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October 27, 2021

BY HAND DELIVERY
Chairman Thomas Burt
and Members of the Harbor & Coastal Zone Management Commission
Village of Mamaroneck
169 Mt. Pleasant Avenue
Mamaroneck, NY 10543

Re: 572 Van Ranst Pl, LLC
Harbor & Coastal Zone Management Commission Consistency Review
Premises: 572 Van Ranst Place, Village of Mamaroneck, New York
(Parcel ID: 8-88-15B)

Dear Chairman Burt and Members of the Harbor & Coastal Zone Management Commission:

On behalf of our client, 572 Van Ranst Pl, LLC ("the Applicant"), the owner of the captioned Premises, we respectfully submit the enclosed Harbor & Coastal Zone Management Commission ("HCZMC") application for consistency review along with supporting materials. This submission is made in furtherance of the site plan application submitted to the Planning Board for the proposed sustainable five-story multi-family residential building.

The Premises

The Premises is an approximately 6,500-square foot lot that is currently improved with a two-family residential structure and associated parking area, that was constructed in approximately 1925. The property is classified in the R-M3 (Multiple Residence) Zoning District within an area comprised primarily of commercial and multi-family residential buildings. The Premises is located within the AE Flood Zone and the existing structure is not compliant with the Village of Mamaroneck Floodplain Development Code ("Floodplain Development Code") requirements for residential structures within a flood zone.

The Proposed Multi-Family Building is Consistent with the Local Waterfront Revitalization Program

The Applicant is proposing to demolish the existing residential structure and construct a sustainable five-story multi-family residential building with ten (10) units, consisting of six (6) one-bedroom units and four (4) two-bedroom units ("the Project"). The building will include a rooftop solar installation, four EV charging stations for electric vehicles and a state-of-the-art fuel cell system. See **Exhibit G**. Parking will be located on the ground floor of the building.

As demonstrated in the Coastal Assessment Form and Narrative, enclosed in **Exhibit B**, the proposed multifamily building is consistent with the applicable Local Waterfront Revitalization Program ("LWRP") policies.

The Premises is located in the "AE" flood hazard zone with a Base Flood Elevation ("BFE") of 26 feet. The proposed building will fully comply with the construction standards for residential buildings provided in Section 186-5 of the Floodplain Development Code, as well as the applicable Federal Emergency Management Agency ("FEMA") construction standards.

Flood vents will be incorporated in critical areas of the ground floor to increase the total flood volume storage on the Premises and provide additional flooding relief. The proposed building will be designed with an emergency door located in the stairwell, approximately 8 feet above grade, to allow emergency egress into lifeboats in the event the area is significantly flooded and emergency rescue by first responders is required. The proposed redevelopment will significantly reduce the building footprint onsite, from the existing 1,500 square feet to approximately 638 square feet

Further, the Project will increase the total flood volume storage onsite by adding approximately 8.25 cubic yards of storage capacity. Stormwater management improvements are also proposed where none exist today and will practically eliminate all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

Environmental Review

The construction of the proposed multi-family residential building constitutes an "Unlisted" action under the New York State Environmental Quality Review Act ("SEQRA") and the Planning Board has circulated its intent to declare itself Lead Agency for the SEQRA environmental review of this application. 6 NYCRR § 617.2(al); 617.6(a)(3); 617.7(a)(2). It is respectfully submitted that construction of the proposed multi-family residential building will not have significant adverse environmental impacts. For the HCZMC's reference, a Short Environmental Assessment Form ("EAF") has been included with this Application as **Exhibit F**.

Materials Enclosed

In support of this application, enclosed please find two (2) sets of the following materials:

Exhibit A: Signed HCZMC Application Form;
Exhibit B: HCZMC Coastal Assessment Form and narrative addressing 44 LWRP criteria;
Exhibit C: Building Permit Application;
Exhibit D: Floodplain Development Permit Application;
Exhibit E: Zoning Compliance Determination;
Exhibit F: Short Environmental Assessment Form;

Exhibit G: Data and specifications for proposed rooftop solar installation and EV charging stations, prepared by Aris Energy Solutions, LLC; and
Exhibit H: Hudson Engineering Response to Engineering comments from Hudson Engineering & Consulting, P.C., dated October 27, 2021.

Also enclosed, please find two (2) copies of the following:

- Stormwater Pollution Prevention Plan & Drainage Analysis, prepared by Hudson Engineering & Consulting P.C., revised through October 27, 2021;
- Topographic survey of the Premises prepared by Ramsay Land Surveying, P.C., dated March 10, 2021;
- Architectural drawings prepared by Sullivan Architecture, P.C., dated December 16, 2020, revised through October 27, 2021; and
- Civil engineering drawings prepared by Hudson Engineering & Consulting P.C., dated September 1, 2021, revised through October 27, 2021.

One (1) check payable to the Village of Mamaroneck in the $1,500.00 to be held in escrow, is also enclosed. Please advise of any additional fees associated with this application and we will coordinate payment to the Village.

We look forward to appearing again before the HCZMC on November 17, 2021, to commence the consistency review of this application and obtain any initial comments from your Commission as we proceed with the determination of significance before the Planning Board. If you have any further questions or comments in the interim, please do not hesitate to contact me. Thank you in advance for consideration of the enclosed.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosures
cc: Frank Tavolacci, Building Inspector
Ashley Ley, AKRF, Village Planning Consultant
Charles Gottlieb, Esq., HCZMC Attorney
Sullivan Architecture, P.C.
Hudson Engineering & Consulting P.C.
Kristen Motel, Esq.
Client

Exhibit A

VILLAGE OF MAMARONECK
HARBOR & COASTAL ZONE MANAGEMENT COMMISSION
APPLICATION

HCZM meets on the third Wednesday of the month, 7:30 PM, Village Hall Courtroom, 169 Mt. Pleasant Ave.

INSTRUCTIONS (please print or type all answers)

Except as otherwise provided in Chapter 240 of the Village Code, prior to an action or approval of an action by an agency of the Village, such action shall be determined to be consistent, to the maximum extent practicable, with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program. Except for actions, undertaken, funded or approved by the Board of Trustees, the determination of consistency shall be made by the Harbor Coastal Zone Management Commission.

For direct agency actions, the agency shall complete, and for approval of an action, the agency shall cause the applicant to complete, a coastal assessment form (CAF). The CAF shall be completed prior to the agency's determination of the environmental significance pursuant to the State Environmental Quality Review Act.

Where any question on the CAF is answered "yes", a brief and precise description of the nature and extent of the action shall be provided on the CAF, and a copy of the CAF shall be forwarded to the Harbor and Coastal Zone Management Commission.

I. 15 copies of the application and supporting documents should be submitted to the Building Dept. for review by the Bldg. Inspector to place on the HCZM Agenda.

- ☐ Short Environmental Assessment Form (for Unlisted and Type II actions only)
- ☐ Full Environmental Assessment Form (if Type I action)
- ☐ Construction drawing plans certified and signed by an architect or engineer licensed by the State of New York
- ☐ Topographical survey by a licensed land surveyor dated within one year w/FEMA lines
- ☐ Completed Building Permit Application
- ☐ Elevation Certificate showing compliance with FEMA by a licensed architect or engineer licensed by the State of New York.
- ☐ Soil Erosion Mitigation Plan - See Building Department for details
- ☐ Storm Water Management Plan - See Building Department for details
- ☐ If Perimeter Permit or Marine Structure Permit is required, proof of compliance with applicable notice requirements must be provided.

- ☐ Coastal Assessment Form

II. Address of property 572 Van Ranst Place. Has this property come before this Commission within the past 3 years or a former Harbor & Coastal Zone Management Commission? If so, when? Click here to enter a date.
No (date).

III. It is the applicant's obligation to determine whether permitting is required by any state/federal agencies including but not limited to the Department of State Dept. of Environmental Conservation, NY State Army Corp of Engineers or Federal Consistency Review.

It is also the applicant's obligation to determine if any other local permits or approvals (e.g. Zoning, Planning, BAR, etc.) are or are not required for the action for which they seek review. The applicant will provide copies of all permit(s) obtained.

IV. DESCRIPTION OF PROPOSED ACTION

A. Type of Action – is action a direct agency action (an action planned and proposed for implementation by the Village of Mamaroneck) or does it involve the application for an approval or permit to be granted by a Village agency? Check one:

1. Direct Agency Action ☐

2. Application for an Approval ☒

If this is an Application for an Approval or Permit, identify which board or commission has the permit authority? Click here to enter text. Planning Board

B. Describe nature and extent of proposed activity:
Seeking Site Plan approval to demolish the existing structure and construct a sustainable 5-story, multi-family residential building with parking beneath the building and install new stormwater management improvements and landscaping.

C. Location of proposed activity (include street or site description):

572 Van Ranst Place
Mamaroneck, New York 10543

D. Will the action to be directly undertaken, require funding or approval by either a state or federal agency? No [X] Yes [ ]

If yes, which state or federal agency? Click here to enter text.

V. If an application for the proposed action has been filed with the agency, the following information shall be provided:

*Applicant Name: 572 Van Ranst Place, LLC
Property Owner Name: Owner is the applicant
Mailing Address: 506 S. 9th Avenue, Mt Vernon, NY
Phone: 914-664-7244

The foregoing information is affirmed by _____
(signed by person having a possessory interest in the property)

Date: 10/25/2021

*This application must be made in the name of and signed by a person or entity that has a possessory interest in the property such as a tenant, purchaser or owner.

(i) If you are the property owner, on what date did you acquire title? 8/19/20
If you have acquired title to the property within the past two years, provide the name of the prior owner(s):

_____

(ii) If you are not the property owner, list the name and address of the owner and describe your relationship to the property and the date said relationship commenced:

_____

(iii) If you are not the property owner, written consent of the owner must be submitted with this application.

NOTE:

If the Applicant or Property Owner is a:

Corporation: Attach a separate rider listing all the corporation's officers, shareholders, and their percentage of share ownership.

Partnership: Attach a separate rider listing the type of partnership and identify the partners and their partnership interest.

LLC: Attach a separate rider listing the LLCs members.

Exhibit B

COASTAL ASSESSMENT FORM

I. Instructions

A. In accordance with Chapter 240 of the Village Code, proposed actions are to be reviewed to determine their consistency with the policies of the Village of Mamaroneck Local Waterfront Revitalization Program. This Coastal Assessment form is intended as an aid to that review.

B. As early as possible in an agency's formulation of a direct action or as soon as an agency receives an application for approval of an action, the agency shall do the following:

1. For direct agency actions, the agency shall complete this Coastal Assessment Form. This CAF shall be completed prior to the agency's determination of environmental significance under SEQRA.
2. Where applicants are applying for approvals, the agency shall cause the applicant to complete this Coastal Assessment Form, which shall be completed and filed together with the applications for approval and Environmental Assessment Form.
3. Unless the application is being undertaken, funded or approved by the Board of Trustees or is otherwise exempted under Chapter 240 of the Village Code, CAFs shall be forwarded to the Harbor Coastal Zone Management Commission for a determination of consistency. Where the action is being undertaken, funded or approved by the Board of Trustees, the Harbor Coastal Zone Management Commission shall be provided with a copy of the CAF for purposes of making a written recommendation on consistency to be forwarded to the Board of Trustees to assist that Board in determining consistency of the application. If an action cannot be certified as consistent to the maximum extent practicable with the coastal policies, it shall not be undertaken.

C. Before answering the questions in Section II, the preparer of this form should review the coastal policies contained in the LWRP. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

II. Coastal Assessment Form (Check either "Yes" or "No" for each of the following questions). (See Chapter 240 of the Village Code for additional information.)

A. Will the proposed action be located in, or contiguous to, or to have a significant effect upon any of the resource areas identified in the Local Waterfront Revitalization Program?

	(Check)	Yes or No
1. Significant fish/wildlife habitats (7, 7a, 44)		☐ ☑
☐		
2. Flood Hazard Areas (11, 12, 17)		☑ ☐

3. Tidal or Freshwater Wetland (44)	☐	☑
4. Scenic Resource (25)	☐	☑
5. Critical Environmental Areas (7, 7a, 8, 44)	☐	☑
6. Structures, sites or sites districts of historic, Archeological or cultural significance (23)	☐	☑

B. Will the proposed action have a significant effect on any of the following?

1. Commercial or recreational use of the fish and wildlife resource (9, 10)	☐	☑
2. Development of the future or existing water-dependent uses (2)	☐	☑
3. Land and water uses (2, 4)	☐	☑
4. Existing or potential public recreation opportunities (2, 3)	☐	☑
5. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement (11, 13, 17, 19, 22, 25, 37, 38)	☐	☑
6. Physical alteration of one or more areas of land along the shoreline, land under water or coastal waters (2, 4, 11, 12, 17, 20, 28, 35,44)	☐	☑
7. Physical alteration of three or more acres of land located elsewhere in the coastal area (11, 12, 17, 33, 37, 38)	☐	☑
8. Sale or change in use of state-owned lands, located under water (2, 4, 19, 20, 21)	☐	☑
9. Revitalization/redevelopment of deteriorated or underutilized waterfront site (1)	☐	☑
10. Reduction of existing or potential public access to or along coastal waters (19, 20)	☐	☑
11. Excavation or dredging activities or the placement of fill materials in coastal waters of Mamaroneck (35)	☐	☑
12. Discharge of toxic, hazardous substances, or other pollutants into coastal waters of Mamaroneck (34, 35, 36)	☐	☑
13. Draining of storm water runoff either directly into coastal waters of Mamaroneck or into any river or tributary which empties into them (33, 37)	☐	☑
14. Transport, storage, treatment or disposal or solid waste or hazardous materials (36, 39)	☐	☑
15. Development affecting a natural feature which provides protection against flooding or erosion (12)	☐	☑

C. Will the proposed activity require any of the following:

1. Waterfront site (2, 4, 6, 19, 20, 21, 22)	☐	☑
2. Construction or reconstruction of a flood or erosion control structure	☐	☑

(13, 14)

III. Remarks or Additional Information Click here to enter text.

Preparer's Signature: _____ Date: 10/27/21

Preparer's Name/Title: Michael F. Stein

Company: Hudson Engineering & Consulting P.C.

Address: 45 Knollwood Road - suite 201, Elmsford, NY 10523

Coastal Assessment Form – Narrative

572 Van Ranst Pl LLC
572 Van Ranst Place
Village of Mamaroneck

Compliance with LWRP Policies

INSTRUCTIONS-Please indicate how your project complies with each LWRP policy. If a policy does not pertain to your project, please indicate "N/A." A response must be provided for each policy. If additional space for responses is needed, please add an addendum. The Village of Mamaroneck LWRP can be viewed at www.mamaroneck.ny.us

Development Policies

Policy 1. Restore, revitalize, and redevelop deteriorated and under-utilized waterfront areas.

This policy is not applicable. The property located at 572 Van Ranst Place ("the Premises") does not border any waterfront areas and is classified within the R-M3 Zoning District, which is not identified under this policy as a focus for proactive waterfront redevelopment.

Policy 2. Facilitate the siting of water-dependent uses and facilities on or adjacent to coastal waters.

This policy is not applicable as the Premises does not border any waterfront areas.

Policy 3. Not applicable.

Policy 4. Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.

This policy is not applicable. The Premises is not located within the harbor area and does not propose any water-dependent uses.

Policy 5. Not applicable.

Policy 6. Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

The Applicant is proposing to demolish the existing residential structure and construct a sustainable five-story multi-family residential building with ten (10) units, consisting of six (6) one-bedroom units and four (4) two-bedroom units ("the Project"). The building will include a rooftop solar installation, four EV charging stations for electric vehicles and a state-of-the-art fuel cell system. Parking will be provided within a garage located on the ground floor of the building.

The proposed development activities do not require the Applicant to secure permits from State or Federal Agencies. As required by the State Environmental Quality Review Act ("SEQRA")[1] and as evidenced by this request for consistency review of the proposed project by the Harbor Coastal Zone Management Commission, the Applicant has made an effort to coordinate all approvals from Village agencies for the proposed development. A site plan application was submitted to the Planning Board on September 1, 2021. An application for area variances is being prepared and the Applicant anticipates appearing before the Zoning Board of Appeals in the coming months.

Fish and Wildlife Policies

Policy 7. Significant coastal fish and wildlife habitats, as identified on the N.Y. Coastal Area Map (when finalized), shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

The Premises is not located in an area designated by New York State as a significant coastal fish and wildlife habitat. The Premises is also not located within or adjacent to Significant Habitats identified on the Natural Resources Inventory map on page 17 of the Village of Mamaroneck LWRP. Nevertheless, water quality treatment is proposed for the stormwater runoff to prevent contaminants from entering downstream waterways.

Policy 7a. Significant coastal fish and wildlife habitats, as identified in this document, shall be protected, preserved, and where practical, restored so as to maintain their viability as habitats.

This policy is not applicable because there are no significant coastal and wildlife habitats located on or adjacent to the Premises.

Policy 8. Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which accumulate in the food chain or which cause significant sub-lethal or lethal effect on those resources.

There is no anticipated generation of hazardous wastes or pollutants from the proposed project. A Stormwater Pollution Prevention Plan ("SWPPP") and Sediment and Erosion Control Plan have been developed to prevent pollutants of concern from exiting the site during and after construction.

Policy 9. Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks and developing new resources.

This policy is not applicable because the Premises is not adjacent to coastal waters.

Policy 10. Further develop commercial finfish, shell-fish and crustacean resources in the coastal area.

This policy is not applicable because the Premises is not adjacent to coastal waters.

[1] 6 NYCRR 617.3 & 617.6(b)(3).

Flooding and Erosion Hazards Policies

Policy 11. Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

The Premises is located in the "AE" flood hazard zone with a Base Flood Elevation ("BFE") of 26 feet. In accordance with the Village's Flood Damage Prevention Code, the first finished and occupiable floor will be 12 feet above the existing grade to minimize the endangerment of human lives and loss of property. The proposed building will incorporate flood vents in critical areas of the ground floor to increase the total flood storage volume on the property and provide additional flooding relief. The Project will increase flood volume storage onsite by adding approximately 8.25 cubic yards of storage capacity to reduce the flooding on and off site.

Further, the proposed redevelopment will significantly reduce the building footprint at the Premises. The footprint of all existing buildings occupies approximately 1,500 square feet and the proposed multi-family building will only occupy approximately 638 square feet.

The Project will minimize property damage by using masonry materials for the base construction of the building. Additionally, the proposed building is designed with an emergency door located in the stairwell, approximately 8 feet above grade, to provide the option for emergency egress into lifeboats in the event the area was significantly flooded and emergency rescue was required. This design feature will minimize the endangerment of human lives in the event there is severe flooding and enable first responders to safely evacuate the building residents.

Policy 12. Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features.

There are no natural features that currently exist on the property to minimize damage from flooding and erosion. The Premises is currently fully developed, with almost 53% of the lot consisting of impervious surface and the only undeveloped space consists of a small patch of lawn. As discussed in the response to Policy 11 above, all finished and occupiable areas of the proposed multi-family building will be raised 12 feet above grade, thereby protecting the property from damage due to flooding. Flood vents will be incorporated to areas on the ground floor to increase flood volume storage and the Project will add approximately 8.25 cubic yards of flood storage capacity to the site, thus reducing the flooding on and off site.

As detailed in the comprehensive SWPPP and a Sediment and Erosion Control Plan, the proposed stormwater management design will protect against erosion. The proposed redevelopment eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

Policy 13. The construction and reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years.

This policy is not applicable because there are no erosion protection structures at the Premises and no erosion protection structures are proposed to be constructed. Nevertheless, a comprehensive SWPPP and a Sediment and Erosion Control Plan have been developed to prevent pollutants of concern from exiting the site during and post-construction. All sediment and erosion control practices proposed are in conformance with the latest version of the New York State Standards and Specifications for Erosion and Sediment Control. As discussed in Policy 12 above, the proposed redevelopment also eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

Policy 14. Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development.

No erosion protection structures exist or are proposed on the Premises. The existing site is currently fully developed and therefore, the proposed redevelopment will not increase erosion or flooding. In fact, as discussed in the responses to Policies 11, 12, & 13, the proposed redevelopment increases the flood storage volume on the property to provide additional flooding relief compared to the existing conditions. All sediment and erosion control practices proposed are in conformance with the latest version of the New York State Standards and Specifications for Erosion and Sediment Control. As discussed in Policy 12 above, the proposed redevelopment also eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded.

Policy 15. Not applicable.

Policy 16. Not applicable.

Policy 17. Wherever possible, use nonstructural measures to minimize damage to natural resources and property from flooding and erosion.

The Premises currently consists of approximately 53% impervious surface and the Applicant is proposing to install stormwater management infrastructure where none currently exists to eliminate practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded. Therefore, the Project will not increase erosion or flooding. The proposed zoning-compliant building footprint will account for almost 100% of the site area. Due to the existing conditions onsite and the intended future development encompassing nearly the entire site, nonstructural measures are not practical for reducing damage due to flooding.

General

Policy 18. To safeguard the vital economic, social and environmental interests of the State and the Village of Mamaroneck, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State and this Village have established to protect valuable coastal resource areas.

The project's design documents include a comprehensive SWPPP and Sediment and Erosion Control plan to protect downstream waters during and post-construction.

Public Access Policies

Policy 19. Protect, maintain and increase the levels and types of access to public water related recreation resources and facilities so that these resources and facilities may be fully utilized by all the public in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas, and waterfront parks.

This policy is not applicable because the Premises does not have access to any public water related recreation resources. The Project will not adversely impact public recreational facilities, nor will the work impede public access and use of the waters of the adjacent cove for fishing and boating.

Policy 20. Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided, and it should be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.

This policy is not applicable because the Premises is not adjacent to the shore and does not provide access to coastal waters.

Recreation Policies

Policy 21. Water-dependent and water-enhanced recreation shall be encouraged and facilitated and shall be given priority over non-water-related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities. In facilitating such activities, priority shall be given to areas where access to the recreation opportunities of the coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development. In addition, water-dependent recreation uses shall have a higher priority over water-enhanced recreation uses.

This policy is not applicable because the Premises does not have access to coastal waters.

Policy 22. Development, when located adjacent to the shore, shall provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the of the development. In the Village of Mamaroneck, this also applies to redevelopment of waterfront property.

This policy is not applicable because the Premises is not adjacent to the shore.

Policy 23. Protect, enhance and restore structures, districts, areas, or sites that are of significance in the history, architecture, or archeology or culture of the Village of Mamaroneck.

The Premises is not listed as a site of historic, architectural or archeological importance contained within the LWRP, nor will it have any negative impact on any of the 54 historic resources identified in the LWRP. While the Premises is located across the street from Columbus Park, the redevelopment of this already-improved site is consistent with the pattern of development in the surrounding neighborhood and will not impact the Park.

Scenic Quality Policies

Policy 24. Not applicable.

Policy 25. Prevent impairment of scenic resources of Statewide or local significance. *Note Harbor Island Park is a scenic resource of local significance.

As discussed in the response to Policy 23 above, the Project is located across the street from Columbus Park, and the Columbus Park Monument, which is designated as a historic resource in the LWRP. Given that the Project proposes redevelopment of an already improved site and is consistent with recent development surrounding Columbus Park, the Project will not impair any views from the Park. In fact, the Parkview Station condominiums, which have a larger footprint and mass than the proposed building, span the majority of the western side of the Park.

Policy 26. (Agricultural Lands Policy) Not applicable.

Energy and Ice Management Policies

Policy 27. Not included.

Policy 28. Not applicable.

Policy 29. Not included.

Water and Air Resources Policies

Policy 30. Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, and sewage, into coastal waters will conform to State and National water quality standards.

The proposed multi-family building and residential activities on the Premises will not generate toxic or hazardous substances. A comprehensive SWPPP and a Sediment and Erosion Control Plan have been developed to prevent pollutants of concern from exiting the site during and post-construction.

Policy 31. State coastal area policies and purposes of approved Local Waterfront Revitalization Programs will be considered while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

The design documents include a SWPPP that meets water quality standards. This plan includes a hydrodynamic separator to provide water quality treatment of the runoff prior to its discharge from the

site. The treatment capacity of the water quality device exceeds the treatment required by the Village and greatly improves the quality of runoff over the current site conditions.

Policy 32. Not applicable.

Policy 33. Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

The design documents include a SWPPP that incorporates Best Management Practices. As previously discussed in the response to Policy 12, the proposed stormwater management design will reduce the amount of stormwater discharge from the Premises.

Policy 34. Discharge of waste materials from vessels into coastal waters will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

This policy is not applicable because there will be no discharge of waste materials from vessels.

Policy 35. Dredging and dredge spoil disposal in coastal waters will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

This policy is not applicable because there is no dredging of coastal waters proposed.

Policy 36. Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

During construction, the storage of any hazardous materials will be limited to areas outlined on construction documents and amount of any materials is to be consistent with a project of this scale. Additionally, as outlined in the response to Policy 30, procedures to prevent, contain, and clean-up spills are included within the SWPPP.

Policy 37. Best Management Practices will be utilized to minimize the nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

The design documents include a SWPPP and a Sediment and Erosion Control Plan Implementing Best Management Practices to protect downstream waters during and post construction from pollutants/contaminants of concern. During construction, a sediment and erosion control plan will be implemented, including the installation of inlet protection on all drain inlets, silt fence down-slope of all disturbed areas, and a construction fence to prevent excess disturbance. The SWPPP provides a maintenance schedule to ensure these measures are functioning properly during construction.

Upon completion of construction, activation of the stormwater management system will provide

treatment of the full water quality volume from the site. As previously discussed in Policy 31, a First Defense hydrodynamic separator system is utilized to filter contaminants from the runoff. A maintenance schedule is provided to ensure the system is functioning properly. Upon completion of construction, any disturbed non-impervious areas are proposed to be seeded and re-planted.

Policy 38. The quality and quantity of surface water and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

The proposed multi-family residential building will not adversely impact surface water or groundwater supplies. As discussed in the response to Policy 27, the comprehensive SWPPP and Sediment and Erosion Control Plan incorporate stormwater management measures to protect downstream waters from pollutants and contaminants of concern and is designed in accordance with NYSDEC's and the Village of Mamaroneck's requirements for redevelopment. Water quality standards will be achieved through the use of a hydrodynamic separator.

As previously discussed in the response to Policy 37, a sediment and erosion control plan, including inlet protection of all drain inlets and installation of silt and construction fences, will be implemented during construction to prevent excess disturbance. The Stormwater Pollution Prevention Plan provides a maintenance schedule to ensure these measures are functioning properly during construction.

Policy 39. The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas, will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land and scenic resources.

The Project does not involve the transport, storage, treatment and disposal of hazardous wastes. Construction debris will be removed from the site regularly and properly disposed of off-site in accordance with Village of Mamaroneck requirements.

Policy 40. Not applicable.

Policy 41. Not included.

Policy 42. Not included.

Policy 43. Not included.

Policy 44. Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

While the Premises is not located within or adjacent to tidal or freshwater wetlands, the design documents include a SWPPP and a Sediment and Erosion Control Plan to protect downstream waters from pollutants and contaminants of concern during construction activities and regular operation of the Premises.

As previously discussed in the responses to Policies 31, 37, & 38, the proposed stormwater management design utilizes hydrodynamic separator to provide water quality treatment of the runoff prior to its discharge from the site. As discuses in the response to Policy 12 above, the proposed redevelopment also eliminates practically all overland stormwater flow from leaving the property, thereby reducing the potential for downstream areas to be eroded, thereby protecting offsite tidal and freshwater wetlands.

Exhibit C

Village of Mamaroneck Building Department
169 Mt. Pleasant Avenue
Mamaroneck, N Y 10543
914-777-7731 Fax 914-777-7792
www.village.mamaroneck.ny.us

Application # _____ Permit # _____

Building Permit Application

NOTE: Two sets of construction documents must be submitted with application.

1. Project address:

Zone	RM-3	Section	8	Block	22	Lot	255

Existing use Residential: ☐ Single Family ☐ 2 Family ☐ Other

Intended Use: ☐ Single Family ☐ 2 Family ☐ Other

Existing Use Commercial: ☐ Multi Family How Many? ☐ Retail ☐ Resturant ☐ Busines
☐ Other (Please specify)

Intended Use: ☒ Multi Family How Many? 10 ☐ Retail ☐ Resturant ☐ Busines
☐ Other (Please specify)

Is This a Non Conforming Use? ☐ Yes ☒ No (Please specify)

Estimated cost:		Application Fee:	Permit Fee:

2. Description of work: 10 UNIT, RESIDENTIAL APARTMENTS IN A 5 STORY NEW BUILDING INCLUDING ON-GRADE (SEMI-BELOW) STRUCTURE FOR 12 PARKING SPACES.

3. Owners name and address :
572 VAN RANST PL, LLC
506 So. 9TH AVENUE
MT. VERNON N.Y. 10550

Phone #: 914-664-7244

4. Applicant name and address :
SULLIVAN ARCHITECTURE, PC
31 MAMARONECK AVENUE
WHITE PLAINS, NY. 10601

E-Mail Address: JOHN@SULLIVANARCH.COM

Phone #: 914-761-6006

5. Applicant Name (Please print): JOHN P. SULLIVAN, FAIA Applicants Singiture:

6. Is this a new residential house? ☐ Yes ☒ No ☐ Addition ☐ Alteration

7. Is this a new commercial building? ☐ Yes ☒ No ☐ Addition ☐ Alteration

8. Municipal sewer ? YES Septic system?(If appicable, attached Health Dept. approval)

9. Is this structure with in the flood plain? ☐ If yes, please file a Flood Development Permit

10. Is this project with in the tidal wetland or buffer? ☐ If yes, please file a wetland activity permit.

11. Is this project with in the fresh water wetland or buffer? ☐ If yes, please file a wetland activity permit.

12. Is there a disturbance of land greater than 1,000 square feet ? ☒ If yes, please file a SWPPP permit per section 294.

13. Topography: ☒ Flat ☐ Hilly ☐ Rocky ☐ Steep Incline ☐ Other

14. Do you require any other board approvals? If yes please check which boards you require bellow.

☒ BAR ☒ Zoning ☒ Planning ☒ HCZM ☐ Other

15. Architect/~~Engineer~~ name and address:
SULLIVAN ARCHITECTURE, PC
31 HAMMOND ECK AVENUE
WHITE PLAINS, N.Y. 10601
Phone # 914-761-6006

16. Contractor name and address:
DGC CAPITAL CONTRACTING, CORP.
506 SO. 9TH AVENUE
MT. VERNON, N.Y. 10550
License # & Expiration Date: WC# 6119405
Phone # 914-664-7244

17. Electrician name and address:
TULLY ELECTRIC COMPANY, LLC
980 BROADWAY SUITE 102
THORNWOOD, N.Y. 10594
License # & Expiration Date: _____
Phone # 914-449-6221

18. Plumbers name and address:
DESMOND HEATING & PLUMBING
546 SO. 11TH AVENUE
MT. VERNON N.Y. 10550
License # & Expiration Date: 1054
Phone # 914-258-5330

19. State of New York

County of Westchester

I JOHN P. SULLIVAN being duly sworn deposes and says

He / ~~She~~ is the ARCHITECT/AGENT of said property, and duly authorized
(~~Owner~~, ~~Contractor~~, Agent ~~or Corporate Officer~~)

To perform or have performed the said work and to file this application; that all statements contained in this application are true to the best of my knowledge and belief, and that the work will be performed in the manner set forth in the application the plans and specification filed therewith and in full compliance with New York State Codes.

NINA V. DUNLAVEY NOTARY PUBLIC STATE OF NEW YORK NO. 01DU6283685 QUALIFIED IN WESTCHESTER COUNTY COMM. EXP. 06-03-2021

Sworn to before me this 22 day of March, 2021

(Signature of Notary)

Do not write below this line office use only

Received By: _____

- ◯ Residential Application Fee: $75.00
- ◯ Commercial Application Fee $100.00
- ◯ License Received
- ◯ Insurance Certificates
- ◯ EAS
- ◯ Residential Permit Fee
- ◯ Commercial Permit Fee
- ◯ Certificate Fee Paid
- ◯ 2 Sets of Drawings
- ◯ Floodplain Development Application if Required

Reviewed by: _____ Dated: _____

Approved by: _____ Dated: _____

Exhibit D

Village of Mamaroneck Building Department
169 Mt. Pleasant Avenue
Mamaroneck, N.Y. 10543
914-777-7731 Fax 914-777-7792
www.village.mamaroneck.ny.us

Application # _____ **Permit #** _____

Flood Plain Development Permit Application

SECTION 1: GENERAL PROVISIONS

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit is invalid if no work is commenced within six months of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.

1.Project address:
572 Van Ranst Place, Mamaroneck NY 10543

Section	8	Block	22	Lot	255	What year was your house built ?

2. Owners name and address :
572 Van Ranst Pl, LLC
506 So. 9th Avenue
Mt Vernon NY 10550

E-Mail Address : -
Phone #: 914-664-7244

3. Applicants name and address (Please print) :
Sullivan Architecture, PC
31 Mamaroneck Avenue
White Plains, NY 10601

E-Mail Address : johns@sullivanarch.co
Phone #: 914-761-6006

4. Architect/Engineer name and address:
Sullivan Architecture, PC
31 Mamaroneck Avenue
White Plains, NY 10601

E-Mail Address : johns@sullivanarch.co
Phone # :914-761-6006

5. Contractor name and address:
TBD

License # :
Experation date:

Phone #:

6. What is the cost of construction? TBD

7. Description of work:
10 Unit, Residential Apartments in a 5 Story New Building. Including ongrade (Semi-Below) structure for 12 Parking Spaces.

Structual Development (Please check all that apply)

☐ Repair/ Replacement ☒ New Structure ☐ Resdential (1-2 Family) ☒ Demolition
☐ Alteration ☐ Addition ☒ Multi Family ☐ Non-Residential (Flood Proofing ?)

Other Development Activities (Please check all that apply)

☐ Grading Property (Up to 6" of Soil)
☐ Filling in Property ☒ Excavation (Except for Strucual Development checked above)
☐ Water Course Alteration (Including Dredging or Channel Modifications) ☐ Drainage Improvements
☒ Water or sewar system ☐ Road, Street or Bridge Construction ☐ Subdivision
☐ Other (Please Specify)

I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

(APPLICANT'S SIGNATURE) **DATE** 8.30.21

SECTION 2:

FLOODPLAIN DETERMINATION (To be completed by LOCAL ADMINISTRATOR)

The proposed development is located on FIRM Panel No. (Check the one that applies)

☐	**0351F**	**Dated September 28,2007**	**The proposed development is in or adjacent to a flood area.**
☐	**0353F**	**Dated September 28,2007**	
☐	**0354F**	**Dated September 28,2007**	**The 100 year flood elevation at this site is:_____ Ft. NAVD**
☐	**0361F**	**Dated September 28,2007**	**Is the proposed development located in a floodway?**
☐	**0362F**	**Dated September 28,2007**	☐ **Yes** ☐ **No**

Signed **Date**

SECTION 3:

ADDITIONAL INFORMATION REQUIRED (To be completed by LOCAL ADMINISTRATOR)

The applicant must submit the documents checked below before the application can be processed:

☐ A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions and proposed development.

☐ Development plans and specifications, drawn to scale, including where applicable: details for anchoring struc-tures, proposed elevation of lowest floor (including basement), types of water resistant materials used below the first floor, details of floodproofing of utilities located below the first floor, details of enclosures below the first floor, openings in

☐ Elevation Certificate

☐ Subdivision or other development plans (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available).

☐ Plans showing the watercourse location, proposed relocations, Floodway location.

☐ Topographic information showing existing and proposed grades, location of all proposed fill.

☐ Top of new fill elevation _____Ft. G NGVD 1929/ G NAVD 1988 (MSL)

☐ Other:

SECTION 4:

PERMIT DETERMINATION (To be completed by LOCAL ADMINISTRATOR)

I have determined that the proposed activity: A. ☐ Is

B. ☐ Is not

in conformance with provisions of Local Law # 8-1987. This permit is herby issued subject to the conditions attached to and made part of this permit.

SIGNED_____, **DATE**_____

Additional comments:

If BOX A is checked, the Local Administrator may issue a Development Permit upon payment of designated fee.
If BOX B is checked, the Local Administrator will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Local Administrator or may request a hearing from the Planning Board.

Varience Requsted : ☐ Yes ☐ No

Varience Approved : ☐ Yes ☐ No

Conditions:

SECTION 5:

AS-BUILT ELEVATIONS (To be submitted by **APPLICANT** before Certificate of Compliance is issued)

The following information must be provided for project structures. This section must be completed by a registered professional engineer or a licensed land surveyor (or attach a certification to this application). Complete 1 or 2 below.

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement (in Coastal High Hazard Areas, bottom of lowest structural member of the lowest floor, excluding piling and columns) is:_____ FT. G NGVD 1929/ NAVD 1988 (MSL).
Attach Elevation Certificate FEMA Form 81-31

2. Actual (As-Built) Elevation of floodproofing protection is_____ FT. G NGVD 1929/ G NAVD 1988 (MSL).
Attach Floodproofing Certificate FEMA Form 81-65

NOTE: Any work performed prior to submittal of the above information is at the risk of the Applicant.

SECTION 6:

COMPLIANCE ACTION (To be completed by **LOCAL ADMINISTRATOR**)

The **LOCAL ADMINISTRATOR** will complete this section as applicable based on inspection of the project to ensure com-pliance with the community's local law for flood damage prevention.

INSPECTIONS:

DATE	BY	DEFICIENCIES ?	☐	Yes	☐	No
DATE	BY	DEFICIENCIES ?	☐	Yes	☐	No
DATE	BY	DEFICIENCIES ?	☐	Yes	☐	No

SECTION 7:

CERTIFICATE OF COMPLIANCE(To be completed by **LOCAL ADMINISTRATOR**)

Certificate of Compliance issued: DATE:_____

BY: _____

Exhibit E

Village of Mamaroneck

169 Mount Pleasant Avenue – Third Floor
Mamaroneck, New York 10543
(914) 777-7731

Date: 10/13/21

Property Address: 572 Van Ranst Place page 1 of 2

Section: 8 Block: 88 Lot: 15B ☐ Flash drive Submitted

Zoning: R-M3

Applicant (name/address/email/phone): Sullivan Architecture
31 Mamaroneck Ave. White Plains NY 10601
johns@sullivanarch.com 914-761-6006

Owner(name/address/email/phone): 572 Van Ranst Pl, LLC
506 S. 9th Ave. Mt. Vernon NY 10550
914-664-7244

Description of work:
10 unit residential apartments in a 5 story building including on-grade (semi-below) structure for 12 parking spaces

After reviewing the Village Code, it appears the following Land Use Boards and approvals are required:

☑ Planning Board ☑ Board of Architectural Review ☐ Other:
☑ Zoning Board ☑ Harbor/Coastal Zone Management

Chapter	Article	Section	Part	Description	Approval Required
342	attachment 2			8.125 maximum dwelling units allowed, 10 units proposed	ZBA area variance
342	50	E		maximum height allowed 4 stories, 5 stories 51' proposed	ZBA area variance
				maximum allowed FAR 1.2, 1.6 proposed	ZBA area variance
				minimum required parking spaces 14, 12 proposed	ZBA area variance
342	75	ABE		site plan/SWPPP approval	Planning

Escrow Determination(s):
new site plan major $9,500 + ZBA variance $750. + Consistency review $1,500. + minor SWPPP $750.00 =$12,500.

Respectfully,

Frank Tavolacci

Frank Tavolacci
Building Inspector

Village of Mamaroneck

169 Mount Pleasant Avenue – Third Floor
Mamaroneck, New York 10543
(914) 777-7731

Date: 7/22/21 10/13/21

Property Address: 572 Van Ranst Place page 2 of 2

Section: 8 Block: 88 Lot: 15B ☐ Flash drive Submitted

Zoning: R-M3

Applicant (name/address/email/phone): Sullivan Architecture
31 Mamaroneck Ave. White Plains NY 10601
johns@sullivanarch.com 914-761-6006

Owner(name/address/email/phone): 572 Van Ranst Pl, LLC
506 S. 9th Ave. Mt. Vernon NY 10550
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Description of work:
10 unit residential apartments in a 5 story building including on-grade (semi-below) structure for 12 parking spaces

After reviewing the Village Code, it appears the following Land Use Boards and approvals are required:

☑ Planning Board ☑ Board of Architectural Review ☐ Other:
☑ Zoning Board ☑ Harbor/Coastal Zone Management

Chapter	Article	Section	Part	Description	Approval Required
240	26	B		proposed work may affect the environment	HCZMC consistency
6		6		estimated cost of exterior work over $10,000.	BAR
342	attachment 2		2	minimum area of usable open space	ZBA variance
				1,500 sf required, 703 sf proposed	

Escrow Determination(s):
new site plan major $9,500 + ZBA variance $750. + Consistency review $1,500. + minor SWPPP $750.00 =$12,500.

Respectfully,

Frank Tavolacci

Frank Tavolacci
Building Inspector

Exhibit F

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Proposed 10-unit Residential Mid Rise

Project Location (describe, and attach a location map):
572 Van Ranst Place, Mamaroneck, New York 10543

Brief Description of Proposed Action:
Site plan and special permit approval to construct a 10-unit Residential Mid Rise and parking lot below, install new stormwater management improvements and new plantings.

Name of Applicant or Sponsor:	Telephone: (914) - 909 - 0420
Hudson Engineering & Consulting P.C.	E-Mail: michael@hudsonec.com

Address:
45 Knollwood Avenue, suite 201

City/PO:	State:	Zip Code:
Elmsford	New York	10523

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board of Appeals: Variance HCZMC: Consistency Review	☐	☑

3. a. Total acreage of the site of the proposed action? 0.149 acres
   b. Total acreage to be physically disturbed? 0.147 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.149 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑
_____		
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
Stormwater will be collected from the proposed impervious area and conveyed to the proposed Cultec system where it is infiltrated into the surrounding soil.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

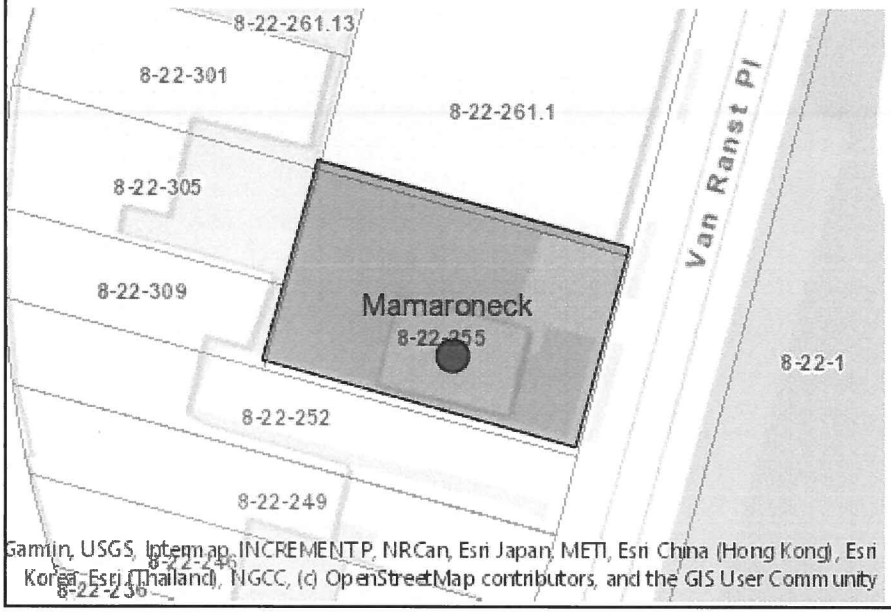
Applicant/sponsor name: Michael F. Stein Date: September 1, 2021

Signature: Title: President

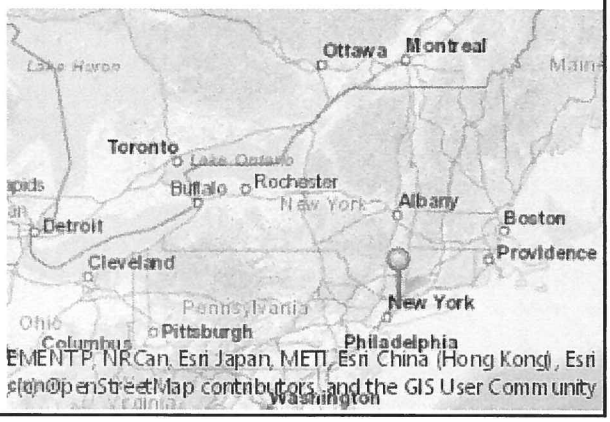
PRINT FORM

EAF Mapper Summary Report

Thursday, August 26, 2021 4:41 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Exhibit G

Sustainable and Resilient Multi-Family Building
572 Van Ranst in Mamaroneck, NY

Including Energy Building Blocks

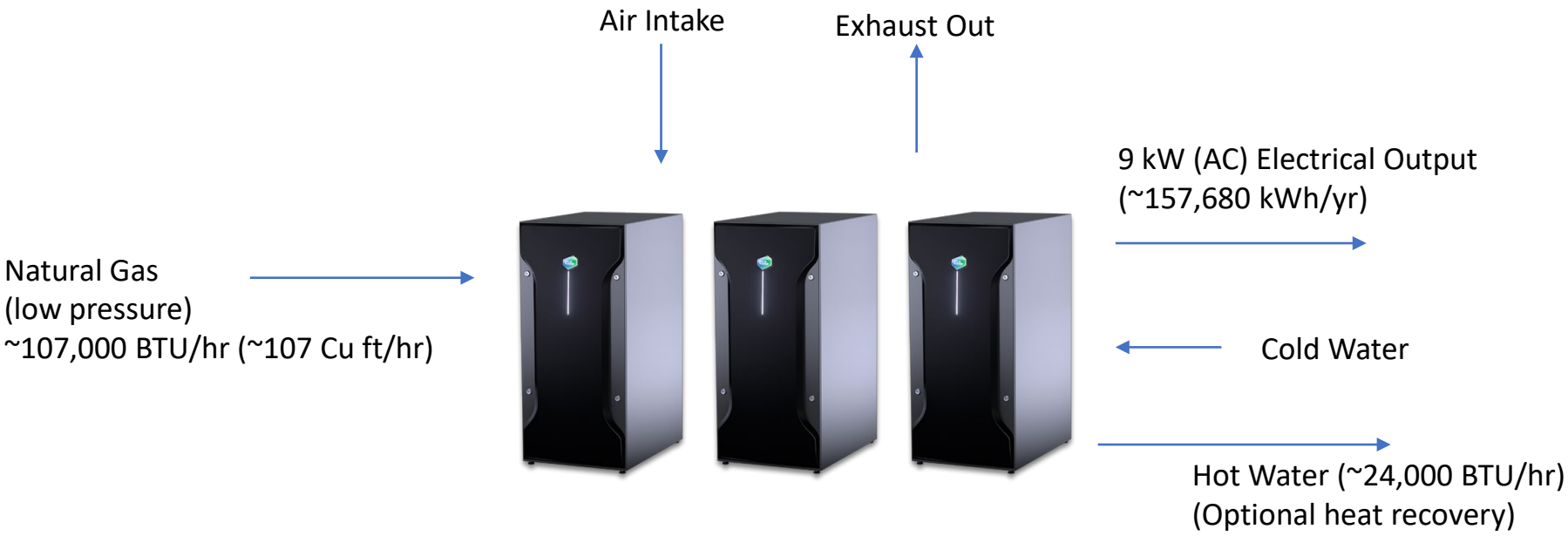
- Rooftop Solar PV
- (4) EV Charging Stations
- State-of-the-art Fuel Cell System

Anticipated Results:

- Resilient “always on” electric service for tenants, common areas and electric vehicle charging stations
- 58%+ reduction in Greenhouse Gas emissions (GHG)
- A model multi-family housing project for others to follow

Aris Energy Solutions, Aug 25, 2001

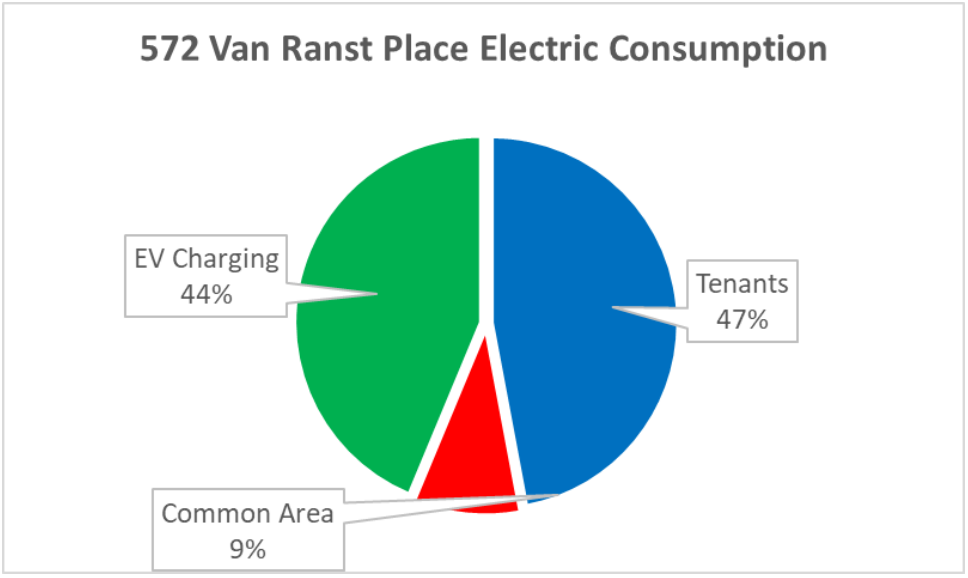
(3) x BG-60 Fuel Cell System

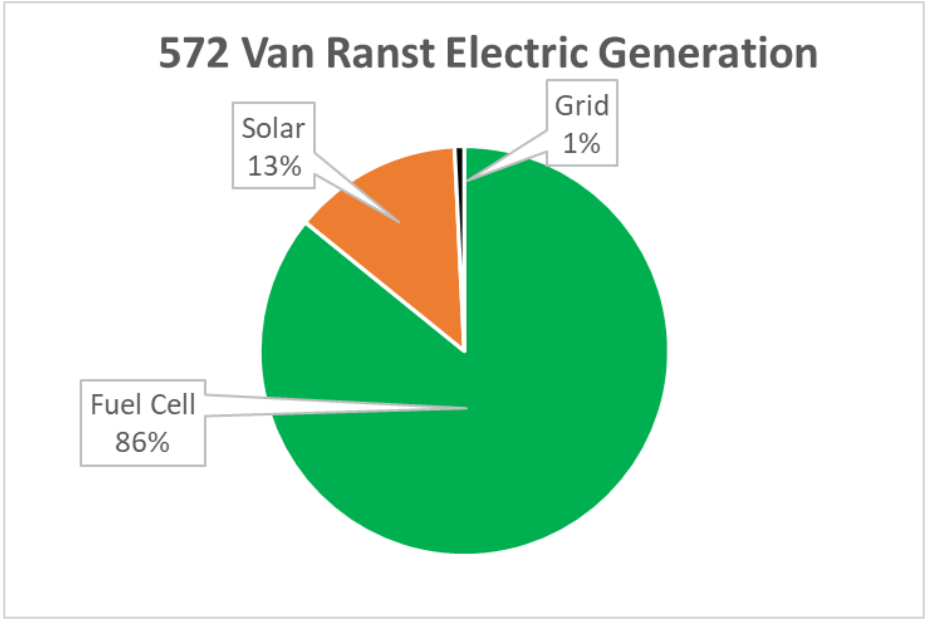


Estimated Electrical Consumption and Generation (kw-hr/year)

Estimated Electrical Consumption and Generation (kW-hr)				
572 Van Ranst Place, Mamaroneck NY				
	1 BR	**2BR**	**EV duty**	
Consumption				
kw-hr/day	20	30	kw per charge	55
kw-hr/yr	7,200	10,800	Charges/day	1
# units	6	4	kw-hr per station	55
Total kw-hr/yr	43,200	43,200	EV kw-hr/day	220
Total kw-hr/yr Tenants	86,400			
Est'd Common Area kw-hr	17,000			
EV charging stations	4			
EV charging per year	80,300			
Total kw-hr/yr	183,700			
Generation				
Solar	24,628		20.875kW x 13.5% capacity factor	
BG-60 Fuel Cell kw-hr/year	52,560		6 kw, 24/7	
# BG-60's	3			
Fuel Cell Generation	157,680			
Total Generation	182,308			
Grid kw-hr/year	1,392			

Estimated Electrical Consumption and Generation (kw-hr/year)

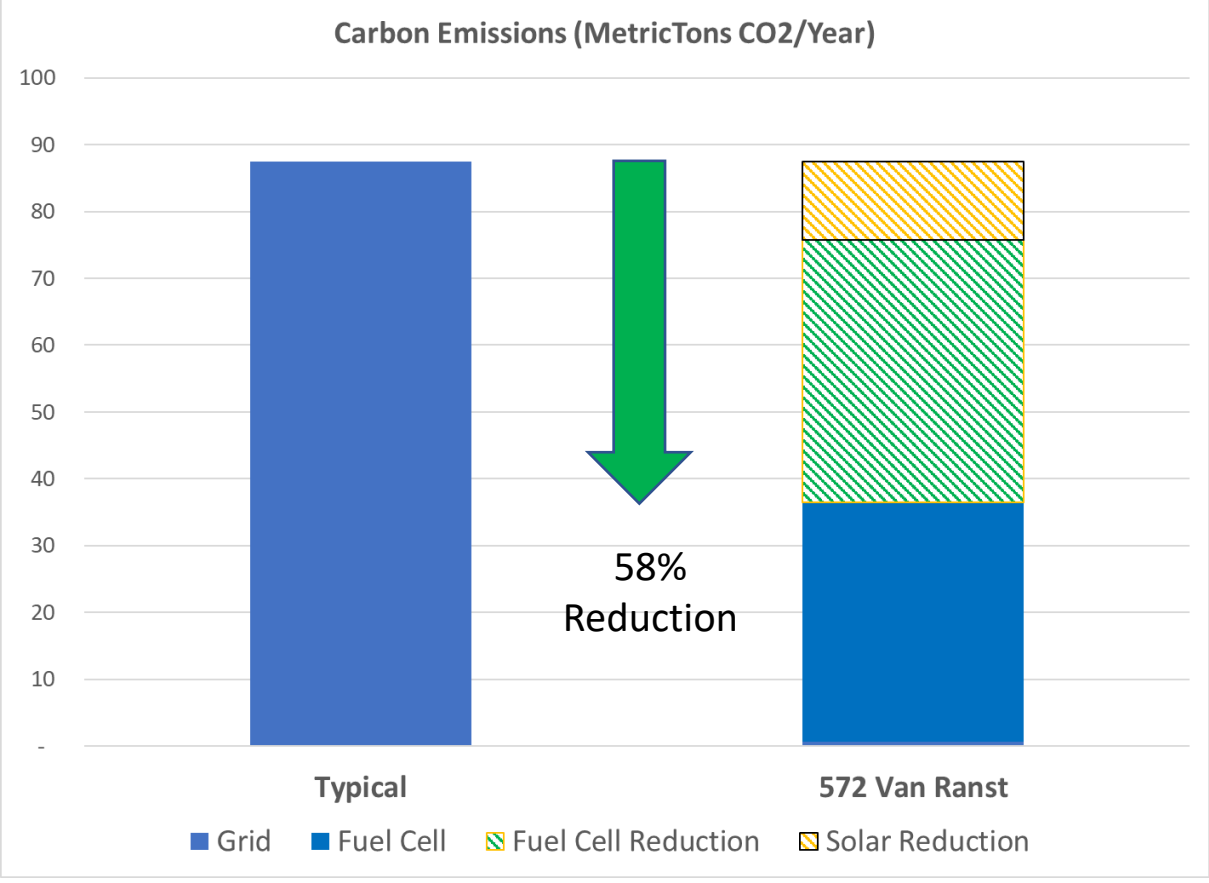




Note: Fuel cell power is “resilient”, always on in event of electrical outage

Decarbonization

Estimated Reduction in Green House Gases (mT/year)



Notes:

1. 58% reduction illustrated above is based only on the electrical output, it does not include value of reduced GHG for fuel cell's CHP capabilities.
2. It does also not include GHG reduction value for the (4) EV charging stations' impact
3. GHG reduction for electrical based on 0.5 # CO2/kw-hr with fuel cell vs typical NY State average of 1.05 # CO2/kw-hr.
4. Fuel cell output power is also 100% resilient to electrical grid power loss, including opportunity to power EV's during grid blackouts.

BlueGEN BG-60 FUEL CELL

Micro Combined Heat & Power (mCHP)

The BG-60 provides 6.0 kW of dependable, resilient power, plus by-product heat

Advantages

- High Efficiency - 57% electric, up to 90% total CHP efficiency
- Reduce carbon emissions *today* (~50%)
- "Hydrogen Ready" to step to zero emissions *tomorrow*
- RESILIENT – if grid goes down, fuel cell stays up
- Hi availability ~99% capacity factor
- Highly distributed, dispatchable behind the meter solution helps utility grid
- Can turn down production and load follow

Commercial Status

- Successful BlueGen European operating history:
  - 2500+ installations
  - 40+ million operating hours
  - 7 yr stack life
  - 10 yr service contract
  - Growing installed US operating fleet

Integration/Installation

- Integrates into MicroGrids with other DER's and energy technologies
- Base fuel cell product with optional "Resiliency Package" or "CHP Package"
- Indoor or outdoor installation
- Uses low-pressure gas 0.13-0.30 psi

Applications

- Single Family Residential
- Multi-Family Residential
- Small/Med Commercial
- Municipal/Institutional
- Data Centers/Critical Power

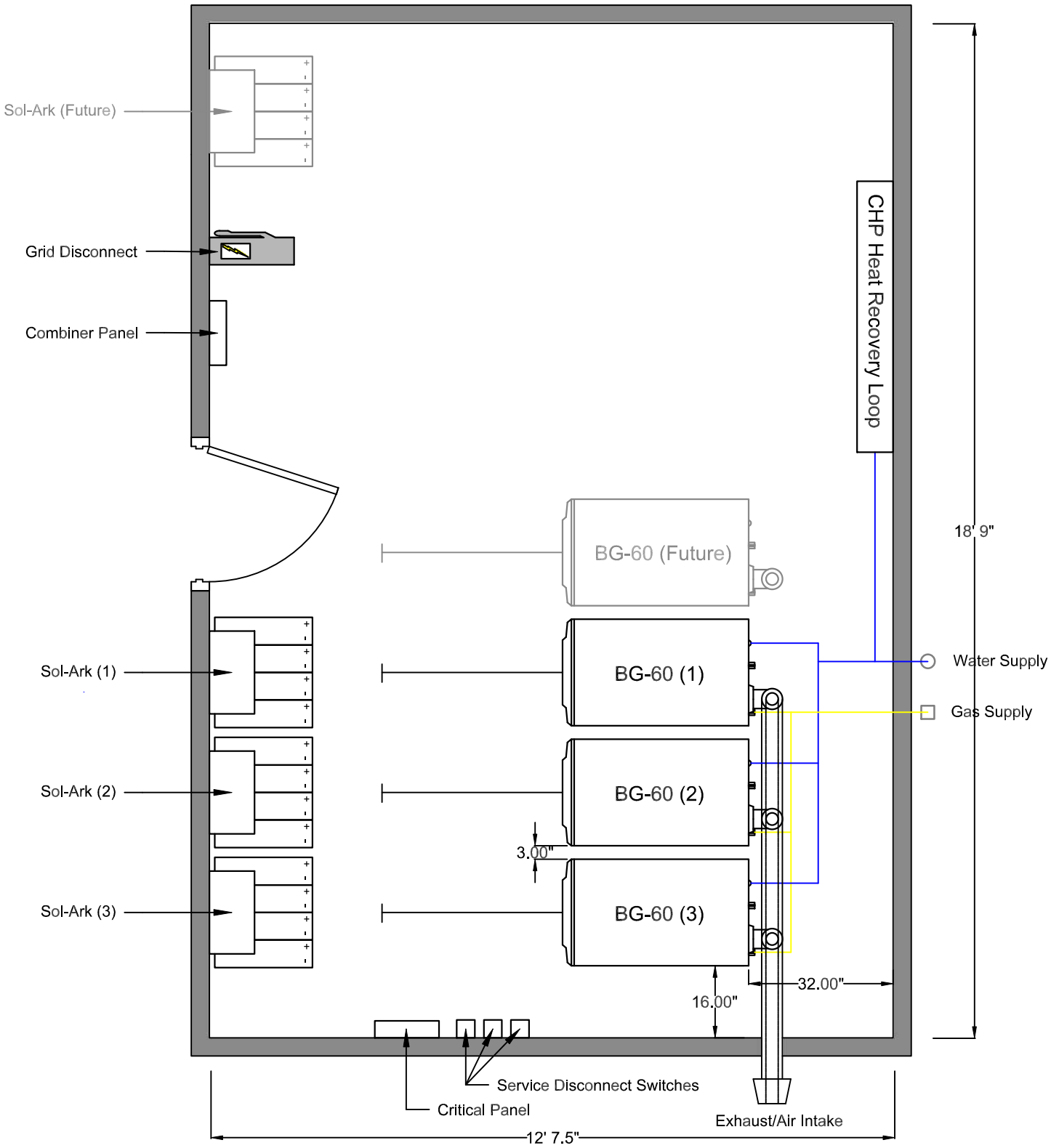
Europe's broad deployment program ("PACE") installing 1000's of units in residential and small commercial sites, enabling volume based cost reduction

Aris Energy Solutions, LLC
www.aris-re.com
(914) ONE ARIS.
info@aris-re.com

TECHNICAL DATA

Application	Electrical power generator with heat recovery for commercial businesses, public buildings and private homes
Use	Large residential and commercial buildings
Operation Mode	Year-round (approx. 8,700 hours)
Fuel Type	Natural gas (biogas methane)
Fuel cell technology	Solid oxide fuel cell (SOFC)
Fuel consumption[1)]	Approx. 10.8 kW (36.8 MBH)
Power output	Max. 6kW, min. 0.5 kW
Electrical efficiency[2)]	Up to 57%
Thermal output[2)]	Up to 3.4 kW
Heat recovery	Exhaust gas heat exchanger
Overall efficiency[2)]	Up to 90%
Electrical energy generated/year	Up to 52,000 kWh
Thermal energy generated/year	Up to 29,580 kWh
Operation	Fully automated start/stop
Carbon emissions	2 pounds/kw-hr
Control	24Hr remote monitoring by manufacturer, Internet/smartphone app control
Weight	1432 lb
Height x width x length	63” x 23.6” x 41.3”
Decibels	< 47 db (A)
Service interval[3)]	12 months
Full maintenance service	Yes (120 months)

1) Based on the lower calorific value for natural gas at the start of operation
2) The thermal output/energy varies depending on the electrical efficiency and the return flow temperature
3) Filters are replaced depending on the actual water, air, and gas quality



BG-60 Dimensions:

23.6" W x 41.2 D x 63.0" H

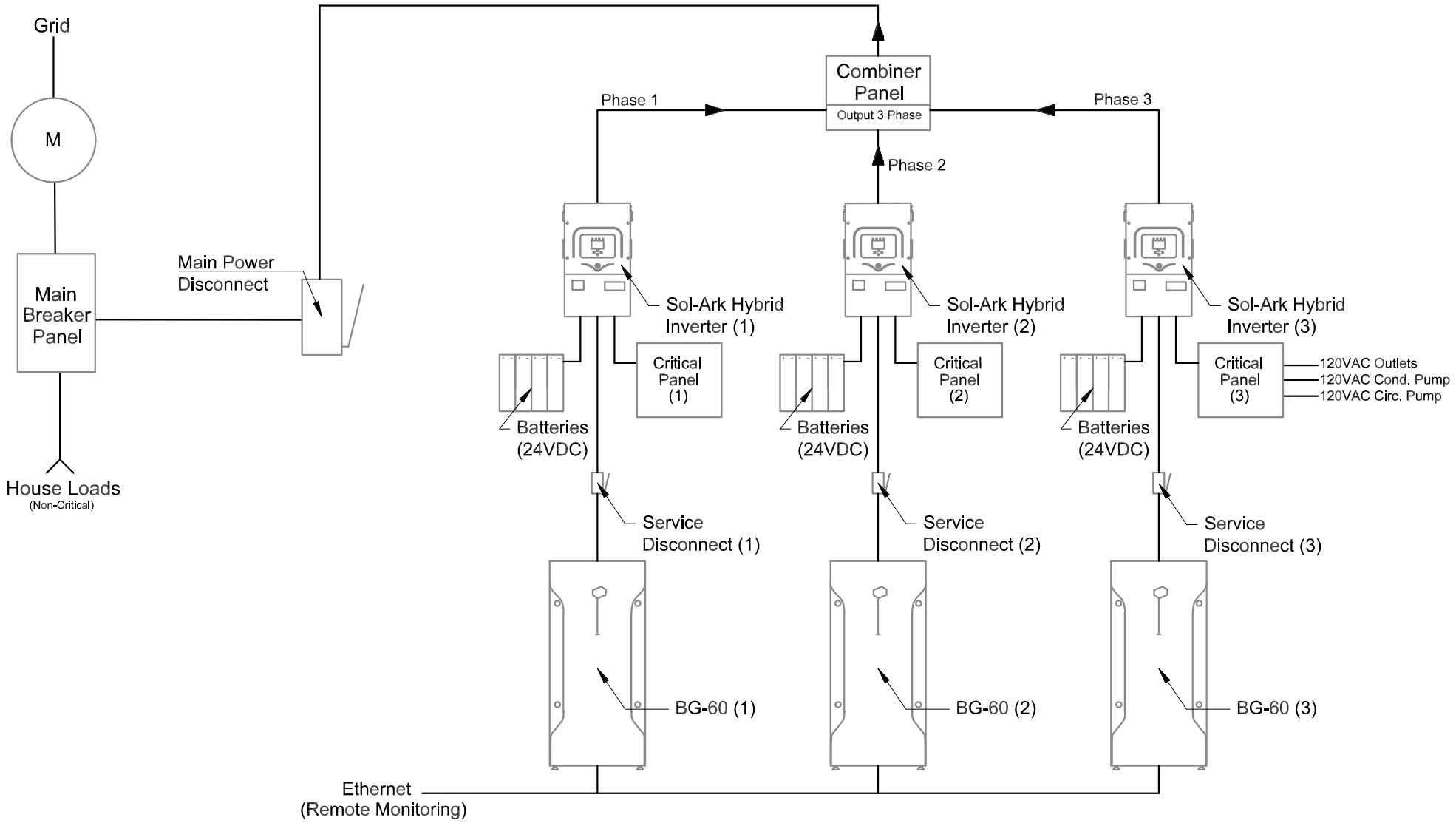
NO.	REVISION	DATE

ARIS_ENERGY_SOLUTIONS_572_VAN_RANST

PLAN_VIEW

FUEL_CELL_LAYOUT_(BG-60)

DRAWN	CHECK			SCALE	DATE	DRAWING NO.	REVISION
CS	INITIALS			X	8/23/2021	AES-21-6-01 SHEET1OF1	#2



NO.	REVISION	DATE

ARIS_FUEL_CELL_DEMO

PRELIMINARY_1-LINE_WIRING_DIAGRAM

(3)_BG-60_1-LINE

DRAWN	CHECK		SCALE	DATE	DRAWING NO.	REVISION
CS	-	NOT FOR CONSTRUCTION	NONE	08/23/2021	AES-21-6-02 SHEET1OF1	#1

Exhibit H

HUDSON
ENGINEERING
&
CONSULTING, P.C.

October 27th, 2021

John Kellard, P.E.
Kellard Sessions Consulting
Village Consulting Professional
500 Main Street
Armonk, NY 10504

Re: Site plan Approval
572 Van Ranst Place, LLC
572 Van Ranst Place
Section 8, Block 22, Lot 255

Dear Mr. Kellard,

On behalf of the applicant, our office has reviewed your Memorandum dated September 17th, 2021 and offers the following responses:

Comment Letter:

1.) A cut & fill analysis has been added to sheet C-2 in order to show any cut/fill being removed from the site which would signify a change in volume.

2.) Addressed under separate cover.

3.) Comment Noted.

4.) The proposed invert elevation of the sanitary sewer service entering the building and the slope of the proposed sewer service has been added to sheet C-2. We are awaiting additional information from the surveyor in order to locate the invert of the proposed connection of the sewer service to the sanitary sewer main.

5.) Addressed under separate cover.

6.) Addressed under separate cover.

7.) Cubing for the parking lot has been provided on sheet C-2.

8.) The details for the proposed concrete driveway and concrete curb have been provided on sheets C-4 and C-5 respectively. Details for the proposed parking has been provided under a separate cover. Details for the village curbing and sidewalk have been added on sheet C-5.

9.) The Driveway prior to the lobby of the parking area has been pitched towards Van Ranst Place. The walkway that connects Van Ranst Place and the proposed parking area to the lobby could not be pitched towards Van Ranst Place without increasing the grade in the parking lot which would reduce the flood storage volume.

HUDSON
ENGINEERING
&
CONSULTING, P.C.

10.) The proposed First Defense pre-treatment unit has been relocated from underneath the proposed building to the parking area outside of the proposed building footprint.

11.) The base of the footings and pier shall be lower than the stormwater system and should not be affected by the proposed drainage system.

We respectfully request that you review the enclosed submittal. If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at Shea@hudsonec.com.

Thank you.

Sincerely,

Shea Graham
Project Engineer

STORMWATER POLLUTION PREVENTION PLAN & DRAINAGE ANALYSIS

Proposed 10-unit Residential Mid-Rise
572 Van Ranst Place
Village of Mamaroneck - New York

September 1, 2021
Revised: October 27, 2021

Hudson Engineering & Consulting, P.C.
45 Knollwood Road - Suite 201
Elmsford, NY 10523
(914) 909-0420

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   C. **Inspection and Maintenance Checklist**

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      - **Conveyance Systems (Pipes & Ditches)**
      - **Vaults, Tanks, and Attenuation Piping**

1.) NYSDEC Contractor Certification Statement

CONTRACTOR CERTIFICATION STATEMENT

Site Location: 572 Van Ranst Place
Mamaroneck, NY 10543

The owner or operator shall have each contractor and subcontractor involved in soil disturbance sign a copy of the following certification statement before they commence any construction activity:

"I certify under penalty of law that I understand and agree to comply with the terms and conditions of the stormwater pollution prevention plan. I also understand that it is unlawful for any person to cause or contribute to a violation of water quality standards."

Responsible Corporate Officer/Partner Signature	Date
Name of above Signatory	Name of Company
Title of above	Signatory Mailing Address
Telephone of Company	City, State and Zip

2.) Narrative

STORMWATER POLLUTION PREVENTION PLAN
Proposed Dwelling
572 Van Ranst Place
Mamaroneck - New York

A. INTRODUCTION

This Stormwater Pollution Prevention Plan & Stormwater Analysis presents the proposed Best Management Practices (BMPs) to control erosion, sedimentation, and manage stormwater during the construction of a proposed pool, patio, and associated site improvements located at 572 Van Ranst Place in the Village of Mamaroneck, Westchester County, New York.

This Plan consists of this narrative and a plan set entitled: "Proposed Pool & Patio, 572 Van Ranst Place, Village of Mamaroneck, Westchester County, New York", all as prepared by Hudson Engineering and Consulting, P.C., Elmsford, New York, dated October 27, 2021. The design is in accordance with the Village of Mamaroneck requirements. The plans have also been prepared to meet the requirements of the New York State Department of Environmental Conservation (NYSDEC), per the Village code.

B. METHODOLOGY

The stormwater analysis was developed utilizing the Soil Conservation Service (SCS) TR-20 methodologies (HydroCad®) to assist with the drainage analysis and design of the mitigating practice. The "Complex Number" (CN) value determination is based on soil type, vegetation and land use. *See Soil Map & Report contained herein.* The "Time of Concentration" (T_c) is determined by the time wise longest flow path within each watershed. The CN and T_c data is input into the computer model. This project involves modifications to an existing developed property and was modeled for the peak rates of runoff from the 100-year Type III – 24-hour extreme storm events in the Post- Developed Conditions. *See Extreme Precipitation Table contained within the report*.

The stormwater management design is based on the NYSDEC "New York State Stormwater Management Design Manual", latest edition and "Controlling Urban Runoff: A practical Manual for Planning and Designing Urban BMP'S", by the Metropolitan Washington Council of Governments. Stormwater quality has been analyzed in accordance with the guidelines set forth in the New York State General Permit for Storm Water Discharge, GP-0-20-001.

C. PRE-DESIGN INVESTIGATIVE ANALYSIS

A pre-design investigative analysis was performed including percolation and deep hole tests in the locations shown on the plans.

Percolation tests were performed in accordance with Appendix D of the NYSDEC SMDM and were completed as follows: An 8-inch percolation test hole was

excavated 24 inches below the invert of the proposed stormwater practice. A 4-inch diameter pipe was inserted into the percolation hole and backfilled around. The hole was pre-soaked for 24 hours prior to running the tests. The pipe was filled with 24 inches of water and monitored for 1 hour or until the test hole completely drained, whichever came first. The runs were repeated for a minimum of 4 runs and a consistent percolation rate. A percolation test was performed in the vicinity of the potential stormwater mitigation practice [TP-1] until constant rates were achieved, the results are as follows:

- TP-2: A percolation rate of 2-minutes per inch (30-inches per hour) was observed. A percolation rate of 25-inch per hour was utilized in the design.

A deep test hole was excavated and labeled [TP-1] as shown on the plans.

- TP-1 was excavated to a depth of 90-inches. The test revealed topsoil to a depth of 10-inches, brown loam to a depth of 47-inches, gray sandy clay to a depth of 65-inches and gray sand to the invert. Ground water observed at a depth of 84-inches and no ledge rock was encountered for the entire depth.

The deep test hole log and percolation test data sheets are attached.

D. POST-DEVELOPED CONDITION

The proposed multi-residential building and portions of exposed parking area were modeled as one watershed, *Watershed 1*, which contains a tributary area of 5,625 square feet of impervious area. This watershed has a weighted complex number (CN) value of 98 and a direct entry Time of Concentration (Tc) of 1.0 minute. The stormwater runoff from this tributary area is conveyed via a comprehensive drainage system to twelve (12) Cultec Recharger® 330XLHD units set in one foot of gravel at the sides and invert. The system is designed to fully accept (no release) the entire stormwater runoff volume for all storm events up to and including the 100-year storm event from the watershed and ex-filtrate into the surrounding soil sub-strata.

E. RUNOFF REDUCTION VOLUME & WATER QUALITY VOLUME

Runoff Reduction Volume calculations were performed for all proposed the impervious area for Watershed 1. The calculations are as follows:

A_{ic} = Impervious Area = 5,625 -square feet

A_i = 0.1291 -acres

A_t = Tributary Area = 5,625 -square feet

A_t = 0.1291 -acres

S = Hydrologic Soil Group Specific Reduction Factor = 0.2 HSG-D

$$RRv_{min} \frac{(P \times 0.95 \times Aic \times S)}{12}$$ 0.003067 acre-feet = 133.59 cubic feet

The Minimum Runoff Reduction Volume (RRV) requirement is met by the Subsurface Exfiltration Chambers consisting of twelve (12) Cultec Recharger® 330XLHD units. The storage within the proposed chambers totals 874 cubic feet which exceeds the RRV.

The Water Quality Volume (WQv) calculations were performed for all the proposed impervious areas for Watershed 1:

P= 90% Rainfall 1.5 -inches

A_i = Impervious Area = 5,625 -square feet

A_i = 0.1291 -acres

A_t = Tributary Area = 5,625 -square feet

A_t = 0.1291 -acres

I = % Impervious = 100.00%

R_v= 0.05+0.009(I); where I = Percent Impervious written as a percent

R_v= 0.950 **(0.20 minimum)**

R_v= 0.950

$$WQ_v = \frac{(P \times R_v \times A_t)}{12} = 0.01533 \text{ acre-feet} = 667.97 \text{ cubic feet}$$

Rainfall = 1.65 -inches → 669 cubic feet OKAY

The Water Quality Volume (WQv) from all proposed impervious areas results in 669 cubic feet. This total water quality volume is equal to a 1.65-inch storm event from *Watershed 1* which produces a maximum flow of 0.22 cfs. The runoff conveyed to this exfiltration system is initial directed to a First Defense High Capacity FD-3HC. The first defense is designed to treat flows as high as to 0.84 cfs and bypass flows up to 15 cfs. Flow are then conveyed to the twelve (12) Cultec Recharger® 330XLHD units where the runoff exfiltrates into the surrounding soil sub-strata. *Water Quality Volume calculations are contained within Section 7 of this report.*

F. CONSTRUCTION PHASE

During the construction phase of the project, a sediment and erosion control plan shall be implemented in accordance with the New York State Department of Environmental Conservation's Best Management Practices (BMP). The primary goals of the sediment and erosion control plan are to prevent the tracking of dirt and mud onto adjacent roads, to prevent mud and silt from entering into existing and proposed drainage facilities, and to protect the receiving waters from contamination during the construction.

During construction, the party responsible for implementing the temporary (during construction) Stormwater Management facilities Maintenance Program will be the owner. Contact information will be filed with the Village.

A New York State Professional Engineer or Certified Professional In Erosion and Sediment Control (P.E. or CPESC) shall conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls shown on the plan have been adequately installed and/or implemented to ensure overall preparedness of the site for construction. Following the commencement of construction, site inspections shall be conducted by the P.E. or CPESC at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

During each inspection, the representative shall record the following:

1. On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

2. Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3. Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4. Inspect all sediment control practices and record approximate degree of sediment accumulation as a percentage of the sediment storage volume;

5. Inspect all erosion and sediment control practices and record all maintenance requirements. Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along the barrier. Record the depth of sediment within containment structures and any erosion near outlet and overflow structures.

6. All identified deficiencies.

The construction manager shall maintain a record of all inspection reports in a site logbook. The site logbook shall be maintained on-site and be made available to the Village of Mamaroneck. A summary of the site inspection activities shall be posted on a monthly basis in a public accessible location at the site.

The projects anticipated start date is Spring 2022 and the anticipated completed date is Spring 2023.

G. CONSTRUCTION SEQUENCING

The following erosion control schedule shall be utilized:

1. Establish construction staging area.
2. Selective vegetation removal for silt fence installation.
3. Install construction entrance.
4. Install silt fence down slope of all areas to be disturbed as shown on the plan.
5. Clear & grub for the proposed construction.
6. Strip topsoil and stockpile at the locations specified on the plans (up gradient of erosion control measures). Temporarily stabilize topsoil stockpiles (hydroseed during May 1st through October 31st planting season or by covering with a tarpaulin(s) November 1st through April 30th. Install silt fence around toe of slope.
7. Demolish any existing site features and/or structures noted as being removed on the construction documents and dispose of off-site.
8. Rough grade site.
9. Install additional silt fencing as necessary.
10. Install catch basins and trench drains as well as all associated onsite piping.
11. Excavate and construct subsurface exfiltration chambers.
12. Excavate and construction foundation of building.
13. Connect drainage structures to proposed subsurface exfiltration chambers.
14. Install curbing and sub-base course. Fine grade and seed all disturbed areas. Spread silt hay over seeded areas.

15. Construct proposed building.

16. Install bituminous concrete top course.

17. Clean drain lines, catch basins, channel drains and subsurface exfiltration chambers.

18. Remove all temporary soil erosion and sediment control measures after site has achieved final stabilization (80% uniform density of permanent vegetation or permanent mulch/stone).

* Soil erosion and sediment control maintenance must occur weekly and prior to and after every ½" or greater rainfall event.

H. EROSION AND SEDIMENT CONTROL COMPONENTS

The primary aim of the soil and sediment control measures is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the off-site drainage structures and downstream properties. As outlined in the Construction Sequencing schedule, the Sediment and Erosion Control Components are an integral component of the construction sequencing and will be implemented to control sedimentation and re-establish vegetation as soon as practicable.

Planned erosion and sedimentation control practices during construction include the installation, inspection and maintenance of the inlet protection, soil stockpile areas and silt fencing. General land grading practices, including land stabilization and construction sequencing are also integrated into the Sediment and Erosion Control Plan. Dust control is not expected to be a problem due to the relatively limited area of exposure, the undisturbed perimeter of trees around the project area and the relatively short time of exposure. Should excessive dust be generated, it will be controlled by sprinkling.

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York State General Permit for Stormwater Discharges, GP-0-20-001 (General permit).

- "Reducing the Impacts of Stormwater Runoff from New Development", as published by the New York State Department of Environmental Conservation (NYSDEC), second edition, April, 1993.

- New York State Standards and Specifications for Erosion and Sediment Control, November 2016.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice have also been outlined below.

- **SILT FENCE**

  Silt fence (geo-textile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the toe of slopes or intermediately within slopes where obvious channel concentration of stormwater is not present.

  Maintenance

  Silt fencing shall be inspected at a minimum of once per week and prior to and within 48 hours following a rain event ½" or greater. Inspections shall include ensuring that the fence material is tightly secured to the woven wire and the wire is secured to the wood posts. In addition, overlapping filter fabric shall be secure and the fabric shall be maintained a minimum of six (6) inches below grade. In the event that any "bulges" develop in the fence, that section of fence shall be replaced within 48 hours with new fence section. Any sediment build-up against the fence shall be removed within 48 hours and deposited on-site a minimum of 100 feet outside of any wetland or watercourse.

- **INLET PROTECTION**

  After driveway catch basins and surface inlets have been installed, these drain inlets will receive stormwater from the driveway and surrounding overland watersheds. In order to protect the receiving waters from sedimentation, the contractor shall install ¾ inch stone aggregate around the perimeter of all catch basins and surface inlets as illustrated on the approved plans. This barrier will allow stormwater to be filtered prior to reaching the basin inlet grate.

  Maintenance

  The stone aggregate shall be inspected weekly prior to and within 48 hours following a rain event ½" or greater. Care shall be taken to ensure that all stone aggregate are properly located and secure and do not become displaced. The stone aggregate shall be inspected for accumulated sediments and any accumulated sediment shall be removed from the device and deposited not less than 100 feet from wetland or watercourse.

- **TREE PROTECTION**

  All significant trees to be preserved located within the limits of disturbance and on the perimeter of the disturbance limits shall be protected from harm by erecting a 3' high (minimum) snow fence completely surrounding the tree. Snow fence should extend to the drip-line of the tree to be preserved. Trees

designated to be protected shall be identified during the staking of the limits of disturbance for each construction phase.

Maintenance

The snow fence shall be inspected daily to ensure that the perimeter of the fence remains at the drip-line of the tree to be preserved. Any damaged portions of the fence shall be repaired or replaced within 48 hours. Care shall also be taken to ensure that no construction equipment is driven or parked within the drip-line of the tree to be preserved.

- **SOIL/SHOT ROCK STOCKPILING**

All soil and shot rock stripped from the construction area during grubbing and mass grading shall be stockpiled in locations approved by the Town/Village's representative, but in no case shall they be placed within 100' of a wetland or watercourse. The stockpiled soils shall be re-used during finish-grading to provide a suitable growing medium for plant establishment. Soil stockpiles shall be protected from erosion by vegetating the stockpile with rapidly – germinating grass seed or covering the stockpile with tarpaulin and surrounding it with either silt fence.

Maintenance

Sediment controls (silt fence) surrounding the stockpiles shall be inspected according to the recommended maintenance outline above. All stockpiles shall be inspected for signs of erosion or problems with seed establishment weekly and prior to and within 48 hours following a rain event ½" or greater.

- **GENERAL LAND GRADING**

The intent of the Erosion & Sediment Control Plan is to control disturbed areas such that soils are protected from erosion by temporary methods and, ultimately, by permanent vegetation. Where practicable, all cut and fill slopes shall be kept to a maximum slope of 2:1. In the event that a slope must exceed a 2:1 slope, it will be stabilized with stone riprap. On fill slopes, all material will be placed in layers not to exceed 12 inches in depth and adequately compacted.

- **SURFACE STABILIZATION**

All disturbed will be protected from erosion with the use of vegetative measures (i.e., grass seed mix, sod) hydromulch netting or hay. When activities temporarily cease during construction, soil stockpiles and exposed soil should be stabilized by seed, mulch or other appropriate measures as soon as possible, but in no case more than 14 days after construction activity has ceased. All seeded areas will be re-seeded areas as necessary and mulch according to the site plan to maintain a vigorous, dense vegetative cover. Seeding mixtures and rates shall be completed in accordance with the

latest version of the 'NYS Standards and Specifications for Erosion and Sediment Control'.

Site - Use	Species (% by weight)	lbs/1.000 ft^2 (PLS)	lbs/acre (PLS)
Sunny Sites (well, moderately well, and somewhat poorly drained soils)	***Athletic fields and similar areas***		
	80% Hard fescue	2.4-3.2	105-138
	20% Perennial ryegrass	0.6-0.8	25-37
		3.0-4.0	130-175
	OR, for southern and eastern, NY 50% Hard fescue	1.5-2.0	65-88
	50% perennial ryegrass	1.5-2.0	65-87
		3.0-4.0	130-175
	OR, 100% Creeping Red Fescue	3.4-4.6	150-200
	General recreation areas and lawns (Medium to high maintenance)		
	65% Creeping red fescue	2.0-2.6	85-114
	20% Perennial ryegrass	0.6-0.8	26-35
	15% Fine fescue	0.4-0.6	19-26
		3.0-4.0	130-175
	OR, 100% Creeping red fescue	3.4-4.6	150-200
Sunny Droughty Sites (general recreation areas and lawns, low maintenance) (somewhat excessively to excessively drained soils, excluding Long Island)	65% Fine fescue	2.6-3.3	114-143
	15% Perennial ryegrass	0.6-0.7	26-33
	20% Creeping red fescue	0.8-1.0	35-44
		4.0-5.0	175-220
	OR, 100% Creeping red fescue	3.4-4.6	150-200
Shady Dry Sites (well to somewhat poorly drained soils)	65% fine fescue	2.6-3.3	114-143
	15% perennial ryegrass	0.6-0.7	26-33
	20% Creeping red fescue	0.8-1.0	35-44
	OR	4.0-5.0	174-220
	80% blend of shade-tolerant Ceral rye	2.4-3.2	105-138
	20% perennial ryegrass	0.6-0.8	25-37
	OR	3.0-4.0	130-175
	100% Creeping red fescue	3.4-4.6	150-200
Shady Wet Sites (somewhat poor to poorly drained soils)	70% Creeping red fescue	1.4-2.1	60-91
	30% blend of shade-tolerant Hard fescue	0.6-0.9	25-39
	OR	2.0-3.0	85-130
	100% Chewings fescue	3.4-4.6	150-200
For varieties suitable for specific locations, contact Cornell Cooperative Extension Turf Specialist. Reference: Thurn, M.C., N.W. Hummel, and A.M. Petrovic. Cornell Extension Pub. Info. Bulletin 185 Revised. HomeLawns Establishment and Maintenance. 1994.			

Erosion control barriers consisting of silt fencing shall be placed around exposed areas during construction. Where exposed areas are immediately uphill from a wetland or watercourse, the erosion control barrier will consist of double rows of silt fencing. Any areas stripped of vegetation during construction will be vegetated and/or mulch as soon as possible, but in no case more than 14 days to prevent erosion of the exposed soils. And topsoil removed during construction will be temporarily stockpiled for future use in grading and landscaping.

As mentioned above, temporary vegetation will be established to protect exposed soil areas during construction. If growing conditions are not suitable for the temporary vegetation, mulch will be used to the satisfaction of the Village of Mamaroneck Stormwater Management officer and in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, latest revision. Materials that may be used for mulching include straw, hay, salt hay, wood fiber, synthetic soil stabilizers, mulch netting, sod or hydromulch. In site areas where significant erosion potential exists (steep slopes) and where specifically directed by the Town/Village's representative, Curlex Excelsior erosion control blankets (manufactured by American Excelsior, or approved equal) shall be installed. A permanent vegetative cover will be established upon completion of construction of those areas that have been brought to finish-grade and to remain undisturbed.

- **DEWATERING**

  Prevent surface water and subsurface or ground water from flowing into excavations and trenches. Pump out any accumulated water.

  Do not allow water to accumulate in excavations or trenches. Remove water from all excavations immediately to prevent softening of foundation bottoms, undercutting footings, and soil changes detrimental to the stability of subgrades and foundations. Furnish and maintain pumps, sumps, suction and discharge piping systems, and other system components necessary to convey the water away from the Site.

  Convey water removed from excavations, and rain water, to collecting or run-off area. Cut and maintain temporary drainage ditches and provide other necessary diversions outside excavation limits for each structure. Do not use trench excavations as temporary drainage ditches.

  Provide temporary controls to restrict the velocity of discharged water as necessary to prevent erosion and siltation of receiving areas.

I. CONSTRUCTION PRACTICES TO MINIMIZE STORMWATER CONTAMINATION

General:

Adequate measures shall be taken to minimize contaminant particles arising from the discharge of solid materials, including building materials, grading operations, and the reclamation and placement of pavement, during project construction, including but not limited to:

- Building materials, garbage, and debris shall be cleaned up daily and deposited into dumpsters, which will be periodically removed from the site and appropriately disposed of. All dumpsters and containers left on-site shall be covered and surrounded with silt fence in order to prevent

contaminants from leaving the site. Silt fencing shall be inspected on a weekly basis.

- Dump trucks hauling material from the construction site will be covered with a tarpaulin.

- The paved street adjacent to the site entrance will be swept daily to remove excess mud, dirt, or rock tracked from the site.

- Petroleum products will be stored in tightly sealed containers that are clearly labeled.

- All vehicles on site will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.

- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm system will be reported to the National Response Center at 1-800-424-8802.

- Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite. Equipment will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, saw dust, and plastic and metal trash containers.

- All paint containers and curing compounds will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm system, but will be properly disposed according to the manufacturer's instructions.

- Sanitary waste will be collected from portable units a minimum of two times a week to avoid overfilling. All sanitary waste units shall be surrounded by silt fence to prevent contaminants from leaving the site. Silt fencing shall be inspected on a weekly basis.

- Any asphalt substances used on-site will be applied according to the manufacturer's recommendation.

- Fertilizers will be stored in a covered shed and partially used bags will be transferred to a sealable bin to avoid spills and will be applied only in the minimum amounts recommended by the manufacturer and worked into the soil to limit exposure to stormwater.

- No disturbed area shall be left un-stabilized for longer than 14 days during the growing season.

- When erosion is likely to be a problem, grubbing operations shall be scheduled and performed such that grading operations and permanent erosion control features can follow within 24 hours thereafter.

- As work progresses, patch seeding shall be done as required on areas previously treated to maintain or establish protective cover.

- Drainage pipes and swales/ditches shall generally be constructed in a sequence from outlet to inlet in order to stabilize outlet areas and ditches before water is directed to the new installation or any portion thereof, unless conditions unique to the location warrant an alternative method.

Spill Control & Spill Response:

- For all hazardous materials stored on site, the manufacturer's recommended methods for spill clean up will be clearly posted. Site personnel will be made aware of the procedures, and the locations of the information and cleanup supplies.
- Appropriate cleanup materials and equipment will be maintained by the Contractor in the materials storage area on-site. As appropriate, equipment and materials may include items such as booms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for clean up purposes.
- All spills will be cleaned immediately after discovery and the materials disposed of properly.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- After a spill, a report will be prepared describing the spill, what caused it, and the cleanup measures taken. The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring, as well as clean up instructions in the event of reoccurrences.
- The Contractor's site superintendent, responsible for day-to-day operations, will be the spill prevention and cleanup coordinator. The Contractor is responsible for ensuring that the site superintendent has had appropriate training for hazardous materials handling, spill management, and cleanup.

- The Contractor's site superintendent will be notified immediately when a spill or the threat of a spill is observed. The superintendent will assess the situation and determine the appropriate response.
- If spills represent an imminent threat of escaping erosion and sediment controls and entering receiving waters, personnel will be directed to respond immediately to contain the release and notify the superintendent after the situation has been stabilized.
- Spill kits containing appropriate materials and equipment for spill response and cleanup will be maintained by the Contractor at the site.

- If oil sheen is observed on surface water, action will be taken immediately to remove the material causing the sheen. The Contractor will use appropriate materials to contain and absorb the spill. The source of the oil sheen will also be identified and removed or repaired as necessary to prevent further releases.
- If a spill occurs the superintendent or the superintendent's designee will be responsible for completing the spill reporting form and for reporting the spill to the contacts listed below.
- Personnel with primary responsibility for spill response and clean up will receive training by the Contractor's site superintendent or designee. The training must include identifying the location of the spill kits and other spill response equipment and the use of spill response materials.
- Spill response equipment will be inspected and maintained as necessary to replace any materials used in spill response activities.

Spill Control Notification:

- A reportable spill is a quantity of five (5) gallons or more or any spill of oil which: (1) violates water quality standards, (2) produces a "sheen" on a surface water, or (3) causes a sludge or emulsion. This spill must be reported immediately to the agencies listed below.

- Any spill of oil or hazardous substance to waters of the state must be reported immediately by telephone to the following agencies:

  - 911 – Police, Fire and EMS
  - Village of Mamaroneck Engineering Department
    169 Mount Pleasant Avenue
    Phone: (914) 777-7731
  - Mamaroneck Fire Department
    123 Mamaroneck Avenue
    Phone: (914) 825-8777
  - NYS Department of Environmental Conservation (NYSDEC)
    Spill Reporting Hotline
    (1800) 457–7362
  - National Response Center: (1800) 424-8802
  - Local Emergency Planning Committee (LEPC)
    Westchester County Office of Emergency Management
    200 Bradhurst Avenue
    Hawthorne, NY 10532
    (914) 864–5450

- Westchester County Department of Health (WCDOH)
  Spill Reporting Hotline
  (914) 813-5000
- U.S. Environmental Protection Agency (USEPA)
  EPCRA Information Hotline
  1(800) 535–0202
- U.S. Department of Labor and Occupational Safety and Health Administration (OSHA)
  Tarrytown, NY
  (914) 524–7510

J. STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

The following maintenance plan has been developed to maintain the proper function of all drainage and erosion and sediment control facilities:

- Erosion & Sediment Control Maintenance:

  During the construction of the project, the site erosion and sediment control measures as well as basin embankments and outlet structures will be inspected by the project superintendent once a week and/or within 24 hours following a rainstorm ½" or greater. Any repairs required shall be performed in a timely manner. All sediment removal and/or repairs will be followed within 24 hours by re-vegetation. Remove sediment and correct erosion by re-seed eroded areas and gullies within 7 days.

- General Stormwater Facilities Maintenance (Storm Sewer and Catch Basins/Drain Inlets)

  All stormwater facilities shall be inspected immediately after completion of construction, and then monthly for the first three (3) months following the completion of the Project. Within the first three (3) months, inspections shall immediately be performed following a large storm event (i.e. producing 1/2" (one-half inch) of rain or greater. Thereafter, these facilities shall be inspected as described as follows. Upon inspection, facilities shall be immediately maintained and/or cleaned as may be required. Any site areas exhibiting soil erosion of any kind shall be immediately restored and stabilized with vegetation, mulch or stone, depending on the area to be stabilized.

  Upon each inspection, all visible debris including, but not limited to, twigs, leaf and forest litter shall be removed from the swales, overflow discharge points and frames and grates of drainage structures.

- Sumps − Catch Basin/Drain Inlets

  All catch basin/drain inlets and drain manholes with sumps have been designed to trap sediment prior to its transport to the Subsurface Exfiltration Chambers. These sumps will require periodic inspection and maintenance to ensure that adequate depth is maintained within the sumps.

  All sumps shall be inspected once per month for the first three (3) months (after drainage system has been put into service). Thereafter, all sumps shall be inspected every four (4) months. The Owner, or their duly authorized representative, shall take measurements of the sump depth.

  If sediment has accumulated to 1/2 (one-half) the depth of the sump, all sediment shall be removed from the sump. Sediments can be removed with hand-labor or with a vacuum truck.

  The use of road salt shall be minimized for maintenance of roadway and driveway areas.

- Subsurface Exfiltration Chambers:

  The subsurface Exfiltration chambers shall be inspected immediately after construction. Thereafter, the exfiltration system shall be inspected every six (6) months (Spring and Fall) for excess sediment accumulation and clogging of the inlet and outlet piping. During dry weather conditions, when sediment has accumulated to an average depth exceeding 3" (three inches), the gallery shall be water jetted clean, and all accumulated sediments shall be vacuumed out or removed manually. A stadia rod may be inserted to determine the depth of the sediment.

K. CONCLUSION:

The stormwater management plan proposed meets and exceeds all the requirements set forth by the Village of Mamaroneck and the New York State Department of Environmental Conservation (NYSDEC) for redevelopment projects with new development. Design modification requirements that may occur during the approval process, will be performed and submitted for review to the Village of Mamaroneck.

3.) Extreme Precipitation Table

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.738 degrees West
Latitude	40.954 degrees North
Elevation	0 feet
Date/Time	Tue, 03 Aug 2021 18:48:52 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.34	0.51	0.64	0.84	1.05	1.31	**1yr**	0.90	1.23	1.50	1.86	2.31	2.86	3.22	**1yr**	2.53	3.10	3.58	4.31	4.94	**1yr**
2yr	0.41	0.63	0.78	1.02	1.28	1.59	**2yr**	1.11	1.50	1.83	2.26	2.80	3.45	3.87	**2yr**	3.05	3.72	4.27	5.07	5.75	**2yr**
5yr	0.47	0.74	0.93	1.24	1.59	2.00	**5yr**	1.37	1.85	2.31	2.86	3.52	4.31	4.89	**5yr**	3.82	4.70	5.45	6.39	7.13	**5yr**
10yr	0.53	0.84	1.06	1.43	1.86	2.37	**10yr**	1.61	2.17	2.75	3.41	4.19	5.11	5.84	**10yr**	4.53	5.62	6.56	7.60	8.39	**10yr**
25yr	0.62	0.99	1.26	1.74	2.31	2.98	**25yr**	2.00	2.69	3.46	4.30	5.28	6.41	7.40	**25yr**	5.67	7.11	8.37	9.56	10.40	**25yr**
50yr	0.70	1.13	1.45	2.03	2.73	3.53	**50yr**	2.35	3.16	4.12	5.12	6.27	7.60	8.85	**50yr**	6.73	8.51	10.08	11.38	12.24	**50yr**
100yr	0.80	1.29	1.67	2.36	3.22	4.20	**100yr**	2.78	3.73	4.90	6.10	7.47	9.03	10.58	**100yr**	7.99	10.17	12.14	13.56	14.42	**100yr**
200yr	0.91	1.48	1.92	2.75	3.80	4.99	**200yr**	3.28	4.39	5.83	7.27	8.89	10.72	12.66	**200yr**	9.49	12.17	14.63	16.15	16.99	**200yr**
500yr	1.09	1.79	2.34	3.39	4.74	6.26	**500yr**	4.09	5.46	7.34	9.16	11.19	13.47	16.06	**500yr**	11.92	15.44	18.72	20.35	21.10	**500yr**

Lower Confidence Limits

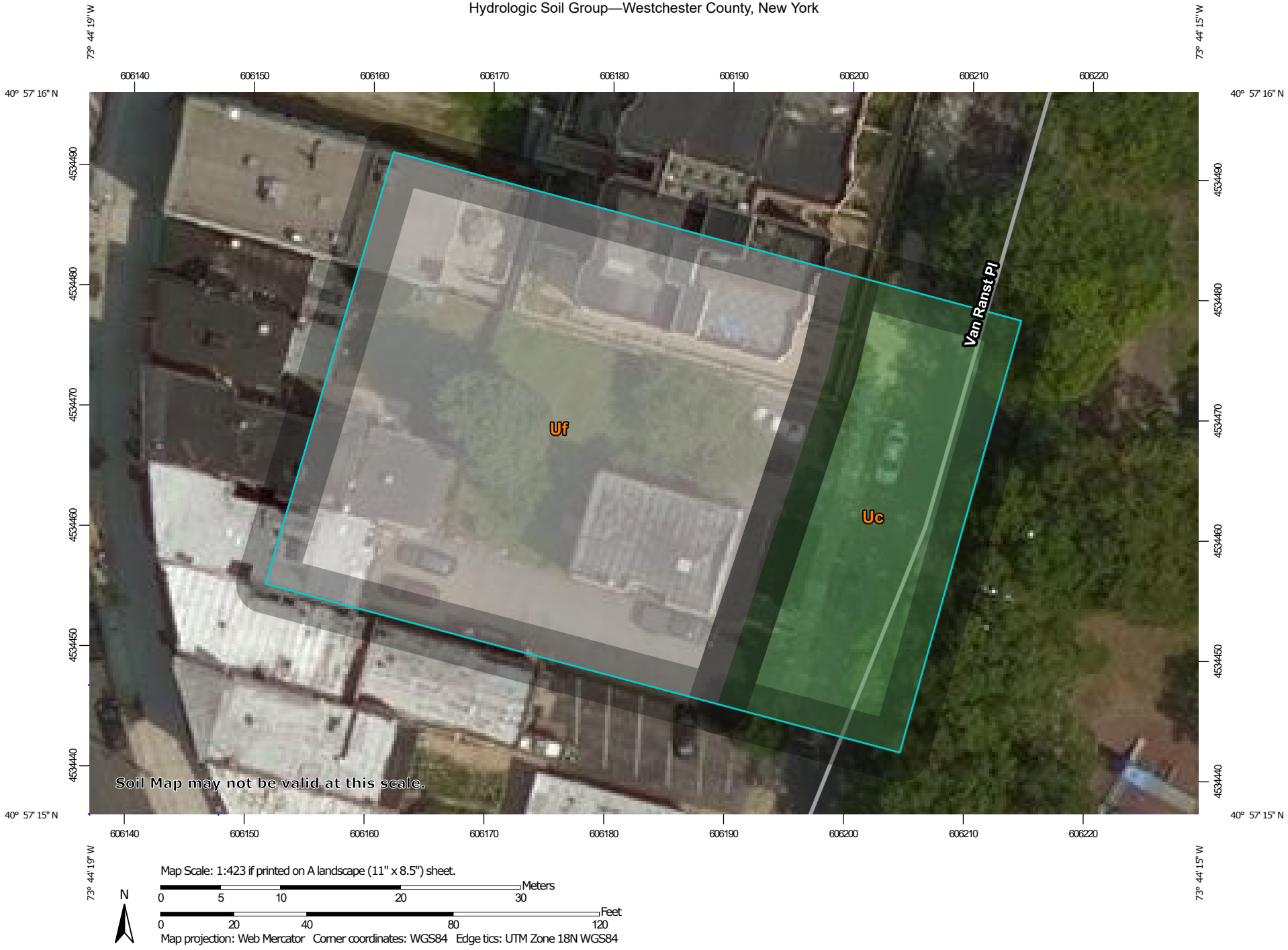
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.48	0.65	0.80	0.89	**1yr**	0.69	0.87	1.29	1.55	1.96	2.58	2.93	**1yr**	2.28	2.82	3.28	3.93	4.56	**1yr**
2yr	0.39	0.61	0.75	1.01	1.25	1.50	**2yr**	1.08	1.47	1.70	2.19	2.74	3.35	3.76	**2yr**	2.97	3.61	4.14	4.93	5.61	**2yr**
5yr	0.44	0.68	0.84	1.16	1.47	1.78	**5yr**	1.27	1.74	2.01	2.58	3.23	4.02	4.54	**5yr**	3.56	4.37	5.06	5.94	6.69	**5yr**
10yr	0.49	0.75	0.93	1.30	1.67	2.02	**10yr**	1.44	1.98	2.28	2.93	3.63	4.62	5.21	**10yr**	4.09	5.01	5.89	6.79	7.62	**10yr**
25yr	0.55	0.84	1.04	1.49	1.96	2.39	**25yr**	1.69	2.33	2.69	3.44	4.25	5.53	6.24	**25yr**	4.89	6.00	7.21	8.10	9.06	**25yr**
50yr	0.60	0.91	1.14	1.64	2.20	2.69	**50yr**	1.90	2.63	3.06	3.91	4.75	6.33	7.15	**50yr**	5.60	6.87	8.42	9.22	10.33	**50yr**
100yr	0.66	1.00	1.26	1.82	2.49	3.04	**100yr**	2.15	2.97	3.49	4.45	5.36	7.24	8.18	**100yr**	6.41	7.86	9.82	10.50	11.78	**100yr**
200yr	0.74	1.11	1.41	2.04	2.84	3.45	**200yr**	2.45	3.37	3.99	5.08	6.03	8.29	9.37	**200yr**	7.34	9.01	11.49	11.95	13.45	**200yr**
500yr	0.85	1.27	1.63	2.37	3.37	4.10	**500yr**	2.91	4.00	4.77	6.10	8.33	9.91	11.22	**500yr**	8.77	10.79	14.15	14.17	16.03	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.37	0.58	0.70	0.95	1.16	1.38	**1yr**	1.00	1.35	1.62	2.13	2.62	3.13	3.50	**1yr**	2.77	3.36	3.85	4.64	5.27	**1yr**
2yr	0.42	0.65	0.80	1.09	1.34	1.62	**2yr**	1.16	1.58	1.87	2.37	2.98	3.56	4.02	**2yr**	3.15	3.87	4.41	5.27	5.94	**2yr**
5yr	0.51	0.79	0.98	1.34	1.71	2.00	**5yr**	1.47	1.96	2.33	3.02	3.75	4.61	5.24	**5yr**	4.08	5.04	5.86	6.84	7.59	**5yr**
10yr	0.60	0.93	1.15	1.60	2.07	2.40	**10yr**	1.79	2.34	2.83	3.66	4.53	5.63	6.44	**10yr**	4.99	6.19	7.26	8.39	9.16	**10yr**
25yr	0.75	1.15	1.42	2.03	2.68	3.05	**25yr**	2.31	2.98	3.67	4.72	5.84	7.32	8.45	**25yr**	6.48	8.12	9.65	11.03	11.74	**25yr**
50yr	0.89	1.35	1.68	2.42	3.25	3.66	**50yr**	2.81	3.58	4.47	5.73	7.07	8.95	10.37	**50yr**	7.92	9.97	11.97	13.56	14.18	**50yr**
100yr	1.05	1.59	1.99	2.88	3.95	4.40	**100yr**	3.41	4.30	5.42	6.96	8.56	10.94	12.76	**100yr**	9.68	12.27	14.85	16.67	17.12	**100yr**
200yr	1.25	1.88	2.38	3.45	4.81	5.28	**200yr**	4.15	5.16	6.59	8.44	10.38	13.36	15.71	**200yr**	11.82	15.11	18.41	20.53	20.67	**200yr**
500yr	1.58	2.35	3.02	4.39	6.24	6.72	**500yr**	5.38	6.57	8.54	10.91	13.28	17.42	20.69	**500yr**	15.42	19.89	24.46	27.04	26.54	**500yr**

Powered by ACIS Northeast Regional Climate Center

4.) Soils Maps & Soils Data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73° 44' 15" W
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606160
606170
606180
606190
606200
606210
606220
40° 57' 16" N
40° 57' 15" N
4534490
4534480
4534470
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Uf
Uc
Van Ranst Pl
Soil Map may not be valid at this scale.
Map Scale: 1:423 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 5 10 20 30
Feet
0 20 40 80 120
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Uc	Udorthents, wet substratum	A/D	0.1	27.4%
Uf	Urban land		0.4	72.6%
Totals for Area of Interest			**0.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

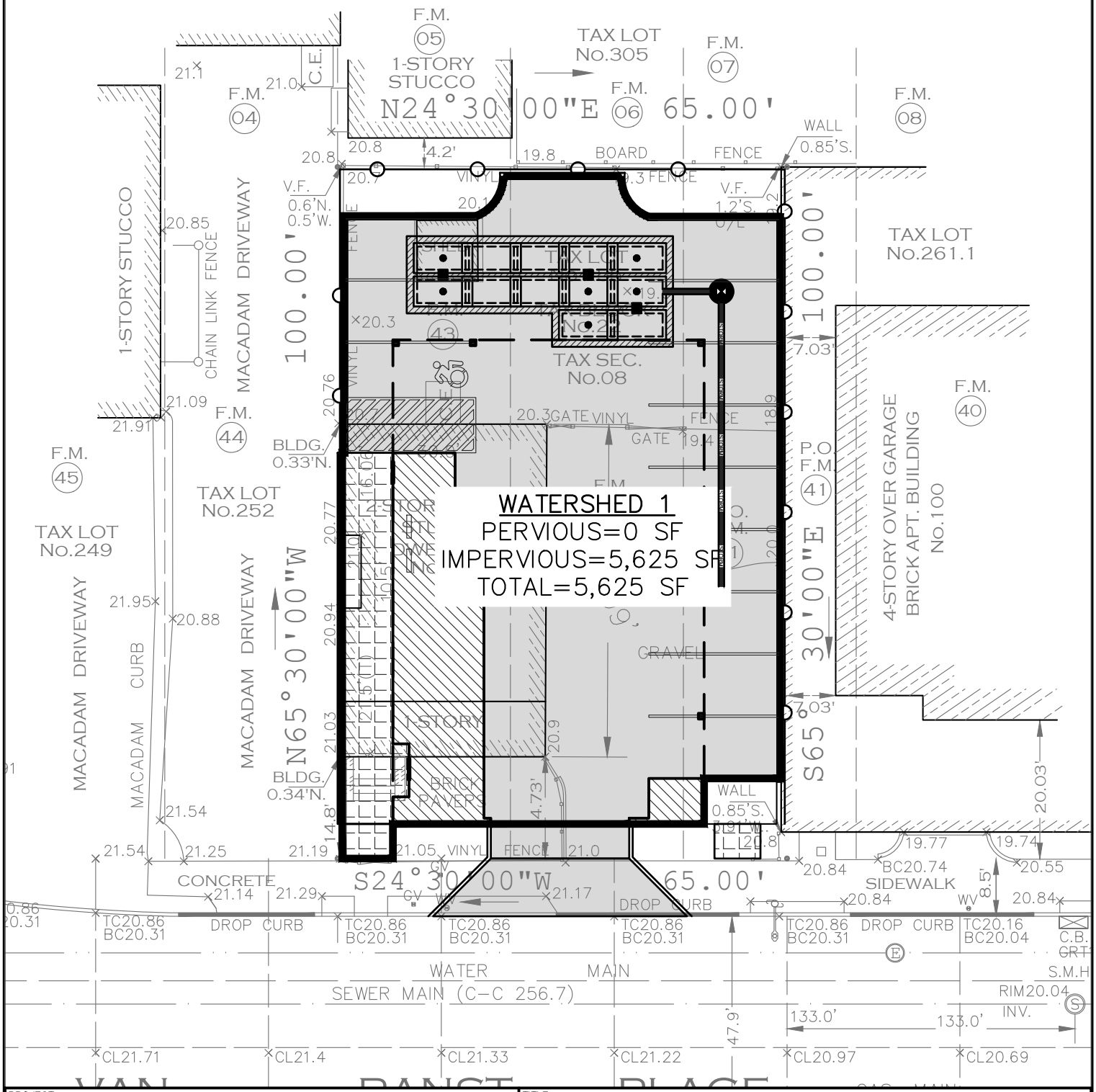
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

5.) Proposed Watershed Map



PROJECT:

PROPOSED 10-UNIT RES. MID RISE
572 VAN RANST PLACE
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY - NEW YORK

TITLE:

WATERSHED MAP ANALYSIS PLAN = PROPOSED

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Description	Date
1.	REVISED PER PLANNING COMMENTS	10/27/21

Revisions

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

HEC

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, NY 10523
T: 914-909-0420
F: 914-560-2086

Date: 09/01/21
Scale: 1"=20'
Drawn By: S.G.
Checked By: M.S.
Sheet: 1 / 1

Sheet No.

WS-P

NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity
Permit Number GP-02-01
Monthly Summary of Site Inspection Activities

Name of Permitted Facility:	**Permit Identification #:**	
Location:	**Today's Date:**	**Reporting Month:**
Name and Telephone Number of Site Inspector:	**Name and Telephone Number of Site Inspector:**	

Permit Reference; Part III.D.3.b (page 15):

"The operator shall post at the site, in a publicly-accessible location, a summary of the site inspection activities on a monthly basis."

Date of Inspection	Type of Inspection and 24 hr Rainfall	Name of Qualified Professional conducting Site Inspections	Major items of concern related to compliance of the SWPPP with all conditions of the general permit	Date Corrected

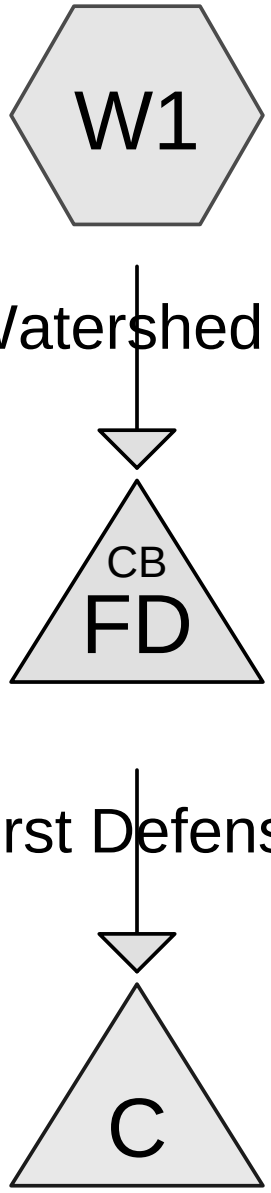
Owner/Operator Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Signature of Permittee or Duly Authorized Representative | Name of Permittee or Duly Authorized Representative | Date

Duly authorized representatives of the Permittee (Owner/Operator) must have written authorization, submitted to DEC, to sign any permit documents.

6.) Post-Developed Analysis of the 100-Year Extreme Storm Event



12-Cultec R - 330XLHD

Subcat Reach Pond Link

Routing Diagram for Proposed Conditions
Prepared by Hudson Engineering & Consulting

Summary for Subcatchment W1: Watershed 1

Runoff = 1.36 cfs @ 12.01 hrs, Volume= 4,120 cf, Depth= 8.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.03"

	Area (sf)	CN	Description
*	5,195	98	Proposed Parking/Building
*	430	98	Porpsed Walkway
	5,625	98	Weighted Average
	5,625		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					**Direct Entry, Direct Entry**

Summary for Pond C: 12-Cultec R - 330XLHD

Inflow Area = 5,625 sf,100.00% Impervious, Inflow Depth = 8.79" for 100-Year event
Inflow = 1.36 cfs @ 12.01 hrs, Volume= 4,120 cf
Outflow = 0.25 cfs @ 11.64 hrs, Volume= 4,120 cf, Atten= 82%, Lag= 0.0 min
Discarded = 0.25 cfs @ 11.64 hrs, Volume= 4,120 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 2.45' @ 12.41 hrs Surf.Area= 541 sf Storage= 858 cf

Plug-Flow detention time= 15.9 min calculated for 4,120 cf (100% of inflow)
Center-of-Mass det. time= 15.9 min (751.1 - 735.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	165 cf	**11.17'W x 38.50'L x 2.54'H Field A** 1,093 cf Overall - 544 cf Embedded = 549 cf x 30.0% Voids
#2A	0.00'	544 cf	**Cultec R-330XLHD** x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3B	0.00'	50 cf	**6.33'W x 17.50'L x 2.54'H Field B** 282 cf Overall - 115 cf Embedded = 166 cf x 30.0% Voids
#4B	0.00'	115 cf	**Cultec R-330XLHD** x 2 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 1 rows
		874 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**20.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.25 cfs @ 11.64 hrs HW=0.03' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.25 cfs)

Summary for Pond FD: First Defense

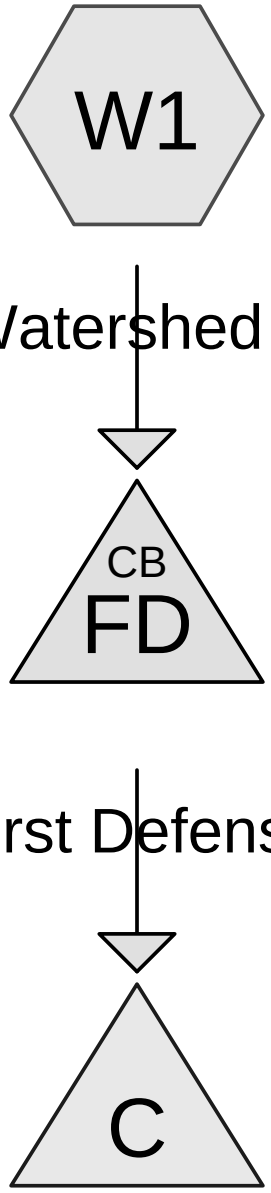
Inflow Area = 5,625 sf,100.00% Impervious, Inflow Depth = 8.79" for 100-Year event
Inflow = 1.36 cfs @ 12.01 hrs, Volume= 4,120 cf
Outflow = 1.36 cfs @ 12.01 hrs, Volume= 4,120 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.36 cfs @ 12.01 hrs, Volume= 4,120 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 16.99' @ 12.01 hrs
Flood Elev= 19.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	16.00'	**8.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.36 cfs @ 12.01 hrs HW=16.98' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 1.36 cfs @ 3.88 fps)

7). Water Quality Calculations



12-Cultec R - 330XLHD

Subcat Reach Pond Link

Routing Diagram for Proposed Conditions
Prepared by Hudson Engineering & Consulting

Summary for Subcatchment W1: Watershed 1

Runoff = 0.24 cfs @ 12.01 hrs, Volume= 669 cf, Depth= 1.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr WQv Rainfall=1.65"

	Area (sf)	CN	Description
*	5,195	98	Proposed Parking/Building
*	430	98	Porpsed Walkway
	5,625	98	Weighted Average
	5,625		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					**Direct Entry, Direct Entry**

Summary for Pond C: 12-Cultec R - 330XLHD

Inflow Area = 5,625 sf,100.00% Impervious, Inflow Depth = 1.43" for WQv event
Inflow = 0.24 cfs @ 12.01 hrs, Volume= 669 cf
Outflow = 0.23 cfs @ 12.03 hrs, Volume= 669 cf, Atten= 3%, Lag= 0.6 min
Discarded = 0.23 cfs @ 12.03 hrs, Volume= 669 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 0.02' @ 12.03 hrs Surf.Area= 541 sf Storage= 10 cf

Plug-Flow detention time= 0.7 min calculated for 669 cf (100% of inflow)
Center-of-Mass det. time= 0.7 min (768.7 - 768.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	165 cf	**11.17'W x 38.50'L x 2.54'H Field A** 1,093 cf Overall - 544 cf Embedded = 549 cf x 30.0% Voids
#2A	0.00'	544 cf	**Cultec R-330XLHD** x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3B	0.00'	50 cf	**6.33'W x 17.50'L x 2.54'H Field B** 282 cf Overall - 115 cf Embedded = 166 cf x 30.0% Voids
#4B	0.00'	115 cf	**Cultec R-330XLHD** x 2 Inside #3 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 1 rows
		874 cf	Total Available Storage

Storage Group A created with Chamber Wizard
Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	**20.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.25 cfs @ 12.03 hrs HW=0.02' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.25 cfs)

Summary for Pond FD: First Defense

Inflow Area = 5,625 sf,100.00% Impervious, Inflow Depth = 1.43" for WQv event
Inflow = 0.24 cfs @ 12.01 hrs, Volume= 669 cf
Outflow = 0.24 cfs @ 12.01 hrs, Volume= 669 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.24 cfs @ 12.01 hrs, Volume= 669 cf

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 16.27' @ 12.01 hrs
Flood Elev= 19.70'

Device	Routing	Invert	Outlet Devices
#1	Primary	16.00'	**8.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.24 cfs @ 12.01 hrs HW=16.27' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.24 cfs @ 1.77 fps)

8.) Percolation and Deep Hole Test Results

HUDSON ENGINEERING & CONSULTING, P.C.

SITE ADDRESS: 572 Van Ranst Place

TOWN/VILLAGE: Mamaroneck (V)

DATE: 07/29/2021 TIME: 12:02pm

WEATHER: M. Cloudy TEMP. 79° F

WITNESSED BY: Nicholas Shirriah

DEEP TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

DEPTH	HOLE NO. 1	HOLE NO. 2	HOLE NO. 3	HOLE NO. 4
G.L.	0 – 10" Topsoil			
6"				
12"	10 – 47"			
18"	Brown Loam			
24"				
30"	47 – 65"			
36"	Grey sandy clay			
42"				
48"	65 – 90"			
54"	Grey sand			
60"				
66"	GW @ 84"			
72"	No Ledge			
78"				
84"				
90"				
96"				
102"				
108"				

- *Indicate level at which Ground Water (GW), Mottling and/or Ledge Rock is encountered.*
- *Indicate level for which water level rises after being encountered.*

EXCAVATION PERFORMED BY: PRECISION FIELD TESTING

HUDSON ENGINEERING & CONSULTING, P.C.

SITE ADDRESS: 572 Van Ranst Place

TOWN/VILLAGE: Mamaroneck (V)

DATE: 07/30/2021 TIME: 12:20pm

WEATHER: Sunny TEMP. 82˚ F

WITNESSED BY: Nicholas Shirriah

PERCOLATION TEST HOLE DATA SHEET – STORMWATER MANAGEMENT SYSTEM

Owner _____

HOLE #	CLOCK TIME				PERCOLATION				
					Depth to Water From Ground Surface			Soil Rate	
Hole Number	Run No.	Start	Stop	Elapse Time (Min.)	Start Inches	Stop Inches	Water Level in Inches Drop in inches	Min. per inch	Inches per Hour
# 1	1	12:35	1:20	45	22	46	24	1.88	31.91
	2	1:21	2:09	48	22	46	24	2	30
4" Ø	3	2:10	3:58	48	22	46	24	2	30
	4	4:00	4:48	48	22	46	24	2	30
	5								
# ___	1								
	2								
4" Ø	3								
	4								
	5								
# ___	1								
	2								
4" Ø	3								
	4								
	5								

Notes:

1) Tests to be repeated at the same depth until approximately equal soil rates are obtained at each percolation test hole. All data to be submitted for review.
2) Depth measurements to be made from top of hole

9.) Stormwater Management Construction Checklists

APPENDIX H

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM FOR CONSTRUCTION ACTIVITIES

CONSTRUCTION SITE LOG BOOK

Table of Contents

I. Pre-Construction Meeting Documents
   a. Preamble to Site Assessment and Inspections
   b. Operator's Certification
   c. Qualified Professional's Credentials & Certification
   d. Pre-Construction Site Assessment Checklist

II. Construction Duration Inspections
   a. Directions
   b. Modification to the SWPPP

III. Monthly Summary Reports

IV. Monitoring, Reporting, and Three-Month Status Reports
   a. Operator's Compliance Response Form

Properly completing forms such as those contained in Appendix H meet the inspection requirement of NYS-DEC SPDES GP for Construction Activities. Completed forms shall be kept on site at all times and made available to authorities upon request.

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____

Permit No. _____ **Date of Authorization** _____

Name of Operator _____

Prime Contractor _____

a. Preamble to Site Assessment and Inspections

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified professional[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

The operator shall also prepare a written summary of compliance with this general permit at a minimum frequency of every three months (Operator's Compliance Response Form), while coverage exists. The summary should address the status of achieving each component of the SWPPP.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Operators Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Name (please print): _____

Title _____ **Date:** _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____

c. Qualified Professional's Credentials & Certification

"I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the following Pre-construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (please print): _____

Title _____ **Date:** _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____

d. Pre-construction Site Assessment Checklist
(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Perimeter Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:
Inspection Forms will be filled out during the entire construction phase of the project.
Required Elements:

(1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

(2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

(3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

(4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

(5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass
water; and

(6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

CONSTRUCTION DURATION INSPECTIONS **Page 1 of _____**

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Professional (print name)	**Qualified Professional Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA
[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions
Yes No NA
[ ] [ ] [ ] Is construction site litter and debris appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing
Yes No NA
[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

Runoff Control Practices

1. Excavation Dewatering
Yes No NA
[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

2. Level Spreader
Yes No NA
[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales
Yes No NA
[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

Runoff Control Practices (continued)

4. Stone Check Dam
Yes No NA
[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection
Yes No NA
[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles
Yes No NA
[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation
Yes No NA
[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Stabilized Construction Entrance
Yes No NA
[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

2. Silt Fence
Yes No NA
[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

Sediment Control Practices (continued)

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation ___% of design capacity.

4. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.

Sediment accumulation is ___% of design capacity.

5. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:
1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

III. Monthly Summary of Site Inspection Activities

Name of Permitted Facility:	Today's Date:	Reporting Month:
Location:	Permit Identification #:	
Name and Telephone Number of Site Inspector:		

Date of Inspection	Regular / Rainfall based Inspection	Name of Inspector	Items of Concern

Owner/Operator Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Signature of Permittee or Duly Authorized Representative

Name of Permittee or Duly Authorized Representative Date

Duly authorized representatives must have written authorization, submitted to DEC, to sign any permit documents.

Inspection and Maintenance Checklist
Catch Basins, Manholes, and Inlets

Date: _____

Type of Inspection: Storm ☐ Weekly ☐ Monthly ☐ Annual ☐

Site: _____ Inspector(s): _____

Description or location of Project: _____

Defect	Conditions when Maintenance is Needed	Maintenance (1 or 2)*	Comments
General			
Trash and Debris	Trash and debris which are located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.		
	Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.		
	Trash or debris in any inlet or outlet pipe blocking more then 1/3 of its height.		
	Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).		
Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.		
Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider then ¼ inch.		
	Frame not sitting flush on top slab, i.e., separation of more than ¾ inch of the frame from the top slab. Frame not securely attached.		

*Maintenance: Enter 1 if maintenance is needed. Enter 2 if maintenance was preformed same day.

Defect	Conditions when Maintenance is Needed	Maintenance (1 or 2)*	Comments
Fractures or Cracks in Basin Walls/Bottom	Maintenance person judges that structure is unsound.		
	Grout fillet has separated or cracked wider then ½ inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.		
Settlement/Misalignment	If failure of basin has created a safety, function, or design problem.		
Vegetation	Vegetation growing across and blocking more than 10% of the basin opening.		
	Vegetation growing in inlet/outlet pipe joints that is more than 6 inches tall and less than 6 inches apart.		
Contamination and Pollution	Any evidence of oil, gasoline, contaminants or other pollutants.		
Catch Basin Cover			
Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.		
Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than ½ inch of thread.		
Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance).		
Ladder			
Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.		
Metal Grates (If Applicable)			
Grate opening Unsafe	Grate with opening wider than 7/8 inch.		
Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.		
Damaged or Missing	Grate missing or broken member(s) of the grate.		

*Maintenance: Enter 1 if maintenance is needed. Enter 2 if maintenance was preformed same day.

Inspection and Maintenance Checklist
Conveyance Systems (Pipes & Ditches)

Date: _____

Type of Inspection: Storm ☐ Weekly ☐ Monthly ☐ Annual ☐

Site: _____ Inspector(s): _____

Defect	Conditions When Maintenance is Needed	Maintenance (1 or 2)*	Comments
Pipes			
Sediment & Debris	Accumulated Sediment that exceeds 20% of the diameter of the pipe.		
Vegetation	Vegetation that reduces free movement of water through pipes		
Damaged Pipe	Protective coating is damaged; rust is causing more than 50% deterioration to any part of pipe.		
	Any dent that decreases the cross section area of pipe by more than 20% or puncture that impacts performance.		
Open Ditches			
Trash and Debris	Trash and debris > 5 cf/1000 sf (one standard size garbage can) Visual evidence of dumping		
Sediment	Accumulated sediment that exceeds 20% of the design depth.		
Vegetation	Vegetation that reduces free movement of water through ditches.		
Erosion Damage to Slopes and Channel Bottom	Eroded damage over 2 inches deep where cause of damage is still present or where there is potential for continued erosion.		
Rock Lining Out of Place or Missing (If Applicable)	Maintenance person can see native soil beneath the rock lining.		

*Maintenance: Enter 1 if maintenance is needed. Enter 2 if maintenance was preformed same day.

Inspection and Maintenance Checklist
Grass Filter Strips

Date: _____

Type of Inspection: Storm ☐ Weekly ☐ Monthly ☐ Annual ☐

Site: _____ Inspector(s): _____

Defect	Conditions When Maintenance is Needed	Maintenance (1 or 2)*	Comments
General			
Sediment Accumulation on Grass	Sediment depth exceeds 2 inches.		
Vegetation	When the grass becomes excessively tall (greater than 10 inches); when nuisance weeds and other vegetation start to take over.		
Trash and Debris Accumulation	Trash and debris accumulated on filter strip.		
Erosion/Scouring	Eroded or scoured areas due to flow channelization, or higher flows.		
Flow Spreader	Flow spreader uneven or clogged so that flows are not uniformly distributed through entire filter width.		

*Maintenance: Enter 1 if maintenance is needed. Enter 2 if maintenance was preformed same day.

RAMSAY LAND SURVEYING, P.C.

PROFESSIONAL LAND SURVEYORS-PLANNERS

3024 RADCLIFF AVENUE

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PH. (646) 773-4588

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FAX (718) 231-2067

TAX BLOCK No.22
TAX LOT No.255
SEC. No.8

NOTE I:

SUBSURFACE EASEMENT, IF ANY ARE NOT SHOWN OR CERTIFIED TO
The location of uderground improvements or encroachments hereon, if any exist, are not certified or shown.

NOTE II:

THIS SURVEY WAS PREPARED WITHOUT THE BENIFIT OF AN ABSTRACT OF TITLE OR A FULL TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH DOCUMENTS.

NOTE III:

ELEVATIONS SHOWN HERON REFER TO NAVD 1988 ADJUSTMENT

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SUVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209. SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

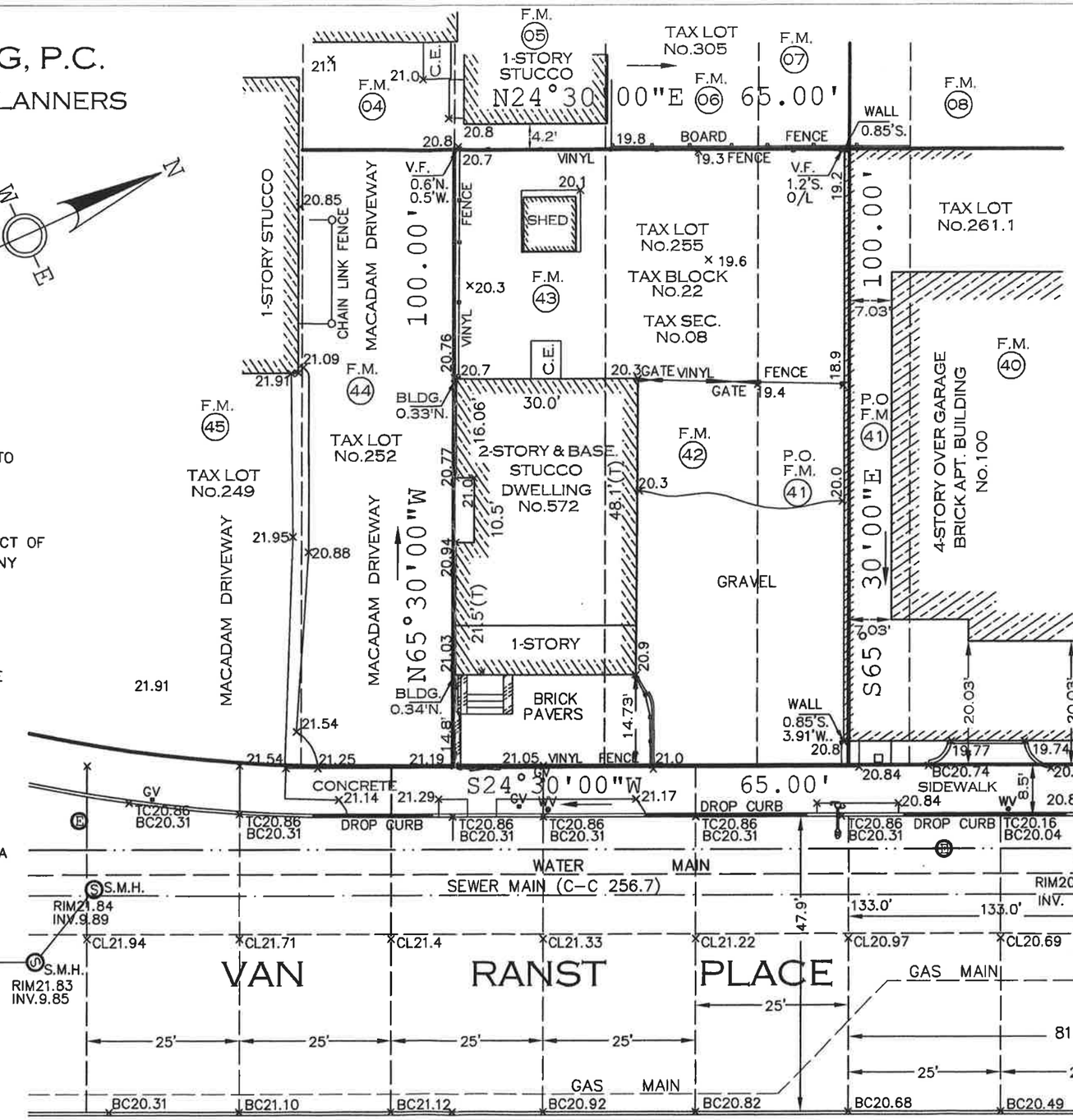
DATE OF SURVEY : MARCH 10, 2021

DATE MAP DRAFTED : MARCH 15, 2021

SCALE 1" = 20'

DESIGNATED AS LOT No.43, 42 AND PORTION OF LOT No.41 AS SHOWN ON A CERTAIN MAP ENTITLED, "MAP OF BONNY BROOK PARK". SITUATE IN THE TOWN AND VILLAGE OF MAMARONECK, COUNTY OF WESTCHESTER AND STATE OF NEW YORK.

FILED IN THE COUNTY CLERK'S OFFICE OF WESTCHESTER COUNTY, DIVISION OF LAND RECORDS, WESTCHESTER COUNTY, N.Y. ON AUGUST 27, 1981 AS MAP No.998.



JOB No.F21-032_WMM_998

TOPOGRAPHIC SURVEY
OF
572 VAN RANST PLACE
IN THE TOWN AND
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY
STATE OF NEW YORK.

LEGEND

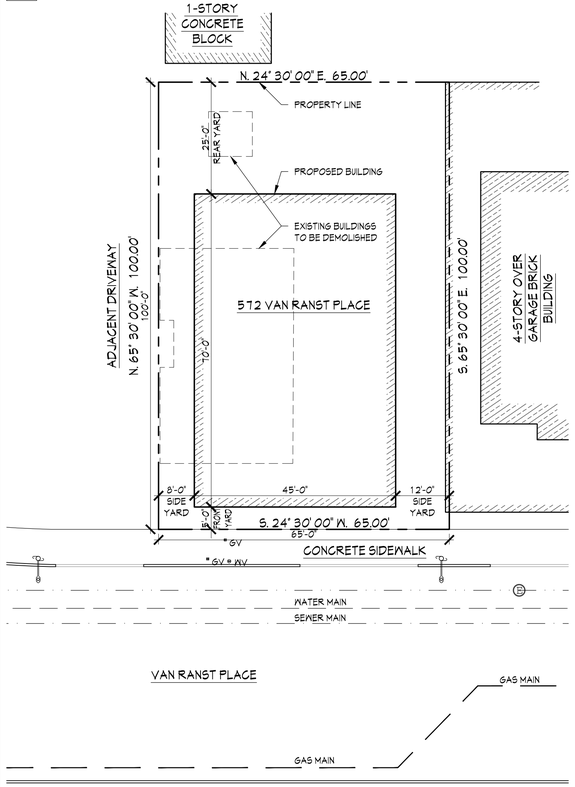
- FIRE HYDRANT
- DRAIN MANHOLE
- WATER MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- PEDESTRIAN RAMP
- STREET LIGHT — L.P.
- UTILITY POLE
- TREE/DIA./NAME — 16"SYC
- TOP OF CURB ELEVATION –TCXXX
- BOT. OF CURB ELEVATION –BCXXX
- SPOT ELEVATION — ELXXX
- DROP CURB
- UNDERGROUND ELECC CAB
- ELECTRIC BOX — E
- TRAFFIC SIGN — SIGN
- GAS MAIN
- WATER MAIN
- SEWER MAIN

NEVILLE V. RAMSAY N.Y.S. LIC. # 050294-1

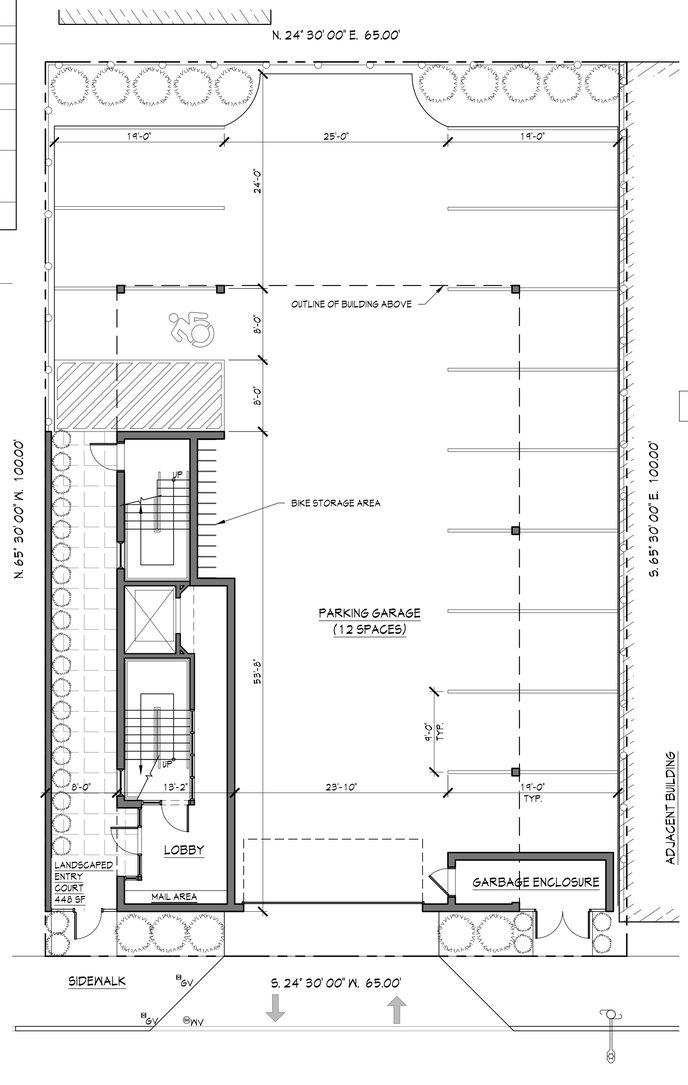
ZONING CHART			
PROPOSED MULTIFAMILY HOUSING - 572 VAN RANST PLACE, MAMARONECK, NY			SECTION 8, BLOCK 22, LOT 255
ZONING DISTRICT: RM-3 MULTIPLE RESIDENCE			
	REQUIRED	PROPOSED	REMARKS
MINIMUM LOT AREA	7,500 SF, BUT NOT LESS THAN 800 SF PER DWELLING UNIT	6,500 SF EXISTING LOT (8,125 UNITS MAX, 10 UNITS PROPOSED ✱)	EXISTING LOT
MINIMUM LOT WIDTH AND FRONTAGE	100'	65' EXISTING WIDTH	EXISTING LOT
MINIMUM LOT DEPTH	100'	100' EXISTING DEPTH	
MINIMUM HABITABLE FLOOR AREA	-	-	
MAXIMUM HEIGHT OF PRINCIPAL BUILDING (STORIES / FEET)	4 STORIES / 50'	5 STORIES ✱ / 49'	
MINIMUM FRONT YARD	5'	5'	
MINIMUM LESSER SIDE YARD	8'	10'	
MINIMUM (2) SIDE YARDS COMBINED	20'	20'	
MINIMUM REAR YARD	25'	25'	
MAXIMUM COVERAGE, ALL BUILDINGS (% OF LOT AREA)	50% (3,250 SF)	49% (3,219 SF)	
MAXIMUM FLOOR AREA RATIO	1.2	1.6 ✱	10,677 SF BUILDING AREA
MINIMUM PARKING SPACES	1 SPACE PER DWELLING UNIT + ¼ SPACE PER BEDROOM (14 SPACES MINIMUM)	12 SPACES ✱	10 DWELLING UNITS + 14 TOTAL BEDROOMS
MINIMUM AREA OF USABLE OPEN SPACE	150 SF PER DWELLING UNIT (1,500 SF MINIMUM)	558 SF ✱	ENTRY COURT (448SF) + 10% ROOF TERRACE (1096 X 0.1=110SF) = 558 SF
MAXIMUM OVERALL BUILDING LENGTH	185'	70'	

✱ - VARIANCE REQUIRED

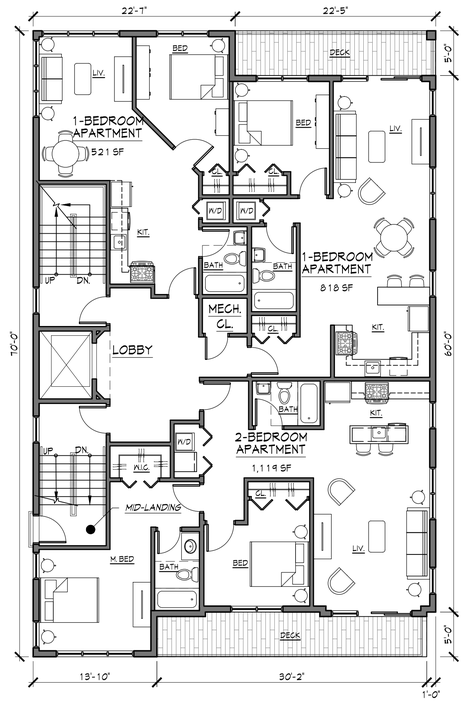
1 ZONING DATA
N.T.S.



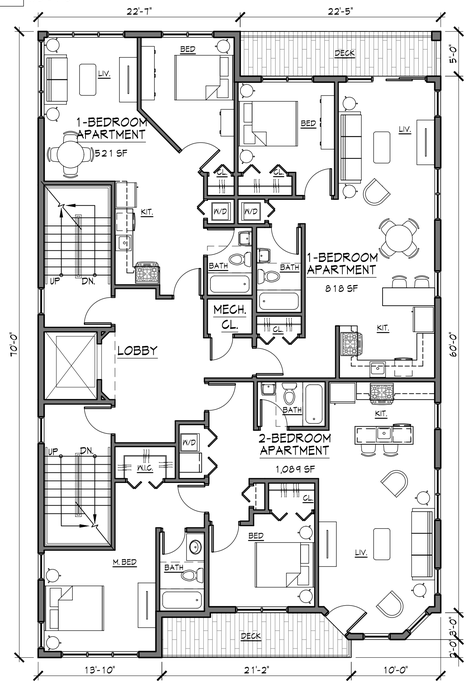
2 SITE PLAN
1/16" = 1'-0"



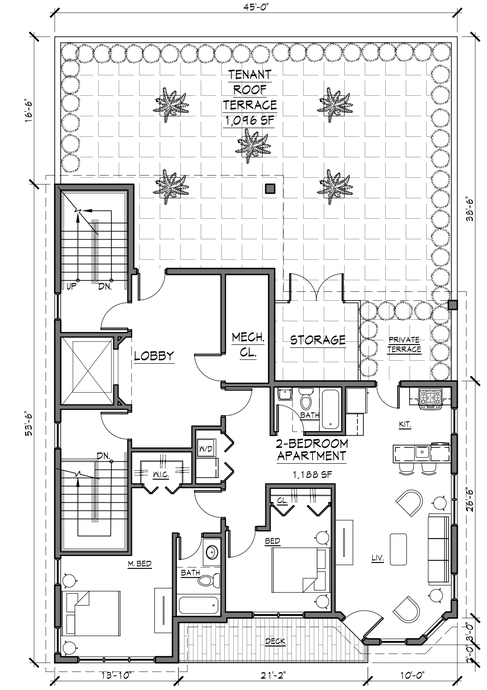
3 GROUND SITE / FLOOR PLAN
1/8" = 1'-0"



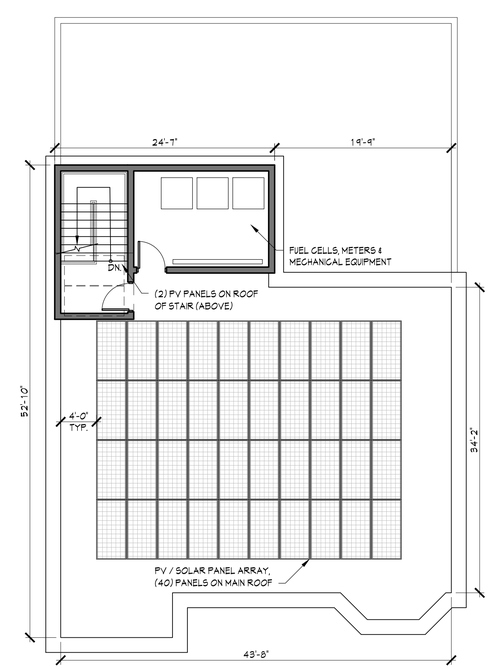
4 SECOND FLOOR PLAN
1/8" = 1'-0"



5 TYPICAL THIRD & FOURTH FLOOR PLAN
1/8" = 1'-0"



6 FIFTH FLOOR & TERRACE PLAN
1/8" = 1'-0"



7 ROOF PLAN
1/8" = 1'-0"

NOTE: SURVEY INFORMATION TAKEN FROM DRAWING
DATED: MARCH 15, 2021, AND PREPARED BY: RAMSAY LAND SURVEYING, P.C.

Sullivan Architecture, P.C.
31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919

Project Title
572 Van Ranst
Mamaroneck, NY

Date Issue
03.09.2021 - CLIENT REVIEW
03.24.2021 - INITIAL VILLAGE SUBMISSION
08.30.2021 - PLANNING BOARD SUBMISSION
10.27.2021 - VILLAGE SUBMISSION

Project No. 202013
Date 12.16.2020
Drawing By gd
Scale AS NOTED

Drawing Title
PROPOSED SITE PLAN, FLOOR PLANS, & ZONING CHART

Drawing No.
SP1.0

1 FRONT ELEVATION
1/8" = 1'-0"

2 LEFT SIDE ELEVATION
1/8" = 1'-0"

3 REAR ELEVATION
1/8" = 1'-0"

4 RIGHT SIDE ELEVATION
1/8" = 1'-0"

Sullivan Architecture, P.C.
31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919

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572 Van Ranst
Mamaroneck, NY

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08.30.2021 - PLANNING BOARD SUBMISSION
10.27.2021 - VILLAGE SUBMISSION

Project No.	202013
Date	12.16.2020
Drawing By	gd
Scale	1/8"=1'-0"

Drawing Title
EXTERIOR ELEVATIONS

Drawing No.
A3.1

1 STREET PERSPECTIVE
NTS

2 STREET PERSPECTIVE
NTS

Sullivan Architecture, P.C.
31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919

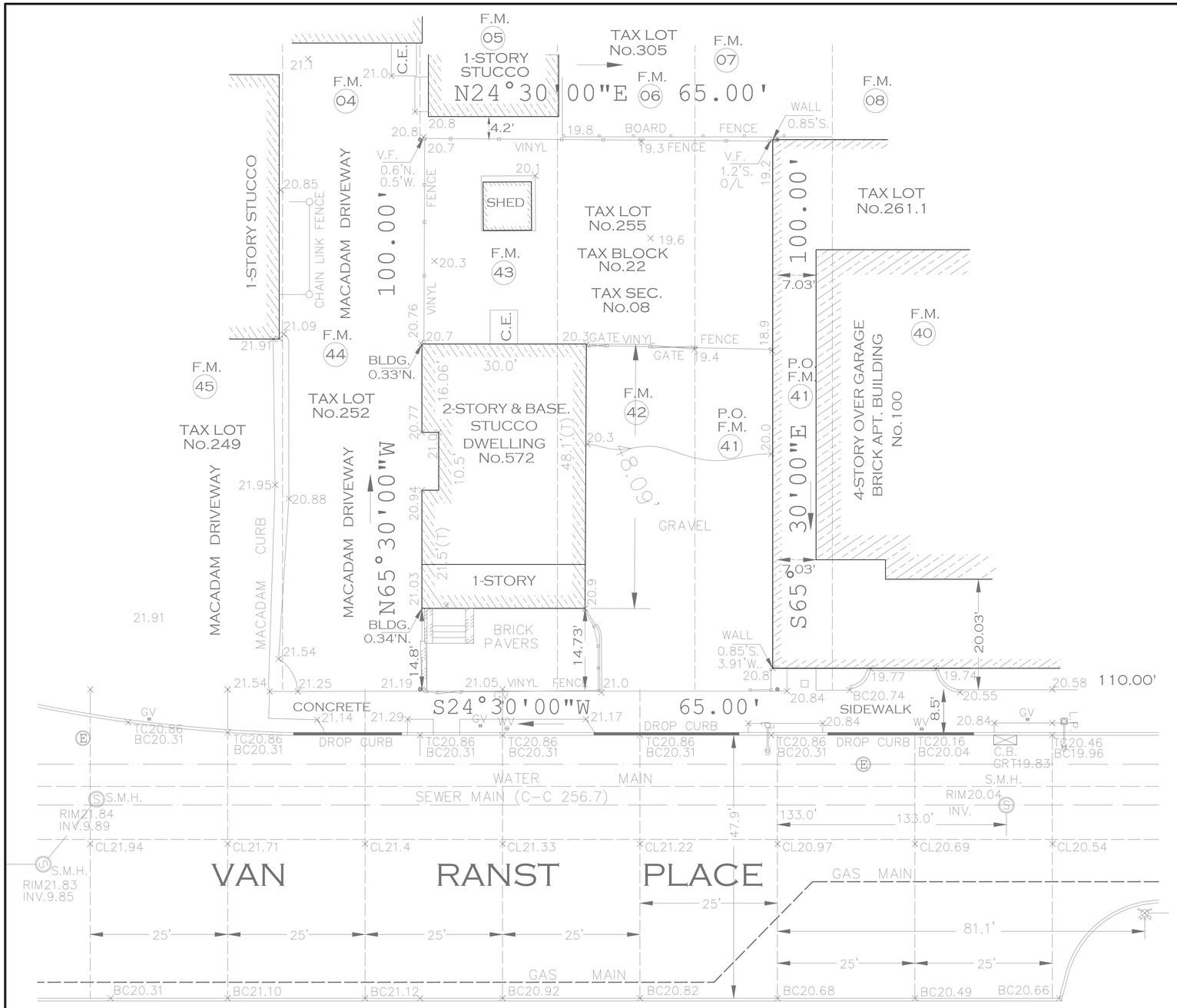
Project Title
572 Van Ranst
Mamaroneck, NY

Date Issue
03.09.2021 - CLIENT REVIEW
03.24.2021 - INITIAL VILLAGE SUBMISSION
08.30.2021 - PLANNING BOARD SUBMISSION
10.27.2021 - VILLAGE SUBMISSION

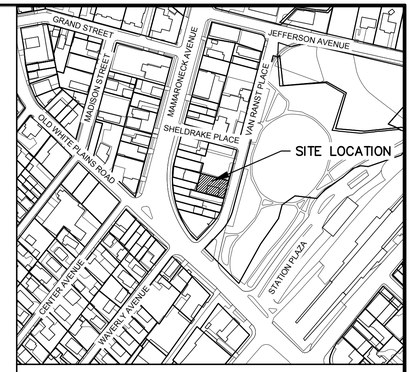
Project No. 202013
Date 12.16.2020
Drawing By gd
Scale NTS

Drawing Title
EXTERIOR PERSPECTIVES

Drawing No.
A4.1



SHELDRAKE [40 FT. WIDE] PLACE



LOCATION MAP
SCALE: 1"=250'

EXISTING INFORMATION SHOWN HEREON PROVIDED BY RAMSAY LAND SURVEYING P.C. DATED MARCH 15, 2021.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

No.	Revisions Description	Date
1.	REVISED PER PLANNING COMMENTS	10/27/21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

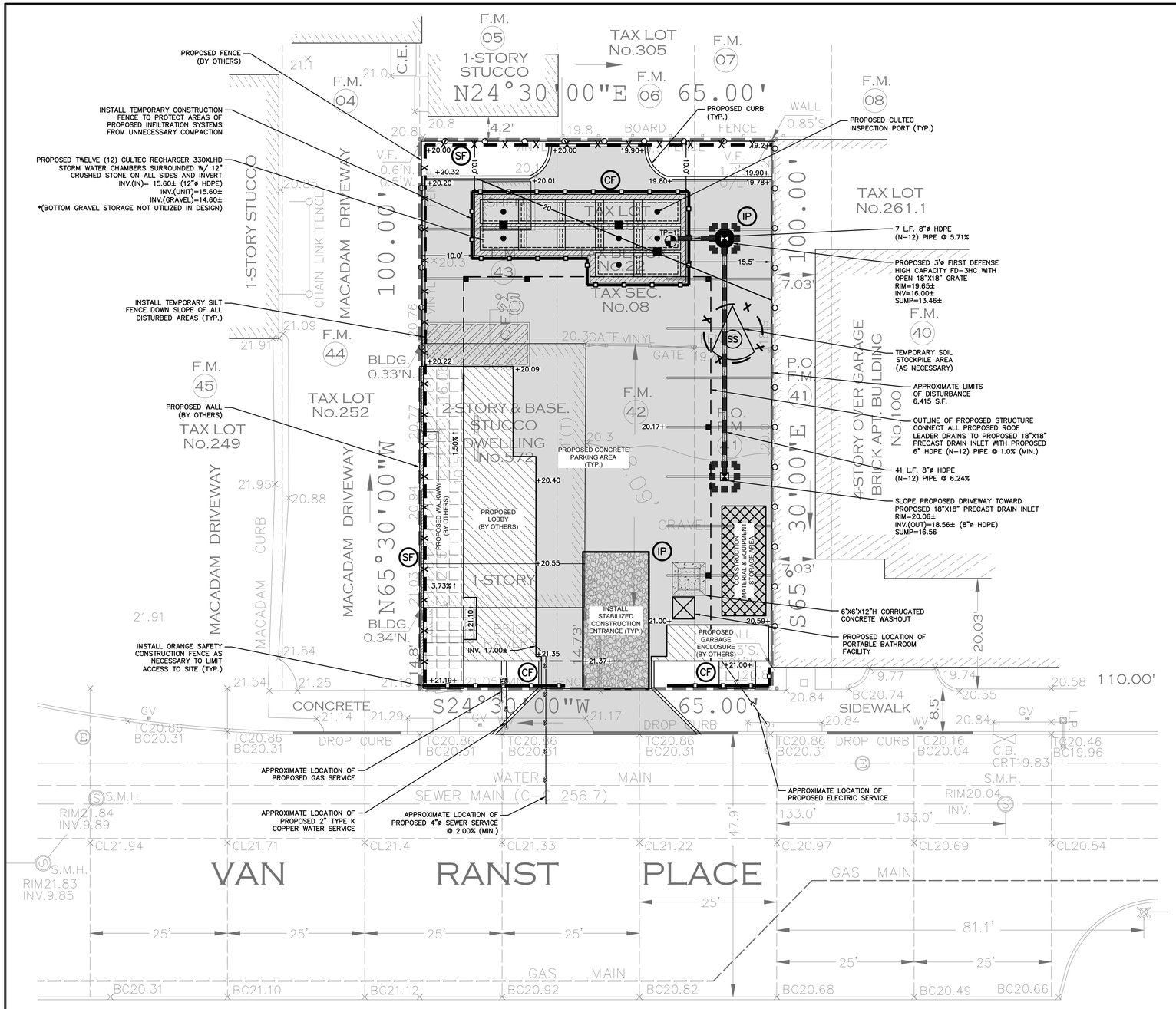
PROJECT:
PROPOSED 10-UNIT RES. MID RISE
572 VAN RANST PLACE
SECTION: 8, BLOCK: 22, LOT: 255
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY - NEW YORK

EXISTING CONDITIONS PLAN

STATE OF NEW YORK · MICHAEL F. STEIN · 19 Oct 21 · No. 80637 · LICENSED PROFESSIONAL ENGINEER

HEC
HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

Date: 09/01/21
Scale: 1" = 10'
Designed By: S.G.
Checked By: M.S.
Sheet: 1 / 5
Sheet No. C-1



Cut/Fill Summary

Name	2d Area	Cut	Fill	Net
Totals	6425.02 Sq. Ft.	41.40 Cu. Yd.	33.14 Cu. Yd.	8.25 Cu. Yd.<Cut>

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

NOTE:

1. THE APPLICANT SHALL PROVIDE AN AS-BUILT PLAN OF THE STORMWATER MANAGEMENT SYSTEM (FOR ALL STORMWATER FEATURES INCLUDING BUT NOT LIMITED TO LOCATIONS OF STORMWATER INFRASTRUCTURE, INVERT/RIM ELEVATIONS, PIPE LOCATIONS AND SIZES, FINAL GRADING, ETC.) CERTIFIED BY THE ENGINEER ON RECORD, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE AS-BUILT PLAN SHALL ALSO INCLUDE THE FINAL MAINTENANCE SCHEDULE FOR THE MANAGEMENT FEATURES.

EXISTING INFORMATION SHOWN HEREON PROVIDED BY RAMSAY LAND SURVEYING P.C. DATED MARCH 15, 2021.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SHELDRAKE [40 FT. WIDE] PLACE

LEGEND

- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED WALKWAY/PATIO
- PROPOSED CONTOUR — 20
- PROPOSED SPOT GRADE — +20.20
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED WATER SERVICE — WS
- PROPOSED ELECTRICAL SERVICE — E
- PROPOSED SANITARY SEWER SERVICE — SS
- TEMPORARY INLET PROTECTION — IP
- TEMPORARY SILT FENCE — SF
- TEMPORARY CONSTRUCTION FENCE — CF
- TEMPORARY SOIL STOCKPILE AREA — SS
- STABILIZED CONSTRUCTION ENTRANCE
- TEST PIT LOCATION — TP-1
- PROPOSED LIMIT OF DISTURBANCE

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY – FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – LANDSCAPING

SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – FINAL LANDSCAPING

GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – FINAL INSPECTION

ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

CONSTRUCTION SEQUENCING:

THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

1. ESTABLISH CONSTRUCTION STAGING AREA.
2. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
3. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
5. REMOVE TREES WHERE NECESSARY (CLEAR & GRUB) FOR THE PROPOSED CONSTRUCTION.
6. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARPAULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
7. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS AND DISPOSE OF OFF-SITE.
8. ROUGH GRADE SITE.
9. INSTALL ADDITIONAL SILT FENCING AS NECESSARY.
10. INSTALL CATCH BASINS AND TRENCH DRAINS AS WELL AS ALL ASSOCIATED ONSITE PIPING.
11. CONSTRUCT SUBSURFACE EXFILTRATION CHAMBERS.
12. EXCAVATE AND CONSTRUCT POOL AND PATIO. INSTALL DRAINAGE STRUCTURES ALONG PATIO PERIMETER.
13. CONNECT DRAINAGE STRUCTURES TO PROPOSED SUBSURFACE EXFILTRATION CHAMBERS.
14. FINE GRADE AND SEED ALL DISTURBED AREAS. SPREAD SALT HAY OVER SEEDED AREAS.
15. CLEAN DRAIN LINES, CATCH BASINS, CHANNEL DRAINS AND SUBSURFACE EXFILTRATION CHAMBERS.
16. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER SITE HAS ACHIEVED FINAL STABILIZATION (80% UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH/STONE).

* SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY ½" OR GREATER RAINFALL EVENT.

CONSTRUCTION PHASE:

DURING THE CONSTRUCTION PHASE OF THE PROJECT, A SEDIMENT AND EROSION CONTROL PLAN SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION'S BEST MANAGEMENT PRACTICES (BMP). THE PRIMARY GOALS OF THE SEDIMENT AND EROSION CONTROL PLAN ARE TO PREVENT THE TRACKING OF DIRT AND MUD ONTO ADJACENT ROADS, TO PREVENT MUD AND SILT FROM ENTERING INTO EXISTING AND PROPOSED DRAINAGE FACILITIES, AND TO PROTECT THE RECEIVING WATERS FROM CONTAMINATION DURING THE CONSTRUCTION.

DURING CONSTRUCTION, THE PARTY RESPONSIBLE FOR IMPLEMENTING THE TEMPORARY (DURING CONSTRUCTION) STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM WILL BE THE OWNER. THE NAME AND CONTACT INFORMATION WILL BE FILED WITH THE VILLAGE OF MAMARONECK AND THE NYSDEC AT THE TIME OF THE PRECONSTRUCTION MEETING.

A NEW YORK STATE PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (P.E. OR CPESC) SHALL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THE PLAN HAVE BEEN ADEQUATELY INSTALLED AND/OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR CONSTRUCTION. FOLLOWING THE COMMENCEMENT OF CONSTRUCTION, SITE INSPECTIONS SHALL BE CONDUCTED BY THE P.E. OR CPESC AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.

DURING EACH INSPECTION, THE REPRESENTATIVE SHALL RECORD THE FOLLOWING:

1. ON A SITE MAP, INDICATE THE EXTENT OF ALL DISTURBED SITE AREAS AND DRAINAGE PATHWAYS. INDICATE SITE AREAS THAT ARE EXPECTED TO UNDERGO INITIAL DISTURBANCE OR SIGNIFICANT SITE WORK WITHIN THE NEXT 14-DAY PERIOD;
2. INDICATE ON A SITE MAP ALL AREAS OF THE SITE THAT HAVE UNDERGONE TEMPORARY OR PERMANENT STABILIZATION;
3. INDICATE ALL DISTURBED SITE AREAS THAT HAVE NOT UNDERGONE ACTIVE SITE WORK DURING THE PREVIOUS 14-DAY PERIOD;
4. INSPECT ALL SEDIMENT CONTROL PRACTICES AND RECORD APPROXIMATE DEGREE OF SEDIMENT ACCUMULATION AS A PERCENTAGE OF THE SEDIMENT STORAGE VOLUME;
5. INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES AND RECORD ALL MAINTENANCE REQUIREMENTS. IDENTIFY ANY EVIDENCE OF RILL OR GULLY EROSION OCCURRING ON SLOPES AND ANY LOSS OF STABILIZING VEGETATION OR SEEDING/MULCHING. DOCUMENT ANY EXCESSIVE DEPOSITION OF SEDIMENT OR PONDING WATER ALONG THE BARRIER. RECORD THE DEPTH OF SEDIMENT WITHIN CONTAINMENT STRUCTURES AND ANY EROSION NEAR OUTLET AND OVERFLOW STRUCTURES.
6. ALL IDENTIFIED DEFICIENCIES.

THE P.E. OR CPESC SHALL MAINTAIN A RECORD OF ALL INSPECTION REPORTS IN A SITE LOGBOOK. THE SITE LOGBOOK SHALL BE MAINTAINED ON-SITE AND BE MADE AVAILABLE TO THE VILLAGE OF BRIARCLIFF MANOR AND THE NYSDEC. A SUMMARY OF THE SITE INSPECTION ACTIVITIES SHALL BE POSTED ON A MONTHLY BASIS IN A PUBLICLY ACCESSIBLE LOCATION AT THE SITE.

THE PROJECTS ANTICIPATED START DATE IS FALL OF 2019 AND THE ANTICIPATED COMPLETION DATE IS ESTIMATED TO OCCUR IN SUMMER OF 2020.

TEST HOLE DATA:

TEST HOLE #1
DEPTH - 90"
0-10" TOPSOIL
10-47" BROWN LOAM
47-65" GRAY SANDY CLAY
65-90" GRAY SAND
GROUNDWATER @ 84"
NO LEDGE ROCK
PERC. = 30" INCHES/HOUR
*(25 INCHES/HOUR WAS UTILIZED)

No.	Description	Date
1.	REVISED PER PLANNING COMMENTS	10/27/21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

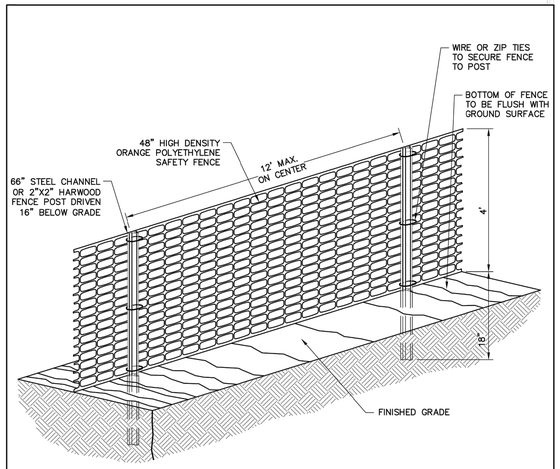
PROJECT:
PROPOSED 10-UNIT RES. MID RISE
572 VAN RANST PLACE
SECTION: 8, BLOCK: 22, LOT: 255
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY - NEW YORK

STORMWATER MANAGEMENT PLAN

STATE OF NEW YORK · MICHAEL F. STEIN · 10/27/21 · No. 80837 · LICENSED PROFESSIONAL ENGINEER

HEC
HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

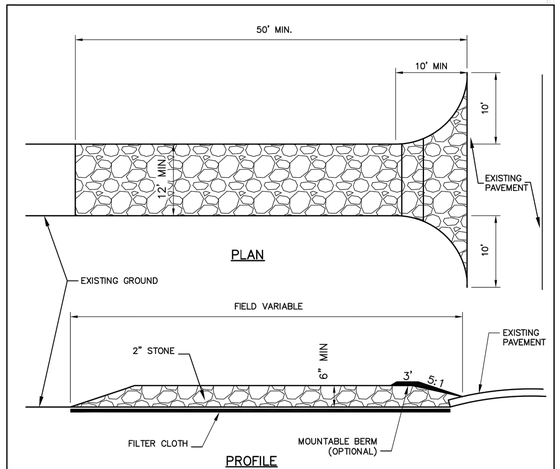
Date: 09/01/21 Sheet: 2
Scale: 1" = 10' of 5
Designed By: S.G.
Checked By: M.S.
Sheet No.
C-2



NOTES:

1. MAINTAIN TENSION ACROSS FULL HEIGHT AND LENGTH OF FENCE.
2. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE.
3. FENCE SHALL BE HIGH DENSITY ORANGE POLYETHYLENE SAFETY FENCE AS MANUFACTURED BY EROSION RUNNER® OR APPROVED EQUAL.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	CONSTRUCTION FENCE	VILLAGE OF MAMARONECK	PROJECT: DETAILS
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VOM Construction Fence.dwg	VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	SCALE:NOT TO SCALE DATE: 03/13/2024 SD-1B



PROFILE

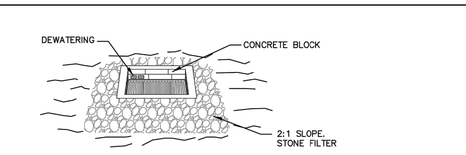
CONSTRUCTION SPECIFICATIONS:

1. USE 2" DIAMETER STONE OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT.
2. RECOMMENDED LENGTH GREATER THAN 50 FEET WHERE PRACTICAL.
3. THICKNESS NOT LESS THAN 6 INCHES.
4. 10 FOOT MINIMUM WIDTH, BUT NOT LESS THAN FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
5. FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

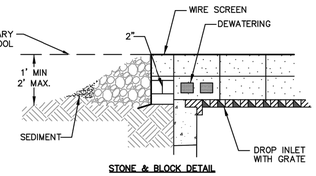
CONSTRUCTION SPECIFICATIONS:

6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WILL BE PERMITTED.
7. ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR.
9. REMOVE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACEMENT OF BITUMINOUS CONCRETE PAVEMENT.

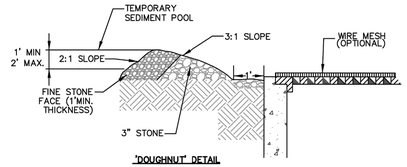
VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	STABILIZED CONSTRUCTION ENTRANCE	VILLAGE OF MAMARONECK	PROJECT: DETAILS
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VOM Stabilized Construction Entra	VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	SCALE:NOT TO SCALE DATE: 03/13/2024 SD-1C



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



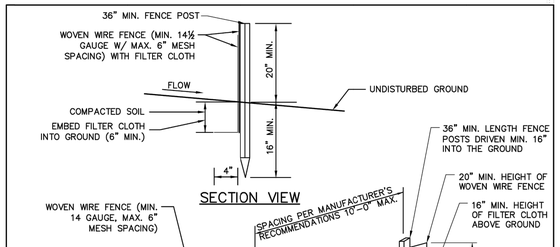
'DOUGHNUT' DETAIL

NOTES:

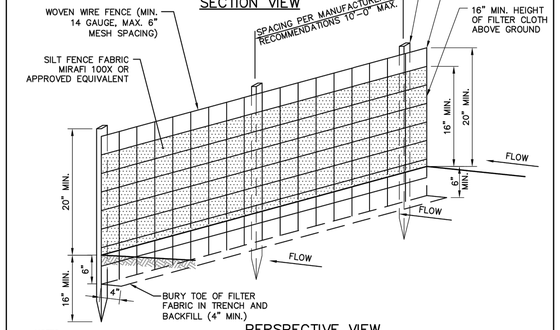
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR ½" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL ½ TO ¾ INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY. A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	STONE AND BLOCK DRAIN INLET PROTECTION	VILLAGE OF MAMARONECK	PROJECT: DETAILS
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VOM Stone & Block Inlet Protecti	VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	SCALE:NOT TO SCALE DATE: 03/13/2024 SD-1G



SECTION VIEW



PERSPECTIVE VIEW

NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS.
7. SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	SILT FENCE	VILLAGE OF MAMARONECK	PROJECT: DETAILS
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VOM Silt Fence.dwg	VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	SCALE:NOT TO SCALE DATE: 03/13/2024 SD-1A

STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

MEASURE	DATES FOR INSPECTION	TIMING, ACTIVITY, AND LOCATION
GENERAL MAINTENANCE (STORM SEWER, CATCH BASINS/ DRAIN INLETS, MANHOLES, PRE-TREATMENT DEVICE AND ATTENUATION GALLERY)	ALL	ALL STORMWATER FACILITIES SHALL BE INSPECTED IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION, AND THEN MONTHLY FOR THE FIRST THREE (3) MONTHS FOLLOWING THE COMPLETION OF THE PROJECT. WITHIN THE FIRST THREE (3) MONTHS, INSPECTIONS SHALL IMMEDIATELY BE PERFORMED FOLLOWING A LARGE STORM EVENT (I.E. PRODUCING 1/2" (ONE-HALF INCH) OF RAIN OR GREATER. THEREAFTER, THESE FACILITIES SHALL BE INSPECTED AS DESCRIBED AS FOLLOWS. UPON INSPECTION, FACILITIES SHALL BE IMMEDIATELY MAINTAINED AND/OR CLEANED AS MAY BE REQUIRED. ANY SITE AREAS EXHIBITING SOIL EROSION OF ANY KIND SHALL BE IMMEDIATELY RESTORED AND STABILIZED WITH VEGETATION, MULCH OR STONE, DEPENDING ON THE AREA TO BE STABILIZED. UPON EACH INSPECTION, ALL VISIBLE DEBRIS INCLUDING, BUT NOT LIMITED TO, TWIGS, LEAF AND FOREST LITTER SHALL BE REMOVED FROM THE BASIN, OVERFLOW DISCHARGE POINTS AND FRAMES AND GRATES OF DRAINAGE STRUCTURES.
SUMPS – CATCH BASIN/DRAIN INLETS AND DRAIN MANHOLES	UPON COMPLETION OF CONSTRUCTION: –ONCE A MONTH FOR THE FIRST THREE (3) MONTHS AFTER FIRST THREE (3) MONTHS: –EVERY FOUR (4) MONTHS THEREAFTER	ALL CATCH BASIN/DRAIN INLETS AND DRAIN MANHOLES WITH SUMPS HAVE BEEN DESIGNED TO TRAP SEDIMENT PRIOR TO ITS TRANSPORT TO THE INFILTRATION PRACTICE AND, ULTIMATELY, DOWNSTREAM. THESE SUMPS WILL REQUIRE PERIODIC INSPECTION AND MAINTENANCE TO ENSURE THAT ADEQUATE DEPTH IS MAINTAINED WITHIN THE SUMPS. THE OWNER, OR THEIR DULY AUTHORIZED REPRESENTATIVE, SHALL TAKE MEASUREMENTS OF THE SUMP DEPTH. IF SEDIMENT HAS ACCUMULATED TO 1/2 (ONE-HALF) THE DEPTH OF THE SUMP, ALL SEDIMENT SHALL BE REMOVED FROM THE SUMP. SEDIMENTS CAN BE REMOVED WITH HAND-LABOR OR WITH A VACUUM TRUCK. THE USE OF ROAD SALT SHALL BE MINIMIZED FOR MAINTENANCE OF ROADWAY AND DRIVEWAY AREAS.
BAYFILTER	UPON COMPLETION OF CONSTRUCTION: –ONCE WITHIN THE FIRST SIX (6) MONTHS AFTER FIRST SIX (6) MONTHS: –EVERY TWO (2) YEARS THEREAFTER	THE BAYFILTER SYSTEM REQUIRES PERIODIC MAINTENANCE TO CONTINUE OPERATING AT ITS PEAK EFFICIENCY. THIS MAINTENANCE PROCESS COMPRISES THE REMOVAL AND REPLACEMENT OF EACH BAYFILTER CARTRIDGE AND THE CLEANING OF THE VAULT OR MANHOLE WITH A VACUUM TRUCK. FOR BEST RESULTS, BAYFILTER MAINTENANCE SHOULD BE PERFORMED BY A CERTIFIED MAINTENANCE CONTRACTOR. A QUICK CALL TO AN ADS ENGINEER OR CUSTOMER SERVICE REPRESENTATIVE WILL PROVIDE YOU WITH A LIST OF RELIABLE CONTRACTORS IN YOUR AREA. WHEN BAYFILTER EXHIBITS FLOWS BELOW DESIGN LEVELS, THE SYSTEM SHOULD BE INSPECTED AND MAINTAINED AS SOON AS PRACTICAL. REPLACING A BAYFILTER CARTRIDGE SHOULD BE CONSIDERED AT OR ABOVE THE LEVEL OF THE MANIFOLD.
SUBSURFACE ATTENUATION GALLERY	UPON COMPLETION OF CONSTRUCTION: –IMMEDIATELY AFTER CONSTRUCTION –EVERY SIX (6) MONTHS THEREAFTER (SPRING & FALL)	GALLERY SHALL BE INSPECTED FOR EXCESS SEDIMENT ACCUMULATION. DURING DRY WEATHER CONDITIONS, WHEN SEDIMENT HAS ACCUMULATED TO AN AVERAGE DEPTH EXCEEDING 3" (THREE INCHES), THE GALLERY SHALL BE WATER JETTED CLEAN, AND ALL ACCUMULATED SEDIMENTS SHALL BE VACUUMED OUT OR REMOVED MANUALLY. A STADIA ROD MAY BE INSERTED TO DETERMINE THE DEPTH OF THE SEDIMENT.

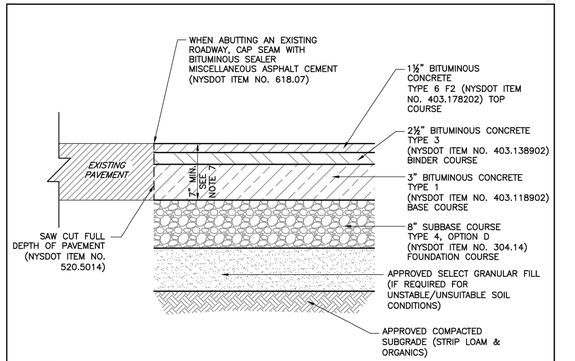
ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

NOTES:

1. ALL SOIL STOCKPILES SHALL BE A MINIMUM OF 5' FROM ALL ADJACENT PROPERTIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED IN ACCORDANCE WITH CHAPTER 5 SOIL RESTORATION STANDARDS AS OUTLINED IN THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL.
3. ALL DISTURBED SOILS SHALL RECEIVE TEMPORARY STABILIZATION/FINAL RESTORATION WHEN NO FURTHER DISTURBANCE IS PLANNED WITHIN 14 DAYS.
4. EXACT LOCATION OF ALL UTILITIES TO BE VERIFIED IN THE FIELD BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
5. EXISTING STRUCTURES INTENDED TO BE DEMOLISHED SHALL BE EVALUATED FOR THE PRESENCE OF HAZARDOUS MATERIALS. HANDLING AND DISPOSAL OF REGULATED MATERIALS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES TO ENSURE THAT NO INTERFERENCE EXISTS DURING CONSTRUCTION ACTIVITIES.
7. ANY IMPORTED SOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
8. OFF-SITE DISPOSAL OF EXCESS CUT SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL DATED NOVEMBER 2016.
10. THE APPLICANT SHALL PROVIDE AN AS-BUILT PLAN OF THE STORMWATER MANAGEMENT SYSTEM (FOR ALL STORM FEATURES INCLUDING, BUT NOT LIMITED TO, LOCATIONS OF STORMWATER INFRASTRUCTURE, INVERT/RIM ELEVATIONS, PIPE LOCATIONS AND SIZES, FINAL GRADING, ETC.) CERTIFIED BY THE ENGINEER ON RECORD, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
11. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES CANNOT BE REMOVED UNTIL SITE STABILIZATION (80% UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH/STONE) HAS BEEN ACHIEVED.
12. ALL EXISTING TREES SHALL BE PROTECTED WITH A MINIMUM OF 6-INCHES OF WOOD CHIPS OR MULCHING IN AREAS PRONE TO COMPACTION DUE TO CONSTRUCTION ACTIVITIES.
13. TEMPORARY PROTECTION PLATES OR ALTERNATIVE PROTECTIVE MEASURES SHALL BE INSTALLED OVER THE EXISTING SIDEWALK AND TOWN CURB.
14. PEDESTRIAN ACCESS ACROSS THE EXISTING SIDEWALK MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

GENERAL NOTES:

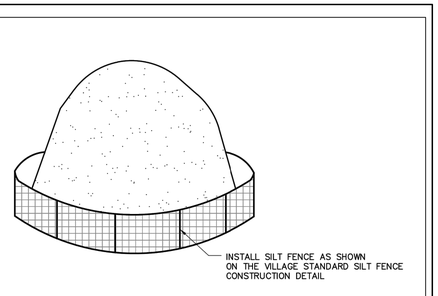
1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.



NOTES:

1. UNLESS OTHERWISE NOTED, BITUMINOUS CONCRETE SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 403 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED MAY 1, 2008 WITH LATEST REVISIONS. NOTE, THIS SECTION IS NO LONGER INCLUDED IN THE NYSDOT STANDARD SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, SUBBASE COURSE SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 300 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED MAY 1, 2008 WITH LATEST REVISIONS.
3. DETAIL DEPICTS COMPACTED PAVEMENT THICKNESS.
4. THIS DETAIL SHALL BE COORDINATED WITH THE VILLAGE STANDARD PIPE TRENCH AND ASPHALT PAVEMENT REPLACEMENT CONSTRUCTION DETAIL AND ALL OTHER PERTINENT VILLAGE STANDARD CONSTRUCTION DETAILS.
5. THIS ASPHALT CONCRETE PAVEMENT SECTION APPLIES ONLY TO LOCAL (i.e. VILLAGE) ROADS. PAVEMENT REPLACEMENT, REHABILITATION, CONSTRUCTION, ETC. FOR COUNTY AND STATE ROADWAYS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
6. IF 403 HOT MIX ASPHALT (HMA) ITEM NUMBERS ARE UNAVAILABLE FROM THE ASPHALT PLANT, NYSDOT SUPERPAVE HMA 70 OR 80 SERIES COMPACTION SHALL BE SUBSTITUTED UPON REVIEW AND APPROVAL BY THE VILLAGE ENGINEER.
7. HOT MIX ASPHALT (HMA) PAVEMENT SHALL BE 7" MIN. THICK, OR MATCH EXISTING HMA PAVEMENT THICKNESS, WHICHEVER IS GREATER. IF EXISTING HMA PAVEMENT IS GREATER THAN 7", THE HMA DIFFERENCE SHALL CONSIST OF HMA BASE COURSE (OR BINDER COURSE FOR SMALL QUANTITIES)
8. THE VILLAGE ENGINEER RESERVES THE RIGHT TO MODIFY (e.g. INCREASE THICKNESS) THE PAVEMENT SECTION DUE TO SITE CONDITIONS (e.g. UNSUITABLE/UNSTABLE SUBGRADE, HIGH GROUNDWATER, ETC.).

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	ASPHALT CONCRETE PAVEMENT (WITHIN RIGHT-OF-WAY)	VILLAGE OF MAMARONECK	PROJECT: DETAILS
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VOM Roadway Pavement Section	VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	SCALE:NOT TO SCALE DATE: 03/13/2024 REV: 09/23/2024 SD-6A



NOTES:

1. ALL STOCKPILES SHALL BE SURROUNDED BY SILT FENCING.
2. STOCKPILES SHALL HAVE A MAXIMUM 2:1 (H: V) SIDE SLOPE.
3. REPAIR/OR REPLACE ANY SILT FENCING DAMAGED DUE TO CONSTRUCTION ACTIVITIES OR STOCKPILE MITIGATION.
4. STOCKPILE SHALL BE LOCATED IN AREAS AS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	TEMPORARY SOIL/MATERIAL STOCKPILE AREA	VILLAGE OF MAMARONECK	PROJECT: DETAILS
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE DRAWN BY: ARC, PE VOM Temporary Stockpile Area.dw	VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NY 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	SCALE:NOT TO SCALE DATE: 03/13/2024 SD-1H

No.	Revisions	Description	Date
1.	REVISED PER PLANNING COMMENTS		10/27/21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:

PROPOSED 10-UNIT RES. MID RISE
572 VAN RANST PLACE
SECTION: 8, BLOCK: 22, LOT: 255
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY – NEW YORK

DETAILS

STATE OF NEW YORK · MICHAEL F. STEIN · 10 · 2021 · No. 80637 · LICENSED PROFESSIONAL ENGINEER

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

Date: 09/01/21 Sheet: 3 of 5
Scale: N.T.S.
Designed By: S.G.
Checked By: M.S.
Sheet No. C-3

FIRST DEFENSE® HIGH CAPACITY DESIGN SUMMARY

Hydro International

PROJECT INFORMATION

Reference	
Site	572 Van Ranst
Designer	Shea Graham
Date	8/23/2021 8:37 PM

DESIGN INPUTS

Regulatory Agency	NYSDEC, NY
Water Quality Flow Rate (cfs)	0.22

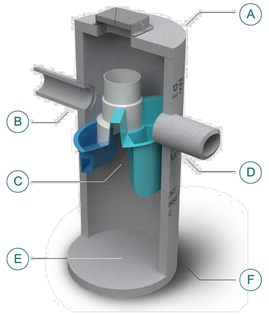
DESIGN OUTPUTS

Product	3-ft DIAMETER FIRST DEFENSE HIGH CAPACITY
Unit Reference	FD-3HC

* Approved for use in NYSDEC, NY

UNIT WEIGHTS AND DIMENSIONS

(A) Unit Size (ft)	3.00
(B) Inlet Pipe Size (in)	18
(D) Outlet Pipe Size (in)	18
(F) Unit Depth (ft)	6.24
Inlet Invert Height (ft)	3.70
Outlet Invert Height (ft)	3.70

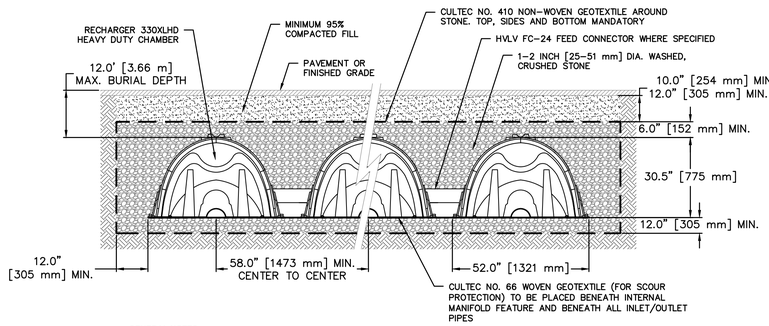


PERFORMANCE AND HYDRAULICS

Max. Treatment Flow-Rate (cfs)	0.84
Hydraulic Capacity Flow-Rate (cfs)	15
Typical Operating Headloss (in)	
Maximum Headloss (in)	

STORAGE

(C) Oil Storage Capacity (gal)	125
(E) Min.Sediment Storage Capacity (yd³)	0.4

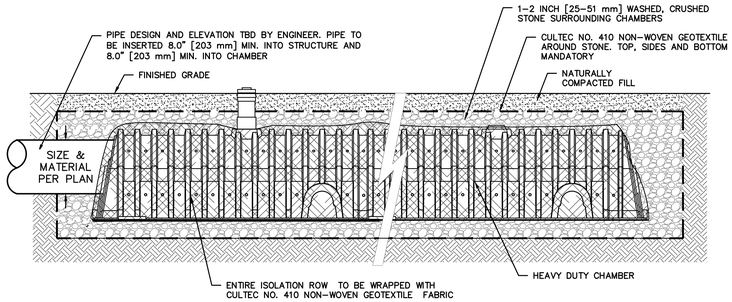


GENERAL NOTES

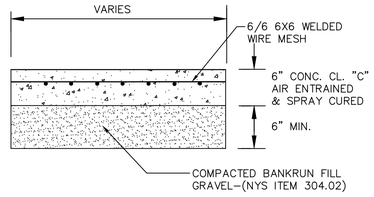
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

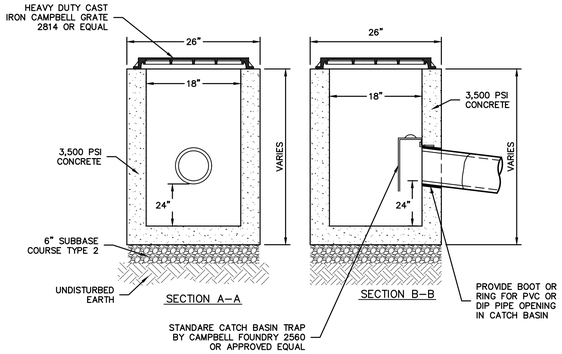
CULTEC RECHARGER 330XLHD TRAFFIC



CULTEC ISOLATION ROW

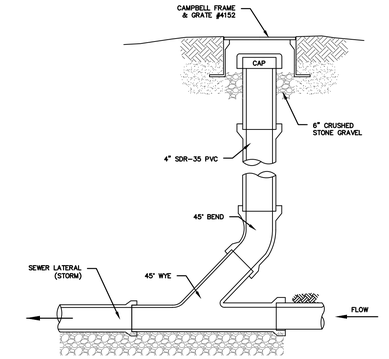


CONCRETE PAVEMENT



NOTES:
1. CONCRETE – 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
2. DESIGN LOADING – AASHTO HS20-44
3. EARTH COVER – 0 TO 5 FEET
4. CONSTRUCTION JOINT – LAPPED

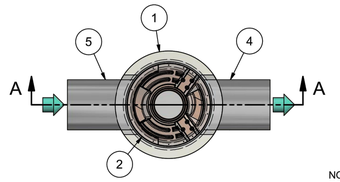
18"X18" PRECAST CONCRETE CATCH BASIN



NOTES (STORM SEWER):
1. REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6"ø SCH. 40 @ 1.0% MINIMUM.
2. CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

SEWER CLEANOUT DETAIL (GRAVITY)

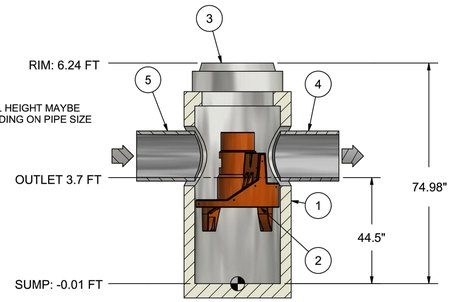
(STORM)



PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)

GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 15 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 yd3
3. OIL STORAGE CAPACITY: 125 gal
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

GENERAL NOTES:
1.General Arrangement drawings only. Contact Hydro International for site specific drawings.
2.Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.)
3.Peak flow rate and minimum height limited by available cover and pipe diameter.

PARTS LIST		
ITEM	DESCRIPTION	SIZE (in)
1	I.D. PRECAST MANHOLE	36
2	INTERNAL COMPONENTS (PRE-INSTALLED)	
3	FRAME AND COVER (ROUND)	30
4	OUTLET PIPE (BY OTHERS)	18
5	INLET PIPE (BY OTHERS)	18

PROJECTION

IF IN DOUBT ASK

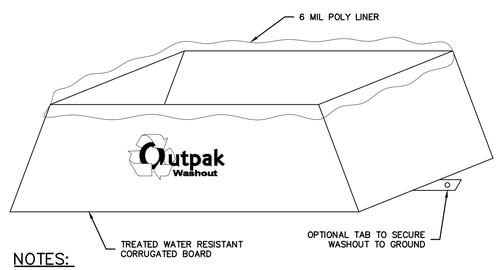
COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: | SCALE: NTS
DRAWN BY: ER | CHECKED BY: | APPROVED BY
Title: 3 FT FIRST DEFENSE® HIGH CAPACITY
Site: 572 Van Ranst
Structure No:

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: N/A | MATERIAL:
REFERENCE NUMBER:
DRAWING NO.:
SHEET SIZE: B | SHEET: 1 OF 1 | Rev: -

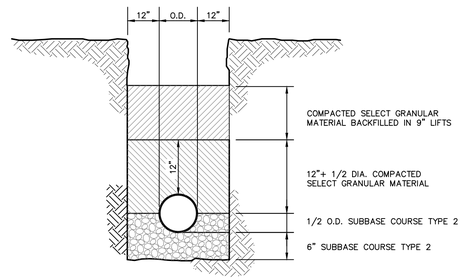
shea@hudsonec.com 8/23/2021



NOTES:

1. THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
3. THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

CORRUGATED CONCRETE WASHOUT



TRENCH BEDDING (ON-SITE)

No.	Description	Date
1.	REVISED PER PLANNING COMMENTS	10/27/21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

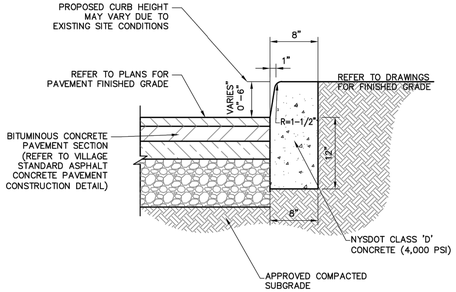
PROJECT:
PROPOSED 10-UNIT RES. MID RISE
572 VAN RANST PLACE
SECTION: 8, BLOCK: 22, LOT: 255
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY – NEW YORK

DETAILS

STATE OF NEW YORK · MICHAEL F. STEIN · No. 80637 · LICENSED PROFESSIONAL ENGINEER

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

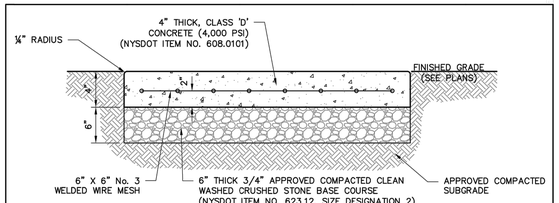
Date: 09/01/21 | Sheet: 4
Scale: N.T.S. | 5
Designed By: S.G.
Checked By: M.S.
Sheet No.
C-4



NOTES:

1. CONSTRUCTION JOINT SHALL BE INSTALLED AT THE MID-POINT BETWEEN EXPANSION JOINT SO CURB SEGMENT LENGTH WILL BE TEN (10 FEET).
2. PREMOLDED BITUMINOUS EXPANSION JOINT SHALL BE INSTALLED BETWEEN CURB SEGMENT TO SCALE EVERY TWENTY (20) FEET.
3. MATCH EXPANSION JOINT IF CURB IS INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT.
4. CURB SEGMENT LENGTH MAY DIFFERENTIATE AT CLOSURE POINT TO SCALE, BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
5. CURB SHALL CONFORM TO NYSDOT ITEM NO. 609.0304.
6. CAST-IN-PLACE CONCRETE CURB SHALL BE USED IN AREAS WHERE MONOLITHIC CURB AND SIDEWALK CONSRUCTION IS NOT REQUIRED AND/OR FEASIBLE (e.g. ADJACENT TO LAWN AREAS).

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	CAST-IN-PLACE CONCRETE CURB	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NEW YORK 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VDM Concrete Curb.dwg		SD-5A

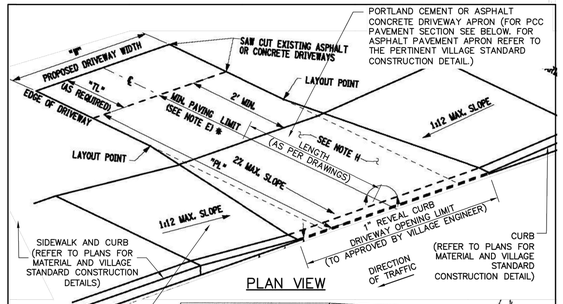


SECTION VIEW

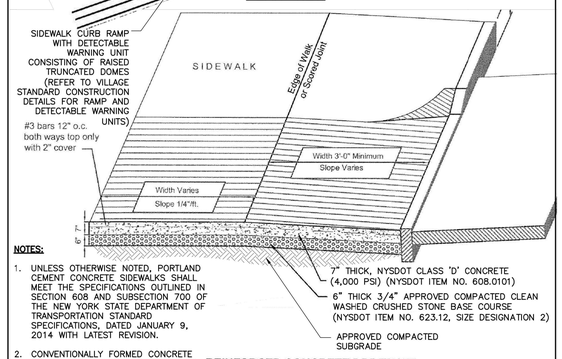
NOTES:

1. WHEN SIDEWALK ABUTS A ROADWAY, CURB AND SIDEWALK SHALL BE MONOLITHICALLY CONSTRUCTED. REFER TO VILLAGE STANDARD MONOLITHIC CURB AND SIDEWALK CONSTRUCTION DETAIL.
2. UNLESS OTHERWISE NOTED, PORTLAND CEMENT CONCRETE SIDEWALKS SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 608 AND SUBSECTION 700 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED JANUARY 9, 2014 WITH LATEST REVISIONS.
3. THE GENERAL CONSTRUCTION DETAILS FOR MANUFACTURING AND TRANSPORTING CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 501, PORTLAND CEMENT CONCRETE- GENERAL.
4. WELDED WIRE FABRIC REINFORCEMENT SHALL BE MADE OF W2.9 OR W3 WIRE AT 6 INCH CENTERS TRANSVERSELY CONVENTIONALLY FORMED CONCRETE SHALL MEET THE REQUIREMENTS FOR CLASS D IN ACCORDANCE WITH SECTION 501 'PORTLAND CEMENT CONCRETE--GENERAL'. ALL CONCRETE SHALL CONTAIN A WATER-REDUCING ADMIXTURE MEETING THE REQUIREMENTS OF §711-08 IN SUCH A QUANTITY AS TO PROVIDE A MINIMUM 10% REDUCTION OF THE DESIGN WATER CONTENT BY USING A NORMAL RANGEWATER-REDUCER. WWF SHALL BE MANUFACTURED IN SHEETS AND PLACED WITH IN CONCRETE BY CHAIRING.
5. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
6. INSTALL A PREMOULDED RESILIENT JOINT FILLER, §705-07, AT ALL JOINTS BETWEEN SIDEWALK AND CURB, PAVEMENT, BUILDING, ETC. THE PREMOULDED RESILIENT JOINT FILLER SHALL CONFORM TO THE REQUIREMENTS OF ASTM D1751.
7. THE EXPANSION JOINTS SHALL BE LOCATED AT ALL IMMOVABLE OBJECTS (BRIDGE SUBSTRUCTURES, ETC.), WHERE SHOWN ON THE PLANS, AND/OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINTS SHALL NOT BE REQUIRED AT 20 FOOT INTERVALS.
8. PREMOULDED RESILIENT JOINT FILLER (§705-07). USE 3/8 - 5/8 INCH THICK FILLER IN TRANSVERSE EXPANSION JOINT ASSEMBLIES ONLY. INCLUDE A ONE-PIECEPREMOULDED RESILIENT JOINT FILLER IN THE ASSEMBLY THAT EXTENDS COMPLETELY ACROSS THE SLAB WIDTH. THE JOINT FILLER MUST EITHER EQUAL THE FULL DEPTH OF THE SLAB, OR EXTEND FROM THE BOTTOM OF THE SLAB TO WITHIN 1 1/2 - 2 INCHES OF THE TOP OF THE SLAB WITH A FINISHING CAP THAT EXTENDS TO THE TOP OF THE SLAB.
9. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONCRETE SURFACE SHALL BE SCORED AND TOOLED AT INTERVALS OF 5 FEET. SCORE THE CONCRETE A MINIMUM 1/8 INCH TO A MAXIMUM 1/4 INCH IN WIDTH AND TO A MINIMUM DEPTH OF ONE-THIRD THE TOTAL THICKNESS.
10. 3 FOOT WIDE SIDEWALKS SHALL RECEIVE CONTRACTION JOINTS EVERY 4 FEET. 4 AND 5 FOOT WIDE SIDEWALKS SHALL RECEIVE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE SIDEWALK. SIDEWALKS MAY BE CONVENTIONALLY FORMED OR MACHINE FORMED.
11. ONLY MAGNESIUM FLOATS AND TROWELS ARE ALLOWED. THE USE OF ALUMINUM OR STEEL FINISHING TROWELS AND TOOLS IS PROHIBITED. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH SURFACE AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE. THE EDGES AND SCORED JOINTS OF ALL SIDEWALK SLABS SHALL BE TOOLED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS.
12. ALL WORK SHALL BE IN ACCORDANCE WITH NYSDOT SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES AND GRADES SHOWN ON THE PLANS OR ESTABLISHED BY THE ENGINEER.
13. SIDEWALK SHALL BE PAID UNDER NYSDOT ITEM NO. 608.0101. CRUSHED STONE SHALL BE PAID UNDER NYSDOT ITEM NO. 623.12.

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	CAST-IN-PLACE CONCRETE SIDEWALK	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NEW YORK 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VDM PCC Sidewalk.dwg		SD-5D



PLAN VIEW



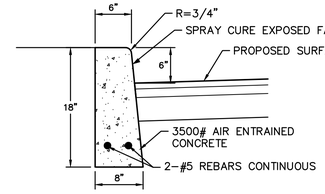
NOTES:

1. UNLESS OTHERWISE NOTED, PORTLAND CEMENT CONCRETE SIDEWALKS SHALL MEET THE SPECIFICATIONS OUTLINED IN SECTION 608 AND SUBSECTION 700 OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED JANUARY 9, 2014 WITH LATEST REVISION.
2. CONVENTIONALLY FORMED CONCRETE SHALL MEET THE REQUIREMENTS FOR CLASS D IN ACCORDANCE WITH SECTION 501 "PORTLAND CEMENT CONCRETE--GENERAL".

REINFORCED CONCRETE DRIVEWAY

TYPICAL SECTION

VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS	PORTLAND CEMENT CONCRETE TAPERED DRIVEWAY APRON (SIDEWALK ABUTTING ROADWAY)	VILLAGE OF MAMARONECK VILLAGE MUNICIPAL BUILDING 169 MT. PLEASANT AVENUE (3RD FLOOR) WESTCHESTER COUNTY VILLAGE OF MAMARONECK, NEW YORK 10543 PHONE: (914) 777-7731 FAX: (914) 777-7792	PROJECT: DETAILS SCALE:NOT TO SCALE DATE: 03/13/2014
PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER	DESIGNED BY: ARC, PE CHECKED BY: ARC, PE DRAWN BY: ARC, PE VDM PCC Driveway.dwg		SD-5E



NOTE:

EXPANSION JOINTS TO BE INSTALLED EVERY 10 FEET.

CONCRETE CURB

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Revisions	Description	Date
1.	REVISED PER PLANNING COMMENTS		10/27/21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:
PROPOSED 10-UNIT RES. MID RISE
572 VAN RANST PLACE
SECTION: 8, BLOCK: 22, LOT: 255
VILLAGE OF MAMARONECK
WESTCHESTER COUNTY - NEW YORK

DETAILS

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

STATE OF NEW YORK MICHAEL F. STERN 10/27/21 No. 80657 LICENSED PROFESSIONAL ENGINEER

Date:	09/01/21
Scale:	N.T.S.
Designed By:	S.G.
Checked By:	M.S.
Sheet:	5 / 5
Sheet No.	C-5