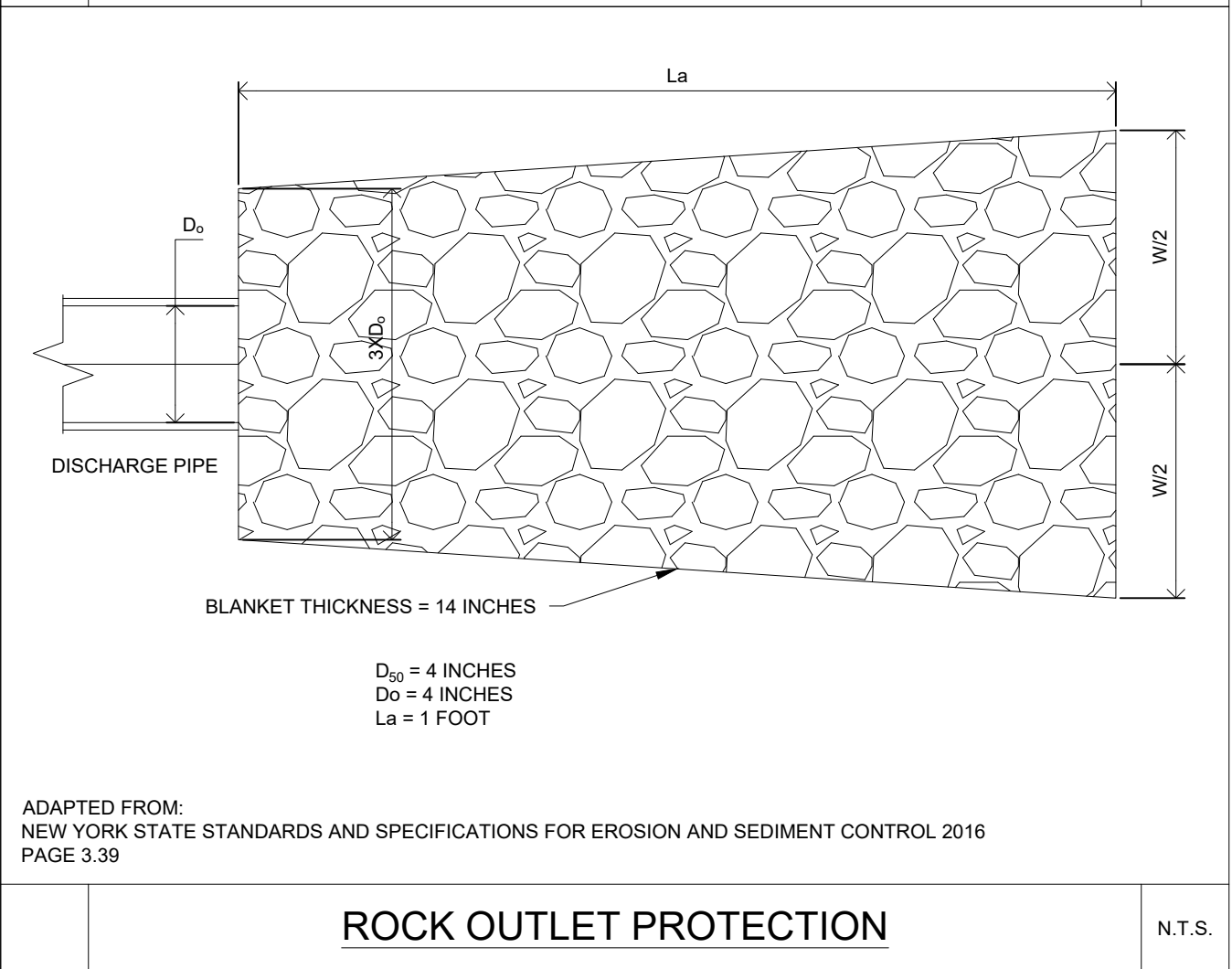
TREE PROTECTION

3/8"=1'



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
10.	PER VILLAGE CONSULTANT COMMENTS	05.01.2023

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

DETAILS

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

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