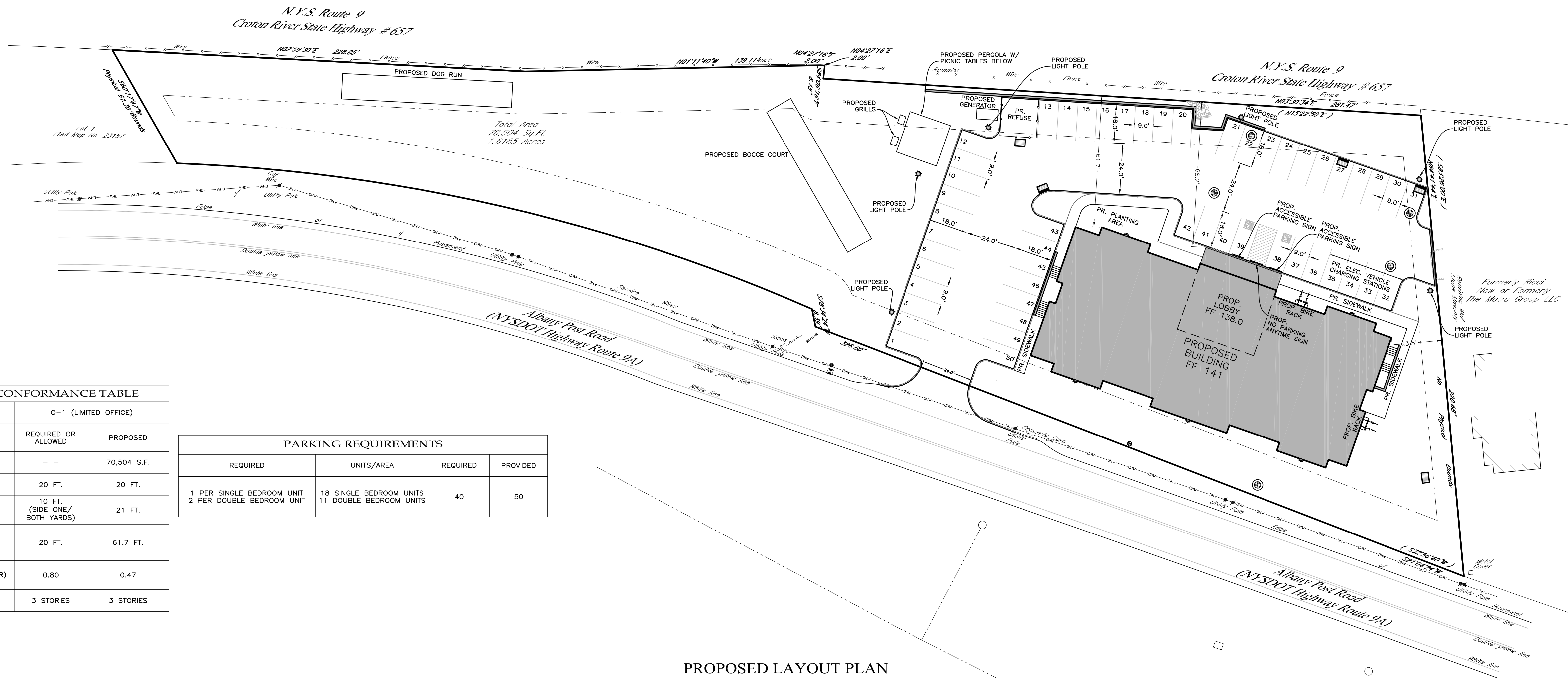
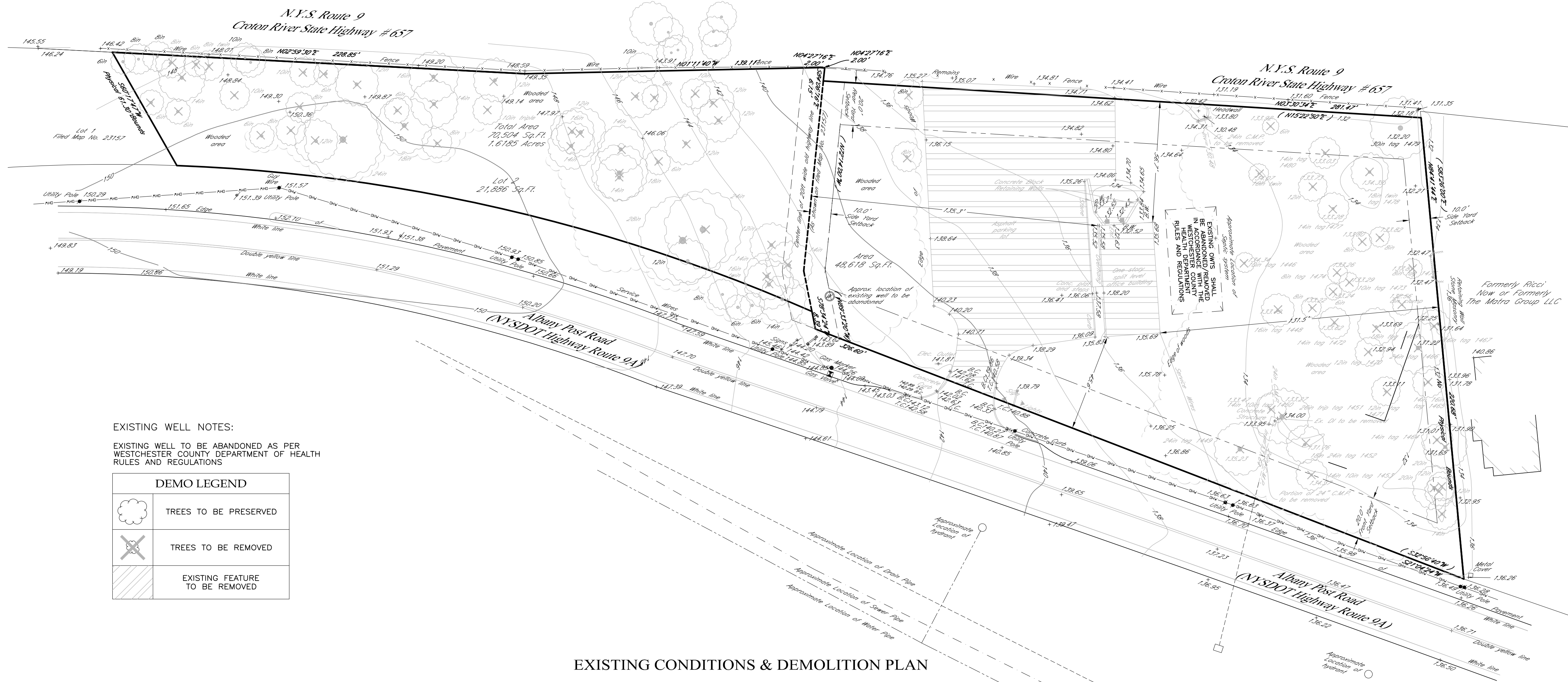
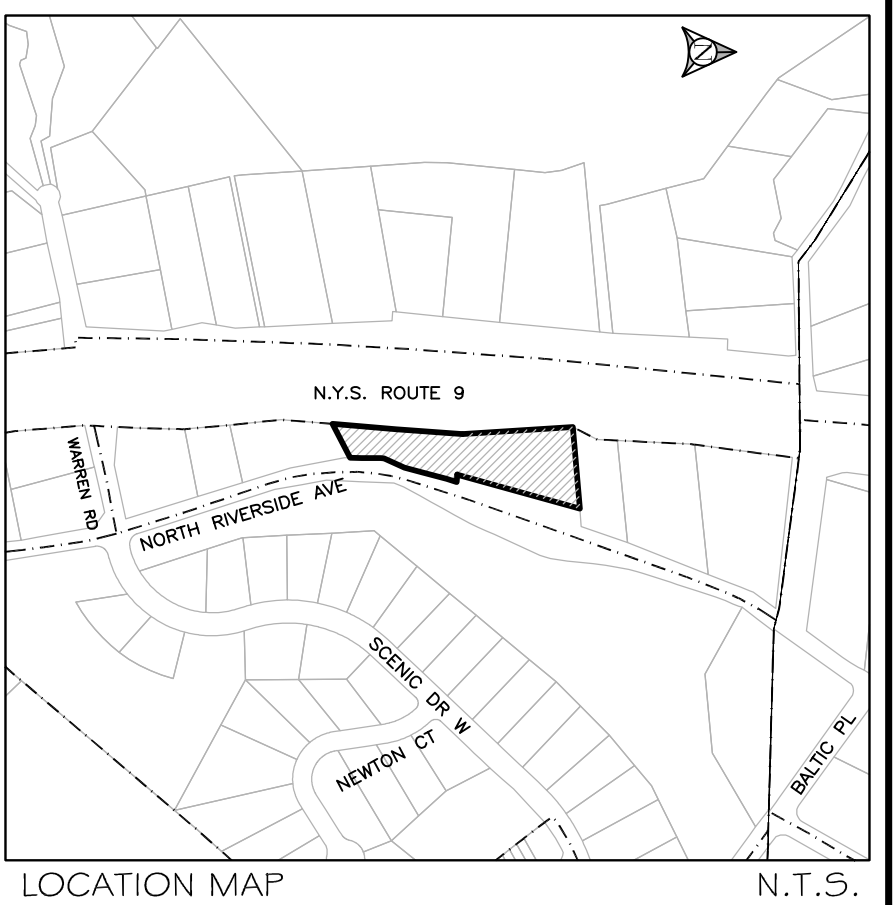




ZONING CONFORMANCE TABLE		
ZONING DISTRICT	O-1 (LIMITED OFFICE)	
	REQUIRED OR ALLOWED	PROPOSED
MINIMUM LOT AREA	--	70,504 S.F.
FRONT YARD SETBACK	20 FT.	20 FT.
SIDE YARD SETBACK	10 FT. (SIDE ONE/ BOTH YARDS)	21 FT.
REAR YARD SETBACK	20 FT.	61.7 FT.
FLOOR AREA RATIO (FAR)	0.80	0.47
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES

PARKING REQUIREMENTS			
REQUIRED	UNITS/AREA	REQUIRED	PROVIDED
1 PER SINGLE BEDROOM UNIT 2 PER DOUBLE BEDROOM UNIT	18 SINGLE BEDROOM UNITS 11 DOUBLE BEDROOM UNITS	40	50



- LOCATION MAP
- N.T.S.
- CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES, SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
 2. THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
 3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
 4. AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
 5. ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
 7. THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
 8. UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
 9. ALL PROPOSED OR DISTURBED SLOPES, 1H:3V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
 10. IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
 11. NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.

Call 811
before you dig

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

STATE OF NEW YORK
RALPH ALFONZETTI
LICENSED PROFESSIONAL ENGINEER
076219

SCALE: 1" = 30'

ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA

OWNER/APPLICANT:
MATRA GROUP LLC

SITE ADDRESS:
1380 ALBANY POST ROAD,
CROTON ON HUDSON, NY

TAX MAP #:
67.10-2-14
67.10-2-15

LOT AREA: 1.618 AC

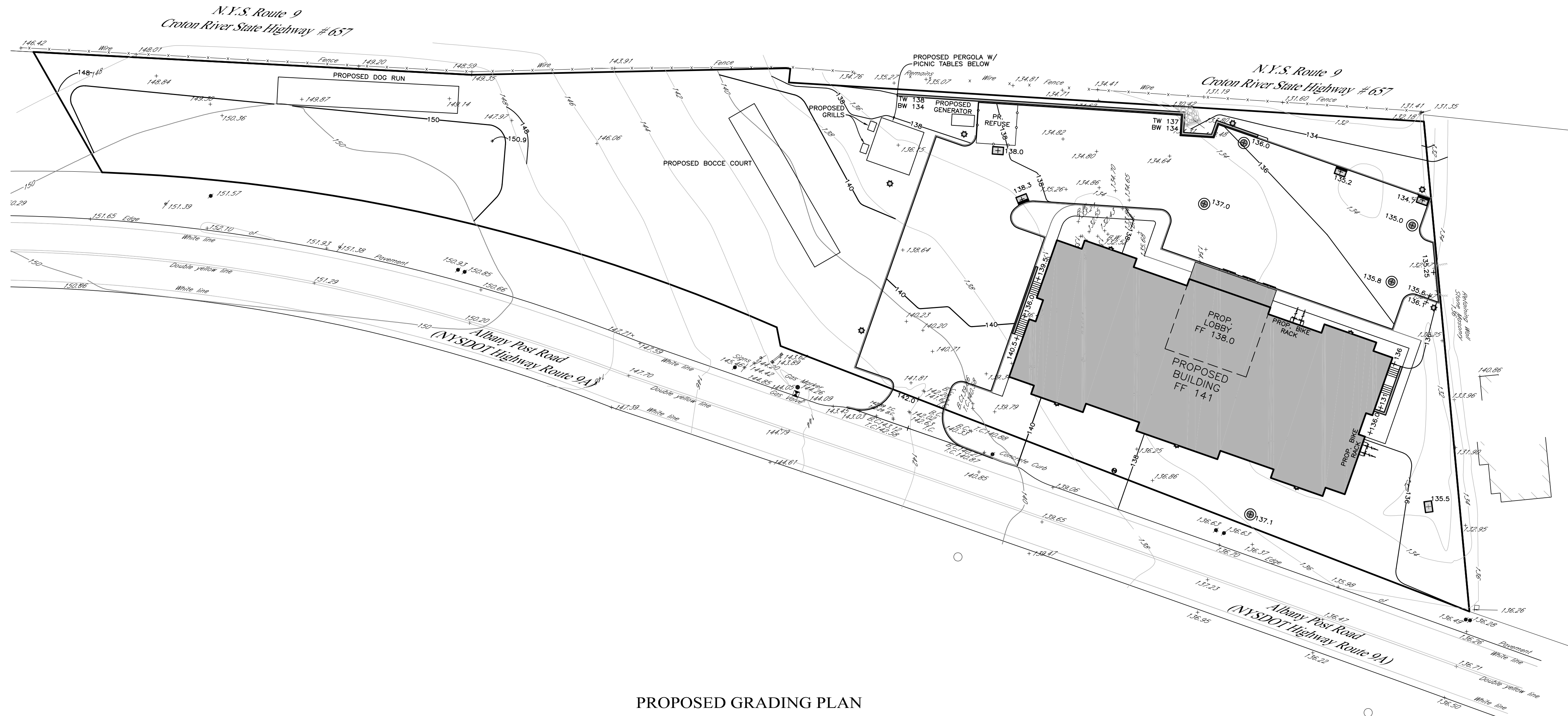
ZONING:
O-1 (LIMITED OFFICE)
NEGD (NORTH END)

REVISIONS:

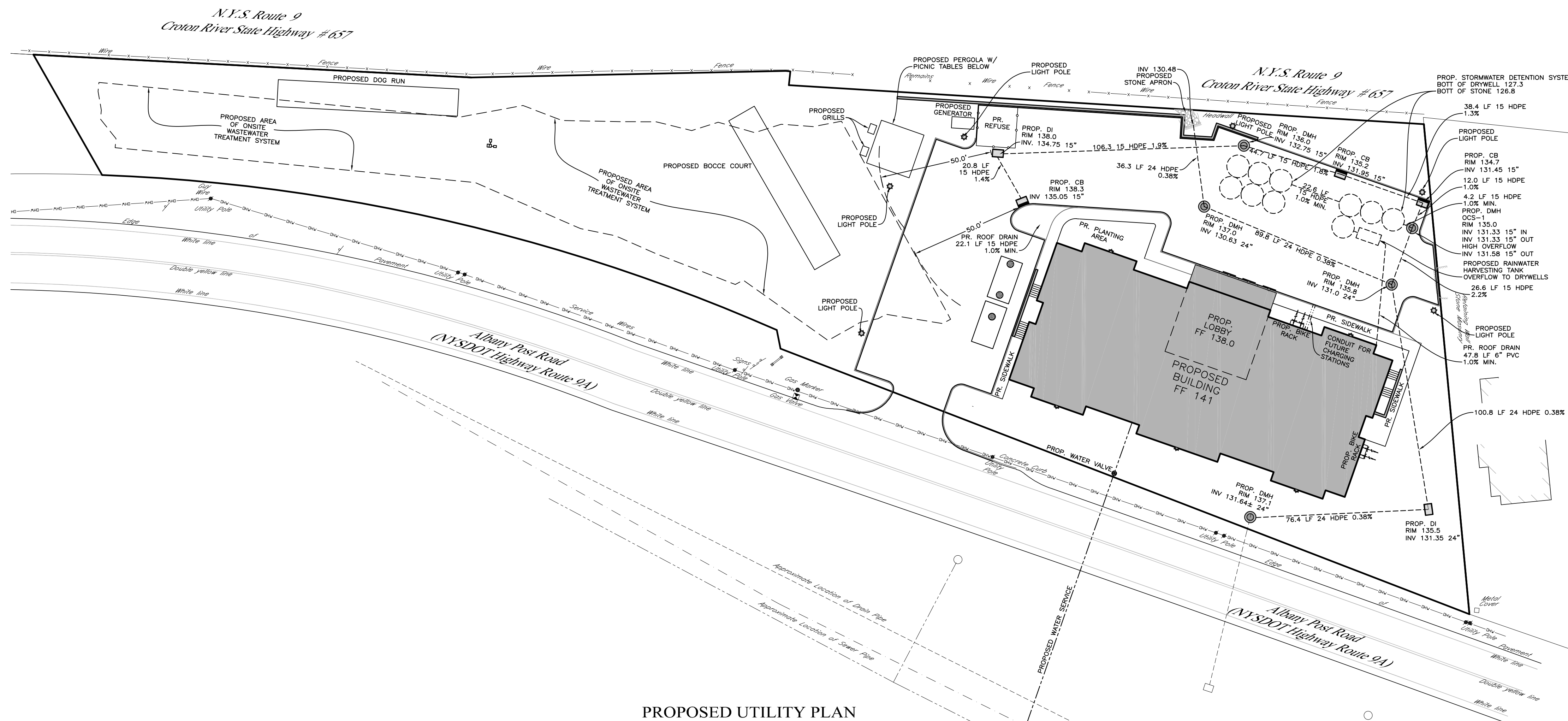
REVISION: SEPTEMBER 16, 2022	SHEET: 01
REVISION: SEPTEMBER 6, 2022	OF
REVISION: JUNE 27, 2022	04
REVISION: NOVEMBER 1, 2021	

DRAWING:
EXISTING CONDITIONS, DEMO &
SITE LAYOUT PLAN
SEPTEMBER 10, 2021

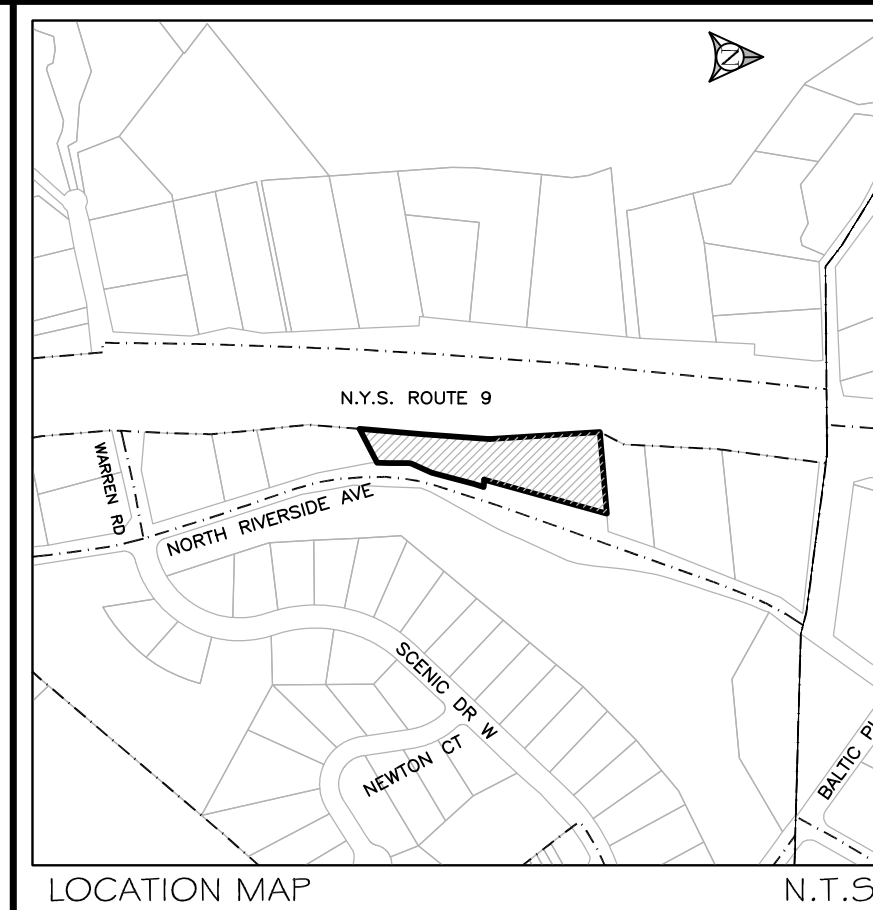
PROJECT:
1380 ALBANY POST ROAD
PROPOSED DEVELOPMENT
CROTON ON HUDSON, WESTCHESTER COUNTY, NEW YORK



PROPOSED GRADING PLAN

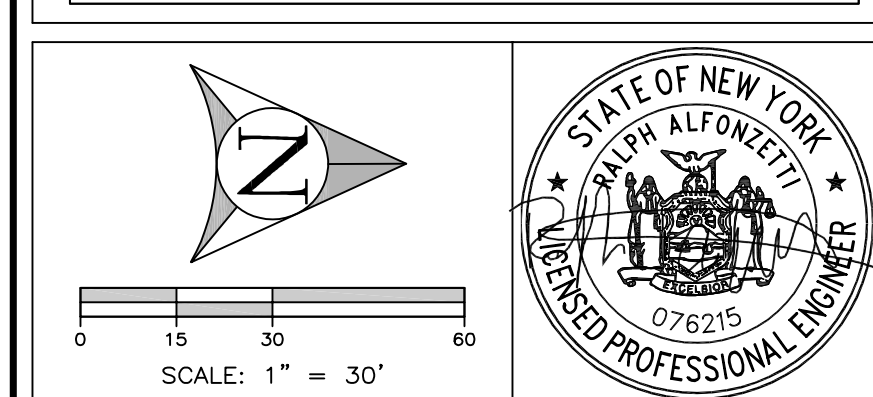


PROPOSED UTILITY PLAN



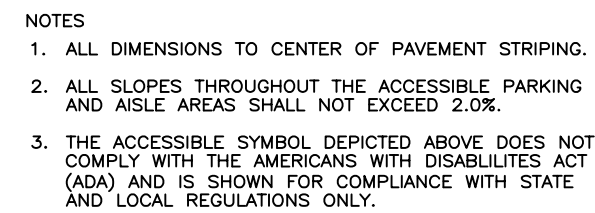
LOCATION MAP N.T.S.

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ALFONZETTI ENGINEERING, P.C.
14 SMITH AVE, MT. KISCO, N.Y. 10549
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT: MAYRA GROUP, LLC	
SITE ADDRESS: 1380 ALBANY POST ROAD, CROTON ON HUDSON, NY	
TAX MAP #: 67.10-2-14 67.10-2-15	
LOT AREA: 1.618 AC	
ZONING: O-1 (LIMITED OFFICE) NECD (NORTH END)	REVISED: SEPTEMBER 16, 2022 REVISED: SEPTEMBER 6, 2022 REVISED: NOVEMBER 1, 2021
DRAWING:	
PROPOSED GRADING AND UTILITY PLAN SEPTEMBER 10, 2021	
PROJECT: 1380 ALBANY POST ROAD PROPOSED DEVELOPMENT CROTON ON HUDSON, WESTCHESTER COUNTY, NEW YORK	
SHEET:	02 OF 04



- NOTES:
1. PARKING LOT STRIPING AND CHEVRONS SHALL BE 4" WIDE WHITE REFLECTIVE PAINT.
 2. PARKING LOT STRIPING AND CHEVRONS IN DESIGNATED HANDICAP AISLE SHALL BE 4" WIDE BLUE REFLECTIVE PAINT.

Diagram illustrating the components and dimensions of a channel breakaway post:

- TYPICAL SIGN**: A rectangular sign mounted on top of the post.
- RIB-BAK® U-CHANNEL GALVANIZED STEEL BREAKAWAY POST**: The main vertical post.
- 2" WIDE RETROREFLECTIVE STRIP ON FRONT COLOR WHITE**: A strip on the front of the post.
- 3'-0" TYPICAL**: The height of the post above the finished grade.
- 2'-0" MIN**: The minimum height of the post above the finished grade.
- 6" MIN 3'-0" TYPICAL**: The width of the post at the base.
- FINISHED GRADE**: The ground level.
- FACE OF CURB**: The vertical surface of the curb.
- PAVEMENT**: The road surface.
- CONCRETE FOOTING**: The base of the post.

A cross-sectional diagram of a curb and gutter assembly. The diagram shows a 12-inch wide concrete curb on a 3000 PSI concrete footing. The curb has a 2-inch top flange and a 6-inch stem. The pavement is 6 inches thick. The finished grade is 6 inches above the pavement. The pavers or landscaping are 6 inches thick. The compact sub-grade is 6 inches thick.

Diagram of a "NO PARKING ANY TIME" sign. The sign is rectangular with a double border. The text "NO PARKING ANY TIME" is centered in a bold, sans-serif font. To the right of the sign, a table lists the specifications for the sign.

NO PARKING ANYTIME SIGN R7-1
12"x18"
WHITE BACKGROUND RED BORDER RED TEXT
LINE 1: 3" LETTERING
LINE 2: 3" LETTERING
LINE 3: 2" LETTERING
LINE 4: 2" LETTERING
MARGIN: 3/8"
BORDER: 3/8"

Diagram of a Handicapped Parking Only Sign:

- Sign Dimensions: 12"x18"
- Background: BLUE
- Border: WHITE
- Symbol: WHITE (International Symbol of Access)
- Text: WHITE
- Lettering: 2" (for the symbol)
- Text Content: HANDICAPPED PARKING ONLY SIGN, NEW YORK STATE SYMBOL, NY BUILDING CODE OSHA 1910.1200(c)

Diagram illustrating the cross-section of a bridge deck. The deck is supported by two vertical posts. The top layer is labeled "4\" x 10\" x 16\" WOOD PLANK". Below the plank is a layer labeled "5/8\" x 12\" CARRIAGE BOLTS". The bottom layer is labeled "PRESSURE-TREATED 9\" x 8\" TIMBER". The total width of the deck is indicated as "8\" ON CENTER". The vertical dimensions are shown as "1' 6\" (from the top of the plank to the top of the timber) and "3\" (from the top of the timber to the bottom of the timber).

6" THICK, MIN. 3000 PSI CONCRETE
AT 28 DAY STRENGTH WITH #3
REBAR 18" ON CENTER EACH WAY

4" BASE MATERIAL
3/4" CRUSHED STONE

COMPACTED SUBBASE

FRAME AND GRATE SHALL BE: LAWN AREAS:
PATTERN #3223 AS MANUFACTURED BY CAMPBELL
FOUNDRY CO., OR APPROVED EQUAL

PAVED AREAS: PATTERN #3408 AS MANUFACTURED
BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL

Diagram illustrating the construction of a circular manhole structure, showing the layers and dimensions:

- 6" TOPSOIL AND SEED (IN LAWN AREAS) SEE PAVEMENT DETAIL FOR PAVEMENT SPECIFICATION (IN PAVED AREAS)**: The top layer above the finished grade.
- FINISHED GRADE**: The ground level.
- UNDISTURBED EARTH**: The natural ground surrounding the structure.
- VARIES 2' MIN.**: The depth of the undisturbed earth layer above the structure.
- SEE PLAN FOR TYPE & SIZE**: The circular structure itself.
- CLEAN GRANULAR MATERIAL COMPACTED IN 12" LIFTS**: The bedding material surrounding the structure.
- 0.6' x O.D.**: The diameter of the structure.
- O.D. ± 2"**: The overall diameter of the structure, including a 2-inch tolerance.

CASTING AND COVER SHALL BE: LAWN AREAS: PATTERN #1305A AS MANUFACTURED BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL

PAVED AREAS: PATTERN #120A AS MANUFACTURED BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL

TOP OF CASTING = FINISHED GRADE

2 COURSES OF BRICK OR 1 COURSE OF BLOCK MAX. (ADJUSTMENTS OF GREATER THAN 12" SHALL UTILIZE PRECAST RISERS)

3'-0" DIAMETER

2'

6"

STEPS CAMPBELL PATTERN #258B-1 OR APPROVED EQUAL

5'

4'-0" MIN. DIA.

PIPE

6" MIN.

15' TO 45'

50'

6" CRUSHED STONE

UNDISTURBED MATERIAL

6'-0" DIAMETER

SANITARY SEWER MANHOLE SHALL HAVE CONCRETE TROUGH FORMED AT INVERT

SECTION VIEW

FRAME AND GRATE SHALL BE: LAWN AREAS:
PATTERN #3223 AS MANUFACTURED BY CAMPBELL
FOUNDRY CO., OR APPROVED EQUAL

PAVED AREAS: PATTERN #3408 AS MANUFACTURED
BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL

Technical drawing of a cylindrical container with a lid. The lid is labeled "24\" DIA. COVER" and "CM-96 TOP 8\" THICK". The container body has a "6\" DIA. KNOCKOUT INLET" and a height of "6' 0\"". A detail view of the holes shows a rectangular hole with a height of "4\"", a width of "5-3/4\"", and a total width of "9-1/2\"". The detail is labeled "DETAIL OF HOLES". A plan view of the container shows a circular cross-section with a diameter of "24\"".

HEIGHT	BASE
2'-0"	2'-0"
4'-0"	4'-0"

[illegible]

The diagrams illustrate two methods of installing a drywell. The left diagram shows a 24-inch diameter access cover top with a 12-inch HDPE pipe connected to it. The right diagram shows a similar setup but with a 12-inch minimum gap between the cover and the filter fabric. Both diagrams show a 1-1/2 inch crushed stone layer, an 8-inch PVC SDR35 pipe, and a 10-inch diameter high precast drywell. The filter fabric is shown as a textured layer surrounding the drywell.

PLAN VIEW

Technical drawing of a 14"-0" high pole assembly. The drawing shows a cross-section of the pole with various components and dimensions labeled.

Components and Dimensions:

- 14"-0" HIGH POLE** - ALUMINUM TAPERED SHAFT - BLACK ANODIZED PAINT
- HANDLE** - FUSED CONNECTION AT EVERY POLE
- BOND ALL CONDUITS TO POLE, POLE BASE AND GROUND LUG**
- INSULATED BONDING AND GROUNDING BUSHING**
- ACORN NUTS (TYP.)**
- COVER**
- 1" ± REVEAL**
- 2" GALVANIZED STEEL CONDUIT 18" BELOW GRADE, NUMBER OF CONDUITS AS REQUIRED**
- 2" ± BELOW GRADE**
- 5'-0"**
- 3 - 3/4" X 30 ANCHOR BOLTS SET 130" APART. BOLT CIRCLE SET BY TEMPLATE VERIFY IN PRIOR TO FABRICATION**
- 4# REBAR HOOP 1'-0" O.C.**
- 2'-0" MAX.**
- CONCRETE FOOTING**
- 10' LONG REBAR CLAD GROUND ROD**
- 2'-0" ±**
- 4# REBAR LAPPED 24"**
- 2" ± #10 & #12 GRD. IN 4" PVC SCH. 40 (TYPICAL)**
- 2" PVC CONDUIT IN**
- CAD WELD #8 GRD. WIRE**
- 1'-0" MIN.**
- POLE BASE FLANGE**
- GROUND LUG ATTACHED TO POLE**

NOTE:
IF FOUNDATION IS LESS THAN 4 FT BEHIND A CURB SHALL BE A MINIMUM OF 2
FT ABOVE THE GROUND.

LIGHT POLE COLOR TO BE BLACK

FRAME AND GRATE SHALL BE
EQUAL TO PATTERN #2696 AS
MANUFACTURED BY CAMPBELL
FOUNDRY CO.

2 COURSES OF BRICK OR
1 COURSE OF BLOCK MAX.
(ADJUSTMENTS OF GREATER
THAN 12" SHALL UTILIZE
PRECAST RISERS)

2 COURSES
CONG. BRICK

6" PRECAST CONCRETE

4'-0"

18"
M.H.
SUMP

6" CRUSHED STONE

UNDISTURBED MATERIAL

3/4" CRUSHED STONE

6" CRUSHED STONE

UNDISTURBED MATERIAL

AS REQUIRED

6"

2'-6"

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67.10-2-14
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TE DETAILS

JUARY 21, 2021

PROJECT: 1380 ALBANY POST ROAD
PROPOSED DEVELOPMENT
CROTON ON HUDSON, WESTCHESTER COUNTY, NEW YORK