

SITE PLAN APPROVAL DRAWINGS

RESIDENTIAL DEVELOPMENT

TAX MAP SECTION 9 | BLOCK 50 | LOT 373

WESTCHESTER COUNTY

1165 GREACEN POINT ROAD

MAMARONECK, NY, 10543

JMC Drawing List:

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS MAP
- C-020 DEMOLITION & TREE REMOVAL PLAN
- C-100 LAYOUT PLAN
- C-200 GRADING PLAN
- C-300 UTILITIES PLAN
- C-400 EROSION & SEDIMENT CONTROL PLAN
- C-900 CONSTRUCTION DETAILS
- C-901 CONSTRUCTION DETAILS
- C-902 CONSTRUCTION DETAILS
- C-903 CONSTRUCTION DETAILS
- L-100 LANDSCAPING & WETLAND MITIGATION PLAN

TABLE OF LAND USE			
SECTION 9, BLOCK 50, LOT 373 ZONE "R-20" - "ONE FAMILY RESIDENTIAL" PROPOSED USE: RESIDENTIAL FIRE DISTRICT: MAMARONECK VILLAGE FD WATER DISTRICT: WESTCHESTER JOINT WATER WORKS SCHOOL DISTRICT: MAMARONECK SEWER DISTRICT: PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (FEET)	20,000 MINIMUM	47,560 S.F.	47,560 S.F.
LOT WIDTH (FEET)	100' MINIMUM	177'	177'
LOT FRONTAGE (FEET)	100' MINIMUM	177'	177'
LOT DEPTH (FEET)	100' MINIMUM	280'	280'
BUILDING HEIGHT (STORIES/FEET)	2.5/35'	1.5/21'±	2.5/35'±
GROSS FLOOR AREA (SQUARE FEET)	-	-	-
LOT COVERAGE BY PRINCIPAL BUILDING (PERCENT)	35% MAXIMUM	3.4%	6.9%
OFF STREET PARKING SPACES (EACH)	2	2	3
YARDS			
FRONT YARD SETBACK (FEET)	25' MINIMUM	92'	90'
REAR YARD SETBACK (FEET)	30' MINIMUM	162.9'	149'
SIDE YARD SETBACK (FEET/TOTAL)	20' MIN/45' TOTAL	33.4'/93.8'	20.0'/45.0'
PARKING			
REAR/SIDE PARKING SETBACK (FEET)	5' MINIMUM	26.7±	5'
TOTAL PARKING (SPACES)	2 MINIMUM	1	3

Applicant/Owner:

MR. WILLIAM FEDYNA & ELISABETH FEDYNA

219 W 81ST STREET, APT. 9D

NEW YORK, NY, 10024

Architect:

ARCHI-TECTONICS

111 JOHN ST #700

NEW YORK, NY 10038

(212)206-0920

Attorney:

CUDDY & FEDER LLP

445 HAMILTON AVENUE, 14TH FLOOR

WHITE PLAINS, NY 10601

(914)761-1300

Surveyor:

SPINELLI SURVEYING

650 HALSTEAD AVENUE

MAMARONECK, NY 10543

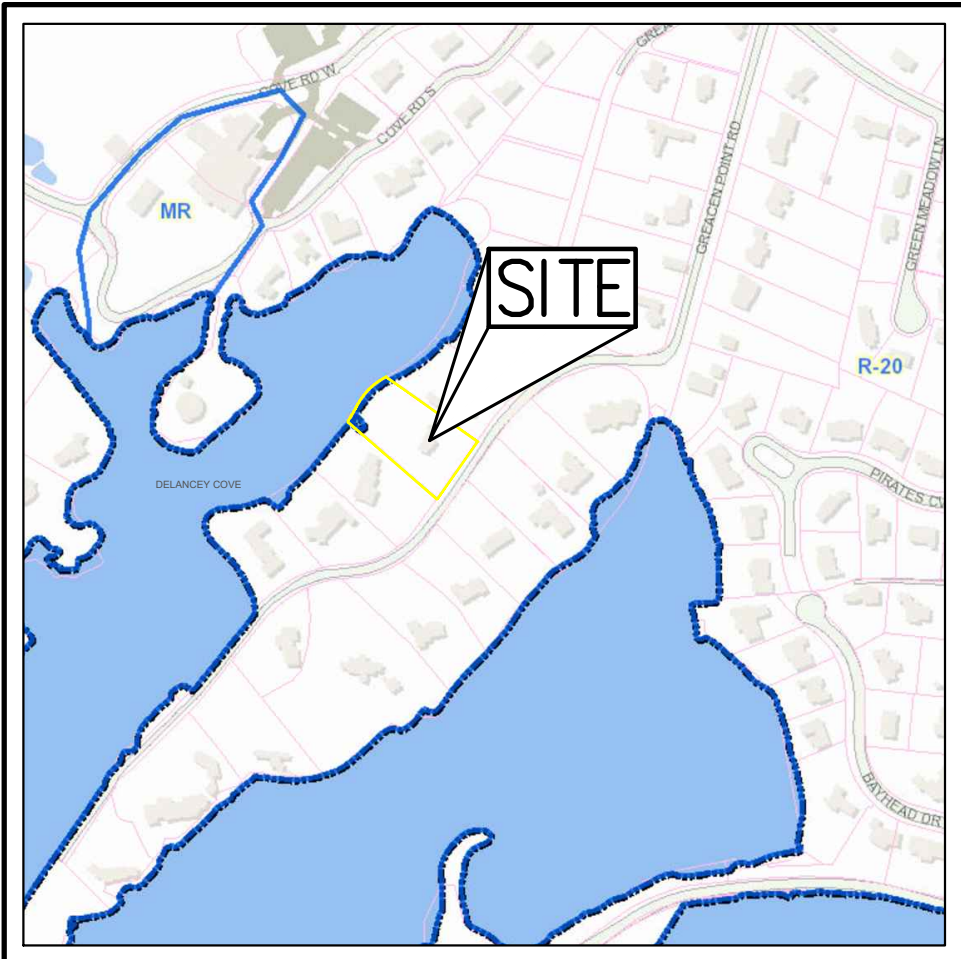
(914) 381-2357

JMC Site Planner, Civil & Traffic Engineer,
Surveyor and Landscape Architect:

120 BEDFORD ROAD

ARMONK, NY 10504

(914) 273-5225



ZONING / VICINITY MAP

SCALE: N.T.S.

SOURCE: WESTCHESTER COUNTY GIS / 2016

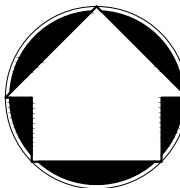
LEGEND	
	SITE PROPERTY LINE
	ZONING BOUNDARY
MR	MARINE RECREATION
R-20	RESIDENTIAL ZONE

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA), AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL, EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

AREA MAP

SCALE: N.T.S.



SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below.
Call before you dig.

No.	Revision	Date	By
3.	UPDATED SURVEY	05/11/2020	RAR
4.	REVISED PER VILLAGE COMMENTS	06/08/2020	RAR
5.	RESUBMIT TO VILLAGE HCZMC	07/01/2020	RAR
6.	RESPOND TO TOWN COMMENTS	07/22/2020	RAR
7.	RESUBMIT TO VILLAGE HCZMC	09/02/2020	RAR
8.	RESUBMIT TO DEC	10/13/2020	RAR
9.	RESUBMIT TO HCZMC FOR CONSISTENCY REVIEW	10/30/2020	RAR
Previous Editions Obsolete			

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JMC Site Development Consultants, LLC

John Meyer Consulting, Inc.

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voice 914.273.5225 • fax 914.273.2102

www.jmcp1lc.com

Drawn: RAR Approved: JAR

Scale: NOT TO SCALE

Date: 07/24/2018

Project No: 18100

18100-SITE C-000 COVER.scr

Drawing No: C-000



NOTES:

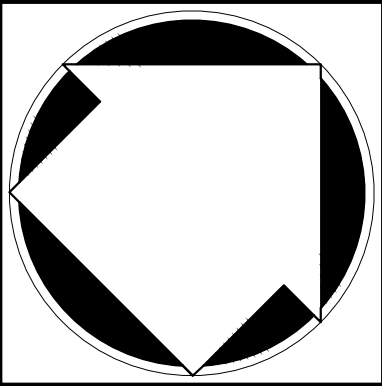
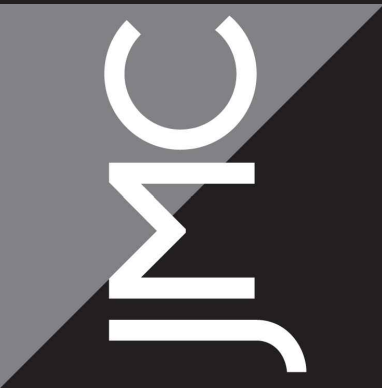
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PREPARED BY SPINELLI SURVEYING, DATED 02/22/2018, LAST REVISED 04/23/2020.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE VILLAGE OF MAMARONECK AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE VILLAGE.
- THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE VILLAGE OF MAMARONECK BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE TOWN.
- ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
- ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
- ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN.
- ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
- EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THIS PLAN, AS REQUIRED AND/OR DIRECTED BY THE VILLAGE OF MAMARONECK OR JMC.
- EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
- THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
- THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE TOWN, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE COUNTY ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE TOWN PRIOR TO OBTAINING A DEMOLITION PERMIT.
- PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR MUST PROVIDE 24-HOUR NOTIFICATION TO THE TOWN.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE TO BE REMOVED
- EXISTING WETLAND SETBACK
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING OVERHEAD WIRES
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING FEATURE TO BE REMOVED

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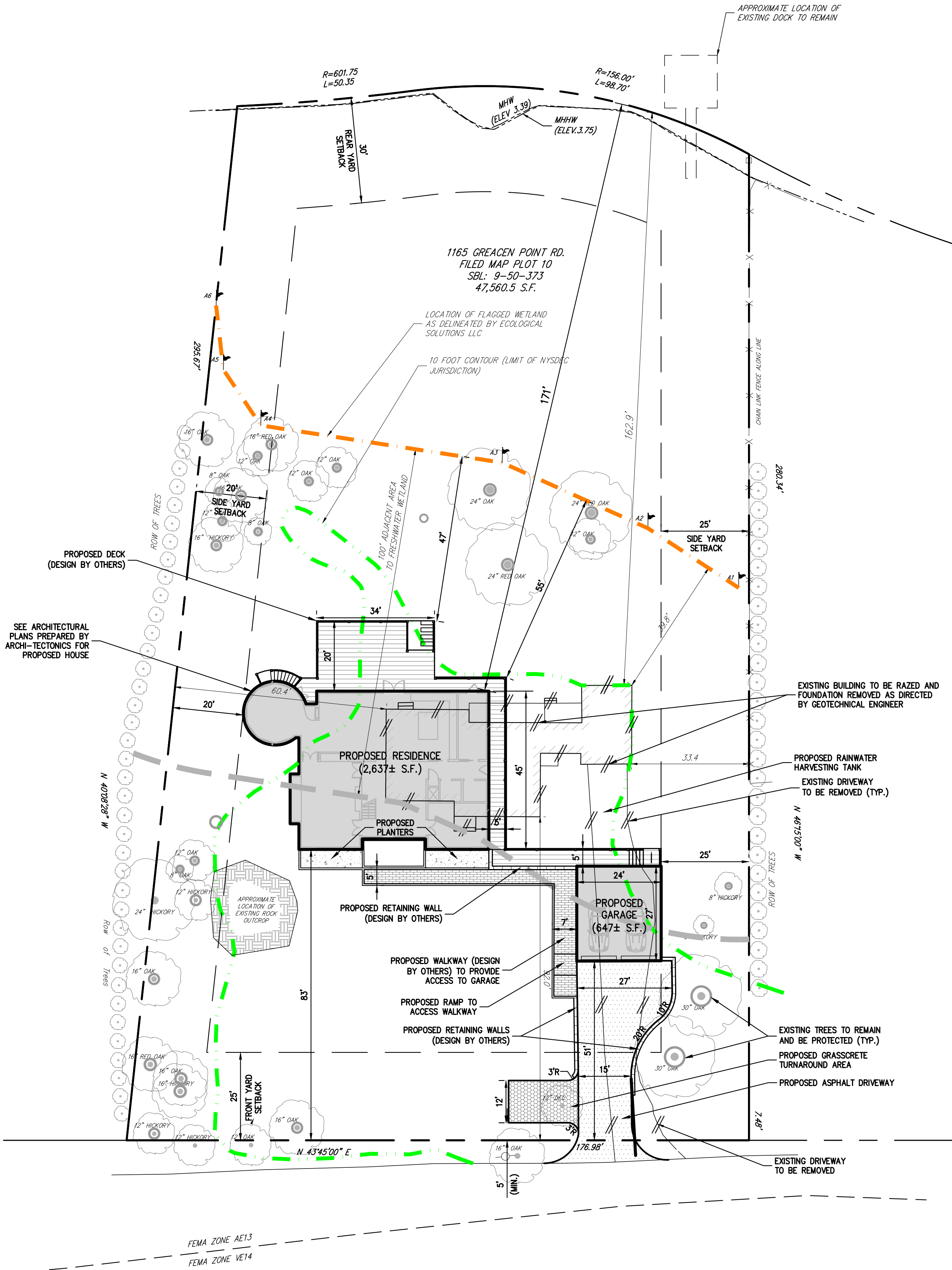





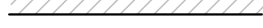










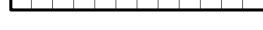

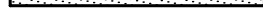


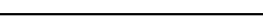

DEMOLITION AND TREE REMOVAL PLAN
RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

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3.	UPDATED SURVEY	05/11/2020	RAR
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Previous Editions Obsolete			

Drawn: **RAR** Approved: **JAR**
Scale: **1" = 20'**
Date: **07/24/2018**
Project No: **18100**
18100-SITE C-020 DEMO.scr
Drawing No: **C-020**



<i>LEGEND</i>	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING FENCE
	EXISTING TREE AND DESIGNATION
	EXISTING WATER LINE
	EXISTING UTILITY POLE
	EXISTING WETLAND LIMITS
	EXISTING WETLAND SETBACK
	USGS 10 FOOT CONTOUR (NYSDEC JURISDICTIONAL LINE)
	EXISTING TREE TO REMAIN AND BE PROTECTED
	PROPOSED BUILDING LINE
	PROPOSED SAWCUT LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED EDGE OF PAVEMENT
	PROPOSED PAVEMENT HATCH
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED FENCE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PREPARED BY SPINELLI SURVEYING, DATED 02/22/2018, LAST REVISED 04/23/2020.

LOT COVERAGES			
WETLAND BUFFER		EXISTING	PROPOSED
TOTAL WETLAND BUFFER COVERAGE	(S.F./PERCENT)	2,455±/5.2	2,455±/5.2
LOT COVERAGE (PRINCIPAL BUILDING)	(S.F./PERCENT)	1,597±/3.4	2,027±/4.3
LOT COVERAGE (GARAGE)	(S.F./PERCENT)	–	351±/0.7
LOT COVERAGE (SIDEWALK)	(S.F./PERCENT)	232±/0.05	63±/0.1
LOT COVERAGE (DRIVEWAY)	(S.F./PERCENT)	626±/1.3	–
LOT COVERAGE (WALLS)	(S.F./PERCENT)	–	14±/0.02
OVERALL SITE		EXISTING	PROPOSED
OVERALL LOT COVERAGE	(S.F./PERCENT)	3,149±/6.6	5,059±/10.6
LOT COVERAGE (PRINCIPAL BUILDING)	(S.F./PERCENT)	1,597±/3.4	2,637±/5.5
LOT COVERAGE (GARAGE)	(S.F./PERCENT)	–	647±/1.4
LOT COVERAGE (SIDEWALK)	(S.F./PERCENT)	234±/0.05	677±/1.4
LOT COVERAGE (DRIVEWAY)	(S.F./PERCENT)	1,318±/2.8	1,000±/2.1
LOT COVERAGE (WALLS)	(S.F./PERCENT)	–	98±/0.2

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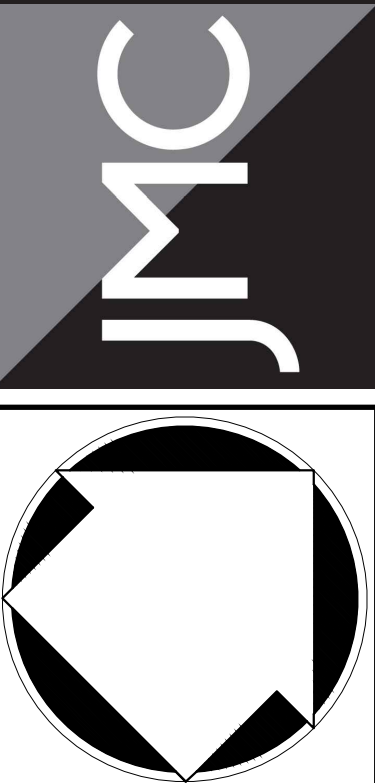
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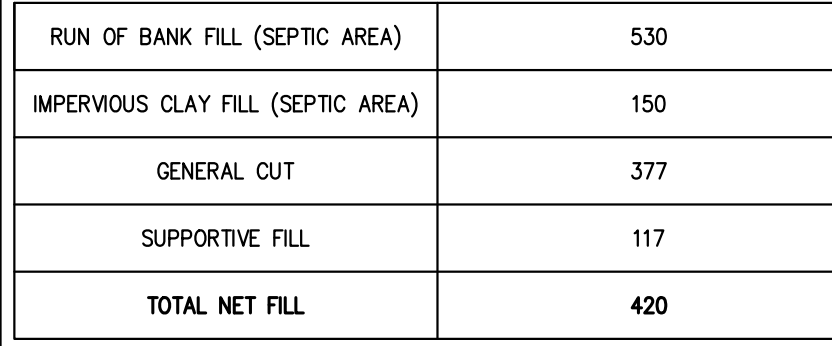
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LAYOUT PLAN

RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

Drawing No:		
Drawn:	RAR	Approved: JAR
Scale:	1" = 20'	
Date:	07/24/2018	
Project No:	18100	
18100-SIE	C-100	LAY.scr
C-100		



RUN OF BANK FILL (SEPTIC AREA)
IMPERVIOUS CLAY FILL (SEPTIC AREA)
GENERAL CUT
SUPPORTIVE FILL
TOTAL NET FILL

- | LEGEND | |
|--------|---|
| | EXISTING PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING EASEMENT LINE |
| | EXISTING BUILDING OVERHANG |
| | EXISTING BUILDING LINE |
| | EXISTING PAVEMENT EDGE |
| | EXISTING CONTOUR |
| | EXISTING INDEX CONTOUR |
| | EXISTING FENCE |
| | EXISTING MANHOLE |
| | EXISTING WATER VALVE |
| | EXISTING UTILITY POLE |
| | EXISTING SANITARY LINE |
| | EXISTING WATER LINE |
| | EXISTING GAS LINE |
| | EXISTING WETLAND LIMITS |
| | EXISTING WETLAND SETBACK |
| | USGS 10 FOOT CONTOUR (NYSDEC JURISDICTIONAL LINE) |
| | PROPOSED BUILDING LINE |
| | PROPOSED ASPHALT |
| | PROPOSED PAVED WALKWAY |
| | PROPOSED FINISHED GRADE |
| | PROPOSED SPOT GRADE |
| | PROPOSED RETAINING WALL (DESIGN BY OTHERS) |
| | PROPOSED CLEANOUT |
| | PROPOSED 1,500 GAL. SEPTIC TANK |

- NOTES:**
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PREPARED BY SPINELLI SURVEYING, DATED 02/22/2018, LAST REVISED 04/23/2020.
 2. TEST PITS/BORING HOLES SHOWN ON THIS PLAN WERE CONDUCTED BY JMC, PLLC, ON 08/06/2020.
 3. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 4. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
 5. CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.
 6. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL TYPE "K" COPPER TUBE IN ACCORDANCE WITH ASTM B-88.
 7. ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.

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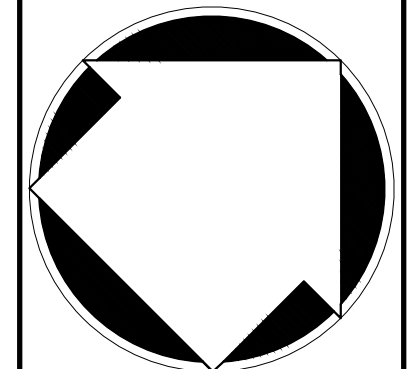

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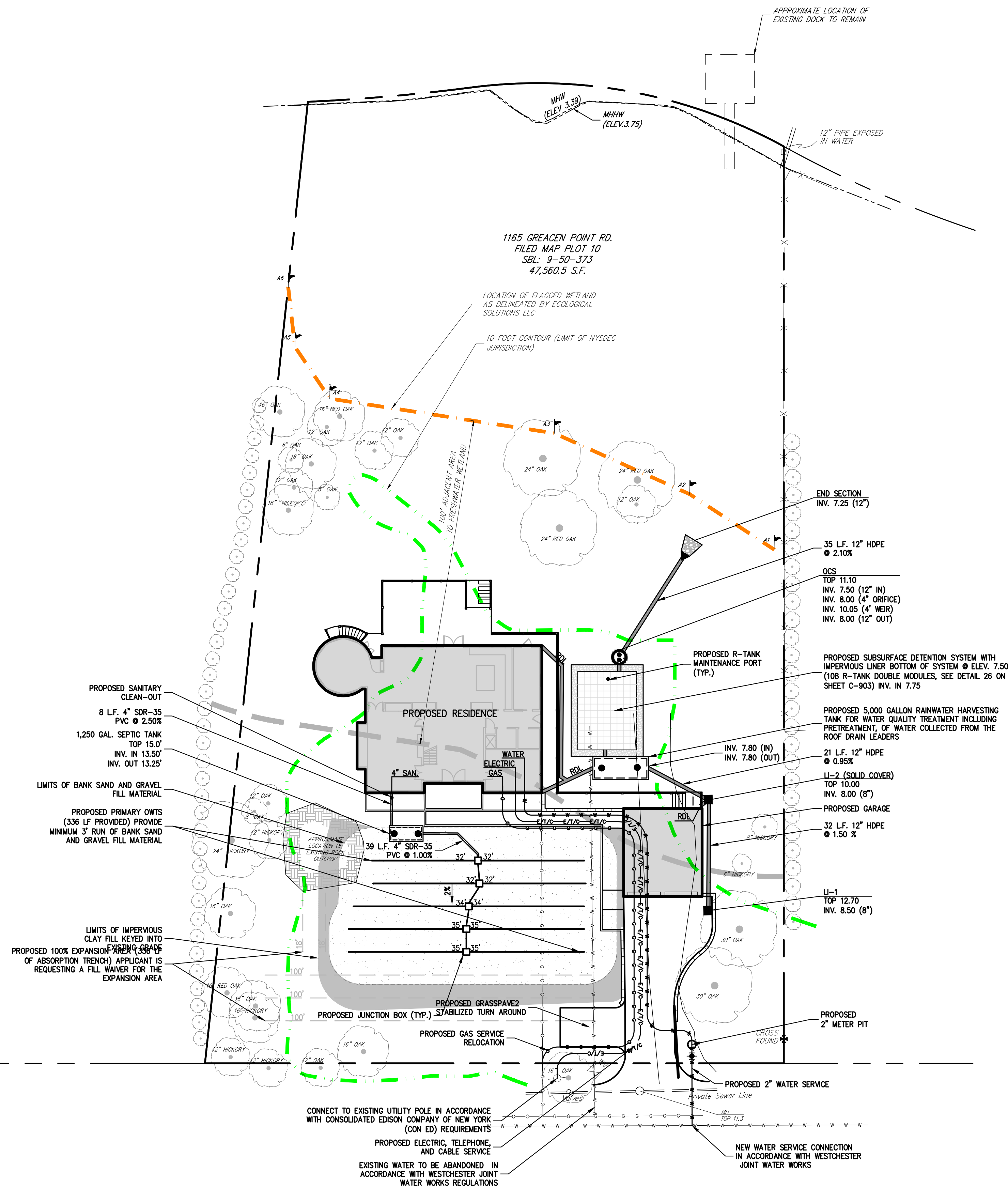
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GRADING PLAN

RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

Drawn: RAR		Approved: JAR	
Scale: 1" = 20'			
Date: 10/13/2020			
Project No: 18100			
18100-SITE	C-200	GRAD.scr	
Drawing No:			
C-200			



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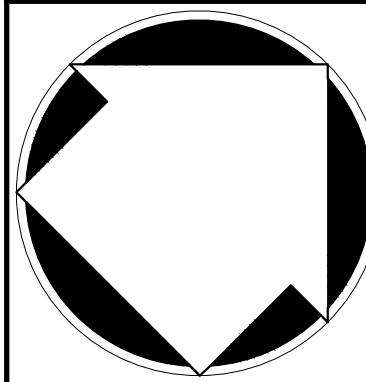

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C-300

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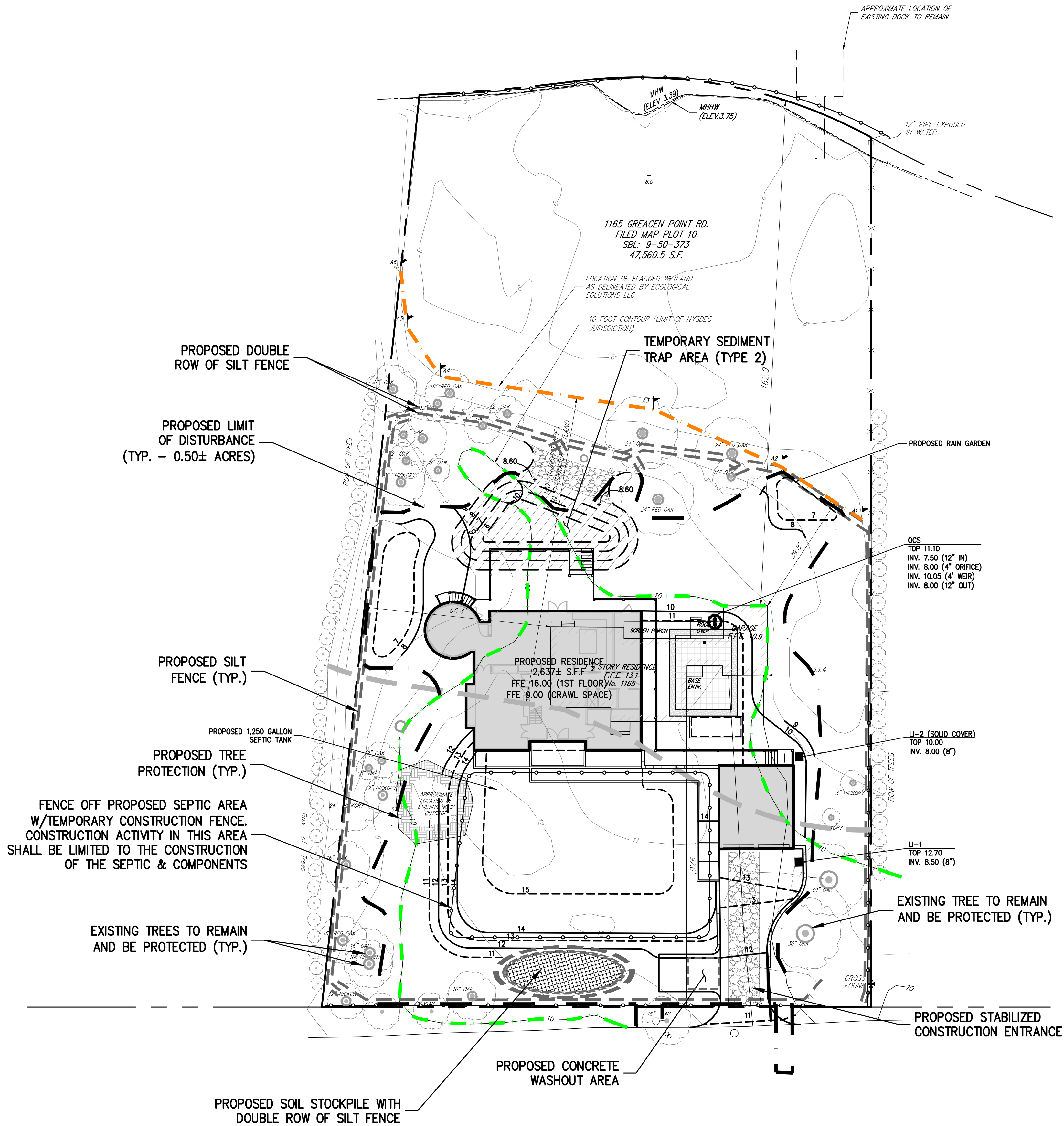
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UTILITIES PLAN

RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

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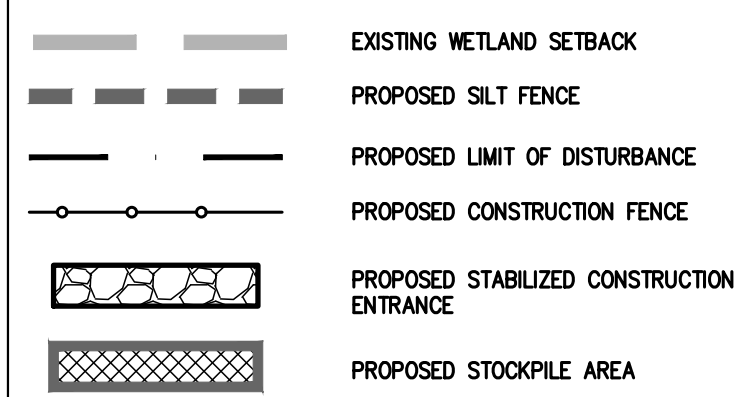


SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. DEMOLITION OF EXISTING BUILDINGS AS REQUIRED.
2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN.
3. CLEAR UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED.
4. STRIP AND STOCKPILE TOPSOIL.
5. BEGIN BUILDING AND PARKING LOT CONSTRUCTION, ROUGH GRADING.
6. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL HAYBALE FILTERS ON ALL INLETS).
7. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
8. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
9. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
10. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
11. COMPLETE SITE AND BUILDING CONSTRUCTION.

LEGEND



NOTES:

- EXISTING CONDITIONS DEPICED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PREPARED BY SPINELLI SURVEYING, DATED 02/22/2018, LAST REVISED 04/23/2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPAVED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINFALL EVENT. WHEN AS MAY BE REQUIRED OR DIRECTED BY ANY APPLICABLE APPROVALS AND PERMITS, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD INSPECTIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPED ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
8. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. NEVER DURING CONSTRUCTION, THE PRACTICE THE CONTRACTOR SHALL MAINTAIN AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL BE TEMPORARILY PLACED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSED) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE AAS 3500 "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
 - A. SEED MIXTURE AND RATE OF APPLICATION:
 - 1.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
 - 1.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED PARSNIP "GRASS" MIXTURE AT 100 POUNDS PER 1000 SQUARE FEET OR 2.5 POUNDS/1000 SQUARE FEET).
 - B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
 - C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
10. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDDED, AND MULCHED AS NECESSARY TO MAINTAIN WIGOROUS, DENSE VEGETATIVE COVER.
11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL, FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

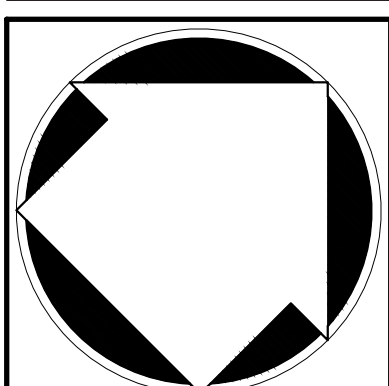
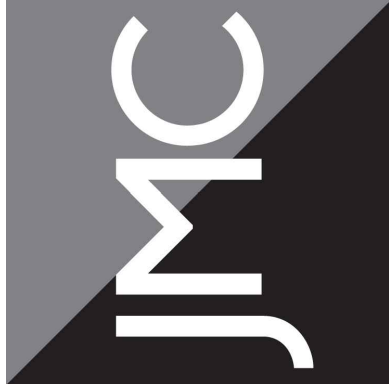
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No.	Revision	Date	By
3.	UPDATED SURVEY	05/11/2020	RAR
4.	REVISED PER VILLAGE COMMENTS	06/08/2020	RAR
5.	RESUBMIT TO VILLAGE HCZMC	07/01/2020	RAR
6.	RESPOND TO TOWN COMMENTS	07/22/2020	RAR
7.	RESUBMIT TO VILLAGE HCZMC	09/02/2020	RAR
8.	RESUBMIT TO DEC	10/13/2020	RAR
9.	RESUBMIT TO HCZMC FOR CONSISTENCY REVIEW	10/30/2020	RAR

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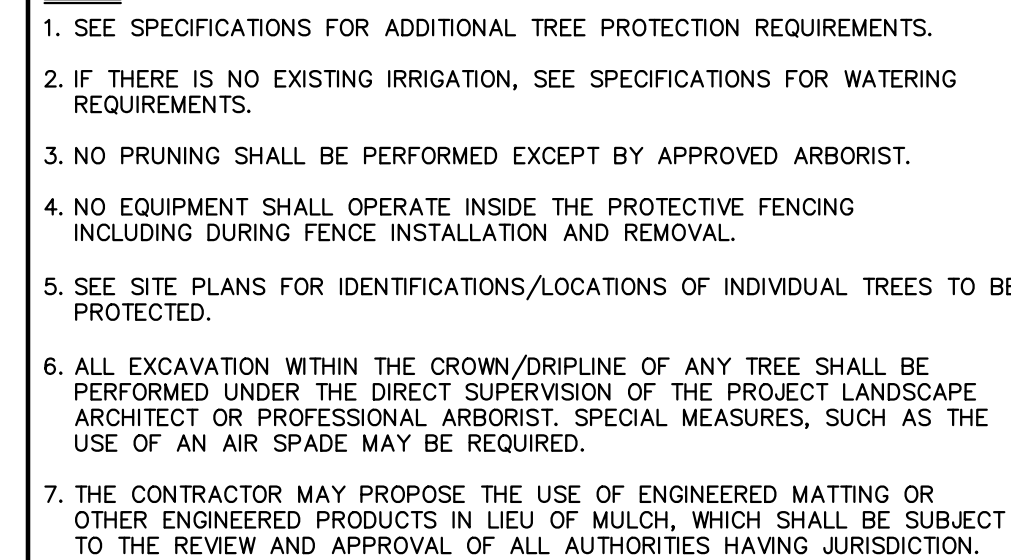
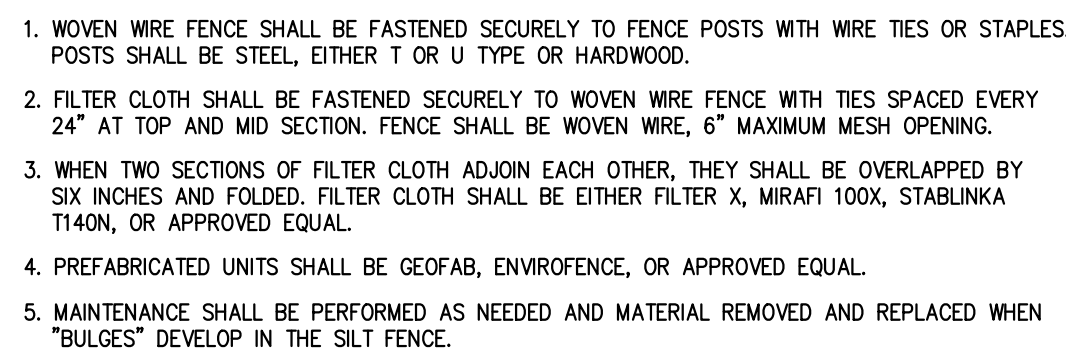
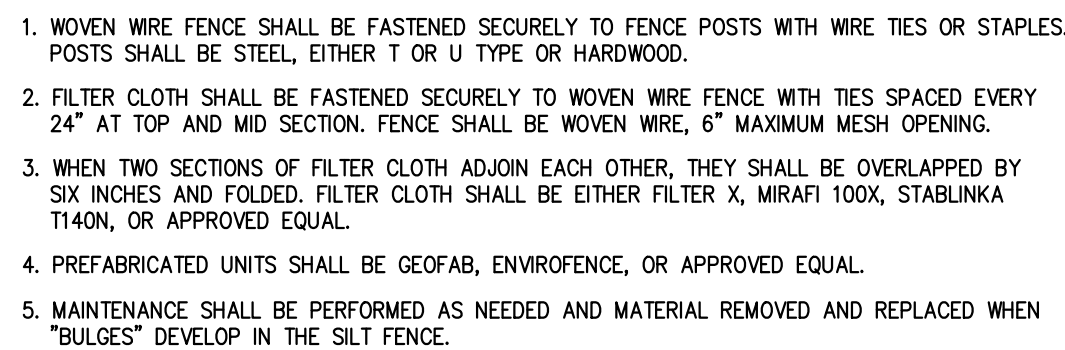


EROSION & SEDIMENT CONTROL PLAN

RESIDENTIAL DEVELOPMENT
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MAMARONECK, NY, 10543

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Drawing No:					

C-400



TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"x2"
13"-24"	2"x4"
>25"	2"x6"

No.	Revision	Date
3.	UPDATED SURVEY	05/11/2020
4.	REVISED PER VILLAGE COMMENTS	09/08/2020
5.	RESUBMIT TO VILLAGE HCZC	07/01/2020
6.	RESPOND TO TOWN COMMENTS	07/22/2020
7.	RESUBMIT TO VILLAGE HCZC	08/02/2020
8.	RESUBMIT TO DEC	10/15/2020
9.	RESUBMIT TO HCZC FOR CONSISTENCY REVIEW	10/30/2020

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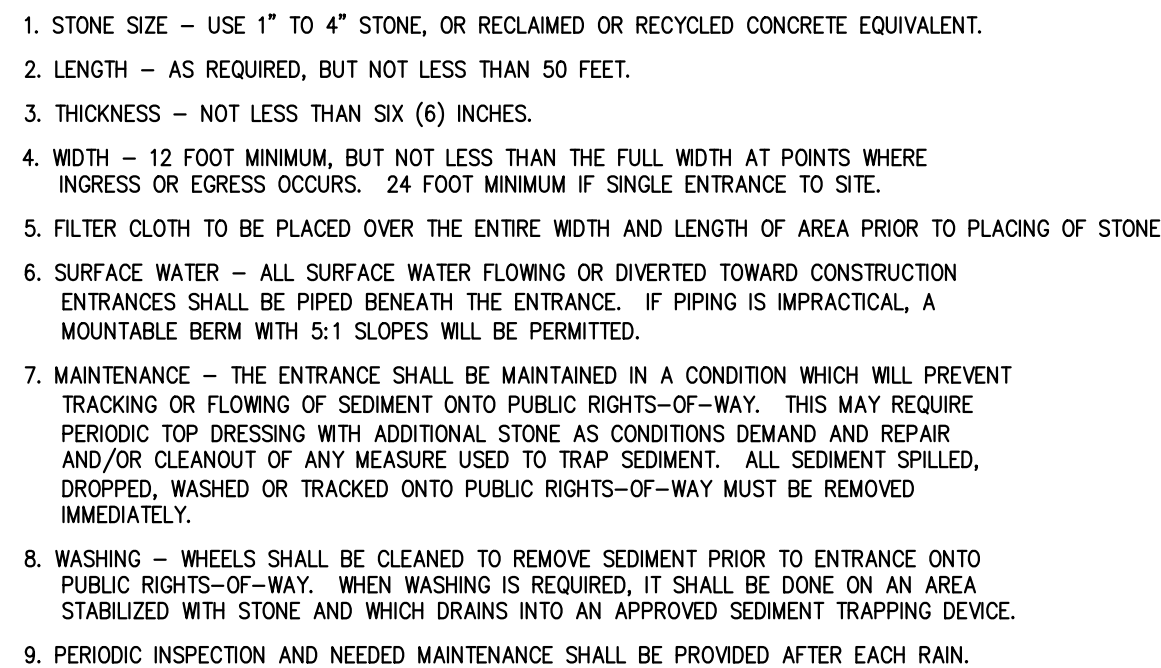
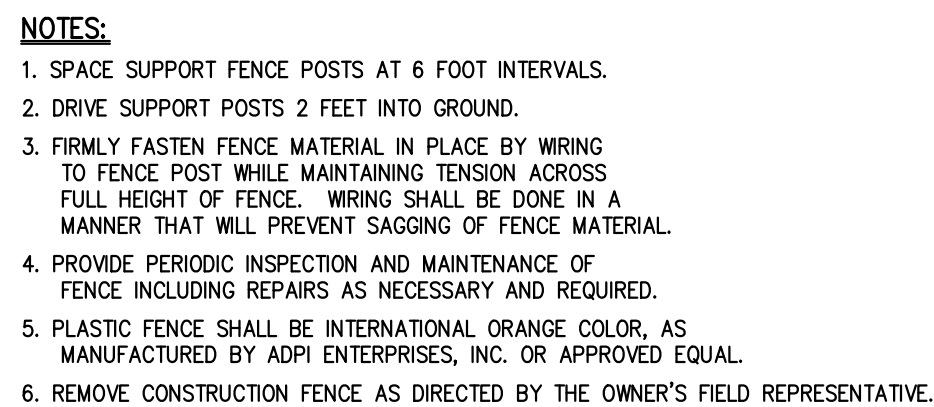
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Scale:	NOT TO SCALE		

Date:	07/24/2018
Project No:	18100

18100-DETAILS	C-900	--
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Drawing No:

C-900



1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

MAXIMUM DRAINAGE AREA 5 ACRES

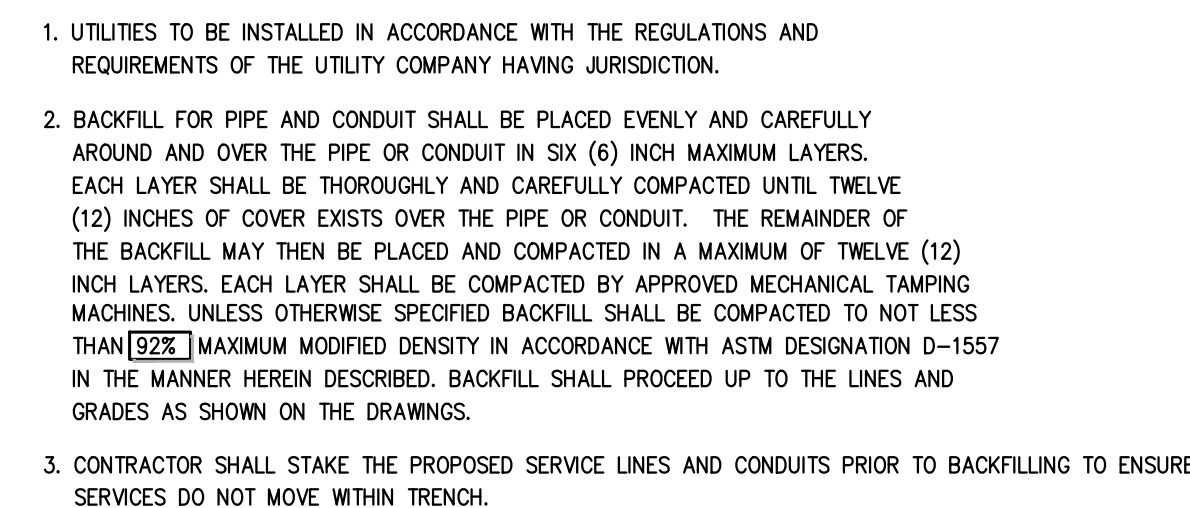
ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE.

New York State Standards and Specifications
For Erosion and Sediment Control

Page 5,51

November 2016

STONE OUTLET
SEDIMENT TRAP
ST-II

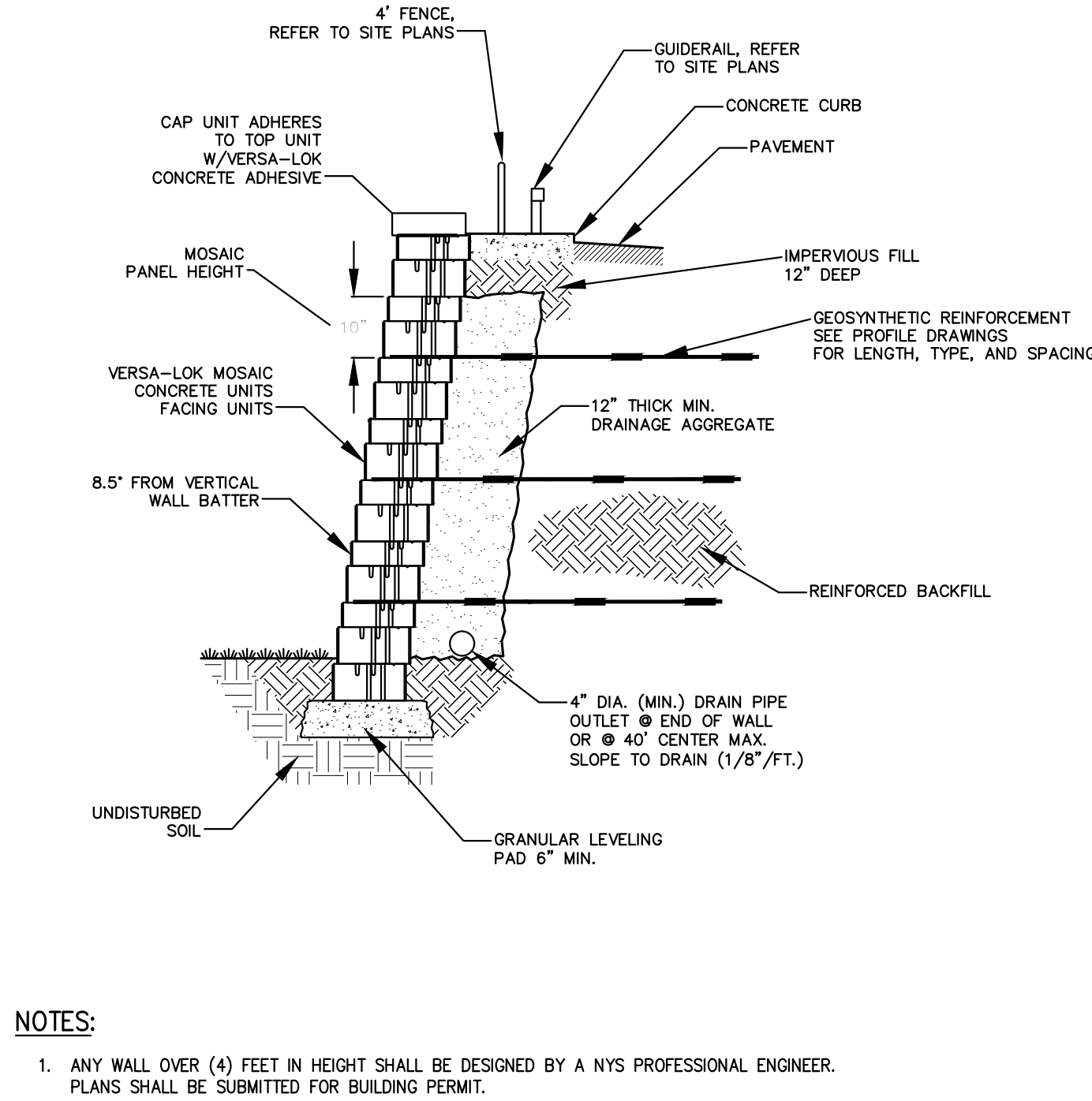


UTILITY TRENCH DETAIL

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CMC FOR CONSISTENCY




NOTES:

1. ANY WALL OVER (4) FEET IN HEIGHT SHALL BE DESIGNED BY A NYS PROFESSIONAL ENGINEER. PLANS SHALL BE SUBMITTED FOR BUILDING PERMIT.

No.	Revision	Date
1.	RESPOND TO TOWN COMMENTS	07/22/2020
2.	RESUBMIT TO VILLAGE HCZMC	09/02/2020
3.	RESUBMIT TO DEC	10/13/2020
4.	RESUBMIT TO HCZMC FOR CONSISTENCY REVIEW	10/30/2020
Previous Editions Obsolete		

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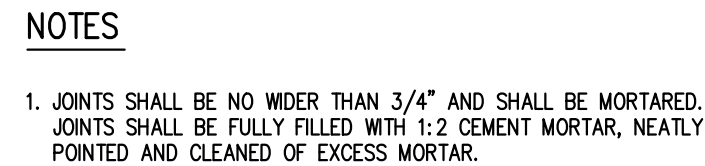
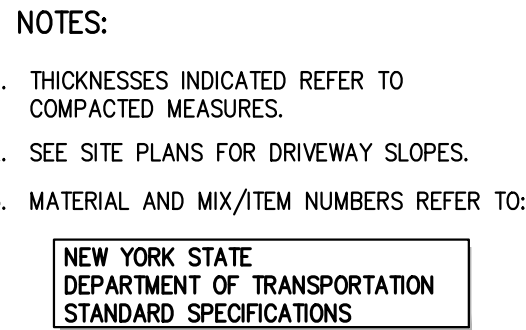
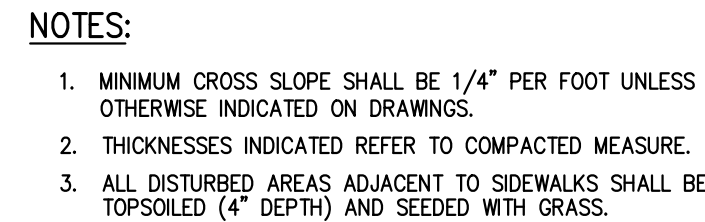
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18100-DETAILS	C-902	-	
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C-902			

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"MOSAIC" RETAINING WALL EXAMPLE

18



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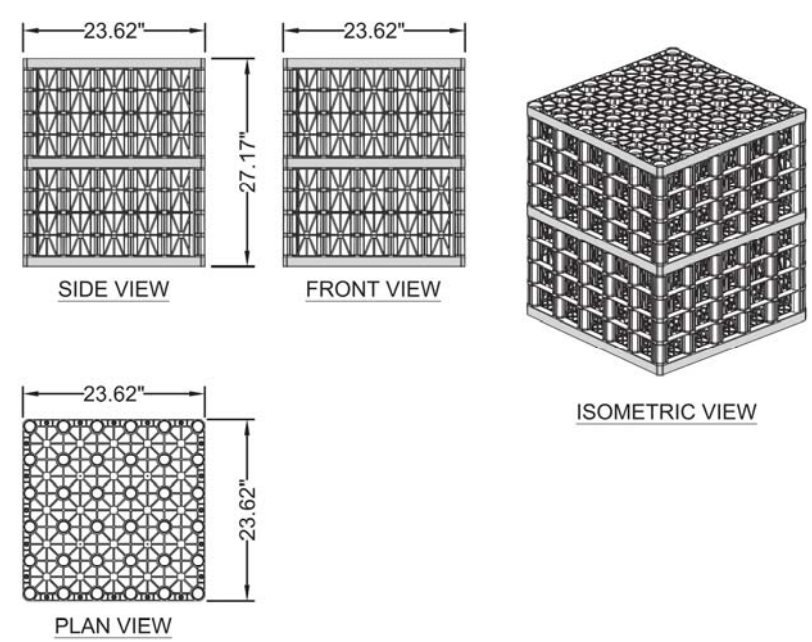
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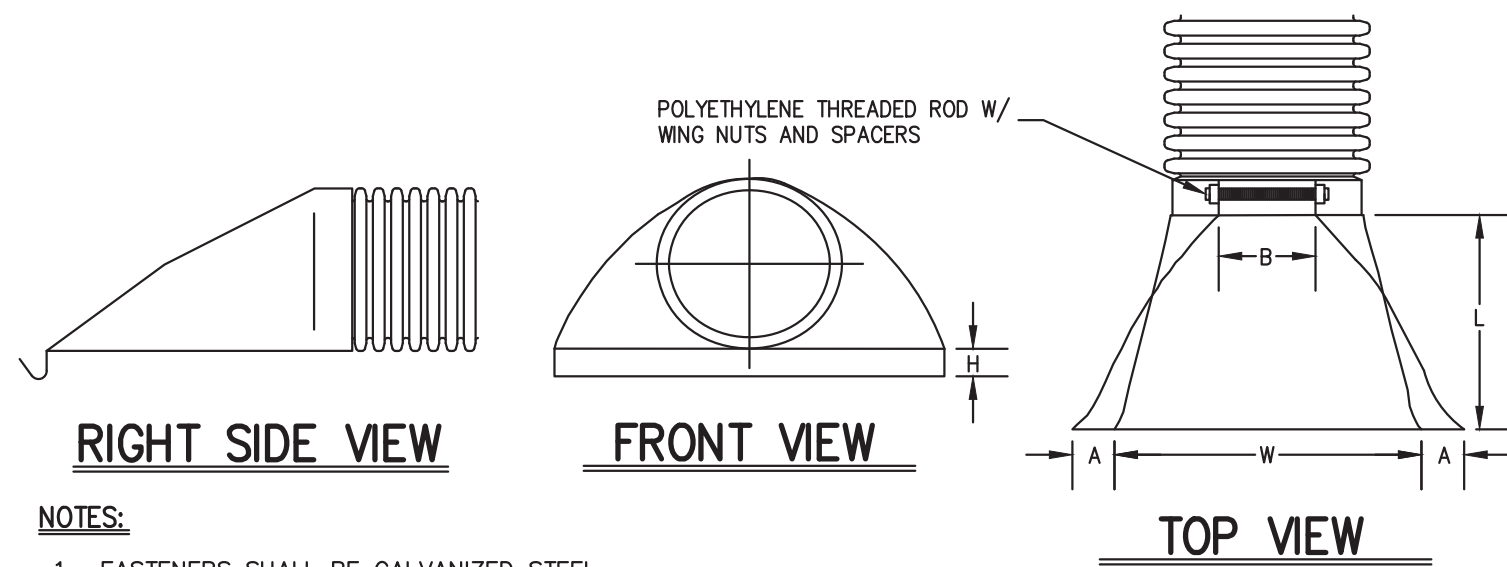
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MODULE DATA

GEOMETRY: LENGTH = 23.62 IN. (600 MM) WIDTH = 23.62 IN. (600 MM) HEIGHT = 27.17 IN. (690 MM) TANK VOLUME = 8.77 CF STORAGE VOLUME = 8.33 CF VOID INTERNAL VOLUME: 95% VOID SURFACE AREA: 90%	LOAD RATING: 134.2 PSI. (MODULE ONLY) HS20. (WITH ACF COVER SYSTEM) MATERIAL: 100% RECYCLED POLYPROPYLENE
--	---

DOUBLE R-TANK^{UD} - MODULE DETAIL



NOTES:

1. FASTENERS SHALL BE GALVANIZED STEEL.
2. ALL DIMENSIONS ARE NOMINAL.

PIPE SIZE	A	B (MAX.)	H	L	W
12"	6.5"	10.0"	6.5"	25.0"	29.0"

DOUBLE R-TANK MODULE DETAIL

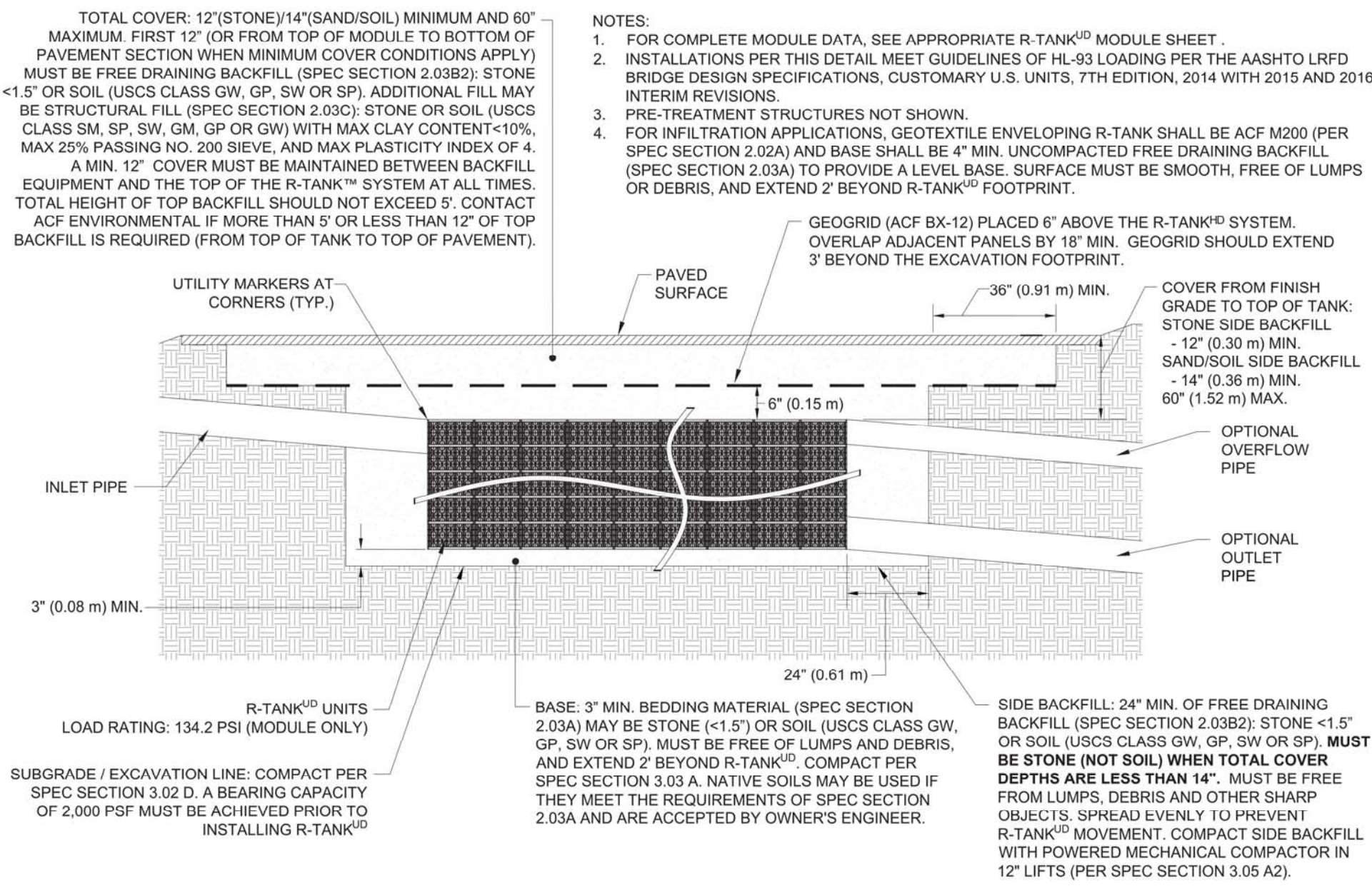
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PLASTIC END SECTION

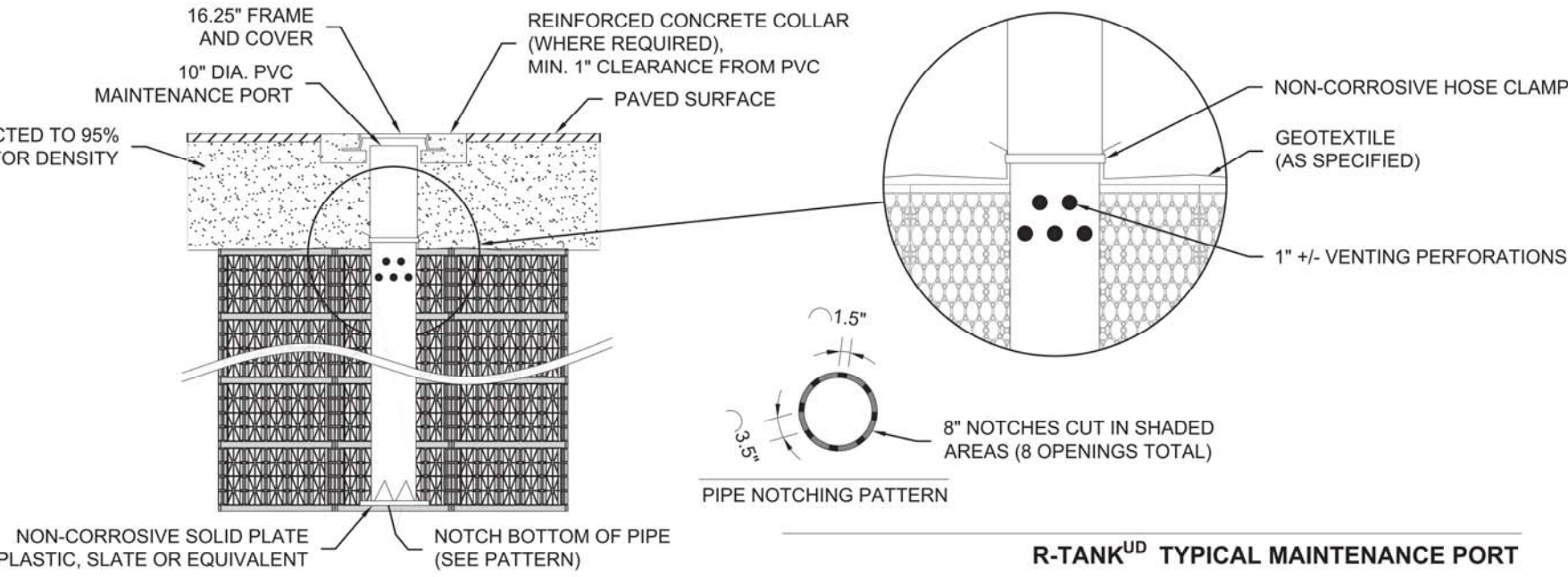
27

R-TANK & H-20 LOAD – SECTION VIEW

24



- NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{UD} MODULE SHEET.
 2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
 3. PRE-TREATMENT STRUCTURES NOT SHOWN.
 4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{UD} FOOTPRINT.



NOTES:

1. THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
4. IF MAINTENANCE PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LEU OF A FRAME AND COVER WITH CONCRETE COLLAR.

R-TANK TYPICAL MAINTENANCE PORT

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C-903

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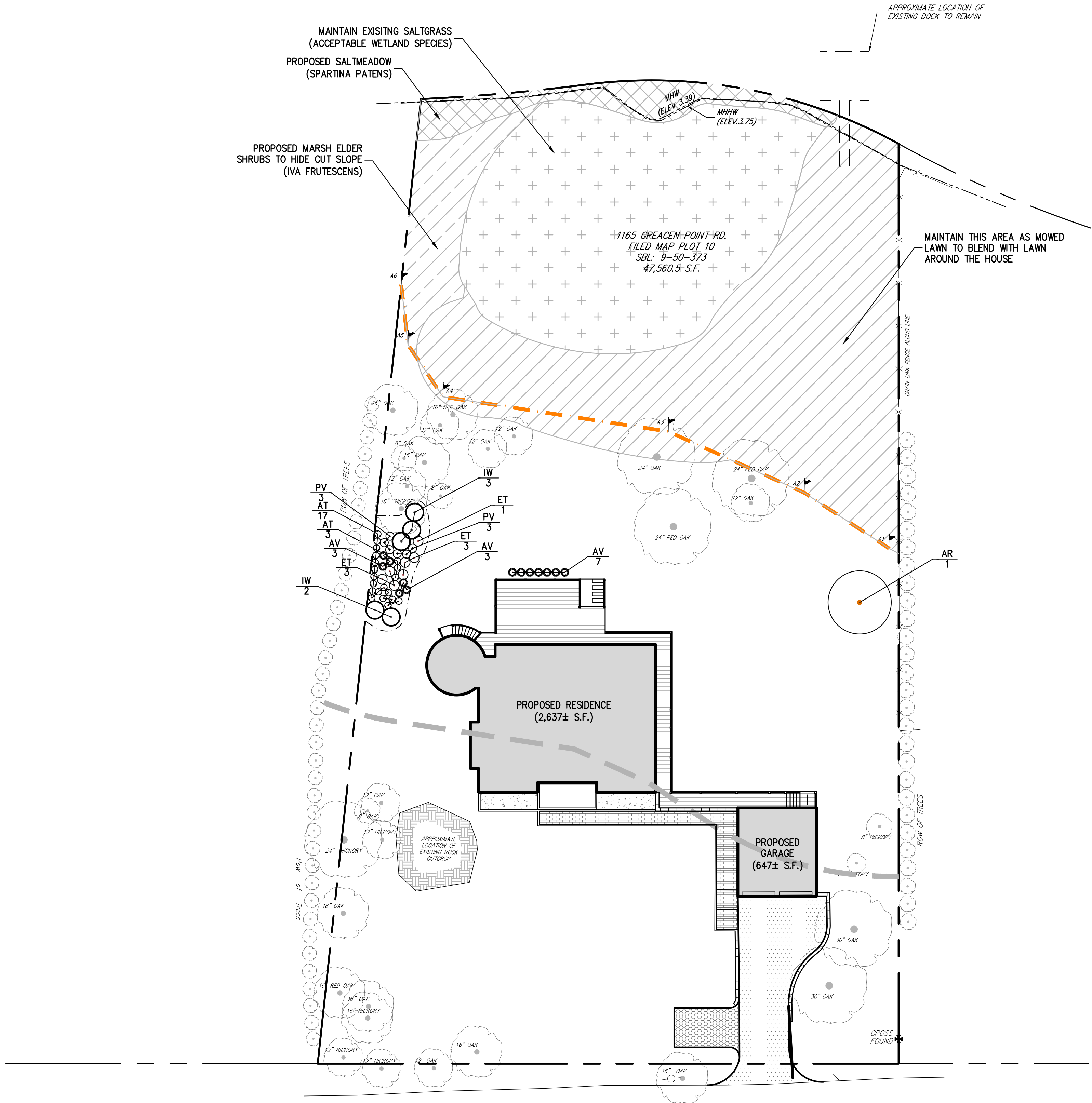
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LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- EXISTING WETLAND LIMITS
- EXISTING WETLAND SETBACK
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PAVEMENT HATCH
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED TREES
- PROPOSED SHRUBS/GRASSES

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PREPARED BY SPINELLI SURVEYING, DATED 02/22/2018, LAST REVISED 04/23/2020.
 - PLANT SPECIES IS REPRESENTATIVE AND SUBSTITUTIONS MAY BE REQUIRED AT TIME OF PLANTING DUE TO AVAILABILITY, TIME OF YEAR, ETC.
 - WETLAND PROPER MITIGATION SHOWN PER EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC.

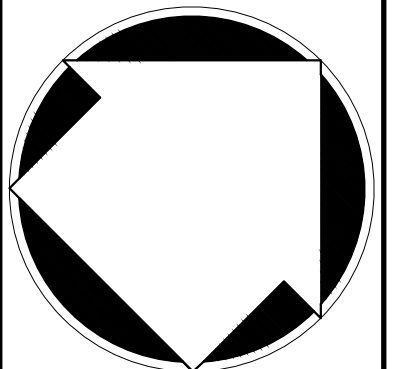
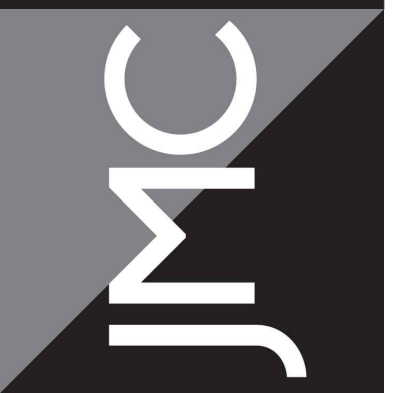
PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS	PHOTO SAMPLE
AR	1	Acer rubrum	Red Maple	3" - 3.5" Cal.	B & B	N/A	
SHRUBS							
IW	5	Ilex verticillata	Winterberry	6' - 7' Ht.	Cont.	N/A	
PERENNIALS							
AT	20	Asclepias tuberosa	Butterfly Milkweed	2' - 3' Ht.	Cont.	N/A	
ET	7	Euthamia tenuifolia	Goldenrod	3' - 6' Ht.	Cont.	N/A	
GRASSES							
AV	13	Andropogon virginicus	Broomsedge	2' - 4' Ht.	Cont.	N/A	
PV	6	Panicum virgatum	Switch Grass	1 gal.	Cont.	N/A	

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	RESUBMIT TO VILLAGE HCZMC	07/01/2020	RAR
2.	RESPOND TO TOWN COMMENTS	07/22/2020	RAR
3.	RESUBMIT TO VILLAGE HCZMC	08/31/2020	RAR
4.	RESUBMIT TO DEC	10/13/2020	RAR
5.	RESUBMIT TO HZCMC FOR CONSISTENCY REVIEW	10/30/2020	RAR
Previous Editions Obsolete			

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LANDSCAPING & WETLAND MITIGATION PLAN
RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

Drawn: **RAR** Approved: **JAR**
Scale: **1" = 20'**
Date: **06/28/2020**
Project No: **18100**
1800-LND L-100 LAT.scr
Drawing No: **L-100**