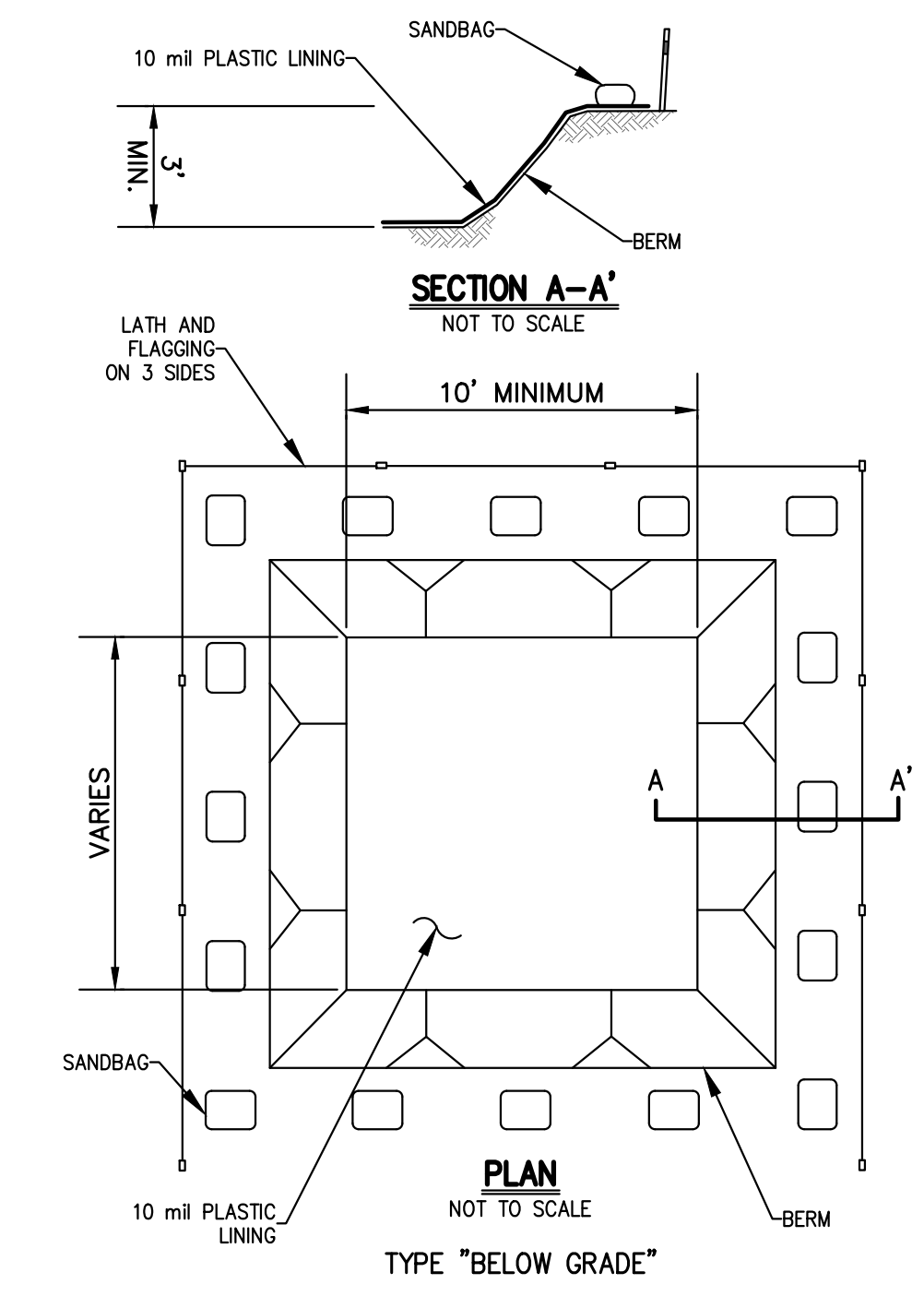


Inlet note: Use a sanitary tee with pipe extension to meet the NYSDOH requirement for baffle 16" below liquid level.

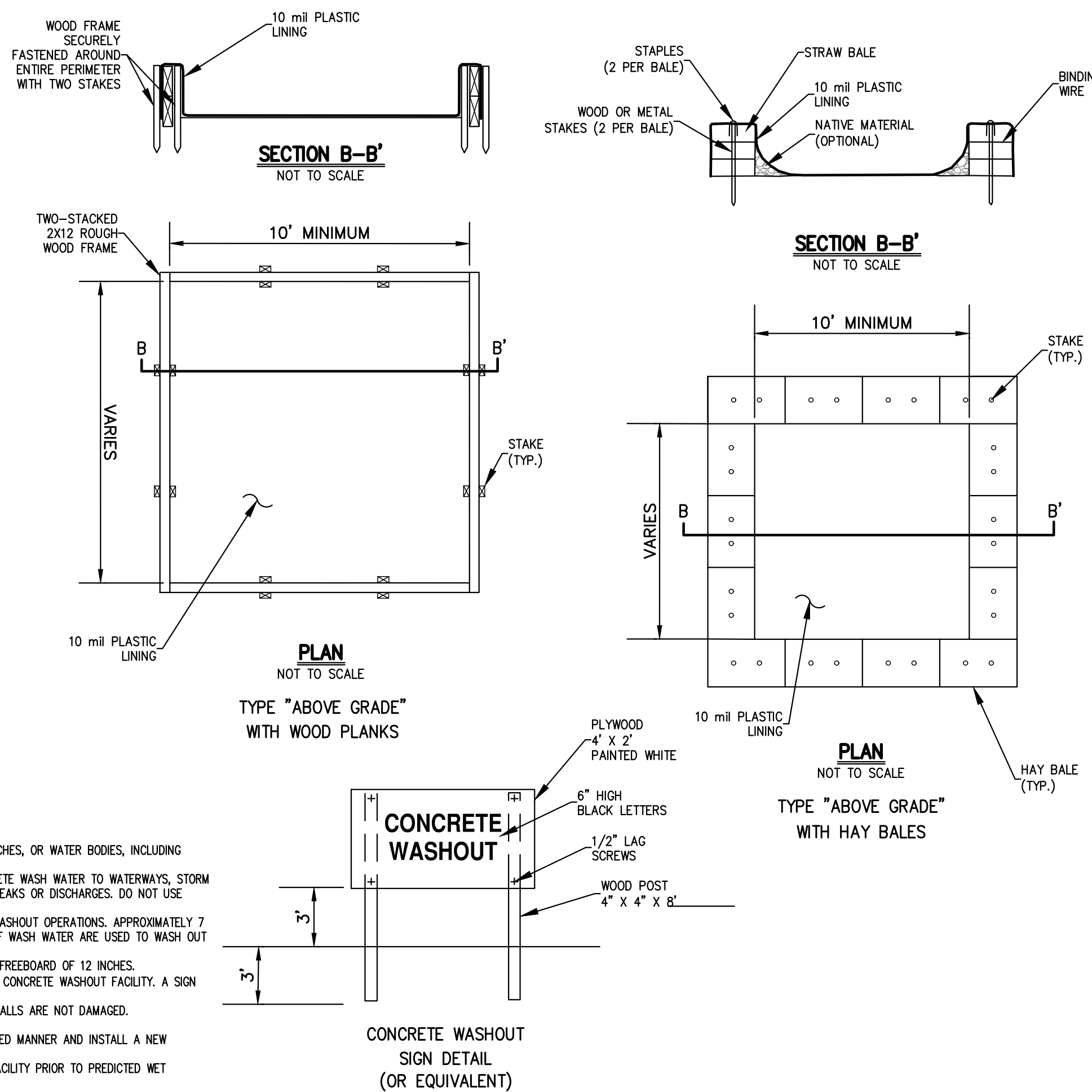
\*Tank Capacity Note: NYS 60" maximum liquid level gives you 2,530 gallons in this tank. Additional depth does not add to the recognized capacity.

SPECIFICATIONS	
Concrete Min. Strength: 4,000 psi at 28 days	<b>PRECAST SEPTIC TANKS MODEL ST-3000 / 3000 GALLONS</b>  <b>Woodard's Concrete Products, Inc.</b> 629 Lyboil Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050  Page 7A 7/19/12
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	

www.woodardsconcrete.com



- NOTES:**
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
  - LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE AREAS SUCH AS STORM DRAINS, OPEN DITCHES, OR WATER BODIES, INCLUDING WETLANDS.
  - 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.
  - 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.
  - WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
  - 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.
  - THE FACILITY NEEDS TO BE INSPECTED DAILY TO ENSURE PLASTIC LININGS ARE STILL INTACT AND SIDEWALLS ARE NOT DAMAGED.
  - THE FACILITY NEEDS TO BE CLEANED OR CHANGED WHEN 75% FULL.
  - 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.
  - PLACE A SECURE, NON-COLLAPSING, NON-WATER COLLECTING COVER OVER THE CONCRETE WASHOUT FACILITY PRIOR TO PREDICTED WET WEATHER.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

**RAINWATER HARVESTING TANK**

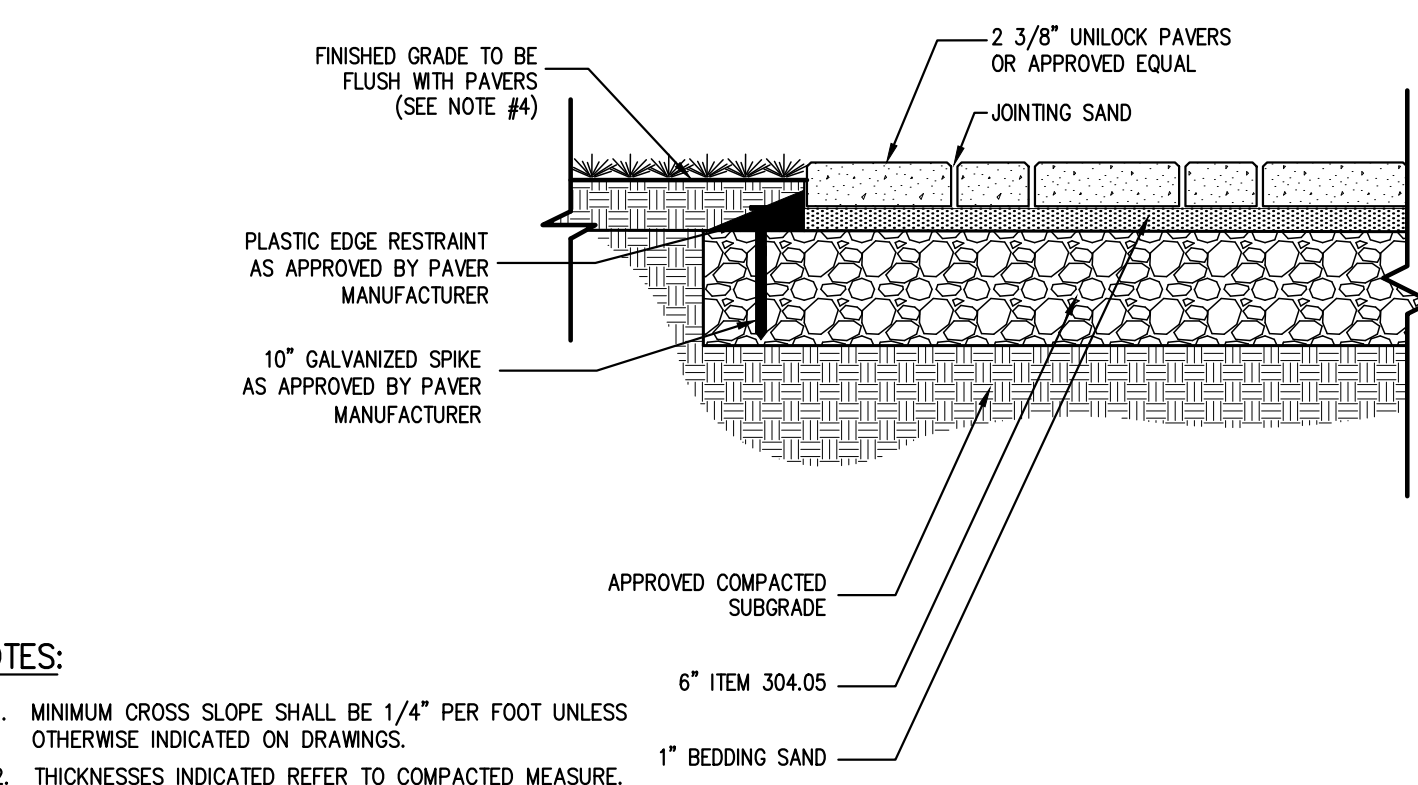
16

**CONCRETE WASHOUT**

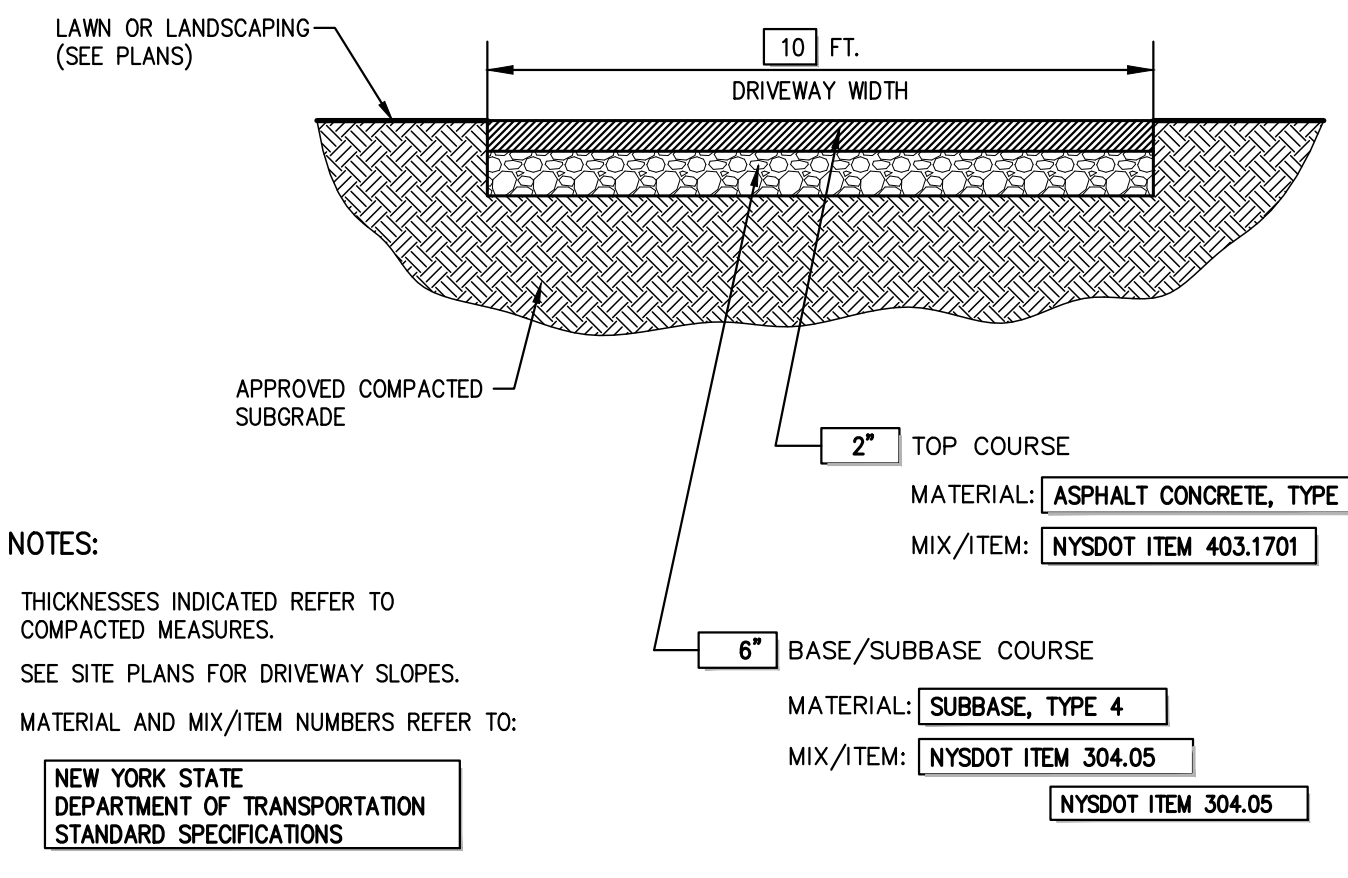
17

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

18



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



- NOTES:**
- THICKNESSES INDICATED REFER TO COMPACTED MEASURES.
  - SEE SITE PLANS FOR DRIVEWAY SLOPES.
  - MATERIAL AND MIX/ITEM NUMBERS REFER TO:  
NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

- NOTES:**
- JOINTS SHALL BE NO WIDER THAN 3/4" AND SHALL BE MORTARED. JOINTS SHALL BE FULLY FILLED WITH 1:2 CEMENT MORTAR, NEATLY POINTED AND CLEANED OF EXCESS MORTAR.

**PAVER INSTALLATION**  
(PROPOSED WALKWAY)

20

**STANDARD DRIVEWAY**

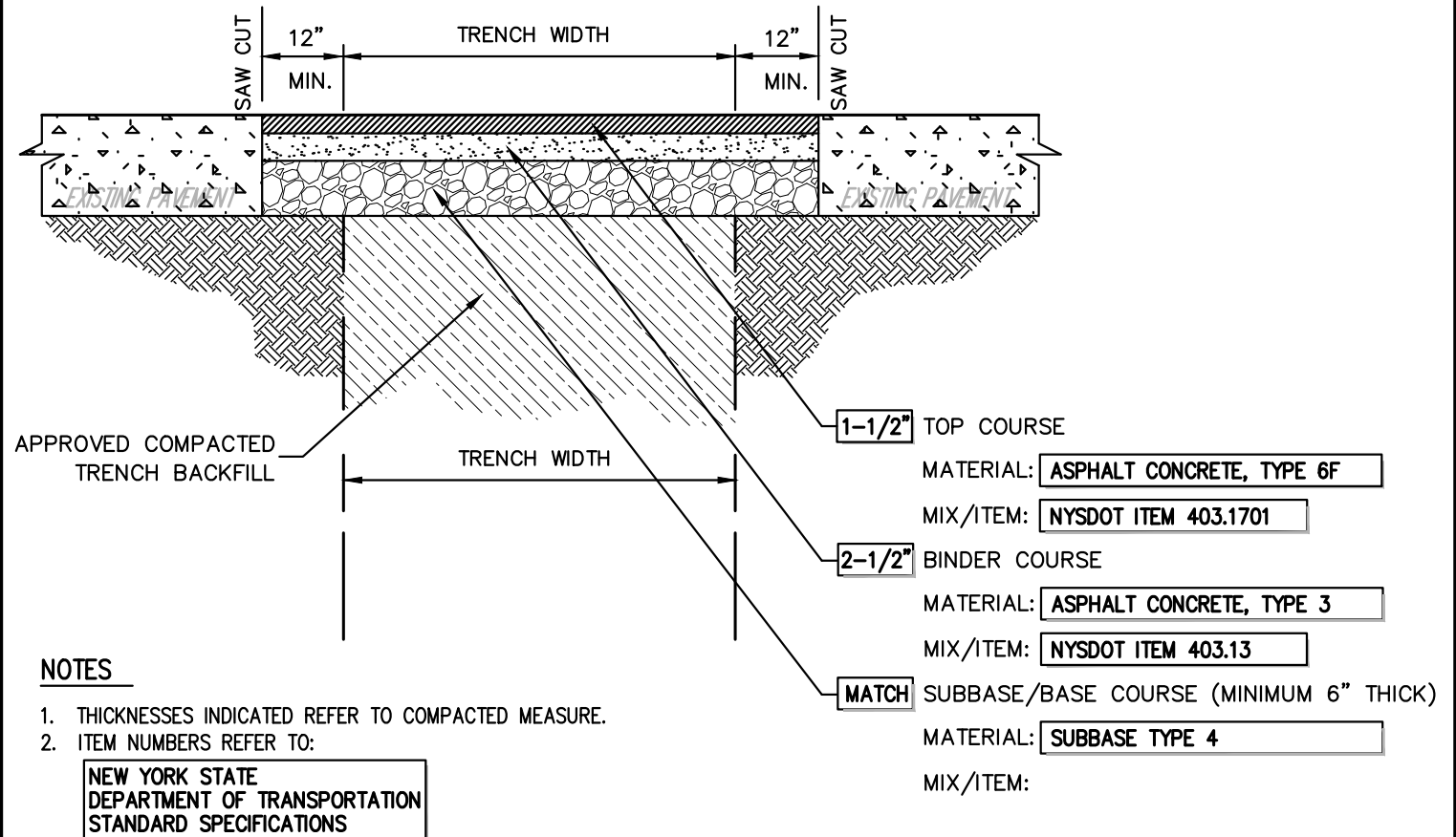
21

**STONE CURB**  
(BELGIAN BLOCK)

22

**PAVEMENT REPLACEMENT OVER TRENCH**

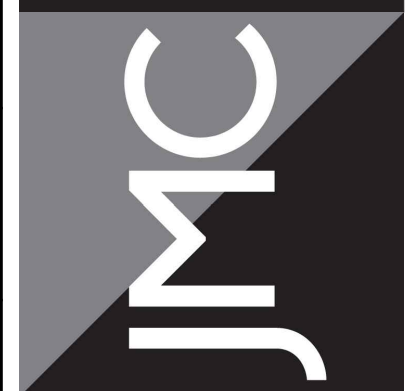
23



- NOTES:**
- THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
  - ITEM NUMBERS REFER TO:  
NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

Date	07/22/2020
Revision	09/02/2020
No.	1. RESPOND TO TOWN COMMENTS
	2. RESUBMIT TO VILLAGE HCZMC

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



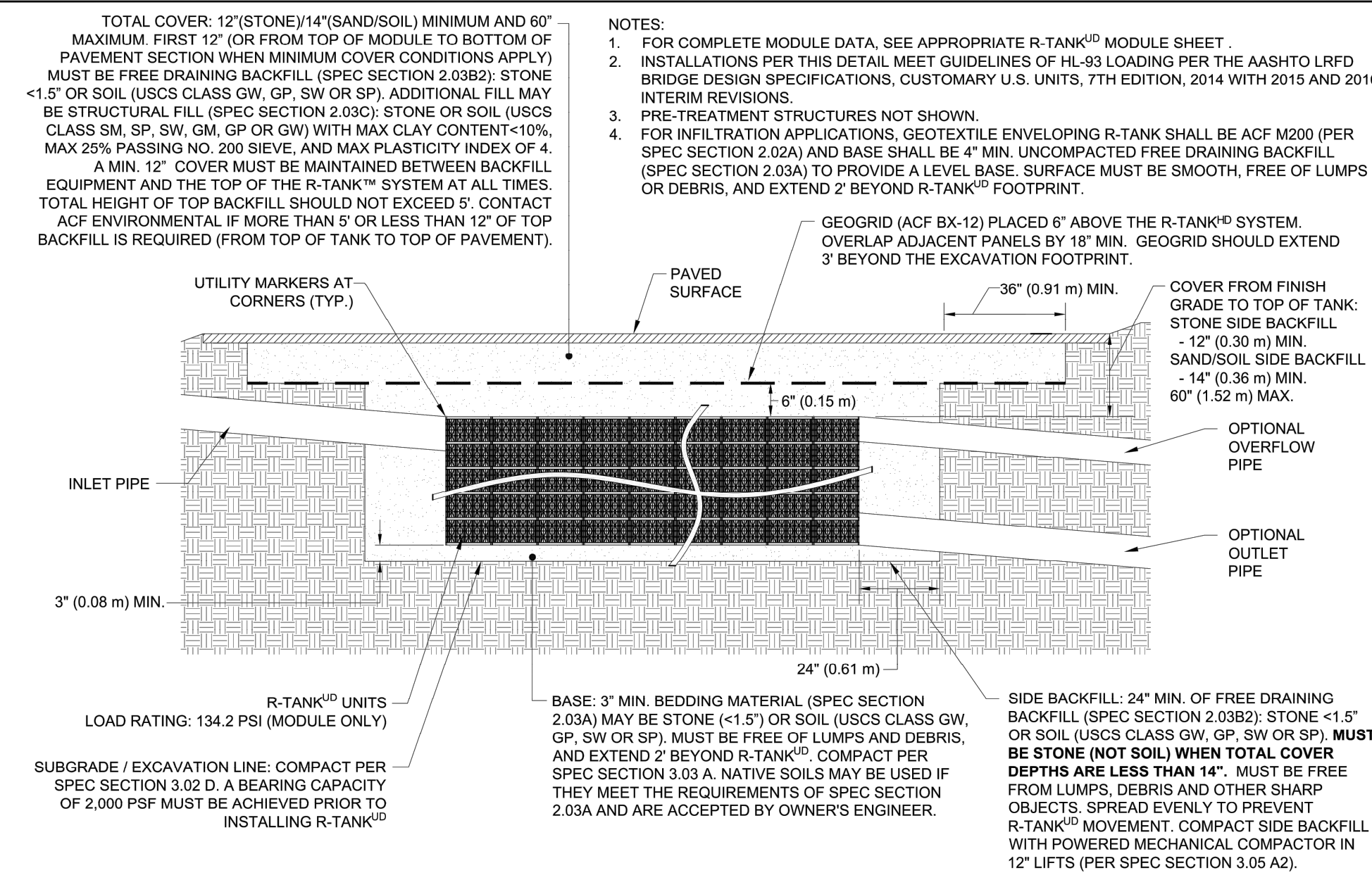
**CONSTRUCTION DETAILS**  
 RESIDENTIAL DEVELOPMENT  
 1165 GREACEN POINT ROAD  
 MAMARONECK, NY, 10543

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		
1800-ITEMS	C-902		
Drawing No:	C-902		

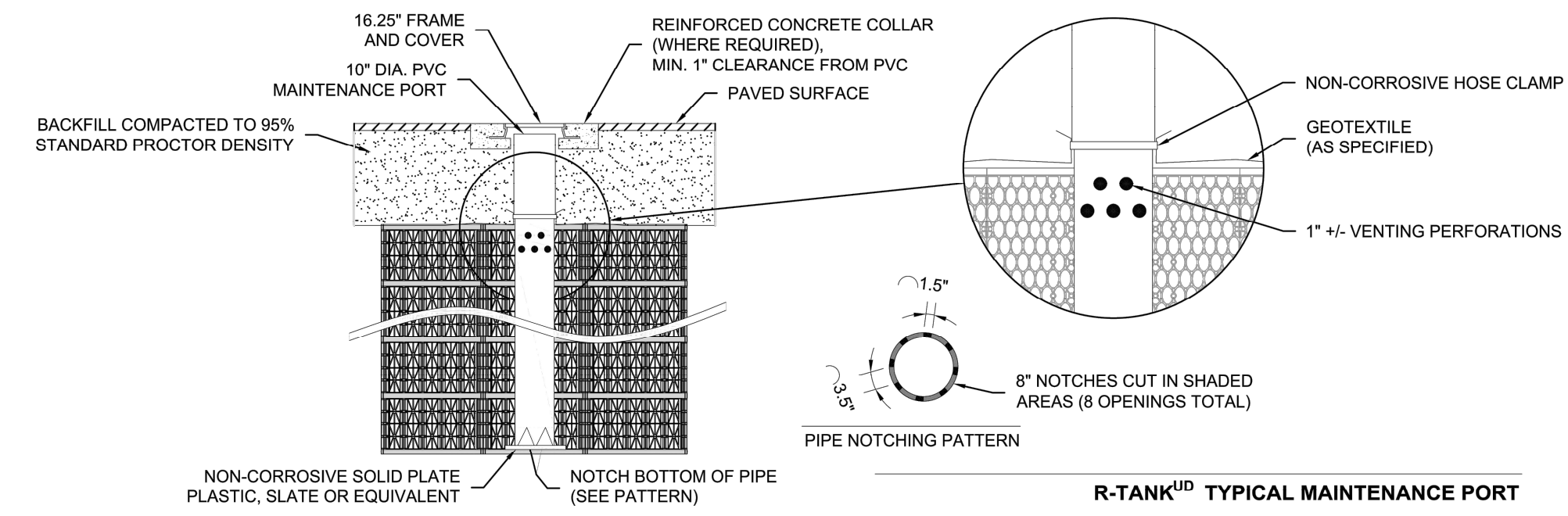
**C-902**

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. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF JMC IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



R-TANK & H-20 LOAD - SECTION VIEW

24

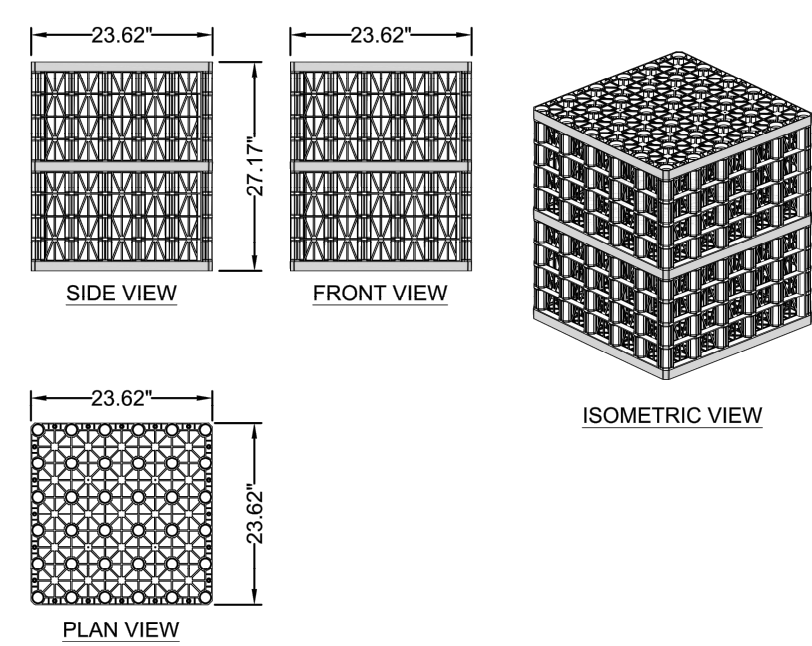


R-TANK™ TYPICAL MAINTENANCE PORT

- 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**

<b>GEOMETRY:</b> 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%	<b>LOAD RATING:</b> 134.2 PSI, (MODULE ONLY) HS20, (WITH ACF COVER SYSTEM) <b>MATERIAL:</b> 100% RECYCLED POLYPROPYLENE
--	---

DOUBLE R-TANK™ - MODULE DETAIL

DOUBLE R-TANK MODULE DETAIL

26

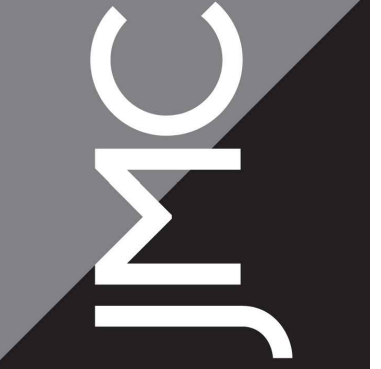
X

X

X

Date	07/22/2020
Revision	09/02/2020
No.	1. RESPOND TO TOWN COMMENTS
	2. RESUBMIT TO VILLAGE HCZMC

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



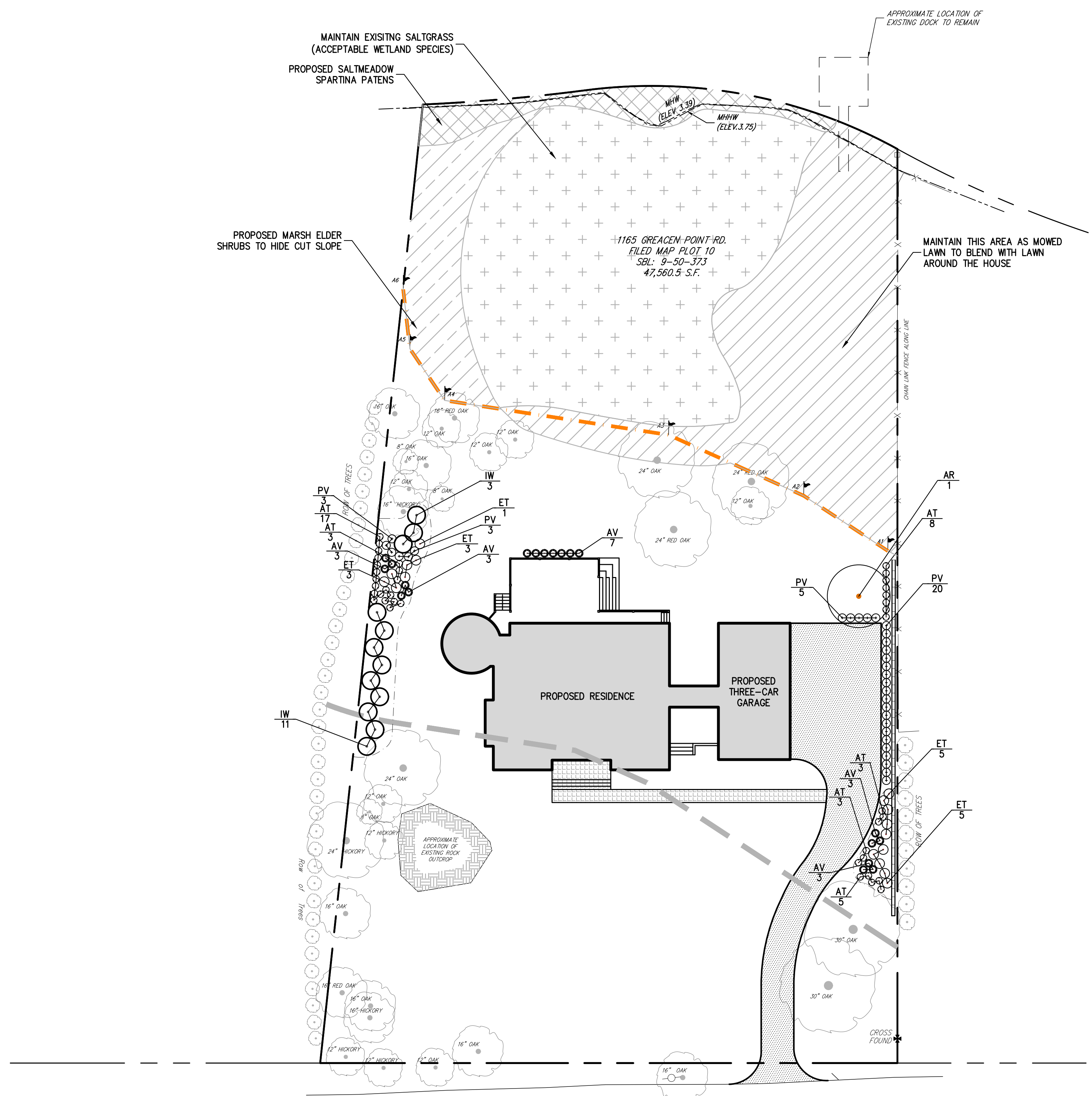
**CONSTRUCTION DETAILS**  
 RESIDENTIAL DEVELOPMENT  
 1165 GREACEN POINT ROAD  
 MAMARONECK, NY, 10543

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		
1800-BEIMS	C-903		
Drawing No.:	C-903		

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 & Land Surveying, PLLC. ANY REVISIONS TO THIS DOCUMENT SHALL BE INDICATED BY A REVISION TABLE AND SHALL BE MADE TO THE ORIGINAL DOCUMENT.

COPYRIGHT © 2020 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 ARCHITECTURE & LANDSCAPE ARCHITECTURE, INC. AND SURVEYING, PLLC. ANY SITE DEVELOPMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF MAMARONECK ZONING ORDINANCES. ANY MODIFICATIONS OR ALTERATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE & LANDSCAPE ARCHITECTURE, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY.



**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.

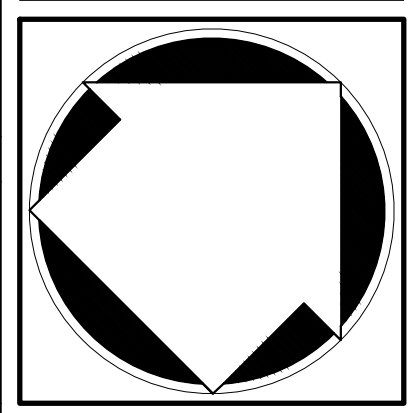
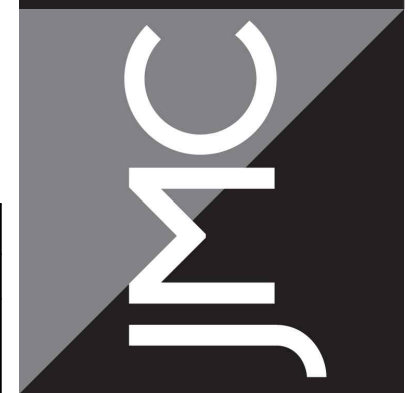
PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS	PHOTO SAMPLE
AR	1	Acer rubrum	Red Maple	3" - 3.5" Cal.	B & B	N/A	
SHRUBS							
IW	12	Ilex verticillata	Winterberry	6' - 7' Ht.	Cont.	N/A	
PERENNIALS							
AT	39	Asclepias tuberosa	Butterfly Milkweed	2' - 3' Ht.	Cont.	N/A	
ET	17	Euthamia tenuifolia	Goldenrod	3' - 6' Ht.	Cont.	N/A	
GRASSES							
AV	19	Andropogon virginicus	Broomsedge	2' - 4' Ht.	Cont.	N/A	
PV	31	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

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.jmcplic.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  
 1800-LMD L-100 LAT.scr  
 Drawing No: **L-100**  
*Previous Editions Obsolete*