

# SITE PLAN APPROVAL DRAWINGS

# GAS STATION

TAX MAP SECTION 650 | BLOCK 35 | LOT 10  
 WESTCHESTER COUNTY  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

**Applicant:**  
 THORNWOOD FOUR CORNERS LLC.  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

**Surveyor:**  
 THOMAS C. MERRITTS LAND SURVEYORS, P.C.  
 394 BEDFORD ROAD  
 PLEASANTVILLE, NEW YORK, 10570  
 (914) 769-8899

**JMC** Site Planner, Civil & Traffic Engineer  
 and Landscape Architect:  
 120 BEDFORD ROAD  
 ARMONK, NY 10504  
 (914) 273-5225

**JMC Drawing List:**

- C-000 COVER SHEET
- C-010 EXISTING CONDITIONS MAP
- C-100 LAYOUT PLAN
- C-110 TURNING ANALYSIS 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
- C-904 CONSTRUCTION DETAILS
- L-100 LANDSCAPING PLAN

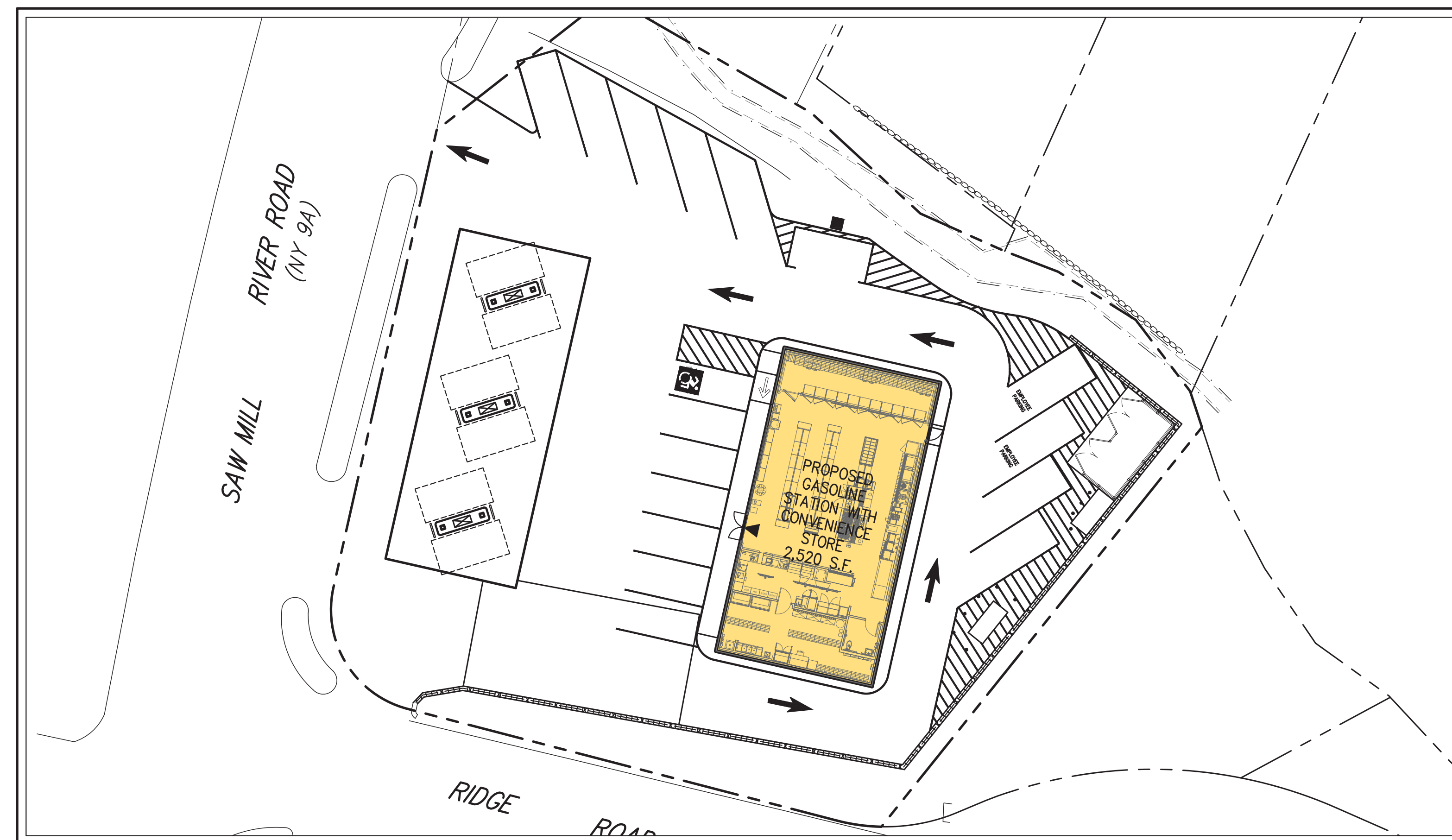


TABLE OF LAND USE			
SECTION 6.50, BLOCK 35, LOT 10 ZONE "B-1" - "GENERAL BUSINESS DISTRICT" PROPOSED USE: GAS STATION WITH CONVENIENCE STORE FIRE DISTRICT: ARDSLEY FIRE DISTRICT SEWER DISTRICT: SAW MILL SEWER DISTRICT			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQUARE FEET)	5,000 MIN.	23,224	23,224
LOT COVERAGE BY BUILDING (PERCENT)	65% MAX.	10.3%	20.7%
BUILDING HEIGHT (FEET / STORIES)	35' / 2 MAX.	-/-	20.8' / 1 STORY
<b>YARDS</b>			
FRONT BUILDING SETBACK (FEET)	10' MIN.	39.6'	30.0'
REAR BUILDING SETBACK (FEET)	0 <sup>(3)</sup>	44.2'	32.9'
SIDE BUILDING SETBACK (FEET)	0 <sup>(3)</sup>	30.7'	21.4'
<b>PARKING</b>			
TOTAL SPACES	12	-	23 <sup>(2)</sup>
STANDARD SPACES	11	-	22
ACCESSIBLE SPACES	1	-	1

**TABLE OF LAND USE NOTES:**

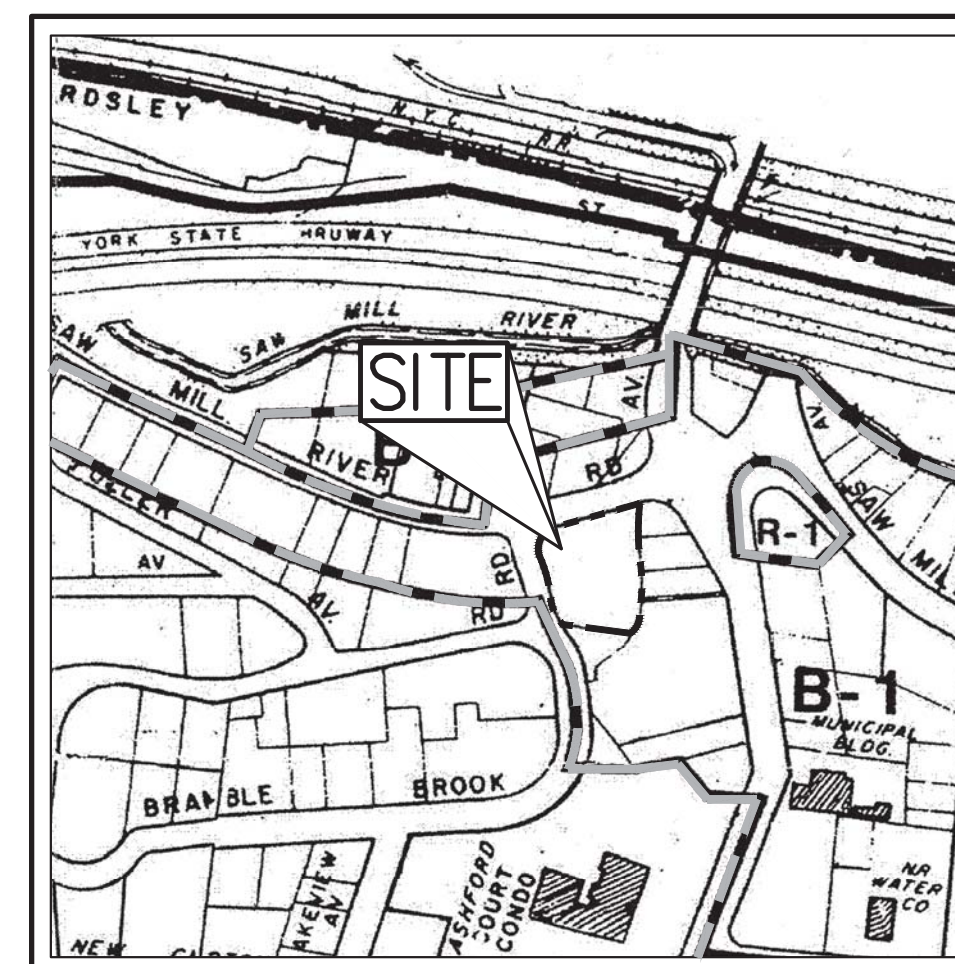
- LOT COVERAGE AREA INCLUDES 2,520 S.F. PROPOSED CONVENIENCE STORE AND 2,280 S.F. PROPOSED GASOLINE PUMP CANOPY.
- THE TOTAL 23 PROPOSED PARKING SPACES INCLUDES 14 STANDARD SPACES, 1 ACCESSIBLE SPACE, 2 EMPLOYEE SPACES, AND 6 FUELING SPACES UNDER THE PROPOSED CANOPY.
- VILLAGE CODE SECTION 200-70 STATES THAT NO SIDE OR REAR YARD SHALL BE REQUIRED; HOWEVER, IF EITHER IS PROVIDED, ITS LEAST DIMENSION SHALL NOT BE LESS THAN SIX FEET.

**GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:**

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7862) 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 UNDUPLICATE 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 PROVISIONS OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYS DOT 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 OWNER'S 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.



**VICINITY MAP**  
 SCALE: 1" = 1,000'  
 SOURCE: USGS / 2019



**ZONING MAP**  
 SCALE: 1" = 1,000'  
 SOURCE: VILLAGE OF ARDSLEY / 2013

**AREA MAP**  
 SCALE: 1" = 20'

LEGEND	
	SITE PROPERTY LINE
	ZONING BOUNDARY
R-1	RESIDENTIAL ZONE
B-1	GENERAL BUSINESS ZONE

No.	Revision	Date	By
1.	PLANNING BOARD & BAR SUBMISSION	03/30/2021	MTP
2.	RESPOND TO VILLAGE COMMENTS	12/01/2021	SPG
3.	REVISED PER TOWN COMMENTS	01/13/2022	CDF

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.



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.

NOT FOR CONSTRUCTION



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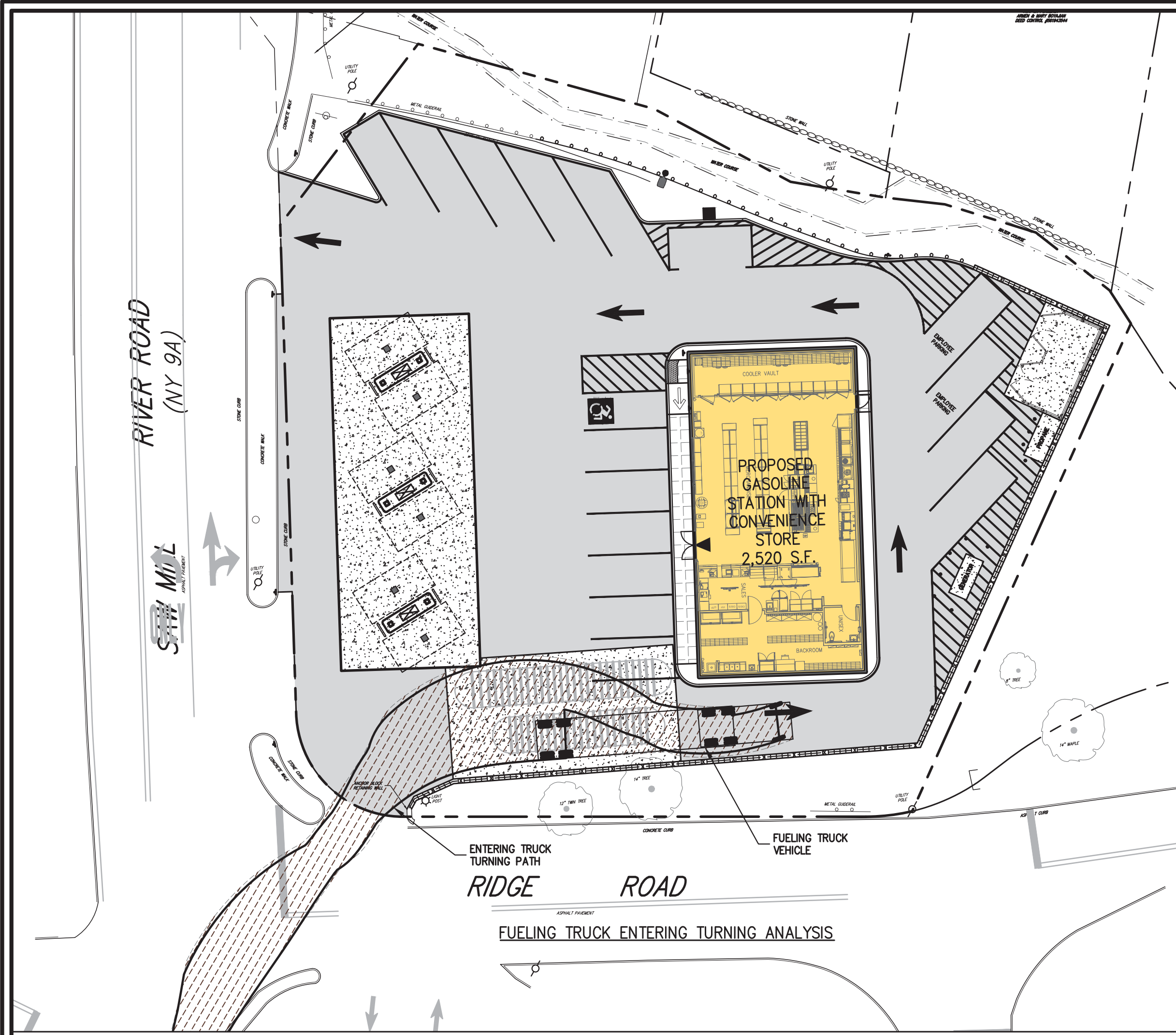
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 Project No: 18175  
 18175-COVER COVER COVER.sxd  
 Drawing No: C-000



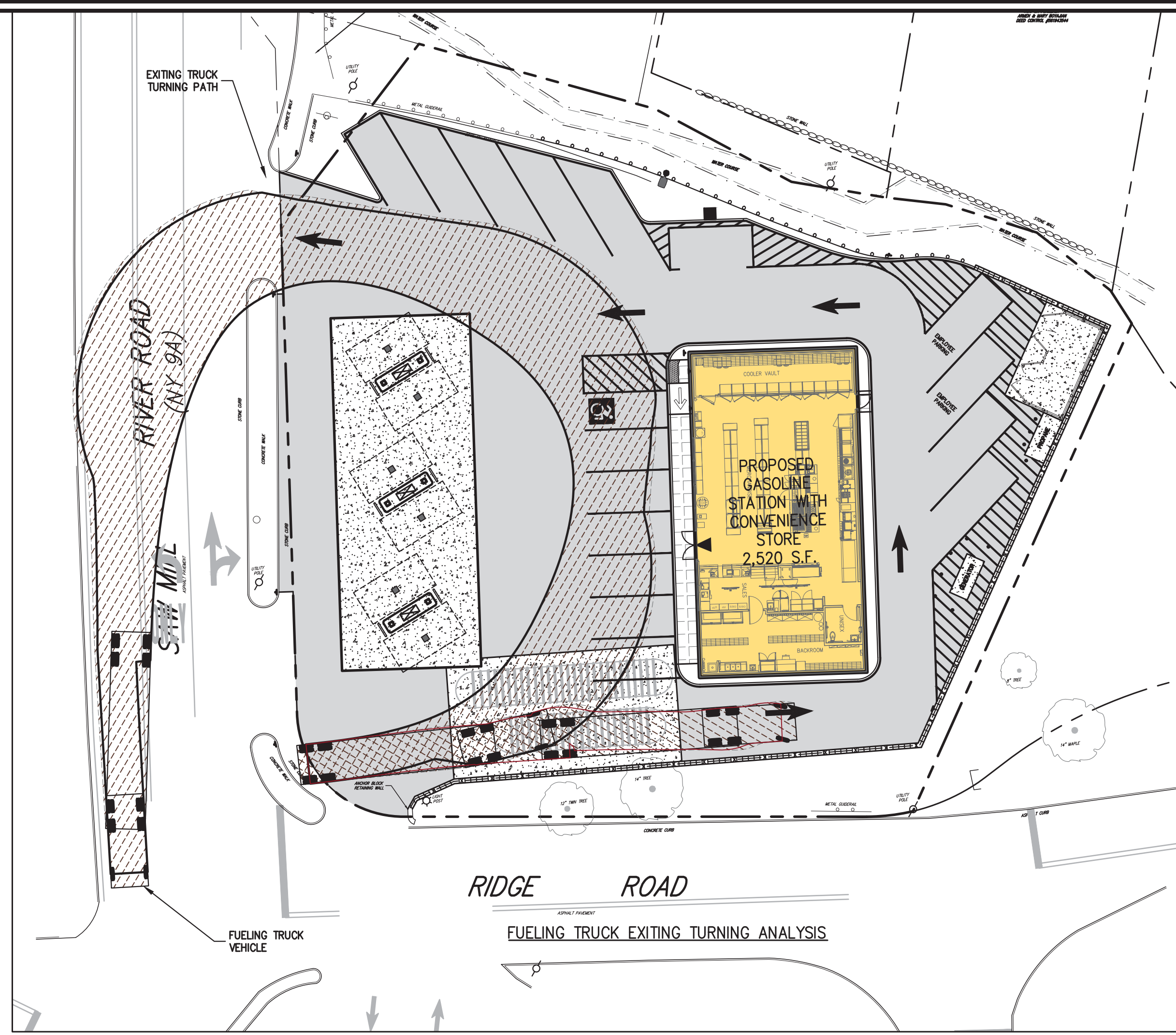


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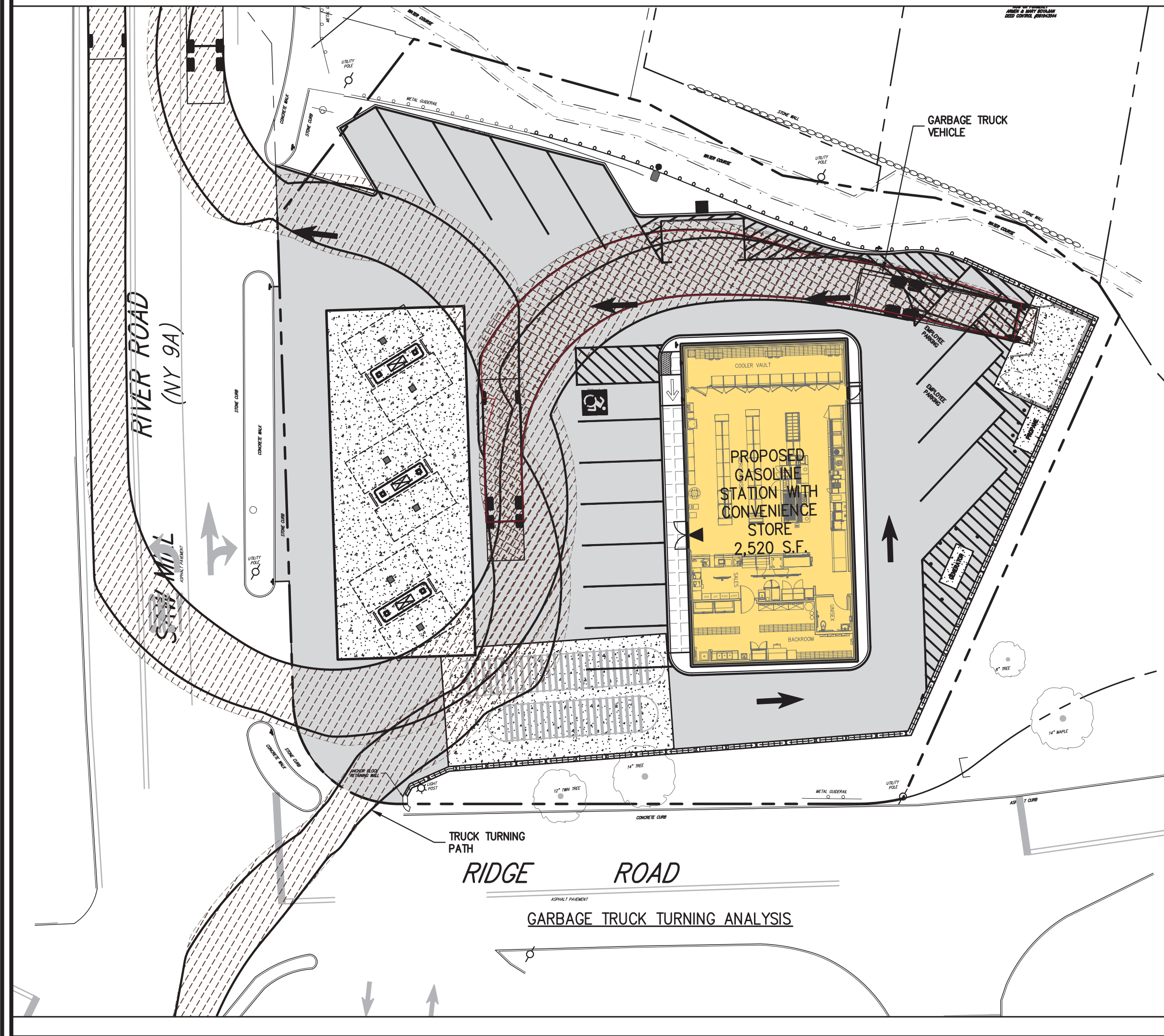
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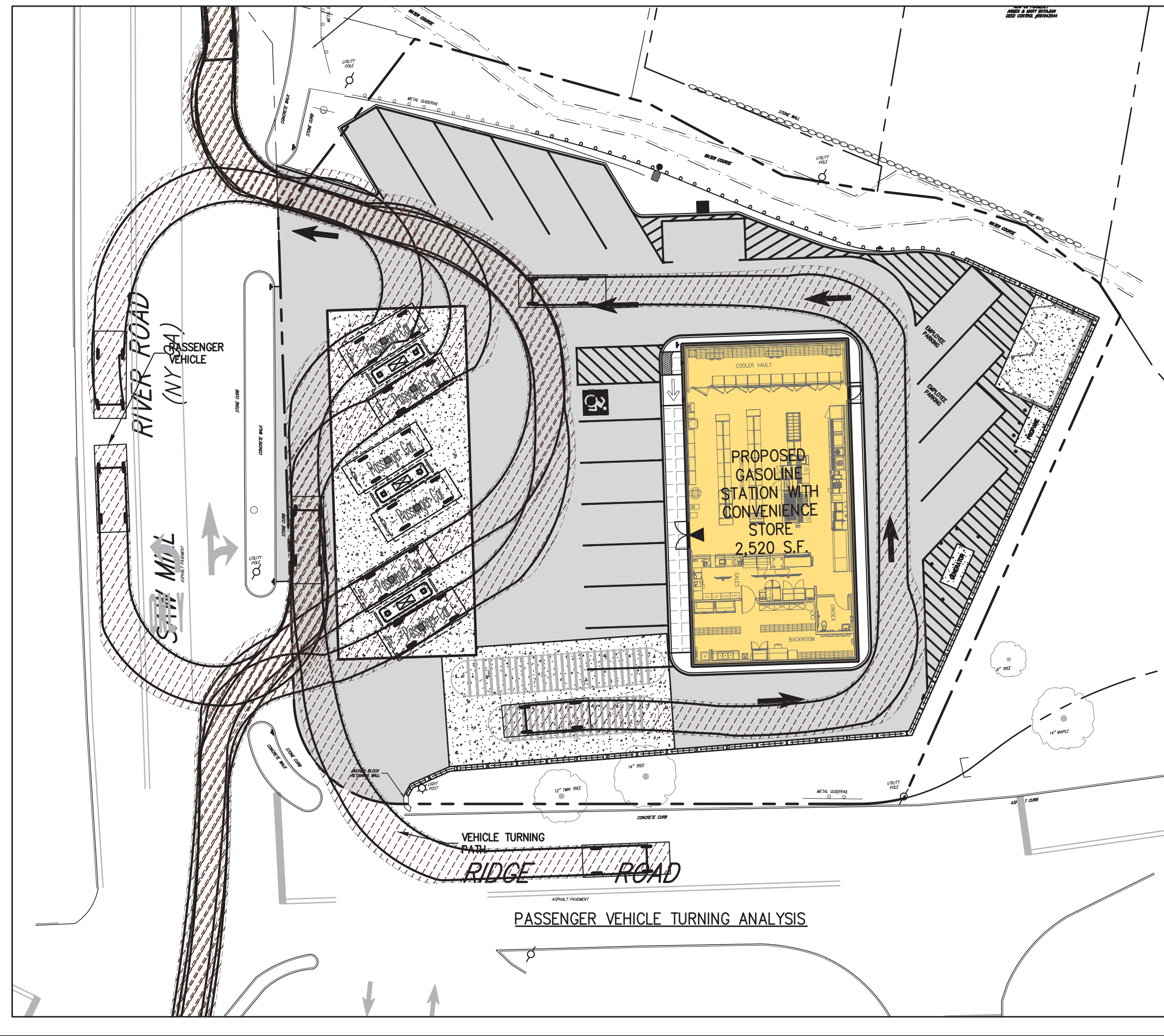
FUELING TRUCK ENTERING TURNING ANALYSIS



FUELING TRUCK EXITING TURNING ANALYSIS



GARBAGE TRUCK TURNING ANALYSIS

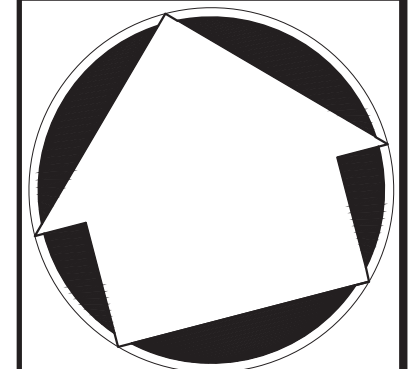


PASSENGER VEHICLE TURNING ANALYSIS

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Drawn: KFM Approved: RJP  
 Scale: 1" = 20'  
 Date: 03/30/2021  
 Project No: 18175  
 1815-LAYOUT MOVE TA-VET.sxd  
 Drawing No: **C-110**



**TURNING ANALYSIS PLAN**  
 GAS STATION  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

**JMC**  
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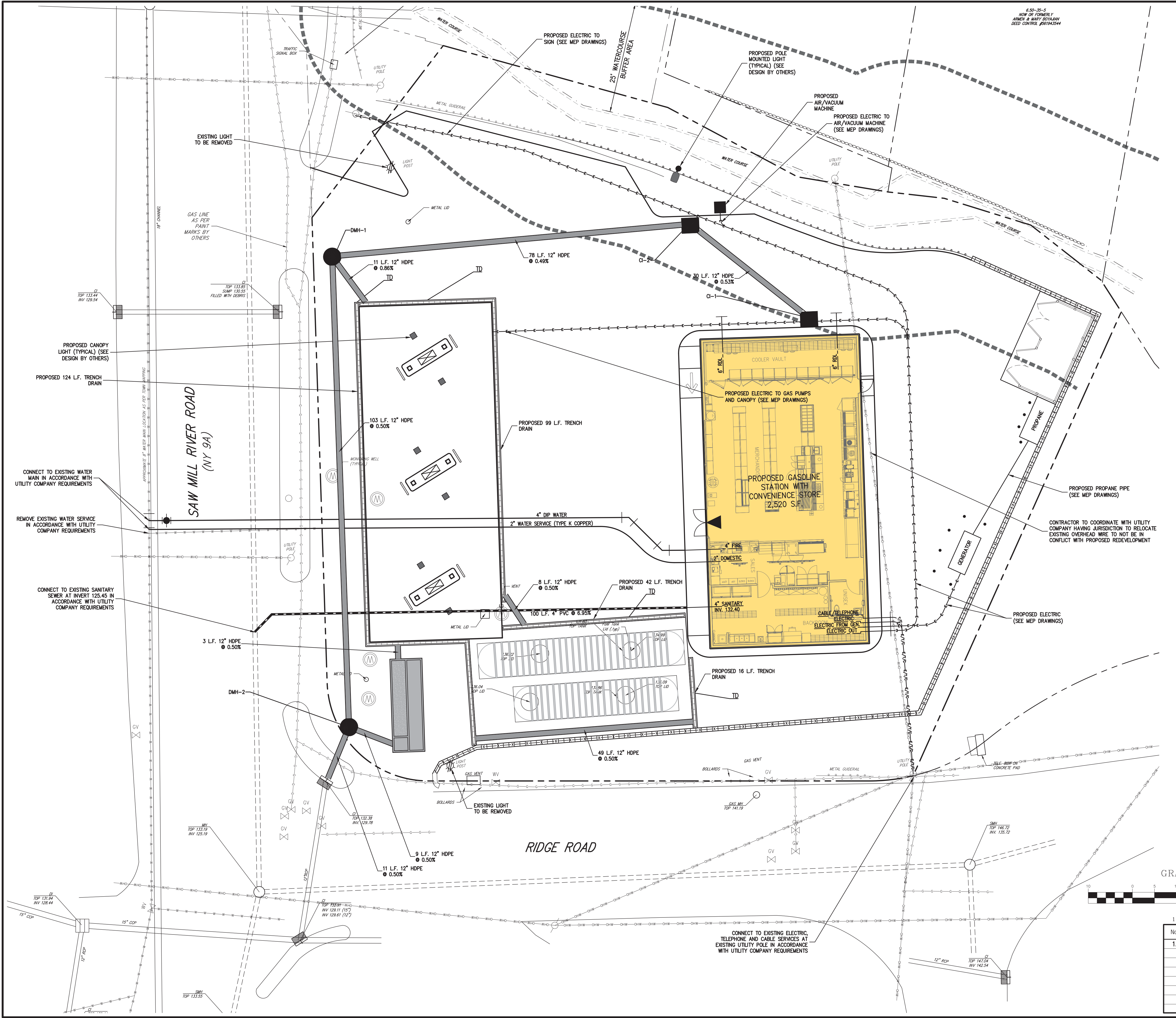
APPLICANT/OWNER:  
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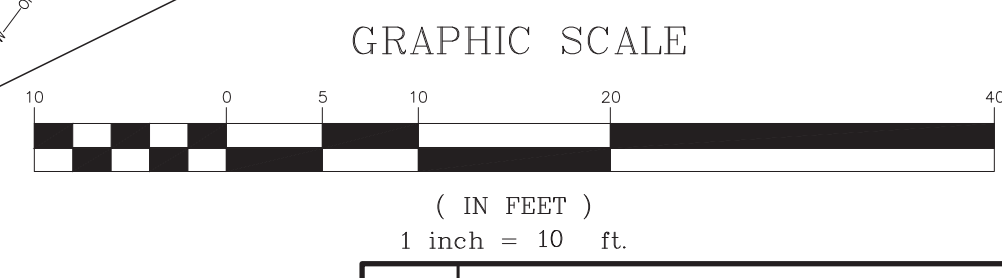
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**LEGEND**

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	FORMER PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING WATERCOURSE
	EXISTING WATERCOURSE BUFFER
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING FENCE RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRES
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING BOLLARD
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	PROPOSED BUILDING LINE
	PROPOSED EDGE OF PAVEMENT/CURB LINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DROP CURB AND RAMP
	PROPOSED SANITARY SEWER LINE & SIZE
	PROPOSED WATER LINE & SIZE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE/CABLE LINE
	PROPOSED ELECTRIC/TELEPHONE/CABLE
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY THOMAS C. MERRITS LAND SURVEYORS, P.C., LAST REVISED 11/17/2020.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
  - UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 54, WITH PUSH-ON JOINTS AND FIELD-LOK GASKETS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
  - ALL COPPER SERVICE LINES SHALL BE SEAMLESS TYPE "K" COPPER IN ACCORDANCE WITH ASTM-B88 WITH COMPRESSION OR FLARED JOINTS.
  - ELECTRIC, TELEPHONE, AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
  - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER OVER ALL WATER MAINS.
  - CONTRACTOR SHALL MAINTAIN MINIMUM HORIZONTAL AND VERTICAL CROSSING DISTANCES PER THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH REQUIREMENTS. IF MINIMUM DISTANCES CANNOT BE MAINTAINED, THE CONTRACTOR SHALL USE CONTROLLED LOW STRENGTH MATERIAL FOR BACKFILL AROUND CROSSINGS.
  - ALL UTILITY CONNECTIONS AT BUILDING SHALL BE COORDINATED WITH THE PLUMBING, MECHANICAL AND ELECTRICAL BUILDING CONTRACTORS.
  - SEE DRAWINGS FROM OTHERS FOR DESIGN OF UTILITY CONNECTIONS, CONDUITS, WIRING, ETC. FOR SITE LIGHTING PYLON SIGN, OTHER ILLUMINATED SIGNAGE, AIR/VACUUM MACHINE, PROPANE FUELING, AND GENERATOR CONNECTIONS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY CONNECTIONS/EXTENSIONS/RELOCATIONS WITH APPROPRIATE UTILITY COMPANIES AS REQUIRED. INSTALLATION OF ALL UTILITIES SHALL CONFORM TO UTILITY COMPANY REQUIREMENTS.
  - ALL FUELING RELATED FACILITIES/EQUIPMENT TO BE DESIGNED AND PERMITTED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT ALL PETROLEUM DISPENSING AND STORAGE SYSTEMS TO ENSURE THAT CONSTRUCTION IS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES, RULES AND ORDINANCES.



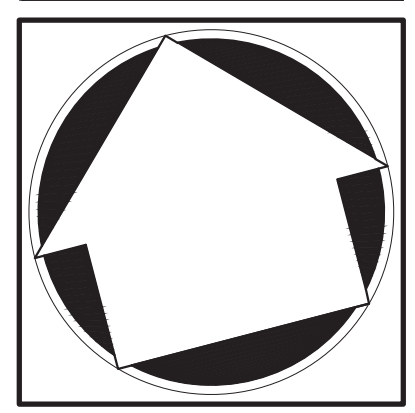
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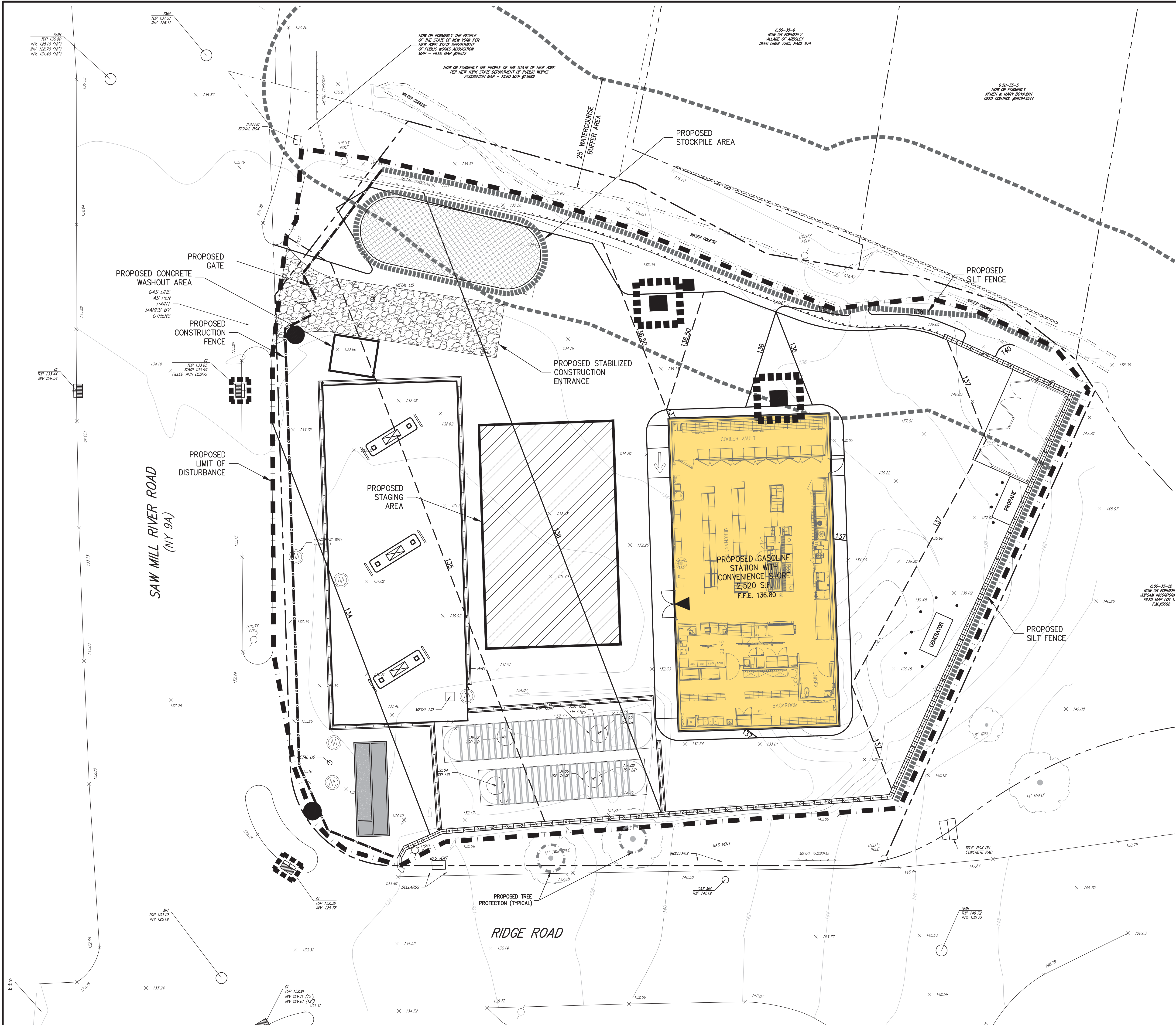


**UTILITIES PLAN**  
 GAS STATION  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

Drawn: **KFM** Approved: **RJP**  
 Scale: **1" = 10'**  
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 Drawing No:  
**C-300**

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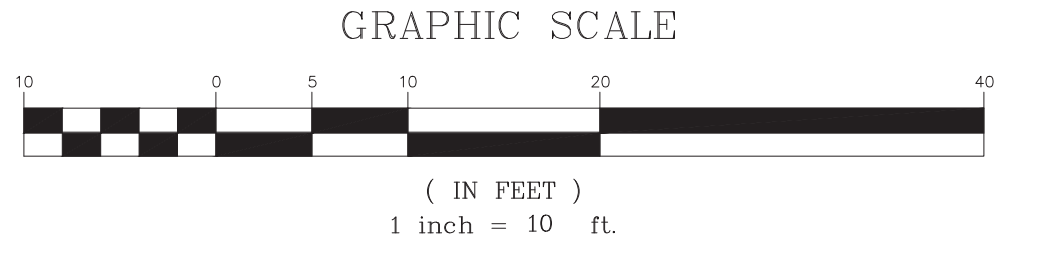
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**LEGEND**

- PROPOSED INLET PROTECTION
- PROPOSED TREE PROTECTION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED EQUIPMENT STAGING AREA
- PROPOSED STOCKPILE AREA

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED "TOPOGRAPHY OF PROPERTY" PREPARED BY THOMAS C. MERRITT LAND SURVEYORS, P.C., LAST REVISED 11/17/2020.
  - THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.
  - 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.
  - 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 RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
  - THE CONTRACTOR SHALL INSPECT DOWNSTREAM 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 DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
  - 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.
  - 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.
  - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
  - 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.
  - ANY IMPORTED TOPSOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
  - OFF-SITE DISPOSAL OF EXCESS CUT SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
  - SITE STABILIZATION (80% UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH/STONE) MUST BE ACHIEVED PRIOR TO REMOVING TEMPORARY EROSION CONTROL MEASURES.

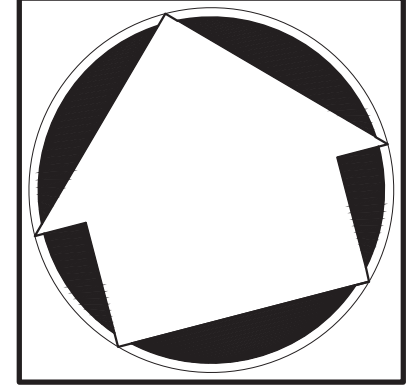


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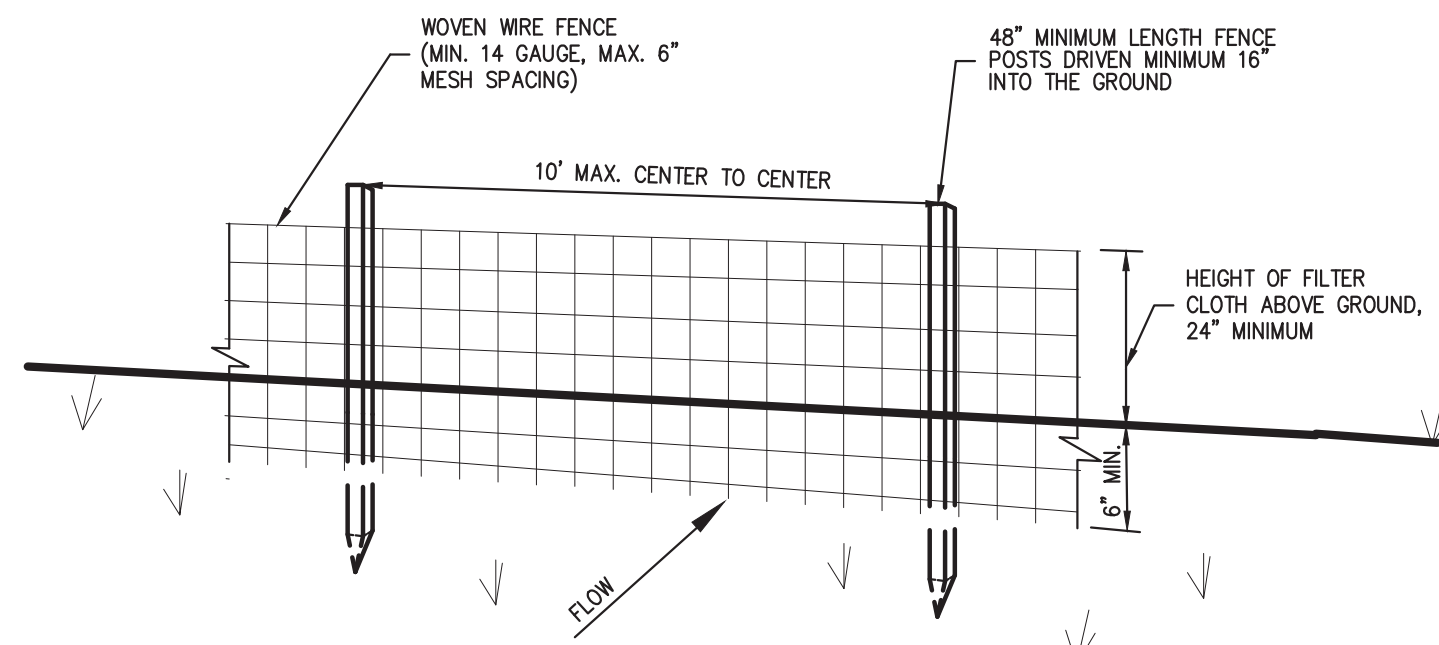
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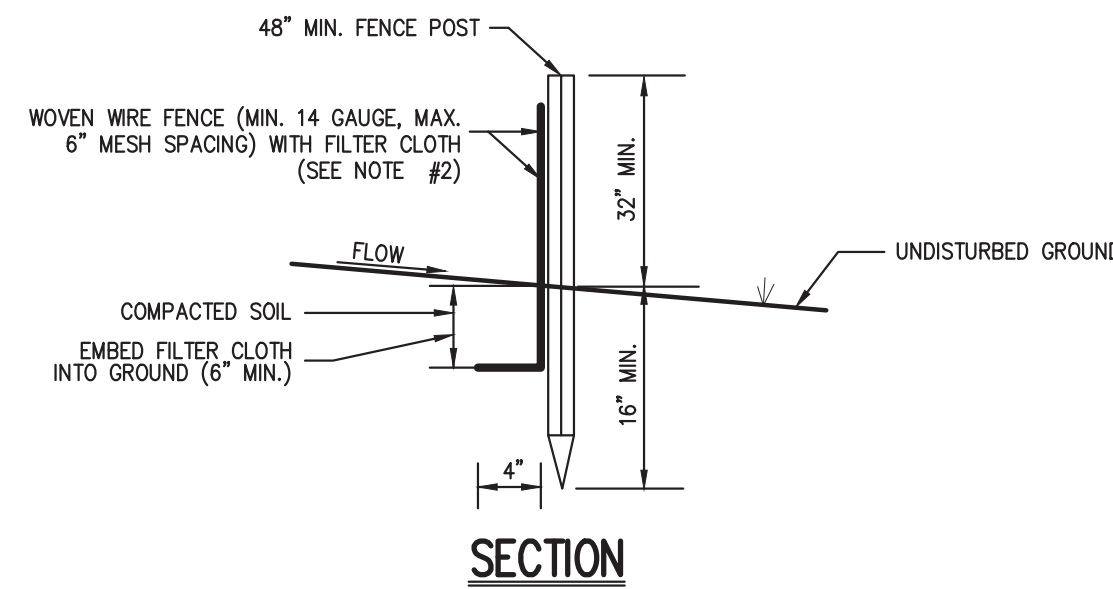


**EROSION AND SEDIMENT CONTROL PLAN**  
GAS STATION  
657 SAW MILL RIVER ROAD  
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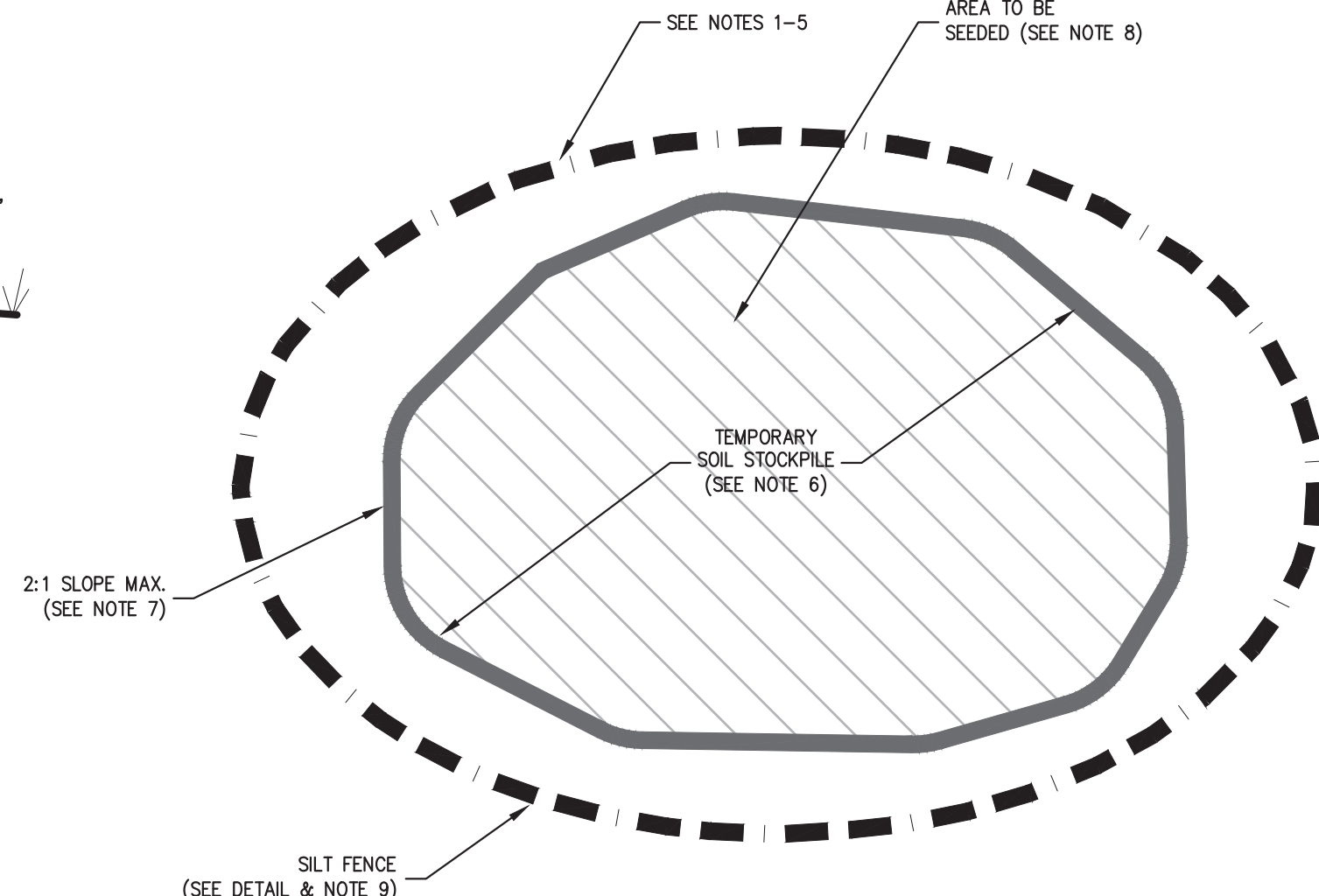
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PERSPECTIVE VIEW



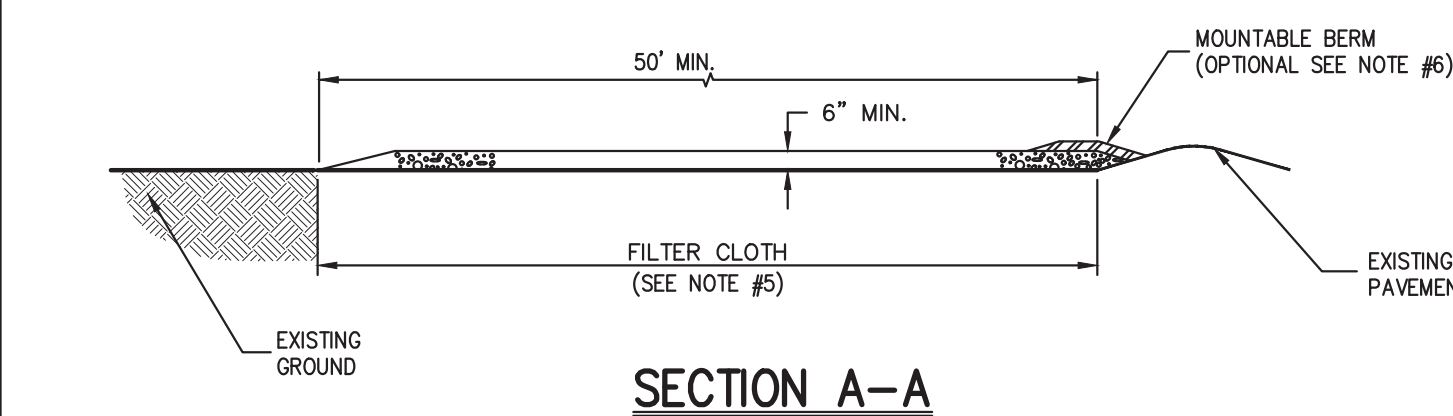
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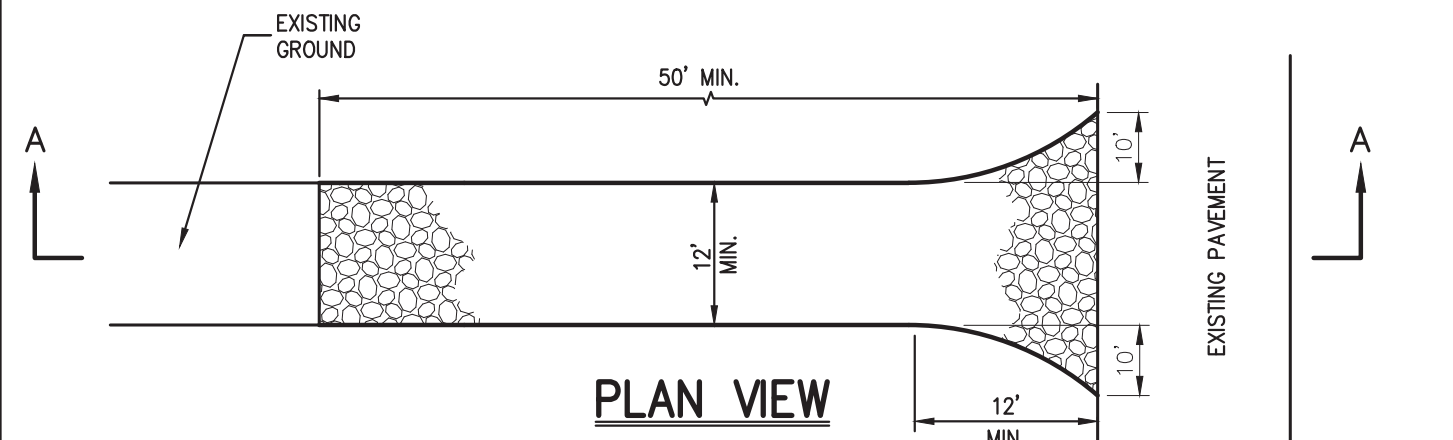
PLAN VIEW

NOTES:

- 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.
- 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.
- 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, STABILINKA T140N, OR APPROVED EQUAL.
- PREFABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE, OR APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
- ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDDED 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.
- ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

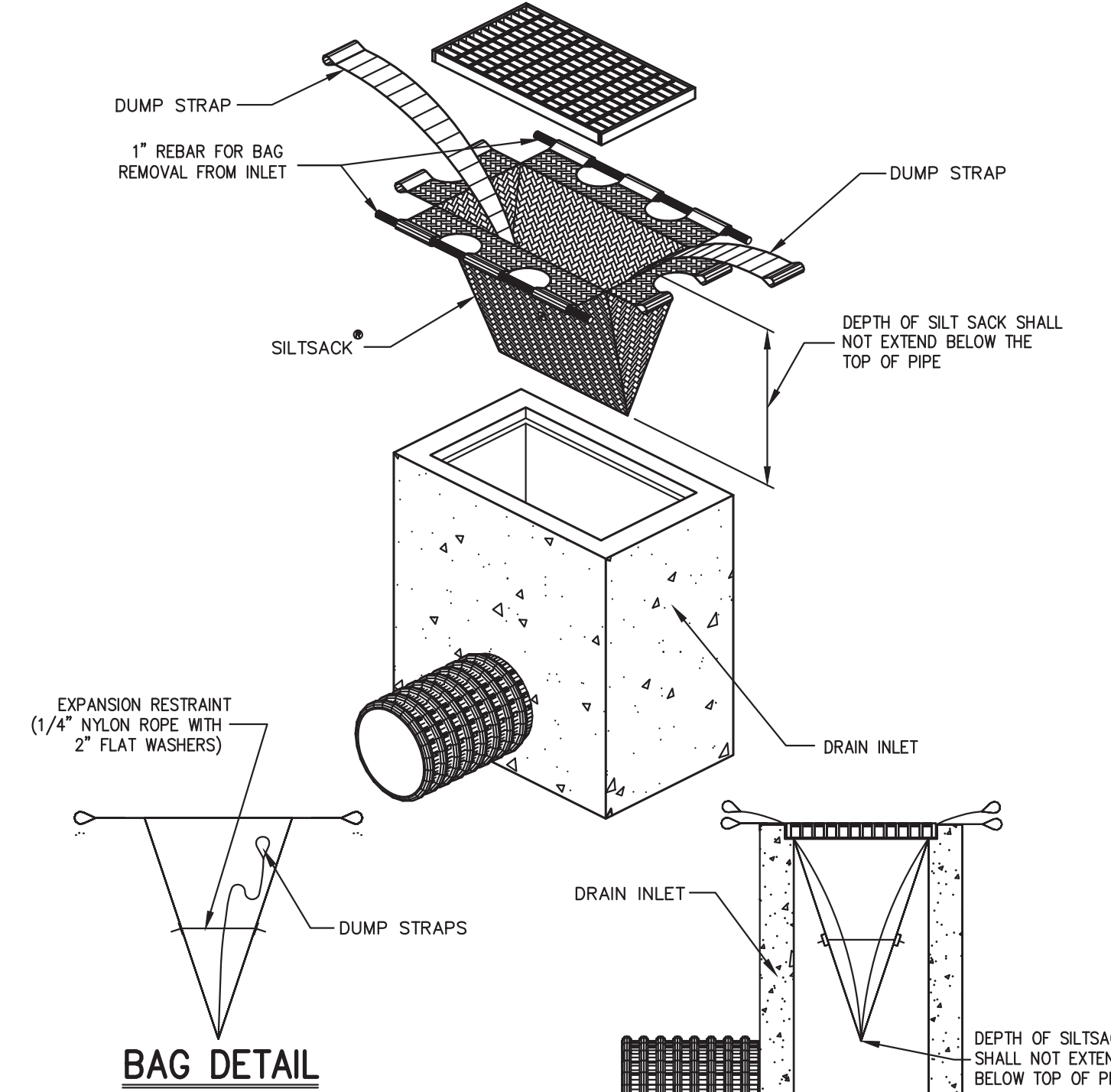


SECTION A-A



PLAN VIEW

- NOTES
- STONE SIZE - USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
  - THICKNESS - NOT LESS THAN SIX (6) INCHES.
  - 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.
  - FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF AREA PRIOR TO PLACING OF STONE.
  - 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.
  - 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 PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR 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.
  - 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.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL<sup>®</sup>

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

NOTE:  
CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.

TEMPORARY SOIL STOCKPILE WITH SILT FENCE

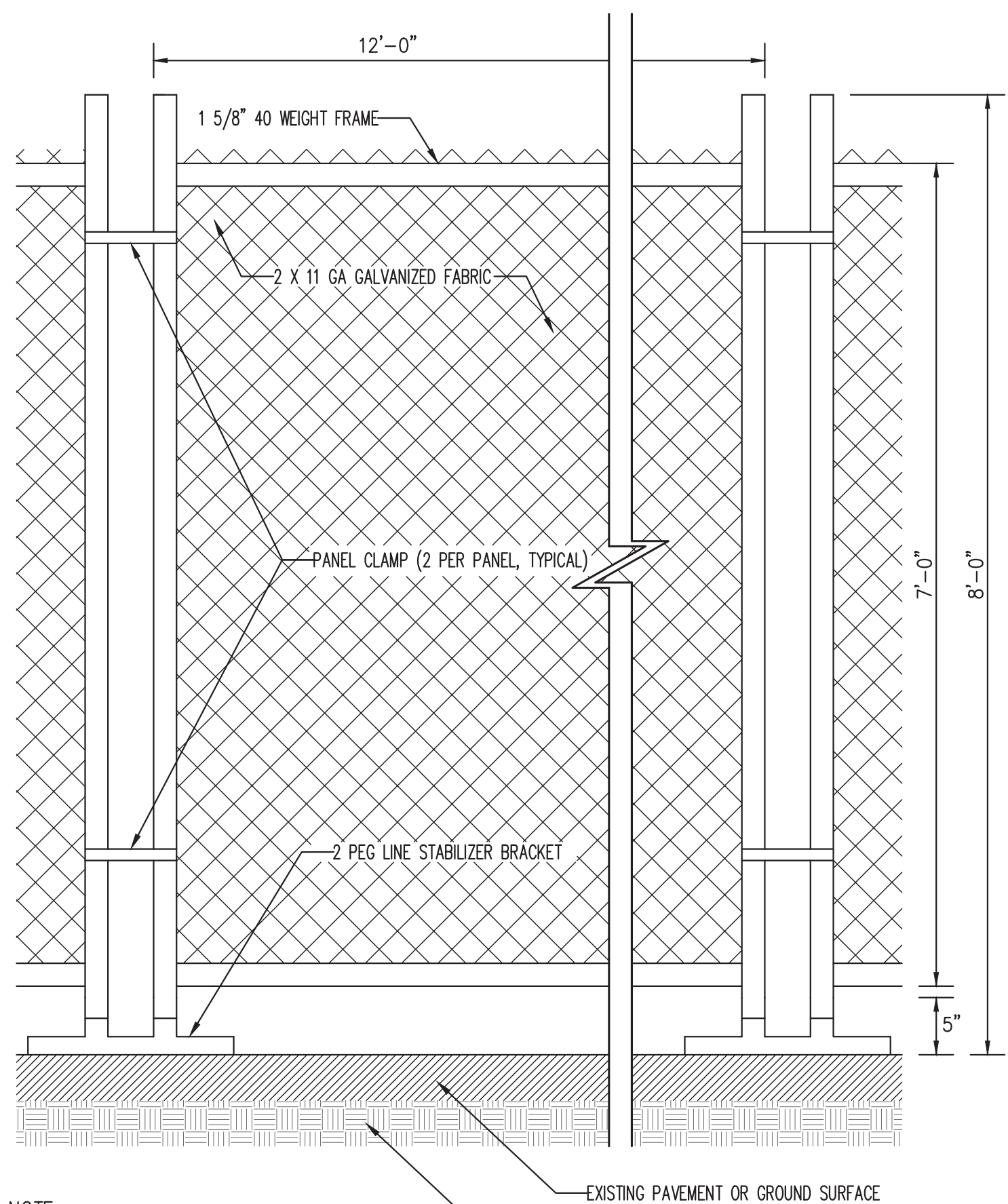
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STABILIZED CONSTRUCTION ENTRANCE

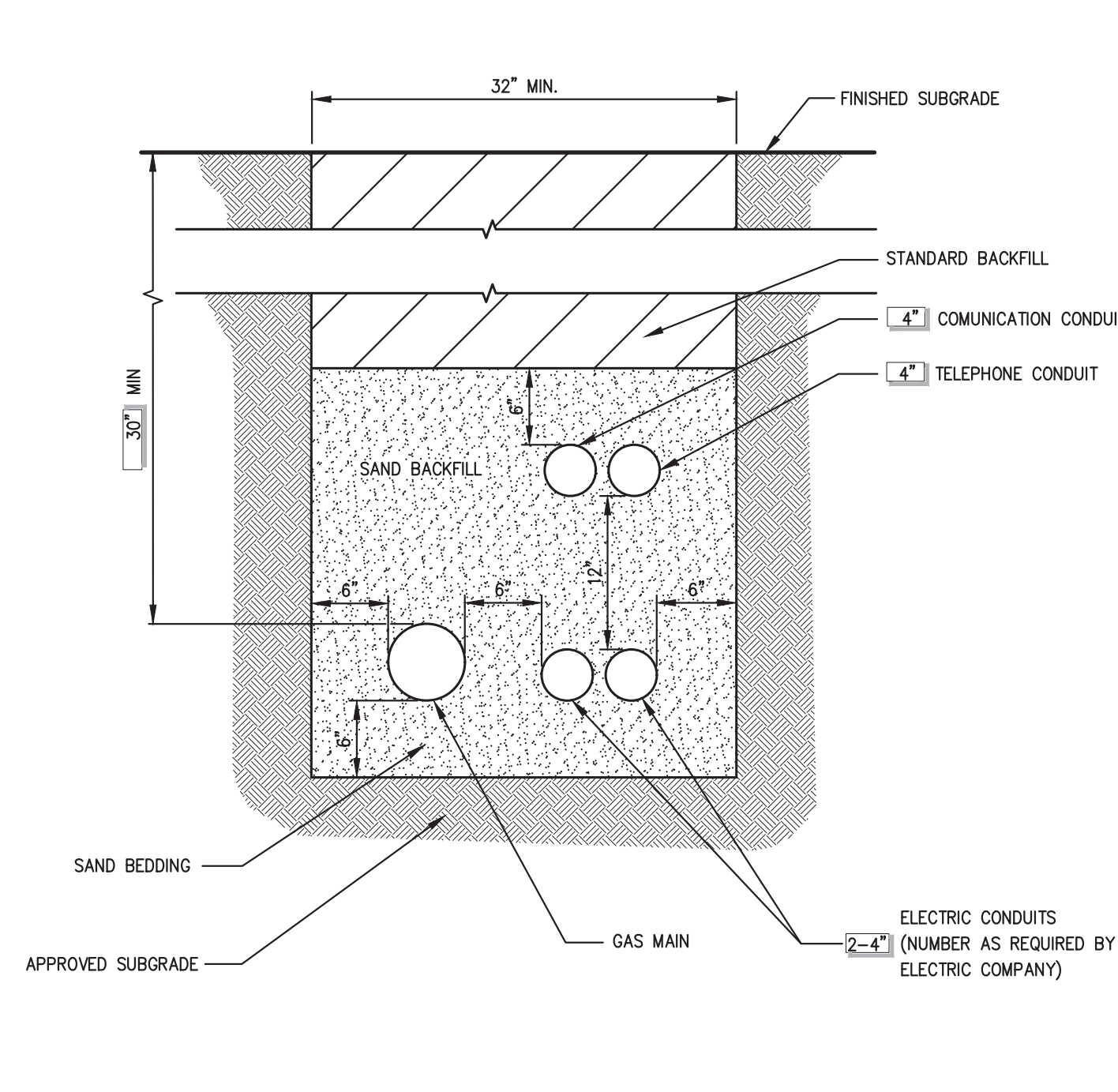
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SILT SACK

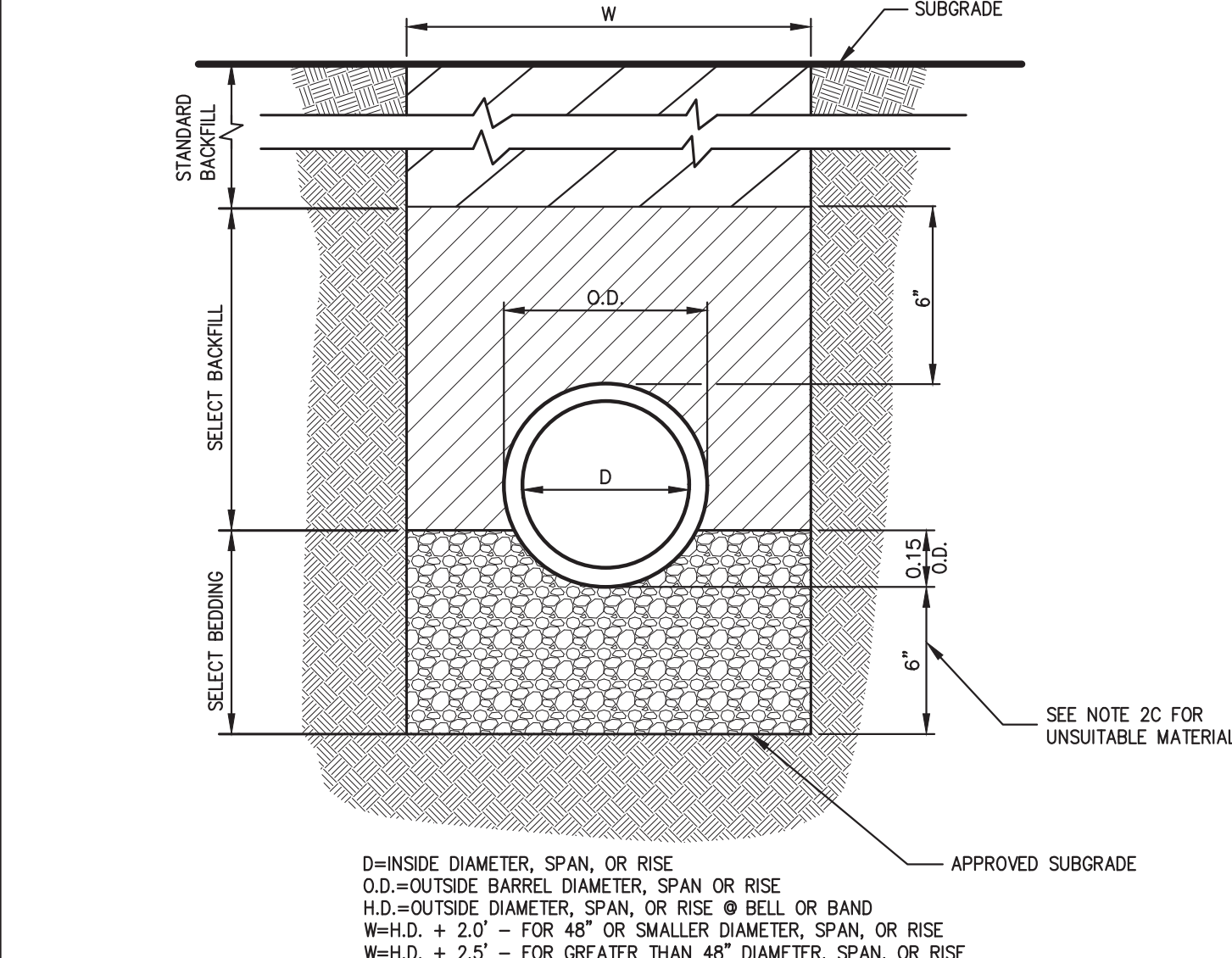
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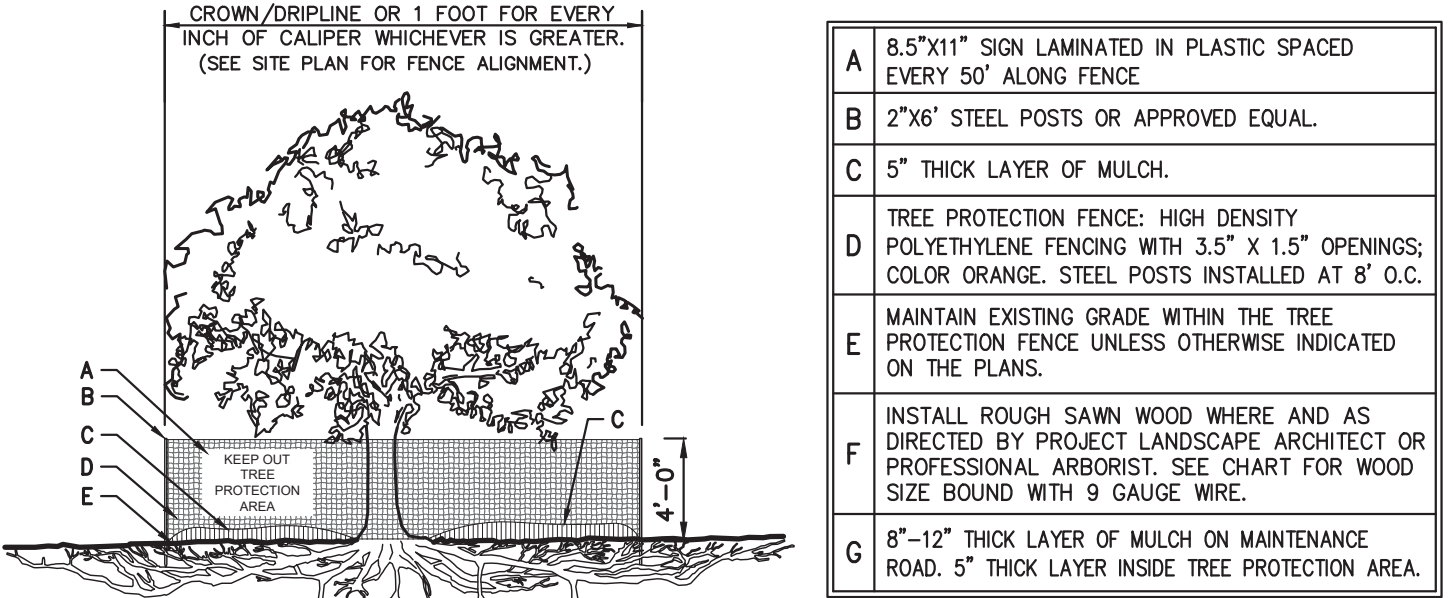
NOTE:  
STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.



- NOTES:
- UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
  - 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) INCHES OF 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 [22] 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.



- NOTES:
- FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
    - EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
    - 3/4" CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
  - TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
    - FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
    - WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
    - WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
  - FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
  - 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) INCHES OF 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 [22] 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.



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

NOTE:  
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.

- NOTES:
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
  - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
  - NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
  - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
  - SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
  - 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.
  - THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE

4

UTILITY TRENCH DETAIL

5

TYPE II TRENCH

6

TREE PROTECTION

7

NOT FOR CONSTRUCTION

Date	07/13/2022
Revision	
No.	1. REVISED PER TOWN COMMENTS

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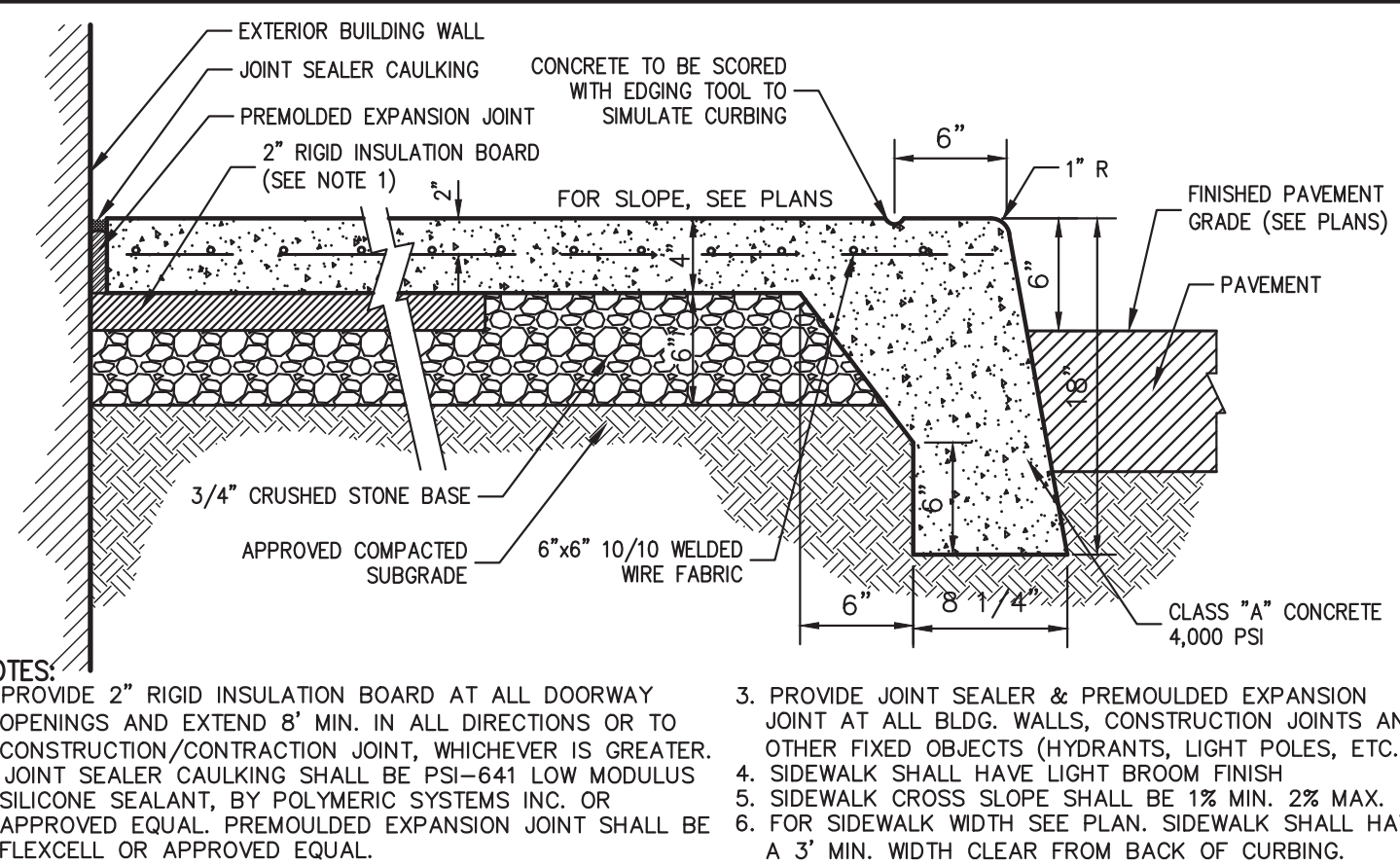


CONSTRUCTION DETAILS  
GAS STATION  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

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:	KRM	Approved:	RJP
Scale:	NOT TO SCALE		
Date:	12/01/2021		
Project No:	18175		
1815-ITEMS	BET-1		
Drawing No:	C-900		

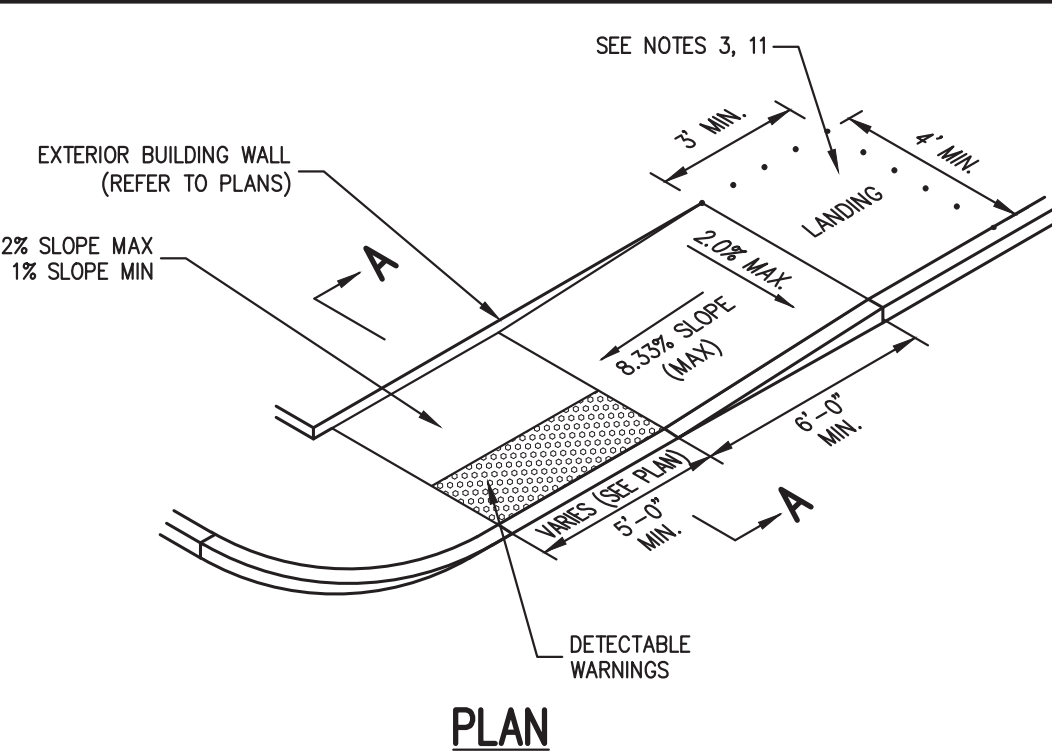




- NOTES:**
1. PROVIDE 2" RIGID INSULATION BOARD AT ALL DOORWAY OPENINGS AND EXTEND 8" MIN. IN ALL DIRECTIONS OR TO CONSTRUCTION/CONTRACTION JOINT, WHICHEVER IS GREATER.
  2. JOINT SEALER CAULKING SHALL BE PSI-641 LOW MODULUS SILICONE SEALANT, BY POLYMER SYSTEMS INC. OR APPROVED EQUAL. PREFORMED EXPANSION JOINT SHALL BE FLEXCELL OR APPROVED EQUAL.
  3. PROVIDE JOINT SEALER & PREFORMED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
  4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH
  5. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. 2% MAX. APPROVED EQUAL.
  6. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3" MIN. WIDTH CLEAR FROM BACK OF CURBING.

**BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK**

**8**

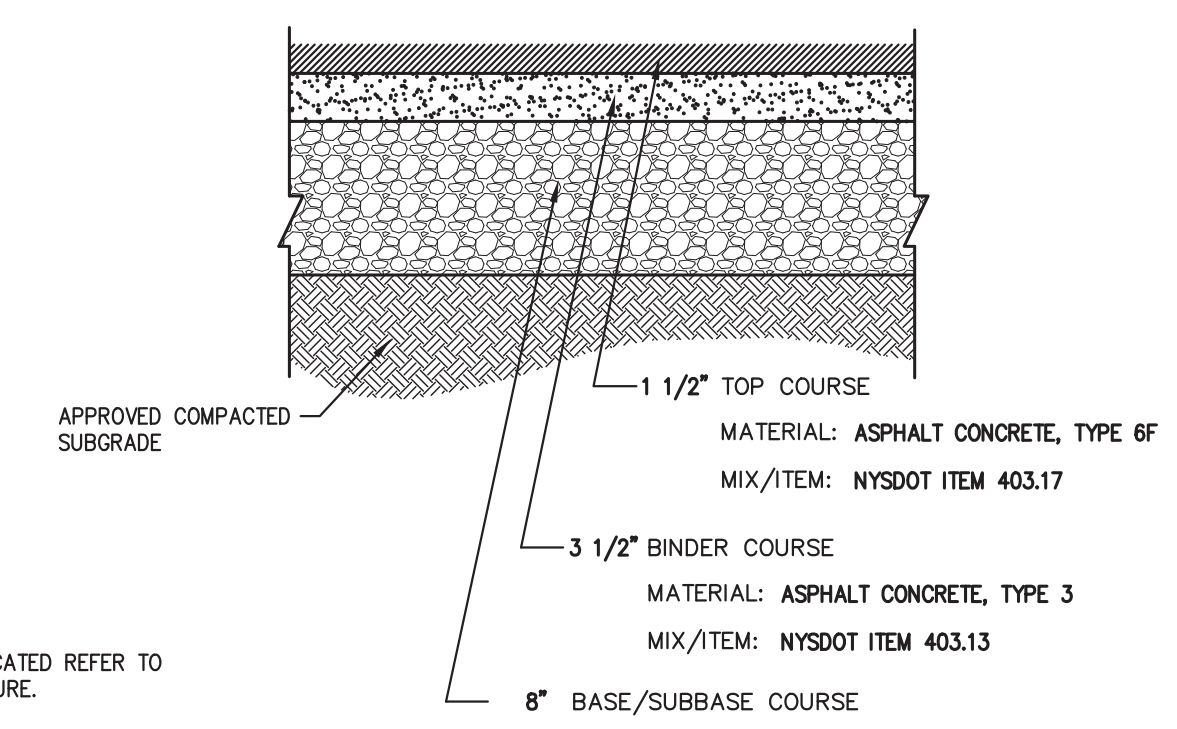


**PLAN**

**ELEVATION**

**NOTES:**

1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33%, AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0% MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMP TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
3. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMP. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP. LEADING TO THE LANDING, LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
4. RAMP SHALL HAVE CAST IN PLACE DETECTABLE WARNINGS AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BASE DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 1.6 INCHES.
5. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE BUILDING CODE, AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS.
6. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. SEE PLANS AND DETAILS FOR CURB TYPE AND DIMENSIONS.
8. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
9. CURB RAMP AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
10. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.
11. CURB RAMP SHALL NOT BE LOCATED IN AN AREA THAT INTERFERES WITH MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES.
12. CURB RAMP SHALL HAVE LIGHT BROOM FINISH.

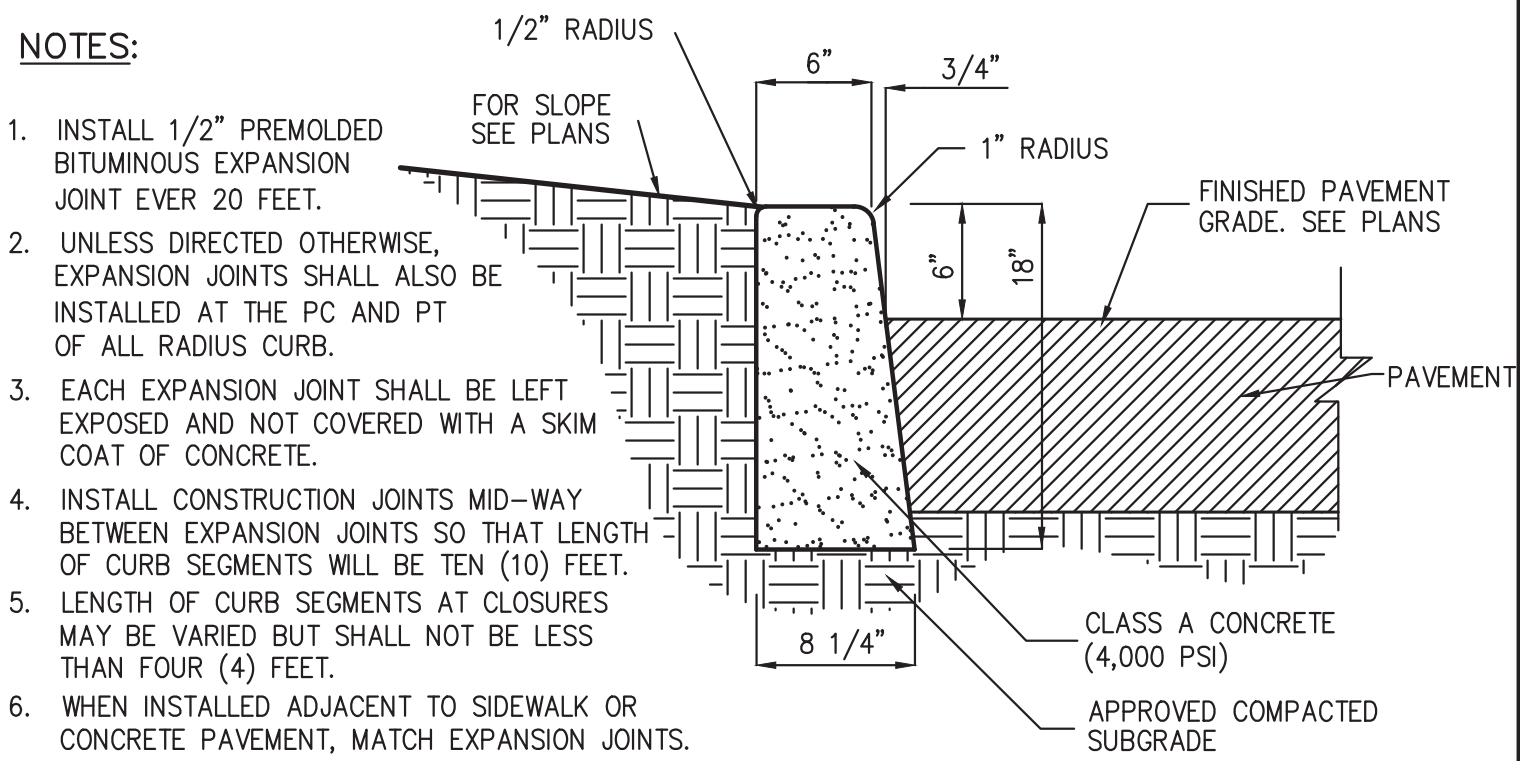


**NOTES:**

1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO: MATERIAL: ASPHALT CONCRETE, TYPE 3 MIX/ITEM: NYSDOT ITEM 403.13 MATERIAL: ASPHALT CONCRETE, TYPE 6F MIX/ITEM: NYSDOT ITEM 403.17 MATERIAL: SUBBASE COURSE, TYPE 1 MIX/ITEM: NYSDOT ITEM 304.11

**SITE PAVEMENT (HEAVY DUTY)**

**11**

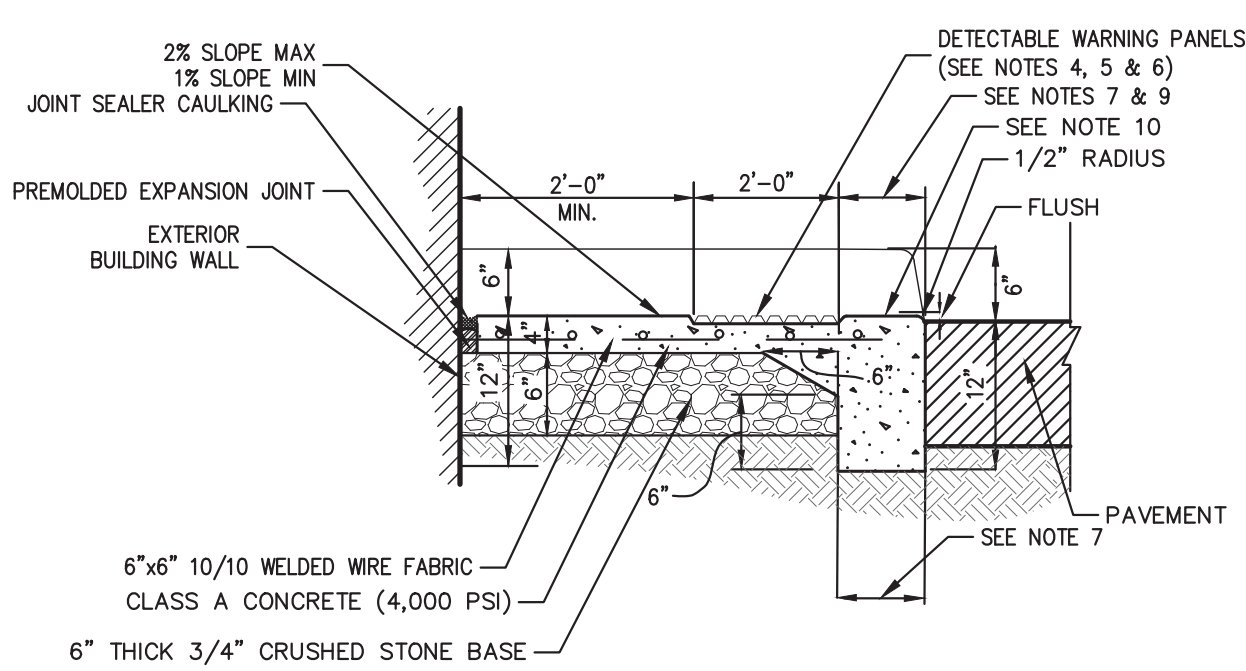


**NOTES:**

1. INSTALL 1/2" PREFORMED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
4. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
5. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
6. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.

**CAST-IN-PLACE CONCRETE CURB**

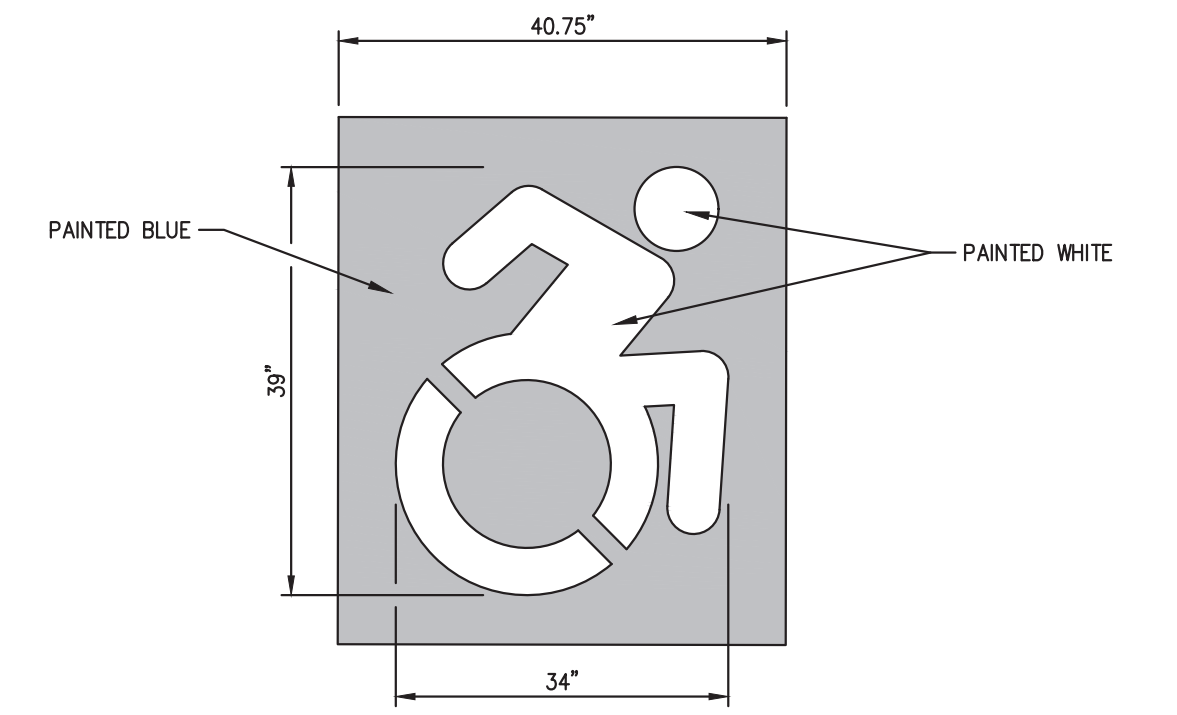
**9**



**SECTION A-A**

**SITE PARALLEL CURB RAMP (WITH DETECTABLE WARNING)**

**10**

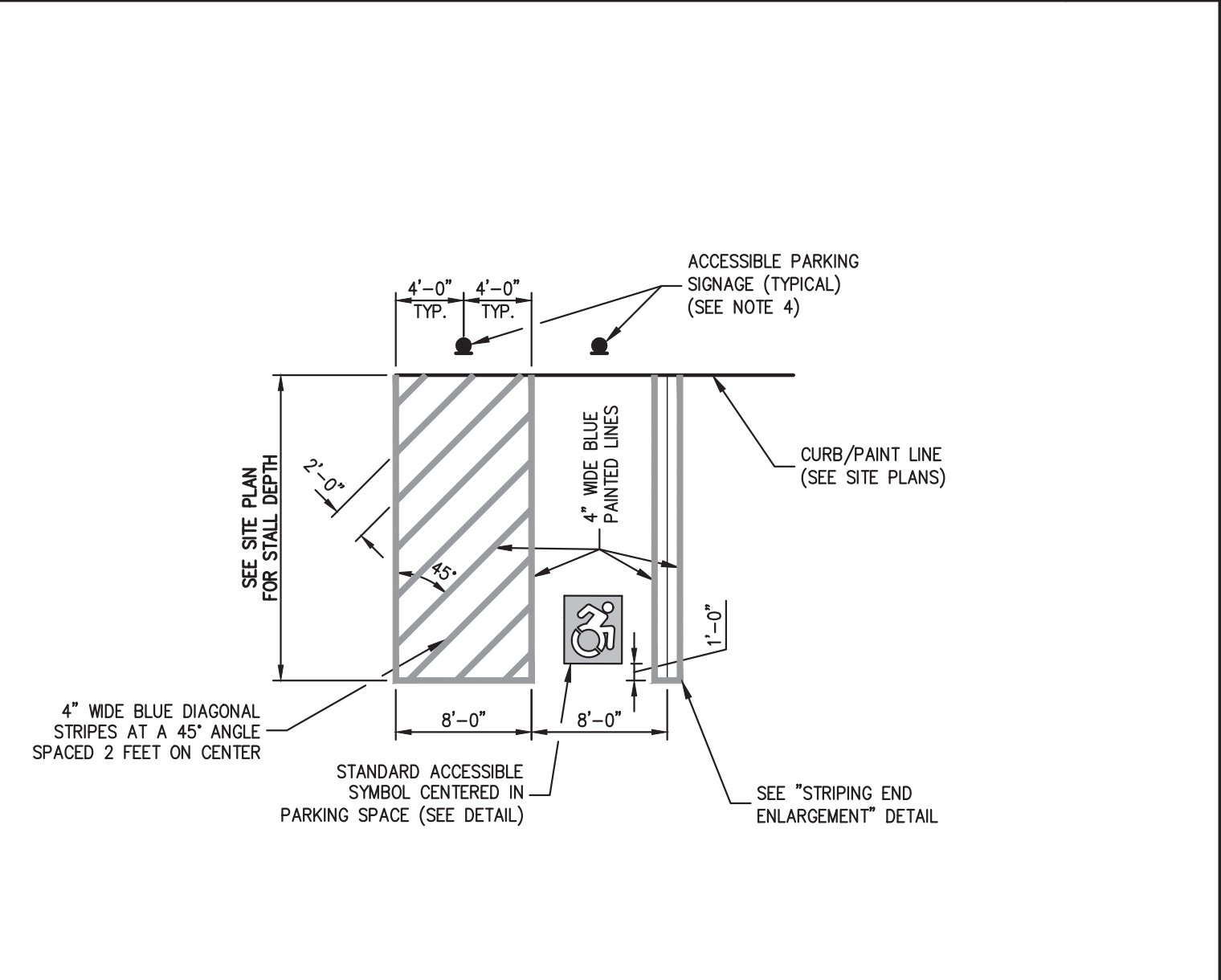


**NOTES:**

1. SYMBOL SHALL BE THERMOPLASTIC TYPE OR PAINTED WITH STENCIL.

**PAINTED ACCESSIBLE SYMBOL**

**12**

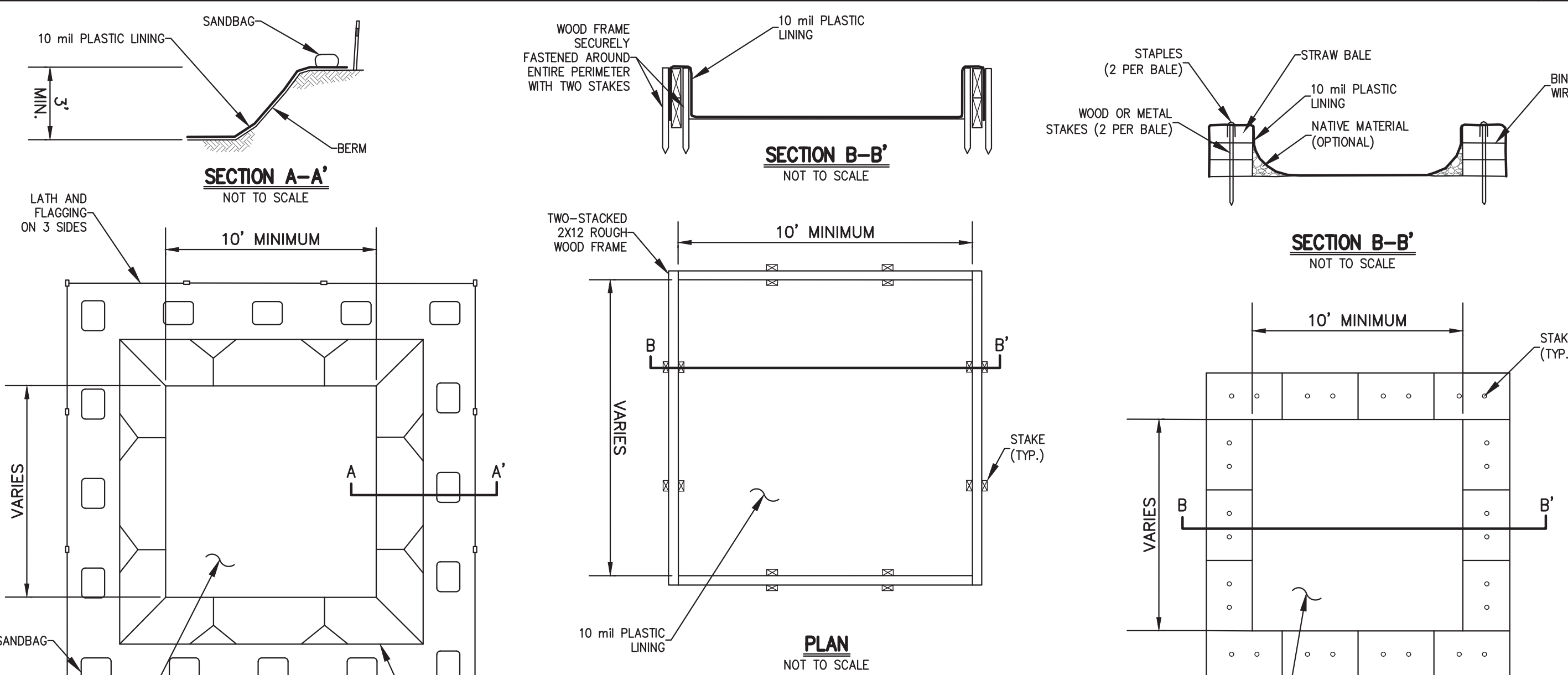


**NOTES:**

1. WIDTH MEASUREMENTS OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES (CROSS HATCHED AREA ADJACENT TO ACCESSIBLE PARKING SPACE) SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
2. SLOPES IN ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
3. GROUND SURFACES FOR ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE ACCESSIBLE PARKING SPACES THEY SERVE.
4. SEE SITE PLANS/SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.

**ACCESSIBLE PARKING**

**13**

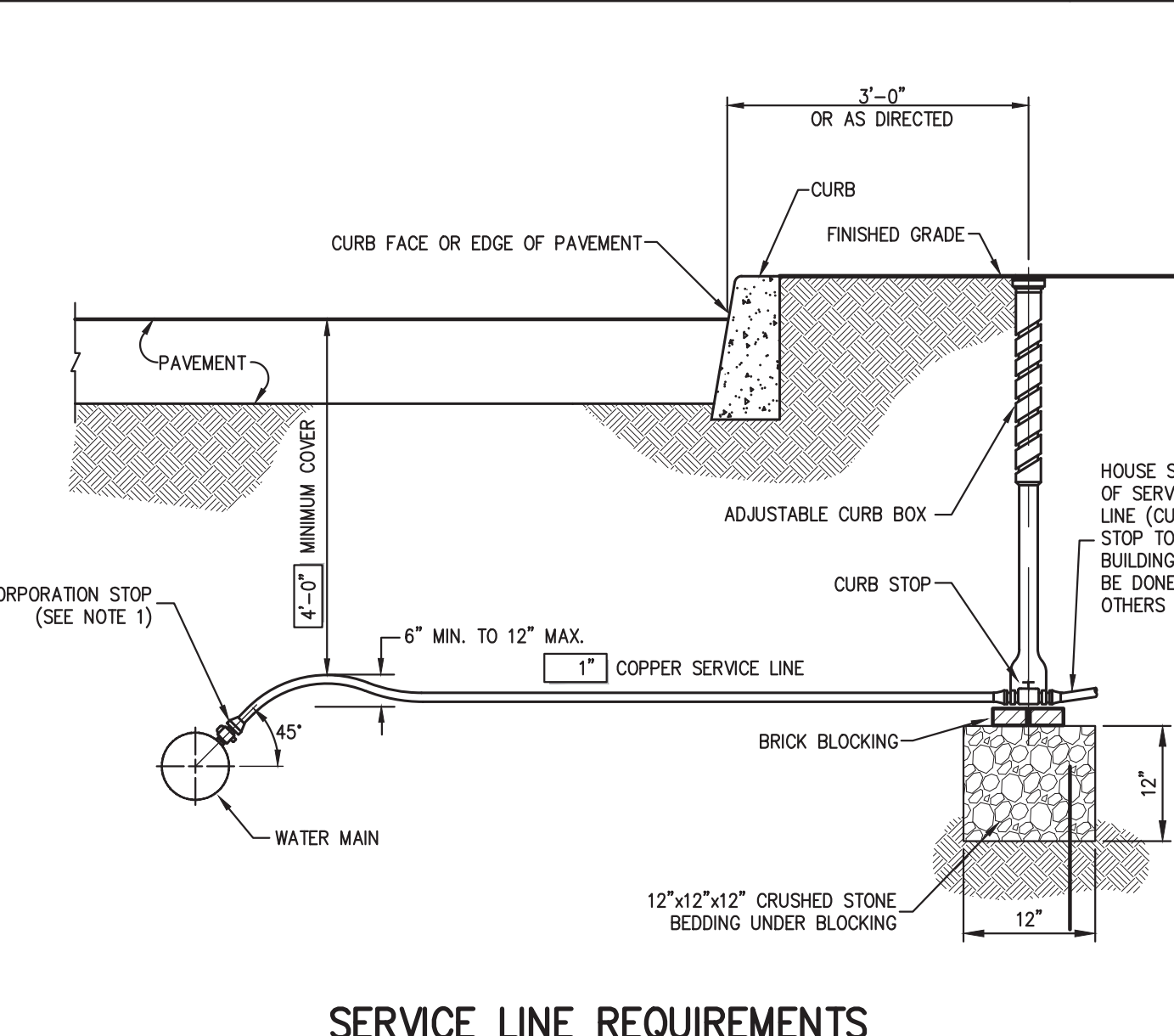


**NOTES:**

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.

**CONCRETE WASHOUT**

**14**



**SERVICE LINE REQUIREMENTS**

SIZE	SERVICE LINE (MATERIALS)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER, TYPE K	H-15008 N	H-15214 N	H-10308	Not Applicable
1"	COPPER, TYPE K	H-15008 N	H-15214 N	H-10308	Not Applicable
1-1/2"	COPPER, TYPE K	H-15013 N	H-15214 N	H-10310	Not Applicable
2"	COPPER, TYPE K	H-15013 N	H-15214 N	H-10310	H-10349

**NOTES:**

1. INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT, BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB STOP.
3. CORPORATION STOP, CURB STOP, CURB BOX AND ENLARGED BASE FOR CURB BOX SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.
4. ALL SERVICE BRASS SHALL COMPLY WITH AWWA C-800. COMPONENTS IN CONTACT WITH POTABLE WATER SHALL ALSO COMPLY WITH LATEST REQUIREMENTS OF THE FEDERAL SAFE DRINKING WATER ACT.

**WATER SERVICE CONNECTION (2" OR LESS)**

**15**

NOT FOR CONSTRUCTION

Date	07/13/2022
Revision	REVISED PER TOWN COMMENTS
No.	1.

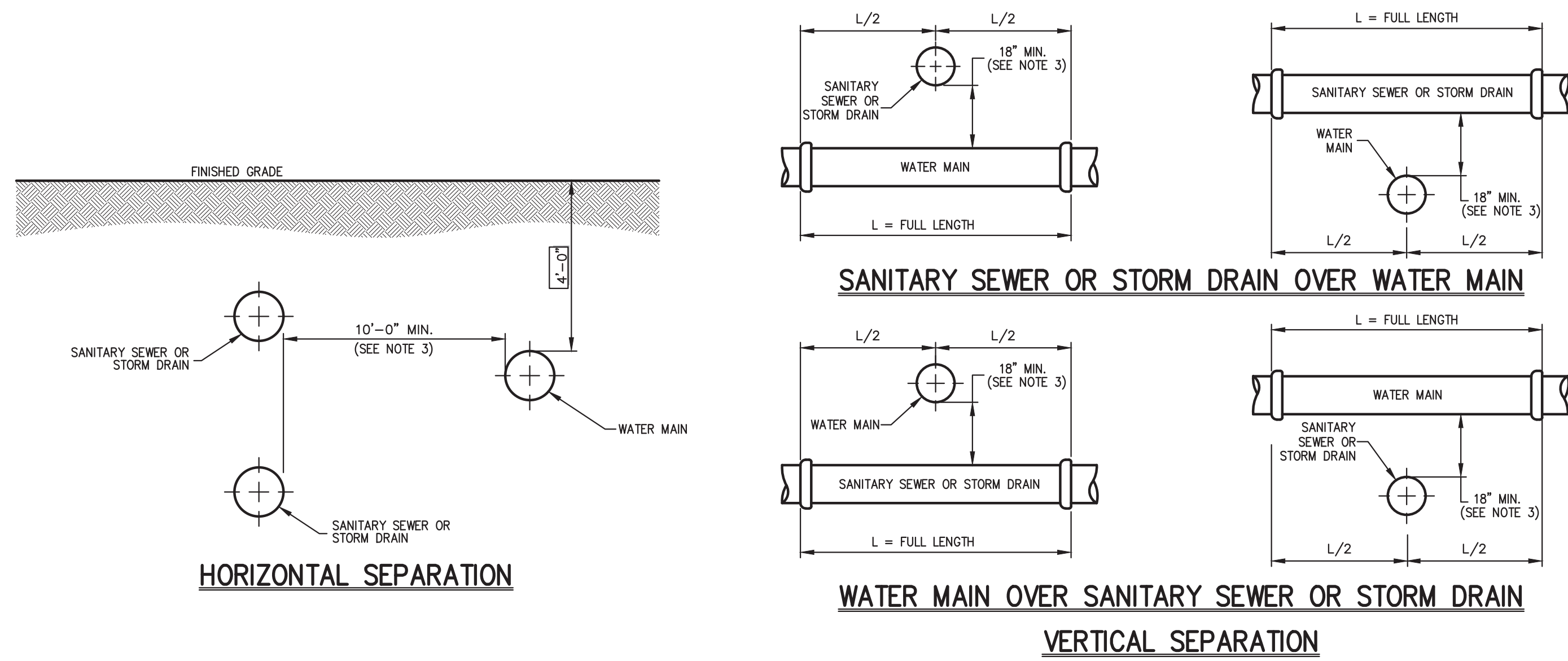
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
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**CONSTRUCTION DETAILS**  
 GAS STATION  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

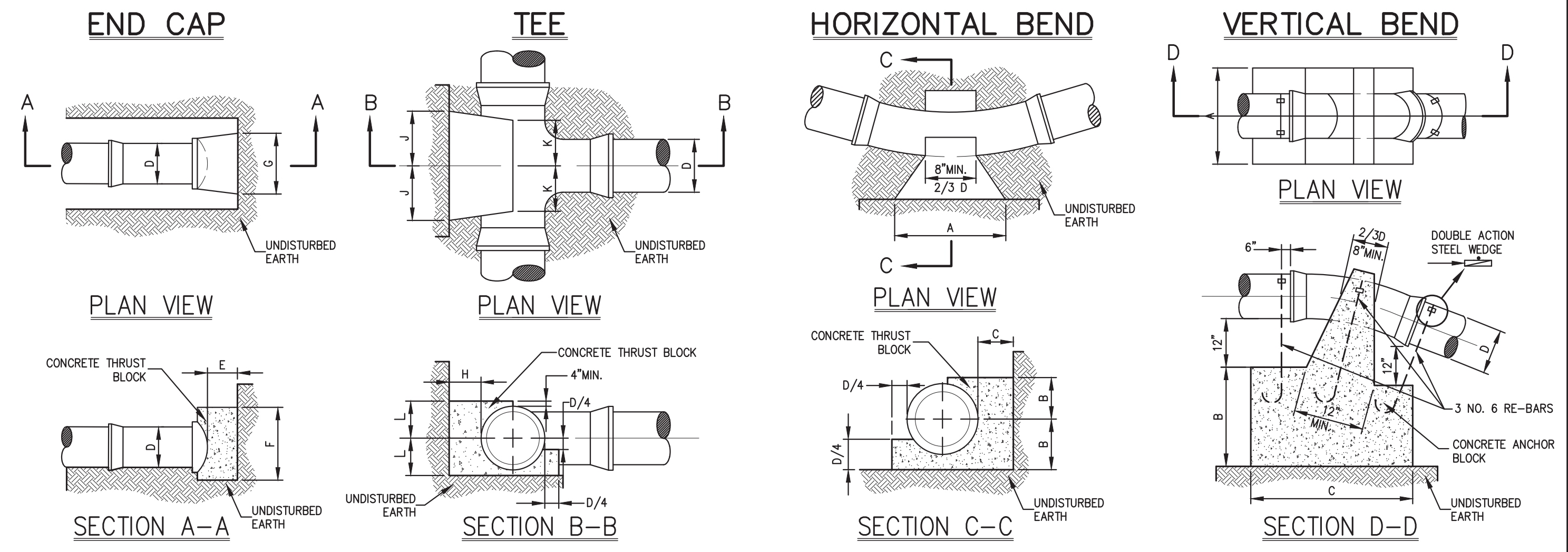
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Drawn:	KRM	Approved:	RJP
Scale:	NOT TO SCALE		
Date:	12/01/2021		
Project No:	18175		
1815-REIMS	BET-2		
Drawing No:	C-901		



**NOTES:**

- NORMAL CONDITIONS:**
  - WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
  - FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
- WATER MAIN CROSSING UNDER SANITARY SEWERS:**
  - VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
  - ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
  - FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
- IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JOHN MEYER CONSULTING OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH PRIOR TO INSTALLATION.



**END CAP CHART**

D	4"	6"	8"	10"	12"
E	6"	6"	8"	8"	10"
F	12"	12"	1'-4"	1'-8"	2'-0"
G	1'-5"	1'-5"	2'-0"	2'-5"	3'-0"

**TEE CHART**

D	4"	6"	8"	10"	12"
H	6"	7"	9"	10"	12"
L	8"	8"	10"	12"	1'-3"
J	7"	7"	9"	12"	1'-2"
K	6"	6"	8"	8"	8"

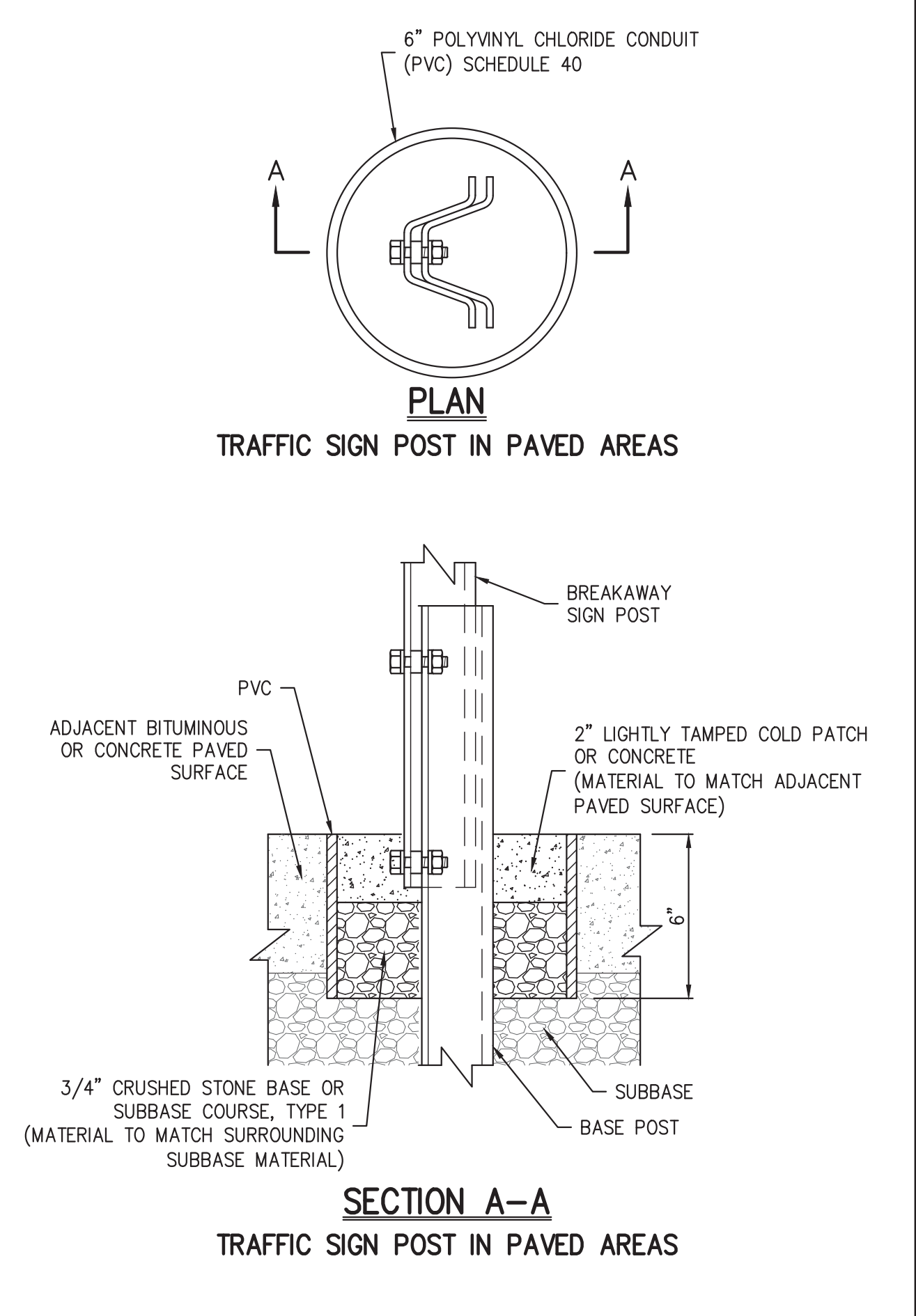
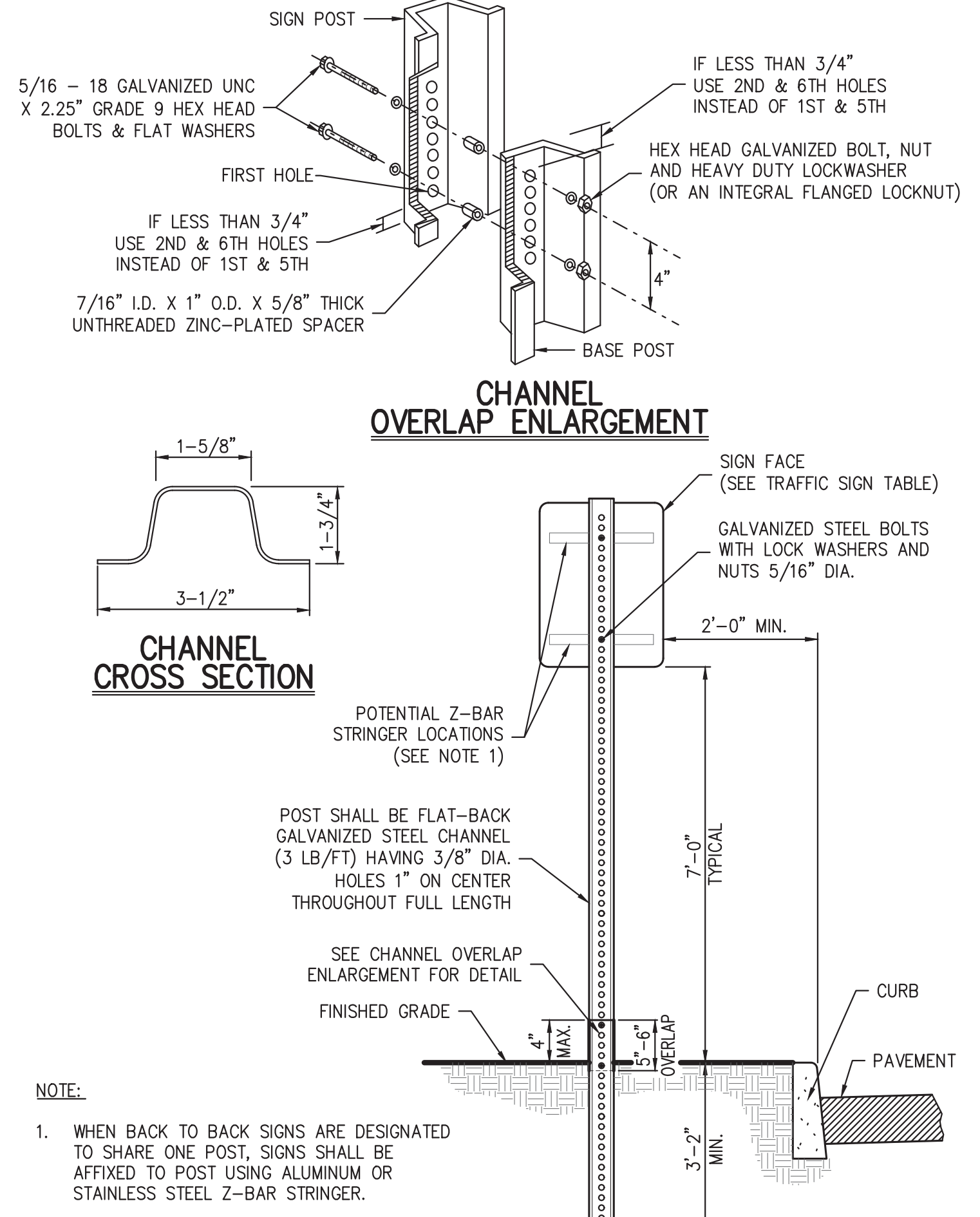
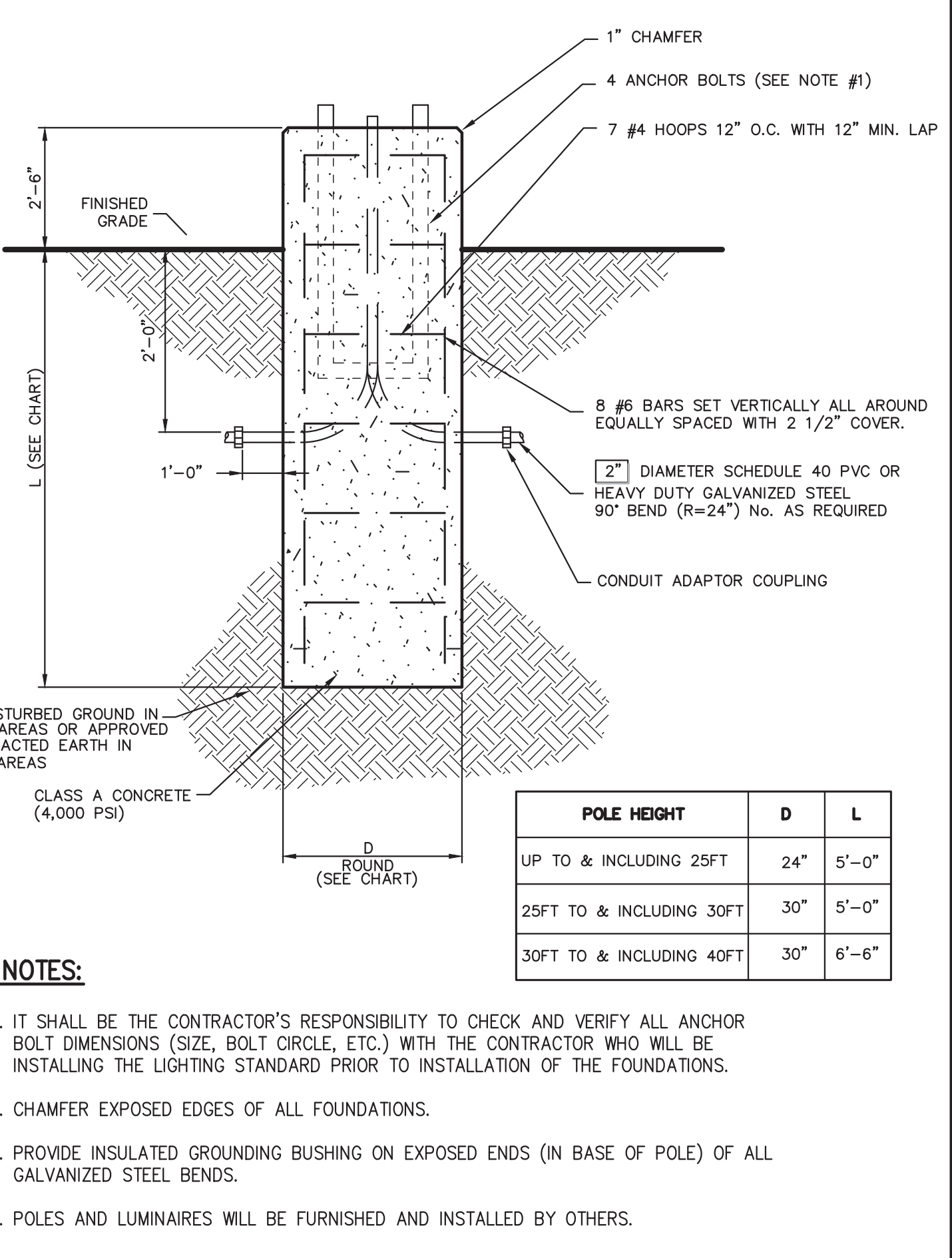
**HORIZONTAL BEND CHART**

		DIAMETER (D)				
BEND (DEGREES)		4"	6"	8"	10"	12"
1/32 (114)	A	8"	8"	8"	10"	12"
	B	7"	7"	7"	9"	10"
	C	7"	7"	7"	8"	8"
1/16 (228)	A	9"	9"	12"	1'-6"	1'-9"
	B	7"	7"	8"	9"	10"
	C	8"	8"	8"	10"	11"
1/8 (45)	A	1'-3"	1'-3"	1'-8"	2'-1"	2'-6"
	B	7"	7"	8"	9"	11"
	C	8"	8"	9"	10"	11"
1/4 (90)	A	2'-0"	2'-0"	2'-6"	3'-0"	3'-6"
	B	7"	7"	9"	12"	1'-3"
	C	2'-0"	2'-0"	1'-9"	1'-8"	1'-7"

**VERTICAL BEND CHART**

		DIAMETER (D)					
BEND (DEGREES)		4"	6"	8"	10"	12"	16"
1/32 (114)	A	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"
	B	1'-3"	1'-3"	1'-9"	1'-3"	2'-0"	2'-0"
	C	2'-0"	2'-0"	2'-6"	2'-9"	3'-0"	4'-0"
1/16 (228)	A	2'-0"	2'-0"	3'-4"	3'-8"	4'-0"	4'-4"
	B	1'-9"	1'-9"	2'-3"	2'-6"	2'-6"	2'-6"
	C	2'-6"	2'-6"	2'-8"	4'-0"	4'-0"	5'-6"
1/8 (45)	A	2'-6"	2'-6"	3'-0"	4'-0"	4'-6"	5'-2"
	B	2'-6"	2'-6"	2'-9"	3'-0"	3'-6"	4'-0"
	C	3'-0"	3'-0"	4'-0"	4'-6"	4'-9"	6'-6"

**SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES** 16



**LIGHTING STANDARD FOUNDATION** 18

**TRAFFIC SIGN POST** 19

**CONCRETE SIDEWALK** 20

NOT FOR CONSTRUCTION

Date: 07/13/2022

Revision: 01

REVISION PER TOWN COMMENTS

No. 1

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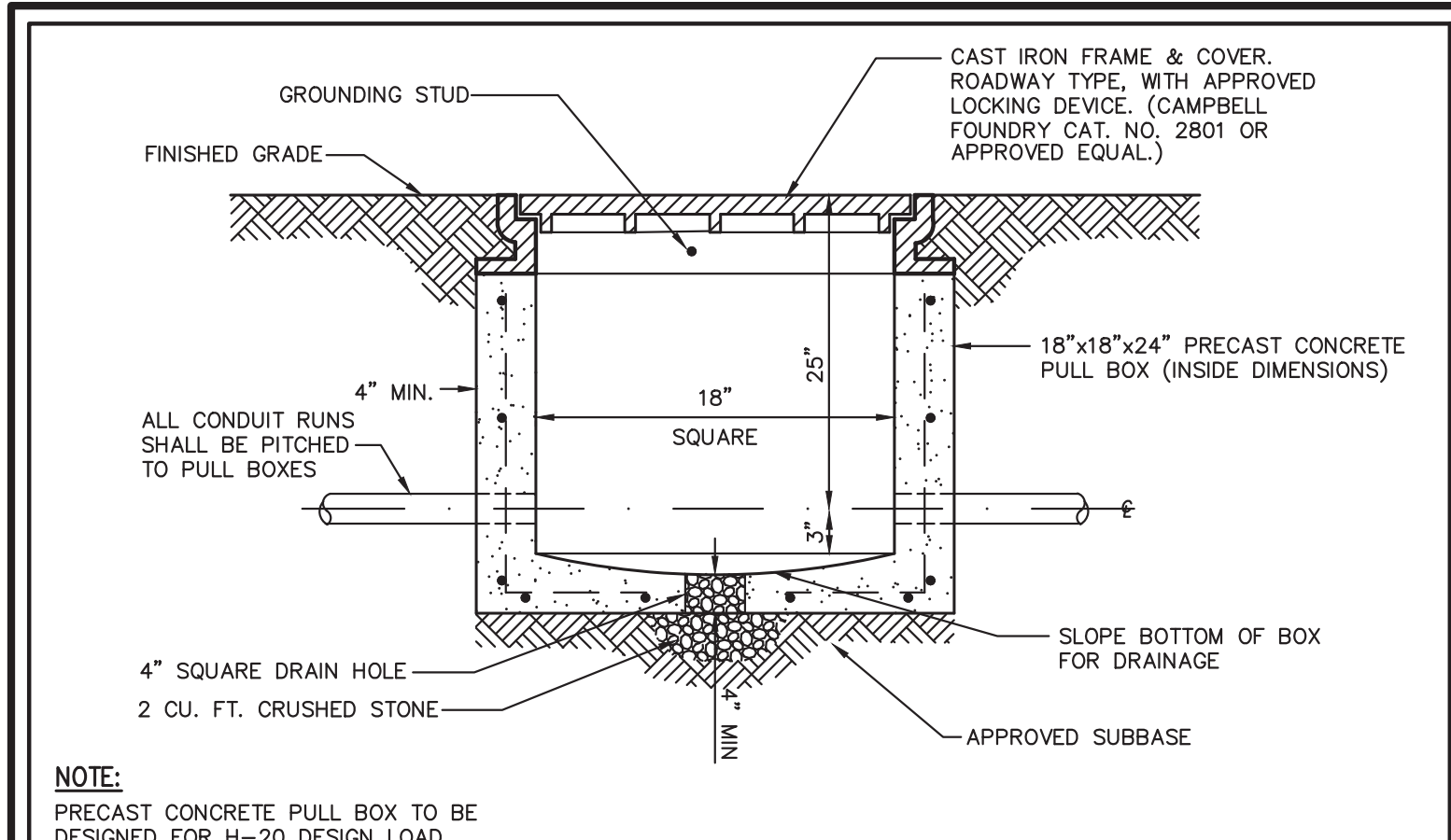
**CONSTRUCTION DETAILS**

**GAS STATION**  
657 SAW MILL RIVER ROAD  
VILLAGE OF ARDSLEY, NEW YORK

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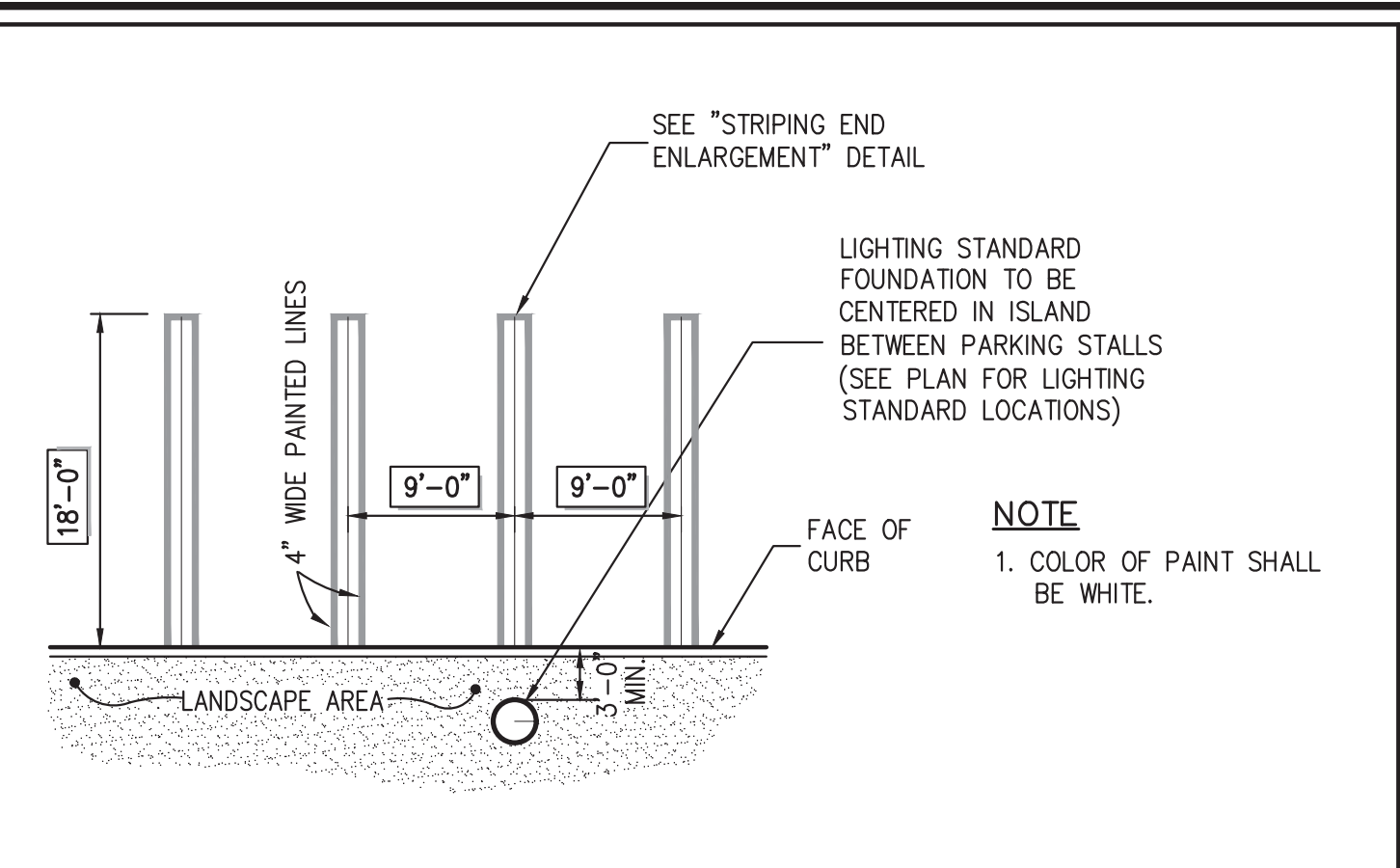
Drawn: KFM Approved: RJP  
Scale: NOT TO SCALE  
Date: 12/01/2021  
Project No: 18175  
18175-ITEMS DET-3  
Drawing No:

**C-902**



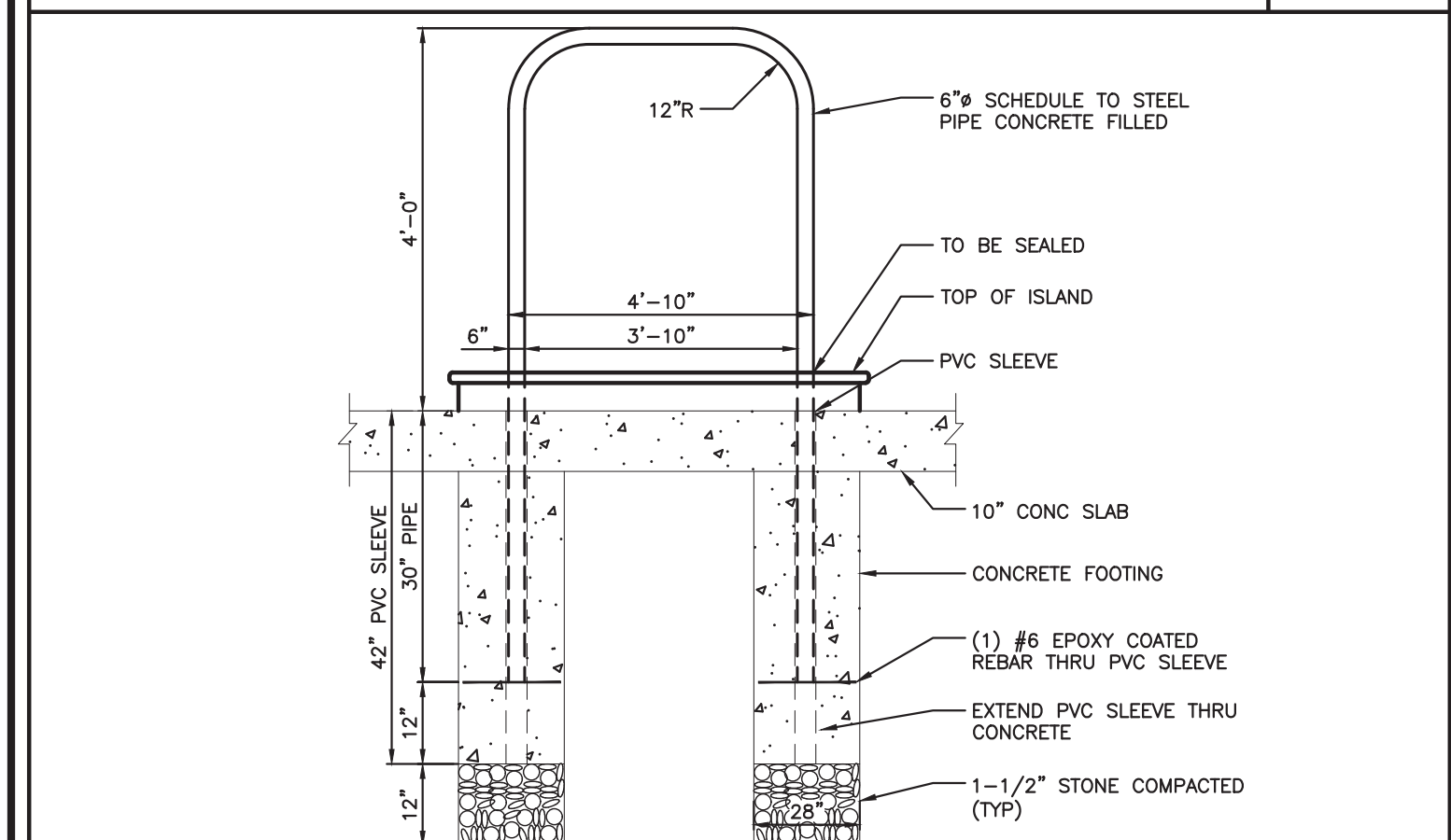
**ELECTRICAL PULL BOX**

21



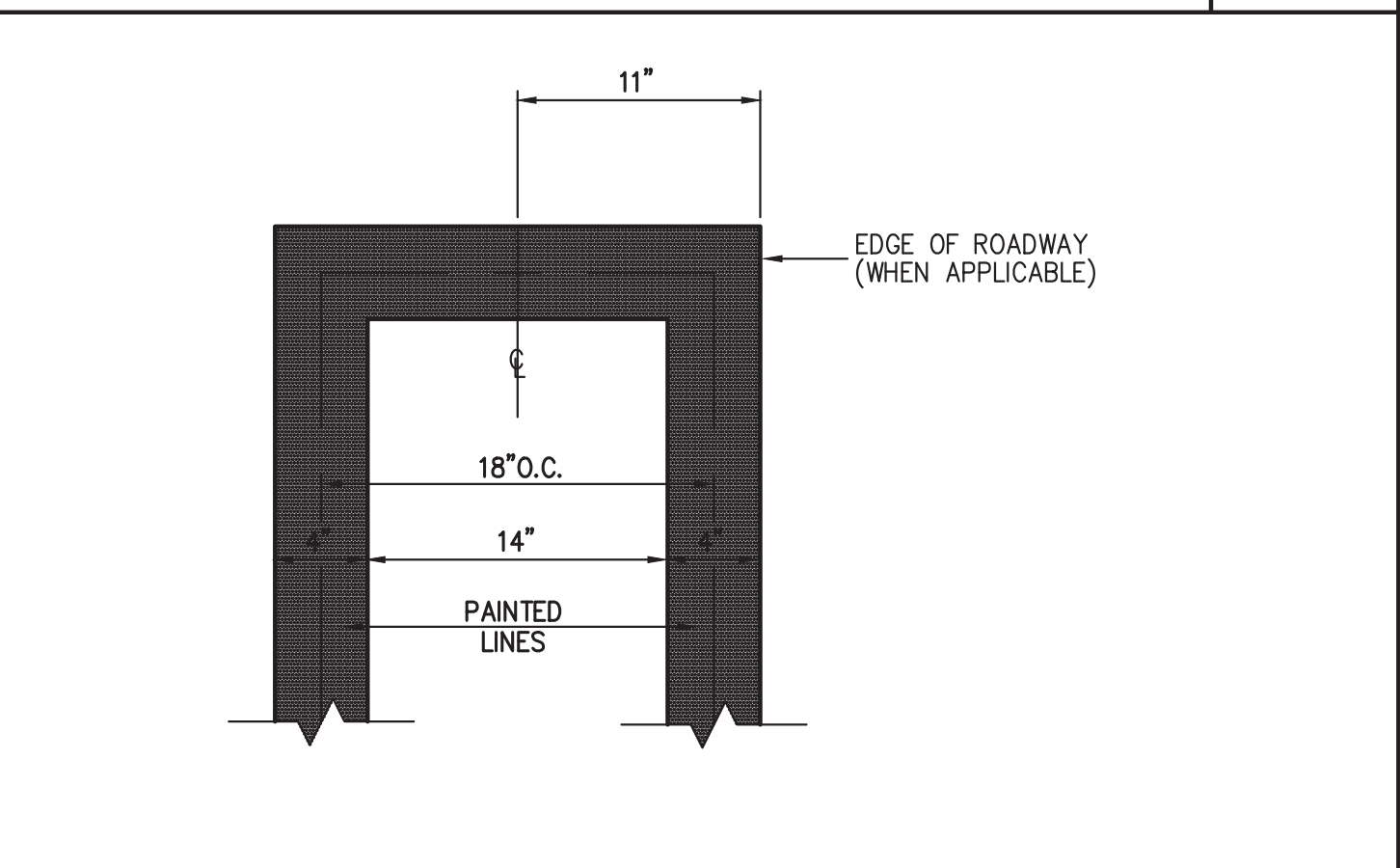
**90° PARKING**  
(DOUBLE STRIPING - CURBED PERIMETER)

23



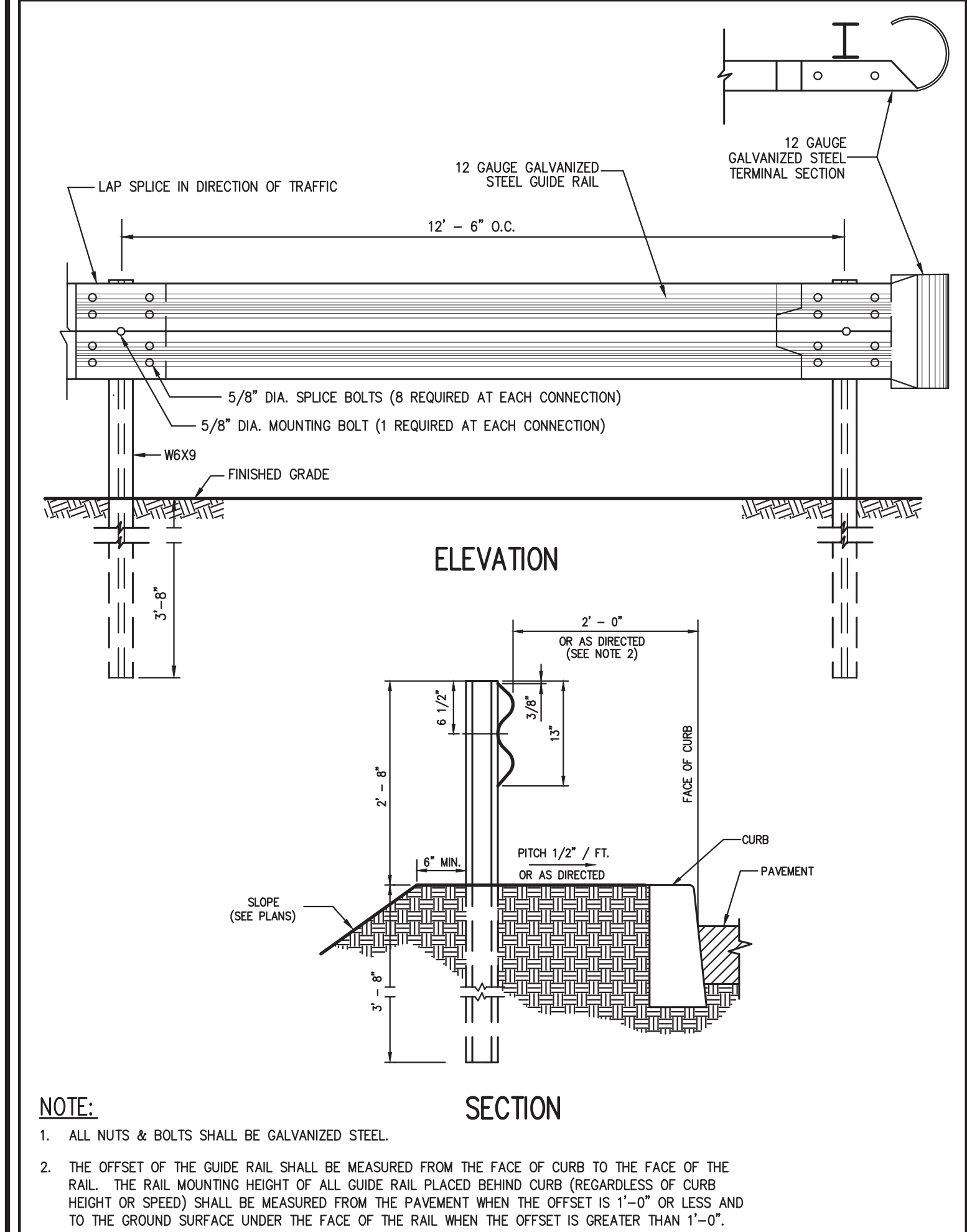
**"U" TYPE BOLLARDS**

22



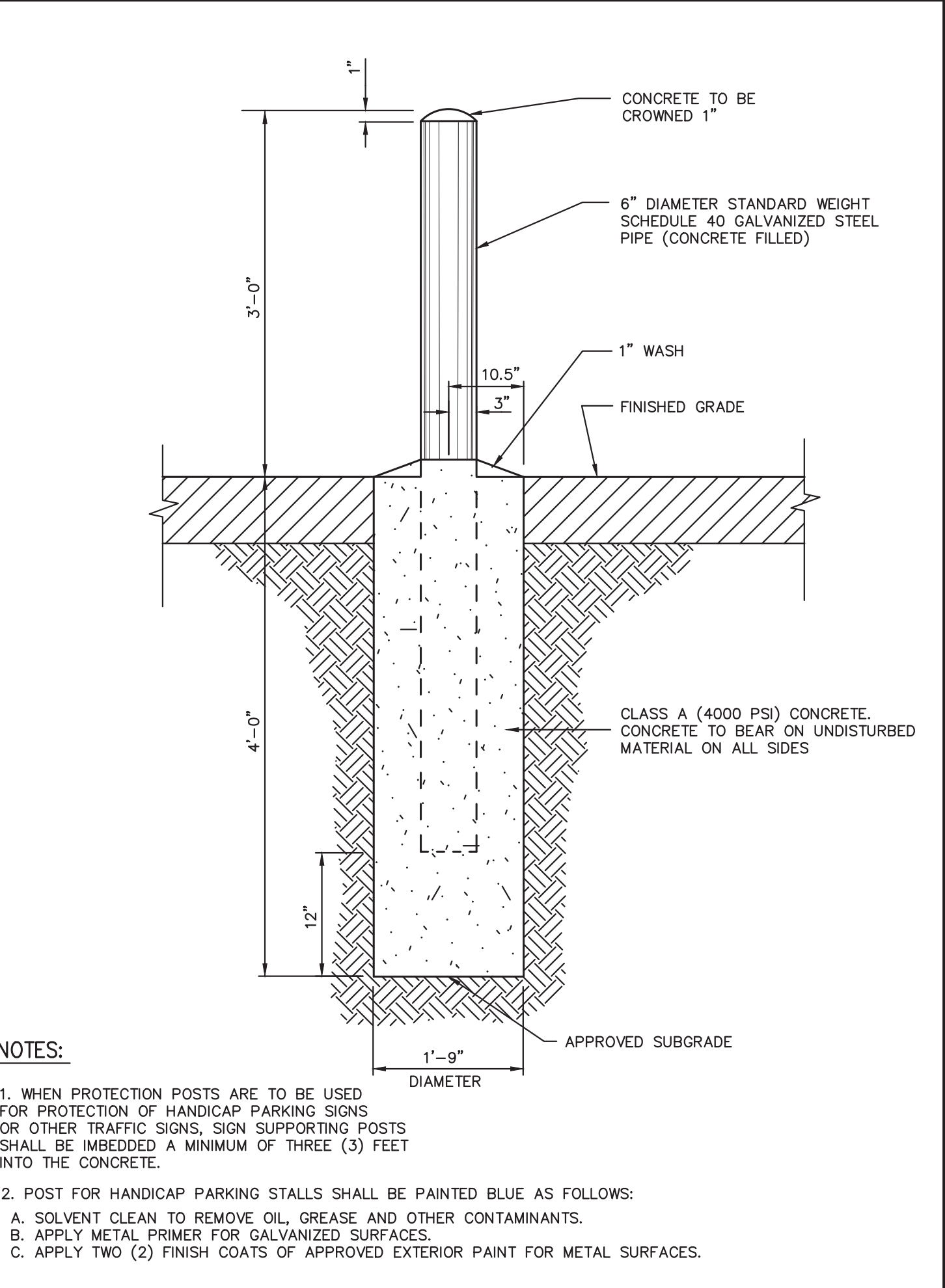
**STRIPING END ENLARGEMENT**

24



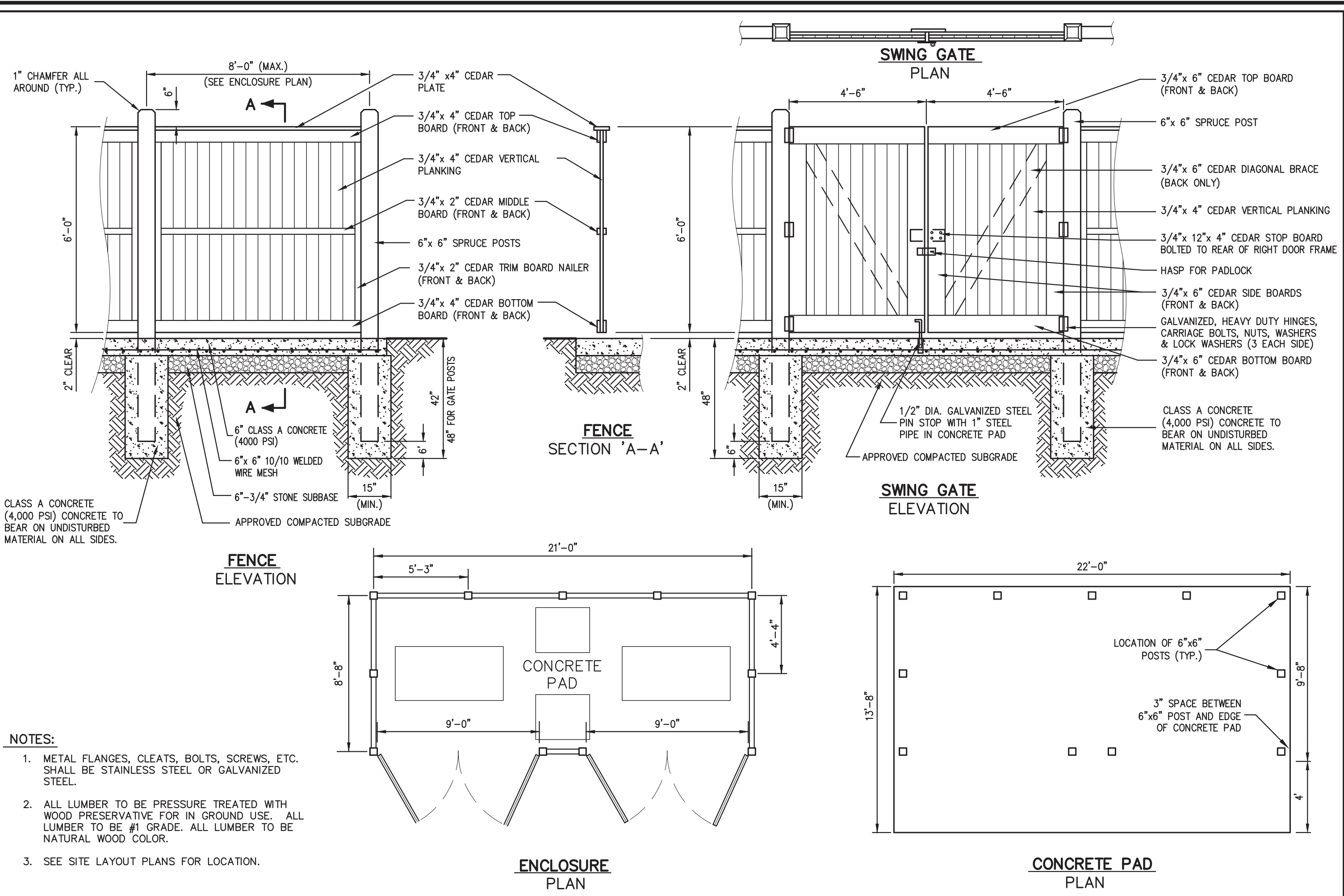
**CORRUGATED STEEL GUIDE RAIL**

26



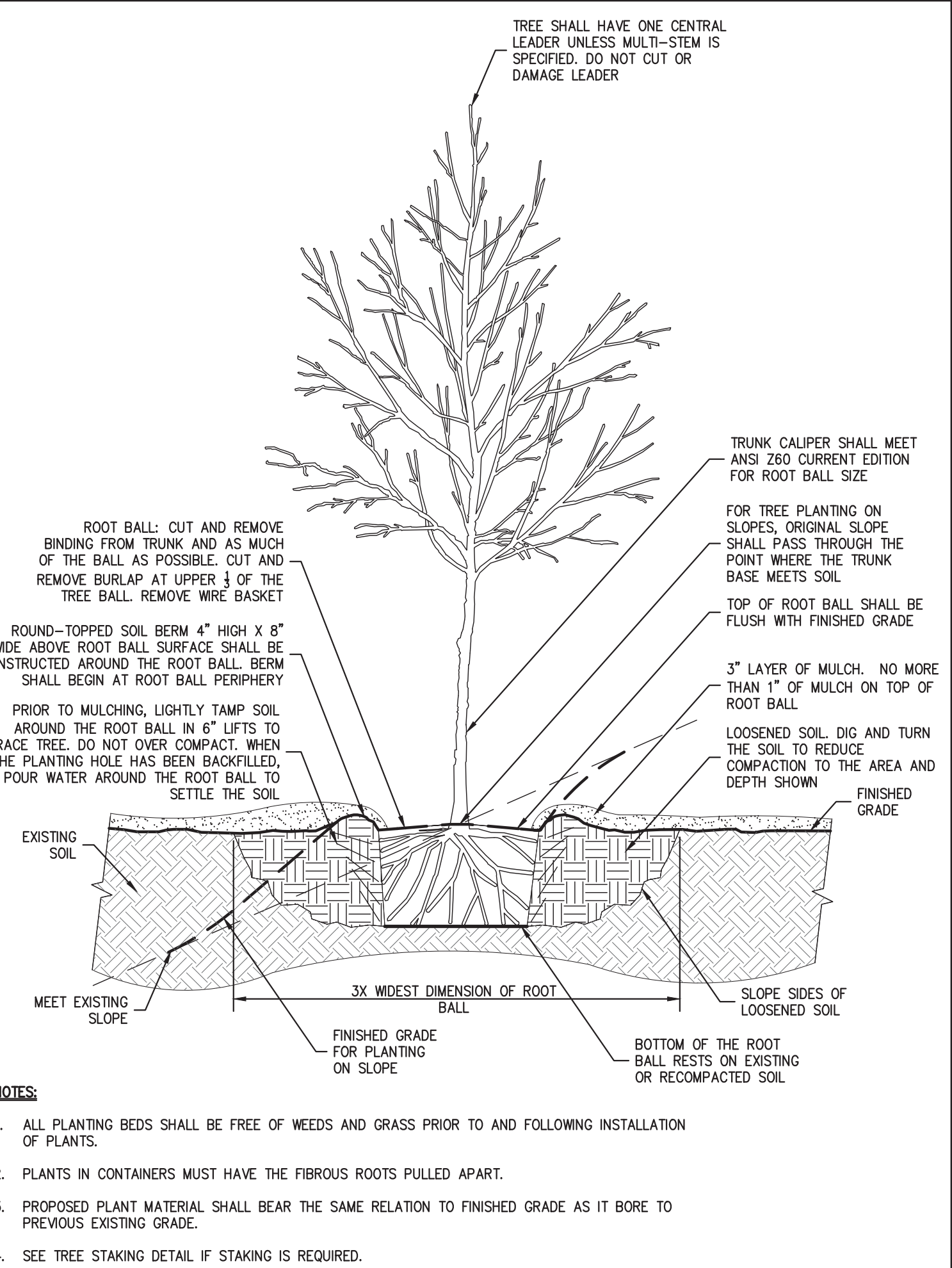
**STEEL PIPE PROTECTION POST**

27



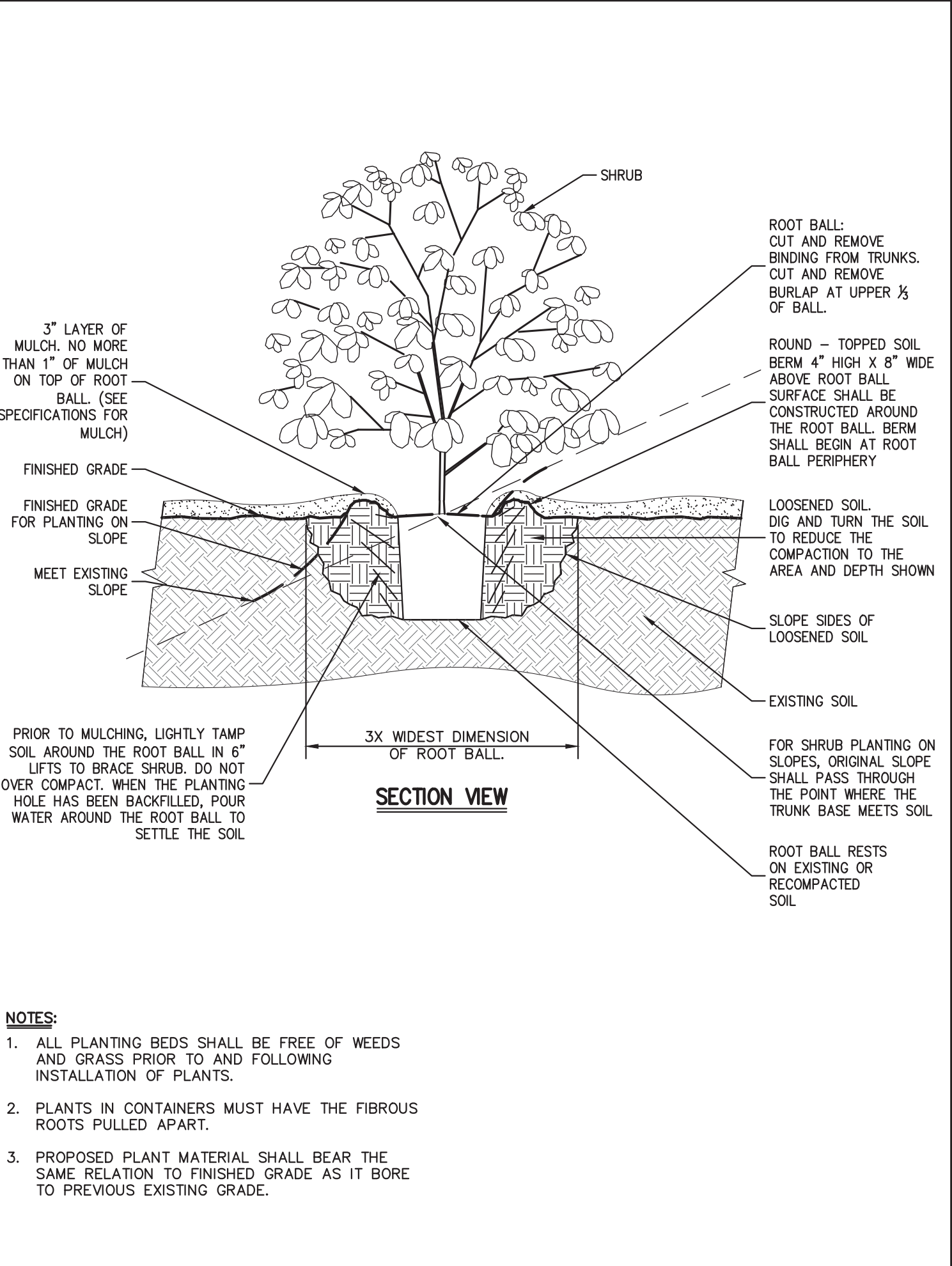
**TRASH ENCLOSURE WITH CONCRETE PAD**  
(WOOD)

25



**TREE PLANTING**  
(DECIDUOUS AND EVERGREEN)

28



**SHRUB PLANTING**

29

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Date: 07/13/2022  
 Revision: 1  
 REVISION PER TOWN COMMENTS  
 No. 1

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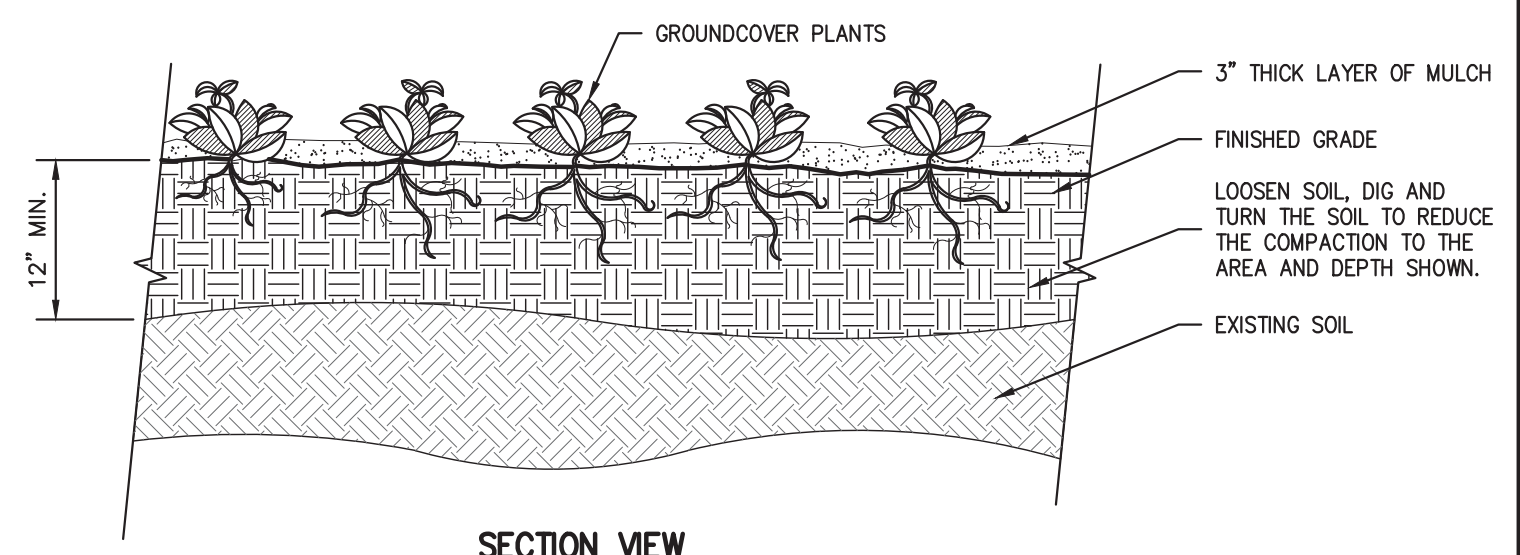
**CONSTRUCTION DETAILS**

**GAS STATION**  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

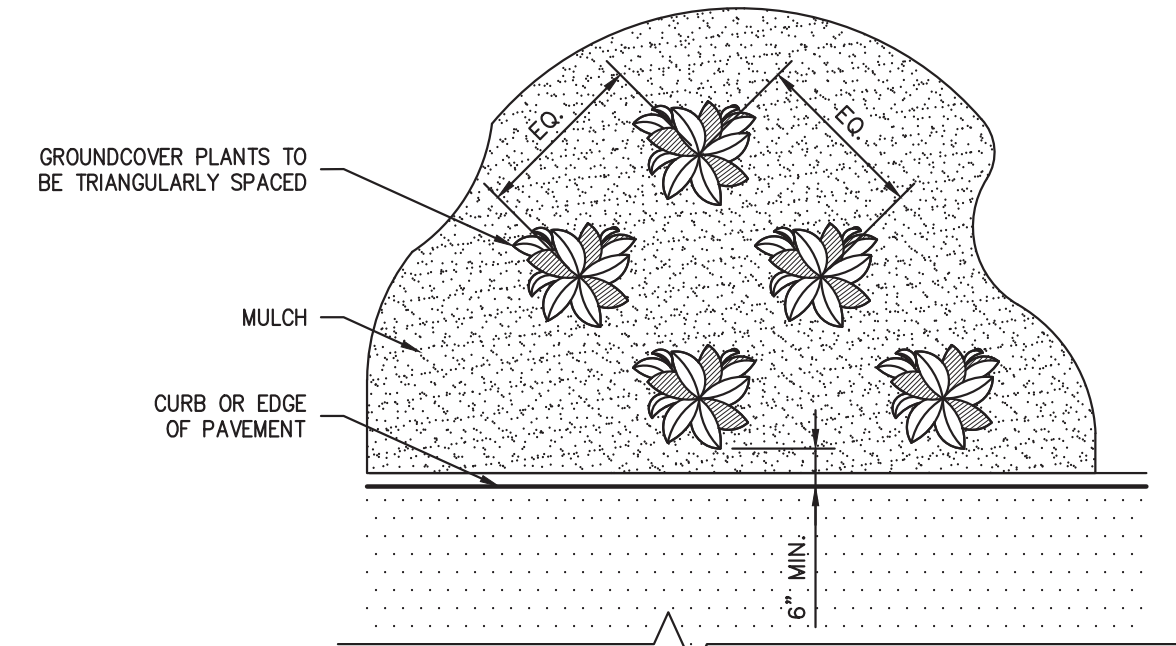
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 Scale: NOT TO SCALE  
 Date: 12/01/2021  
 Project No: 18175  
 18175-ITEMS DET-4  
 Drawing No:

**C-903**



SECTION VIEW



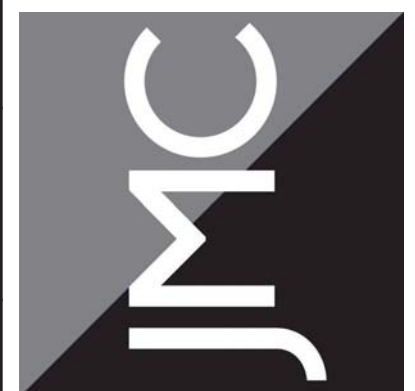
PLAN VIEW

- NOTES:**
1. SEE PLANTING PLAN FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
  2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLANT PRIOR TO MULCHING.
  3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
  4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
  5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

GROUNDCOVER	30		X		X		X
	X		X		X		X

No.	Revision	Date
1.	REVISED PER TOWN COMMENTS	07/13/2022

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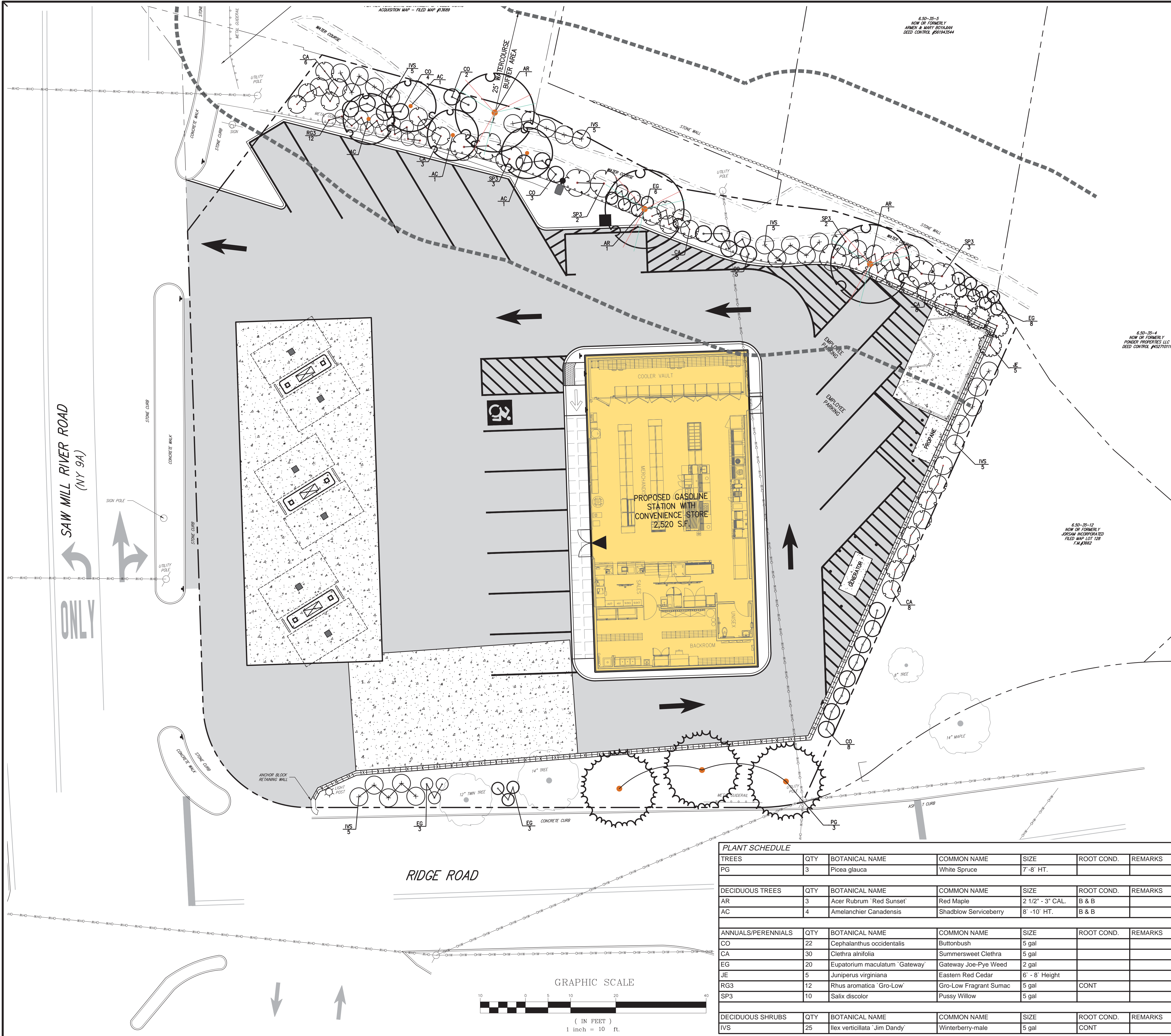
**CONSTRUCTION DETAILS**  
 GAS STATION  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

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Drawn:	KRM	Approved:	RJP
Scale:	NOT TO SCALE		
Date:	12/01/2021		
Project No:	18175		
1815-REIMS	DET-5		-
Drawing No:	C-904		

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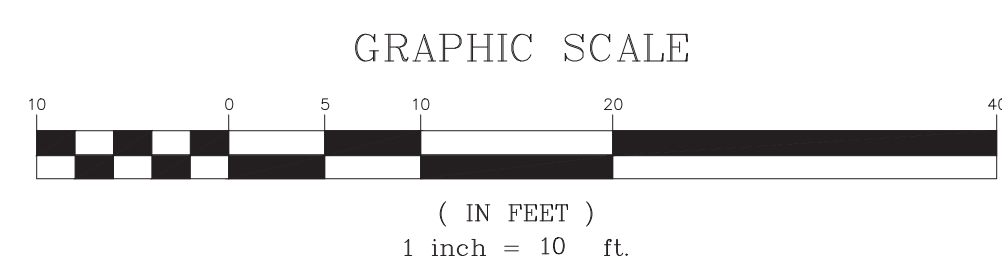
### LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING TREE AND DESIGNATION
- EXISTING DIRECTIONAL ARROWS
- EXISTING PAINT
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED ACCESSIBLE PARKING SPACES
- PROPOSED PARKING SPACES
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED CONCRETE APRON
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED SHRUB MASSING

- ### NOTES:
- ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
  - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
  - ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
  - PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
  - ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
  - ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
  - PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
  - ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

### PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
PG	3	<i>Picea glauca</i>	White Spruce	7'-8' HT.		
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
AR	3	<i>Acer Rubrum</i> 'Red Sunset'	Red Maple	2 1/2" - 3" CAL.	B & B	
AC	4	<i>Amelanchier Canadensis</i>	Shadblow Serviceberry	8' -10' HT.	B & B	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
CO	22	<i>Cephalanthus occidentalis</i>	Buttonbush	5 gal		
CA	30	<i>Clethra alnifolia</i>	Summersweet Clethra	5 gal		
EG	20	<i>Eupatorium maculatum</i> 'Gateway'	Gateway Joe-Pye Weed	2 gal		
JE	5	<i>Juniperus virginiana</i>	Eastern Red Cedar	6' - 8' Height		
RG3	12	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	CONT	
SP3	10	<i>Salix discolor</i>	Pussy Willow	5 gal		
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
IVS	25	<i>Ilex verticillata</i> 'Jim Dandy'	Winterberry-male	5 gal	CONT	

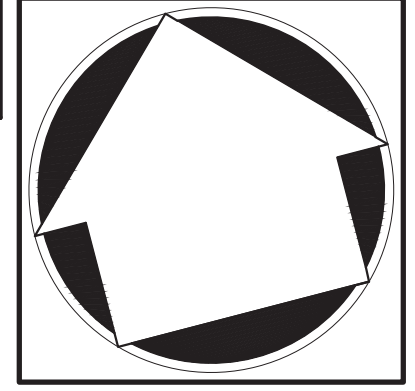


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No.	Revision	Date	By
1.	PLANNING BOARD & BAR SUBMISSION	03/30/2021	MTP
2.	RESPOND TO VILLAGE COMMENTS	12/01/2021	SPG
3.	REVISED PER TOWN COMMENTS	01/13/2022	CDF

APPLICANT/OWNER:  
**THORNWOOD FOUR CORNERS LLC.**  
 25 SAINT CHARLES STREET  
 THORNWOOD, NY 10594

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 JMC Site Development Consultants, LLC  
 John Meyer Consulting, Inc.  
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 www.jmcpllc.com



**LANDSCAPING PLAN**  
 GAS STATION  
 657 SAW MILL RIVER ROAD  
 VILLAGE OF ARDSLEY, NEW YORK

Drawn: **KRM** Approved: **RJP**  
 Scale: **1" = 10'**  
 Date: **05/26/2020**  
 Project No: **18175**  
 1815-LND LND LAT.scr  
 Drawing No: **L-100**  
 Previous Editions Obsolete