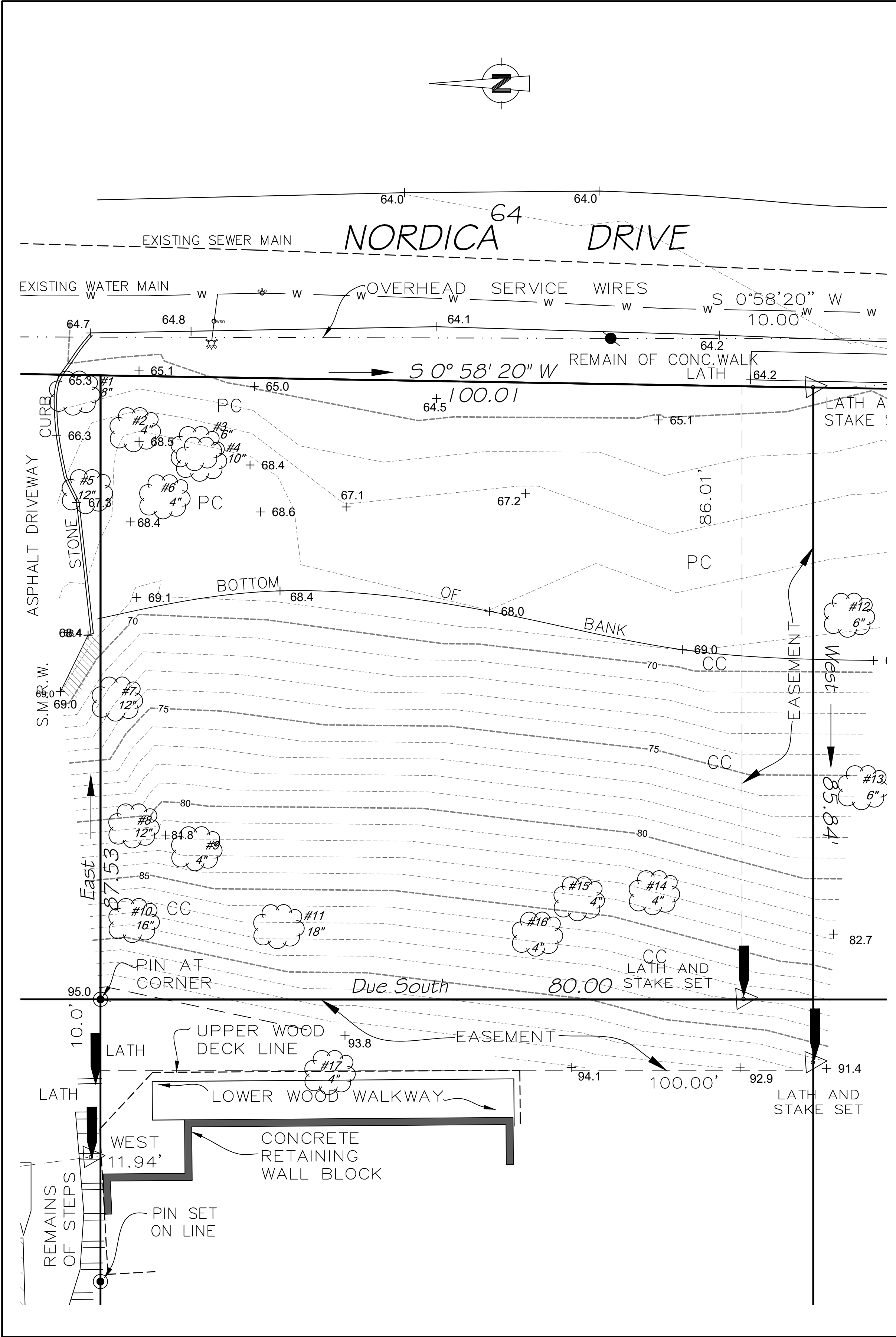
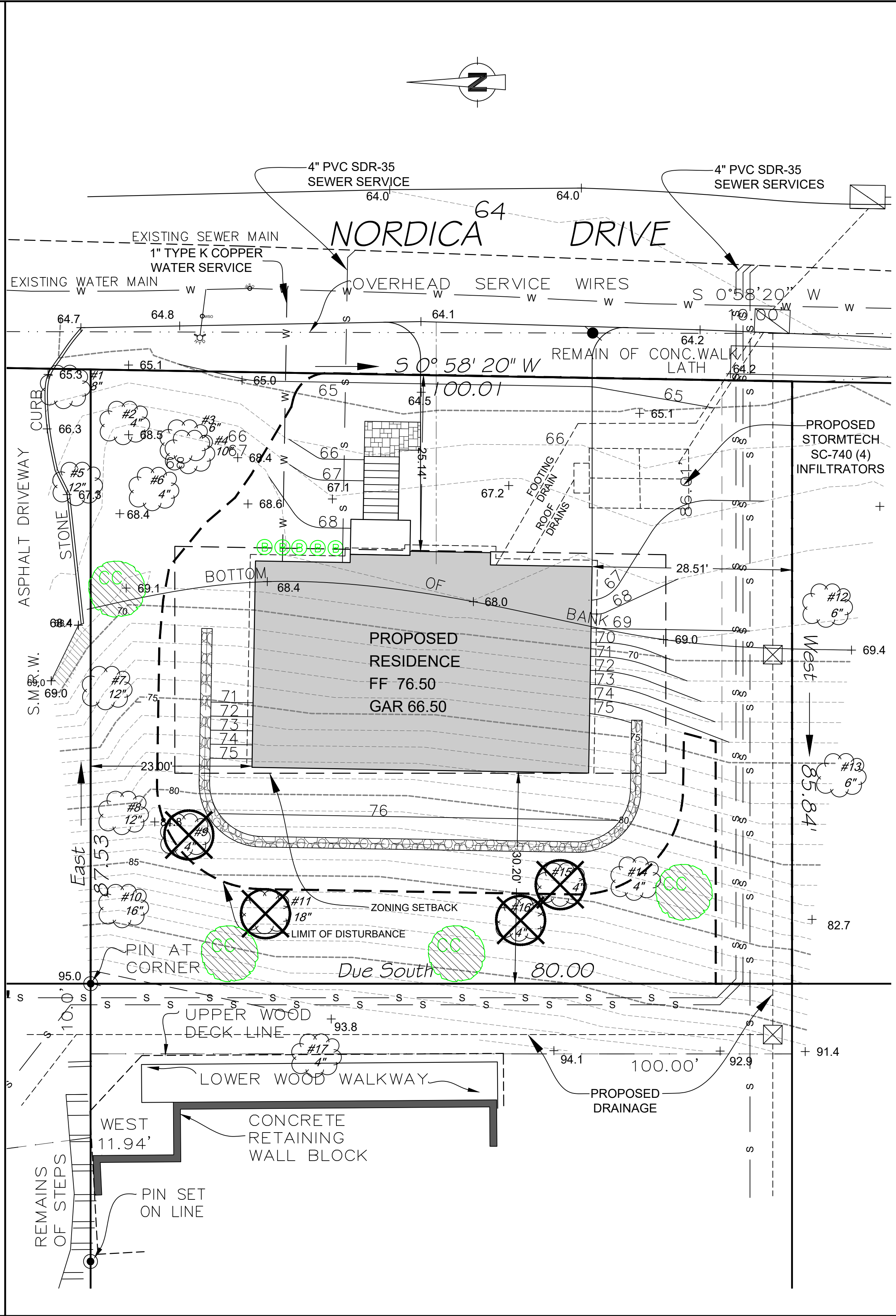
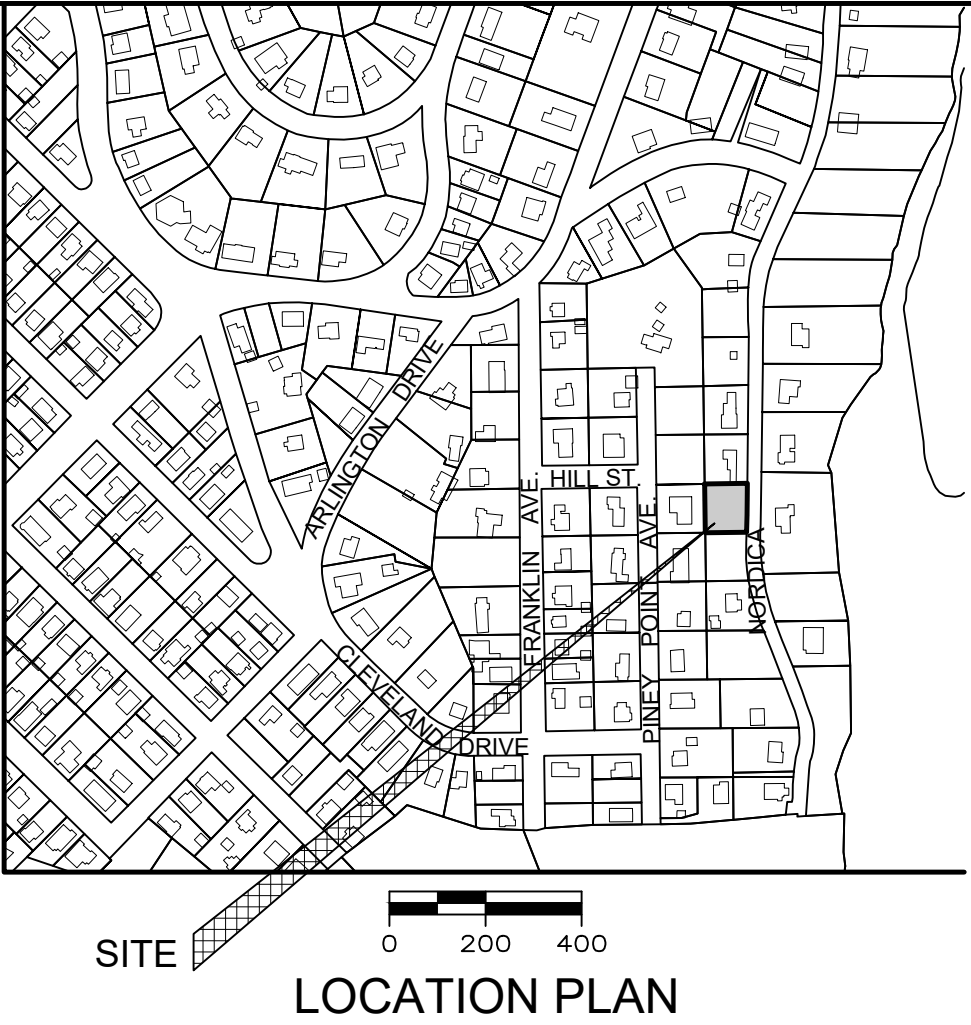




EXISTING CONDITIONS
SCALE: 1"=10'



PROPOSED PLAN
SCALE: 1"=10'



PROPERTY DATA	
PROPERTY OWNER	MARK FRANZOSO
OWNERS ADDRESS	33 CROTON PT. AVENUE CROTON ON HUDSON, NY 10520
APPLICANT	MARK FRANZOSO
LOCATION	23 NORDICA DRIVE CROTON, NY 10520
TAX MAP DATA	SECTION 79.13 BLOCK 4 LOT 64
SITE AREA	0.20 ACRES
WATERSHED	HUDSON RIVER
WATER SUPPLY SYSTEM	VILLAGE OF CROTON

VILLAGE OF CROTON-ON-HUDSON ZONING REQUIREMENTS		
ZONING DISTRICT - RA-9		RESIDENTIAL
BULK REGULATIONS	REQUIRED / ALLOWABLE	PROPOSED
LOT AREA (SQUARE FEET)	9,375	8,669'
LOT WIDTH (FEET)	75	100.00
LOT DEPTH (FEET)	125	85.84'
FRONT YARD SETBACK (FEET)	25	25.14
SIDE YARD SETBACKS / COMBINED	12 / 30	23.00 / 51.51
REAR YARD SETBACK (FEET)	30	30.20
HABITABLE FLOOR AREA (SQUARE FEET)	PER D.U. : 1,000 MAIN FLOOR: 880	2,109 1,442
FLOOR AREA RATIO	0.40	0.24
BUILDING HEIGHT		
STORIES	2 1/2	2
FEET	35	18±
MAX. BUILDING COVERAGE (% OF LOT AREA)	35%	24%
REQUIRED OFF STREET PARKING	2 PER D.U.	2

ZONING NOTES
1 LOT AREA VARIANCE GRANTED 10-4-2020
2 LOT DEPTH REDUCTION PURSUANT TO VILLAGE CODE §230-40(G)(2)

PLANT LIST

SHRUBS					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
5	B	BUXUS MICROPHYLLA	BOXWOOD	5.5 GAL	PLANT 2' APART
TREES					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
4	CC	CERCIS CANADENSIS	RED BUD	8-10 FT.	

8 REV. LANDSCAPING 01-12-22	SHEET NUMBER
7 REVISE LOD 11-29-21	1
6 ADD TREE SURV 11-22-21	4
5 REV. HOUSE LOC. 11-15-21	
4 REVISED LOD 9-22-21	
3 MISC. REVISIONS 7-20-21	
2 MISC. REVISIONS 3-26-21	
1 MISC. REVISIONS 4-20-20	
ISSUE DATE: 4-17-20	
PROJECT NUMBER:	



CIARCIA ENGINEERING, P.C.
360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598
(914) 245-0123

EXISTING CONDITIONS
AND SITE PLAN

PROPOSED RESIDENCE
Prepared For
MARK FRANZOSO



UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS
DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE
NEW YORK STATE EDUCATION LAW.

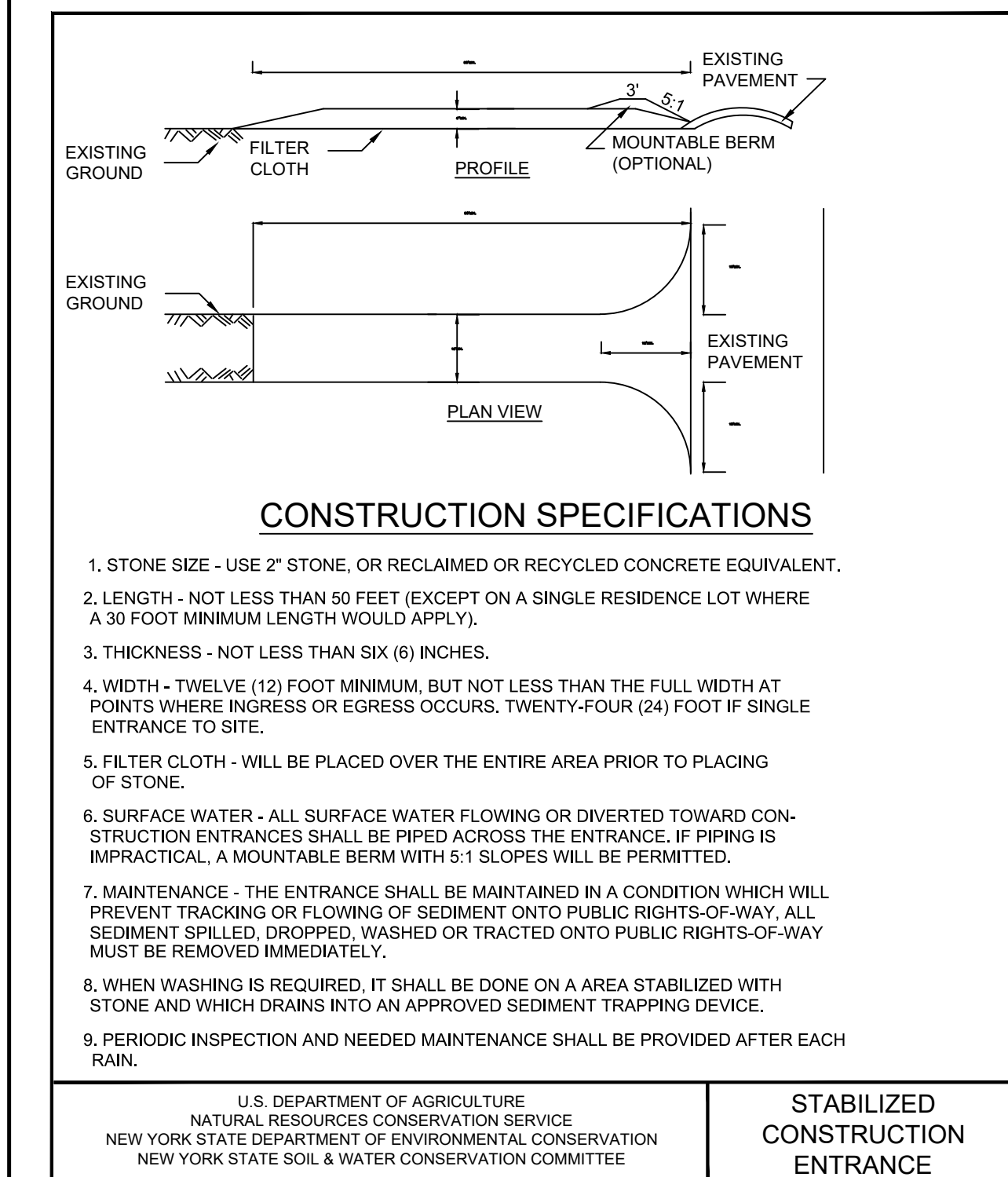


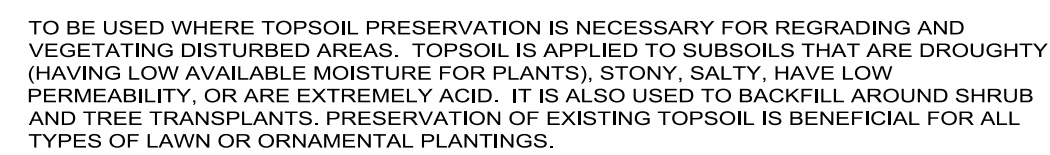
MODERATE STEEP SLOPES (MSSA) 

VERY STEEP SLOPES (VSSA) 

EXTREMELY STEEP SLOPES (ESSA) 

Lot Area	8,712	sq. ft.
Percent Steep Slope Disturbance	49.0%	
Easement Steep Slope Disturbance	596	sq. ft.
Percent Steep Slope Disturbance minus easement	42.2%	





TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

1. AREA CHOSEN FOR STOCKPIILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPIILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

Technical drawing illustrating a curb and gutter assembly, showing a cross-section of the pavement, curb, and drainage system.

Key components and dimensions labeled:

- TOP OF PAVEMENT
- 4' MIN. OR AS DIRECTED
- SET TO GRADE AS ESTABLISHED BY TOWN
- ADJUSTABLE CURB BOX MUELLER H-10314
- CURB STOP AND DRAIN MUELLER H-15214
- TYPE K COPPER WATER SERVICE WITH NO JOINTS BETWEEN WATER MAIN AND CURB STOP.
- TYPE K COPPER HOUSE CONNECTION
- 1/2 CUBIC YARD OF CRUSHED STONE UNDER DRAIN OPENING
- BRICK BLOCKING
- WATER MAIN
- 45°
- 4'-0" COVER (MIN.)
- CORPORATE STOP MUELLER H-15008 OR APPROVED EQUAL
- SLOPE

1. THE WATER LINE TAP SIZE SHALL BE DETERMINED AT THE TIME A WATER TAP PERMIT IS OBTAINED FROM THE VILLAGE.

Diagram illustrating the Tree Protection Zone (TPZ) fence specifications:

- Fence Material:** Orange, UV resistant high tensile strength polyethylene laminar barricade fabric.
- Fence Height:** 4'-0" MINIMUM.
- Fence Spacing:** 4'-0" O.C. (On-Center) between posts.
- Signage:** ATTACH SIGN TO POST. The sign reads: TREE PROTECTION ZONE KEEP OUT.
- Post Weight:** 1.33 lbs/LF STEEL POST.
- Location:** The fence is located within the Tree Protection Zone, extending from the Drip Line to the Edge of Disturbed Area.
- Clearance:** The fence is 2'-0" MIN. from the GRADE.

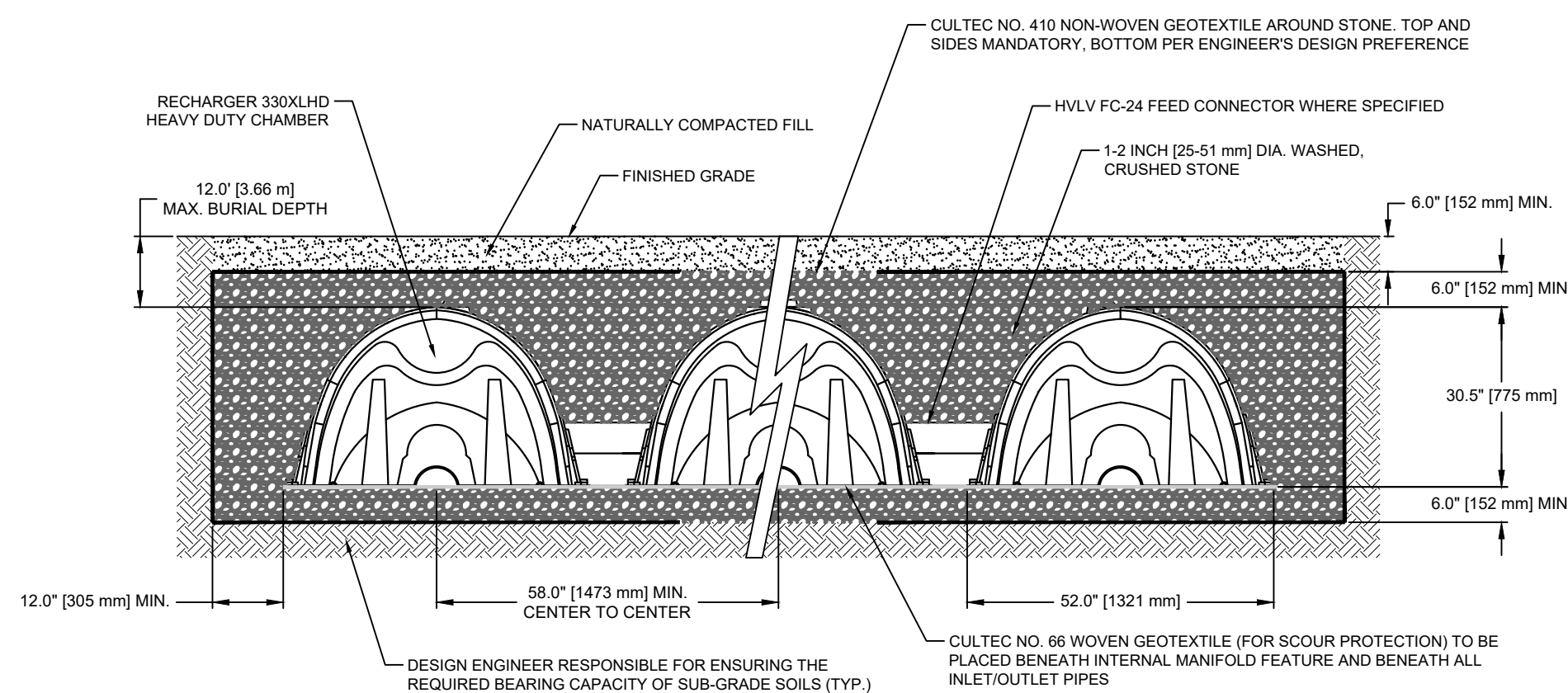
FINISHED GRADE

PITCH 1/4"/ft

2 1/2" TOP COURSE - ITEM 403.198302 TYPE 7

6" NYSDOT ITEM 304.05 (ITEM 4)

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PROCEDURES SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE REGULATION ENTITLED "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
3. PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE APPROPRIATE LOCATIONS NOTED ON EROSION CONTROL PLAN. SILT FENCE SHALL BE INSTALLED AND DIRECTED BY THE OWNER'S REPRESENTATIVE IN THE FIELD AND INSTALLED AS PER THE INSTRUCTIONS OF THE MANUFACTURER. ADDITIONAL SILT FENCE MAY BE INSTALLED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN OPERABLE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. IMMEDIATELY TOPSOIL & SEED WITH A MIXTURE OF PERENNIAL RYE GRASS, ANNUAL RYE GRASS AND WINTER RYE AND MULCH WITH 6" OF HAY ALL FINISHED SLOPES AND ALL ROUGH CUT SLOPES TO REMAIN OPEN FOR EXTENDED PERIODS.
5. ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, UNLESS OTHERWISE NOTED.
6. ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED. IN ADDITION TO ALL SPECIFIED AND LOCATED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS PRUDENT AND NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
7. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT SCREEN MATERIALS.
8. ALL CATCH BASINS ARE TO BE PROTECTED WITH APPROPRIATE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
9. HAYBALES SHALL BE USED AT THE TOPS AND TOE OF SLOPES, AS NECESSARY, TO COLLECT SILT AND DIVERT FLOWS. SILT SCREENS WILL BE USED IN AREAS OF UNCONCENTRATED FLOWS TO COLLECT SILT. HAYBALES AND SILT SCREEN ON PLANS MAY BE AUGMENTED IN THE FIELD.
10. UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEED, MULCHED.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
12. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION.
13. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE EROSION CONTROL PLAN.



RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED
INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC
LOADS WHEN INSTALLED ACCORDING TO CULTEC'S
RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS
DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE
NEW YORK STATE EDUCATION LAW.



CIARCIA ENGINEERING, P.C.

360 UNDERHILL AVENUE
YORKTOWN HEIGHTS, NY 10598

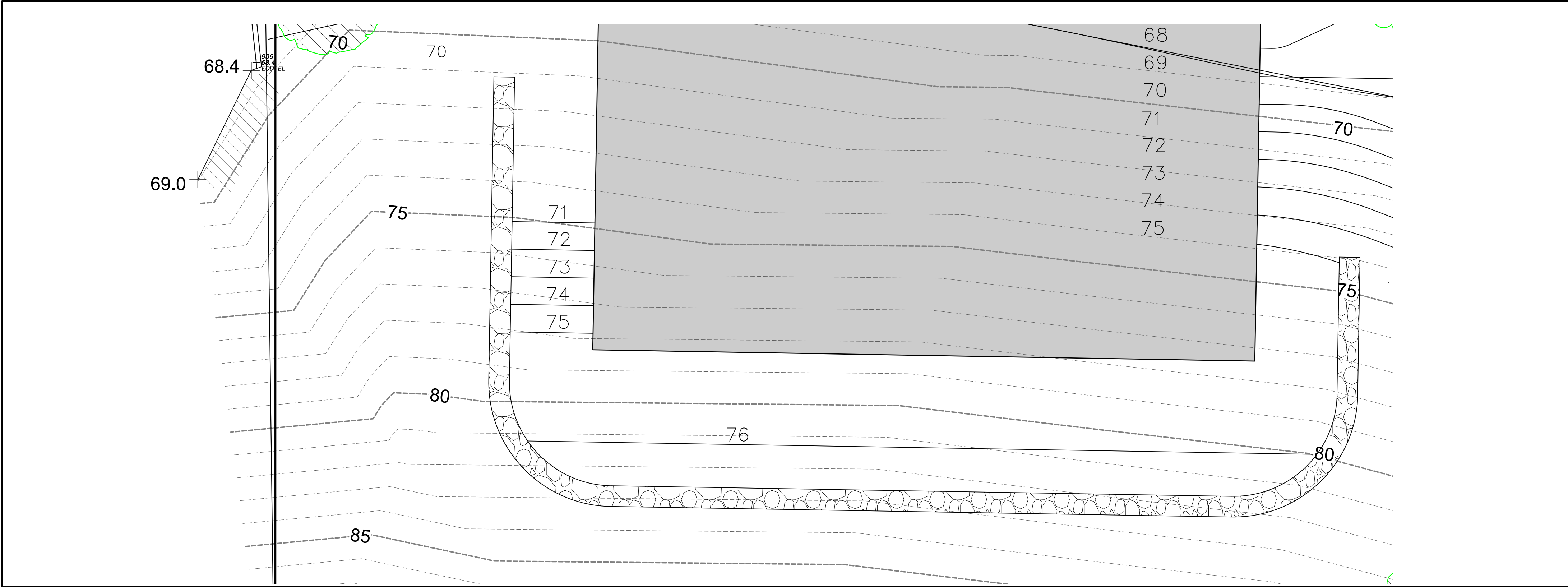
(914) 245-0123

DETAILS

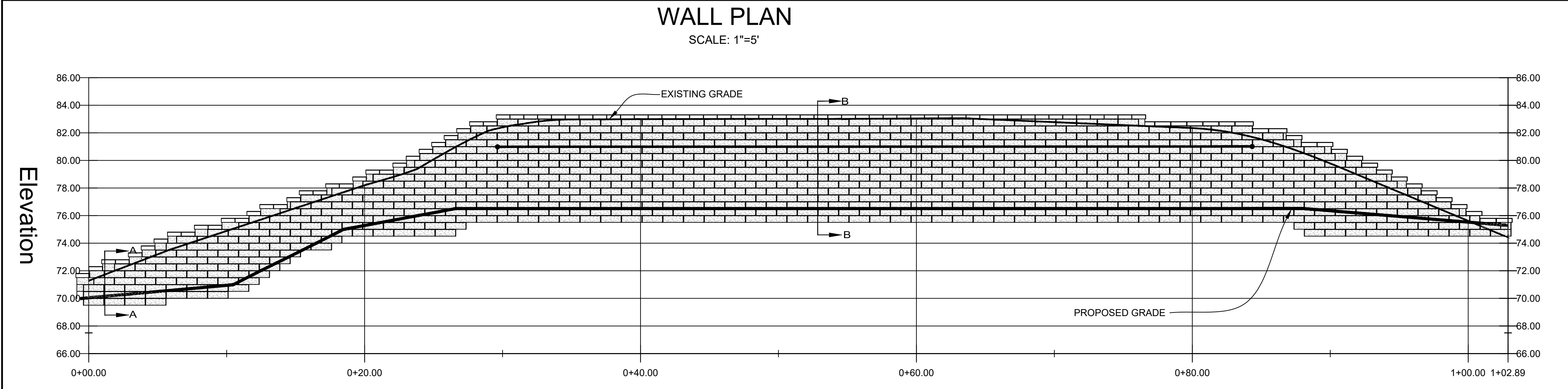
PROPOSED RESIDENCE

Prepared For

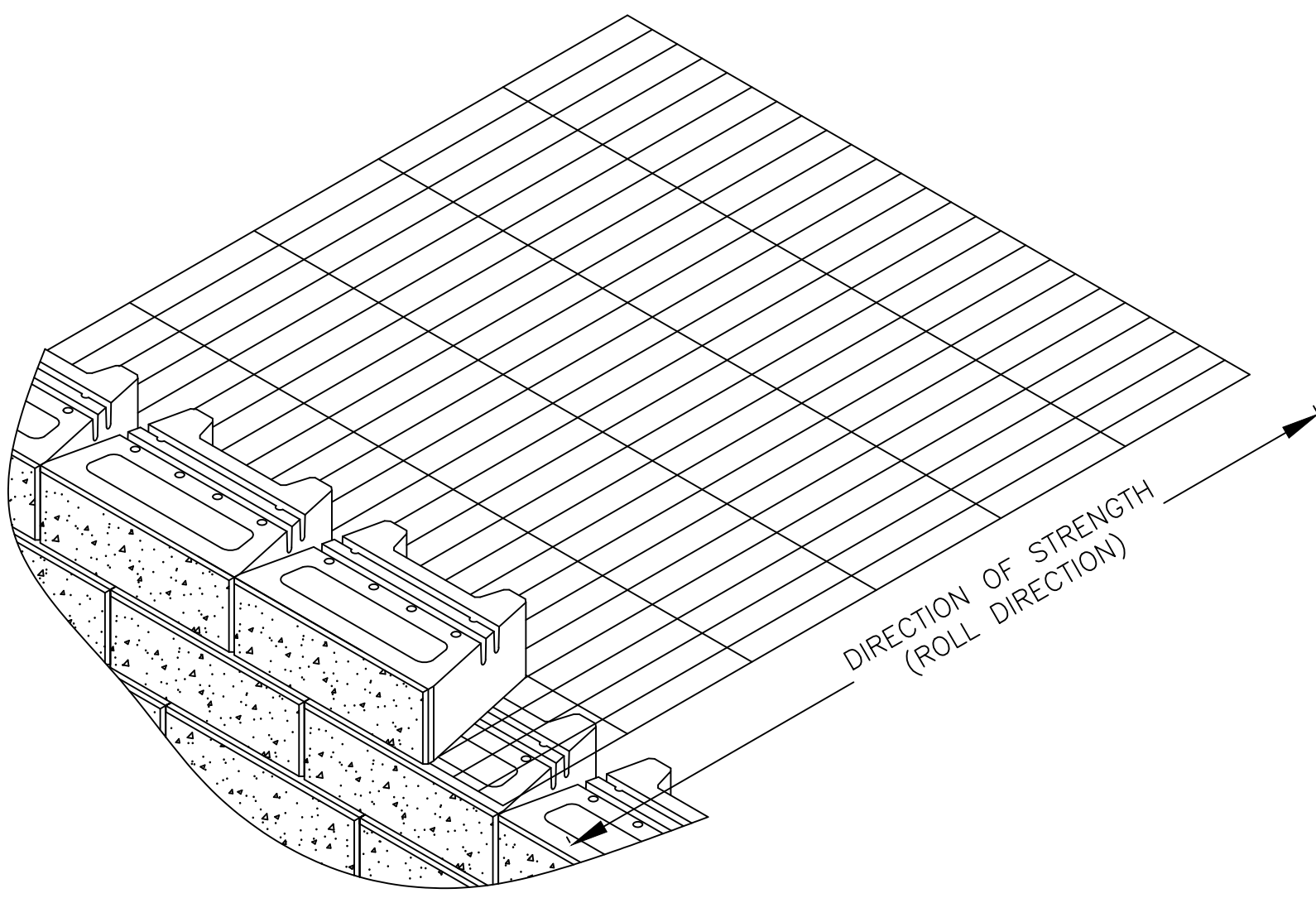
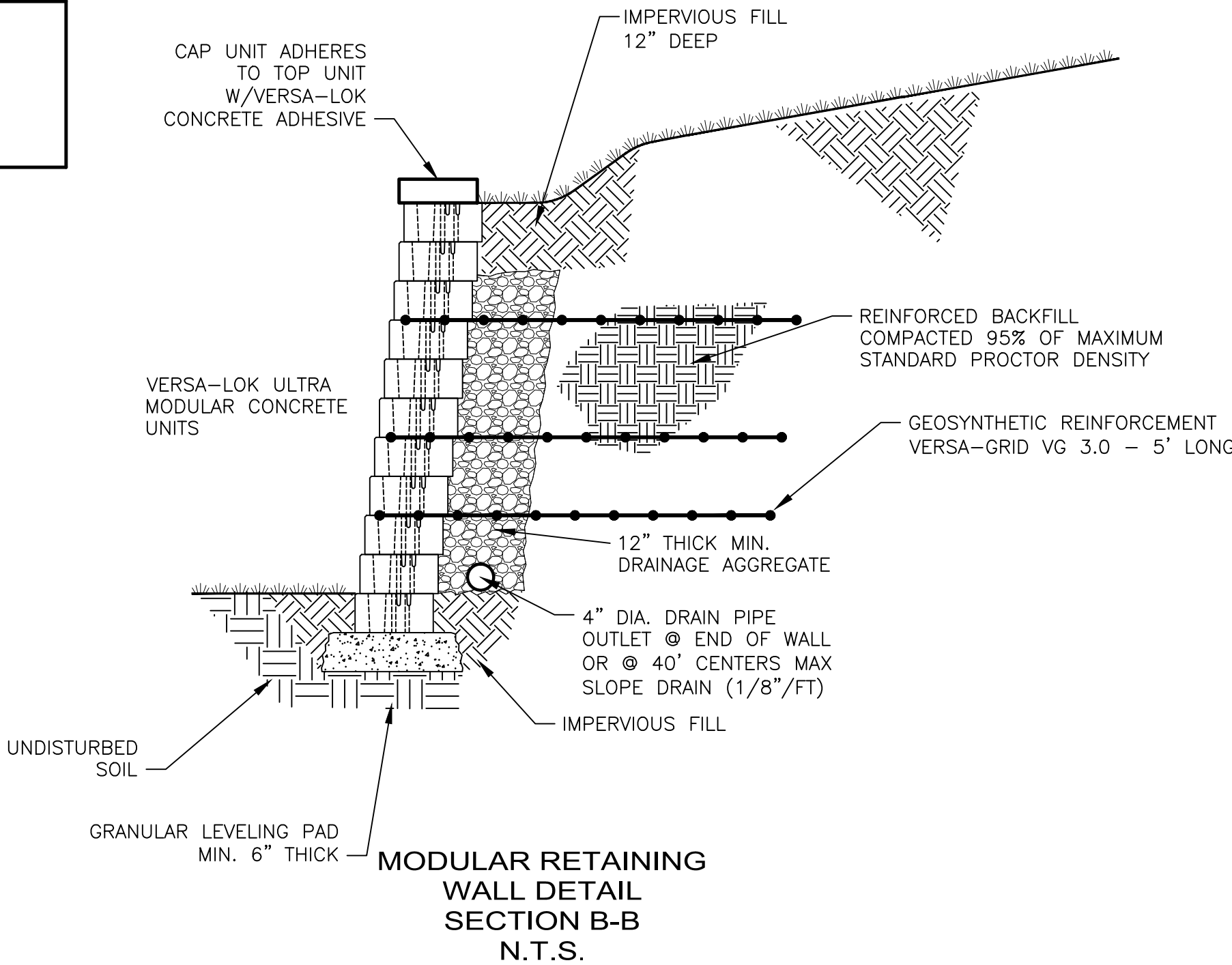
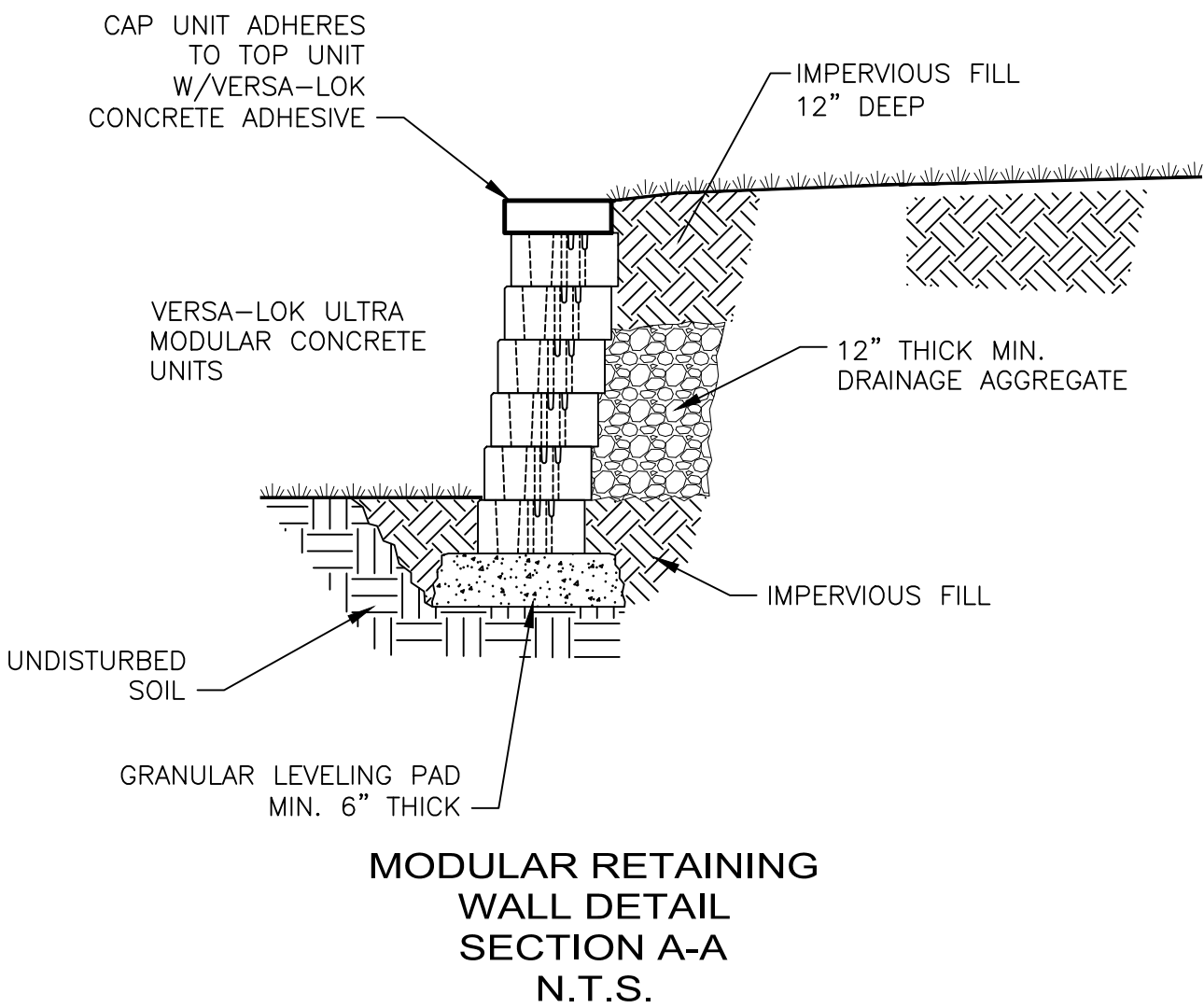
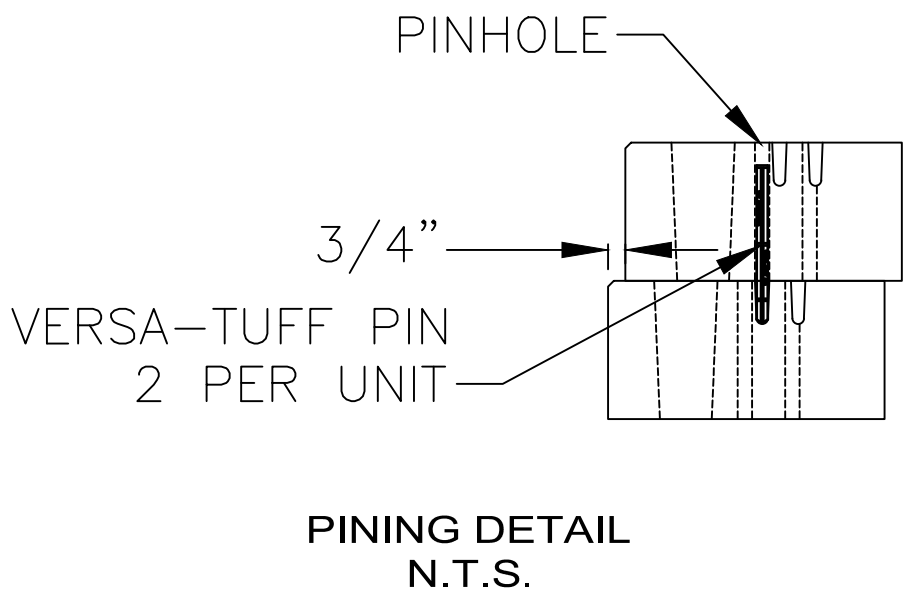
MARK FRANZOSO



WALL PLAN
SCALE: 1"=5'



WALL ELEVATION VIEW
SCALE: 1"=5'



SHEET NUMBER		4	
4		4	
1		2	
3		4	
5		6	
7		8	
9		10	
11		12	
13		14	
15		16	
17		18	
19		20	
21		22	
23		24	
25		26	
27		28	
29		30	
31		32	
33		34	
35		36	
37		38	
39		40	
41		42	
43		44	
45		46	
47		48	
49		50	
51		52	
53		54	
55		56	
57		58	
59		60	
61		62	
63		64	
65		66	
67		68	
69		70	
71		72	
73		74	
75		76	
77		78	
79		80	
81		82	
83		84	
85		86	
87		88	
89		90	
91		92	
93		94	
95		96	
97		98	
99		100	
101		102	
103		104	
105		106	
107		108	
109		110	
111		112	
113		114	
115		116	
117		118	
119		120	
121		122	
123		124	
125		126	
127		128	
129		130	
131		132	
133		134	
135		136	
137		138	
139		140	
141		142	
143		144	
145		146	
147		148	
149		150	
151		152	
153		154	
155		156	
157		158	
159		160	
161		162	
163		164	
165		166	
167		168	
169		170	
171		172	
173		174	
175		176	
177		178	
179		180	
181		182	
183		184	
185		186	
187		188	
189		190	
191		192	
193		194	
195		196	
197		198	
199		200	
201		202	
203		204	
205		206	
207		208	
209		210	
211		212	
213		214	
215		216	
217		218	
219		220	
221		222	
223		224	
225		226	
227		228	
229		230	
231		232	
233		234	
235		236	
237		238	
239		240	
241		242	
243		244	
245		246	
247		248	
249		250	
251		252	
253		254	
255		256	
257		258	
259		260	
261		262	
263		264	
265		266	
267		268	
269		270	
271		272	
273		274	
275		276	
277		278	
279		280	
281		282	
283		284	
285		286	
287		288	
289		290	
291		292	
293		294	
295		296	
297		298	
299		300	
301		302	
303		304	
305		306	
307		308	
309		310	
311		312	
313		314	
315		316	
317		318	
319		320	
321		322	
323		324	
325		326	
327		328	
329		330	
331		332	
333		334	
335		336	
337		338	
339		340	
341		342	
343		344	
345		346	
347		348	
349		350	
351		352	
353		354	
355		356	
357		358	
359		360	
361		362	
363		364	
365		366	
367		368	
369		370	
371		372	
373		374	
375		376	
377		378	
379		380	
381		382	
383		384	
385		386	
387		388	
389		390	
391		392	
393		394	
395		396	
397		398	
399		400	
401		402	
403		404	
405		406	
407		408	
409		410	
411		412	
413		414	
415		416	
417		418	
419		420	
421		422	
423		424	
425		426	
427		428	
429		430	
431		432	
433		434	
435		436	
437		438	
439		440	
441		442	
443		444	
445		446	
447		448	
449		450	
451		452	
453		454	
455		456	
457		458	
459		460	
461		462	
463		464	
465		466	
467		468	
469		470	
471		472	
473		474	
475		476	
477		478	
479		480	
481		482	
483		484	
485		486	
487		488	
489		490	
491		492	
493		494	
495		496	
497		498	
499		500	
501		502	
503		504	
505		506	
507		508	
509		510	
511		512	
513		514	
515		516	
517		518	
519		520	
521		522	
523		524	
525		526	
527		528	
529		530	
531		532	
533		534	
535		536	
537		538	
539		540	
541		542	
543		544	
545		546	
547		548	
549		550	
551		552	
553		554	
555		556	
557		558	
559		560	
561		562	
563		564	
565		566	
567		568	
569		570	
571		572	
573		574	
575		576	
577		578	
579		580	
581		582	
583		584	
585		586	
587		588	
589		590	
591		592	
593		594	
595		596	
597		598	
599		600	
601		602	
603		604	
605		606	
607		608	
609		610	
611		612	
613		614	
615		616	
617		618	
619		620	
621		622	
623		624	
625		626	
627		628	
629		630	
631		632	
633		634	
635		636	
637		638	
639		640	
641		642	
643		644	
645		646	
647		648	
649		650	
651		652	
653		654	
655		656	
657		658	
659		660	
661		662	
663		664	
665		666	
667		668	
669		670	
671		672	
673		674	
675		676	
677		678	
679		680	
681		682	
683		684	
685		686	
687		688	
689		690	
691		692	
693		694	
695		696	
697		698	
699		700	
701		702	
703		704	
705		706	
707		708	
709		710	
711		712	
713		714	
715		716	
717		718	
719		720	
721		722	
723		724	
725		726	
727		728	
729		730	
731		732	
733		734	
735		736	
737		738	
739		740	
741		742	
743		744	
745		746	
747		748	
749		750	
751		752	
753		754	
755		756	
757		758	
759		760	
761		762	
763		764	
765		766	
767		768	
769		770	
771		772	
773		774	
775		776	
777		778	
779		780	
781		782	
783		784	
785		786	
787		788	
789		790	
791		792	
793		794	
795		796	
797		798	
799		800	
801		802	
803		804	
805		806	
807		808	
809		810	
811		812	
813		814	
815		816	
817		818	
819		820	
821		822	
823		824	
825		826	
827		828	
829		830	
831		832	
833		834	
835		836	
837		838	
839		840	
841		842	
843		844	
845		846	
847		848	
849		850	
851		852	
853		854	
855		856	
857		858	
859		860	
861		862	
863		864	
865		866	
867		868	
869		870	
871		872	
873		874	
875		876	
877		878	
879		880	
881		882	
883		884	
885		886	
887		888	
889		890	
891		892	
893		894	
895		896	
897		8	