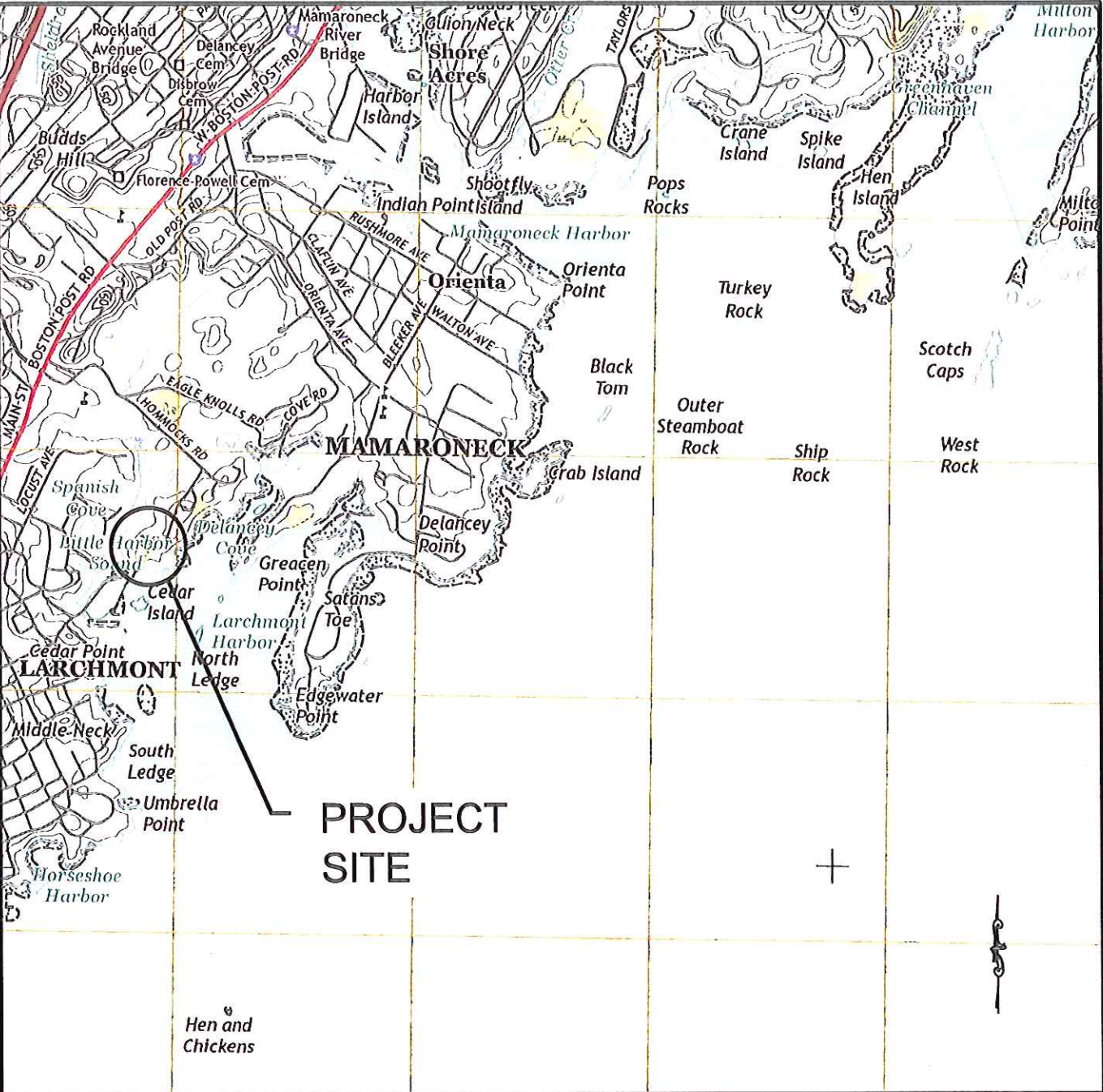
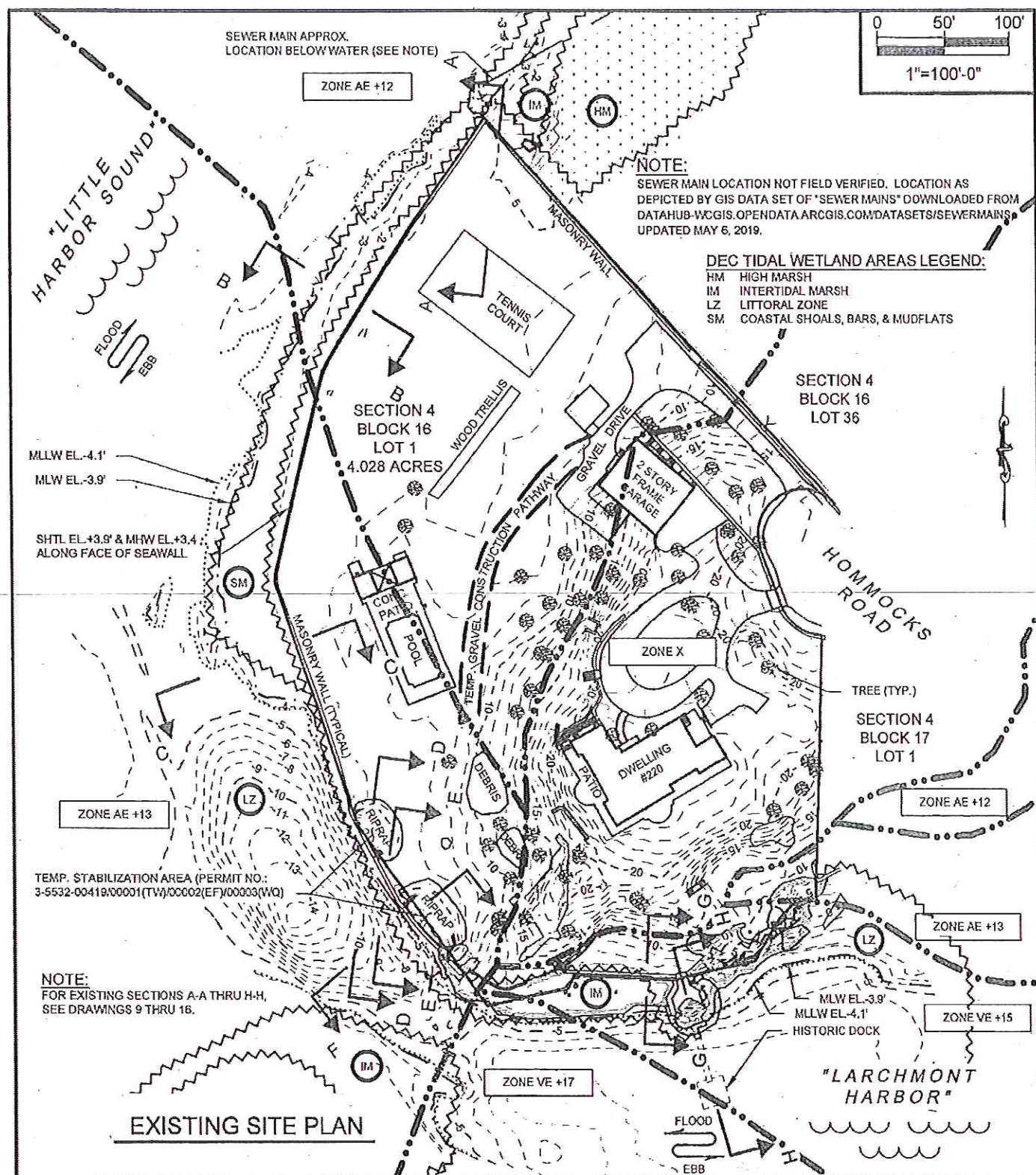




VICINITY MAP

 COASTAL ENGINEERING 611 Access Road Stratford, CT 06615 Tel: 203-377-0683 racecoastal.com	Prepared For: BEAUMERE, LLC 22 WALNUT AVENUE LARCHMONT, N.Y. 10538		Date: 12-05-2019	Rev.:		
	Project: WATERFRONT RESILIENCY DESIGN 220 HOMMOCKS ROAD MAMARONECK, N.Y. 10538		Drawn By: CLW	Checked By: CGE		
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	NOT VALID WITHOUT ENGINEER'S SEAL			Project No.: 2019053	Drawing No.: 1 of 16	



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Project:
WATERFRONT RESILIENCY DESIGN
220 HOMMOCKS ROAD
MAMARONECK, N.Y. 10538

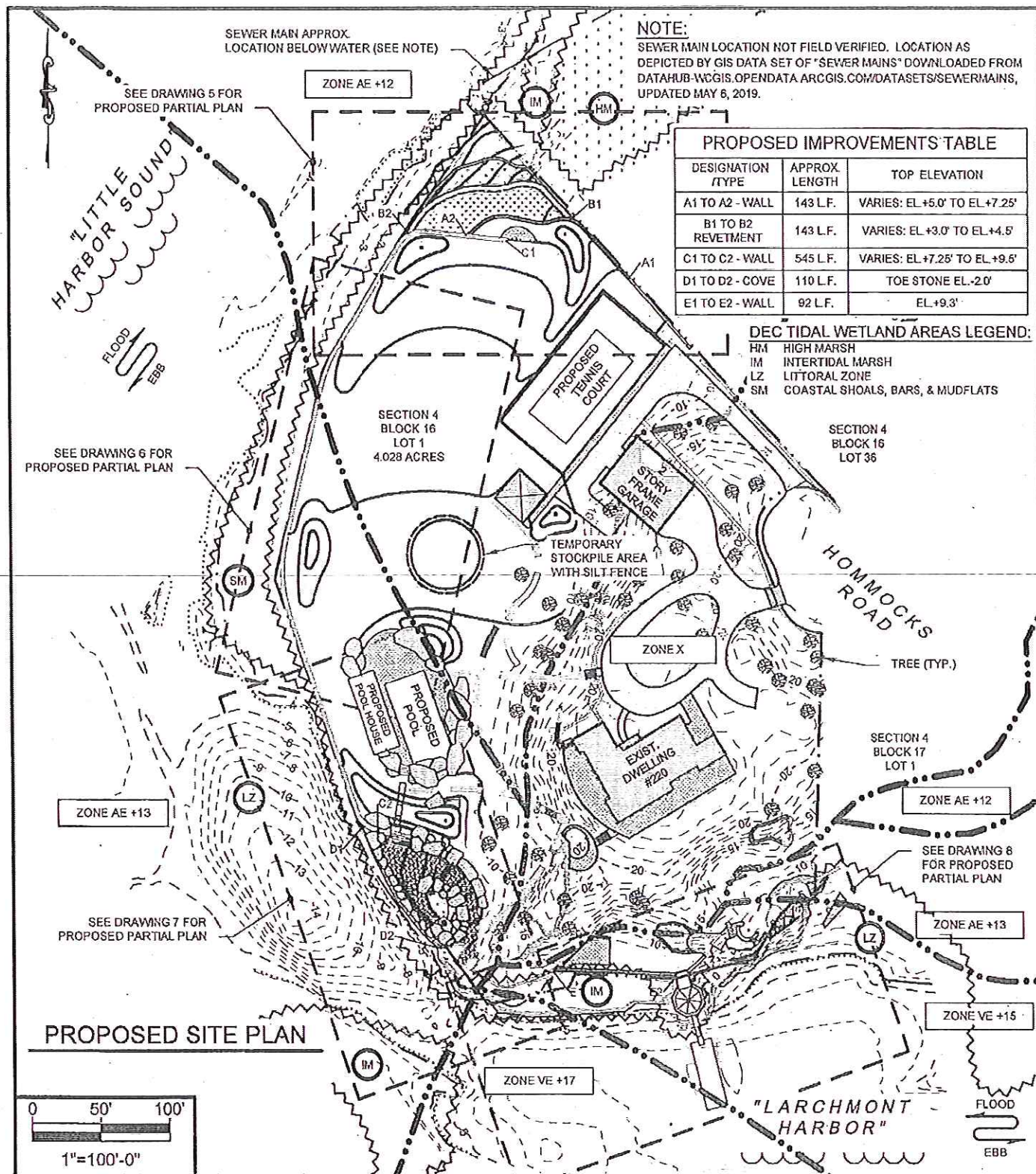
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Date:	Rev: 1
12-05-2019	2/05/2020
Drawn By:	Checked By:
CLW	CGE
Datum:	Scale:
NAVD88	1"=100'-0"
Project No.:	Drawing No.:
2019053	2 of 16



NOTE:

SEWER MAIN LOCATION NOT FIELD VERIFIED. LOCATION AS DEPICTED BY GIS DATA SET OF "SEWER MAINS" DOWNLOADED FROM DATAHUB.WCIS.OPENDATA.ARCGIS.COM/DATASETS/SEWERMAINS, UPDATED MAY 6, 2019.

PROPOSED IMPROVEMENTS TABLE		
DESIGNATION / TYPE	APPROX. LENGTH	TOP ELEVATION
A1 TO A2 - WALL	143 L.F.	VARIES: EL. +5.0' TO EL. +7.25'
B1 TO B2 - REVETMENT	143 L.F.	VARIES: EL. +3.0' TO EL. +4.5'
C1 TO C2 - WALL	545 L.F.	VARIES: EL. +7.25' TO EL. +9.5'
D1 TO D2 - COVE	110 L.F.	TOE STONE EL. -2.0'
E1 TO E2 - WALL	92 L.F.	EL. +9.3'

DEC TIDAL WETLAND AREAS LEGEND:

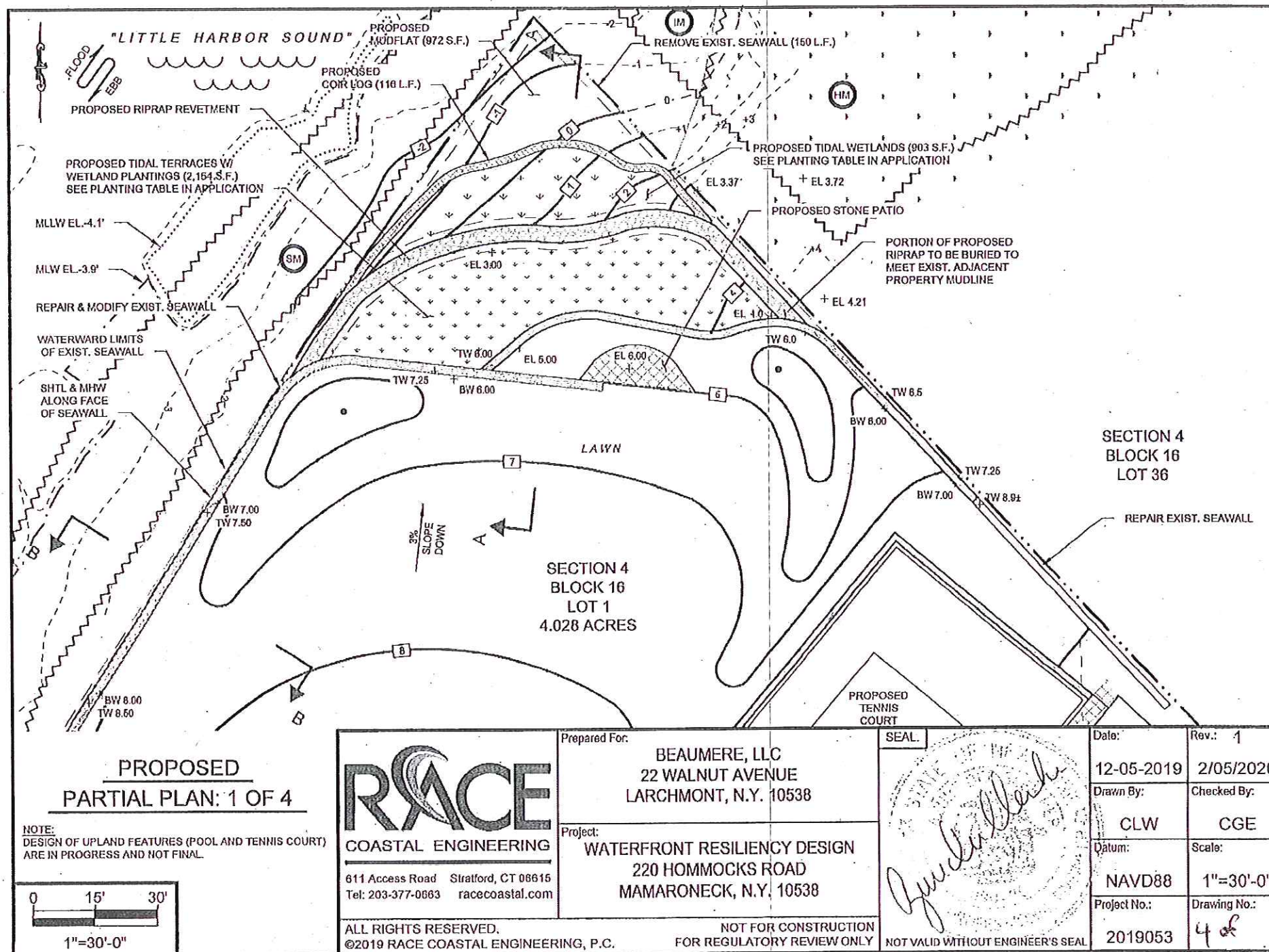
- HM HIGH MARSH
- IM INTERTIDAL MARSH
- LZ LITTORAL ZONE
- SM COASTAL SHOALS, BARS, & MUDFLATS

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	Project: WATERFRONT RESILIENCY DESIGN 220 HOMMOCKS ROAD MAMARONECK, N.Y. 10538		12-05-2019	2/05/2020
			Drawn By:	Checked By:
			CLW	CGE
			Datum:	Scale:
			NAVD88	1"=100'-0"
			Project No.:	Drawing No.:
			2019053	3 of 16

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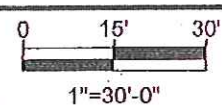
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PROPOSED
PARTIAL PLAN: 1 OF 4

NOTE:
DESIGN OF UPLAND FEATURES (POOL AND TENNIS COURT)
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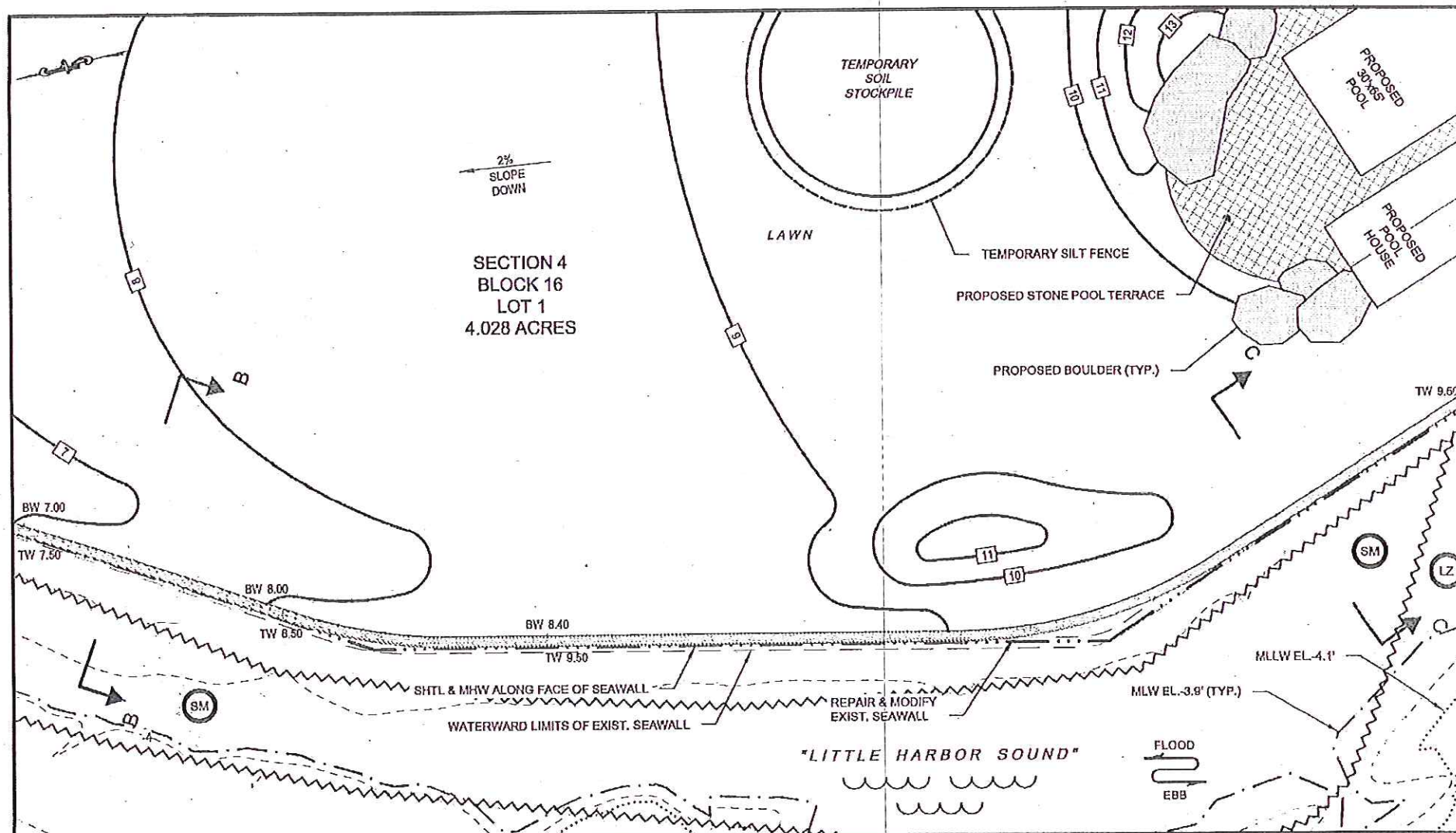
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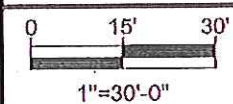
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Drawn By:	Checked By:
CLW	CGE
Datum:	Scale:
NAVD88	1"=30'-0"
Project No.:	Drawing No.:
2019053	4 of 4

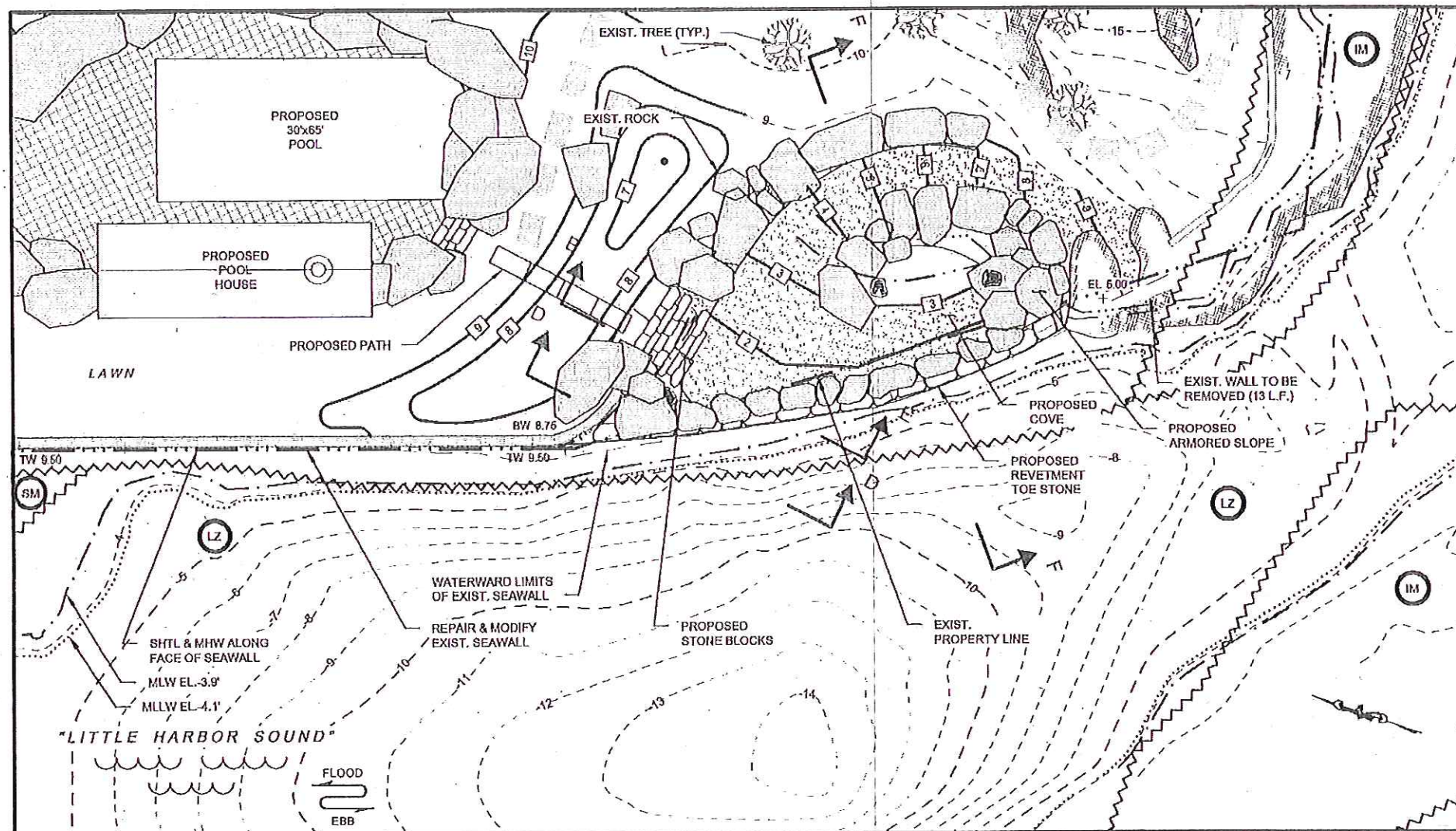


**PROPOSED
PARTIAL PLAN: 2 OF 4**

NOTE:
DESIGN OF UPLAND FEATURES (POOL AND TENNIS COURT)
ARE IN PROGRESS AND NOT FINAL.

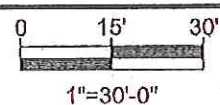


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	Project: WATERFRONT RESILIENCY DESIGN 220 HOMMOCKS ROAD MAMARONECK, N.Y. 10538		12-05-2019	2/05/2020
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			NAVD88	1"=30'-0"
			Project No.:	Drawing No.:
			2019053	5 of 16



PROPOSED PARTIAL PLAN: 3 OF 4

NOTE:
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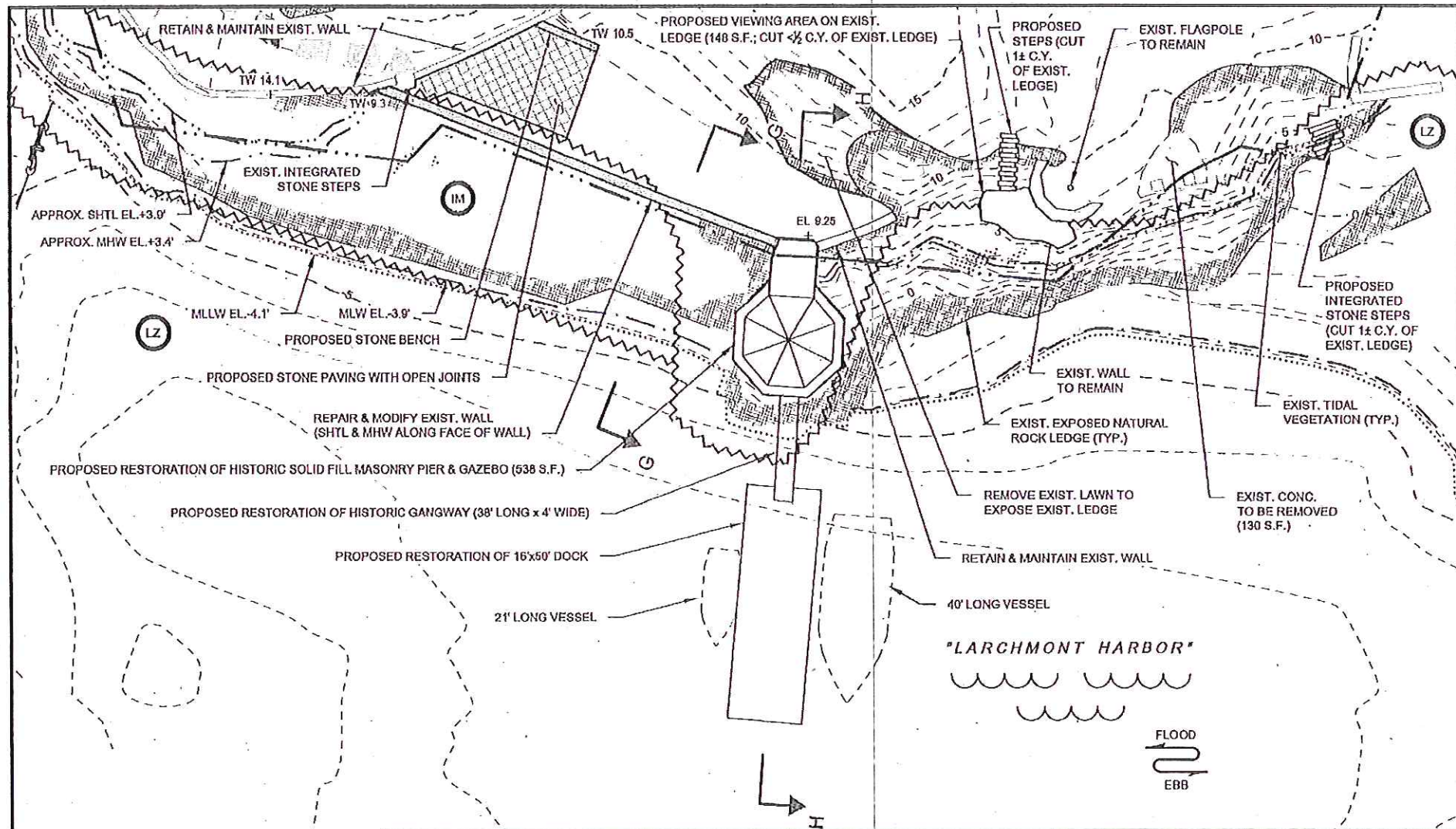
Prepared For:
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LARCHMONT, N.Y. 10538

Project:
WATERFRONT RESILIENCY DESIGN
220 HOMMOCKS ROAD
MAMARONECK, N.Y. 10538

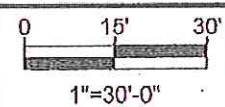
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Datum:	Scale:
NAVD88	1"=30'-0"
Project No.:	Drawing No.:
2019053	6 of 16



PROPOSED
PARTIAL PLAN: 4 OF 4

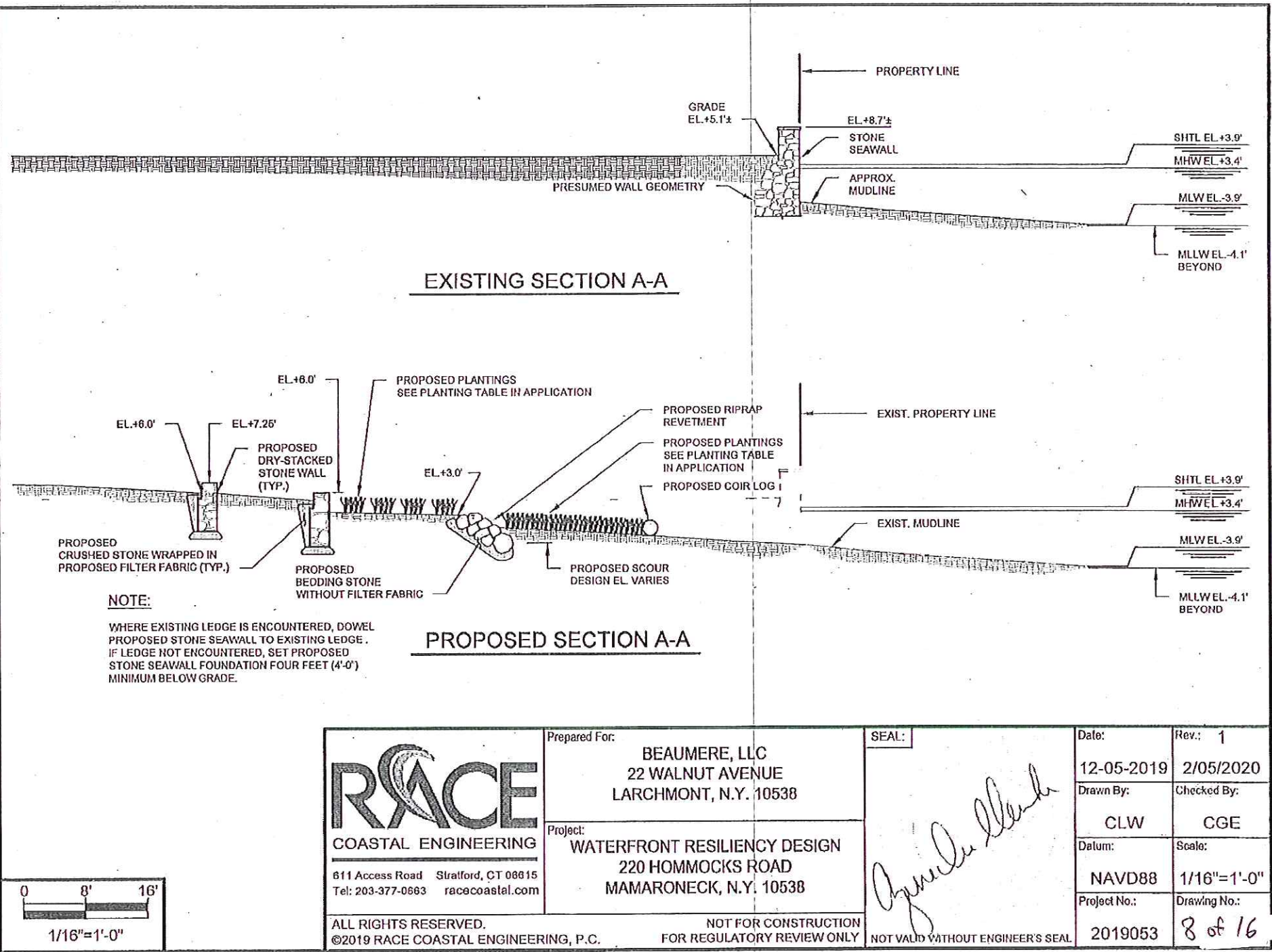


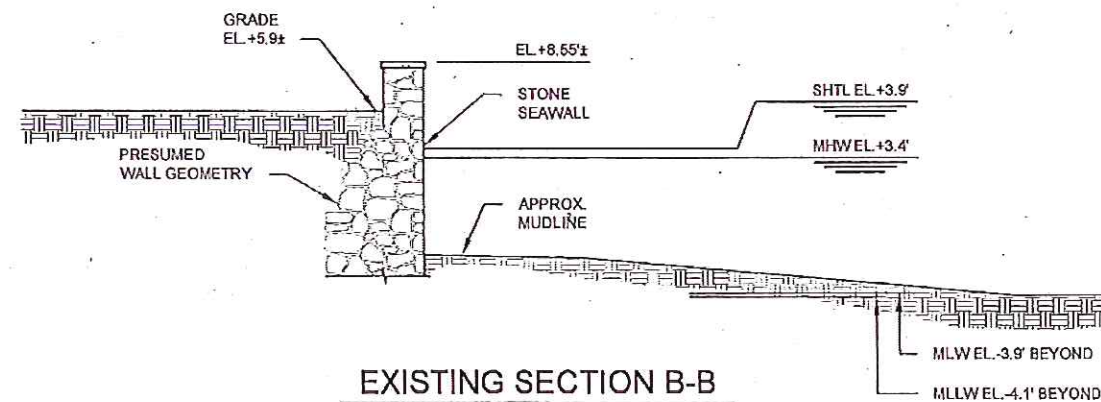
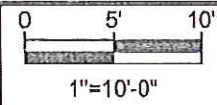
 611 Access Road Stratford, CT 06615 Tel: 203-377-0663 racecoastal.com	Prepared For: BEAUMERE, LLC 22 WALNUT AVENUE LARCHMONT, N.Y. 10538	SEAL: 	Date:	Rev.: 1
	Project: WATERFRONT RESILIENCY DESIGN 220 HOMMOCKS ROAD MAMARONECK, N.Y. 10538		12-05-2019	2/05/2020
			Drawn By:	Checked By:
			CLW	CGE
			Datum:	Scale:
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			Project No.:	Drawing No.:
			2019053	7 of 16

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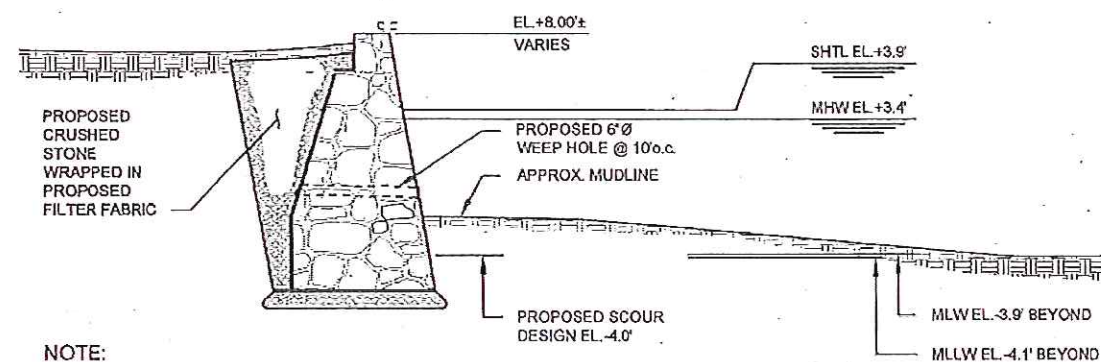
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EXISTING SECTION B-B



NOTE:

WHERE EXISTING LEDGE IS ENCOUNTERED, DOWEL PROPOSED STONE SEAWALL TO EXISTING LEDGE. IF LEDGE NOT ENCOUNTERED, SET PROPOSED STONE SEAWALL FOUNDATION FOUR FEET (4'-0") MINIMUM BELOW GRADE.

PROPOSED SECTION B-B



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Project:
WATERFRONT RESILIENCY DESIGN
220 HOMMOCKS ROAD
MAMARONECK, N.Y. 10538

SEAL:

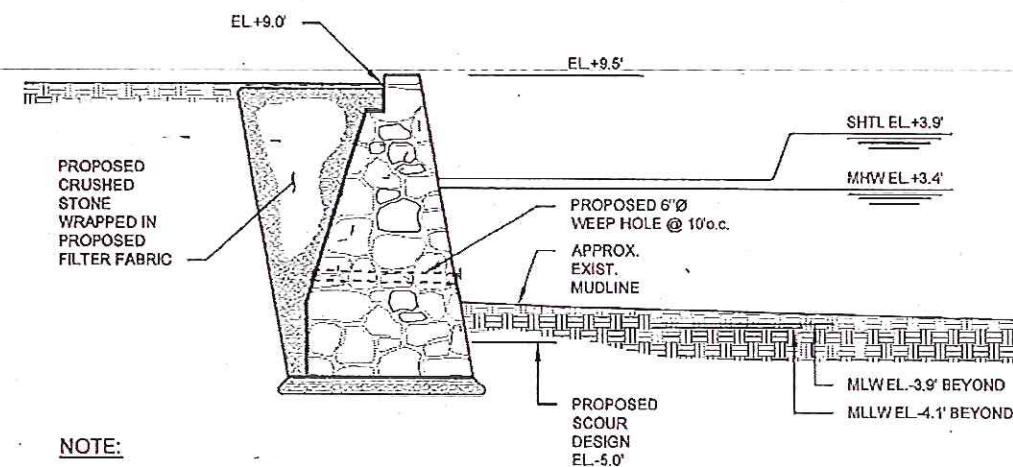
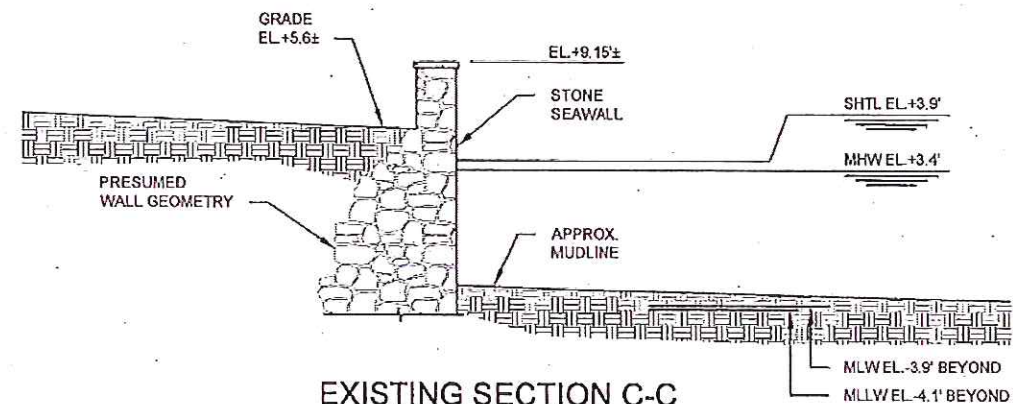
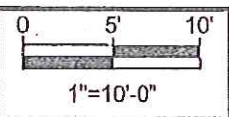
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Date:	Rev.: 1
12-05-2019	2/05/2020
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CLW	CGE
Datum:	Scale:
NAVD88	1"=10'-0"
Project No.:	Drawing No.:
2019053	9 of 16

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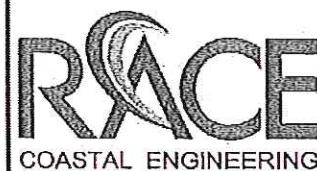
NOT VALID WITHOUT ENGINEER'S SEAL



NOTE:

WHERE EXISTING LEDGE IS ENCOUNTERED, DOWEL PROPOSED STONE SEAWALL TO EXISTING LEDGE. IF LEDGE NOT ENCOUNTERED, SET PROPOSED STONE SEAWALL FOUNDATION FOUR FEET (4'-0") MINIMUM BELOW GRADE.

PROPOSED SECTION C-C



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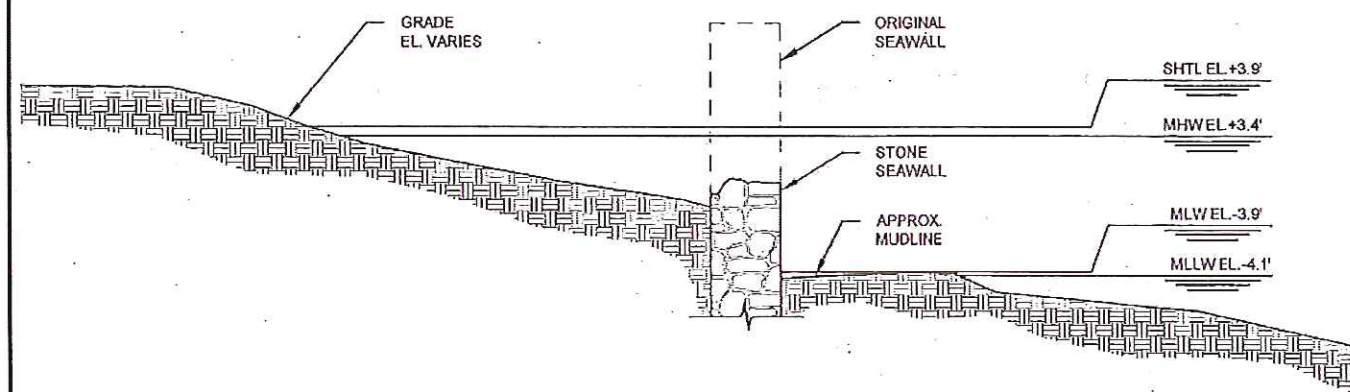
Project:
WATERFRONT RESILIENCY DESIGN
220 HOMMOCKS ROAD
MAMARONECK, N.Y. 10538

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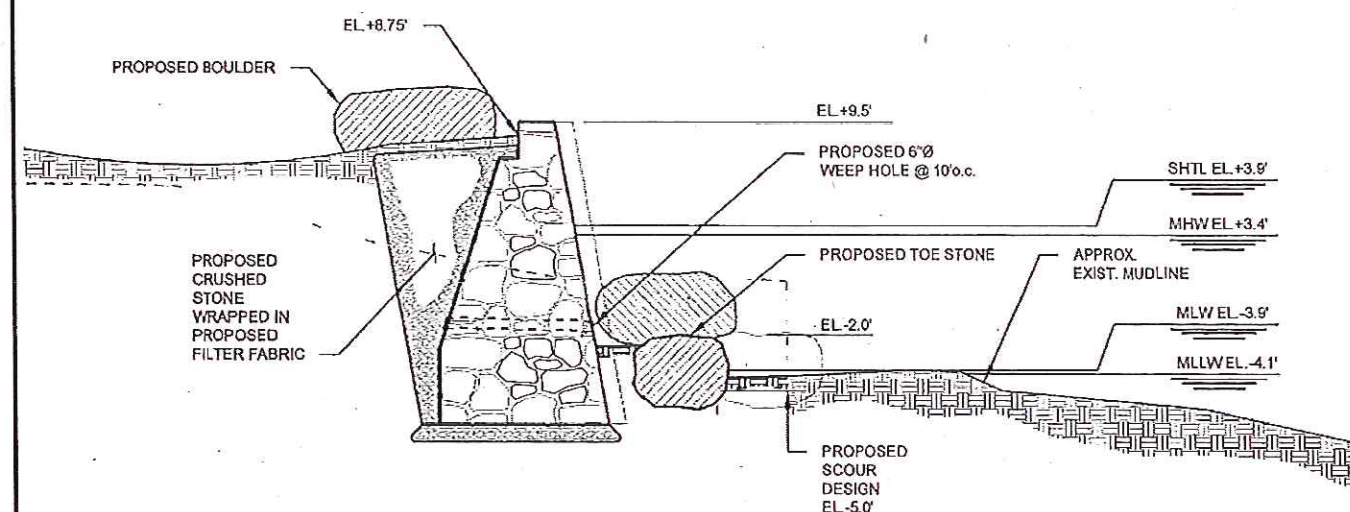
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NOT VALID WITHOUT ENGINEER'S SEAL

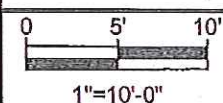
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12-05-2019	2/05/2020
Drawn By:	Checked By:
CLW	CGE
Datum:	Scale:
NAVD88	1"=10'-0"
Project No.:	Drawing No.:
2019053	10 of 16



EXISTING SECTION D-D



PROPOSED SECTION D-D



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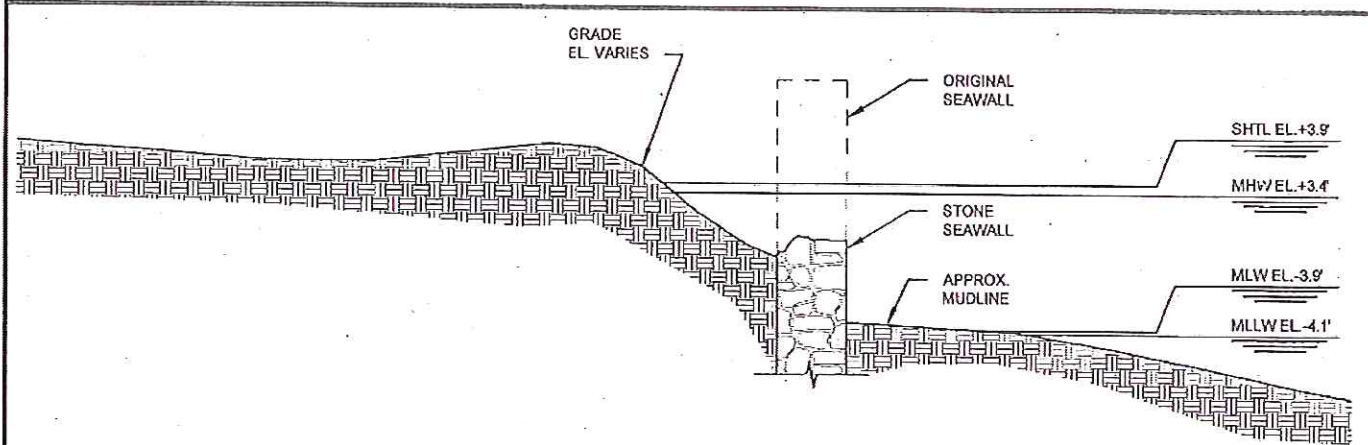
SEAL:

Cheryl Clark

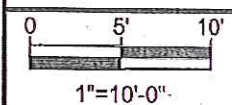
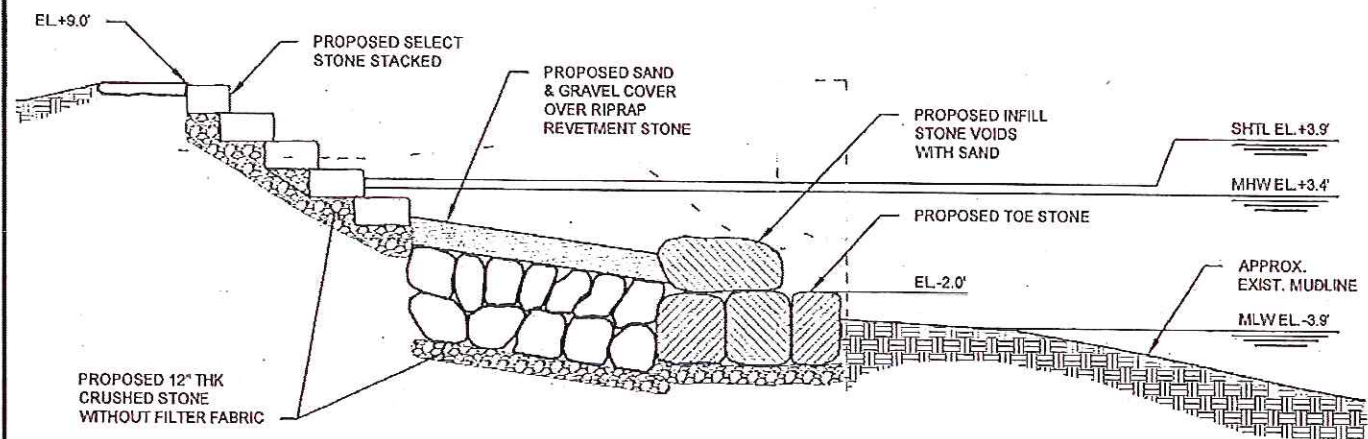
Date:	Rev.: 1
12-05-2019	2/05/2020
Drawn By:	Checked By:
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Datum:	Scale:
NAVD88	1"=10'-0"
Project No.:	Drawing No.:
2019053	11 of 16

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EXISTING SECTION E-E



PROPOSED SECTION E-E

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220 HOMMOCKS ROAD
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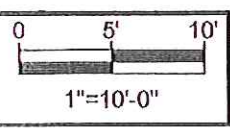
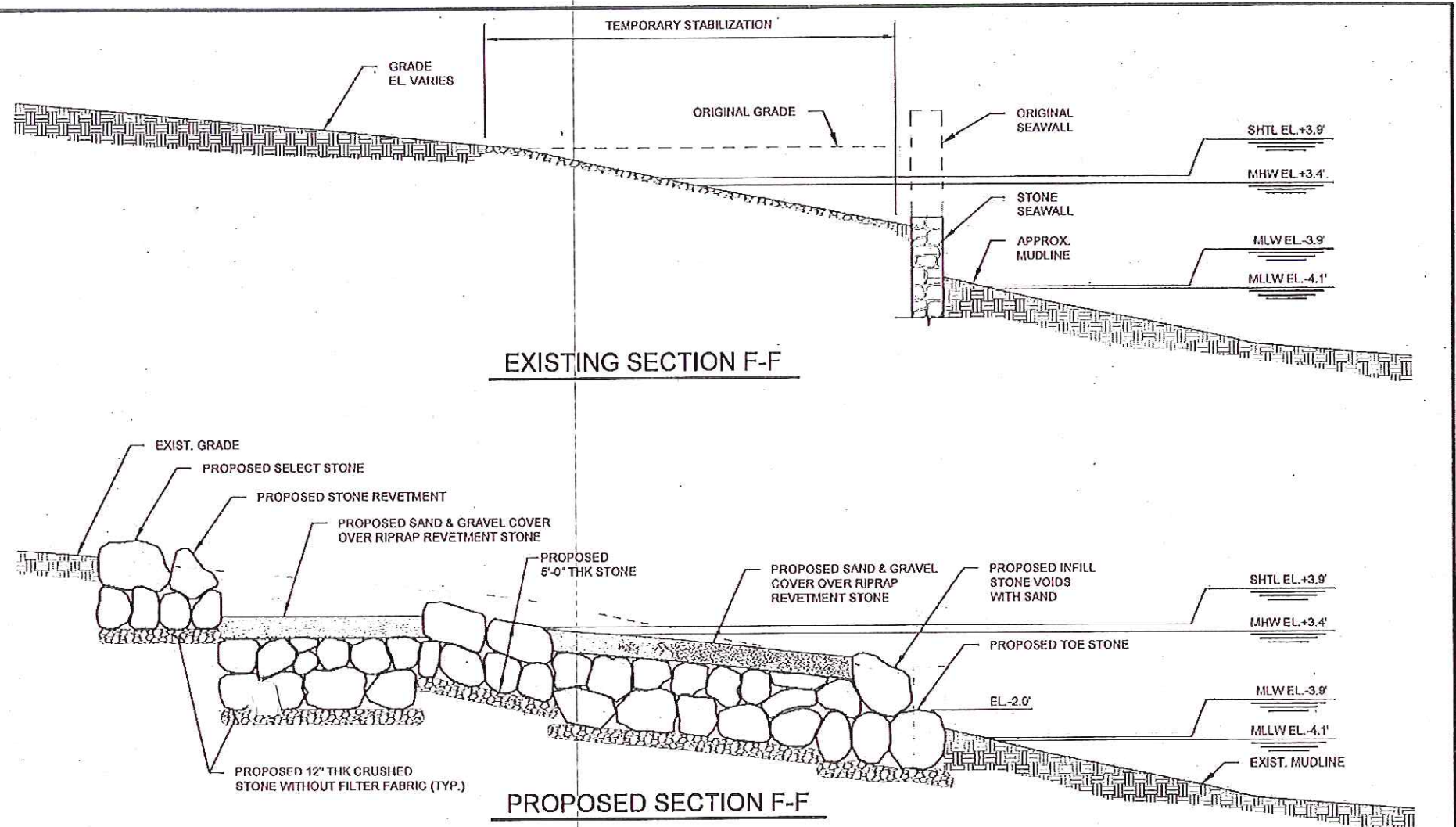
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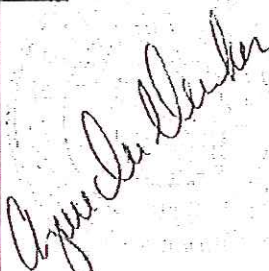
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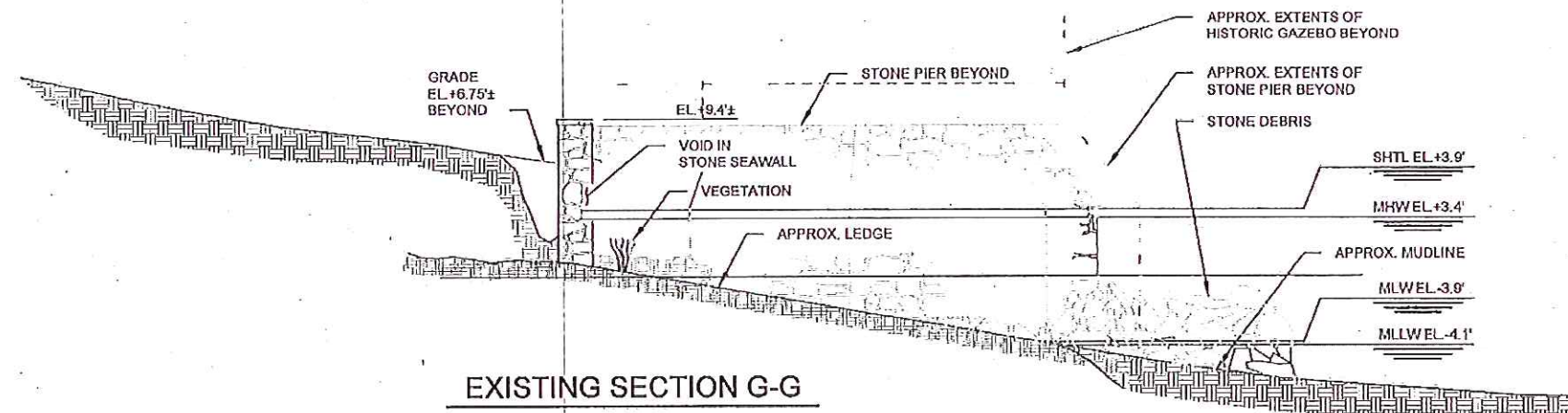
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Date:	Rev.: 1
12-05-2019	2/05/2020
Drawn By:	Checked By:
CLW	CGE
Datum:	Scale:
NAVD88	1"=10'-0"
Project No.:	Drawing No.:
2019053	12 of 16

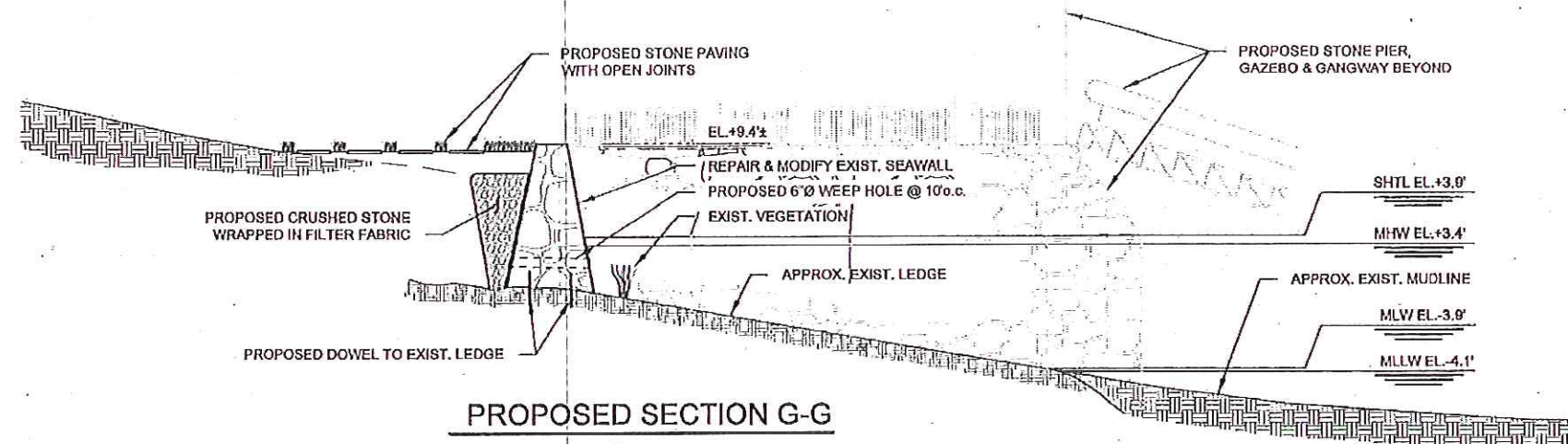
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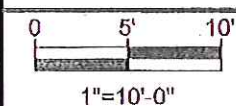
 611 Access Road Stratford, CT 06615 Tel: 203-377-0663 racecoastal.com	Prepared For: BEAUMERE, LLC 22 WALNUT AVENUE LARCHMONT, N.Y. 10538	SEAL: 	Date:	Rev.: 1	
	Project: WATERFRONT RESILIENCY DESIGN 220 HOMMOCKS ROAD MAMARONECK, N.Y. 10538		12-05-2019	2/05/2020	
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			NAVD88	1"=10'-0"	
			Project No.:	Drawing No.:	
			2019053	13 of 16	

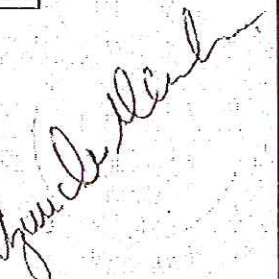


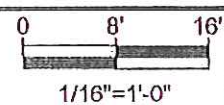
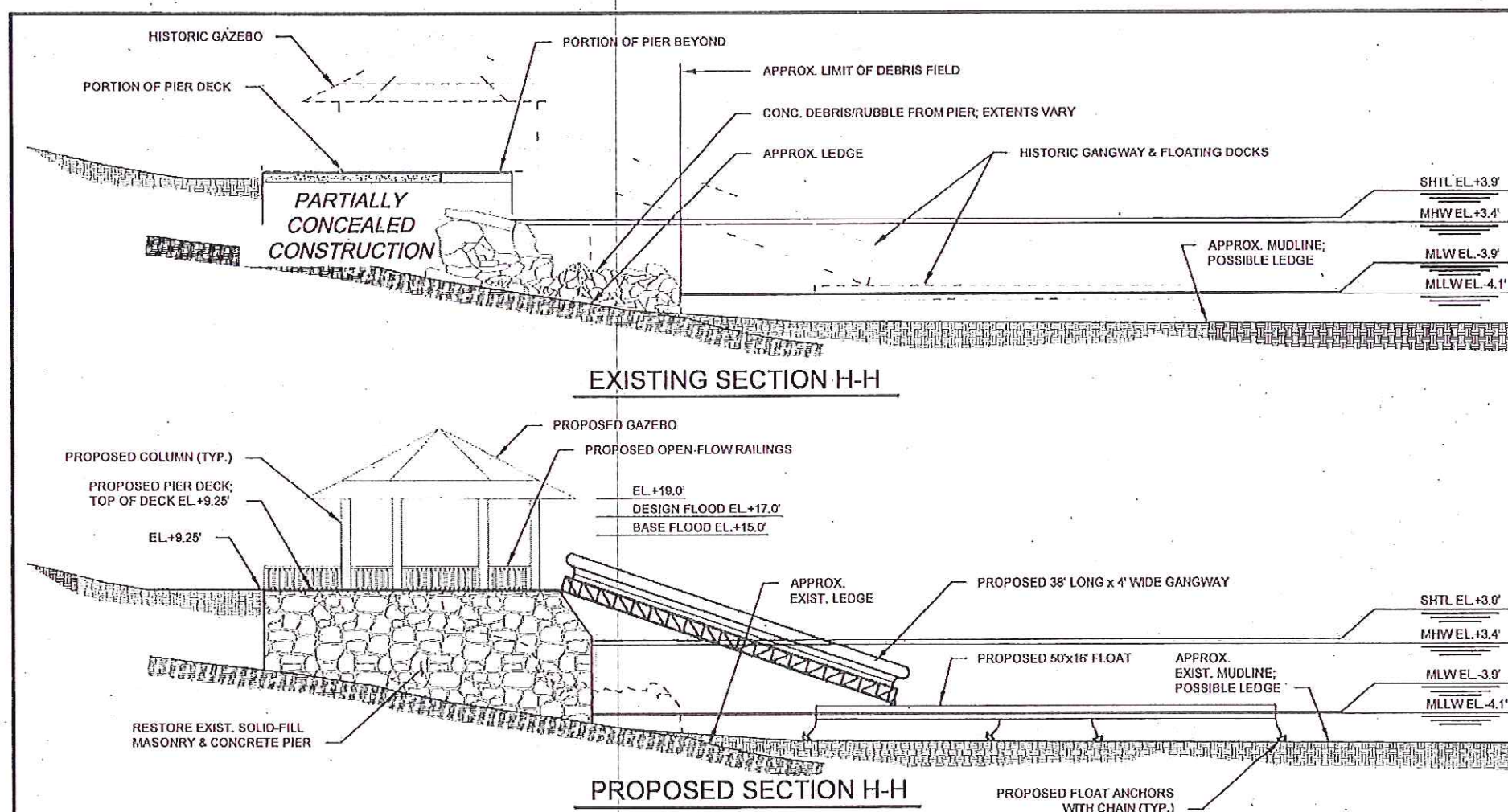
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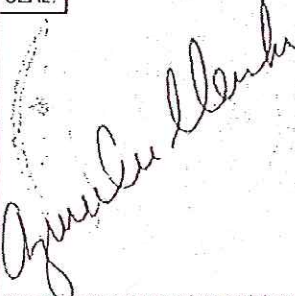


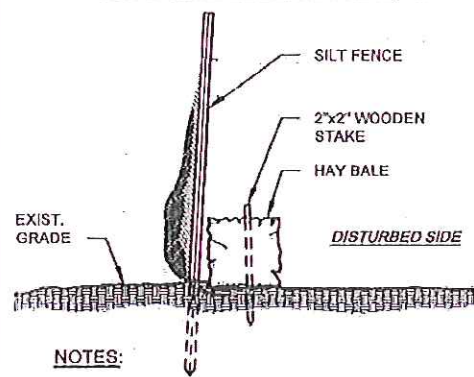
PROPOSED SECTION G-G



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	Project: WATERFRONT RESILIENCY DESIGN 220 HOMMOCKS ROAD MAMARONECK, N.Y. 10538		Drawn By: CLW	Checked By: CGE
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			Project No.: 2019053	Drawing No.: 14 of 16



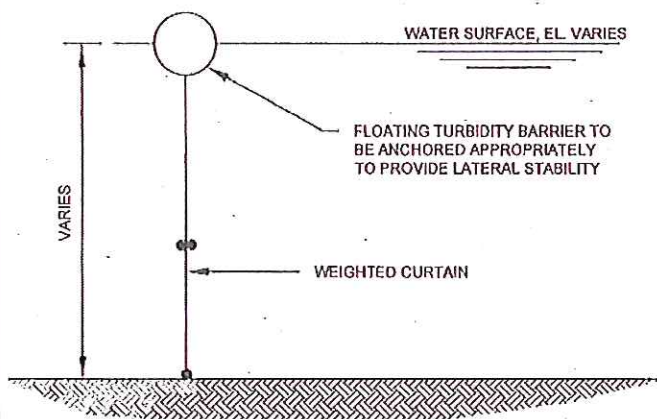
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	Project: WATERFRONT RESILIENCY DESIGN 220 HOMMOCKS ROAD MAMARONECK, N.Y. 10538		12-05-2019	2/05/2020
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			2019053	15 of 16



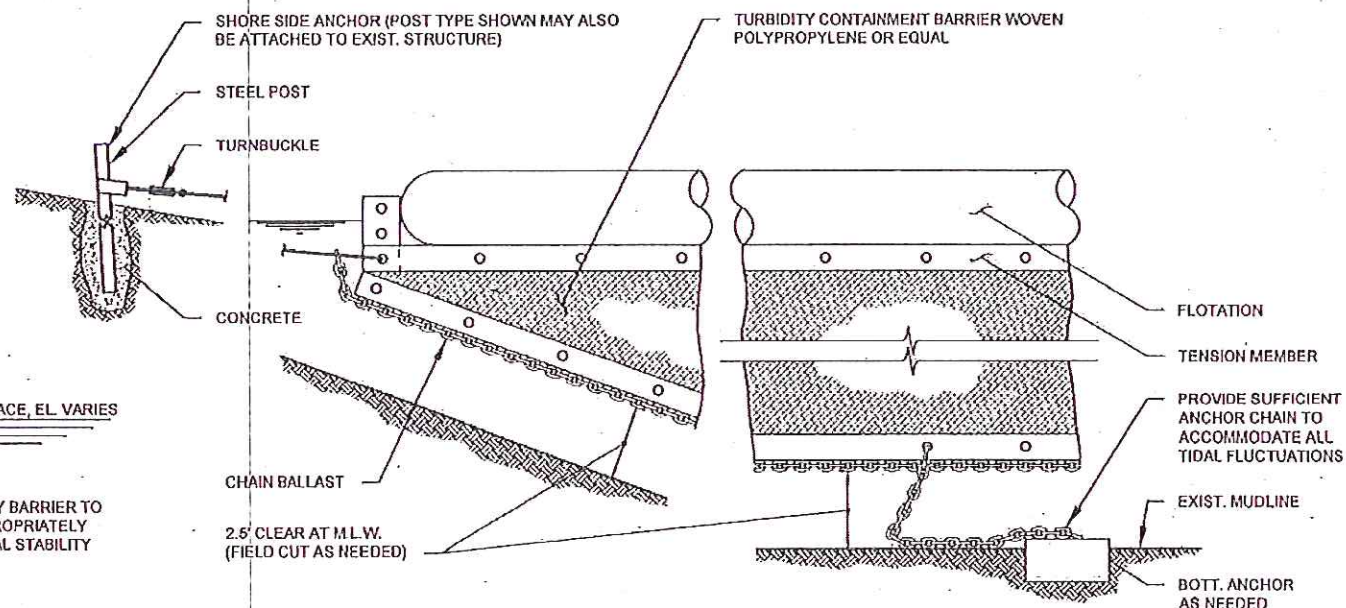
NOTES:

1. INSTALL SILT FENCE WITH HAY BALES ALONG ENTIRE LENGTH OF DISTURBED AREA.
2. MULCH AND SEED DISTURBED AREA.

SILT FENCE DETAIL

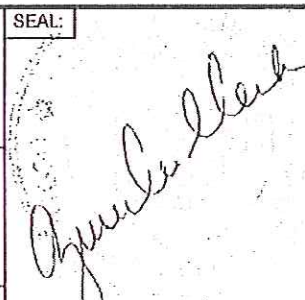


WEIGHTED TURBIDITY CURTAIN DETAIL



NOTE:
CURTAIN AND ANCHOR MUST RESIST EXPECTED WIND, WAVE AND CURRENT ENVIRONMENT AT SITE.
CONTRACTOR TO SUBMIT WEIGHTED TURBIDITY CURTAIN SPECIFICATIONS FOR REVIEW.

WEIGHTED TURBIDITY CURTAIN DETAIL

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	Project: WATERFRONT RESILIENCY DESIGN 220 HOMMOCKS ROAD MAMARONECK, N.Y. 10538		Drawn By: CLW	Checked By: CGE
			Datum: NAVD88	Scale: None
			Project No.: 2019053	Drawing No.: 16 of 16
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