

TABLE OF LAND USE/BULK REGULATIONS				
ZONING DATA:	SECTION: 154.60	BLOCK: 1	LOT: 21	ZONE DISTRICT: R-10
	REQUIRED OR ALLOWED	PROPOSED OR EXISTING	REMARKS	
LOT AREA	10,000 SF MIN.	22,998.8 SF	INFORMATION FROM PROJECT SURVEY	
FRONTAGE	100' MIN.	100 FEET	INFORMATION FROM PROJECT SURVEY	
LOT WIDTH	100' MIN.	100 FEET	INFORMATION FROM PROJECT SURVEY	
LOT DEPTH	100' MIN.	230 FEET	INFORMATION FROM PROJECT SURVEY	
FRONT YARD SETBACK	25'	25.25'	MEASURED ON PLAN	
SIDE YARD	LESSER SIDE 10' MIN. 25' COMBINED	LESSER SIDE 13.92' 29' COMBINED	MEASURED ON PLAN	
REAR YARD SETBACK	37' MIN.	130' (TO POOL DECK)	MEASURED ON PLAN	
BUILDING HEIGHT	35' MAX. 2-1/2 STORIES	29.5' +/-	AS PER PROJECT ARCHITECT	
BUILDING COVERAGE	35% MAX.	10.5%	MEASURED ON PLAN	
POOL COVERAGE IN REAR YARD	40% MAX. OF REAR YD.	2.5% OF REAR YARD	MEASURED ON PLAN	

LEGEND

-  PROPERTY LINE
-  SETBACK LINE
-  EXISTING TREE
-  EXISTING TREE TO BE REMOVED
-  WETLAND LINE
-  WETLAND BUFFER LINE
-  TREE PROTECTION FENCING

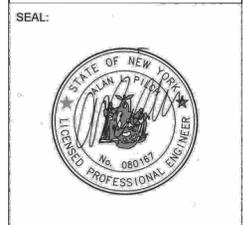
CONSULTANTS:
PROJECT ARCHITECT:
Jaclyn Tyler, AIA
Nexus Creative Design
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100 White Plains Road
Tarrytown, NY, 10591
Tel: (914) 740 - 4774 | (914) 204 - 6404

ISSUED:

Rev. as per comment from Village and consultants	12/29/2021
Rev. as per sheet C-102	05/27/2022
Re-submission to Planning Board	09/19/2022
Rev. as per HCZM and Village consulting Engineer comments	10/24/2022
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Rev. as per HCZM and Village consulting Engineer comments	12/14/2022
Rev. as per Planning Board and Village consulting Engineer	01/16/2023
Rev. as per Planning Board and Village consulting Engineer	03/08/2023
Updated building height as per architect	04/11/2023

OWNERSHIP AND USE OF DOCUMENTS
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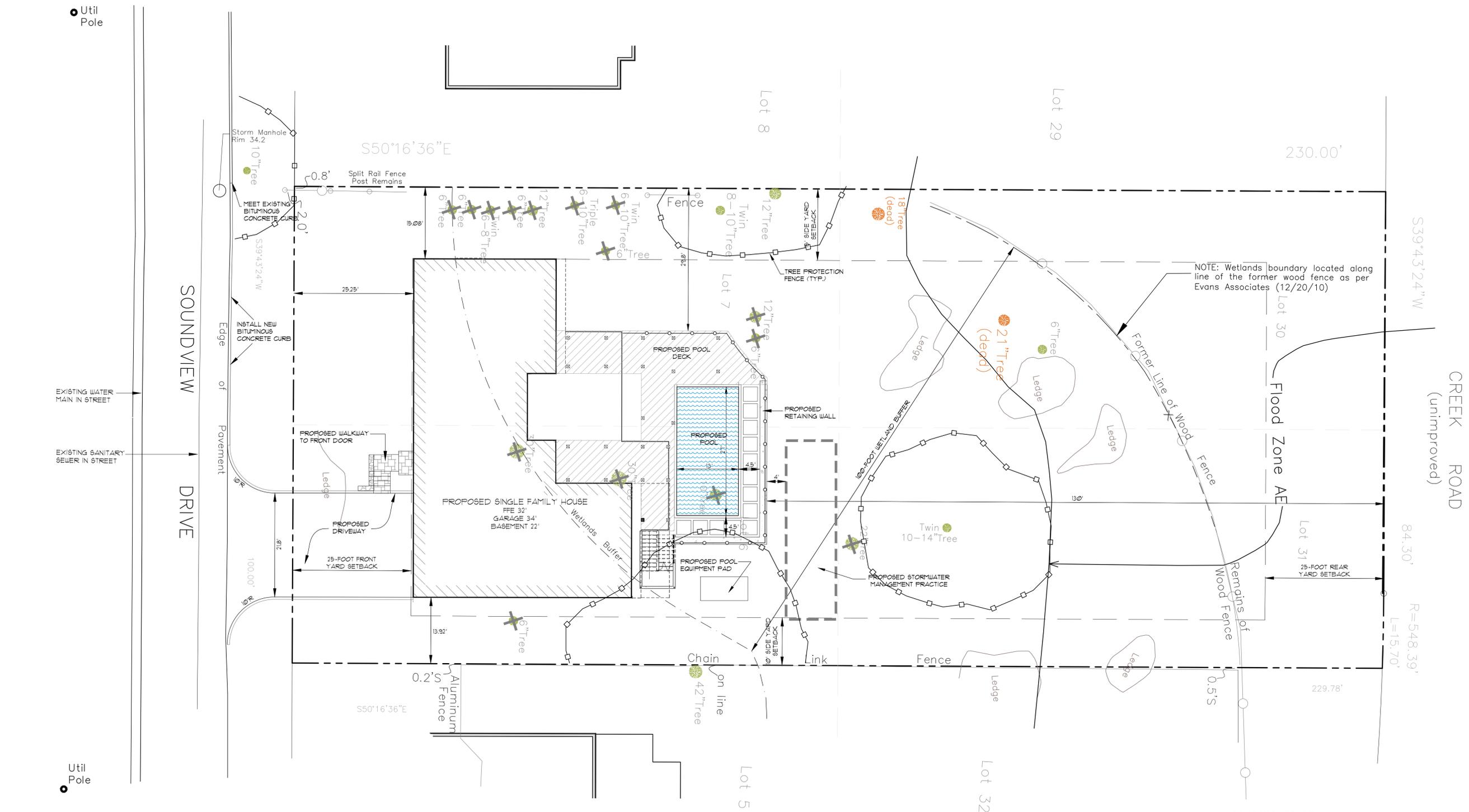
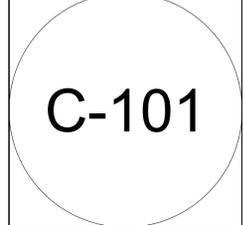


PROJECT NAME:
D'ARCANGELO PROPERTY
921 Soundview Drive
Village of Mamaroneck, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
P.O. Box 843 | Ridgefield, CT 06877
Direct Tel: (475) 215-5343 | Cell (203) 710-0587

Drawing Title:
Site Layout Plan

Date: October 18, 2021
Dwn. by: alp
ID: 921 Soundview_Site_03-26-2023



Civil Engineer:
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PLAN NOTES

- 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 of Record, prior to the issuance of the Certificate of Occupancy. The As-Built Plan shall also include the final maintenance schedule for the stormwater management features.

STORMWATER PRACTICE (CULTEC C-4HD CHAMBERS)

Chamber Field Designation	FIELD A	FIELD B	FIELD C	FIELD D	FIELD E	FIELD F	FIELD G	FIELD H
Existing Grade at Field Designation	17.60	17.50	17.50	17.30	17.20	17.00	16.80	16.70
Rock Elevation at Field Designation	12.35	12.25	12.25	12.05	11.95	11.75	11.55	11.45
Invert of Stone below Chambers	16.10	16.00	16.00	15.75	15.75	15.50	15.25	15.25
Bottom of Chambers	16.60	16.50	16.50	16.25	16.25	16.00	15.75	15.75
Top of Chambers	17.31	17.21	17.21	16.96	16.96	16.71	16.46	16.46
Top of Stone	17.81	17.71	17.71	17.46	17.46	17.21	16.96	16.96
Finished Grade	18.56	18.46	18.46	18.21	18.21	17.96	17.71	17.71

Height of Stone below Chambers to Outlet (in feet)	1.15	1.25	1.25	1.50	1.50	1.75	2.00	2.00
Height of Stone below Chambers to Outlet (in inches)	13.80	15.00	15.00	18.00	18.00	21.00	24.00	24.00
Storage Volume in Chambers at Outlet (c.f.)	38	40	40	45	47.5	51.7	51.7	51.7

Total Storage in Chambers to Elevation of Outlet (cu feet) = 365.6
 Infiltration Volume (cu feet) = 206.2
TOTAL VOLUME CAPTURED AND TREATED (cu feet) = 571.8
 Compare to WQv = 490.5

STORM PIPE TABLE

STRUCTURE	Q-FLOW (CFS)	PIPE PARAMETERS											
		Design q	Capacity Q	Manning's n	Size (in)	Actual Vel f/s	Velocity Full f/s	Slope %	Length (ft)	Fall (ft)	Invert Upper	Invert Lower	Top/Rim Elev.
TD-1 KEY 5	7.79	0.08	5.75	0.012	8	5.2	16.5	19.33	3.0	0.58	32.08	31.50	33.75
KEY 5 KEY 6	7.79	0.12	4.51	0.012	8	4.8	12.9	11.89	2.0	2.62	31.50	28.88	32.00
KEY 6 CB A-4	7.79	0.18	4.30	0.012	8	4.6	12.1	10.49	4.0	4.30	28.88	24.58	30.90
CB A-4 CB A-3	7.79	0.38	5.12	0.012	8	6.6	14.7	15.32	3.0	4.75	24.58	19.83	26.50
CB A-3 CB A-2	7.79	0.49	3.13	0.012	8	6.1	9.0	5.72	10.2	0.58	19.83	19.25	22.75
CB A-2 KEY 2	7.79	0.49	1.64	0.012	8	4.0	4.7	1.57	54.0	0.85	19.25	18.40	20.60
KEY 2 KEY 3	7.79	0.49	2.93	0.012	8	5.7	8.4	5.00	2.0	0.10	18.40	18.30	20.00
KEY 3 CB A-1	7.79	0.57	1.91	0.012	8	4.5	5.5	2.13	25.8	0.55	18.30	17.75	20.00
CB A-1 PTF PT-1	7.79	0.57	3.13	0.012	8	6.4	9.0	5.71	3.5	0.20	17.75	17.55	21.10
PTF PT-1 CB L-1	7.79	0.57	1.71	0.012	8	4.2	4.9	1.70	17.8	0.30	17.50	17.00	20.00
CB L-1 Chambers	7.79	0.57	3.11	0.012	8	6.4	8.9	5.67	3.0	0.17	17.00	16.83	18.60
RDL-1 CB A-3	7.79	0.04	1.39	0.010	4	6.0	16.0	31.67	5.0	1.58	21.17	19.58	22.50
RDL-2 CB A-4	7.79	0.04	1.24	0.010	4	5.3	14.2	25.00	5.0	1.25	26.17	24.92	27.50
RDL-3 KEY 6	7.79	0.06	0.59	0.010	4	3.6	6.7	5.67	5.0	0.28	29.17	28.88	30.50
RDL-4 KEY 5	7.79	0.04	1.19	0.010	4	5.1	13.7	23.33	5.0	1.17	32.67	31.50	34.00
RDL-5 CB A-3	7.79	0.04	0.33	0.010	4	2.3	3.8	1.79	16.0	0.29	20.77	20.48	22.10
RDL-6 KEY 1	7.79	0.02	0.35	0.010	4	1.8	4.0	2.01	53.0	1.07	22.67	21.60	24.00
RDL-7 KEY 3	7.79	0.08	0.87	0.010	4	5.3	10.0	12.33	5.0	0.62	21.37	20.75	22.70
RDL-8 KEY 4	7.79	0.04	0.75	0.010	4	3.9	8.6	9.17	4.0	0.37	21.37	21.00	22.70
RDL-9 KEY 4	7.79	0.08	1.18	0.010	4	6.1	13.5	22.70	4.0	1.07	31.67	21.00	33.00
KEY 1 KEY 2	7.79	0.02	0.88	0.012	4	3.7	10.1	18.26	15.7	2.87	21.60	18.73	22.80
KEY 4 CB A-1	7.79	0.13	1.44	0.012	4	8.7	16.5	48.61	6.0	2.92	21.00	18.08	22.70

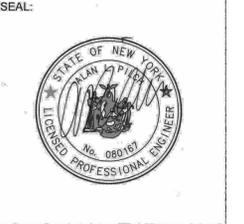
LEGEND

- PROPERTY LINE
- EXISTING TOPOGRAPHY
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED STORM PIPE
- PROPOSED STORM KEY NODE
- EXISTING TREE
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ISSUED:
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 Rev. as per results of deep hole and percolation testing 05/27/2022
 Re-submission to Planning Board 09/19/2022
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 Rev. as per Ping Bd and Village consulting Engineer comments 03/08/2023
 NYSDEC Adjacent Area Extent using NGVD 1929 03/26/2023

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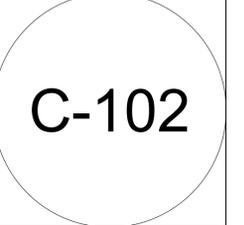


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 Village of Mamaroneck, New York

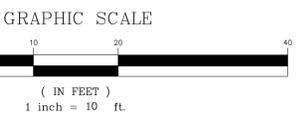
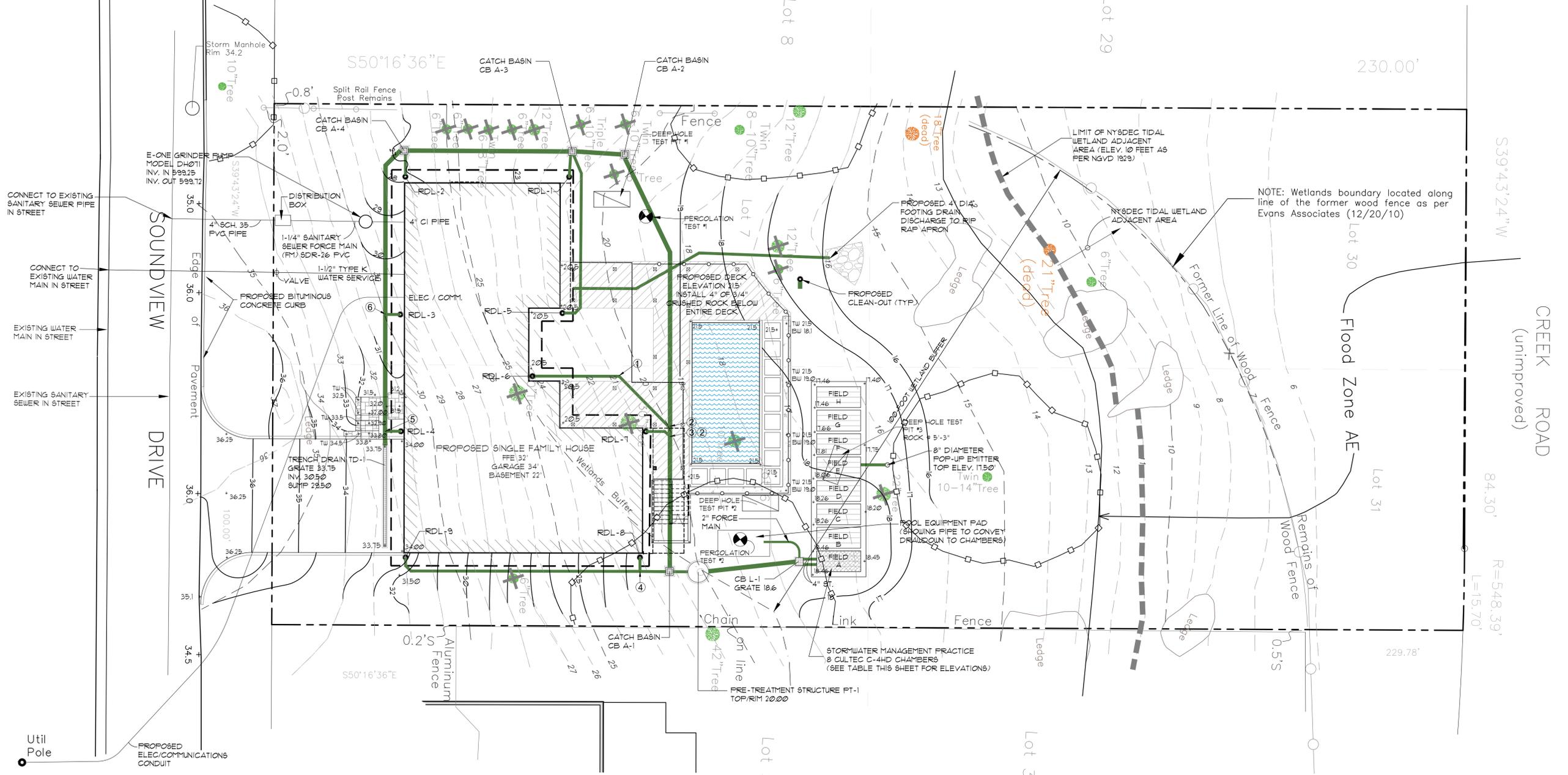
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Drawing Title:
Grading and Utilities Plan

Date: October 18, 2021
 Dwn. by: alp
 ID: 921 Soundview_Site_03-26-2023



Util Pole



CONSTRUCTION SEQUENCE NARRATIVE

All erosion and sedimentation control measures and procedures shall comply with the New York State Department of Environmental Conservation publication Standards and Specifications for Erosion and Sediment Control, latest edition. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.

Land disturbance shall be kept to a minimum. Restabilization shall be scheduled as soon as practicable.

Notify all appropriate authorities (i.e., Village of Mamaroneck Building Department - Telephone: 914-777-7731 and the Engineering Department - Telephone 914-777-7787) at least 48 hours prior to the commencement of site work.

Verify all existing underground and overhead utilities prior to any construction activity by calling Dig Safely New York (dial 811 or on the internet at http://www.digsafelyny.com/) and conducting one's own due diligence.

All erosion control measures shall be installed prior to any construction activity, and periodically monitored throughout all phases of construction for proper function and structural integrity. Perform maintenance and repairs as necessary.

The construction sequence is as follows:

- 1) Identify Disturbance Limits - Identify the limits of the areas to be disturbed within the property in accordance with the drawings. The limits of disturbance may be referenced on drawing C-103.
- 2) Install Construction Fence/Tree Protection Fence where indicated on the plans to protect existing trees to remain and prevent compaction of soils. Take care to ensure that for trees to remain, the roots below the drip line are not compacted.
- 3) Install the Erosion and Sediment Control Measures - In accordance with the plans, install:
 - Silt fence in the locations shown on the drawings and installed as per the instructions of the manufacturer and as shown on the construction details.

- Construction materials storage area shall be set up where indicated on the drawings. The construction materials storage area shall be encompassed with a construction fence as a containment.
- Construction Fencing and Tree Protection - where indicated on the plans.

Silt fence is to be installed along perimeter of construction area as shown on the drawings. Silt fence shall be installed, in general, parallel to the contour. Where one length of silt fence ends and another begins, provide a minimum 10 foot overlap. Additional silt fence may be placed in the field at the discretion of representatives of the approving authorities. Silt fence shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.

4) Building Materials - for the new house and pool to be constructed, the building materials shall be temporarily stored in the Construction Materials storage area depicted on the plans.

5) Footing, Foundation and Building Pad Preparation - Following the installation of the soil erosion and sediment controls measures and demolition, prepare the building pad area for the construction of the new house. Stockpile soil and soil/rock removed during excavation and protect the stockpile in the location(s) shown on the drawings and in accordance with the detail. Fence in an area for trash and waste to prevent it from being blown and washed to neighboring properties, into Otter Creek or to the street (see drawing C-103).

6) House and Pool Construction - Construct the house, pool, pool deck and all other site improvements in accordance with the architect's plans.

7) Install Stormwater Management and Drainage Facilities - Storm drainage systems are installed from the lowest to highest elevations.

Construct the stormwater management facility to consist of the subsurface chamber practices. Install the chambers in accordance with the construction details. **The chambers must be inspected by the project engineer prior to stone backfill.** Install the catch basins, pre-treatment facilities and trench drain. Set the storm drainage pipes at the elevations specified on the plans at each structure. Connect the house roof drain leaders to the structures and/or storm drainage pipes specified on drawing C-102.

Do not permit runoff to enter the subsurface chambers until such time as the ground surface that drains to them have achieved final stabilization.

8) Prepare the Disturbed Area for Final Stabilization and Planting - Clean up all residual site debris and litter and prepare all disturbed areas not to be hard surfaced for topsoiling and seeding and/or planting. All disturbed areas are to be seeded with the permanent grass seed mix noted in the specifications.

9) Restore the permeability of the soil by following the Soil Restoration steps in accordance with the New York State Stormwater Management Design Manual, as follows:

- Apply 3 inches of compost over subsoil.
- Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
- Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site.
- Apply topsoil to a depth of 6 inches.
- Vegetate as required by approved plan.
- Provide straw mulch cover over seeded areas.

10) Driveway Installation - Remove the soil and stabilized construction entrance for the driveway. Install the subbase and bituminous pavement courses to the elevations specified on the plans.

11) Remove the erosion control measures only after full vegetative stabilization occurs on the site.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

Silt Fence: Maintenance shall be performed as needed and material removed when bulges develop in the silt fence. Inspection for physical damage to the silt fence material shall be made during the weekly inspection. If filter fabric shows signs of decomposing or is damaged, it shall be repaired immediately. Typically, this entails installing a new line of silt fence adjacent to the damaged line.

Tree Protection: Check on at least a weekly basis that the construction fence and/or tree protection has not been damaged by construction activities.

Soil Stockpiling: Perimeter sediment controls around each stockpile is to consist of silt fence installed in accordance with the standards delineated above. The silt fence shall be maintained as noted above. Stockpiles and fill area shall be inspected at least weekly for signs of erosion or problems with plant establishment.

Temporary Seeding

When to Apply - Temporary seeding may be necessary on construction sites to protect an area, or section, where final grading is complete, when preparing for winter work shutdown, or to provide cover when permanent seedings are likely to fail due to mid-summer heat and drought. The intent is to provide temporary protective cover during temporary shutdown of construction and/or while waiting for optimal planting time.

Water management practices must be installed as appropriate for site conditions. The area must be rough graded and slopes physically stable. Large debris and rocks are usually removed. Seedbed must be seeded within 24 hours of disturbance or scarification of the soil surface will be necessary prior to seeding. Fertilizer and lime are not typically used for temporary seedings.

If it is spring, summer or early fall, then seed the area with ryegrass (annual or perennial) at 30 lb per acre (Approximately 0.7 lb/1000 sq. ft. or use 1 lb/1000 sq. ft.).

If it is late fall or early winter, then seed with Certified 'Aroostook' winter rye (cereal rye) at 100 lb per acre (2.5 lb/1000 sq. ft.).

Any seeding method may be used that will provide uniform application of seed to the area and result in relatively good soil to seed contact.

Mulch the seeded area with hay or straw at 2 tons/acre (approx. 90 lb/1000 sq. ft. or 2 bales). Quality of hay or straw mulch allowable will be determined based on long term use and visual concerns. Mulch anchoring will be required where wind or areas of concentrated water are of concern. Wood fiber hydromulch or other sprayable products approved for erosion control (nylon web or mesh) may be used if applied according to manufacturers' specification. Caution is advised when using nylon or other synthetic products. They may be difficult to remove prior to final seeding.

LEGEND

- PROPERTY LINE
- EXISTING TOPOGRAPHY
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED STORM PIPE

EROSION CONTROL PLAN LEGEND

- SCE STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- SS SOIL STOCKPILE
- IP INLET PROTECTION
- CM CONSTRUCTION MATERIALS STORAGE / STAGING AREA
- CP CONTRACTOR PARKING AREA
- WM WASTE MATERIALS STORAGE
- CW CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- LD LIMIT OF DISTURBANCE LINE
- DB SILT/DEWATERING BAG
- TPF TREE PROTECTION FENCING

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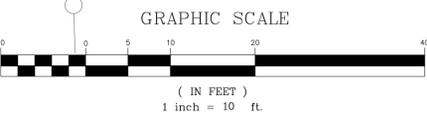
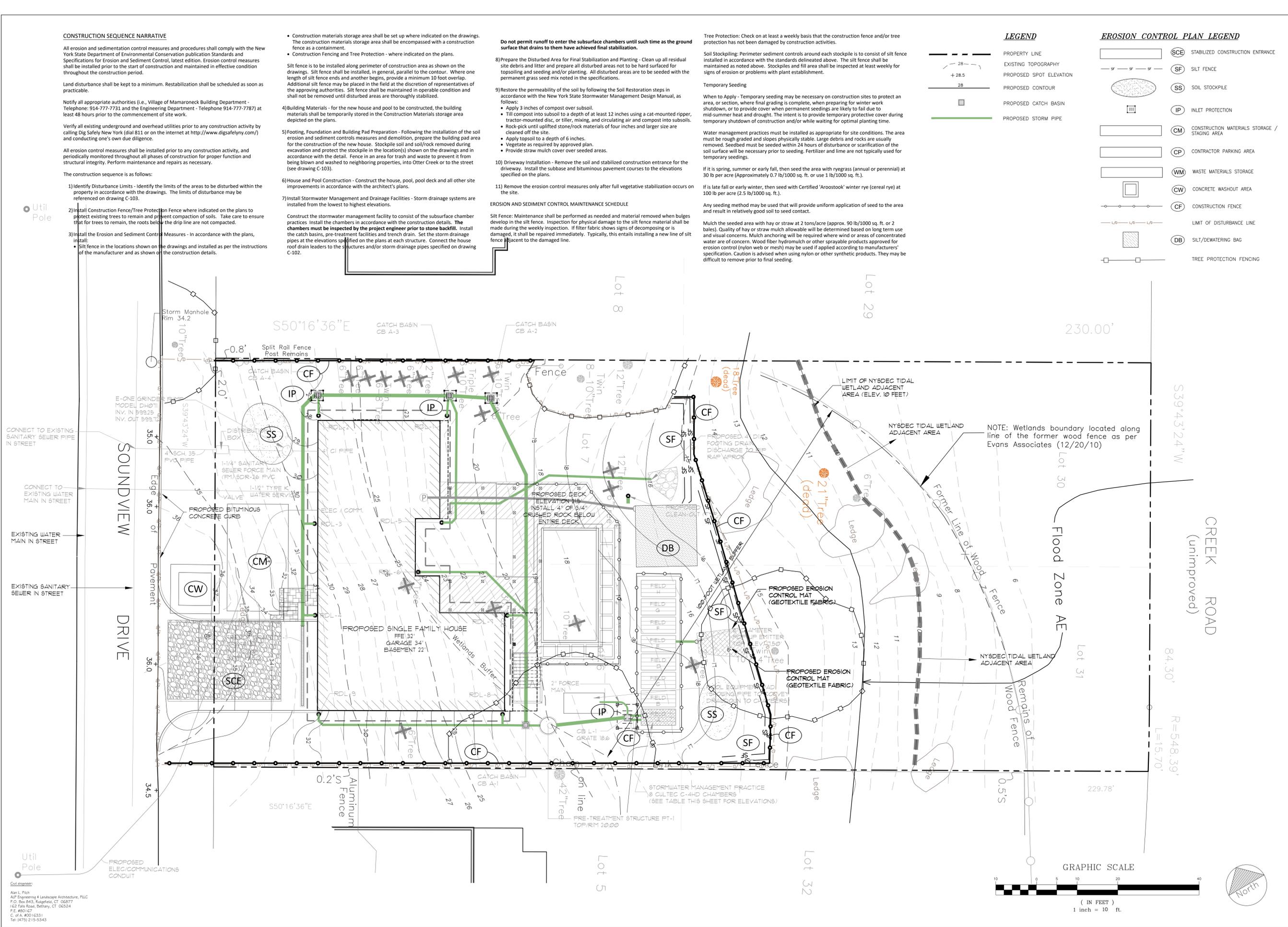
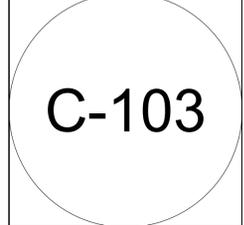


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Drawing Title:
Erosion and Sediment Control Plan

Date: October 18, 2021
Dwn. by: alp
ID: 921 Soundview_Site_03-08-2023



Util Pole
Cul engineer:
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CONSTRUCTION SEQUENCE NARRATIVE

All erosion and sedimentation control measures and procedures shall comply with the New York State Department of Environmental Conservation publication Standards and Specifications for Erosion and Sediment Control, latest edition. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.

Land disturbance shall be kept to a minimum. Restabilization shall be scheduled as soon as practicable.

Notify all appropriate authorities (i.e., Village of Mamaroneck Building Department - Telephone: 914-777-7731 and the Engineering Department - Telephone 914-777-7787) at least 48 hours prior to the commencement of site work.

Verify all existing underground and overhead utilities prior to any construction activity by calling Dig Safely New York (dial 811 or on the internet at <http://www.digsafelyny.com/>) and conducting one's own due diligence.

All erosion control measures shall be installed prior to any construction activity, and periodically monitored throughout all phases of construction for proper function and structural integrity. Perform maintenance and repairs as necessary.

The construction sequence is as follows:

- 1) Identify Disturbance Limits - Identify the limits of the areas to be disturbed within the property in accordance with the drawings. The limits of disturbance may be referenced on drawing C-103.
- 2) Install Construction Fence/Tree Protection Fence where indicated on the plans to protect existing trees to remain and prevent compaction of soils. Take care to ensure that for trees to remain, the roots below the drip line are not compacted.
- 3) Install the Erosion and Sediment Control Measures - In accordance with the plans, install:
 - Silt fence in the locations shown on the drawings and installed as per the instructions of the manufacturer and as shown on the construction details.

- Construction materials storage area shall be set up where indicated on the drawings. The construction materials storage area shall be encompassed with a construction fence as a containment.
- Construction Fencing and Tree Protection - where indicated on the plans.

Silt fence is to be installed along perimeter of construction area as shown on the drawings. Silt fence shall be installed, in general, parallel to the contour. Where one length of silt fence ends and another begins, provide a minimum 10 foot overlap. Additional silt fence may be placed in the field at the discretion of representatives of the approving authorities. Silt fence shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.

4) Building Materials - for the new house and pool to be constructed, the building materials shall be temporarily stored in the Construction Materials storage area depicted on the plans.

5) Footing, Foundation and Building Pad Preparation - Following the installation of the soil erosion and sediment controls measures and demolition, prepare the building pad area for the construction of the new house. Stockpile soil and soil/rock removed during excavation and protect the stockpile in the location(s) shown on the drawings and in accordance with the detail. Fence in an area for trash and waste to prevent it from being blown and washed to neighboring properties, into Otter Creek or to the street (see drawing C-103).

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Do not permit runoff to enter the subsurface chambers until such time as the ground surface that drains to them have achieved final stabilization.

8) Prepare the Disturbed Area for Final Stabilization and Planting - Clean up all residual site debris and litter and prepare all disturbed areas not to be hard surfaced for topsoiling and seeding and/or planting. All disturbed areas are to be seeded with the permanent grass seed mix noted in the specifications.

9) Restore the permeability of the soil by following the Soil Restoration steps in accordance with the New York State Stormwater Management Design Manual, as follows:

- Apply 3 inches of compost over subsoil.
- Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor-mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
- Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site.
- Apply topsoil to a depth of 6 inches.
- Vegetate as required by approved plan.
- Provide straw mulch cover over seeded areas.

10) Driveway Installation - Remove the soil and stabilized construction entrance for the driveway. Install the subbase and bituminous pavement courses to the elevations specified on the plans.

11) Remove the erosion control measures only after full vegetative stabilization occurs on the site.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

Silt Fence: Maintenance shall be performed as needed and material removed when bulges develop in the silt fence. Inspection for physical damage to the silt fence material shall be made during the weekly inspection. If filter fabric shows signs of decomposing or is damaged, it shall be repaired immediately. Typically, this entails installing a new line of silt fence adjacent to the damaged line.

Tree Protection: Check on at least a weekly basis that the construction fence and/or tree protection has not been damaged by construction activities.

Soil Stockpiling: Perimeter sediment controls around each stockpile is to consist of silt fence installed in accordance with the standards delineated above. The silt fence shall be maintained as noted above. Stockpiles and fill area shall be inspected at least weekly for signs of erosion or problems with plant establishment.

Temporary Seeding

When to Apply - Temporary seeding may be necessary on construction sites to protect an area, or section, where final grading is complete, when preparing for winter work shutdown, or to provide cover when permanent seedings are likely to fail due to mid-summer heat and drought. The intent is to provide temporary protective cover during temporary shutdown of construction and/or while waiting for optimal planting time.

Water management practices must be installed as appropriate for site conditions. The area must be rough graded and slopes physically stable. Large debris and rocks are usually removed. Seedbed must be seeded within 24 hours of disturbance or scarification of the soil surface will be necessary prior to seeding. Fertilizer and lime are not typically used for temporary seedings.

If it is spring, summer or early fall, then seed the area with ryegrass (annual or perennial) at 30 lb per acre (Approximately 0.7 lb/1000 sq. ft. or use 1 lb/1000 sq. ft.).

If it is late fall or early winter, then seed with Certified 'Aroostook' winter rye (cereal rye) at 100 lb per acre (2.5 lb/1000 sq. ft.).

Any seeding method may be used that will provide uniform application of seed to the area and result in relatively good soil to seed contact.

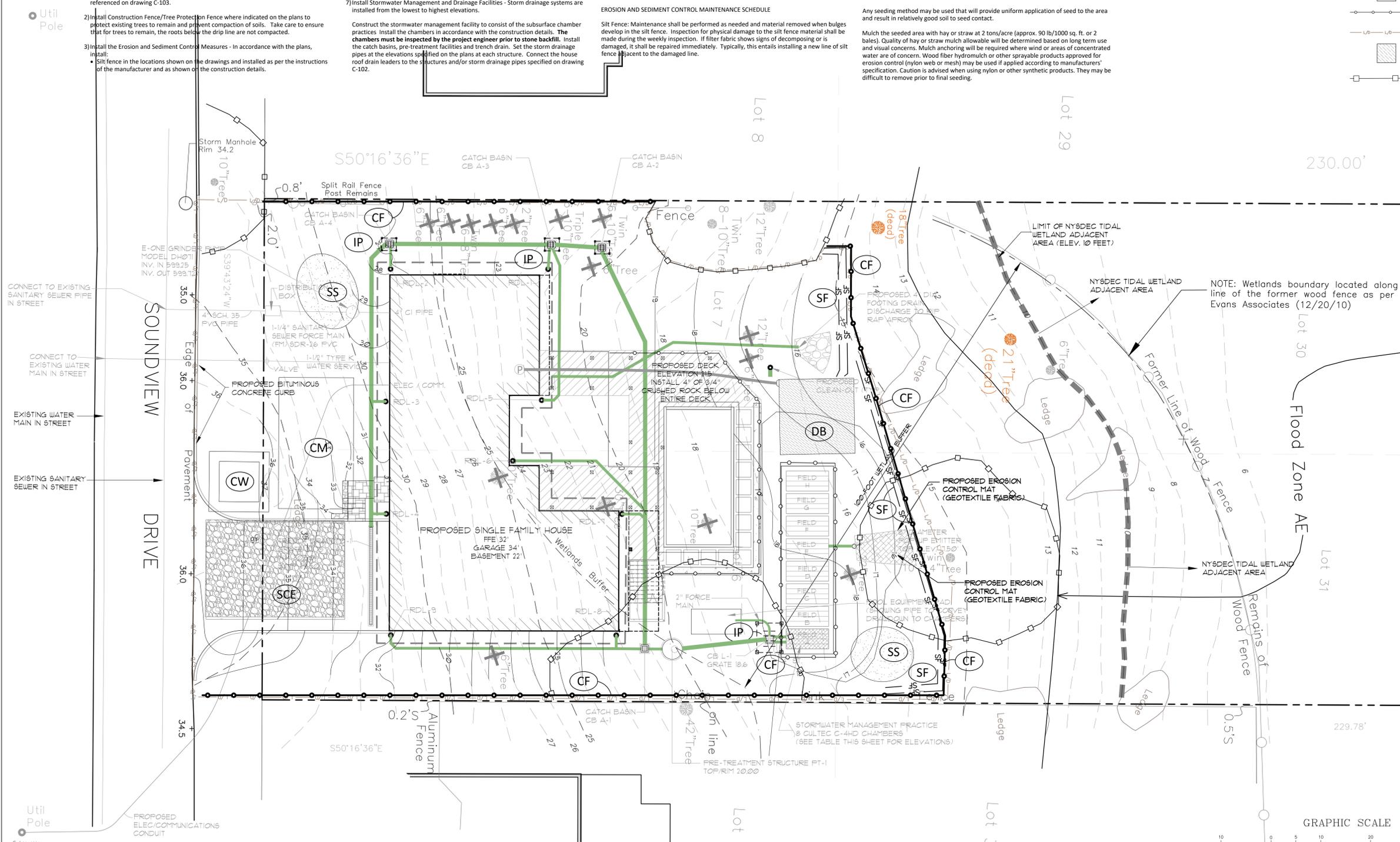
Mulch the seeded area with hay or straw at 2 tons/acre (approx. 90 lb/1000 sq. ft. or 2 bales). Quality of hay or straw mulch allowable will be determined based on long term use and visual concerns. Mulch anchoring will be required where wind or areas of concentrated water are of concern. Wood fiber hydromulch or other sprayable products approved for erosion control (nylon web or mesh) may be used if applied according to manufacturers' specification. Caution is advised when using nylon or other synthetic products. They may be difficult to remove prior to final seeding.

LEGEND

- PROPERTY LINE
- - - EXISTING TOPOGRAPHY
- + 28.5 PROPOSED SPOT ELEVATION
- - - PROPOSED CONTOUR
- ▣ PROPOSED CATCH BASIN
- ▣ PROPOSED STORM PIPE

EROSION CONTROL PLAN LEGEND

- ▣ SCE STABILIZED CONSTRUCTION ENTRANCE
- - - SF SILT FENCE
- ▣ SS SOIL STOCKPILE
- ▣ IP INLET PROTECTION
- ▣ CM CONSTRUCTION MATERIALS STORAGE / STAGING AREA
- ▣ CP CONTRACTOR PARKING AREA
- ▣ WM WASTE MATERIALS STORAGE
- ▣ CW CONCRETE WASHOUT AREA
- - - CF CONSTRUCTION FENCE
- - - LD LIMIT OF DISTURBANCE LINE
- ▣ DB SILT/DEWATERING BAG
- ▣ TP TREE PROTECTION FENCING



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ISSUED:

Rev. as per comment from Village and consultants	12/29/2021
Rev. as per Sheet C-102	05/27/2022
Re-submission to Planning Board	09/19/2022
Rev. as per HCZM and Village consulting Engineer comments	10/24/2022
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Rev. as per HCZM and Village consulting Engineer comments	11/28/2022
Rev. as per HCZM and Village consulting Engineer comments	12/14/2022
Rev. as per Ping Bd and Village consulting Engineer comments	01/16/2023
Rev. as per HCZM and Village consulting Engineer comments	03/08/2023
Rev. as per Ping Bd and Village consultant comments	03/19/2023

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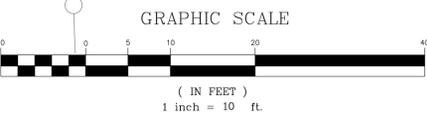
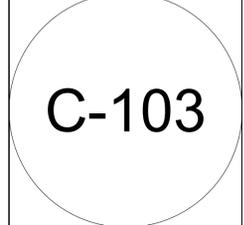


PROJECT NAME:
D'ARCANGELO PROPERTY
921 Soundview Drive
Village of Mamaroneck, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
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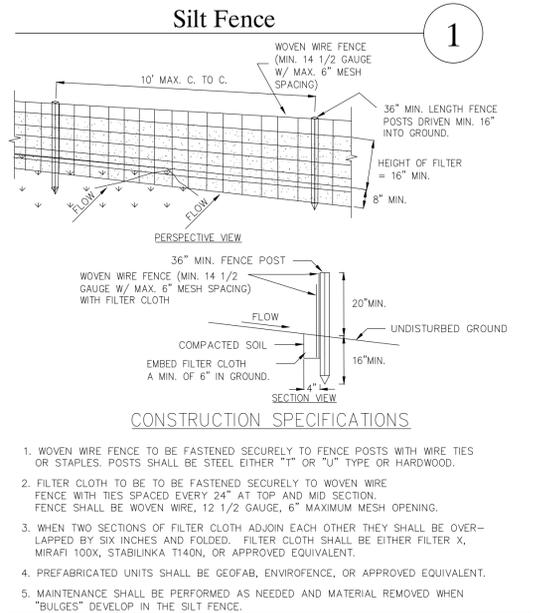
Drawing Title:
Erosion and Sediment Control Plan

Date: October 18, 2021
Dwn. by: alp
ID: 921 Soundview_Site_03-08-2023



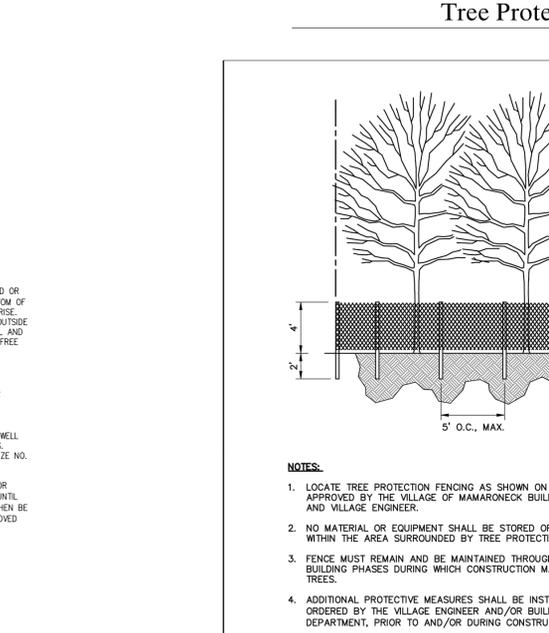
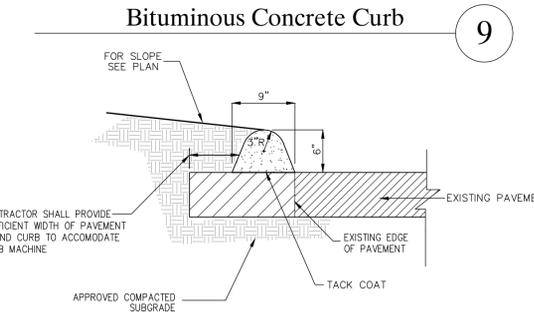
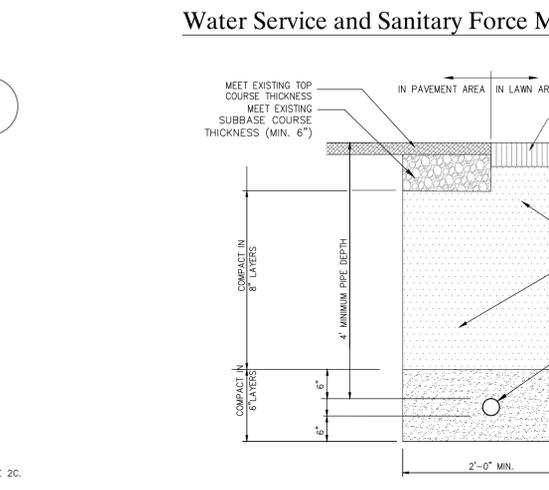
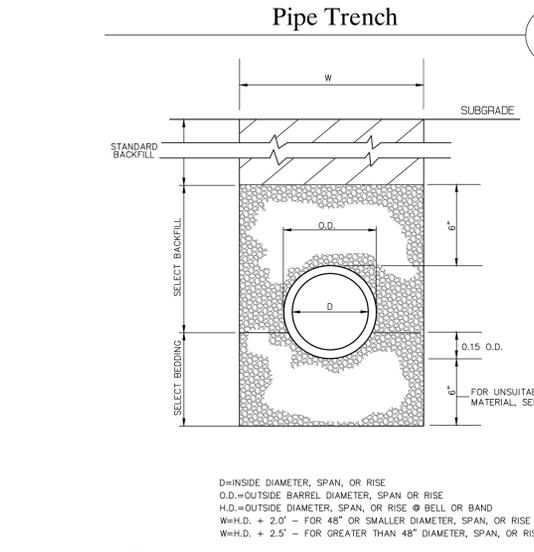
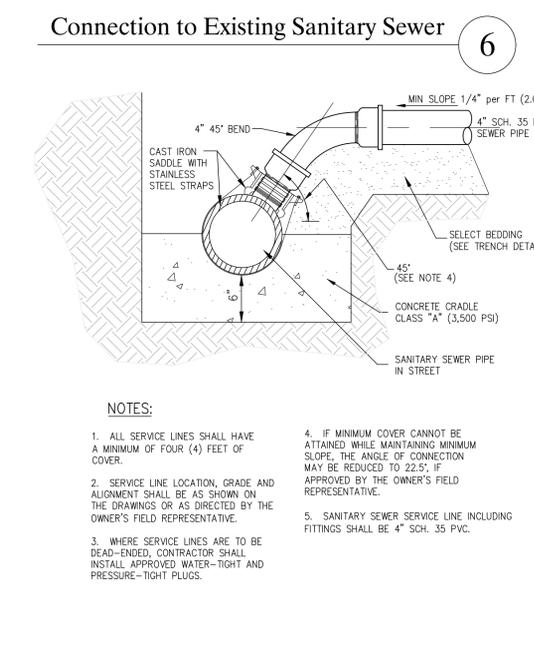
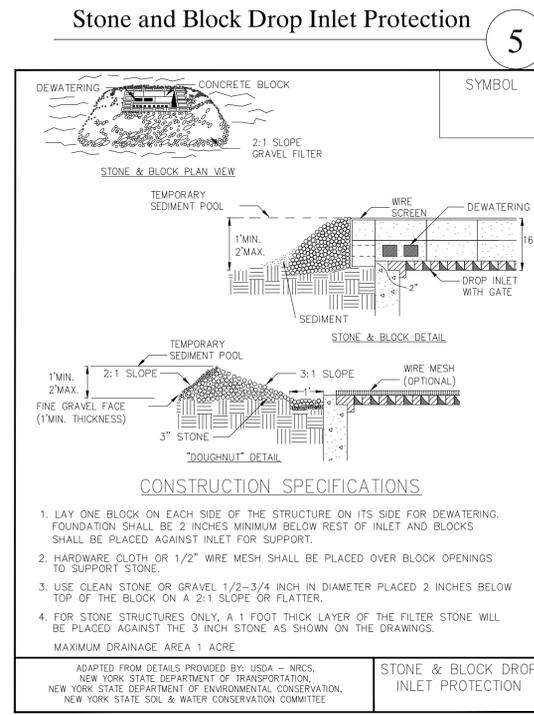
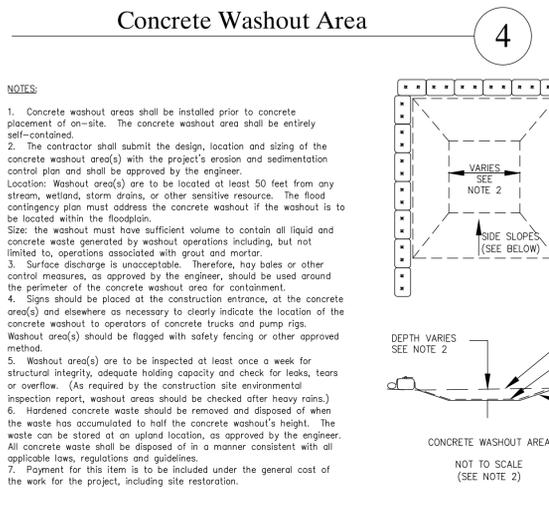
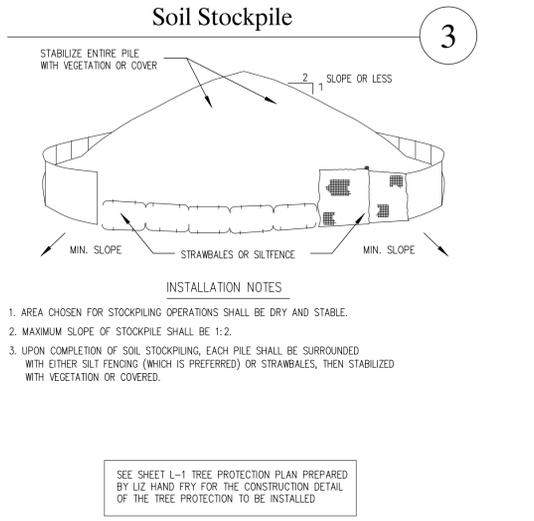
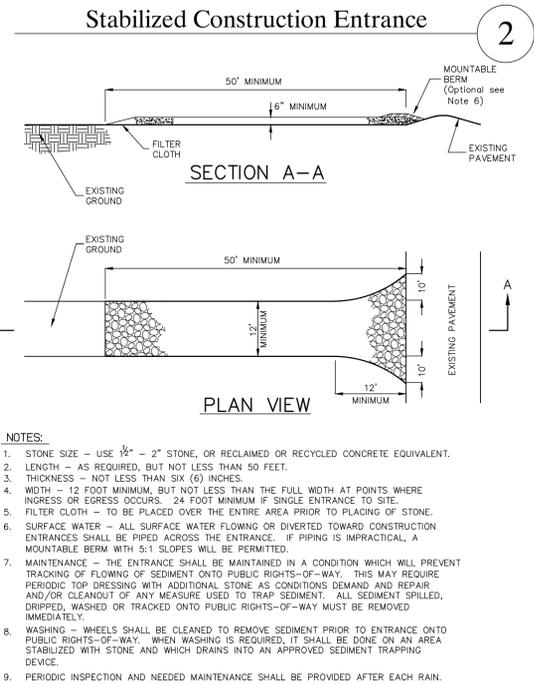
Util Pole

Alp L. Pappalardo
ALP Engineering & Landscape Architecture, PLLC
P.O. Box 843, Ridgefield, CT 06877
142 Falls Road, Bethany, CT 06248
P.E. #80167
C. of A. #0016331
Tel: (475) 215-5343



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



CONSULTANTS:
PROJECT ARCHITECT:
Jaclyn Tyler, AIA
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ISSUED:

Resubmission to Village	12/29/2021
Resubmission to Village	05/27/2022
Re-submission to Planning Board	09/19/2022
Rev. as per HCZM and Village consulting Engineer comments	10/24/2022
Re-submission to Planning Board	11/15/2022
Re-submission to Planning Board	11/28/2022
Re-submission to Planning Board	01/16/2023
Re-submission to Planning Board	03/08/2023
Tree Protection Detail Added to Sheet	03/19/2023

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SEAL:

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Village of Mamaroneck, New York

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Direct Tel: (475) 215-5343 Cell (203) 710-0587

Drawing Title:
Construction Details

Date: October 18, 2021
Dwn. by: alp
ID: 921 Soundview_Site_03-08-2023

C-111

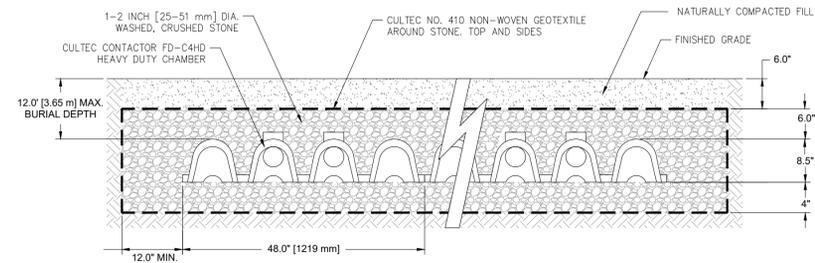
VILLAGE OF MAMARONECK STANDARD CONSTRUCTION DETAILS
PREPARED BY THE OFFICE OF THE VILLAGE ENGINEER

TREE PROTECTION
DESIGNED BY: ALP, PE
DRAWN BY: ALP, PE

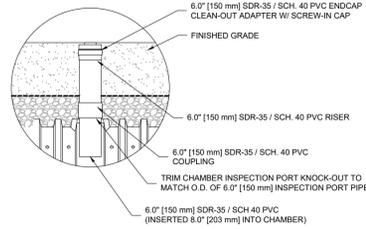
VILLAGE OF MAMARONECK
166 W. PLAZANT AVENUE (2ND FLOOR)
MAMARONECK, NY 10543
PHONE: (914) 777-7723
FAX: (914) 777-7722

SD-11

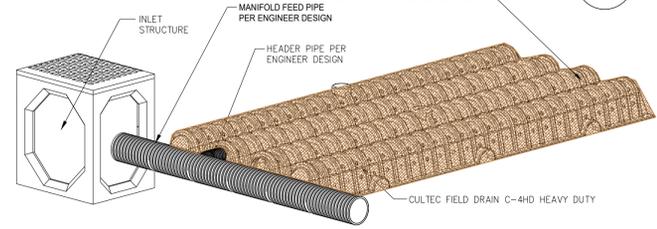
Cultec C-4HD Chamber Installation



Observation Port

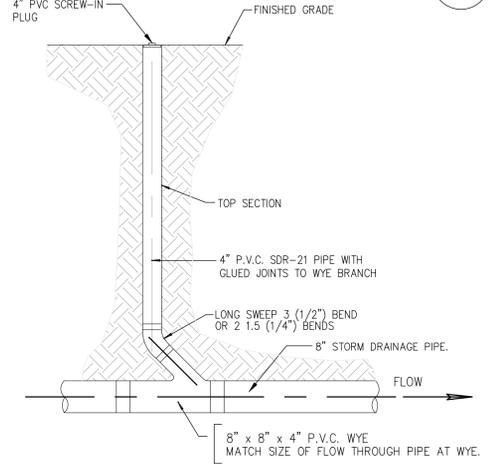


Cultec Separator Row Installation

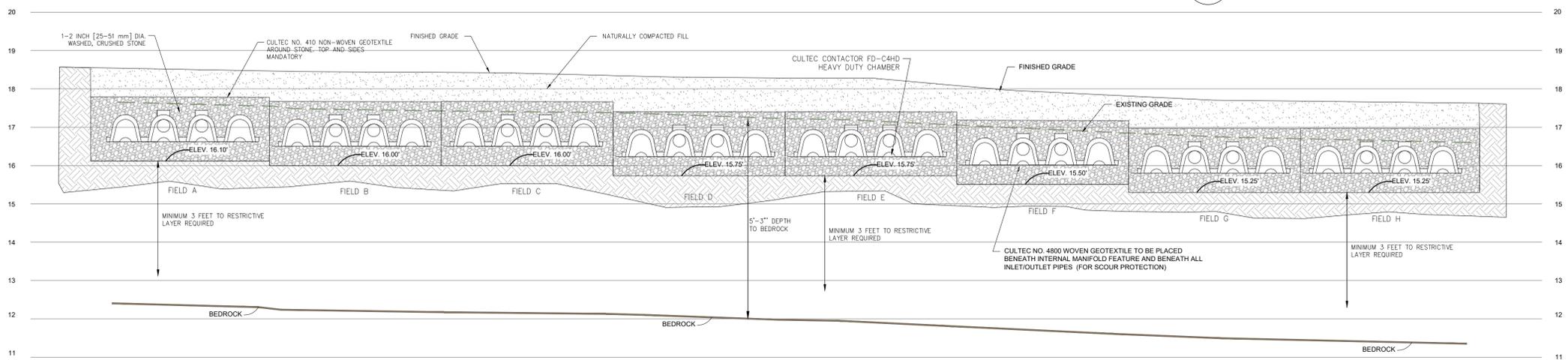


INSTALLATION OF SEPARATOR ROW:
Two layers of Cultec No. 66 Woven Geotextile are placed between the clean foundation stone and the chamber. The chambers are then completely wrapped with Cultec No. 410 non-woven geotextile.

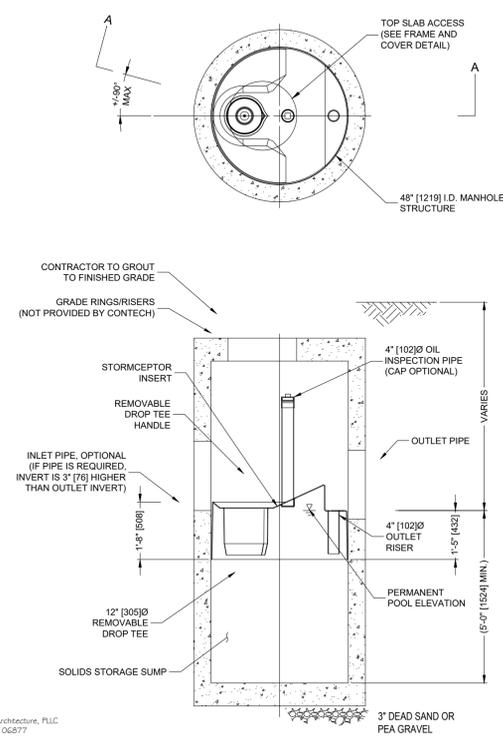
Storm Drainage Clean-Out



Stormwater Management Practice Cultec C-4HD Chamber Installation

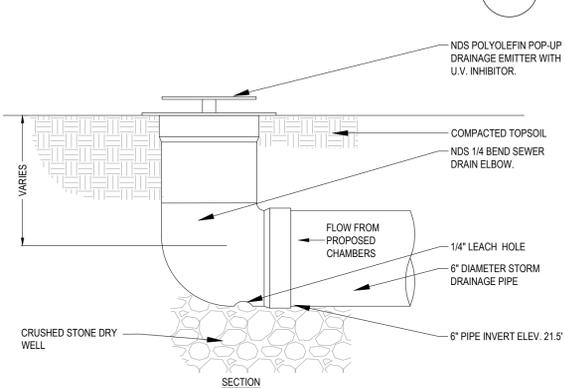


Pre-Treatment Facility - Stormceptor 450i



FRAME AND COVER
(MAY VARY)
NOT TO SCALE

6" Pop-Up Emitter

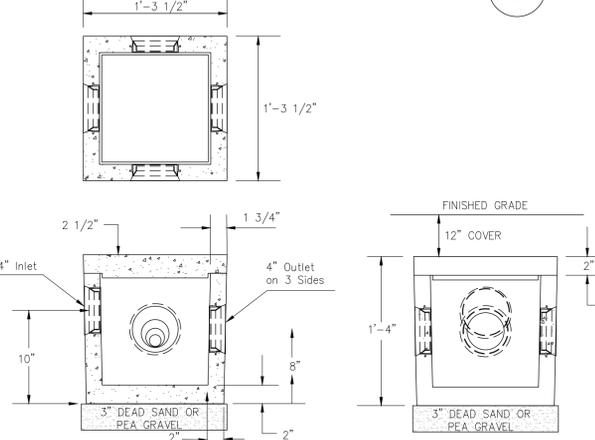


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



NDS, INC.
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LINDSAY, CA 93247
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FAX: (559) 562-4488
www.ndspro.com

Sanitary Sewer Distribution Box



SCHEDULE "A" STORMWATER MAINTENANCE FACILITY MAINTENANCE AND ACCESS AGREEMENT BY AND BETWEEN OWNER AND THE VILLAGE OF MAMARONECK

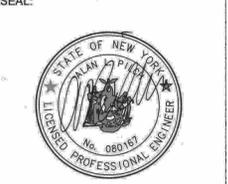
STORMWATER MANAGEMENT PRACTICE	MAINTENANCE AND INSPECTION MEASURES
Subsurface Chambers	<p>Inspect for:</p> <ul style="list-style-type: none"> (i) Depth of sediment, if any, through inspection via the installed observation ports of the chambers during the first 2 to 3 months of operation, and thereafter on an annual basis. (ii) The rate of dewatering of the infiltration facility following a precipitation event. The chambers should fully dewater within 48 hours of the end of the precipitation event. <p>Maintenance Measures include:</p> <ul style="list-style-type: none"> (i) Observe the depth of sediment, if any, through the inspection port of the chambers on an annual basis. (ii) Remove sediment from chambers when the depth of sediment is 3" or more.
Catch Basins	<p>Inspection Procedures: Inspect the catch basins annually in the spring or summer. Inspect for: (i) sediment deposition or floatables in the catch basin, and (ii) structural integrity.</p> <p>Maintenance Tasks include:</p> <ul style="list-style-type: none"> Remove the grate. Skim off any floatables (leaves) Using a yardstick, measure the depth of sediment If sediment is at a depth greater than 6", then remove sediment with a shovel. If not replace grate or cover. Record depth & date when the work is done.
Hydrodynamic Separators	<p>Inspection Procedures: Inspect the hydrodynamic separator at the end of the first year of operation and following that once every five (5) years. Inspect for: (i) sediment deposition or floatables in the structure, and (ii) structural integrity.</p> <p>Maintenance Tasks include:</p> <p>Clean out the unit once the sediment depth reaches the manufacturer's recommended maintenance sediment depth which for the Model STC 450i is 8 inches. The frequency may be adjusted based on inspection results due to variable site sediment loading.</p> <p>Equipment is typically required for inspection includes:</p> <ul style="list-style-type: none"> Manhole access cover lifting tool (i.e., crowbar) Flashlight
Maintenance Procedures	<p>Stormceptor is to be inspected from grade through a standard surface manhole access cover. Sediment inspections are performed with a sediment probe.</p> <ul style="list-style-type: none"> Maintenance cleaning of accumulated sediment is performed with a vacuum truck.

CONSULTANTS:
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ISSUED:

Rev. as per comment from Village and consultants	12/29/2021
Added Details 3 and 4	05/27/2022
Re-submission to Planning Board	09/19/2022
Rev. as per HCZM and Village consulting Engineer comments	10/24/2022
Rev. as per HCZM and Village consulting Engineer comments	11/15/2022
Rev. as per HCZM and Village consulting Engineer comments	11/28/2022
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Re-submission to Planning Board	01/16/2023
Re-submission to Planning Board	03/08/2023

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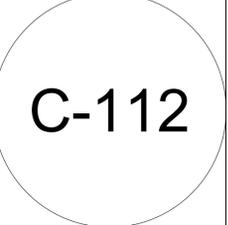


PROJECT NAME:
D'ARCANGELO PROPERTY
921 Soundview Drive
Village of Mamaroneck, New York

ENGINEER & LANDSCAPE ARCHITECT:
ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC
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Drawing Title:
Construction Details

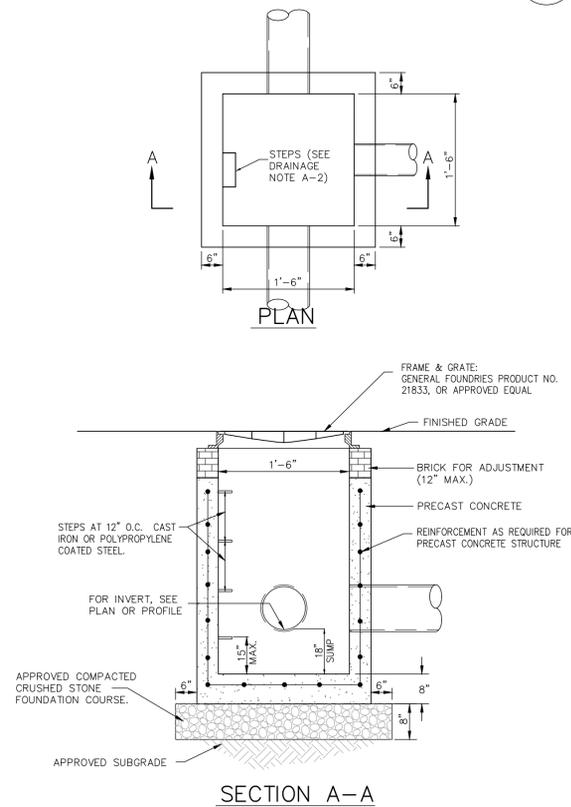
Date: October 18, 2021
Dwn. by: alp
ID: 921 Soundview_Site_03-08-2023



Civil engineer:
Alan L. Plich
A/E/P Engineering & Landscape Architecture, PLLC
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C. #14, #0016331
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Catch Basin

1



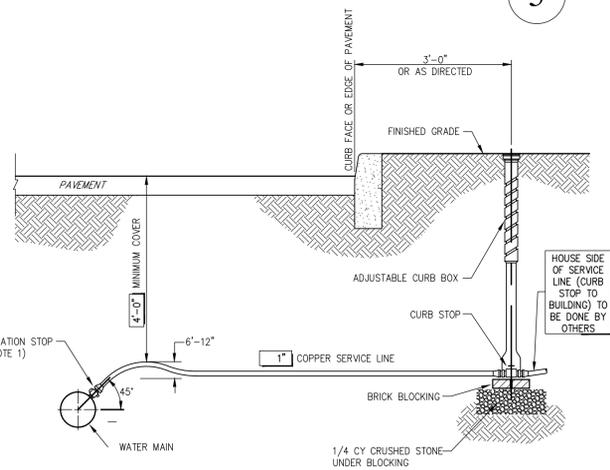
SECTION A-A

NOTES PERTAINING TO DRAIN INLETS, MANHOLES AND SUBSURFACE STORMWATER DETENTION FACILITIES

1. ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD. ALL SUBSURFACE STORMWATER DETENTION FACILITIES SHALL MEET AN H-20 LOADING.
2. STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH.
3. WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".
4. FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A" (3500 PSI) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE OF THE STRUCTURE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
6. ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKKA-SET AS MANUFACTURED BY THE SIKKA CHEMICAL CORP.
7. FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED POROUS MATERIAL HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.
8. ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.
9. PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.
10. FOR MASONRY STRUCTURES GREATER THAN TWELVE (12) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

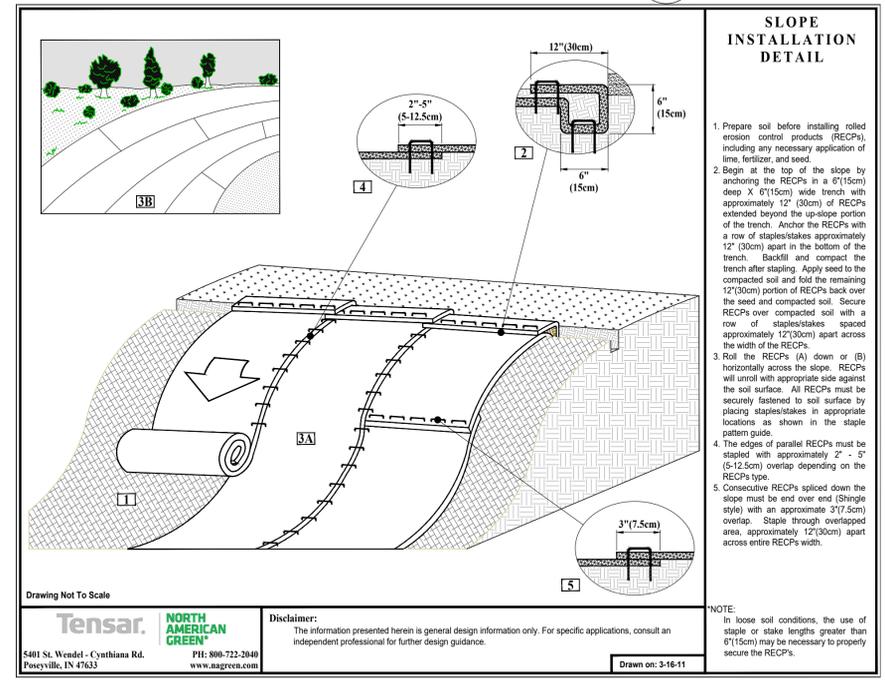
Water Service Connection

5



Erosion Control Mat (Geotextile Fabric)

2



SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after staking. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2' - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Slope through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

NOTE: In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECPs.

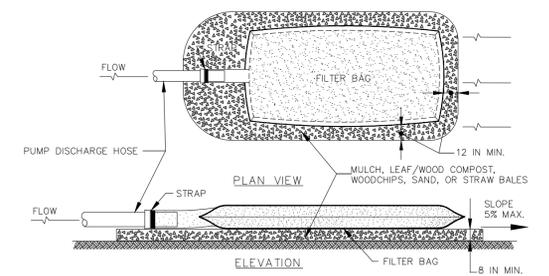
DISCLAIMER: The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Tensor. NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd. P.O. Box 722-2940
Pawcatuck, IN 47633 P.H. 800-722-2940 www.agreen.com

Drawing on: 3-16-11

Dewatering (Filter) Bag for Sediment

6



CONSTRUCTION SPECIFICATIONS

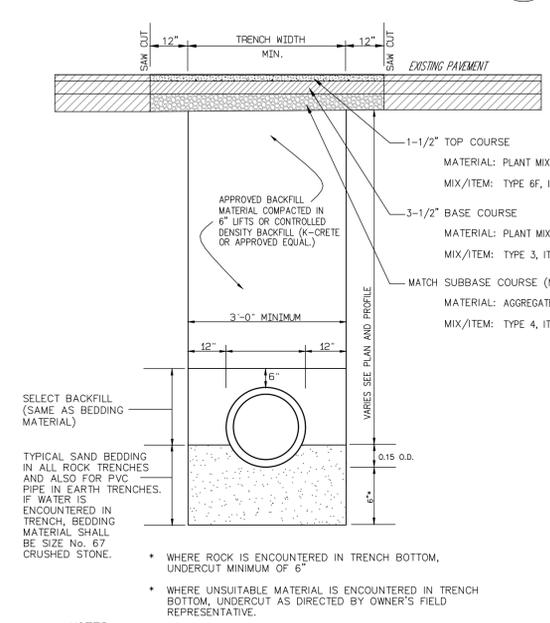
1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	150 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT ²	ASTM D-4491
PERMITTIVITY (SEC ⁻¹)	1.2 SEC ⁻¹	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632

6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

Pavement Restoration for Trench

3

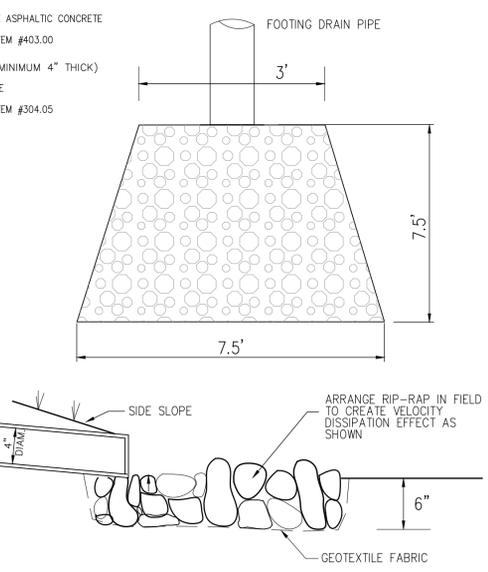


NOTES

1. THICKNESS INDICATED REFERS TO COMPACTED MEASURE.
- WHERE ROCK IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT MINIMUM OF 6"
- WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT AS DIRECTED BY OWNER'S FIELD REPRESENTATIVE.

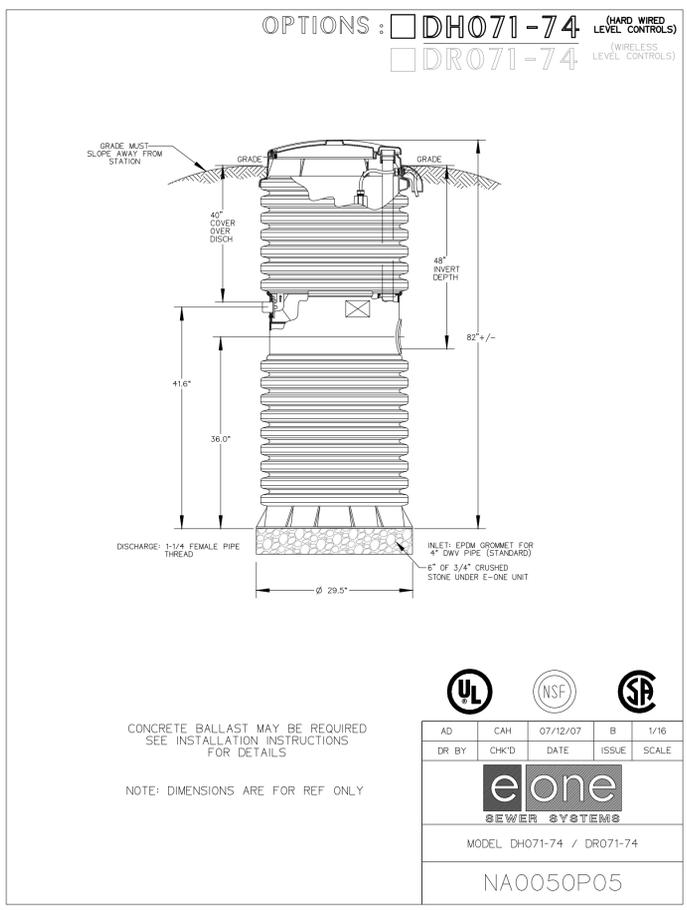
Rip Rap Apron

4



E-One Grinder Pump System

7



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

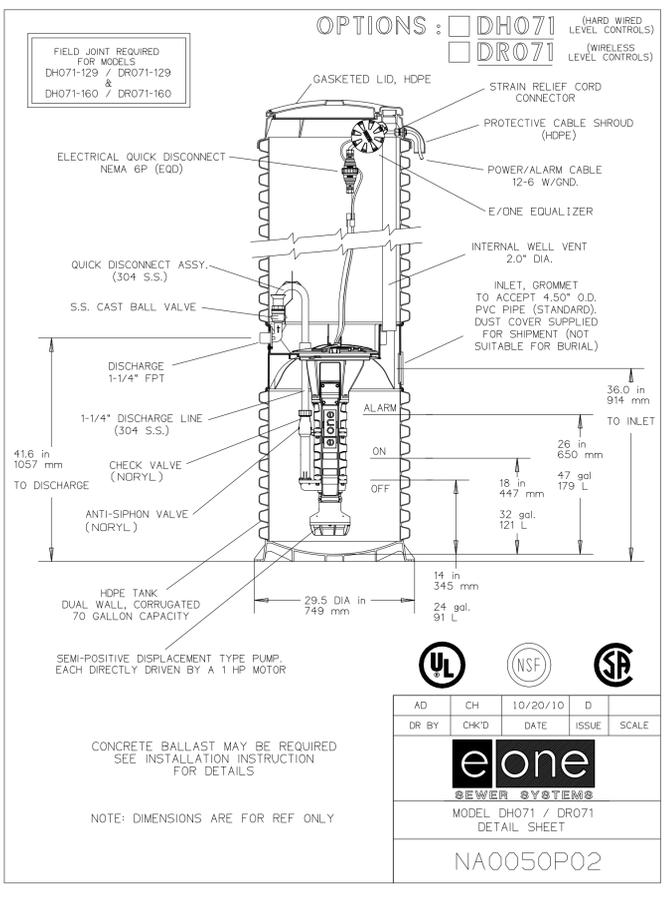
NOTE: DIMENSIONS ARE FOR REF ONLY

AD	CAH	07/12/07	B	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

eone SEWER SYSTEMS

MODEL DH071-74 / DR071-74

NA0050P05



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

AD	CH	10/20/10	D	
DR BY	CHK'D	DATE	ISSUE	SCALE

eone SEWER SYSTEMS

MODEL DH071 / DR071

DETAIL SHEET

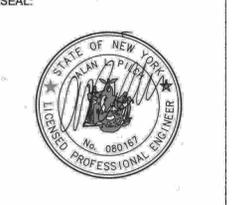
NA0050P02

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ISSUED:

Rev. as per comment from Village and consultants	12/29/2021
Re-submission to Planning Board	09/19/2022
Rev. as per HCZM and Village consulting Engineer comments	10/24/2022
Rev. as per HCZM and Village consulting Engineer comments	11/15/2022
Re-submission to Planning Board	11/28/2022
Re-submission to Planning Board	01/16/2023
Re-submission to Planning Board	03/08/2023

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PROJECT NAME:
D'ARCANGELO PROPERTY
921 Soundview Drive
Village of Mamaroneck, New York

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Drawing Title:
Construction Details

Date: October 18, 2021
Dwn. by: alp
ID: 921 Soundview_Site_03-08-2023

