

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

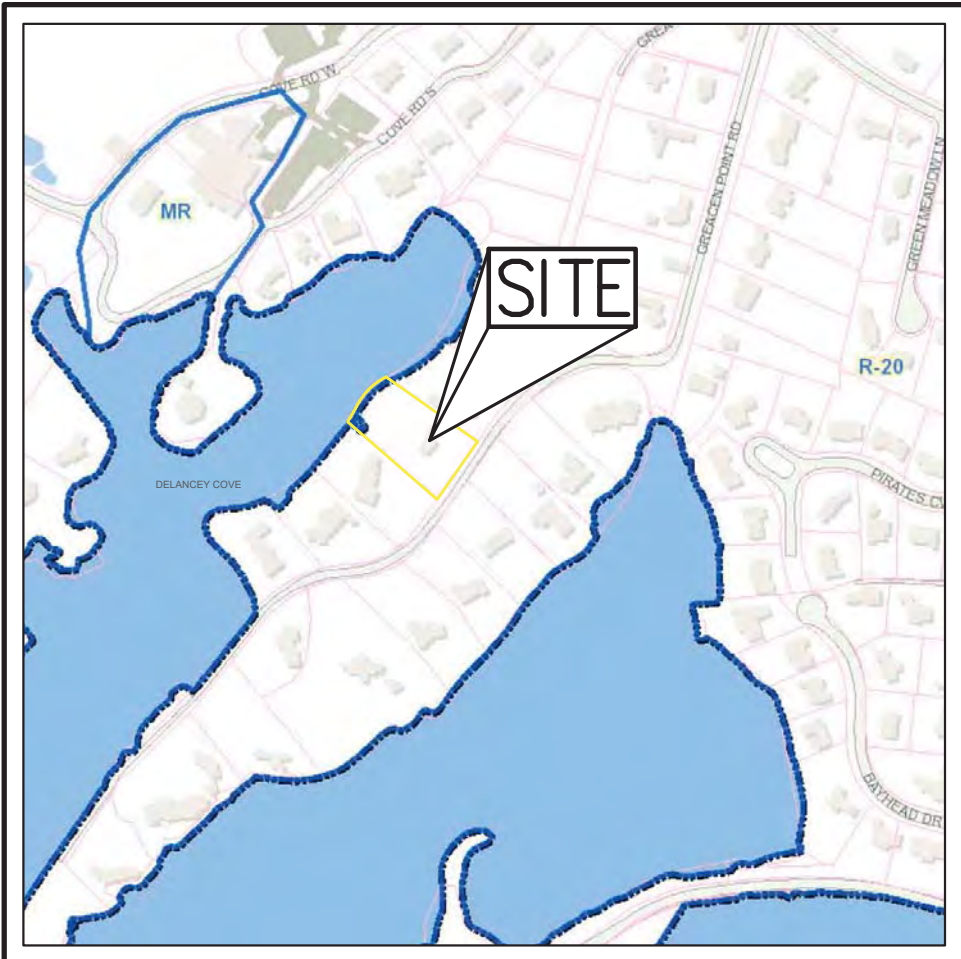
(914) 381-2357

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 FIELD 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.



No.	Revision	Date	By
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
10.	RESPOND TO TOWN COMMENTS	12/02/2020	RAR
11.	RESUBMIT TO VILLAGE HCZMC	12/29/2020	RAR
Previous Editions Obsolete			

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.

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC

JMC Site Development Consultants, LLC

John Meyer Consulting, Inc.

120 BEDFORD ROAD • ARMONK, NY 10504

voice 914.273.5225 • fax 914.273.2102

www.jmcpllc.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	



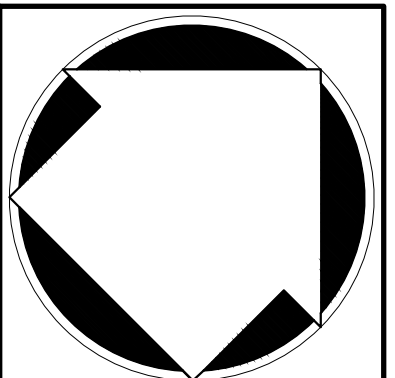
LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING FENCE
	EXISTING FLAGGED WETLAND LINE
	EXISTING TREE AND DESIGNATION
	10 FOOT CONTOUR FROM USGS MAPPING (NYSDEC LIMIT OF ADJACENT AREA)
	EXISTING WETLAND SETBACK
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING OVERHEAD WRES
	EXISTING MANHOLE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	BORING LOCATION AND DESIGNATION

- 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.
 - TEST PITS/BORING HOLES SHOWN ON THIS PLAN WERE CONDUCTED BY JMC, PLLC, ON 08/06/2020.
 - WETLANDS FLAGGED BY ECOLOGICAL SOLUTIONS L.L.C.
 - THE MEAN LOW WATER BOUNDARY IS BEYOND DRAWING LIMITS TOWARD THE DELANCEY COVE CHANNEL.
 - MEAN HIGH WATER: 3.39'
MEAN HIGHER HIGH WATER: 3.75'
MEAN LOW WATER: -3.90'
MEAN LOWER LOW WATER: -4.14'

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com



EXISTING CONDITIONS MAP

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.

No.	Revision	Date	By
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 HZCZMC FOR CONSISTENCY REVIEW	10/30/2020	RAR
10.	RESPOND TO TOWN COMMENTS	12/02/2020	RAR
11.	RESUBMIT TO VILLAGE HZCZMC	12/29/2020	RAR
Previous Editions Obsolete			

Drawn: **RAR** Approved: **JAR**
Scale: **1" = 20'**
Date: **07/24/2018**
Project No: **18100**
1800-SITE C-010 EXIST.scr
Drawing No: **C-010**



NOTES:

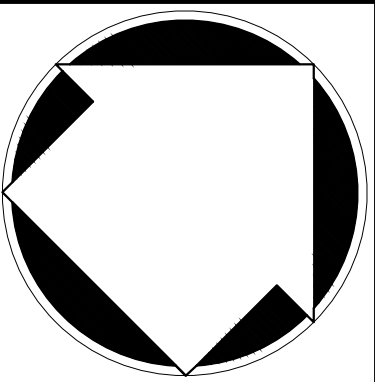
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PREPARED BY SPINELLI SURVEYING, DATED 02/22/2018, LAST REVISED 04/23/2020.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, 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 PROPERLY 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

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplc.com



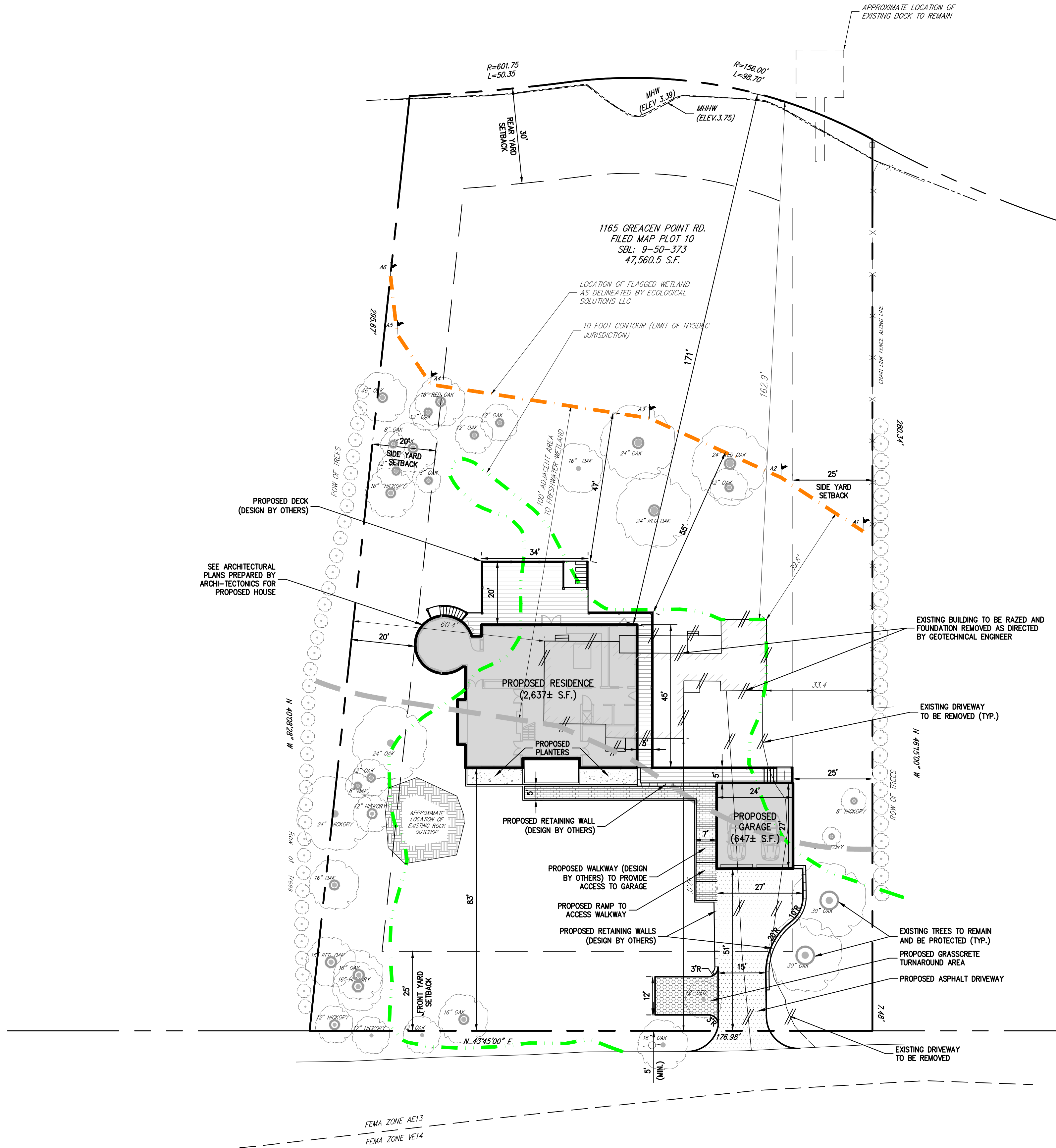
DEMOLITION & TREE REMOVAL PLAN
RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

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.

No.	Revision	Date	By
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 HZCZMC FOR CONSISTENCY REVIEW	10/30/2020	RAR
10.	RESPOND TO TOWN COMMENTS	12/02/2020	RAR
11.	RESUBMIT TO VILLAGE HZCZMC	12/29/2020	RAR

Previous Editions Obsolete

Drawn: **RAR** Approved: **JAR**
Scale: **1" = 20'**
Date: **07/24/2018**
Project No: **18100**
1800-SITE C-020 DEMO.scr
Drawing No: **C-020**



LEGEND

- 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

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.

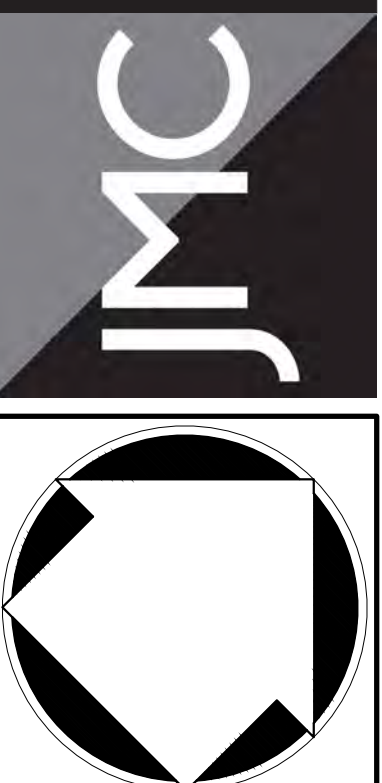
No.	Revision	Date	By
5.	RESUBMIT TO VILLAGE HCZMC	07/01/2020	RAR
6.	RESPOND TO TOWN COMMENTS	07/22/2020	RAR
7.	RESUBMIT TO VILLAGE HCZMC	09/02/2020	RAR
8.	RESUBMIT TO DEC	10/13/2020	RAR
9.	RESUBMIT TO HZCZMC FOR CONSISTENCY REVIEW	10/30/2020	RAR
10.	RESPOND TO TOWN COMMENTS	12/02/2020	RAR
11.	RESUBMIT TO VILLAGE HZCZMC	12/29/2020	RAR

Previous Editions Obsolete

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

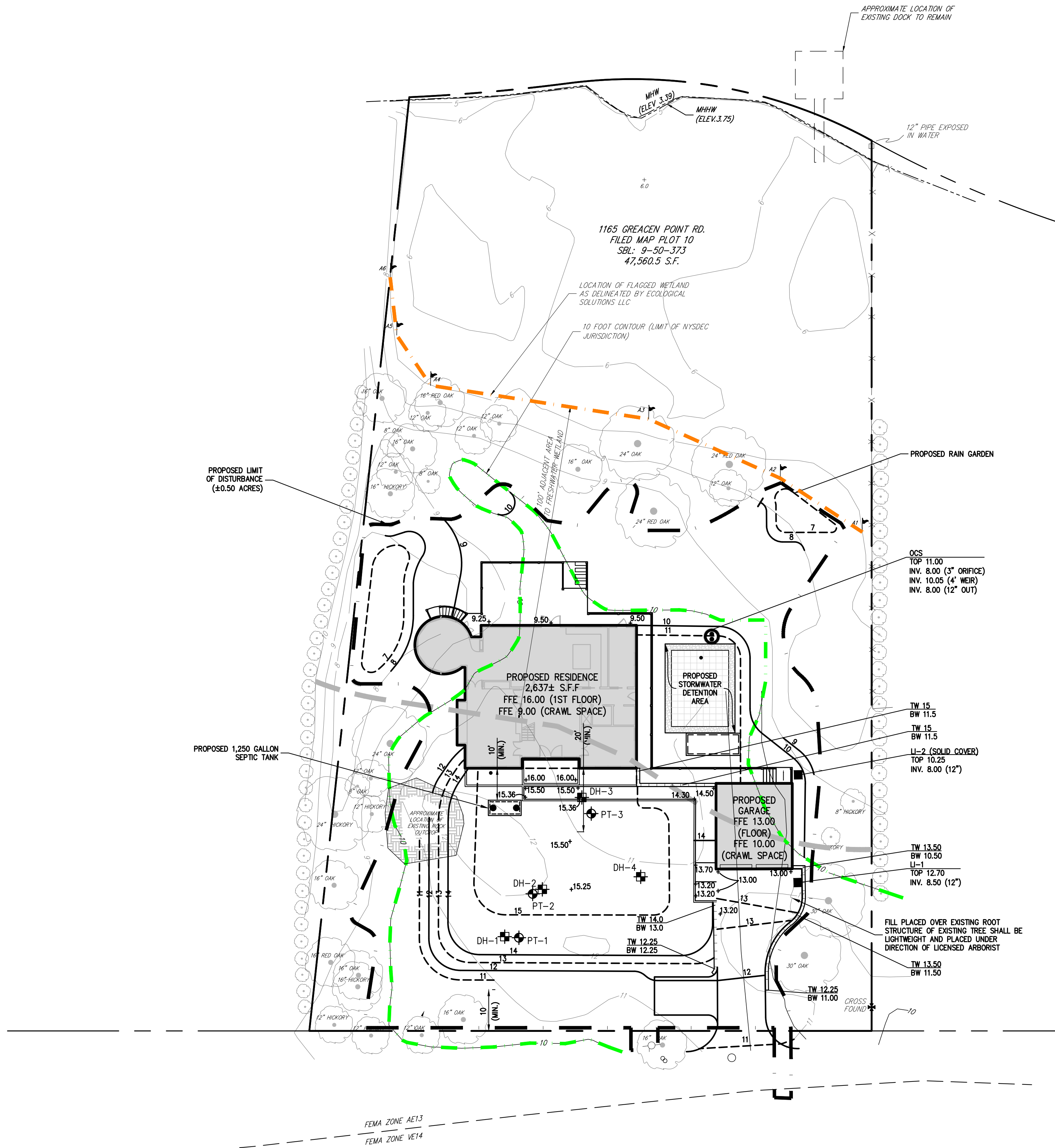
APPLICANT/OWNER: **MR. WILLIAM FEDYNA & ELISABETH FEDYNA**
219 W 81ST STREET, APT. 9D
NEW YORK, NY, 10024
ARCHITECT: **ARCHI-TECTONICS**
111 JOHN ST. #700
NEW YORK, NY 10038

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com



LAYOUT 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.



RETAINING WALL SPOT GRADE LEGEND	
(PROPOSED GRADE)	TW 11
(PROPOSED GRADE)	BW 11

TOTAL FILL REQUIRED FOR SITE (CUBIC YARDS)	
RUN OF BANK FILL (SEPTIC AREA)	530
IMPERVIOUS CLAY FILL (SEPTIC AREA)	150
GENERAL CUT	377
SUPPORTIVE FILL	117
TOTAL NET FILL	420

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING OVERHANG
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING INDEX 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 PAVER WALKWAY
	PROPOSED FINISHED GRADE
	PROPOSED SPOT GRADE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED CLEANOUT
	PROPOSED 1,500 GAL. SEPTIC TANK

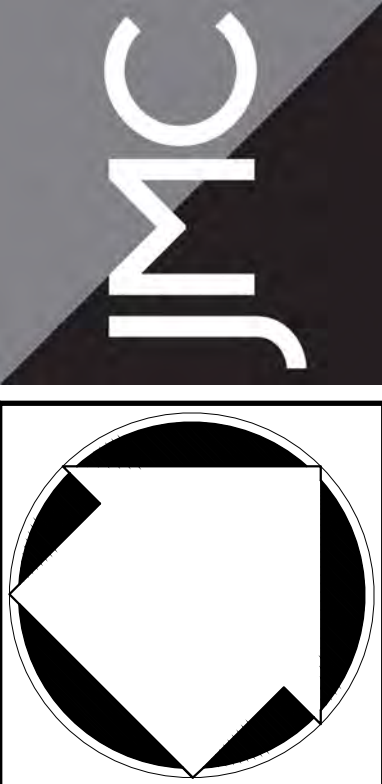
- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PREPARED BY SPINELLI SURVEYING, DATED 02/22/2018, LAST REVISED 04/23/2020.
 - TEST PITS/BORING HOLES SHOWN ON THIS PLAN WERE CONDUCTED BY JMC, PLLC, ON 08/06/2020.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF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

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 HZCMC FOR CONSISTENCY REVIEW	10/30/2020	RAR
2.	RESPOND TO TOWN COMMENTS	12/02/2020	RAR
3.	RESUBMIT TO VILLAGE HZCMC	12/29/2020	RAR

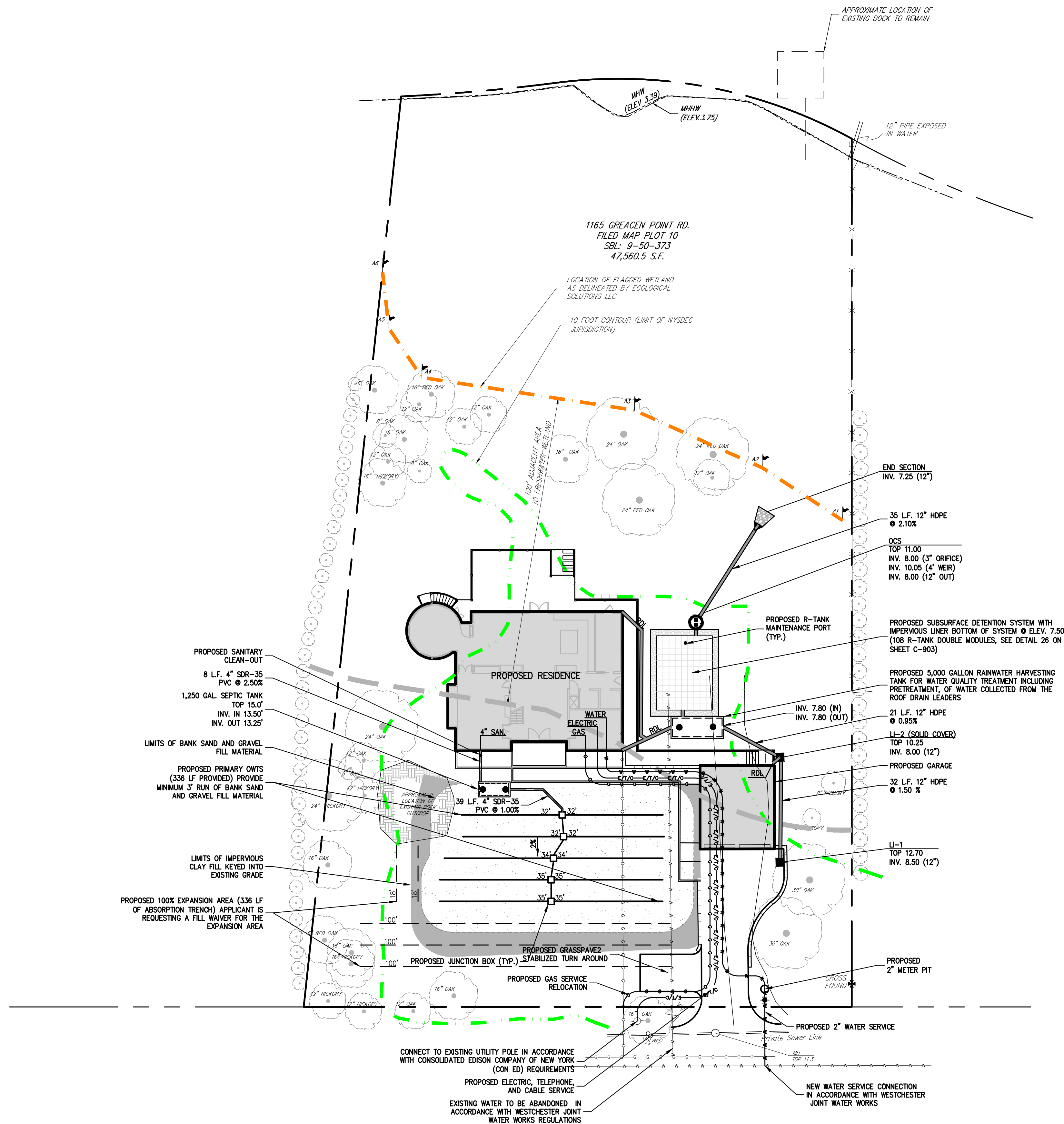
APPLICANT/OWNER:
MR. WILLIAM FEDYNA & ELISABETH FEDYNA
219 W 81ST STREET, APT. 9D
NEW YORK, NY, 10024
ARCHITECT:
ARCHI-TECTONICS
111 JOHN ST. #700
NEW YORK, NY 10038

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com



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**
1810-01E C-200 GRN0.scr
Drawing No: **C-200**



- NOTES**
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY DATED, "SURVEY DWG TITLE," PREPARED BY SPINELLI SURVEYING, DATED 02/22/2018, LAST REVISED 04/23/2020.
 2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE 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 INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
 3. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE COPPER TYPE "K", MANUFACTURED IN ACCORDANCE WITH ASTM B-88.
 4. ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.

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 HZCMC FOR CONSISTENCY REVIEW	10/30/2020	RAR
2.	RESPOND TO TOWN COMMENTS	12/02/2020	RAR
3.	RESUBMIT TO VILLAGE HZCMC	12/29/2020	RAR
	<i>Previous Editions Obsolete</i>		

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

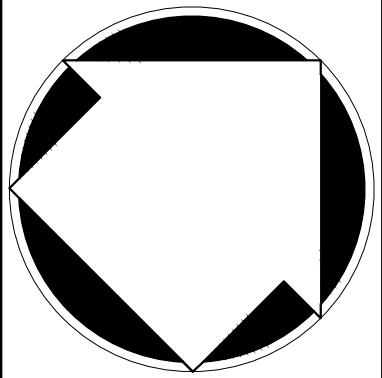
**JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC**

JMC Site Development Consultants, LLC

John Meyer Consulting, Inc.

20 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102

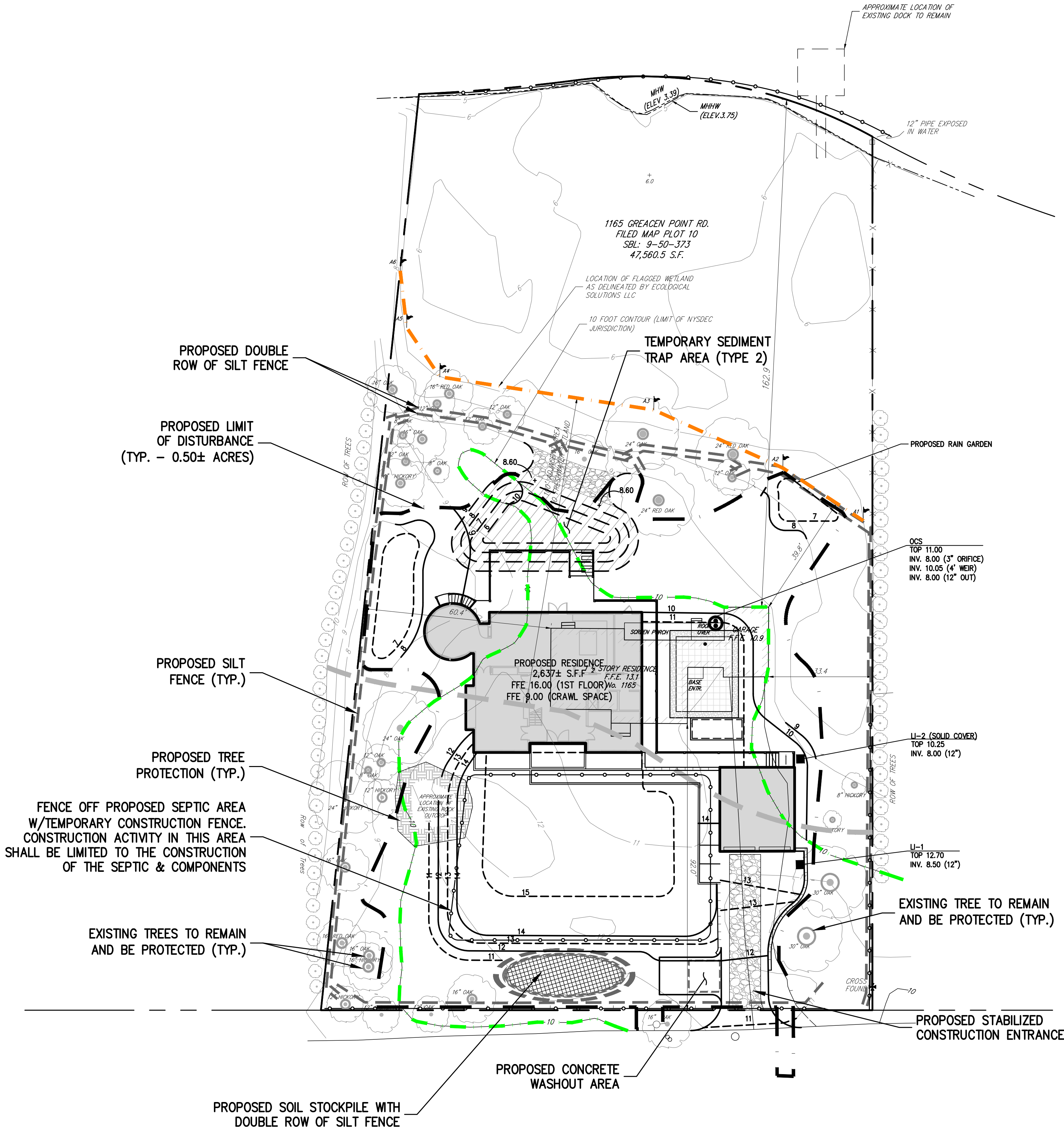
www.jmcpllc.com



UTILITIES 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-300		UTIL.scr		
Drawing No:					
C-300					



- 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**
- EXISTING WETLAND SETBACK
 - PROPOSED SILT FENCE
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED CONSTRUCTION FENCE
 - PROPOSED STABILIZED CONSTRUCTION ENTRANCE
 - PROPOSED STOCKPILE AREA

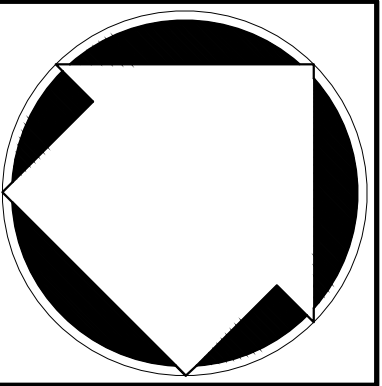
- NOTES:**
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY PREPARED BY SPINELLI SURVEYING, DATED 02/22/2018, LAST REVISED 04/23/2020.
 2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
 3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL 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 RESPAWN ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
 5. THE CONTRACTOR SHALL INSPECT DOWNSLOPE CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS. AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSLOPE 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 CONDITIONS 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 IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
 8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
 9. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(a) WATERSHEDS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
 - A. SEED MIXTURE AND RATE OF APPLICATION:
 - A.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).
 - A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
 - B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
 - C. MULCH ALL SEEDING 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 SEEDING AREAS SHALL BE FERTILIZED, RESEED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
 11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

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
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 HZCMC FOR CONSISTENCY REVIEW	10/30/2020	RAR
10.	RESPOND TO TOWN COMMENTS	12/02/2020	RAR
11.	RESUBMIT TO VILLAGE HZCMC	12/29/2020	RAR
Previous Editions Obsolete			

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplc.com



EROSION & SEDIMENT CONTROL PLAN
RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

Drawn: **RAR** Approved: **JAR**
Scale: **1" = 20'**
Date: **07/24/2018**
Project No: **18100**
1800-SITE C-400 SE.scr
Drawing No: **C-400**



NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABURINA T40N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVROFENCE, OR APPROVED EQUAL.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDING WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING. SUMMER OR EARLY FALL WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.



NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PLUMING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

A	8.5"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE
B	2"x6" STEEL POSTS OR APPROVED EQUAL.
C	5" THICK LAYER OF MULCH.
D	TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENING COLOR ORANGE. STEEL POSTS INSTALLED AT 8' 0".
E	MAINTAIN EXISTING GRASS WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLAN.
F	INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BOUND WITH 9 GAUGE WIRE.
G	8"-12" THICK LAYER OF MULCH ON MAINTENANCE ROAD. 5" THICK LAYER INSIDE TREE PROTECTION AREA.

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

No.	Revision	Date
5.	RESUBMIT TO VILLAGE HCZMC	07/01/2020
6.	RESPOND TO TOWN COMMENTS	07/23/2020
7.	RESPOND TO VILLAGE HCZMC	09/02/2020
8.	RESPUBMIT TO DEC	10/13/2020
9.	RESPUBMIT TO HCZMC FOR CONSISTENCY REVIEW	10/30/2020
10.	RESPOND TO TOWN COMMENTS	12/02/2020
11.	RESPOND TO VILLAGE HCZMC	12/29/2020

**JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC**
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
1120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com



CONSTRUCTION DETAILS

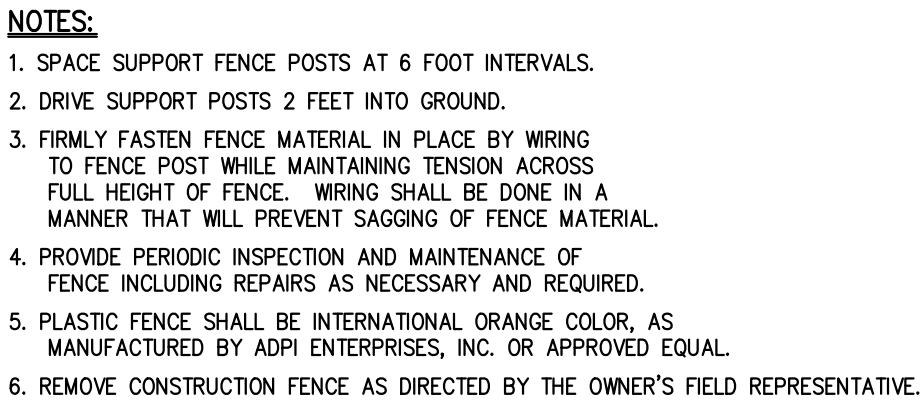
RESIDENTIAL DEVELOPMENT

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.

Drawn:	RAR	Approved:	JAR
Scale:	NOT TO SCALE		
Date:	07/24/2018		
Project No:	18100		
18100-DETAILS	C-900	-	
Drawing No:			
C-900			



CONSTRUCTION FENCE

1

TEMPORARY SOIL STOCKPILE WITH SILT FENCE



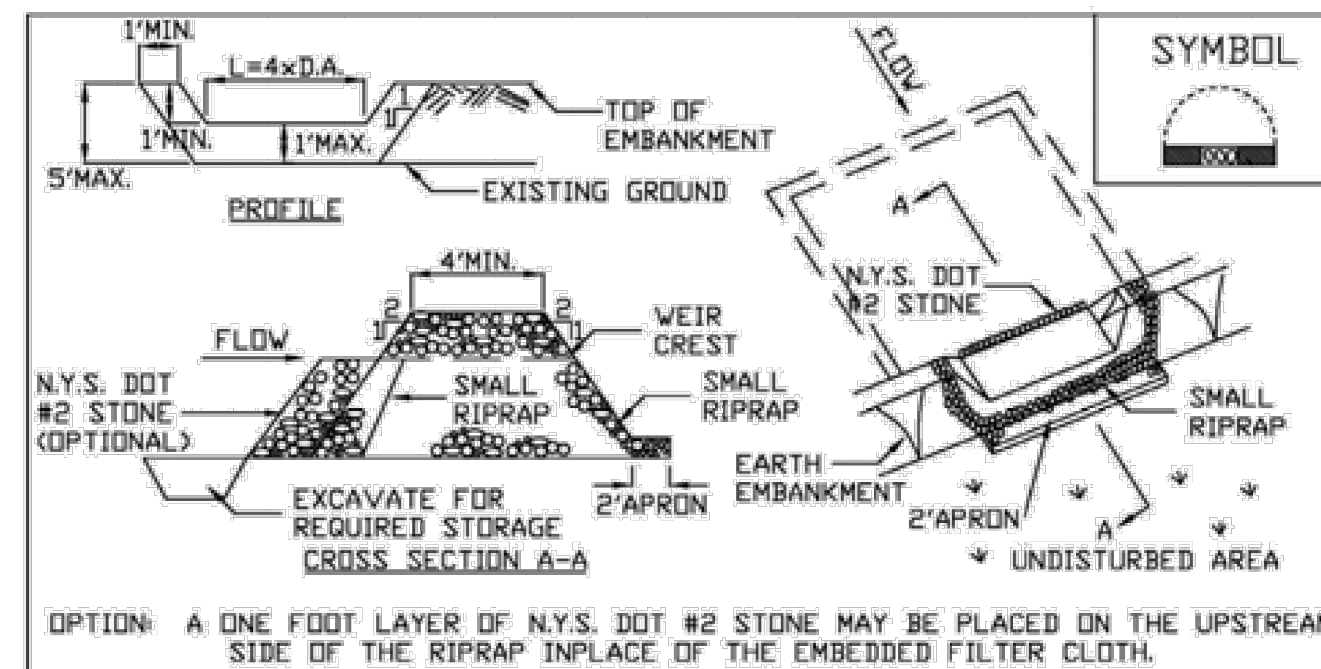
PLAN VIEW

NOTES

1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – AS REQUIRED, BUT NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PAVING OR TRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND FILLING, AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

5

Figure 5.27
Stone Outlet Sediment Trap: ST-II



CONSTRUCTION SPECIFICATIONS

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 ROCKS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROOTS, 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.

STONE OUTLET
SEDIMENT TRAP
ST-II

New York State Standards and Specifications
For Erosion and Sediment Control

Page 5.51

November 2016

TEMPORARY SEDIMENT TRAP STONE OUTLET (TYPE II)

6

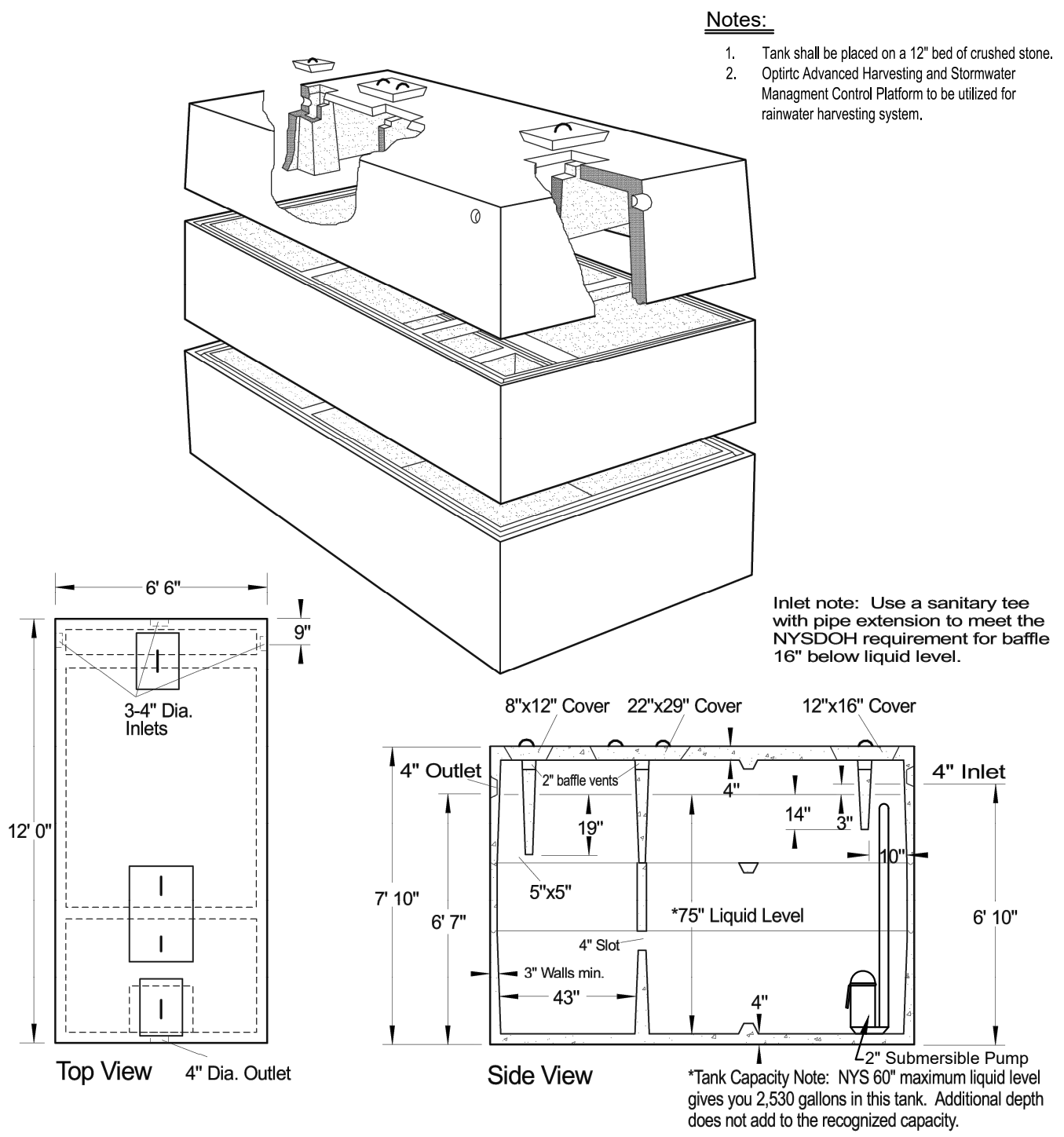


1. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
2. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCH COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 92% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL STAKE THE PROPOSED SERVICE LINES AND CONDUITS PRIOR TO BACKFILLING TO ENSURE SERVICES DO NOT MOVE WITHIN TRENCH.

UTILITY TRENCH DETAIL

1

COPYRIGHT © 2018 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE, AND SURVEYING, PLLC. JMC SITE DEVELOPMENT CONSULTANTS, PLLC. JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE, AND SURVEYING, PLLC. Any modification or alteration to this document without the written permission of JMC will render them invalid and unusable.



SPECIFICATIONS	PRECAST SEPTIC TANKS MODEL ST-3000 / 3000 GALLONS
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #3 Rebar, 6x6x10ga. WWM Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Pipe Connection: Polylok Seal (patented) Weight = 18,000 lbs Load Rating: 300 psf	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 7A 7/19/12

www.woodardsconcrete.com

RAINWATER HARVESTING TANK

16

CONCRETE WASHOUT

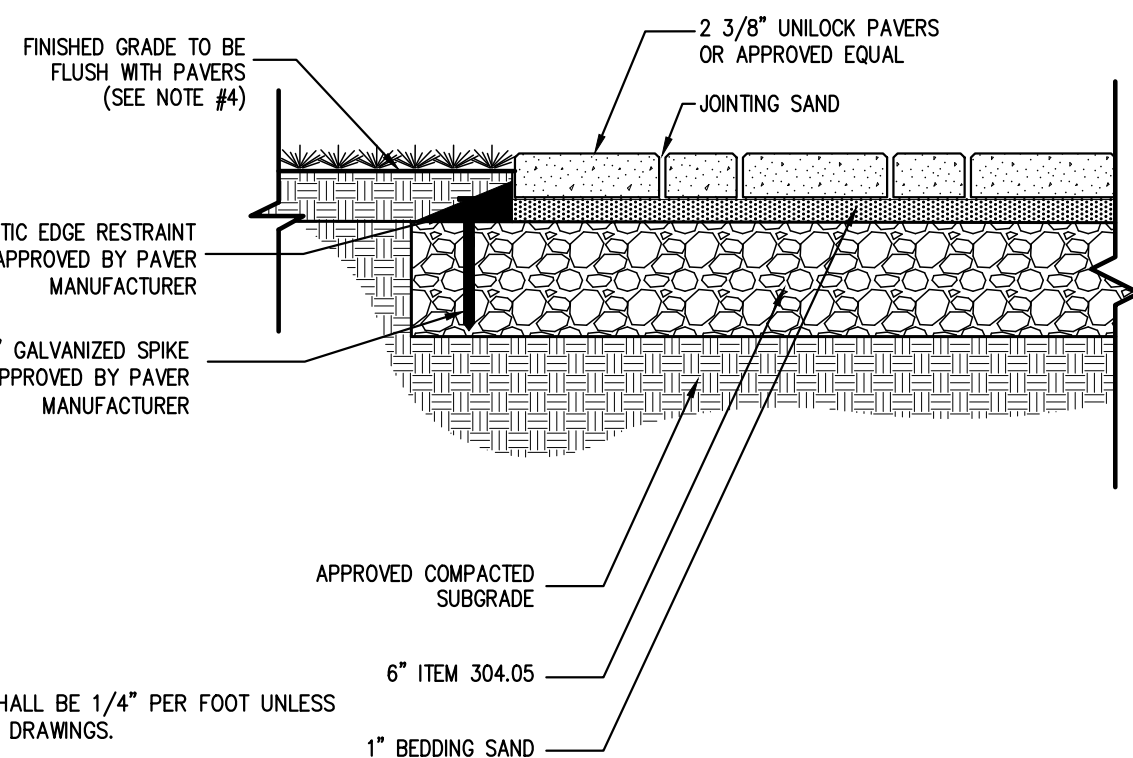
17

"MOSAIC" RETAINING WALL EXAMPLE (NOT FOR CONSTRUCTION—RETAINING WALL DESIGNED BY OTHERS)

18

NOTES:

1. MINIMUM CROSS SLOPE SHALL BE 1/4" PER FOOT UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
3. ALL DISTURBED AREAS ADJACENT TO SIDEWALKS SHALL BE TOPSOILED (4" DEPTH) AND SEEDED WITH GRASS.



PAVER INSTALLATION (PROPOSED WALKWAY)

20

STANDARD DRIVEWAY

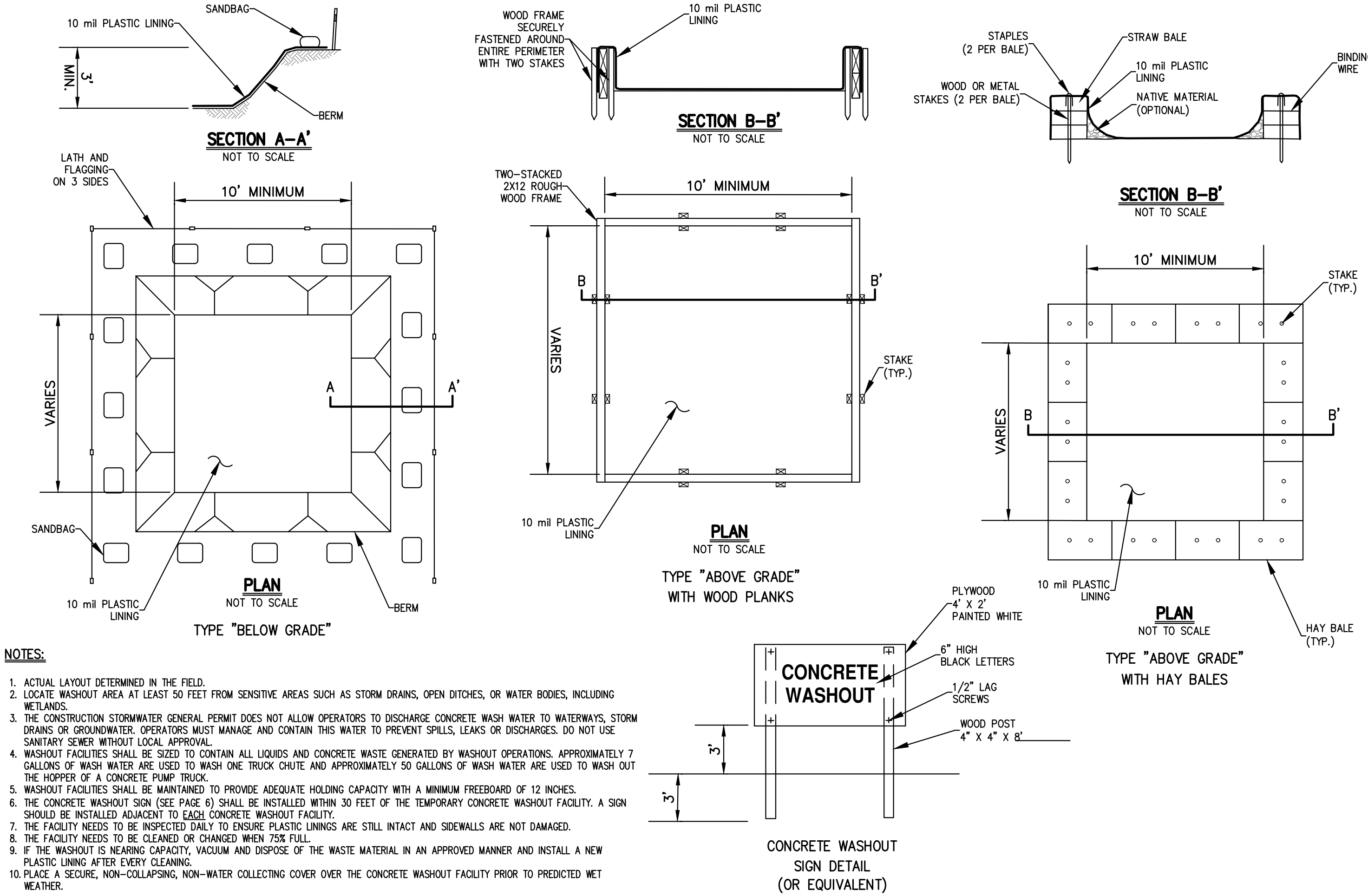
21

STONE CURB (BELGIAN BLOCK)

22

PAVEMENT REPLACEMENT OVER TRENCH

23

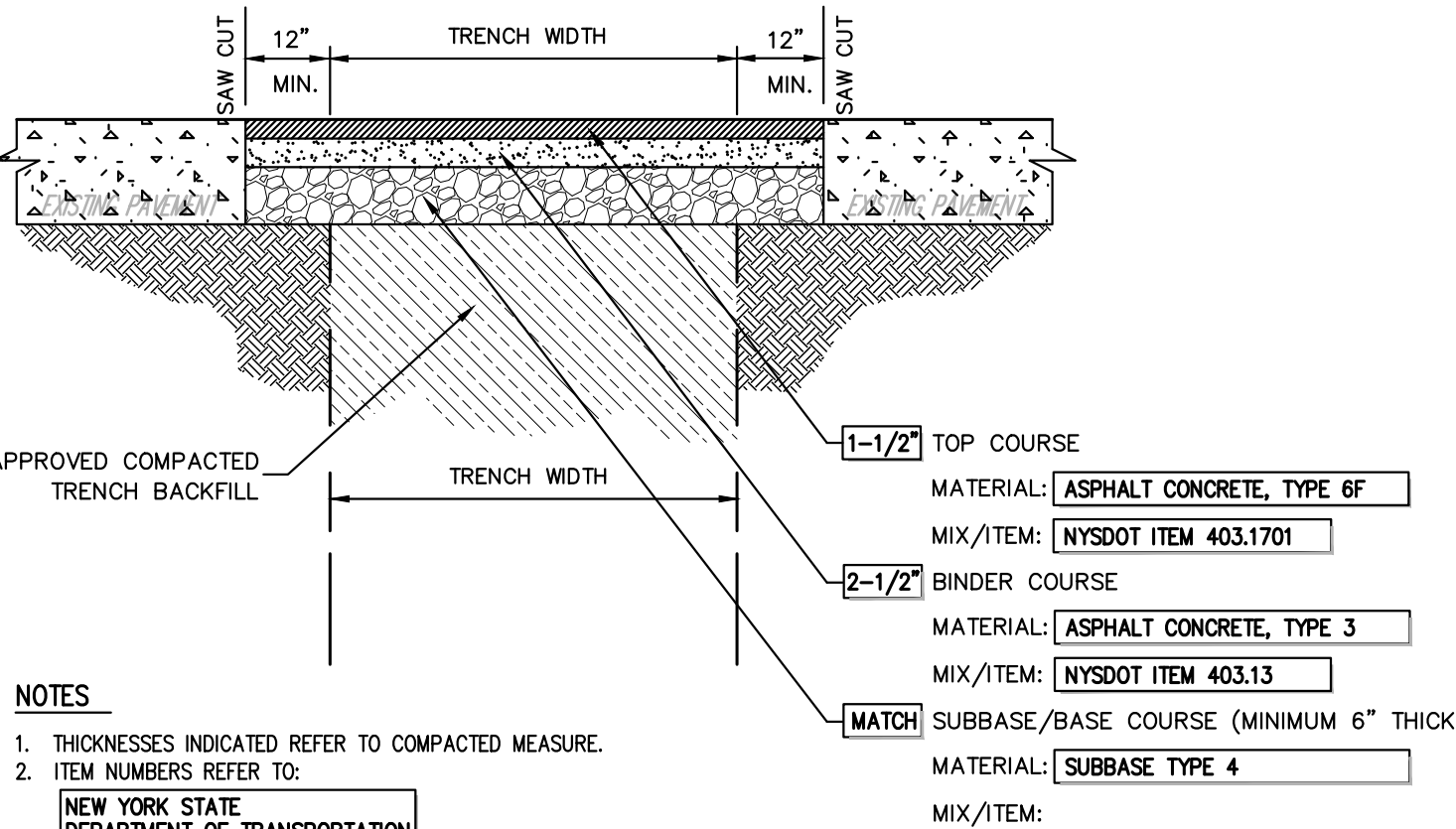


NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE AREAS SUCH AS STORM DRAINS, OPEN DITCHES, OR WATER BODIES, INCLUDING WETLANDS.
3. THE CONSTRUCTION STORMWATER GENERAL PERMIT DOES NOT ALLOW OPERATORS TO DISCHARGE CONCRETE WASH WATER TO WATERWAYS, STORM DRAINS OR GROUNDWATER. OPERATORS MUST MANAGE AND CONTAIN THIS WATER TO PREVENT SPILLS, LEAKS OR DISCHARGES. DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL.
4. WASHOUT FACILITIES SHALL BE SIZED TO CONTAIN ALL LIQUIDS AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. APPROXIMATELY 7 GALLONS OF WASH WATER ARE USED TO WASH ONE TRUCK CHUTE AND APPROXIMATELY 50 GALLONS OF WASH WATER ARE USED TO WASH OUT THE HOPPER OF A CONCRETE PUMP TRUCK.
5. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
6. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH CONCRETE WASHOUT FACILITY.
7. THE FACILITY NEEDS TO BE INSPECTED DAILY TO ENSURE PLASTIC LININGS ARE STILL INTACT AND SIDEWALLS ARE NOT DAMAGED.
8. THE FACILITY NEEDS TO BE CLEANED OR CHANGED WHEN 75% FULL.
9. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER AND INSTALL A NEW PLASTIC LINING AFTER EVERY CLEANING.
10. PLACE A SECURE, NON-COLLAPSING, NON-WATER COLLECTING COVER OVER THE CONCRETE WASHOUT FACILITY PRIOR TO PREDICTED WET WEATHER.

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
5.	RESPOND TO TOWN COMMENTS	12/02/2020
6.	RESUBMIT TO VILLAGE HCZMC	12/29/2020

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC

Join Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

CONSTRUCTION DETAILS

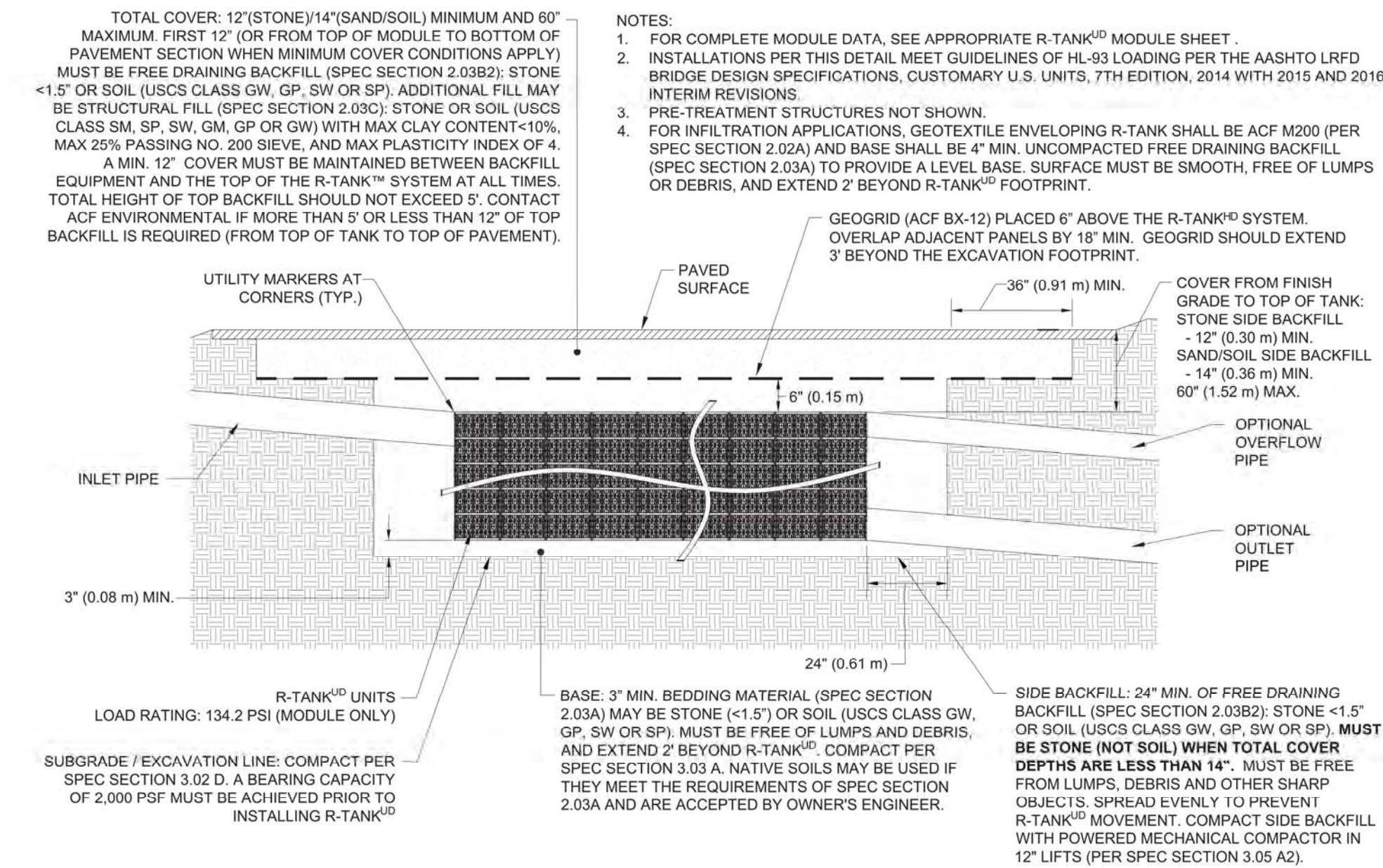
RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

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.

Drawn:	RAR	Approved:	JAR
Scale:	NOT TO SCALE		
Date:	07/24/2018		
Project No:	18100		
18100-DETAILS	C-902	-	
Drawing No:			

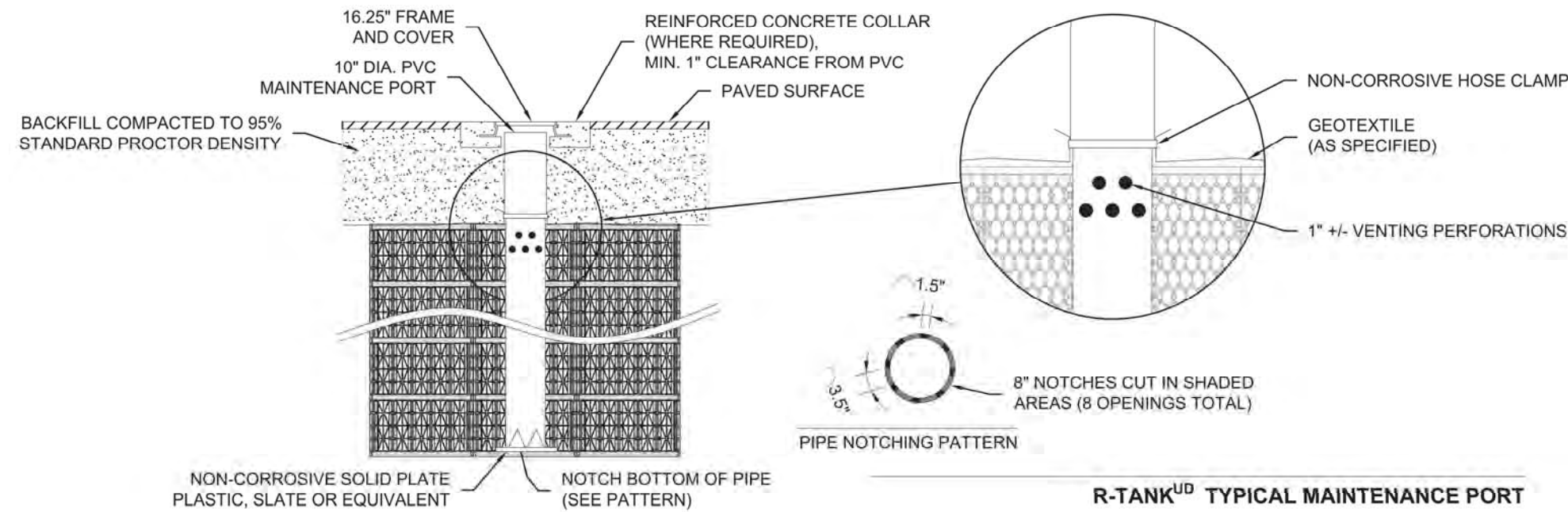
C-902

COPYRIGHT © 2018 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE, AND SURVEYING, PLLC. JMC SITE DEVELOPMENT CONSULTANTS, PLLC. JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE, AND SURVEYING, PLLC. Any modification or alteration to this document without the written permission of JMC will render the model and/or drawings invalid.



R-TANK & H-20 LOAD – SECTION VIEW

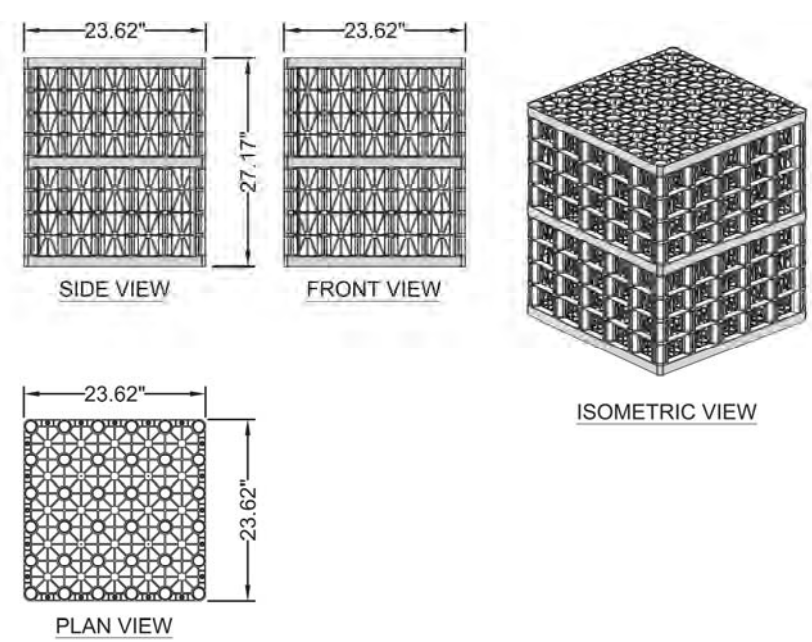
24



- 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

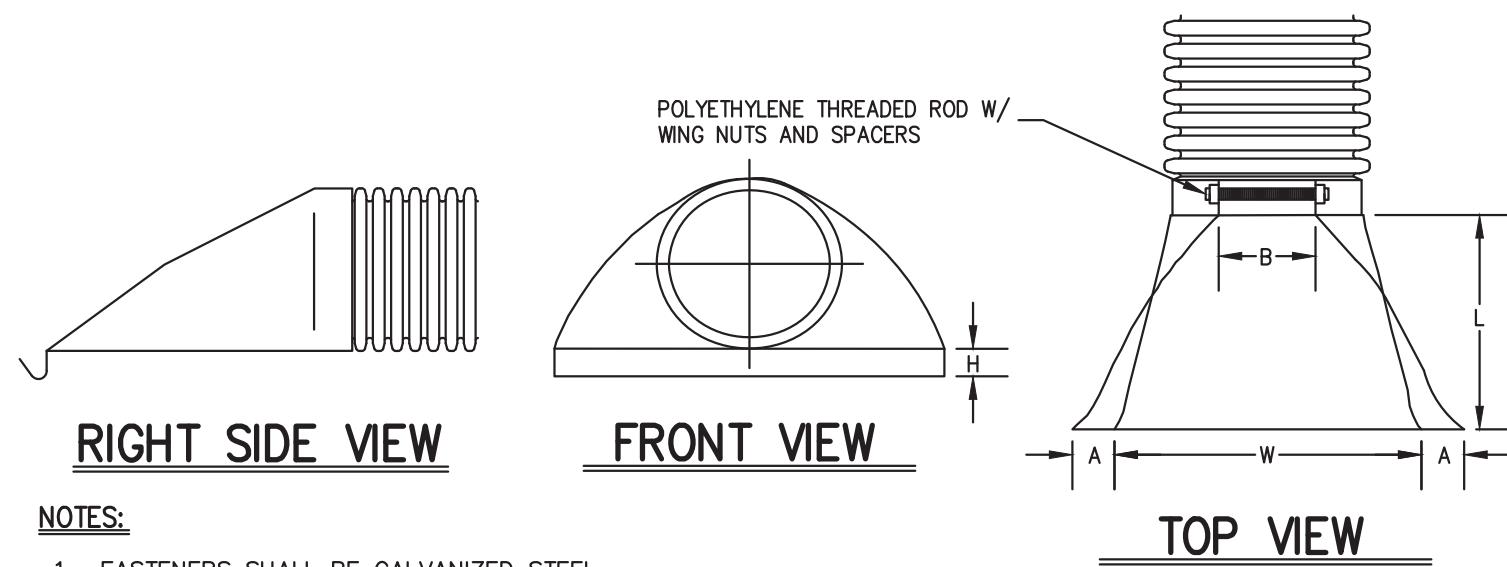
25



MODULE DATA

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

DOUBLE R-TANK^{MD} - 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

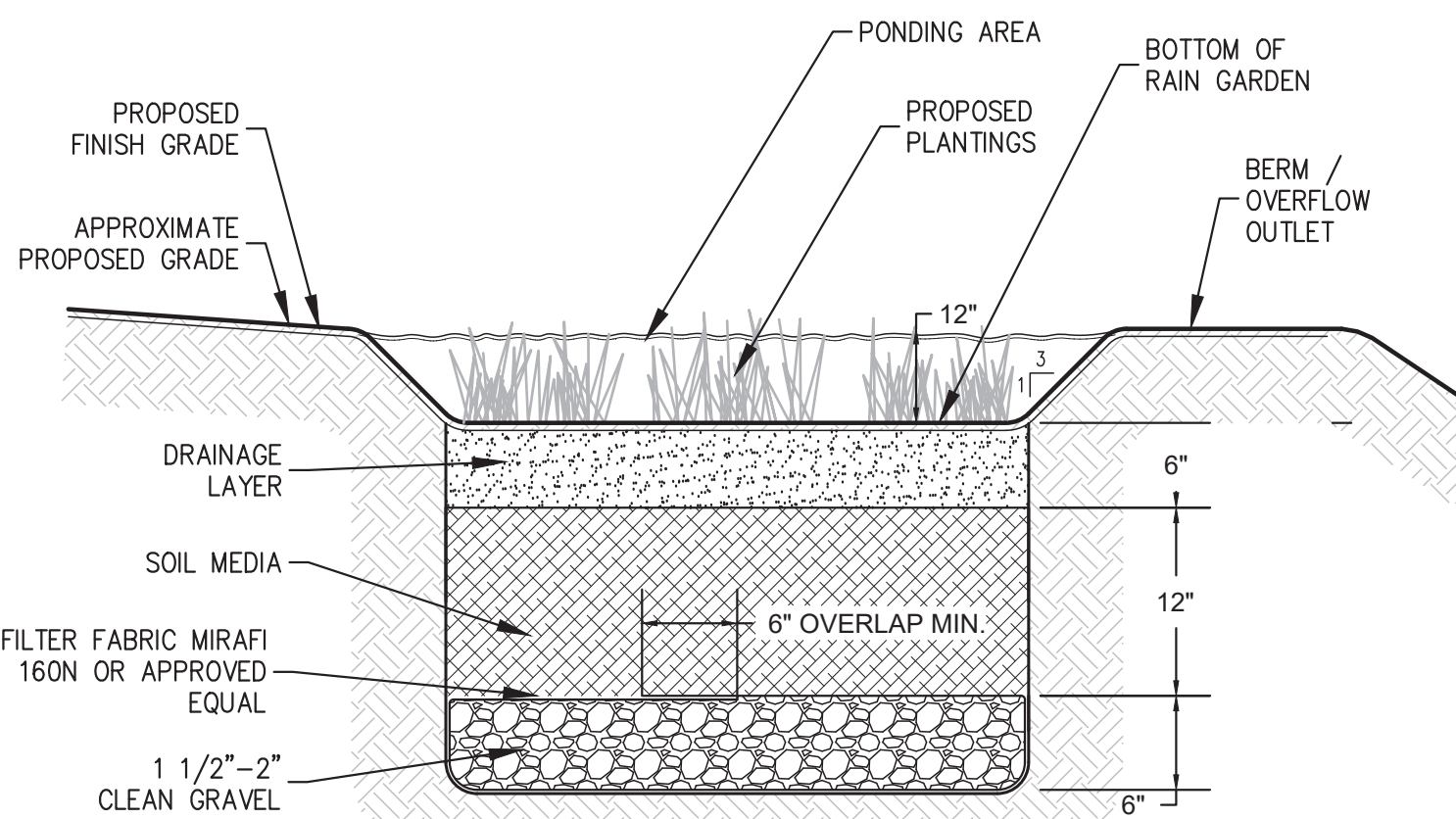
26

PLASTIC END SECTION

27

RAIN GARDEN CROSS SECTION

28



NOTES:

1. ESTABLISH AN ATTRACTIVE PLANTING BED WITH A MIX OF UPLAND AND WETLAND NATIVE SHRUBS, GRASSES AND HERBACEOUS PLANT MATERIAL ARRANGED IN A NATURAL CONFIGURATION STARTING FROM THE MORE UPLAND SPECIES AT THE OUTERMOST ZONE OF THE SYSTEM TO MORE WETLAND SPECIES AT THE INNERMOST ZONE. PLANTS SHALL BE CONTAINER-GROWN WITH WELL ESTABLISHED ROOT SYSTEM, PLANTED ON ONE-FOOT CENTERS.
2. RAIN GARDENS SHALL NOT BE SEEDING AS THIS TAKES TOO LONG TO ESTABLISH THE DESIRED ROOT SYSTEM, AND SEED MAY BE FLOATED OUT WITH RAIN EVENTS. SHREDED HARDWOOD MULCH SHOULD BE APPLIED UP TO 2" TO HELP KEEP SOIL IN PLACE.

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com



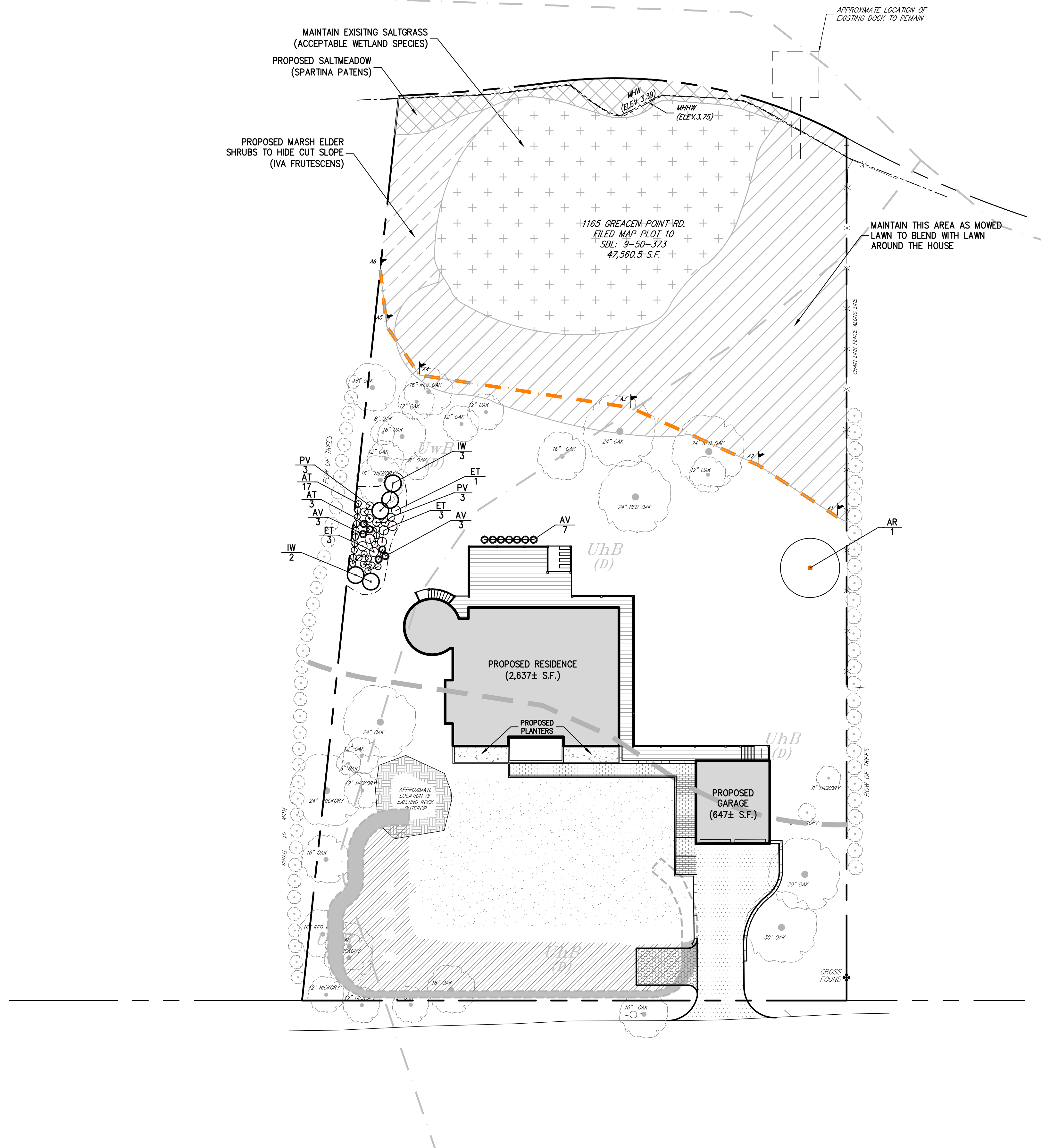
CONSTRUCTION DETAILS
















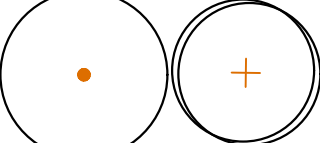

RESIDENTIAL DEVELOPMENT
1165 GREACEN POINT ROAD
MAMARONECK, NY, 10543

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.

Drawn: RAR Approved: JAR
Scale: NOT TO SCALE
Date: 07/24/2018
Project No: 18100
18100-DEIMS C-903 -
Drawing No:







C-903



	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:

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. PLANT SPECIES IS REPRESENTATIVE AND SUBSTITUTIONS MAY BE REQUIRED AT TIME OF PLANTING DUE TO AVAILABILITY, TIME OF YEAR, ETC.
3. 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.

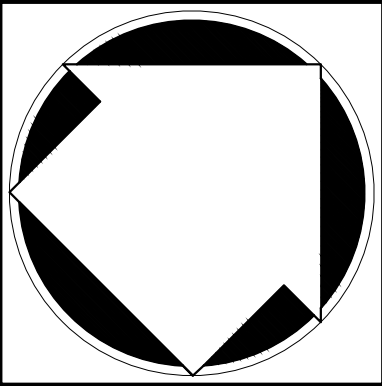
No.	Revision	Date	By
1.	RESUBMIT TO VILLAGE HCZMC	07/01/2020	RAR
2.	RESPOND TO TOWN COMMENTS	07/22/2020	RAR
3.	RESUBMIT TO VILLAGE HCZMC	08/31/2020	RAR
4.	RESUBMIT TO DEC	10/13/2020	RAR
5.	RESUBMIT TO HCZMC FOR CONSISTENCY REVIEW	10/30/2020	RAR
	RESUBMIT TO VILLAGE HCZMC	12/29/2020	RAR
	<i>Previous Editions Obsolete</i>		

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
---	---

**JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC**
JMC Site Development Consultants, LLC

John Meyer Consulting, Inc.

20 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com



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		
18100-LWD	L-100	LAY.scr	
Drawing No:			
L-100			