


Owner

Manville and Grove, LLC
325 Manville Road
Pleasantville, NY 10570

Architect

Gallin Beeler Design Studio, PLLC
23 Washington Avenue
Pleasantville NY, 10570

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

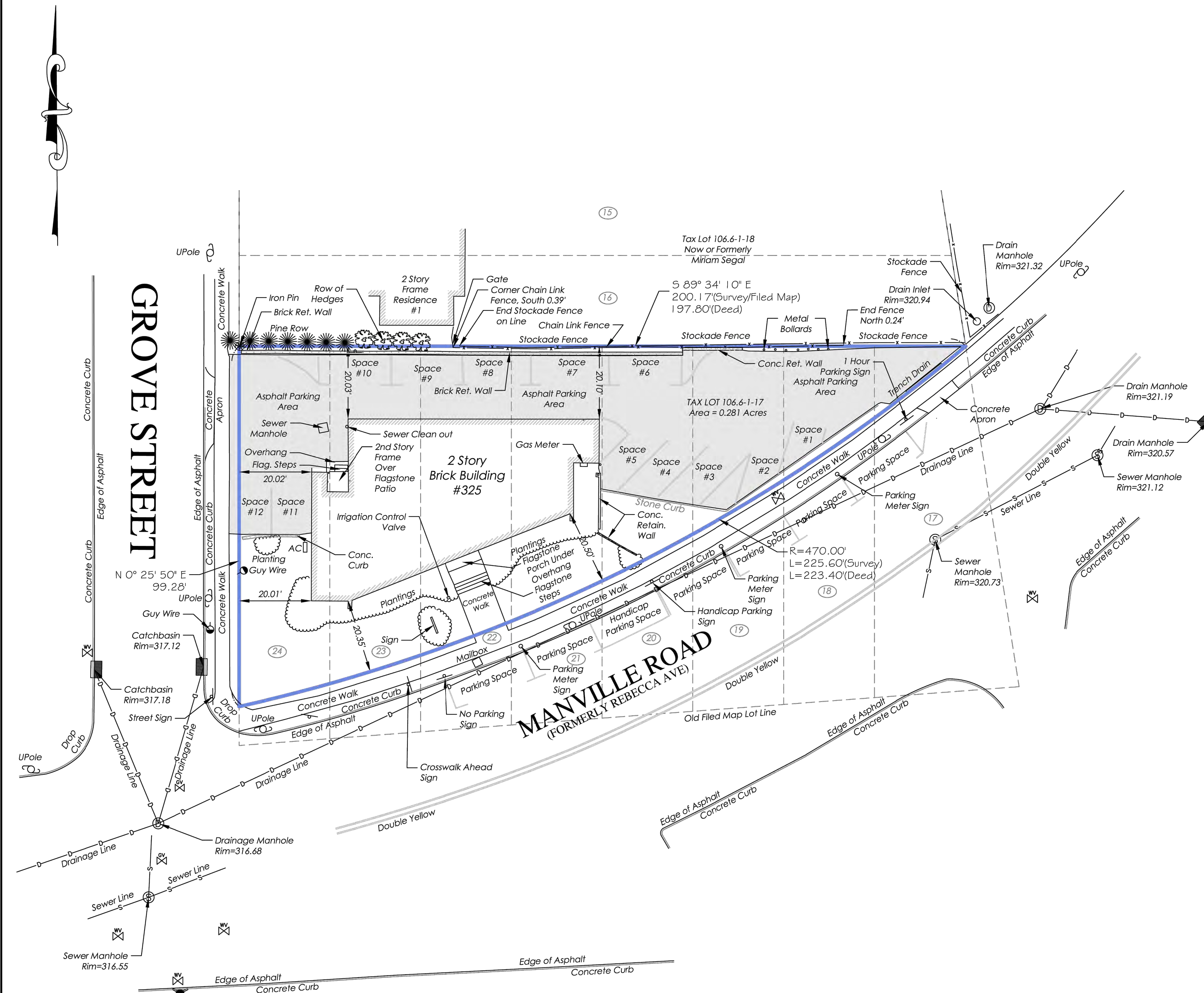
<i>Project:</i> 24-387	<i>Reference:</i> NA
<i>Field Survey By:</i> PR/JC	<i>Drawn By:</i> DJM/BJC
<i>Project Manager:</i> DM	<i>Checked By:</i> DM

-	02.12.25	Planning Brd. Submission
Rev.	Date	Description

Sheet Title:

Survey

Project #: 2501	Sheet No.:
Drawn: RB	A01
Checked: RB	
Print Date: 02-12-25	



By: Daniel T. Merritt
New York State Licensed Land Surveyor No.050604

GRAPHIC SCALE

(IN FEET)
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New York State Licensed Land Surveyor No. 050604

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#1
PLEASANTVILLE GARDENS
APARTMENT COMPLEX



#3
314 MANVILLE ROAD
MULTI-FAMILY
DWELING



#5
324 MANVILLE ROAD
MULTI-FAMILY DWELLING



#2
THE COMMONS OF PVILLE
APARTMENT COMPLEX



#4
MANVILLE PROFESSIONAL CENTER
OFFICE SPACE



#6



#7
MANVILLE ROAD LLC
335 MANVILLE ROAD
OFFICE SPACE

SURROUNDING BUILDINGS

1. Pleasantville Gardens Apartment Complex
2. The Commons of Pville Apartment Complex
3. 314 Manville Road Multi-Family Dwelling
4. Manville Professional Center Office Space
5. 324 Manville Road Multifamily Dwelling
6. 332 Manville Road Farrows Auto Service
7. 335 Manville Road Office Space Manville Road LLC

325
MANVILLE
ROAD

ALTERATIONS

Owner
Manville and Grove, LLC
325 Manville Road
Pleasantville, NY 10570

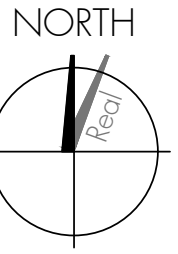
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Planning
Board
Submission

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Surrounding Buildings

Project #: 2501
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Sheet No.:
A02

325 MANVILLE ROAD

ALTERATIONS

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Planning Board Submission

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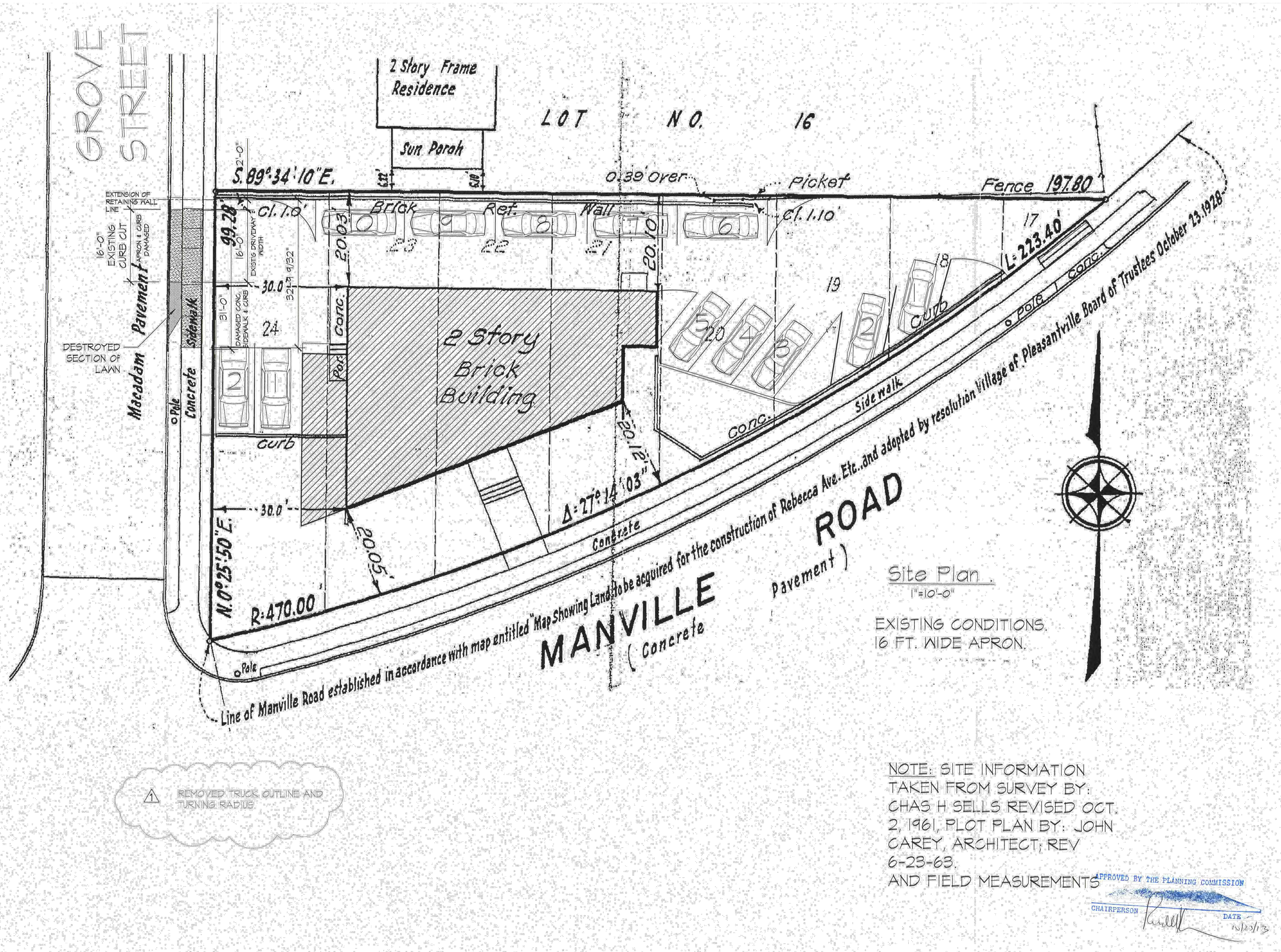
NORTH		
Rev.	Date	Description
	02.12.25	Planning Brd. Submission

Sheet Title:

Previously Approved Site Plan

Project #: 2501
Drawn: RB
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Sheet No.:
A03



325 MANVILLE ROAD ALTERATIONS

Owner
Manville and Grove, LLC
325 Manville Road
Pleasantville, NY 10570

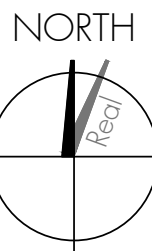
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Planning Board Submission

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Sheet Title:

Proposed Site Plan

Project #: 2501

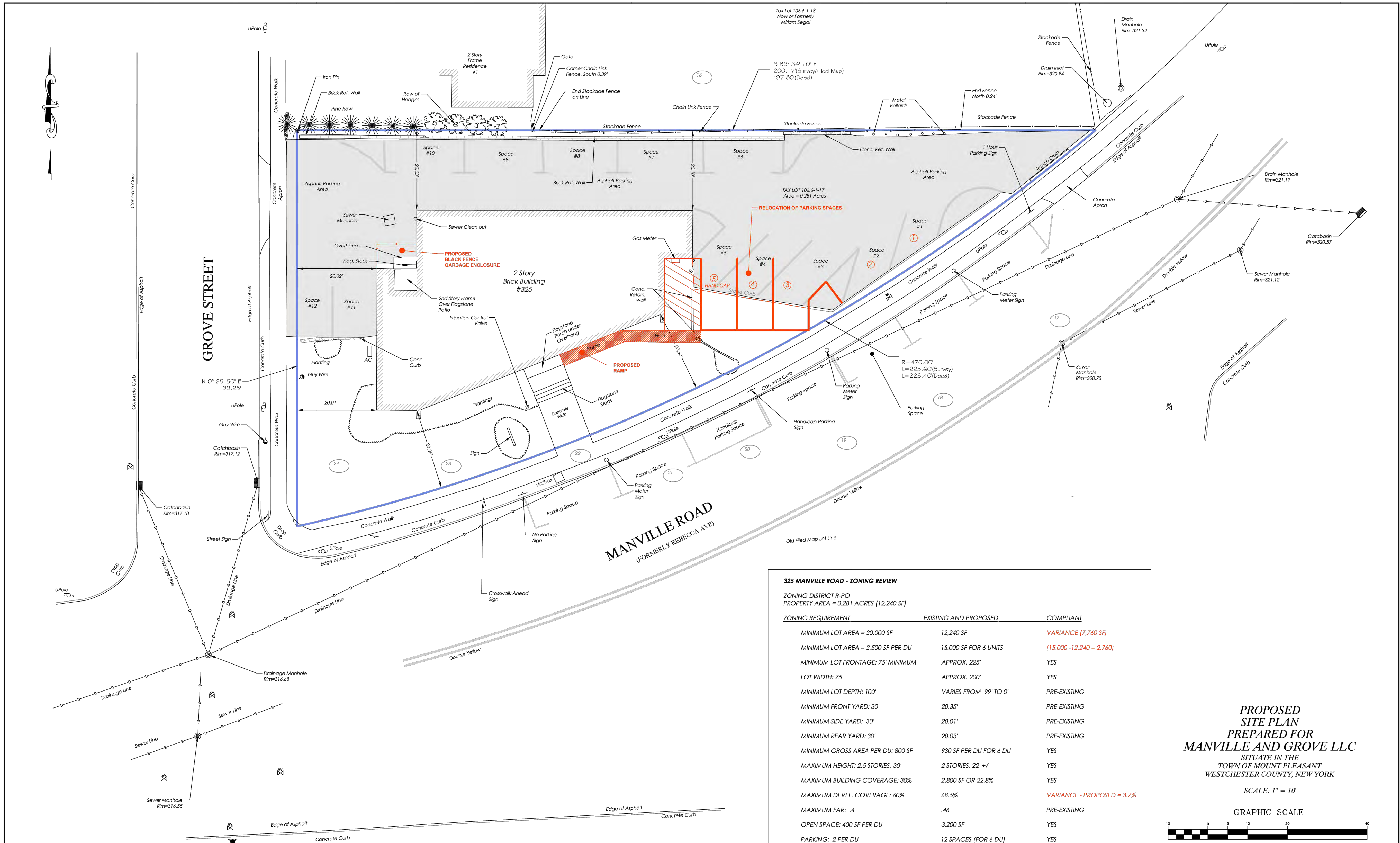
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Print Date: 02-12-25

Sheet No.:

A04



325 MANVILLE ROAD - ZONING REVIEW

ZONING DISTRICT R-PO
PROPERTY AREA = 0.281 ACRES (12,240 SF)

ZONING REQUIREMENT	EXISTING AND PROPOSED	COMPLIANT
MINIMUM LOT AREA = 20,000 SF	12,240 SF	VARIANCE (7,760 SF)
MINIMUM LOT AREA = 2,500 SF PER DU	15,000 SF FOR 6 UNITS	(15,000 - 12,240 = 2,760)
MINIMUM LOT FRONTAGE: 75' MINIMUM	APPROX. 225'	YES
LOT WIDTH: 75'	APPROX. 200'	YES
MINIMUM LOT DEPTH: 100'	VARIES FROM 99' TO 0'	PRE-EXISTING
MINIMUM FRONT YARD: 30'	20.35'	PRE-EXISTING
MINIMUM SIDE YARD: 30'	20.01'	PRE-EXISTING
MINIMUM REAR YARD: 30'	20.03'	PRE-EXISTING
MINIMUM GROSS AREA PER DU: 800 SF	930 SF PER DU FOR 6 DU	YES
MAXIMUM HEIGHT: 2.5 STORIES, 30'	2 STORIES, 22' +/-	YES
MAXIMUM BUILDING COVERAGE: 30%	2,800 SF OR 22.8%	YES
MAXIMUM DEVEL. COVERAGE: 60%	68.5%	VARIANCE - PROPOSED = 3.7%
MAXIMUM FAR: .4	.46	PRE-EXISTING
OPEN SPACE: 400 SF PER DU	3,200 SF	YES
PARKING: 2 PER DU	12 SPACES (FOR 6 DU)	YES

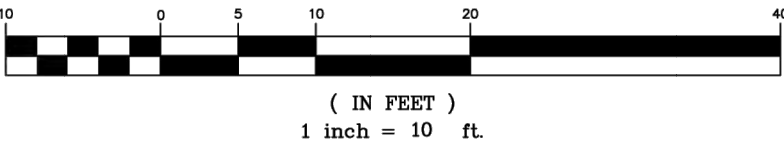
PROPOSED DEVELOPMENT COVERAGE VARIANCE NOTE:

Proposed Ramp - (105 sq ft)
Proposed Asphalt Handicap - (360 sq ft)
TOTAL : 465 sq ft = 3.7%

PROPOSED
SITE PLAN
PREPARED FOR
MANVILLE AND GROVE LLC
SITUATE IN THE
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 10'

GRAPHIC SCALE



Project: 24-387	Reference: NA
Field Survey By: PRJC	Drawn By: DJM/BJC
Project Manager: DM	Checked By: DM

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(914) 769-8003 • survey@tcmerritts.com

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THOMAS C. MERRITTS LAND SURVEYOR PC

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Sheet Title:

Landscape Plan

Project #: 2501

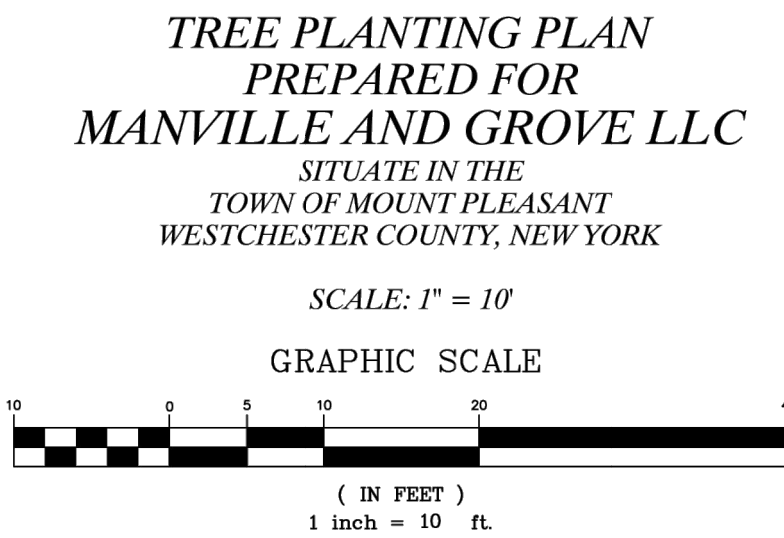
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Sheet No.:

A05



PLANT LIST FOR 325 MANVILLE				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING
AROG	3	Acer rubrum	October Glory Red Maple	2"-2-1/2" cal.
AS	2	Acer saccharum	Sugar Maple	2"-2-1/2" cal.
CFCP	1	Cornus florida	Cherokee Princess Dogwood	2"-2-1/2" cal.
PP	4	Picea Pungens	Colorado Spruce	6'-7' height
TOS	11	Thuja occidentalis	Emerald Green Arborvitae	6'-7' height
JHBH	3	Juniperus Horizontalis	Bar Harbor Juniper	Foundation Plant
HA	8	Hydrangea arborescense	Smooth Hydrangea	Foundation Plant
ITV	6	Itea virginica	Virginia Sweetspire	Foundation Plant
BX	5	Buxus sempervirens	Boxwood	4'- 5' ht. container

PROPOSED DECIDUOUS TREE PLANTINGS: 6
PROPOSED EVERGREEN TREE PLANTINGS: 15
PROPOSED SHRUB PLANTINGS: 22

TOTAL NEW TREES: 21 TOTAL NEW SHRUBS:

*TREE PLANTING PLAN
PREPARED FOR
MANVILLE AND GROVE LLC
SITUATE IN THE
TOWN OF MOUNT PLEASANT
WESTCHESTER COUNTY, NEW YORK*

SCALE: 1" = 10'

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